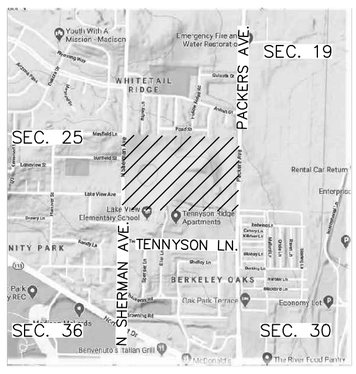
RAEMISCH FARM DEVELOPMENT

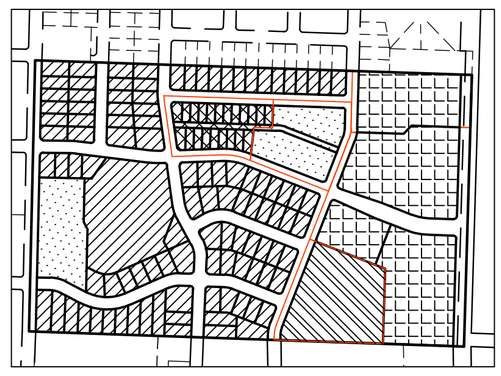
PRELIMINARY PLAT

The South one-half of the fractional Southwest one-quarter of Section 19, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin



Vicinity Map

Not to Scale



CC-T = COMMERCIAL CORRIDOR - TRANSITIONAL DISTRICT

TR-U1 = TRADITIONAL RESIDENTIAL - URBAN DISTRICT 1

SR-C2 = SUBURBAN RESIDENTIAL - CONSISTENT DISTRICT 2

TR-V2 = TRADITIONAL RESIDENTIAL - VARIED DISTRICT 2

TR-C3 = TRADITIONAL RESIDENTIAL - CONSISTENT DISTRICT 3

Proposed Zoning

Legal Description:

The South one-half of the fractional Southwest one-quarter of Section 19, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin, being more particularly described as follows:

BEGINNING at the South one-quarter Corner of said Section 19;

thence, along the South line of said fractional Southwest one-quarter, North 87°59'37" West, 2106.82 feet to the Southwest Corner of said Section 19, lying in North Sherman Avenue;

thence, along the West line of said fractional Southwest one-quarter, North 01°19'24" East, 1310.90 feet to the Northwest corner of said South one-half of the fractional Southwest one-quarter;

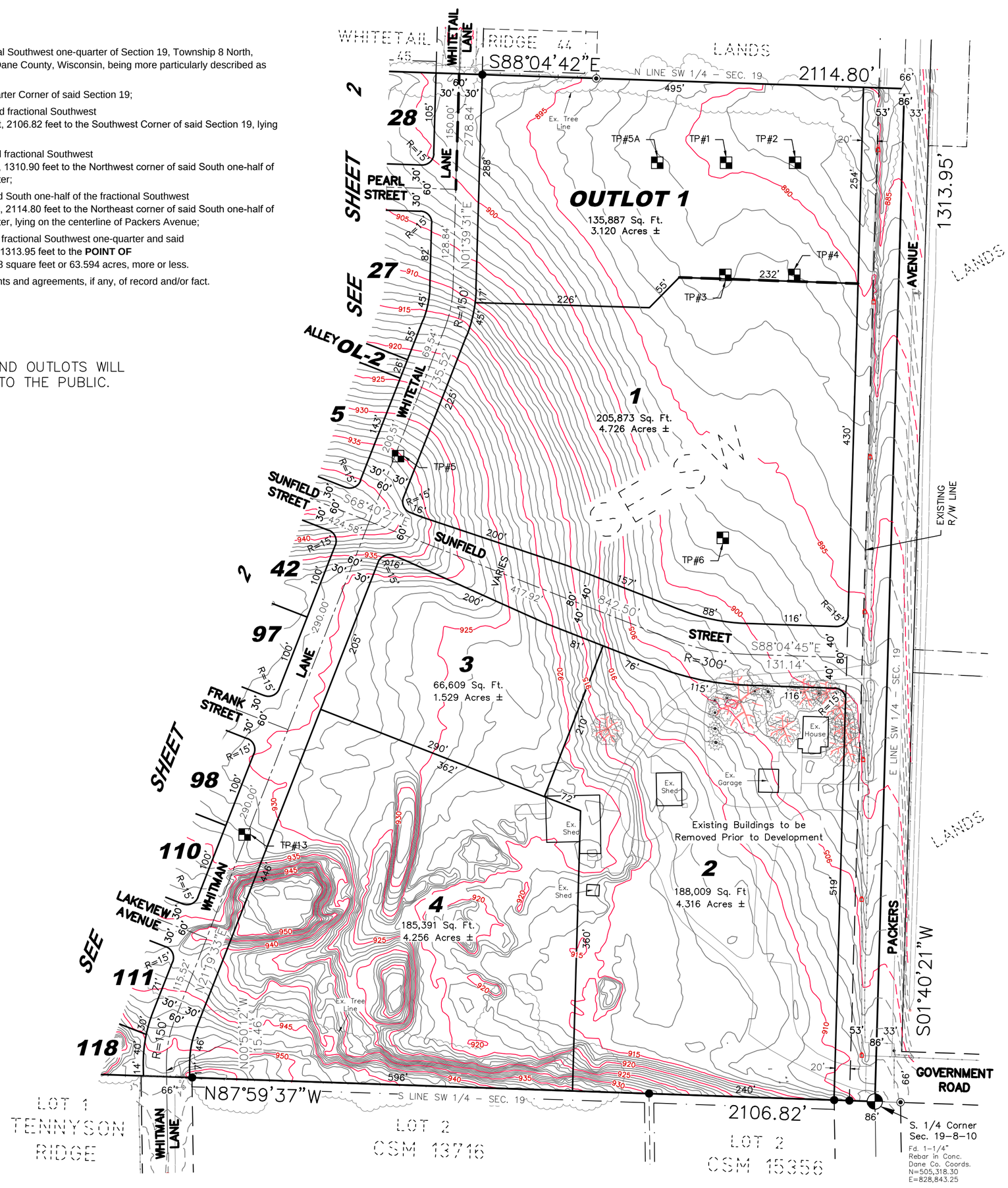
thence, along the North line of said South one-half of the fractional Southwest one-quarter, South 88°04'42" East, 2114.80 feet to the Northeast corner of said South one-half of the fractional Southwest one-quarter, lying on the centerline of Packers Avenue;

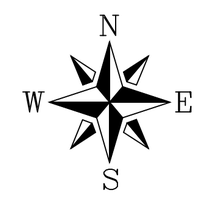
thence, along the East line of said fractional Southwest one-quarter and said centerline, South 01°40'21" West, 1313.95 feet to the **POINT OF BEGINNING**, containing 2,770,168 square feet or 63.594 acres, more or less.

BEING SUBJECT TO all easements and agreements, if any, of record and/or fact.

NOTES:

1. ALL STREETS AND OUTLOTS WILL BE DEDICATED TO THE PUBLIC.





Bearings are based on the South line of the Southwest 1/4 of Section 19–8–10, which bears S87°59'37"E on the Dane County Coordinate System

GRAPHIC SCALE

0 50 100 200

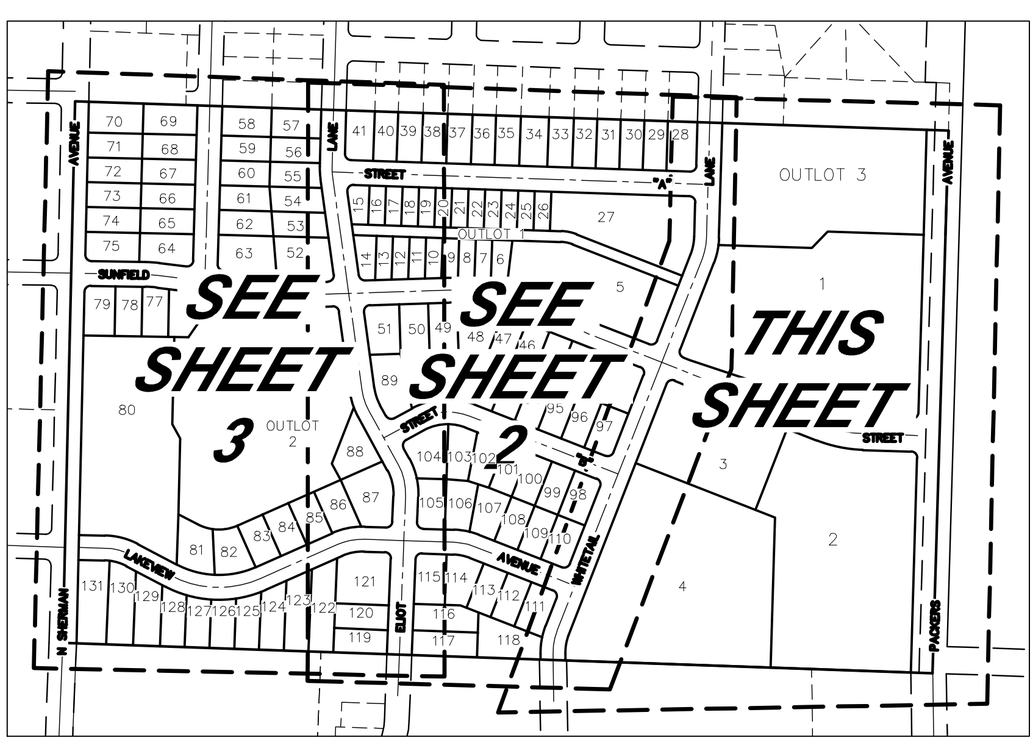
(IN FEET)

Total Area
2,770,168 Sq. Ft.
63.594 Acres±

OWNERS:
c/o DALE MILLER
5700 MONONA DR
MADISON, WI 53716

SUBDIVIDER:
THE RIFKEN GROUP Ltd
ATT: MARTY RIFKEN
1402 PANKRATZ STREET, SUITE 105
MADISON, wi 53704

ENGINEER/SURVEYOR:
RYAN QUAM, P.E.
MATTHEW E. HOGLUND, P.L.S.
QUAM ENGINEERING, LLC
4604 SIGGELKOW ROAD – SUITE A
MCFARLAND, WI 53558



Sheet Index Map

SURVEYOR'S CERTIFICATE:

I hereby certify, to the best of my knowledge and belief, that I have surveyed the property shown hereon; that this map represents an accurate survey of said property and that I have complied with the applicable requirements of Wisconsin Administrative Code Chapter A–E 7 and the City of Madison Subdivision Ordinance.

Dated this 6th day of May 2020.

By: Matthew E. Hoglund
P.L.S. S–1910

WISCONSIN MATTHEW E. HOGLUND S–1910 FALL RIVER WI LAND SURVEYOR

SHEET 1 OF 3

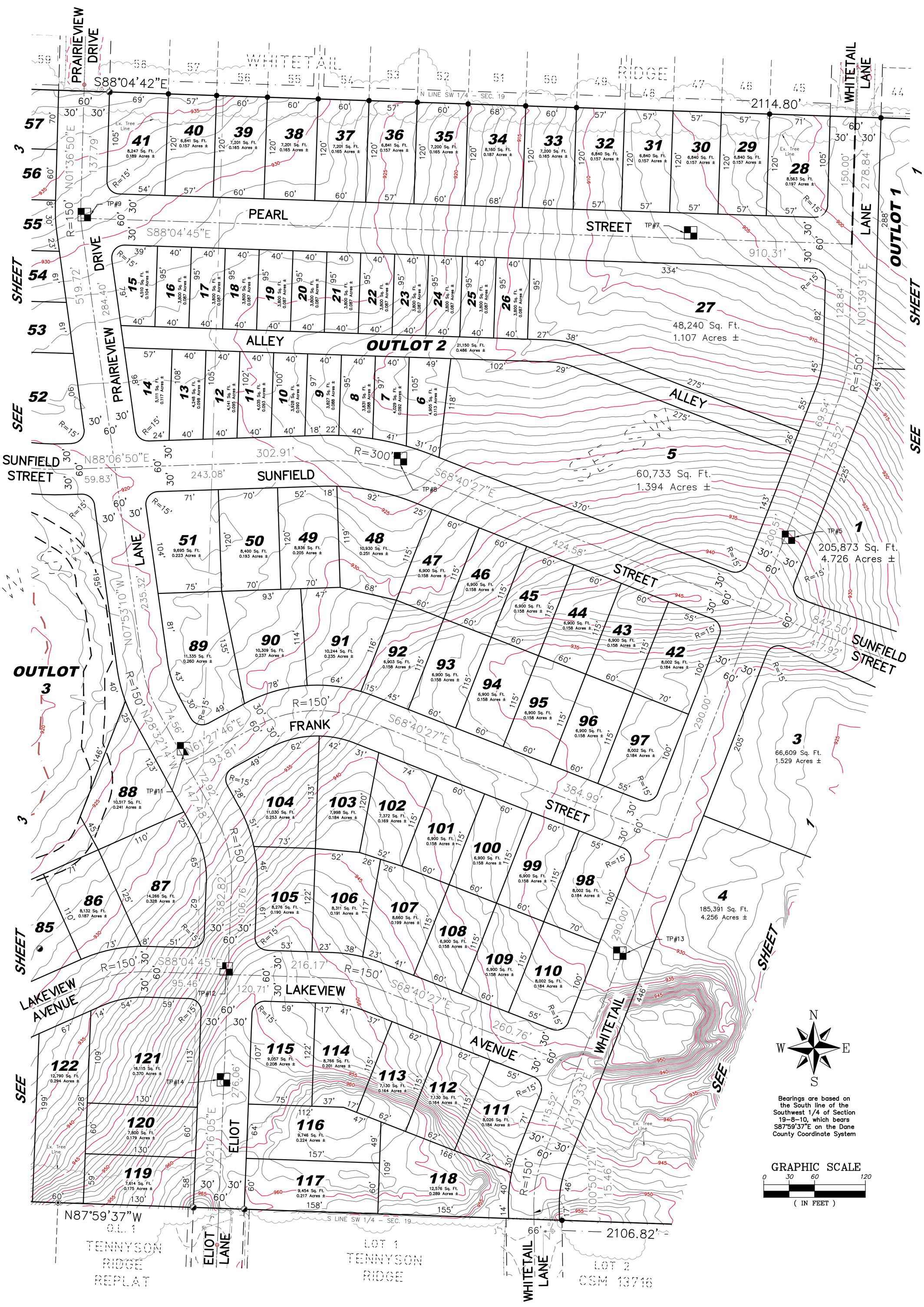
PRELIMINARY PLAT
RAEMISCH FARM DEVELOPMENT
PROJECT NO: MR–12–19

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838–7750; Fax (608) 838–7752

RAEMISCH FARM DEVELOPMENT

PRELIMINARY PLAT

The South one-half of the fractional Southwest one-quarter of Section 19, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin



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GRAPHIC SCALE

0 30 60 120

(IN FEET)

SHEET 2 OF 3

PRELIMINARY PLAT

RAEMISCH FARM DEVELOPMENT

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RAEMISCH FARM DEVELOPMENT

PRELIMINARY PLAT

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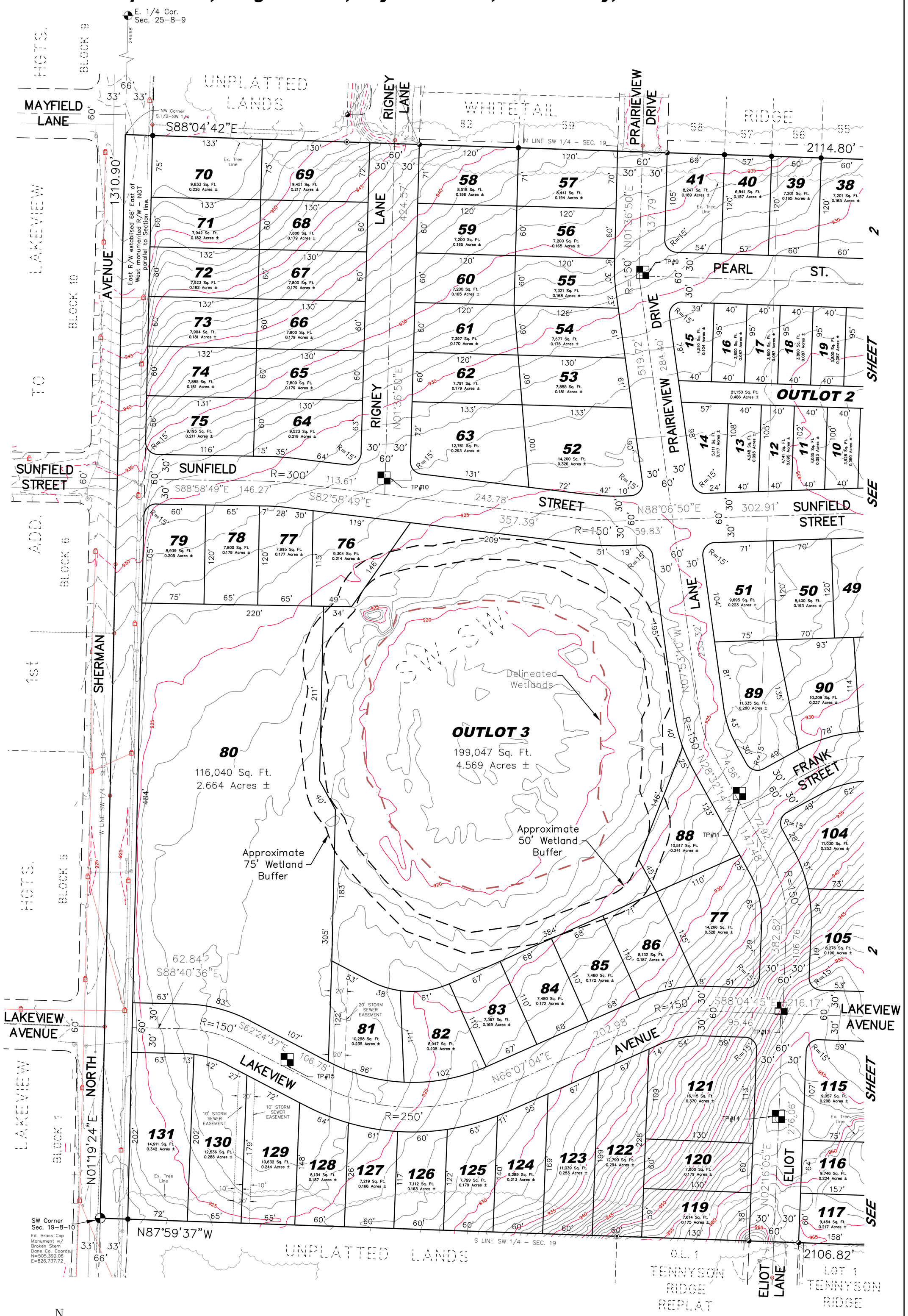

N
W E
S

Bearings are based on the South line of the Southwest 1/4 of Section 19-8-10, which bears S87°59'37"E on the Dane County Coordinate System

GRAPHIC SCALE

0 30 60 120

(IN FEET)

SHEET 3 OF 3

PRELIMINARY PLAT

RAEMISCH FARM DEVELOPMENT

PROJECT NO: MR-12-19

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RAEMISCH FARM DEVELOPMENT

STREET AND UTILITY CONSTRUCTION

CITY OF MADISON
DANE COUNTY, WISCONSIN

INDEX

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3		OVERALL GRADING AND EROSION CONTROL PLAN
4		OVERALL UTILITY PLAN
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6	106+00 – 112+00	SUNFIELD STREET – PLAN AND PROFILE
7	112+00 – 118+00	SUNFIELD STREET – PLAN AND PROFILE
8	118+00 – 123+00	SUNFIELD STREET – PLAN AND PROFILE
9	200+00 – 206+00	WHITMAN LANE – PLAN AND PROFILE
10	206+00 – 212+00	WHITETAIL LANE – PLAN AND PROFILE
11	212+00 – 216+00	WHITETAIL LANE – PLAN AND PROFILE
12	299+00 – 305+00	ELIOT LANE – PLAN AND PROFILE
13	305+00 – 311+00	ELIOT LANE – PLAN AND PROFILE
14	311+00 – 315+00	PRAIRIEVIEW LANE – PLAN AND PROFILE
15	400+50 – 406+24	RIGNEY LANE – PLAN AND PROFILE
16	500+00 – 506+00	PEARL STREET – PLAN AND PROFILE
17	506+00 – 510+50	PEARL STREET – PLAN AND PROFILE
18	600+00 – 604+00	FRANK STREET – PLAN AND PROFILE
19	604+00 – 608+00	FRANK STREET – PLAN AND PROFILE
20	700+00 – 706+00	LAKEVIEW AVENUE – PLAN AND PROFILE
21	706+00 – 711+00	LAKEVIEW AVENUE – PLAN AND PROFILE
22	711+00 – 715+00	LAKEVIEW AVENUE – PLAN AND PROFILE
23	800+00 – 806+00	ALLEY (OUTLOT 2) – PLAN AND PROFILE
24	806+00 – 811+00	ALLEY (OUTLOT 2) – PLAN AND PROFILE
25	900+00 – 904+00	NORTH EAST DITCH – PLAN AND PROFILE
26	904+00 – 910+00	NORTH EAST DITCH – PLAN AND PROFILE
27	910+00 – 913+00	NORTH EAST DITCH – PLAN AND PROFILE
28	1000+00 – 1006+00	SANITARY EXTENSION – PLAN AND PROFILE
29	1006+00 – 1010+73	SANITARY EXTENSION – PLAN AND PROFILE

