

# CITY OF MADISON

# Proposed Plat & Rezoning

Plat Name: Hawks Ridge Estate

Location: 9201 Mid Town Road

Applicant: Tim McKenzie - B&H Madison/  
Michelle Burse - Burse Surveying & Engineering

- Preliminary     Within City  
 Final             Outside City

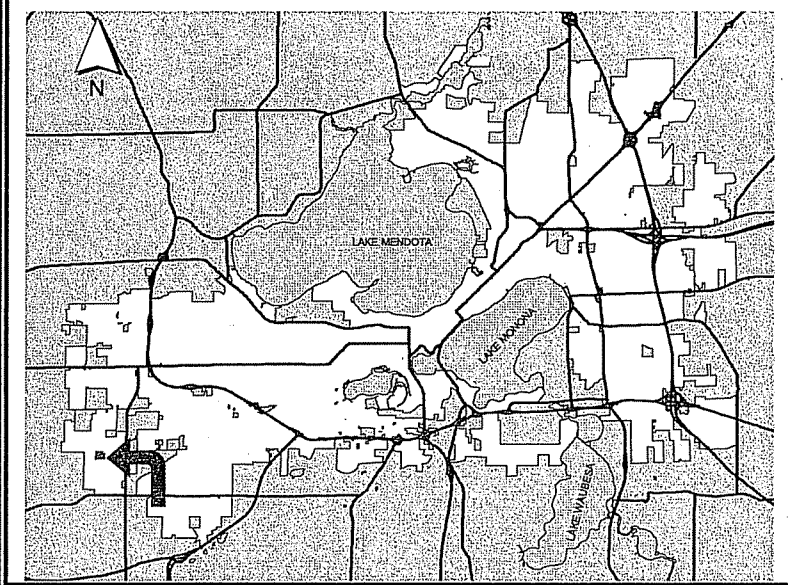
From Temp A To: R1 & R5

Proposed Use: 35 Single Family Lots, 2 Multi-Family Lots & 1 Outlot

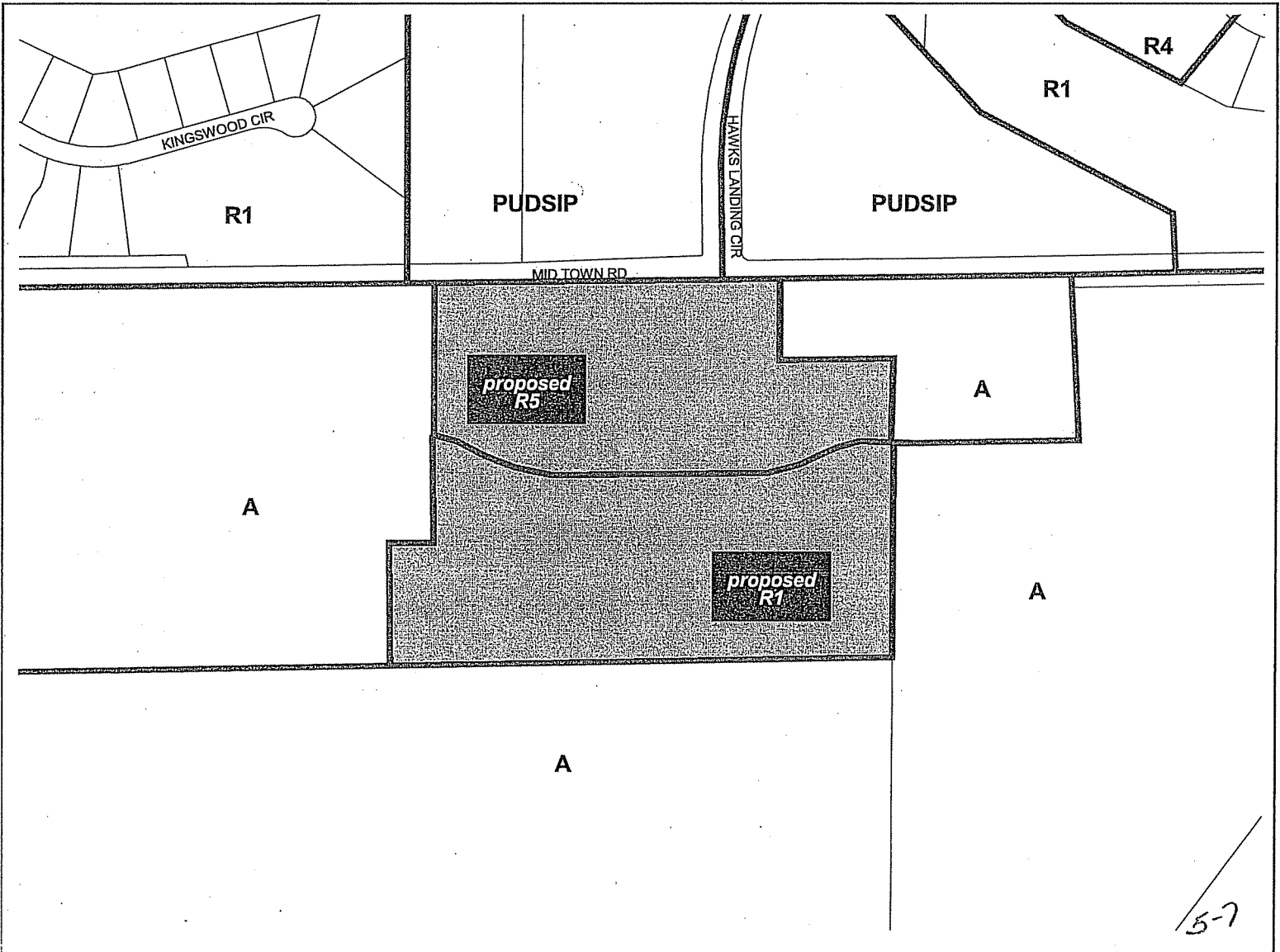
Public Hearing Dates:

Plan Commission 10 October 2005

Common Council 18 October 2005

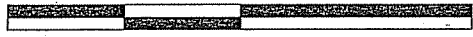


For Questions contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635

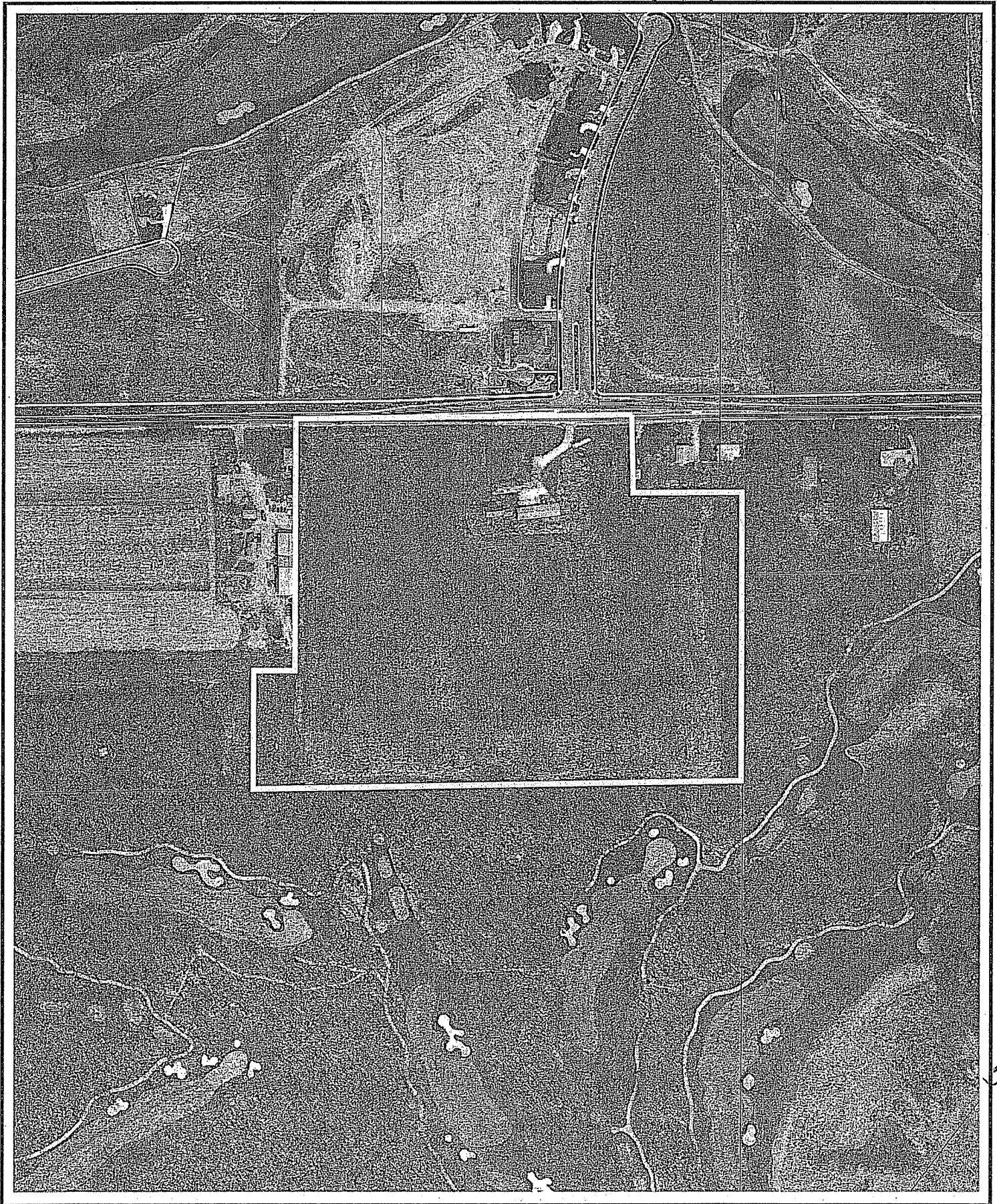


# 9201 Mid Town Road

400 0 400 Feet



*Date of Aerial Photography - April 2003*



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**SUBDIVISION APPLICATION  
Madison Plan Commission**

