

DEVELOPER:
UNITED FINANCIAL GROUP, INC.
660 W. RIDGEVIEW DRIVE
APPLETON, WI 54911
PHONE: (920) 968-8100
FAX: (920) 731-1696

ENGINEER / SURVEYOR:
TRIO ENGINEERING, LLC
17700 W. CAPITOL DRIVE
BROOKFIELD, WISCONSIN 53045
PHONE: (262) 790-1480
FAX: (262) 790-1481

PRELIMINARY PLAT OF PARAGON PLACE

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

UNPLATTED LANDS
(TOWN OF MIDDLETON)
OWNER: ELDERBERRY ASSOCIATES LLC

UNPLATTED LANDS
(TOWN OF MIDDLETON)
OWNER: THIS FAMILY FARM LLC

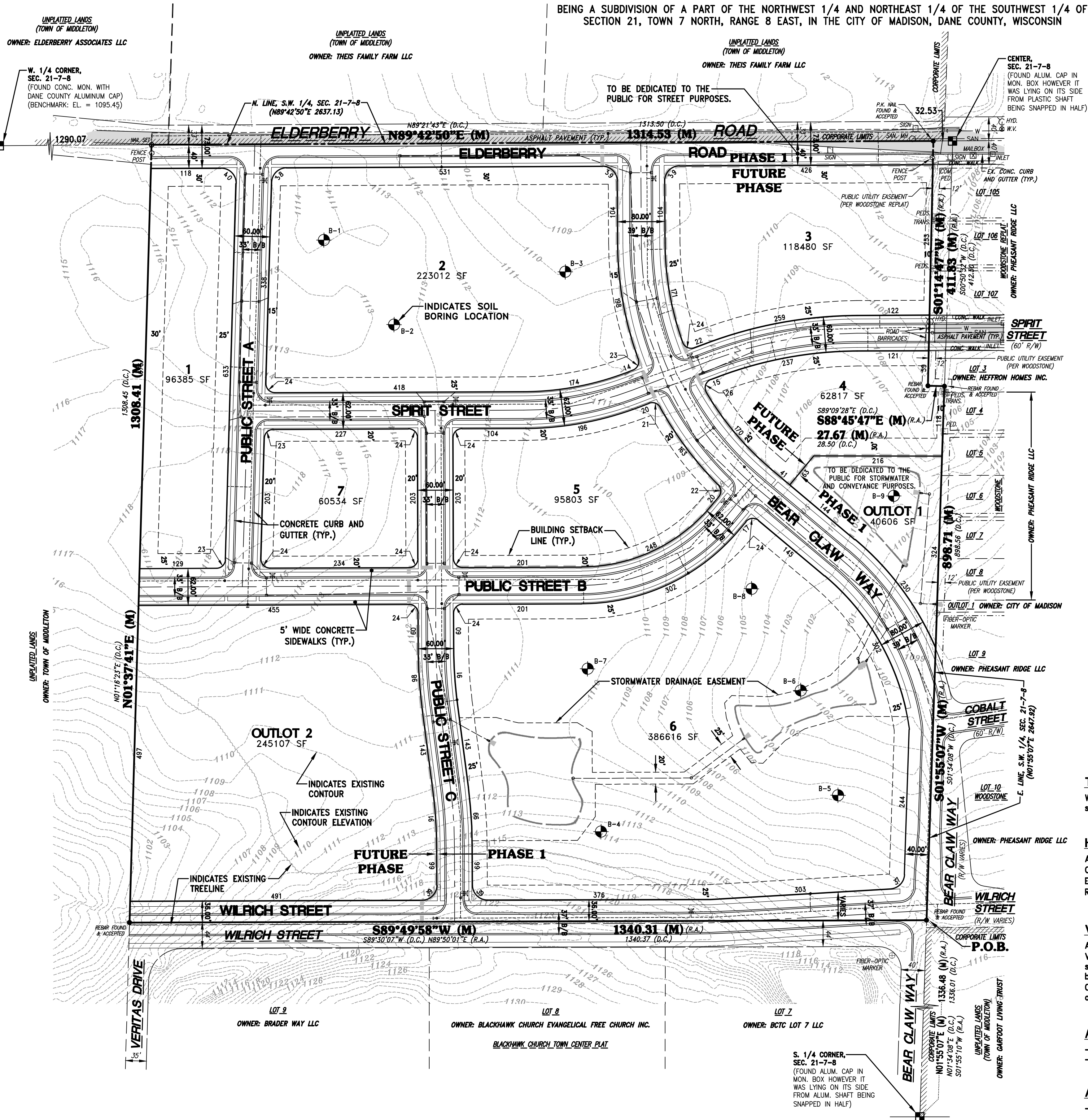
UNPLATTED LANDS
(TOWN OF MIDDLETON)
OWNER: THIS FAMILY FARM LLC

W. 1/4 CORNER,
SEC. 21-7-8
(FOUND CONC. MON. WITH
DANE COUNTY ALUMINUM CAP)
(BENCHMARK: EL. = 1095.45)

N. LINE, S.W. 1/4, SEC. 21-7-8
(N89°42'50"E 2637.13)

TO BE DEDICATED TO THE
PUBLIC FOR STREET PURPOSES.

