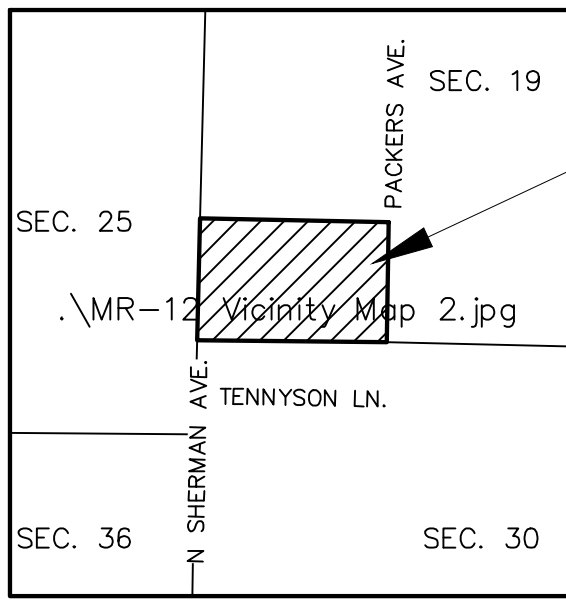


RAEMISCH FARM DEVELOPMENT

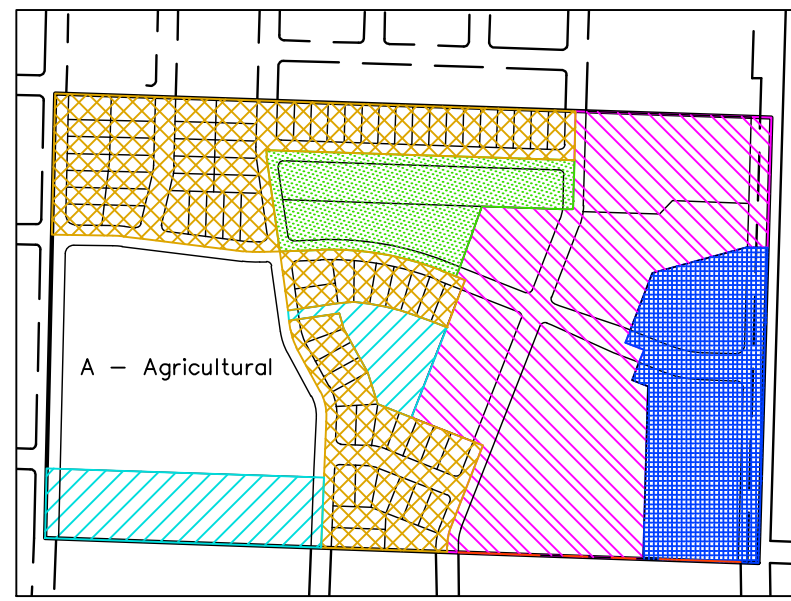
PRELIMINARY PLAT

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

This Plat



Proposed Zoning

- CC-T = COMMERCIAL CORRIDOR - TRANSITIONAL DISTRICT**
- TR-U1 = TRADITIONAL RESIDENTIAL - URBAN DISTRICT 1**
- CN = CONSERVANCY DISTRICT**
- TR-V2 = TRADITIONAL RESIDENTIAL - VARIED DISTRICT 2**
- TR-C3 = TRADITIONAL RESIDENTIAL - CONSISTENT DISTRICT 3**

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.

