

PRELIMINARY PLAT OF EASTWOOD SPRINGS

BEING PART OF THE NW 1/4 OF THE SW 1/4 AND PART OF THE SW 1/4 OF THE SW 1/4, AND INCLUDING LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NUMBER 1099, AS RECORDED IN VOLUME 4, OF CERTIFIED SURVEY MAPS, ON PAGES 401 AND 402, AS DOCUMENT NUMBER 1359056, DANE COUNTY REGISTRY, TOWN 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

Legal Description

BEING PART OF THE NW 1/4 OF THE SW 1/4 AND PART OF THE SW 1/4 OF THE SW 1/4, AND INCLUDING LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NUMBER 1099, AS RECORDED IN VOLUME 4, OF CERTIFIED SURVEY MAPS, ON PAGES 401 AND 402, AS DOCUMENT NUMBER 1359056, DANE COUNTY REGISTRY, TOWN 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN. MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 36; THENCE N88°38'57"E, 33.03 FEET TO THE EAST RIGHT OF WAY REINER ROAD AND POINT OF BEGINNING; THENCE N88°30'57"E, 1273.78 FEET ALONG THE NORTH LINE OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 36 TO THE EAST LINE OF SAID NW 1/4 OF THE SW 1/4; THENCE S00°49'23"W, 2580.49 FEET TO THE NORTH RIGHT OF WAY C.T.H. "I"; THENCE 388.93 FEET ALONG AN CURVE TO THE RIGHT WITH A RADIUS OF 7640.00 FEET AND A CHORD BEARING S87°30'36"W, 398.88 FEET ALONG THE SAID NORTH RIGHT OF WAY; THENCE S89°02'27"W, 810.34 FEET; THENCE N47°41'01"W, 71.51 FEET TO THE EAST RIGHT OF WAY TO SAID REINER ROAD; THENCE N00°56'42"E, 134.33 FEET ALONG SAID EAST RIGHT OF WAY; THENCE N89°31'15"W, 16.95 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY N00°57'17"E, 2399.33 TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SAID DESCRIPTION CONTAINS APPROXIMATELY 3,294,678 SQUARE FEET OR 75.63 ACRES.

SURVEYOR'S CERTIFICATE

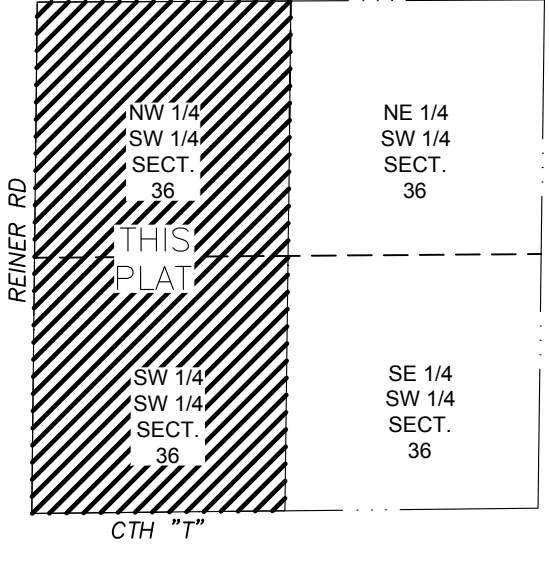
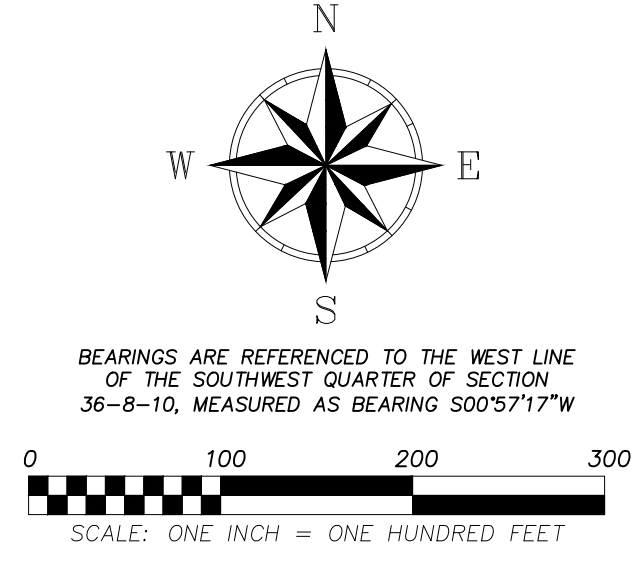
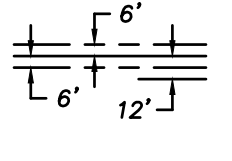
I, Eric E. Lindoos, Professional Land Surveyor, hereby certify that the foregoing preliminary plat was prepared under my direction and control and that to the best of my knowledge and belief it is in compliance with the provisions of Chapter 239 of the Wisconsin Statutes and the subdivision regulations of the City of Madison.

Dated this _____ day of _____, 2019.

Signed: Eric E. Lindoos, P.L.S. No. 2919

LEGEND

- 1" IRON PIPE (I.P.) FOUND (UNLESS OTHERWISE NOTED)
- 3/4" SOLID IRON ROD (S.I.R.) WITH CAP FOUND
- 3/4" SOLID IRON ROD (S.I.R.) FOUND
- 1-1/4" x 18" SOLID IRON RE-ROD SET, WT. 4.30 lbs./ft. ALL OTHER LOT AND OUTLOT CORNERS MARKED BY A 3/4" x 18" SOLID IRON RE-ROD, WT. 1.50 lbs./ft.
- ▲ SURVEY MARKER NAIL SET
- () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- UTILITY EASEMENTS: NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 239.32 OF WISCONSIN STATUTES. PUBLIC UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
- ▨ EXISTING STRUCTURES (HOUSES, BARN, SILO, ETC.)



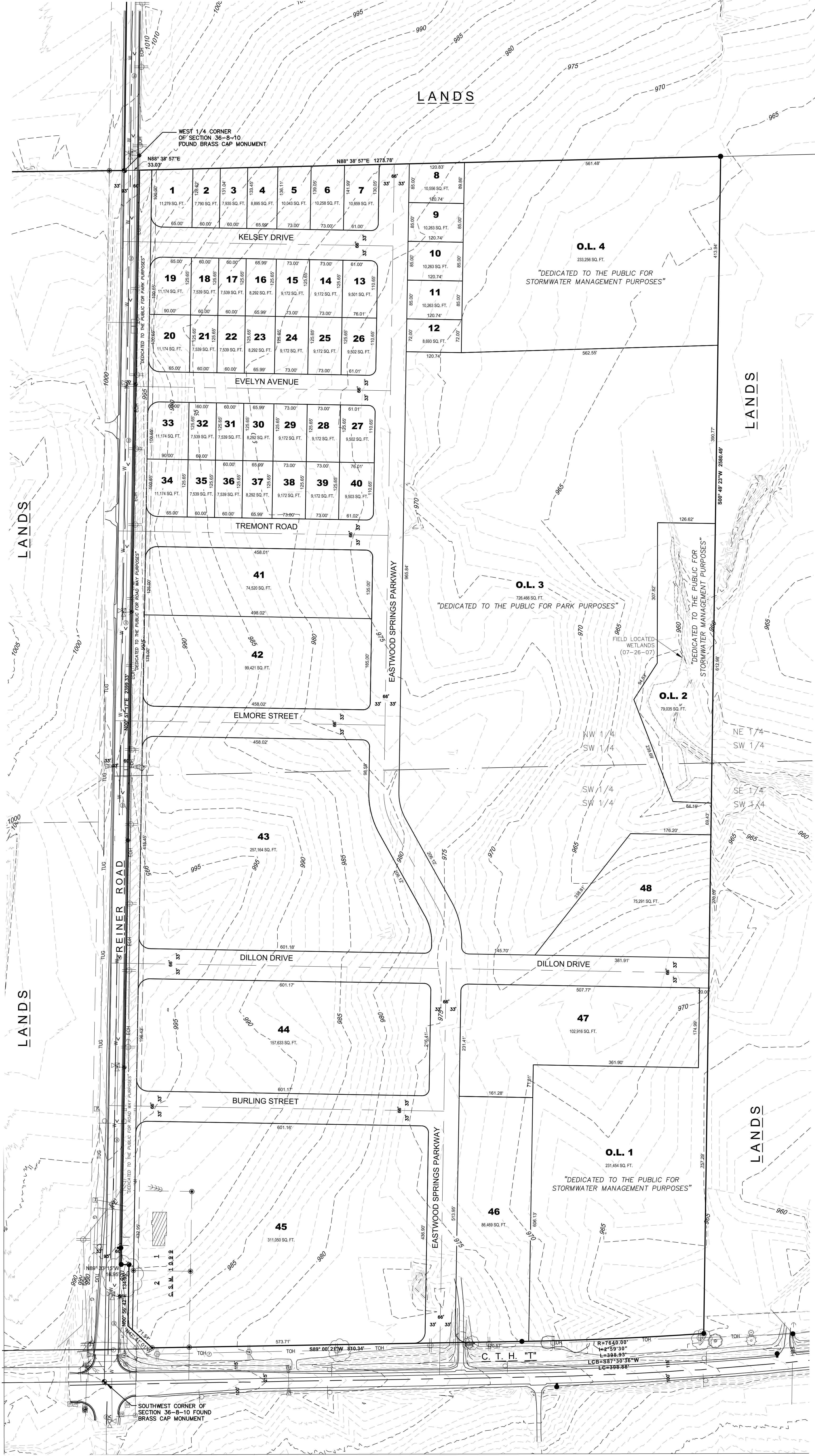
LOCATION MAP
SOUTHWEST QUARTER OF SECTION 36-8-10 CITY OF MADISON, DANE COUNTY, WISCONSIN

