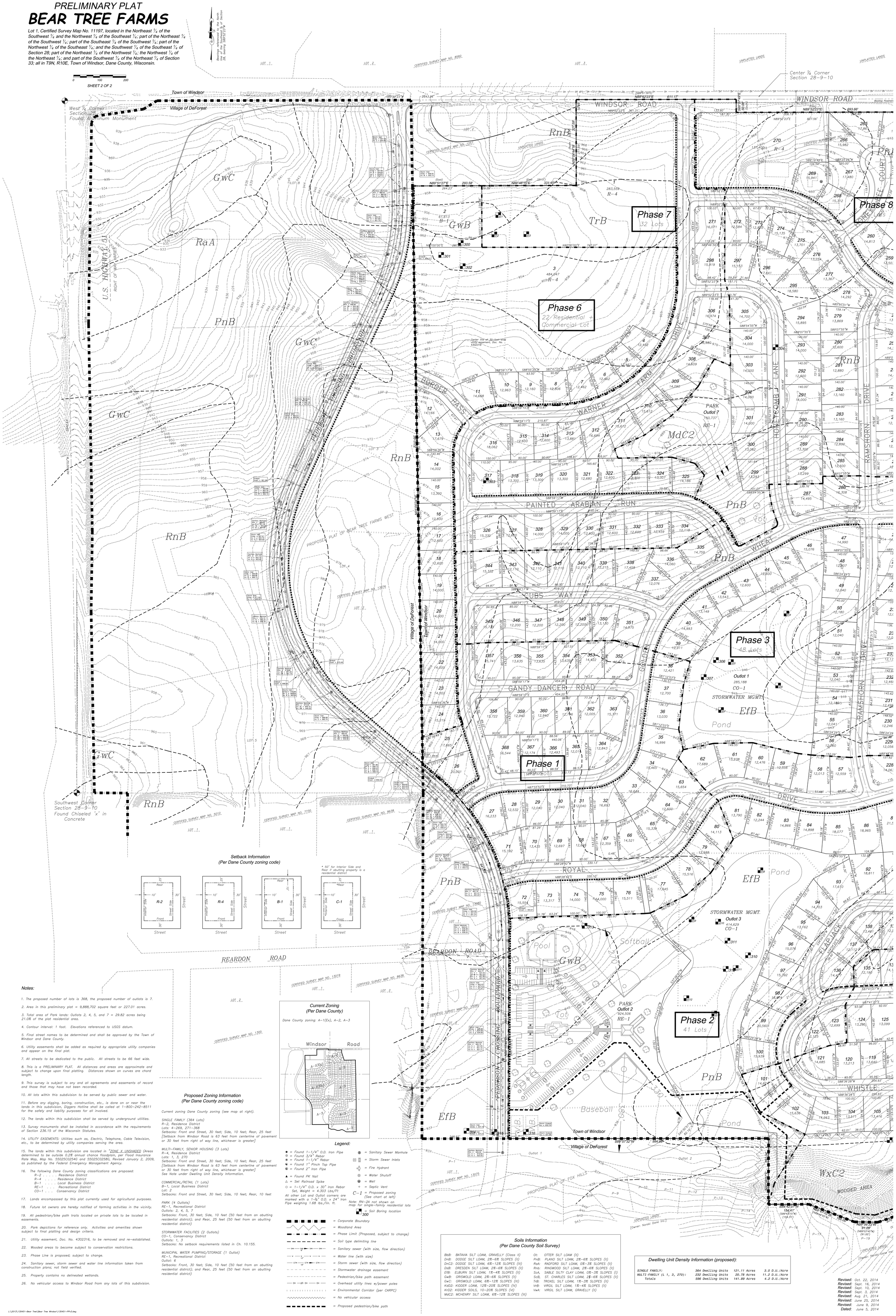
PRELIMINARY PLAT

BEAR TREE FARMS

Lot 1, Certified Survey Map No. 11197, located in the Northeast ¼ of the Southwest ¼ and the Northwest ¼ of the Southeast ¼; part of the Northeast ¼ of the Southwest ¼; part of the Southeast ¼ of the Southwest ¼; part of the Northwest ¼ of the Southeast ¼; and the Southwest ¼ of the Southeast ¼ of Section 28; part of the Northeast ¼ of the Northwest ¼; the Northwest ¼ of the Northeast ¼; and part of the Southwest ¼ of the Northeast ¼ of Section 33; all in T9N, R10E, Town of Windsor, Dane County, Wisconsin.

