

NOTE: BUILDING ENVELOPE SHOWN FOR LOT 1 ASSUMES HOUSE FRONTAGE ALONG ELDERBERRY ROAD

12.0' WIDE PUBLIC UTILITY EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

85.86'

12.0' WIDE PUBLIC UTILITY EASEMENT

52.0'

LOT 1
14,531 SF
(0.33 AC)

BUILDING ENVELOPE
(5,265 SF)

20.0' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT

155.03'

90.0'

91.0'

66.9'

12.0' WIDE PUBLIC UTILITY EASEMENT

90.14'

26.18'

18.10'

57.25'

63.30'

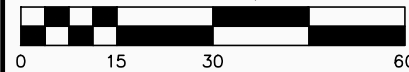
CLEAR POND WAY

ELDERBERRY ROAD





GRAPHIC SCALE, FEET



20.0' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

95.02'

12.0' WIDE PUBLIC UTILITY EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

72.0' BUILDING ENVELOPE (4,368 SF)

LOT 2
11,866 SF
(0.27 AC)

126.02'

61.0'

58.8'

108.56'

ELDERBERRY ROAD

12.0' WIDE PUBLIC UTILITY EASEMENT

72.1'

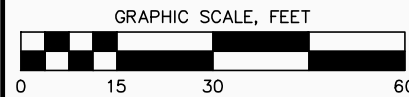
46.58'

35.14'

21.91'

CLEAR POND WAY

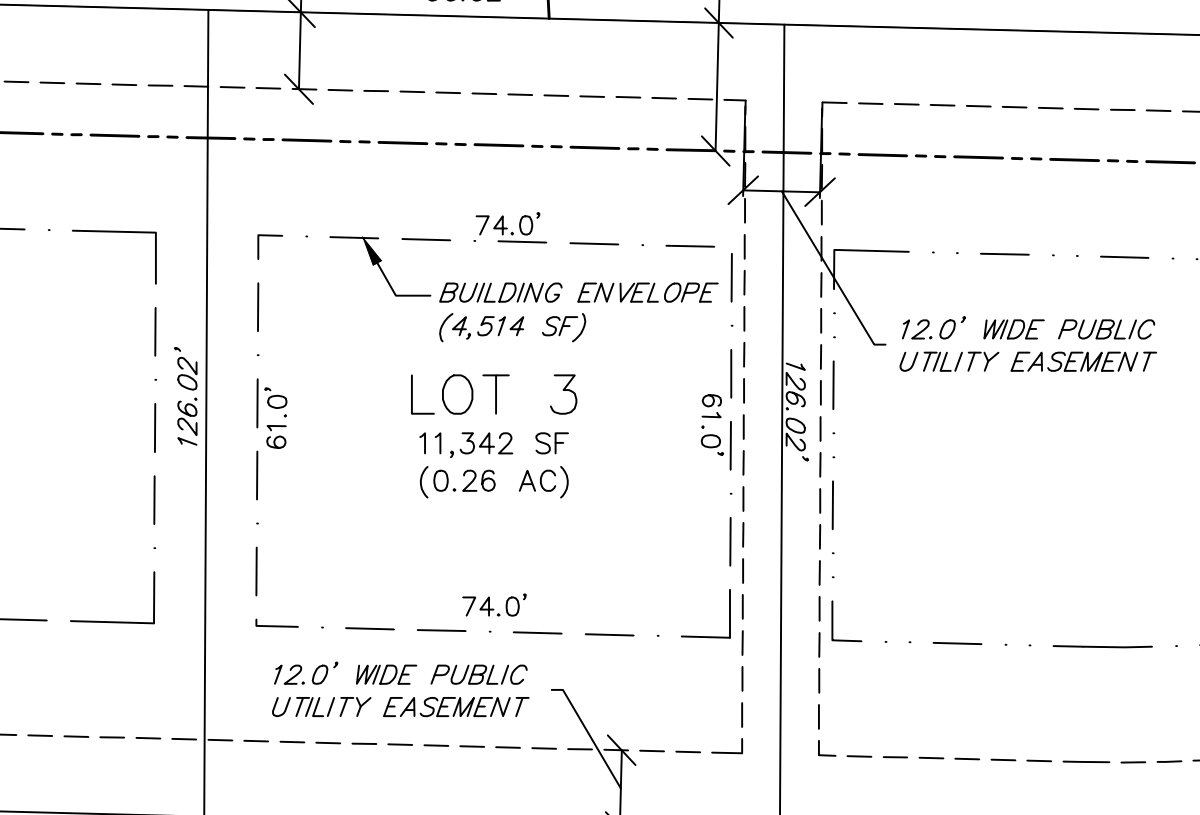




12.0' WIDE PUBLIC UTILITY EASEMENT

20.0' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT

90.02'