CURRENT ZONING: A

PROPOSED ZONING:
SINGLE FAMILY: TR-C3
MULTI FAMILY: TR-UT
MIXED USE: CC-T

SURVEYED FOR:
Walz Development LLC
9501 Blackhawk Road
Middleton, WI 53562

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com



EASTWOOD SPRINGS
PRELIMINARY PLAT
SNYDER & ASSOCIATES, INC.

CITY OF MADISON, DANE COUNTY, WISCONSIN

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

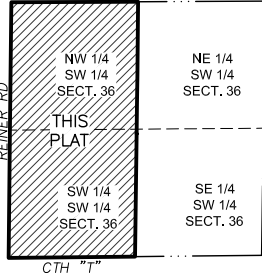
MARK	REVISION	DATE	BY
Engineer: MLC	Checked By: EEL	Scale: 1" = 100'	
Technician: AJM	Date: 02-28-19	Field Bk:	Pg:

118.0083.30

Sheet PP01

118.0083.30
Sheep PP01
SNYDER & ASSOCIATES

WEST 1/4 CORNER
OF SECTION 36-8-10
FOUND BRASS CAP MONUMENT

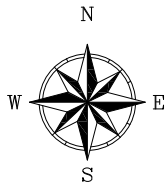


LOCATION MAP

SOUTHWEST QUARTER OF
SECTION 36-8-10 CITY
OF MADISON, DANE
COUNTY, WISCONSIN

LEGEND

- FOUND SECTION CORNER MONUMENT AS NOTED
- REZONING BORDER



BEARINGS ARE REFERENCED TO THE WEST
LINE OF THE SOUTHWEST QUARTER OF
SECTION 36-8-10, MEASURED AS BEARING
S00°57'17"W

TOTAL AREA OF PLATTED LANDS =
3,294,678 SQUARE FEET
(75.63 ACRES)

PARCEL NUMBER:

251/0810-363-0099-5

CURRENT ZONING:

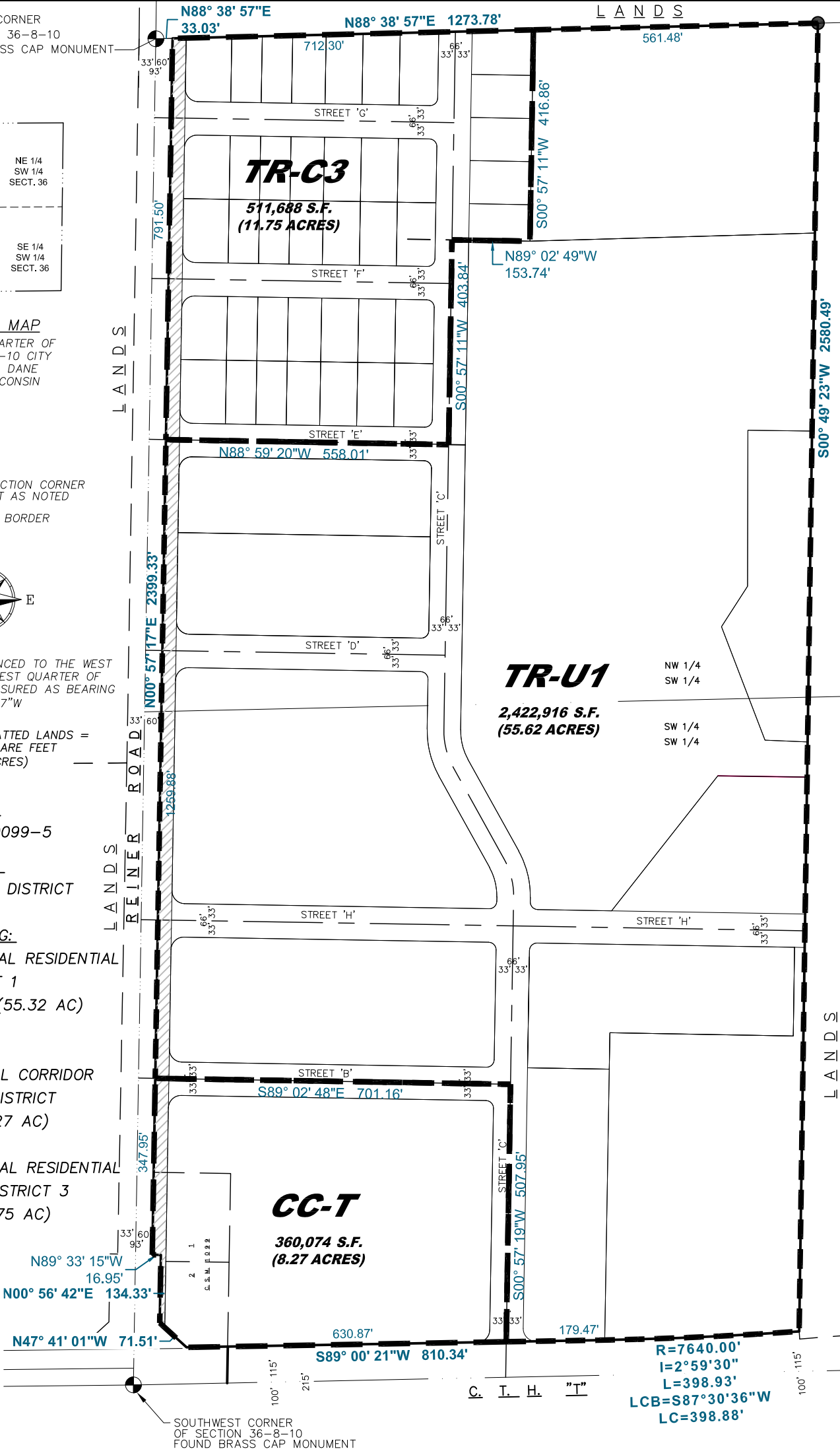
A-AGRICULTURAL DISTRICT

PROPOSED ZONING:

TR-U1 TRADITIONAL RESIDENTIAL
-URBAN DISTRICT 1
-2,409,761 S.F. (55.32 AC)

CC-T COMMERCIAL CORRIDOR
-TRANSITIONAL DISTRICT
360,074 S.F. (8.27 AC)

TR-C3 TRADITIONAL RESIDENTIAL
-CONSISTENT DISTRICT 3
511,688 S.F. (11.75 AC)



N89° 33' 15"W 16.95'
N00° 56' 42"E 134.33'
N47° 41' 01"W 71.51'

SOUTHWEST CORNER
OF SECTION 36-8-10
FOUND BRASS CAP MONUMENT

R=7640.00'
I=2°59'30"
L=398.93'
LCB=S87°30'36"W
LC=398.88'

SNYDER & ASSOCIATES
Engineers and Planners

V:\Projects\2018\118.0083.30\CADD\1180083_BNDY-ZoningMap.dwg

<p>SURVEYED FOR: Walz Development LLC 9501 Blackhawk Road Middleton, WI 53562</p>	<p>SURVEYED BY: Snyder & Associates, Inc. 5010 Voges Road Madison, WI 53718 (608) 838-0444 www.snyder-associates.com</p>	<p>REZONING EXHIBIT MAP BEING PART OF THE NW 1/4 OF THE SW 1/4 AND PART OF THE SW 1/4 OF THE SW 1/4, AND INCLUDING LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NUMBER 1099, AS RECORDED IN VOLUME 4, OF CERTIFIED SURVEY MAPS, ON PAGES 401 AND 402, AS DOCUMENT NUMBER 1359056, DANE COUNTY REGISTRY, TOWN 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.</p>	<p>FN: 118.0083.30 DATE: 02-20-19</p>	<p>SHEET 1 OF 1</p>
			<p>REVISIONS:</p>	

Overview

The forest surveyed is a mixed southern hardwood forest dominated by shagbark hickory along with white and bur oak. Black cherry was another major component with some larger dominants and a considerable portion of the secondary growth being cherry. Other major secondary species were American elm and box elder.

