

Crosswinds at Hawks Landing

Development Land for Sale



9301 Crosswinds Ln
Madison WI 53593



Presented By:

Ben Filkouski, CCIM
608-333-7734

Ben.Filkouski@madisoncommercialre.com

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EXCLUSIVE AGENT

Madison Commercial Real Estate LLC (“Owner’s Agent”) is the exclusive agent for the Owner of 9301 Crosswinds Ln, Madison, Wisconsin (“Property”). Please contact us if you have any questions.

DESIGNATED AGENT

The designated agent for the Owner are:

Ben Filkouski, CCIM
608-333-7734

ben.filkouski@madisoncommercialre.com

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Property Summary

9301 Crosswinds Ln, Madison WI 53593



Property Summary

Sale Price	\$1,100,000
Lot Size	1.26 acres
Parcel #	0708-334-0127-0
Shape	Irregular
Topography	Level
Zoning	PD
Water & Sewer	Municipal
Utilities	To Lot Line
2025 Assessment	\$502,800
2025 Taxes	\$9,380.40

Offering Information

- Located in Hawks Landing
- Approved for 32 upscale condominium units
- Golf course views from upper level
- Adjacent to Kingswood Park

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Aerial Views

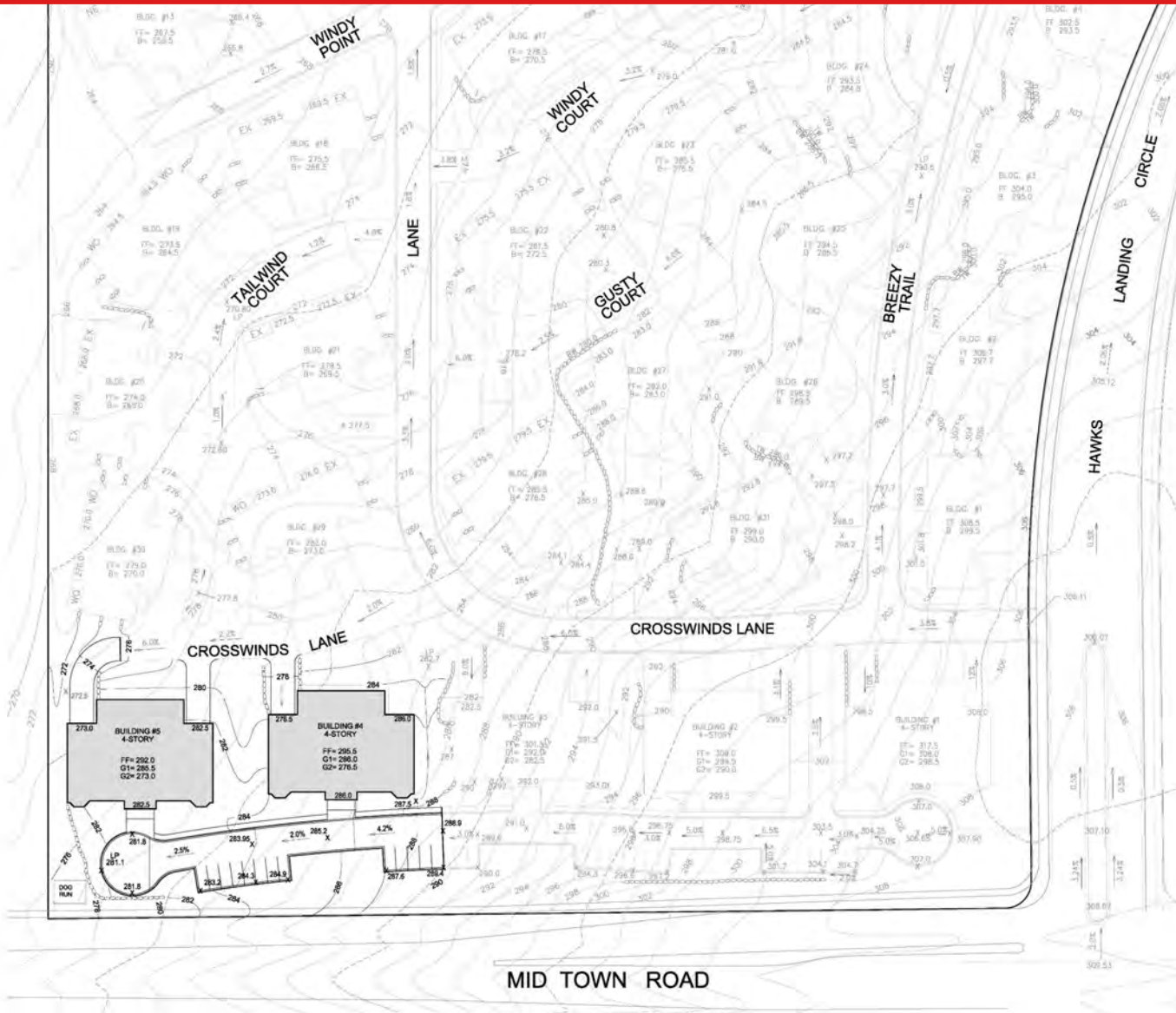
9301 Crosswinds Ln, Madison WI 53593



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Approved Lot Layout

9301 Crosswinds Ln, Madison WI 53593



UNIFIED ENGINEERING AND ASSOCIATES, INC.
 2500 Woodland Way, Madison, WI 53717
 Phone 608.833.7300 • Fax 608.833.1889
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

CROSSWINDS @ HAWKS LANDING
 BUILDINGS 4 & 5 - 16 CONDOMINIUM UNITS EACH BLDG
 9237-9249 CROSSWINDS LANE
 MADISON, WISCONSIN 53593

Issue Dates:
 DATE DESCRIPTION

Project No.
 Plot Date: jmd/08/08
 Drawn by: DKA
 Checked by:
 Approved by:

Sheet Title
 GRADING & EROSION
 CONTROL PLAN

Sheet No.
C-101 3

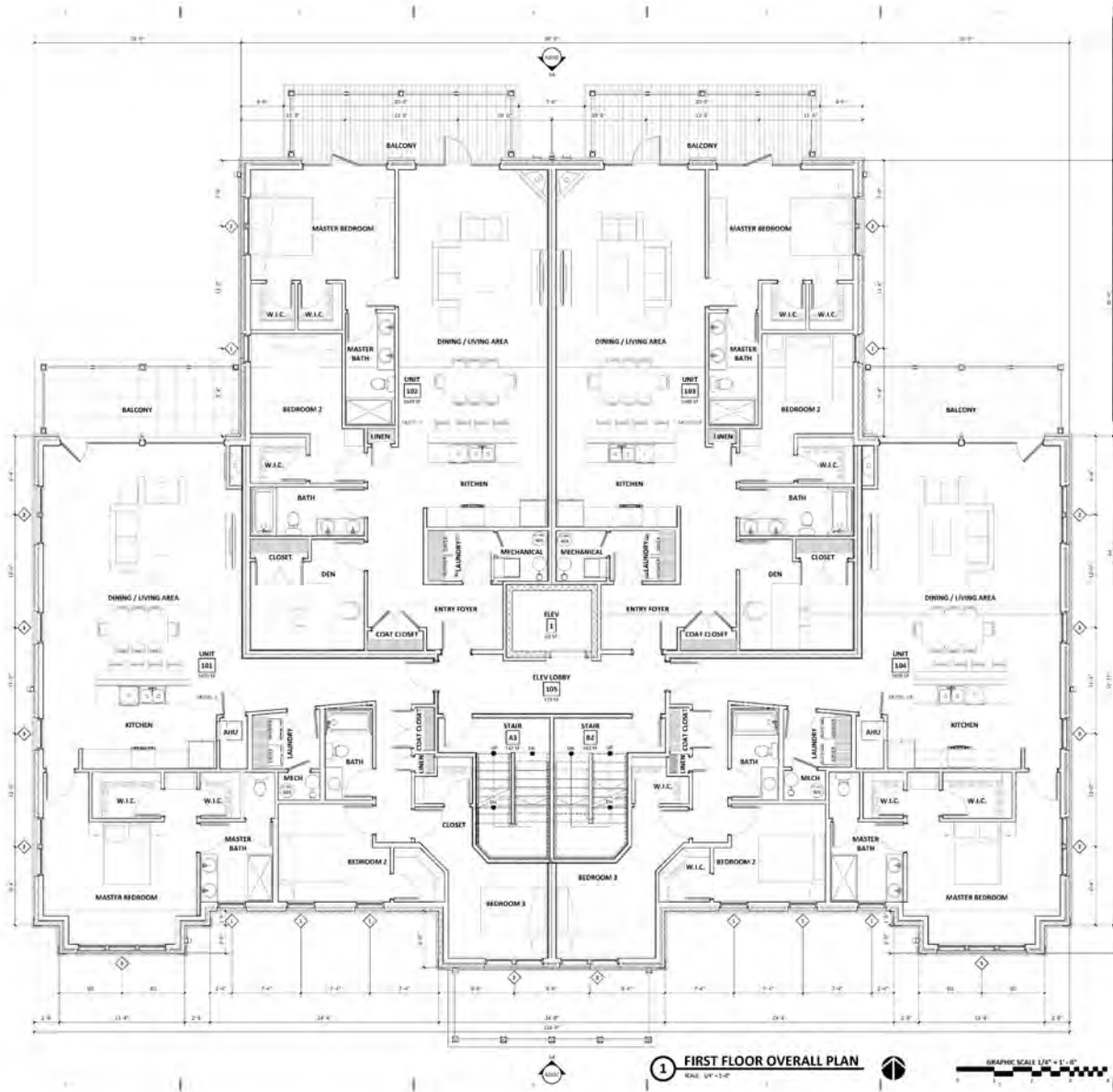


Floor Plans – 1st Floor

9301 Crosswinds Ln, Madison WI 53593

CONSTRUCTION

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- GENERAL PLAN NOTES**
1. DIMENSIONAL WOOD FRAMING - ALL EXTERIOR DIMENSIONS ARE FROM FACE OF SHEATHING TO FACE OF SHEATHING.
 2. DIMENSIONAL WOOD FRAMING - OPENINGS ARE DIMENSIONED TO CENTER OF ROOM OPENING. VERIFY JOIST FRAMING.
 3. DIMENSIONAL WOOD FRAMING - FLOOR HEIGHTS ARE DIMENSIONED TO FINISH FLOOR ELEVATION FOR DOOR SHEATHING.
 4. DIMENSIONAL WOOD FRAMING DEMISING (PARTY) WALLS ON THIS PLAN ARE DIMENSIONED TO CENTERLINE OF WALL U.N.O.
 5. STRUCTURAL MASONRY CONSTRUCTION - ALL EXTERIOR DIMENSIONS ARE FROM FACE OF MASONRY TO FACE OF MASONRY.
 6. STRUCTURAL MASONRY CONSTRUCTION - OPENINGS ARE DIMENSIONED BY MASONRY OPENINGS (NOSE) - VERIFY RC'S PRIOR TO MASONRY CONSTRUCTION.
 7. SEE STRUCTURAL SHEETS FOR DIMENSIONS OF FOUNDATION WALLS & PRECAST PLANT.
 8. SEE STRUCTURAL SHEETS FOR STRUCTURAL ELEMENTS & ADDITIONAL INFORMATION.
 9. SEE ENLARGED SCALE PLANS FOR 1/4" SCALE PLANS FOR UNITS & COMMON AREAS.
 10. DOOR LOCATIONS ARE DOOR WIDTH PLUS 8 INCHES (EACH SIDE) TO ACCOUNT FOR FPM U.N.O.
 11. SEE SHEET 101 FOR COMMON AREA DOOR SCHEDULES.
 12. SEE SHEET 102 FOR COMMON AREA ROOM FINISH SCHEDULE.

