

# CITY OF MADISON

# Proposed Plat

Plat Name: Badger Mill Creek

Location: 3120-3160 Jeffy Trail

Applicant: Rick McKy/  
Mike Marty - Calkins Engineering

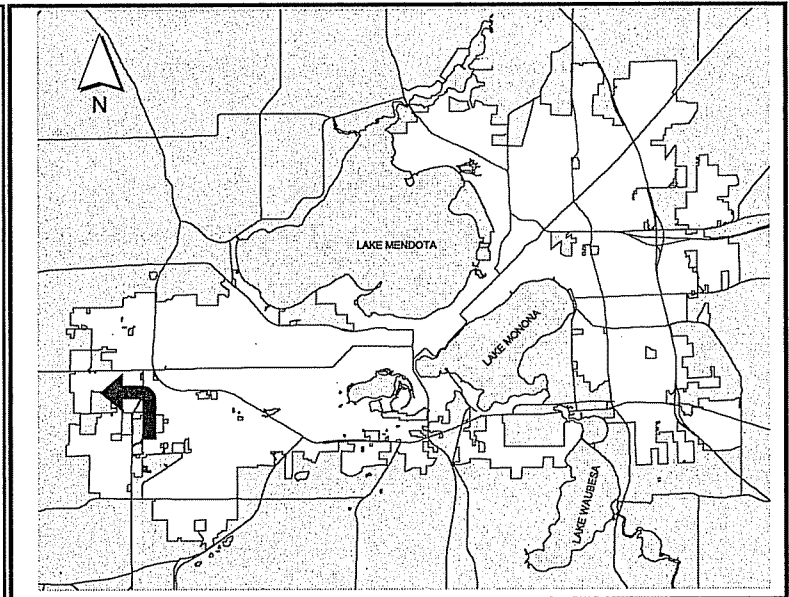
- |   |   |
|---|---|
| <input type="checkbox"/> Preliminary      | <input checked="" type="checkbox"/> Within City |
| <input checked="" type="checkbox"/> Final | <input type="checkbox"/> Outside City           |

Proposed Use: 23 Single Family Lots, 1 Multi-Family Lot 1 Open Space Lot

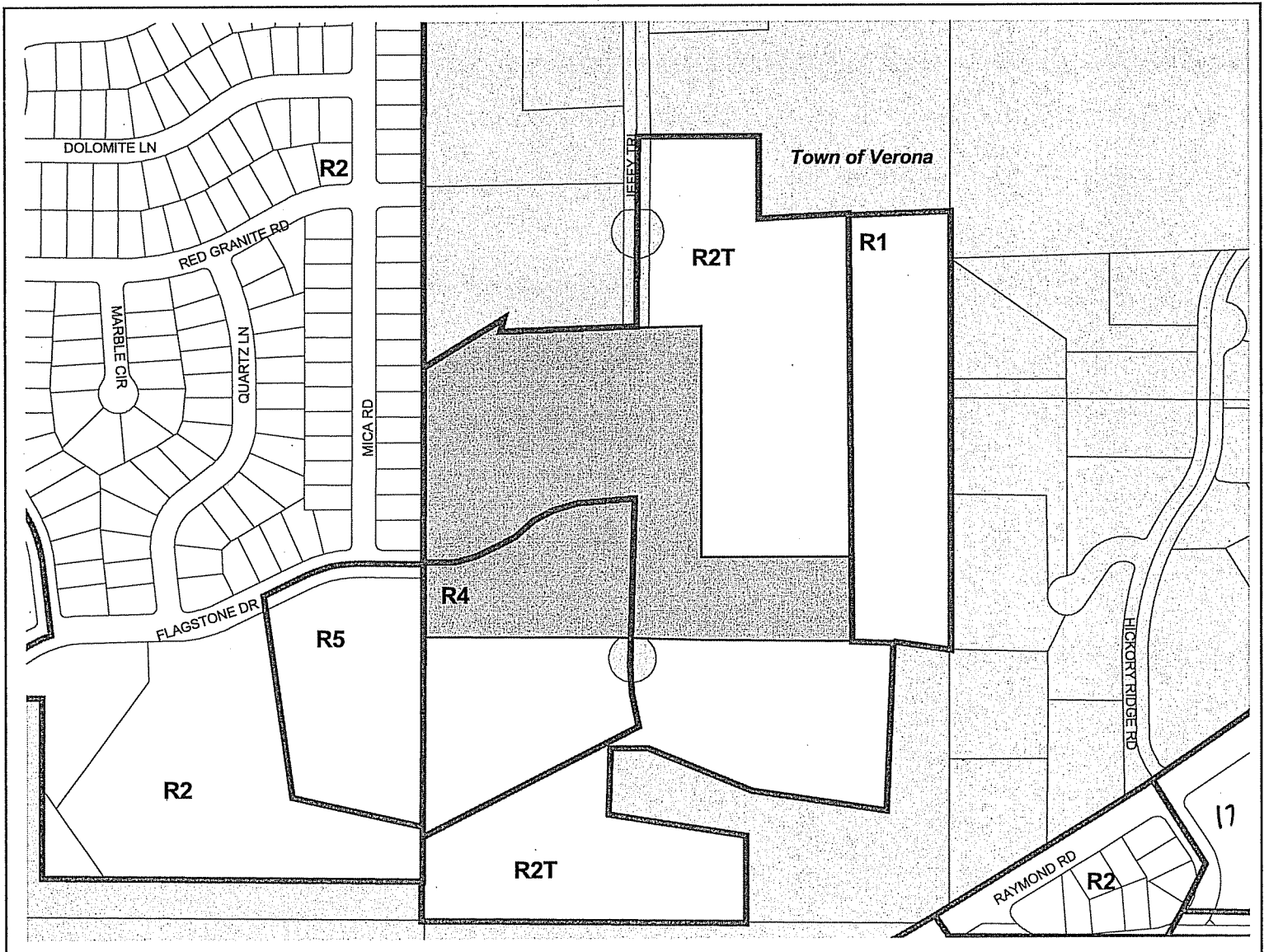
Public Hearing Dates:

Plan Commission 19 June 2006

Common Council 11 July 2006



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

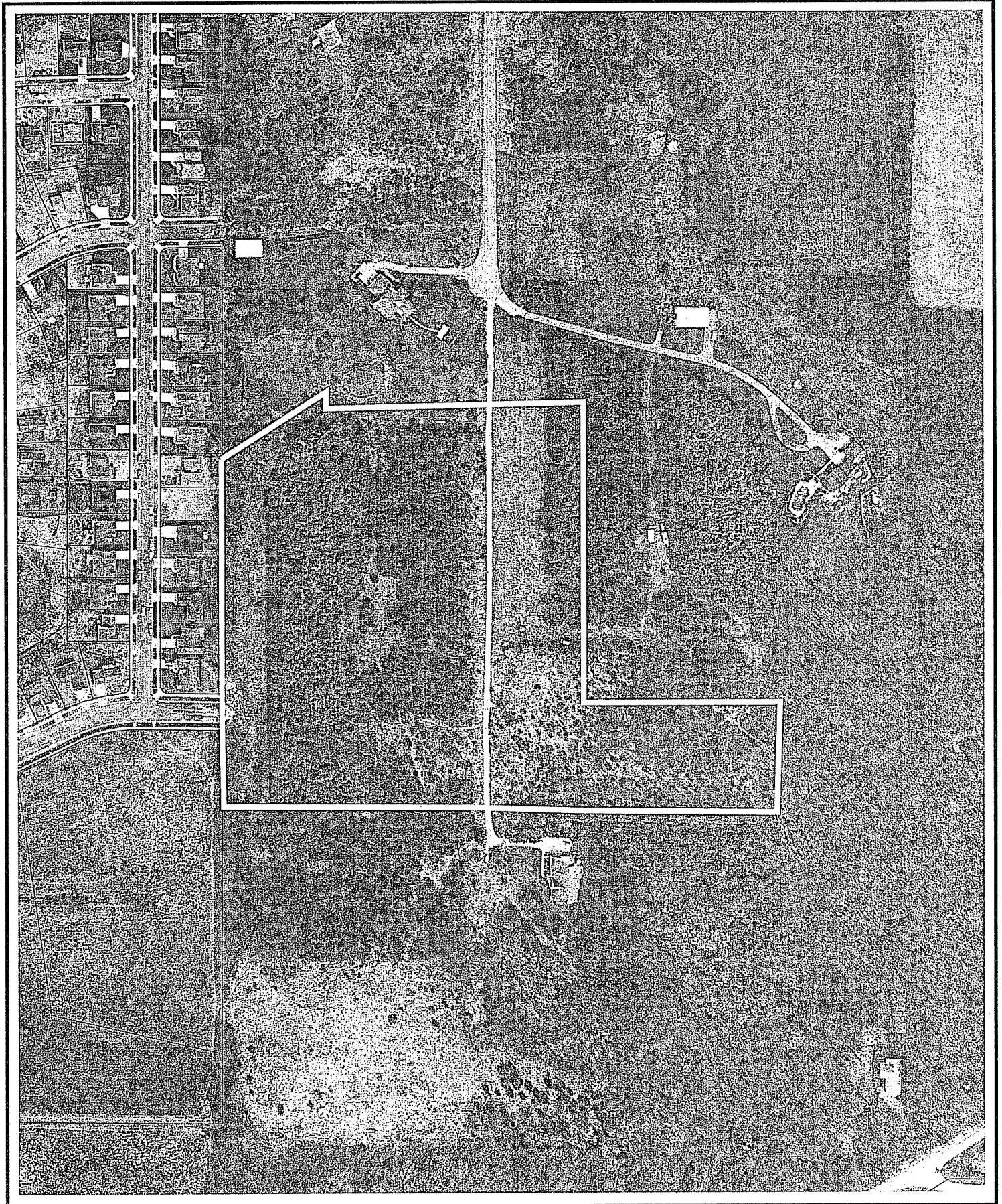


# 3120-3160 Jeffy Trail

100 0 100 Feet



*Date of Aerial Photography - April 2003*





**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

Date Stamp

**\*\* 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](http://www.cityofmadison.com/planning/plan.html)**

**1a. Application Type.** (Choose ONE)

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

If a Plat, Proposed Subdivision Name: Badger Mill Creek

**1b. Review Fees.** Make checks payable to "City Treasurer."

- For Preliminary and Final Plats, an application fee of \$200, plus \$35 per lot and outlot contained on the plat drawing.  
 For Certified Survey Maps, an application fee of \$200 plus \$150 per lot and outlot contained on the certified survey map.

**2. Applicant Information.**

Name of Property Owner: Rick A. McKy Representative, if any: \_\_\_\_\_  
 Street Address: 702 N. High Point Rd., Suite 10 City/State: Madison, WI Zip: 53717  
 Telephone: ( 608 ) 836-9300 Fax: ( 608 ) 836-3744 Email: rmcky@starkhomes.com

Firm Preparing Survey: Calkins Engineering LLC Contact: Mike Marty  
 Street Address: 5010 Voges Road City/State: Madison, WI Zip: 53718  
