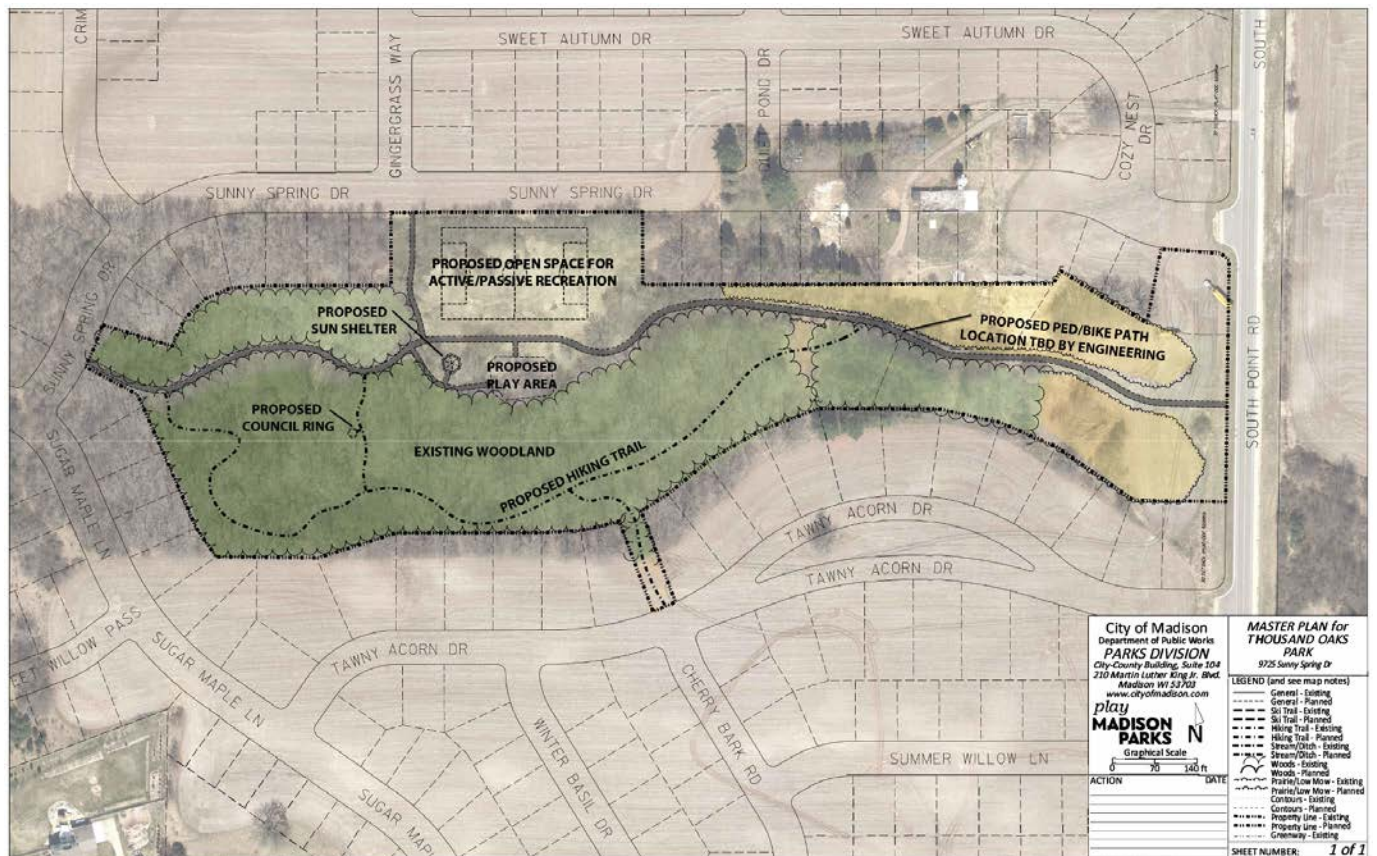


# Thousand Oaks Park Master Plan

9725 Sunny Spring Drive

City of Madison Parks Division  
Madison, WI



play  
**MADISON  
PARKS**

November 8, 2017



Prepared by the City of Madison Parks Division  
Eric Knepp, Parks Superintendent  
Kay Rutledge, Assistant Parks Superintendent of Planning, Development and Finance

Master Plan Staff Team  
Janet Schmidt, Planning and Development Manager  
Sarah Lerner, Landscape Architect

City of Madison Board of Park Commissioners

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Venus D. Washington

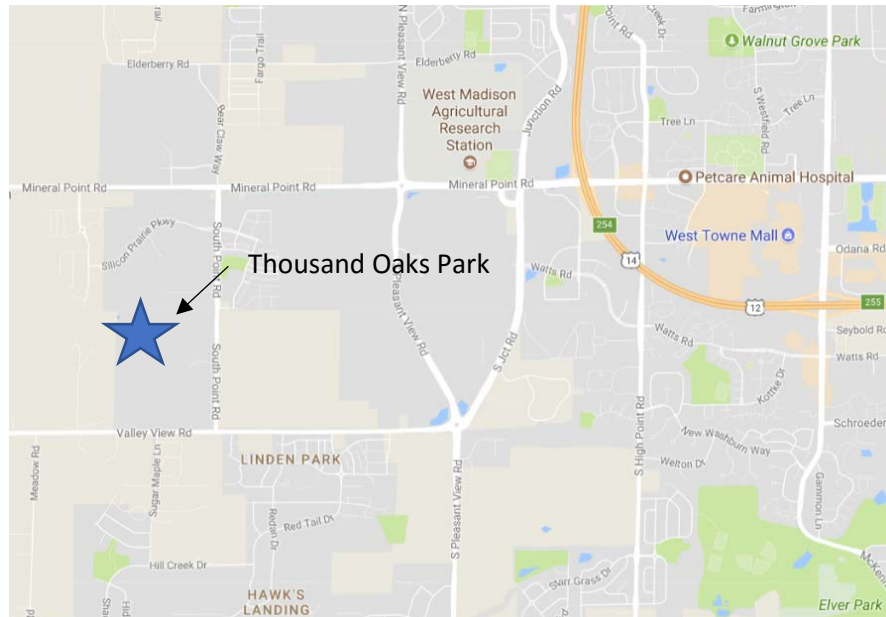
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## INTRODUCTION

1000 Oaks Park is a 15-acre neighborhood park located on the far west side of Madison at 9725 Sunny Spring Drive, Madison WI. Other addresses with entrances to the park include 840 South Point Road and 850 South Point Road. The service area for the park is ½ mile. The nearest developed parks to this location are Cardinal Glenn Park to the east of South Point Road, and Sugar Maple Park located south of Mineral Point Road in the Birchwood Point subdivision as shown on the Adjacent Park Map (Appendix B, Exhibit 1).



## HISTORY

This property was dedicated as public parkland in two phases. In 2011, 2.76 acres were dedicated to the public as parkland as Outlot 1 of CSM 13155 (see Appendix B, Exhibit 2) to meet the park land dedication requirements for the Linden Park subdivision. In 2016, 12.25 acres were added as parkland by the dedication of Outlots 7 and 8 of the First Addition to 1000 Oaks Plat (see Appendix B, Exhibit 3).



## EXISTING CONDITIONS

The existing property consists of rolling topography with approximately 9 acres of oak woodland and 6 acres of previously disturbed land that is predominantly primary succession grasses and quick establishing forbs.



Photo: View of Thousand Oaks Park from Sunnyside Rd

The site has varied topography with the majority of the site sloping from the southern residential properties to a low spot within the park as shown on the Topography Map (see Appendix B, Exhibit 4).

There are several areas within the park where the slope is greater than 10% as shown in the Slope Analysis Map (see Appendix B, Exhibit 5).

Thousand Oaks Park and the surrounding neighborhood are part of the [Pioneer Neighborhood Development Plan](#) (see Appendix B, Exhibit 6) which has identified future park locations beyond what exists today. Currently there are approximately six parks within 1 mile of Thousand Oaks Park as shown on the Adjacent Park Map.



Photo: View of Thousand Oaks Park from South Point Road

## **MASTER PLAN**

The master plan process for Thousand Oaks Park included two public input meetings and a community survey, which is consistent with the adopted [Park Master Plan Policy](#). The master plan is shown in Appendix A, Exhibit 1.

### Public Input Process

The first public input meeting was held on August 10, 2017. The public input meeting provided background and context on the site and allowed for the neighborhood to provide input on the proposed park and potential amenities. An on-line survey was provided following the first public input meeting. The survey gauged the desire for specific amenities that are typically found within neighborhood parks while also identifying seasonal usage patterns and demographic information. The results of the community survey are shown in Appendix B, Exhibit 8. The second and final public input meeting was held on October 3, 2017. Participants assisted with design concepts and also helped make decisions on the playground equipment and playground surfacing materials. The presentations provided at the public input meetings are included in Appendix B, Exhibit 9.

### Proposed Park Amenities

The master plan for the park took into consideration the site's topography and existing vegetation, and was influenced through public input and the community survey. The top amenities identified through the master planning process include hiking/walking paths, natural areas, open fields, and a playground. The proposed amenities are also consistent with the Park and Open Space Plan for amenities within a Neighborhood Park. The proposed amenities included in the master plan are:

#### *Open Field for Active/Passive Recreation*

Open play fields for active/passive recreation allow for activities such as youth soccer or Frisbee or passive uses such as walking and picnicking. Due to existing topography and impacts on existing vegetation, the size of the open field area in the plan is limited to a youth soccer field.

#### *Hiking/Walking Paths*

Non-paved hiking paths will be located throughout the park to allow access to the wooded areas of the park. Hiking paths will be developed as mowed or cleared trails with minimal or no grading and will be located to minimize impacts to existing vegetation.

#### *Playground*

A playground is a typical neighborhood park amenity and will serve the surrounding medium-density residential development since the nearest playgrounds are approximately ½-mile away and across arterial roads, which makes it a barrier for easy access.

#### *Sun Shelter*

Sun shelters are standard neighborhood park amenities and will provide for a gathering and seating area for casual use and for reservations and events within the park.

#### *Regional Trail System*

The master plan includes a regional transportation path that has been identified as part of the [Pioneer Neighborhood Development Plan Transportation Plan](#) (see Appendix B, Exhibit 6) and [Madison in Motion Transportation Plan](#) (see Appendix B, Exhibit 7). The regional path also appeared in both neighborhood design exercises at the first public input meeting. This path will be a regional transportation facility with design development led by the City Engineering Division in coordination with the Parks Division and the Developer, Veridian Homes.



### *Natural Areas*

Natural areas are identified in the master plan as both preserved wooded areas and bluegrass no mow meadows. The original approval for the First Addition to 1000 Oaks Plat required a tree inventory and preservation of the wooded areas to be dedicated for parkland.

Preserved wooded areas will be managed in accordance with the adopted [Land Management Plan](#), with removals strategically targeted for non-native and invasive species to provide the best growing conditions for the native species and the existing oaks. For this master plan, it is anticipated that natural areas near the proposed regional path will be disturbed with possible tree removals as part of the regional path development. This disturbance will be limited to construction as part of the path development.

Bluegrass-dominated no mow meadows will also be managed in accordance with the adopted [Land Management Plan](#). Managed meadows are mowed once or twice a year and are managed for invasive woody species. They are typically native and non-native grasses and forbs and provide pollinator habitat.

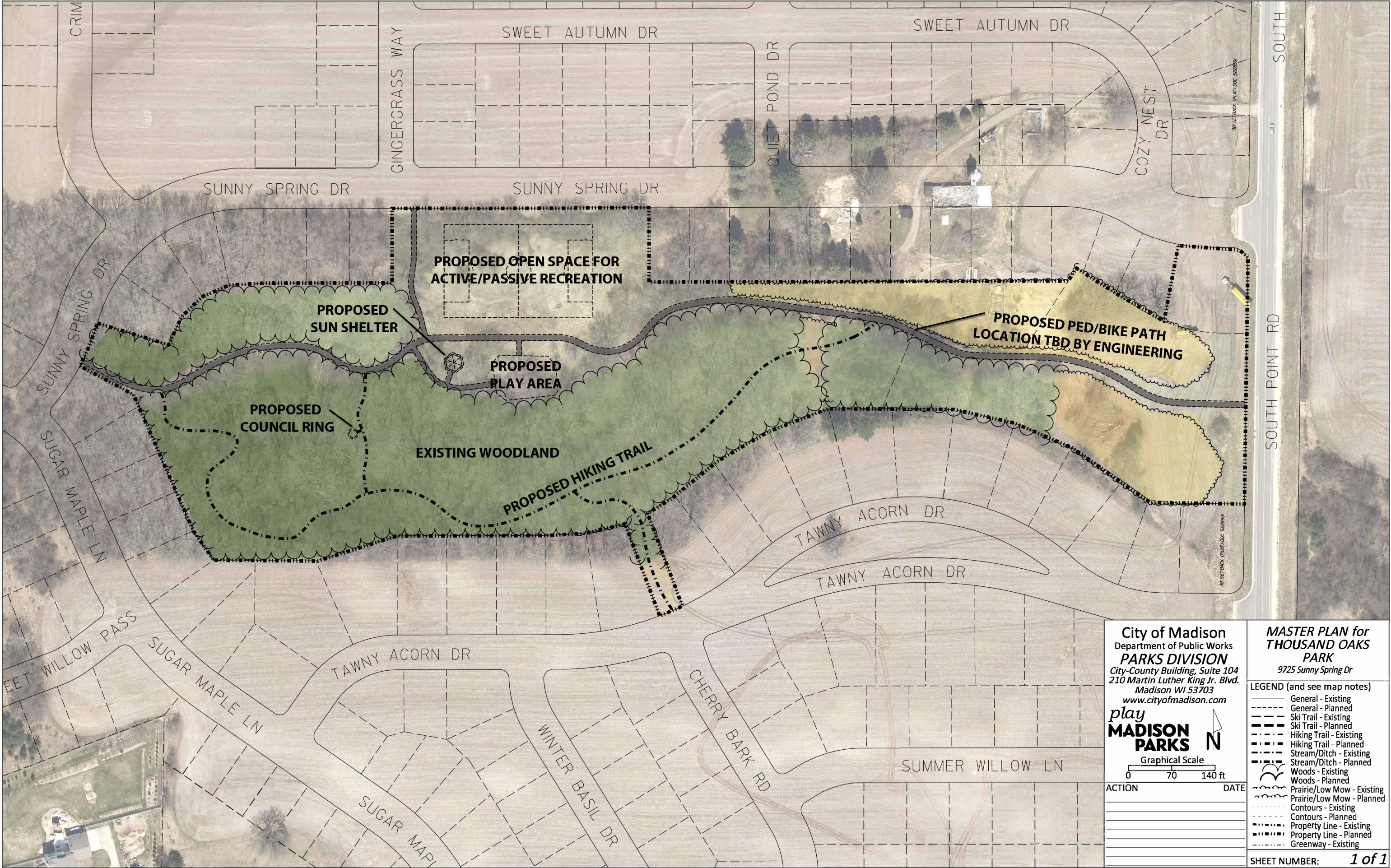
As part of the natural areas, a council ring is also proposed which will serve as a seating area within the wooded landscape. A council ring is a stone circular seating area, popularized by Midwestern landscape architect Jens Jensen.