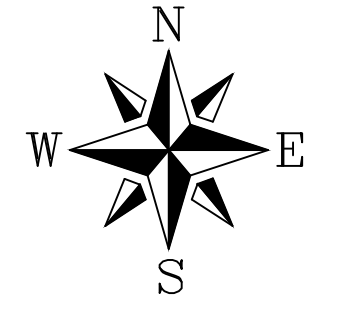
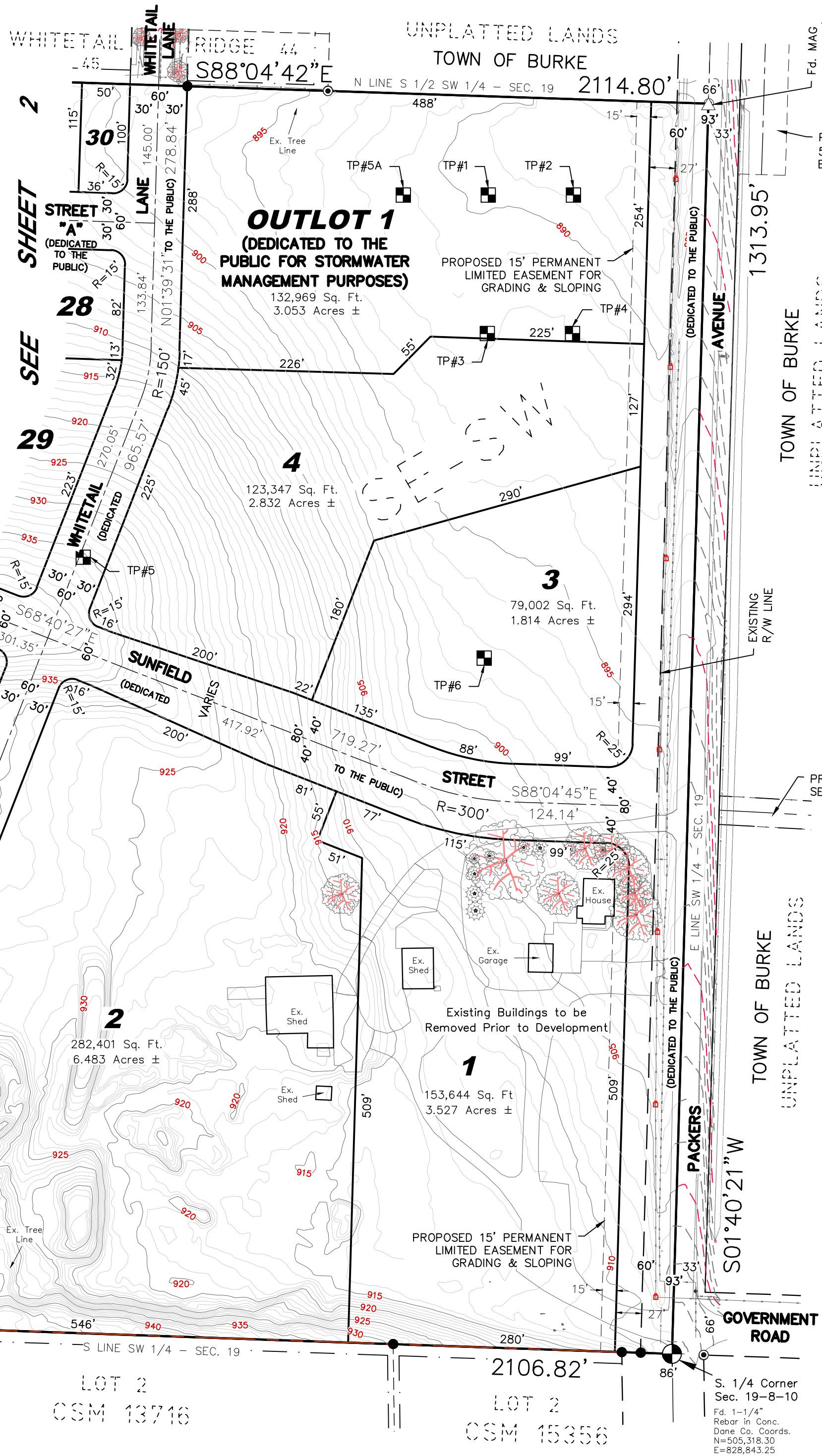
The above-described property is subject to, as reserved in Document No. 784388, the following:

"No buildings, structures or other obstructions shall be raised upon the lands conveyed hereby, nor trees, underbrush or any other growths be allowed to grow thereon to a height greater than 85 feet above the level of the east-west runway of the airfield adjacent thereto known as the Trux Field for Madison Municipal Airport, and/or the natural surface of the earth, whichever may be less.