126.02'

74.0'
BUILDING ENVELOPE
(4,514 SF)
LOT 3
11,342 SF
(0.26 AC)
61.0'
74.0'

12.0' WIDE PUBLIC UTILITY EASEMENT

126.02'

12.0' WIDE PUBLIC UTILITY EASEMENT

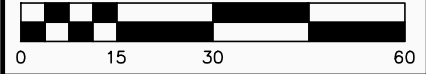
90.02'

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GRAPHIC SCALE, FEET



12.0' WIDE PUBLIC UTILITY EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

20.0' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT

94.02'

HYDRANGEA ROAD

111.31'

71.0'

LOT 4
11,800 SF
(0.27 AC)

BUILDING ENVELOPE
(4,331 SF)

71.0'

126.02'

61.0'

61.0'

8.0'

14.0'

12.0' WIDE PUBLIC UTILITY EASEMENT

23.26'

79.32'

8'X14 USPS CLUSTER BOX EASEMENT"

CLEAR POND WAY





20.0' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT
12.0' WIDE PUBLIC UTILITY EASEMENT

80.00'

12.0' WIDE PUBLIC UTILITY EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

125.99'

61.0'

LOT 5
10,186 SF
(0.23 AC)

61.0'

110.72'

HYDRANGEA ROAD

12.0' WIDE PUBLIC UTILITY EASEMENT

57.7'

BUILDING ENVELOPE
(3,556 SF)

58.9'

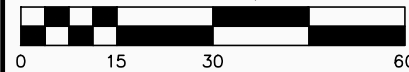
23.86'

CLEAR POND WAY





GRAPHIC SCALE, FEET



12.0' WIDE PUBLIC
UTILITY EASEMENT

20.0' WIDE PUBLIC
STORM SEWER AND
DRAINAGE EASEMENT

78.05'

BUILDING ENVELOPE
(3,784 SF)

62.0'

LOT 6
9833 SF
(0.23 AC)

125.99'

61.0'

61.0'

125.99'

12.0' WIDE PUBLIC
UTILITY EASEMENT

62.0'

12.0' WIDE PUBLIC
UTILITY EASEMENT

78.05'

CLEAR POND WAY





GRAPHIC SCALE, FEET



12.0' WIDE PUBLIC UTILITY EASEMENT

20.0' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT

80.00'

BUILDING ENVELOPE (3,397 SF)

56.3'

LOT 7
9875 SF
(0.23 AC)

61.0'

125.99'

55.1'

12.0' WIDE PUBLIC UTILITY EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

111.31'

23.26'

62.79'

GOLDEN EAGLE DRIVE

CLEAR POND WAY





GRAPHIC SCALE, FEET



20.0' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

79.01'

12.0' WIDE PUBLIC UTILITY EASEMENT

BUILDING ENVELOPE (3,495 SF)

56.7'

GOLDEN EAGLE DRIVE

LOT 8
10,061 SF
(0.23 AC)

61.0'

61.0'

110.71'

12.0' WIDE PUBLIC UTILITY EASEMENT

125.99'

57.9'

66.21'

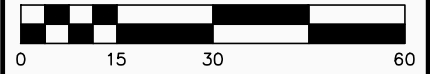
23.86'

CLEAR POND WAY





GRAPHIC SCALE, FEET



12.0' WIDE PUBLIC UTILITY EASEMENT

20.0' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT

80.00'

BUILDING ENVELOPE (3,903 SF)

64.0'

LOT 9
10,079 SF
(0.23 AC)

125.98'

61.0'

61.0'

125.99'

12.0' WIDE PUBLIC UTILITY EASEMENT

64.0'

12.0' WIDE PUBLIC UTILITY EASEMENT

80.00'

CLEAR POND WAY



20.0' WIDE PUBLIC
STORM SEWER AND
DRAINAGE EASEMENT

12.0' WIDE PUBLIC
UTILITY EASEMENT



GRAPHIC SCALE, FEET



80.00'

64.0'

BUILDING ENVELOPE
(3,903 SF)

LOT 10
10,079 SF
(0.23 AC)

