



Project Name
Birchwood Point

Location
10203 Mineral Point Road

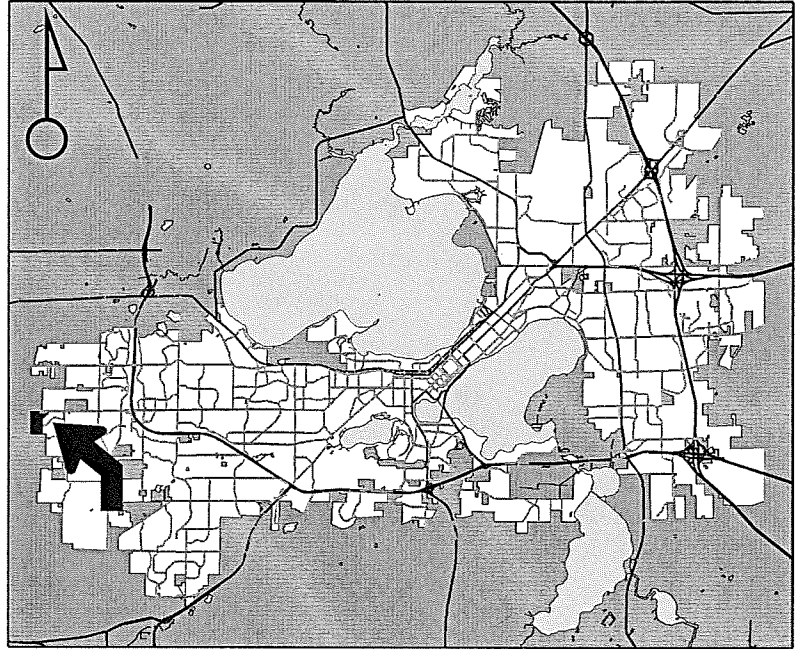
Applicant
Jeff Rosenberg – MRVEC Acquisitions, LLC/
Brian Munson – Vandewalle & Associates

From: SR-C1 & SR-V2 To: TR-C3 & TR-U1

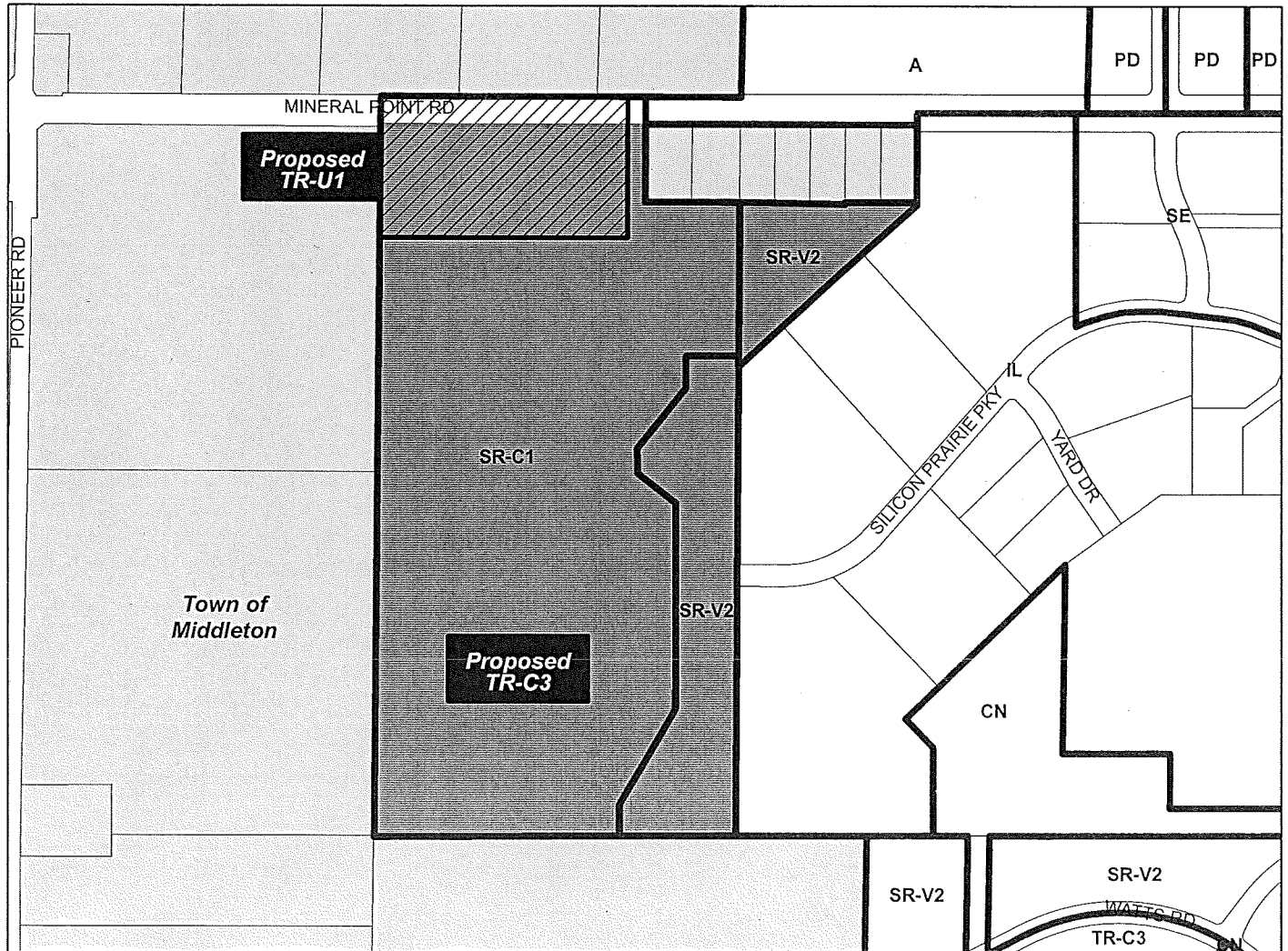
Proposed Use
230 single-family residential lots, 1 lot for
future multi-family development, 41 public
outlots, and 1 outlot to be maintained
privately

Public Hearing Date
Plan Commission
04 November 2013

Common Council
19 November 2013



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



Scale : 1" = 600'

City of Madison, Planning Division : RPJ : Date : 28 October 2013

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LAND USE APPLICATION

CITY OF MADISON

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

- x All Land Use Applications should be filed with the Zoning Administrator at the above address.
- x The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- x This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid	# 2900 Receipt No. 145588
Date Received	7/31/13
Received By	JK
Parcel No.	0708-291-0099-3
Aldermanic District	9
Zoning District	SR-C1, SR-V2
Special Requirements	
Review Required By:	
<input checked="" type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input checked="" type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____
Form Effective: February 21, 2013	

1. **Project Address:** 10203 Mineral Point Road
Project Title (if any): Birchwood Point

