



GRAPHIC SCALE, FEET



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

54.2'

155.03'

LOT 1
14,531 SF
(0.33 AC)

121.2'

20.0' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT

120.0'

BUILDING ENVELOPE
(7,428 SF)

72.8'

12.0' WIDE PUBLIC UTILITY EASEMENT

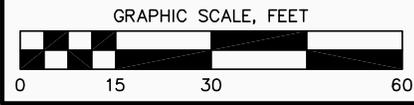
90.14'

26.18'

CLEAR POND WAY

ELDERBERRY ROAD





20.0' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

95.02'

12.0' WIDE PUBLIC UTILITY EASEMENT

77.0'

12.0' WIDE PUBLIC UTILITY EASEMENT

BUILDING ENVELOPE (6,977 SF)

LOT 2
11,866 SF
(0.27 AC)

88.4'

108.56'

ELDERBERRY ROAD

12.0' WIDE PUBLIC UTILITY EASEMENT

126.02'

92.0'

77.0'

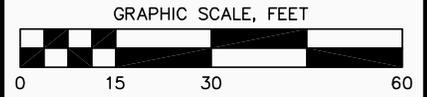
46.58'

35.14'

21.91'

CLEAR POND WAY





12.0' WIDE PUBLIC UTILITY EASEMENT

20.0' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT

90.02'

78.0'

BUILDING ENVELOPE (7,190 SF)

LOT 3
11,342 SF
(0.26 AC)

12.0' WIDE PUBLIC UTILITY EASEMENT

126.02'

91.0'

91.0'

126.02'

78.0'

90.02'

12.0' WIDE PUBLIC UTILITY EASEMENT

CLEAR POND WAY





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'

76.0'

HYDRANGEA ROAD

111.31'

86.0'

LOT 4
11,800 SF
(0.27 AC)

86.0'

126.02'

8.0'

BUILDING ENVELOPE
(7,008 SF)

14.0'

76.0'

12.0' WIDE PUBLIC UTILITY EASEMENT

23.26'

79.32'

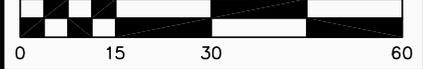
8'X14 USPS CLUSTER BOX EASEMENT"

CLEAR POND WAY





GRAPHIC SCALE, FEET



20.0' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

80.00'

12.0' WIDE PUBLIC UTILITY EASEMENT

62.4'

12.0' WIDE PUBLIC UTILITY EASEMENT

125.99'

91.0'

LOT 5
10,186 SF
(0.23 AC)

91.0'

110.72'

HYDRANGEA ROAD

BUILDING ENVELOPE
(5,760 SF)

12.0' WIDE PUBLIC UTILITY EASEMENT

64.2'

67.20'

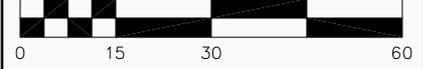
23.86'

CLEAR POND WAY





GRAPHIC SCALE, FEET



12.0' WIDE PUBLIC
UTILITY EASEMENT

20.0' WIDE PUBLIC
STORM SEWER AND
DRAINAGE EASEMENT

78.05'

66.0'

BUILDING ENVELOPE
(6,101 SF)

LOT 6
9833 SF
(0.23 AC)

125.99'

91.0'

91.0'

125.99'

12.0' WIDE PUBLIC
UTILITY EASEMENT

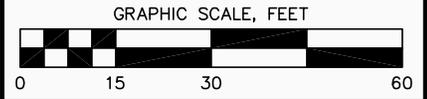
66.0'

12.0' WIDE PUBLIC
UTILITY EASEMENT

78.05'

CLEAR POND WAY





12.0' WIDE PUBLIC UTILITY EASEMENT

20.0' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT

80.00'

61.6'

GOLDEN EAGLE DRIVE

111.31'

LOT 7
9875 SF
(0.23 AC)

91.0'

91.0'

125.99'

BUILDING ENVELOPE
(5,613 SF)

59.8'

12.0' WIDE PUBLIC UTILITY EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

23.26'

62.79'

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

61.4'

BUILDING ENVELOPE (5,760 SF)

LOT 8
10,061 SF
(0.23 AC)

125.99'

91.0'

91.0'

110.71'

12.0' WIDE PUBLIC UTILITY EASEMENT

63.2'