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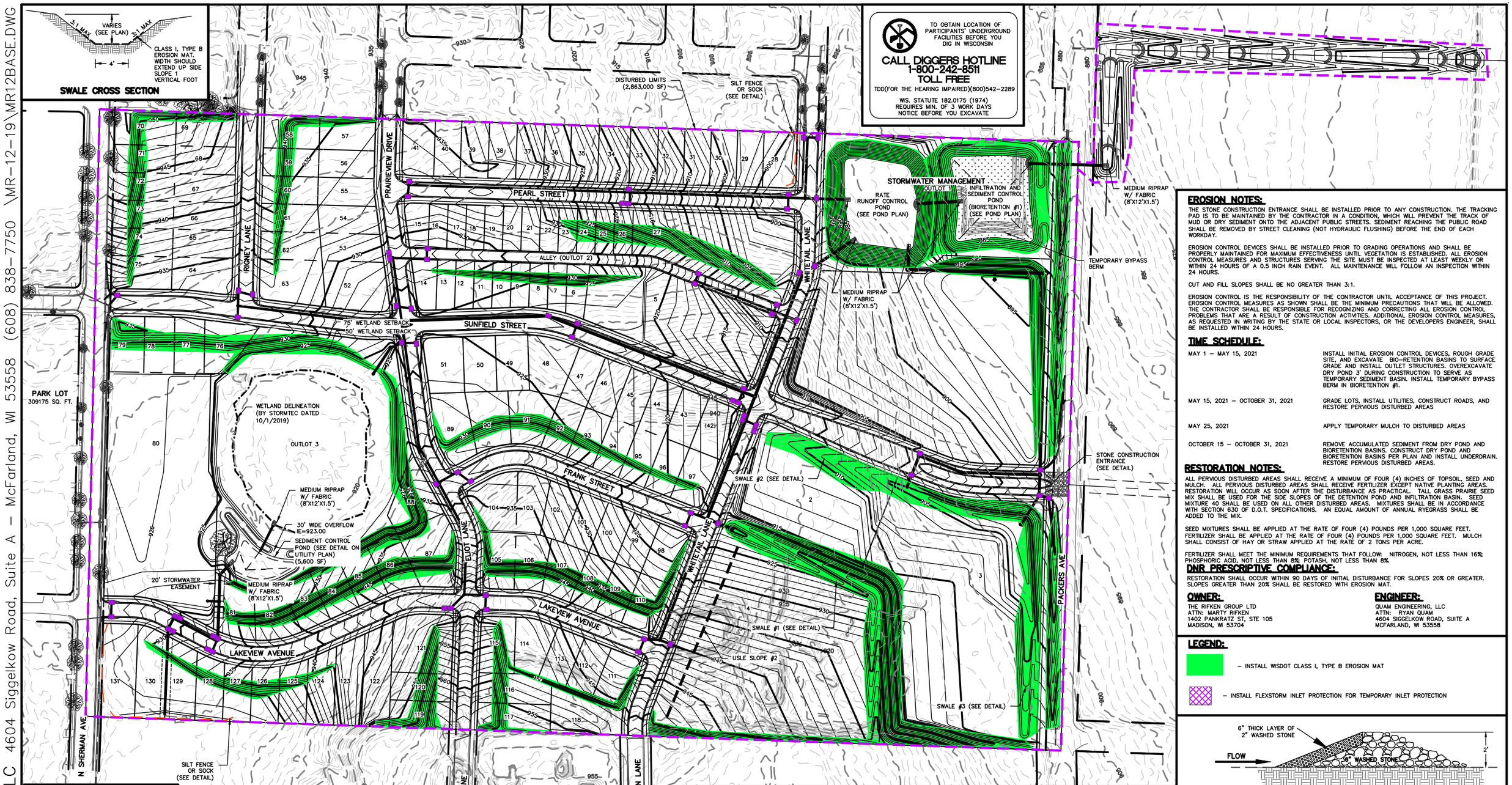
QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 \MR-12-19\MR12BASE.DWG



EROSION NOTES:

THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPERS ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

TIME SCHEDULE:

MAY 1 – MAY 15, 2021	INSTALL INITIAL EROSION CONTROL DEVICES, ROUGH GRADE SITE, AND EXCAVATE BIO-RETENTION BASINS TO SURFACE GRADE AND INSTALL OUTLET STRUCTURES. OVEREXCAVATE DRY POND 3' DURING CONSTRUCTION TO SERVE AS TEMPORARY SEDIMENT BASIN. INSTALL TEMPORARY BYPASS BERM IN BIORETENTION #1.
MAY 15, 2021 – OCTOBER 31, 2021	GRADE LOTS, INSTALL UTILITIES, CONSTRUCT ROADS, AND RESTORE PERVIOUS DISTURBED AREAS
MAY 25, 2021	APPLY TEMPORARY MULCH TO DISTURBED AREAS
OCTOBER 15 – OCTOBER 31, 2021	REMOVE ACCUMULATED SEDIMENT FROM DRY POND AND BIORETENTION BASINS. CONSTRUCT DRY POND AND BIORETENTION BASINS PER PLAN AND INSTALL UNDERDRAIN. RESTORE PERVIOUS DISTURBED AREAS.

RESTORATION NOTES:

ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. TALL GRASS PRAIRIE SEED MIX SHALL BE USED FOR THE SIDE SLOPES OF THE DETENTION POND AND INFILTRATION BASIN. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.

FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

DNR PRESCRIPTIVE COMPLIANCE:

RESTORATION SHALL OCCUR WITHIN 90 DAYS OF INITIAL DISTURBANCE FOR SLOPES 20% OR GREATER. SLOPES GREATER THAN 20% SHALL BE RESTORED WITH EROSION MAT.

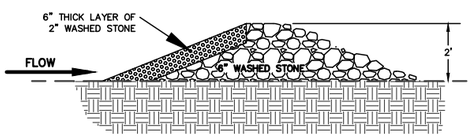
OWNER:
THE RIFKEN GROUP LTD
ATTN: MARTY RIFKEN
1402 PANKRATZ ST, STE 105
MADISON, WI 53704

ENGINEER:
QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WI 53558

LEGEND:

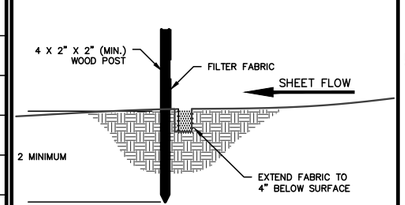
– INSTALL WSDOT CLASS I, TYPE B EROSION MAT

– INSTALL FLEXSTORM INLET PROTECTION FOR TEMPORARY INLET PROTECTION

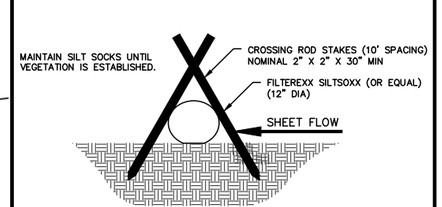


ROCK CHECK DAM DETAIL

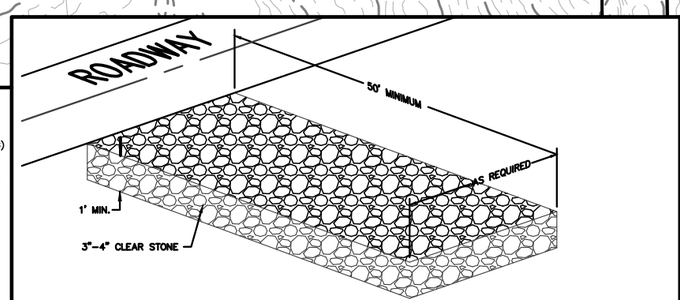
EX. WETLAND	
STORM EVENT	ELEV
1	919.57
2	919.76
10	920.36
100	921.44
200	921.77



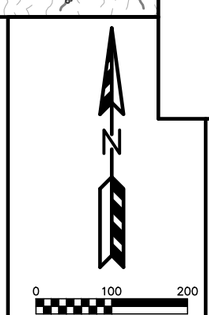
SILT FENCE CONSTRUCTION (SHEET FLOW)



SILT SOCK DETAIL



STONE CONSTRUCTION ENTRANCE



RAEMISCH FARM DEVELOPMENT
OVERALL GRADING AND EROSION CONTROL PLAN
PAGE: 3 OF 29
DATED: MAY 6, 2020

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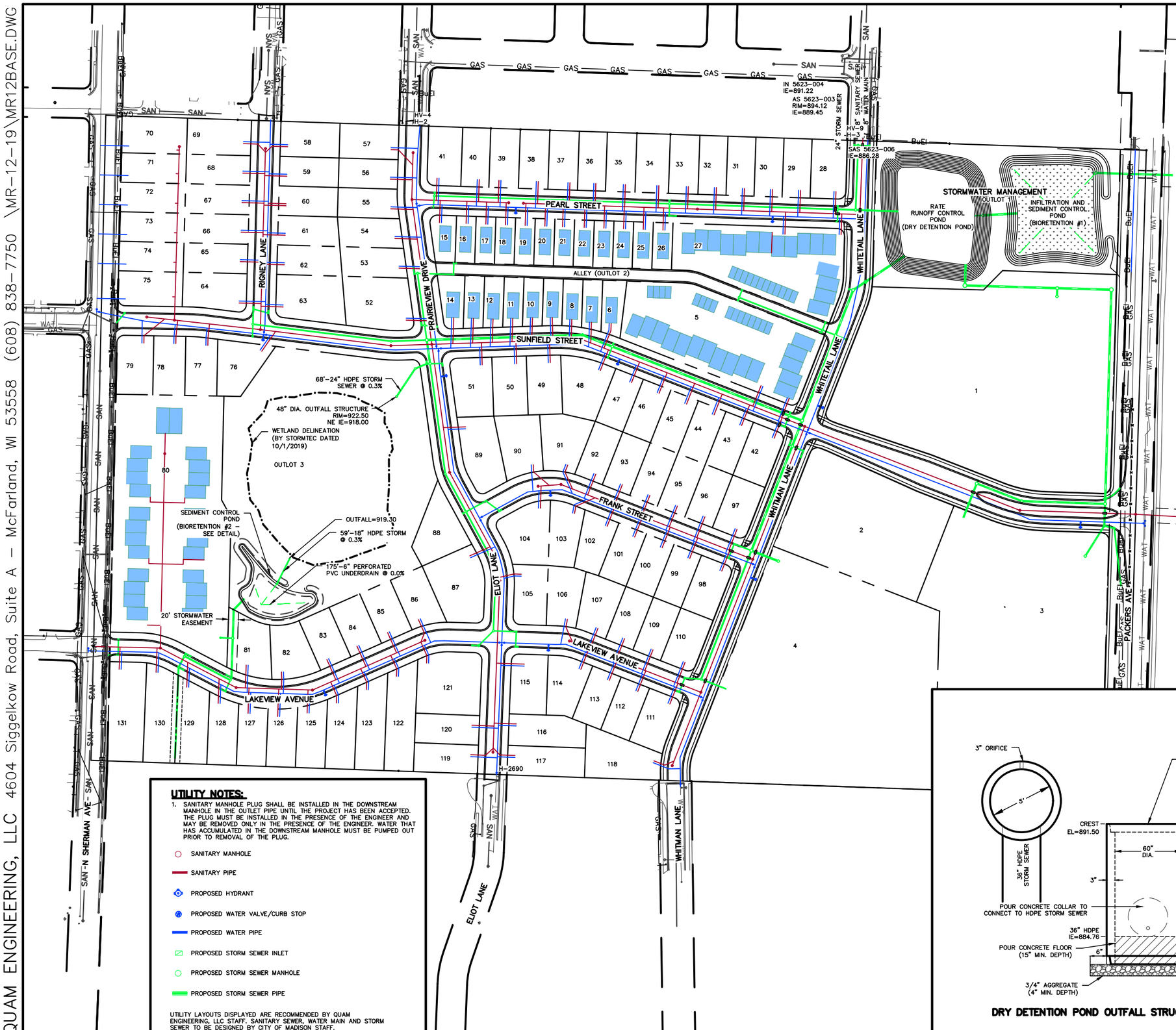
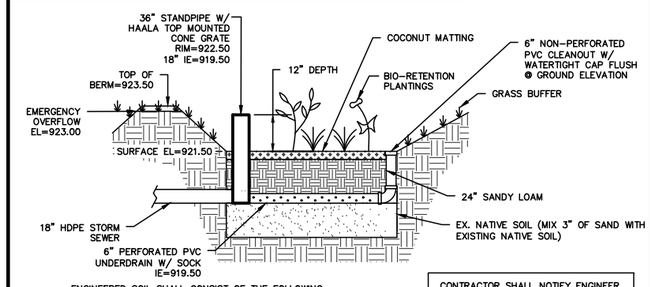


UTILITY NOTES:

1. SANITARY MANHOLE PLUG SHALL BE INSTALLED IN THE DOWNSTREAM MANHOLE IN THE OUTLET PIPE UNTIL THE PROJECT HAS BEEN ACCEPTED. THE PLUG MUST BE INSTALLED IN THE PRESENCE OF THE ENGINEER AND MAY BE REMOVED ONLY IN THE PRESENCE OF THE ENGINEER. WATER THAT HAS ACCUMULATED IN THE DOWNSTREAM MANHOLE MUST BE PUMPED OUT PRIOR TO REMOVAL OF THE PLUG.

- SANITARY MANHOLE
- SANITARY PIPE
- PROPOSED HYDRANT
- PROPOSED WATER VALVE/CURB STOP
- PROPOSED WATER PIPE
- PROPOSED STORM SEWER INLET
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM SEWER PIPE

UTILITY LAYOUTS DISPLAYED ARE RECOMMENDED BY QUAM ENGINEERING, LLC STAFF. SANITARY SEWER, WATER MAIN AND STORM SEWER TO BE DESIGNED BY CITY OF MADISON STAFF.



ENGINEERED SOIL SHALL CONSIST OF THE FOLLOWING:
70% SILICA SAND; 30% COMPOST W/ PH 5.5–6.5
COMPOST SHALL MEET WDNR SPECIFICATION S100.
STORAGE/INTERFACE LAYER SHALL CONSIST OF SAND AS FOLLOWS:
SAND: WASHED QUARTZ OR SILICA 0.02 – 0.04 INCHES IN DIA.

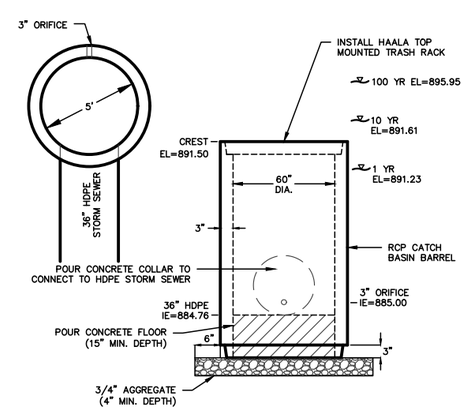
BIORETENTION PLANTINGS TO BE PLANTED AT ONE PLUG PER SQUARE FOOT. PLUGS TO BE PLANT STOCK NAMED IN THE WET PRAIRIE MIX FROM AGRECOL CORPORATION OR APPROVED EQUIVALENT. A MINIMUM OF 10 DIFFERENT PLANT STOCK NAMES TO BE PLANTED.

TO PREVENT COMPACTION OF ENGINEERED SOIL AND SUBSOILS, CONTRACTOR SHALL PROTECT AGAINST MACHINERY ENTERING OR COMPACTING THE BIO-RETENTION AREA.

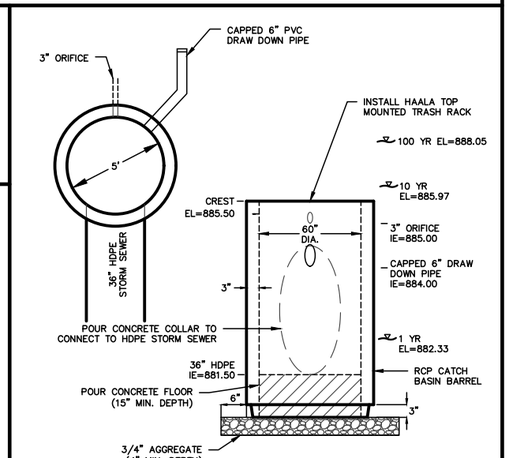
CONTRACTOR SHALL PROVIDE COPY OF DELIVERY TICKET OR INVOICE FOR ENGINGEERED SOIL & SAND STORAGE LAYER FOR AS-BUILT CERTIFICATION PURPOSES.

CONTRACTOR SHALL NOTIFY ENGINEER DURING BIO-RETENTION EXCAVATION TO SANDY SOIL FOR AS-BUILT CERTIFICATION.

BIO-RETENTION #2 DETAIL



DRY DETENTION POND OUTFALL STRUCTURE DETAIL



BIORETENTION #1 OUTFALL STRUCTURE DETAIL

RAEMISCH FARM DEVELOPMENT

OVERALL UTILITY PLAN
PAGE: 4 OF 22
DATED: MAY 6, 2020

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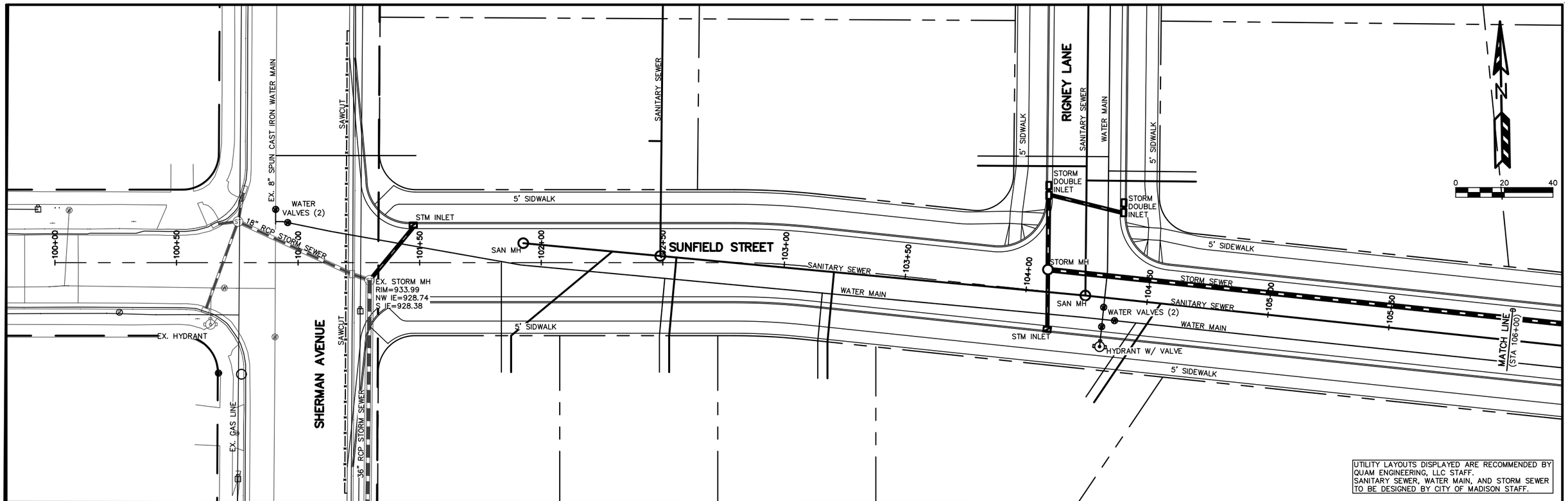
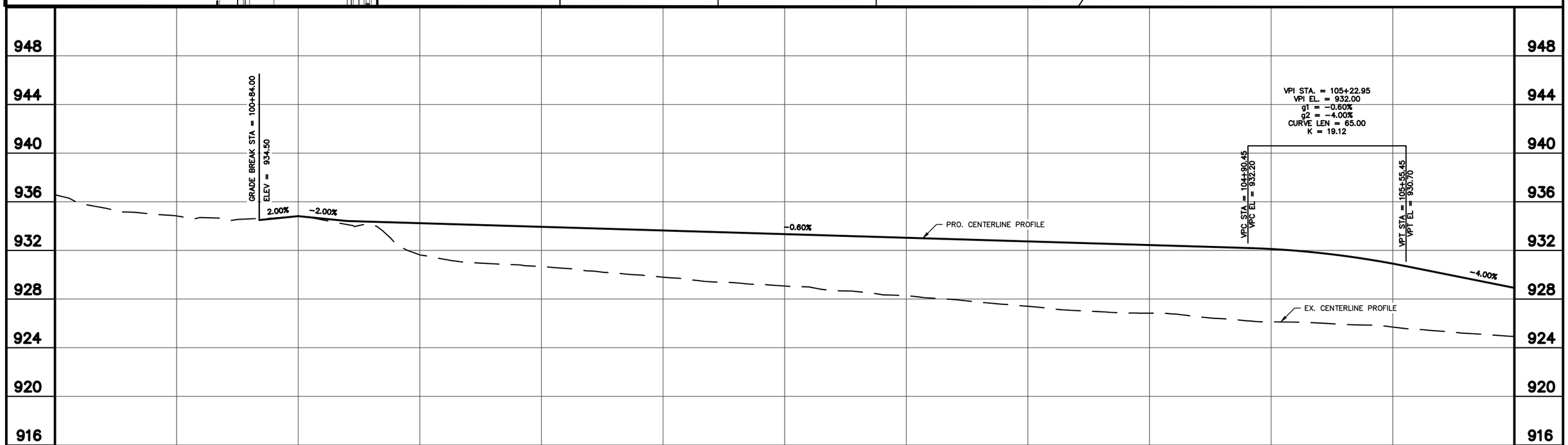


UTILITY LAYOUTS DISPLAYED ARE RECOMMENDED BY QUAM ENGINEERING, LLC STAFF.
SANITARY SEWER, WATER MAIN, AND STORM SEWER TO BE DESIGNED BY CITY OF MADISON STAFF.