CROSSWINDS @ HAWK'S LANDING
 BUILDINGS 4 & 5 - 16 CONDOMINIUM UNITS EACH BLDG
 9237 - 9249 CROSSWINDS LANES
 MADISON, WISCONSIN 53593

Issue Dates:	
DATE	DESCRIPTION
07/11/16	ADDITION TO RP

Project No.	1018
Plot Date:	04/11/2016 09:48:18
Drawn by:	cmf
Checked by:	mp
Approved by:	
(Signature)	

Sheet Title
 FIRST FLOOR OVERALL PLAN

Sheet No.
A111

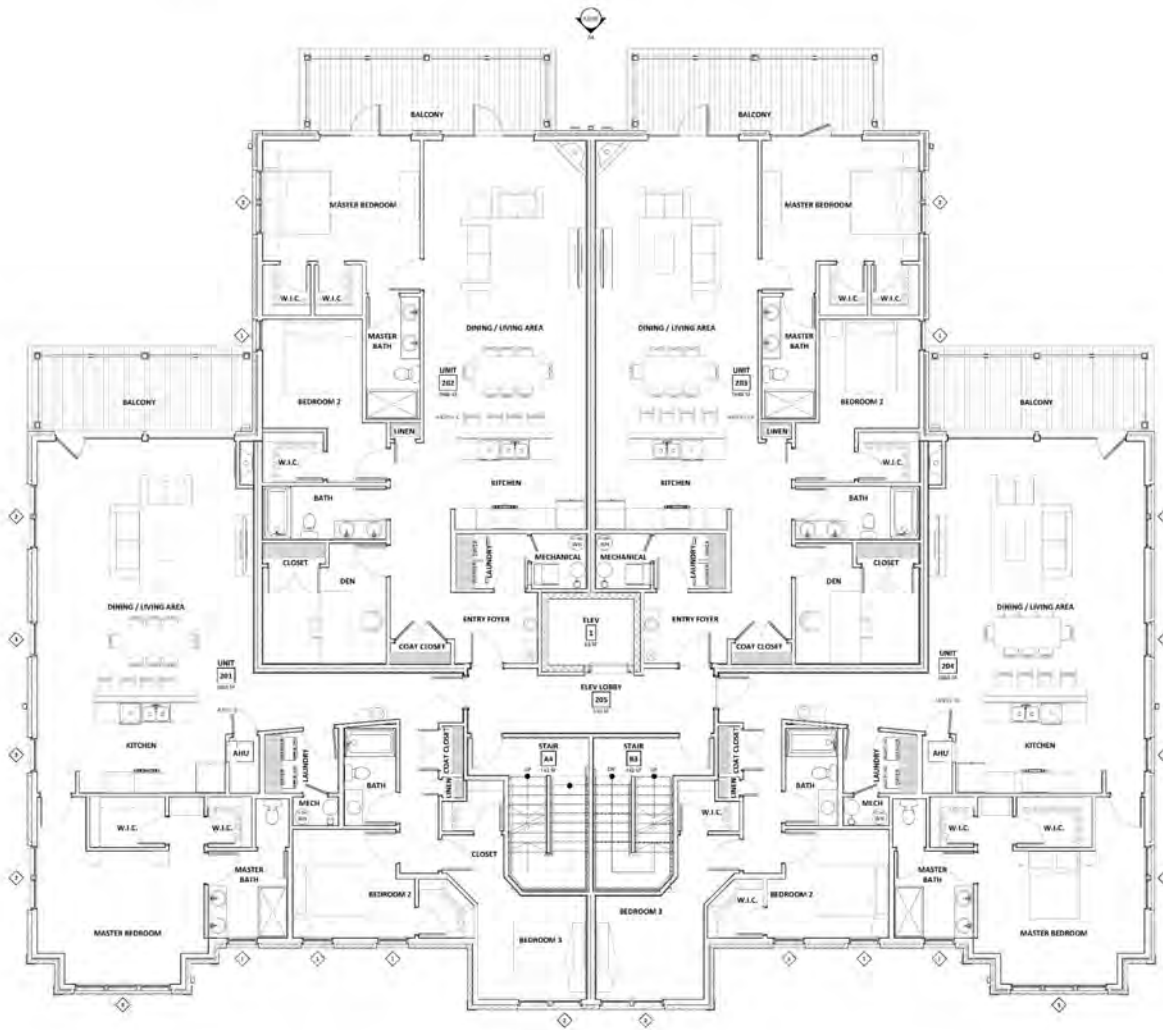
1 FIRST FLOOR OVERALL PLAN
 Scale: 1/8" = 1'-0"



