



City of Madison

Proposed Revised Preliminary Plat & Final Plat

Project Name
Paragon Place

Location
9601 Elderberry Road

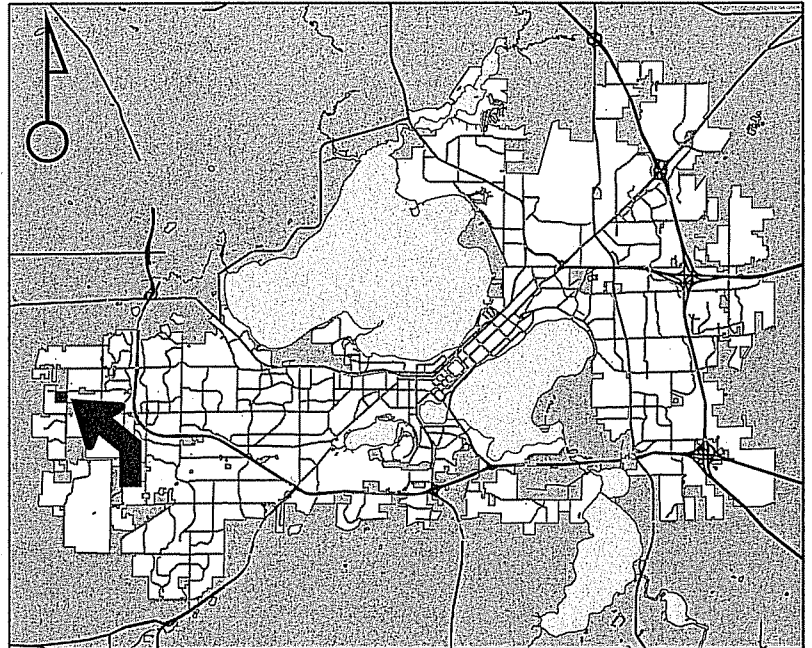
Applicant
Ziegler at Elderberry, LLC/
Josh Pudelko - Trio Engineering

Preliminary Final

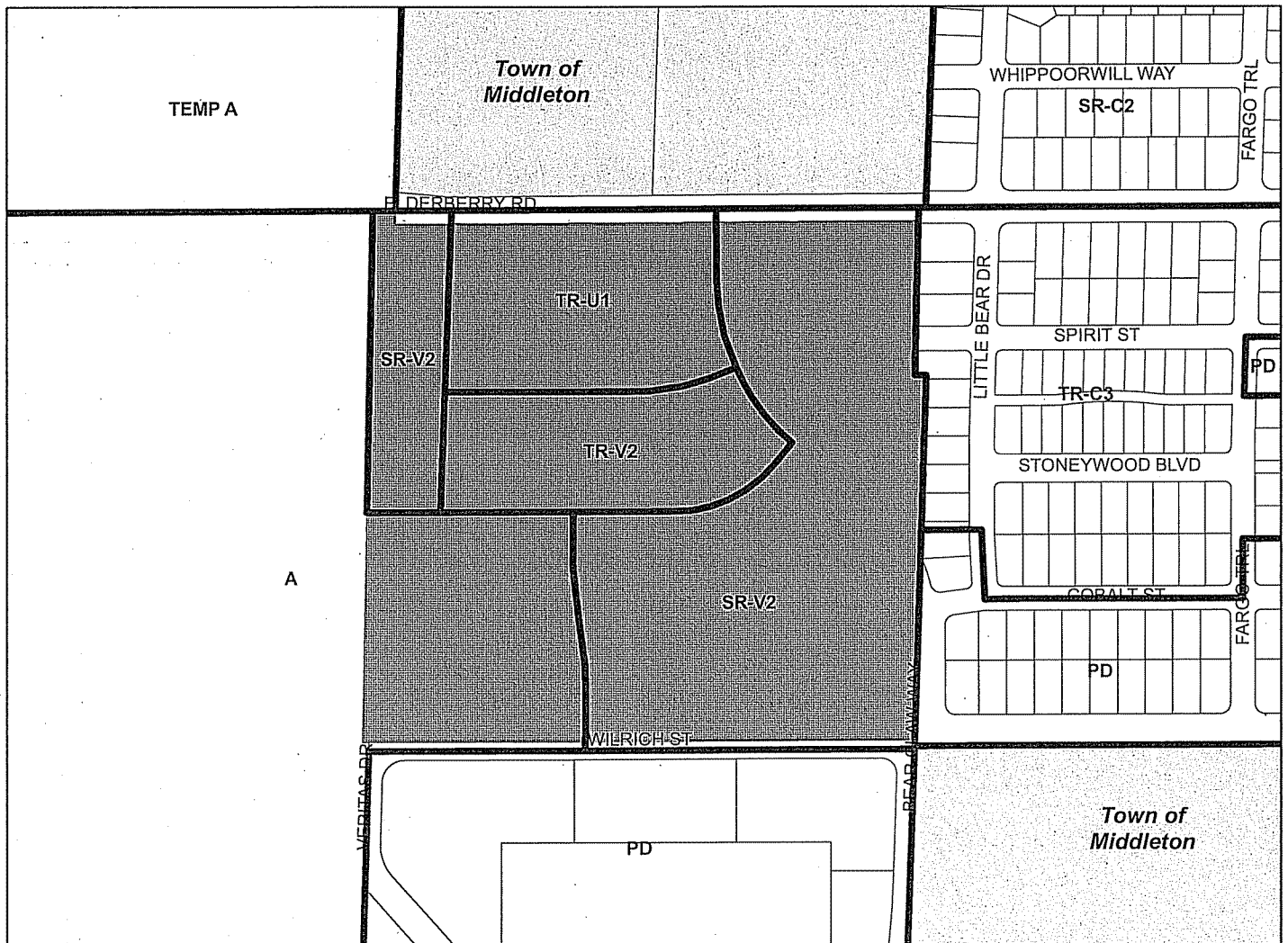
Proposed Use
Create 6 lots for future residential development with up to 390 dwelling units, 1 lot for future development, and 2 outlots for stormwater management