### Funding for Park Improvements

Park development impact fees will be utilized from the First Addition to 1000 Oaks Plat to partially fund the initial improvements to the park. It is anticipated that the park improvements will be started in the fall of 2017 with amenities such as the playground, paths and shelter possibly constructed in 2018, depending on the project budget. If the impact fee funding from the development is not sufficient, any amenities not constructed will be budgeted for in future capital budget submissions.





**City of Madison**  
Department of Public Works  
**PARKS DIVISION**  
City-County Building, Suite 104  
210 Martin Luther King Jr. Blvd.  
Madison WI 53703  
[www.cityofmadison.com](http://www.cityofmadison.com)

**play**  
**MADISON**  
**PARKS**

Graphical Scale  
0 70 140 ft

ACTION	DATE

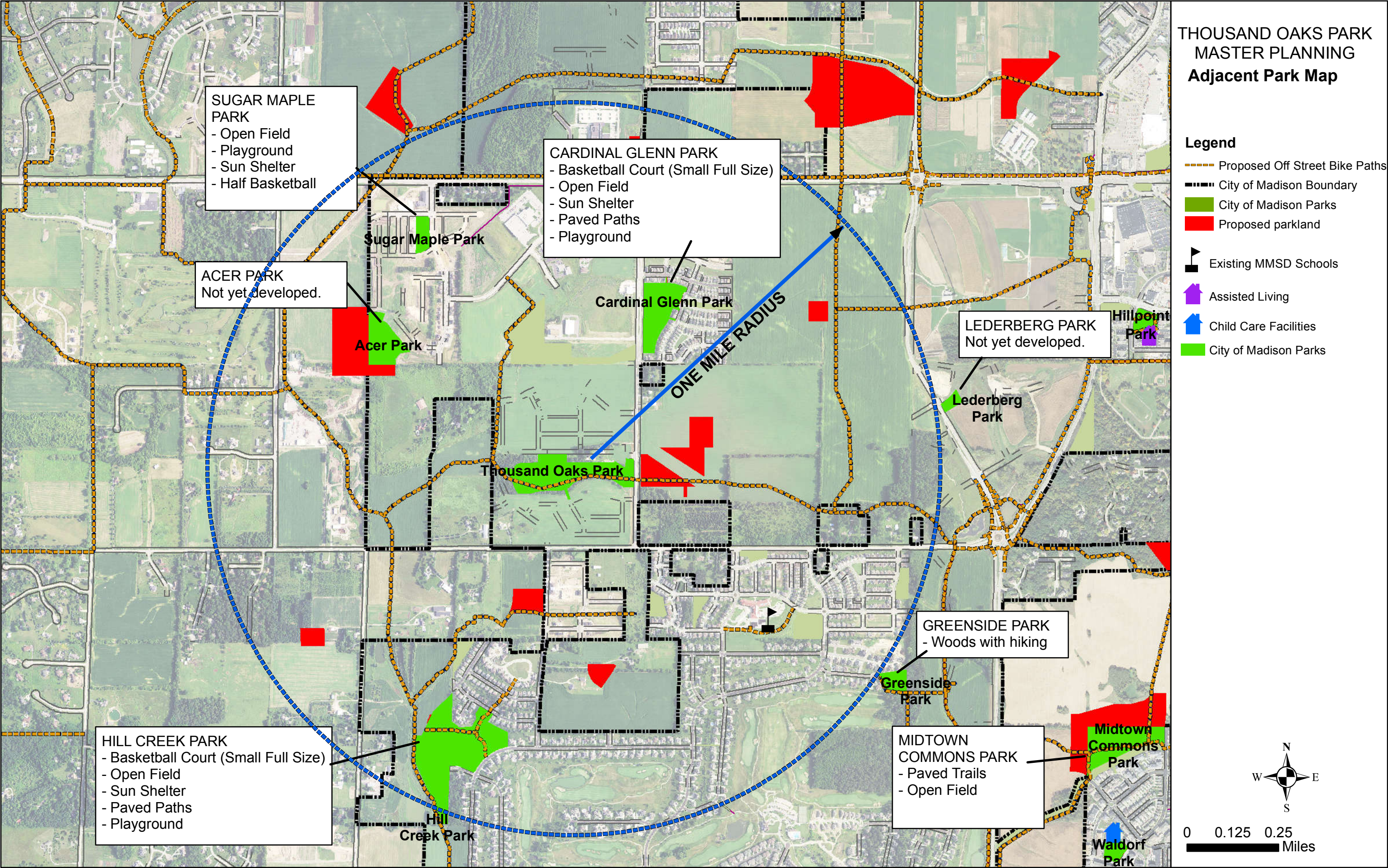
**MASTER PLAN for  
THOUSAND OAKS  
PARK**  
9725 Sunny Spring Dr

**LEGEND** (and see map notes)

- General - Existing
- General - Planned
- Ski Trail - Existing
- Ski Trail - Planned
- Hiking Trail - Existing
- Hiking Trail - Planned
- Stream/Ditch - Existing
- Stream/Ditch - Planned
- Woods - Existing
- Woods - Planned
- Prairie/Low Mow - Existing
- Prairie/Low Mow - Planned
- Contours - Existing
- Contours - Planned
- Property Line - Existing
- Property Line - Planned
- Greenway - Existing

SHEET NUMBER: **1 of 1**







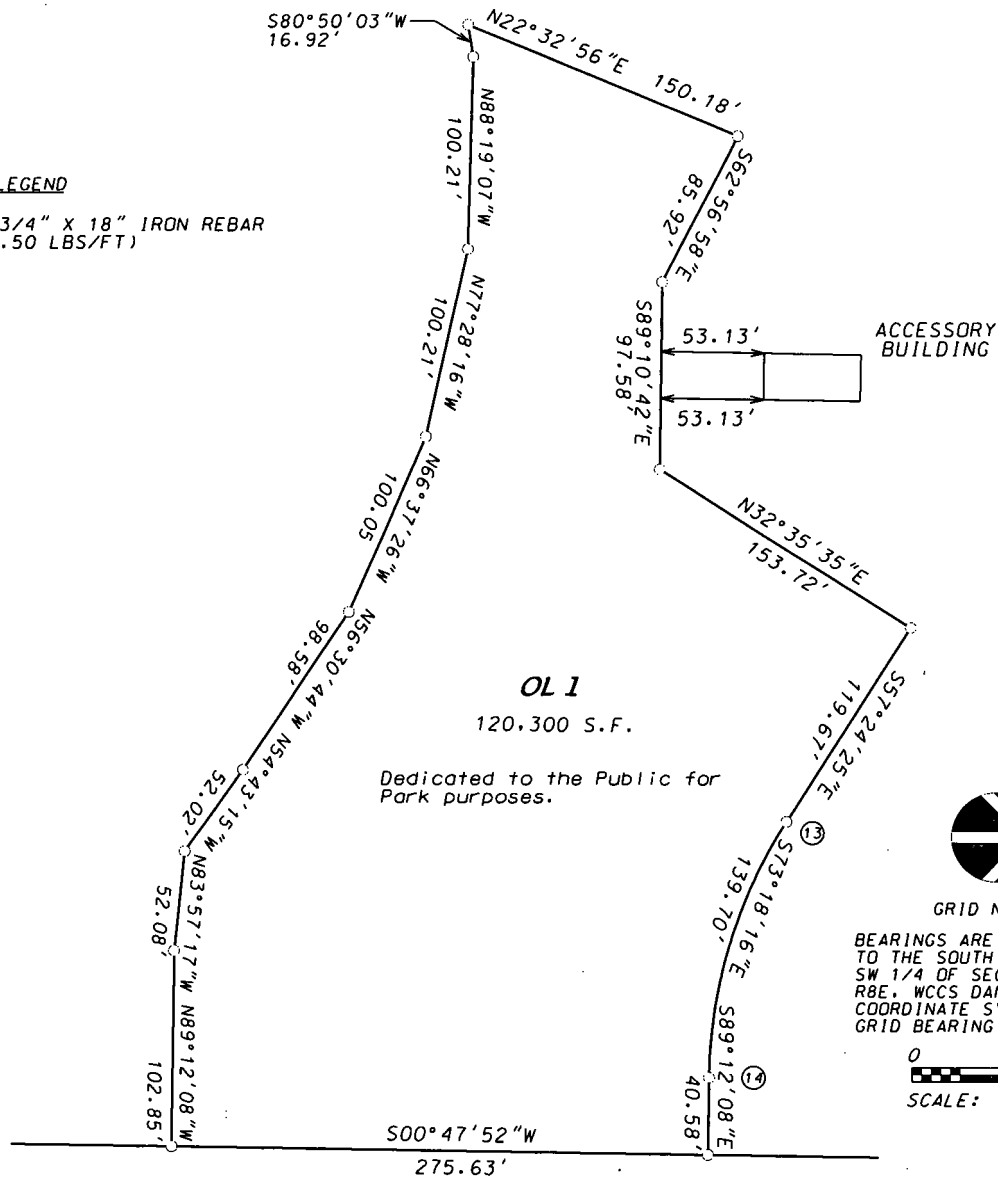


# CERTIFIED SURVEY MAP

PART OF LOT 2 CERTIFIED SURVEY MAP NO. 11750  
LOCATED IN ALL 1/4'S OF THE SW 1/4 OF SECTION 28, T7N, R8E  
CITY OF MADISON, DANE COUNTY, WISCONSIN

## LEGEND

- PLACED 3/4" X 18" IRON REBAR  
(WT = 1.50 LBS/FT)



OL 1  
120,300 S.F.

Dedicated to the Public for  
Park purposes.

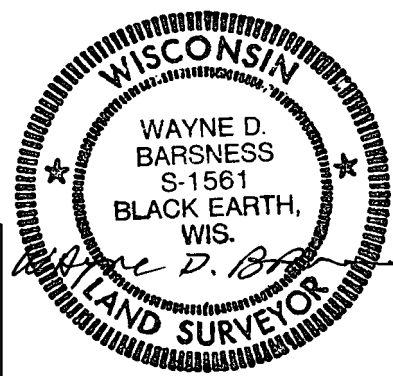


BEARINGS ARE REFERENCED  
TO THE SOUTH LINE OF THE  
SW 1/4 OF SECTION 28, T7N,  
R8E, WCCS DANE COUNTY ZONE  
COORDINATE SYSTEM.  
GRID BEARING N89°51'06"E

0 100  
SCALE: 1" = 100'

## CURVE DATA

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE
1-2	545.00	86.07	86.16	N85°19'20"E	009°03'28"
3-4	545.00	164.15	164.78	N72°07'54"E	017°19'24"
5-6	740.00	820.10	869.21	S82°52'48"E	067°18'00"
7-8	340.00	232.42	237.20	S69°12'58"E	039°58'20"
9-10	25.00	35.36	39.27	S44°12'08"E	090°00'00"
11-12	25.00	35.06	38.86	S45°19'29"W	089°03'14"
13-14	255.00	139.70	141.51	S73°18'16"E	031°47'43"



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

SHEET 2 OF 5

DATE: MAY 13, 2010 REV.: 10-06-10  
F.N.: 10-07-106  
C.S.M. NO. 13155  
DOC. NO. 4787425  
VOL. 84 SHEET 238



# CERTIFIED SURVEY MAP

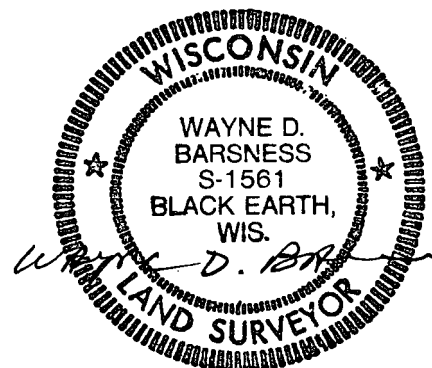
## NOTES

1. Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner.
2. All lots within this survey are subject to a public easement for drainage purposes which shall be a minimum of five (5) feet in width measured from the property line to the interior of each lot except that the easement shall be ten (10) feet in width on the perimeter of the certified survey map. Easements shall not be required on property lines shared with greenways or public streets. No structures may be constructed within said easement and no other obstructions to drainage, including landscaping are permitted without the prior written approval of the City Engineer.

### NOTE:

In the event of the City of Madison Plan Commission and/or Common Council approve redivision 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.

3. Notes set forth by Certified Survey Map No. 11750
  - A. All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison general ordinances in regard to storm water detention at the time they develop.
  - B. No development approvals or building permits shall be granted for the lots created by this Certified Survey Map until all the conditions of approval of the preliminary and final plats of "1000 Oaks" have been satisfied.
4. This Certified Survey Map is subject to the following recorded instruments.
  - A. Plans, recorded June 19, 2009 as Doc. No. 4562417
  - B. Land Use Restriction - Inclusionary Zoning, recorded June 19, 2009, as Doc. No. 4562423
5. DL 1 to be dedicated to the Public for Park purposes.
6. When Lot 1 is further subdivided, in accordance with the approved 1000 Oaks preliminary plat & zoning, all existing accessory buildings, except the house, shall be removed.
7. All lots are subject to impact fees at the time of development.