Floor Plans – 2nd Floor

9301 Crosswinds Ln, Madison WI 53593

Conceptual



- GENERAL PLAN NOTES**
1. DIMENSIONAL WOOD FRAMING - ALL EXTERIOR DIMENSIONS ARE FROM FACE OF SHEATHING TO FACE OF SHEATHING.
 2. DIMENSIONAL WOOD FRAMING - OPENINGS ARE DIMENSIONED TO CENTER OF ROUGH OPENING - VERIFY ROYS PRIOR TO FRAMING.
 3. DIMENSIONAL WOOD FRAMING - FLOOR HEIGHTS ARE DIMENSIONED TO ROUGH FLOOR ELEVATION TOP OF FLOOR SHEATHING.
 4. DIMENSIONAL WOOD FRAMING DEMISING (PARTY) WALLS ON THIS PLAN ARE DIMENSIONED TO CENTERLINE OF WALL. U.N.D.
 5. STRUCTURAL MASONRY CONSTRUCTION - ALL EXTERIOR DIMENSIONS ARE FROM FACE OF MASONRY TO FACE OF MASONRY.
 6. STRUCTURAL MASONRY CONSTRUCTION - OPENINGS ARE DIMENSIONED AS MASONRY OPENINGS (MO'S) - VERIFY ROYS PRIOR TO MASONRY CONSTRUCTION.
 7. SEE STRUCTURAL SHEETS FOR DIMENSIONS OF FOUNDATION WALLS & PRECAST PLANS.
 8. SEE STRUCTURAL SHEETS FOR STRUCTURAL ELEMENTS & ADDITIONAL INFORMATION.
 9. SEE ENLARGED SCALE "FRANKFON 2/4" SCALE PLANS FOR UNITS & COMMON AREAS.
 10. DOOR LOCATIONS ARE DOOR WIDTH PLUS 8 INCHES (8 INCHES EACH SIDE) TO ACCOUNT FOR TRIM U.N.D.
 11. SEE SHEET A401 FOR COMMON AREA DOOR SCHEDULES.
 12. SEE SHEET A402 FOR COMMON AREA ROOM FINISH SCHEDULE.

CROSSWINDS @ HAWK'S LANDING
 BUILDINGS 4 & 5 - 16 CONDOMINIUM UNITS EACH BLDG
 9237 - 9249 CROSSWINDS LANES
 MADISON, WISCONSIN 53593

Issue Dates:	
DATE	DESCRIPTION
07/14/16	ADDITION TO RP

Project No.	16-00000000
Plot Date:	08/01/2016 09:43:12
Drawn by:	crd
Checked by:	ryr
Approved by:	