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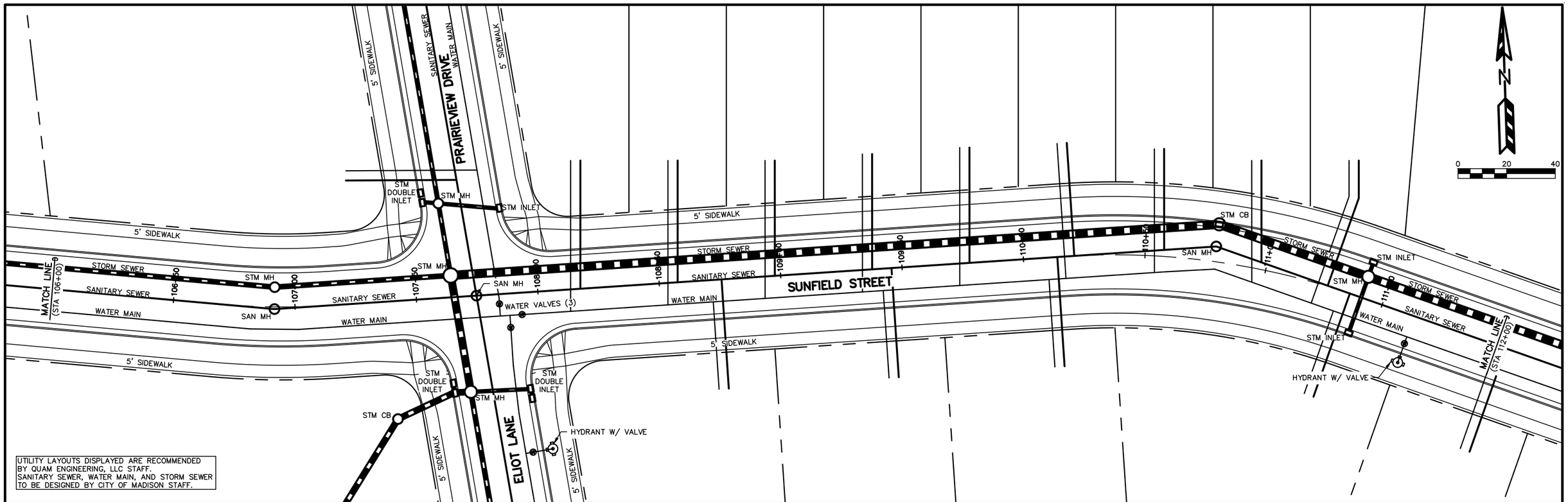

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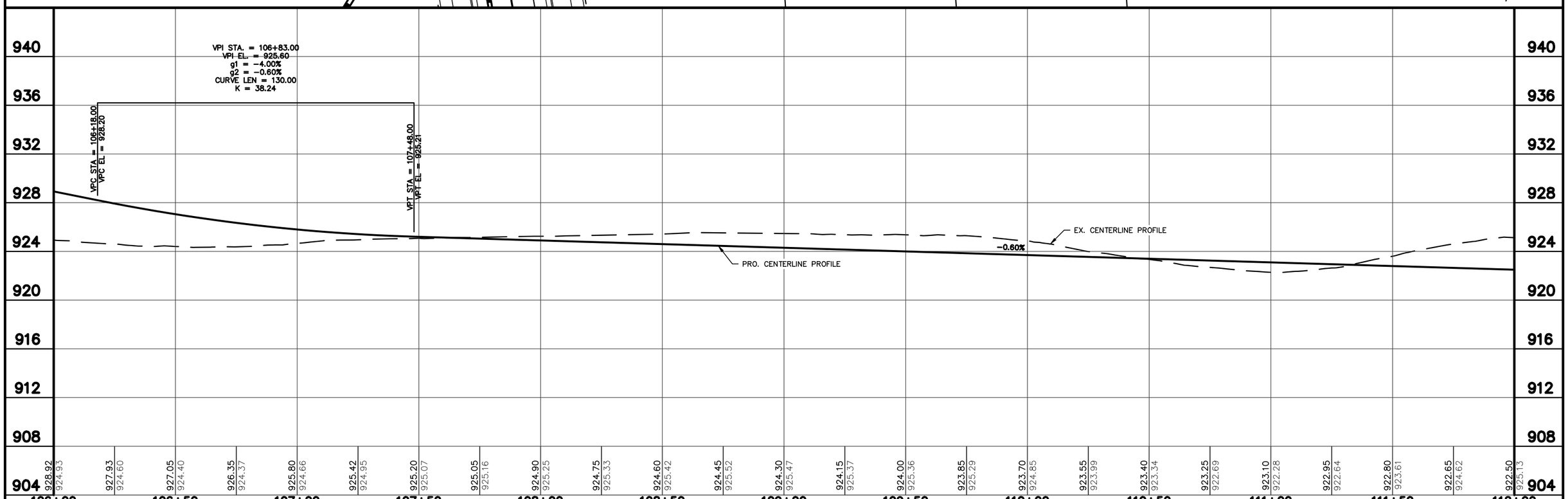

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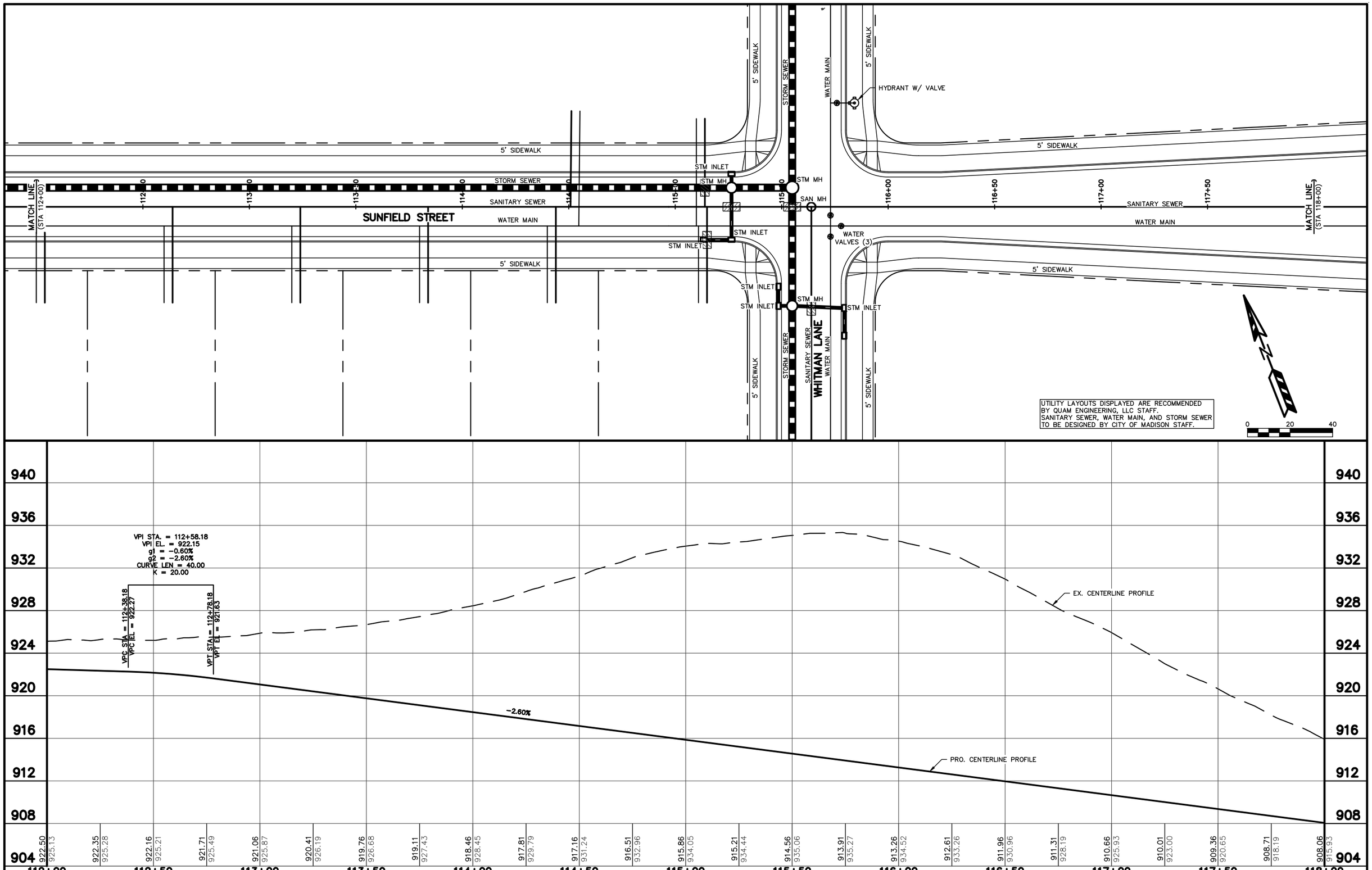

\MR-12-19\PLAN & PROFILES\SUNFIELD - PLAN & PROFILE.DWG

RAEMISCH FARM DEVELOPMENT - SUNFIELD STREET PLAN AND PROFILE MR-12-19 05/06/2020

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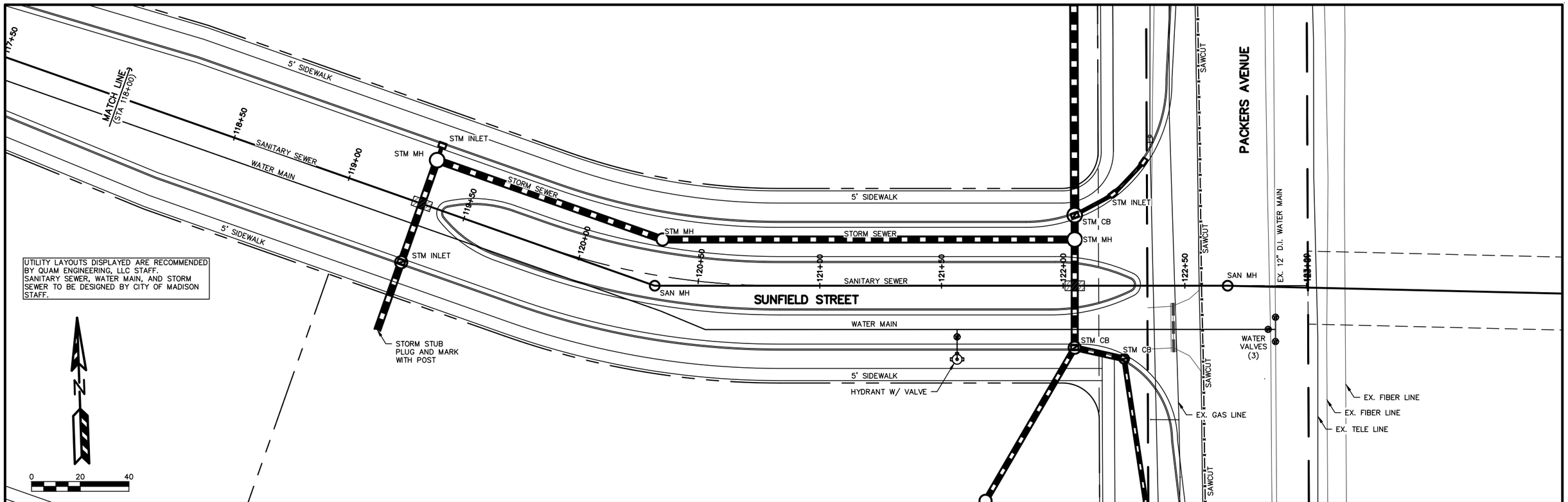

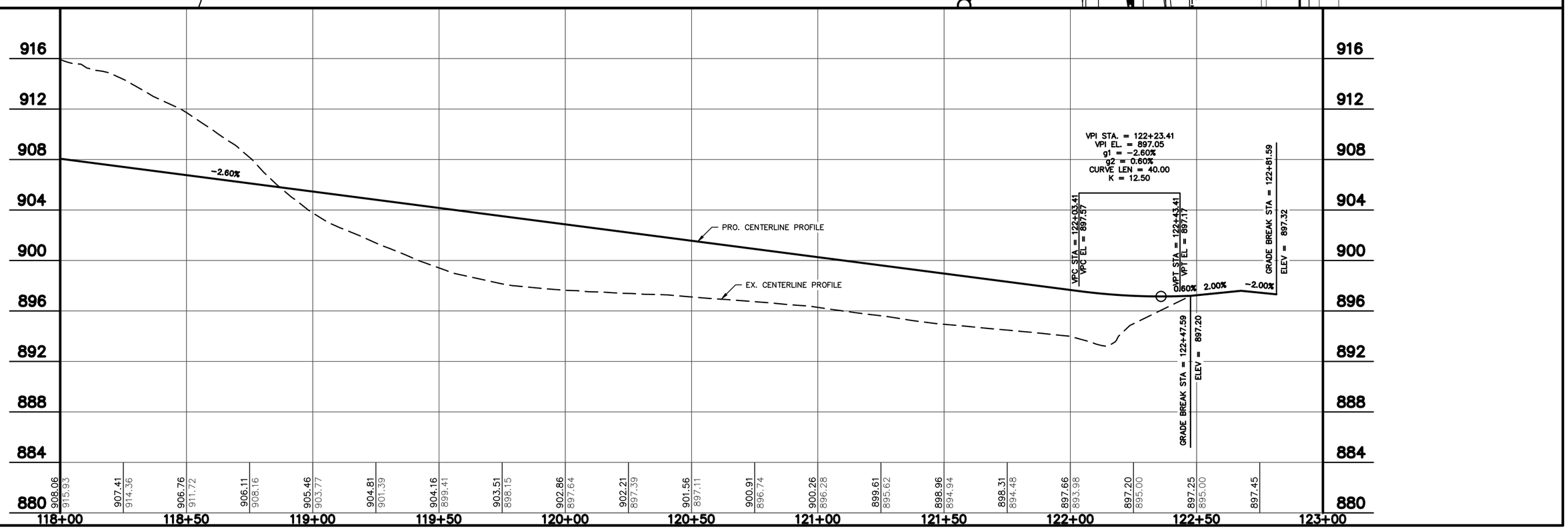

\MR-12-19\PLAN & PROFILES\SUNFIELD - PLAN & PROFILE.DWG

RAEMISCH FARM DEVELOPMENT - SUNFIELD STREET PLAN AND PROFILE MR-12-19 05/06/2020

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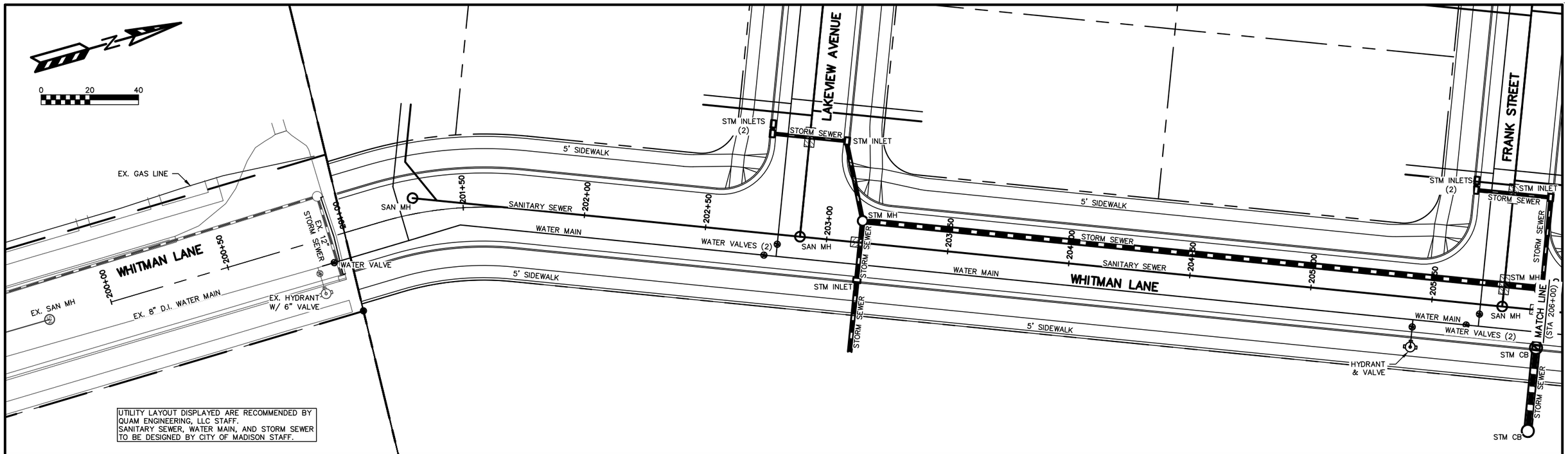