**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**

7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
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**SURVEYOR'S CERTIFICATE**

**CERTIFIED SURVEY MAP**

I, Wayne D. Barsness, Registered Land Surveyor S-1561, do hereby certify that this Certified Survey Map is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin, and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that the map is a correctly dimensioned representation of the exterior boundaries and division of the land surveyed. Said land is described as follows:

Part of Lot 2 Certified Survey Map No. 11750 recorded in Volume 72 of Certified Survey Maps on pages 60-64 as Document No. 4185599, Dane County Registry, located in all quarters of the SW1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin to-wit: Commencing at the southwest corner of said Section 28; thence N89°51'06"E, 786.78 feet; thence N00°55'38"E, 45.01 feet to the point of beginning; thence continuing N00°55'38"E, 488.05 feet; thence S69°20'53"W, 322.56 feet; thence N00°55'38"E, 1654.76 feet; thence N89°51'04"E, 15.34 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 545.00 feet and a chord which bears N85°19'20"E, 86.07 feet; thence N80°47'36"E, 165.00 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 545.00 feet and a chord which bears N72°07'54"E, 164.15 feet; thence N63°28'12"E, 210.87 feet to a point of curve; thence southeasterly on a curve to the right which has a radius of 740.00 feet and a chord which bears S82°52'48"E, 820.10 feet; thence S49°13'48"E, 243.70 feet to a point of curve; thence southeasterly on a curve to the left which has a radius of 340.00 feet and a chord which bears S69°12'58"E, 232.42 feet; thence S89°12'08"E, 184.43 feet to a point of curve; thence southeasterly on a curve to the right which has a radius of 25.00 feet and a chord which bears S44°12'08"E, 35.36 feet; thence S00°47'52"W, 1806.67 feet to a point of curve; thence southwesterly on a curve to the right which has a radius of 25.00 feet and a chord which bears S45°19'29"W, 35.06 feet; thence S89°51'06"W, 1716.35 feet to the point of beginning. Containing 4,145,633 square feet (95.171 acres).

Dated this 13TH day of MAY, 2010.

Wayne D. Barsness

Wayne D. Barsness, Registered Land Surveyor S-1561



**OWNER'S CERTIFICATE**

1000 Oaks Land, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map. We further certify that this certified survey map is required by s.236.34 to be submitted to the City of Madison for approval.

In witness whereof, said 1000 Oaks Land, LLC has caused these presents to be signed by its Limited Liability Company officer(s) listed below at Madison, Wisconsin, this 13TH day of OCTOBER, 2010.

1000 Oaks Land, LLC  
VH Land, LLC it's sole member

By: Donald A. Esposito, Jr.

State of Wisconsin)  
County of Dane )SS.

Personally came before me this 13 day of October, 2010. Donald A. Esposito, Jr. to me known to be an officer of the above named Limited Liability Company, and acknowledged that he executed the foregoing instrument as such officer of said company by its authority

My commission expires 5-27-12.

Angie Christensen  
Notary Public, Dane County, Wisconsin



**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**

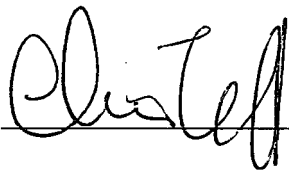
7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

MORTGAGEE CERTIFICATE

**CERTIFIED SURVEY MAP**

Harris ~~Bank~~, N.A., a corporation duly organized and existing under and by virtue of the laws of the State of Illinois, mortgagee of lands contained in this certified survey map, does hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedicating of the lands described in this certified survey map.

In witness whereof, said Harris ~~Bank~~, N.A., has caused these presents to be signed by its corporate officer(s) listed below, and its corporate seal to be hereunto affixed on this 7<sup>th</sup> day of January, 2010.

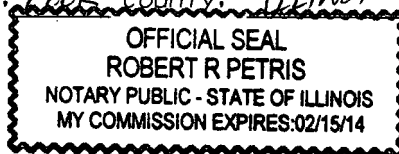


Harris ~~Bank~~, N.A.

Personally came before me this 7<sup>th</sup> day of JANUARY, 2010, the above named corporate officer(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.


My commission expires 2/15/14.

Robert R. Petris  
Notary Public, Cook County, Illinois



MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission.

By:  For Mark A. Olinger, Secretary Plan Commission  
STEVE COVER

Date: 29 AUGUST 2011

MADISON COMMON COUNCIL CERTIFICATE

"RESOLVED that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number Res-10-00578, File I.D. Number 18730, adopted on this 15th day of June, 2010, and that said Enactment further provided for the acceptance of those lands and rights dedicated by said Certified Survey Map to the City of Madison for public use."

Dated this 28th day of August, 2011.

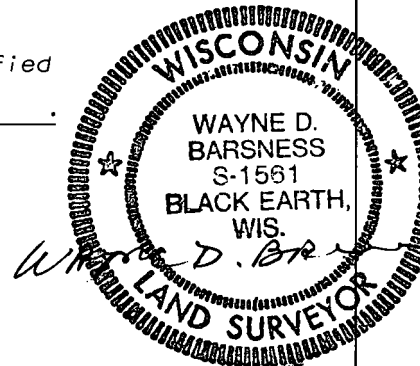
Maribeth Witzel-Behl

Maribeth Witzel-Behl, City Clerk, City of Madison, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this 29<sup>th</sup> day of August, 2011, at 3:44 o'clock P.M. and recorded in Volume 84 of Certified Survey Maps on Pages 237-241 as Document Number 4787425.

Kristi Chlebowski by Colleen M. Schroeder, deputy  
Kristi Chlebowski, Dane County Register of Deeds



Received 8/29/11 2:38 pm

**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**

7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
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SHEET 5 OF 5

DATE: MAY 13, 2010 REV.: 10-06-10  
F.N.: 10-07-106  
C.S.M. NO. 13155  
DOC. NO. 4787425  
VOL. 84 SHEET 241

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

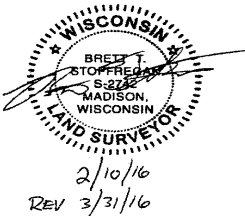
Certified April 18<sup>th</sup>, 2016

*Rene M. Ponder*

Department of Administration

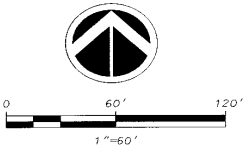
# FIRST ADDITION TO 1000 OAKS

PART OF LOT 1, CERTIFIED SURVEY MAP NO. 13155  
LOCATED IN ALL 1/4'S OF THE SW1/4 OF SECTION 28, T7N, R8E  
CITY OF MADISON, DANE COUNTY, WISCONSIN

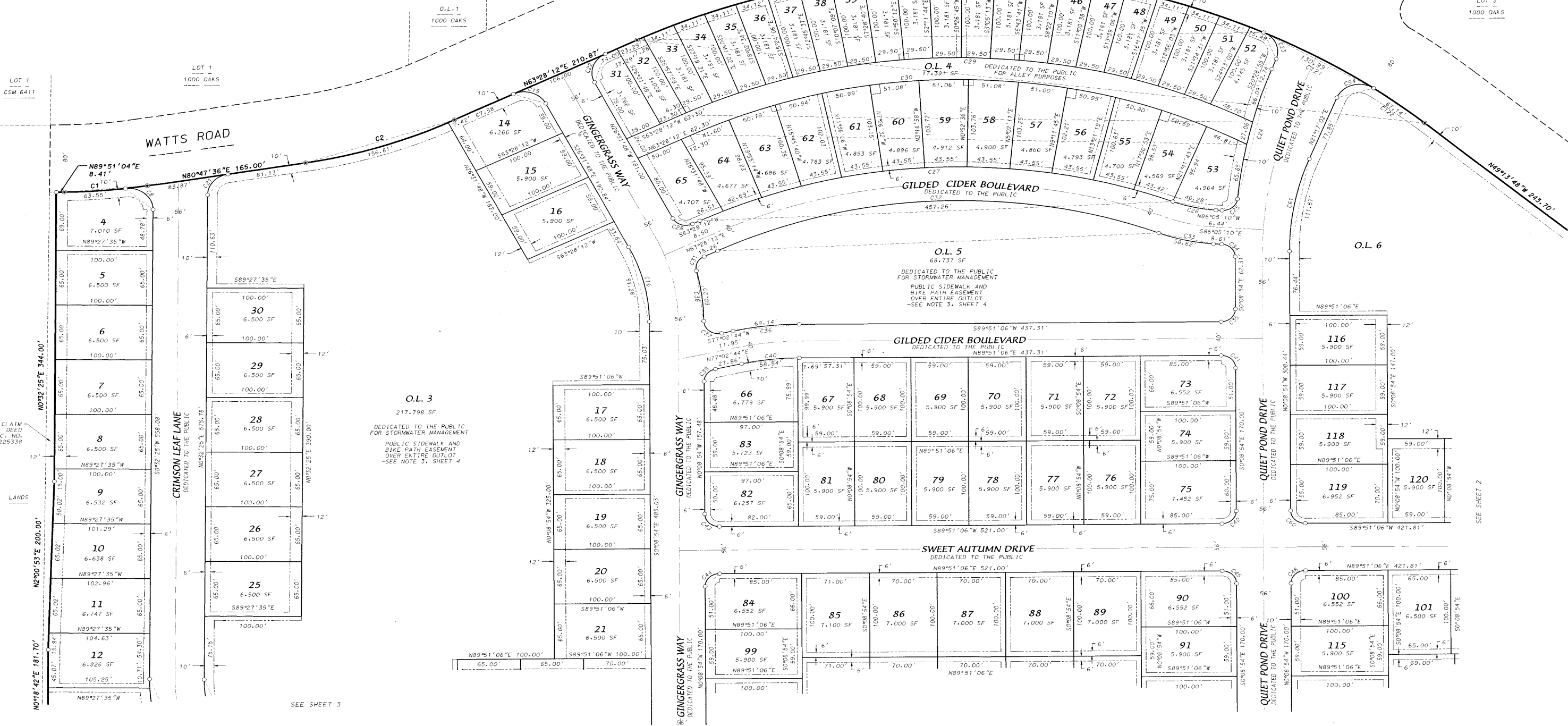


**LEGEND**

- Found 1-1/4" Iron Rebar
- Found 3/4" Iron Rebar
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- Public utility easement (5' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area. (SEE NOTE 3 ON SHEET 4)



BEARINGS REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, T7N, R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING N89°51'06"E



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:13-07-122

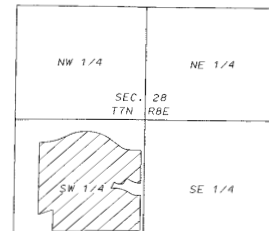
\* SEE SHEET 4 FOR ADDITIONAL NOTES AND RESTRICTIONS

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.  
Certified April 18<sup>th</sup>, 2016  
*Rene M. Doney*  
Department of Administration

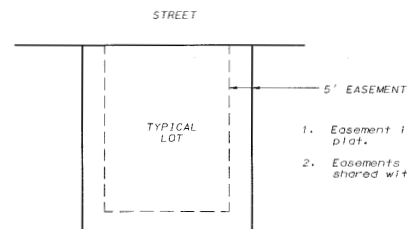
# FIRST ADDITION TO 1000 OAKS

PART OF LOT 1, CERTIFIED SURVEY MAP NO. 13155  
LOCATED IN ALL 1/4'S OF THE SW1/4 OF SECTION 28, T7N, R8E  
CITY OF MADISON, DANE COUNTY, WISCONSIN

**LEGEND**  
● Found 1-1/4" Iron Rebar  
● Found 3/4" Iron Rebar  
○ Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.  
Public utility easement (5' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area. (SEE NOTE 3 ON SHEET 4)

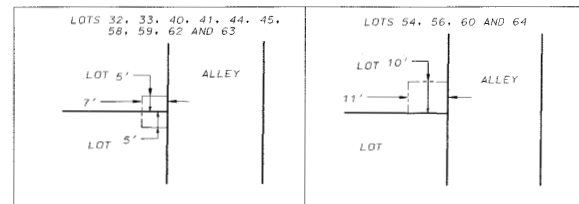


LOCATION MAP  
NOT TO SCALE



1. Easement is 12 feet on perimeter of the plat.
2. Easements are not required on lines that shared with streets or greenways.

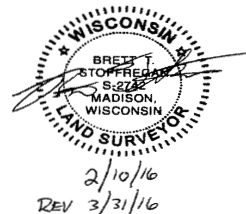
NON-EXCLUSIVE DRAINAGE EASEMENT DETAIL  
NOT TO SCALE - SEE NOTE 2, SHEET 4



PUBLIC UTILITY EASEMENT DETAILS  
1"=30'



BEARINGS REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, T7N, R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING N89°51'06"E

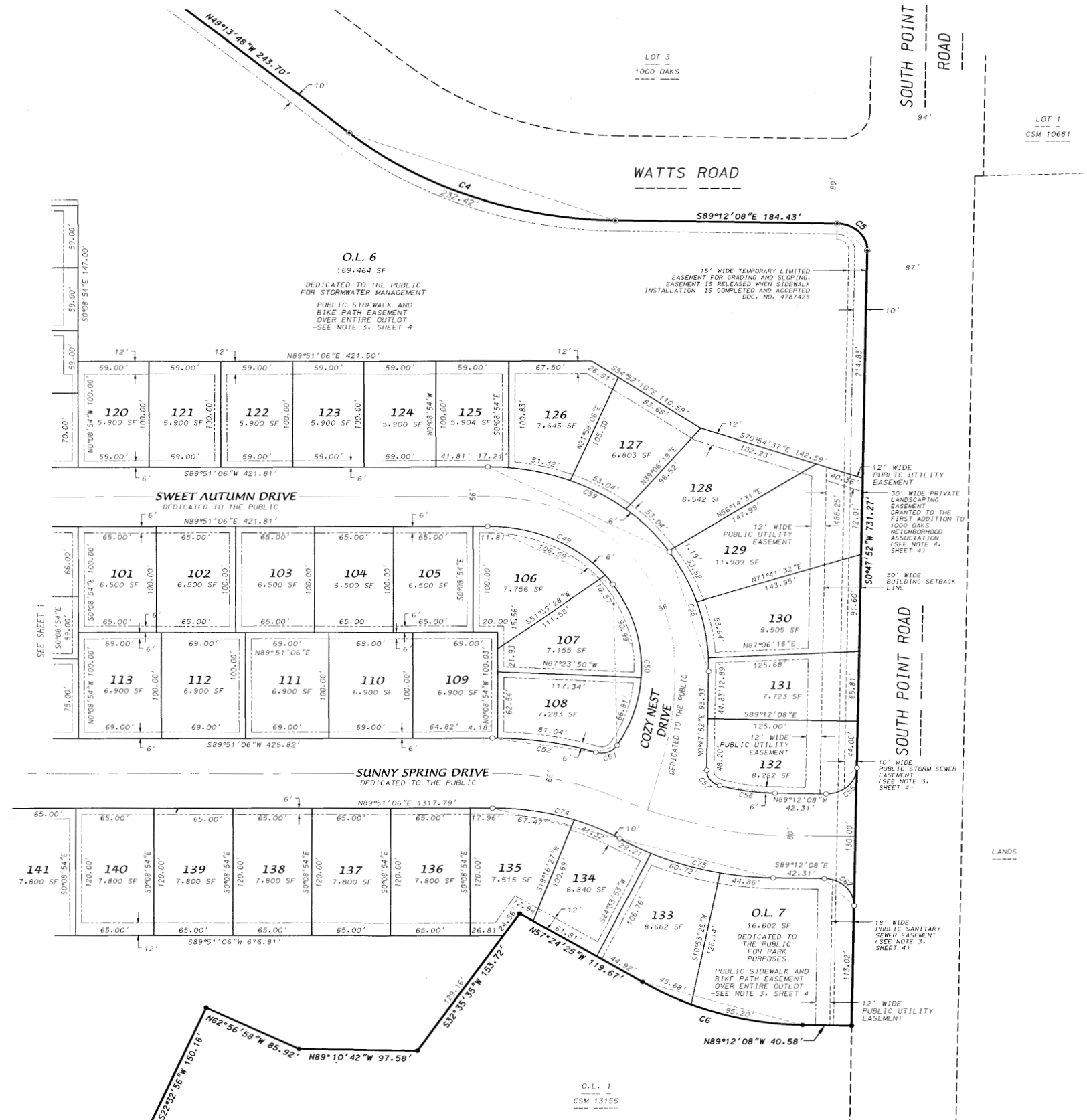


D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
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\* SEE SHEET 4 FOR ADDITIONAL NOTES AND RESTRICTIONS