Understory

The ground level is a mix of native and invasive species. Younger trees observed were cherry, box elder and elm, with some hickory. Patches of choke cherry and wild raspberry were common native shrubs. Buckthorn and multiflora rose were the most pervasive exotic species, with garlic mustard also becoming widespread. Burdock, honeysuckle and Japanese barberry were among other species observed.

Ecology

The oak and hickory are of the greatest ecological value. The mast produced by these trees contributes significantly to many species of wildlife. Cherry and hackberry are also fruiting species, both of which are important for a variety of birds. Large dead trees and downed logs have significant ecological value. Standing dead wood is important for woodpeckers and many other species, providing food and nesting cavities. Large rotting logs are important for salamanders as well as insects and fungi. Overall species diversity is likely under-observed because of seasonal limitations.

Economics

Most of the forest is mature enough for harvest and the much of the timber is high quality and high value. If areas are being cleared for development, organizing a timber sale could defray some of the costs of site prep or fund management activities in the rest of the forest. Logs could also be retained, milled locally, and the lumber could be sold to future home builders.

Points of Interest

Over the time in the woods a few observations were of note. In the northeast corner a patch of young swamp white oak were recorded. This species is fairly rare, so it has conservation value, especially young individuals like these. Eastern Wahoo, or native burning bush was observed, this is also an uncommon species. Several wild apples were also inventoried and observed. Some of these genetically unique individuals may date to early settlement and their flowers and fruit could make them desirable as ornamentals. One last observation was that there is an artesian well in the northeast of the property that is the source for the small stream that runs along the eastern edge.

Trees & Shrubs

<i>Common Name</i>	<i>Specific Name</i>
Buckthorn	Rhamnus cathartica
Honeysuckle	Lonicera sp.
Japanese Barberry	Berberis thunbergii
Multiflora Rose	Rosa multiflora

Forbs

Burdock	Arctium sp
Garlic Mustard	Alliaria petiolata
Queen Anne's Lace	Daucus carota

Grasses

Reed Canary Grass	Phalaris arundinacea
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Trees

<i>Common Name</i>	<i>Specific Name</i>
American Elm	Ulmus americana
Apple	Malus sp.
Box Elder	Acer negundo
Black Cherry	Prunus serotina
Black Locust	Robinia psuedoaccia
Bur Oak	Quercus macrocarpa
Hackberry	Celtis occidentalis
Juniper	Juniperus virginiana
Mulberry	Morus sp.
Red Elm	Ulmus rubra
Red Oak	Quercus rubra
Shagbark Hickory	Carya ovata
Swamp White Oak	Quercus bicolor
Trembling Aspen	Populus tremuloides
White Oak	Quercus alba

Understory

American Elm	Ulmus americana
Box Elder	Acer negundo
Black Cherry	Prunus serotina
Choke Cherry	Prunus virginiana
Eastern Wahoo	Euonymus atropurpureus
Gooseberry	Ribes sp.
Shagbark Hickory	Carya ovata
Wild raspberry	Rubus sp.

Vines

Poison Ivy	Rhus radicans
Wild Grape	Vitus riparia

Forbs

Canada Goldenrod	Solidago canadensis
Giant Ragweed	Ambrosia trifida
Rough Avens	Guem laciniatum
Stickseed	Hacklia virginiana

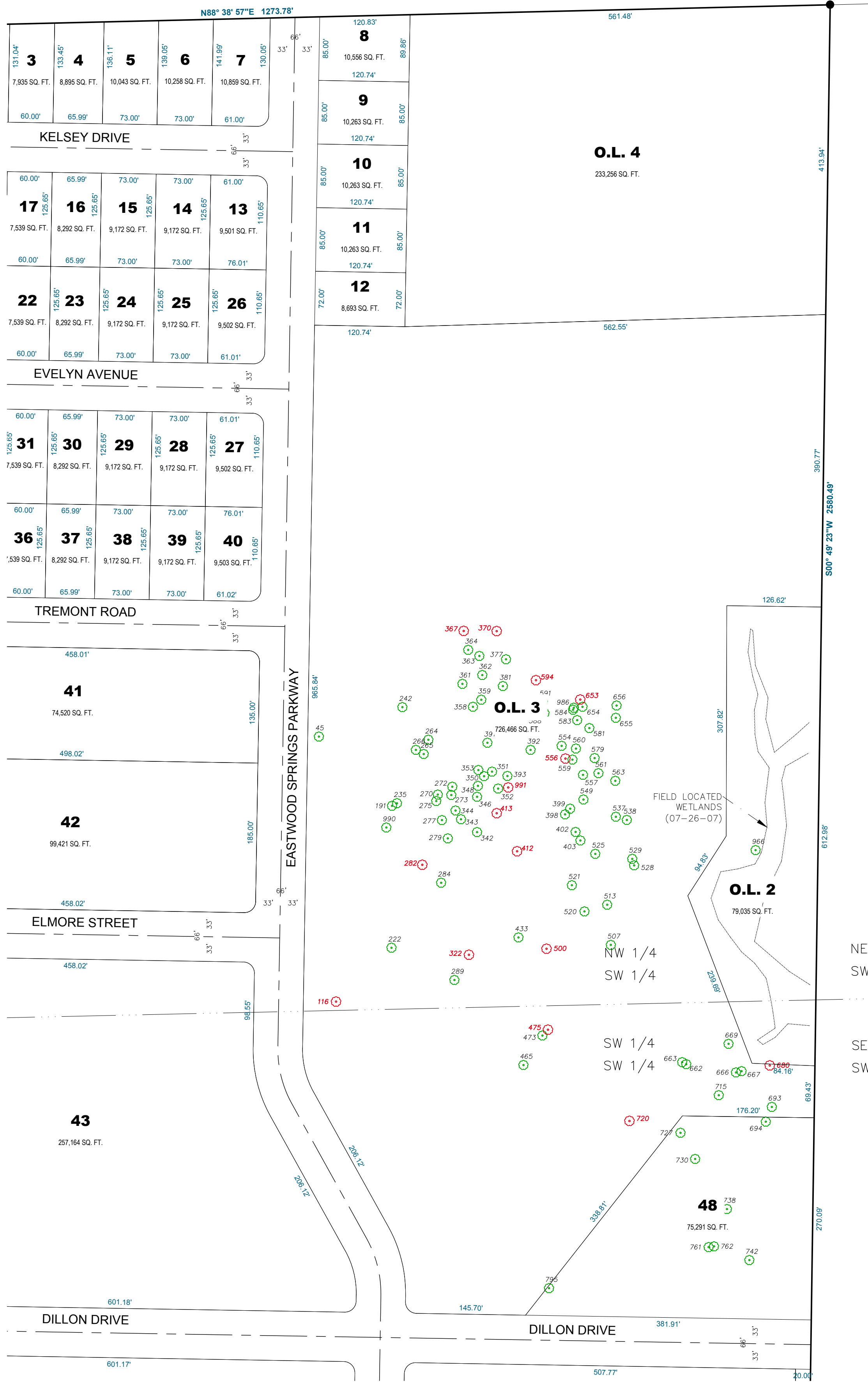
Grasses

Wood Sedge	Carex blanda
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Ferns

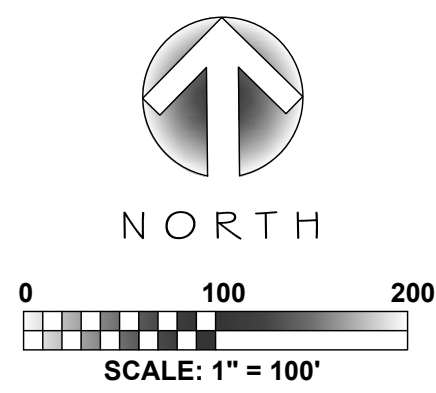
Shield Fern	Polystichum setiferum
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CAP MONUMENT

