

PRELIMINARY PLAT

OF

PARAGON PLACE ADDITION NO. 1

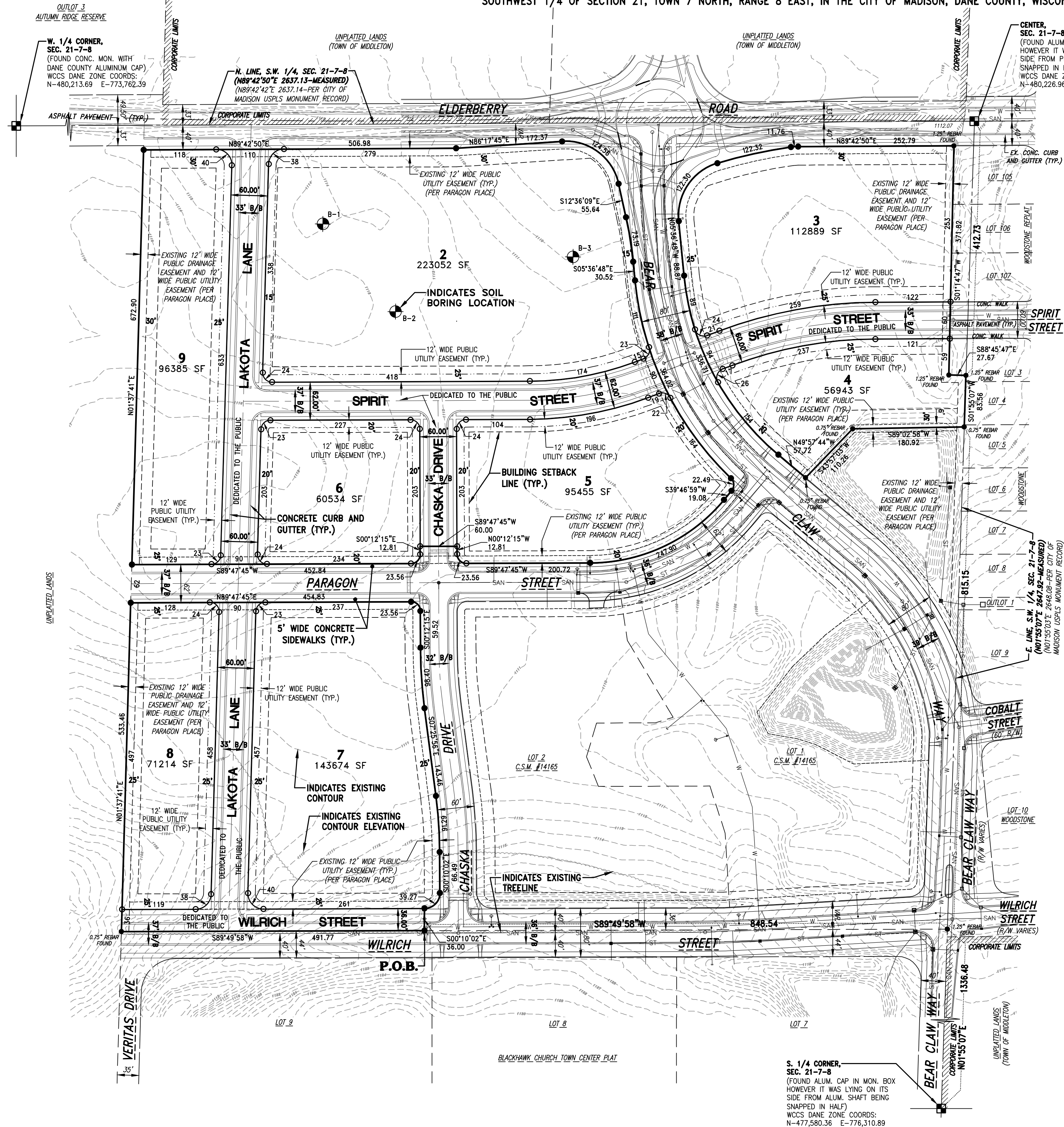
BEING A REDIVISION OF OUTLOTS 1, 2 AND 4 OF "PARAGON PLACE", EXCEPT THAT PART CONVEYED TO THE CITY OF MADISON PER WARRANTY DEED RECORDED AS DOCUMENT NO. 5403224, BEING A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWN 7 NORTH, RANGE 8 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

ENGINEER / SURVEYOR:

TRIO ENGINEERING, LLC
12660 W. NORTH AVE., BLDG. "D"
BROOKFIELD, WISCONSIN 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481

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



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
— W — W — INDICATES EXISTING WATERMAIN
— SAN — INDICATES EXISTING SANITARY SEWER
— ST — INDICATES EXISTING STORM SEWER
--- 1100 --- INDICATES EXISTING CONTOUR

DEVELOPMENT SUMMARY:

- Subdivision contains approximately 23.5567 Acres.
- Subdivision contains 8 Lots.
- 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 3, 4, 7, 8 & 9 = "SR-V2" (Suburban Residential-Varied District), Lot 2 = "TR-U1" (Traditional Residential-Urban District), Lots 5 & 6 = "TR-V2" (Tradition Residential-Varied District).
- Lot 2 proposed use: Senior Rental Residences.
- Lots 3 and 4 proposed use: Condominiums.
- Lots 5 and 6 proposed use: Row Houses.
- Lot 7 proposed use: Rental Residences.
- Lots 8 and 9 proposed use: Senior Townhomes.

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: 3-8-19

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. and in combination with planned contours for items that have been constructed as of the date of this Survey. 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 Natural Resources Committee

APPROVING AUTHORITY:

- City of Madison



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BROOKFIELD, WI 53005
PHONE: (262) 790-1480
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EMAIL: gg@trioeng.com

PROJECT:
PARAGON PLACE ADDITION NO. 1
ELDERBERRY NEIGHBORHOOD
CITY OF MADISON, WI

BY: UNITED FINANCIAL GROUP, INC.
660 W. RIDGEVIEW DRIVE
APPLETON, WI 54911

REVISION HISTORY

DATE	DESCRIPTION

DATE:

MARCH 8, 2019

JOB NUMBER:

12-041-311-01

DESCRIPTION:

PRELIMINARY
PLAT

SHEET

1 OF 1