2. **This is an application for** (Check all that apply to your Land Use Application):
- Zoning Map Amendment from ^{SR-C1} SR-C1, SR-V2 to TR-C3, TR-U1
 - Major Amendment to Approved PD-GDP Zoning
 - Major Amendment to Approved PD-SIP Zoning
 - Review of Alteration to Planned Development (By Plan Commission)
 - Conditional Use, or Major Alteration to an Approved Conditional Use
 - Demolition Permit
 - Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Jeff Rosenberg **Company:** MRECV Acquisitions, LLC
Street Address: 6801 South Town Drive **City/State:** Madison, WI **Zip:** 53713
Telephone: (608) 226.3100 **Fax:** (608) 226.0600 **Email:** jrosenberg@veridianhomes.com

Project Contact Person: Brian Munson **Company:** Vandewalle & Associates
Street Address: 120 East Lakeside Street **City/State:** Madison, WI **Zip:** 53715
Telephone: (608) 255.3988 **Fax:** (608) 255.0814 **Email:** bmunson@vandewalle.com

Property Owner (if not applicant): _____
Street Address: _____ **City/State:** _____ **Zip:** _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Mixed residential neighborhood

Development Schedule: Commencement 2014 Completion 2022 _____

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
Alder Skidmore (July 1, 2013),

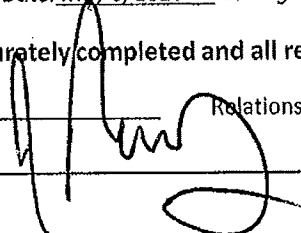
Æ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

■ **Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: DAT Date: May 6, 2013 Zoning Staff: DAT Date: May 6, 2013

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Brian Munson Relationship to Property: Agent

Authorizing Signature of Property Owner  Date 7/31/13



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

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

1a. Application Type.

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

If a Plat, Proposed Subdivision Name: Birchwood Point

1b. Review Fees. Make checks payable to "City Treasurer." Note: New fees effective May 2012 (!)

- For **Preliminary and/or Final Plats**, an application fee of **\$250, plus \$50 per lot or outlot** contained on the plat.
- For **Certified Survey Maps**, an application fee of **\$250 plus \$200 per lot and outlot** contained on the CSM.

2. Applicant Information.

Name of Property Owner: MRECV Acquisitions, LLC Representative, if any: Jeff Rosenberg

Street Address: 6801 South Towne Dr City/State: Madison, WI Zip: 53713

Telephone: (608) 226-3100 Fax: () Email: jrosenberg@veridianhomes.com

Firm Preparing Survey: D'Onofrio Kottke & Assoc. Contact: Dan Day

Street Address: 7530 Westward Way City/State: Madison, WI Zip: 53717

Telephone: (608) 833-7530 Fax: () Email: dday@donofrio.cc

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

3a. Project Information.

Parcel Addresses (note town if located outside City): 9826 Silicon Prairie Parkway, 10203 Mineral Point Rd

Tax Parcel Number(s): 0708-282-0307-9, 0708-291-0099-3

Zoning District(s) of Proposed Lots: TR-U1, TR-C3 School District: Madison

→ Please provide a Legal Description on your CSM or plat. Note your development schedule in your Letter of Intent.

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

Date of Approval by Dane County: _____ Date of Approval by Town: _____

→ For an extraterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.

4. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	231		61.18
Retail/Office			
Industrial			
Other (state use):			

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)		41	19.56
Outlots Maintained by a Private Group or Association		1	0.52
PROJECT TOTALS		242	81.26

OVER →

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

Map Copies (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 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)&(d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed 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" folder. An **8-½ X 11-inch reduction of each sheet** shall also be submitted.

Letter of Intent: Twelve (12) copies of a letter describing the proposed subdivision in detail including, but not limited to: the number and type/ use of lots proposed with this subdivision; existing conditions and uses of the property; development and phasing schedule for the project, and; the names of persons involved (contractor, architect, landscaper, business manager, etc.). ***The letter of intent for a subdivision can be the same document as the letter of intent required for a concurrent Land Use Application for the same property. **A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.**

Report of Title and Supporting Documents: All plats and certified surveys submitted for approval shall include a Report of Title satisfactory to the Office of Real Estate Services as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2) copies** of a City of Madison standard 60-year Report of Title shall be obtained from a 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 applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted.

For any plat or CSM creating common areas to be maintained by private association: Two (2) copies of proposed development restrictions and covenants shall be submitted for City approval prior to recording of the survey instrument.

For Surveys Outside the Madison City Limits: A copy of the approval letters from both the Town where 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 prior approval **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 Office of Real Estate Services at 266-4222 for a determination as soon as possible.

Electronic Application Submittal: All applicants are required to submit a copy of this completed application form, 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. The transmittal shall include the name of the project and applicant.

6. **Applicant Declarations:**

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

Applicant's Printed Name Dan Day

Signature 

Date 07-30-13

Interest In Property On This Date Representative



VANDEWALLE & ASSOCIATES INC.

Wednesday, July 31, 2013

Katherine Cornwell
Department of Planning & Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53710-2985

RE: Birchwood Point Neighborhood
Rezoning application

Dear Katherine,

The following document and illustrative graphics outlines the proposed Birchwood Point neighborhood. This document, submitted on behalf of MRECV Acquisitions, LLC, formally requests to rezone the property to TR-C3 and TR-U1 in parallel with a separate preliminary plat submittal. This rezoning will facilitate the creation of a new neighborhood featuring a blend of 230 single family homes, 100 multi-family residences, and over 17 acres of parks & open space. This project, located in the Pioneer Neighborhood, is designed to be consistent with the goals of creating a new diverse and walkable neighborhood with numerous housing choices served by a strong network of interconnected sidewalks, streets, and bicycle routes.

APPLICANT:

MRECV Acquisitions, LLC
6801 South Town drive
Madison, WI 53713
Phone: 608.226.3100
Fax: 608.226.0600
Jeff Rosenberg
jrosenberg@veridianhomes.com

DESIGN TEAM:

Engineering:
D'Onofrio Kottke
7530 Westward Way
Madison, WI 53717
Phone: 608.833.7530
Fax: 608.833.10896
Dan Day
dday@donofrio.cc

Planning:
Vandewalle & Associates
120 East Lakeside Street
Madison, Wisconsin 53715
Phone: 608.255.3988
Fax: 608.255.0814
Brian Munson
bmunson@vandewalle.com

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax
342 North Water Street • Milwaukee, Wisconsin 53202 • 414.421.2001 • 414.732.2035 Fax
www.vandewalle.com

Shaping places, shaping change

Existing Conditions:

Existing Zoning: SR-C1
SR-V2

Proposed Zoning: TR-C3
TR-U1

Addresses/PIN: 10203 Mineral Point Road 0708-291-0099-3
9826 Silicon Prairie Parkway 0708-282-0307-9

Aldermanic District: District 9
Alder Skidmore

Neighborhood Association: None

Neighborhood Plan: Pioneer Neighborhood

Notifications: Alder Skidmore July 1, 2013
DAT Presentations May 6, 2013
June 6, 2013

Legal Description: See Attached

Lot Area: 81.26 acres

Filing Fee: A check in the amount of \$2,900 made out to City of Madison
Treasurer is enclosed for the Filing and Notification Fees.
Maximum fee for standard Zoning \$2,850
Notification Fee \$50

Proposed Use: 230 Single Family Homes
100 Multi-Family Residences

We look forward to working with the City on the review and implementation of this neighborhood.