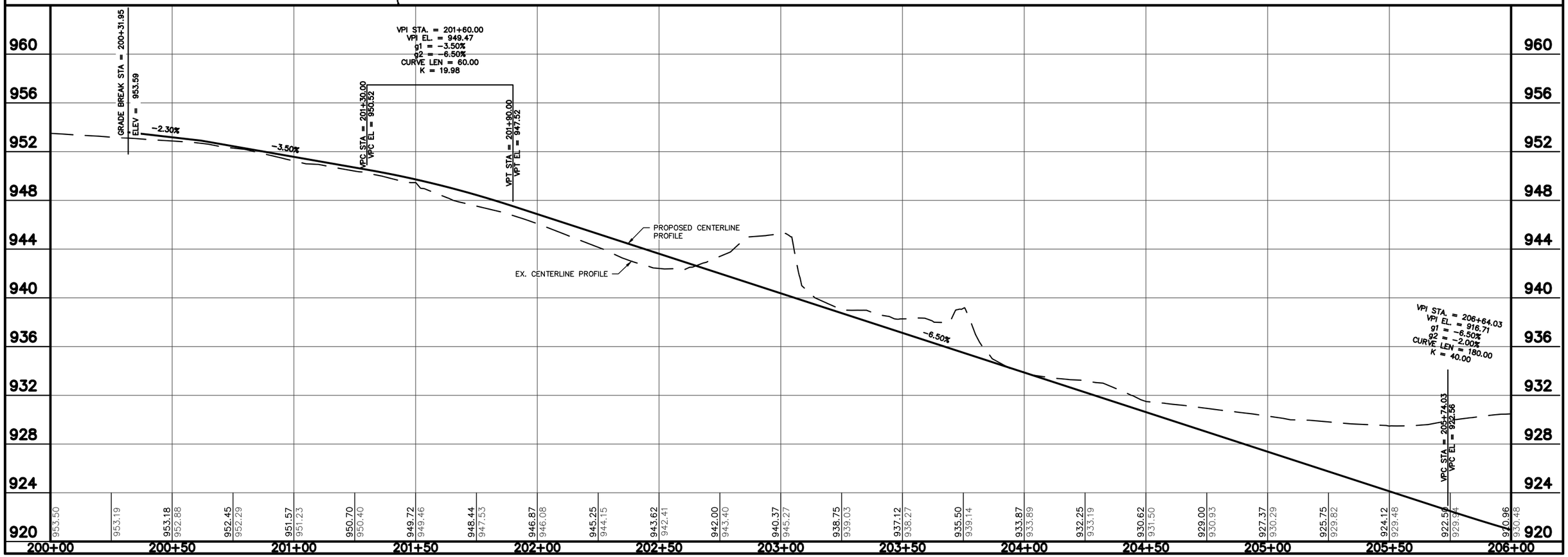

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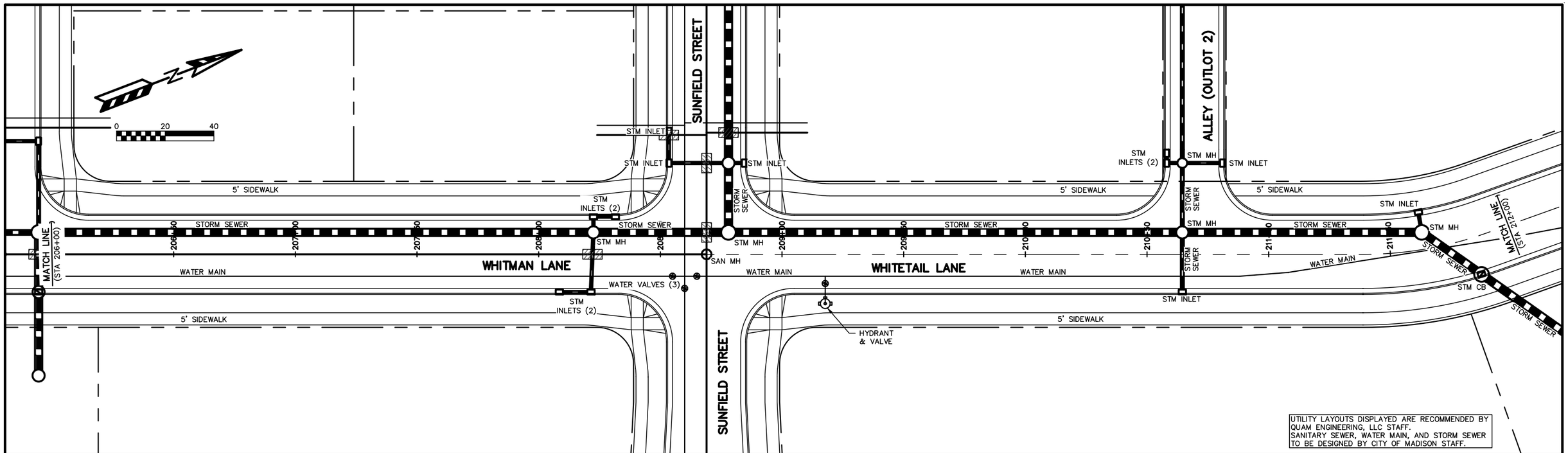

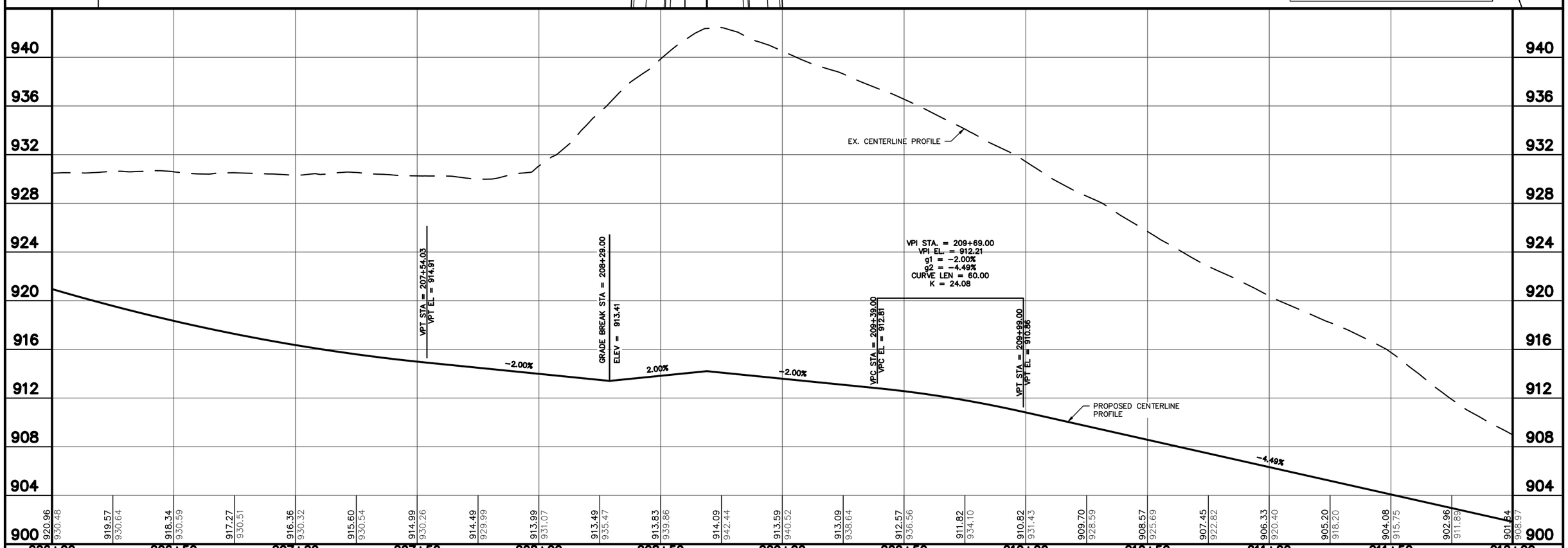

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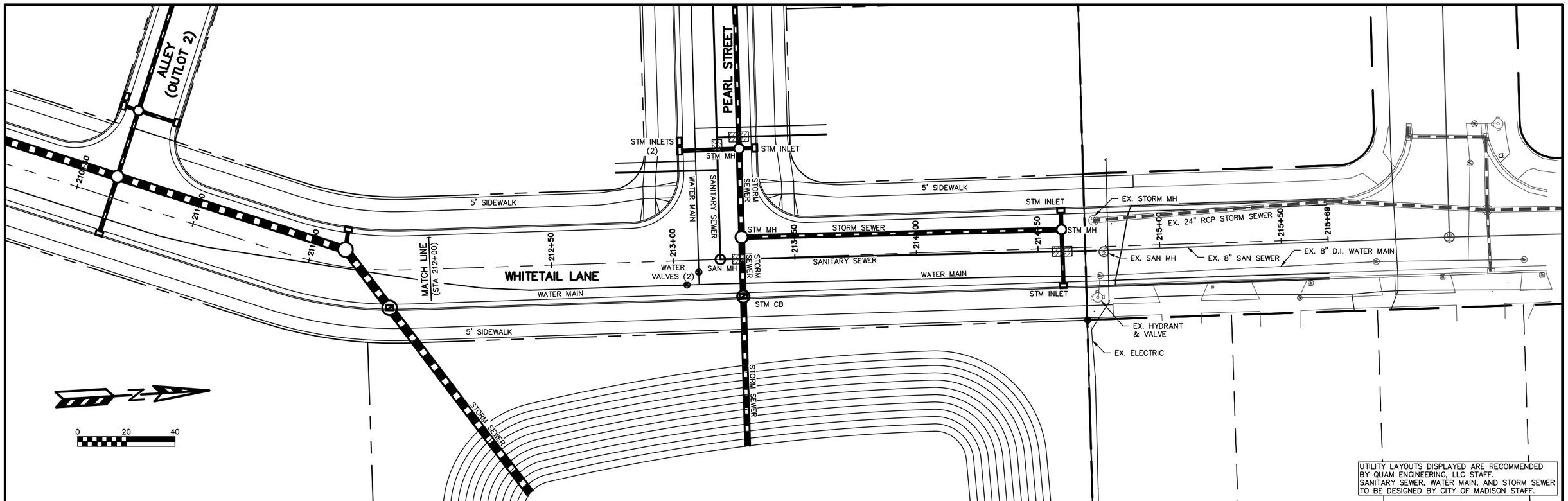

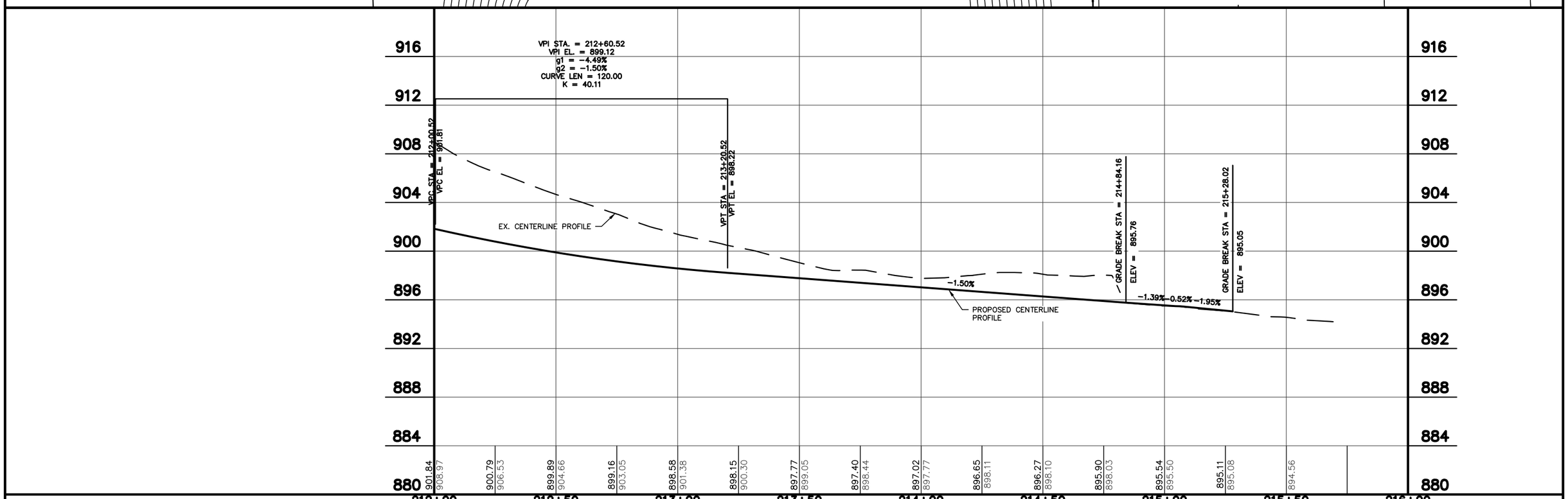

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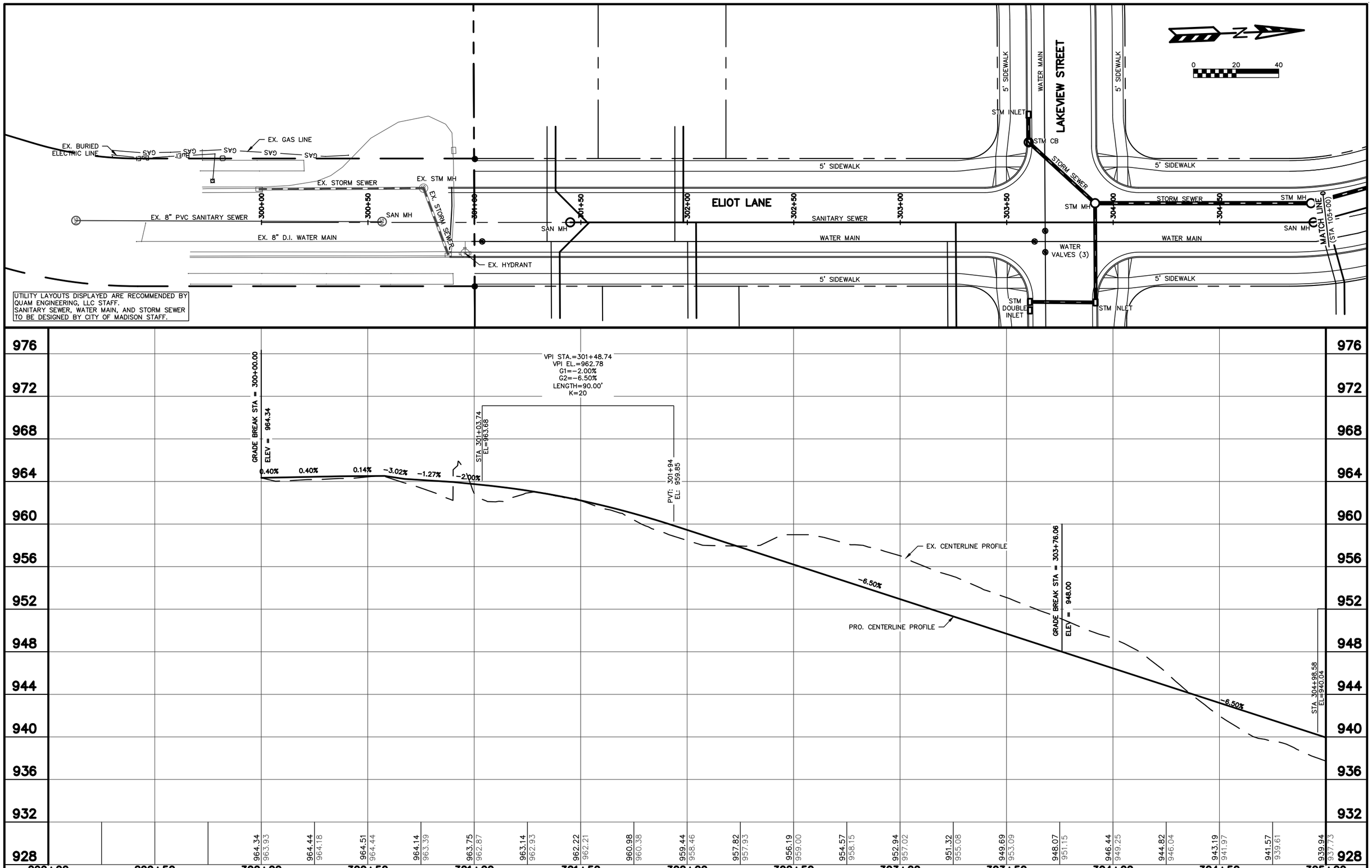

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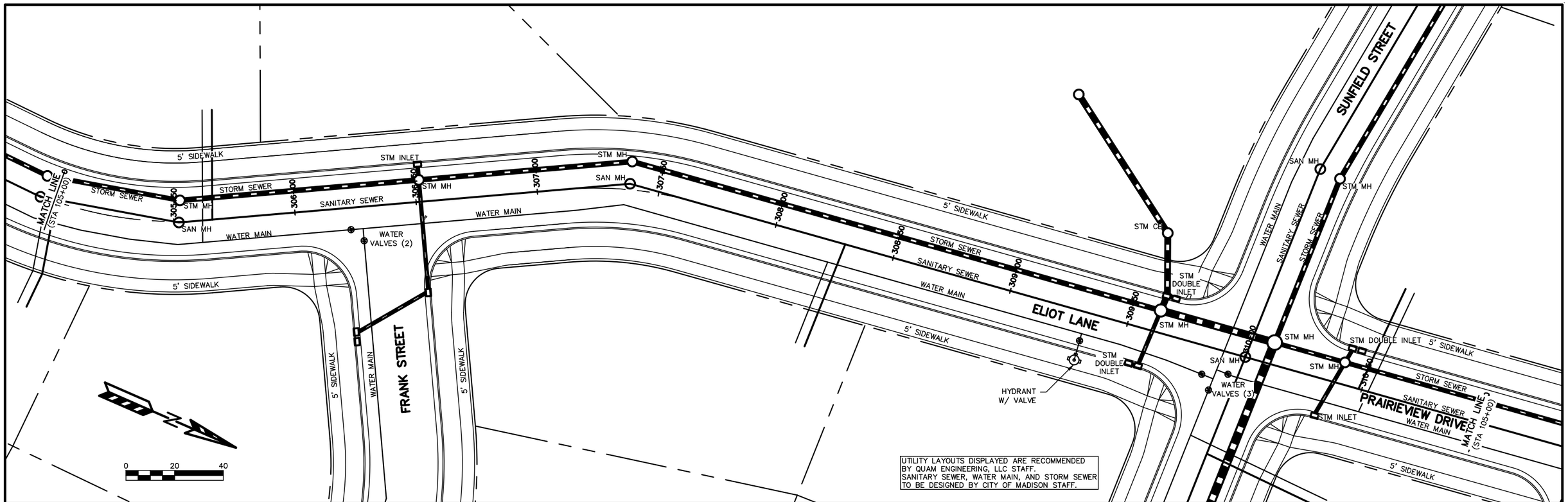

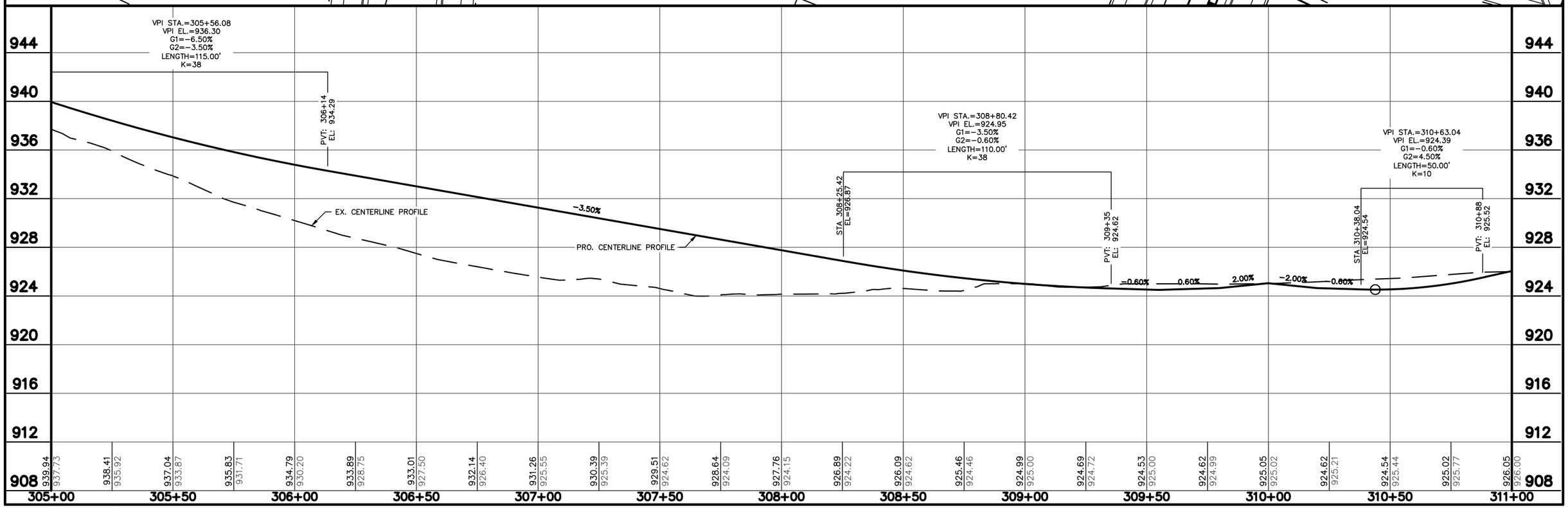

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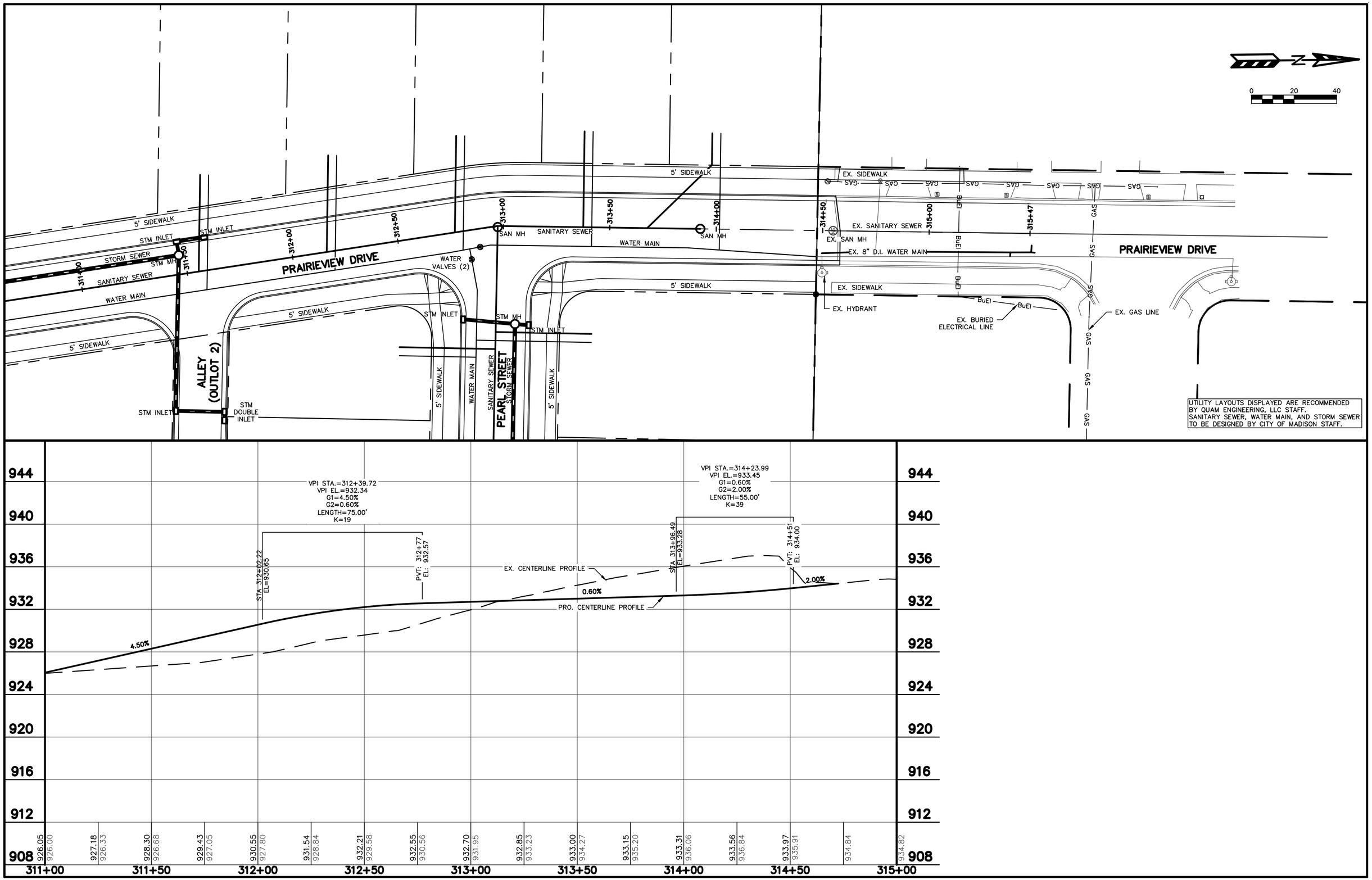