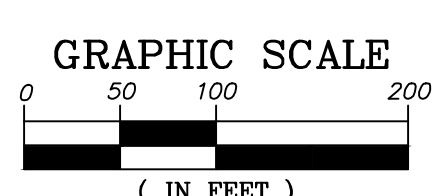
There is hereby specifically reserved and excepted from this conveyance unto and for the benefit of the grantor, the United States of America, its successors, grantees and assigns, the City of Madison, Wisconsin, its successors, grantees and assigns, and the duly authorized and licensed users for avigational purposes of that certain land area conveyed to the City of Madison, Wisconsin for operation and/or development as an airport by quitclaim deed executed on behalf of the United States of America, acting by and through the War Assets Administrator, under date of March 3, 1948 as recorded in the Office of the Register of Deeds for Dane County, Wisconsin under date of March 18, 1948 in Volume 210, Miscellaneous, at Page 335, as Instrument No. 761227, and by quitclaim deed executed on behalf of the United States of America, acting by and through the War Assets Administrator, under date of August 13, 1948. The Easement and right-of-way reserved hereby includes a permanent and continuous easement and right-of-way on the part of the United States of America, its grantees, successors and assigns, the City of Madison, Wisconsin, its grantees, successors and assigns, to enter in and upon the premises conveyed by this instrument and to remove from and clear the said premises of any and all trees, underbrush and soil and to demolish and remove therefrom any buildings or other structures or obstructions extending to a greater height than 85 feet above the level of the east-west runway of the said Trux Field and/or the natural surface of the earth, whichever may be less.

The above restrictions shall be in the nature of covenants running with the land and shall be binding upon the grantee herein, its heirs, designates and assigns.

All uranium, thorium, and all other materials determined pursuant to section 5(b)(1) of the Atomic Energy Act of 1946 (60 Stat. 761) to be peculiarly essential to the production of fissionable material, contained, in whatever concentration, in deposits in the lands covered by this instrument are hereby reserved for the use of the United States...." (See recorded document for full mineral reservation conditions).



Bearings are based on the South line of the Southwest 1/4 of Section 19-8-10, which bears N87°59'37"W on the Dane County Coordinate System



Total Area
2,770,168 Sq. Ft.
63.594 Acres ±

OWNERS:
c/o DALE MILLER
B&G REAL ESTATE LLC ETAL.
5700 MONONA DR
MADISON, WI 53716

SUBDIVIDER:
JOEL OLIVER
GREEN STREET DEVELOPMENT
8451 MARYLAND AVE.
CLAYTON, MO 63105

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

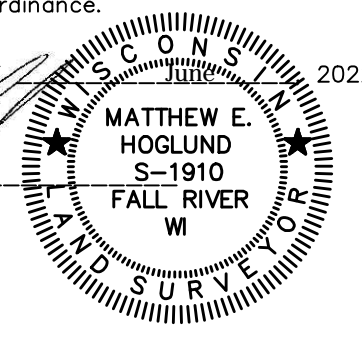
- LEGEND**
- Found 1-1/4" Iron Rebar
 - Found 3/4" Iron Rebar
 - Found 1" Iron Pipe (unless noted)
 - Boundary Lines per this Survey
 - Deed/Survey Line of Record
 - R/W Line
 - Sectional Subdivision Line
 - Proposed Easement Line
 - Existing Easement Line
 - Delineated Wetland Line
 - Proposed Lot or R/W Line Centerline

NOTES:

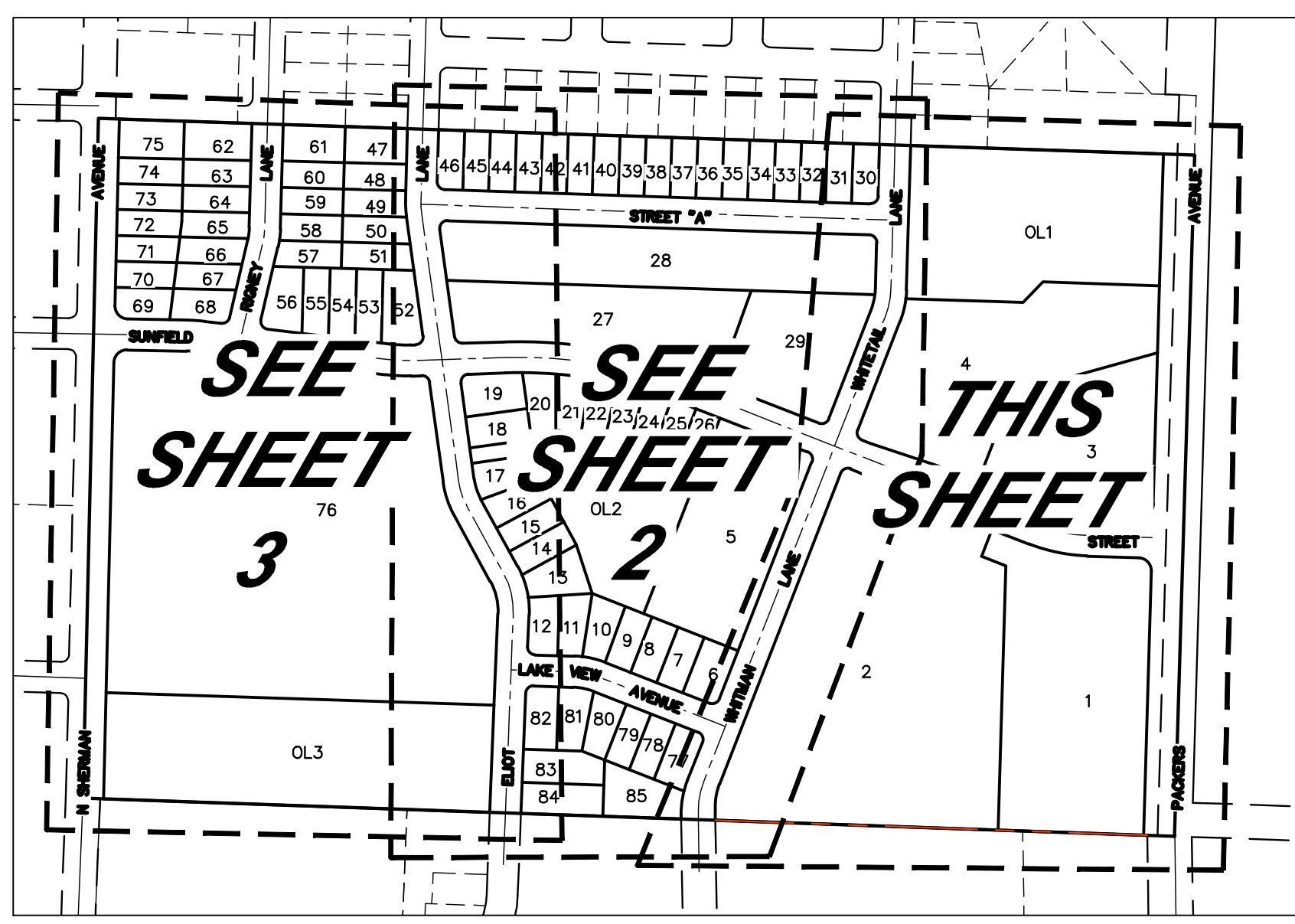
1. All streets and Outlots 1 and 3 will be dedicated to the public.
2. In CCT (Lots 1 & 3) no residential will be constructed before 1/1/2027.
3. Any residential built within the projected 65 decibel area will utilize HUD guidance on sound attenuation construction methods.
4. Cluster mailbox locations will be identified and approved by the U.S. Post Office and the City of Madison and depicted on the Final Plat.
5. Existing Zoning: A Agricultural District
6. No driveway shall be constructed that interferes with the orderly operation of the pedestrian walkway.
7. Easements for streetlights will be coordinated with the Traffic Engineering Electrical Section and dedicated on the Final Plat.
8. Prior to commencing with demolition of any structures on this property, the existing private well must be properly abandoned according to the requirements of Wisconsin Administrative Code, Chapter NR 812.
9. Lots of this plat will be subject to covenants and restrictions, a document to be recorded separately.
10. Lots within this Plat are subject to impact fees that are due and payable at the time building permit(s) are issued.
11. Utility Easements as herein set forth are for the use of public bodies, as well as private utilities having the right to serve the area.