Public Hearing Date
Plan Commission
10 March 2014

Common Council
18 March 2014

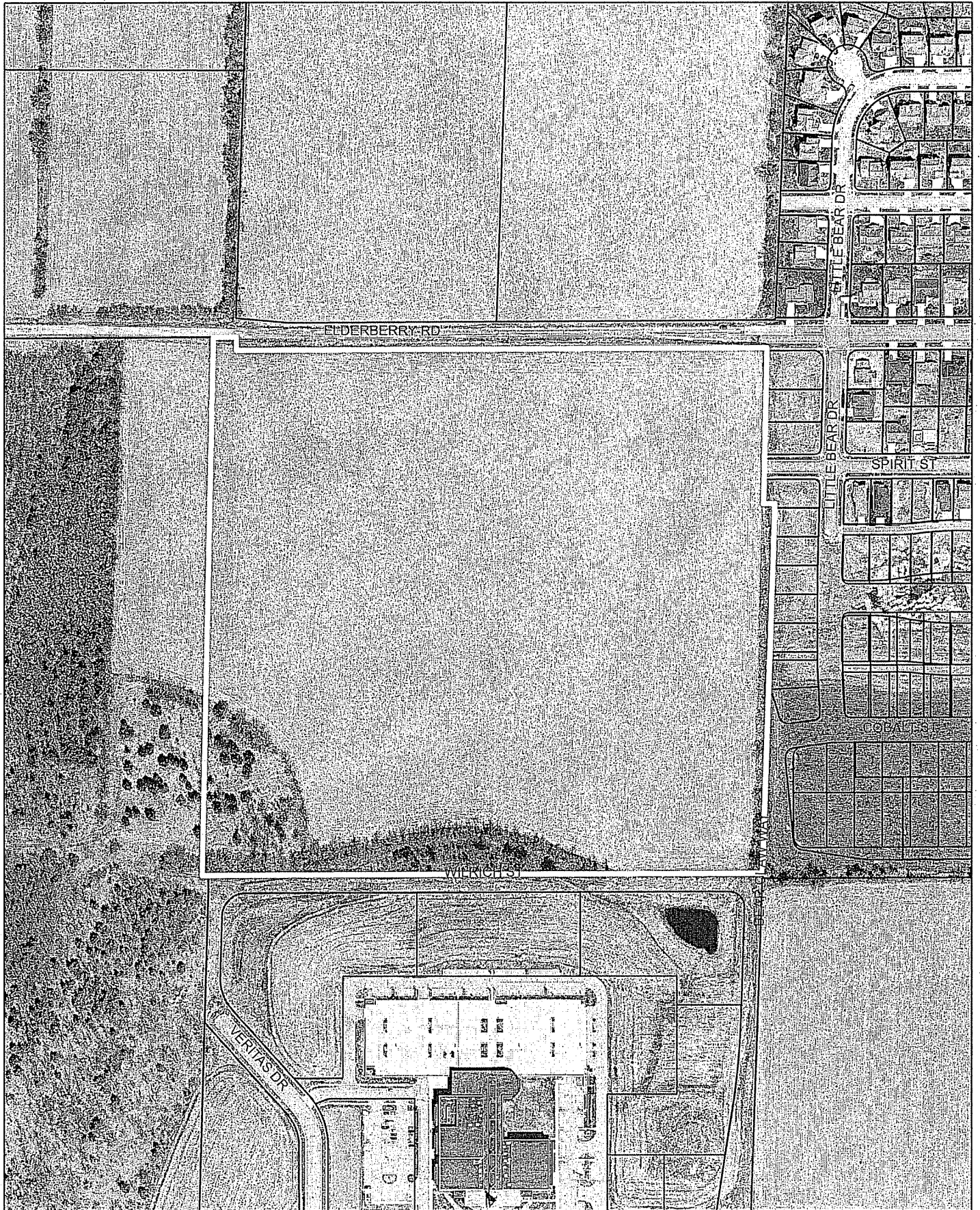


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 26 February 2014





SUBDIVISION APPLICATION

Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
 PO Box 2985; Madison, Wisconsin 53701-2985
 Phone: 608.266.4635 | Facsimile: 608.267.8739

**** Please read both pages of the application completely and fill in all required fields****

This application form may also be completed online at www.cityofmadison.com/planning/plan.html

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

1a. Application Type.

Preliminary Subdivision Plat Final Subdivision Plat Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: Paragon Place

1b. Review Fees. Make checks payable to "City Treasurer." Note: New fees effective May 2012 (!)

- For Preliminary and/or Final Plats, an application fee of \$250, plus \$50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of \$250 plus \$200 per lot and outlot contained on the CSM.

2. Applicant Information.

Name of Property Owner: Ziegler at Elderberry LLC Representative, if any: Bob Zoelle, Vice President-Construction, United Financial Group, Inc.
 Street Address: 660 W. Ridgeview Drive City/State: Appleton, WI. Zip: 54911
 Telephone: (920) 968-8104 Fax: (920) 731-1696 Email: BobZoelle@UFGGroup.net
 Firm Preparing Survey: Trio Engineering Contact: Josh Pudelko, President
 Street Address: 17700 W. Capitol Drive City/State: Brookfield, WI. Zip: 53045
 Telephone: (262) 790-1480 Fax: (262) 790-1481 Email: JPudelko@Trioeng.com

Check only ONE – ALL Correspondence on this application should be sent to: Property Owner, OR Survey Firm

3a. Project Information.

Parcel Addresses (note town if located outside City): 9601 Elderberry Road, Madison, WI.
 Tax Parcel Number(s): 0708-213-0097-1
 Zoning District(s) of Proposed Lots: SR-V2 School District: Middleton-Cross Plains

→ Please provide a Legal Description on your CSM or plat. Note your development schedule in your Letter of Intent.

3b. For Properties Located Outside the Madison City Limits in the City's Extraterritorial Jurisdiction:

Date of Approval by Dane County: N/A Date of Approval by Town: N/A

→ For an extraterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.

4. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	1	0	8.88
Retail/Office	0	0	0
Industrial	0	0	0
Other (state use):	R.O.W.	0	5.78

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)		1	0.93
Outlots Maintained by a Private Group or Association		0	0
PROJECT TOTALS	1	1	15.59

5. **Required Submittals.** Your application is required to include the following (check all that apply):

Map Copies (prepared by a Registered Land Surveyor):

- For Preliminary Plats, **eighteen (18) copies** of the drawing drawn to scale are required. The drawing is required to provide all information as set forth in Section 16.23 (7)(a) of the Madison General Ordinances. The drawings shall include, but are not limited to, a description of existing site conditions and natural features, delineation of all public and private utilities that serve the site (denote field located versus record drawings), the general layout of the proposed subdivision, the dimensions of lots and outlots, widths of existing and proposed rights of way, topographic information, and any other information necessary for the review of the proposed subdivision.
- For Final Plats, **sixteen (16) copies** of the drawing are required to be submitted. The final plat shall be drawn to the specifications of Section 236.20 of the Wisconsin Statutes.
- For Certified Survey Maps (CSM), **sixteen (16) copies** of the drawing are required. The drawings shall include all of the information set forth in Sections 16.23(7)(a)&(d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.
- All surveys submitted with this application are required to be collated, stapled and folded so as to fit within an 8 1/2" X 14" folder. An **8-1/2" X 11-inch reduction of each sheet** shall also be submitted.

Letter of Intent: Twelve (12) copies of a letter describing the proposed subdivision in detail including, but not limited to: the number and type/ use of lots proposed with this subdivision; existing conditions and uses of the property; development and phasing schedule for the project, and; the names of persons involved (contractor, architect, landscaper, business manager, etc.). ***The letter of intent for a subdivision can be the same document as the letter of intent required for a concurrent Land Use Application for the same property. **A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.**

Report of Title and Supporting Documents: All plats and certified surveys submitted for approval shall include a Report of Title satisfactory to the Office of Real Estate Services as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2) copies** of a City of Madison standard 60-year Report of Title shall be obtained from a title insurance company. **Title insurance or a title commitment policy is NOT acceptable** (i.e. a Preliminary Title Report or a Record Information Certificate). The applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted.

For any plat or CSM creating common areas to be maintained by private association: Two (2) copies of proposed development restrictions and covenants shall be submitted for City approval prior to recording of the survey instrument.

