#### PRELIMINARY PLAT **DEVELOPER: ENGINEER / SURVEYOR:** UNITED FINANCIAL GROUP, INC. TRIO ENGINEERING, LLC 660 W. RIDGEVIEW DRIVE 17700 W. CAPITOL DRIVE APPLETON, WI 54911 BROOKFIELD, WISCONSIN 53045 PARAGON PLACE PHONE: (262) 790-1480 PHONE: (920) 968-8100 FAX: (262) 790-1481 FAX: (920) 731-1696 BEING A SUBDIVISION OF A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWN 7 NORTH, RANGE 8 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN <u>Unplatted lands</u> (TOWN OF MIDDLETON) <u>UNPLATTED LANDS</u> OWNER: ELDERBERRY ASSOCIATES LLC (TOWN OF MIDDLETON) OWNER: THEIS FAMILY FARM LLC - CENTER, SEC. 21-7-8 W. 1/4 CORNER, SEC. 21-7-8 (FOUND ALUM. CAP IN MON. BOX HOWEVER IT (FOUND CONC. MON. WITH TO BE DEDICATED TO THE WAS LYING ON ITS SIDE DANE COUNTY ALUMINUM CAP) PUBLIC FOR STREET PURPOSES. FROM PLASTIC SHAFT -N. LINE, S.W. 1/4, SEC. 21-7-8-(BENCHMARK: EL. = 1095.45) BEING SNAPPED IN HALF) (N89°42°50"E 2637.13) /// ASPHALT PAVEMENT (TXP \$/// 1314.53 (M) // POAD ELDERBERRY N89°42'50"E (M) **ELDERBERRY** S FEX. CONC. CURB **FUTURE** ' AND GUTTER (TYP.) **PHASE** PUBLIC UTILITY EASEMENT— (PER WOODSTONE REPLAT) 118480 SF INDICATES SOIL BORING LOCATION SPHALT PAVEMENT (TYP.) STREET CONC. WALK INLET — PUBLIC UTILITY EASEMENT LOWNER: HEFFRON HOMES INC. 96385 SF 62817 SF SPIRIT STREET S88°45'47"E (M)(R.A.) 27.67 (M)(R.A.) PUBLIC FOR STORMWATER 95803 SF 60534 SF OUTLOT 1 -CONCRÉTE CURB AND –BUILDING SETBACK-⊬GUTTER (ŦÝP.) 1117-FOUBLIC UTILITY EASEMENT PUBLIC STREET B (PER WOODSTONE) <u>OUTLOT: 1</u> OWNER: CITY OF MADISON IFIBER-OPTIC ... 5' WIDE CONCRETE-SIDEWALKS (TYP.) OWNER: PHEASANT RIDGE LLC -stormwater dráinagé easément/— COBALT STREET OUTLOT 2 **STREE** 25 386616 SF 25' TREE PRESERVATION NOTE: -INDICATES EXISTING <u>LOT\_10</u> WOODSTONE ---1108--CONTOUR Where ever practical, Existing Specimen Trees will be saved within the construction area of the project. op indicates existing --1105 CONTOUR ELEVATION --1104 OWNER: PHEASANT RIDGE LLC HORIZONTAL DATUM PLANE: PHASE 1 FUTURE All bearings are referenced to Grid North of the Dane PHASE County Coordinate System, NAD-83 (1997), in which the – MOLCATES EXISTING – East line of the S.W. 1/4 of Section 21, Town 7 North, TRÉELINE Range 8 East, bears North 01°55'07" East. **WILRICH** REBAR FOUND STREET **SWILRICH STREET** (R/W VARIES) \$89°49'58"W (M) \$89°30'07"W (D.C.) N89°50'01"F (R.A.) **VERTICAL DATUM PLANE:** 1340.31 (M) (R.A.) WILRICH STREET CORPORATE LIMITS All elevations are referenced to the North American **≻-P.O.B**. 1118 Vertical Datum, 1988 adjustment. Contours/Elevations shown on this Plat are via a ground survey performed 11/1/19/18/01/12/19/11/26 ZZ by Trio Engineering, LLC. Benchmark used: top of Dane County Section Corner Monument marking the West 1/4 corner of Section 21-7-8. Elevation = 1095.45 VERITAS <u>LOT\_8</u> <u>LOT\_7</u> OWNER: BRADER WAY LLC OWNER: BLACKHAWK CHURCH EVANGELICAL FREE CHURCH INC. OWNER: BCTC LOT 7 LLC AGENCIES HAVING THE AUTHORITY TO OBJECT: BLACKHAWK CHURCH TOWN CENTER PLAT - State of Wisconsin, Department of Administration S. 1/4 CORNER,— SEC. 21-7-8 - Dane County Zoning and Land Regulation Committee (FOUND ALUM. CAP IN MON. BOX HOWEVER IT WAS LYING ON ITS SIDE APPROVING AUTHORITY: FROM ALUM. SHAFT BEING SNAPPED IN HALF)

## PROPOSED ZONING

#### **SURBURBAN RESIDENTIAL - VARIED** DISTRICTS SR-V2 DISTRICT ZONING **REQUIREMENTS**

REQUIREME	INIS
	Multi-Family SR-V2 District Requirements
Lot Area (sq. ft.)	2,000/d.u.
Lot Width	60 ft.
Front Yard Setback	25 ft.
Side Yard Setback	10 ft.
Rev. Corner Side Yard Setback	12 ft.
Rear Yard Setback	25% lot depth but at lea st 30 ft.
Maximum Height	4 stories / 52 ft.
Maximum Lot Coverage	60%
Usable Open Space (sq. ft. per d.u.)	500

SCALE: 1"=100'

MINERAL POINT ROAD

**LOCALITY MAP:** 

S.W. 1/4, SEC. 21, T. 7 N., R. 8 E.

