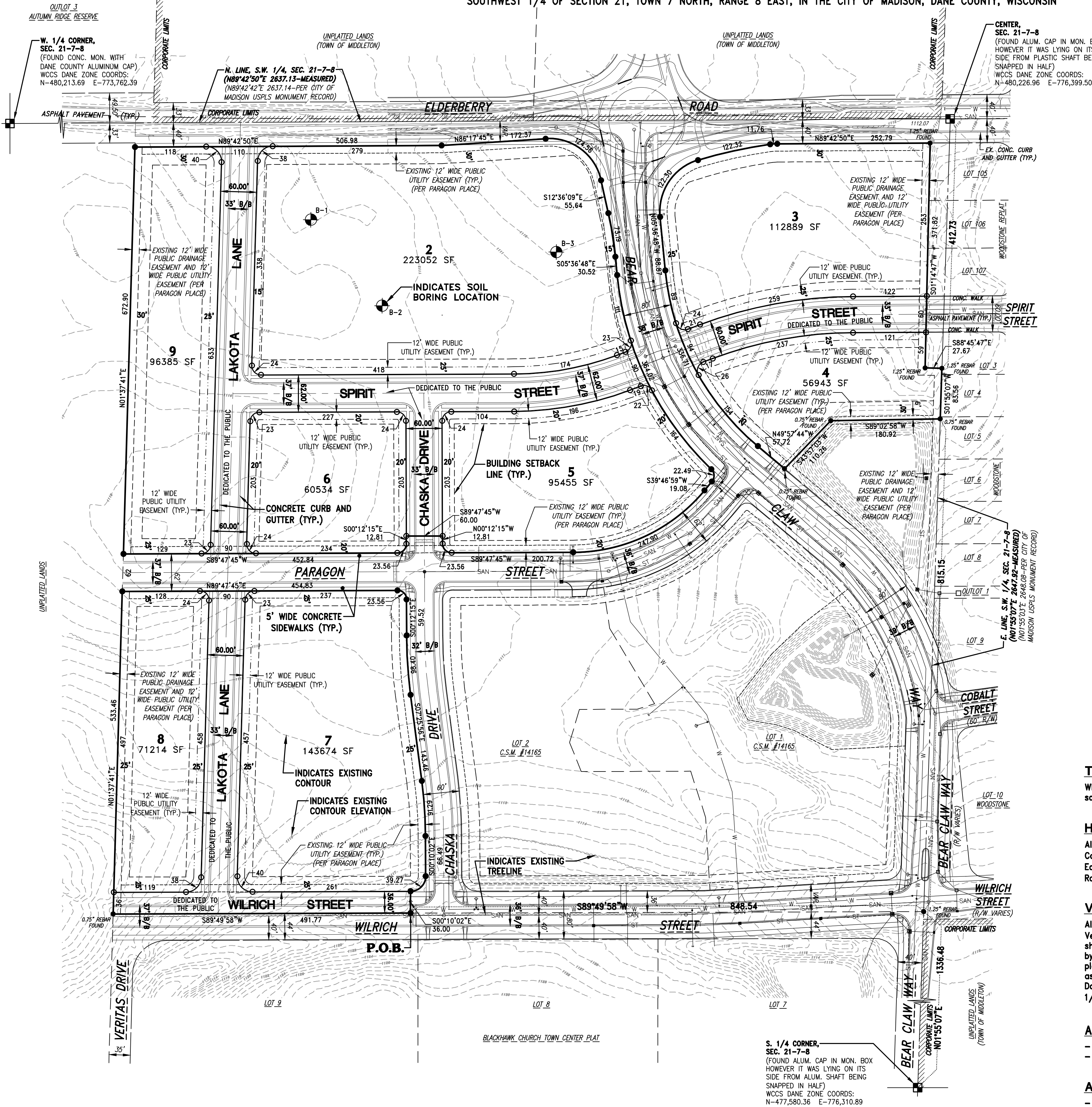


ENGINEER / SURVEYOR:
TRIO ENGINEERING, LLC
12660 W. NORTH AVE., BLDG. "D"
BROOKFIELD, WISCONSIN 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481