For Surveys Outside the Madison City Limits: A copy of the approval letters from both the Town where the property is located and Dane County must be submitted with your request. The City of Madison may not consider a survey within its extraterritorial jurisdiction without prior approval **Town and Dane County**.

For Surveys Conveying Land to the Public: A Phase I Environmental Site Assessment Report may be required if any interest in these lands are to be conveyed to the public. Please contact the City's Office of Real Estate Services at 266-4222 for a determination as soon as possible.

Electronic Application Submittal: All applicants are required to submit a copy of this completed application form, and preliminary and/or final plats or Certified Survey Map as individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant.

6. **Applicant Declarations:**

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name Bob Zoelle

Signature 

Date January 21, 2014

Interest In Property On This Date Construction Manager of Owner



660 W. Ridgeview Drive
Appleton, WI 54911-1254
Telephone (920) 968-8100
Facsimile (920) 731-1696

January 21, 2014

Mr. Steven Cover
Director
Department of Planning & Community & Economic Development
City of Madison
215 Martin Luther King Jr. Blvd., Room LL 100
Madison, WI 53710

RE: **Paragon Place Concept Plan – Letter of Intent
Revised Preliminary Plat & Final Plat**

Dear Mr. Cover:

This Letter of Intent is submitted together with the applications, filing fees, and required submittal items for staff, plan commission, and common council consideration for approval of a revised preliminary plat and a final plat for 9601 Elderberry Road.

Introduction: United Financial Group, Inc. (“UFG”) is seeking approval of a revised preliminary plat to create seven (7) lots for the residential development components, one (1) outlot for storm water management and open space, and one (1) outlot for future commercial-employment with possible residential buffer contemplated in the southwest corner of the concept plan. UFG is seeking a simultaneous approval of a final plat to create one (1) lot for 146 units of high-end rental housing and one (1) outlot for storm water management and open space.

Applicant Background: United Financial Group, Inc. (“UFG”) is a Wisconsin business founded in 1978, and its expertise is in the design, construction, ownership and operation of residential housing communities with a focus on the active senior living market under the name Highlands Communities (HighlandsCommunities.com). Today, UFG operates a portfolio of over 3,400 living units in 16 locations throughout the Milwaukee metro market, Wisconsin Fox River Valley, North central Wisconsin, and is currently under construction at the Community of Bishops Bay in Middleton. UFG provides the following services exclusively to its affiliates: professional property management, financial planning, construction management and mortgage administration. UFG strives to provide residents with an exceptional value and a living experience that exceeds expectations. UFG has been in communications with city planning staff regarding the approximately 40 acres of land located at 9601 Elderberry Road since June of 2012, and closed the purchase of the land from the Ziegler family as Sellers on November 20, 2013. UFG has spent that time working to refine the site and building designs in response to staff’s feedback to ensure the end result is a high-quality development that is consistent with the goals, objectives, policies, and recommendations of the Comprehensive Plan and Elderberry Neighborhood Development Plan.

Project Information

Applicant

United Financial Group, Inc.
660 W. Ridgeview Drive
Appleton, WI 54911

Property Owner

Ziegler at Elderberry LLC
660 W. Ridgeview Drive
Appleton, WI. 54911

Agent: Bob Zoelle, Vice President-Construction

United Construction & Development division United Financial Group, Inc., Construction Manager

Design Team

Architect:

AG Architecture
1414 Underwood Ave
Wauwatosa, WI 53213
Phone: (414)431-3131
John Cronin, AIA
Jcron@Agarch.com

Site Engineer:

Trio Engineering
1700 W. Capitol Drive
Brookfield, WI 53045
Phone: (262)790-1480
Mobile Phone: (414)801-2122
Facsimile: (262)790-1481
Josh Pudelko, M.S., P.E.
JPudelko@Trioeng.com

Building Engineer:

Schuler & Associates, Inc.
2711 N. Mason Street, Suite F
Appleton, WI 54914
Phone: (920)734-9107
Facsimile: (920)734-4610
Jeffrey T. Rustick, P.E.
JTR@Schulerassociates.net

General Contractor/Construction Manager:

United Construction & Development division
United Financial Group, Inc.
660 W. Ridgeview Drive
Appleton, WI 54911
Phone: Toll-free 1-(877)968-8100
Facsimile: (920)731-1696
Bob Zoelle, Vice President-Construction
Direct Dial: (920)968-8104

Landscape Architect:

Garland Alliance, Inc.
P. O. Box 11913
Shorewood, WI 53211
Phone: (877)672-8687
Tim Garland, RLA
tim@gardensbygarland.com

BobZoelle@UFGroup.net

Judy Husar, Vice President-Financial Operations
Direct Dial: (920)968-8105

JHusar@UFGroup.net

Ryan McMurtrie, Vice President-Development
Direct Dial: (920)968-8137

RMcmurtrie@UFGroup.net

Existing Site: The Elderberry Neighborhood Development Plan, adopted in 2002, is bounded by Pioneer Road on the west, Mineral Point on the south, Pleasant View Road on the east, and Old Sauk Road on the north. 9601 Elderberry Road neighbors the Woodstone Subdivision to the east, is bordered on the south by the Blackhawk Church Town Center Plat, and is southwest of the nearby Sauk Heights development. UFG obtained approvals in May of 2013 for a preliminary plat and rezoning request for the land located at 9601 Elderberry Road, which is south of Elderberry Road within Phase II of the neighborhood plan. The preliminary plat divided the parcel into seven residential lots, and two outlots. Lots 1, 3, 4 and 6 were rezoned to SR-V2, lot 2 was rezoned to TR-U1, and lot 5 was rezoned to TR-V2. However, the revised preliminary plat divides the parcel into 7 residential lots, one outlot for stormwater management, and one outlot for future development. Lots 1, 3, 4, and 6 remain SR-V2. Lot 5 was divided by the northern extension of Public Street C to form lots 5 and 7, both of which remain classified as TR-V2. Lot 7 is now defined as Outlot 2, and retains its agricultural zoning designation. The Paragon Place concept plan is only applicable to Lot 6 of the revised preliminary plat, or Lot 1 of the final plat. Lot 6 (lot 1 of final plat) encompasses a total area of approximately 8.9 acres and is enclosed by Bear Claw Way to the east, Wilrich Street to the south, Public Street C to the west, and Public Street B to the north. Access to lot 6 (lot 1 of final plat) would be via Wilrich Street or Public Street B, which both extend to the west off of Bear Claw Way. Bear Claw Way will be extended south in the future to make the connection at Mineral Point Road. The present use of the site is Agricultural, and no structures currently exist on the site. The site is located in the Middleton-Cross Plains School District.