Sincerely,



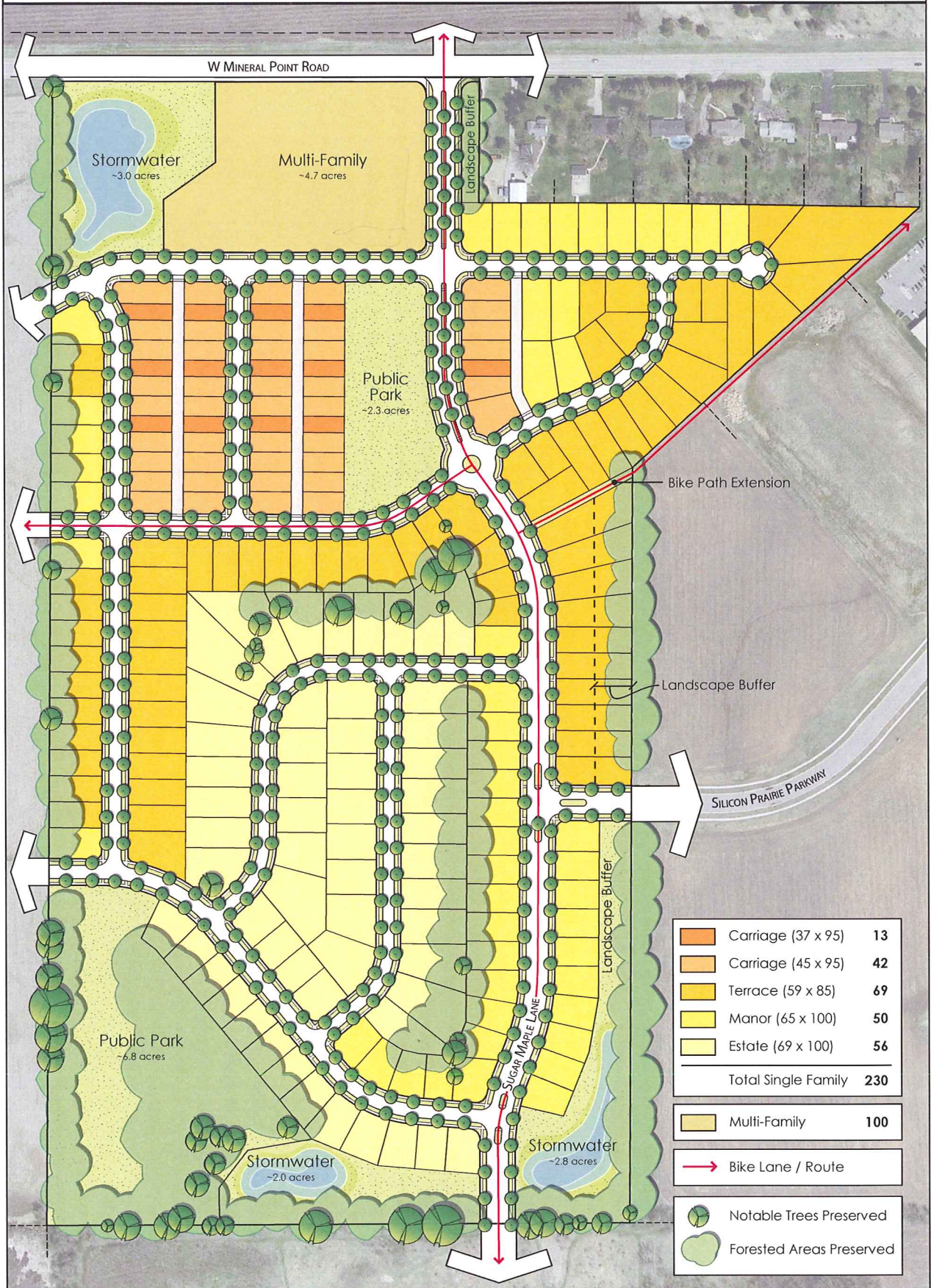
Brian Munson
Principal

Birchwood Point Unit Chart

Lot Numbers	Residential Units	Net Acreage	Average Net Density DU/Acre*
TR-C4: Single Family	230	42.29	5.4
Single Family: Alley Accessed	55	5.59	9.8
37' x 95'	13	1.08	
45' x 95'	42	4.52	
Single Family: Street Accessed	175	36.70	4.8
59' x 85'	69	14.14	
65' x 100'	50	8.75	
69' x 100'	56	13.81	
TR-U1: Multi-Family	100	4.69	21.3
Mixed Residential	100	4.69	
Open-Space	-	17.11	-
Public Parks		7.68	
Open Space Areas	-	9.4	-
Buffer Zone	-	0.27	-
Storm Water Management	-	9.16	-
Right of Way	-	17.17	-
Street Rights of Way	-	16.24	-
Alley Rights of Way	-	0.81	-
Bike Path Easement	-	0.12	-
Totals	330	81.3	4.1

