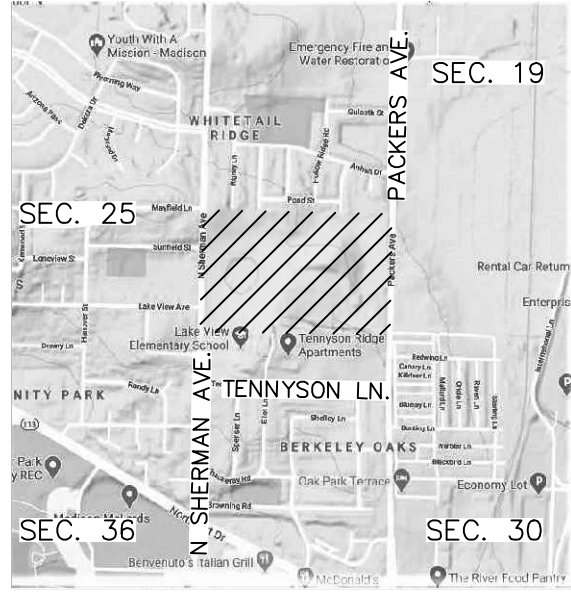


RAEMISCH FARM DEVELOPMENT

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 - TRADITIONAL 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

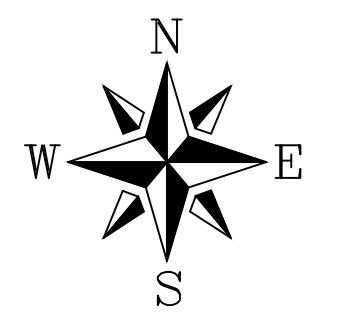
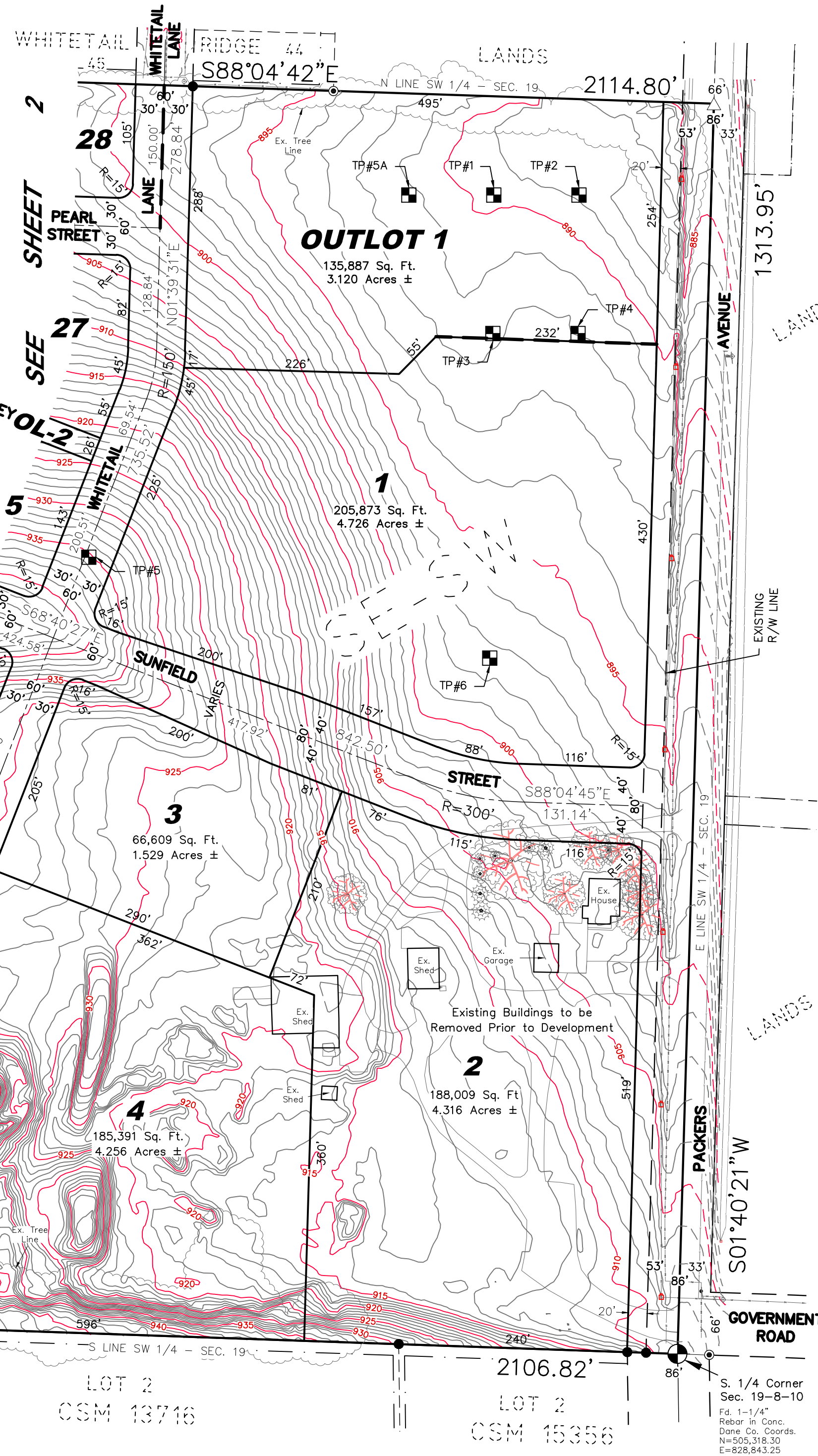
Legal Description:

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:

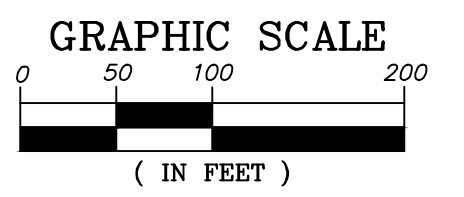
BEGINNING at the South one-quarter Corner of said Section 19;
thence, along the South line of said fractional Southwest one-quarter, North 87°59'37" West, 2106.82 feet to the Southwest Corner of said Section 19, lying in North Sherman Avenue;
thence, along the West line of said fractional Southwest one-quarter,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

- 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



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

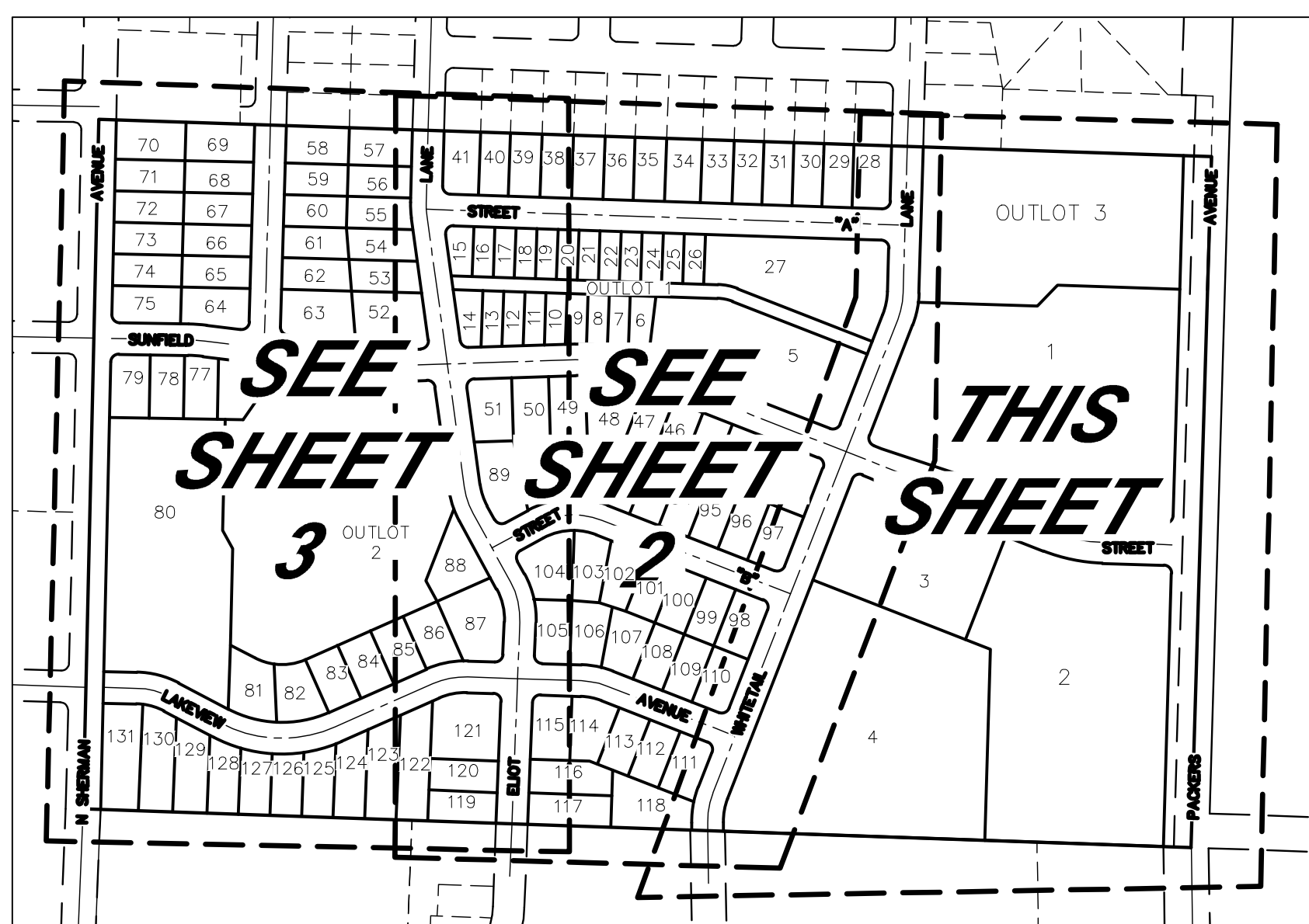
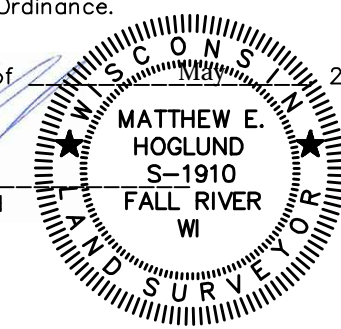
ENGINEER/SURVEYOR:
RYAN QUAM, P.E.
MATTHEW E. HOGLUND, P.L.S.
QUAM ENGINEERING, LLC
4604 SIGGELKOW ROAD - SUITE A
MCFARLAND, WI 53558

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 August, 2020.

By: Matthew E. Hoglund
P.L.S. S-1910



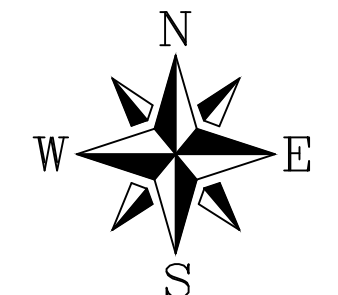
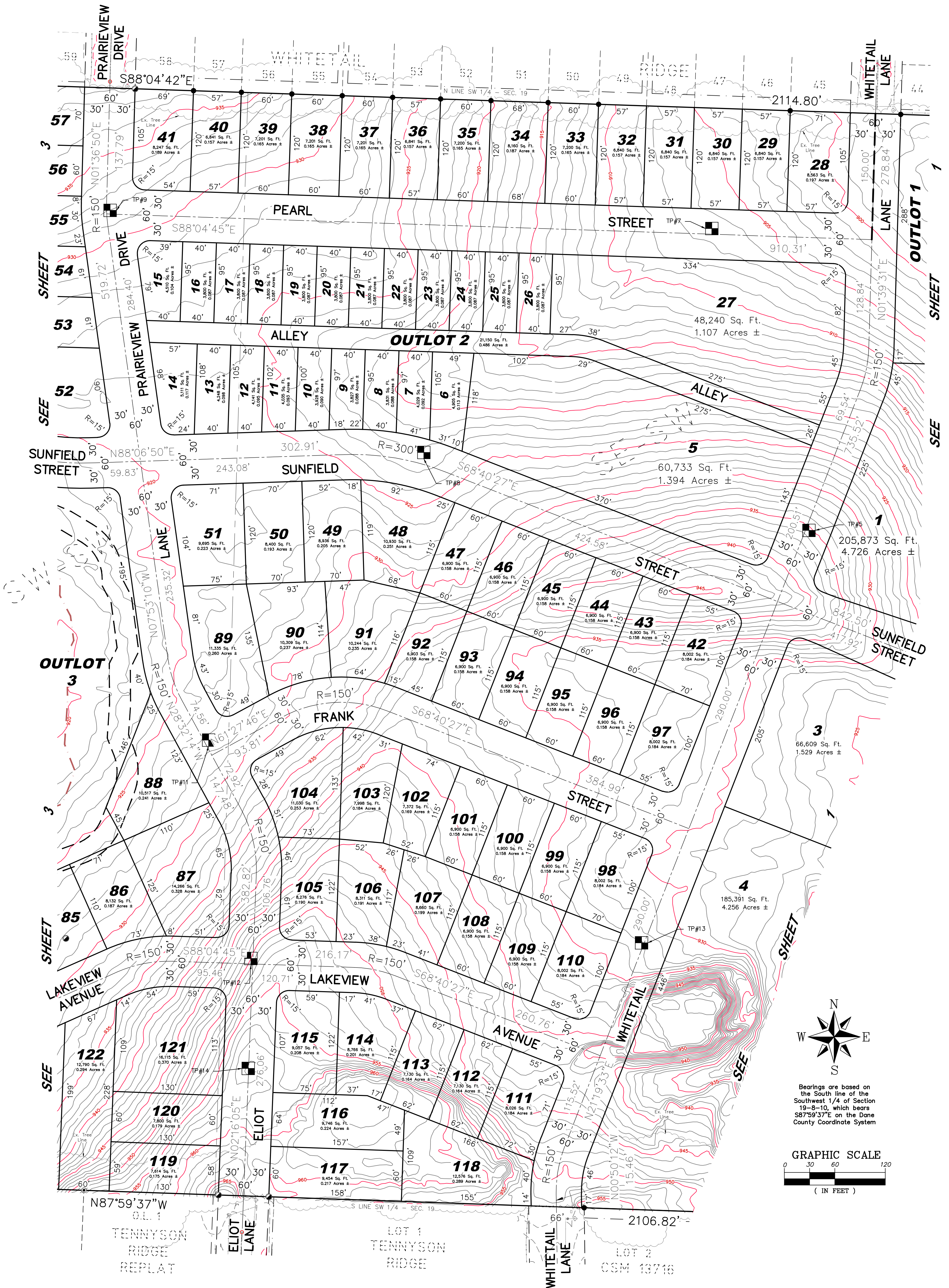
Sheet Index Map

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

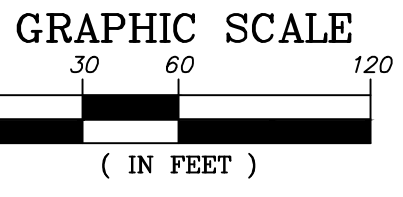
RAEMISCH FARM DEVELOPMENT

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



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

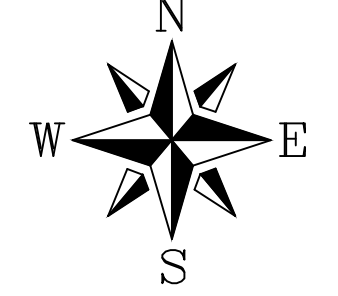
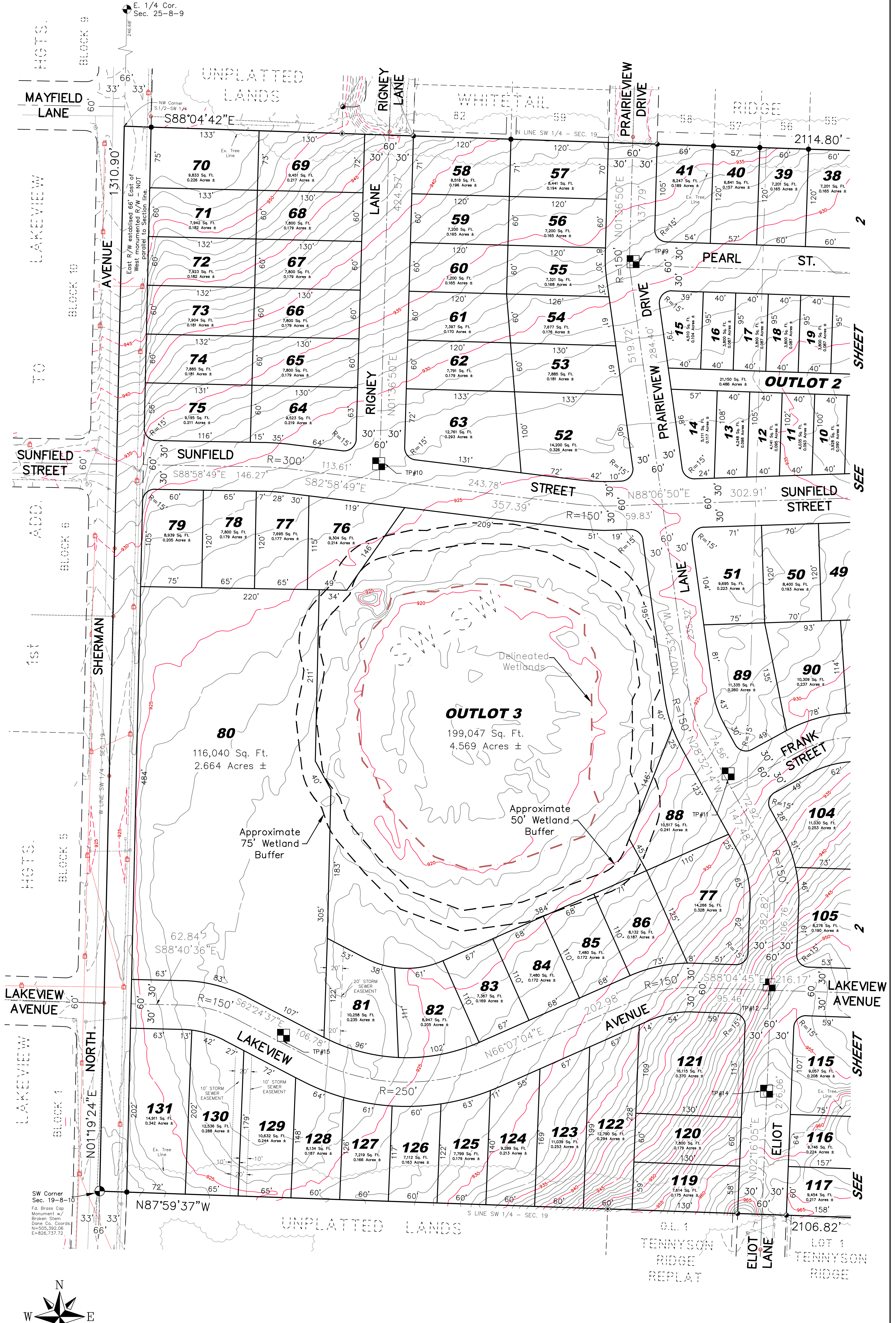


PRELIMINARY PLAT
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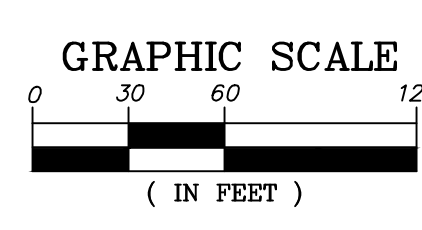
RAEMISCH FARM DEVELOPMENT

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

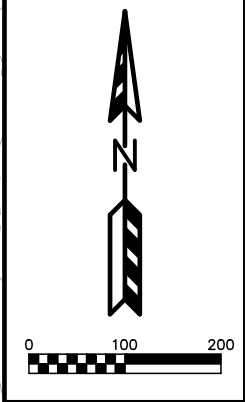


Bearings are based on the South line of the Southwest 1/4 of Section 19-8-10, which bears S87°59'37"E on the Dane County Coordinate System



SHEET 3 OF 3

PRELIMINARY PLAT
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RAEMISCH FARM DEVELOPMENT
 EXISTING SITE PLAN
 PAGE: 2 OF 29
 DATED: MAY 6, 2020

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