 Telephone: ( 608 ) 838-0444 Fax: ( 608 ) 838-0445 Email: mmarty@calkinsengineering.com

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

**3a. Project Information.**

Parcel Address: 3160 & 3120 Jeffy Trail in the City or Town of: Town of Verona  
 Tax Parcel Number(s): 0608-031-9580-6;0608-031-8310-4;0608-031-96 School District: Verona  
 Existing Zoning District(s): A-1EX;RH-3 Development Schedule: Fall 2006  
 Proposed Zoning District(s) (if any): R-1;R-4;R2-T Provide a Legal Description of Site on Reverse Side

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

Date of Approval by Dane County: \_\_\_\_\_ Date of Approval by Town: \_\_\_\_\_  
 In order for an exterritorial request to be accepted, a copy of the approval letters from both the town and Dane County must be submitted.  
 Is the subject site proposed for annexation?  No  Yes If YES, approximate timeframe: currently being annexed

**4. Survey Contents and Description.** Complete table as it pertains to the survey; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential			
Retail/Office			
Industrial			
Outlots Dedicated to City			
Homeowner Assoc. Outlots			
Other (state use)			
<b>TOTAL</b>			

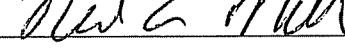
Describe the use of the lots and outlots on the survey