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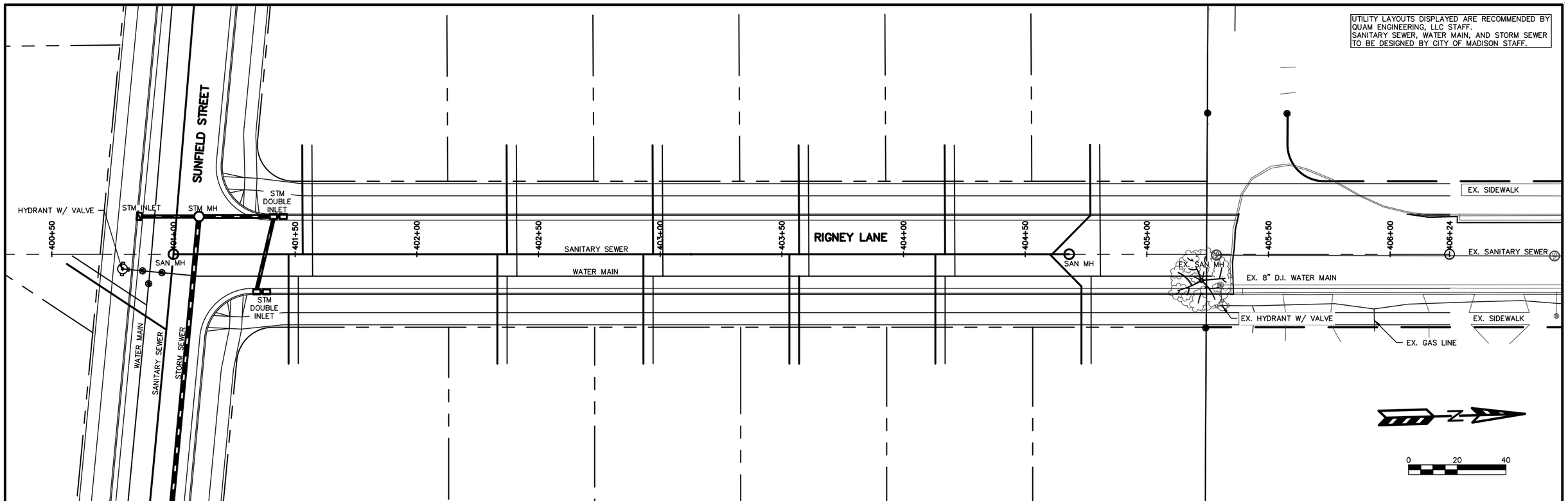
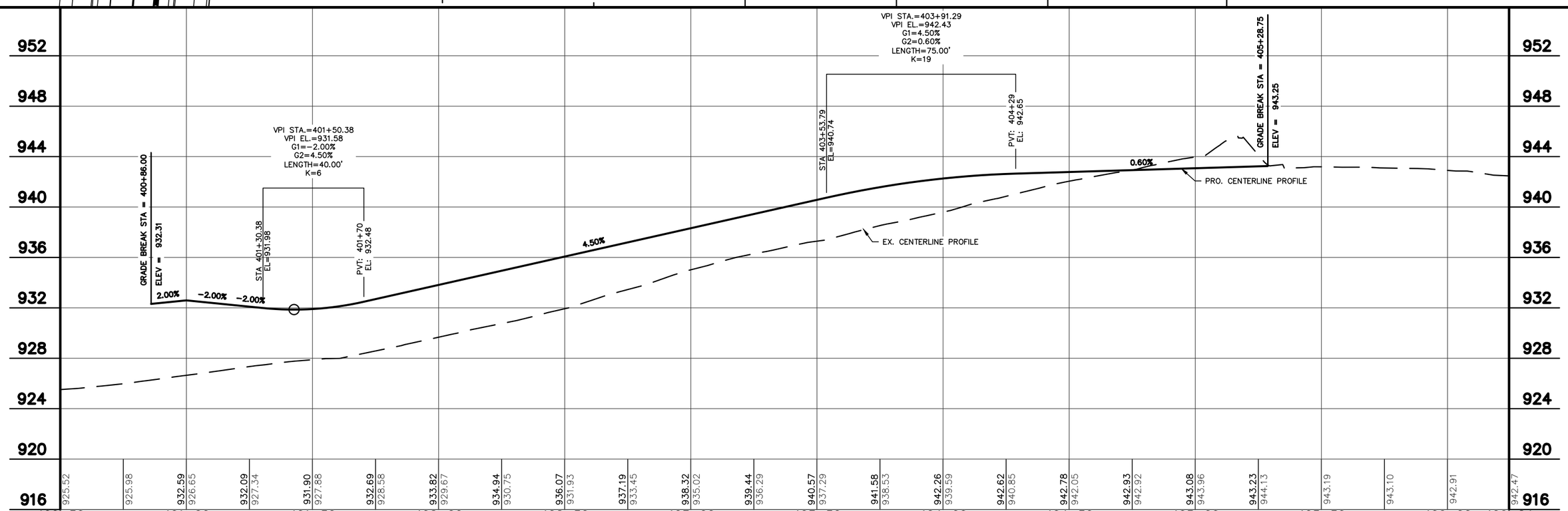
UTILITY LAYOUTS DISPLAYED ARE RECOMMENDED BY QUAM ENGINEERING, LLC STAFF.
SANITARY SEWER, WATER MAIN, AND STORM SEWER TO BE DESIGNED BY CITY OF MADISON STAFF.





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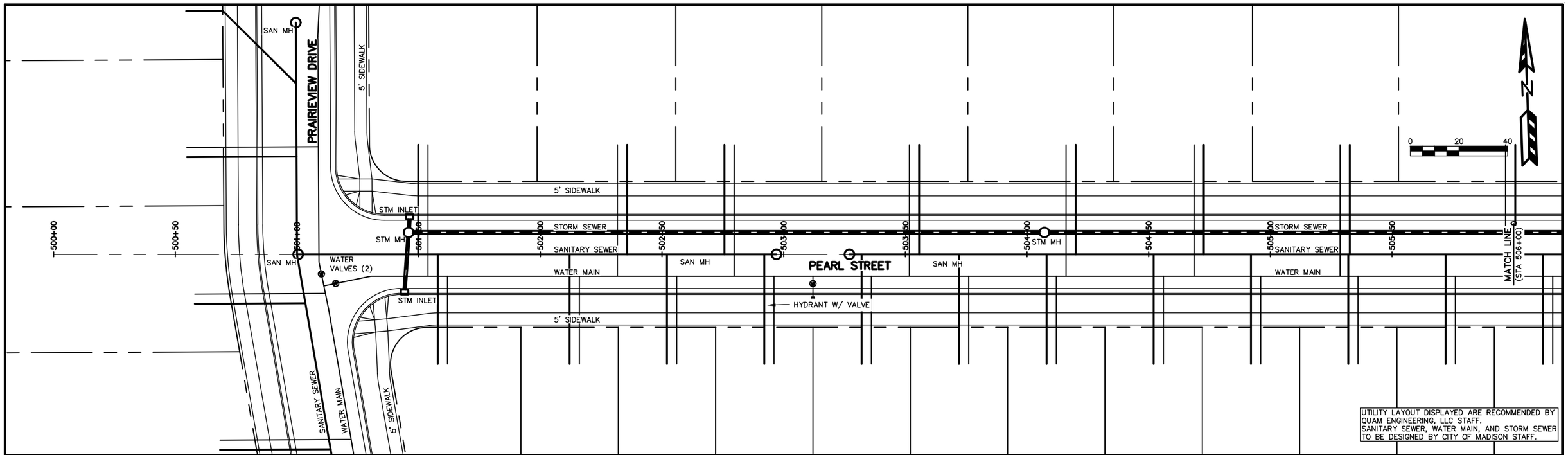

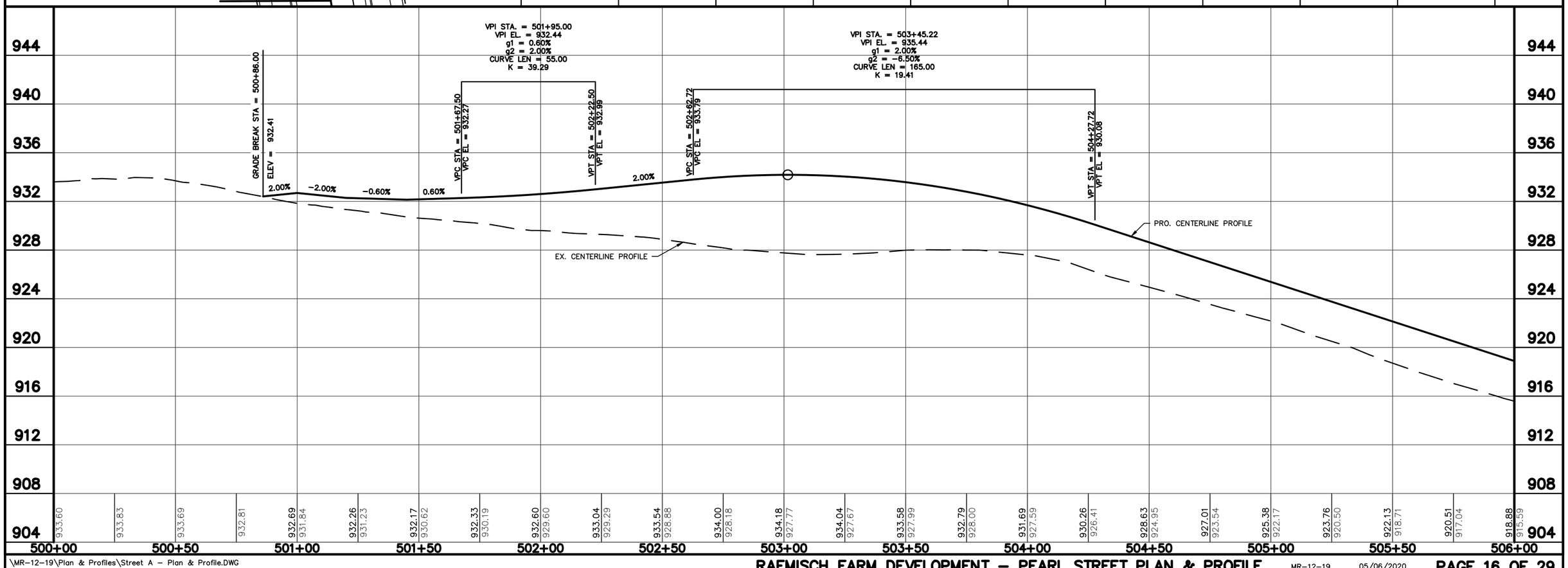

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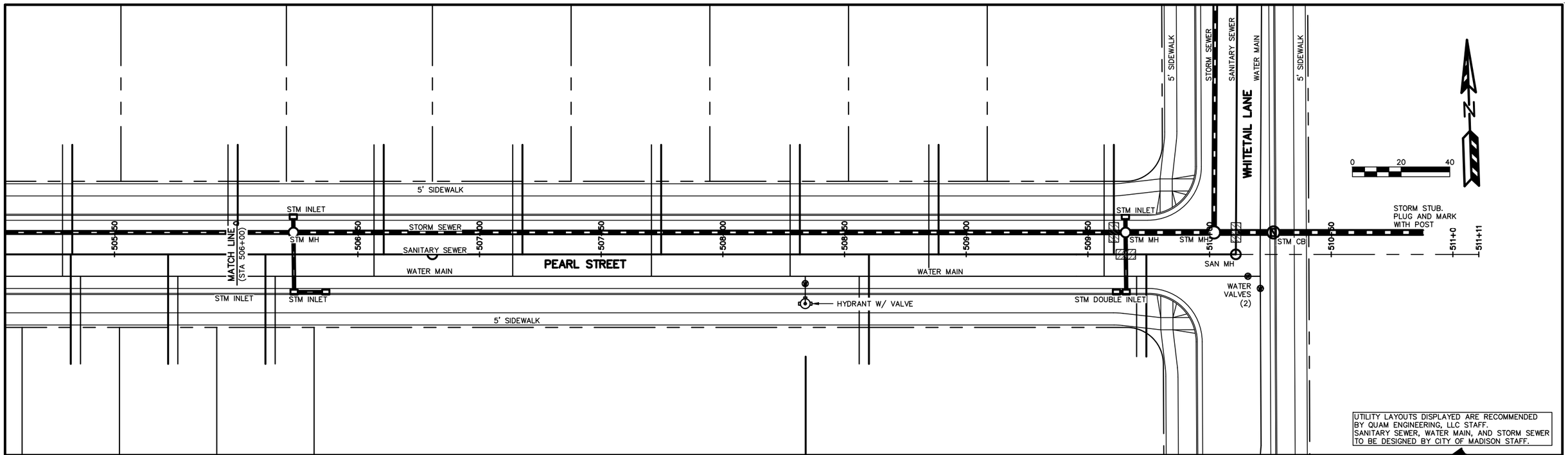

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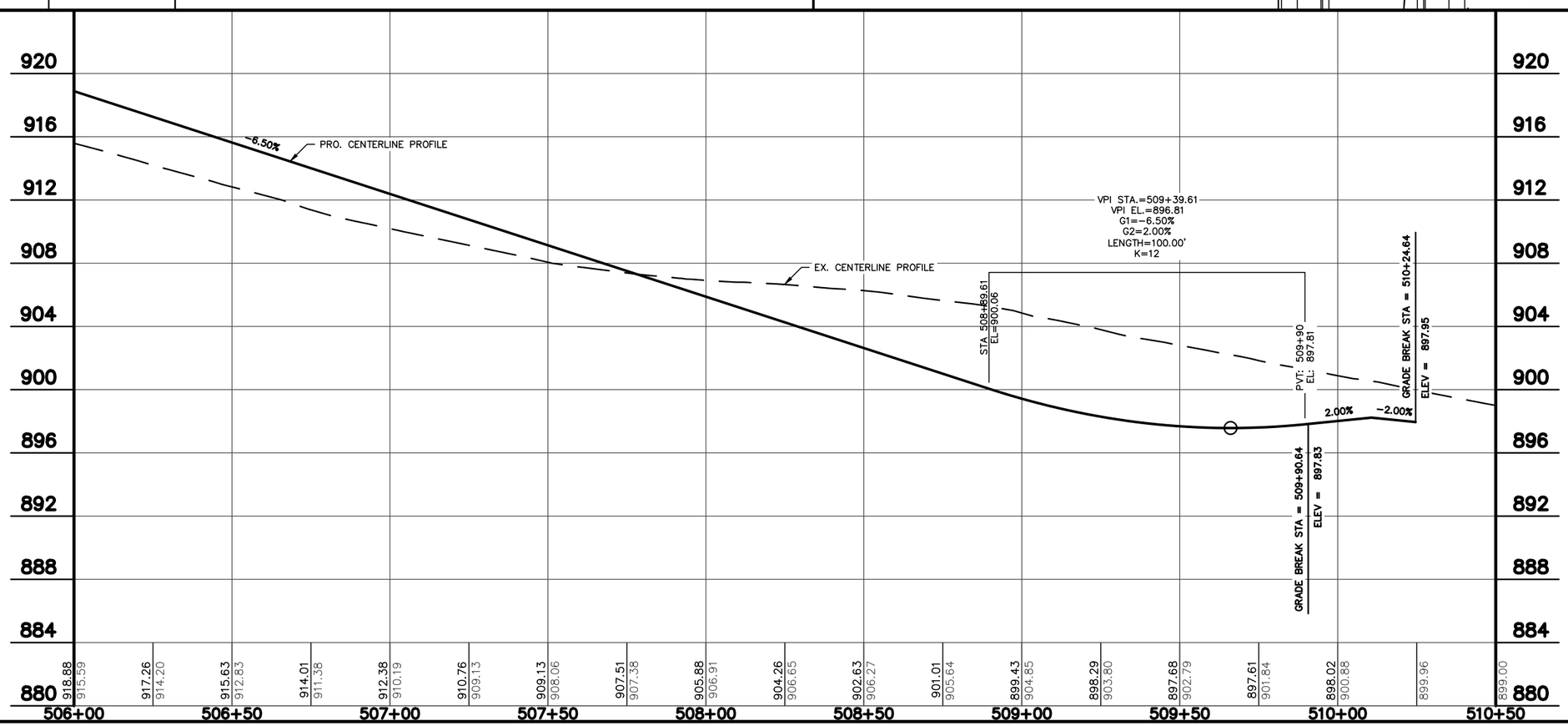

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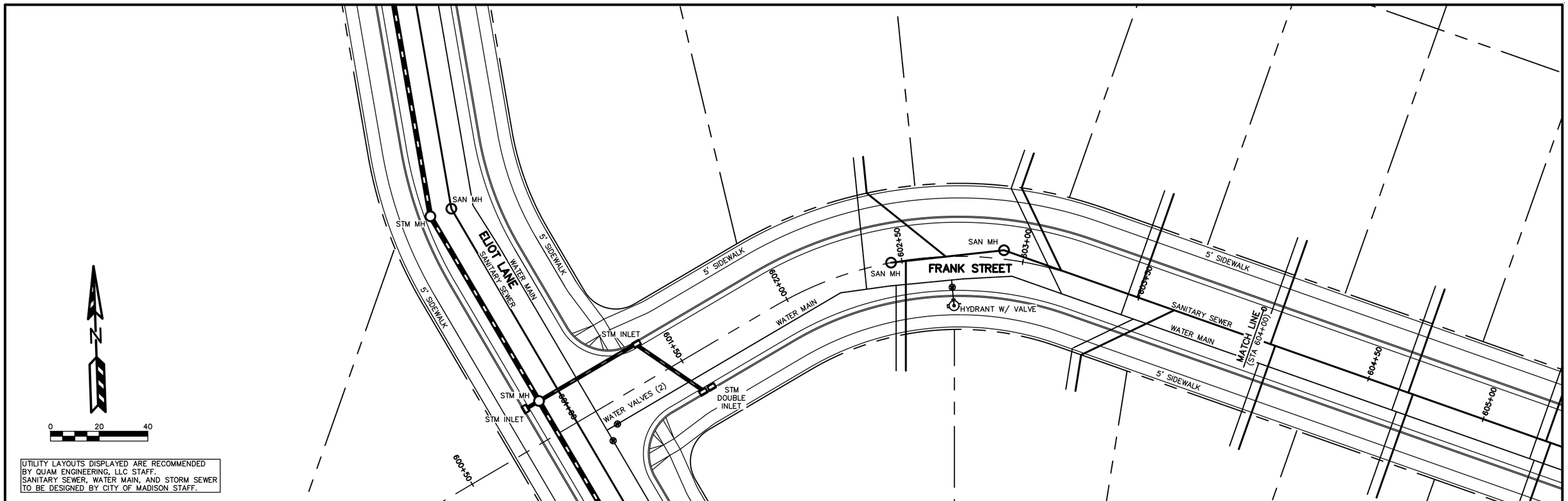