SCALE: 1"=1000'

N.W. 1/4

S.W. 1/4

- City of Madison

N.E. 1/4

WILRICH STREET

## PROPOSED ZONING TRADITIONAL RESIDENTIAL - VARIED DISTRICTS TR-V2 DISTRICT ZONING **REQUIREMENTS**

	Multi-Family TR-V2 District Requirements
Lot Area (sq. ft.)	2,000/d.u.
Lot Width	60 ft.
Front Yard Setback	20 ft.
Maximum Front Yard Setback	No more than 20% greater than block ave. up to 30ft. max.
Side Yard Setback	10 ft.
Rev. Corner Side Yard Setback	12 ft.
Rear Yard Setback	25% lot depth but at least 25 ft.
Maximum Height	3 stories / 40 ft.
Maximum Lot Coverage	70%
Usable Open Space (sq. ft. per d.u.)	500

# PROPOSED ZONING

#### TRADITIONAL RESIDENTIAL - URBAN DISTRICTS TR-U1 DISTRICT ZONING REQUIREMENTS

	Multi-Family TR-U1 District Requirements (>8 units)
Lot Area (sq. ft.)	1,000/d.u. + 300 per bedroom >2
Lot Width	50 ft.
Front Yard Setback	15 ft. or avg.
Maximum Front Yard Setback	No more than 20% greater than block ave. up to 30ft. Max.
Side Yard Setback	10 ft.
Rev. Corner Side Yard Setback	12 ft.
Rear Yard Setback	25% lot depth but at least 25 ft.
Maximum Height	5 stories / 65 ft.
Maximum Lot Coverage	75%
Usable Open Space (sq. ft. per d.u.)	320

## **LEGEND**

(R.A.) (D.C.)	"RECORDED AS" BEARINGS AND DISTANCES "DEED CALL" BEARINGS AND DISTANCES
• •	
(M)	"MEASURED" BEARINGS AND DISTANCES
<b>•</b>	INDICATES SOIL BORING LOCATION
*	INDICATES PROPOSED FIRE HYDRANT
——— w ———— w ———	INDICATES EXISTING WATERMAIN
	INDICATES PROPOSED WATERMAIN
SAN	INDICATES EXISTING SANITARY SEWER
	INDICATES PROPOSED SANITARY SEWER
ST	INDICATES EXISTING STORM SEWER
	INDICATES PROPOSED STORM SEWER
1100	INDICATES EXISTING CONTOUR

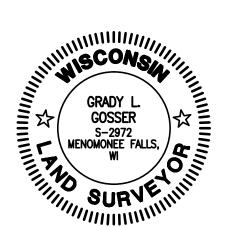
#### **DEVELOPMENT SUMMARY:**

- Concrete Curb and Gutter, Concrete Sidewalks, Asphalt Pavement with Storm Sewer.
- 5. All lots to have Underground Telephone, Electric, and Gas Service.
- 6. Public Sanitary Sewer and Watermain infrastructure shall connect to the Existing Utilities in the "Woodstone" Subdivision to the East.
- 7. The Subject Property is currently Zoned: Lots 1, 3, 4 & 6 and Outlot 1 = "SR-V2" (Suburban Residential-Varied District), Lot 2 = "TR-U1" (Traditional Residential-Urban District), Lots 5 & 7 = "TR-V2" (Tradition Residential-Varied District). Outlot 2 = "A" (Agricultural District).
- 8. Lot 1 proposed use: Senior Townhomes.
- 9. Lot 2 proposed use: Senior Rental Residences.
- 10. Lots 3 and 4 proposed use: Condominiums.
- 11. Lot 5 proposed use: Row Houses.
- 12. Lot 6 proposed use: Rental Residences and Stormwater Detention Facilities.
- 13. Lot 7 proposed use: Row Houses.
- 14. Outlot 1 proposed use: Stormwater Detention Facilities. To be dedicated to the Public for Stormwater and Conveyance purposes.
- 15. Outlot 2 to be retained by Developer for future development and shall retain the current "A" Zoning.

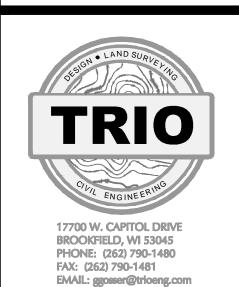
### SURVEYOR'S CERTIFICATE:

I hereby certify that this preliminary plat is a correct representative of all existing land divisions and features and that I have fully complied with the provisions of the subdivision and platting code of the City of Madison.

Date: <u>3-6-13</u> Date: <u>1-22-14</u>



Grady L. Gosser, R.L.S. Registered Land Surveyor S-2972 HISCONS GOSSER S-2972 MENOMONEE FALLS,



PROJI PARA	ELDERBE CITY OF M BY: Un 66
REVIS	ION HISTORY
DATE	DESCRIPTION

DATE:

MARCH 6, 2013

JOB NUMBER: 12-041-311-01

**DESCRIPTION:** 

**PRELIMINARY PLAT** 

SHEET

1 OF 1