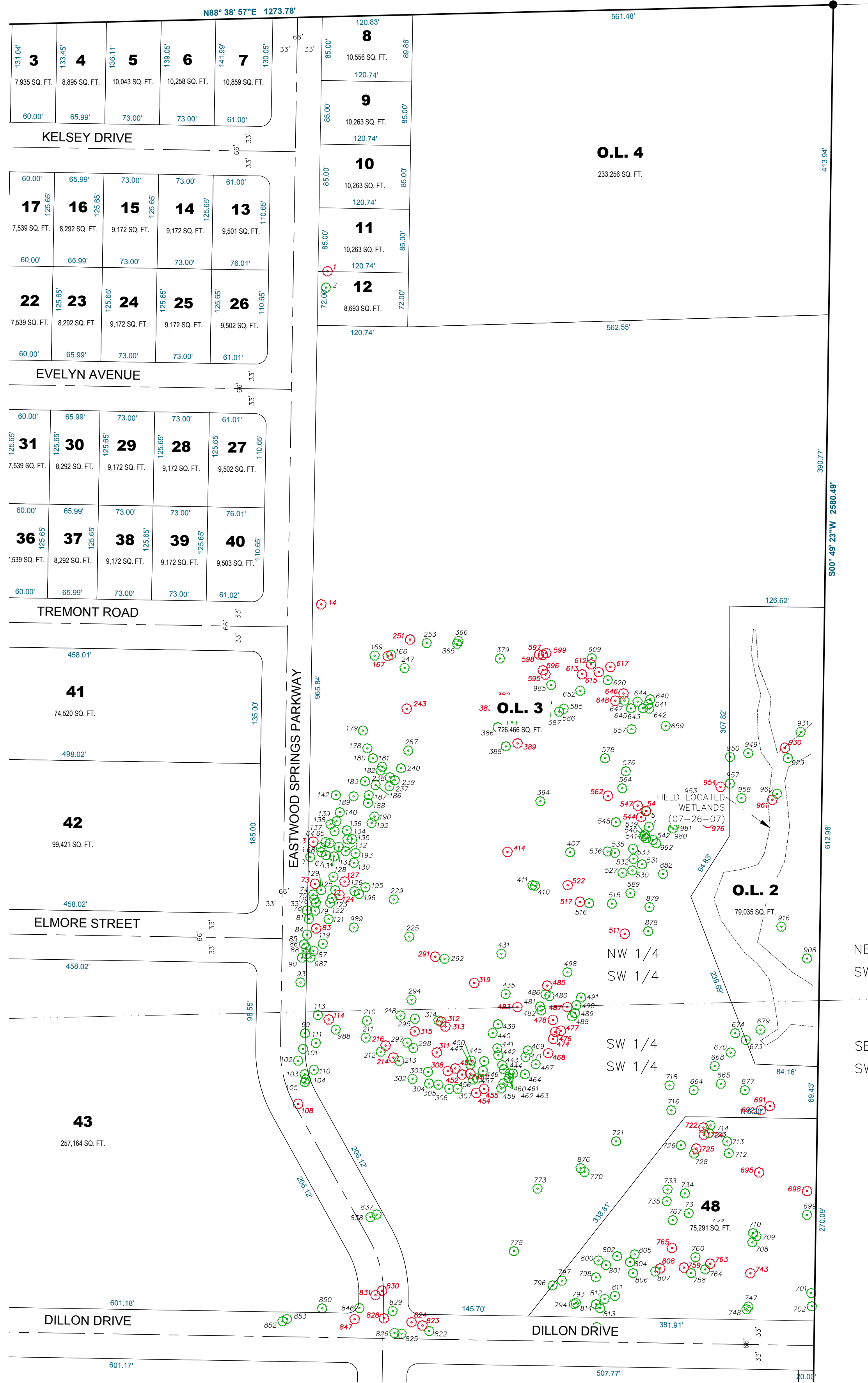


EXISTING ELM TREES

- TREE LEGEND**
- HEALTHY TREE (87)
 - UNHEALTHY TREE (19)

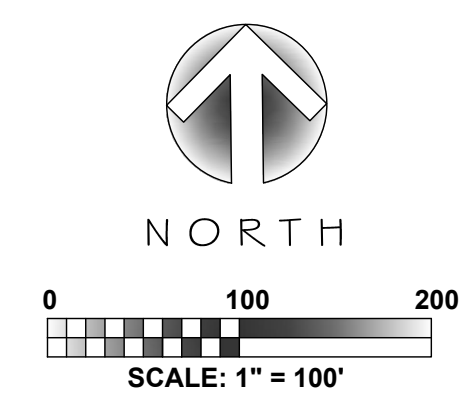


CAP MONUMENT



EXISTING BLACK CHERRY TREES

- TREE LEGEND**
- HEALTHY TREE (262)
 - UNHEALTHY TREE (78)



MARK	REVISION	DATE	BY
Engineer: MLC	Checked By: MLC	Scale: NOTED	
Technician: MW	Date: 3/11/2019	Field Bk:	Pg:

6602 COMMERCIAL AVENUE

TREE SURVEY

MADISON, WI

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No. 118.0083.30

FIGURE 1

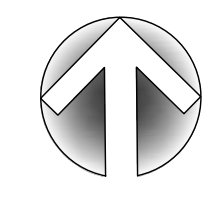
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CAP MONUMENT



EXISTING BOX ELDER TREES

- TREE LEGEND**
- HEALTHY TREE (116)
 - UNHEALTHY TREE (43)



NORTH

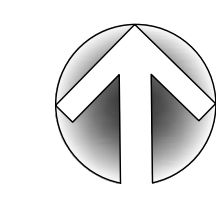


CAP MONUMENT

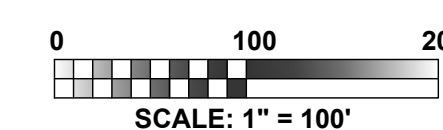


EXISTING BUR OAK TREES

- TREE LEGEND**
- HEALTHY TREE (27)
 - UNHEALTHY TREE (9)



NORTH



MARK	REVISION	DATE
Engineer: MLC	Checked By: MLC	Scale: NOTED
Technician: MW	Date: 3/11/2019	Field Bk: Pg:

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TREE SURVEY

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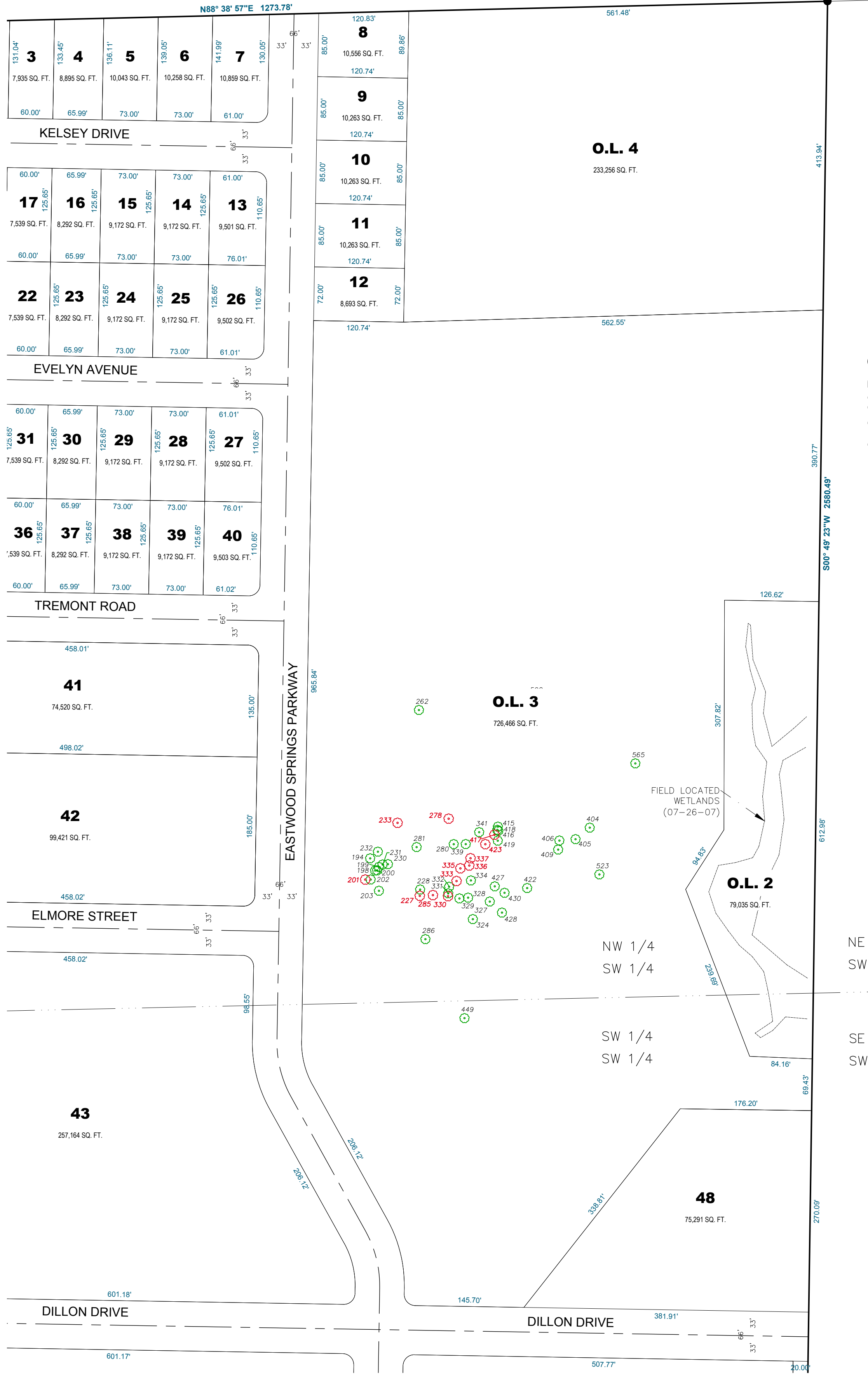
SNYDER & ASSOCIATES