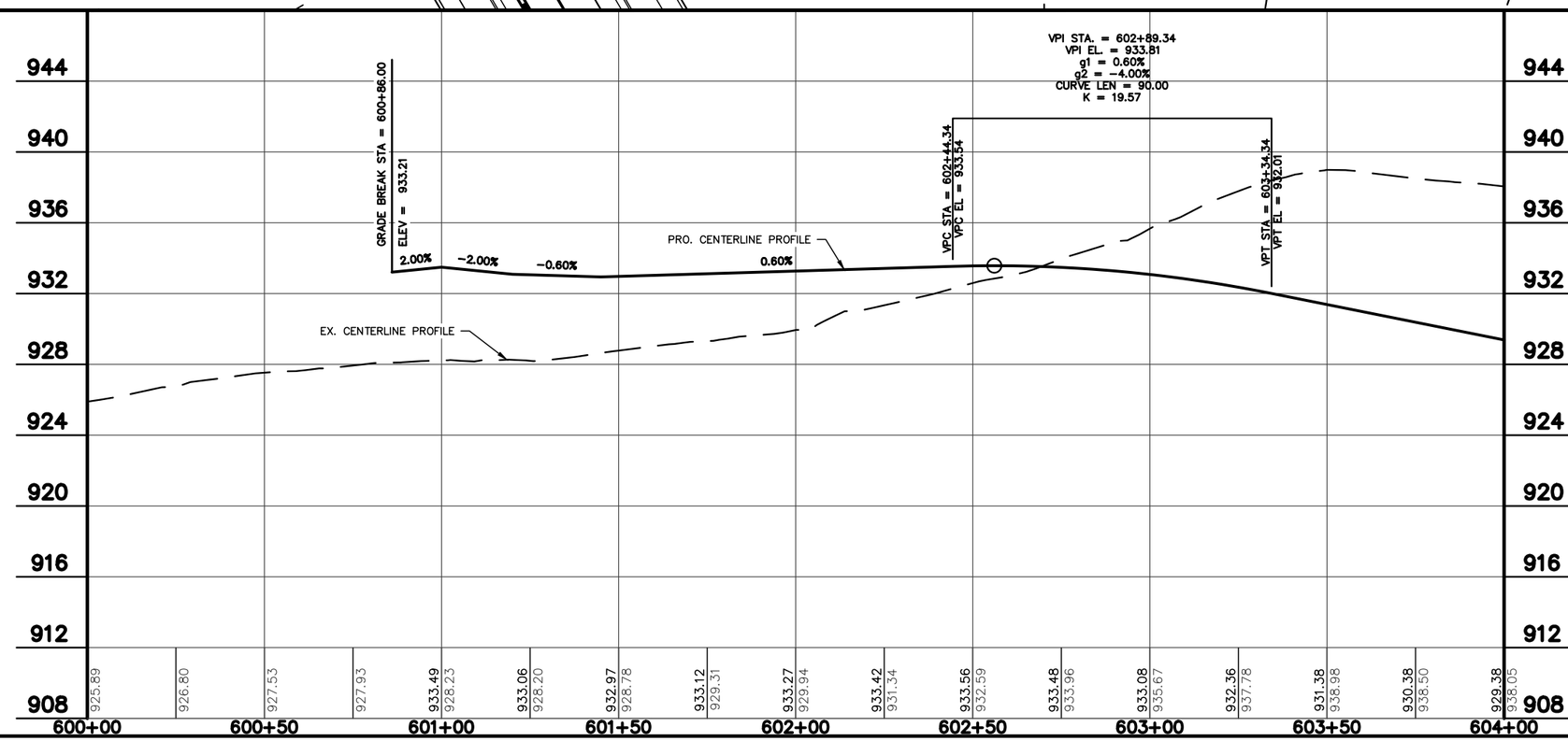

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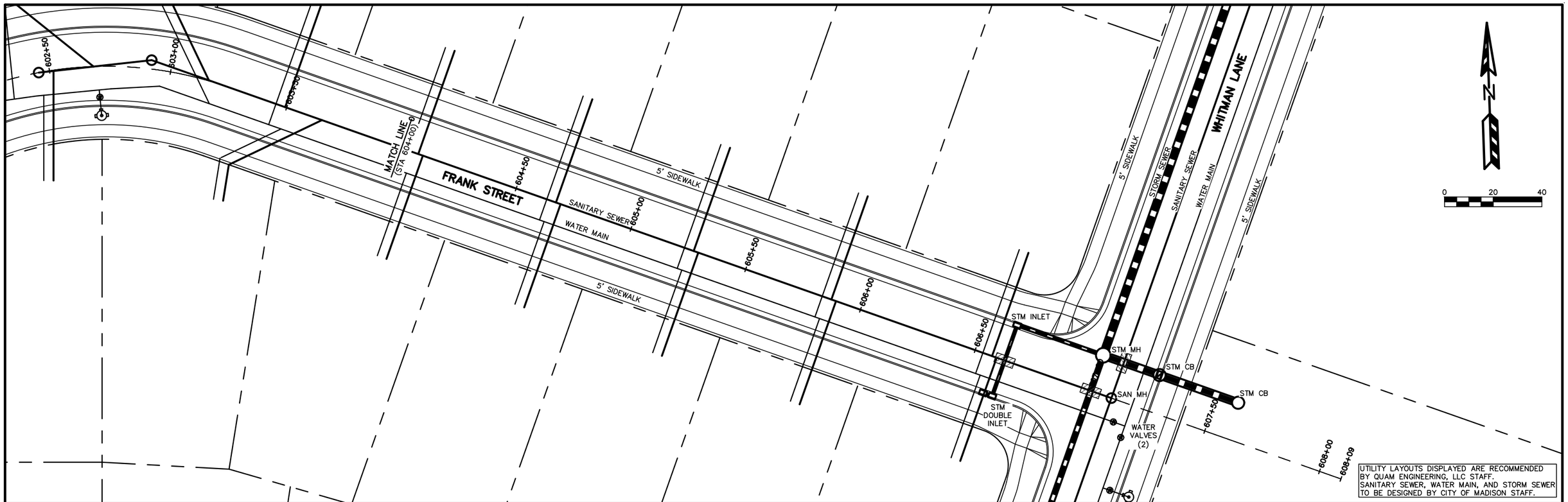

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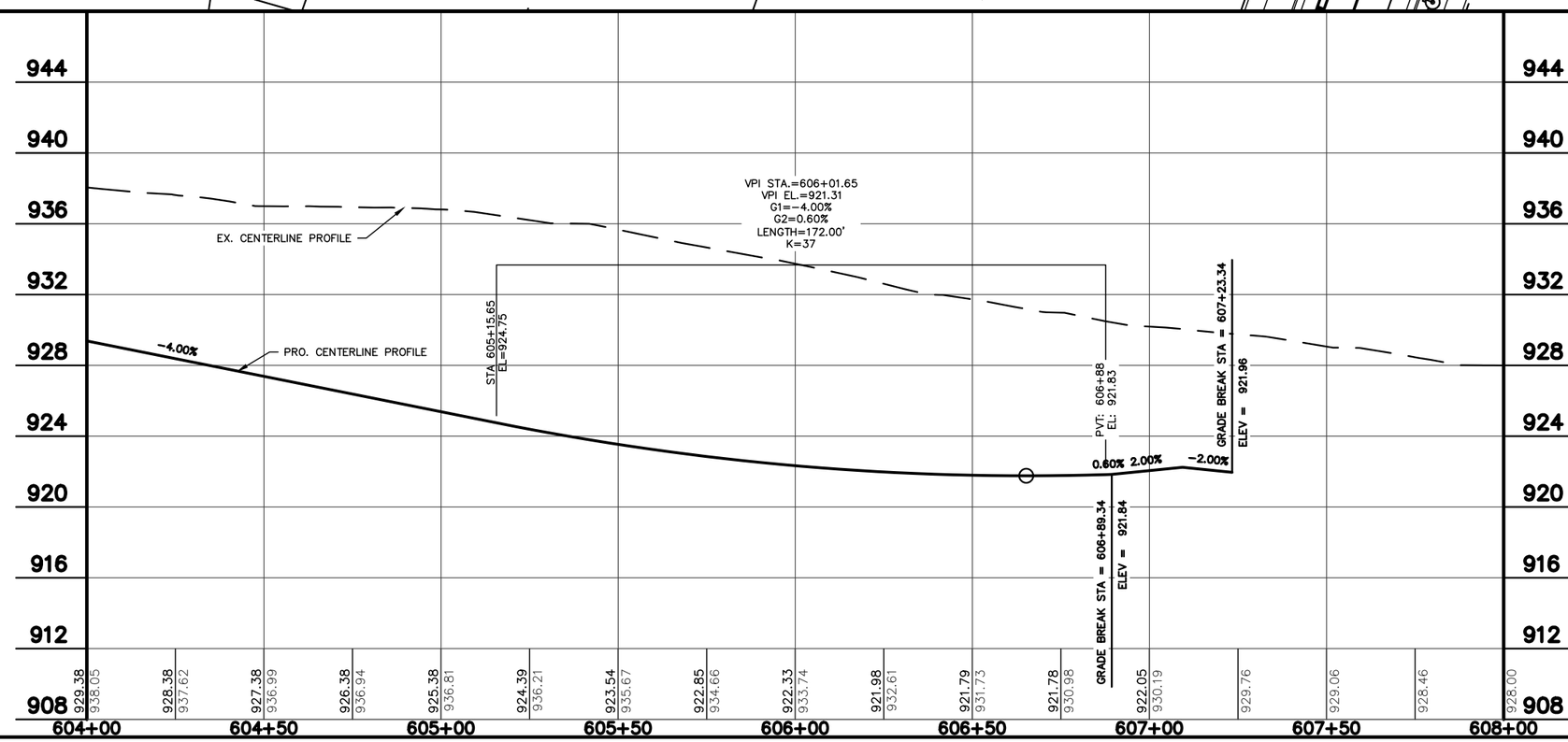

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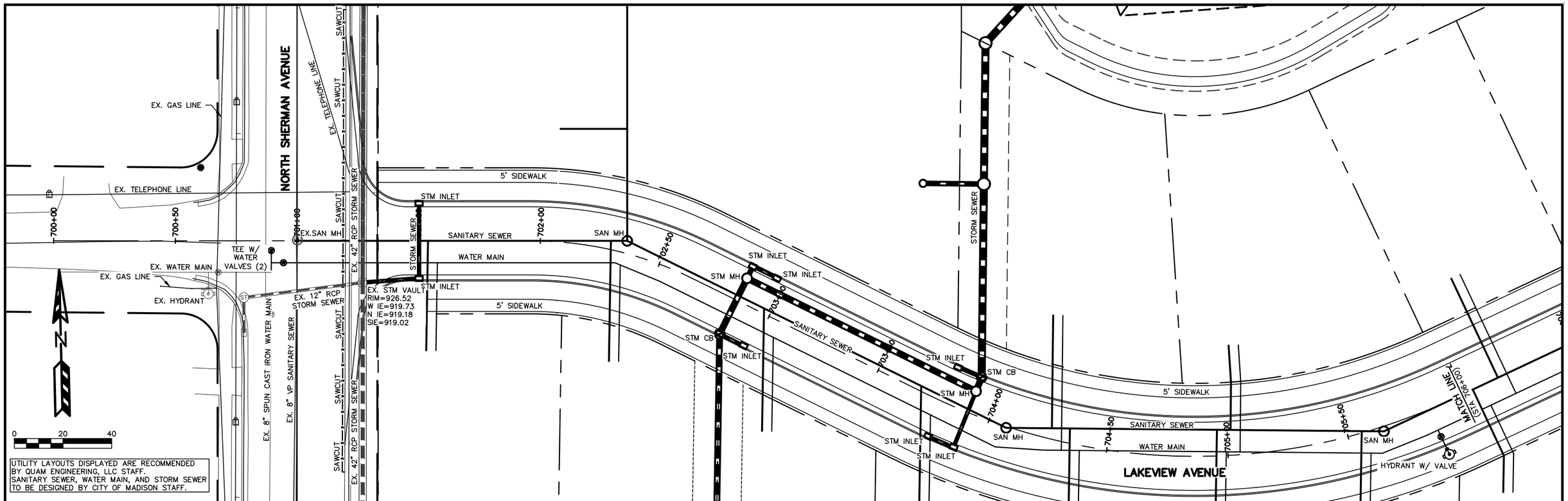

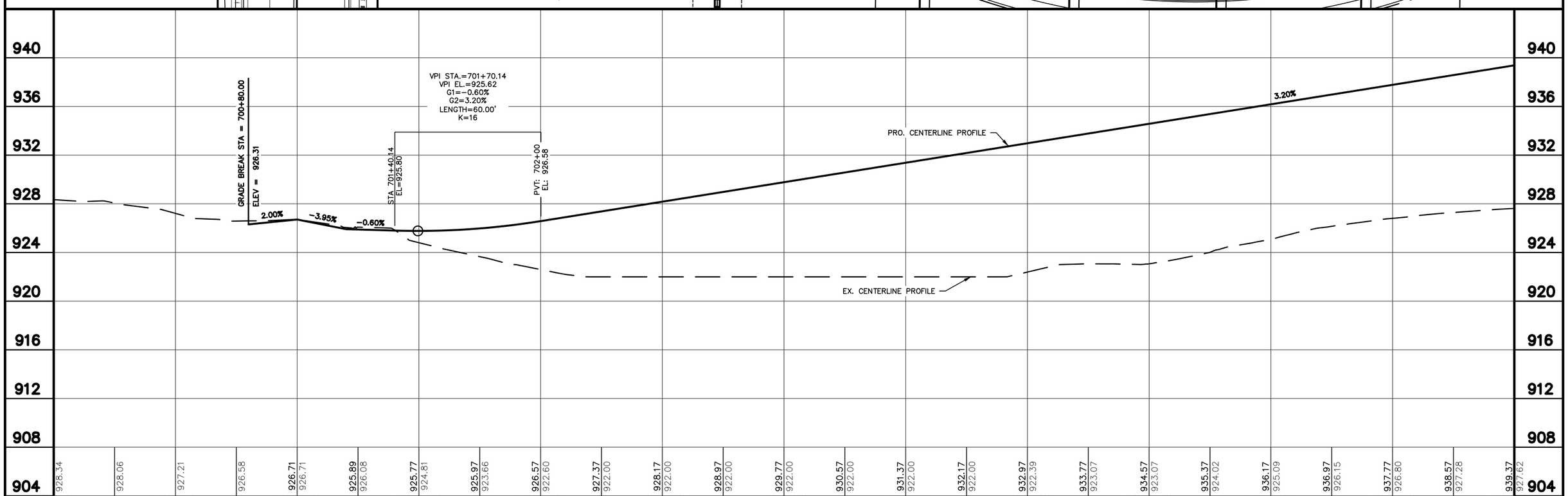

\MR-12-19\Plan & Profiles\Lakeview Plan & Profile.DWG

RAEMISCH FARM DEVELOPMENT – LAKEVIEW AVENUE PLAN & PROFILE MR-12-19 05/06/2020

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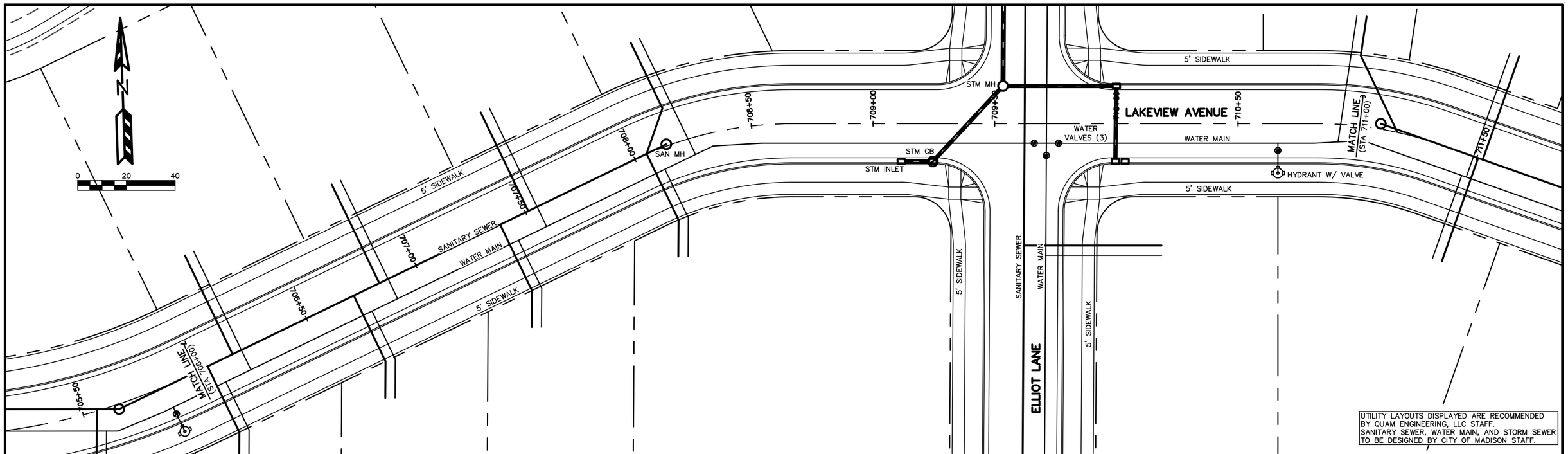

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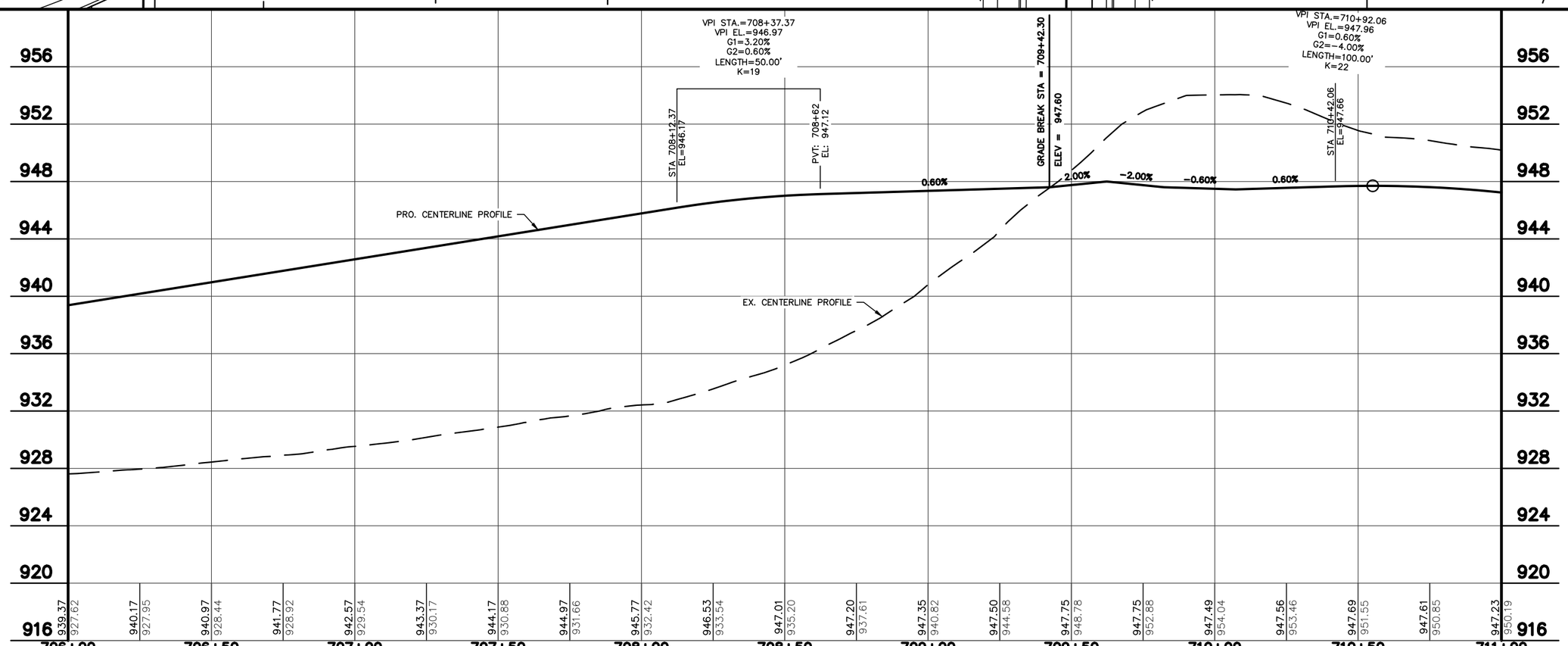