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739



**\*\* Please read both pages of the application completely and fill in all required fields\*\***

**This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)**

**1a. Application Type.** (Choose ONE)

- Preliminary Subdivision Plat     Final Subdivision Plat     Land Division/ Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: Substitute drawing for "Preliminary Plat of Hawks Ridge Estates"

**1b. Review Fees.** Make checks payable to "City Treasurer."

- For Preliminary and Final Plats, an application fee of \$200, plus \$35 per lot and outlot contained on the plat drawing.  
 For Certified Survey Maps, an application fee of \$200 plus \$150 per lot and outlot contained on the certified survey map.

**2. Applicant Information.**

Name of Property Owner: B&H Madison, LLC    Representative, if any: Tim McKenzie  
Street Address: 7704 Terrace Avenue    City/State: Middleton, WI    Zip: 53562  
Telephone: ( 608 ) 836-0900    Fax: ( 608 ) 836-0504    Email: timck@trmckenzie.com

Firm Preparing Survey: Burse Surveying and Engineering, Inc.    Contact: Michelle L. Burse  
Street Address: 1400 E. Washington Avenue, Ste 158    City/State: Madison, WI    Zip: 53703  
Telephone: ( 608 ) 250-9263    Fax: ( 608 ) 250-9266    Email: burse@chorus.net

Check only ONE – ALL Correspondence on this application should be sent to:     Property Owner     Survey Firm

**3a. Project Information.**

Parcel Address: 9201 Mid Town Road    in the City or Town of: Madison, WI  
Tax Parcel Number(s): 060804101058 and 060804101024    School District: Verona  
Existing Zoning District(s): A,    Development Schedule: Fall 2005  
Proposed Zoning District(s) (if any): R1 and R5    Provide a Legal Description of Site on Reverse Side

**3b. For Surveys Located Outside the Madison City Limits and in the City's Extraterritorial Jurisdiction:**

Date of Approval by Dane County: \_\_\_\_\_    Date of Approval by Town: \_\_\_\_\_

In order for an extraterritorial request to be accepted, a copy of the approval letters from both the town and Dane County must be submitted.

Is the subject site proposed for annexation?     No     Yes    If YES, approximate timeframe: \_\_\_\_\_

**4. Survey Contents and Description.** Complete table as it pertains to the survey; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	35		14.42
Retail/Office			
Industrial			
Outlots Dedicated to City		1	
Homeowner Assoc. Outlots			
Other (state use)	2		10.10
<b>TOTAL</b>	<b>37</b>	<b>1</b>	<b>24.52</b>

Describe the use of the lots and outlots on the survey
Single Family Homes
Stormwater Mangement
R5 Multi-Family

OVER →

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**5. Required Submittals.** Your application is required to include the following (check all that apply):



**Surveys** (prepared by a Registered Land Surveyor):

- For Preliminary Plats, **eighteen (18) copies** of the drawing drawn to scale are required. The drawing is required to provide all information as it pertains to the proposed subdivision as set forth in Section 16.23 (7)(a) of the Madison General Ordinances. The drawings shall include, but are not limited to, a description of existing site conditions and natural features, delineation of all public and private utilities that serve the site (denote field located versus record drawings), the general layout of the proposed subdivision, the dimensions of lots and outlots, widths of existing and proposed rights of way, topographic information, and any other information necessary for the review of the proposed subdivision.
- For Final Plats, **sixteen (16) copies** of the drawing are required to be submitted. The final plat shall be drawn to the specifications of Section 236.20 of the Wisconsin Statutes.
- For Certified Survey Maps (CSM), **sixteen (16) copies** of the drawing are required. The drawings shall include all of the information set forth in Sections 16.23 (7)(a) and (d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed land division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.
- All surveys submitted with this application are required to be collated, stapled and folded so as to fit within an 8 1/2" X 14" case file. In addition, an **8-1/2 X 11 inch reduction of each sheet** must also be submitted.



**Report of Title and Supporting Documents:** All plats and certified surveys submitted to the City of Madison for approval shall include a Report of Title satisfactory to the Real Estate Division as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2) copies** of the City of Madison standard 60/30 year Report of Title shall be obtained from a local, reputable title insurance company. **Title insurance or a title commitment policy is NOT acceptable** (i.e. a Preliminary Title Report or a Record Information Certificate). The owner or applicant must deliver a **third copy** of the Report of Title to the survey firm preparing the plat or CSM. The applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted.



**For Residential Preliminary Plats ONLY:** If the proposed project will result in **ten (10) or more dwelling units**, it is required to comply with the City's Inclusionary Zoning requirements under Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY ZONING DWELLING UNIT PLAN APPLICATION** explaining the project's conformance with these ordinance requirements shall be submitted with your application.