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 27th day of August, 2022.
By: Matthew E. Hoglund
P.L.S. S-1910



SHEET 1 OF 3



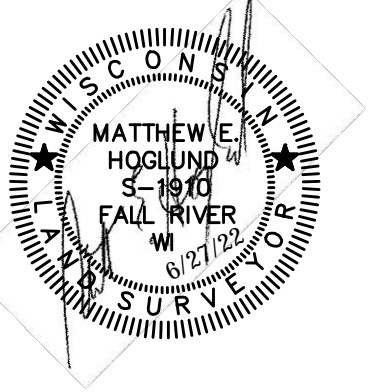
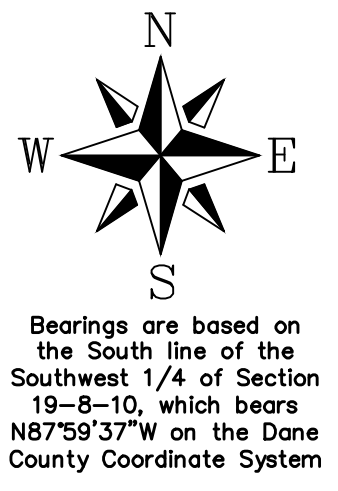
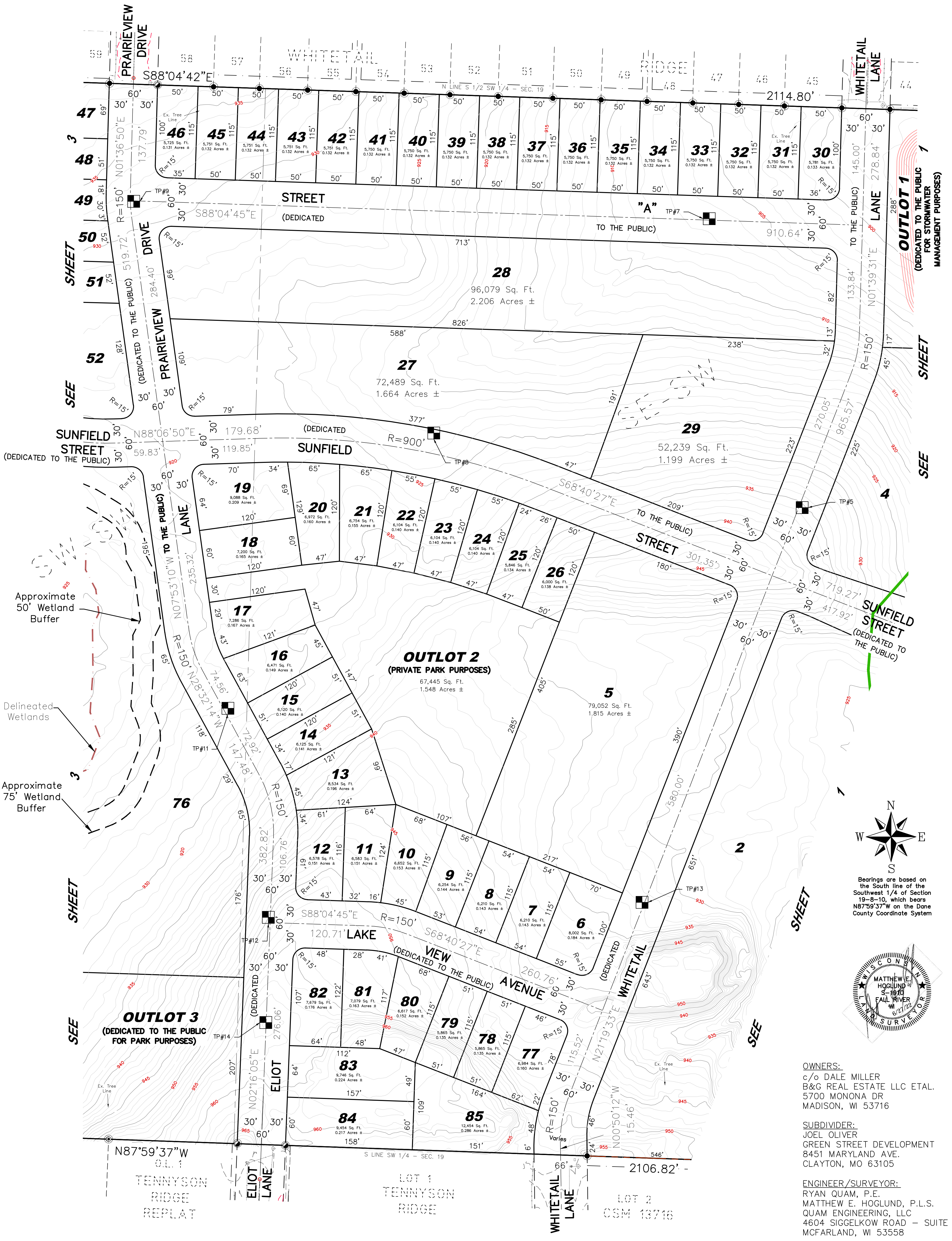
Sheet Index Map