Concept Plan Description: The Paragon Place concept plan for lot 6 (lot 1 of final plat) consists of a total of 146 units contained within two 32-unit buildings, one 44-unit building, one 38-unit building, and a freestanding amenity building. The buildings are oriented to create active street fronts that relate to the public sidewalks, enabling residents to easily walk throughout the community. The building locations were carefully planned to ensure most of the existing trees in the southwest portion of the site could be preserved, and to mitigate the appearance of the surface parking from the surrounding streets. The freestanding amenity building has been positioned to provide users with terminal views of green space and water features, while being centrally located to ensure easy access to all residents. The amenity building would house a fitness center, business center, TV room, gathering room, kitchen/dining room, playroom/conference room, restrooms, property management office, leasing office, and pool. All buildings contain an elevator and heated underground parking for cars and bikes, as well as internal refuse/recycling containers. Shared building driveways provide residents access to the underground parking and allow for refuse collection. These residences will consist of 22% 1,360+ sq. ft. two bedroom/two bathroom units; 37% 775+ sq. ft. one bedroom units; and 41% 1,050+ sq. ft. two bedroom/two bathroom units. The exteriors will consist primarily of two different colors of brick, with full bed depth stone and fiber cement panel accents. Different styles of windows were incorporated into the architecture to provide variety and guarantee large amounts of natural light for all units. The buildings were designed to transition from 3-stories to 2-stories to moderate the massing of the buildings and appearance of the roof line. The landscaping plan creates a sense of community for its residents. Layered plantings scaled to the particular building type allow the buildings to become part of the garden. Plants have been selected to create a cohesive assortment of natives accented with premier garden type plants. Standard "commercial" type plants were avoided. Ornamental grasses dominate the gardens and naturalized areas embrace the buildings, blurring the distinction between a manicured commercial look and a natural area. Rare and unique trees are planned for the street tree plantings. The

result is a residential community that has an Arboretum type setting. The intent is to start construction of the 32-unit building in the southeast corner of Lot 6 (Lot 1 of the final plat) and the centrally located amenity building in the spring of 2015.

Operating Plan: The Paragon Place operating concept, marketing plan, and management plan, as well as the proposed phased construction of buildings is modeled after UFG's 11 other successful Highlands Communities. Construction will be done by UFG's construction division as it has been for over 25 years. The construction management team will include an on-site, full-time superintendent employee of UFG to effectively manage day-to-day activities of subcontractors and to work with UFG's property management team on transition of the completed project over the course of phased construction. UFG is experienced with its costs, methods of construction and market demand for their building product.

Concluding Statements:

UFG is a 35-year experienced Wisconsin and Milwaukee-Metro operator of high-end rental communities. The strong financial structure of UFG has allowed continued development and expansion even during the last five years when construction and real estate financing was not available for many Wisconsin development opportunities. This proposed Paragon Place Property, as is true with all UFG developments, will be wholly owned by the McMurtrie-Salmon principals of UFG and all construction and property management services will be provided by United Financial Group, Inc. Financial and community reference contacts have been provided in this submittal.

We look forward to continuing to work with City staff on this project. Should you have any questions, please call us at (920) 968-8100 ext. 105, 137, or 104.

Sincerely,



Ryan McMurtrie
Vice President of Development

LENDERS

Mr. David L. Blohm, President American National Bank-Fox Cities 2200 N. Richmond Street Appleton, WI 54911 (920) 739-1040 Banking relationship since 1981	Craig O. Henes Vice President Commercial Lending Associated Bank, N.A. 401 E. Kilbourn Ave., Suite 350 Milwaukee, WI 53202 (414) 283-2244 Banking relationship since 1983	Ms. Lisa A. Lindsay Director / GSE Placements M&I, a branch of BMO Harris Bank 770 North Water Street Milwaukee, WI 53202 (414) 765-7583 Lending relationship since 1993	Mr. James M. Cope Senior Vice President Grandbridge Real Estate Capital, LLC 20975 Swenson Drive Suite 325 Waukesha, Wisconsin 53186 (262)785-8441 Lending relationship since 1994
Mr. Thomas M. Vanden Hogen Vice President-Commercial Lending US Bank, N.A. P. O. Box 2819 Appleton, WI 54913-2819 (920) 830-6082 Banking relationship since 1984	Mr. Daniel J. Nisler Executive Vice President American National Bank-Fox Cities 2200 N. Richmond Street Appleton, WI 54911 (920) 739-1040 Banking relationship since 1981	Ms. Mary Wright, Director Multifamily Housing Group Mr. Bill Boerigter, Manager Mr. Shreedhar Ranabhat, Asst Manager Wisconsin Housing and Economic Development Authority P. O. Box 1728 Madison, WI 53701-1728 (608) 267-1450; (608) 267-7749 Lending relationship since 1992	

LAND SELLERS

Mr. Vincent J. Baum N 2987 Herman Lane Hortonville, WI 54944 (920) 779-0379 Sold 57 acres land in Appleton 06/18/91	Mr. Gerald Hemmerich 8462 Cty Hwy BC Sparta, WI 54656 (608) 269-7577 Sold 20 acres land in Menomonee Falls 08/27/97	Ms. Paulette Manfrin 2301 Summit Avenue Waukesha, WI 53186 (262) 650-9880 Sold 80 acres land in Menomonee Falls 04/18/95	John and Robert Kukuwich W245 S6015 Red Wing Drive Waukesha, WI 53189 (414) 574-0605 (John) (262) 723-1735 (Robert) Sold 54 acres land in Franklin, WI 08/06/98
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GOVERNMENTAL AGENCIES APPROVING DEVELOPMENTS

Mr. Robert Buckingham, Community Development Director Town of Grand Chute, WI (920) 832-1599 Zoning and Site Plan Approvals – Ridgeview Highlands & single family plat Zoning and Site Plan Approvals – Meadow Creek Townhomes	Ms. Jane F. Carlson, Town Clerk – Brookfield, WI (262) 796-3788 Mr. Gary Lake, Building and Zoning Administrator (262) 796-3790 Site Plan Approvals – Brookfield Highlands
Mr. Matt Carran, Director of Community Development Village of Menomonee Falls, WI (262) 532-4274 Rezoning and Site Plan Approvals – Wildwood Highlands and Wildwood Lake	Mr. Jack Chiovero, Mayor, City of New Berlin, WI (262) 797-2441 Zoning and Site Plan Approvals – Parkwood Highlands and single family plat
Mr. Ken Pabich, Planning and Economic Development Director City of De Pere, WI (920) 339-4043 Nicolet Highlands selected by De Pere's Redevelopment Authority from five competitive senior housing proposals	Mr. John M. Bennett, City Engineer, Franklin, WI (414) 425-7510 Zoning and Site Approvals – Foresthill Highlands and single family plat Single family subdivision completed and sold out during 2003.
Mr. Robert Strong, Community Development Director City of Green Bay, WI (920) 448-3413 Zoning and Site Plan Approvals for Parkway Highlands	Mr. Chris Haese, Community Development Director City of Neenah (920) 886-6125 Site Plan Approvals – The Highlands At Mahler Park
Mr. Keith Donner, Interim Administrator/ Public Works Director Village of Weston (715) 241-2610 Ms. Jennifer Higgins, Community Development Director (715) 241-2638 Site Plan Approvals – Birchwood Highlands	Mr. Steve Voelkert, Village Administrator Mr. John Rogers, Village President – Winneconne (920)582-4381 Site Plan Approvals – Highlands at River Crossing
Ms. Kim Tollefson, Director of Community Development City of Mequon (262) 236-2903 Mr. Jac Zader, Asst. Director of Community Development (262)236-2904 Site Plan Approvals - Highlands at Rivenwalk	



January 22, 2014

City of Madison
Planning Division
215 Martin Luther King Jr. Blvd
Madison, WI 53701

Attn: Timothy M. Parks
Planner

Re: 9601 Elderberry Road
Preliminary Plat Comments Dated May 23, 2013

Dear Tim:

The following are our responses (in bold) to the comments and conditions that were provided for our Preliminary Plat submittal via your letter dated May 23, 2013:

1. The development of Lot 7 is reliant on the future extension of public storm sewer and sanitary sewer facilities from the south. Lot 7 may be subject to impact fees for the Lower Badger Mill Creek Sanitary and Stormwater Management Impact Fee District.