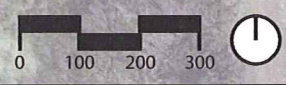
Birchwood Point

Illustrative Plan

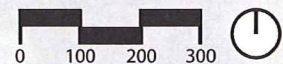
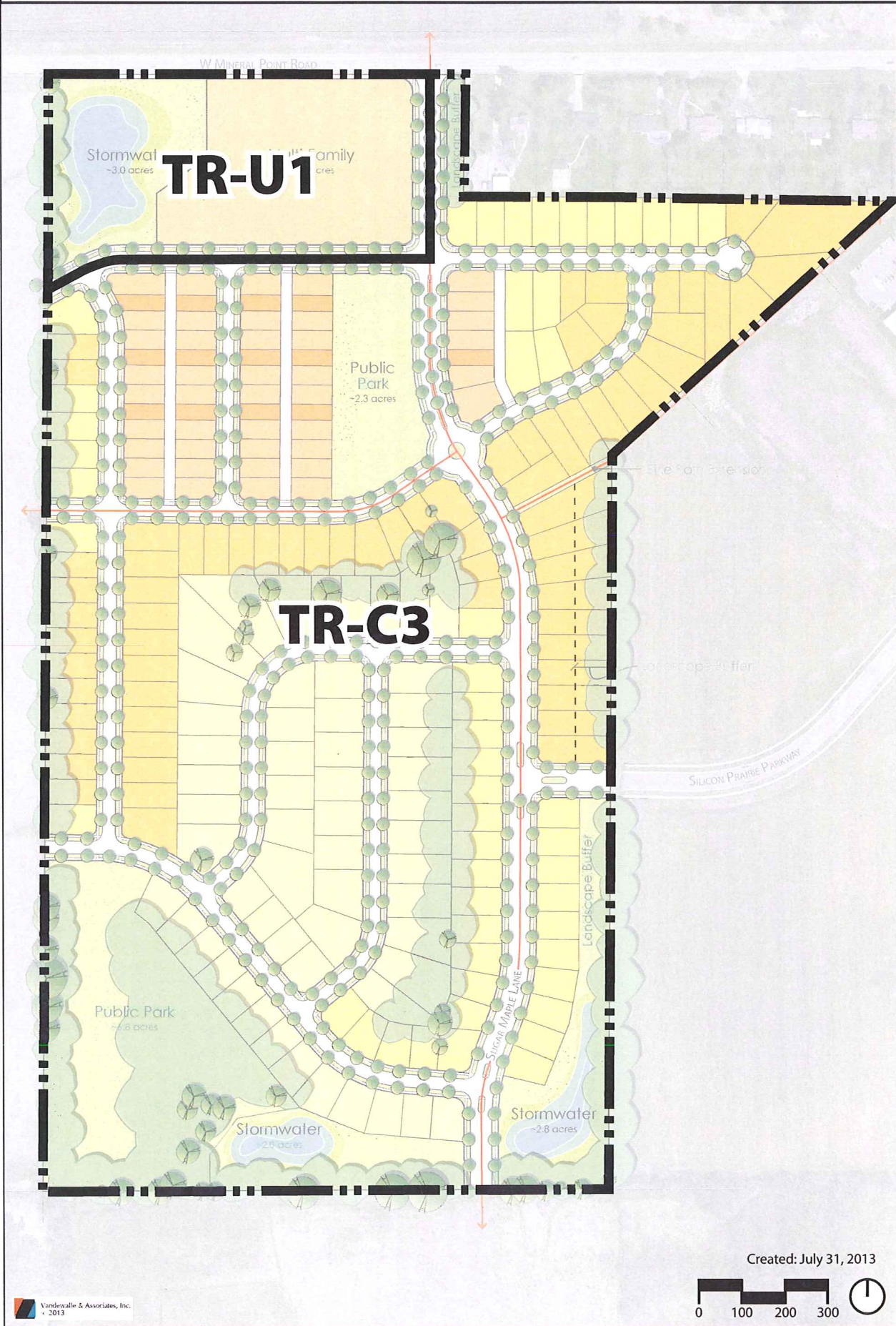


	Carriage (37 x 95)	13
	Carriage (45 x 95)	42
	Terrace (59 x 85)	69
	Manor (65 x 100)	50
	Estate (69 x 100)	56
Total Single Family		230
	Multi-Family	100
	Bike Lane / Route	
	Notable Trees Preserved	
	Forested Areas Preserved	

Created: July 31, 2013



Birchwood Point Zoning Plan



NORTH 1/4 CORNER
SEC. 29, T7N, R8E
DANE COUNTY COORDINATE SYSTEM
E.P.N. 1002

LANDS
ZONING: A-1

1062

MINERAL POINT ROAD
E.P.N. 3



DEDICATED TO THE PUBLIC
FOR EQUESTRIAN, GOLF,
CREWMAN AND PEDESTRIAN/BIKE
ACCESS

DEDICATED TO THE
PUBLIC FOR
STORMWATER
MANAGEMENT

DEDICATED TO THE PUBLIC
FOR PARK
PURPOSES

DEDICATED TO THE PUBLIC
FOR BIKE/PEDESTRIAN PURPOSES

DEDICATED TO THE PUBLIC FOR
PARK PURPOSES

DEDICATED TO THE
PUBLIC FOR PARK
MANAGEMENT PURPOSES

SURVEYOR'S CERTIFICATE
I, Brett T. Stoffregen, Registered Land Surveyor, S-2742,
hereby certify that this preliminary plat is a true and
correct representation of all the necessary existing land
divisions and of the boundary of the preliminary plat and
features and that I have fully complied with the
City of Madison Subdivision Ordinance.
Dated this 23rd day of July, 2013.
Brett T. Stoffregen
Brett T. Stoffregen, Registered Land Surveyor, S-2742



LEGEND
○ Found 1-1/4" Iron Nail (unless noted)
● Found 3/4" Iron Nail

OWNER & SUBDIVIDER
MBCF Architecture, LLC
661 South Long Drive
Madison WI 53711

LAND PLANS
Farmville Associates, Inc.
120 East Lakeside
Madison, WI 53711

NOTES
1. Portions 4, 5 and 7 are dedicated to the public for roadway purposes.

DATE: 07-29-13
REVISED:
FN: 13-07-111



0 50' 100'
1" = 100'

PRELIMINARY PLAT

BIRCHWOOD POINT

LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28 AND IN THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7550 Westwood Way, Madison, WI 53717
Phone: 608.831.7500 • Fax: 608.833.8089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