12.0' WIDE PUBLIC
UTILITY EASEMENT

125.98'

61.0'

61.0'

125.98'

64.0'

80.00'

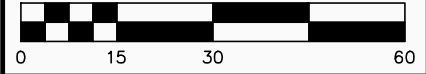
CLEAR POND WAY

12.0' WIDE PUBLIC
UTILITY EASEMENT





GRAPHIC SCALE, FEET



20.0' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

80.00'

64.0'

BUILDING ENVELOPE (3,903 SF)

LOT 11
10,079 SF
(0.23 AC)

61.0'

125.98'

64.0'

12.0' WIDE PUBLIC UTILITY EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

80.00'

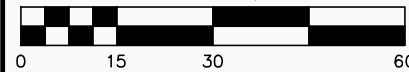
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DRAFTER	CSAN	SHEET
CHECKED	RKOL	11 OF 30
PROJECT NO.	220190	



GRAPHIC SCALE, FEET



12.0' WIDE PUBLIC UTILITY EASEMENT
20.0' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT

81.07'

64.3'
BUILDING ENVELOPE (3,888 SF)

LOT 12
10,056 SF
(0.23 AC)

12.0' WIDE PUBLIC UTILITY EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

125.92'

125.98'

13.01' 65.56'

CLEAR POND WAY





EMERALD ELM ROAD

20.0' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

131.51'

BUILDING ENVELOPE (4,574 SF)

LOT 13
12,725 SF
(0.29 AC)

12.0' WIDE PUBLIC UTILITY EASEMENT

CLEAR POND WAY

12.0' WIDE PUBLIC UTILITY EASEMENT

24.21'
27.21'
50.23'

101.48'

76.5'

62.5'

88.3'

52.6'

117.12'

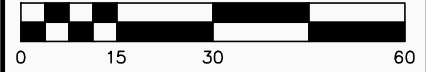


DATE	04/22/2024
DRAFTER	CSAN
CHECKED	RKOL
PROJECT NO.	220190

REV.	
SHEET	13 OF 30



GRAPHIC SCALE, FEET



20.0' WIDE PUBLIC
STORM SEWER AND
DRAINAGE EASEMENT

12.0' WIDE PUBLIC
UTILITY EASEMENT

89.48'

84.0'
BUILDING ENVELOPE
(5,520 SF)

LOT 14
13,082 SF
(0.30 AC)

12.0' WIDE PUBLIC
UTILITY EASEMENT

130.00'

65.0'

68.6'

131.51'

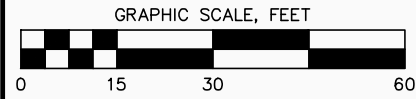
84.2'

41.55'

58.76'

EMERALD ELM ROAD





20.0' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

100.00'

84.0'

LOT 15
13,000 SF
(0.30 AC)

65.0'

65.0'

130.00'

84.0'

BUILDING ENVELOPE
(5,460 SF)

100.00'

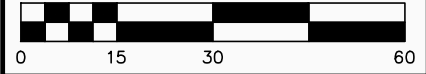
12.0' WIDE PUBLIC UTILITY EASEMENT

EMERALD ELM ROAD





GRAPHIC SCALE, FEET



12.0' WIDE PUBLIC UTILITY EASEMENT

20.0' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT

99.14'

76.8'

12.0' WIDE PUBLIC UTILITY EASEMENT

LOT 16

13,005 SF
(0.30 AC)

BUILDING ENVELOPE
(5,036 SF)

78.1'

12.0' WIDE PUBLIC UTILITY EASEMENT

86.42'

WISTERIA STREET

EMERALD ELM ROAD



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PIONEER ROAD

EMERALD ELM ROAD

WISTERIA STREET



GRAPHIC SCALE, FEET



10.0' WIDE PUBLIC FOR SLOPING AND GRADING EASEMENT

104.52'

12.0' WIDE PUBLIC UTILITY EASEMENT

80.0' WIDE LANDSCAPE BUFFER AREA AND 80' WIDE BUILDING SETBACK LINE

195.02'

95.0'

12.0' WIDE PUBLIC UTILITY EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

20.0' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT

LOT 17
25,166 SF
(0.58 AC)

BUILDING ENVELOPE
(8,075 SF)

8'X14' USPS CLUSTER BOX EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

115.32'

14.0'

154.81'

85.0'

23.06'

39.77'