Noted.

2. The applicant shall coordinate the final stormwater management design with the design of the final phases of the adjacent Woodstone plat.

The storm water management design for this development is being coordinated with the Woodstone development.

3. This development is dependent on off-site sanitary sewer being built to the intersection of Cobalt Street and Bear Claw Way, which is planned to be constructed in the Summer of 2013 with the final phases of the Woodstone development.

The sanitary sewer and water main extensions from the Woodstone development are extended to this site, and will be continued through our development with the City's design and the construction of Bear Claw Way planned for 2014.

4. Duplex properties shall have either two separate sanitary sewer laterals or an ownership agreement, which shall be recorded at the Dane County Register of Deeds.

The sanitary sewer laterals for duplexes, if any are present, will have separate laterals for each unit. Note that no duplexes are proposed for approval or construction at this time.

5. The developer shall construct sidewalk along Elderberry Road and shall construct asphalt tapers, shoulders and ditching on Elderberry Road to the west of the plat.

This has been noted and will be part of the Elderberry Road improvements once that phase of construction begins.

6. The developer shall construct sidewalk, curb and gutter, asphalt pavement, asphalt tapers, shoulders, ditching, and storm sewer on Elderberry Road, in accordance with the plans approved by the City Engineer and City Traffic Engineer.

The design of the Elderberry Road improvements are being coordinated with the City Engineer and City Traffic Engineer.

7. The developer shall coordinate the necessary right of way dedication on Elderberry Road and on Bear Claw Way as determined by the City Engineering, Traffic Engineering and the Planning divisions.

We have coordinated with City Engineering, Traffic Engineering and Planning regarding the right-of-way dedications.

8. The developer shall be responsible for the construction of Wilrich Street to allow for a minimum of half of a street and the utilities necessary to serve Lot 6 and 7.

The construction of Wilrich Street will be incrementally done with each phase of development along its adjacent frontage.

9. The developer shall enter into a City/Developer agreement for the installation of public improvements required to serve this plat. The developer shall be required to provide deposits to cover City Labor and materials and surety to cover the cost of construction. The developer shall meet with the City Engineer to schedule preparation of the plans and the agreement. The City Engineer will not sign off on this plat without the agreement executed by the developer.

This has been noted and will be completed prior to the plat requiring final signatures.

10. Two weeks prior to recording the final plat, a soil boring report prepared by a Professional Engineer, shall be submitted to the City Engineering Division indicating a ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than 9 feet below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.

A soil boring report completed by a Professional Engineering that indicates this information will be submitted at least two weeks prior to recording the final plat. Note that soils borings have been completed on this property.

11. This development is subject to impact fees for the Elderberry Neighborhood Sanitary Sewer Improvement Impact Fee District. All impact fees are due and payable at the time building permits are issued. The following note shall be put on the face of the plat: "Lots/buildings within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued."

This note has been added to the face of the final plat.

12. The developer shall construct Madison Standard street and sidewalk improvements for all streets within the plat.

This will be completed.

13. The developer shall note that City funds for outlot frontage are limited and will be determined at the sole discretion of the City.

Noted.

14. The developer shall make improvements to Elderberry Road to facilitate ingress egress to the plat.

Noted; this is anticipated to be part of the Bear Claw Way extension project and in year 2014 involve improving the south side of Elderberry Road to the east to connect to the Woodstone development.

15. All proposed street names shall be approved by the City Engineer. The applicant shall contact Lori Zenchenko ((608) 266-5952) with street name requests.

The developer will coordinate with Lori to assign acceptable street names to all platted streets.

16. An erosion control plan and land disturbing activity permit shall be submitted to the City Engineering Division for review and approval prior to grading or any other construction activities. The Preconstruction Meeting for Public Improvements shall not be scheduled prior to issuance of this permit. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.

This is noted and will be addressed with the forthcoming final construction plans and documents.

17. The following notes shall be included on the final plat:

- a. All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 6 feet in width measured from the property line to the interior of each lot except that the easements shall be 12 feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have shared driveway agreement, the public easement for drainage purposes shall be a

minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

This note is not applicable to the current final plat but will be included with subsequent plats, where applicable.

- b. The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

Information to Surveyor's: In addition to notes such as this, WI State Plat Review now enforces the requirement that easements or other reference lines/areas be graphically shown, dimensioned and tied when they represent fixed locations. They will accept a "typical detail" when the easement or restriction can be effectively described and retraced from the typical detail.

Notes have been added to the final plat to address this item.

18. Prior to the issuance of building permits, the developer shall submit a master stormwater drainage plan to the City Engineering Division for review and approval which shows lot corner elevations to the nearest 0.25-foot. For purposes of the plan, it shall be assumed that grading shall be done on a straight line grade between points unless other information is provided. The proposed slope between points shall always be greater than or equal to .0075 ft/ft. If a break in grade is required between lot corners a shot shall be taken at that break in grade to provide the Engineer with enough information to interpret the plan. The Developer shall also show proposed drainage arrows on the plan to indicate the proposed direction of drainage. The master storm water drainage plan shall be submitted to City Engineering in digital format with elevations/grades/contours shown on the recorded plat map of the development. The digital record shall be provided using the state plane coordinate system – NAD 27. No building permits shall be issued prior to City Engineering's approval of this plan.

The following note shall accompany the master stormwater drainage plan:

"For purposes of this plan, it is assumed that grading shall be a straight line grade between points unless otherwise indicated. All slopes shall be 0.5% or steeper. Grade breaks between lot corners are shown by elevation or through the use of drainage arrows."

This will be addressed as requested on the final master stormwater drainage plan.

19. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to detain the 2,10 & 100-year storm events; control 80% TSS (5 micron particle), provide infiltration in accordance with Chapter 37 of MGO, and; complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 of MGO.

The project complies with Chapter 27 storm water management requirements; the storm water management plan for the entire planned development is being submitted to the City Engineer for review and approval.

20. Effective January 1, 2010, the Wisconsin Department of Commerce's authority to permit commercial sites for stormwater and erosion control has been transferred to the Wisconsin Department of Natural Resources (WDNR). As this site is greater than one acre, the applicant is required by State Statute to obtain a Water Resources Application for Project Permits (WRAPP) from the WDNR prior to beginning construction. This permit was previously known as a Notice of Intent Permit (NOI). Contact Eric Rortvedt of the WDNR at 273-5612 to discuss this requirement. The City of Madison cannot issue an erosion control and stormwater management permit until concurrence is obtained from the WDNR.

We will apply for and obtain a WRAPP permit prior to beginning land disturbance on this site.