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

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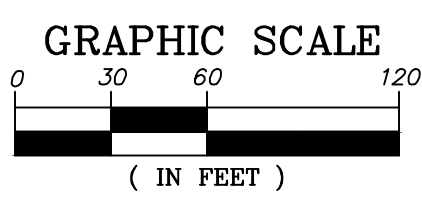
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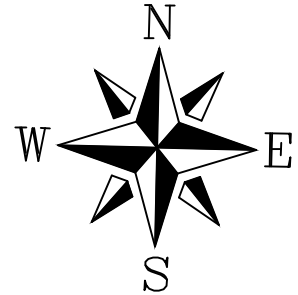


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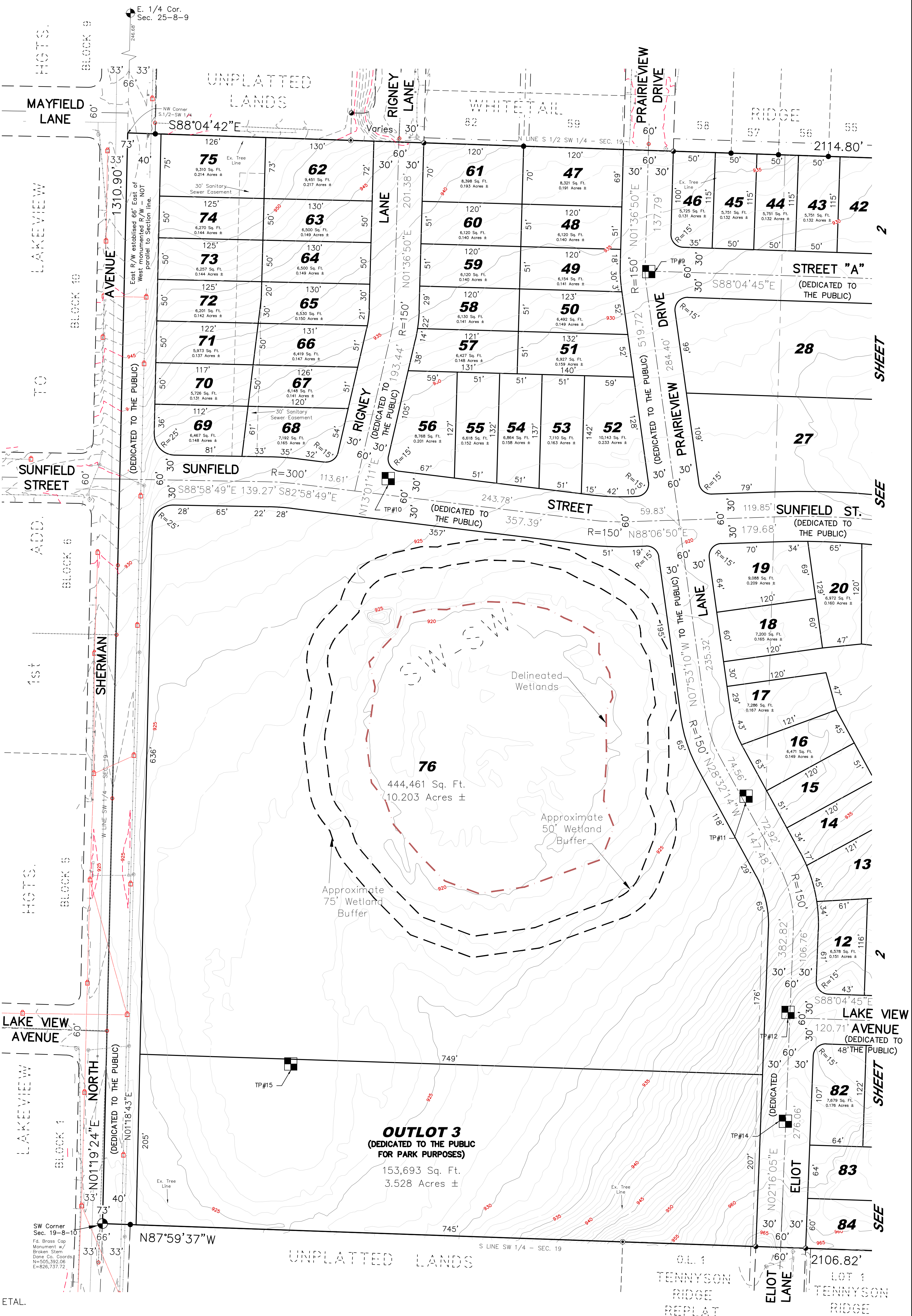