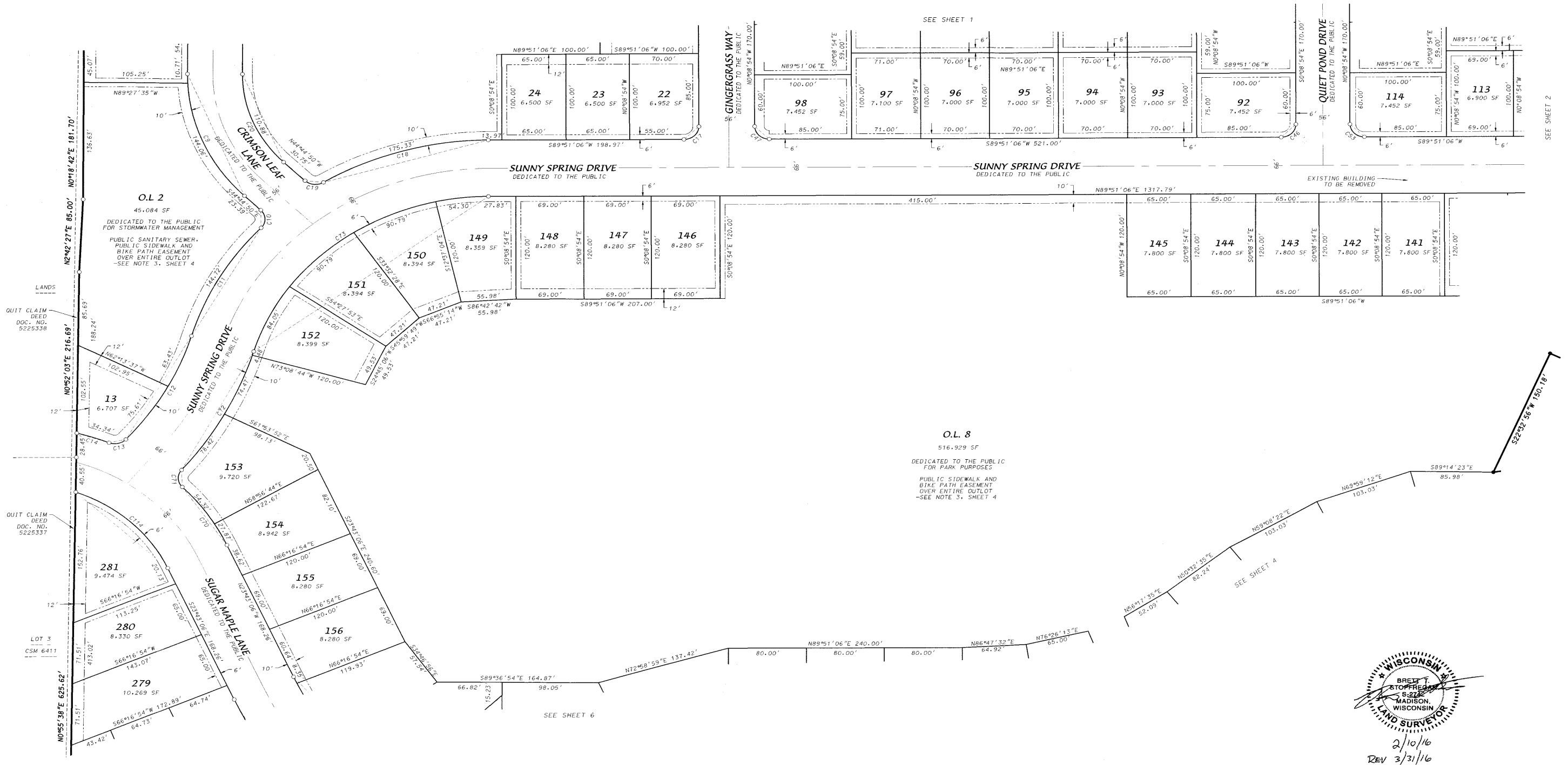
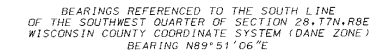
FN:13-07-122



*Rene M. Ponce*  
Department of Administration

PART OF LOT 1, CERTIFIED SURVEY MAP NO. 13155  
LOCATED IN ALL 1/4'S OF THE SW1/4 OF SECTION 28, T7N, R8E  
CITY OF MADISON, DANE COUNTY, WISCONSIN

Public utility easement (5' wide unless otherwise dimensioned).  
Utility easements as herein set forth are for the use of PUBLIC  
BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.  
(SEE NOTE 3 ON SHEET 4)



EN: 13-07-122

*SHEET 3 OF 8*



# FIRST ADDITION TO 1000 OAKS

PART OF LOT 1, CERTIFIED SURVEY MAP NO. 13155  
LOCATED IN ALL 1/4'S OF THE SW1/4 OF SECTION 28, T7N, R8E  
CITY OF MADISON, DANE COUNTY, WISCONSIN

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

Certified April 18th, 2016

Renee M. Pown  
Department of Administration

SEE SHEET 2

D.L. 1  
CSM 13155

SEE SHEET 5

## LEGEND

Found 1-1/4" Iron Rebar

Found 3/4" Iron Rebar

Placed 1-1/4" x 18" solid round iron rebar stakes, weighing  
4.30 lbs/ft. All other lot and outlot corners are marked  
with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.

Public utility easement (5' wide unless otherwise dimensioned).  
Utility easements as herein set forth are for the use of PUBLIC  
SOURCES and PRIVATE PUBLIC UTILITIES having the right to serve the area.  
(SEE NOTE 3)



0 60' 120'  
1"=60'

BEARINGS REFERENCED TO THE SOUTH LINE  
OF THE SOUTHWEST QUARTER OF SECTION 28, T7N, R8E  
WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)  
BEARING N89°51'06"E



2/10/16  
REL 3/31/16

## NOTES

1. This Plat is subject to the following recorded instruments:

- Declaration of Conditions and Covenants recorded as Doc. Nos. 4229331, 4229332 and 4879641.
- Declaration of Conditions, Covenants and Restrictions recorded as Doc. Nos. 4281331 and 4281332.
- Restrictions recorded as Doc. No. 4165428.

2. All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 5 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 a shared driveway agreement, the public easement for drainage purposes shall be a minimum of five (5) 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 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.

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

Notes: In the event of a City of Madison Plan Commission and/or Common Council approved redivision 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.

3. Public Easement terms and conditions:

### Public Utility Easements:

**Creation of Easement Rights:** A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison, and all other public utility companies registered to do business in the City of Madison, for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison, and all other public utility companies registered to do business in the City of Madison, for the transmission of electrical, gas, telephone, cable, communication, video, and information services. Together with the right of ingress and egress across the Easement Areas for the purpose of access to and use of these facilities. The City of Madison, and all other public utility companies registered to do business in the City of Madison, and their employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the utility facilities within the Easement Area. City of Madison, and all other public utility companies registered to do business in the City of Madison, shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

**Property Restoration:** City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

## NOTES (CONT'D.)

**Limitations on Use of Easement Areas:** The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison, and all other public utility companies registered to do business in the City of Madison, hereunder. No buildings or structures or fences unrelated to the public utility facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison, and all other public utility companies registered to do business in the City of Madison, having rights to the easement area.

**Binding Effect:** This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

**Release of Rights to Easements Created by Plat:** Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

### Public Sidewalk and Bike Path Easements:

**Creation of Easement Rights:** A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison, and all other public utility companies registered to do business in the City of Madison, for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for public sidewalk and bike path purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the public sidewalk and bike path within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

**Property Restoration:** City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

**Limitations on Use of Easement Areas:** The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures, obstructions landscaping or fences unrelated to the public use shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

**Binding Effect:** This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

**Release of Rights to Easements Created by Plat:** Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

### Public Sanitary Sewer Easements:

**Creation of Easement Rights:** A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison, and all other public utility companies registered to do business in the City of Madison, for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for public underground sanitary sewer purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Sanitary Sewer Facilities within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

**Property Restoration:** City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

**Limitations on Use of Easement Areas:** The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Sanitary Sewer Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

**Binding Effect:** This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

**Release of Rights to Easements Created by Plat:** Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

## NOTES (CONT'D.)

### Public Storm Sewer Easements:

**Creation of Easement Rights:** A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for public underground storm sewer purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Storm Sewer Facilities within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

**Property Restoration:** City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

**Limitations on Use of Easement Areas:** The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Storm Sewer Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

**Binding Effect:** This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

**Release of Rights to Easements Created by Plat:** Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

- The 30' wide Private Landscaping Easement on Lots 129-132 and 179 is subject to the uses, terms and conditions of the Temporary Grading Easement, Public Utility, Public Sanitary Sewer and Public Storm Sewer Easements.
- Outlot Designation**
  - Dedicated to the Public for Stormwater Management purposes. Public Sanitary Sewer, Sidewalk and Bike Path Easement.
  - Dedicated to the Public for Stormwater Management purposes. Public Sidewalk and Bike Path Easement.
  - Dedicated to the Public for Alley purposes.
  - Dedicated to the Public for Stormwater Management purposes. Public Sidewalk and Bike Path Easement.
  - Dedicated to the Public for Stormwater Management purposes. Public Sidewalk and Bike Path Easement.
  - Dedicated to the Public for Park purposes. Public Sidewalk and Bike Path Easement.
  - Dedicated to the Public for Park purposes. Public Sidewalk and Bike Path Easement.
  - Private Open Space.
  - Private Open Space.
  - Dedicated to the Public for Stormwater Management purposes. Public Sidewalk and Bike Path Easement.
- Lots/buildings within this subdivision are subject to impact fees that are due and payable at the time building permits are issued.
- The City will not install lighting in the alley(s), but the developer or property owners may request the City to approve a private light(s) in the alley right-of-way. Such private light(s) to be operated and maintained by private interests.
- All existing buildings shown on this plat shall be demolished.
- Distances, lengths and widths are measured to the nearest hundredth of a foot.
- Distances shown along curves are chord lengths.

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717

Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:13-07-122

SHEET 4 OF 8

# FIRST ADDITION TO 1000 OAKS

PART OF LOT 1, CERTIFIED SURVEY MAP NO. 13155  
LOCATED IN ALL 1/4'S OF THE SW1/4 OF SECTION 28, T7N, R8E  
CITY OF MADISON, DANE COUNTY, WISCONSIN

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

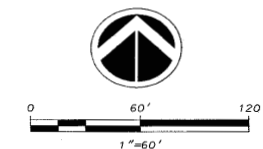
Certified April 18<sup>th</sup>, 2016

Renee M. Damm  
Department of Administration



**LEGEND**

- Found 1-1/4" Iron Rebar
- Found 3/4" Iron Rebar
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- Public utility easement (5' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area. (SEE NOTE 3 ON SHEET 4)



BEARINGS REFERENCED TO THE SOUTH LINE  
OF THE SOUTHWEST QUARTER OF SECTION 28, T7N, R8E  
WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)  
BEARING N89°51'06"E



2/10/16  
REV. 3/3/16

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

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Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

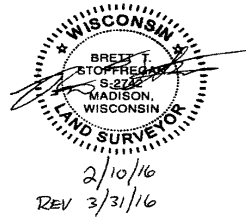
FN:13-07-122

\* SEE SHEET 4 FOR ADDITIONAL NOTES AND RESTRICTIONS

SHEET 5 OF 8



There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.  
Certified April 18th, 2016  
*Rene M. Porek*  
Department of Administration



# FIRST ADDITION TO 1000 OAKS

PART OF LOT 1, CERTIFIED SURVEY MAP NO. 13155  
LOCATED IN ALL 1/4'S OF THE SW1/4 OF SECTION 28, T7N, R8E  
CITY OF MADISON, DANE COUNTY, WISCONSIN

**LEGEND**  
● Found 1-1/4" Iron Rebar  
● Found 3/4" Iron Rebar  
○ Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.  
Public utility easement (5' wide unless otherwise dimensioned).  
Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area. (SEE NOTE 3 ON SHEET 4)



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\* SEE SHEET 4 FOR ADDITIONAL NOTES AND RESTRICTIONS

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

Certified April 18th, 2016

Ben M. Pomm  
Department of Administration



# FIRST ADDITION TO 1000 OAKS

PART OF LOT 1, CERTIFIED SURVEY MAP NO. 13155  
LOCATED IN ALL 1/4'S OF THE SW1/4 OF SECTION 28, T7N, R8E  
CITY OF MADISON, DANE COUNTY, WISCONSIN