21. A minimum of 2 working days prior to requesting City Engineering signoff on the plat, the applicant shall contact Janet Dailey (261-9688) to obtain the final stormwater utility charges that are due and payable prior to subdivision of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel).
Janet Dailey will be contacted as requested to satisfy this item.

22. The developer shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.
Noted; these improvements are planned to be constructed with each phase of the development, and designed to provide the necessary service for the entire planned development.

23. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Janet Dailey ((608) 261-9688) to obtain the final MMSD billing a minimum of two working days prior to requesting City Engineering signoff.
Janet Dailey will be contacted as requested to satisfy this item.

24. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
Digital PDF files of all requested items will be provided to the City Engineering Division prior to plan sign-off.

Please contact Eric Halvorson of the Traffic Engineering Division at (608) 266-6527 if you have questions about the following five (5) items:

25. The applicant shall dedicate 62 feet of the right-of-way for Spirit Street from Bear Claw Way to Street A and Street B from Bear Claw Way to the westerly extent of the plat.
The plat now reflects a 62' right-of-way for Spirit Street west of Bear Claw Way and Street B west of Bear Claw Way, as requested.

26. The applicant shall dedicate right-of-way for the future construction of a roundabout at Elderberry Road and Bear Claw Way.
The final plat will reflect the right-of-way geometrics that the City Traffic Engineer is providing for this intersection.

27. Additional bicycle facilities shall be provided along Bear Claw Way to connect neighborhood to the future regional shared-use path along Mineral Point Road.
The City Engineer's plans for Bear Claw Way through this project are reflected on our Preliminary Plat and in our engineering plans and show bicycle facilities along Bear Claw Way.

28. The applicant shall execute and return a declaration of conditions and covenants for streetlights and traffic signals prior to sign off.
These documents will be provided by the developer.

29. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.
This has been noted.

Please contact Dennis Cawley of the Madison Water Utility at (608) 261-9243 if you have questions regarding the following two (2) items:

30. Public water mains will be designed by the Madison Water Utility and shall be installed by standard City of Madison Subdivision Contract. PVC is not an acceptable material for public water mains in the City of Madison.

This has been noted.

31. All operating private wells shall be identified and permitted by the Madison Water Utility and all unused private wells shall be abandoned in accordance with MGO Sec. 13.21.

Noted. No known wells are located on this property.

Please contact Bill Sullivan of the Madison Fire Department at (608) 261-9658 if you have questions regarding the following two (2) items:

32. Provide fire apparatus access as required by IFC 503 2009 edition, MGO Section 34.503, as follows and approved by the Fire Department:

- a. The site plans for all future buildings shall clearly identify the location of all fire lanes.
- b. IFC 503 Appendix D105, Provide an aerial apparatus access fire lane that is at least 26 feet wide, with the near edge of the fire lane within 30 feet and not closer than 15 feet from the structure, and parallel to one entire side of the structure, if any part of a future building is over 30 feet in height.
- c. Provide a fire lane that extends to within 150 feet of all exterior portions of the structure, or it can be extended to within 250 feet if the building is fully sprinklered.
- d. Provide a minimum unobstructed width of 26 feet for at least 20 feet on each side of a fire hydrant.
- e. Fire lanes shall be constructed of concrete or asphalt only, and designed to support a minimum load of 85,000 lbs.
- f. Where there is a change in the direction of a fire lane, the minimum inside turning radius shall be at least 28 feet.
- g. Provide a fire lane with the minimum clear unobstructed width of 20 feet.
- h. Provide a completed MFD "Fire Apparatus and Fire Hydrant Worksheet" with any future site plan submittal; the form is available at www.madisonfire.org

33. Occupants shall be capable of self preservation without physical assistance or additional life safety features will be required to assist with the extended evacuation that would be required.

These items will be accommodated with the development plans for this project.

Please contact Kay Rutledge of the Parks Division at (608) 266-4714 if you have any questions regarding the following three (3) items:

34. The developer shall pay \$928,502.48 in park dedication and development fees for the development consisting of 8 single- or two-family units and 382 multi-family units. This development is within the Elver park impact fee district (S131). Please reference ID# 13117 when contacting Parks Division staff about this project. Fees in lieu of Parkland dedication in 2013 are %2,684.00 per single- or two-family unit and %1,708.00 per multi-family unit. Park impact fees are adjusted on January 1 of each calendar year, and the park impact fees due at the time of building permit issuance may be higher than the amounts stated above to reflect these annual adjustments.

Park impact fees are anticipated to be paid at the time of building permit issuance; note that the site development and building construction will be phased.

35. Lots 1 and 2 are targeted for seniors (55 and over). The calculation of the park impact fees for these lots can be further reduced if this development will be deed-restricted to persons 55 years of age or older. In accordance with MGO Section 16.23 (8) (f) 4, "...where a multi-family development in whole or part will be limited to occupancy by persons fifty-five (55) years of age or older by appropriate recorded restriction for a period of not less than thirty (30) years, ...", a restriction that remains in effect for 30 years limiting these units to persons 55 years of age or older must be recorded. Please contact Kay Rutledge for appropriate deed language.

Noted. Kay Rutledge will be contacted regarding this.

36. Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right of way. Permission for such activities must be obtained from City Forester, 266-4816.

Noted.

Please contact my office at 261-9632 if you have questions regarding the following three (3) items:

37. That a revised preliminary plat be submitted with the first final plat of the Highlands Community subdivision that includes the following revisions to the overall development:

- a. Outlot 2 shall be reoriented to not parallel Bear Claw Way; Planning and City Engineering staff believe that the stormwater outlot could be turned perpendicularly into proposed Lot 6 to allow future buildings on that lot to be

placed closer to Bear Claw Way without impacting the stormwater management requirements for the development;

Outlot 2 has been removed from the plat and replaced with a stormwater drainage easement that encompasses a two-tiered pond. As requested, this pond has been turned perpendicularly from the original orientation to allow the proposed buildings on Bear Claw Way in Lot 6 to be placed closer to Bear Claw Way.

- b. That the applicant explore the connection of Street A to Veritas Drive across proposed Lot 7;
The future connection of Street A to Veritas Drive across Lot 7 has been explored, but is not proposed on the updated Preliminary Plat. Future development and division of Lot 7 (now known as Outlot 2) can dictate where, or if, this road is extended as suggested.
- c. Street C shall be extended north from Street B to at least Spirit Street;
Street C has been extended north from Street B to Spirit Street.

38. The final plat of the property shall establish a 30-foot building setback line along Elderberry Road for Lots 1-3, as would be consistent with the same restriction to the east on the adjacent Woodstone plat.
The future final plat that creates the lots along Elderberry Road will reflect a 30' setback along Elderberry Road, as requested.

Note that we are proposing to phase the final platting of this development, with the first phase including Lot 6, Outlot 1, Bear Claw Way and the streets that surround Lot 6. Per your request via email on January 6, 2014, the Preliminary Plat now shows the phase line indicating this approach.

39. That Lot 7 of the preliminary plat be submitted as an outlot for future development with the final plat of the property.
Lot 7 is now identified as an outlot for future development, as requested.

The Office Real Estate Services did not provide specific comments on the preliminary plat but will have comments at such time as a final plat is submitted for the property; those comments will need to be addressed prior to final approval and recording of the final plat. Please contact Jenny Frese at 267-8719 for more information.