Sheet Title
 SECOND FLOOR OVERALL
 PLAN

Sheet No.
A121

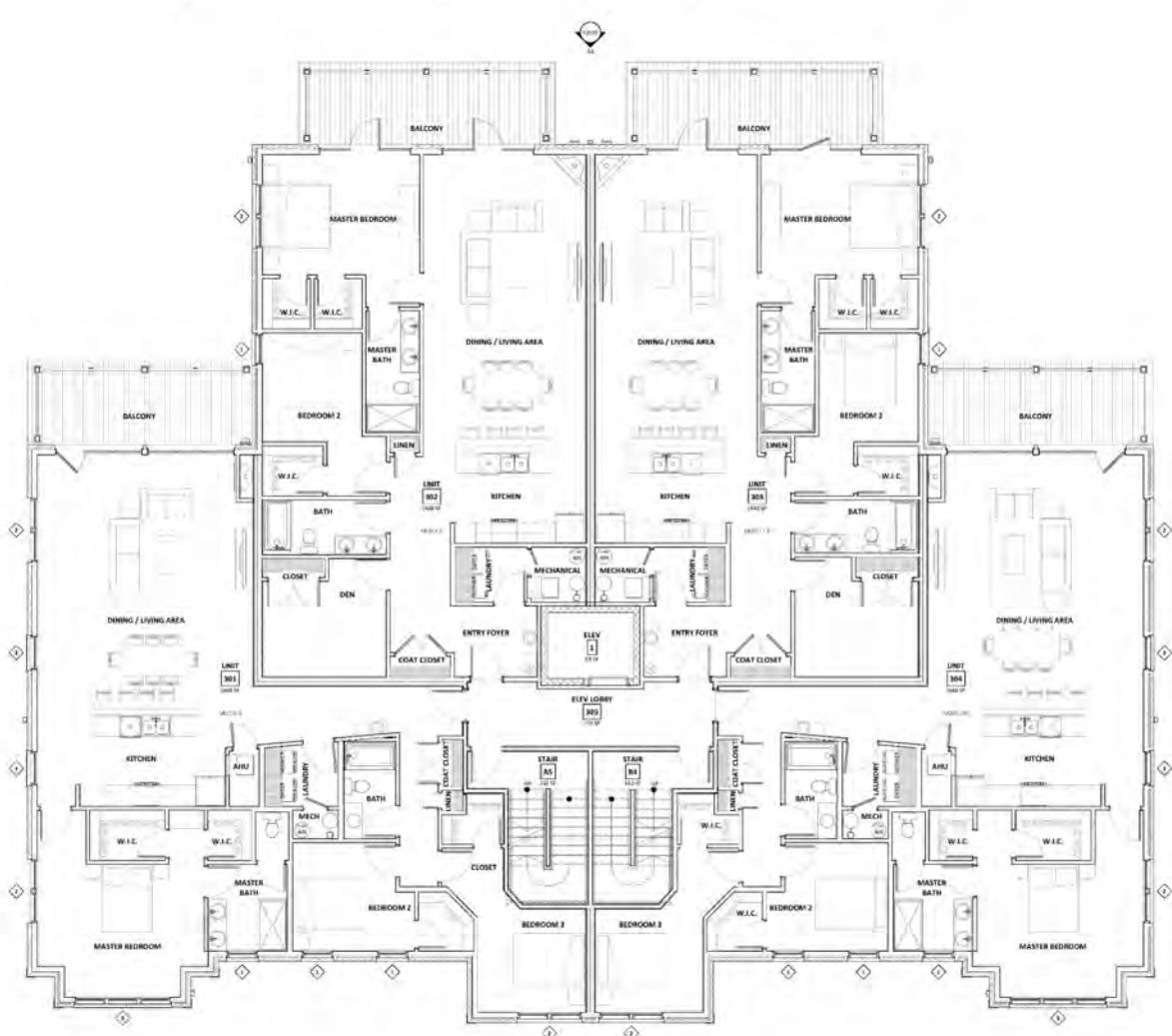
1 SECOND FLOOR OVERALL PLAN
 SCALE: 1/8" = 1'-0"



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Floor Plans – 3rd Floor

9301 Crosswinds Ln, Madison WI 53593



- GENERAL PLAN NOTES**
1. DIMENSIONAL WOOD FRAMING - ALL EXTERIOR DIMENSIONS ARE FROM FACE OF SHEATHING TO FACE OF SHEATHING.
 2. DIMENSIONAL WOOD FRAMING - OPENINGS ARE DIMENSIONED TO CENTER OF ROUGH OPENINGS - VERIFY NOTS PRIOR TO FRAMING.
 3. DIMENSIONAL WOOD FRAMING - FLOOR HEIGHTS ARE DIMENSIONED TO ROUGH FLOOR ELEVATION (TOP OF FLOOR SHEATHING).
 4. DIMENSIONAL WOOD FRAMING (EMBRACING PARTY) WALLS ON THIS PLAN ARE DIMENSIONED TO CENTERLINE OF WALL U.N.O.
 5. STRUCTURAL MASONRY CONSTRUCTION - ALL EXTERIOR DIMENSIONS ARE FROM FACE OF MASONRY TO FACE OF MASONRY.
 6. STRUCTURAL MASONRY CONSTRUCTION - OPENINGS ARE DIMENSIONED AS MASONRY OPENINGS (NOTS) - VERIFY NOTS PRIOR TO MASONRY CONSTRUCTION.
 7. SEE STRUCTURAL SHEETS FOR DIMENSIONS OF FOUNDATION WALLS & PRECAST SLAB.
 8. SEE STRUCTURAL SHEETS FOR STRUCTURAL ELEMENTS & ADDITIONAL INFORMATION.
 9. SEE ENLARGED SCALE PLANS FOR 1/4" SCALE PLANS FOR UNITS & COMMON AREAS.
 10. DOOR LOCATIONS ARE DOOR WIDTH PLUS 8 INCHES (4 INCHES EACH SIDE) TO ACCOUNT FOR TRIM U.N.O.
 11. SEE SHEET A002 FOR ELEVATION AREA ROOM FINISH SCHEDULES.
 12. SEE SHEET A002 FOR ELEVATION AREA ROOM FINISH SCHEDULE.