**For Surveys Creating Residential Lots:** The applicant shall include a certified copy of the accepted option or offer, including all terms of the purchase and any other information that may be deemed necessary by the Real Estate Division to assist them in determining Fair Market Value for the purpose of establishing park fees.



**For Surveys Outside the Madison City Limits:** A copy of the approval letters from both the town in which the property is located and Dane County must be submitted with your request. The City of Madison may not consider a survey within its extraterritorial jurisdiction without it first having been approved by the **town and Dane County**.



**For Surveys Conveying Land to the Public:** A Phase I Environmental Site Assessment Report may be required if any interest in these lands are to be conveyed to the public. Please contact the City's Real Estate Division at 267-8719, ext. 305 for a determination as soon as possible.



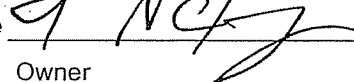
**Completed application and required Fee (from Section 1b on front):** \$ \_\_\_\_\_ Make all checks payable to "City Treasurer."



**Electronic Application Submittal:** All applicants are required to submit a copy of the completed application form, legal description and preliminary and/or final plats or certified survey map as individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Unit at 266-4635 for assistance.

The signer attests that this application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name Tim McKenzie

Signature 

Date 08-10-2005

Interest In Property On This Date Owner

**For Office Use Only** Date Rec'd: \_\_\_\_\_ PC Date: \_\_\_\_\_ Alder District: \_\_\_\_\_ Amount Paid: \$ \_\_\_\_\_

# PART A

Occupant Notification Fee: \$50

Rezoning and Conditional Use application fees see attached.

The following information is **REQUIRED** for ALL applications for Plan Commission review:

FOR OFFICE USE ONLY:	
Amt. Paid	Receipt #
Date Received	8-10-2005
Parcel No.	
Aldermanic District	1
GQ	
Zoning District	A
For complete submittal:	
Application	<input checked="" type="checkbox"/>
Legal Description	<input checked="" type="checkbox"/>
Letter of Intent	<input checked="" type="checkbox"/>
Plans	<input checked="" type="checkbox"/>
Zoning Text	<input checked="" type="checkbox"/>
Received By	T. Parks
Alder Notif.	<input checked="" type="checkbox"/> Waiver
Nbr. Assn. Notif.	Waiver
Issued Sign	

1. Address of Site: NA 9201 MIDTOWN ROAD  
 Name of Project: HAWK RIDGE ESTATES (sep. plat)  
 Acreage of Site: NA

2. This is an application for (check at least one):  
 Rezoning from A, \_\_\_\_\_ to R1 & R5  
 \_\_\_\_\_ Conditional Use  
 Demolition Permit (Please provide age, City assessment, and the condition of the building(s) to be demolished. Provide photos.)  
 \_\_\_\_\_ Other (Describe) \_\_\_\_\_

3. You must include or attach a **legal description**—Lot and block number of recorded certified survey map or plat, or metes and bounds by surveyor, engineer, title company, etc., (Note: A "Plat of Survey" or "Site Plan" is **NOT** a legal description). Any extra costs to the City, because of legal description problems, are to be paid by the applicant. **(Any application, without a proper, complete and appropriate legal description, will NOT be processed).** See attached instruction sheet regarding submittal of legal descriptions on computer diskette.  
See Attached

4. **General description of the project or intended use(s) of this property.**  
See Attached

5. Are there existing buildings on this site? Yes  
 What is the present zoning of this site? A  
 What are the present uses of this site? Ag and Residential

6. Do you intend to use the existing building(s)? No

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7. What exterior changes are proposed to the existing building(s)? NA

8. What interior changes are proposed to the existing building(s)? NA

9. Are you proposing to add or build new dwelling units? SEE FLAT APPLICATION

How many units? \_\_\_\_\_  
Owner occupied \_\_\_\_\_ selling price, from \$ \_\_\_\_\_ to \$ \_\_\_\_\_  
Rental \_\_\_\_\_ rent levels, from \$ \_\_\_\_\_ to \$ \_\_\_\_\_

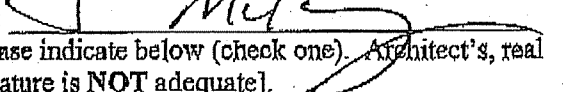
10. For rental housing will you be accepting Section 8 housing vouchers? \_\_\_\_\_

11. When do you wish to occupy this site or building? \_\_\_\_\_

12. Does this proposal involve any development in the public right-of-way? \_\_\_\_\_  
No \_\_\_\_\_ Yes X Explain: Street and Utility Construction

13. Please print (or type) name and mailing address of the property owner. (Please include all owners involved in partnerships) B & H Madison, LLC  
7704 Terrace Avenue, Middleton, WI 53562  
Tim McKenzie  
Phone: (608) 836-0900 Fax: (608) 836-0504

Please print (or type) name and mailing address of contact person for this project [the person that can answer any questions regarding this application or project plans and will appear at the public hearing(s)]. Tim McKenzie  
B & H Madison, LLC  
7704 Terrace Avenue, Middleton, WI 53562  
Phone: (608) 836-0900 Fax: (608) 836-0504

