

BEING A SUBDIVISION OF A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWN 7 NORTH, RANGE 8 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

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

TRIO ENGINEERING, LLC
12660 W NORTH AVENUE
BROOKFIELD, WISCONSIN 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481



1. Subdivision contains 138.92 Acres of land, more or less. The dedication of right-of-way on Mineral Point Rd and Pioneer Rd results in a net subdivision of 137.31 Acres.

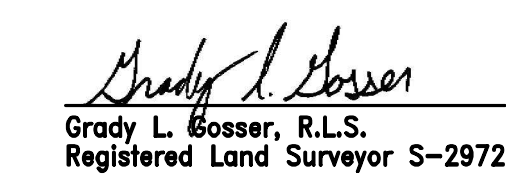
2. The property is subject to the "Final City of Madison and Town of Middleton Cooperative Plan" dated September 29, 2003, which includes the following development requirements:
 - Transition Area – defined as 1/4 mile from the centerline of Pioneer Road, shall have a residential density limit of 4 units per net acre and maximum 4 units per multi-family residential structure.
 - An 80'-foot wide landscaped planting setback shall be provided from Pioneer Road right-of-way.
3. All lots to be served by Sanitary Sewer and Watermain.
4. Public Roads to have 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 Mineral Point Road to the South and Eldersberry Road to the East.
7. The Subject Property is proposed to be Zoned: "SR-C3" (Suburban Residential-Consistent District), "TR-U2" (Tradition Residential-Variied District), "TR-U1" (Tradition Residential-Urban District), "SR-U2" (Suburban Residential-Variied District), and "PR" (Parks and Recreation).
8. Outlot designations:
 1. Dedicated to the Public for Stormwater Management and Drainage purposes.
 2. Dedicated to the Public for Stormwater Management and Drainage purposes.
 3. Dedicated to the Public for Stormwater Management and Drainage purposes.
 4. Dedicated to the Public for Stormwater Management and Drainage purposes.
 5. Dedicated to the Public for Greenway Corridor purposes.
 6. Dedicated to the Public for Greenway Corridor purposes.
 7. Dedicated to the Public for Park purposes.
 8. Dedicated to the Public for Regional Stormwater Management, Stormwater Management and Drainage purposes. Public Sidewalk Bike Path Easement.
 9. Dedicated to the Public for Regional Stormwater Management and Drainage purposes.
 10. Dedicated to the Public for Stormwater Management and Drainage purposes.
 11. Dedicated to the Public for Stormwater Management and Drainage purposes.
 12. Dedicated to the Public for Stormwater Management and Drainage purposes.

PROPOSED USES	
Lot #	Proposed Zoning District
1-127	SR-C3
128-131	TR-V2
132-133	SR-C3
134-138	TR-U1
139	SR-V2
140-142	TR-U1
143	SR-V2
144-146	TR-V2

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: 03-08-19



PROJECT:
HERRLING PROPERTY
NEIGHBORHOOD DEVELOPMENT
CITY OF MADISON, WISCONSIN
BY: 660 W. RIDGEVIEW DRIVE
APPLETON, WI 54911

REVISION HISTORY	
DATE	DESCRIPTION

DATE:
MARCH 8, 2019

JOB NUMBER:

JOB NUMBER:
12-041-311-02

DESCRIPTION:

PRELIMINARY

**PRELIMINARY
PLAT**

SHEET

1 OF 1