9-11

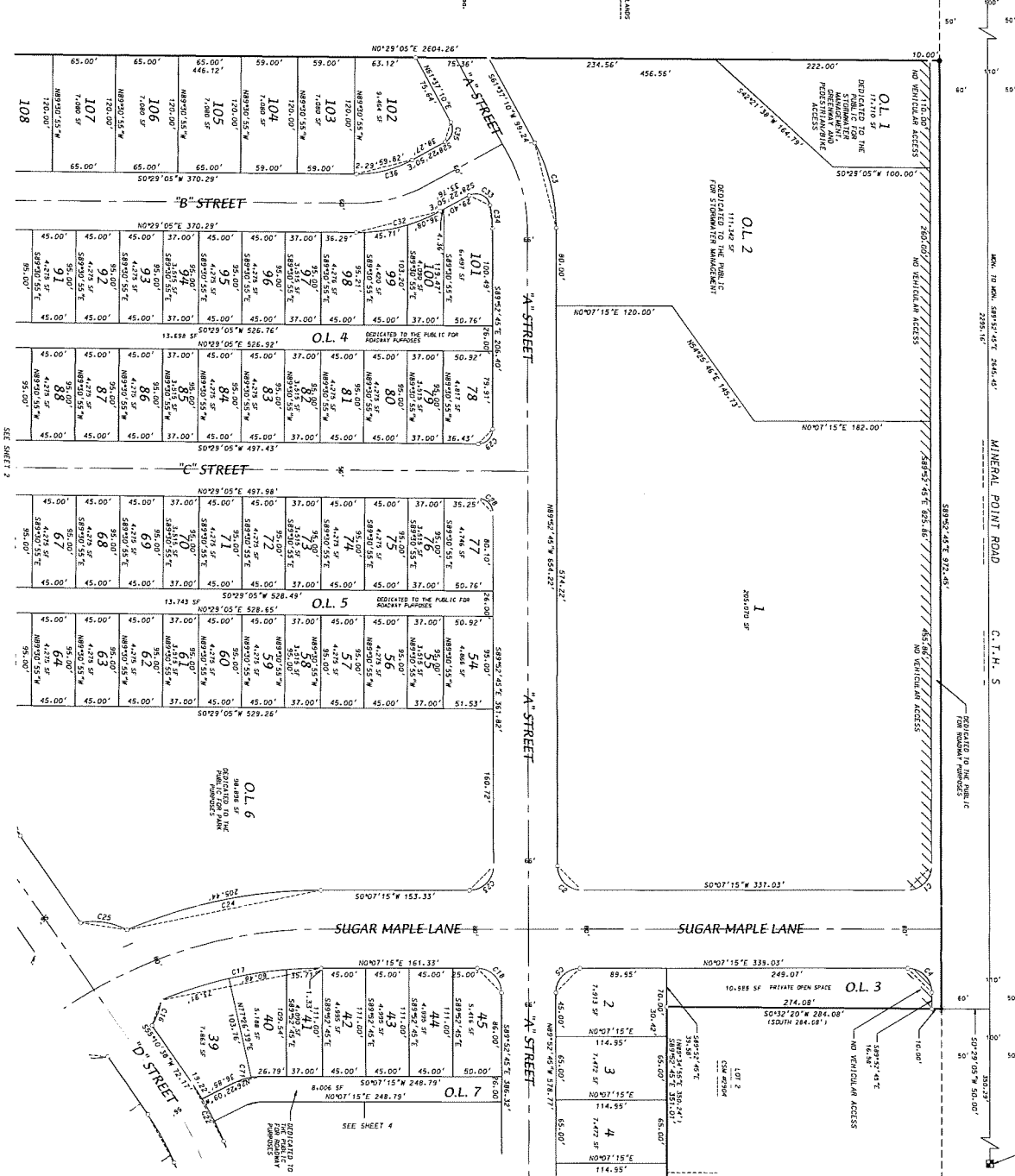
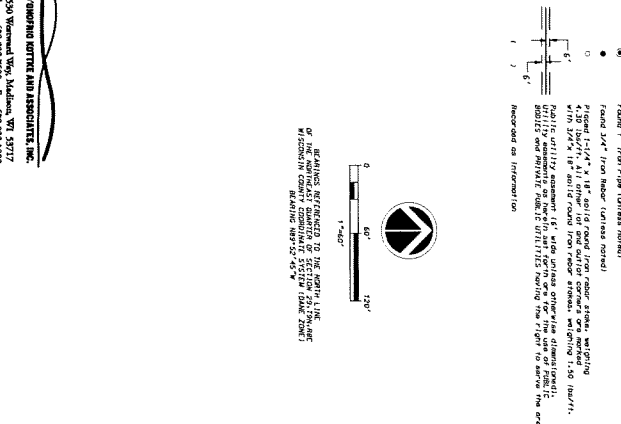
Department of Administration
 State of Wisconsin
 Department of Administration
 Division of Public Safety
 Bureau of Motor Vehicle Administration
 100 North Monona Street
 Madison, Wisconsin 53703
 Telephone: (608) 261-4400
 Fax: (608) 261-4401
 Website: www.dps.wisconsin.gov



BIRCHWOOD POINT

ALL OF QUARTER 1, SECTION 9, RANGE 7N, AS RECORDED IN VOLUME 452124 OF PLATS, ON PAGES 77-79, AS DOCUMENT NUMBER 3666595, DANE COUNTY, WISCONSIN, IS HEREBY REOPENED TO THE PUBLIC FOR STORMWATER MANAGEMENT. THE REOPENED AREA IS SHOWN IN RED ON THIS PLAN. THE REOPENED AREA IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, RANGE 7N, AS RECORDED IN VOLUME 452124 OF PLATS, ON PAGES 77-79, AS DOCUMENT NUMBER 3666595, DANE COUNTY, WISCONSIN.

DATE COMPLETED: 7/30/13
 DRAWN BY: J. G. SMITH
 CHECKED BY: J. G. SMITH
 DATE: 7/30/13



2550 Westwood Way, Madison, WI 53717
 608.785.2300
 WWW.WISCONSINSTATEGOVERNMENT.COM

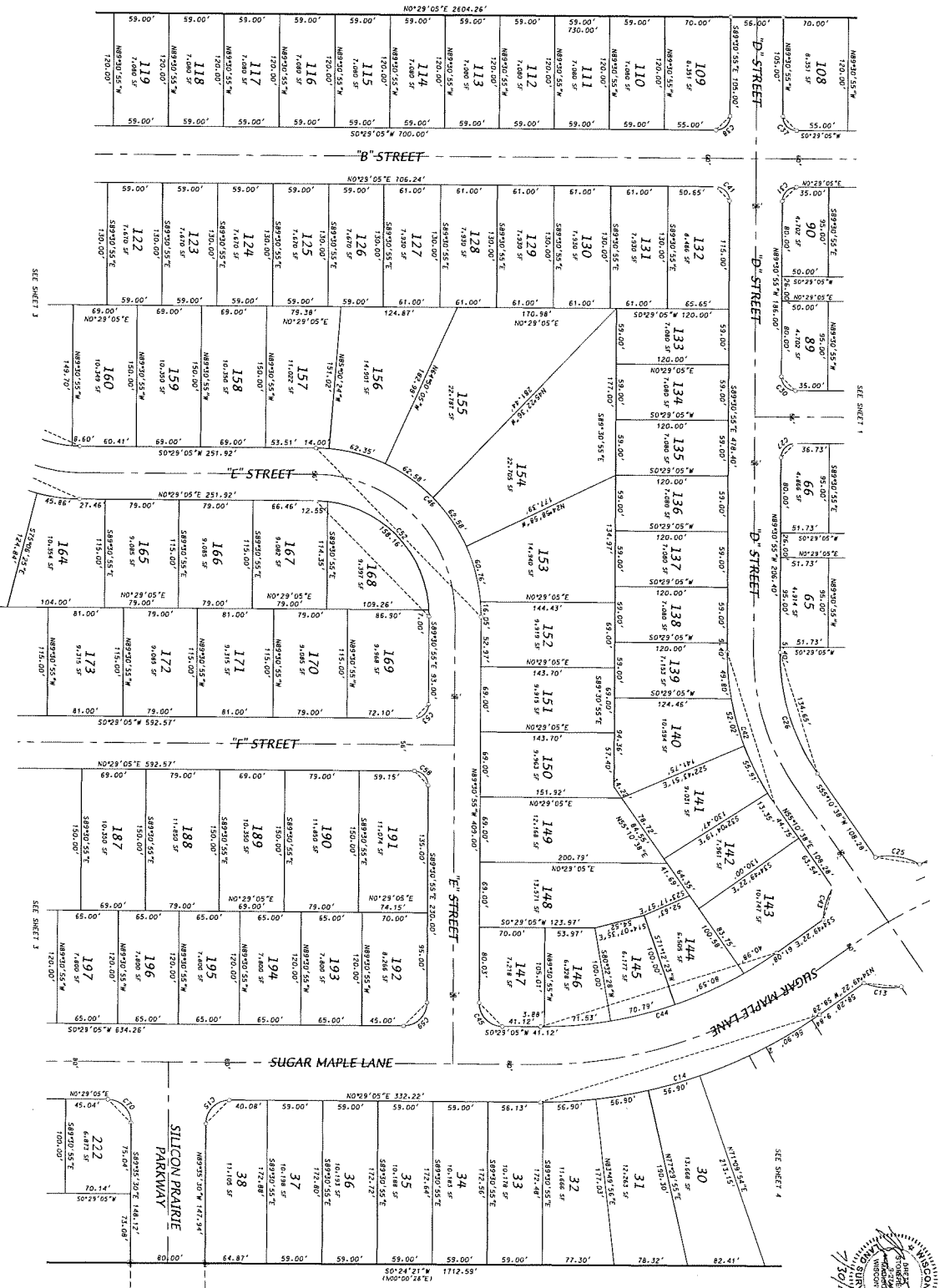
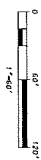
There are no objections to this plat with respect to:
 Sec. 26, 27, 28, 29, 30 and 31, T. 25 N., R. 8 E., S. 11 W.,
 County of Madison, Wisconsin.
 Date of recording: 7/29/15
 Official _____
 Department of Administration



