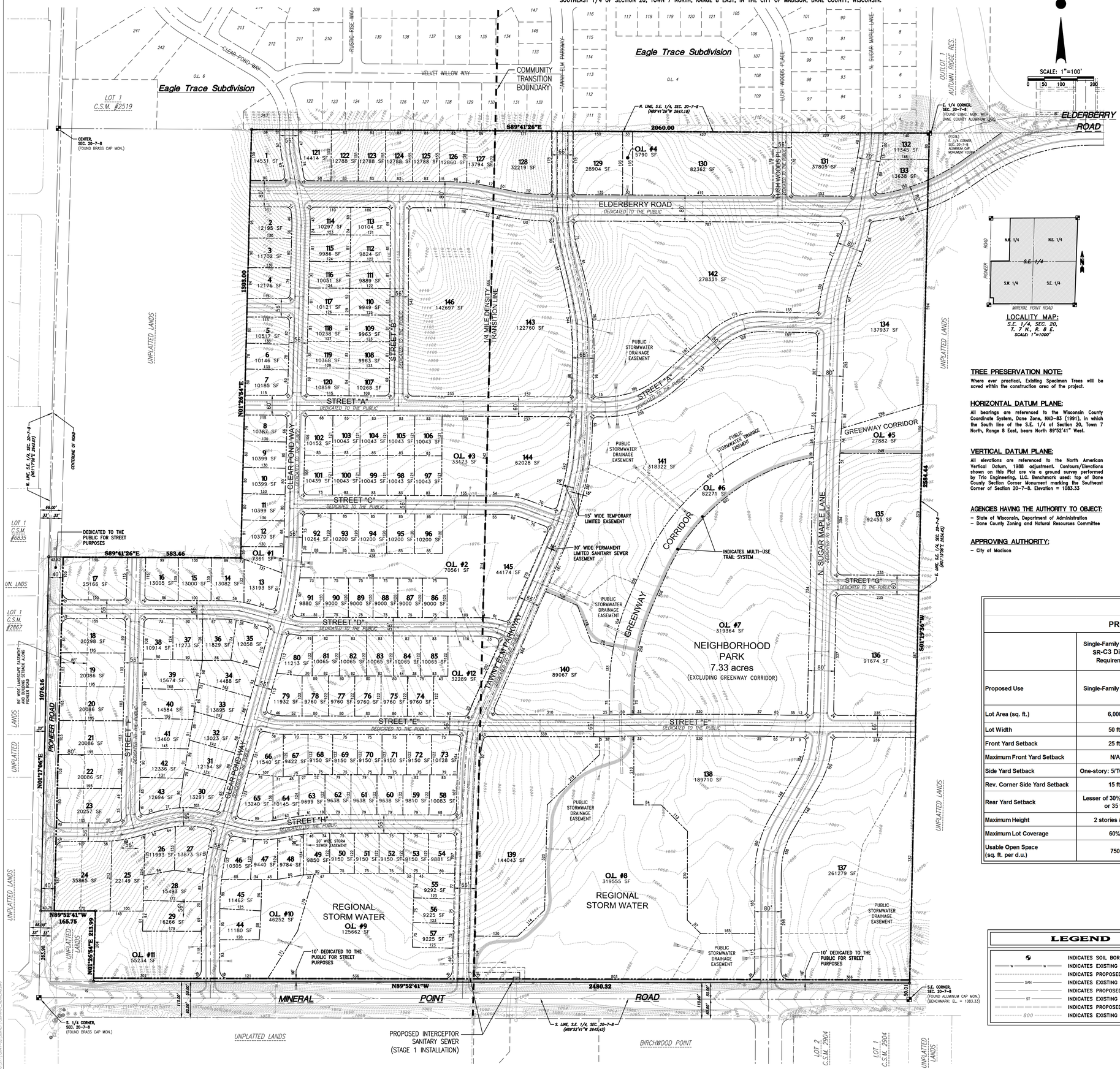
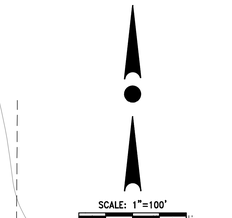
PRELIMINARY PLAT
OF
HERRLING PROPERTY

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.