OVER →

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

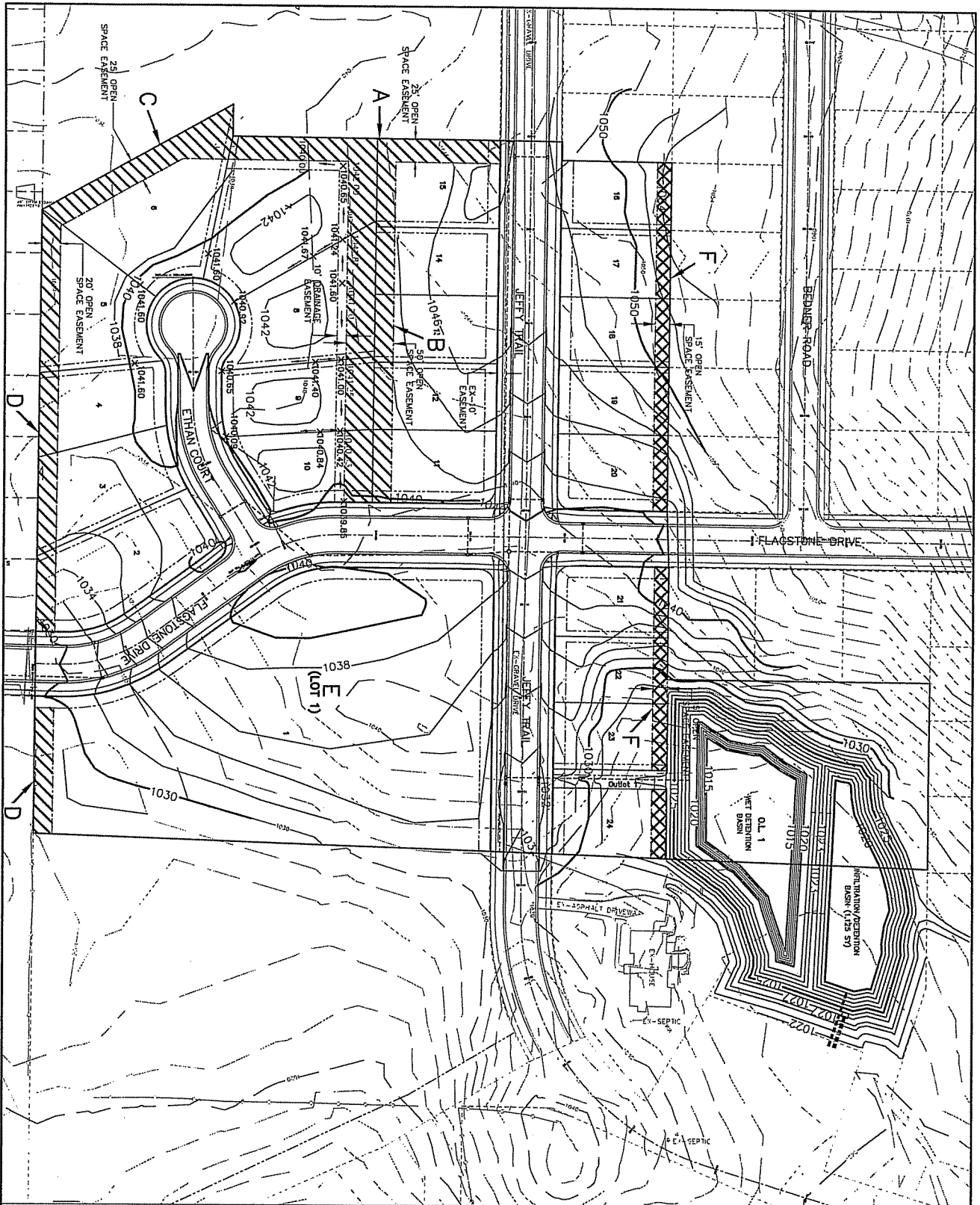
- Surveys** (prepared by a Registered Land Surveyor):
  - For Preliminary Plats, **eighteen (18) copies** of the drawing drawn to scale are required. The drawing is required to provide all information as it pertains to the proposed subdivision as set forth in Section 16.23 (7)(a) of the Madison General 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) and (d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed land 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" case file. In addition, an **8-1/2 X 11 inch reduction of each sheet** must also be submitted.
- Report of Title and Supporting Documents:** All plats and certified surveys submitted to the City of Madison for approval shall include a Report of Title satisfactory to the Real Estate Division as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2) copies** of the City of Madison standard 60/30 year Report of Title shall be obtained from a local, reputable 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 owner or applicant must deliver a **third copy** of the Report of Title to the survey firm preparing the plat or CSM. The applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted.
- For Residential Preliminary Plats ONLY:** If the proposed project will result in **ten (10) or more dwelling units**, it is required to comply with the City's Inclusionary Zoning requirements under Section 28.04 (25) of the Zoning Ordinance. A separate *INCLUSIONARY ZONING DWELLING UNIT PLAN APPLICATION* explaining the project's conformance with these ordinance requirements shall be submitted with your application.
- For Surveys Creating Residential Lots:** The applicant shall include a certified copy of the accepted option or offer, including all terms of the purchase and any other information that may be deemed necessary by the Real Estate Division to assist them in determining Fair Market Value for the purpose of establishing park fees.
- For Surveys Outside the Madison City Limits:** A copy of the approval letters from both the town in which 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 it first having been approved by the **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 Real Estate Division at 267-8719, ext. 305 for a determination as soon as possible.
- Completed application and required Fee (from Section 1b on front):** \$ \$1,075 Make all checks payable to "City Treasurer."
- Electronic Application Submittal:** All applicants are required to submit a copy of the completed application form, legal description 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](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Unit at 266-4635 for assistance.