SHEET 2 OF 2



Notes:

1. The proposed number of lots is 368, the proposed number of outlots is 7.
2. Area in this preliminary plat = 9,888,702 square feet or 227.01 acres.
3. Total area of Park lands: Outlots 2, 4, 5, and 7 = 29.82 acres being 21.0% of the plat residential area.
4. Contour interval: 1 foot. Elevations referenced to USGS datum.
5. Final street names to be determined and shall be approved by the Town of Windsor and Dane County.
6. Utility easements shall be added as required by appropriate utility companies and appear on the final plat.
7. All streets to be dedicated to the public. All streets to be 66 feet wide.
8. This is a PRELIMINARY PLAT. All distances and areas are approximate and subject to change upon final platting. Distances shown on curves are chord length.
9. This survey is subject to any and all agreements and easements of record and those that may have not been recorded.
10. All lots within this subdivision to be served by public sewer and water.
11. Before any digging, boring, construction, etc., is done on or near the lands in this subdivision, Diggers Hotline shall be called at 1-800-242-8511 for the safety and liability purposes for all involved.
12. The lands within this subdivision shall be served by underground utilities.
13. Survey monuments shall be installed in accordance with the requirements of Section 236.15 of the Wisconsin Statutes.
14. UTILITY EASEMENTS: Utilities such as, Electric, Telephone, Cable Television, etc., to be determined by utility companies serving the area.
15. The lands within this subdivision are located in "ZONE X UNSHADED (Areas determined to be outside 0.2% annual chance floodplain, per Flood Insurance Rate Map, Map No. 55025C0254G and 55025C0258G, Revised January 2, 2009, as published by the Federal Emergency Management Agency.
16. The following Dane County zoning classifications are proposed:
    R-2 . . . . . Residence District
    R-4 . . . . Residence District
    B-1 . . . . Local Business District
    RE-1 . . . Recreational District
    CO-1 . . . Conservancy District
17. Lands encompassed by this plat currently used for agricultural purposes.
18. Future lot owners are hereby notified of farming activities in the vicinity.
19. All pedestrian/bike path trails located on private lots to be located in easements.
20. Park depictions for reference only. Activities and amenities shown subject to final platting and design criteria.
21. Utility easement, Doc. No. 4302316, to be removed and re-established.
22. Wooded areas to become subject to conservation restrictions.
23. Phase Line is proposed; subject to change.
24. Sanitary sewer, storm sewer and water line information taken from construction plans; not field verified.
25. Property contains no delineated wetlands.
26. No vehicular access to Windsor Road from any lots of this subdivision.

Proposed Zoning Information
(Per Dane County zoning code)

Current zoning Dane County zoning (see map at right).

SINGLE FAMILY (364 Lots)
R-2, Residence District
Lots: 4-269, 271-368
Setbacks: Front and Street, 30 feet; Side, 10 feet; Rear, 25 feet
[Setback from Windsor Road is 63 feet from centerline of pavement or 30 feet from right of way line, whichever is greater]

MULTI-FAMILY, SENIOR HOUSING (3 Lots)
R-4, Residence District
Lots: 1, 3, 270
Setbacks: Front and Street, 30 feet; Side, 10 feet; Rear, 25 feet
[Setback from Windsor Road is 63 feet from centerline of pavement or 30 feet from right of way line, whichever is greater]
See Note under Dwelling Unit Density Information.

COMMERCIAL/RETAIL (1 Lots)
B-1, Local Business District
Lot: 2
Setbacks: Front and Street, 30 feet; Side, 10 feet; Rear, 10 feet

PARK (4 Outlots)
RE-1, Recreational District
Outlots: 2, 4, 5, 7
Setbacks: Front, 30 feet; Side, 10 feet (50 feet from an abutting residential district); and Rear, 25 feet (50 feet from an abutting residential district)

STORMWATER FACILITIES (2 Outlots)
CO-1, Conservancy District
Outlots: 1, 3
Setbacks: No setback requirements listed in Ch. 10.155.

MUNICIPAL WATER PUMPING/STORAGE (1 Outlot)
RE-1, Recreational District
Outlot: 6
Setbacks: Front, 30 feet; Side, 10 feet (50 feet from an abutting residential district); and Rear, 25 feet (50 feet from an abutting residential district)

Revised: Oct. 22, 2014
Revised: Sept. 16, 2014
Revised: Sept. 10, 2014
Revised: Sept. 3, 2014
Revised: Aug. 21, 2014
Revised: June 25, 2014
Revised: June 9, 2014
Dated: June 5, 2014

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