We look forward to working with you and all of City staff to complete all steps necessary to begin development of this project. We understand that additional coordination, including that noted herein, will occur as this project progresses. Please feel free to contact our office or the developer with any questions, comments or additional requests.

Sincerely,



Joshua Pudelko, M.S., P.E.

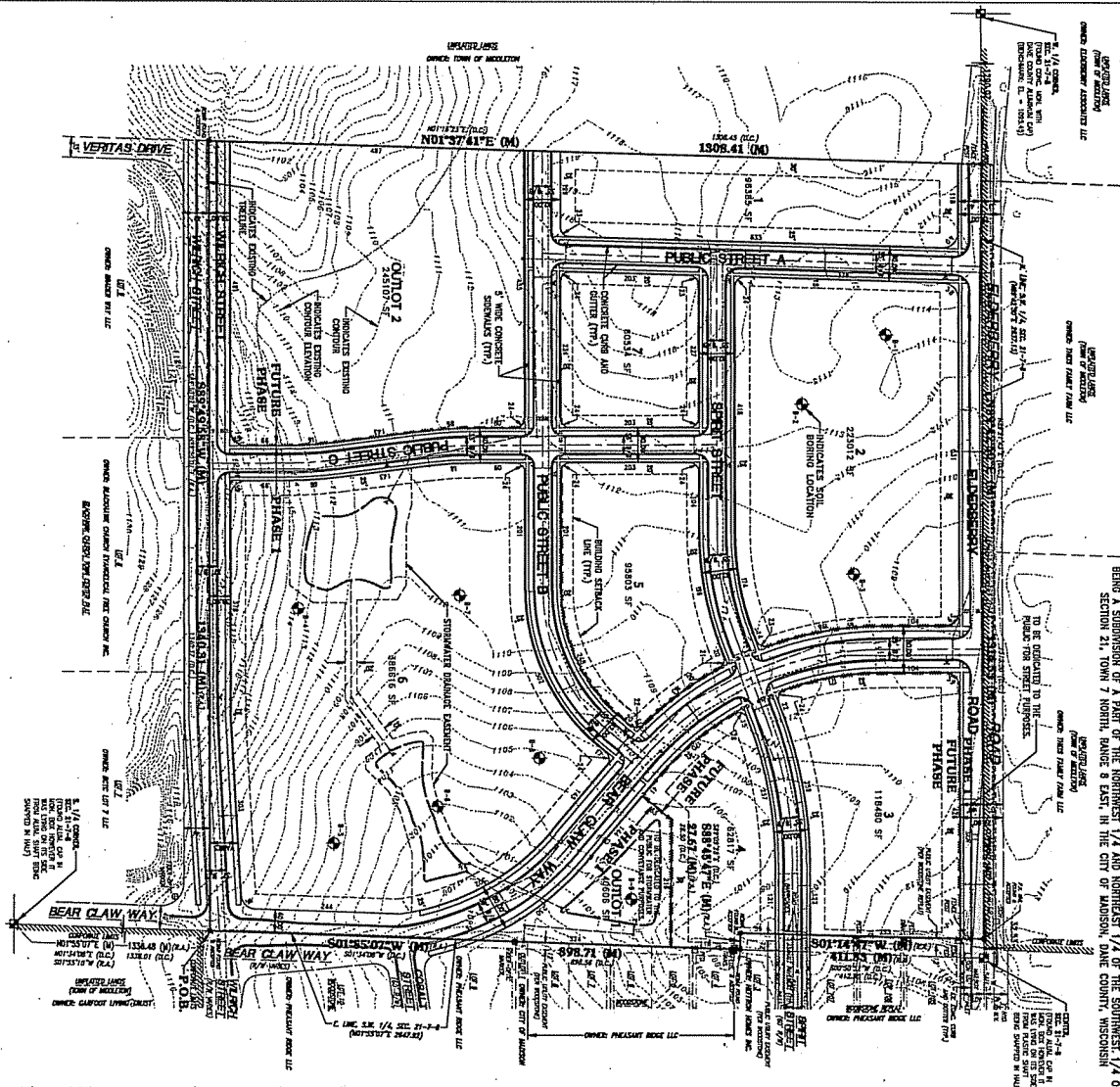
President

Trio Engineering

PRELIMINARY PLAT

OF PARAGON PLACE

BEING A SUBDIVISION OF A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF SECTION 21, T18N, R10W, S4E, IN THE CITY OF MADISON, WISCONSIN



DESIGNER:
 TRIO GROUP, INC.
 400 W. RIDGEMAN DRIVE
 APPLETON, WI 54911
 PHONE (920) 751-1811
 FAX (920) 751-1811

ENGINEER / SURVEYOR:
 TRIO GROUP, INC.
 400 W. RIDGEMAN DRIVE
 APPLETON, WI 54911
 PHONE (920) 751-1811
 FAX (920) 751-1811

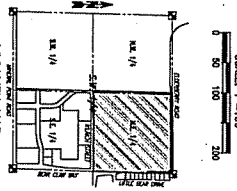
PROPOSED ZONING	TRADITIONAL RESIDENTIAL - VARIED DISTRICTS TRV-V2 DISTRICT ZONING REQUIREMENTS
Maximum Density	Maximum Density
Minimum Lot Area	Minimum Lot Area
Minimum Front Yard Setback	Minimum Front Yard Setback
Minimum Side Yard Setback	Minimum Side Yard Setback
Minimum Rear Yard Setback	Minimum Rear Yard Setback
Minimum Lot Coverage	Minimum Lot Coverage
Minimum Open Space	Minimum Open Space

PROPOSED ZONING	TRADITIONAL RESIDENTIAL - URBAN DISTRICTS TRU-U2 DISTRICT ZONING REQUIREMENTS
Maximum Density	Maximum Density
Minimum Lot Area	Minimum Lot Area
Minimum Front Yard Setback	Minimum Front Yard Setback
Minimum Side Yard Setback	Minimum Side Yard Setback
Minimum Rear Yard Setback	Minimum Rear Yard Setback
Minimum Lot Coverage	Minimum Lot Coverage
Minimum Open Space	Minimum Open Space

PROPOSED ZONING	TRADITIONAL RESIDENTIAL - URBAN DISTRICTS TRU-U2 DISTRICT ZONING REQUIREMENTS
Maximum Density	Maximum Density
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Minimum Front Yard Setback	Minimum Front Yard Setback
Minimum Side Yard Setback	Minimum Side Yard Setback
Minimum Rear Yard Setback	Minimum Rear Yard Setback
Minimum Lot Coverage	Minimum Lot Coverage
Minimum Open Space	Minimum Open Space

LEGEND

RECORDED AS "BEARINGS AND DISTANCES" (RED) - BEARINGS AND DISTANCES
 (BLACK) - BEARINGS AND DISTANCES
 (GREEN) - BEARINGS AND DISTANCES
 (BLUE) - BEARINGS AND DISTANCES
 (YELLOW) - BEARINGS AND DISTANCES
 (PINK) - BEARINGS AND DISTANCES
 (ORANGE) - BEARINGS AND DISTANCES
 (PURPLE) - BEARINGS AND DISTANCES
 (BROWN) - BEARINGS AND DISTANCES
 (GRAY) - BEARINGS AND DISTANCES
 (WHITE) - BEARINGS AND DISTANCES



THESE PRESERVATION NOTES
 Where ever recorded, Existing Spotlines There will be noted with the construction lines of the project.