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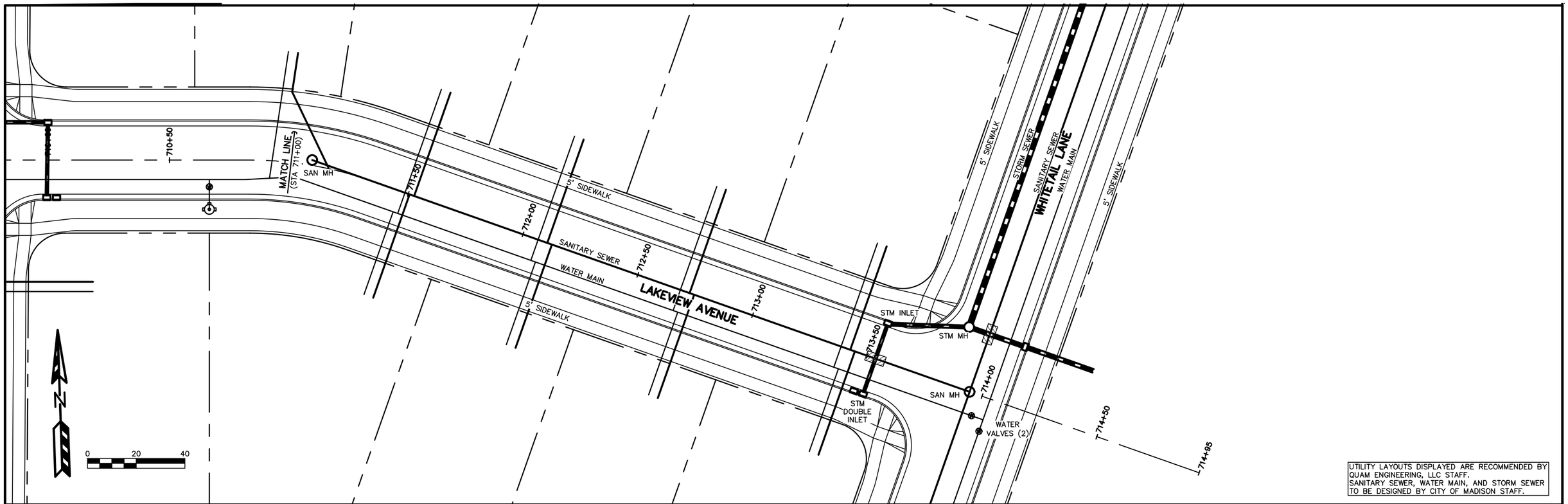

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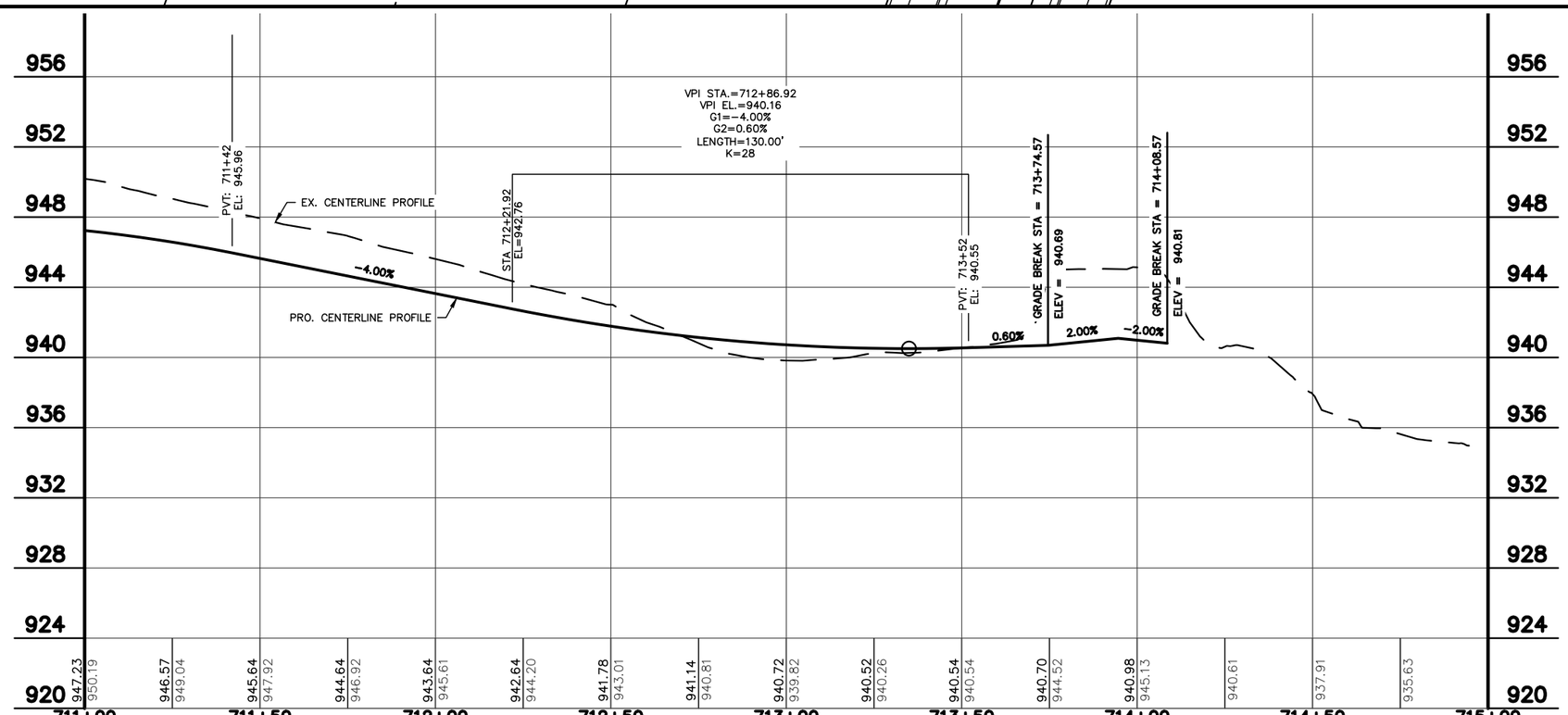

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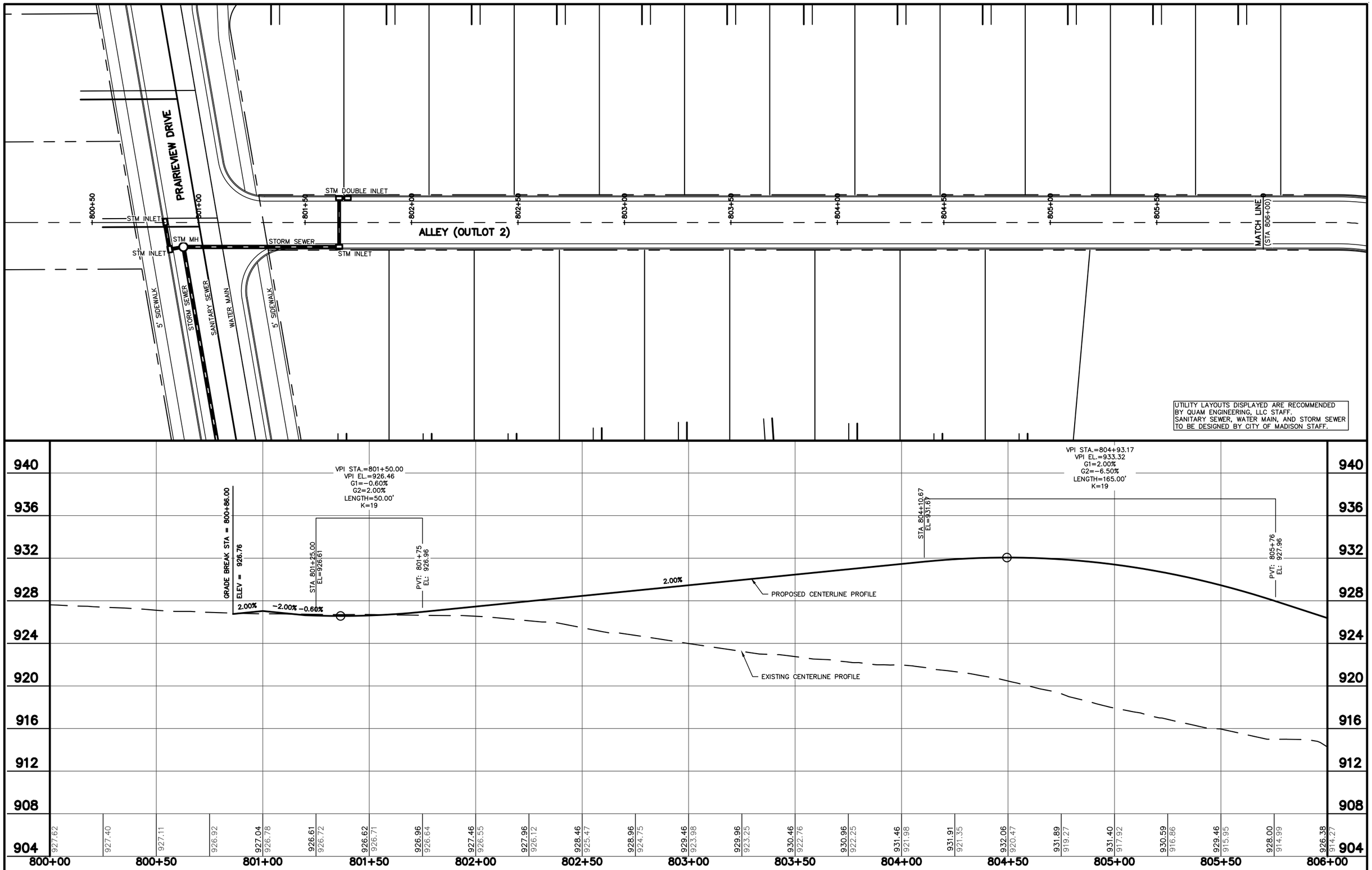

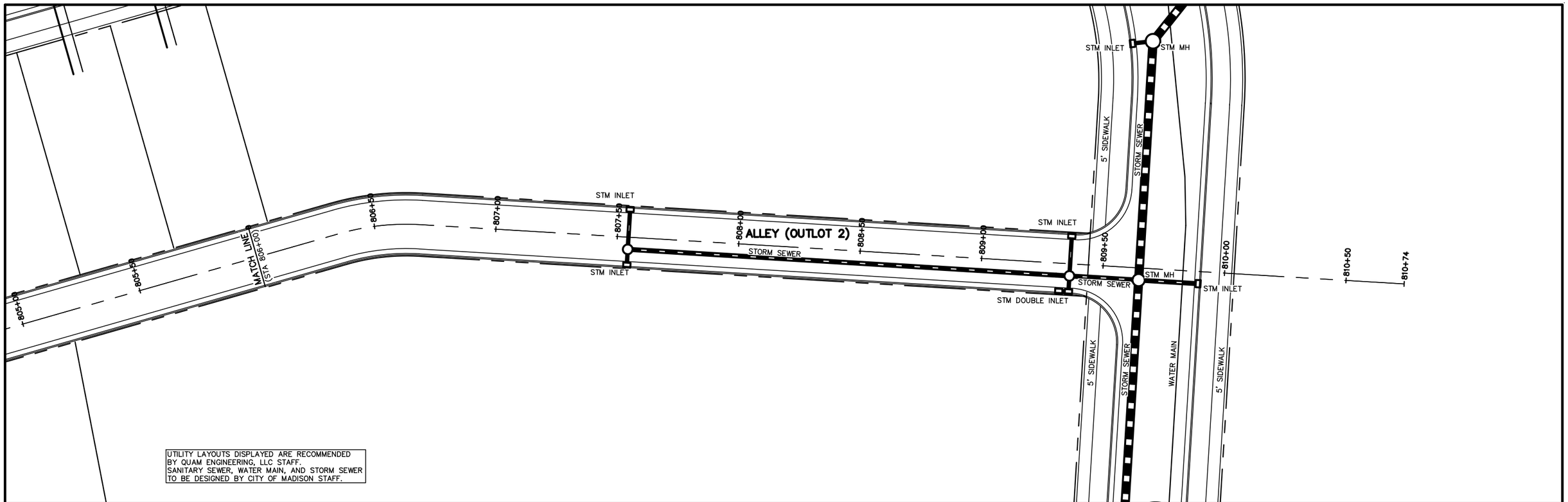

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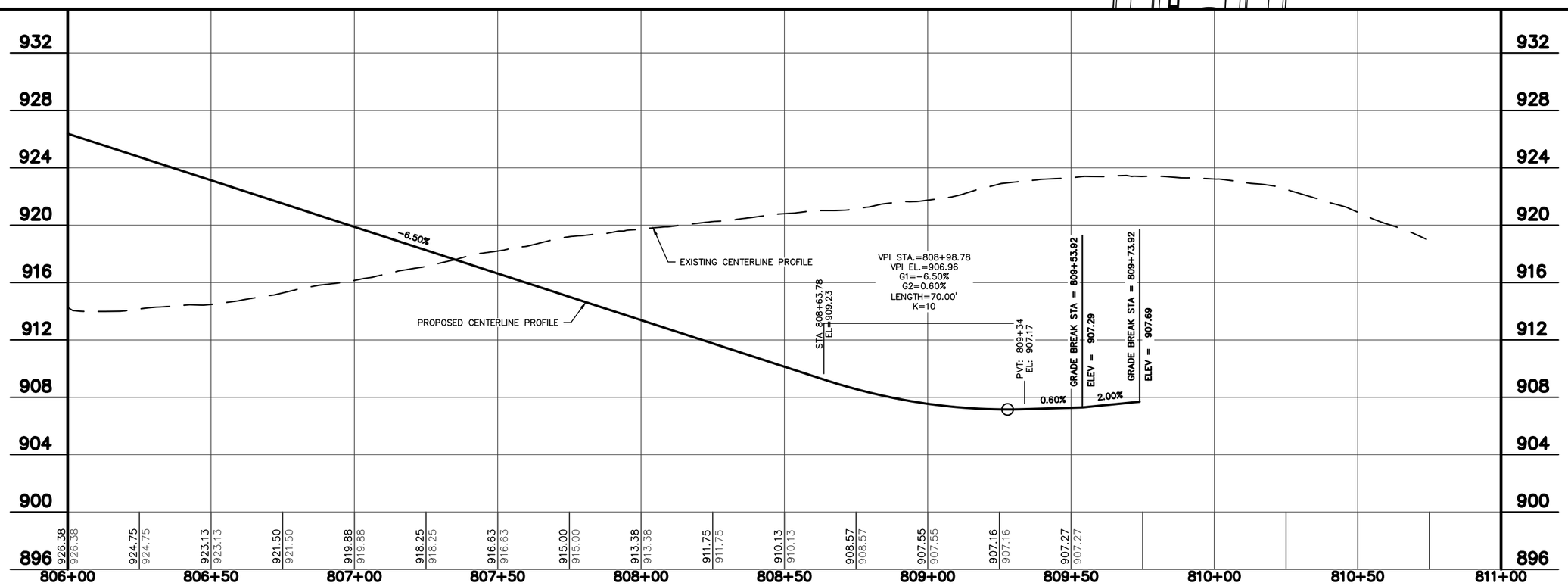

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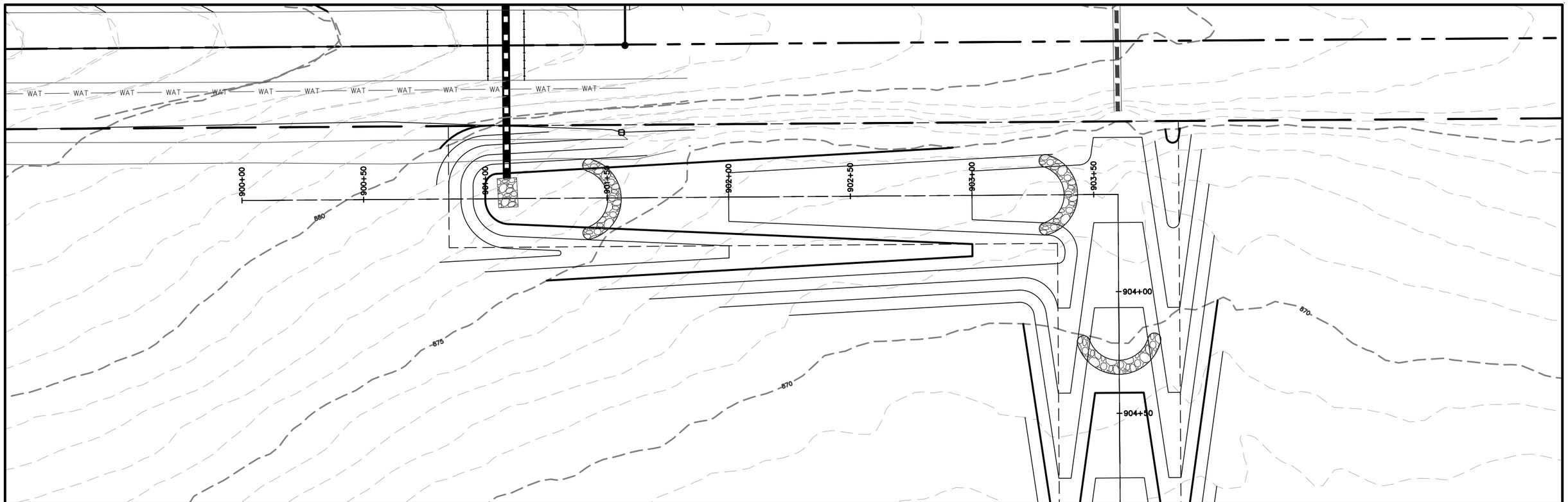