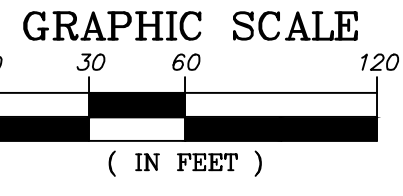
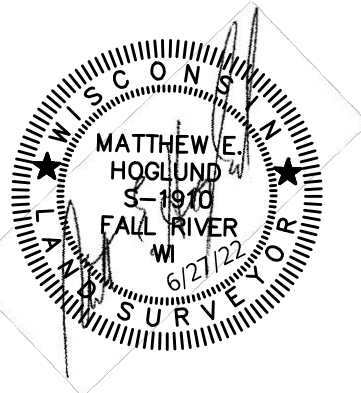
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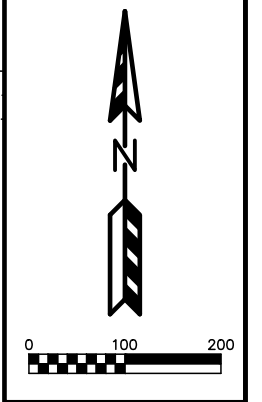
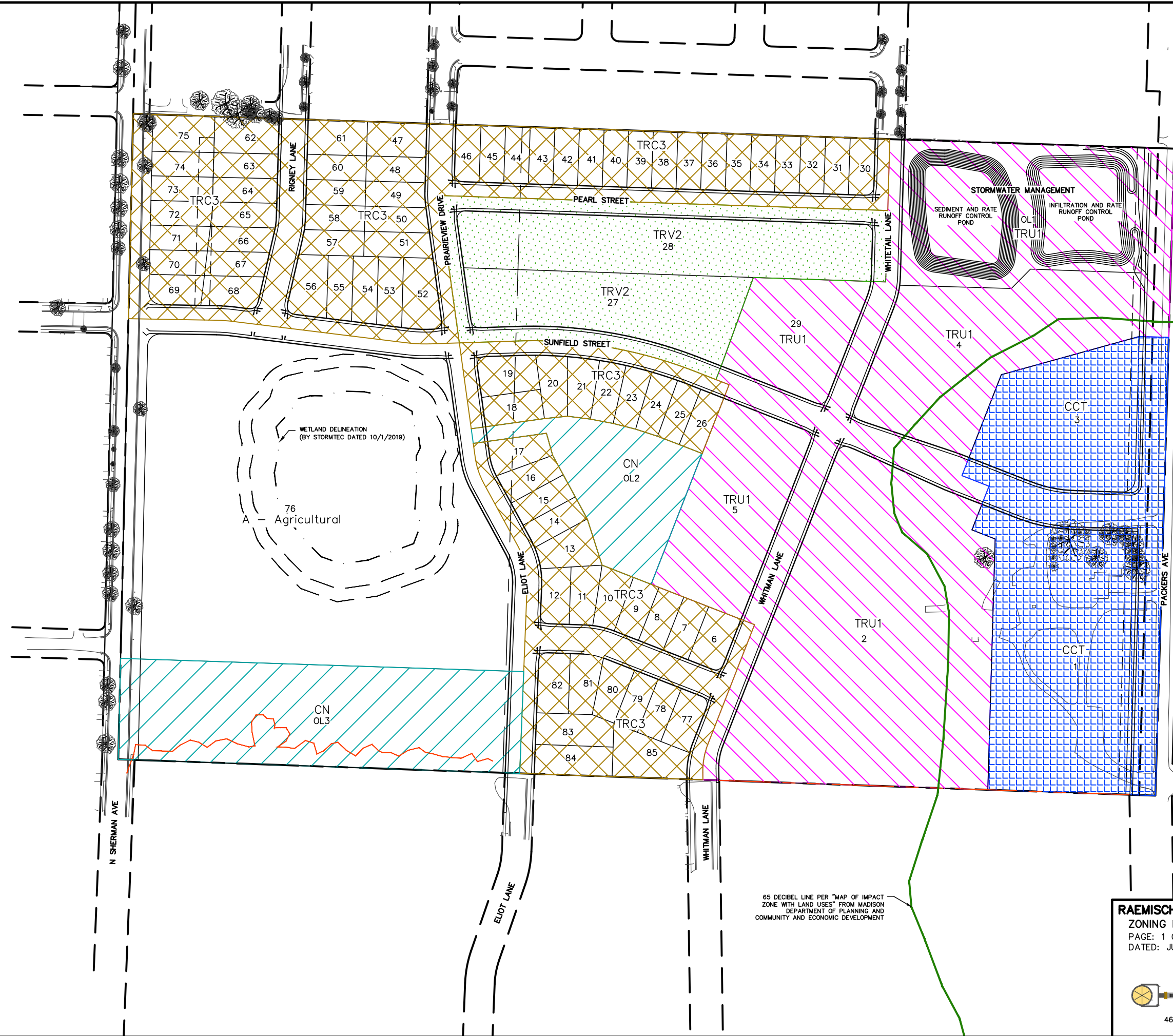
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ZONING LEGEND

-  = CCT
-  = TRV2
-  = CN
-  = TRU1
-  = TRC3

65 DECIBEL LINE PER "MAP OF IMPACT ZONE WITH LAND USES" FROM MADISON DEPARTMENT OF PLANNING AND COMMUNITY AND ECONOMIC DEVELOPMENT

RAEMISCH FARM DEVELOPMENT
ZONING MAP
PAGE: 1 OF 1
DATED: JUNE 27, 2022

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