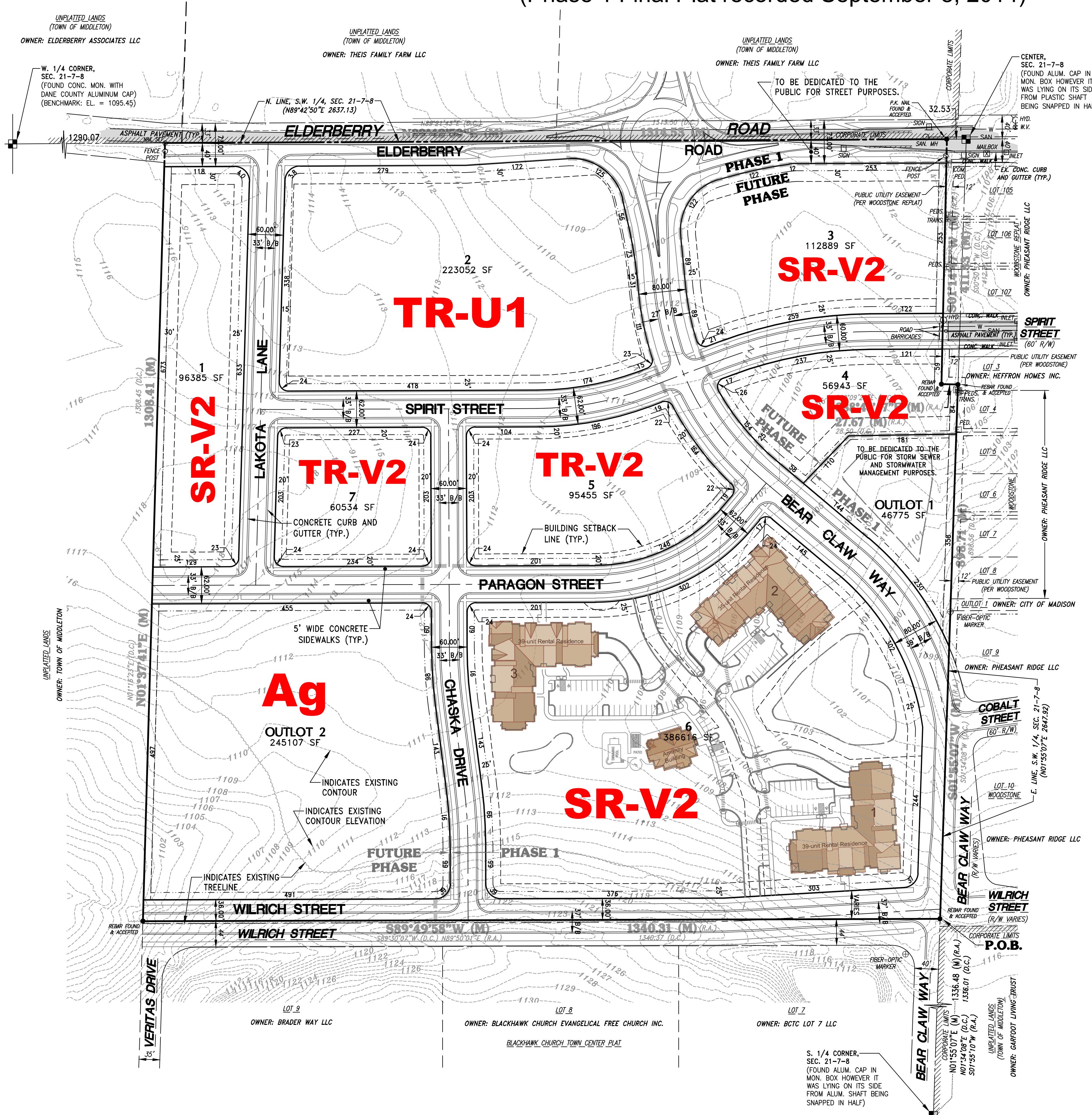


Ziegler Site: CURRENT Zoning, Approved Road Layout & Land Use

(Approved Preliminary Plat dated June 30, 2014)
(Phase 1 Final Plat recorded September 8, 2014)



ZONING LEGEND

- TR-U1 Traditional Residential - Urban District 1**
- TR-V2 Traditional Residential - Varied District 2**
- SR-V2 Suburban Residential - Varied District 2**