CENTER,
SEC. 21-7-8
(FOUND ALUM. CAP IN
MON. BOX HOWEVER IT
WAS LYING ON ITS SIDE
FROM PLASTIC SHAFT
BEING SNAPPED IN HALF)



PROPOSED ZONING	
SUBURBAN RESIDENTIAL - VARIED DISTRICTS SR-V2 DISTRICT ZONING 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 least 30 ft.
Maximum Height	4 stories / 52 ft.
Maximum Lot Coverage	60%
Usable Open Space (sq. ft. per d.u.)	500

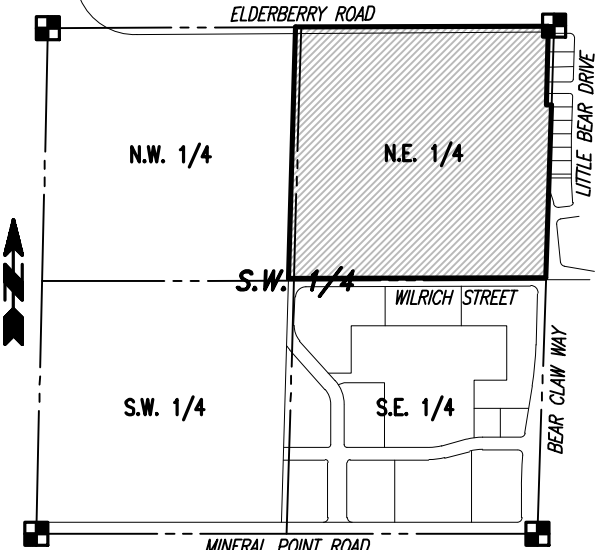
PROPOSED ZONING	
TRADITIONAL RESIDENTIAL - VARIED DISTRICTS TR-V2 DISTRICT ZONING REQUIREMENTS	
Lot Area (sq. ft.)	2,000/d.u.
Lot Width	60 ft.
Front Yard Setback	20 ft.
Maximum Front Yard Setback	No more than 20% greater than block ave. up to 30ft. max.
Side Yard Setback	10 ft.
Rev. Corner Side Yard 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	
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.) "RECORDED AS" BEARINGS AND DISTANCES
(D.C.) "DEED CALL" BEARINGS AND DISTANCES
(M) "MEASURED" BEARINGS AND DISTANCES
INDICATES SOIL BORING LOCATION
INDICATES PROPOSED FIRE HYDRANT
INDICATES EXISTING WATERMAIN
INDICATES PROPOSED WATERMAIN
INDICATES EXISTING SANITARY SEWER
INDICATES PROPOSED SANITARY SEWER
INDICATES EXISTING STORM SEWER
INDICATES PROPOSED STORM SEWER
INDICATES EXISTING CONTOUR

SCALE: 1"=100'



LOCALITY MAP:
S.W. 1/4, SEC. 21,
T. 7 N., R. 8 E.
SCALE: 1"=1000'

TREE PRESERVATION NOTE:

Where ever practical, Existing Specimen Trees will be saved within the construction area of the project.

HORIZONTAL DATUM PLANE:

All bearings are referenced to Grid North of the Dane County Coordinate System, NAD-83 (1997), in which the East line of the S.W. 1/4 of Section 21, Town 7 North, Range 8 East, bears North 01°55'07" East.

VERTICAL DATUM PLANE:

All elevations are referenced to the North American Vertical Datum, 1988 adjustment. Contours/Elevations shown on this Plat are via a ground survey performed 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

AGENCIES HAVING THE AUTHORITY TO OBJECT:

- State of Wisconsin, Department of Administration
- Dane County Zoning and Land Regulation Committee

APPROVING AUTHORITY:

- City of Madison

DEVELOPMENT SUMMARY:

- Subdivision contains approximately 40.10 Acres.
- Subdivision contains 7 Lots and 2 Outlots.
- All lots to be served by Sanitary Sewer and Watermain.
- Public Roads to have Concrete Curb and Gutter, Concrete Sidewalks, Asphalt Pavement with Storm Sewer.
- All lots to have Underground Telephone, Electric, and Gas Service.
- Public Sanitary Sewer and Watermain Infrastructure shall connect to the Existing Utilities in the "Woodstone" Subdivision to the East.
- 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).
- Lot 1 proposed use: Senior Townhomes.
- Lot 2 proposed use: Senior Rental Residences.
- Lots 3 and 4 proposed use: Condominiums.
- Lot 5 proposed use: Row Houses.
- Lot 6 proposed use: Rental Residences and Stormwater Detention Facilities.
- Lot 7 proposed use: Row Houses.
- Outlot 1 proposed use: Stormwater Detention Facilities. To be dedicated to the Public for Stormwater and Conveyance purposes.
- Outlot 2 to be retained by Developer for future development and shall retain the current "A" Zoning.

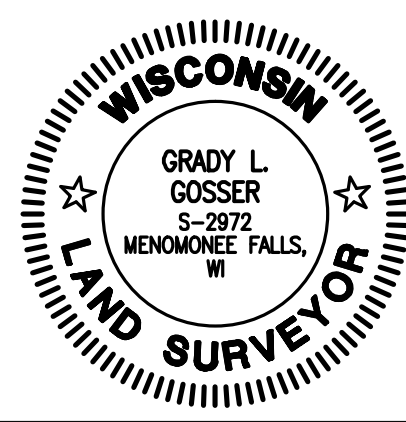
SURVEYOR'S CERTIFICATE:

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: 3-6-13
Date: 1-22-14



Grady L. Gosser
Registered Land Surveyor S-2972



PROJECT:
PARAGON PLACE
ELDERBERRY NEIGHBORHOOD
CITY OF MADISON, WI
BY: United Financial Group, Inc.
660 W. Ridgeview Drive
Appleton, WI 54911

REVISION HISTORY

DATE	DESCRIPTION

DATE:

MARCH 6, 2013

JOB NUMBER:

12-041-311-01

DESCRIPTION:

**PRELIMINARY
PLAT**

SHEET

1 OF 1