CROSSWINDS @ HAWK'S LANDING
 BUILDINGS 4 & 5 - 16 CONDOMINIUM UNITS EACH BLDG
 9237 - 9249 CROSSWINDS LANES
 MADISON, WISCONSIN 53593

Issue Dates:	
DATE	DESCRIPTION
07/11/16	ADDITION TO RP

Project No.	16-00000000
Plot Date:	08/22/2016 09:49
Drawn by:	crd
Checked by:	ryr
Approved by:	

Sheet Title
 THIRD FLOOR OVERALL PLAN

Sheet No.
A131

1 THIRD FLOOR OVERALL PLAN
 SCALE: 1/8" = 1'-0"



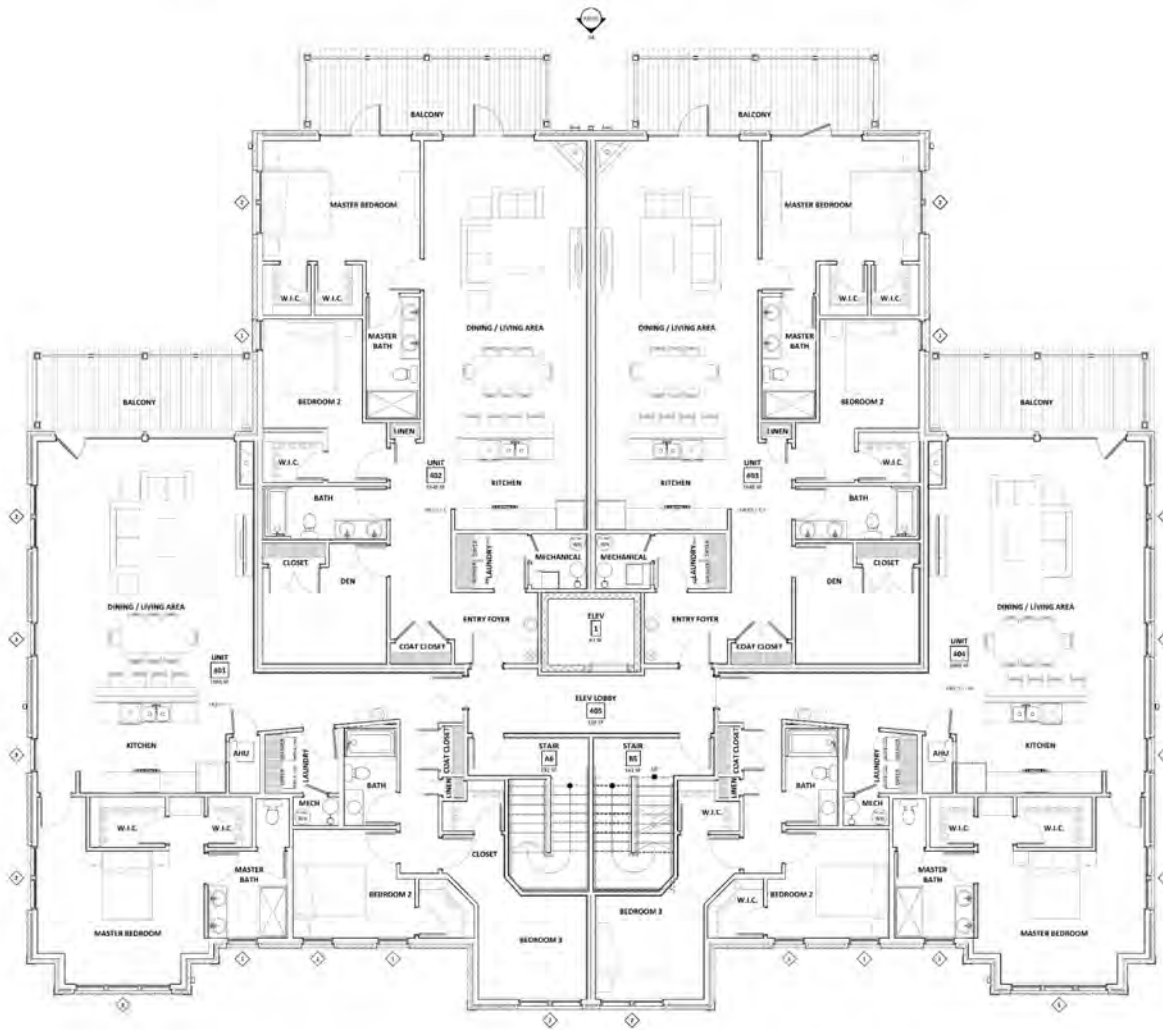
CONCEPTUAL

E:\Temp\CAD\161006 4 & 5 11/08/16 - 11/08/16.dwg

Floor Plans – 4th Floor

9301 Crosswinds Ln, Madison WI 53593

Conceptual



- GENERAL PLAN NOTES**
1. DIMENSIONAL WOOD FRAMING - ALL EXTERIOR DIMENSIONS ARE FROM FACE OF SHEATHING TO FACE OF SHEATHING.
 2. DIMENSIONAL WOOD FRAMING - OPENINGS ARE DIMENSIONED TO CENTER OF ROUGH OPENING - VERIFY JOIST PRIOR TO FRAMING.
 3. DIMENSIONAL WOOD FRAMING - FLOOR HEIGHTS ARE DIMENSIONED TO ROUGH FLOOR ELEVATION (TOP OF FLOOR SHEATHING).
 4. DIMENSIONAL WOOD FRAMING (PARTIAL) WALLS ON THIS PLAN ARE DIMENSIONED TO CENTERLINE OF WALL U.N.O.