BIRCHWOOD POINT

ALL OF OUTLOT 1, SILICON PRAIRIE TIA BUSINESS PARK AS RECORDED IN VOLUME 58-0154 OF PLATS, ON PARCELS 17-29, AS DOCUMENT NUMBER 2664595, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 28 AND PART OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

REPLANT RETURNED TO THE OPEN LINE
 OF THE ADJACENT QUARTER IN SECTION 28, PARCELS
 143-154, COUNTY OF MADISON, WISCONSIN
 RECORDING MAP NO. 27-29
 DATE: 7/29/15



PROFESSIONAL SURVEYOR AND ASSOCIATES, INC.
 7250 Woodland Way, Madison, WI 53712
 Phone: (608) 833-2759 Fax: (608) 833-1099
 WWW.PSANDI.COM
 7/15-2015-111

There are no objections to this plat with respect to:
 Book 286, P. 286 (R. 28, 29 and 30, 31) and D.
 Vol. 58, Supplement 93 - 286, P. 286, 287, 288
 Certified _____
 Department of Administration

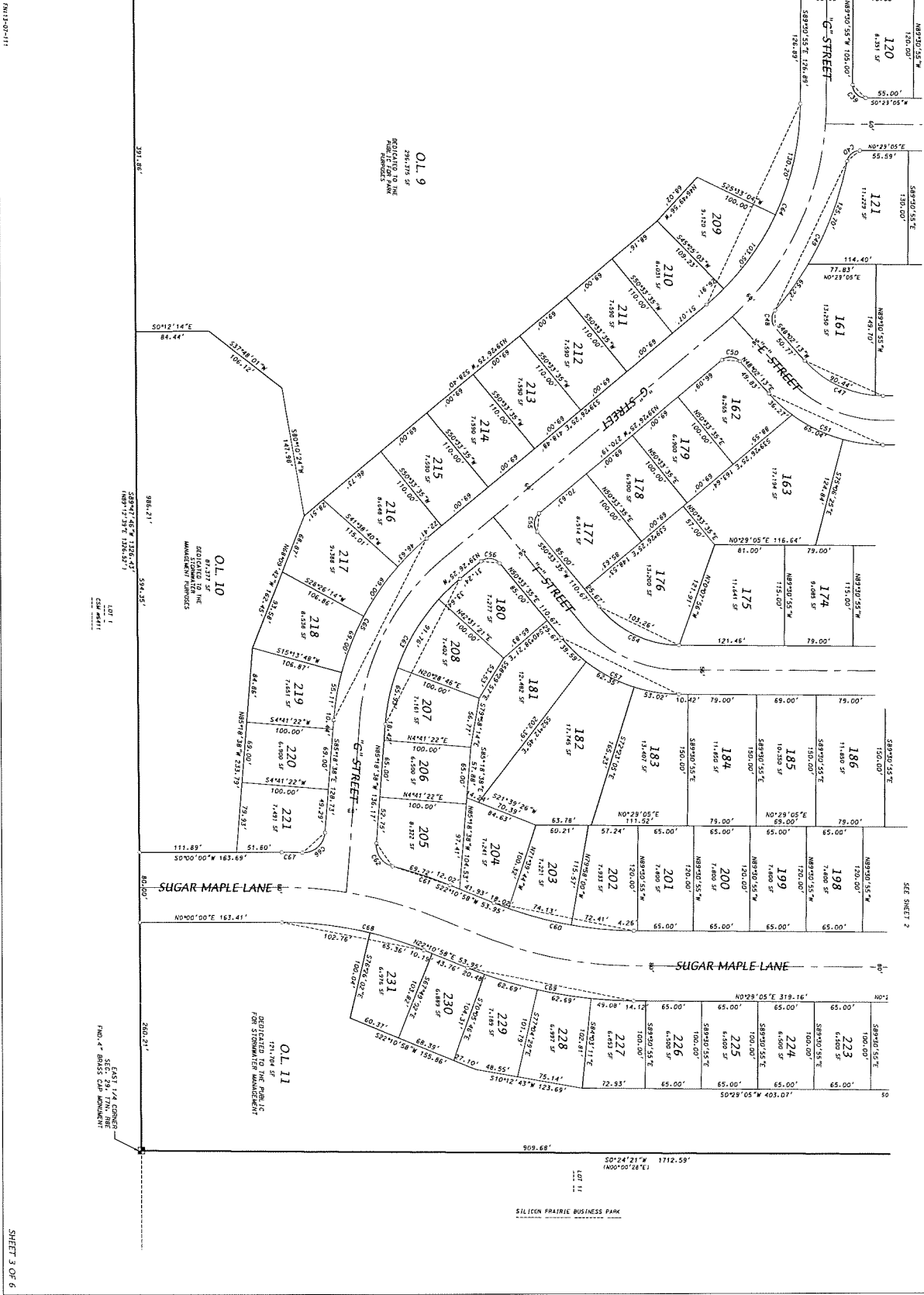


ALL OF OUTLOT 1, SILICON PRAIRIE 7th BUSINESS PARK AS RECORDED IN VOLUME 88-034 OF PLATS ON PAGES 27-29 AS DOCUMENT NUMBER 3664595, DANE COUNTY REGISTERED LOCATED IN THE NORTHWEST QUARTER OF SECTION 28 AND PART OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

BIRCHWOOD POINT



BIRCHWOOD VENTURES AND ASSOCIATES, INC.
 7250 Woodmont Way, Madison, WI 53717
 (608) 261-1111
 THIS INSTRUMENT REPRESENTS THE DEVELOPMENT
 PLAN FOR BIRCHWOOD POINT



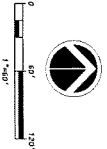
9-11

These are not endorsements and shall not be construed as such. They are not a guarantee of accuracy and are not to be relied upon for any purpose. The State of Wisconsin is not responsible for any errors or omissions in this document. The Department of Administration is not responsible for any errors or omissions in this document.

