

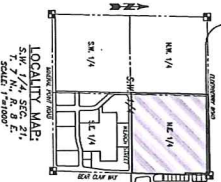
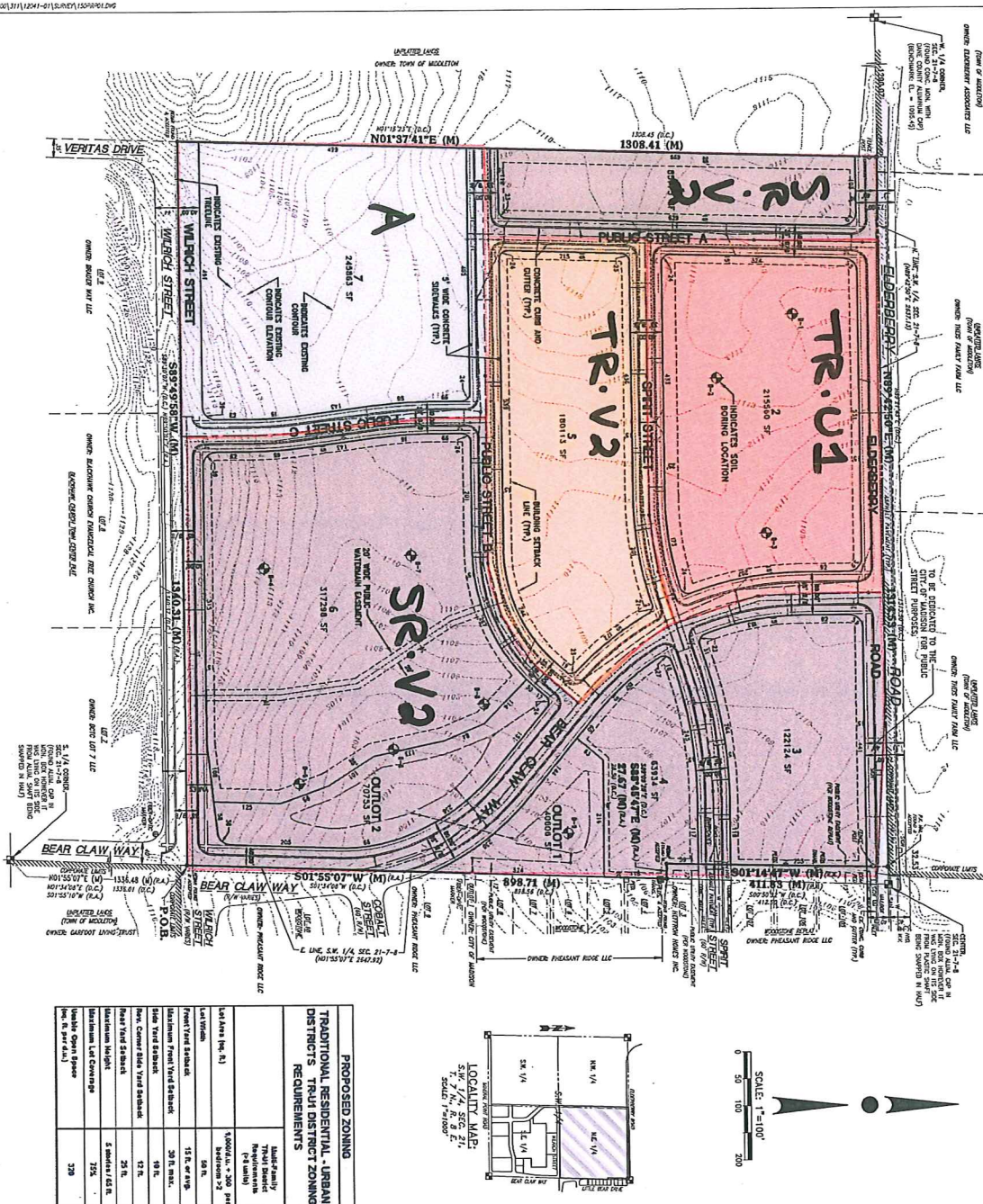
ZONING RECOMMENDED BY STAFF

LOT INFORMATION:
 Lot Number - 2
 Lot Area - 21500 SF
 Lot Dimension - 331'
 DEVELOPER:
 UNITED FINANCIAL GROUP, INC.
 660 W. RIDGVIEW DRIVE
 APPLETON, WISCONSIN 54911
 PHONE: (920) 988-8100
 FAX: (920) 731-1093

ENGINEER / SURVEYOR:
 TRIO ENGINEERING, LLC
 1700 W. WISCONSIN AVE.
 MADISON, WISCONSIN 53704
 PHONE: (608) 790-1460
 FAX: (608) 790-1461

PRELIMINARY PLAT OF PROPOSED HIGHLANDS COMMUNITY

BEING A SUBDIVISION OF A PART OF THE NORTHWEST 1/4 AND NORTHWEST 1/4 OF THE 2001ST 1/4 OF SECTION 21, TOWN 7 NORTH, RANGE 8 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN



PROPOSED ZONING	
TRADITIONAL RESIDENTIAL - URBAN	
DISTRICTS - TRADITIONAL DISTRICT ZONING	
REQUIREMENTS	
Lot Area (sq. ft.)	Minimum 10,000 sq. ft.
Lot Width	30 ft.
Front Yard Setback	15 ft. or 5% of lot width, whichever is greater
Side Yard Setback	5 ft.
Front Corner Side Yard Setback	10 ft.
Side Corner Side Yard Setback	10 ft.
Minimum Height	5 stories 65 ft.
Maximum Lot Coverage	75%
Minimum Open Space	20%

LEGEND	
(A)	"TYPED" LOT, BEARINGS AND DISTANCES
(B)	"TYPED" LOT, BEARINGS AND DISTANCES
(C)	"TYPED" LOT, BEARINGS AND DISTANCES
(D)	"TYPED" LOT, BEARINGS AND DISTANCES
(E)	"TYPED" LOT, BEARINGS AND DISTANCES
(F)	"TYPED" LOT, BEARINGS AND DISTANCES
(G)	"TYPED" LOT, BEARINGS AND DISTANCES
(H)	"TYPED" LOT, BEARINGS AND DISTANCES
(I)	"TYPED" LOT, BEARINGS AND DISTANCES
(J)	"TYPED" LOT, BEARINGS AND DISTANCES
(K)	"TYPED" LOT, BEARINGS AND DISTANCES
(L)	"TYPED" LOT, BEARINGS AND DISTANCES
(M)	"TYPED" LOT, BEARINGS AND DISTANCES
(N)	"TYPED" LOT, BEARINGS AND DISTANCES
(O)	"TYPED" LOT, BEARINGS AND DISTANCES
(P)	"TYPED" LOT, BEARINGS AND DISTANCES
(Q)	"TYPED" LOT, BEARINGS AND DISTANCES
(R)	"TYPED" LOT, BEARINGS AND DISTANCES
(S)	"TYPED" LOT, BEARINGS AND DISTANCES
(T)	"TYPED" LOT, BEARINGS AND DISTANCES
(U)	"TYPED" LOT, BEARINGS AND DISTANCES
(V)	"TYPED" LOT, BEARINGS AND DISTANCES
(W)	"TYPED" LOT, BEARINGS AND DISTANCES
(X)	"TYPED" LOT, BEARINGS AND DISTANCES
(Y)	"TYPED" LOT, BEARINGS AND DISTANCES
(Z)	"TYPED" LOT, BEARINGS AND DISTANCES

DEVELOPMENT SUMMARY:

1. Subdivision contains approximately 4010 acres.
2. Subdivision contains 7 lots and 2 Outlots.
3. All lots to be served by Sanitary Sewer and Wastewater.
4. Public Road to be served by Sanitary Sewer and Wastewater.
5. All lots to have Underground Telephone, Electric, and Gas Service.
6. Public Sanitary Sewer and Wastewater Infrastructure shall connect to the existing lines in the Wastewater System to the City.
7. The Subject Property is currently Zoned "X" (Agricultural District).
8. Lot 1 proposed use: Single-Family Residential.
9. Lot 2 proposed use: Single-Family Residential.
10. Lot 3 and 4 proposed use: Condominiums.
11. Lot 5 proposed use: Five Towns.
12. Lot 6 proposed use: Retail/Residential.
13. Lot 7 to be retained by Developer for future development and shall retain the current "X" Zoning.
14. Outlots 1 and 2 proposed use: Stormwater Detention Facilities.

TREE PRESERVATION NOTE:

Where an existing tree, 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 Dune County Coordinate System, NAD-83 (1997), in which the East line of the 2N, 1/4 of Section 21, Town 7 North, Range 8 East, bears North 07°30' East.

VERTICAL DATUM PLANE:

All elevations are referenced to the North American Vertical Datum, 1988 (NAVD-88). All elevations are referenced to the Dune County Coordinate System, NAD-83 (1997), in which the East line of the 2N, 1/4 of Section 21, Town 7 North, Range 8 East, bears North 07°30' East.

AGENCIES HAVING THE AUTHORITY TO OBJECT:

- State of Wisconsin, Department of Administration
 - Dane County Zoning and Land Regulation Committee

APPROVING AUTHORITY:

- City of Madison

SURVEYORS CERTIFICATE:

I hereby certify that this preliminary plat is a correct representation of all existing land divisions and features and that I have this preliminary plat filed with the Dane County Register of Deeds for recording.

Date: 3-6-13



David L. Gossert, S.L.S.
 Registered Land Surveyor 5-2072

PROJECT:
HIGHLANDS COMMUNITY
 ELDERBERRY NEIGHBORHOOD
 CITY OF MADISON, WI
 BY: United Financial Group, Inc.
 660 W. Ridgview Drive
 Appleton, WI 54911

REVISION HISTORY
DATE DESCRIPTION

DATE:
 MARCH 6, 2013
JOB NUMBER:
 12-041-31-01
DESCRIPTION:
 PRELIMINARY PLAT
 SHEET
 1 OF 1



13-14

1 OF 1