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

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

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

**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
06/30/14	REV. PER COMMENTS
03/11/14	REV. PER COMMENTS
02/11/14	REV. PER COMMENTS
01/22/14	REV. PER COMMENTS
03/06/13	INITIAL SUBMITTAL

DATE:

JOB NUMBER:
12-041-311-01

DESCRIPTION:

PRELIMINARY PLAT

SHEET

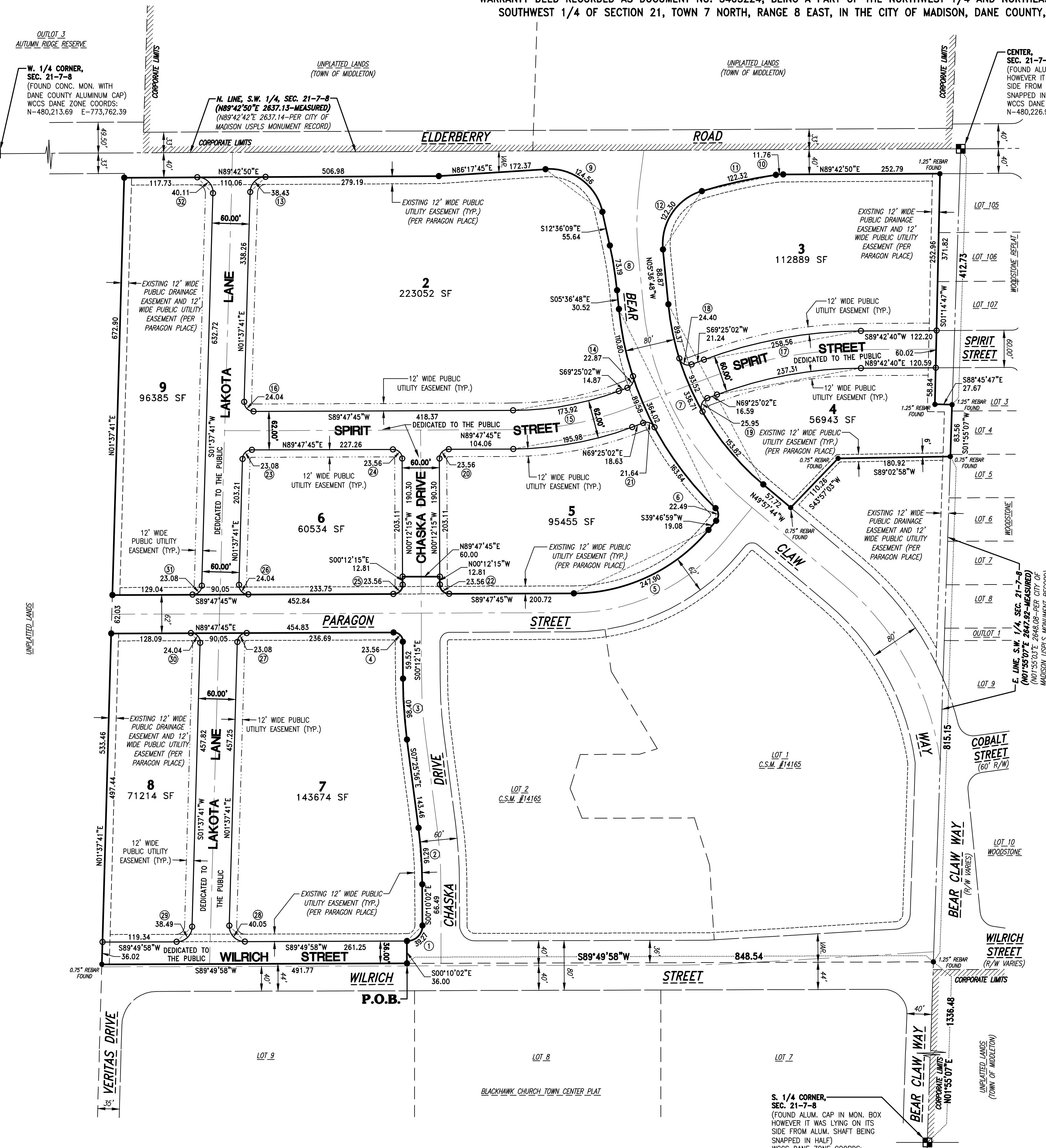
SCALE: 1"=100'