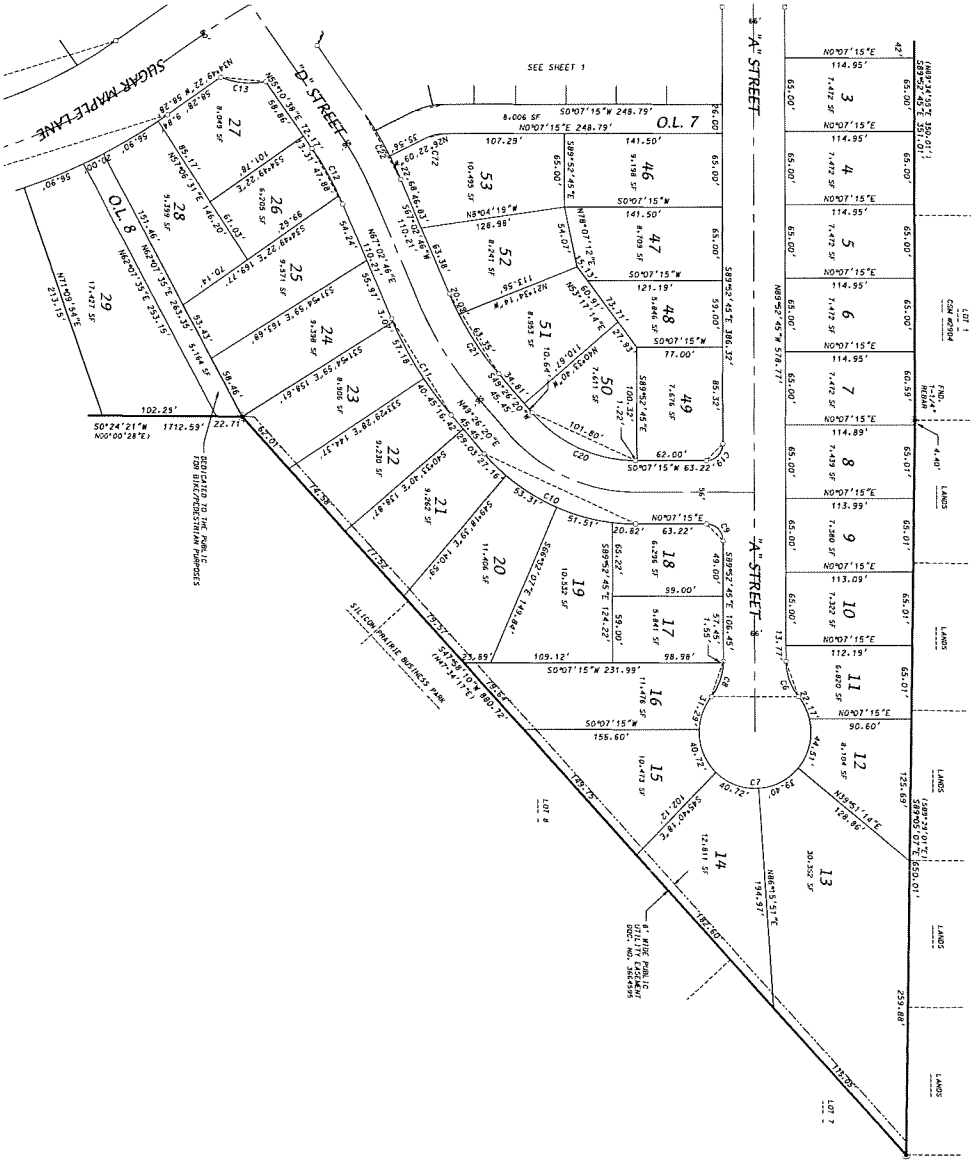
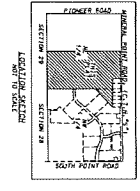


Department of Administration

ALL OF LOT 1, SILICON PRAIRIE 7th BUSINESS PARK, AS RECORDED IN SQUARE 48-014 OF PLATS ON PAGES 77-79, AS DOCUMENT NUMBER 3666595, DANE COUNTY, WISCONSIN, AND PART OF LOT 2, SILICON PRAIRIE 7th BUSINESS PARK, AS RECORDED IN SQUARE 48-014 OF PLATS ON PAGES 77-79, AS DOCUMENT NUMBER 3666595, DANE COUNTY, WISCONSIN, AND PART OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



FOR A COMPLETE LIST OF RECORDS TO THE CITY OF MADISON, WISCONSIN, CONTACT THE CITY ENGINEER, CITY OF MADISON, 100 EAST MONROE STREET, MADISON, WISCONSIN 53703



DANIEL J. WITTE AND ASSOCIATES, INC.
 2750 Westland Way, Madison, WI 53717
 608.261.2729
 WWW.DANIELJWITTEANDASSOCIATES.COM

PLAT NO. 48-014

There are no objections to the plat in respect to
 Sec. 24.15, 24.16, 24.22, 24.23 and 24.10 and 25.
 as presented by the applicant.
 Certified _____ 20____
 Department of Administration



BIRCHWOOD POINT
 ALL OF LOT 1, SECTION 16, RANGE 7N, TOWNSHIP 7N, COUNTY OF MADISON, WISCONSIN
 COUNTY REGISTERED QUARTER OF THE NORTHWEST QUARTER AND PART
 NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