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LOT 17
WESTWIND PHASE 1
CITY OF MADISON
DANE COUNTY, WI

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REV.	
SHEET	17 OF 30

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22 Apr 2024 4:57p

10.0' WIDE PUBLIC FOR SLOPING AND GRADING EASEMENT

PIONEER ROAD

12.0' WIDE PUBLIC UTILITY EASEMENT

80.51'

38.77'

80.0' WIDE LANDSCAPE BUFFER AREA AND 80' WIDE BUILDING SETBACK LINE

12.0' WIDE PUBLIC UTILITY EASEMENT

82.1'

155.21'

12.0' WIDE PUBLIC UTILITY EASEMENT

195.01'

85.0'

LOT 18

20,298 SF (0.47 AC)

BUILDING ENVELOPE (6,974 SF)

85.0'

82.1'

23.86'

89.72'

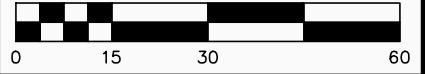
12.0' WIDE PUBLIC UTILITY EASEMENT

EMERALD ELM ROAD

WISTERIA STREET



GRAPHIC SCALE, FEET



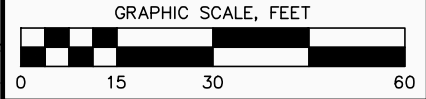
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LOT 18
WESTWIND PHASE 1
CITY OF MADISON
DANE COUNTY, WI

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PROJECT NO.	220190

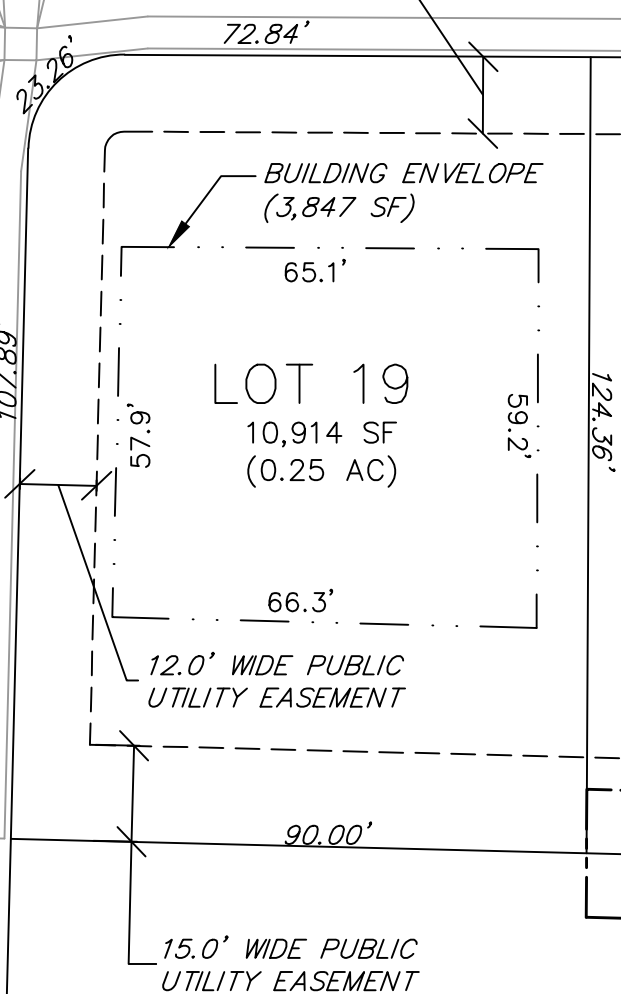
REV.	
SHEET	18 OF 30



EMERALD ELM ROAD

WISTERIA STREET

12.0' WIDE PUBLIC UTILITY EASEMENT



LOT 19
10,914 SF
(0.25 AC)

12.0' WIDE PUBLIC UTILITY EASEMENT

15.0' WIDE PUBLIC UTILITY EASEMENT



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GRAPHIC SCALE, FEET



12.0' WIDE PUBLIC UTILITY EASEMENT

EMERALD ELM ROAD

90.00'

74.0'
BUILDING ENVELOPE
(4,459 SF)

LOT 20
11,273 SF
(0.26 AC)

124.36'

15.0' WIDE PUBLIC UTILITY EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

90.02'

20.0' WIDE PRIVATE STORM SEWER AND DRAINAGE EASEMENT

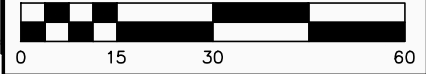
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GRAPHIC SCALE, FEET