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

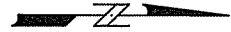
**Applicant's Printed Name** Rick A. McKy **Signature**   
**Date** May 09, 2006 **Interest In Property On This Date** owner



<b>For Office Use Only</b>	Date Rec'd: _____	PC Date _____	Alder. District: _____	Amount Paid: \$ _____
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SCALE: 1" = 100' (11" x 17")





- LEGEND:
-  TREE REPLACEMENT AREA
  -  TREE PRESERVATION AREA

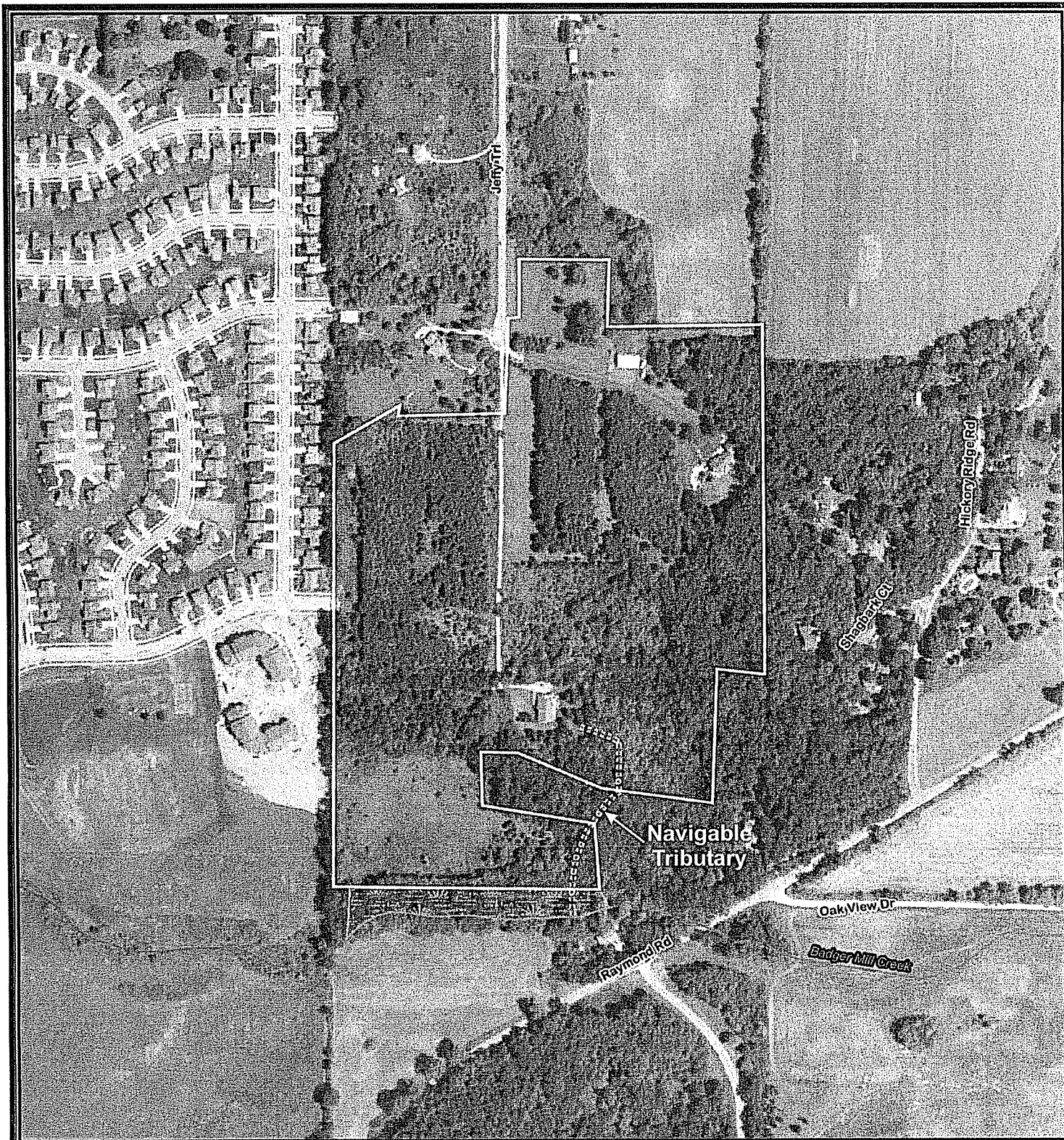


SCALE: 1" = 100' (11" x 17")