DANE COUNTY

CURR LOT NUMBER	RADIUS (FEET)	CURR CHORD (FEET)	ARC (DEGREES)	CHORD BEARING	CENRNL ANGLE (DEGREES)	TANGENT BEARING
1	25.00	35.36	33.27	S44°42'45"E	050°00'00"	
2	15.00	15.16	31.21	S46°07'15"E	050°00'00"	
3	25.00	35.36	33.27	S44°42'45"E	050°00'00"	
4	25.00	35.36	33.27	S44°42'45"E	050°00'00"	
5	25.00	35.36	33.27	S44°42'45"E	050°00'00"	
6	25.00	35.36	33.27	S44°42'45"E	050°00'00"	
7	50.00	70.00	63.25	S45°00'15"E	050°00'00"	
8	50.00	70.00	63.25	S45°00'15"E	050°00'00"	
9	50.00	70.00	63.25	S45°00'15"E	050°00'00"	
10	50.00	70.00	63.25	S45°00'15"E	050°00'00"	
11	50.00	70.00	63.25	S45°00'15"E	050°00'00"	
12	50.00	70.00	63.25	S45°00'15"E	050°00'00"	
13	50.00	70.00	63.25	S45°00'15"E	050°00'00"	
14	50.00	70.00	63.25	S45°00'15"E	050°00'00"	
15	50.00	70.00	63.25	S45°00'15"E	050°00'00"	
16	50.00	70.00	63.25	S45°00'15"E	050°00'00"	
17	50.00	70.00	63.25	S45°00'15"E	050°00'00"	
18	50.00	70.00	63.25	S45°00'15"E	050°00'00"	
19	50.00	70.00	63.25	S45°00'15"E	050°00'00"	
20	50.00	70.00	63.25	S45°00'15"E	050°00'00"	
21	50.00	70.00	63.25	S45°00'15"E	050°00'00"	
22	50.00	70.00	63.25	S45°00'15"E	050°00'00"	
23	50.00	70.00	63.25	S45°00'15"E	050°00'00"	
24	50.00	70.00	63.25	S45°00'15"E	050°00'00"	
25	50.00	70.00	63.25	S45°00'15"E	050°00'00"	
26	50.00	70.00	63.25	S45°00'15"E	050°00'00"	
27	50.00	70.00	63.25	S45°00'15"E	050°00'00"	
28	50.00	70.00	63.25	S45°00'15"E	050°00'00"	
29	50.00	70.00	63.25	S45°00'15"E	050°00'00"	
30	50.00	70.00	63.25	S45°00'15"E	050°00'00"	
31	50.00	70.00	63.25	S45°00'15"E	050°00'00"	
32	50.00	70.00	63.25	S45°00'15"E	050°00'00"	
33	50.00	70.00	63.25	S45°00'15"E	050°00'00"	
34	50.00	70.00	63.25	S45°00'15"E	050°00'00"	
35	50.00	70.00	63.25	S45°00'15"E	050°00'00"	
36	50.00	70.00	63.25	S45°00'15"E	050°00'00"	
37	50.00	70.00	63.25	S45°00'15"E	050°00'00"	
38	50.00	70.00	63.25	S45°00'15"E	050°00'00"	
39	50.00	70.00	63.25	S45°00'15"E	050°00'00"	
40	50.00	70.00	63.25	S45°00'15"E	050°00'00"	
41	50.00	70.00	63.25	S45°00'15"E	050°00'00"	
42	50.00	70.00	63.25	S45°00'15"E	050°00'00"	
43	50.00	70.00	63.25	S45°00'15"E	050°00'00"	
44	50.00	70.00	63.25	S45°00'15"E	050°00'00"	
45	50.00	70.00	63.25	S45°00'15"E	050°00'00"	

CURR LOT NUMBER	RADIUS (FEET)	CURR CHORD (FEET)	ARC (DEGREES)	CHORD BEARING	CENRNL ANGLE (DEGREES)	TANGENT BEARING
46	176.00	231.72	279.50	S45°59'05"E	050°00'00"	
47	176.00	231.72	279.50	S45°59'05"E	050°00'00"	
48	176.00	231.72	279.50	S45°59'05"E	050°00'00"	
49	176.00	231.72	279.50	S45°59'05"E	050°00'00"	
50	176.00	231.72	279.50	S45°59'05"E	050°00'00"	
51	176.00	231.72	279.50	S45°59'05"E	050°00'00"	
52	176.00	231.72	279.50	S45°59'05"E	050°00'00"	
53	176.00	231.72	279.50	S45°59'05"E	050°00'00"	
54	176.00	231.72	279.50	S45°59'05"E	050°00'00"	
55	176.00	231.72	279.50	S45°59'05"E	050°00'00"	
56	176.00	231.72	279.50	S45°59'05"E	050°00'00"	
57	176.00	231.72	279.50	S45°59'05"E	050°00'00"	
58	176.00	231.72	279.50	S45°59'05"E	050°00'00"	
59	176.00	231.72	279.50	S45°59'05"E	050°00'00"	
60	176.00	231.72	279.50	S45°59'05"E	050°00'00"	
61	176.00	231.72	279.50	S45°59'05"E	050°00'00"	
62	176.00	231.72	279.50	S45°59'05"E	050°00'00"	
63	176.00	231.72	279.50	S45°59'05"E	050°00'00"	
64	176.00	231.72	279.50	S45°59'05"E	050°00'00"	
65	176.00	231.72	279.50	S45°59'05"E	050°00'00"	
66	176.00	231.72	279.50	S45°59'05"E	050°00'00"	
67	176.00	231.72	279.50	S45°59'05"E	050°00'00"	
68	176.00	231.72	279.50	S45°59'05"E	050°00'00"	
69	176.00	231.72	279.50	S45°59'05"E	050°00'00"	
70	176.00	231.72	279.50	S45°59'05"E	050°00'00"	
71	176.00	231.72	279.50	S45°59'05"E	050°00'00"	
72	176.00	231.72	279.50	S45°59'05"E	050°00'00"	

- This plat is subject to the following recorded instruments:
- All lots within this plat are designated for multiple use pursuant to the subdivision map for the 127 acre site of the City of Madison, Wisconsin, known as the Birchwood Point subdivision, recorded as Plat 127, City of Madison, Wisconsin, in the County Register's Office for Dane County, Wisconsin, on 02/15/2012. The City of Madison, Wisconsin, is the owner of record in the County Register's Office for Dane County, Wisconsin, in respect to this site.
- Creation of easements: A permanent easement, four (4) feet wide, over the lots within the subdivision map for the 127 acre site of the City of Madison, Wisconsin, known as the Birchwood Point subdivision, recorded as Plat 127, City of Madison, Wisconsin, in the County Register's Office for Dane County, Wisconsin, on 02/15/2012. The easement is created for the purpose of allowing for the installation, operation, and maintenance of utility lines (including electric, gas, steam, and sewer lines) and for the installation, operation, and maintenance of any other utility lines. The easement is created for the purpose of allowing for the installation, operation, and maintenance of any other utility lines. The easement is created for the purpose of allowing for the installation, operation, and maintenance of any other utility lines.
- Public Street Easements: Creation of easements: A permanent easement, four (4) feet wide, over the lots within the subdivision map for the 127 acre site of the City of Madison, Wisconsin, known as the Birchwood Point subdivision, recorded as Plat 127, City of Madison, Wisconsin, in the County Register's Office for Dane County, Wisconsin, on 02/15/2012. The easement is created for the purpose of allowing for the installation, operation, and maintenance of utility lines (including electric, gas, steam, and sewer lines) and for the installation, operation, and maintenance of any other utility lines. The easement is created for the purpose of allowing for the installation, operation, and maintenance of any other utility lines.



NON-EXCLUSIVE DRAINAGE EASTERN DETAIL

NOT TO SCALE - SEE DRAW 2