12.0' WIDE PUBLIC UTILITY EASEMENT

EMERALD ELM ROAD

66.84'

35.65'

80.6'

BUILDING ENVELOPE (4,635 SF)

LOT 21

11,829 SF (0.27 AC)

12.0' WIDE PUBLIC UTILITY EASEMENT

20.0' WIDE PRIVATE STORM SEWER AND DRAINAGE EASEMENT

72.7'

86.23'

20.0' WIDE PRIVATE STORM SEWER AND DRAINAGE EASEMENT

15.0' WIDE PUBLIC UTILITY EASEMENT

126.15'

61.0'

59.6'

123.73'

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LOT 21
WESTWIND PHASE 1
CITY OF MADISON
DANE COUNTY, WI

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CHECKED	RKOL
PROJECT NO.	220190

REV.	
SHEET	21 OF 30

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GRAPHIC SCALE, FEET



EMERALD ELM ROAD

12.0' WIDE PUBLIC UTILITY EASEMENT

20.0' WIDE PRIVATE STORM SEWER AND DRAINAGE EASEMENT

BUILDING ENVELOPE (4,093 SF)

12.0' WIDE PUBLIC UTILITY EASEMENT

LOT 22
11,558 SF
(0.27 AC)

15.0' WIDE PUBLIC UTILITY EASEMENT

CLEAR POND WAY

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LOT 22
WESTWIND PHASE 1
CITY OF MADISON
DANE COUNTY, WI

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PROJECT NO.	220190

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SHEET	22 OF 30

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GRAPHIC SCALE, FEET



CLEAR POND WAY

12.0' WIDE PUBLIC UTILITY EASEMENT

34.13'

33.43'

24.78'

BUILDING ENVELOPE (3,496 SF)

60.8'

LOT 57
10,237 SF
(0.24 AC)

58.2'

60.9'

12.0' WIDE PUBLIC UTILITY EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

84.00'

122.88'

57.7'

108.27'

ELDERBERRY ROAD

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LOT 57
WESTWIND PHASE 1
CITY OF MADISON
DANE COUNTY, WI

DATE	04/22/2024	REV.
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CHECKED	RKOL	23 OF 30
PROJECT NO.	220190	

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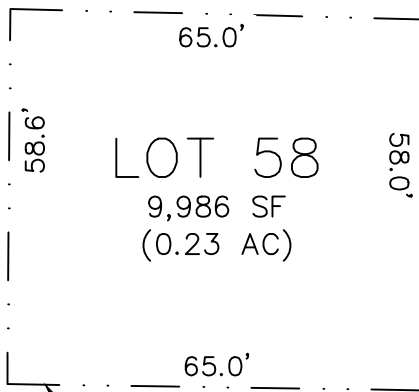
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12.0' WIDE PUBLIC UTILITY EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

81.01'

123.69'



LOT 58
9,986 SF
(0.23 AC)

BUILDING ENVELOPE
(3,788 SF)

81.00'

20.0' WIDE PRIVATE STORM SEWER AND DRAINAGE EASEMENT

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GRAPHIC SCALE, FEET



CLEAR POND WAY

12.0' WIDE PUBLIC
UTILITY EASEMENT

81.01'

124.50'

LOT 59
10,051 SF
(0.23 AC)

59.4'

58.8'

123.69'

65.0'

81.00'

20.0' WIDE PRIVATE
STORM SEWER AND
DRAINAGE EASEMENT

BUILDING ENVELOPE
(3,841 SF)