HORIZONTAL DATUM PLANE:
 All bearings are referenced to the North American Vertical Datum of 1983 adjustment. Contour Elevations are referenced to the datum of the City of Madison. The datum used for the City of Madison is the datum of the City of Madison. The datum used for the City of Madison is the datum of the City of Madison.

VERTICAL DATUM PLANE:
 All elevations are referenced to the North American Vertical Datum of 1983 adjustment. Contour Elevations are referenced to the datum of the City of Madison. The datum used for the City of Madison is the datum of the City of Madison. The datum used for the City of Madison is the datum of the City of Madison.

AGENCIES HAVING THE AUTHORITY TO OBJECT:
 - State of Wisconsin, Department of Administration
 - State of Wisconsin, Department of Transportation
 - State of Wisconsin, Department of Natural Resources
 - City of Madison



TRIO GROUP, INC.
 400 W. RIDGEMAN DRIVE
 APPLETON, WI 54911
 PHONE (920) 751-1811
 FAX (920) 751-1811

PROJECT: PARAGON PLACE
 ELDERBERRY NEIGHBORHOOD
 CITY OF MADISON, WI

By: United Financial Group, Inc.
 660 W. Ridgeway Drive
 Appleton, WI 54911

DATE: MARCH 8, 2019

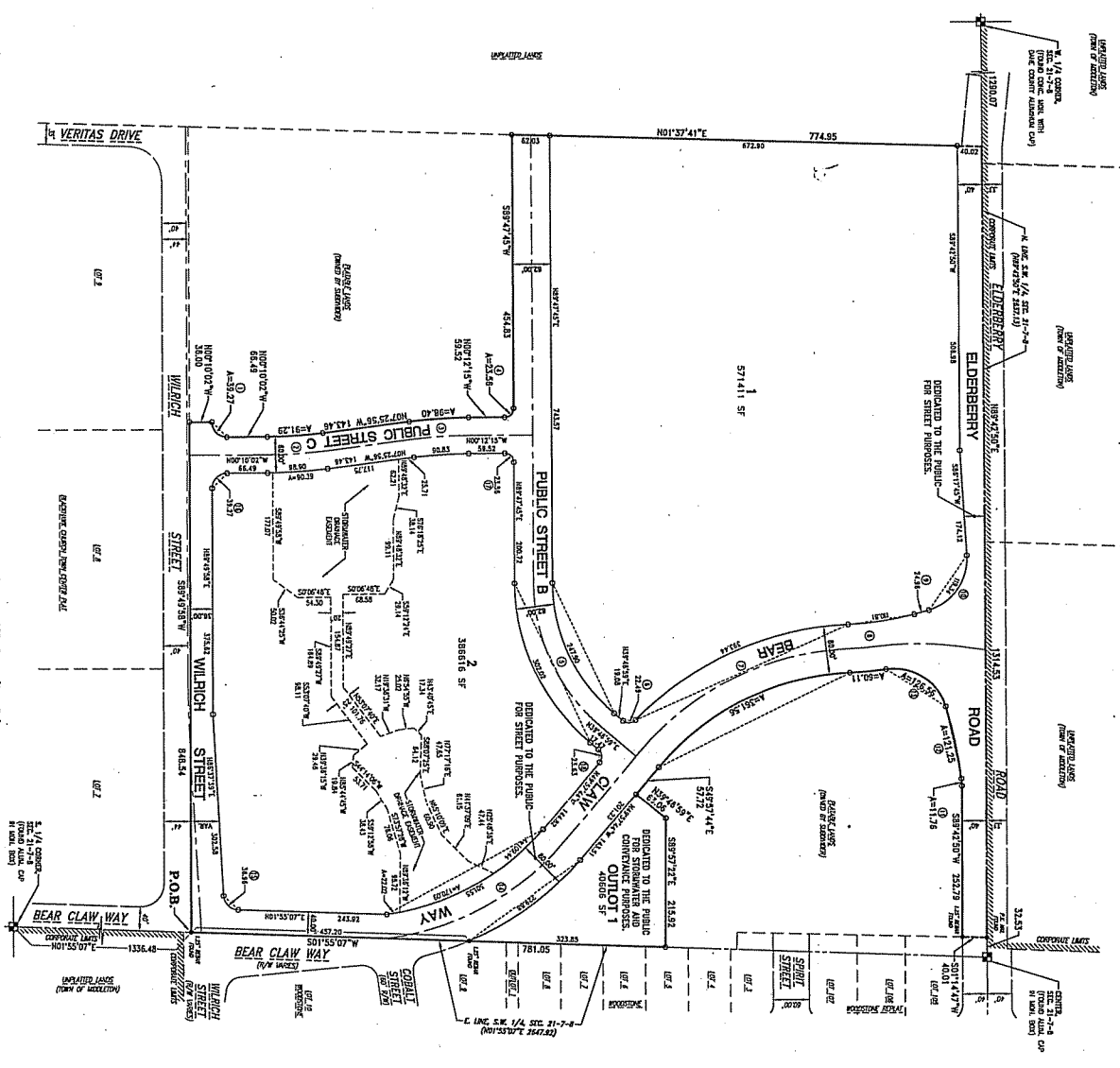
JOB NUMBER: 12-041-911-01

DESCRIPTION: PRELIMINARY PLAT

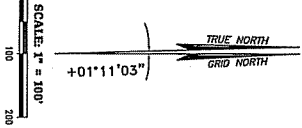
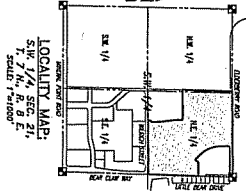
SHEET: 1 OF 1

PARAGON PLACE

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

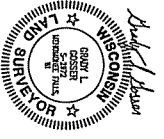


OWNER:
 ZIGLER AT ELDERBERRY LLC
 650 W. RIDGEVIEW DRIVE
 MADISON, WI 53711
 PHONE: (608) 733-1500
 FAX: (608) 733-1550



GENERAL NOTES:

- All lot measurements have been made to the nearest one-hundredth of a foot.
- All angle measurements have been made to nearest second and compiled to the nearest half-second.
- All bearings are referenced to Grid North of the Town of Madison 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 True 01°53'07\"/>
- Utility Easements on which are laid out for the use of public bodies and private public utilities having the right to use the same.
- Lots/buildings which the subdivision is subject to impact fees that are due and payable at the time building permits are issued.
- The three-block drainage easement shall be graded with the construction of each principal building in accordance with the drainage easement plan attached hereto and shall be maintained in accordance with the drainage easement plan on file with the Madison General Ordinance. The City Engineer and the zoning administrator, as required in the event of a City of Madison from Commission and/or Common Council approved conditions, of a publicly subdivided property, the underlying public easement for drainage purposes are retained and replaced by those required and created by the current approved subdivision.



There are no objections to this plan with respect to Sections 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stat., as provided by s. 236.12, Wis. Stat.

Certified _____ 2013

Department of Administration