14. Property owner's authorization signature:   
[If offer to purchase or contract owner, please indicate below (check one). Architect's, real estate agent's, contractor's or tenant's signature is NOT adequate].  
X Owner \_\_\_\_\_ Offer to Purchase \_\_\_\_\_ Other (Explain \_\_\_\_\_)

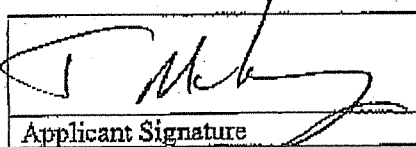
15. It is extremely important that you inform the ALDERPERSON and NEIGHBORHOOD ASSOCIATION of this district about your proposal as soon as possible. As required by Section 28.12(10)(c) and (d), I have notified Alderperson JED SANBORN and PAT McCARTHY of the HAWKS Neighborhood Association in writing by mail no less than thirty (30) days prior to this submittal.  
Yes X No \_\_\_\_\_  
Date that the alderperson was notified: 5/11/05  
Date that the Neighborhood Association was notified: 5/11/05

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- 9. That when applying the above standards to any new construction of a building or an addition to an existing building the City Plan Commission:
  - a. Shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objective of the zoning district, and
  - b. May require the applicant to submit plans to the Urban Design Commission for comments and recommendations, and
  - c. May consider the use of the proposed building as it relates to the City's Land Use Plan. When a conditional use application is denied, the Plan Commission shall furnish the applicant in writing those standards that are not met and enumerate reasons the Commission has used in determining that each standard was not met. [Sec. 28.12(10)(g)8., Cr. by Ord. 5869, 6-1-77]

The undersigned applicant or authorized agent of the applicant hereby certifies that he or she has read all of the information contained in this application and that the same is true and correct.

The undersigned further understands and agrees that any review, recommendation, approval, or permit, based upon any statement, drawings, plans, evidence or information furnished by the applicant or any agent of the applicant to the Plan Commission or Common Council with respect to the project which is the subject of this application and which at the time made is misleading, inaccurate, untrue or incorrect in any material respect, shall be declared null and void by the Commission, issuing written notice thereof to the applicant or designated agent without further public hearing.

	owner	8/10/05
Applicant Signature	Relationship to Owner	Date

Please print (or type) name and mailing address of above applicant: Tim McKenzie  
B & H Madison, LLC  
7704 Terrace Avenue, Middleton, WI 53562  
 Phone (608) 836-0900 Fax (608) 836-0504

**The following material is REQUIRED for all applications:**

- a. Twelve (12) copies of a Letter of Intent describing this application in detail, including: Construction schedules, names of people involved (contractor, architect, landscaper, business manager, etc.), types of businesses, hours of operation, square footage or acreage of the site, number of dwelling units, number of employees, gross square footage of building, number of parking stalls, etc.
- b. Seven (7) copies of "Full Size" scaled site plans and seven (7) copies of reduced site plans on 11 inch by 17-inch paper. Scaled site plans to be drawn at a scale of one-inch equals 20 feet. All plan sets must include: A site plan showing all lot lines, building locations, building additions, demolitions, or changes, parking areas, driveways, sidewalks, location of any new signs, existing and proposed utility locations, and landscaping. Also include building elevations and floor plans. Plans must be drawn to scale and include all dimensions.

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## DEVELOPMENT OVERVIEW

### HAWKS RIDGE ESTATES (Mid-Town and Woods Roads)

Hawks Ridge Estates is a proposed residential development within the Mid-Town Neighborhood Development Plan, an element of the City of Madison Master Plan. The developer, along with adjacent property owners, participated in the preparation of a neighborhood concept plan that was used as a guideline for a 60.5 acre Amendment to the Mid-Town Neighborhood Plan. The plan submitted for our 25 acres is substantially similar as that used in the preparation of the adopted amendment.

The land is owned and will be developed by B & H Madison, LLC. For additional information regarding the developer, please see the enclosed "Developer Information". The site contains approximately 25 acres within the City of Madison and the Central Urban Service Area.

The development will consist of 33 single-family lots (R1) and 2 multi-family lots (R5). Five of the single-family lots will be restricted to inclusionary dwelling units. The specific type of improvement to the multi-family lots is not known at this time; however, the developer will cooperate with the City in whatever manner necessary to assure compliance with inclusionary zoning ordinance at the time a development plan is proposed for these lots.

B & H Madison, LLC intends to sell the improved lots to builders. We intend to commence land improvements in spring of 2006 and have them available for builder/developers in the summer of 2006. At this point, it is our intention to improve and market all 35 lots at once. In the event that a decision is made to develop in more than one phase, a proportionate number of inclusionary lots will be offered in each phase so as to comply with ordinance.