LOCALITY MAP:
S.E. 1/4, SEC. 20, T. 7 N., R. 8 E.
SCALE: 1"=1000'

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

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

DEVELOPMENT NOTES:

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 building 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 Elderberry Road to the East.
7. The Subject Property is proposed to be Zoned: "SR-C3" (Suburban Residential–Consistent District), "TR-V2" (Tradition Residential–Varied District), "TR-U1" (Traditional Residential–Urban District), "SR-V2" (Suburban Residential–Varied 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.

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, NAD-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
- Dane County Zoning and Natural Resources Committee

APPROVING AUTHORITY:
- City of Madison

DEVELOPMENT SUMMARY TABLE

WEST OF TRANSITION LINE		EAST OF TRANSITION LINE	
TOTAL AREA =	59.12 ac (excluding ROW) [59.55 ac currently]	TOTAL AREA =	78.19 ac (excluding ROW) [78.50 ac currently]
NET AREA =	37.08 acres [excludes ROW, Local Ponds, Regional Ponds]	NET AREA =	42.37 acres [excludes ROW, Local Ponds, Regional Ponds, Park & Greenway Corridor]
TOTAL UNITS =	148 units (3.99 units/net acre)		

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

HERRLING PROPERTY
PROPOSED ZONING DISTRICT REQUIREMENTS

	Single-Family Detached SR-C3 District Requirements	TR-V2 District Requirements		Multi-Family TR-U1 District Requirements (>8 units)	Multi-Family SR-V2 District Requirements (>8 units)
Proposed Use	Single-Family Detached	4 unit	Multi-Family (>4 unit permitted by Conditional Use)	Multi-Family (>8 units)	Multi-Family (>8 units)
Lot Area (sq. ft.)	6,000	8,000/Four-unit	2,000/d.u.	1,000/d.u. + 300 per bedroom >2	2,000/d.u.
Lot Width	50 ft.	50 ft.	60 ft.	50 ft.	60 ft.
Front Yard Setback	25 ft.	20 ft.	20 ft.	15 ft. or avg.	25 ft.
Maximum Front Yard Setback	N/A	30 ft. max.	30 ft. max.	30 ft. max.	N/A
Side Yard Setback	One-story: 5/Two-story: 6	One-story: 5/Two-story: 6	10 ft.	10 ft.	10 ft.
Rev. Corner Side Yard Setback	15 ft.	12 ft.	12 ft.	12 ft.	12 ft.
Rear Yard Setback	Lesser of 30% lot depth or 35 ft.	Lesser of 25% lot depth or 25 ft.	Lesser of 25% lot depth or 25 ft.	Lesser of 25% lot depth or 25 ft.	Lesser of 25% lot depth or 30 ft.
Maximum Height	2 stories / 35 ft.	3 stories /40 ft.	3 stories /40 ft.	5 stories / 65 ft.	4 stories / 52 ft.
Maximum Lot Coverage	60%	70%	70%	75%	60%
Usable Open Space (sq. ft. per d.u.)	750	500	500	320	500

LEGEND

⊕	INDICATES SOIL BORING LOCATION
W W	INDICATES EXISTING WATERMAIN
SAN	INDICATES EXISTING SANITARY SEWER
SAN	INDICATES PROPOSED SANITARY SEWER
ST	INDICATES EXISTING STORM SEWER
ST	INDICATES PROPOSED STORM SEWER
800	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 platting code of the City of Madison.
Date: 03-08-19

WISCONSIN GRADY L GOSSER S-2972 MENOMONEE FALLS, WI LAND SURVEYOR

Grady L. Gosser
Grady L. Gosser, R.L.S.
Registered Land Surveyor S-2972

GRADY L GOSSER S-2972 MENOMONEE FALLS, WI LAND SURVEYOR

TRIO CIVIL ENGINEERING LAND SURVEYING & LAND DEVELOPMENT

12660 W. NORTH AVENUE, BLDG. "D"
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: ggosser@trioeng.com

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

REVISION HISTORY

DATE	DESCRIPTION

DATE: MARCH 8, 2019

JOB NUMBER: 12-041-311-02

DESCRIPTION: PRELIMINARY PLAT

SHEET 1 OF 1