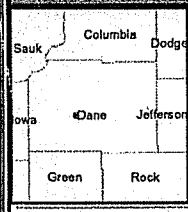
- LEGEND:
-  = TREE REPLACEMENT AREA
  -  = TREE PRESERVATION AREA

17



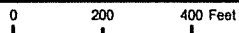
**JURISDICTIONAL FEATURES**  
**McKy Property**

**Map 5**



**Location**  
 NEQ of Section, T6N, R8E,  
 Town of Verona, Dane County, WI

**Project Information**  
 NRC Project Number #: 06-002  
 Modified January 12, 2006



**Legend**

- Navigable Drainageway
- Approximate Wetland Boundary Location
- Approximate Project Boundary
- 24K Hydro Layer

**NRC**  
 NATIONAL RESTORATION CONSULTANTS, INC.  
 119 South Main Street  
 P.O. Box 128  
 Cottage Grove, WI 53527-0128  
 phone: 608-839-1998  
 fax: 608-839-1995



**BADGER MILL CREEK SUBDIVISION  
TREE PROTECTION RECOMMENDATIONS FOR PHASE I  
(ADDENDUM TO SONTAG-RIPPLE-MORLEY  
TREE PROTECTION RECOMMENDATIONS FEBRUARY 21, 2006)**

June 1, 2006

**Prepared by:**

R. Bruce Allison, Ph.D.  
Registered Consulting Arborist #272  
Allison Tree Care, Inc.  
1830 Sugar River Rd.  
Verona, WI 53593

**Submitted to:**

Stark Company Realtors  
Attn: Rick McKy  
702 N. High Point Road  
Madison, WI 53717

**Contents:**

- 1) Introduction
- 2) Tree Zone Descriptions
- 3) Action Plan For Tree Protection
- 4) Photographs

## Introduction

This report is an addendum to the Sontag-Ripple-Morley Subdivision Tree Protection Report submitted on February 21, 2006. It addresses specific tree protection issues relative to Phase I development.

The attached Phase I grading and erosion control plan identifies tree buffer zones A-F that are described and discussed below. As discussed in the February 1<sup>st</sup> report and evidenced by the attached aerial photographs, the land to be developed is primarily covered by a pine and spruce plantation. Grading and small lot sizes will require the majority of this plantation to be removed. Bids from forest product companies for residual pulp wood value should be solicited promptly. It is unlikely that these trees will have pulp value in part due to the distance from pulp mill markets. At a minimum, all cut trees are to be recycled to landscape mulch delivering them to the City of Madison tub grinder. An alternative is to grind them at site and use the mulch in appropriate locations around the development. If a tree removal contractor hauls the wood off site, specify that it is not to be land filled.

Transplanting these plantation evergreens is not recommended. Their size and lack of preparatory root pruning creates a high likelihood of transplant failure. Furthermore, weak, stressed trees are subject to borer invasion that could also threaten the healthy remaining evergreens. The expense of tree spading in this situation is better invested in new nurserygrown and guaranteed landscape plants adding species diversity to the future neighborhood.

## Zone Descriptions

Zone A – A 25' buffer zone with a plantation planting of 6" trunk diameter green spruce approximately 25' tall in a compact 8'-10' spacing. Up to two rows of spruce will be preserved in the buffer zone. The north side crowns have dense, low sunlight exposed branches. The south or interior side has no lower branches due to shading. White pines of comparable size are on the west side of this buffer zone with comparable spacing and branching characteristics.

To maximize the number of protected trees in this buffer zone the engineer, grading contractor and designated arborist should meet on site after final grading survey markers are in place to add trees for protection, if possible, on the south edge of the buffer zone.

Zone B – A 50' wide buffer zone on the back lot lines left as a remnant of the spruce plantation. The dense 8' planting spacing has led to shading of all lower branches thus reducing eye level screening. Lot owners can increase screening if desired by planting shade tolerant evergreens such as yew or hemlock plus adding understory plantings such as red bud, dogwood, viburnum, and Japanese maple.

Zone C – The south part of this buffer zone is open with grass. The remaining part has tall sumac and boxelders. Soil piles and lawn clippings have been dumped here and part

of the area is low and wet. The species are usually considered undesirable but in this location provide visual screening between the new development and established residences to the west.

