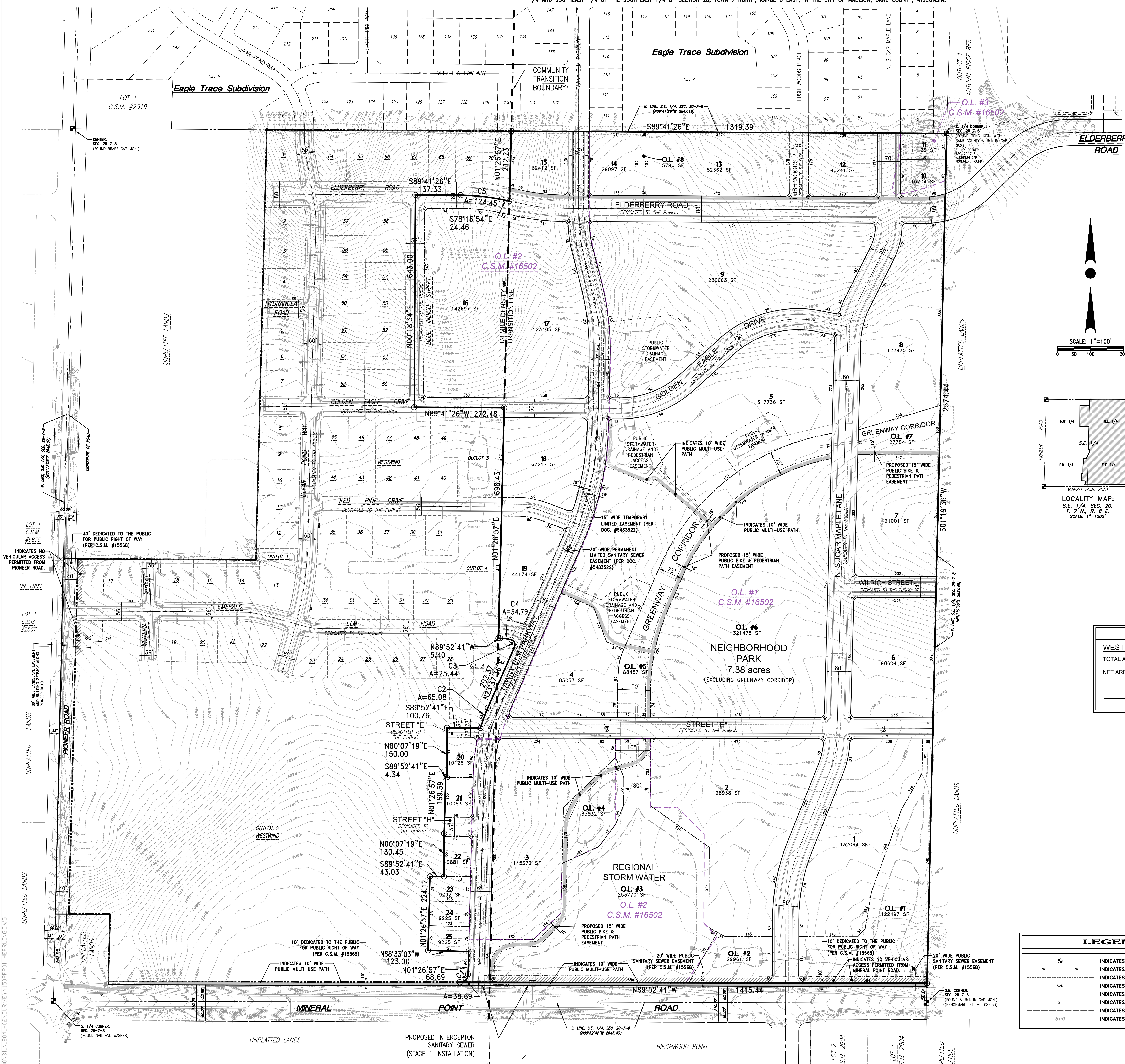


# PRELIMINARY PLAT OF HERRLING PROPERTY

BEING A REDIVISION OF OUTLOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP NO. 16502, BEING LOCATED IN 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.