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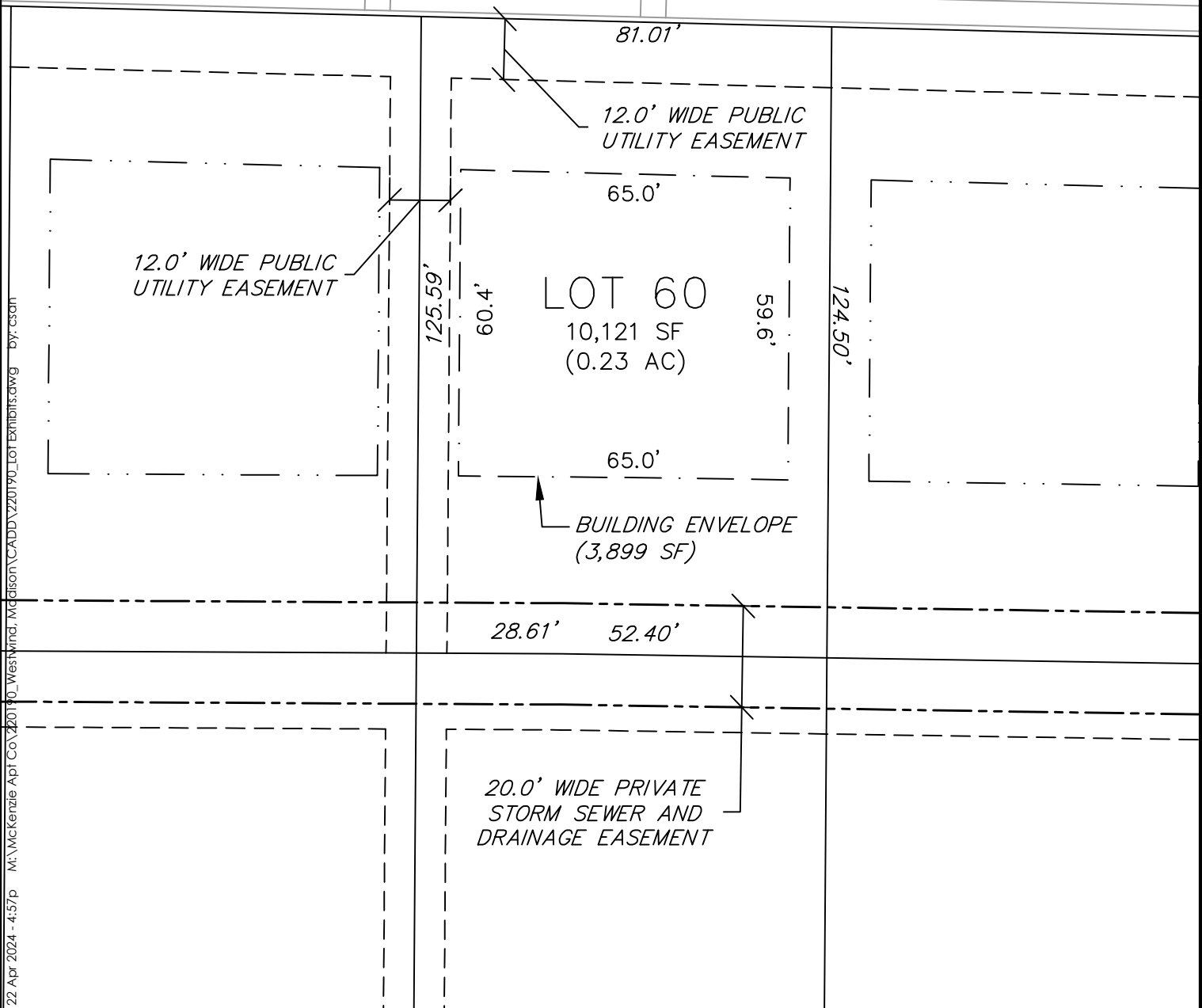


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DRAFTER	CSAN
CHECKED	RKOL
PROJECT NO.	220190

REV.	
SHEET	25 OF 30



CLEAR POND WAY



DATE	04/22/2024	REV.
DRAFTER	CSAN	SHEET
CHECKED	RKOL	26 OF 30
PROJECT NO.	220190	

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GRAPHIC SCALE, FEET



12.0' WIDE PUBLIC
UTILITY EASEMENT

CLEAR POND WAY

81.01'

12.0' WIDE PUBLIC
UTILITY EASEMENT

LOT 61
10,238 SF
(0.24 AC)

BUILDING ENVELOPE
(3,990 SF)

20.0' WIDE PRIVATE
STORM SEWER AND
DRAINAGE EASEMENT

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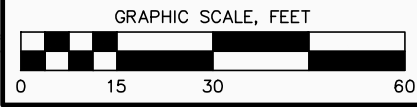
LOT 61
WESTWIND PHASE 1
CITY OF MADISON
DANE COUNTY, WI

DATE	04/22/2024
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PROJECT NO.	220190