To date, numerous meetings have been held with the alderpersons for this area and with representatives of the Hawks Landing neighborhood. Since the developer has commenced work on this proposed development, there have been three different alderpersons representing this district. Personal meetings with all three, including the recently elected alderperson (Jed Sanborn), have been conducted. There have



been several meetings conducted with representatives of the Hawks Landing neighborhood, many including the alderperson at the time. The input gathered from these meetings was utilized in the preparation of the neighborhood concept plan used in the Amendment to the Mid-Town Neighborhood Plan.

**PART 1 – DEVELOPMENT INFORMATION:**

**Project or Plat** Hawks Ridge Estates

**Project Address:** 9201 Midtown Road Madison, WI **Project Area (in acres):** 24.52 Acres

**Developer:** B & H Madison, LLC **Representative:** Tim McKenzie

Street Address: 7704 Terrace Avenue City/State: Middleton Zip: 53562

Telephone: (608) 836-0900 Fax: (608) 836-0504 Email: timmck@trmckenzie.com

**Agent, If Any:** \_\_\_\_\_ **Company:** \_\_\_\_\_

Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**PART 2 – PROJECT CONTENTS:**

Complete the following table as it pertains to this project:

Residential Use	MARKET-RATE UNITS		INCLUSIONARY UNITS		Total Units	Acres
	Owner-Occupied Units	Renter-Occupied Units	Owner-Occupied Units	Renter-Occupied Units		
Single-Family	28		5		33	10
Duplexes						
Multi-Family	TBD		TBD			8.2
<b>TOTAL</b>	28		5		33	18.2+-

**PART 3 – AFFORDABLE HOUSING DATA:**

Number of Inclusionary Dwelling Units Proposed by Area Median Income (AMI) Level and Minimum Sale/Rent Price							
Owner-Occupied Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI						5	5
Anticipated Sale Price						TBD	
Rental Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI							TBD
Maximum Monthly Rent Price							TBD

**PART 4 – DWELLING UNIT COMPARISON:**

Complete the following table as it pertains to this project:

	MARKET-RATE UNITS					INCLUSIONARY UNITS				
	Studio / Effic	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms	Studio / Effic	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms
Owner-Occupied Units with:				TBD	TBD				TBD	TBD
Minimum Floor Area:				1450	1900				1450	1450
Rental Units With:	TBD					TBD				
Minimum Floor Area:	TBD					TBD				

CONTINUE →

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**PART 5 – INCENTIVES:** Section 28.04 (25) of the Zoning Ordinance provides the opportunity for applicants in projects where affordable dwelling units are required or where the developer has agreed to pay money in lieu of inclusionary dwelling units, to receive one or more incentives as compensation for complying with the Inclusionary Zoning requirements. Each of the eleven incentives listed below are affixed a point value. The incentive points available to an applicant is dependent upon the number of affordable dwelling units proposed at the various area median income (AMI) levels. The program rewards projects both for having a higher number of affordable dwelling units provided at lower AMI levels, and for having a higher percentage of affordable dwelling units incorporated into the development. The incentive and the corresponding number of points available are listed below. (MAP=Maximum Available Points) Please mark the box next to the incentives requested.

Incentive	MAP	Incentive	MAP
<input type="checkbox"/> Density Bonus (varies by project)	3	<input type="checkbox"/> Cash subsidy from <b>Inclusionary Unit Reserve Fund</b> up to \$10,000 per unit for up to 50% of the affordable units provided.	2
<input checked="" type="checkbox"/> Parkland Development Fee Reduction	1	<input type="checkbox"/> Cash subsidy from <b>Inclusionary Unit Reserve Fund</b> of \$5000 for up to 50% of on-site afford-able units in projects with 49 or fewer detached units or projects with four or more stories and 75% of parking provided underground.	2
<input type="checkbox"/> Parkland Dedication Reduction	1	<input type="checkbox"/> Neighborhood Plan preparation assistance	1
<input type="checkbox"/> Off-street Parking Reduction up to 25%	1	<input type="checkbox"/> Assistance obtaining housing funding information	1
<input type="checkbox"/> Non-City provision of street tree planting	1		
<input type="checkbox"/> One addl. story in Downtown Design Zones	1		
<input type="checkbox"/> Residential parking permits in a PUD/PCD	1		
<input type="checkbox"/> Incentives Not Assigned a Point Value by Ordinance (Explain): _____			

**PART 6 – WAIVER:** The Plan Commission may waive the requirement to provide inclusionary dwelling units in the development if the applicant can present clear and convincing financial evidence that providing the required number of inclusionary dwelling units on-site renders providing the required number of inclusionary units financially infeasible. In such a case, a developer may request a waiver to provide the units off-site, assign the obligation to provide the units to another party, or pay cash in lieu of the units, or any combination of the above. If the waiver is granted, the required units may be provided as new construction off-site in another development within **one mile** of the subject development; off-site units shall be provided at least 1.25 times the number of units if provided within the subject development. Off-site units must be constructed within one year of the time that they would have been constructed within the subject development. The applicant may opt to pay money into the **Inclusionary Unit Reserve Fund** based on contribution rates established in Section 28.04 (25) of the Zoning Ordinance. If provision of the inclusionary dwelling units through the waiver is still financially infeasible, the developer may seek a reduction in the percent of units to the point where the project becomes financially feasible. If such a waiver is requested, a detailed explanation shall be provided in the required project narrative demonstrating the financial infeasibility of complying with the ordinance requirements and the rationale for the alternative proposed.