**DEVELOPER:**  
ARDEN PROPERTY GROUP, INC.  
680 W. RIDGEVIEW DRIVE  
APPLETON, WI 54911  
PHONE: (920) 988-9100  
FAX: (920) 731-1696

**ENGINEER / SURVEYOR:**  
TRIO ENGINEERING, LLC  
19035 W. CAPITOL DRIVE  
BROOKFIELD, WISCONSIN 53045  
PHONE: (262) 790-1480  
FAX: (262) 790-1481

**DEVELOPMENT NOTES:**

- Subdivision contains 84.9188 Acres of land, more or less.
- 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 building setback shall be provided from Pioneer Road right-of-way.
- 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 Mineral Point Road to the South and Elderberry Road to the East.
- The Subject Property is Zoned: "TR-C3" (Traditional Residential-Consistent District), "SR-C3" (Suburban Residential-Consistent District), "TR-V2" (Traditional Residential-Variety District), "TR-U1" (Traditional Residential-Urban District), "SR-V2" (Suburban Residential-Variety District), and "PR" (Parks and Recreation).
- Outlot designations:
  - Dedicated to the Public for Stormwater Management and Drainage purposes.
  - Dedicated to the Public for Stormwater Management and Drainage purposes.
  - Dedicated to the Public for Regional Stormwater Management and Drainage purposes.
  - Dedicated to the Public for Stormwater Management and Drainage purposes.
  - Dedicated to the Public as a Greenway Corridor for Stormwater Drainage Purposes.
  - Dedicated to the Public for Park purposes.
  - Dedicated to the Public for as a Greenway Corridor for Stormwater Drainage Purposes.
  - Dedicated to the Public for Stormwater Management and Drainage purposes.

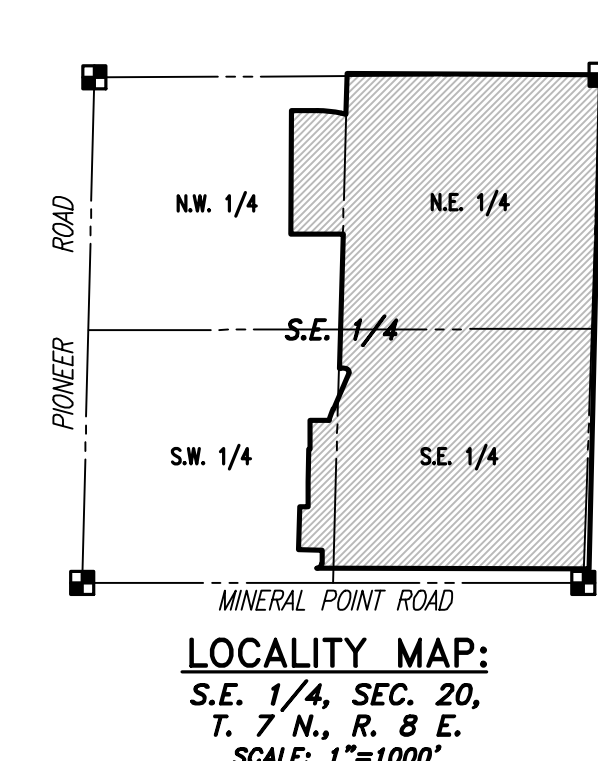
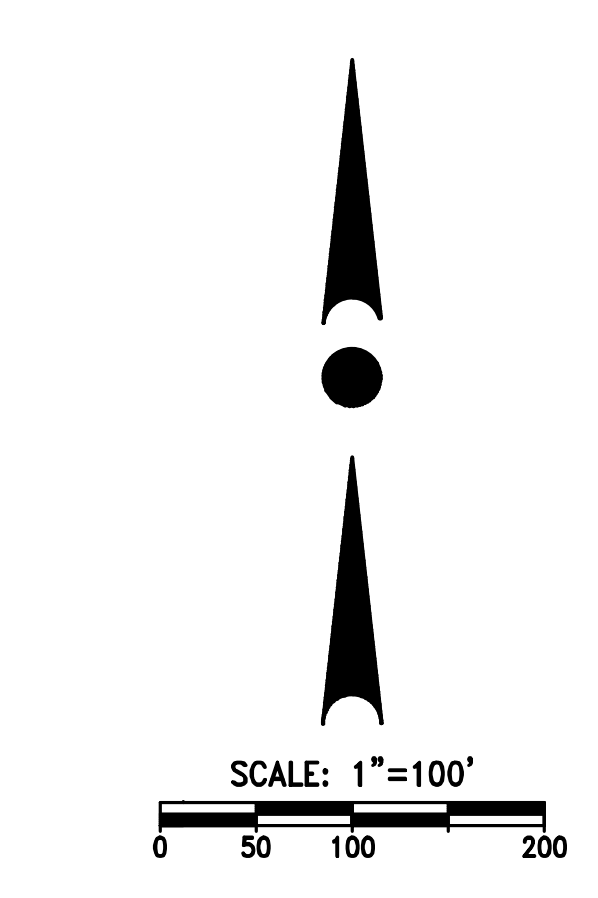
**TREE PRESERVATION NOTE:**  
Where ever practical, Existing Specimen Trees will be saved within the construction area of the project.