66.21'

23.86'

GOLDEN EAGLE DRIVE

CLEAR POND WAY





GRAPHIC SCALE, FEET



12.0' WIDE PUBLIC UTILITY EASEMENT

20.0' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT

80.00'

68.0'

LOT 9
10,079 SF
(0.23 AC)

12.0' WIDE PUBLIC UTILITY EASEMENT

BUILDING ENVELOPE
(6,278 SF)

12.0' WIDE PUBLIC UTILITY EASEMENT

125.98'

91.0'

91.0'

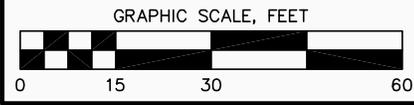
125.99'

68.0'

80.00'

CLEAR POND WAY





20.0' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

80.00'

68.0'

BUILDING ENVELOPE (6,278 SF)

LOT 10
10,079 SF
(0.23 AC)

125.98'

91.0'

91.0'

125.98'

12.0' WIDE PUBLIC UTILITY EASEMENT

68.0'

80.00'

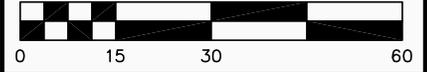
CLEAR POND WAY

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'

68.0'

LOT 11
10,079 SF
(0.23 AC)

BUILDING ENVELOPE
(6,278 SF)

91.0'

91.0'

125.98'

125.98'

68.0'

12.0' WIDE PUBLIC
UTILITY EASEMENT

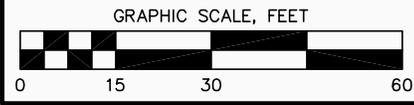
80.00'

12.0' WIDE PUBLIC
UTILITY EASEMENT

CLEAR POND WAY



DATE	05/15/2025	REV.
DRAFTER	CSAN	SHEET
CHECKED	RKOL	11 OF 30
PROJECT NO.	220190	



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

81.07'

68.7'

125.92'

91.0'

LOT 12
10,056 SF
(0.23 AC)

91.0'

125.98'

12.0' WIDE PUBLIC UTILITY EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

BUILDING ENVELOPE
(6,166 SF)

66.9'

12.0' WIDE PUBLIC UTILITY EASEMENT

13.01'

65.56'

CLEAR POND WAY



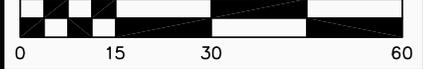
DATE	05/15/2025
DRAFTER	CSAN
CHECKED	RKOL
PROJECT NO.	220190

REV.	
SHEET	12 OF 30

EMERALD ELM ROAD



GRAPHIC SCALE, FEET



20.0' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

131.51'

94.2'

BUILDING ENVELOPE (7,582 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'

50.23'

27.21'

78.3'

82.6'

101.48'

8.96'

117.12'





GRAPHIC SCALE, FEET



20.0' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

89.48'

90.0'

BUILDING ENVELOPE (8,610 SF)

LOT 14
13,082 SF
(0.30 AC)

12.0' WIDE PUBLIC UTILITY EASEMENT

90.0'

41.55'

58.76'

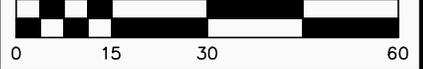
EMERALD ELM ROAD



©Vierbicher Associates, Inc.



GRAPHIC SCALE, FEET



20.0' WIDE PUBLIC
STORM SEWER AND
DRAINAGE EASEMENT

12.0' WIDE PUBLIC
UTILITY EASEMENT

100.00'

88.0'

LOT 15
13,000 SF
(0.30 AC)

BUILDING ENVELOPE
(8,550 SF)

88.0'

100.00'

12.0' WIDE PUBLIC
UTILITY EASEMENT

EMERALD ELM ROAD

M:\McKenzie\Apt Co\220190_WestWind\CADD\220190_Lot Exhibits.dwg by: croi 30 Dec 2025 - 11:09a

vierbicher
planners | engineers | advisors



LOT 15
WESTWIND PHASE 1
CITY OF MADISON
DANE COUNTY, WI

DATE	05/15/2025
DRAFTER	CSAN
CHECKED	RKOL
PROJECT NO.	220190

REV.	
SHEET	15 OF 30



GRAPHIC SCALE, FEET



12.0' WIDE PUBLIC UTILITY EASEMENT

20.0' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT

99.14'