March 4 2019

PARAGON PLACE ADDITION NO. 1

BEING A REDIVISION OF OUTLOTS 1, 2 AND 4 OF "PARAGON PLACE", EXCEPT THAT PART CONVEYED TO THE CITY OF MADISON PER WARRANTY DEED RECORDED AS DOCUMENT NO. 5403224, BEING 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

OWNERS:
ZIEGLER AT ELDERBERRY LLC &
ZIEGLER AT ELDERBERRY II LLC
660 W. RIDGEVIEW DRIVE
APPLETON, WI 54911
PHONE: (920) 968-8100
FAX: (920) 731-1696

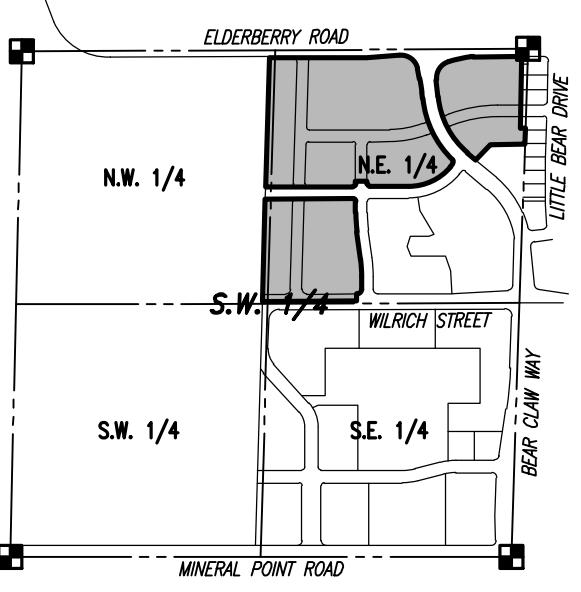


There are no objections to this plat with respect to
Sects. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



Department of Administration



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

GENERAL NOTES:

- Indicated Found 1.270" outside diameter Reinforcing Bar. (Unless otherwise noted).
- • Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.303 lbs. per lineal foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to nearest second and computed to the nearest half-second.
- 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.
- Utility Easements as herein set forth are for the use of public bodies and private public utilities having the right to serve the area.
- Lots/buildings within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
- All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 6 feet in width measured from the property line to the interior of each lot except that the easements shall be 12 feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.
- The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.
- In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.



12660 W. North Avenue
Building "D"
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

PARAGON PLACE ADDITION NO. 1

BEING A REDIVISION OF OUTLOTS 1, 2 AND 4 OF "PARAGON PLACE", EXCEPT THAT PART CONVEYED TO THE CITY OF MADISON PER WARRANTY DEED RECORDED AS DOCUMENT NO. 5403224, BEING 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