**HORIZONTAL DATUM PLANE:**  
All bearings are referenced to the Wisconsin County Coordinate System, Dane Zone, MAD-83 (1991), in which the South line of the S.E. 1/4 of Section 20, Town 7 North, Range 8 East, bears North 89°52'41" West.

**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 Southeast Corner of Section 20-7-8. Elevation = 1083.33

**AGENCIES HAVING THE AUTHORITY TO OBJECT:**  
- State of Wisconsin, Department of Administration

**APPROVING AUTHORITY:**  
- City of Madison



DEVELOPMENT SUMMARY TABLE	
WEST OF TRANSITION LINE	EAST OF TRANSITION LINE
TOTAL AREA = 6.82 acres	TOTAL AREA = 78.10 acres
NET AREA = 4.62 acres (excludes ROW, Local Ponds, Regional Ponds)	NET AREA = 43.85 acres (excludes ROW, Local Ponds, Regional Ponds, Park & Greenway Corridor)
TOTAL NET AREA = 48.47 acres	

EXISTING ZONING	
Lot #	Zoning District
1-2	TR-U1
3	SR-V2
4-9	TR-U1
10-11	SR-C3
12-16	TR-V2
17	SR-V2
18-19	TR-V2
20-25	TR-C3

LEGEND	
	INDICATES SOIL BORING LOCATION
	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

**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 plating code of the City of Madison.  
Date: 03-08-18  
Revised: 02-18-20  
Revised: 01-05-24  
Revised: 11-20-25  
Revised: 01-28-26  
Revised: 04-20-26

**DATE:**  
APRIL 20, 2026

**JOB NUMBER:**  
12-041-311-02

**DESCRIPTION:**  
PRELIMINARY PLAT

**SHEET**  
1 OF 1



**PROJECT:**  
HERRLING PROPERTY  
NEIGHBORHOOD DEVELOPMENT  
CITY OF MADISON, WI  
BY: Arden Property Group, Inc.  
680 W. Ridgeview Drive  
Appleton, WI 54911

REVISION HISTORY	
DATE	DESCRIPTION
3/08/18	CITY SUBMITTAL
2/18/20	PER CITY REVIEW
1/05/24	RE-APPROVAL
11/20/25	DRAFT-REVIEW
1/28/26	DRAFT-REVIEW
4/20/26	CITY SUBMITTAL