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1	4	545.00	86.07	86.16	N85°19'20"E	009°03'28"	
C2	ROW	545.00	63.55	63.59	N86°30'31"E	006°41'06"	
C3	OL3	545.00	22.57	22.57	N81°58'47"E	002°22'22"	
C4	14	545.00	164.15	164.78	N72°07'54"E	017°19'24"	
C5	OL7	545.00	156.81	157.36	N72°31'18"E	016°32'36"	
C6	14	740.00	820.09	869.21	S82°52'48"E	067°18'00"	
C7	133	255.00	37.56	37.56	S45°19'29"W	089°03'14"	
C8	133	255.00	37.56	37.56	S45°19'29"W	089°03'14"	
C9	12	200.00	10.71	10.71	S00°59'37.5"E	003°04'05"	
C10	OL2	200.00	144.06	147.37	S23°36'15"E	042°13'10"	
C11	13	314.00	63.43	63.54	S21°58'35"W	011°35'36"	
C12	13	314.00	63.43	63.54	S21°58'35"W	011°35'36"	
C13	15	15.00	17.63	18.85	S77°35'54.5"W	071°59'31"	
C14	233.00	34.34	34.37	34.37	N70°37'52.5"W	008°27'05"	
C15	25.00	35.36	39.27	39.27	N71°31'48"E	080°00'00"	
C16	200.00	91.29	92.09	91.29	S13°20'21"E	026°22'54"	
C17	15.00	21.21	23.56	23.56	S44°51'06"W	090°00'00"	
C18	316.00	175.33	177.66	177.66	S73°44'43"W	052°12'46"	
C19	15.00	18.80	20.32	20.32	N83°33'15"W	077°36'50"	
C20	144.00	110.88	113.82	113.82	N22°06'12.5"W	045°17'15"	
C21	25.00	32.22	35.02	35.02	N40°40'00.5"E	080°15'11"	
C22	25.00	35.36	39.27	39.27	N78°28'12"E	090°00'00"	
C23	33.00	37.12	40.00	40.00	S22°03'07"E	085°04'04"	
C24	600.00	158.40	158.87	158.87	S12°53'48"W	015°10'14"	
C25	52	600.00	66.09	66.12	S17°19'29"W	006°18'52"	
C26	53	600.00	66.09	66.12	S17°19'29"W	006°18'52"	
C27	53	600.00	66.09	66.12	S17°19'29"W	006°18'52"	
C28	53	600.00	66.09	66.12	S17°19'29"W	006°18'52"	
C29	53	600.00	66.09	66.12	S17°19'29"W	006°18'52"	
C30	53	600.00	66.09	66.12	S17°19'29"W	006°18'52"	
C31	53	600.00	66.09	66.12	S17°19'29"W	006°18'52"	
C32	53	600.00	66.09	66.12	S17°19'29"W	006°18'52"	
C33	53	600.00	66.09	66.12	S17°19'29"W	006°18'52"	
C34	53	600.00	66.09	66.12	S17°19'29"W	006°18'52"	
C35	53	600.00	66.09	66.12	S17°19'29"W	006°18'52"	
C36	53	600.00	66.09	66.12	S17°19'29"W	006°18'52"	
C37	53	600.00	66.09	66.12	S17°19'29"W	006°18'52"	
C38	53	600.00	66.09	66.12	S17°19'29"W	006°18'52"	
C39	53	600.00	66.09	66.12	S17°19'29"W	006°18'52"	
C40	53	600.00	66.09	66.12	S17°19'29"W	006°18'52"	
C41	53	600.00	66.09	66.12	S17°19'29"W	006°18'52"	
C42	53	600.00	66.09	66.12	S17°19'29"W	006°18'52"	
C43	53	600.00	66.09	66.12	S17°19'29"W	006°18'52"	
C44	53	600.00	66.09	66.12	S17°19'29"W	006°18'52"	
C45	53	600.00	66.09	66.12	S17°19'29"W	006°18'52"	
C46	53	600.00	66.09	66.12	S17°19'29"W	006°18'52"	
C47	53	600.00	66.09	66.12	S17°19'29"W	006°18'52"	
C48	53	600.00	66.09	66.12	S17°19'29"W	006°18'52"	

CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C49	106	122.00	116.00	120.89	S61°45'44"E	056°46'20"	OUT-S33°22'34"E
C50	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C51	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C52	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C53	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C54	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C55	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C56	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C57	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C58	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C59	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C60	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C61	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C62	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C63	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C64	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C65	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C66	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C67	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C68	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C69	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C70	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C71	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C72	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C73	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C74	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C75	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C76	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C77	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C78	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C79	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C80	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C81	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C82	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C83	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C84	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C85	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C86	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C87	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C88	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C89	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C90	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C91	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C92	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C93	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C94	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C95	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	
C96	107	122.00	106.59	110.31	S64°14'43"E	051°48'22"	

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C97	15.00	21.67	24.22	24.22	N43°35'58"E	092°30'16"	
C98	221	528.00	167.15	167.86	N80°44'38.5"E	018°12'55"	
C99	25.00	35.36	39.27	39.27	S44°12'08"E	090°00'00"	
C100	25.00	35.36	39.27	39.27	S44°12'08"E	090°00'00"	
C101	25.00	35.36	39.27	39.27	S44°12'08"E	090°00'00"	
C102	25.00	35.36	39.27	39.27	S44°12'08"E	090°00'00"	
C103	25.00	35.36	39.27	39.27	S44°12'08"E	090°00'00"	
C104	25.00	35.36	39.27	39.27	S44°12'08"E	090°00'00"	
C105	25.00	35.36	39.27	39.27	S44°12'08"E	090°00'00"	
C106	25.00	35.36	39.27	39.27	S44°12'08"E	090°00'00"	
C107	25.00	35.36	39.27	39.27	S44°12'08"E	090°00'00"	
C108	25.00	35.36	39.27	39.27	S44°12'08"E	090°00'00"	
C109	25.00	35.36	39.27	39.27	S44°12'08"E	090°00'00"	
C110	25.00	35.36	39.27	39.27	S44°12'08"E	090°00'00"	
C111	25.00	35.36	39.27	39.27	S44°12'08"E	090°00'00"	
C112	25.00	35.36	39.27	39.27	S44°12'08"E	090°00'00"	
C113	25.00	35.36	39.27	39.27	S44°12'08"E	090°00'00"	
C114	25.00	35.36	39.27	39.27	S44°12'08"E	090°00'00"	
C115	25.00	35.36	39.27	39.27	S44°12'08"E	090°00'00"	
C116	25.00	35.36	39.27	39.27	S44°12'08"E	090°00'00"	
C117	25.00	35.36	39.27	39.27	S44°12'08"E	090°00'00"	
C118	25.00	35.36	39.27	39.27	S44°12'08"E	090°00'00"	
C119	25.00	35.36	39.27	39.27	S44°12'08"E	090°00'00"	
C120	25.00	35.36	39.27	39.27	S44°12'08"E	090°00'00"	
C121	25.00	35.36	39.27	39.27	S44°12'08"E	090°00'00"	
C122	25.00	35.36	39.27	39.27	S44°12'08"E	090°00'00"	



2/10/16  
REV. 3/3/16

D'ONOFRIO KOTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:13-07-122

SHEET 7 OF 8

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

Certified April 18th, 2016

Brett T. Stoffregan  
Department of Administration



# FIRST ADDITION TO 1000 OAKS

PART OF LOT 1, CERTIFIED SURVEY MAP NO. 13155  
LOCATED IN ALL 1/4'S OF THE SW1/4 OF SECTION 28, T7N, R8E  
CITY OF MADISON, DANE COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the City of Madison, and under the direction of the owners listed below, I have surveyed, divided and mapped "First Addition to 1000 Oaks" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

Part of Lot 1, Certified Survey Map No. 13155 recorded in Volume 84 of Certified Survey Maps on pages 237-241 as Document No. 4787425, Dane County Registry, located in all quarters of the SW1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin to-wit: Commencing at the southwest corner of said Section 28; thence N89°51'06"E along the south line of the SW1/4 of said Section 28, 786.78 feet; thence N00°55'36"E along the southerly extension of the east line of Lot 1, Certified Survey Map No. 8812, 45.01 feet to a point on the Northerly right-of-way line of Valley View Road, also being the Southeast corner of said Lot 1 and the point of beginning; thence continuing N00°55'38"E along said east line, 488.05 feet to the northeast corner of said Lot 1; thence S69°20'53"W along the north line of said Lot 1, 317.18 feet; thence N00°55'38"E, 625.62 feet; thence N00°52'03"E, 216.69 feet; thence N02°42'27"E, 85.00 feet; thence N00°18'42"E, 181.70 feet; thence N02°00'53"E, 200.00 feet; thence N00°32'25"E, 344.00 feet to a point of the Southerly right-of-way line of Watts Road; thence N89°51'04"E, 8.41 feet along said right-of-way line to a point of curve; thence along said right-of-way line northeasterly on a curve to the left which has a radius of 545.00 feet and a chord which bears N85°19'20"E, 86.07 feet; thence N80°47'36"E, 165.00 feet along said right-of-way line to a point of curve; thence along said right-of-way line northeasterly on a curve to the left which has a radius of 545.00 feet and a chord which bears N72°07'54"E, 194.15 feet; thence N63°28'12"E, 210.87 feet along said right-of-way line to a point of curve; thence along said right-of-way line easterly on a curve to the right which has a radius of 740.00 feet and a chord which bears S82°52'48"E, 820.09 feet; thence S49°13'48"E, 243.70 feet along said right-of-way line to a point of curve; thence along said right-of-way line southeasterly on a curve to the left which has a radius of 340.00 feet and a chord which bears S69°12'58"E, 232.42 feet; thence S89°12'08"E, 184.43 feet along said right-of-way line to a point of curve; thence southeasterly on a curve to the right which has a radius of 25.00 feet and a chord which bears S44°12'08"E, 35.36 feet to a point of the Westerly right-of-way line of South Point Road; thence S00°47'52"W, 731.27 feet along said right-of-way line to the northeast corner of Outlot 1, Certified Survey Map No. 13155; thence N89°12'08"W along the north line of said Outlot 1, 40.58 feet to a point of curve; thence along said north line northeasterly on a curve to the right which has a radius of 255.00 feet and a chord which bears N73°18'16"W, 139.70 feet; thence N57°24'25"W along said north line, 119.67 feet; thence S32°35'35"W along said north line, 153.72 feet; thence N89°10'42"W along said north line, 97.58 feet; thence N62°56'58"W along said north line, 85.92 feet to the northwest corner of said Outlot 1; thence S22°32'56"W along the west line of said Outlot 1, 150.18 feet to the southwest corner of said Outlot 1; thence N80°50'03"E along the south line of said Outlot 1, 16.92 feet; thence S88°19'07"E along said south line, 100.21 feet; thence S77°28'16"E along said south line, 100.21 feet; thence S66°37'26"E along said south line, 100.05 feet; thence S56°30'44"E along said south line, 36.58 feet; thence S54°43'15"E along said south line, 52.02 feet; thence S83°57'17"E along said south line, 52.08 feet; thence S89°12'08"E along said south line, 102.85 feet to the southeast corner of said Outlot 1, also being on the Westerly right-of-way line of South Point Road; thence S00°47'52"W, 799.77 feet along said right-of-way line to a point of curve; thence southwesterly along a curve to the right which has a radius of 25.00 feet a chord which bears S45°19'29"W, 35.06 feet to a point on the Northerly right-of-way line of Valley View Road; thence S89°51'06"W, 1716.35 feet along said right-of-way line to the point of beginning. Containing 4,015,204 square feet (92.18 acres).

Dated this 10th day of February, 2016.  
Revised this 31st day of March, 2016.

Brett T. Stoffregan  
Brett T. Stoffregan, Professional Land Surveyor S-2742



## OWNER'S CERTIFICATE

Jim & Sue Investment, LLC a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Jim & Sue Investment, LLC does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration  
Common Council, City of Madison  
Dane County Zoning and Land Regulation Committee

In witness whereof, Jim & Sue Investment, LLC has caused these presents to be signed by its official officer(s) of said limited liability company at Madison, Wisconsin this 19th day of April, 2016.

Jim & Sue Investment, LLC

James R. Weber  
James R. Weber

STATE OF WISCONSIN  
COUNTY OF DANE ) S.S.

Personally came before me this 19th day of April, 2016, the above named officer(s) of the above named Jim & Sue Investment, LLC to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires 11-13-16  
Sarah Proctor  
Notary Public, Dane County, Wisconsin

NOTARY PUBLIC  
SARAH PROCTOR  
STATE OF WISCONSIN

## MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: Natalie Erdman  
Natalie Erdman, Secretary of Plan Commission

Date: 20 APRIL 2016

## MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "First Addition to 1000 Oaks" located in the City of Madison, was hereby approved by Enactment Number 2016-0031, File I.D. Number 43-10, adopted this 21st day of March, 2016, and that said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the City of Madison for public use.

Dated this 30th day of April, 2016.

Maribeth Witzel-Behl  
Maribeth Witzel-Behl, City Clerk, City of Madison, Dane County, Wisconsin

## COUNTY TREASURER'S CERTIFICATE

I, Adam Gallagher, being the duly elected, qualified, and acting treasurer of the County of Dane, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this 20th day of April, 2016 affecting the land included in "First Addition to 1000 Oaks".

Adam Gallagher  
Adam Gallagher, Treasurer, Dane County, Wisconsin

## CITY OF MADISON TREASURER'S CERTIFICATE

I, David M. Gawenda, being the duly appointed, qualified, and acting Treasurer of the City of Madison, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this 20th day of April, 2016 on any of the lands included in the plat of "First Addition to 1000 Oaks".

David M. Gawenda  
David M. Gawenda, City Treasurer, City of Madison, Dane County, Wisconsin



## REGISTER OF DEEDS CERTIFICATE

Received for recording this 20th day of APRIL, 2016 at 3:53 o'clock P.M.  
and recorded in Volume 60-051A of Plats on Pages 265-272 as Document Number 5228591.