81.5'

12.0' WIDE PUBLIC UTILITY EASEMENT

LOT 16

13,005 SF
(0.30 AC)

BUILDING ENVELOPE
(7,930 SF)

95.0'

95.0'

130.00'

83.4'

12.0' WIDE PUBLIC UTILITY EASEMENT

86.42'

WISTERIA STREET

EMERALD ELM ROAD



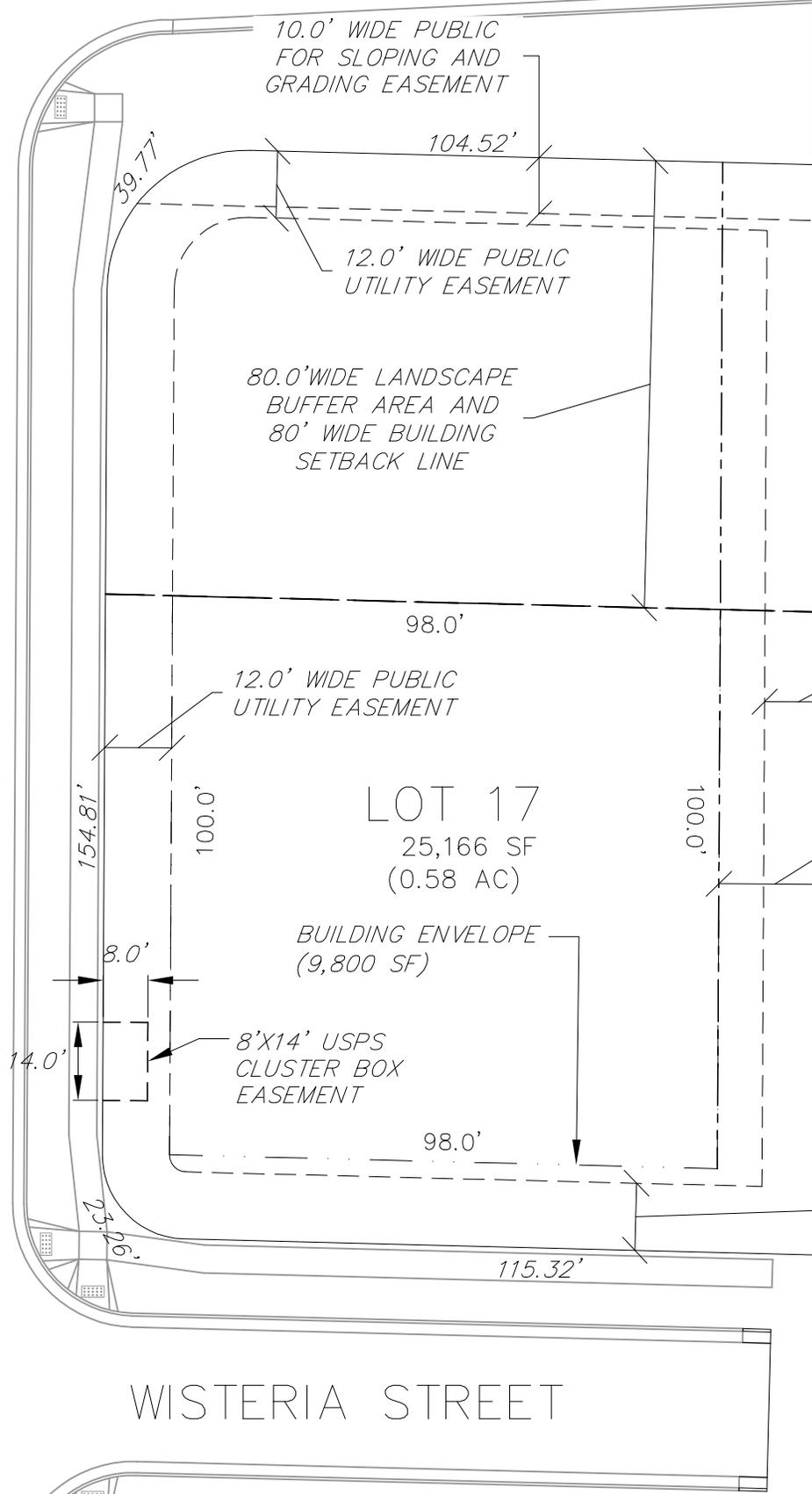
PIONEER ROAD

EMERALD ELM ROAD

WISTERIA STREET



NOTE: BUILDING ENVELOPE SHOWN FOR LOT 17 ASSUMES HOUSE FRONTAGE ALONG WISTERIA STREET



LOT 17
25,166 SF
(0.58 AC)