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	7	25.00	90°00'00"	39.27	35.36	N44°49'58"E	N89°49'58"E	N00°10'02"W
2	7	720.00	7°15'54"	91.29	91.23	N03°47'59"W	N00°10'02"W	N07°25'56"W
3	7	780.00	7°13'41"	98.40	98.33	S03°49'05.5"E	S00°12'15"E	S07°25'56"E
4	7	15.00	90°00'00"	23.56	21.21	N45°12'15"W	N00°12'15"W	S89°47'45"W
5	5	284.00	50°00'46"	247.90	240.10	N64°47'22"E	N89°47'45"E	N39°46'59"E
6	5	15.00	85°53'41"	22.49	20.44	N03°09'51.5"W	N39°46'59"E	N46°06'42"W
7	WEST	515.00	40°29'54"	364.02	356.49	S25°51'45"E	S05°36'48"E	S46°06'42"E
	5	515.00	18°12'18"	163.64	162.95	S37°00'33"E	S27°54'24"E	S46°06'42"E
R/W WEST	515.00	9°58'00"	89.58	89.47	S22°55'24"E	S17°56'24"E	S27°54'24"E	
2	515.00	12°19'36"	110.80	110.59	S11°46'36"E	S05°36'48"E	S17°56'24"E	
EAST	435.00	44°20'56"	336.71	328.36	S27°47'16"E	S05°36'48"E	S49°57'44"E	
4	435.00	20°15'38"	153.82	153.02	S39°49'55"E	S29°42'06"E	S49°57'44"E	
R/W EAST	435.00	12°19'04"	93.52	93.34	S23°32'34"E	S17°23'02"E	S29°42'06"E	
3	435.00	11°46'14"	89.37	89.21	S11°29'55"E	S05°36'48"E	S17°23'02"E	
8	2	600.00	6°59'21"	73.19	73.15	N09°06'28.5"W	N05°36'48"W	N12°36'09"W
9	2	88.00	81°06'06"	124.56	114.42	N53°09'12"W	N12°36'09"W	S86°17'45"W
10	3	89.00	7°34'21"	11.76	11.75	S85°55'39.5"W	S89°42'50"W	S82°08'29"W
11	3	777.00	9°01'12"	122.32	122.20	S77°37'53"W	S82°08'29"W	S73°07'17"W
12	3	89.00	78°44'05"	122.30	112.90	S33°45'14.5"W	S73°07'17"W	S05°36'48"E
13	2	25.00	88°05'09"	38.43	34.76	S45°40'15.5"W	S89°42'50"W	S01°37'41"W
14	2	15.00	87°21'26"	22.87	20.72	N25°44'19"E	N69°23'02"E	N17°56'24"W
15	2	489.00	20°22'43"	173.92	173.01	N79°36'23.5"E	N89°47'45"E	N69°25'02"E
5	551.00	20°22'43"	195.98	194.94	N79°36'23"E	N89°47'45"E	N69°25'02"E	
16	2	15.00	91°49'56"	24.04	21.55	S44°17'17"E	S01°37'41"W	N89°47'45"E
17	3	730.00	20°17'38"	258.56	257.21	S79°33'51"W	S89°42'40"W	S69°25'02"W
4	670.00	20°17'38"	237.31	236.07	S79°33'51"W	S89°42'40"W	S69°25'02"W	
18	3	15.00	93°11'56"	24.40	21.80	S63°59'00"E	S17°23'02"E	N69°25'02"E
19	4	15.00	99°07'08"	25.95	22.83	S19°51'28"W	S69°25'02"W	S29°42'06"E
20	5	15.00	90°00'00"	23.56	21.21	S44°47'45"W	S89°47'45"W	S00°12'15"E
21	5	15.00	82°40'34"	21.64	19.82	N69°14'41"W	N27°54'24"W	S69°25'02"W
22	5	15.00	90°00'00"	23.56	21.21	S45°12'15"E	S00°12'15"E	N89°47'45"E
23	6	15.00	88°10'04"	23.08	20.87	S45°42'43"W	S89°47'45"W	S01°37'41"W
24	6	15.00	90°00'00"	23.56	21.21	N45°12'15"W	N00°12'15"W	S89°47'45"W
25	6	15.00	90°00'00"	23.56	21.21	N44°47'45"E	N89°47'45"E	N00°12'15"W
26	6	15.00	91°49'56"	24.04	21.55	S44°17'17"E	S01°37'41"W	N89°47'45"E
27	7	15.00	88°10'04"	23.08	20.87	S45°42'43"W	S89°47'45"W	S01°37'41"W
28	7	25.00	91°47'43"	40.05	35.90	S44°16'10.5"E	S01°37'41"W	N89°49'58"E
29	8	25.00	88°12'17"	38.49	34.80	N45°43'49.5"E	N89°49'58"E	N01°37'41"E
30	8	15.00	91°49'56"	24.04	21.55	N44°17'17"W	N01°37'41"E	S89°47'45"W
31	9	15.00	88°10'04"	23.08	20.87	N45°42'43"E	N89°47'45"E	N01°37'41"E
32	9	25.00	91°54'51"	40.11	35.94	N44°19'44.5"W	N01°37'41"E	S89°42'50"W

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped "PARAGON PLACE ADDITION NO. 1", being a redivision of Outlots 1, 2 and 4 of "Paragon Place", recorded in the office of the Register of Deeds for Dane County on September 8, 2014, in Book 60-033A of Final Plots, at Pages 166 through 167 inclusive, as Document No. 5096711, except that part conveyed to the City of Madison per Warranty Deed recorded as Document No. 5403224, being 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.

Said Parcel contains 1,026,128 Square Feet (or 23.5567 Acres) of land, more or less.