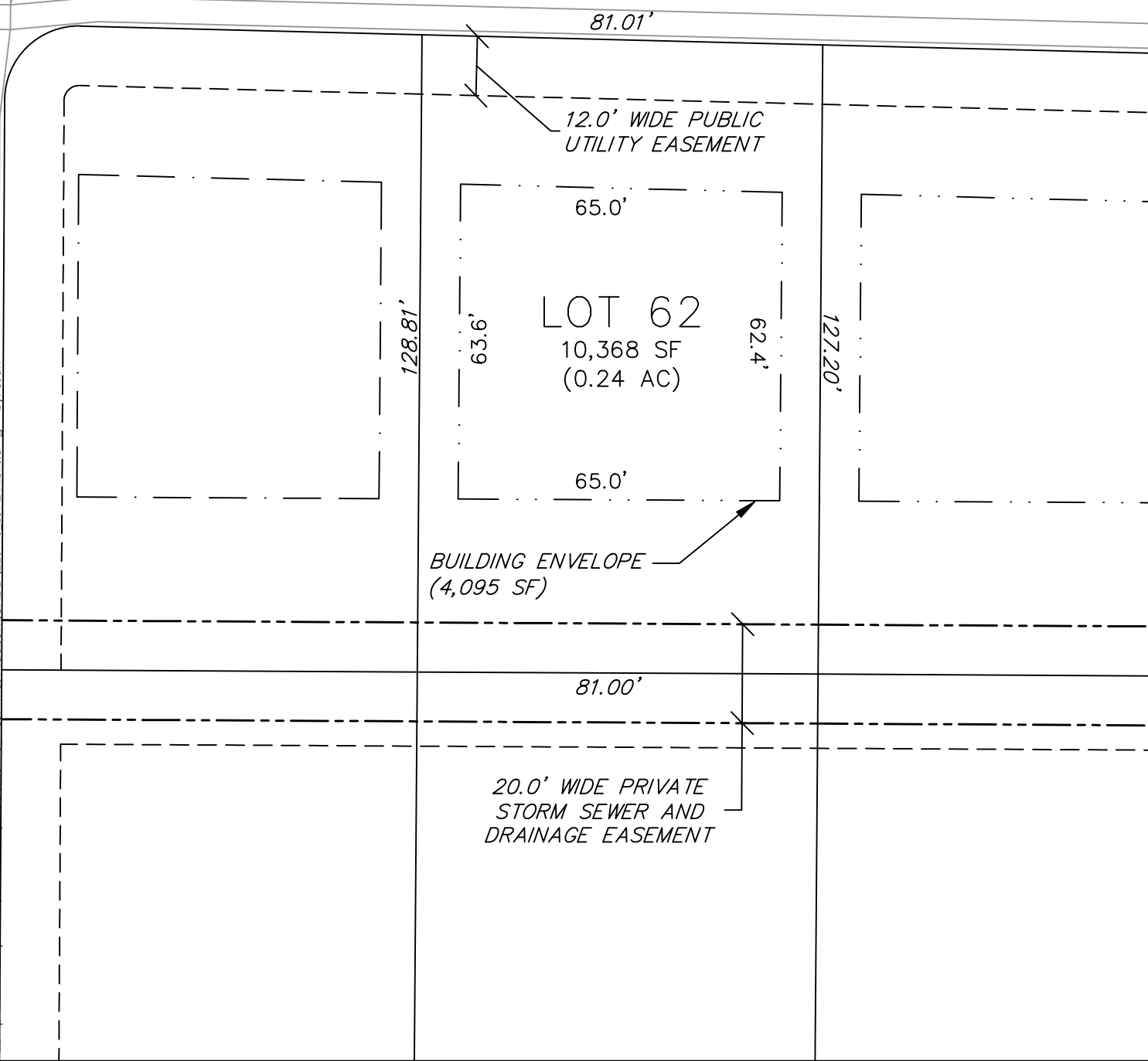
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SHEET	27 OF 30