BUILDING ENVELOPE
(9,800 SF)

12.0' WIDE PUBLIC UTILITY EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

20.0' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

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

8'X14' USPS CLUSTER BOX EASEMENT



DATE	05/15/2025	REV.
DRAFTER	CSAN	SHEET
CHECKED	RKOL	17 OF 30
PROJECT NO.	220190	

© Vierbicher Associates, Inc.

M:\McKenzie Apt Cd\220190_Westwind, Madison\CADD\220190_Lot Exhibits.dwg by: rkol

24 Jan 2024 5:18p

10.0' WIDE PUBLIC FOR SLOPING AND GRADING EASEMENT

PIONEER ROAD

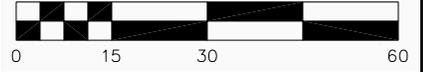
12.0' WIDE PUBLIC UTILITY EASEMENT

80.51'

38.77'



GRAPHIC SCALE, FEET



NOTE: BUILDING ENVELOPE SHOWN FOR LOT 18 ASSUMES HOUSE FRONTAGE ALONG WISTERIA STREET

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

12.0' WIDE PUBLIC UTILITY EASEMENT

87.0'

EMERALD ELM ROAD

155.21'

12.0' WIDE PUBLIC UTILITY EASEMENT

195.01'

100.0'

LOT 18

20,298 SF (0.47 AC)

100.0'

BUILDING ENVELOPE (8,700 SF)

87.0'

89.72'

12.0' WIDE PUBLIC UTILITY EASEMENT

23.86'

WISTERIA STREET

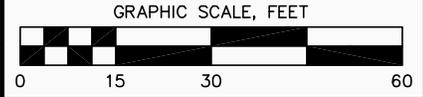
vierbicher
planners | engineers | advisors



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

DATE	05/15/2025
DRAFTER	CSAN
CHECKED	RKOL
PROJECT NO.	220190

REV.	
SHEET	18 OF 30



EMERALD ELM ROAD

WISTERIA STREET

12.0' WIDE PUBLIC UTILITY EASEMENT

72.84'

23.26'

69.8'

BUILDING ENVELOPE (6,350 SF)

LOT 19
10,914 SF
(0.25 AC)

89.2'

124.36'

87.8'

12.0' WIDE PUBLIC UTILITY EASEMENT

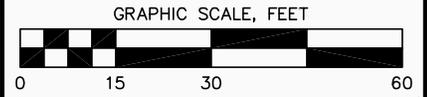
71.6'

90.00'

15.0' WIDE PUBLIC UTILITY EASEMENT

107.89'





12.0' WIDE PUBLIC UTILITY EASEMENT

EMERALD ELM ROAD

90.00'

78.0'

BUILDING ENVELOPE
(7,129 SF)

LOT 20

11,273 SF
(0.26 AC)

124.36'

89.5'

91.0'

126.15'

12.0' WIDE PUBLIC UTILITY EASEMENT

78.0'

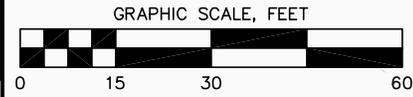
90.02'

15.0' WIDE PUBLIC UTILITY EASEMENT

20.0' WIDE PRIVATE STORM SEWER AND DRAINAGE EASEMENT



DATE	05/15/2025	REV.
DRAFTER	CSAN	SHEET
CHECKED	RKOL	20 OF 30
PROJECT NO.	220190	



12.0' WIDE PUBLIC UTILITY EASEMENT

EMERALD ELM ROAD

66.84'

35.65'

84.5'

BUILDING ENVELOPE
(7,117 SF)

LOT 21

11,829 SF
(0.27 AC)

126.15'

91.0'

89.8'

123.73'

20.0' WIDE PRIVATE STORM SEWER AND DRAINAGE EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

72.8'

86.23'

20.0' WIDE PRIVATE STORM SEWER AND DRAINAGE EASEMENT

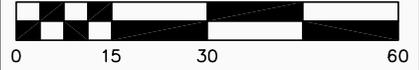
15.0' WIDE PUBLIC UTILITY EASEMENT



© Vierbicher Associates, Inc.