That I have made such survey, land division and map by the direction of ZIEGLER AT ELDERBERRY LLC and ZIEGLER AT ELDERBERRY II LLC, owners of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Statutes of the State of Wisconsin and the Subdivision Regulations of the City of Madison in surveying, dividing and mapping the same.

Dated this _____ Day of _____, 20 _____.

CITY COMMON COUNCIL CERTIFICATE:

Resolved that this plat known as "PARAGON PLACE ADDITION NO. 1" located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the _____ day of _____, 20 _____, and that said enactment further provided for the acceptance of those lands dedicated and right conveyed by said plat to the City of Madison for public use.

Dated this _____ Day of _____, 20 _____.

Maribeth L. Witzel-Behl, City Clerk
City of Madison, Dane County, Wisconsin

Natalie Erdman, Secretary
City of Madison Plan Commission

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

ZIEGLER AT ELDERBERRY LLC and ZIEGLER AT ELDERBERRY II LLC, Wisconsin Limited Liability Companies duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owners, certifies that said Limited Liability Companies have caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection.

APPROVING AGENCIES:

1. City of Madison
2. State of Wisconsin, Department of Administration
2. Dane County Zoning and Natural Resources Committee

Witness the hand and seal of said Owner this _____ day of _____, 20 _____.

ZIEGLER AT ELDERBERRY LLC
By: United Apartments, Inc., Manager

ZIEGLER AT ELDERBERRY II LLC
By: United Apartments, Inc., Manager

Marshal Gorwitz, President

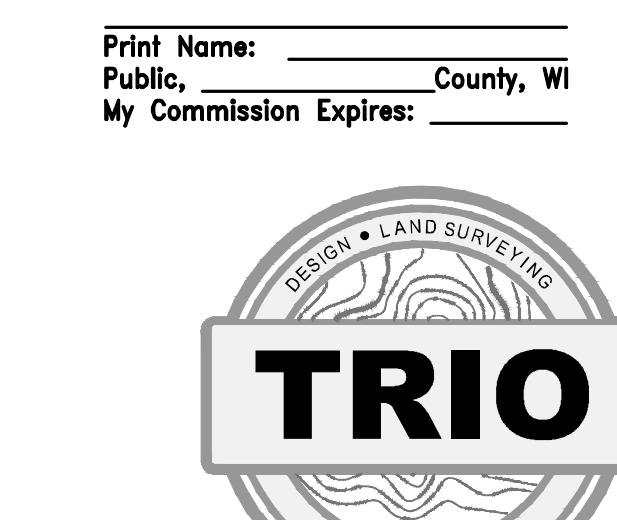
Marshal Gorwitz, President

Shelley Austinson, Secretary

Shelley Austinson, Secretary

STATE OF WISCONSIN)
) SS
COUNTY OF)

Personally came before me this _____ day of _____, 20 _____. the above named Marshal Gorwitz, President and Shelley Austinson, Secretary of the above named Limited Liability Companies, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said Limited Liability Companies, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Limited Liability Companies, by its authority.



TRIO
12660 W. North Avenue
Building "D"
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

Print Name: _____
Public, _____ County, WI
My Commission Expires: _____

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified _____, 20 _____.
Department of Administration

COUNTY REGISTER OF DEEDS CERTIFICATE:

Received for record this _____ day of _____, 20 _____. at _____ o'clock M. and recorded in Volume _____ of Plats on Pages _____ as Document Number _____.

Kristi Chlebowski, Register of Deeds

DATED THIS 28th DAY OF FEBRUARY, 2019

Ryan McMurtrie

From: Bemis, Brynn <BBemis@cityofmadison.com>
Sent: Thursday, February 14, 2019 3:13 PM
To: Ryan McMurtrie
Cc: Stanley, Brenda
Subject: Phase 1 ESAs for Herring and Ziegler Sites in Elderberry Neighborhood

Ryan,

I reviewed the Phase 1 ESAs for both the Herring and Ziegler plats. I saw no environmental concerns with accepting the dedications. You have satisfied the letter requirements for Phase 1 ESAs for these two plats.