**Zone D** – A 20’ wide buffer zone intended to protect the root zone of mature, well established fence row trees. Protecting these trees is very important because of their ecological contribution, landscape benefits and high visibility in the backyard area of the existing neighborhood. These trees have been inventoried with white vinyl tags stapled to their trunks identifying them with numbers 1-21. A 48” snow fence with fence posts at 10”-12” spacing and a 2”x4” wooden top rail for stability is to be installed defining the maximum area to be protected prior to the start of lot clearing and grading.

**Zone D Protected Trees**

#	DBH (in.)	Species	Condition	Comments	Photo #
1	22	Burr Oak	Good	just north of property	4
2	26	Burr Oak	Good	extensive dead wood	4
3	22	Burr Oak	Good	same as above	4
4	26	Cherry	Good		5
5	16	Red Oak	Good		6
6	11	Red Oak	Fair	suppressed, next to #5	6
7	14/14	Black Cherry	Fair	co-dominant	6
8	22	Red Oak	Good		6
9	7	Red Oak	Fair	twisted, suppressed, next to #8	6
10	9	Burr Oak	Fair	lean, cut out wire fence	7
11	12/6	Red Oak	Fair	co-dominant, cut out wire, remove dead tree to side	7
12	24	Burr Oak	Good	dead wood	7
13	32	Burr Oak	Good		8
14	25	Burr Oak	Good		8
15	25	Burr Oak	Good		8
16	22	Burr Oak	Good	south side of flagstone	9
17	24	Burr Oak	Good	dead tree beside	9
18	18	Burr Oak	Fair	suppressed next to #5	9
19	32	Burr Oak	Good		9
20	24	Black Cherry	Good	dead wood	9
21	22”/12”	Box elder	Good	Co-dominant at south end of Phase I property	9

**Zone E** – is a larger lot that will be a multi-family building development. Grade changes will require the removal of the pine and spruce plantation plantings. This creates an opportunity for planting using larger, high grade native plants consistent with the proposed replanting in Zone F. At the time of final site planning on this lot, a detailed landscape planting plan should be submitted emphasizing high grade oaks and other native upper canopy and mid canopy trees.

Zone F – 15' wide planting area easement on the back lot line of lots 16-24. It is assumed Phase II will require a comparable 15' wide planting area on the back lot line of abutting lots. This planting area creates the opportunity to re-establish native tree cover with environmental and landscape benefits to current owners and future generations. I recommend a requirement of two oaks planted in the 15'x70' area of each lot. They are to be identified in the house construction landscape plan and installed after construction to prevent damage during construction. The size and grade is to be 3"-4" caliper, balled in burlap, nursery grown, landscape contractor installed to DNR standards and guaranteed for one year. Oak species are to be white, bur, swamp white or Schuettei. The planting arrangement should be specified by a landscape architect and allow adequate growing space with a natural fence row alignment creating a uniform continuous green space and wild life corridor. These oaks will form an upper canopy. Lot purchasers can plant shade tolerant, preferably native, understory trees and shrubs for screening and color.

### Action Plan For Tree Protection

A firm commitment on the part of the developer, general contractor and all subcontractors is prerequisite to maximizing the opportunity for preserving the selected trees and providing for their long term health. The following steps shall be required:

- 1) The developer in consultation with the consulting engineer and general contractor will designate a responsible, competent person to assume the duties of tree protection consultation and documentation
- 2) That responsible person will meet prior to construction with the general contractor and all subcontractors who will be impacting the site.
- 3) The responsible person will meet with the consulting engineer and the consulting arborist prior to the removal of trees to clearly identify the buffer zones and which trees along with their root systems will be protected. The tree protection zone boundary will be established with lath stakes and yellow construction ribbon on all buffer zones.
- 4) In Zone F the grading contractor will return the soil profile to its existing condition so as to provide adequate A-1 strata soil for tree growth.
- 5) The responsible person will be on site during the tree removal process occurring in proximity to the tree protection zones.
- 6) The responsible person will be available to the developer and general contractor during the development process to answer any questions and address any tree related issues.
- 7) Throughout the construction process the responsible person will be documenting with digital photography and notes all observations relevant to the tree cover and protection.
- 8) Once the subdivision infrastructure development is completed and the lots are made available for sale, the developer will provide to lot purchasers a packet of information on continuing tree protection, plant selection, proper planting techniques and landscape tree maintenance.