GRAPHIC SCALE, FEET



EMERALD ELM ROAD

12.0' WIDE PUBLIC UTILITY EASEMENT

20.0' WIDE PRIVATE STORM SEWER AND DRAINAGE EASEMENT

BUILDING ENVELOPE (6,412 SF)

LOT 22
11,558 SF
(0.27 AC)

CLEAR POND WAY

15.0' WIDE PUBLIC UTILITY EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

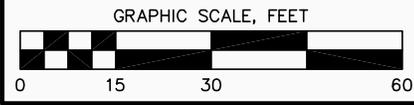
C:\Users\ifhe\AppData\Local\Temp\AcPublish\39344\220190_Lof Exhibits.dwg by: ifhe 06 Aug 2025 - 4:10p

vierbicher
planners | engineers | advisors



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

DATE	05/15/2025	REV.
DRAFTER	CSAN	SHEET
CHECKED	RKOL	22 OF 30
PROJECT NO.	220190	



CLEAR POND WAY

12.0' WIDE PUBLIC UTILITY EASEMENT

34.13'

33.43'

24.78'

65.8'

BUILDING ENVELOPE (5,763 SF)

LOT 57
10,237 SF
(0.24 AC)

122.88'

87.7'

88.5'

108.27'

12.0' WIDE PUBLIC UTILITY EASEMENT

65.9'

12.0' WIDE PUBLIC UTILITY EASEMENT

84.00'

ELDERBERRY ROAD

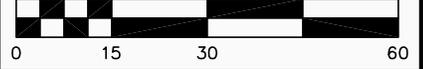


DATE	05/15/2025	REV.
DRAFTER	CSAN	SHEET
CHECKED	RKOL	23 OF 30
PROJECT NO.	220190	

© Vierbicher Associates, Inc.



GRAPHIC SCALE, FEET



CLEAR POND WAY

12.0' WIDE PUBLIC UTILITY EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

81.01'

69.0'

LOT 58

9,986 SF
(0.23 AC)

BUILDING ENVELOPE
(6,180 SF)

69.0'

81.00'

20.0' WIDE PRIVATE STORM SEWER AND DRAINAGE EASEMENT

123.69'

88.6'

88.0'

122.88'

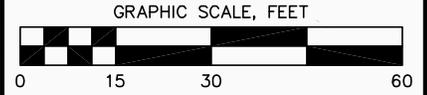
C:\Users\lfine\AppData\Local\Temp\VA\Publinh_39344\220190_Lot Exhibits.dwg by: lfine 06 Aug 2025 - 4:11 p

vierbicher
planners | engineers | advisors



LOT 58
WESTWIND PHASE 1
CITY OF MADISON
DANE COUNTY, WI

DATE	05/15/2025	REV.
DRAFTER	CSAN	SHEET
CHECKED	RKOL	24 OF 30
PROJECT NO.	220190	



CLEAR POND WAY

12.0' WIDE PUBLIC
UTILITY EASEMENT

12.0' WIDE PUBLIC
UTILITY EASEMENT

81.01'

69.0'

LOT 60

10,121 SF
(0.23 AC)

BUILDING ENVELOPE
(6,295 SF)

69.0'

125.59'

90.5'

89.5'

124.50'

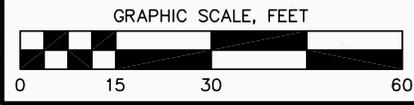
28.61'

52.40'

20.0' WIDE PRIVATE
STORM SEWER AND
DRAINAGE EASEMENT



© Vierbicher Associates, Inc.