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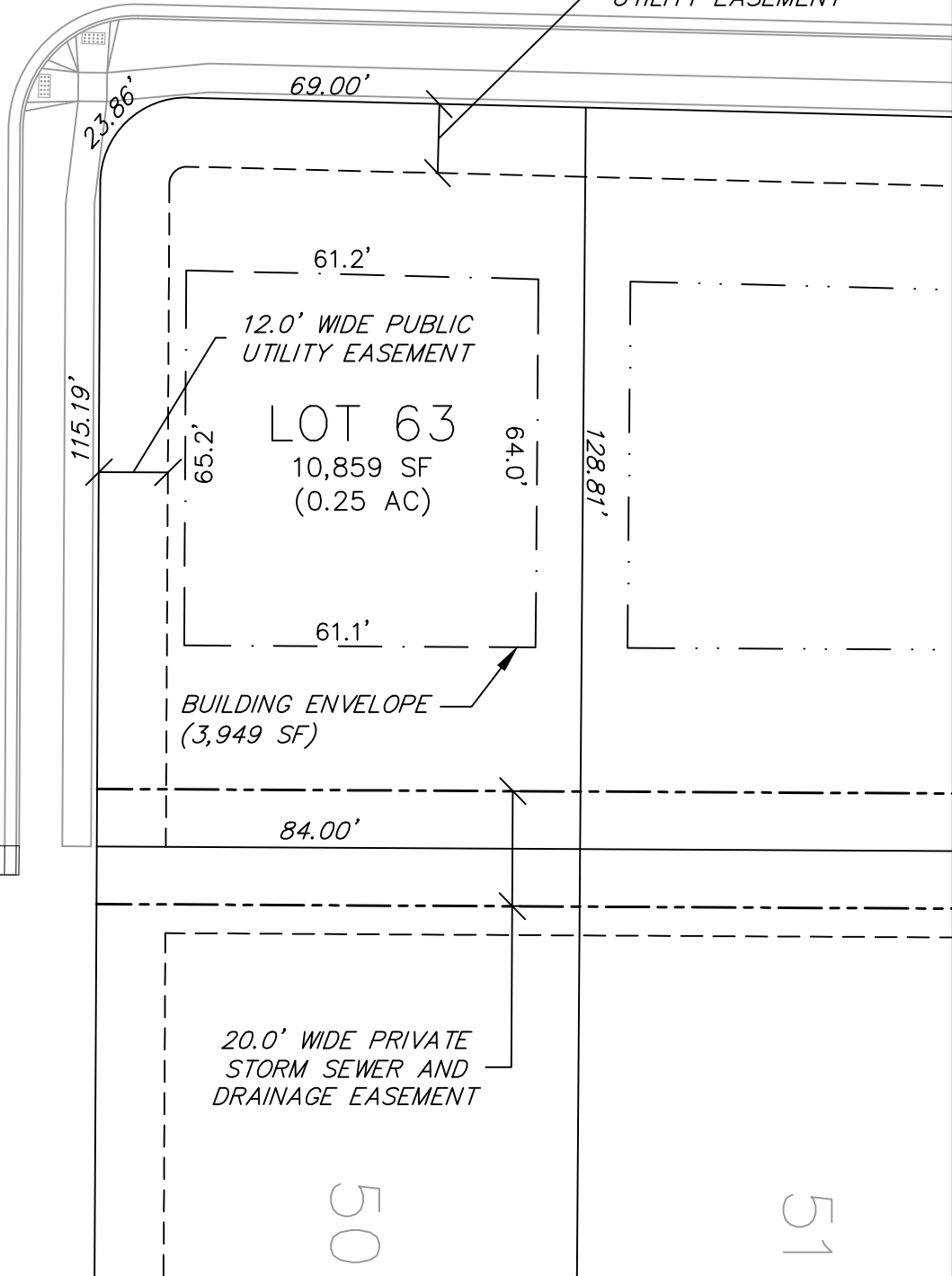
GRAPHIC SCALE, FEET



CLEAR POND WAY

12.0' WIDE PUBLIC UTILITY EASEMENT

GOLDEN EAGLE DRIVE



12.0' WIDE PUBLIC UTILITY EASEMENT

LOT 63
10,859 SF
(0.25 AC)

BUILDING ENVELOPE
(3,949 SF)

20.0' WIDE PRIVATE STORM SEWER AND DRAINAGE EASEMENT

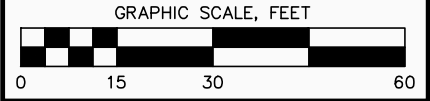
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LOT 63
WESTWIND PHASE 1
CITY OF MADISON
DANE COUNTY, WI

DATE	04/22/2024
DRAFTER	CSAN
CHECKED	RKOL
PROJECT NO.	220190

REV.	
SHEET	29 OF 30



12.0' WIDE PUBLIC UTILITY EASEMENT

100.58'

12.0' WIDE PUBLIC UTILITY EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

LOT 64
14,414 SF
(0.33 AC)

BUILDING ENVELOPE
(6,342 SF)

12.0' WIDE PUBLIC UTILITY EASEMENT

CLEAR POND WAY

ELDERBERRY ROAD

47.47' 18.10'

77.2'

91.2'

90.0'

155.00'

78.46'

63.1'

20.94'

68.05'