Kristi Chlebowski, leg,  
Cherylann Meyer, Deputy  
Kristi Chlebowski, Dane County Register of Deeds

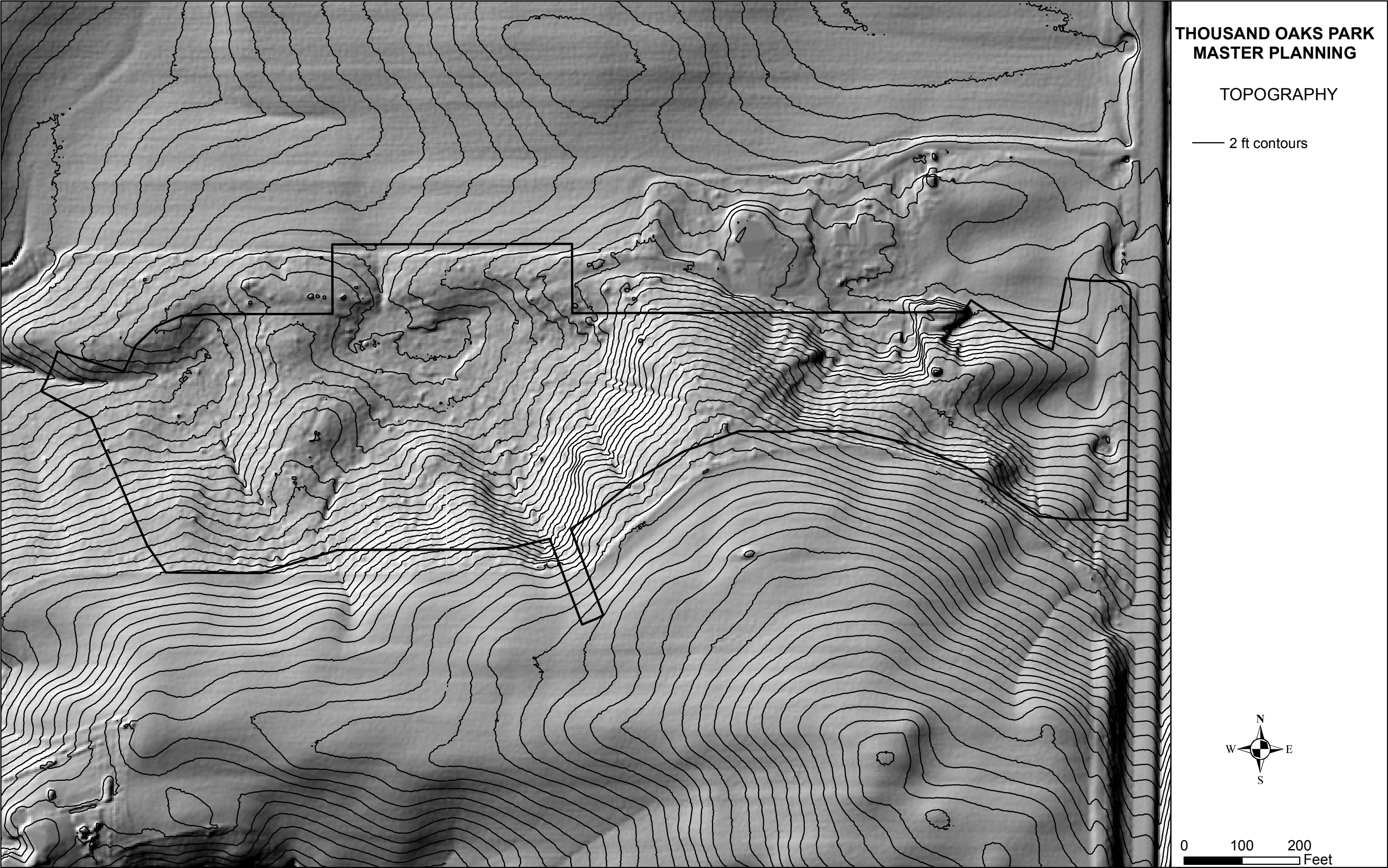
D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717  
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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

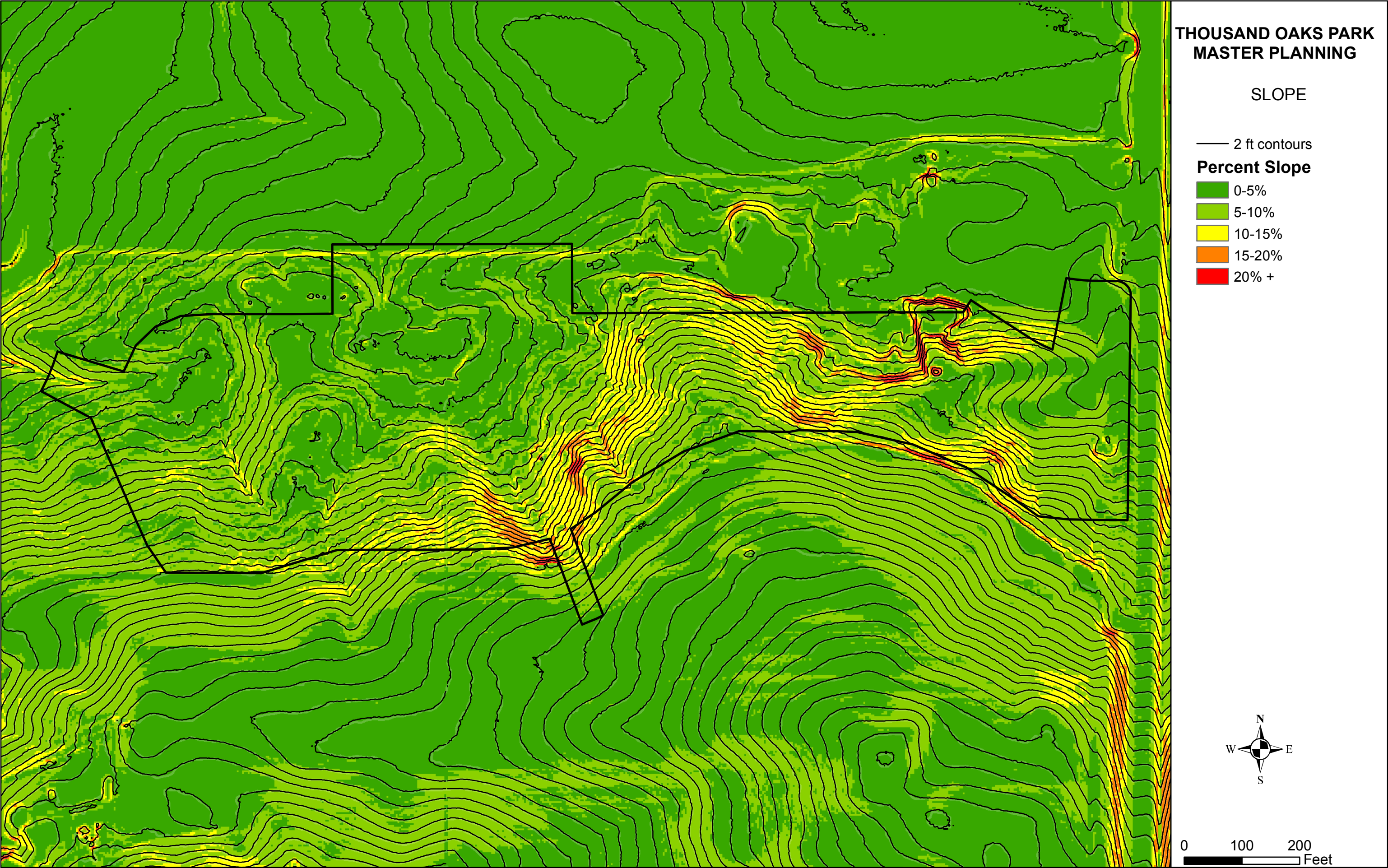
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SHEET 8 OF 8

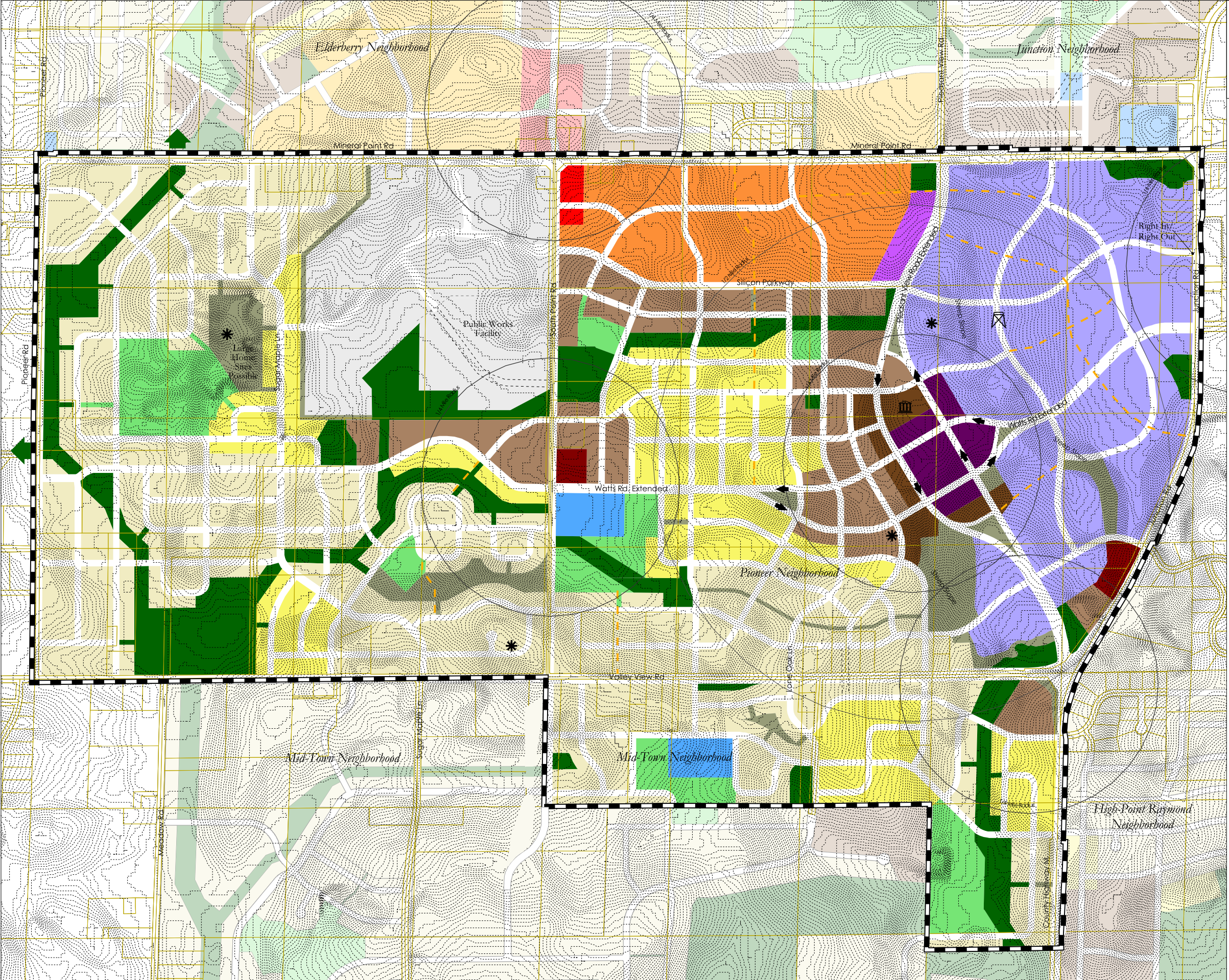












**City of Madison**  
**Pioneer Neighborhood Development Plan**

Map 6  
Planned Land Use

Neighborhood Planning Area Boundaries  
Existing Parcels  
Surface Contours (2 Foot Interval)  
Location of UW Tower  
Mixed Use Appropriate Following Development of Other Mixed Use Areas  
High Points (Preserve as Private Open Space That is Publicly Accessible)

**Planned Land Use**

Low Density Residential	Office
Low-Medium Density Residential	Research & Development
Medium Density Residential	Technology Manufacturing
Medium High or High Density Residential	
Research & Development Center	
Urban Mix	
Residential/Commercial Mix	
Commercial/Employment Mix	
Neighborhood Commercial	
Employment	
Light Industrial	
Institutional	
Public Park	
Private Open Space	
Drainage (Stormwater Management)	

Existing & Planned Street Rights-of-Way  
Possible Long-Term Roads  
Key Mid Block Pedestrian Ways