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

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

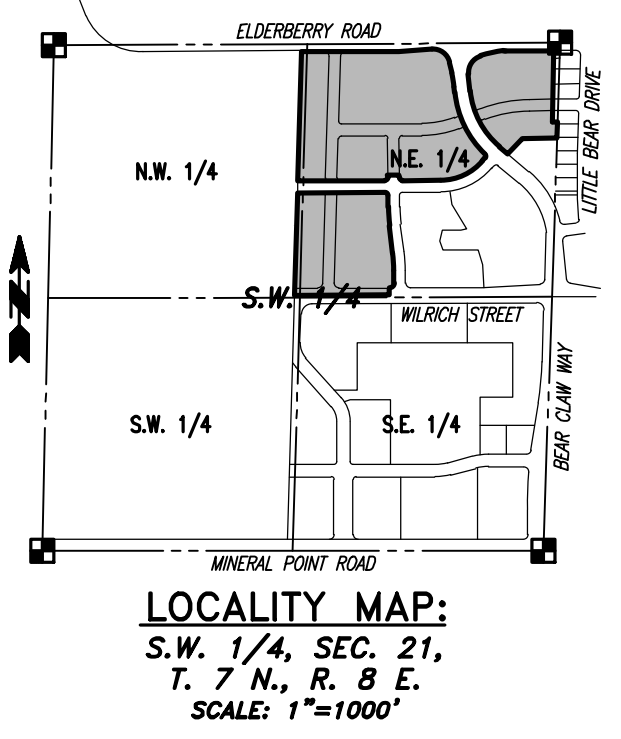
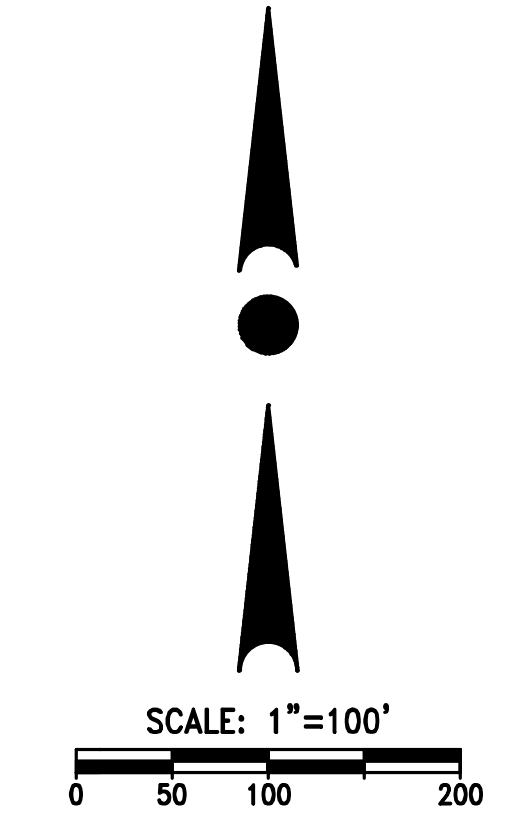


PROPOSED ZONING	
SUBURBAN RESIDENTIAL - VARIED DISTRICTS SR-V2 DISTRICT ZONING REQUIREMENTS	
Lot Area (sq. ft.)	2,000/d.u.
Lot Width	60 ft.
Front Yard Setback	25 ft.
Side Yard Setback	10 ft.
Rev. Corner Side Yard Setback	12 ft.
Rear Yard Setback	25% lot depth but at least 30 ft.
Maximum Height	4 stories / 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
(Symbol)	INDICATES SOIL BORING LOCATION
(Symbol)	INDICATES EXISTING WATERMAIN
(Symbol)	INDICATES EXISTING SANITARY SEWER
(Symbol)	INDICATES EXISTING STORM SEWER
(Symbol)	INDICATES EXISTING CONTOUR



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

DEVELOPMENT SUMMARY:

1. Subdivision contains approximately 23.5567 Acres.
2. Subdivision contains 8 Lots.
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 the "Woodstone" Subdivision to the East.
7. The Subject Property is currently Zoned: Lots 3, 4, 7, 8 & 9 = "SR-V2" (Suburban Residential-Variied District), Lot 2 = "TR-U1" (Traditional Residential-Urban District), Lots 5 & 6 = "TR-V2" (Tradition Residential-Variied District).
8. Lot 2 proposed use: Senior Rental Residences.
9. Lots 3 and 4 proposed use: Condominiums.
10. Lots 5 and 6 proposed use: Row Houses.
11. Lot 7 proposed use: Rental Residences.
12. 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



Grady L. Gosser
Professional Land Surveyor S-2972



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

14:1200131112041-01 SURVEY 15090902.DWG