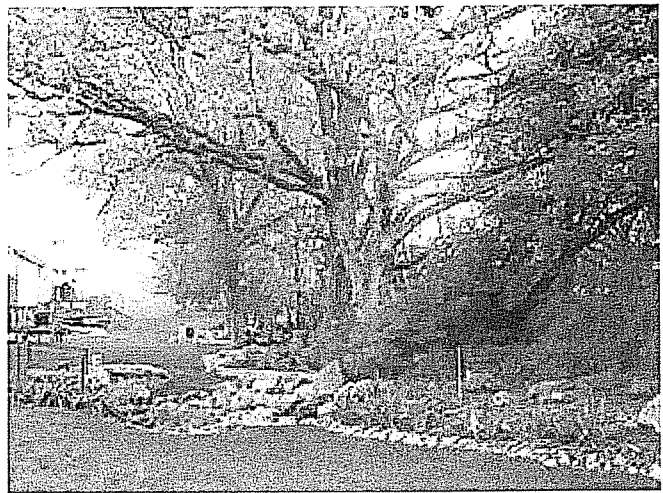
#1 Spruce NE side Zone A buffer



#2 White Pine Zone A Buffer



#3 Northwest corner, sumac at edge of White Pine Zone C Buffer



#4 North end Zone D



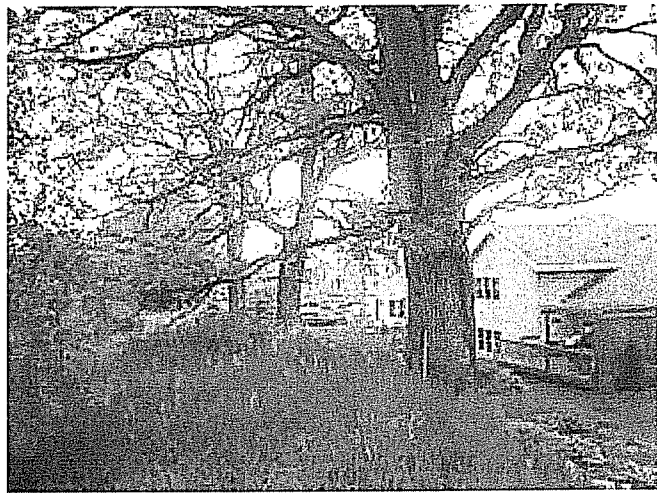
#5 Zone D



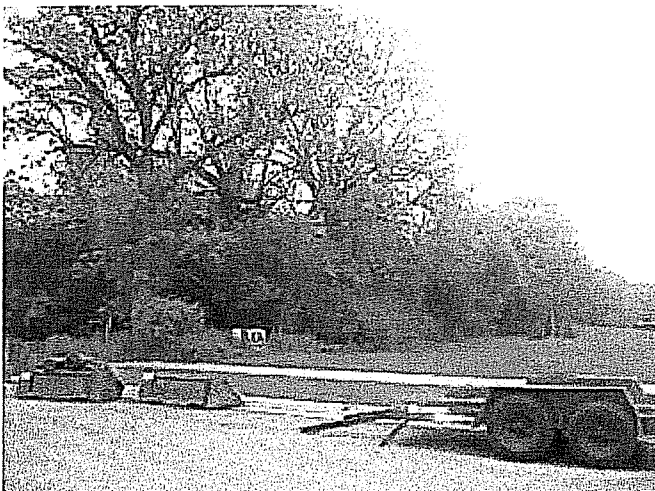
#6 Zone D



#7 Zone D



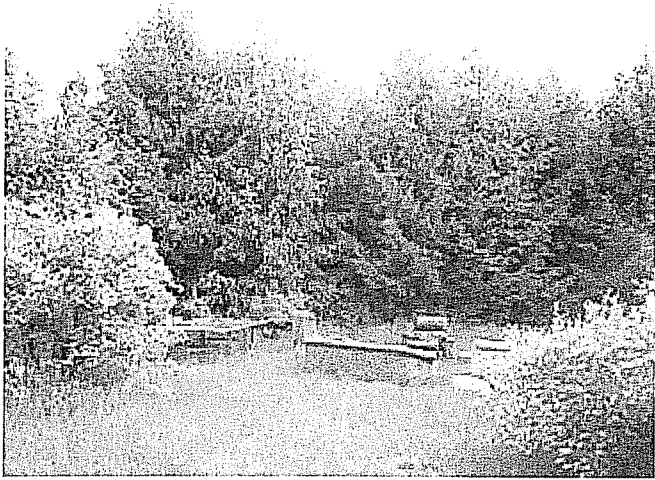
#8 Zone D



#9 Zone D south of flagstone



#10 Looking east along south buffer Zone E into white pines on left, red pines on right



**#12 Center area buffer into spruce,  
looking north from center of Zone B**