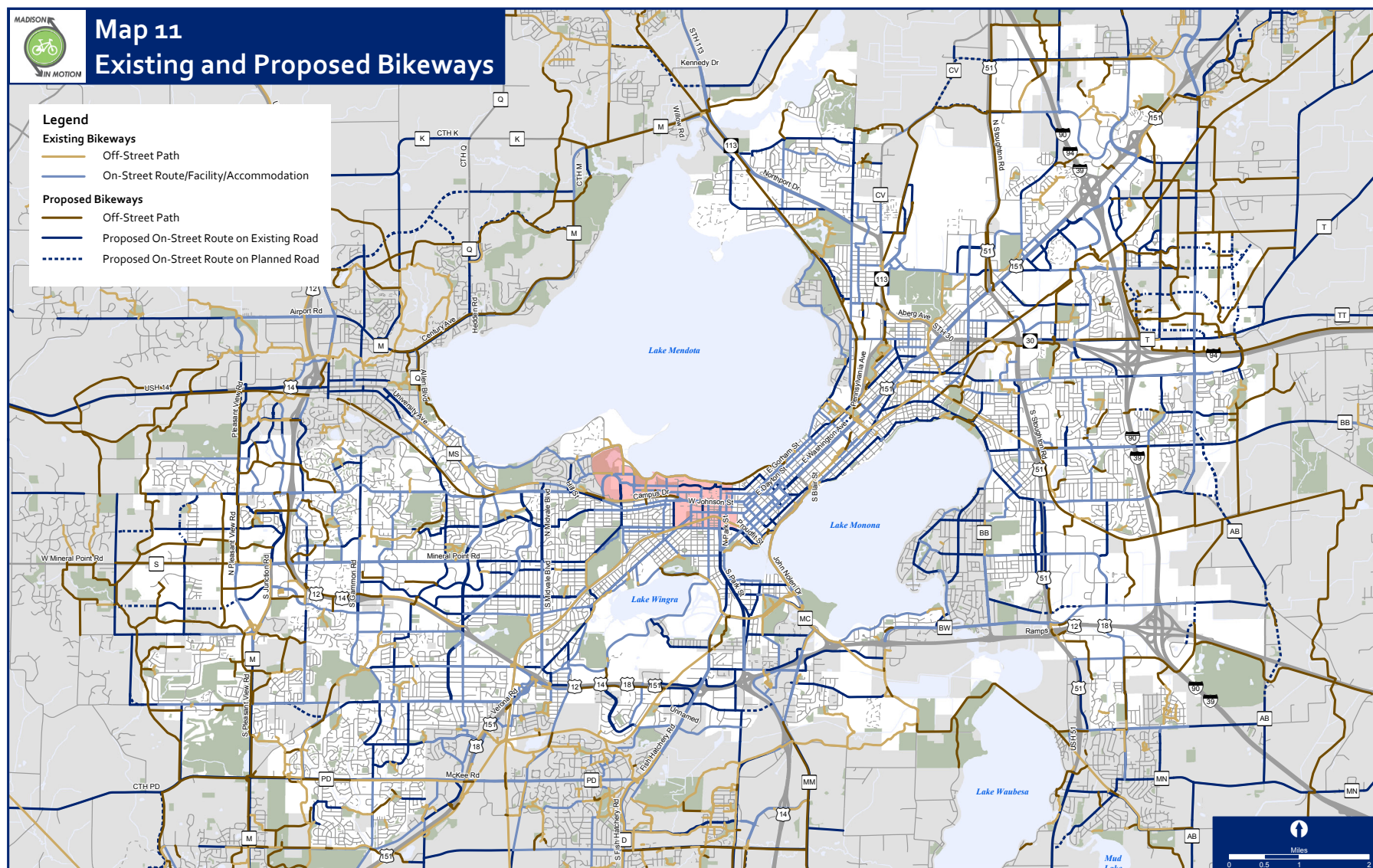
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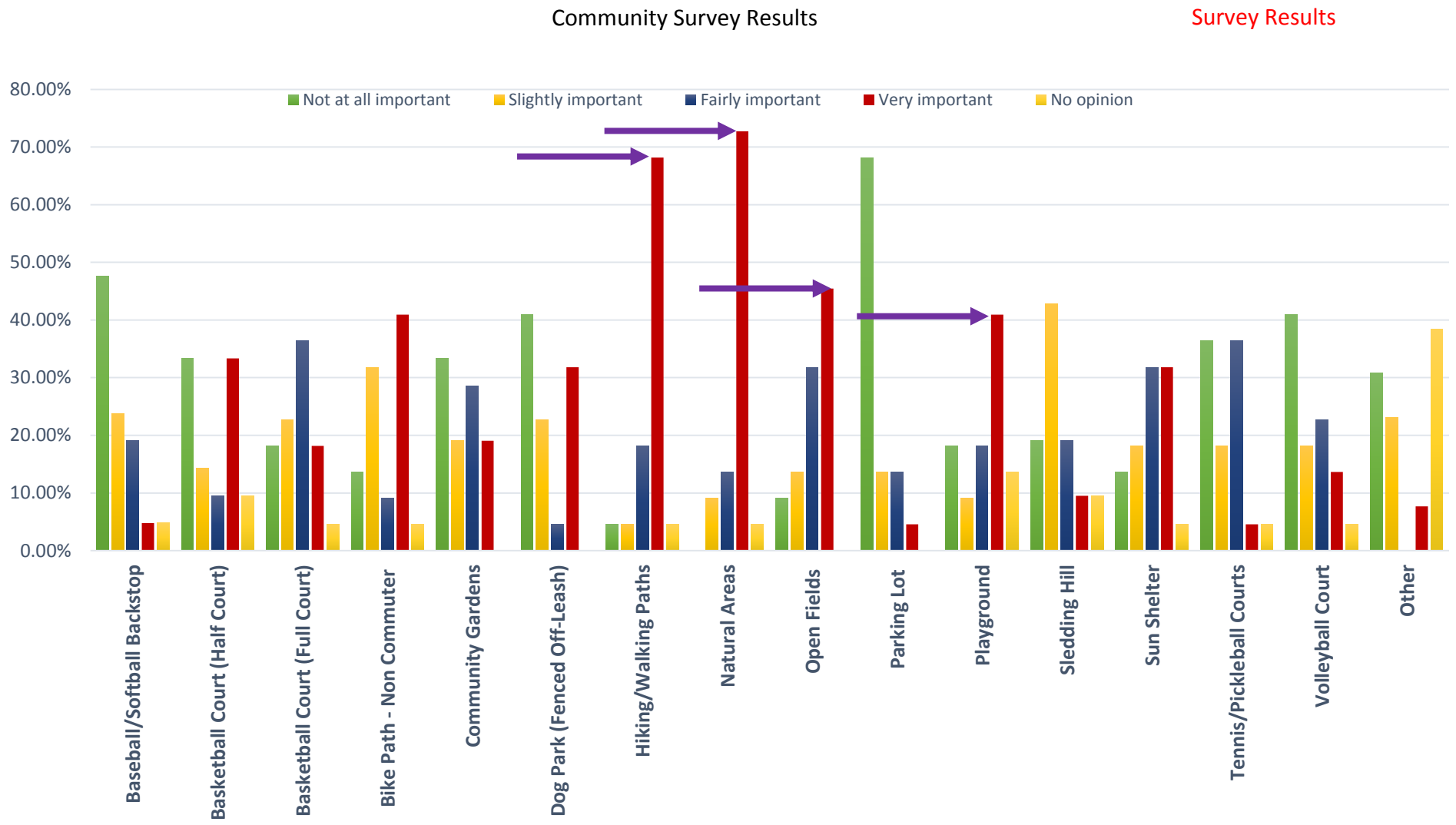
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Final: April 2004  
Sources:  
Municipal Boundaries - Dane County LIO 2001.  
Parcel Boundaries - Dane County LIO 2001.  
Other Information - V&A Site Inventory 2002.