Regards,

Brynn Bemis

Brynn Bemis, Hydrogeologist
City of Madison Engineering Division
Room 115 City/County Building
210 Martin Luther King Jr. Blvd.
Madison, WI 53703
(t) 608.267.1986
bbemis@cityofmadison.com

From: Ryan McMurtrie <RMcMurtrie@ufgroup.net>
Sent: Friday, February 08, 2019 1:35 PM
To: Bemis, Brynn <BBemis@cityofmadison.com>
Subject: Request for review of Phase 1's in preparation for Plat Submittals: Herring and Ziegler Sites in Elderberry Neighborhood

Good afternoon Brynn,

Per our conversation the other day, attached please find the following:

- **Ziegler Site:**
 - o Master site plan (note: plat is still being refined, but road locations will not be altered)
 - o Phase 1 final report (summary and conclusions on page 17)
- **Herring Site:**
 - o Preliminary plat (note: this is not the finalized exhibit, but the road locations will not be altered)
 - o Please use the following link to access the Phase 1 Environmental Site Assessment: https://ufglocal-my.sharepoint.com/personal/ryan_ufgroup_net/_layouts/15/onedrive.aspx?id=%2Fpersonal%2Fryan_ufgroup_net%2FDocuments%2F2017-10-11%20ESA%20Report%20Ph%20I%20-HerringPropTwnOfMiddleton%2Epdf&parent=%2Fpersonal%2Fryan_ufgroup_net%2FDocuments
 - Note: Findings summarized on page 1

Please let me know if you need anything else to complete your review to determine if we will be required to update either of the Phase 1 reports in preparation for our Final Plat submittal on the Ziegler site and our Preliminary Plat submittal on the Herrling site.

Enjoy your weekend.

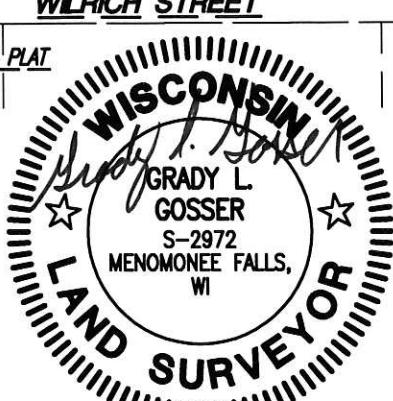
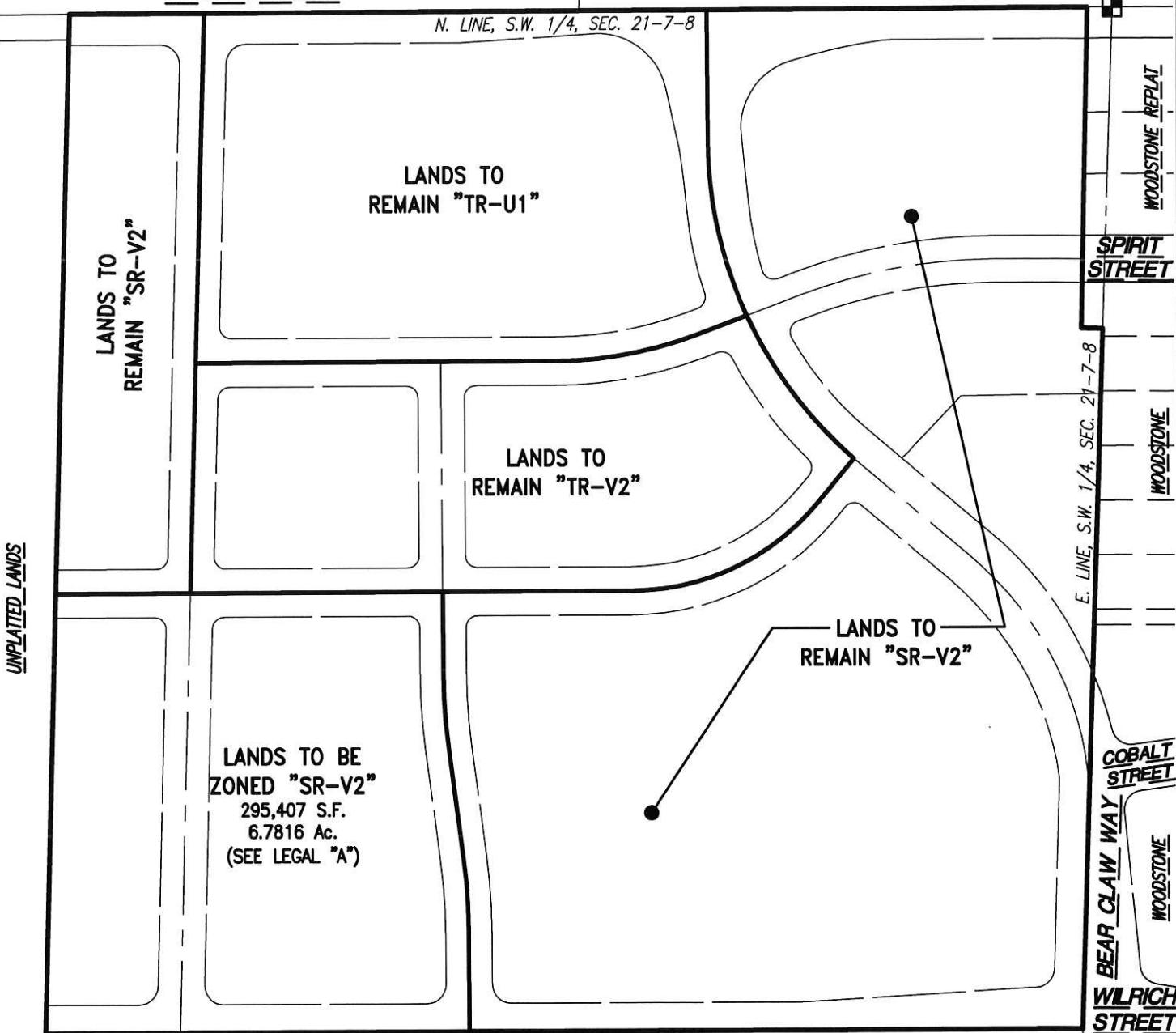
REZONING EXHIBIT "A"