- If a waiver is requested, please mark this box  and include all of the necessary information required by the Zoning Ordinance and IZ Program Policy & Protocols to support your request.

**PART 7 – APPLICANT’S DECLARATION:**

The signer shall attest that this application has been completed accurately and includes all requests for incentives or waivers; that they have attended both required pre-application staff meetings and given the required notice to the district alderperson and neighborhood association(s) prior to filing this application; and that all required information will be submitted on the corresponding application for zoning and/or subdivision approval by the Plan Commission. The applicant shall begin the declaration by stating below whether or not the project complies with the various requirements of the inclusionary zoning ordinance. Check the applicable box and provide any supporting comments.

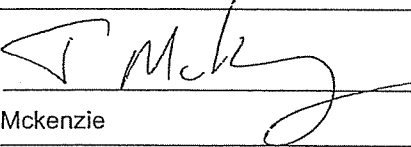
Standards for Inclusionary Dwelling Units (IDUs)	Will Comply	Will not comply	Additional comments
Exterior Appearance of IDUs are similar to Market rate.	X		
Proportion of attached and detached IDU units is similar to Market rate.	X		
Mix of IDUs by bedroom size is similar to market rate.	X		

CONTINUE →

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Standards for Inclusionary Dwelling Units (IDUs) (continued)	Will Comply	Will not comply	Additional comments
IDUs are dispersed throughout the project.	X		
IDUs are to be built in phasing similar to market rate.	X		
Pricing fits within Ordinance standards	X		
Developer offers security during construction phase in form of deed restriction.	X		
Developer offers enforcement for for-sale IDUs in form of option to purchase or for rental in form of deed restriction.	X		
Developer describes marketing plan for IDUs.	X		
Developer acknowledges need to inform buyers/renters of IDU status, responsibilities for notification.	X		
Terms of sale or rent.	X		
	Yes	No	Additional comments
Developer has arranged to sell/rent IDUs to non-profit or CDA to meet IDU expectations.		X	Not as of yet. Will be investigating opportunities.
Developer has requested waiver for off-site or cash payment.		X	
Developer has requested waiver for reduction of number of units.		X	
Other:			

- The applicant discussed this development proposal with representatives from the Planning Unit, Zoning Administrator and Community Development Block Grant Office on: 9/1/04; 11/23/04; 12/16/04; 4/20/05
- The applicant presented a preliminary development plan for this project to the Interdepartmental Review Staff Team on: 5/5/05
- The applicant notified Alderperson Bellman, Ferrell & Sanborn of District 1 of this development proposal in writing on: Waiver - See Overview in Plan
- The applicant also notified various representatives of the Hawks Landing neighborhood in writing on: Meetings - See Overview in Plan
- The Inclusionary Dwelling Unit Plan Application package contains ALL of the materials required as noted on this form. I, as the undersigned, acknowledge that incomplete or incorrect submittals may cause delays in the review of this project. I am also familiar with the ongoing developer responsibilities summarized on page #2 of this application and outlined in the Inclusionary Zoning Ordinance and Program Policy and Protocols.

Applicant Signature  Date May 9, 2005

Printed Name Tim McKenzie Phone (608) 836-0900

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# REZONE MAP

SCALE: 1" = 200'

HAWKS  
HANDLING  
CIRCLE

MIDTOWN  
ROAD

N 89°21'14" E 842.99'

LOT 2

C.S.M.# 99225

N 00°11'07" E 385.20'

N 00°11'07" E 174.79'

R-5

LANDS

N 89°21'14" E 300.23'

S 00°03'42" W 151.84'

S 00°08'42" W 195.48'

C1  
S 67°48'53" E 108.61'

C2

N 89°21'19" E 581.68'

C3

N 56°18'52" E 100.88'

C4

N 89°21'19" E 100.26'

LANDS

S 00°08'42" W 579.57'

LOT 2

C.S.M.# 9272

N 89°21'14" E 145.78'

N 00°11'21" E 366.88'

R-1

S 89°21'19" W 1289.89'

LANDS

CURVE TABLE

NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	57.42	21°56'02"	150.00	S 78°46'54" E	57.07
C2	59.77	22°49'48"	150.00	S 79°13'47" E	59.37
C3	86.50	33°02'26"	150.00	N 72°50'06" E	85.31
C4	86.50	33°02'26"	150.00	N 72°50'06" E	85.31