 5. STRUCTURAL MASONRY CONSTRUCTION - ALL EXTERIOR DIMENSIONS ARE FROM FACE OF MASONRY TO FACE OF MASONRY.
 6. STRUCTURAL MASONRY CONSTRUCTION - OPENINGS ARE DIMENSIONED AS MASONRY OPENINGS (M/U) - VERIFY JOIST PRIOR TO MASONRY CONSTRUCTION.
 7. SEE STRUCTURAL SHEETS FOR DIMENSIONS OF FOUNDATION WALLS & PRECAST PLANS.
 8. SEE STRUCTURAL SHEETS FOR STRUCTURAL ELEMENTS & ADDITIONAL INFORMATION.
 9. SEE ENLARGED SCALE PLANS FOR 1/4" SCALE WORK (CORNERS & COMMON AREAS).
 10. DOOR LOCATIONS ARE DOOR WIDTH 8 INCHES (4 INCHES EACH SIDE) TO ACCORD FOR TRIM U.N.O.
 11. SEE SHEET A401 FOR COMMON AREA DOOR SCHEDULES.
 12. SEE SHEET A402 FOR COMMON AREA ROOM FINISH SCHEDULE.

CROSSWINDS @ HAWK'S LANDING
 BUILDINGS 4 & 5 - 16 CONDOMINIUM UNITS EACH BLDG
 9237 - 9249 CROSSWINDS LANES
 MADISON, WISCONSIN 53593

Issue Dates:	
DATE	DESCRIPTION
10/11/16	ADDITION TO RP

Project No.	16-0000
Plot Date:	10/11/16
Drawn by:	cmf
Checked by:	mp
Approved by:	

Sheet Title
FOURTH FLOOR OVERALL PLAN

Sheet No.
A141