ALL THAT 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.

CENTER,
SEC. 21-7-8

ELDERBERRY

ROAD



SCALE: 1"=200'

0 100 200 400

THIS EXHIBIT WAS PREPARED BY GRADY L. GOSHER, P.L.S. (S-2972)

S. 1/4 CORNER,
SEC. 21-7-8

DATE: 2-22-19

REZONING EXHIBIT “B”

LANDS TO BE REZONED

LEGAL DESCRIPTION “A” (LANDS TO BE ZONED “SR-V2”):

All that 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, now being more particularly bounded and described as follows:

Commencing at the South 1/4 corner of said Section 21; Thence North 01°55'07" East and along the East line of the said Southwest 1/4 Section, 1336.48 feet to a point; Thence South 89°49'58" West and along the North line of “Blackhawk Church Town Center Plat” (A Subdivision Plat of Record), 793.54 feet to the place of beginning of lands hereinafter described;

Thence North 00°10'02" West and along the centerline of “Chaska Drive”, 127.49 feet to a point of curvature; Thence Northwesterly 95.10 feet along said centerline and the arc of a curve, whose center lies to the Southwest, whose radius is 750.00 feet, whose central angle is 07°15'54", and whose chord bears North 03°47'59" West, 95.03 feet to a point of tangency; Thence North 07°25'56" West and along said centerline, 143.46 feet to a point of curvature; Thence Northwesterly 94.61 feet along said centerline and the arc of a curve, whose center lies to the Northeast, whose radius is 750.00 feet, whose central angle is 07°13'41", and whose chord bears North 03°49'05.5" West, 94.55 feet to a point of tangency; Thence North 00°12'15" West and along said centerline, 105.52 feet to a point on the centerline of “Paragon Street”; Thence South 89°47'45" West and along said centerline, 498.84 feet to a point on the East line of Unplatted Lands; Thence South 01°37'41" West and along the said East line, 564.48 feet to a point; Thence North 89°49'58" East and along the said North line of said “Blackhawk Church Town Center Plat”, 546.77 feet to the point of beginning of this description.

Said Parcel contains 295,407 Square Feet (or 6.7816 Acres) of land, more or less.

Date: 2-22-19



Grady L. Gosser

Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
12660 W. North Avenue, Building "D"
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

VICINITY MAP

PROPOSED "PARAGON PLACE PROPERTY"

MADISON, WI

by
UNITED FINANCIAL GROUP, INC.
660 W. Ridgeview Drive
Appleton, WI 54911



Date: 03-11-2019