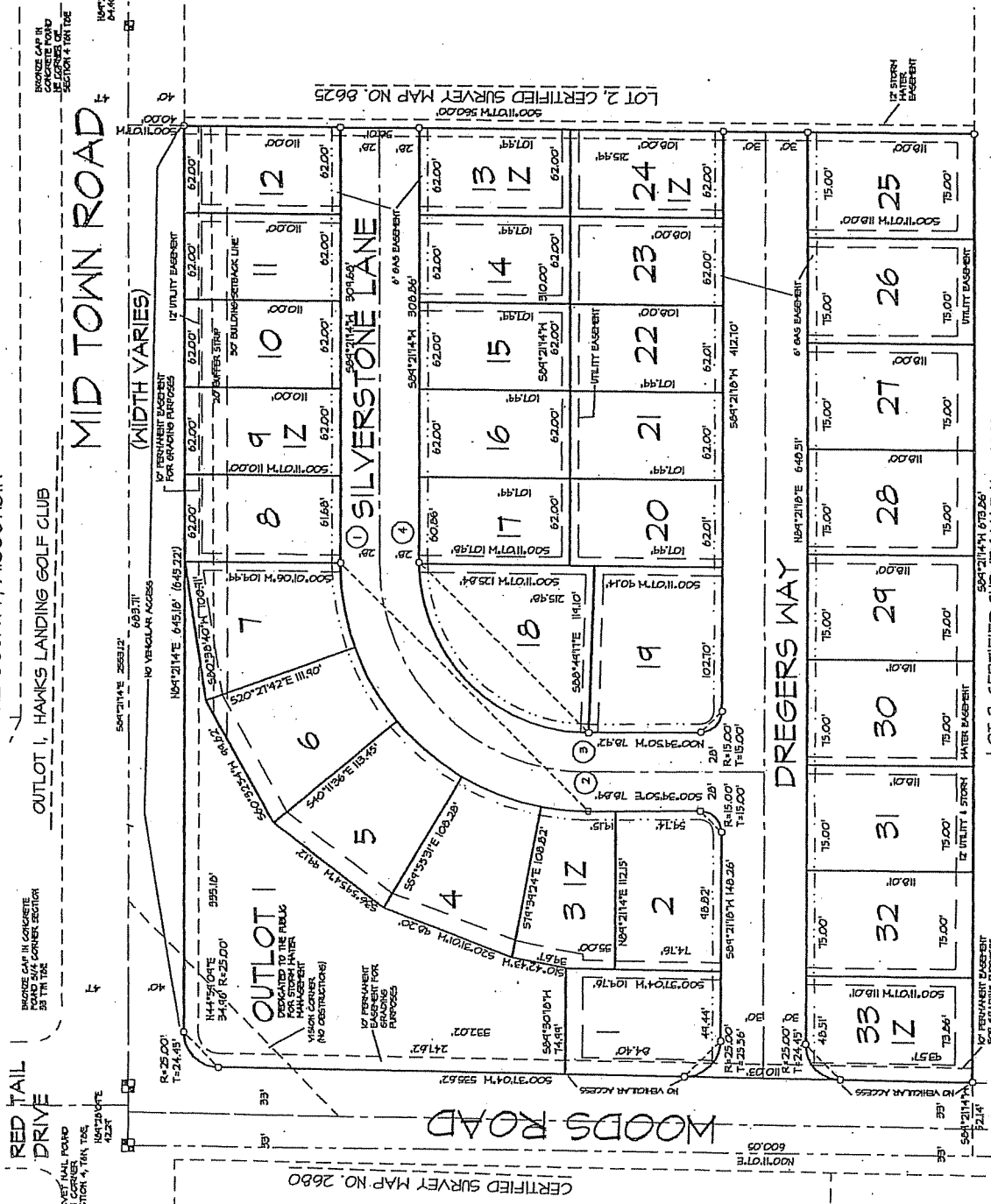
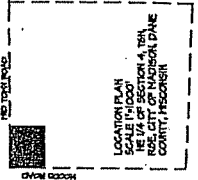
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12 DISTRIBUTION/Dispersion For Project To West

# HAWKS MEADOW - INCLUSIONARY ZONING PLAN

LOT 1 CERTIFIED SURVEY MAP 8625, IN THE NE 1/4 AND NW 1/4 OF SECTION 4, T6N, R8E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN



CERTIFIED SURVEY MAP NO. 2680

LOT 2 CERTIFIED SURVEY MAP NO. 8625

LOT 2 CERTIFIED SURVEY MAP NO. 9278

SCALE 1" = 40'  
ALL BEARINGS ARE REFERRED TO THE NORTH LINE OF THE NE 1/4 OF SECTION 4, T6N, R8E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

LOT	AREA (SQ. FT.)
1	6,240
2	6,240
3	6,240
4	6,240
5	6,240
6	6,240
7	6,240
8	6,240
9	6,240
10	6,240
11	6,240
12	6,240
13	6,240
14	6,240
15	6,240
16	6,240
17	6,240
18	6,240
19	6,240
20	6,240
21	6,240
22	6,240
23	6,240
24	6,240
25	6,240
26	6,240
27	6,240
28	6,240
29	6,240
30	6,240
31	6,240
32	6,240
33	6,240
TOTAL	207,840

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