12.0' WIDE PUBLIC UTILITY EASEMENT

CLEAR POND WAY

81.01'

69.0'

12.0' WIDE PUBLIC UTILITY EASEMENT

LOT 61
10,238 SF
(0.24 AC)

BUILDING ENVELOPE
(6,398 SF)

125.59'

90.7'

92.0'

127.20'

69.0'

81.00'

20.0' WIDE PRIVATE STORM SEWER AND DRAINAGE EASEMENT

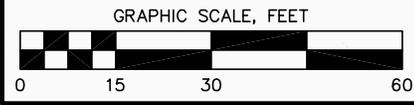
C:\Users\ifhe\appdata\local\temp\AcdbPublish_39344\220190_Lot Exhibits.dwg by: ifhe 06 Aug 2025 - 4:11p



DATE	05/15/2025	REV.
DRAFTER	CSAN	SHEET
CHECKED	RKOL	27 OF 30
PROJECT NO.	220190	

© Vierbicher Associates, Inc.

C:\Users\itthe\OneDrive\Temp\LocalTemp\A\Pub\lplh_32344_220190_Lot Exhibits.dwg by: itthe 06 Aug 2025 - 4:11p



CLEAR POND WAY

12.0' WIDE PUBLIC UTILITY EASEMENT

81.01'

69.0'

LOT 62

10,368 SF
(0.24 AC)

BUILDING ENVELOPE
(6,603 SF)

93.7'

92.3'

128.81'

127.20'

69.0'

81.00'

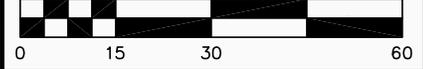
20.0' WIDE PRIVATE STORM SEWER AND DRAINAGE EASEMENT



DATE	05/15/2025	REV.
DRAFTER	CSAN	SHEET
CHECKED	RKOL	28 OF 30
PROJECT NO.	220190	



GRAPHIC SCALE, FEET



CLEAR POND WAY

12.0' WIDE PUBLIC UTILITY EASEMENT

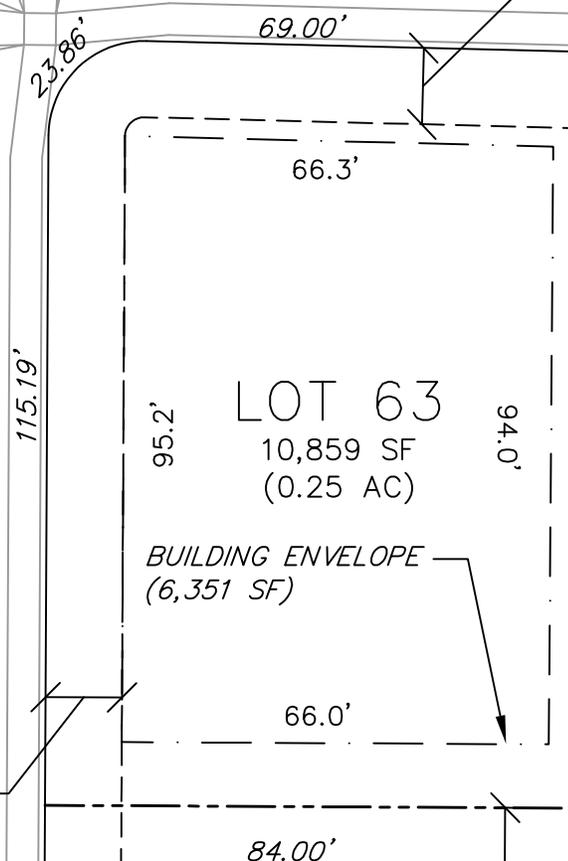
GOLDEN EAGLE DRIVE

12.0' WIDE PUBLIC UTILITY EASEMENT

BUILDING ENVELOPE (6,351 SF)

20.0' WIDE PRIVATE STORM SEWER AND DRAINAGE EASEMENT

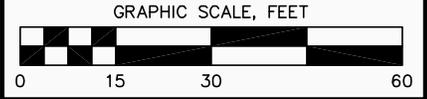
LOT 63
10,859 SF
(0.25 AC)



50

51





12.0' WIDE PUBLIC UTILITY EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

100.58'

47.47'

18.10'

82.6'

12.0' WIDE PUBLIC UTILITY EASEMENT

LOT 64
14,414 SF
(0.33 AC)

120.0'

155.00'

BUILDING ENVELOPE
(9,028 SF)

12.0' WIDE PUBLIC UTILITY EASEMENT

65.1'

CLEAR POND WAY

78.46'

121.4'

20.94'

68.05'

ELDERBERRY ROAD