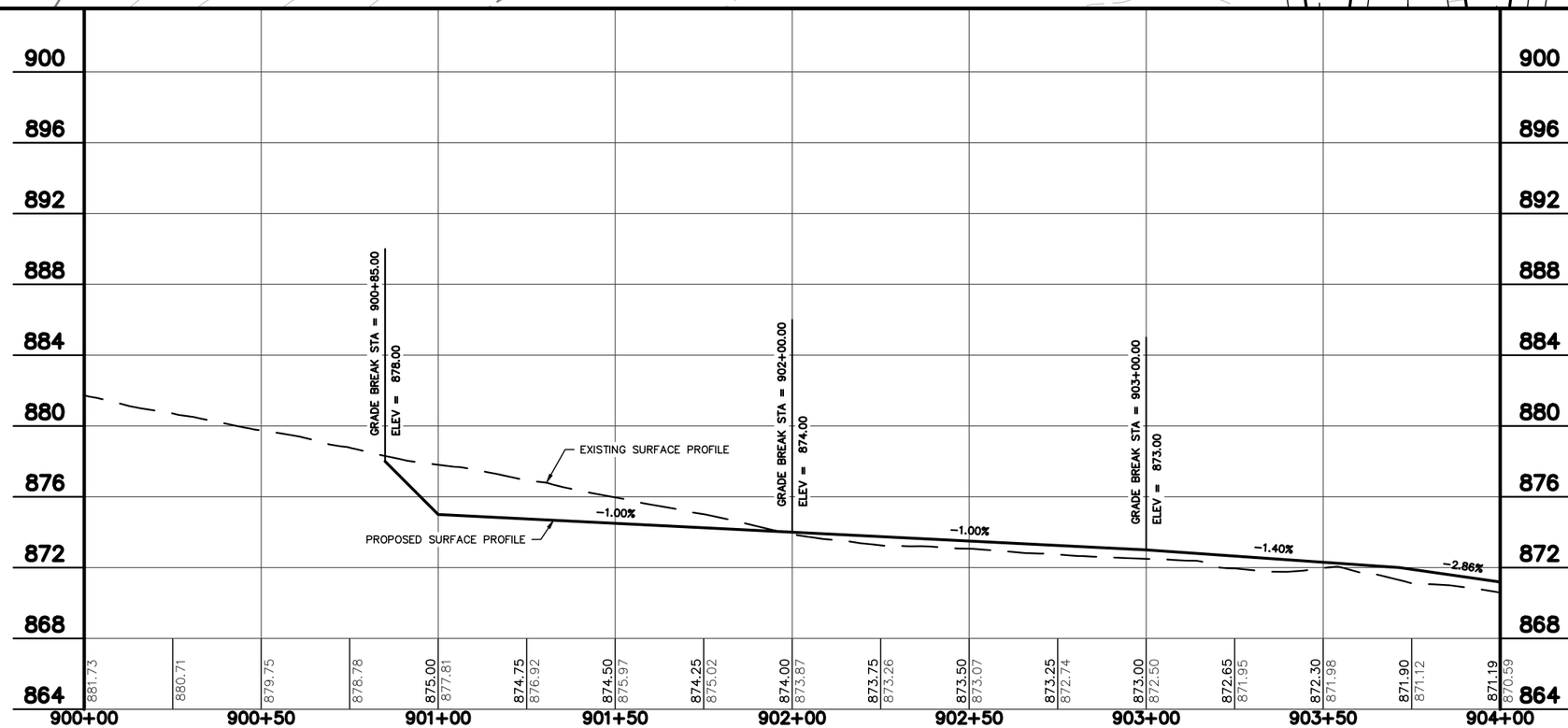

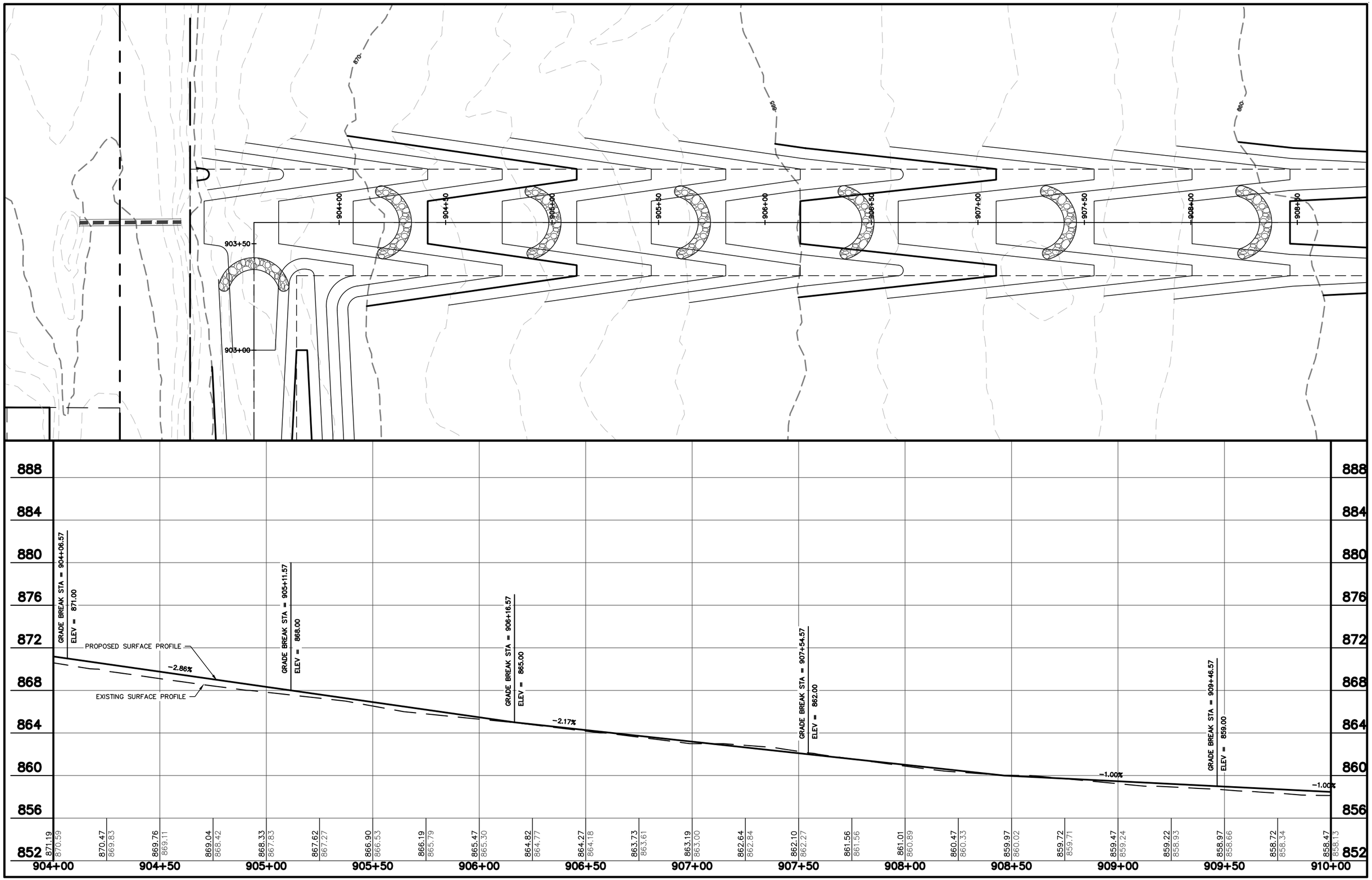

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\MR-12-19\Plan & Profiles\North East Ditch - Plan & Profile.DWG

RAEMISCH FARM DEVELOPMENT - NORTH EAST DITCH PLAN & PROFILE MR-12-19 05/06/2020

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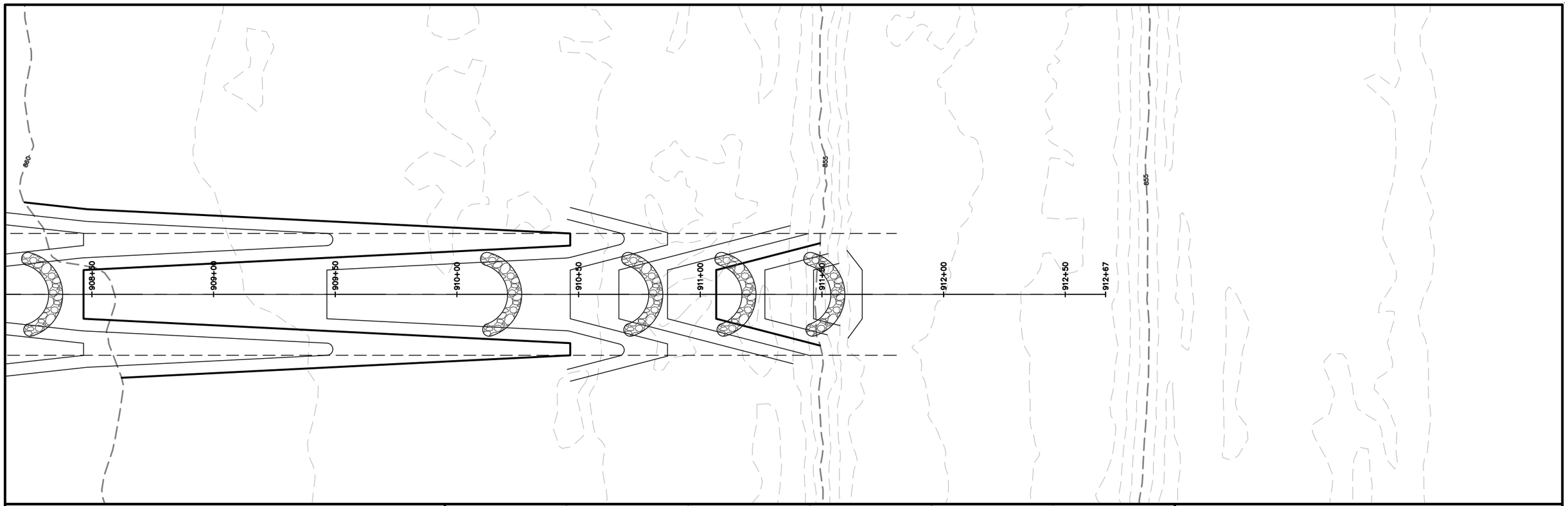

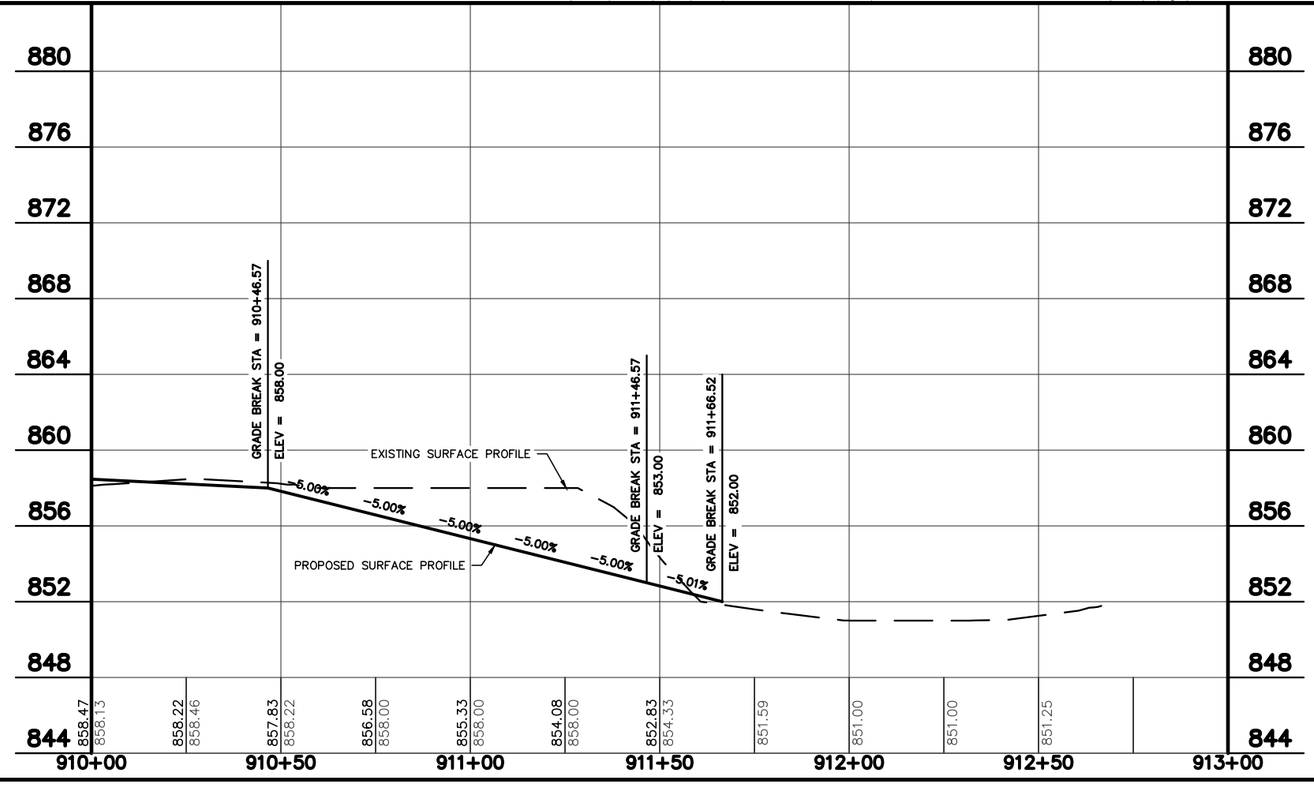

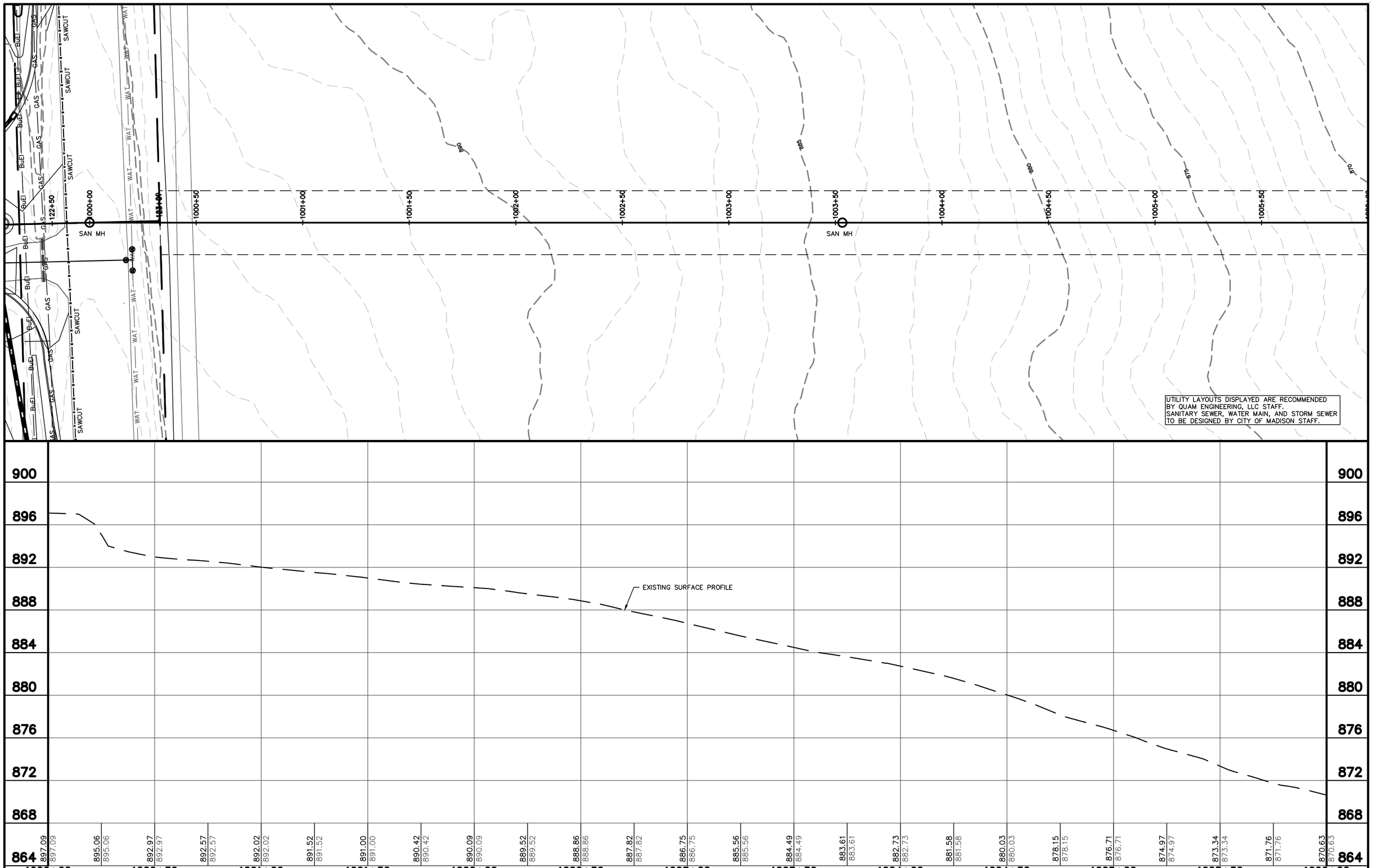

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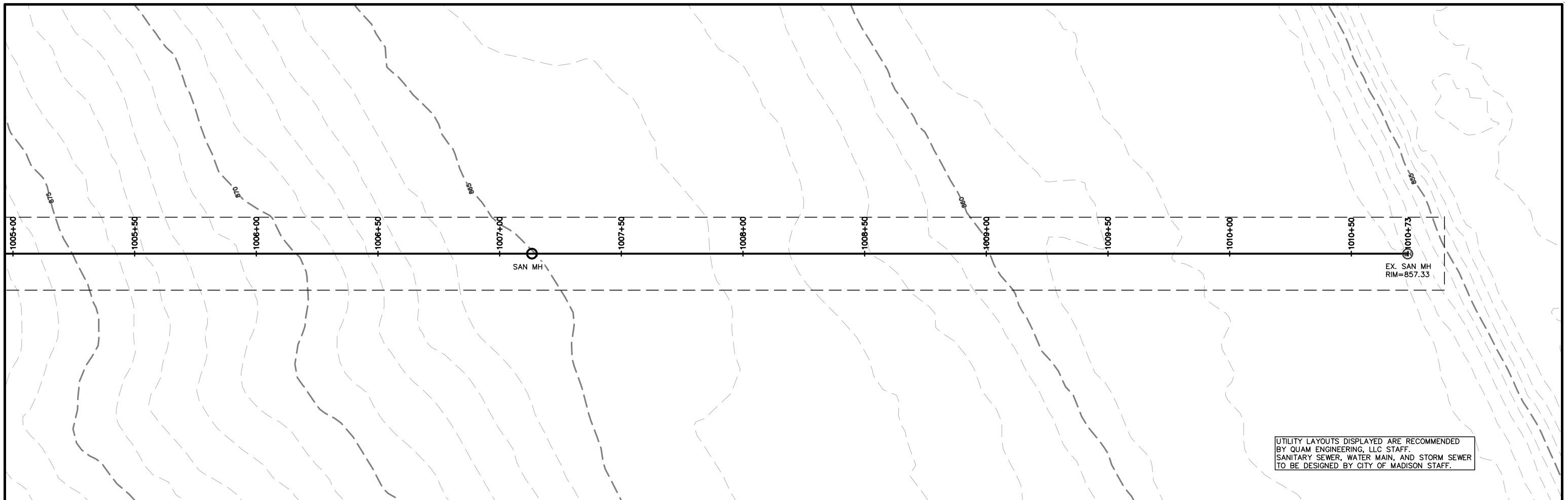

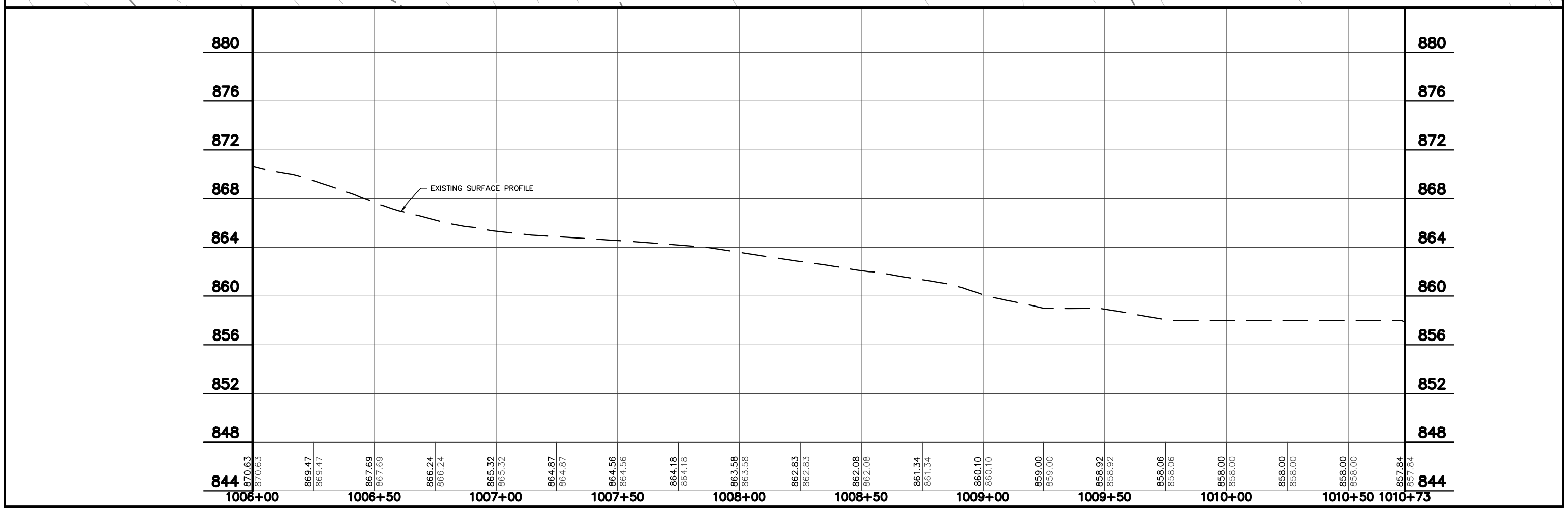

RAEMISCH FARM DEVELOPMENT

EXISTING SITE PLAN

PAGE: 2 OF 29

DATED: MAY 6, 2020

QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants

www.quamengineering.com

4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558

Phone (608) 838-7750; Fax (608) 838-7752

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