Project No. 118.0083.30

FIGURE 2

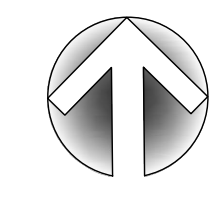
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CAP MONUMENT

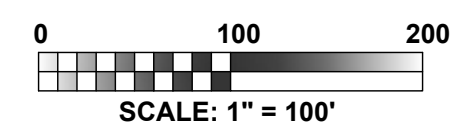


EXISTING IRONWOOD TREES

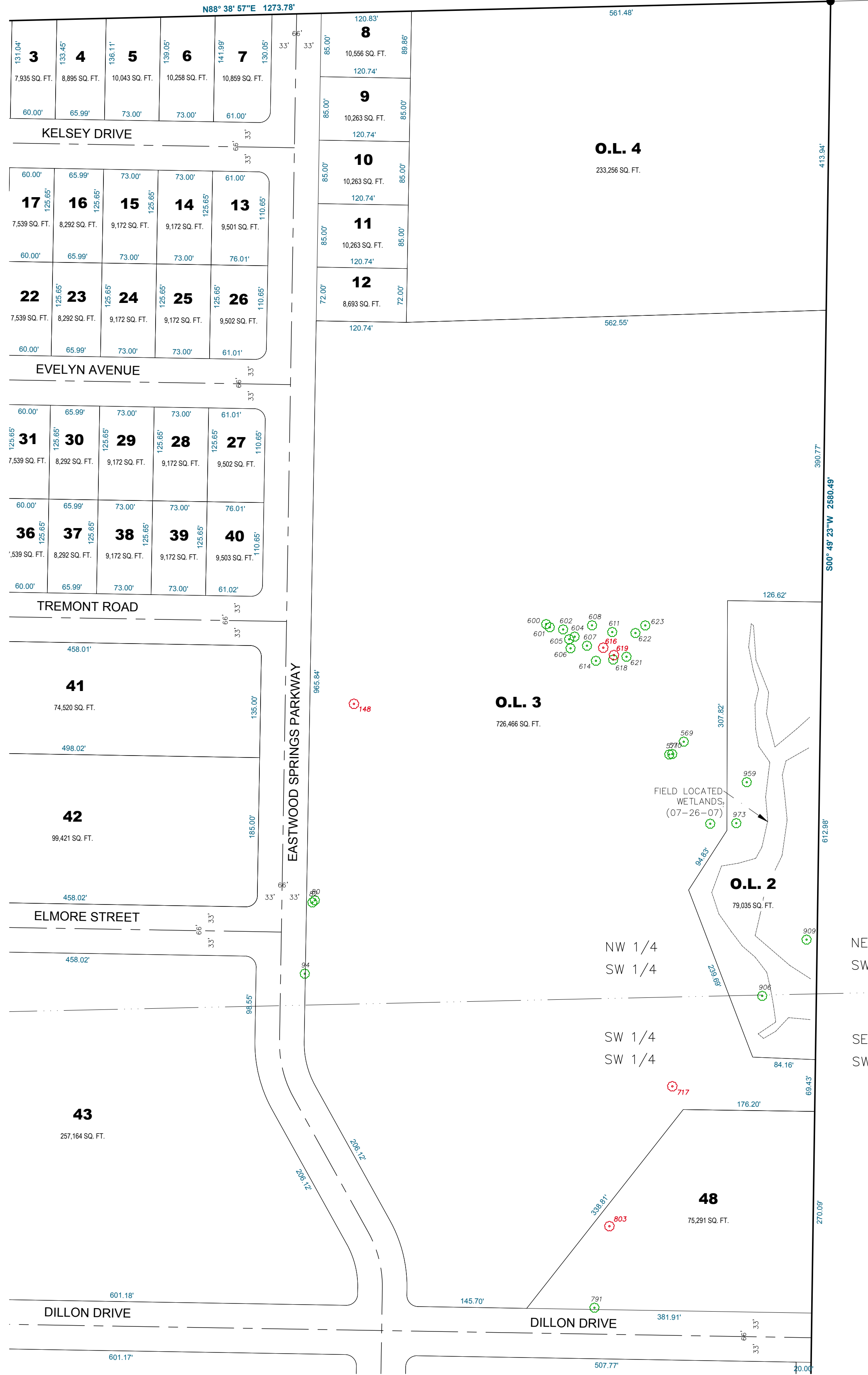
- TREE LEGEND**
- HEALTHY TREE (39)
 - ⊖ UNHEALTHY TREE (12)



NORTH

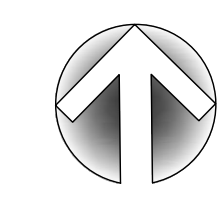


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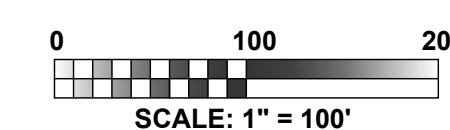


EXISTING RED OAK TREES

- TREE LEGEND**
- HEALTHY TREE (27)
 - ⊖ UNHEALTHY TREE (6)



NORTH



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Technician: MW	Date: 3/11/2019	Field Bk:	Pg:

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TREE SURVEY

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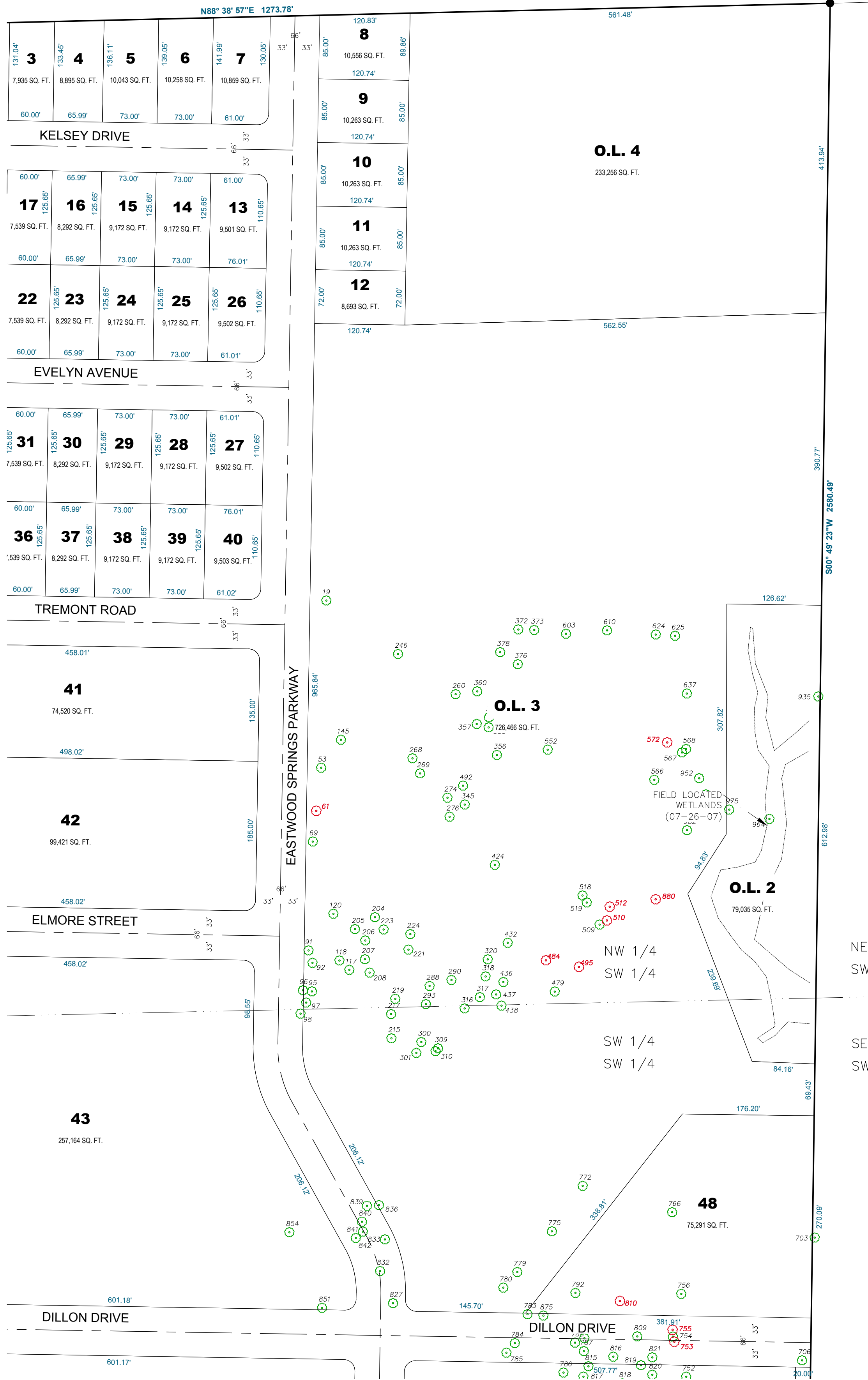