Planning Area

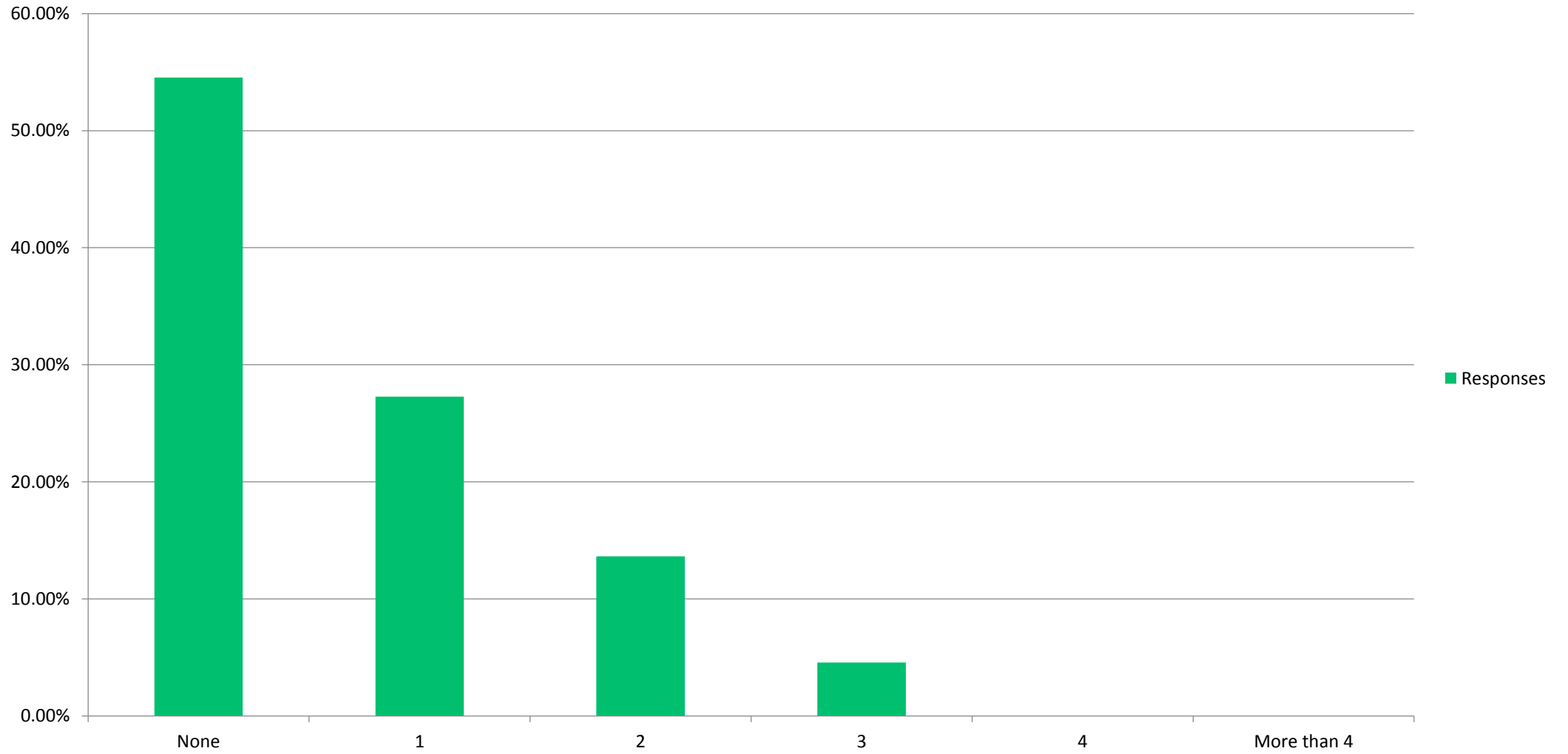






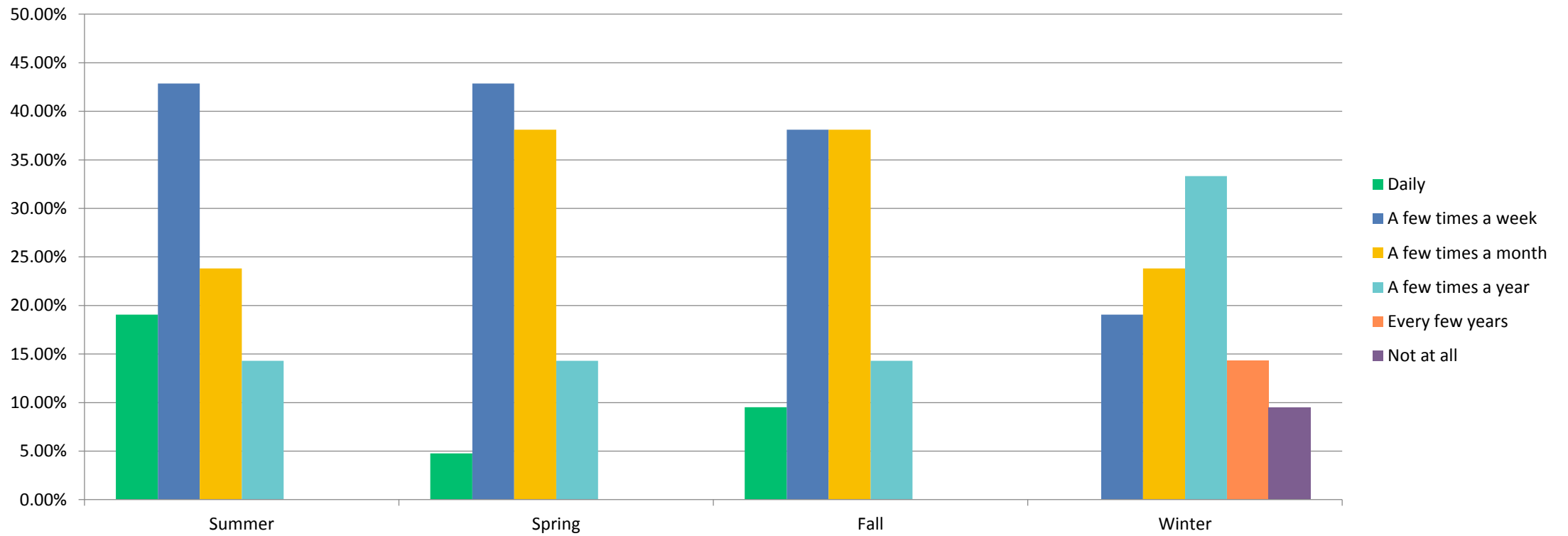


# How many children are you parent or guardian for and live in your HOUSEHOLD (aged 17 or younger only)?



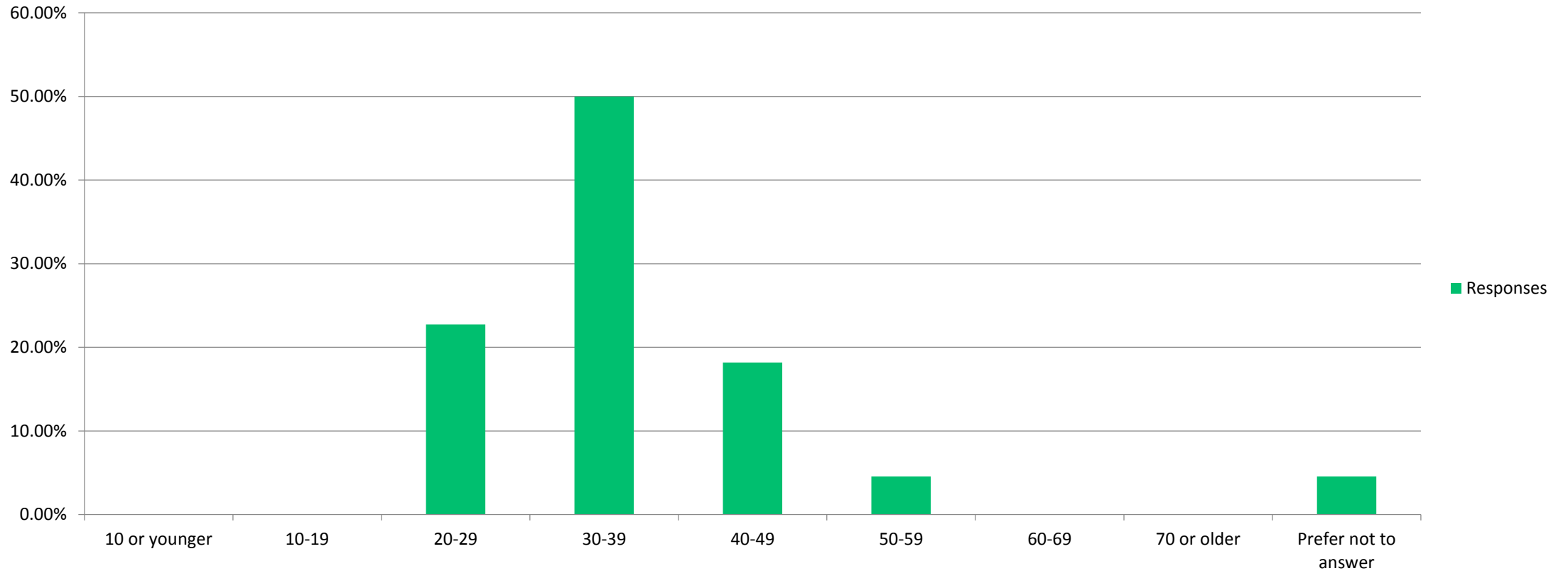
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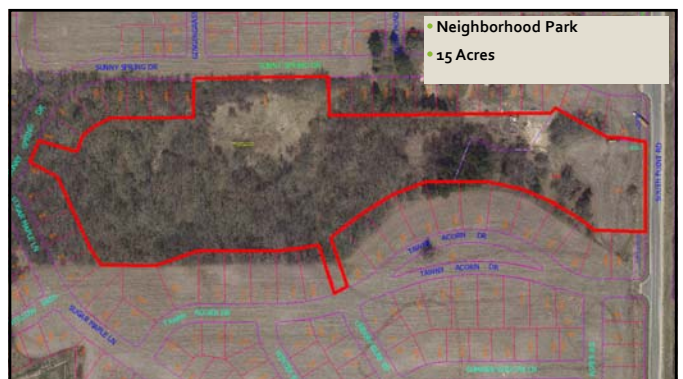
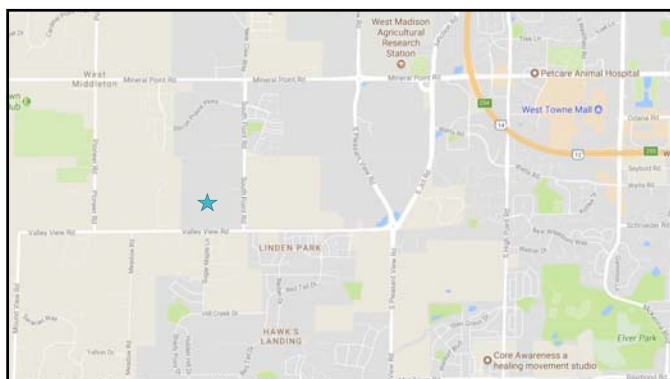
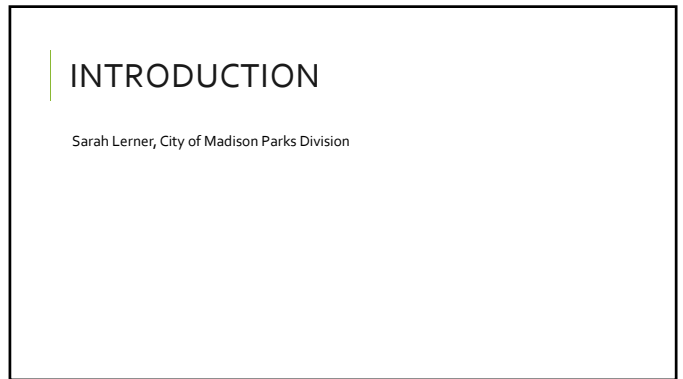
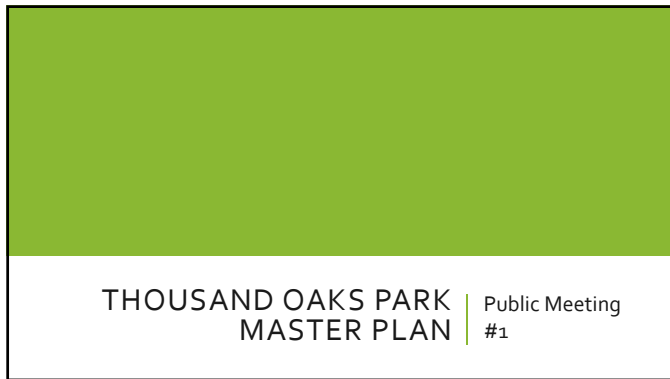
How often do you visit a Madison Park in the below seasons?PLEASE CHECK A BOX FOR EACH SEASON.



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S

## OPTIONAL: What is your age?





## HISTORY



## EXISTING CONDITIONS

1. Existing Vegetation
2. Topography and Slope

### EXISTING VEGETATION

- Oak trees
- Open grassy area
- Old growth vegetation

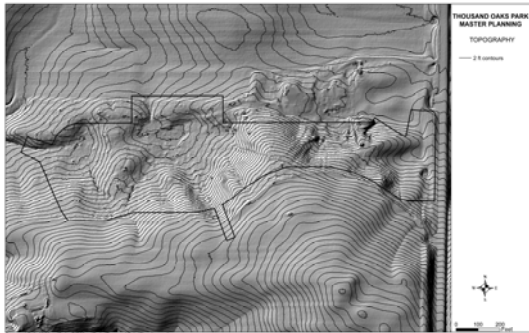


### EXISTING VEGETATION



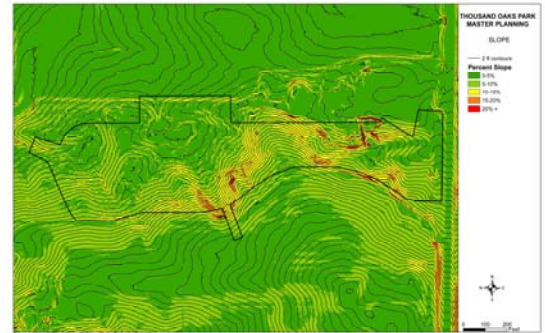
### TOPOGRAPHY

#### EXISTING CONDITIONS



### SLOPE

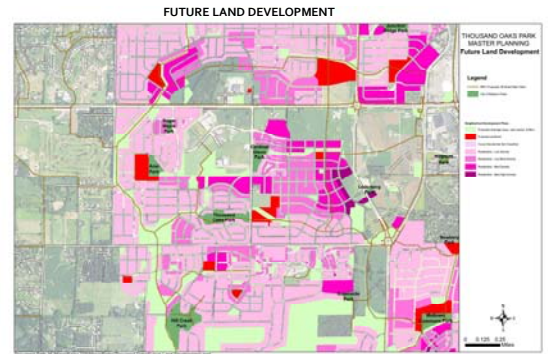
#### EXISTING CONDITIONS



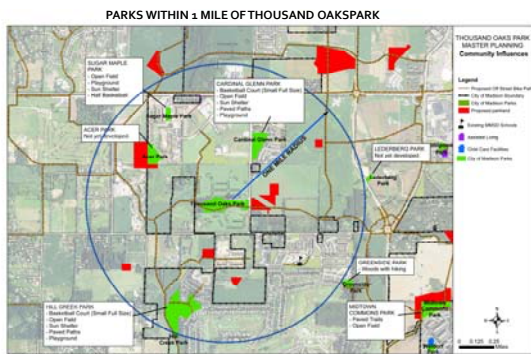
## CONTEXT

1. Future Land Development
2. Parks within 1 Mile of Thousand Oaks

## CONTEXT



## CONTEXT

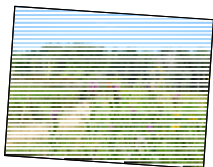


## CITY OF MADISON PARK TYPICAL NEIGHBORHOOD PARK AMENITIES

- o Playground
- o Basketball Courts
- o Softball/Baseball Backstop
- o Sun Shelter
- o Open Fields for Soccer/Frisbee/Catch/Etc.
- o Trails
- o Site Furnishings (Benches, Signage, Trash Bins)
- o Edible Landscaping



## WHY DO YOU TYPICALLY VISIT PARKS?



- A. To walk or view nature.
- B. To play a game or participate in a field sport.
- C. To take my child(ren) to a playground.
- D. To go to an event or festival.
- E. Other

## WHAT WOULD BE YOUR MOST DESIRED AMENITY AT THOUSAND OAKS PARK?



- A. Place for sports and games.
- B. Place for kids to play on a playground.
- C. Hiking trails and place for nature
- D. Place for me to take my dog off leash.
- E. Other

## DESIGN YOUR PARK!

1. Work in a group for 20 minutes.
2. Share ideas.



## TAKE THE SURVEY!



## NEXT STEPS, STAY CONNECTED!

THOUSAND OAKS PARK MASTER PLAN  
[www.cityofmadison.com/parks/projects/](http://www.cityofmadison.com/parks/projects/)

Twitter: @playmadison

Facebook: Madison Parks, @cityofmadisonparks

Project Contact:  
Sarah Lerner  
(608) 261-4281  
slerner@cityofmadison.com



# THOUSAND OAKS PARK MASTER PLAN

Public Meeting  
#2

## INTRODUCTION

Sarah Lerner, City of Madison Parks Division

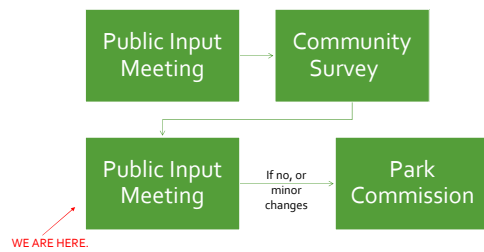
## TONIGHT'S GOALS

- Recap last meeting
- Present draft master plan
- Select playground design and surfacing

## WHAT IS A MASTER PLAN?

- Guides the development of park facilities in the plan.
- Based on neighborhood input.
- Subject to public review.
- Approved by the Board of Park Commissioners.

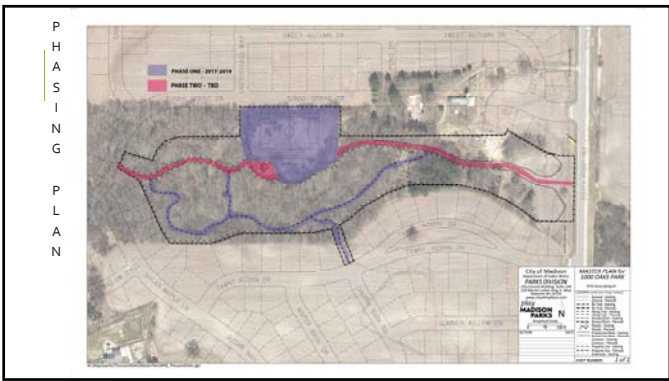
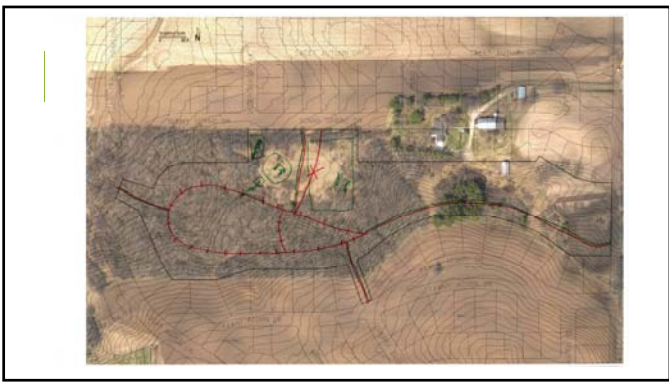
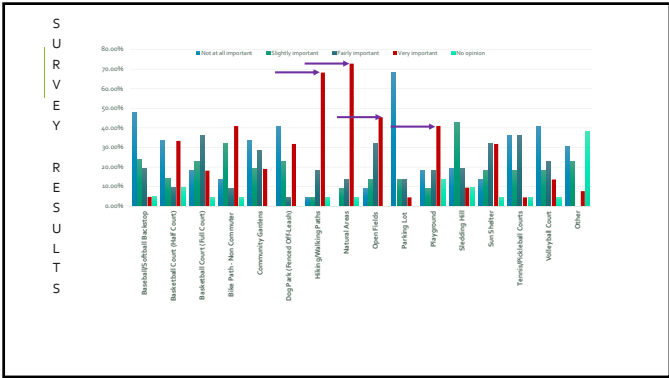
## MASTER PLAN PROCESS

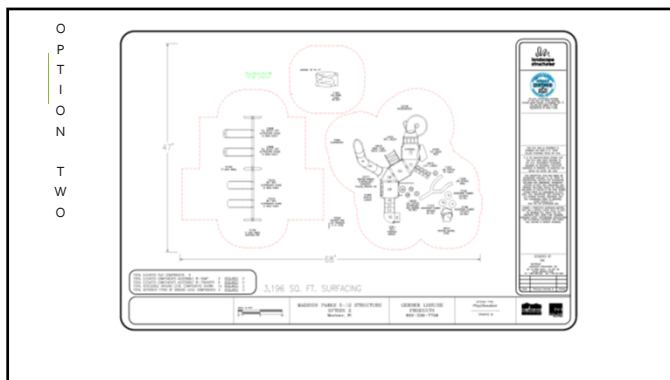
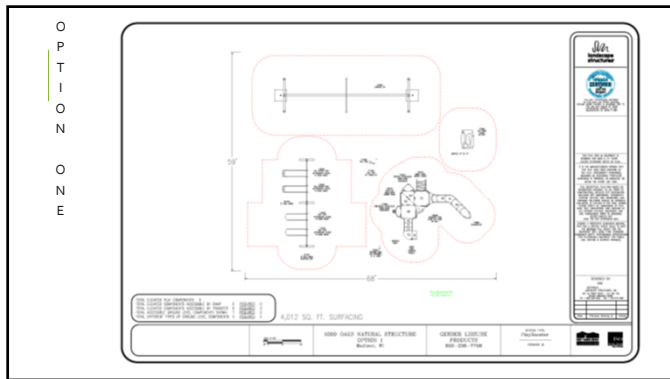


## PUBLIC INPUT MEETING #1 RECAP

1. Existing Topography & Vegetation
2. Future Development in the Area
3. Typical Park Amenities
4. Survey
5. Design your Park Exercise







## PLAYGROUND SURFACING

- ENGINEERED WOOD FIBER
- COATED RUBBER MULCH



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## NEXT STEPS, STAY CONNECTED!

THOUSAND OAKS PARK MASTER PLAN

[www.cityofmadison.com/parks/projects/](http://www.cityofmadison.com/parks/projects/)

Twitter: @playmadison

Facebook: Madison Parks, @cityofmadisonparks

Project Contact:

Sarah Lerner

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