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FIGURE 3

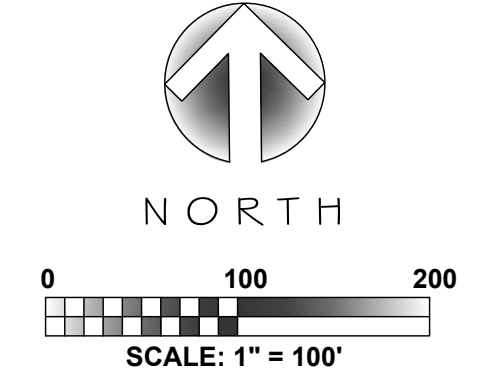
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CAP MONUMENT

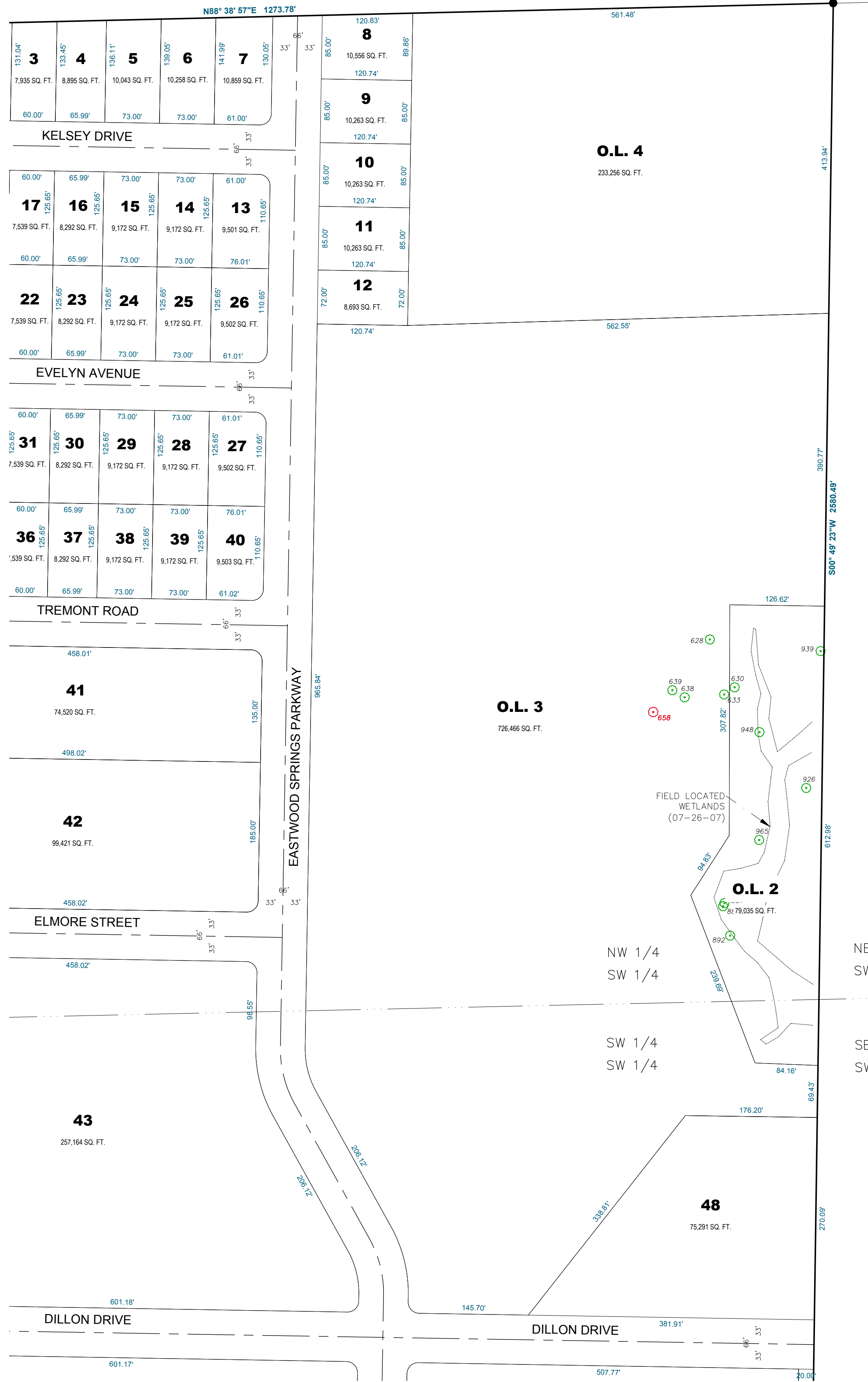


EXISTING HICKORY TREES

- TREE LEGEND**
- HEALTHY TREE (114)
 - UNHEALTHY TREE (11)

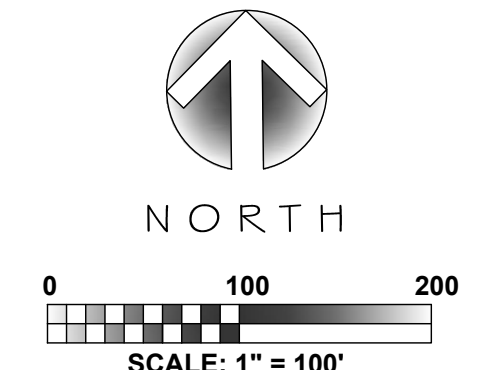


CAP MONUMENT



EXISTING SWAMP WHITE OAK TREES

- TREE LEGEND**
- HEALTHY TREE (12)
 - UNHEALTHY TREE (2)



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Engineer: MLC	Checked By: MLC	Scale: NOTED	
Technician: MW	Date: 3/11/2019	Field Bk:	Pg:

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TREE SURVEY

MADISON, WI

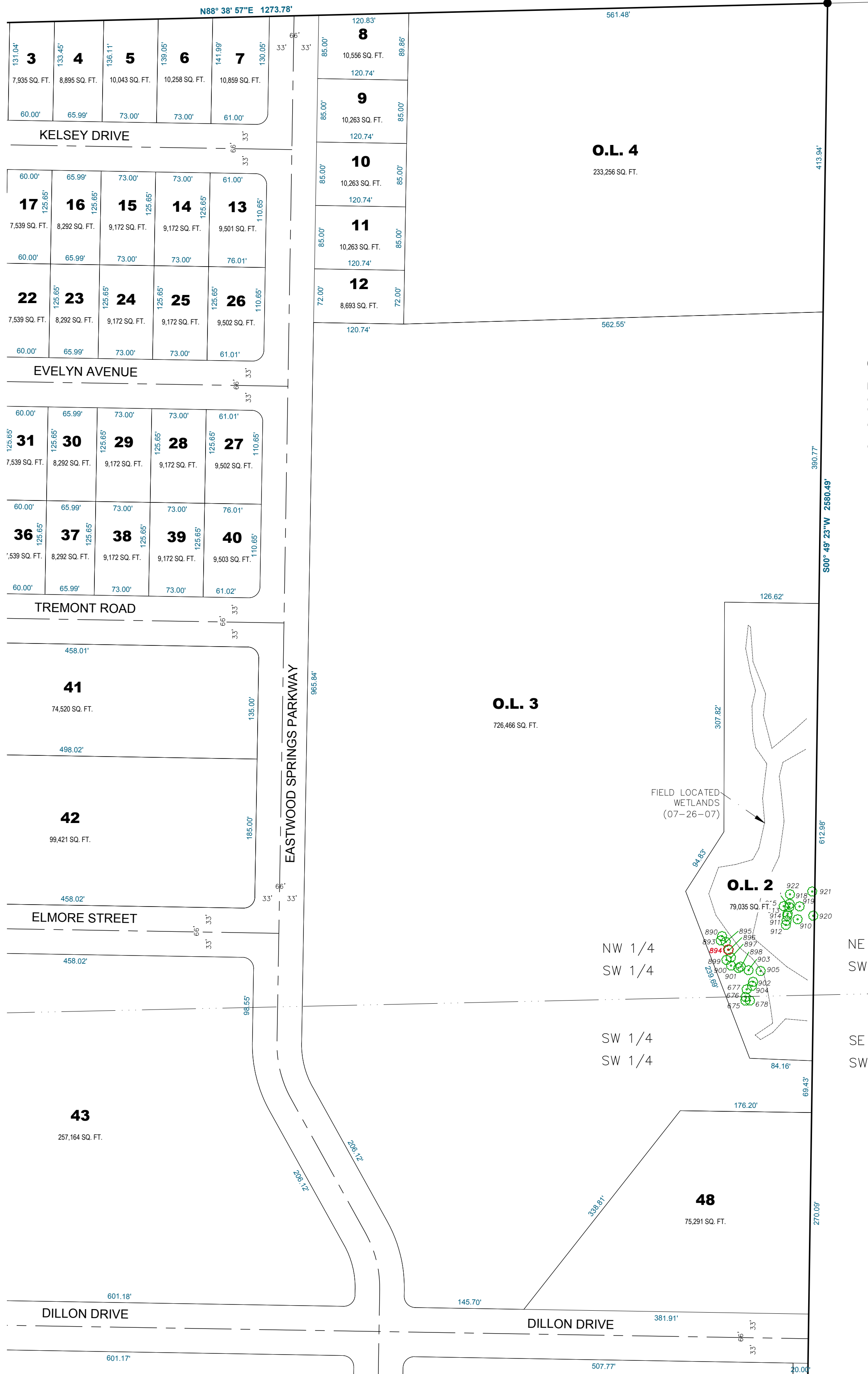
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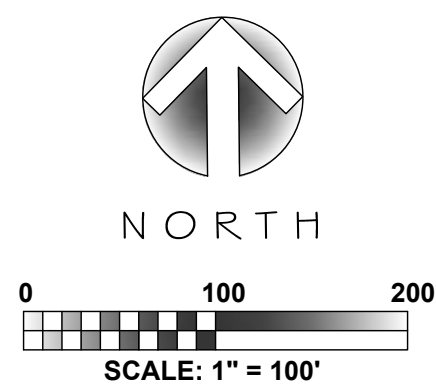
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CAP MONUMENT

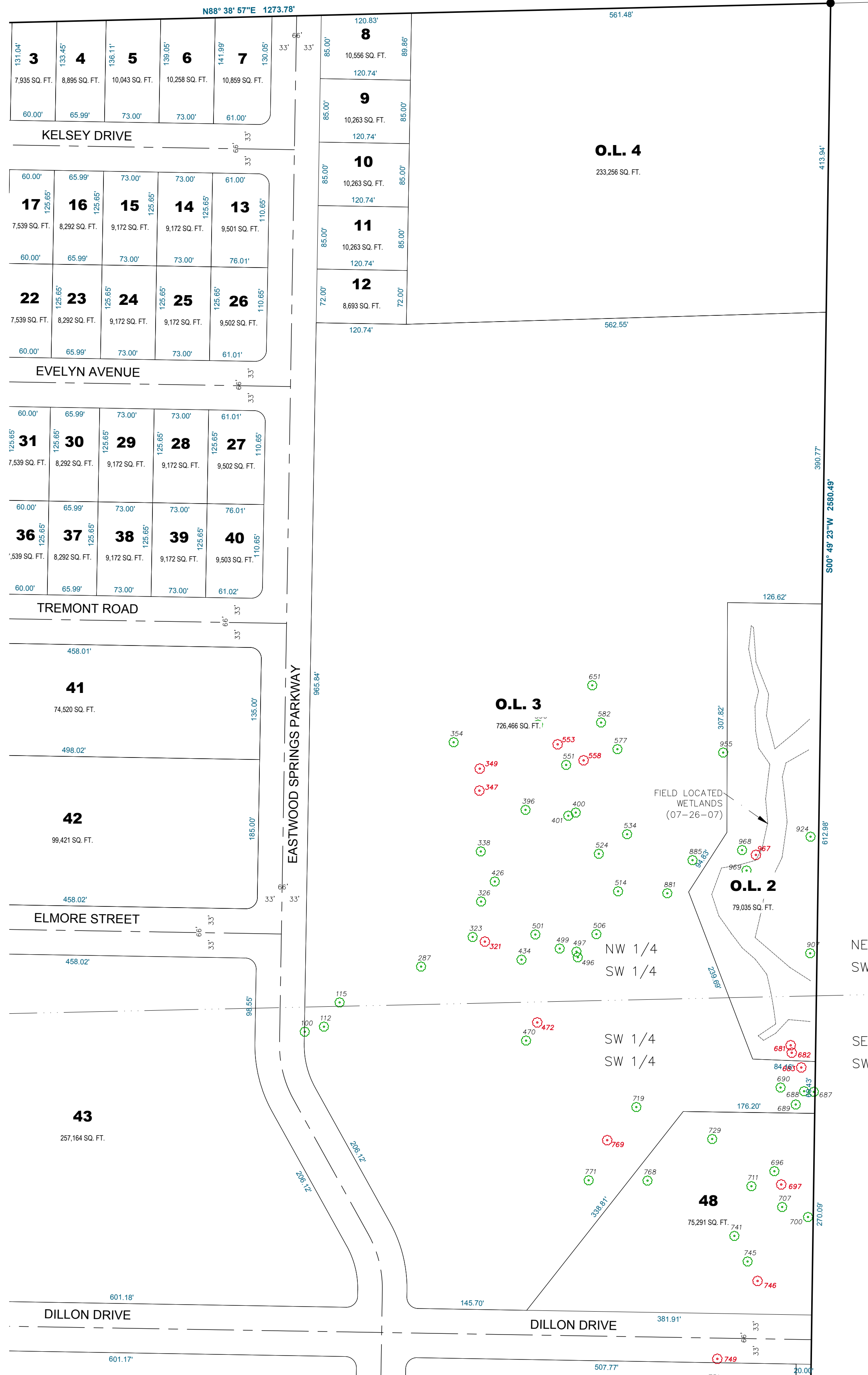


EXISTING TREMBLING ASPEN TREES

- TREE LEGEND**
- HEALTHY TREE (29)
 - UNHEALTHY TREE (1)

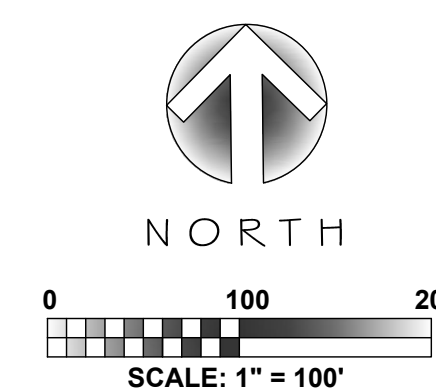


CAP MONUMENT



EXISTING WHITE OAK TREES

- TREE LEGEND**
- HEALTHY TREE (51)
 - UNHEALTHY TREE (14)



MARK	REVISION	DATE	BY
Engineer: MLC	Checked By: MLC	Scale: NOTED	
Technician: MW	Date: 3/11/2019	Field Bk:	Pg:

6602 COMMERCIAL AVENUE

TREE SURVEY

MADISON, WI

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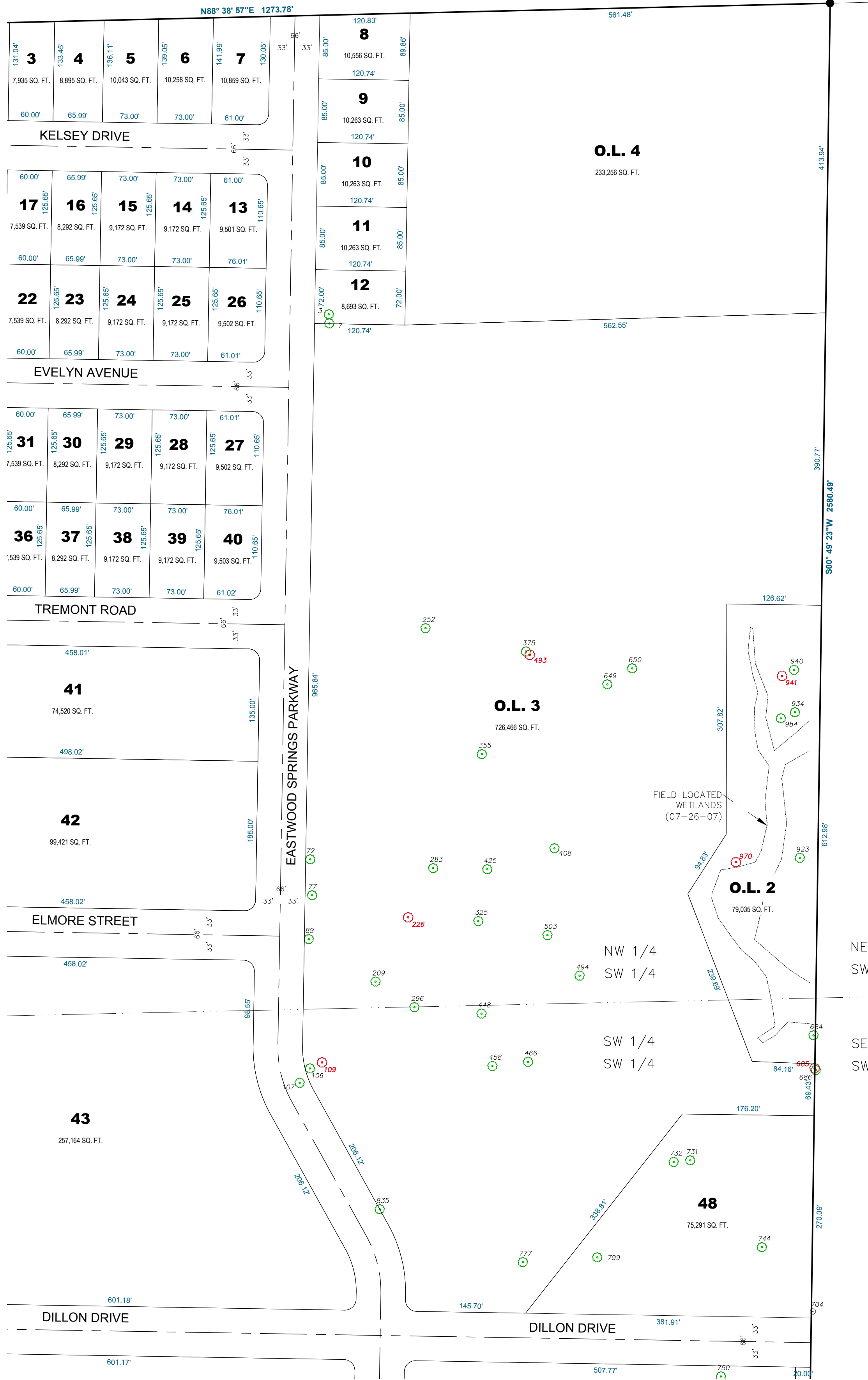
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Project No. 118.0083.30

FIGURE 5

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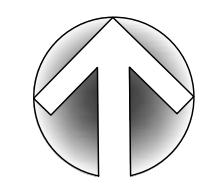
CAP MONUMENT



EXISTING MIXTURE OF TREES

- TREE LEGEND**
- HEALTHY TREE
 - UNHEALTHY TREE

- TREE SPECIES**
- APPLE (4) / (1)
 - BASSWOOD (2) / (0)
 - BUCKTHORN (5) / (0)
 - HACKBERRY (13) / (2)
 - JUNIPER (3) / (0)
 - MULBERRY (8) / (0)
 - OTHER (10) / (2)
 - RED ELM (4) / (1)
 - SILVER MAPLE (0) / (1)



NORTH



MARK	REVISION	DATE	BY
Engineer: MLC	Checked By: MLC	Scale: NOTED	
Technician: MW	Date: 3/11/2019	Field Bk:	Pg:

6602 COMMERCIAL AVENUE

TREE SURVEY

MADISON, WI

SNYDER & ASSOCIATES, INC.

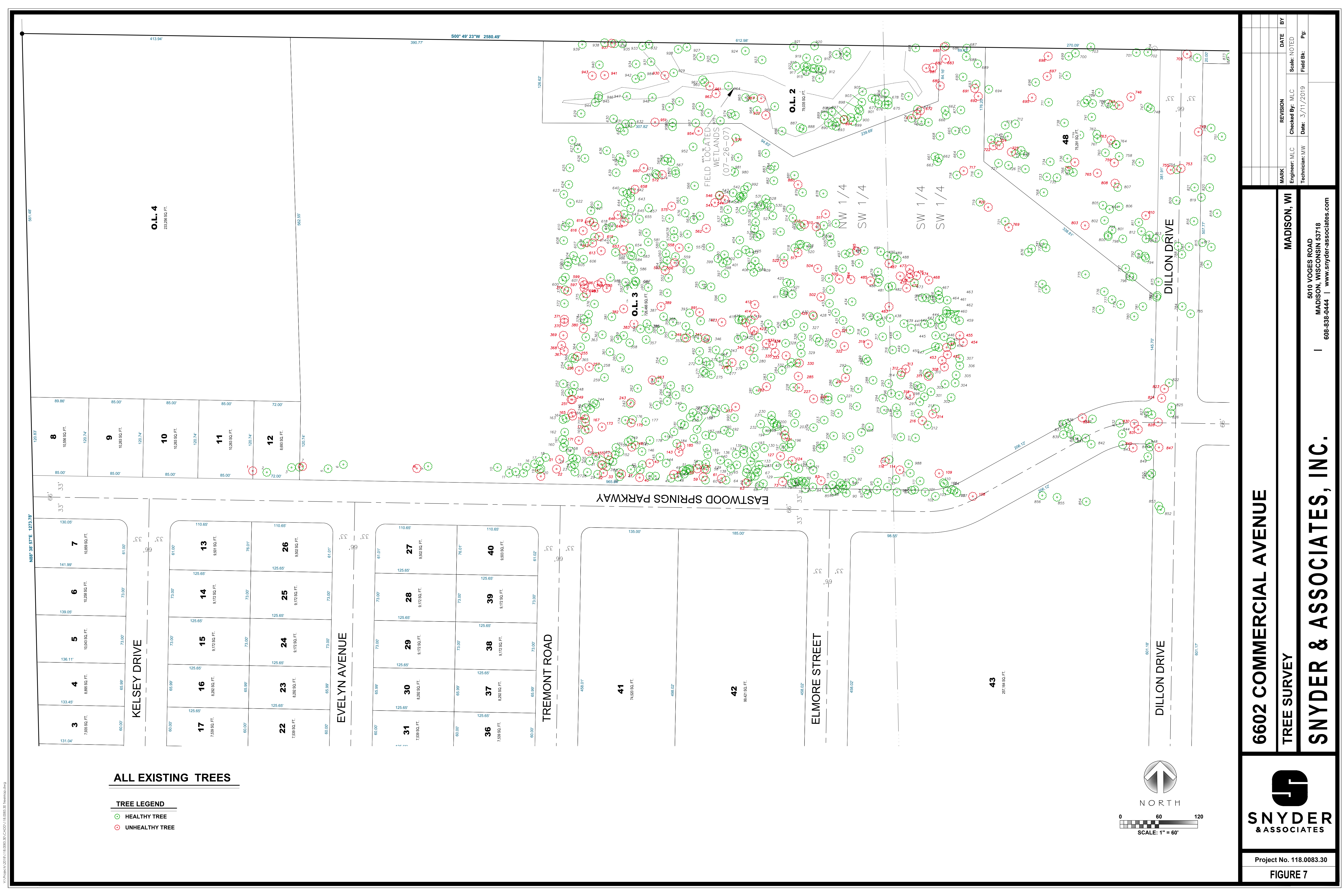
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FIGURE 6

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O.L. 4
233,296 SQ. FT.

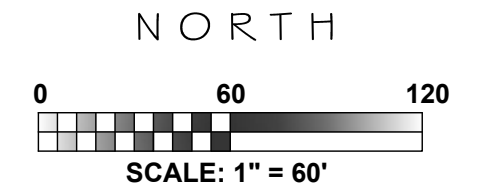
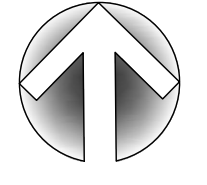
O.L. 2
78,088 SQ. FT.

O.L. 3
176,466 SQ. FT.

48
18,368 SQ. FT.

ALL EXISTING TREES

- TREE LEGEND**
- HEALTHY TREE
 - UNHEALTHY TREE



6602 COMMERCIAL AVENUE

TREE SURVEY



Project No. 118.0083.30

FIGURE 7

MADISON, WI

5010 VOGES ROAD
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MARK	REVISION	DATE	BY
Engineer: MLC	Checked By: MLC	Scale: NOTED	
Technician: MW	Date: 3/11/2019	Field Bk:	Pg: