

# Acacia Ridge Park Development Plan

9251 Watts Road

City of Madison Parks Division

Madison, WI



play  
**MADISON  
PARKS**

Board of Park Commissioners  
January 11, 2023



**Prepared by the City of Madison Parks Division**

Eric Knepp, Parks Superintendent  
Lisa Laschinger, Assistant Parks Superintendent  
CJ Ryan, Assistant Parks Superintendent

**Development Plan Staff Team**

Sarah Grimalkin, Landscape Architect  
Adam Kaniewski, Landscape Architect  
Ann Freiwald, Park Planning and Design Manager

**City of Madison Board of Park Commissioners**

Moira Harrington  
Yannette Figueroa Cole  
Chandra M. Miller Fienen  
Emily R. Gnam  
Catie McDonald Shannon  
Ben D. Williams

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## INTRODUCTION

Acacia Ridge Park is a 10.21-acre park located on the far west side of Madison, located at 9251 Watts Road, and was acquired by the City of Madison Parks Division in 2019. Following the National Recreation and Parks Association recommendations, Acacia Ridge Park is classified as a neighborhood park and has a service area of 1/2 mile. The nearest developed parks to this location are Cardinal Glenn, Sugar Maple, and Thousand Oaks. Sunshine Ridge and Old Timber Parks are also near Acacia Ridge Park, but at this time are undeveloped. See Adjacent Parks Map (Exhibit 1).

It is the intention of the Parks Division that this area's parks and amenities act as a cohesive system in order to maximize recreational potential. Therefore, in an effort to address the greater far west planning area as a whole, three undeveloped parks were included in this development planning process, including: Acacia Ridge, Sunshine Ridge, and Old Timber Parks. These parks underwent the site inventory and analysis and public input process as a group; however each has a separate development plan document and corresponding report.

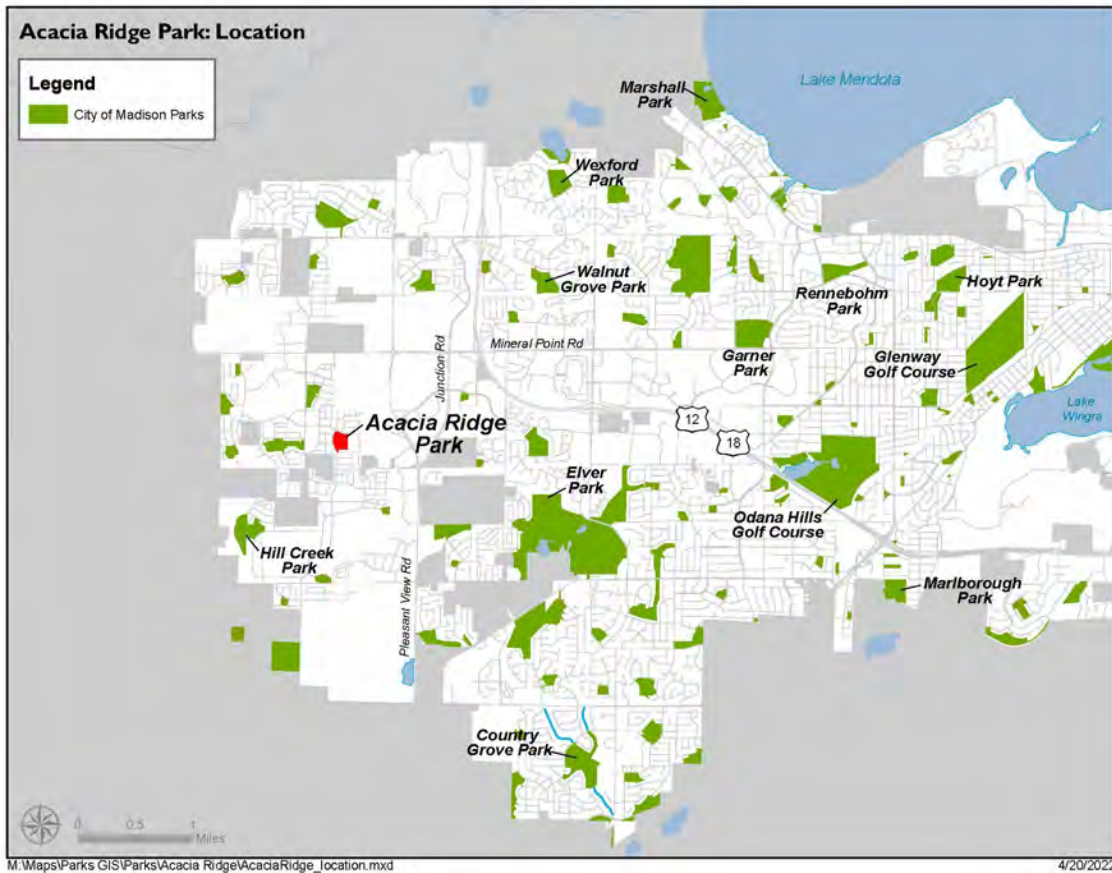


Photo: Location of Acacia Ridge Park

## HISTORY

The parcel for Acacia Ridge Park has extensive history as agricultural property. In the year 2019, this parcel was dedicated as public parkland in Outlot 20 as part of the Acacia Ridge development (see Exhibit 2). Acacia Ridge Park and the surrounding neighborhood are part of the Pioneer Neighborhood Development Plan (see Exhibit 3).

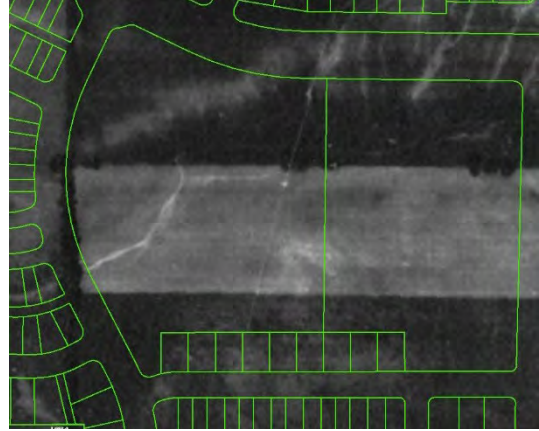


Photo: Aerial view of Acacia Ridge Park, circa 1937



Photo: Aerial view of Acacia Ridge Park, circa 2020.

## **EXISTING PLANNING DOCUMENT**

The Pioneer Neighborhood Development Plan contains general recommendations for park acreage and location for this area, including for Acacia Ridge, Sunshine Ridge, and Old Timber Park. However, as an undeveloped park, and a relatively new acquisition, Acacia Ridge Park has not previously undergone any planning processes by the Parks Division.

## **EXISTING CONDITIONS**

Acacia Ridge Park consists of 10.21 acres of abandoned agricultural crop field. The parcel slopes downwards from the east to the west, with steeper slopes along the western boundary, which can be seen on the Topography Map (see Exhibit 4). A majority of the park area features slopes between 1-5% as shown in the Slope Analysis Map (see Exhibit 5).

The dominant soils on site are Troxel and Plano Silt Loams; typical characteristics of these soils include 0-6% slopes and a well-drained profile.

A vegetation survey was not undertaken, as the few existing deciduous trees were removed during mass grading of the parcel.

## **CURRENT USES AND MAINTENANCE PRACTICES**

As an undeveloped park, Acacia Ridge Park offers no formal amenities. The parcel is open to the public for unprogrammed activities.

There are no current maintenance practices at the time of the writing of this report.

## **PARK NAMING PROCESS**

Park parcels receive “working names” when the City of Madison becomes the owner of the land. The names for the three parks involved in this development planning process, Acacia Ridge, Acer (now Sunshine Ridge), and Birchwood South (now Old Timber), are examples of working names. The Parks Division presented the official park naming policy and process to the public during both public meetings, and invited suggestions for new park names to be submitted through the community survey. At the second public input meeting, Parks staff polled participants on which new, official name they preferred. The Long Range Planning Committee then reviewed these names, which were adopted at the December 2022 Board of Park Commissioners meeting.

Acacia Ridge Park received no suggestions for a new name, and so the official name shall remain the same.

## **DEVELOPMENT PLAN PROCESS AND PUBLIC INPUT**

The development plan process included public input meetings (PIM), a community survey, and review by the Board of Park Commissioners, which is consistent with the adopted [Park Master Plan Policy](#).

### **Public Input Meeting #1**

The first public input meeting (PIM) was held on June 23, 2022 and was advertised with signs placed in the park, postcards sent to residents within a 1/2 mile radius of the park, email notifications sent to the alder and Cardinal Glenn and Birchwood Oaks neighborhood associations, social media posts, and on the Parks Project webpage. The public input meeting provided history, background, and context for the sites and elicited neighborhood input on the park and potential amenities. This meeting was recorded and, along with a PDF version of the presentation, made available on the Park Project webpage.

### **Online Community Survey**

To gather additional feedback, a community survey was created to gauge the desire for specific amenities that are typically offered within neighborhood parks while also identifying seasonal usage patterns and demographic information. A additional section was designed to elicit feedback and ideas regarding the names of the parks involved in this development planning effort. This survey was made available online and garnered 146 individual responses. The results of the survey were then compiled; these results can be seen in Exhibit 6.

### **Neighborhood Association Meeting**

Representatives from the Cardinal Glenn and Birchwood Oaks neighborhood associations also independently gathered feedback, and met with Parks staff on August 1, 2022 to discuss their findings in relation to the draft development plans.

### **Public Input Meeting #2**

After analyzing the input received at the first public information meeting, through the community survey, and from the neighborhood associations, two development design concepts were created. These development plans were provided for the community to review at a second public input meeting which was held on August 11, 2022. The second meeting was advertised with signs placed in the park, email notifications sent to the alder and Cardinal Glenn and Birchwood Oaks neighborhood associations, email notifications to those who attended the previous PIM, social media posts, and on the Parks Project webpage. The majority of attendees expressed a preference for the final proposed development plan for Acacia Ridge Park. This meeting was also recorded and made available on the Project webpage. The presentations provided at both public input meetings can be seen in Exhibit 7.



## **DEVELOPMENT PLAN PROPOSED IMPROVEMENTS**

For all three parks the top desired amenities identified through the development planning process were hiking/walking paths, sun/picnic shelters, off-leash dog areas, and preservation of the existing natural areas. Overall, there was strong representation and support for the broader themes of socializing, nature, shade, connectivity (in particular for pedestrians and bicyclists), variety (in terms of recreational opportunities), and canine access. The proposed park development plan for Acacia Ridge Park (see Exhibit 8) took into consideration the topography, existing vegetation, and public input received by Parks staff.

### **Native Vegetation**

The development plan includes the addition of “no-mow” vegetation areas along the south and west boundaries of the park. Parks staff received several comments supporting the reintroduction of native vegetation in the park, as neighbors were in support of providing resources for wildlife and minimizing mowing. Additionally, over 82% of survey responses indicated natural areas as fairly or very important. The native vegetation also provides a buffer between residential lots and park users, and provides additional interest for the proposed off-road recreational biking.

### **Off-Road Recreational Biking (Single Track Bike Facility)**

With a narrow traffic corridor and minimal impact on the surrounding landscape, single track offers unpaved, one-way trails for non-motorized bicycles to traverse. Often, single tracks will take advantage of topography changes and add obstacles to introduce differing levels of challenges. The conceptual single track shown on the development plan will travel around the edges of Acacia Ridge Park, meandering through the native vegetation and steeper topography in the south west corner. The exact alignment of the single track path will be determined at a later date.

### **Sun Shelter**

An open-sided sun shelter with picnic tables is included in the proposed development plan. The new shelter will be located near the Community Recreation Area in the north-west corner of the park, affording neighbors a shaded seating area from which to supervise children and a space to hold informal gatherings (a feature currently lacking in the neighborhood per public input responses). In the community survey, over 80% of the respondents thought a sun shelter was fairly or very important to include in the development plan.

### **Community Recreation Area**

The overarching goal of the Community Recreation Area is to provide the neighborhood with a space which supports gathering and socialization. The Parks Division intends to achieve this goal at Acacia Ridge Park by providing amenities such as lawn games (bag toss, ladder golf, etc.) and a bicycle play feature for younger children. These amenities would complement the proposed single track and

sun shelter, and provide neighbors with a more comprehensive recreation experience which is appealing to a wide range of ages.

### **Adult Soccer Field**



In response to a lack of field sport amenities on the far west side, as well as the anticipated construction of a Madison Metropolitan School District (MMSD) facility immediately adjacent to Acacia Ridge Park, a proposed adult soccer field was included in the development plan. Several other existing City of Madison parks are located adjacent to school facilities, for example Elvehjem Elementary and Monona High School, and due to the limited size of the MMSD parcels these schools have come to rely, at least in part, on park property to meet their recreation needs. This adult soccer field area may be left unstriped or is large enough to be striped in a variety of formats, providing a flexible response to the needs of the school and of the neighborhood.

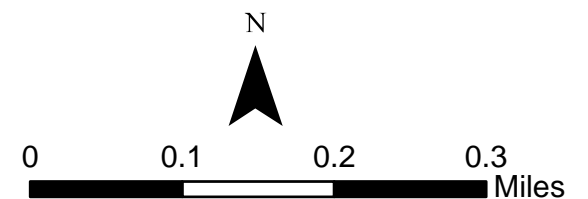
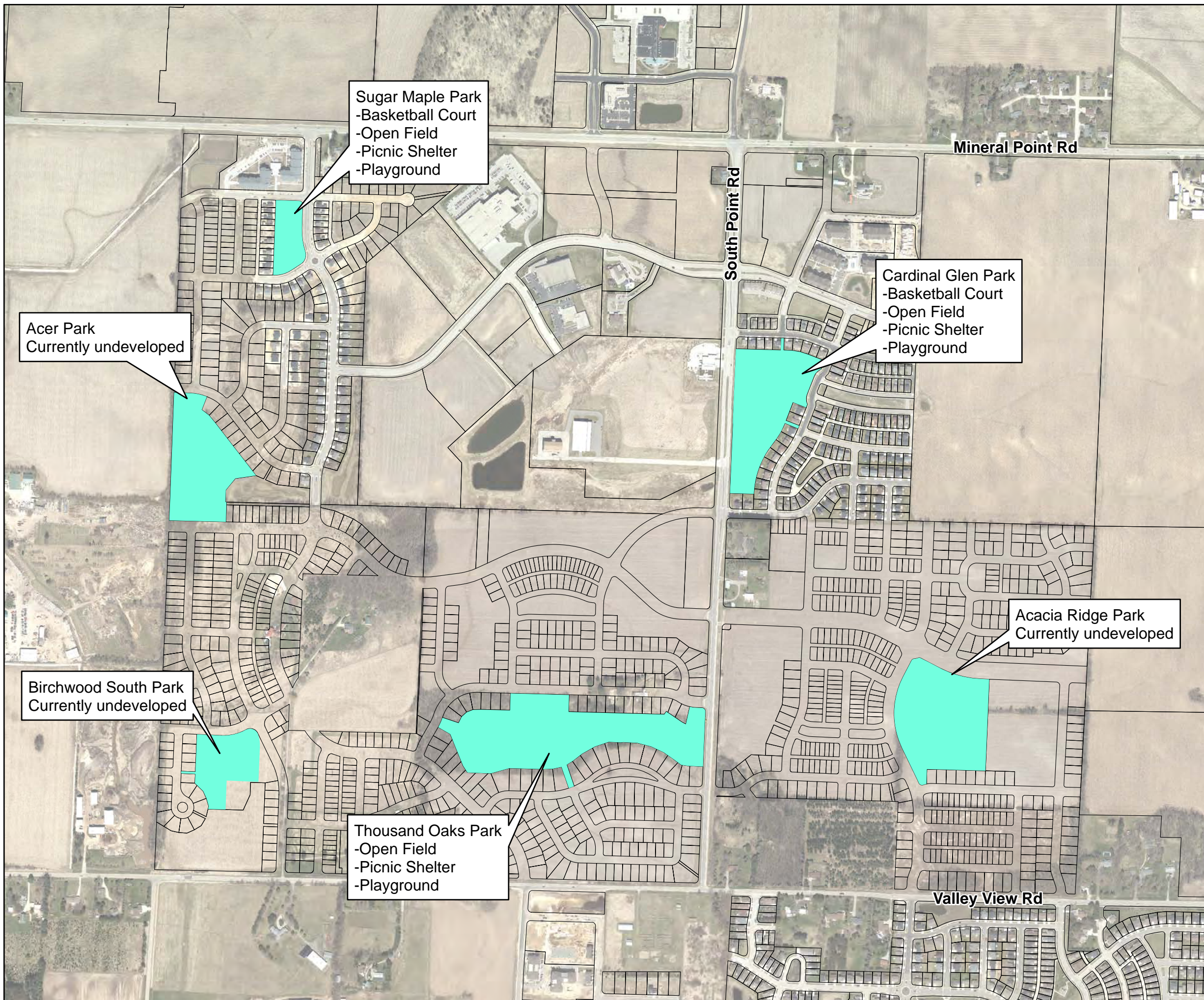
### **Baseball/Softball Backstop**

Similar to the adult soccer field, a backstop is proposed in order to provide the neighborhood with a space for pickup games and to help meet the recreation needs of the anticipated MMSD facility. Approximately 16% of survey responses indicated a backstop as a fairly or very important amenity to provide at Acacia Ridge Park. However, due to the potential recreational benefits of a backstop, combined with the reasonable initial investment, limited need for ongoing maintenance, and lack of conflict with other park uses, Parks staff have included a backstop in this development plan.

# Exhibit 1: Existing Recreation Inventory

## Legend

-  City of Madison Park
-  Ownership Parcels



# ACACIA RIDGE

LOT 1, CERTIFIED SURVEY MAP NO. 10681, OUTLOT 1, CARDINAL GLENN AND LANDS LOCATED IN ALL 1/4'S OF THE SE1/4 AND IN THE SW1/4 OF THE NE1/4 OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 8 EAST, 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 *February 20, 2019*

*Brett T. Stoffregan*  
 Department of Administration

**SURVEYOR'S CERTIFICATE**

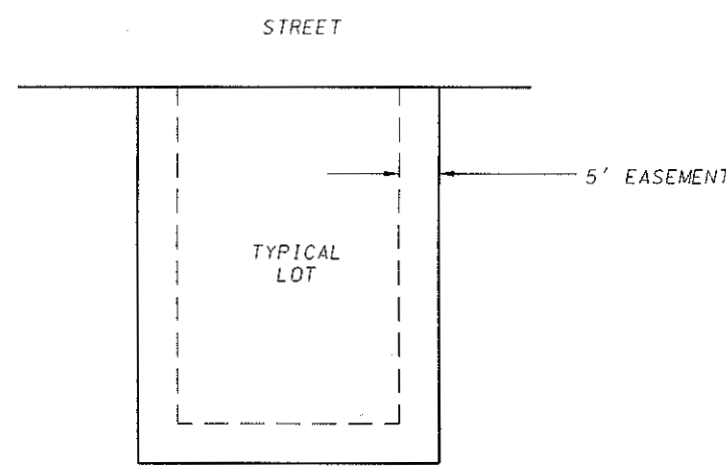
I, Brett T. Stoffregan, Professional Land Surveyor S-2742 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the City of Madison, and under the direction of the owners listed below, I have surveyed, divided and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

Lot 1, Dane County Certified Survey Map No. 10681, recorded in Volume 63 of Certified Survey Maps on pages 224-225 as Document Number 3657230, Outlot 1, Cardinal Glenn, recorded in Volume 58-083A of Plats on pages 421-425 as Document Number 4089593 and lands located in the NE1/4, NW1/4, SW1/4 and the SE1/4 of the SE1/4 and in the SW1/4 of the NE1/4 of Section 28, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin, described as follows:

Beginning at the Southeast corner of said Section 28; thence S89°56'35"W, 1278.46 feet along the South line of said SE1/4 to a point on the Southerly extension of the East line of Lot 4, Certified Survey Map No. 1338, recorded in Volume 5 of Certified Survey Map on pages 295-296 as Document Number 1383787; thence N00°48'16"E, 659.55 feet along the East line of and to the Northeast corner of said Lot 4; thence S89°57'16"W, 1303.56 feet along the North line of Lots 1 through 4, Certified Survey Map No. 1338 to the East right-of-way line of South Point Road; thence N00°47'47"E, 1286.66 feet along said East right-of-way line and a line feet 16.50 feet East of the West line of said SE1/4; thence N88°25'58"E, 7.01 feet along a jog in said East right-of-way line; thence N00°47'47"E, 396.73 feet along said East right-of-way line and a line 23.50 feet East of the West line of said SE1/4; thence N89°51'04"E, 311.46 feet; thence N00°49'10"E, 299.87 feet to a point on the South right-of-way line of Harvest Moon Lane; thence N89°56'47"E, 207.84 feet along said South right-of-way line to a point of curve; thence Northeasterly along said South right-of-way line on a curve to the left which has a radius of 231.50 feet and a chord which bears N65°07'28"E, 27.41 feet to a point of reverse curve; thence Southeasterly along a curve to the right which has a radius of 15.00 feet and a chord which bears S71°03'06"E, 22.02 feet to a point of compound curve; thence Southeasterly along curve to the right which has a radius of 72.00 feet and a chord which bears S21°58'24"E, 4.68 feet; thence N89°56'47"E, 721.82 feet along the South line Cardinal Glenn to the Southeast corner of Lot 1, Cardinal Glenn; thence S00°44'27"W, 0.30 feet to a point on the North line of said SE1/4; thence N89°57'06"E, 1311.48 feet the North line of said SE1/4 to the East 1/4 corner of said Section 28; thence S01°20'36"W, 2643.69 feet along the East line of said SE1/4 to the point of beginning, Containing 5,900.163 square feet (135.449 acres).

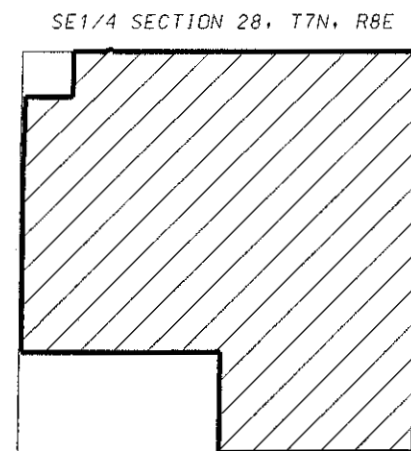
Dated this 15th day of October, 2018.  
 Revised this 5th day of February, 2019.  
 Revised this 14th day of February, 2019.

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

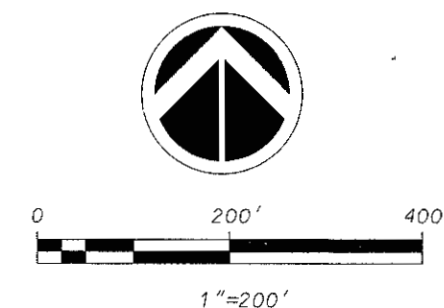


- Easement is 12 feet on perimeter of the plot.
- Easements are not required on lines shared with streets or greenways.

**PUBLIC DRAINAGE EASEMENT DETAIL**  
 NOT TO SCALE  
 SEE NOTE 1 ON SHEET 9



LOCATION MAP  
 NOT TO SCALE



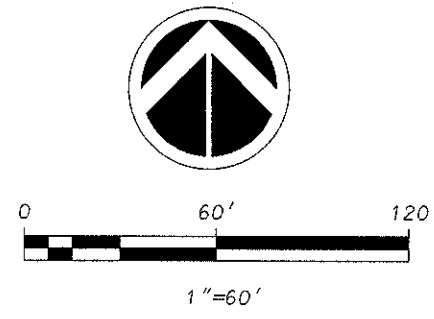
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 Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified February 19, 2019

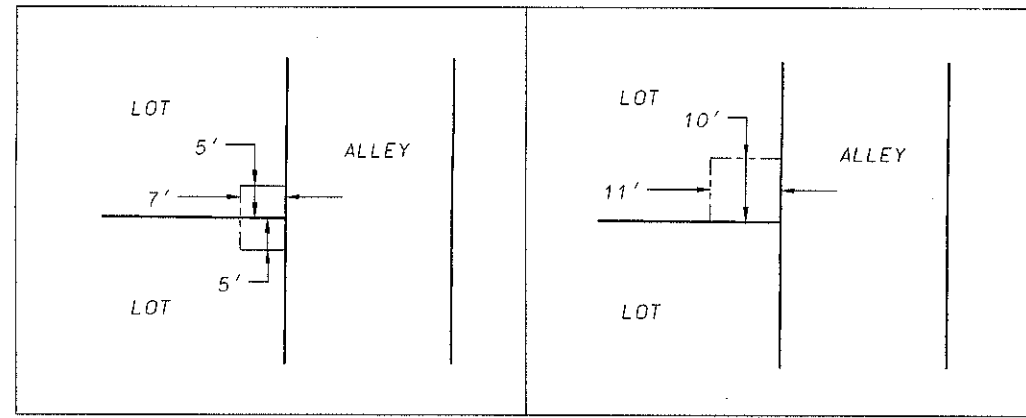
*Renee M. Pomy*  
 Department of Administration



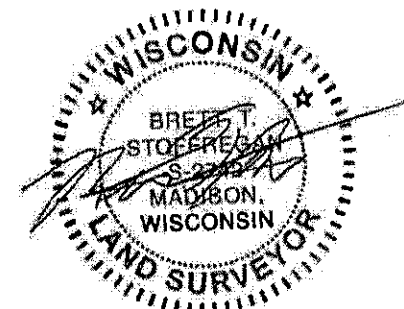
BEARINGS REFERENCED TO THE EAST LINE  
 OF THE SOUTHEAST QUARTER OF SECTION 28, T7N, R8E  
 WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)  
 BEARING S01°20'36"W

### LEGEND

- ⊙ Found 1-1/4" Iron Rebar
- ⊙ Found 1" Iron Pipe
- ⊙ 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 8, sheet 9)
- ( ) Recorded as information



PUBLIC UTILITY EASEMENT DETAILS  
 1"=30'



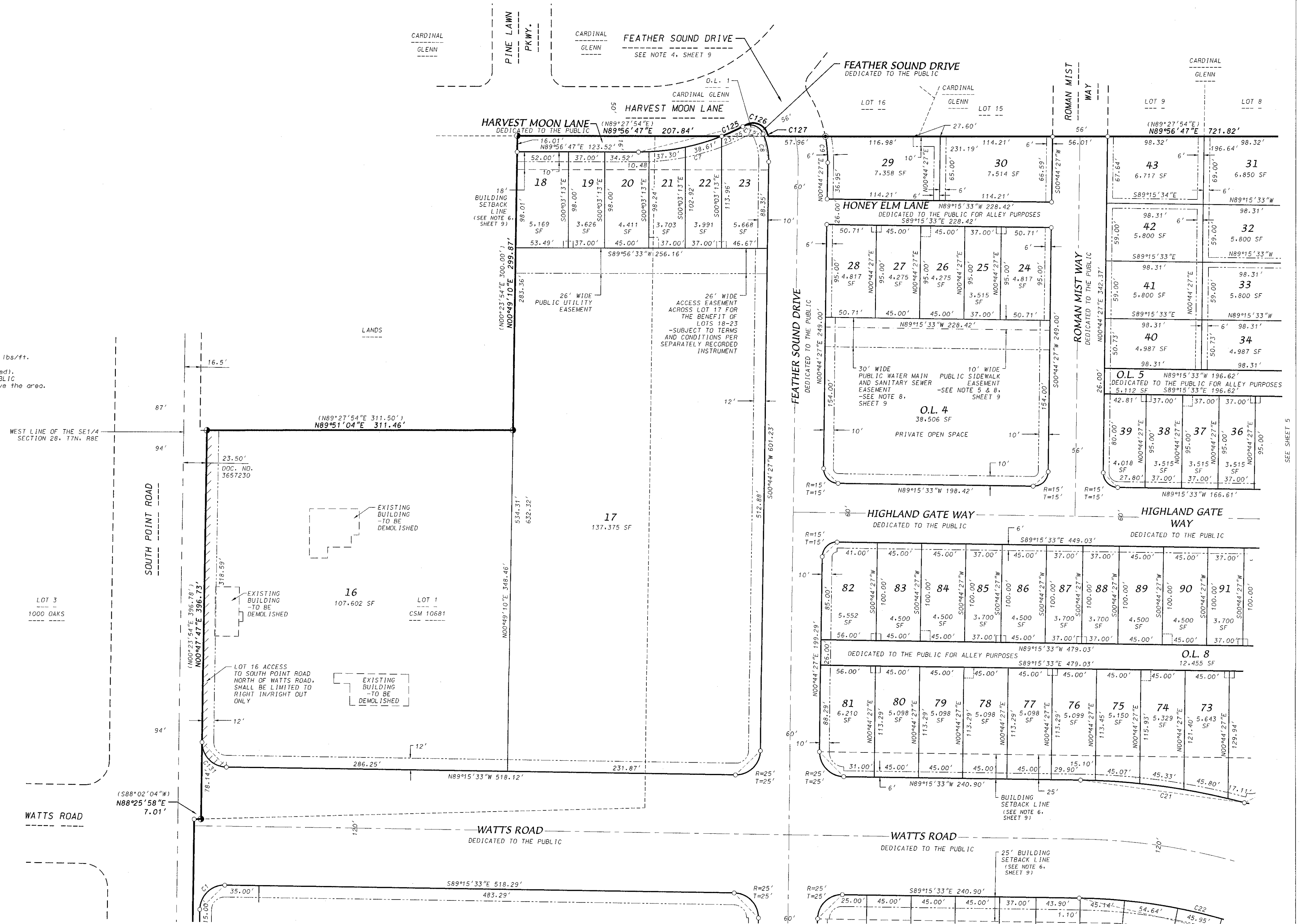
10/18/18  
 REV 2/5/19  
 REV 2/14/19

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:15-07-133



SEE SHEET 3

SEE SHEET 5

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 February 14, 2019

Department of Administration



Scale: 1"=60'

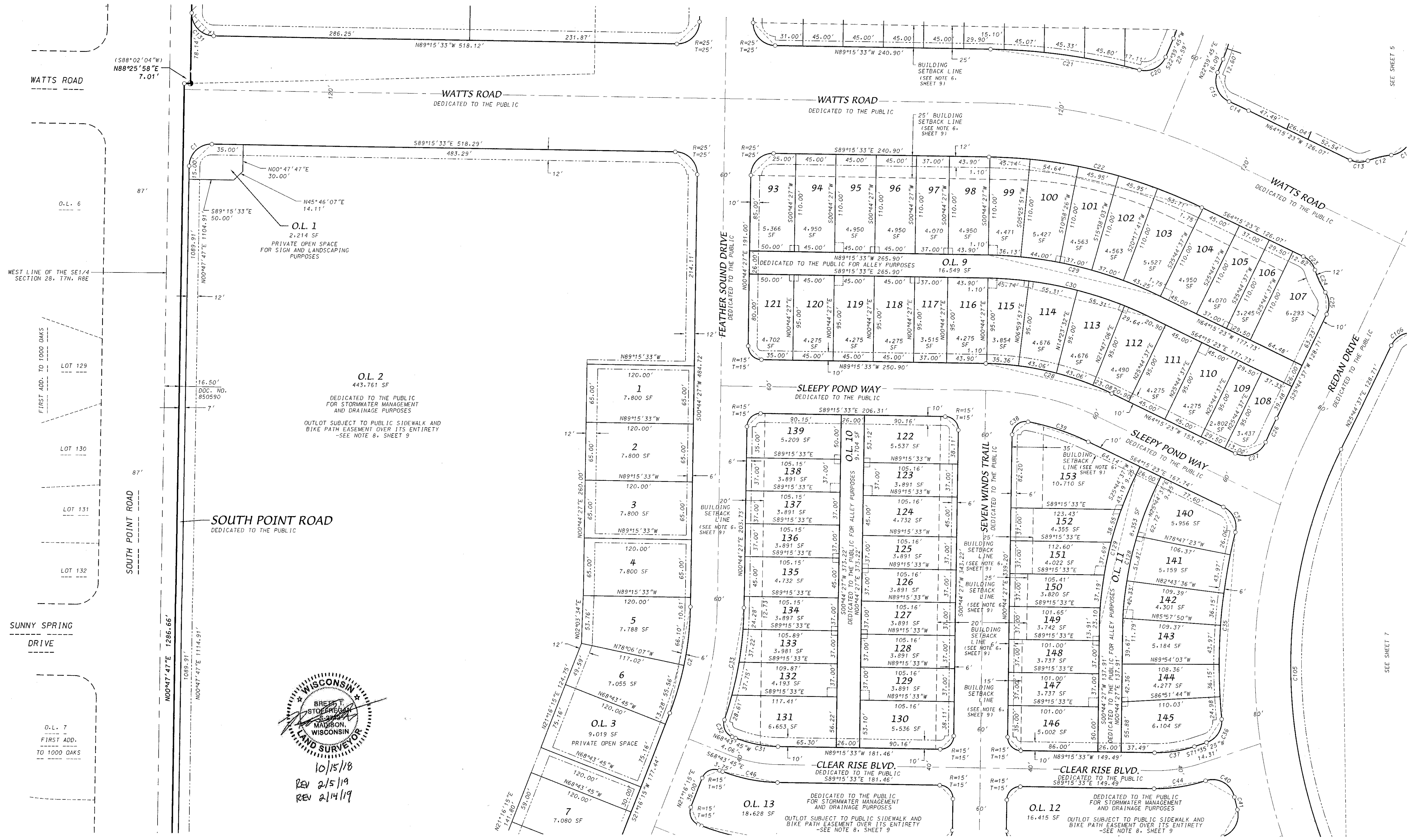
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WISCONSIN  
BRETT STOEHR  
MADISON, WISCONSIN  
LAND SURVEYOR

10/15/18  
REV 2/5/19  
REV 2/14/19

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

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Department of Administration



SEE SHEET 3



O.L. 7  
 FIRST ADD.  
 TO 1000 OAKS

O.L. 1  
 CSM 13155

LOT 179  
 FIRST ADD.  
 TO 1000  
 OAKS

TAWNY ACORN  
 DRIVE

LOT 222  
 FIRST ADD.  
 TO 1000 OAKS

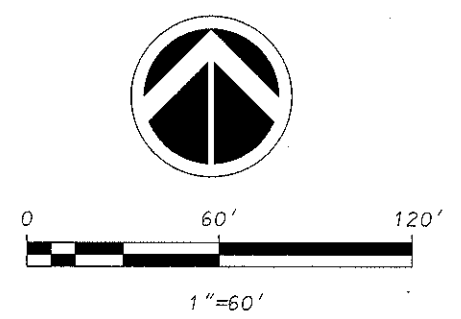
SEE SHEET 7

SEE SHEET 8



10/15/18  
 REV 2/5/19  
 REV 2/14/19

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 WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)  
 BEARING 501°20'36"W

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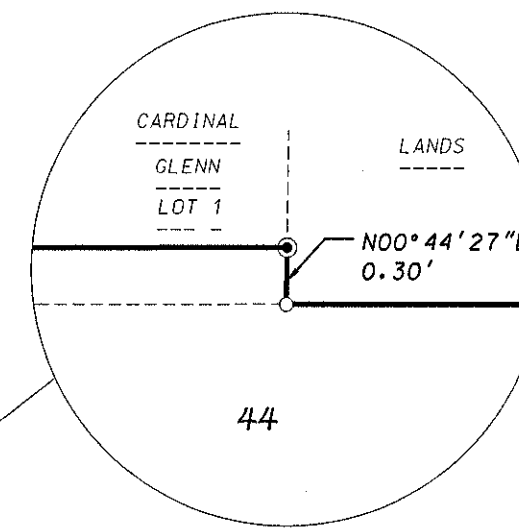
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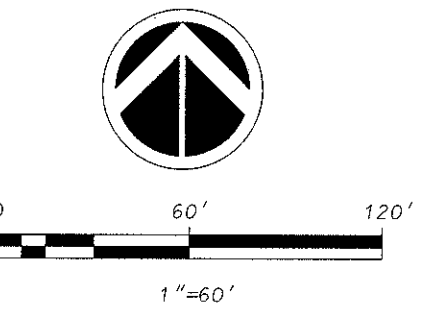
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Certified February 19, 2019

René M. Dan  
 Department of Administration



WISCONSIN  
 BRETT STOFFER  
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 10/15/18  
 REV 2/5/19  
 REV 2/14/19



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FN:15-07-133



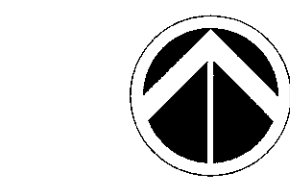
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Certified February 17, 2019

*Kevin M. Dwyer*  
 Department of Administration



0 60' 120'

1"=60'

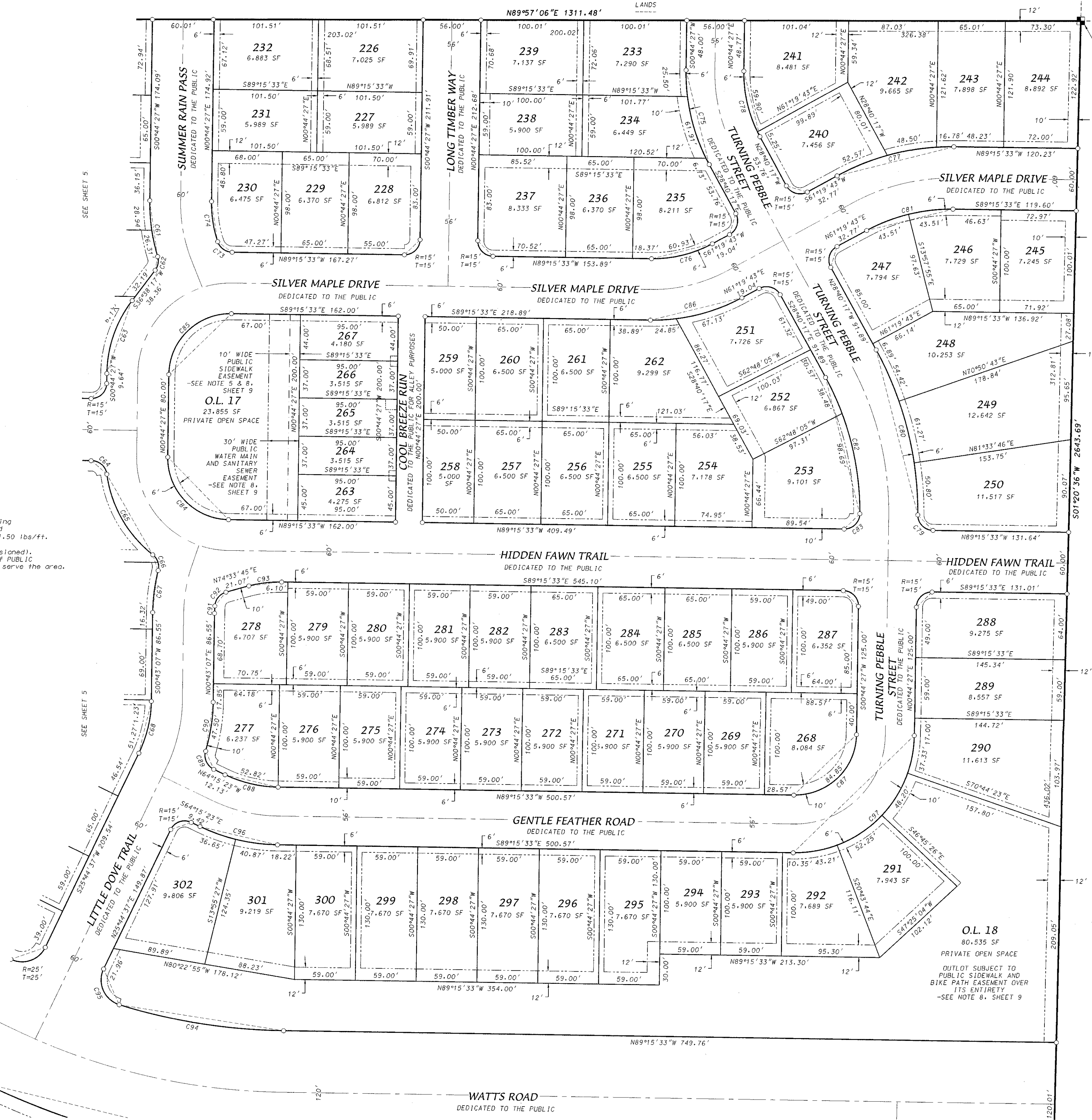
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10/15/18  
 REV 2/15/19  
 REV 2/14/19



EAST 1/4 CORNER  
 SECTION 28, T7N, R8E  
 FOUND BRASS CAP  
 MONUMENT  
 WISCONSIN COUNTY COORDINATE  
 SYSTEM (DANE ZONE)  
 N: 474,937.62  
 E: 778,897.64  
 PER CITY OF MADISON  
 N: 474,937.67  
 E: 778,897.68

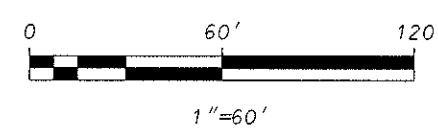
# ACACIA RIDGE

LOT 1, CERTIFIED SURVEY MAP NO. 10681, OUTLOT 1, CARDINAL GLENN AND LANDS  
LOCATED IN ALL 1/4'S OF THE SE1/4 AND IN THE SW1/4 OF THE NE1/4 OF SECTION 28,  
TOWNSHIP 7 NORTH, RANGE 8 EAST, 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.

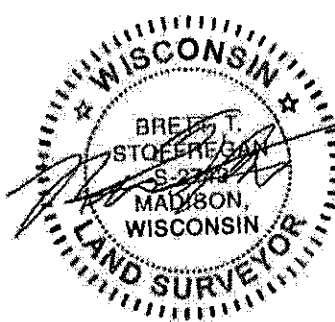
Certified February 19, 2019

*Perini & Don*  
Department of Administration



BEARINGS REFERENCED TO THE EAST LINE  
OF THE SOUTHEAST QUARTER OF SECTION 28, T7N, R8E  
WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)  
BEARING 501°20'36"W

SEE SHEET 3



10/15/18  
REV 2/15/19  
REV 2/14/19

### LEGEND

- Found 1-1/4" Iron Rebar
- Found 1" Iron Pipe
- 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 BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area. (See note 8, sheet 9)
- ( ) Recorded as information

**D'ONOFRIO KOTTKE AND ASSO**  
7530 Westward Way, Madison,  
Phone: 608.833.7530 • Fax: 608.833.1007  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:15-07-133

O.L. 18

O.L. 20  
444,852 SF  
DEDICATED TO THE PUBLIC  
FOR PARK PURPOSES  
OUTLOT SUBJECT TO PUBLIC SIDEWALK AND  
BIKE PATH EASEMENT OVER ITS ENTIRETY  
-SEE NOTE 8, SHEET 9

312  
348,466 SF

O.L. 19  
20,395 SF  
DEDICATED TO THE  
PUBLIC FOR  
STORMWATER MANAGEMENT  
AND DRAINAGE PURPOSES

303  
7,080 SF

304  
7,080 SF

305  
7,080 SF

306  
7,080 SF

307  
7,080 SF

308  
7,080 SF

309  
7,080 SF

310  
7,080 SF

311  
11,404 SF

RUSTIC PINE ROAD  
DEDICATED TO THE PUBLIC

RUSTIC PINE ROAD  
DEDICATED TO THE PUBLIC

SEE SHEET 8

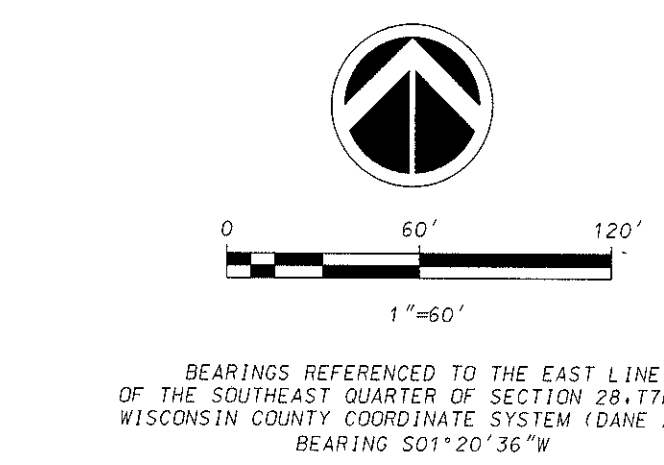
# ACACIA RIDGE

LOT 1, CERTIFIED SURVEY MAP NO. 10681, OUTLOT 1, CARDINAL GLENN AND LANDS  
 LOCATED IN ALL 1/4'S OF THE SE1/4 AND IN THE SW1/4 OF THE NE1/4 OF SECTION 28,  
 TOWNSHIP 7 NORTH, RANGE 8 EAST, 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 February 14, 2014  
 Dennis H. Perry  
 Department of Administration

**LEGEND**

- Found 1-1/4" Iron Rebar
- Found 1" Iron Pipe
- 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 8, sheet 9)
- Recorded as information



WISCONSIN  
 BRETT T. STORVICK  
 LAND SURVEYOR  
 MADISON, WISCONSIN  
 10/15/18  
 REV 2/5/19  
 REV 2/14/19



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:15-07-133

PER CITY OF MADISON  
 N:472,294.66  
 E:178,835.67

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 February 14, 2019

Renee M. Pomy Department of Administration

# ACACIA RIDGE

LOT 1, CERTIFIED SURVEY MAP NO. 10681, OUTLOT 1, CARDINAL GLENN AND LANDS LOCATED IN ALL 1/4'S OF THE SE1/4 AND IN THE SW1/4 OF THE NE1/4 OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

### NOTES

1. 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, EXCEPT where shown otherwise on the face 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 agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

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.

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

- 2. The City will not install lighting in the alley, 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 the private interests.
3. Lots within this subdivision are subject to impact fees that are due and payable at the time building permits are issued.
4. Feather Sound Drive was renamed from Vintage Drive on July 11, 2017 by the Common Council, RES-17-00547, File ID 47317.
5. 10' Wide Public Sidewalk Easement within Outlots 4 and 17: This is a Type IV Public Sidewalk. The adjacent Lot owners shall be responsible to clear snow and ice for the portion adjacent to their Lot.
6. All Building Setback Lines shown on this plat are to be enforced by the City of Madison.
7. All roads ending at the edge of the plat are intended to be extended into adjoining lands in the future. Watts Road and Redon Drive are a vital part of the City's street network and will be extended off-site in the future as part of adjacent development approvals. Watts Road will be extended and potentially expanded in the future within its current right of way.
8. Public Easement terms and conditions:

#### 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 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 Area: 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 Water Main 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 City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public underground water main purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Water Main 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 Area: 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 Water Main 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 Water Utility General Manager.

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 City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by 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 Area: 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 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 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.

Limitations on Use of Easement Area: 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 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 Storm Water Management and Drainage 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 City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public storm water management and drainage 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 Water Management and Drainage Facilities and also to grade any pond or waterway 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 Area: 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 Water Management and Drainage 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.

- 9. The future single-family residences on Lots 18-23 shall be limited in height to two stories and 35 feet consistent with the maximum allowed height of homes to the north in the Cardinal Glen subdivision.
10. No driveway shall be constructed that interferes with the orderly operation of a pedestrian walkway.

#### Outlot Designation

- 1 - Private Open Space for Sign and Landscaping purposes.
2 - Dedicated to the Public for Stormwater Management and Drainage Purposes, Public Sidewalk and Bike Path Easement
3 - Private Open Space
4 - Private Open Space
5 - Dedicated to the Public for Alley Purposes
6 - Dedicated to the Public for Alley Purposes
7 - Dedicated to the Public for Alley Purposes
8 - Dedicated to the Public for Alley Purposes
9 - Dedicated to the Public for Alley Purposes
10 - Dedicated to the Public for Alley Purposes
11 - Dedicated to the Public for Alley Purposes
12 - Dedicated to the Public for Stormwater Management and Drainage Purposes, Public Sidewalk and Bike Path Easement
13 - Dedicated to the Public for Stormwater Management and Drainage Purposes, Public Sidewalk and Bike Path Easement
14 - Dedicated to the Public for Alley Purposes
15 - Reserved for Future Development
16 - Dedicated to the Public for Stormwater Management and Drainage Purposes, Public Sidewalk and Bike Path Easement
17 - Private Open Space
18 - Private Open Space, Public Sidewalk and Bike Path Easement
19 - Dedicated to the Public for Stormwater Management and Drainage Purposes.
20 - Dedicated to the Public for Park Purposes, Public Sidewalk and Bike Path Easement
21 - Dedicated to the Public for Alley Purposes
22 - Dedicated to the Public for Alley Purposes

12. Distances shown along curves are chord lengths.



10/15/18
REV 2/5/19
REV 2/14/19

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:15-07-133

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 *February 17, 2019*  
*Devin M. Pomy*  
Department of Administration

# ACACIA RIDGE

LOT 1, CERTIFIED SURVEY MAP NO. 10681, OUTLOT 1, CARDINAL GLENN AND LANDS  
LOCATED IN ALL 1/4'S OF THE SE1/4 AND IN THE SW1/4 OF THE NE1/4 OF SECTION 28,  
TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CURVE TABLE																								
CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING	CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING	CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING	
1		25.00	35.34	39.25	N45°46'07"E	89°56'40"		49		25.00	34.06	37.47	S65°13'38"E	85°52'26"	OUT-S22°17'25"E	110		540.00	116.90	117.13	N06°16'16"W	12°25'42"	OUT-N12°29'07"W	
2		340.00	121.18	121.83	S11°00'21"W	20°31'48"		50		640.00	57.10	57.12	S24°50'50"E	05°06'50"		351		540.00	33.07	33.08	N01°48'42"W	03°30'34"		
5		340.00	66.10	66.21	S06°19'10"W	11°09'26"		51		200.00	97.26	98.24	S76°40'06"W	28°08'42"		DL21		540.00	26.10	26.10	N04°57'03"W	02°46'08"		
3		340.00	55.56	55.62	S18°35'04"W	09°22'22"		171		200.00	70.70	71.07	S72°46'33"W	20°21'36"		322		540.00	57.93	57.96	N09°24'37"W	06°09'00"		
8		360.00	128.30	128.99	S11°00'21"W	20°31'48"		172		200.00	27.15	27.17	S66°50'54"W	07°47'06"		111		25.00	33.49	36.70	N29°34'07.5"E	84°06'29"		
9		360.00	61.42	61.50	S16°22'39"W	09°47'16"		52		255.00	124.01	125.26	S82°40'06"W	28°08'42"		112		15.00	21.47	23.93	S44°21'24.5"E	91°24'01"		
10		360.00	6.17	6.17	S01°13'55"W	00°58'56"		169		255.00	64.46	64.63	S69°51'26"W	14°31'22"		113		25.00	33.95	37.32	N42°49'31"W	85°32'12"		
4		230.00	160.17	163.60	S70°21'50"W	40°45'14"		168		255.00	60.48	60.63	S83°55'47"W	13°37'20"		114		110.00	40.49	40.73	N10°32'58"E	21°12'46"		
11		230.00	59.59	59.76	S83°17'50"W	14°53'14"		53		281.00	136.65	138.03	N76°40'06"E	28°08'42"		115		25.00	31.00	33.43	N59°28'05"E	76°37'28"	OUT-S71°37'22"E	
12		230.00	63.48	63.68	S69°55'17"W	15°51'52"		173		281.00	22.72	22.72	N88°25'27"E	01°38'00"		116		183.00	25.01	25.03	S86°08'18"E	07°50'14"		
13		230.00	40.10	40.15	S54°59'17"W	10°00'08"		172		281.00	35.32	35.35	N82°30'14"E	07°12'26"		117		15.00	21.47	23.93	S44°21'24.5"E	91°24'01"		
5		120.00	83.57	85.35	S70°21'50"W	40°45'14"		171		281.00	35.64	35.66	N75°15'53"E	07°16'16"		118		183.00	69.30	69.72	S09°34'18.5"E	21°49'49"		
14		120.00	52.43	52.86	S62°36'19"W	25°14'12"		170		281.00	44.26	44.30	N67°06'45"E	09°02'00"		410		183.00	43.82	43.93	S05°31'59.5"E	13°45'11"		
15		120.00	32.40	32.50	S92°58'56"W	15°31'02"		54		170.00	118.39	120.92	N70°21'50"E	40°45'16"		411		183.00	25.78	25.80	S16°26'54"E	08°04'38"		
6		25.00	34.37	39.29	N44°13'53"W	90°03'20"		178		170.00	106.05	107.85	N68°09'42"E	36°21'00"		119		117.00	31.23	31.32	S12°48'04"E	15°20'18"	OUT-S05°08'55"E	
7		231.50	109.20	110.24	N76°18'16"E	27°11'02"	OUT-N62°39'45"E	179		170.00	13.07	13.07	N68°32'20"E	04°24'16"		120		123.00	20.14	20.16	N85°21'38"W	09°23'34"	OUT-N80°39'51"W	
20		231.50	10.48	10.48	N88°38'57"E	02°35'40"		55		180.00	79.54	80.20	N77°58'33"E	25°31'48"	OUT-N69°12'39"E	121		15.00	21.91	24.56	S70°26'09"E	93°48'12"	OUT-S23°32'03"E	
21		231.50	37.30	37.34	N82°43'54"E	09°14'26"		56		15.00	18.22	19.58	S77°24'04"E	74°46'34"		122		183.00	57.82	58.08	N11°23'48"W	18°10'50"	IN-N02°18'23"W	
22		231.50	38.61	38.66	N73°19'39"E	09°34'04"		57		260.00	126.44	127.72	N76°40'06"E	28°08'42"		123		117.00	44.31	44.58	N09°34'18.5"W	21°49'49"		
23		231.50	23.75	23.76	N65°36'11"E	05°52'52"		189		260.00	8.46	8.46	N89°48'30"E	01°51'54"		124		15.00	20.95	23.20	N45°38'35.5"E	88°35'59"		
8		68.00	28.60	28.81	S11°23'48"E	24°16'30"		190		260.00	55.78	55.89	N82°43'04"E	12°18'58"		125		231.50	27.41	27.43	N65°07'28"E	06°47'16"	OUT-S68°31'06"W	
9		128.00	26.58	26.63	N05°13'06"W	11°55'06"	OUT-N11°10'39"W	DL16		260.00	20.01	20.02	N74°21'14"E	04°24'42"		126		15.00	22.02	24.72	S71°03'06"E	94°26'08"	OUT-S61°43'50"W	
10		360.00	131.54	132.28	S11°16'03"W	21°03'12"	OUT-S21°47'39"W	58		191	260.00	43.30	43.35	N67°22'19"E	09°33'08"		127		72.00	4.68	4.68	S21°58'24"E	03°43'16"	IN-N20°06'46"W
61		360.00	11.77	11.77	S11°40'40"W	01°52'26"		191		460.00	217.48	219.56	S13°43'50"E	27°20'50"		128		386.00	167.11	168.44	N13°14'32"E	25°00'10"		
62		360.00	51.25	51.29	S06°41'47"W	08°09'48"		191		460.00	89.20	89.34	S17°51'47"E	11°07'40"		143		386.00	11.79	11.79	N01°36'57"E	01°45'00"		
63		360.00	41.36	41.38	S14°04'15"W	06°35'08"		192		460.00	90.10	90.24	S06°40'45"E	11°14'24"		142		386.00	42.33	42.35	N05°38'02"E	06°17'10"		
64		360.00	27.83	27.84	S19°34'44"W	04°25'50"		194		460.00	8.05	8.05	S00°33'29"E	01°00'08"		140		386.00	51.47	51.51	N12°36'00"E	07°38'46"		
11		25.00	25.82	27.14	S52°53'19"W	62°11'20"	OUT-S83°58'59"W	59		150.00	48.42	48.63	S09°13'52"W	18°34'34"		141		386.00	62.72	62.79	N21°05'00"E	09°19'14"		
12		120.00	26.79	26.86	S76°17'06"W	14°53'14"		198		150.00	40.91	41.33	S07°46'48"W	15°40'26"		142		386.00	179.79	179.79	S13°14'32"E	25°00'10"		
13		25.00	20.00	20.58	N87°50'05"W	47°09'24"	OUT-N64°15'23"W	199		150.00	7.60	7.60	S17°04'05"W	02°54'08"		143		386.00	51.47	51.51	N12°36'00"E	07°38'46"		
14		685.00	24.06	24.06	N65°15'46"W	02°00'46"	OUT-N66°16'09"W	60		184.00	59.39	59.66	S09°13'52"W	18°34'34"		140		386.00	62.72	62.79	N21°05'00"E	09°19'14"		
15		25.00	39.02	38.80	N21°48'12"W	88°55'54"		199		184.00	17.84	17.85	S15°44'26"W	05°33'29"		129		183.00	179.79	179.79	S13°14'32"E	25°00'10"		
16		180.00	68.45	68.87	N11°42'06"E	21°55'18"		200		184.00	41.72	41.81	S06°27'09"W	13°01'08"		153		412.00	43.19	43.21	S22°44'21"W	06°00'32"		
65		180.00	12.60	12.60	N20°33'24"E	04°00'42"		61		180.00	55.09	55.30	S08°03'39"E	11°56'12"	OUT-S16°51'45"E	152		412.00	36.55	36.57	S17°03'11"W	05°21'48"		
66		180.00	36.97	37.03	N12°45'24"E	11°47'18"		203		180.00	28.94	28.97	S03°52'13"E	09°13'20"		151		412.00	37.69	37.71	S11°44'58"W	05°14'38"		
67		180.00	19.22	19.23	N03°48'06"E	06°07'18"		204		180.00	26.31	26.33	S12°40'19"E	08°22'52"		150		412.00	37.19	37.20	S06°32'27"W	05°10'24"		
17		302.00	114.84	115.55	N11°42'06"E	21°55'18"		62		15.00	13.50	14.01	S09°53'16"W	53°30'02"		149		412.00	23.11	23.11	S02°20'51"E	03°12'48"		
64		302.00	9.22	9.22	N21°47'16"E	01°44'58"		63		120.00	73.96	75.18	S18°41'22"W	35°53'50"		130		280.00	91.97	92.39	N81°17'18"E	18°54'18"	OUT-N71°50'09"E	
66		302.00	59.02	59.08	N18°06'50"E	11°40'42"		64		120.00	45.18	46.21	S48°26'34"E	8°11'58"	OUT-S07°37'35"E	157		280.00	13.34	13.34	N89°22'34"E	02°43'46"		
62		302.00	37.00	37.03	N11°48'09"E	07°01'28"		65		120.00	90.14	92.41	S29°41'13"E	44°07'16"	OUT-S51°44'51"E	158		280.00	46.97	47.02	N83°12'02"E	09°37'18"		
61		302.00	39.76	39.79	N04°30'56"E	07°32'58"		66		15.00	16.25	17.17	S18°57'23"E	65°34'56"	OUT-S13°50'05"W	169		280.00	32.01	32.03	N75°06'46"E	06°33'14"		
18		276.00	104.96	105.60	S11°42'06"E	21°55'18"		214		15.00	9.09	9.23	S34°06'48"E	35°16'06"		131		25.00	35.37	39.29	N44°13'53"W	90°03'20"		
67		276.00	34.62	34.64	S04°20'12"W	07°11'30"		215		15.00	7.84	7.94	S01°19'20"E	30°18'50"		132		123.00	9.58	9.58	N87°49'31"W	04°27'48"	OUT-N85°35'37"W	
68		276.00	13.98	13.98	S13°50'48"W	07°23'32"		67		180.00	41.12	41.21	S07°16'36"W	15°40'26"		133		25.00	15.67	15.94	N72°28'35"E	36°31'44"	IN-N54°12'43"E	
65		276.00	13.98	13.98	S21°12'42"W	02°54'06"		68		120.00	52.00	52.41	S13°13'52"W	25°01'30"		134		25.00	36.89	41.49	S42°23'50"W	95°05'30"		
19		120.00	45.63	45.91	S11°42'06"E	21°55'18"		69		25.00	20.00	20.58	N40°40'42"W	47°09'22"	OUT-N17°06'01"W	135		25.00	34.65	38.29	N46°10'54"W	87°45'02"	OUT-N02°18'23"W	
20		25.00	32.86	35.85	S63°44'46"W	82°10'02"	OUT-N75°10'13"W	70		100.00	28.10	28.19	N25°10'38"W	16°09'14"		136		25.00	34.65	38.29	N46°10'54"W	87°45'02"	OUT-N02°18'23"W	
71		685.00	168.02	168.44	N82°12'53"W	14°05'20"		71		25.00	23.49	24.45	N05°13'51"W	56°02'48"	OUT-N22°47'33"E	72		685.00	168.02	168.44	N82°12'53"W	14°05'20"		
72		685.00	17.11	17.11	N75°53'09"W	01°25'52"		72		440.00	168.30	169.34	N11°46'00"E	22°03'00"		221		440.00	43.96	43.98	N19°55'44"E	05°43'38"		
73		685.00	45.80	45.81	N78°31'02"W	03°49'54"		222		440.00	57.85	57.89	N13°17'45"E	07°32'20"		222		440.00	43.96	43.98	N19°55'44"E	05°43'38"		
74		685.00	45.33	45.34	N82°19'45"W	03°47'32"		223		440.00	57.58	57.62	N05°46'30"E	07°30'10"		223		440.00	57.58	57.62	N05°46'30"E	07°30'10"		

# ACACIA RIDGE

LOT 1, CERTIFIED SURVEY MAP NO. 10681, OUTLOT 1, CARDINAL GLENN AND LANDS  
LOCATED IN ALL 1/4'S OF THE SE1/4 AND IN THE SW1/4 OF THE NE1/4 OF SECTION 28,  
TOWNSHIP 7 NORTH, RANGE 8 EAST, 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 February 19, 2019  
Denise M. Dohm  
Department of Administration

**OWNER'S CERTIFICATE**

Gerald F. Dohm Revocable Living Trust, as owner, does hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Gerald F. Dohm Revocable Living Trust 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, Gerald F. Dohm Revocable Living Trust has caused these presents to be signed this 20<sup>th</sup> day of February, 2019.

Steven J. Dohm, TTEE  
Steven J. Dohm TTEE

Richard E. Dohm, TTEE  
Richard E. Dohm TTEE

STATE OF WISCONSIN  
COUNTY OF DANE ) S.S

Personally came before me this 20<sup>th</sup> day of February, 2019, the above named persons to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission expires 11-13-2020 Sarah Proctor  
Notary Public, Dane County, Wisconsin

NOTARY PUBLIC  
SARAH PROCTOR  
STATE OF WISCONSIN

**OWNER'S CERTIFICATE**

Charlene C. Dohm, as owner, does hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Charlene C. Dohm 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, Charlene C. Dohm has caused these presents to be signed this 22 day of February, 2019.

Malinda Weisenel POA  
Charlene C. Dohm, by Malinda Weisenel, my Agent under POA dated September 27, 2016

STATE OF WISCONSIN  
COUNTY OF DANE ) S.S

Personally came before me this 22 day of February, 2019, the above named person to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires 5-1-20 Ongie Christman  
Notary Public, Dane County, Wisconsin

NOTARY PUBLIC  
ONGIE CHRISTMAN  
STATE OF WISCONSIN



10/15/18  
REV 2/5/19  
REV 2/14/19

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:15-07-133

**OWNER'S CERTIFICATE**

East South Point, 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.

East South Point, 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, East South Point, LLC has caused these presents to be signed by its official officer(s) of said limited liability company, at Madison, Wisconsin this 22 day of February, 2019.

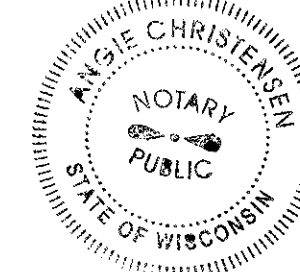
East South Point, LLC

Chris Ehlers  
Chris Ehlers, Authorized Signatory

STATE OF WISCONSIN  
COUNTY OF DANE ) S.S

Personally came before me this 22 day of February, 2019, the above named authorized signatory of the above named East South Point, LLC to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires 5-1-20 Ongie Christman  
Notary Public, Dane County, 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: 22 FEBRUARY 2019

**MADISON COMMON COUNCIL CERTIFICATE**

Resolved that the plat of "Acacia Ridge" located in the City of Madison, was hereby approved by Enactment Number RES-18-00482, File I.D. Number 50995, adopted this 19 day of June, 2018, 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 22 day of February, 2019.

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

**CITY OF MADISON TREASURER'S CERTIFICATE**

I, David M. Gowenda, 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 special assessments as of this 22<sup>nd</sup> day of February, 2019 on any of the lands included in the plat of "Acacia Ridge".

David M. Gowenda  
David M. Gowenda, City Treasurer, 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 25<sup>th</sup> day of February, 2019 affecting the land included in "Acacia Ridge".

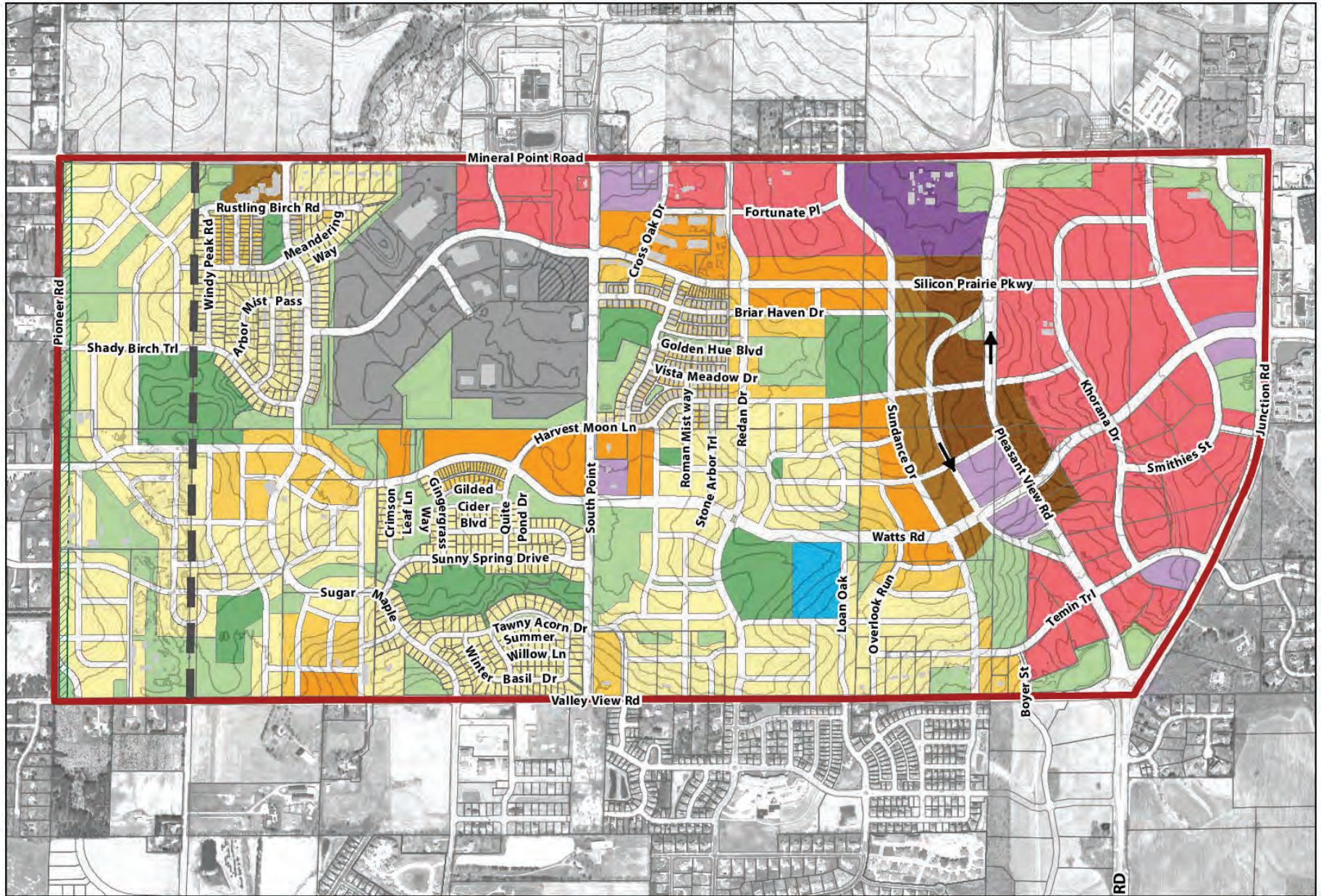
Adam Gallagher  
Adam Gallagher, Treasurer, Dane County, Wisconsin

**REGISTER OF DEEDS CERTIFICATE**

Received for recording this 25<sup>th</sup> day of February, 2019 at 12:24 P.M.  
and recorded in Volume 61-0058 of Plats on Pages 21-31 as Document Number 5471585

Kristi Chlebowski  
Kristi Chlebowski, Dane County Register of Deeds

# EXHIBIT 3



Map 7:  
Future Land Use and  
Street Plan

Pioneer Neighborhood  
Development Plan Amendment  
July 2018  
City of Madison Planning Division

Planning Area	Housing Mix 1 (< 8 du/ac)	Housing Mix 5 (70-100 du/ac)	Institutional	Other Open Space and Stormwater Management
80' Landscape Buffer	Housing Mix 2 (8-20 du/ac)	Community Mixed Use	Industrial	
Transition Area Boundary (4 du/ac net max west of line)	Housing Mix 3 (20-40 du/ac)	Neighborhood Mixed Use	Industrial Overlay	
	Housing Mix 4 (40-70 du/ac)	Employment	Park	

Author: pfp



Path: M:\Planning\GIS\Map\Plan\Neighborhood Development Plan\Secondary Plan\Joint Update 2017\MXD\Final\_MXD\Pioneer\_NDPA\_07 Future Land Use\_0811.mxd

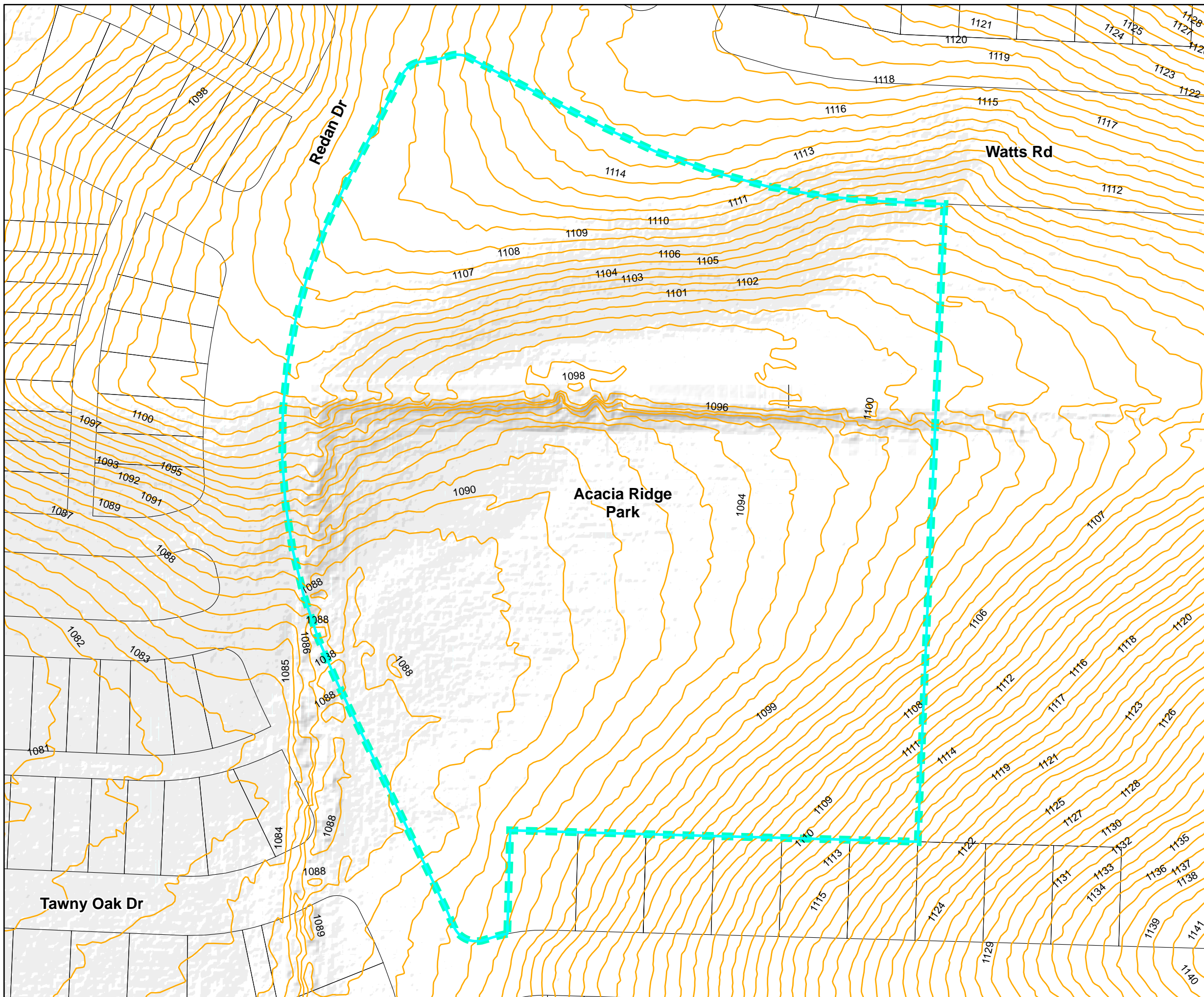
Scale: 0 1000 2000 Feet

Date Printed: 7/16/2018

# Exhibit 4: Existing Elevation Inventory


## Legend


-  Acacia Ridge Park
-  Ownership Parcels
- Elevation**
  -  High
  -  Low
-  1' Contours










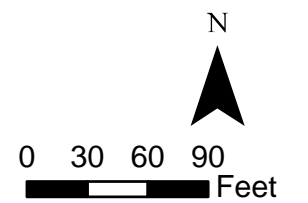
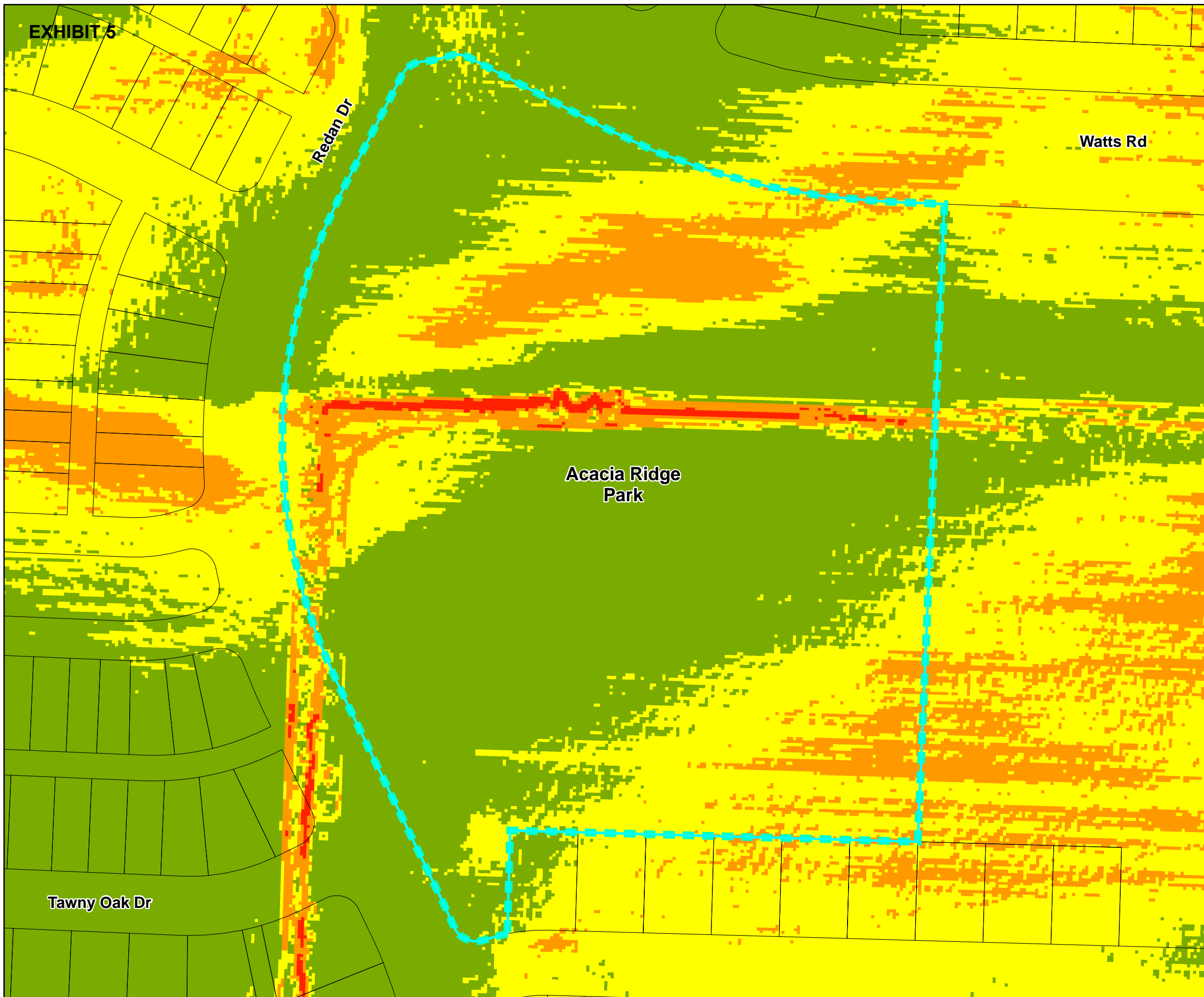
Legend

 Acacia Ridge Park

 Ownership Parcels

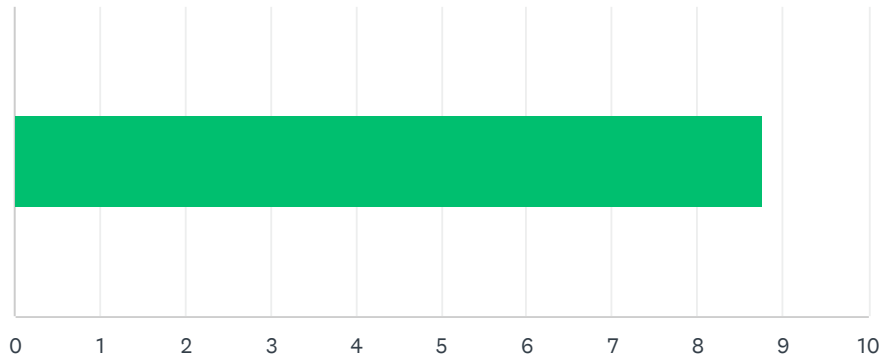
Slope (in %)

-  0
-  1-5
-  6-10
-  11-20
-  21-100



**Q1 How important are parks and open spaces to your quality of life?**

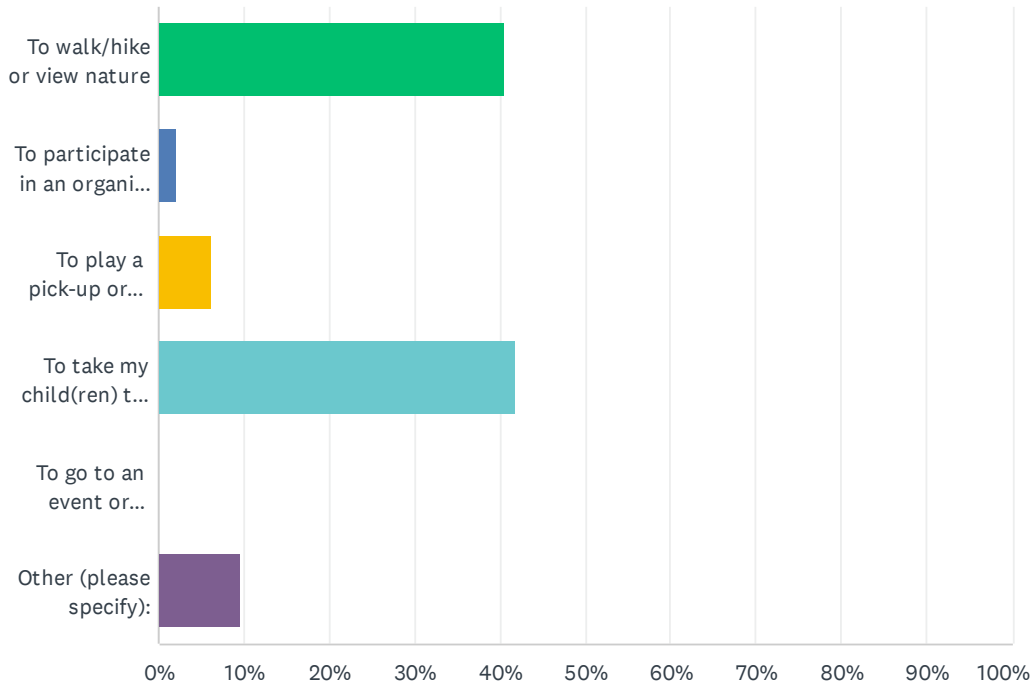
Answered: 141 Skipped: 5



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	9	1,237	141
Total Respondents: 141			

## Q2 Why do you typically visit parks/outdoor recreation areas?

Answered: 146 Skipped: 0

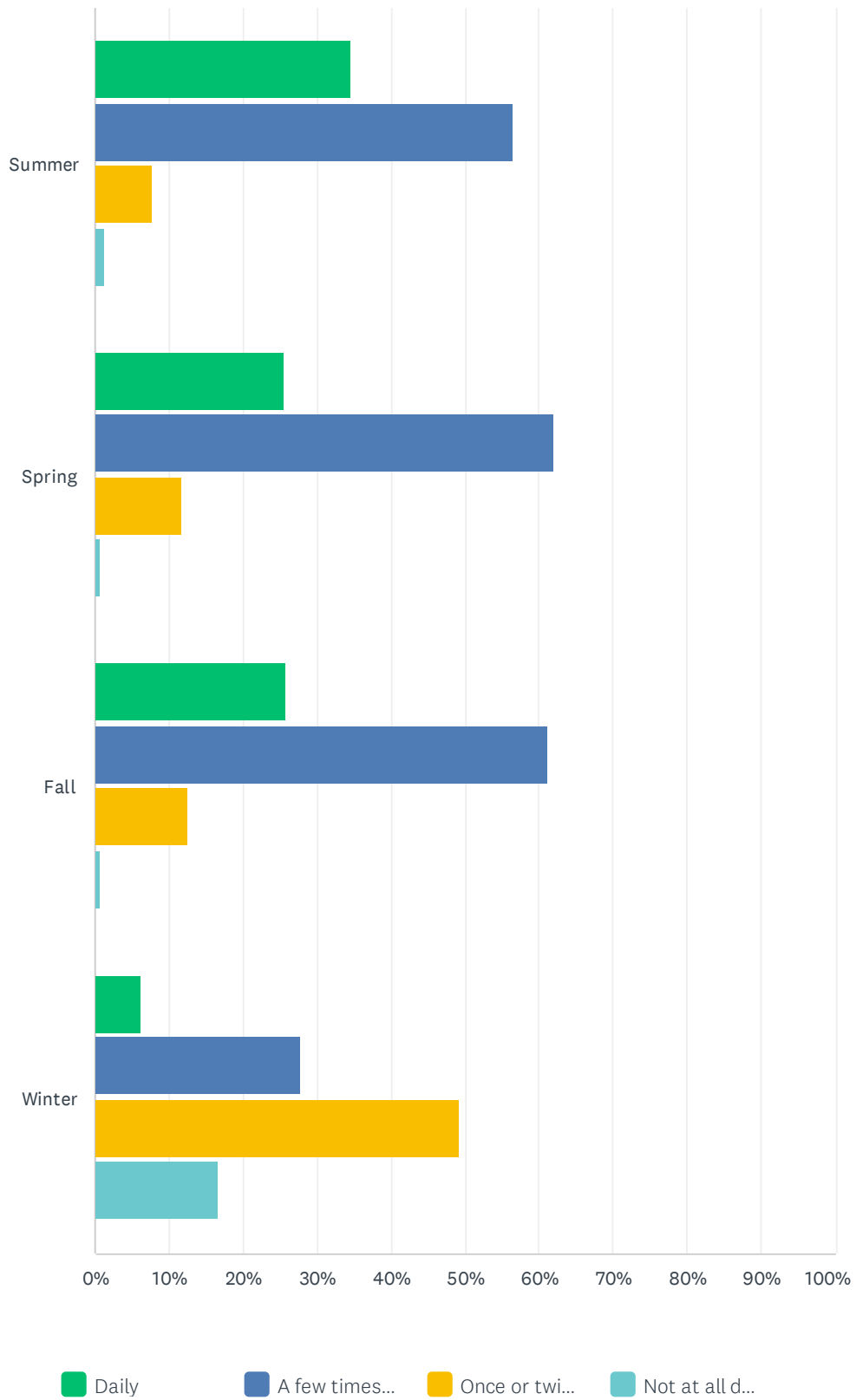


ANSWER CHOICES	RESPONSES	
To walk/hike or view nature	40.41%	59
To participate in an organized field sport match or practice	2.05%	3
To play a pick-up or improvised game/field sport	6.16%	9
To take my child(ren) to a playground	41.78%	61
To go to an event or festival	0.00%	0
Other (please specify):	9.59%	14
<b>TOTAL</b>		<b>146</b>

**Q3 How often do you visit your local City of Madison parks (includes Cardinal Glenn, Sugar Maple, and Thousand Oaks Parks) in the below seasons? PLEASE CHECK A BOX FOR EACH SEASON.**

Answered: 145 Skipped: 1

# FAR WEST PARKS MASTER PLAN SURVEY

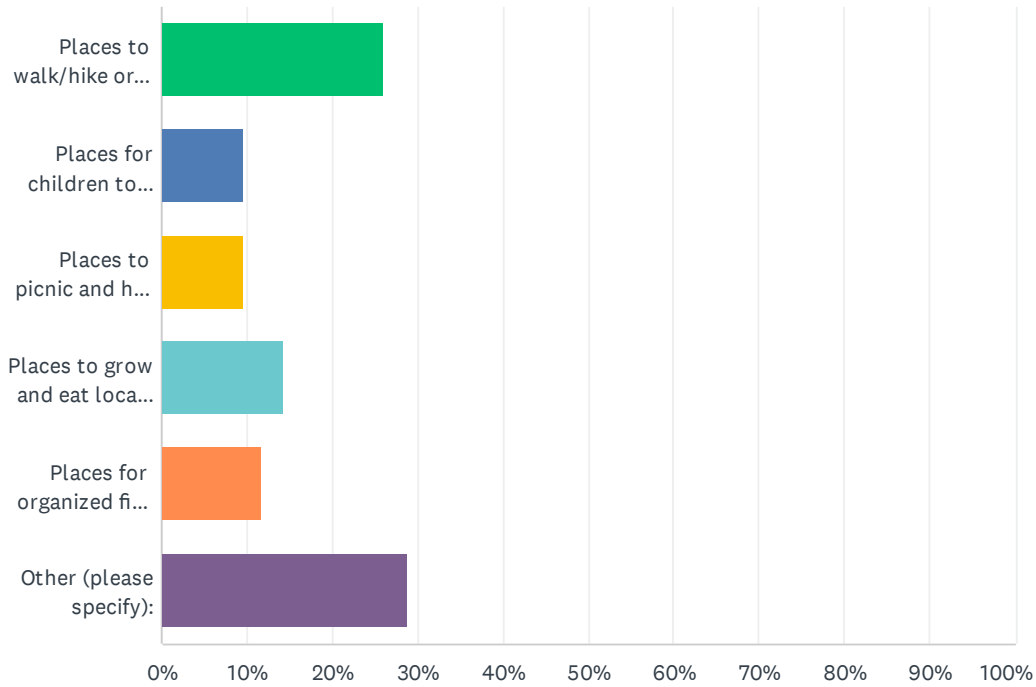


FAR WEST PARKS MASTER PLAN SURVEY

	DAILY	A FEW TIMES A WEEK	ONCE OR TWICE DURING THIS SEASON	NOT AT ALL DURING THIS SEASON	TOTAL
Summer	34.48% 50	56.55% 82	7.59% 11	1.38% 2	145
Spring	25.52% 37	62.07% 90	11.72% 17	0.69% 1	145
Fall	25.69% 37	61.11% 88	12.50% 18	0.69% 1	144
Winter	6.25% 9	27.78% 40	49.31% 71	16.67% 24	144

## Q6 What do you feel is most lacking in your local public community areas?

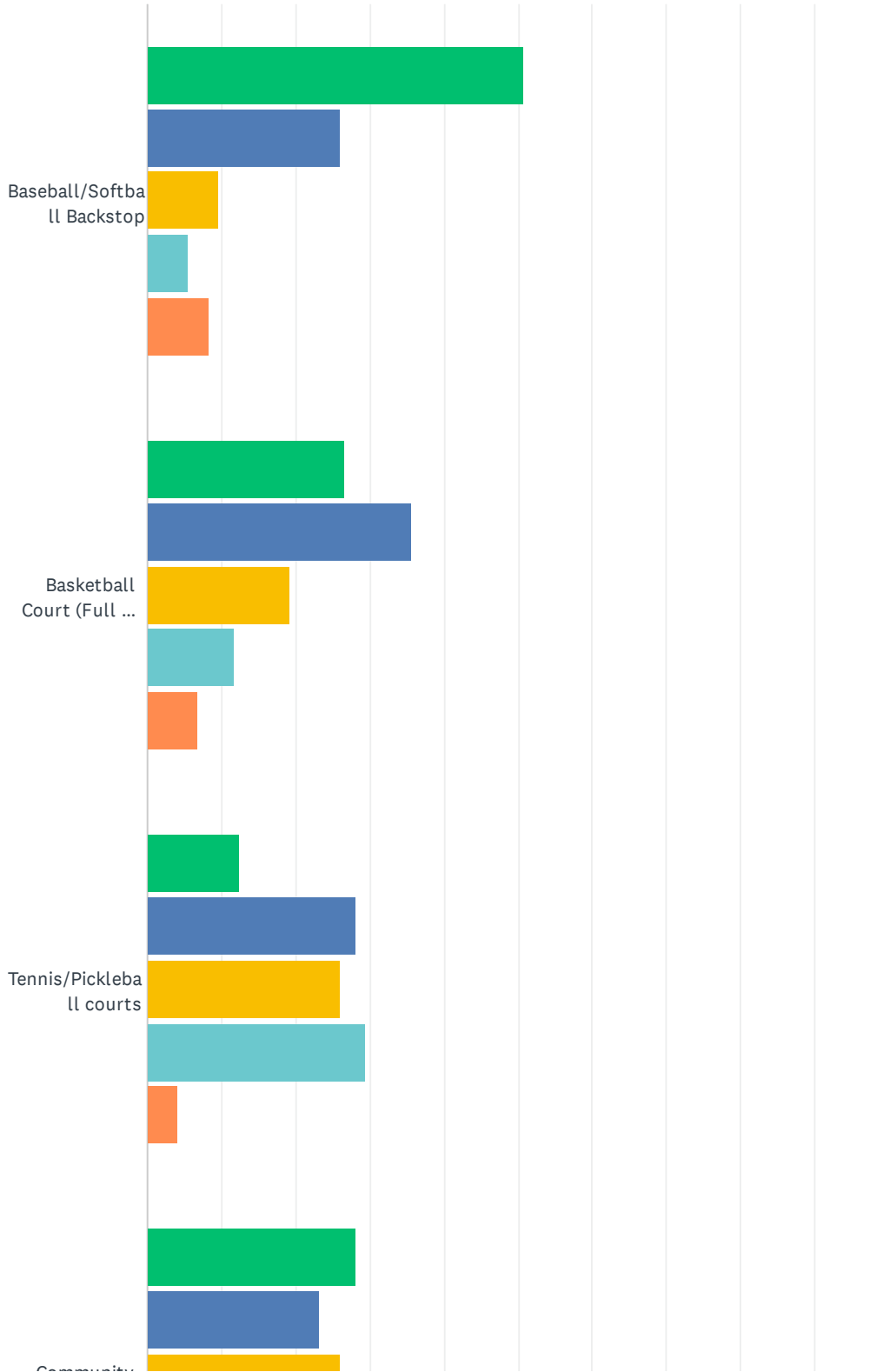
Answered: 146 Skipped: 0



ANSWER CHOICES	RESPONSES	
Places to walk/hike or view nature	26.03%	38
Places for children to play	9.59%	14
Places to picnic and have gatherings	9.59%	14
Places to grow and eat local food	14.38%	21
Places for organized field sport matches or practices	11.64%	17
Other (please specify):	28.77%	42
<b>TOTAL</b>		<b>146</b>

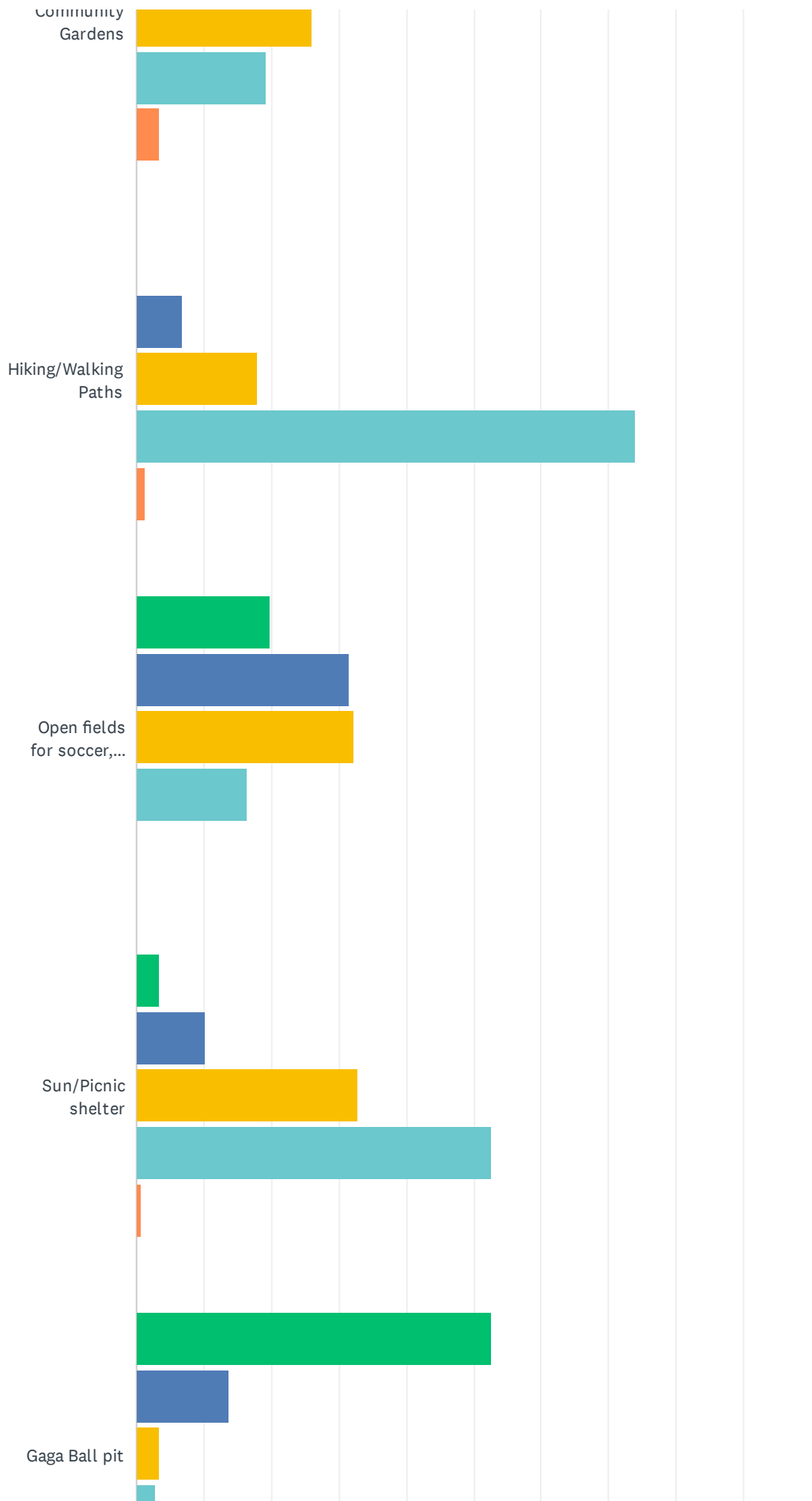
Q7 Please rank the amenities below based on how important you feel it is that they are included in the master plans for Acacia Ridge, Acer, and Birchwood South Parks.

Answered: 146 Skipped: 0

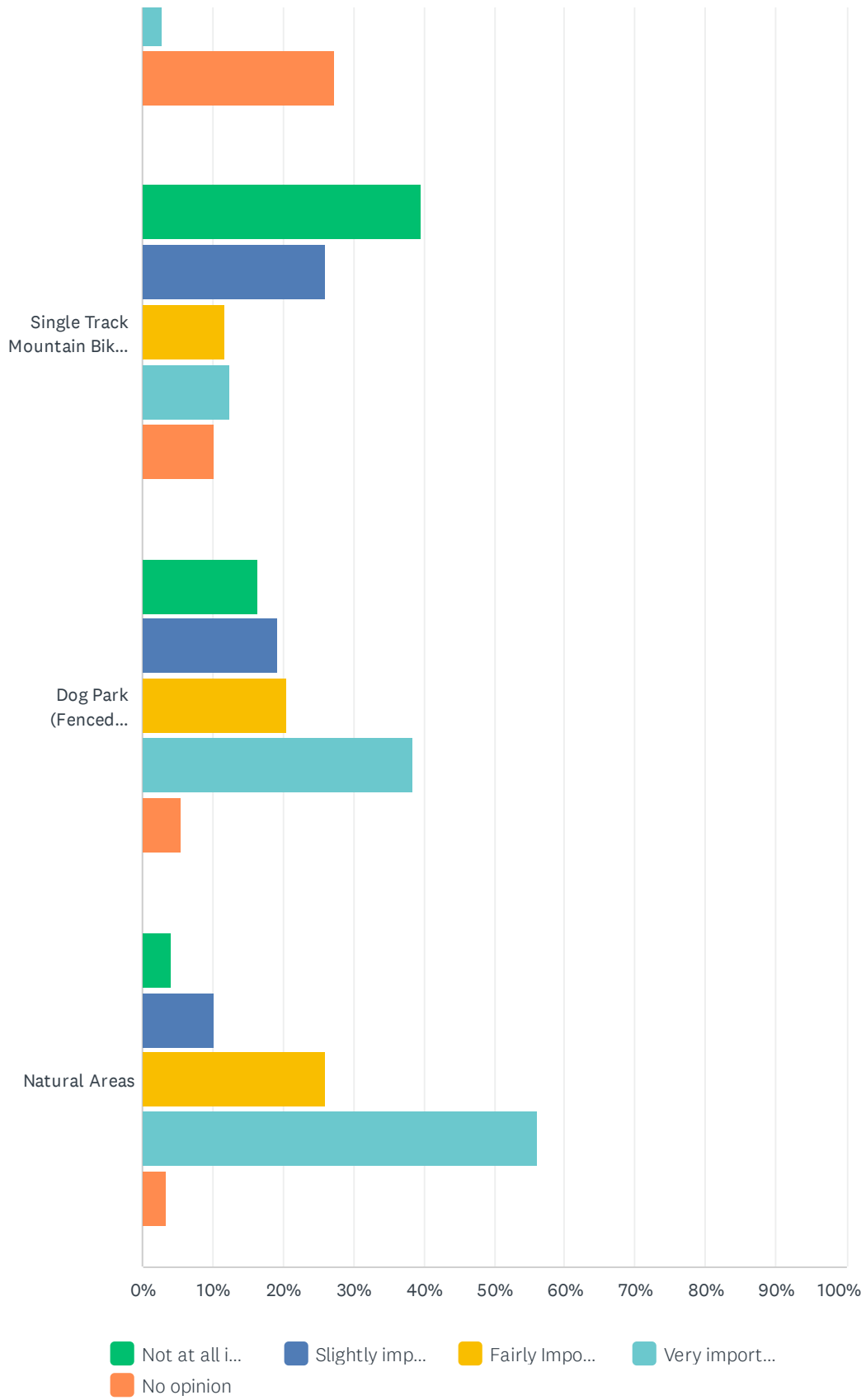




# FAR WEST PARKS MASTER PLAN SURVEY



# FAR WEST PARKS MASTER PLAN SURVEY

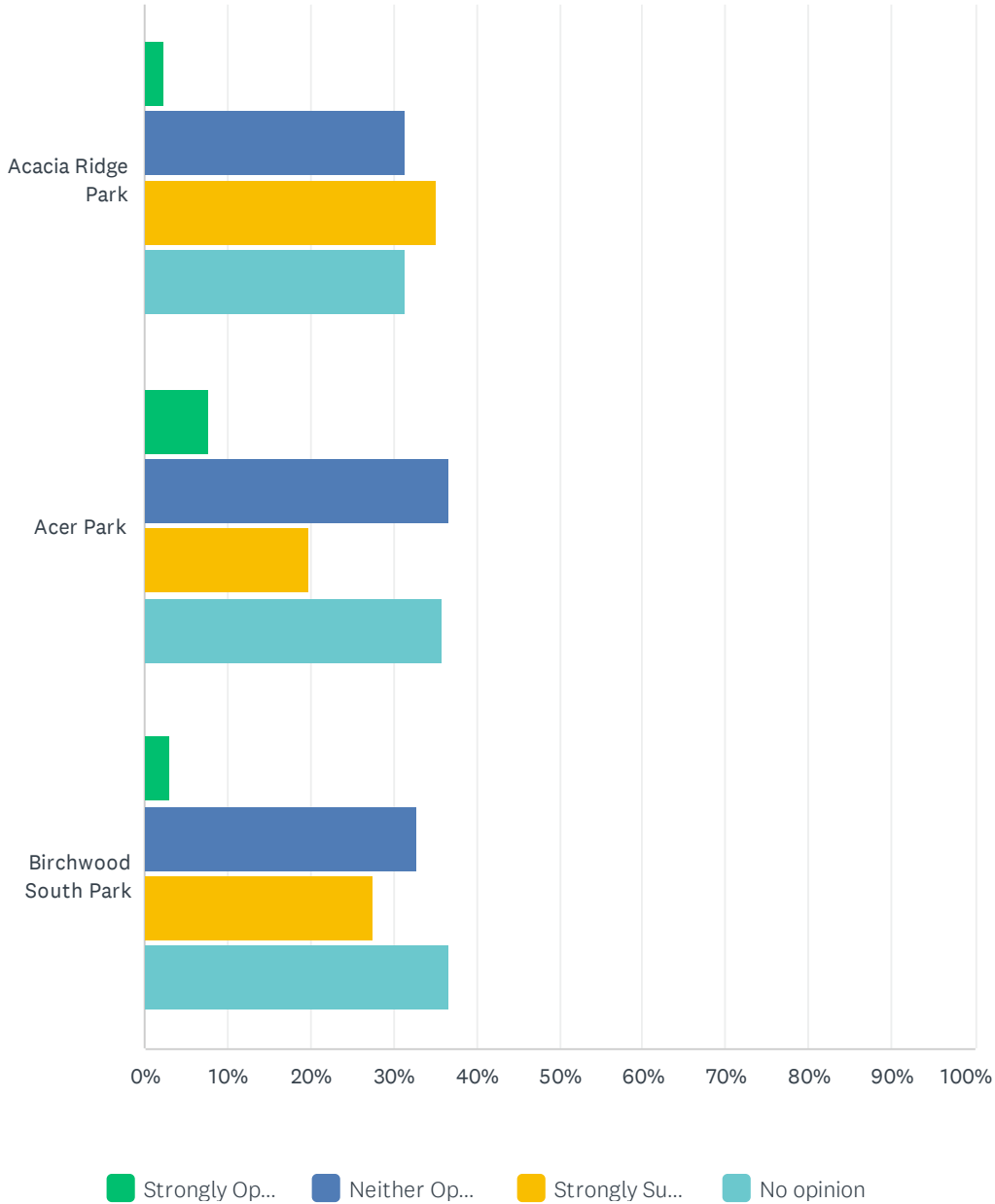


FAR WEST PARKS MASTER PLAN SURVEY

	NOT AT ALL IMPORTANT	SLIGHTLY IMPORTANT	FAIRLY IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL
Baseball/Softball Backstop	50.68% 74	26.03% 38	9.59% 14	5.48% 8	8.22% 12	146
Basketball Court (Full or half court)	26.71% 39	35.62% 52	19.18% 28	11.64% 17	6.85% 10	146
Tennis/Pickleball courts	12.33% 18	28.08% 41	26.03% 38	29.45% 43	4.11% 6	146
Community Gardens	28.08% 41	23.29% 34	26.03% 38	19.18% 28	3.42% 5	146
Hiking/Walking Paths	0.00% 0	6.85% 10	17.81% 26	73.97% 108	1.37% 2	146
Open fields for soccer, frisbee, football, catch, etc.	19.86% 29	31.51% 46	32.19% 47	16.44% 24	0.00% 0	146
Sun/Picnic shelter	3.42% 5	10.27% 15	32.88% 48	52.74% 77	0.68% 1	146
Gaga Ball pit	52.74% 77	13.70% 20	3.42% 5	2.74% 4	27.40% 40	146
Single Track Mountain Bike Trails	39.73% 58	26.03% 38	11.64% 17	12.33% 18	10.27% 15	146
Dog Park (Fenced off-leash)	16.44% 24	19.18% 28	20.55% 30	38.36% 56	5.48% 8	146
Natural Areas	4.11% 6	10.27% 15	26.03% 38	56.16% 82	3.42% 5	146

Q14 During the master planning process, Parks officially designates a name for the park(s) involved. Please check one box per park name based on how you feel about the current proposed name.

Answered: 131 Skipped: 15

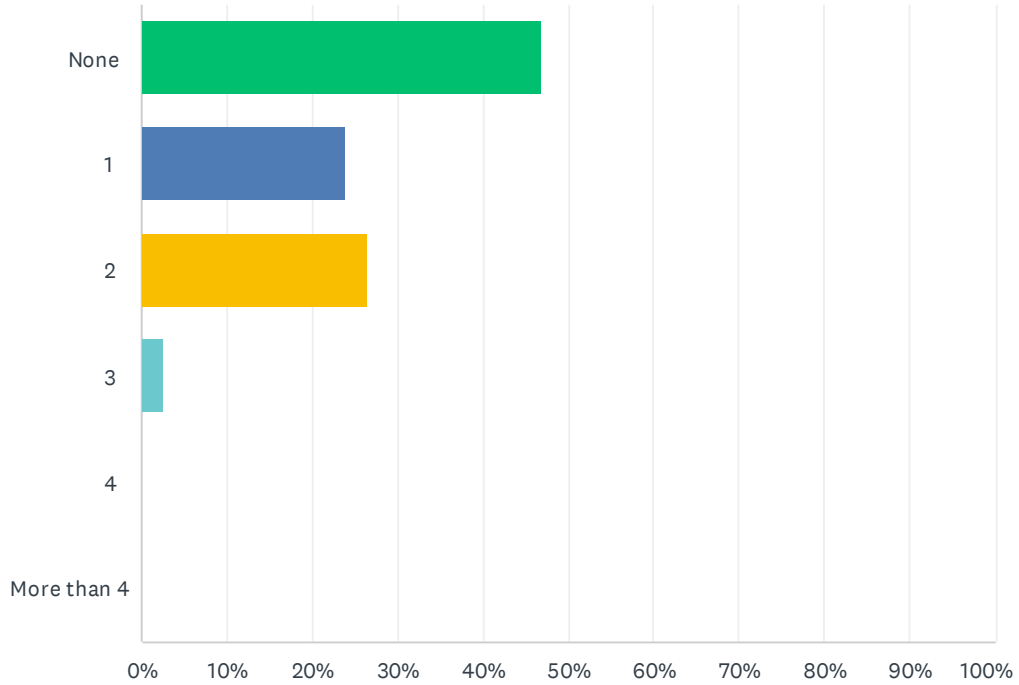


FAR WEST PARKS MASTER PLAN SURVEY

	STRONGLY OPPOSE	NEITHER OPPOSE NOR SUPPORT	STRONGLY SUPPORT	NO OPINION	TOTAL	WEIGHTED AVERAGE
Acacia Ridge Park	2.29% 3	31.30% 41	35.11% 46	31.30% 41	131	3.27
Acer Park	7.63% 10	36.64% 48	19.85% 26	35.88% 47	131	3.20
Birchwood South Park	3.05% 4	32.82% 43	27.48% 36	36.64% 48	131	3.34

### Q16 OPTIONAL: If you are a parent/guardian, how many children live in your HOUSEHOLD (aged 17 or younger only)?

Answered: 117 Skipped: 29



ANSWER CHOICES	RESPONSES	
None	47.01%	55
1	23.93%	28
2	26.50%	31
3	2.56%	3
4	0.00%	0
More than 4	0.00%	0
<b>TOTAL</b>		<b>117</b>

# FAR WEST MASTER PLANNING EFFORT

ACACIA RIDGE, ACER, BIRCHWOOD SOUTH PARKS



Public Meeting #1  
Zoom  
6/23/2022

# INTRODUCTION

Sarah Close, City of Madison Parks Division

Adam Kaniewski, City of Madison Parks Division

Ann Freiwald, City of Madison Parks Division





# WELCOME

Thanks for coming, we're looking forward to working with you to plan the far west parks, including Acer, Acacia Ridge, and Birchwood South! We want to hear your thoughts and ideas, so to make sure everyone has an equal chance to speak...

- We address all comments/questions during discussion periods and at the end of the presentation. Please use the "Raise Hand" reaction if you have a question so staff can unmute you.
- No disparaging remarks about others' comments.
- If you are not comfortable speaking tonight, please call, email, or take our online survey.



# TONIGHT'S GOALS



What are we talking about?

Location of Acer, Acacia Ridge, and Birchwood South Parks and introduction to master planning process



What is there now?

Site inventory and analysis



Proposed draft master plans review



Now what?

Gathering public input/comments, revising draft plan(s), follow-up public information meeting

Practice  
question!



HOW OFTEN DO YOU VISIT A  
PARK OR AN OUTDOOR  
RECREATION AREA?

- A. Multiple times per week
- B. About once or twice a week
- C. Once or twice a month
- D. A few times a year
- E. Other



I AM MOST INTERESTED IN THE  
MASTER PLANNING PROCESS  
FOR...

- A. Acacia Ridge Park
- B. Acer Park
- C. Birchwood South Park
- D. More than one of these parks

# MASTER PLANNING

What is it?

A master plan:

- Is a forum for public input
- Provides a common vision for future management/development of a property through a public consensus building process
- Analyzes site inventory and suitability (What is there now and what can we do with it?)
- Provides programming (aka activities), development, and resource protection *recommendations*

Questions answered by a master plan: What is going to happen, where-ish, when-ish, and about how much will it cost?

A 10,000 foot view!

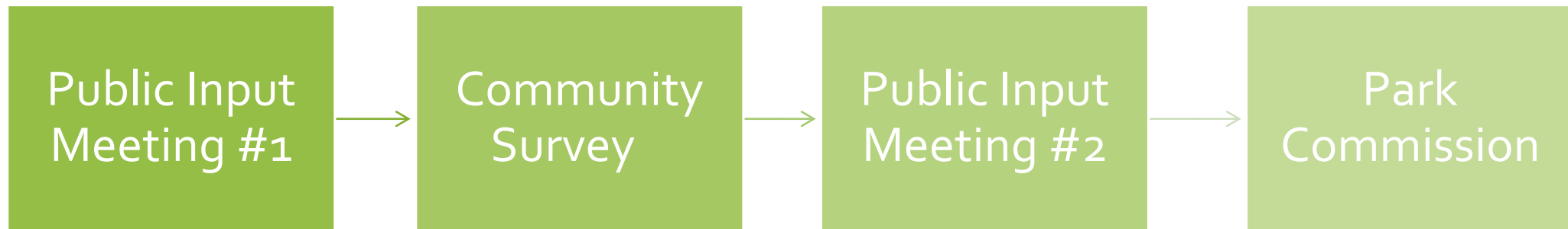
# MASTER PLANNING

A master plan does NOT:

- Specify specific materials or finishes
- Designate exact locations
- Contain construction drawings (which include information like dimensions, colors, products, quality requirements, etc. )

Questions NOT answered by a master plan: Who is going to build it, when (exact date), and how much will it really cost?

# MASTER PLAN PROCESS

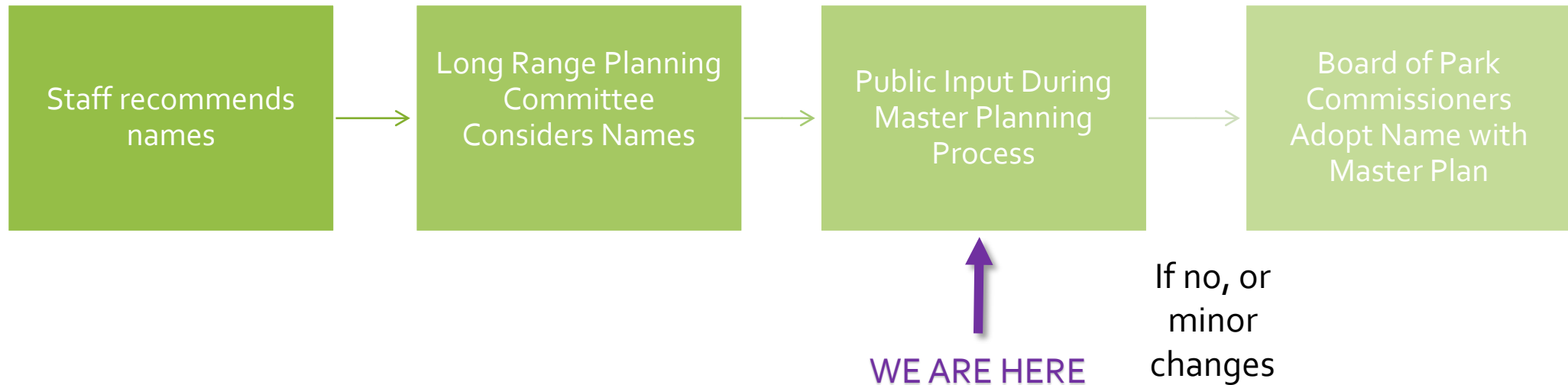


↑  
WE ARE HERE

If no, or  
minor  
changes

# MASTER PLAN PROCESS\_

## OFFICIALLY NAMING THE PARKS





# ZOOMING IN...

Cardinal Glenn & Birchwood-Oaks Neighborhood Associations



Pioneer Neighborhood Development Plan

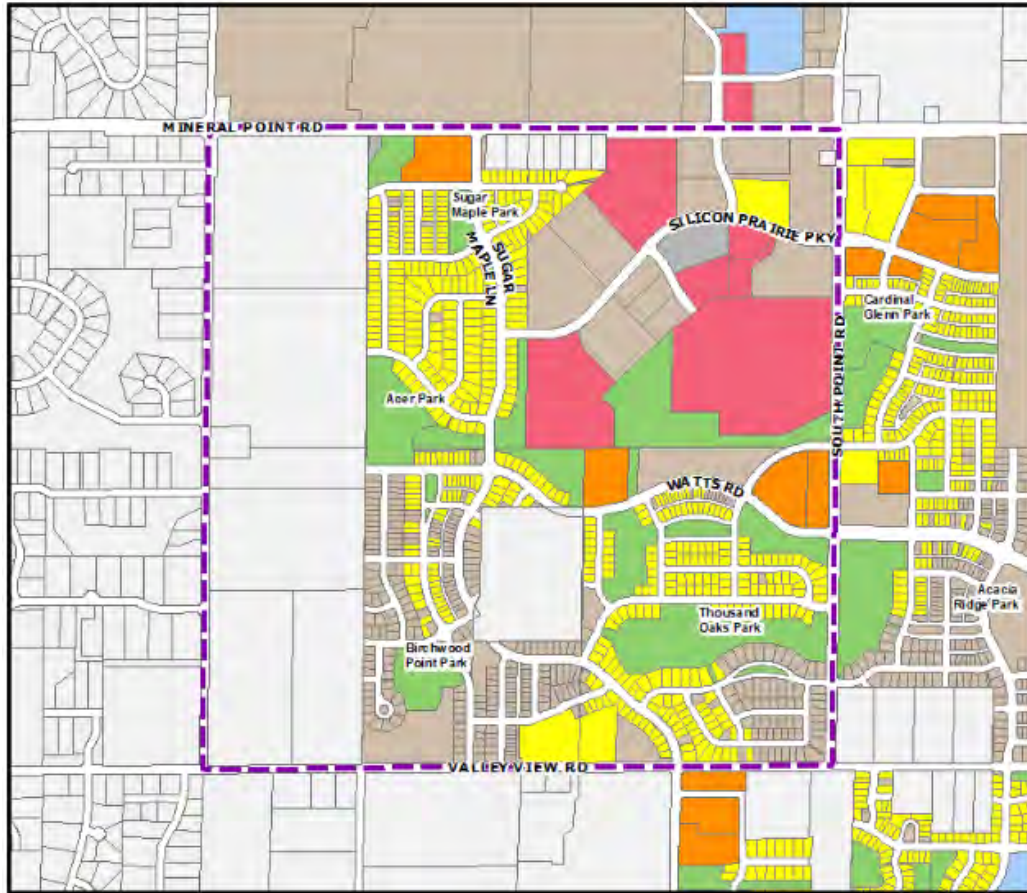


Existing Park & Recreation Opportunities



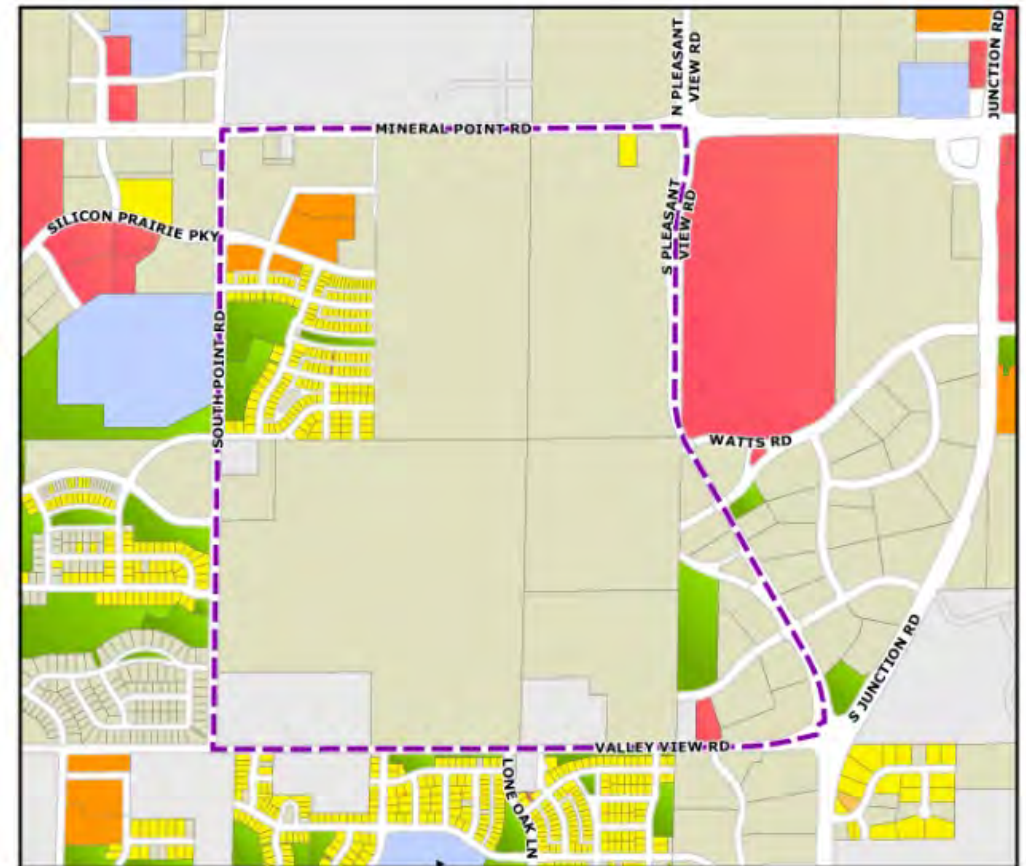
Acer, Acacia Ridge, & Birchwood South Parks

## Birchwood-Oaks Neighborhood Association



- |                       |                                |                             |
|-----------------------|--------------------------------|-----------------------------|
| Hospitals             | Single Family and Two Units    | Industrial                  |
| Community Center      | Multi-Family (3-4 Units)       | Education and Institution   |
| Library               | Multi-Family (5 or More Units) | Park And Open Space         |
| School                | Commercial                     | Agricultural or Vacant Land |
| Neighborhood Boundary |                                |                             |

## Cardinal Glenn Neighborhood Association



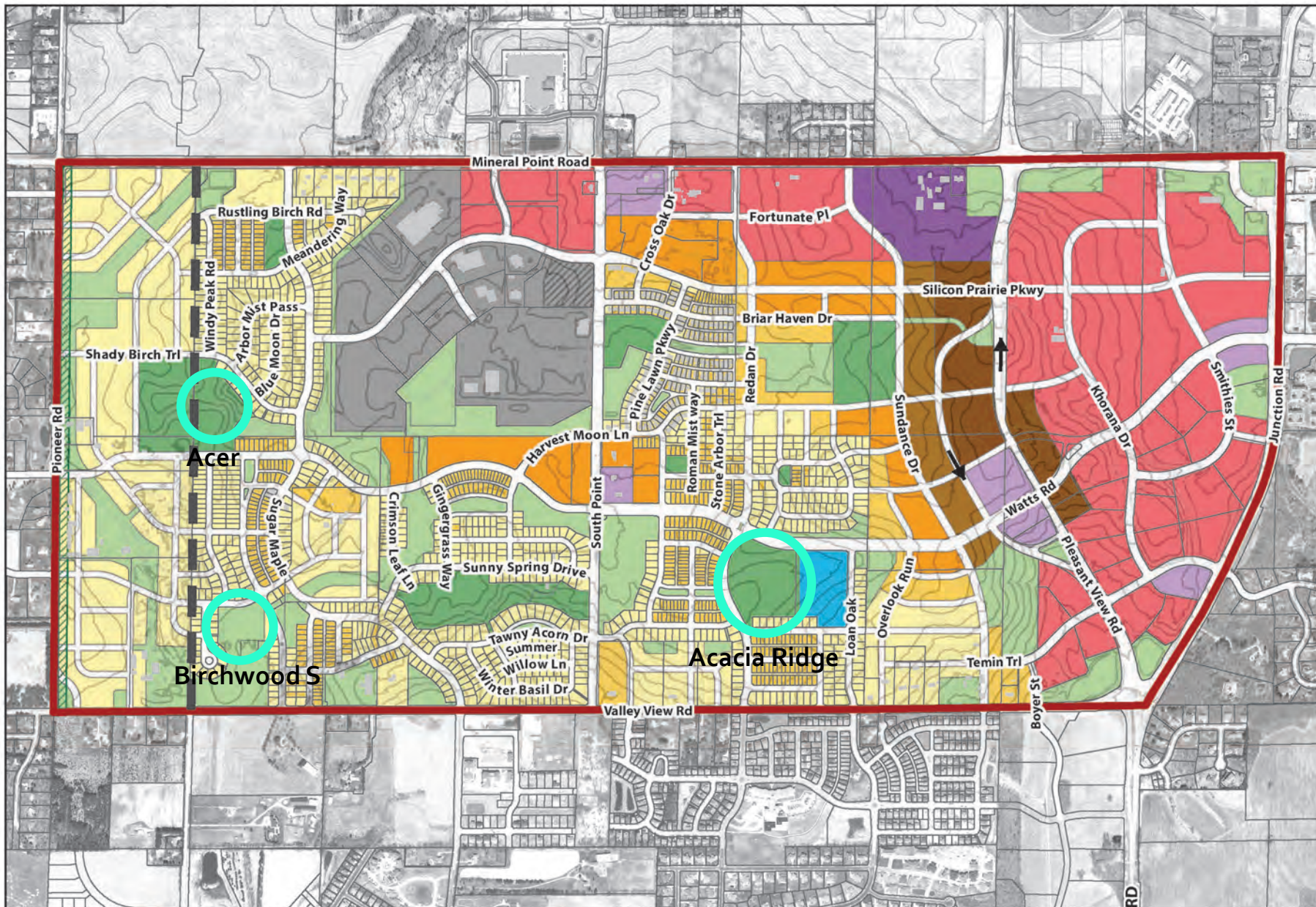
- |                       |                                |                             |
|-----------------------|--------------------------------|-----------------------------|
| Hospitals             | Single-Family and Two Units    | Industrial                  |
| Park                  | Multi-Family (3-4 units)       | Education and Institution   |
| Community Center      | Multi-Family (5 or more units) | Park and Open Space         |
| Library               | Commercial                     | Agricultural or Vacant Land |
| School                |                                |                             |
| Neighborhood Boundary |                                |                             |



HOW LONG HAVE YOU LIVED  
IN YOUR NEIGHBORHOOD?

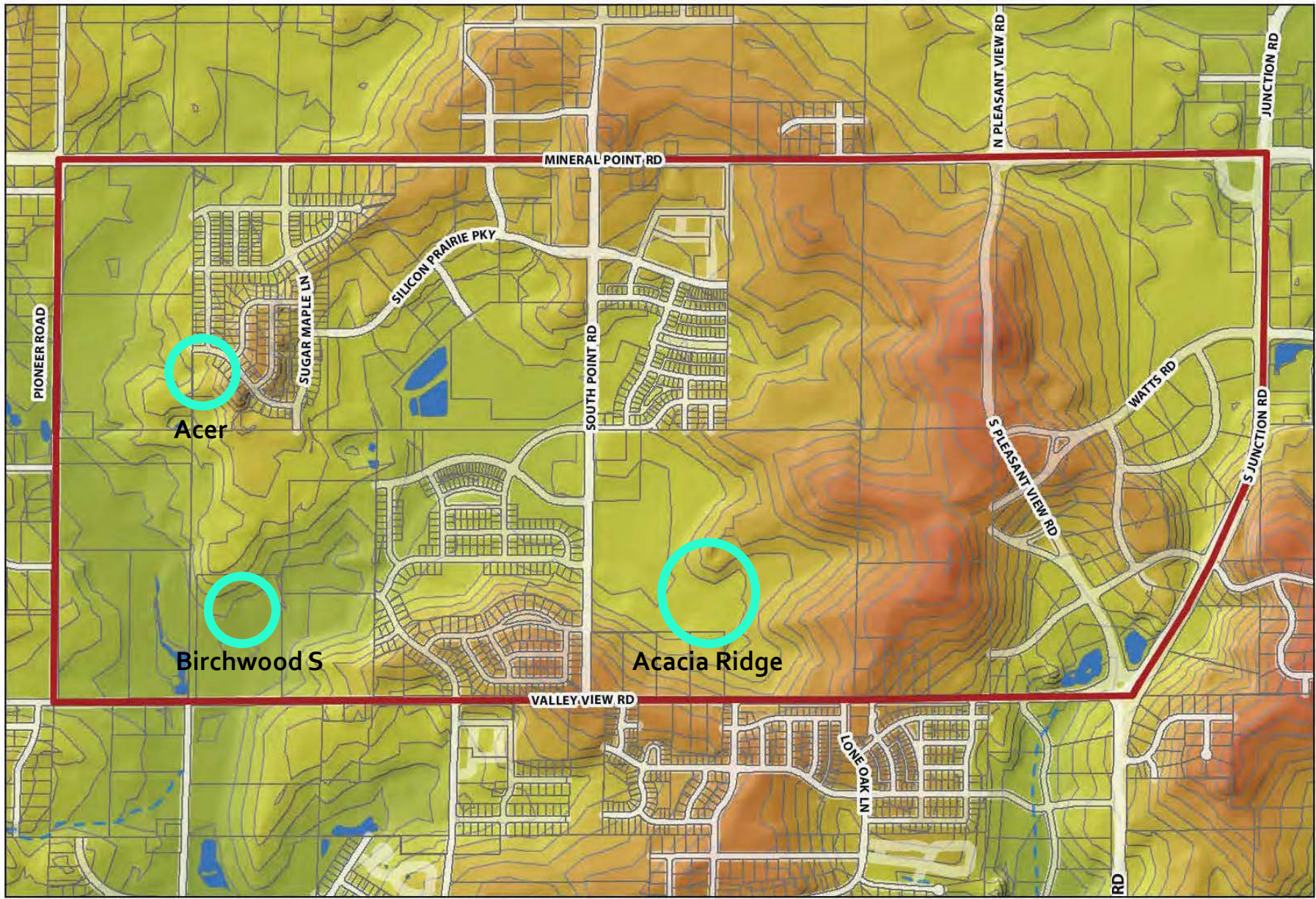
- A. A few months or less
- B. About a year to two years
- C. About three to five years
- D. Over five years
- E. I don't live in either of these neighborhoods




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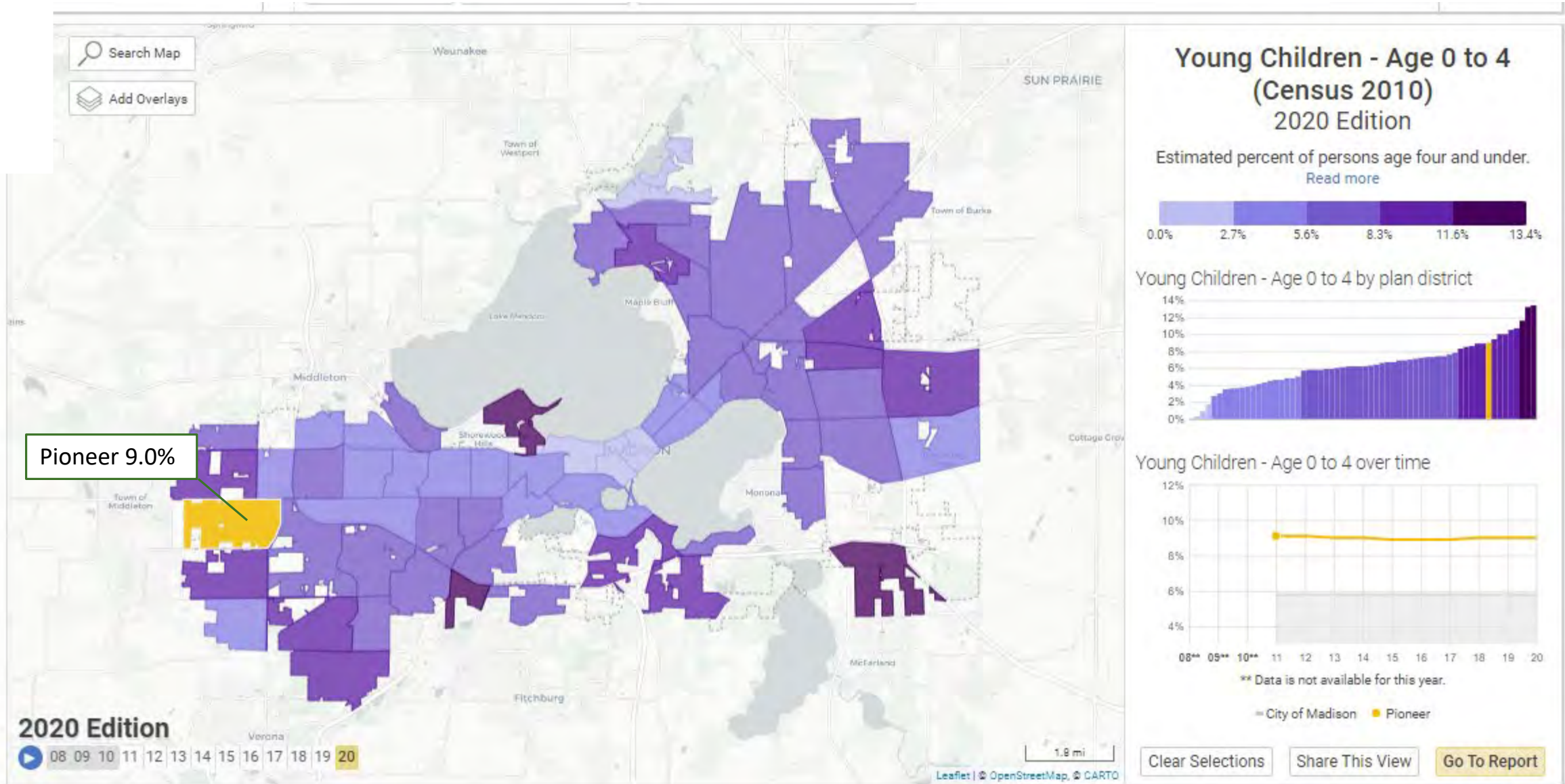


Map 7:  
Future Land Use and  
Street Plan  
  
Pioneer Neighborhood  
Development Plan Amendment  
May 2018  
City of Madison Planning Division

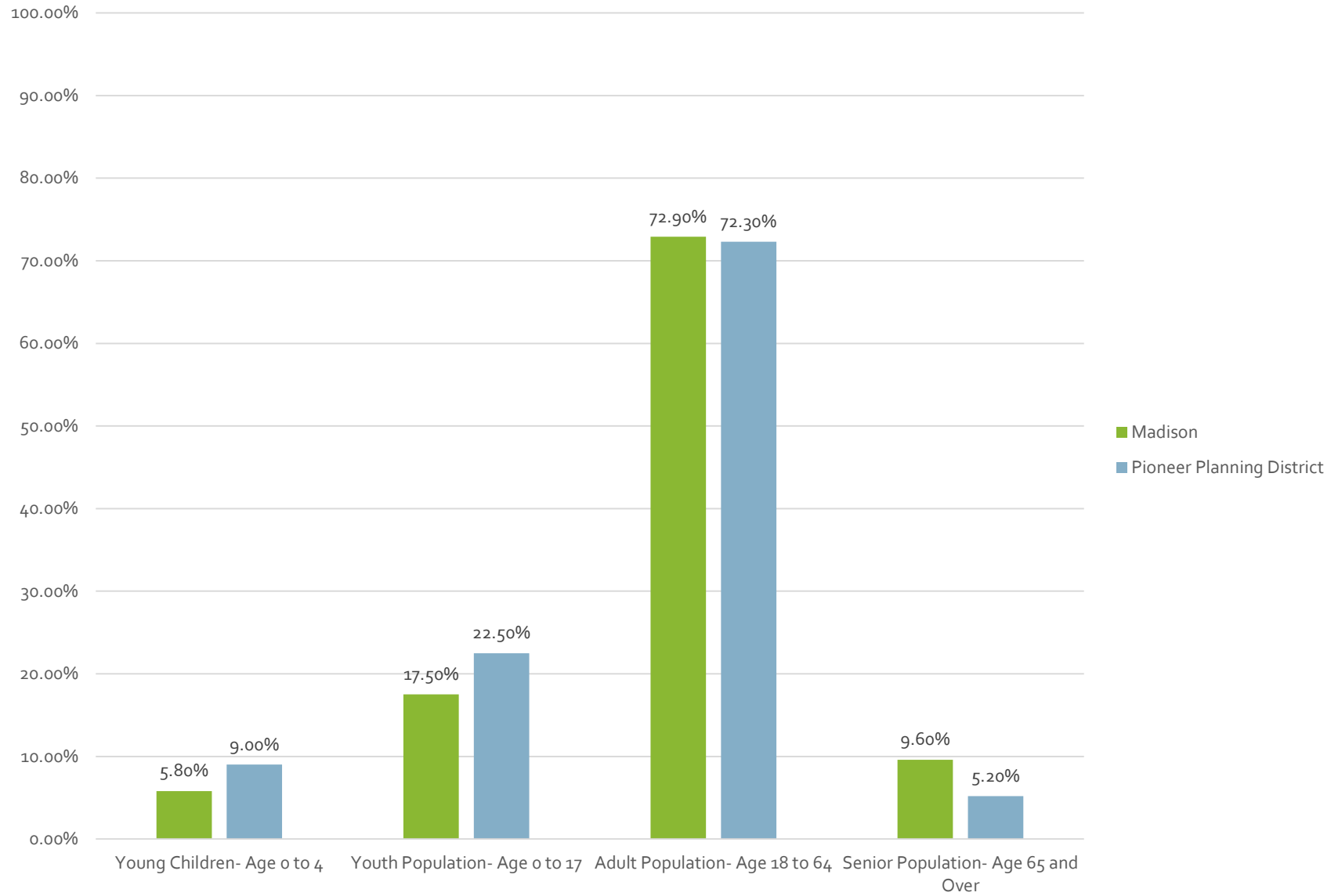
Planning Area	Housing Mix 1 (< 8 du/ac)	Housing Mix 5 (70-100 du/ac)	Institutional	Other Open Space and Stormwater Management
80' Landscape Buffer	Housing Mix 2 (8-20 du/ac)	Community Mixed Use	Industrial	
Transition Area Boundary (4 du/ac net max west of line)	Housing Mix 3 (20-40 du/ac)	Neighborhood Mixed Use	Industrial Overlay	
	Housing Mix 4 (40-70 du/ac)	Employment	Park	



<p>Map 4: Elevation Model</p> <p>Pioneer Neighborhood Development Plan Amendment July 2016 City of Madison Planning Division</p>	<ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Planning Area</li> <li><span style="border-bottom: 1px solid black; width: 15px; margin-right: 5px;"></span> 10' Elevation Contour</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: blue; margin-right: 5px;"></span> Surface Water</li> <li><span style="border-bottom: 1px dashed blue; width: 15px; margin-right: 5px;"></span> Intermittent Stream</li> </ul>	<p><b>Elevation</b></p> <div style="display: flex; align-items: center;"> <div style="width: 20px; height: 20px; background: linear-gradient(to top, green, yellow, orange, red); border: 1px solid black; margin-right: 5px;"></div> <div style="text-align: left;"> <p>High</p> <p>Low</p> </div> </div>	   <p>Scale: 0 100 200 Feet</p> <p>Date Printed: 10/20/16</p>
--	---	--	--



# Age Demographics





# WHY DO YOU TYPICALLY VISIT PARKS/OUTDOOR RECREATION AREAS?

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





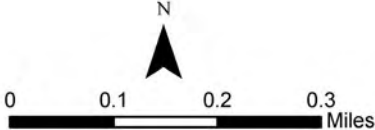
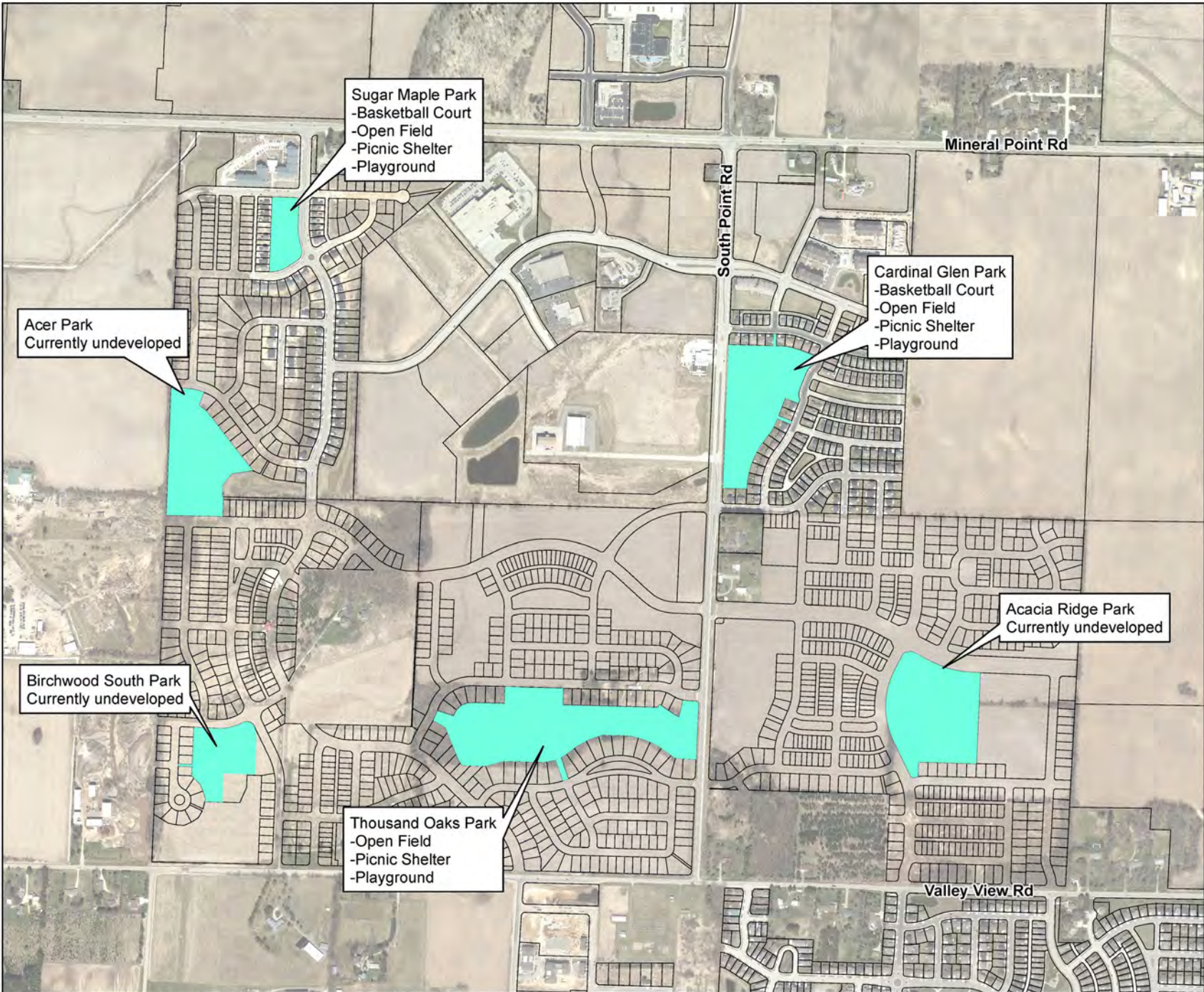
WHAT DO YOU FEEL IS MOST LACKING IN YOUR LOCAL COMMUNITY SPACES?

- A. Places to walk or bike for exercise
- B. Places for children to play
- C. Places to picnic and have gatherings
- D. Places to grow and eat local food
- E. Places for organized field sport matches or practices
- E. Other

Existing Recreation Inventory





Legend

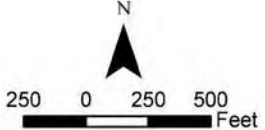
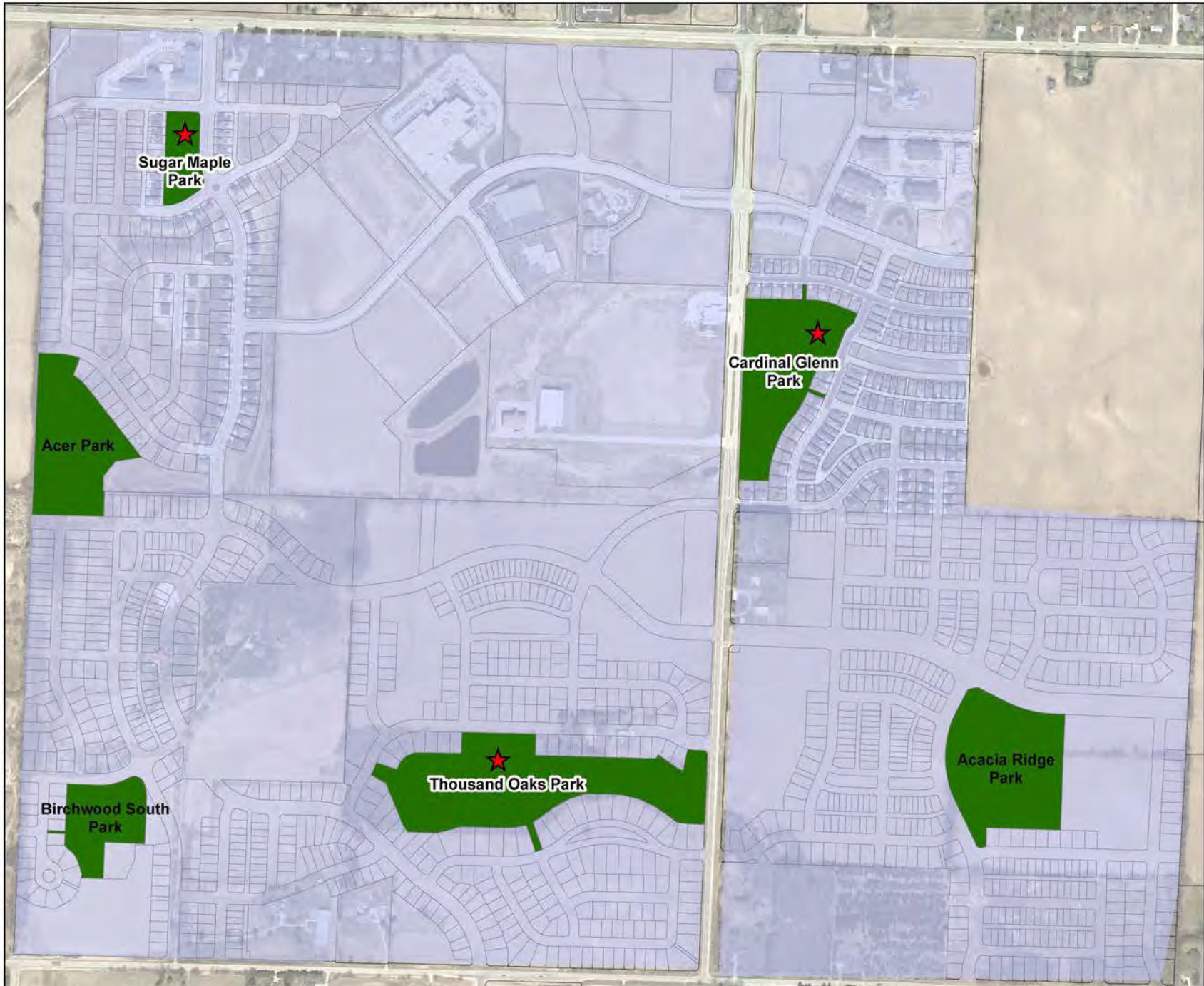
- City of Madison Park
- Ownership Parcels



Walkability Analysis

Legend

-  City of Madison Park
-  Ownership Parcels
-  1/4 Mile Buffer from developed parks (approx. 5 minute walking distance)
-  Existing Playgrounds



# ACACIA RIDGE PARK

- History
- Existing Conditions
  - Aerial
  - Site Photos
  - Topography and Slope
  - Soils

# HISTORY

- Parcel dedicated to the City of Madison in 2019 as part of the Cardinal Glenn development
- Long history as a fence row/wind break on agricultural property
- No significant or suspected archaeological artifacts/buildings on site

# EXISTING CONDITIONS

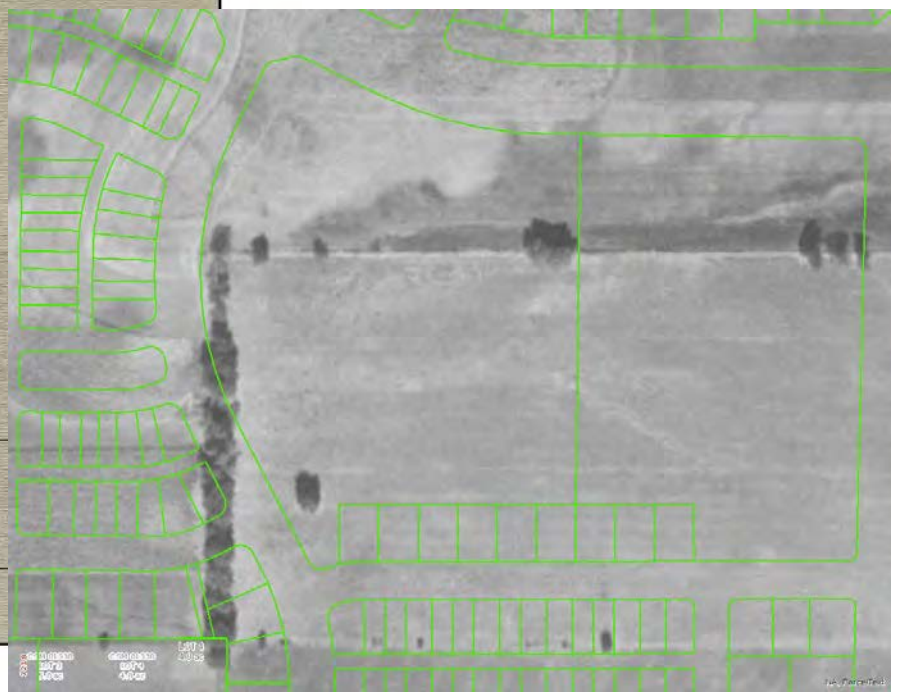
- Aerial
- Site Photos
- Topography and Slope
- Soils

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M:\Maps\Parks GIS\Parks\Acacia Ridge\AcaciaRidge\_aerial.mxd

Aerial View 1955



# Existing Elevation Inventory

## Legend

-  Acacia Ridge Park
-  Ownership Parcels
- Elevation**
  -  High
  -  Low
-  1' Contours

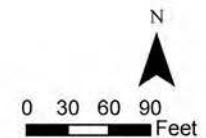
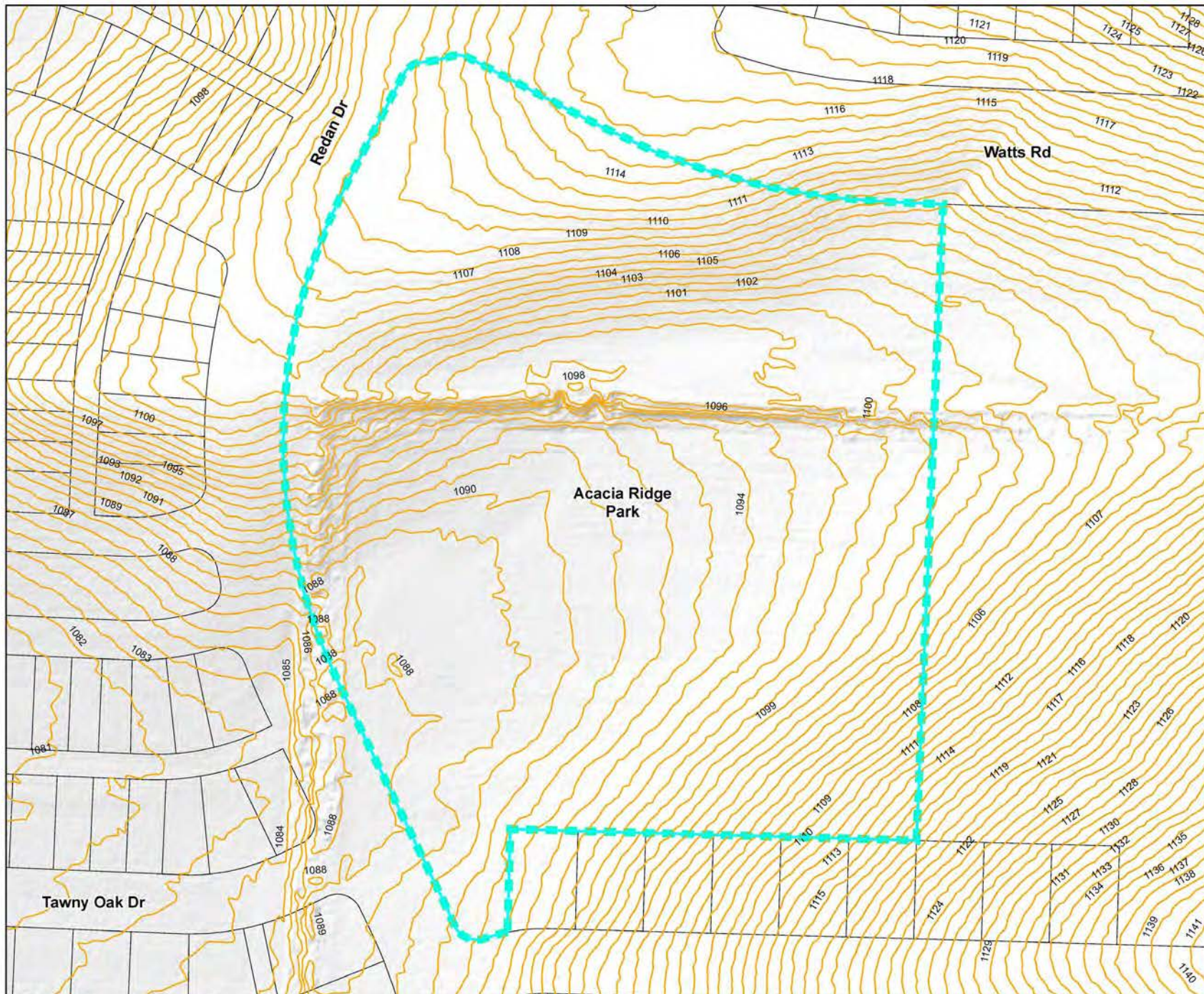




Exhibit 5: Slope Analysis Map

Legend

Acacia Ridge Park

Ownership Parcels

Slope (in %)

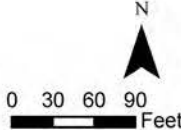
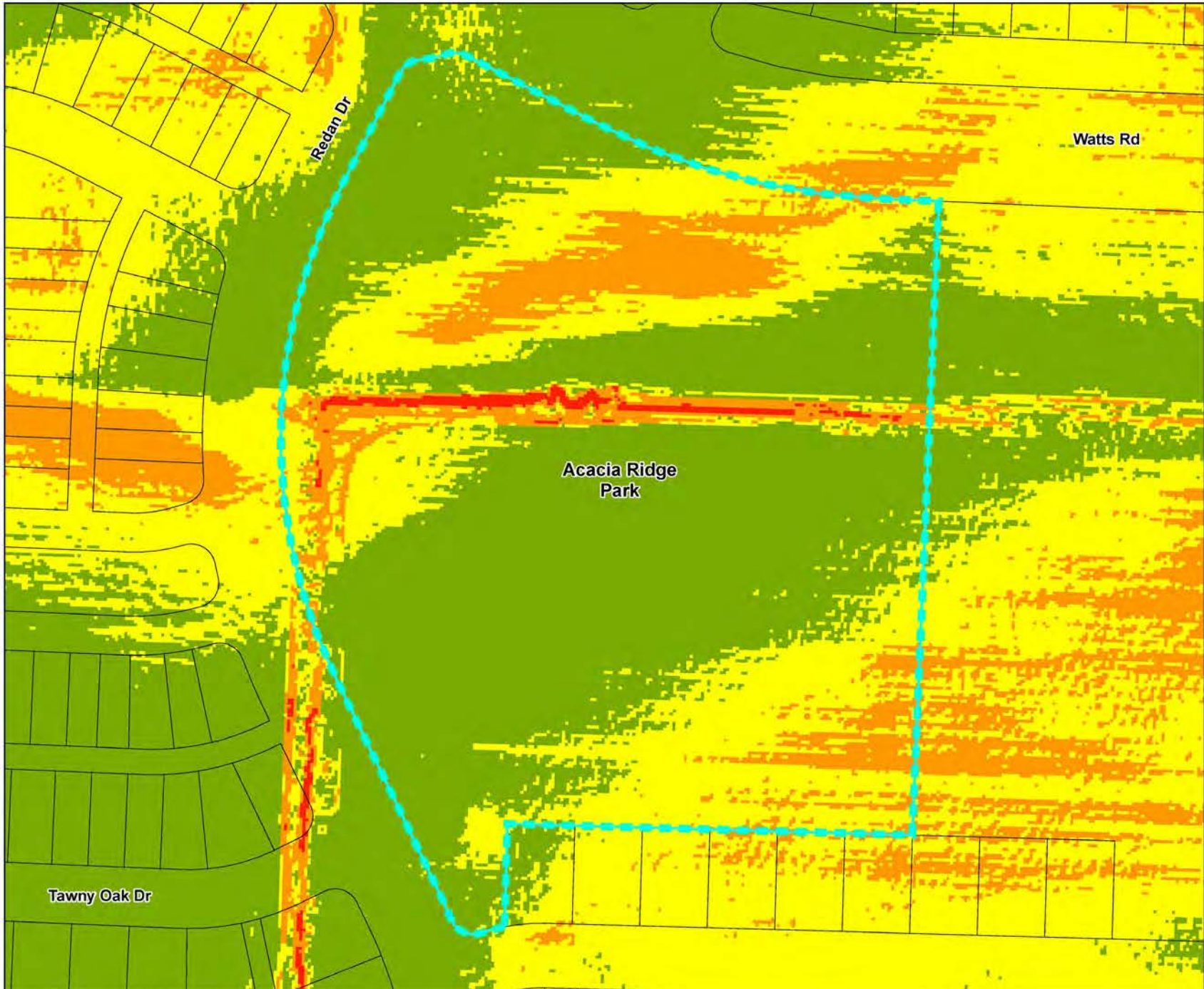
0

1-5

6-10


11-20


21-100



# Existing Soils Inventory

## Legend

 Acacia Ridge Park

 Ownership Parcels

Elevation

 High

 Low

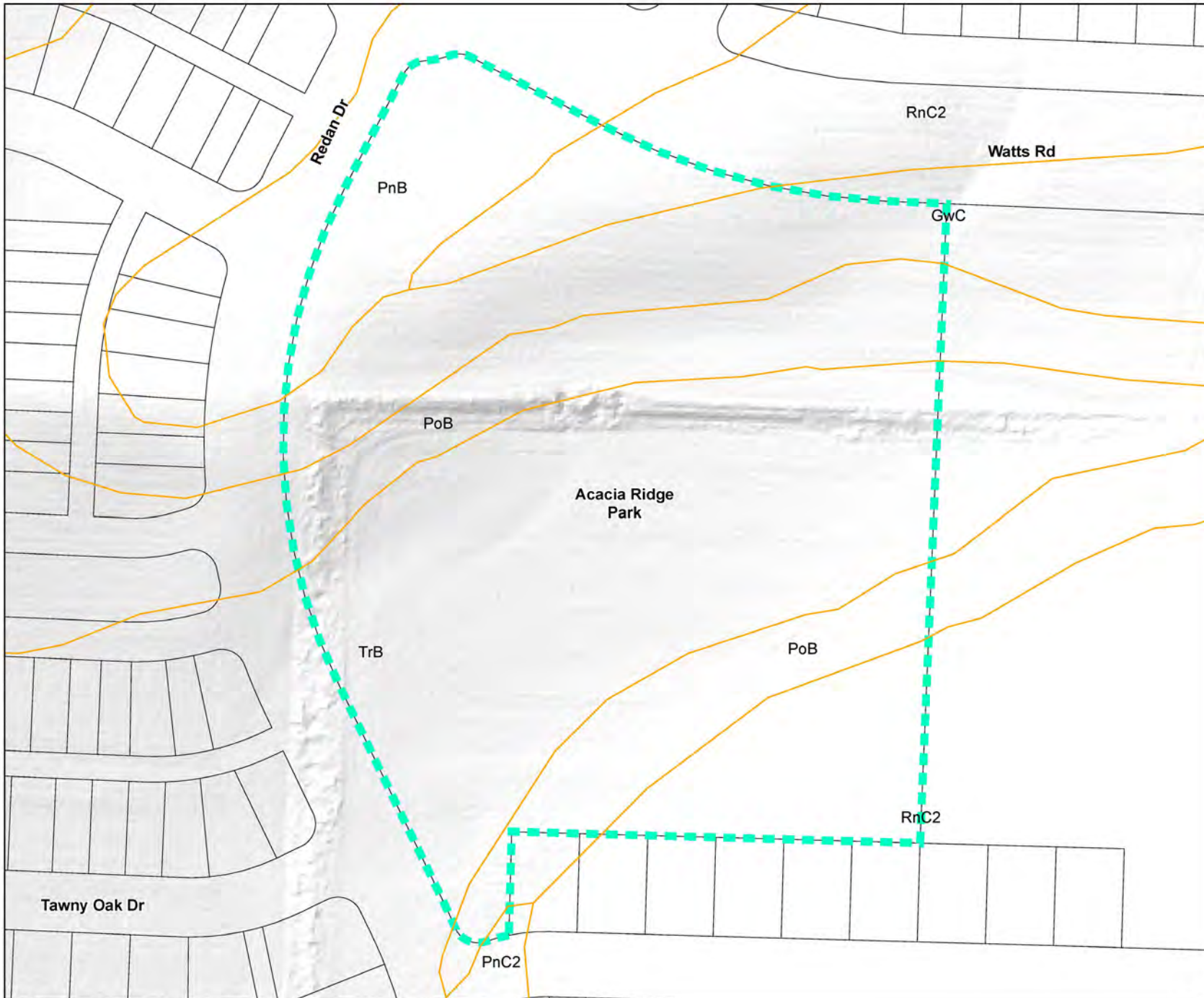
 Soils

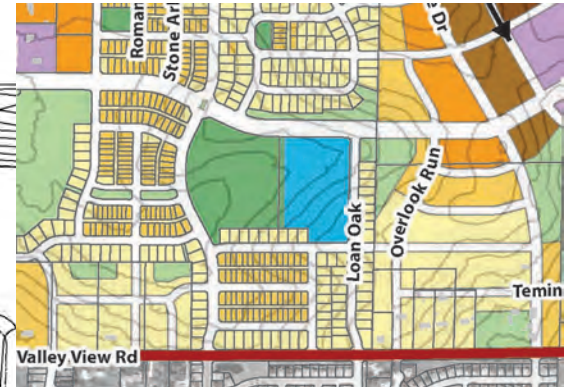
PoB: Plano silt loam, gravelly substratum, 2-6% slopes

PnB: Plano silt loam, 2-6% slopes

TrB: Troxel silt loam, 0-3% slopes

RnC2: Ringwood silt loam, 6-12% slopes, eroded



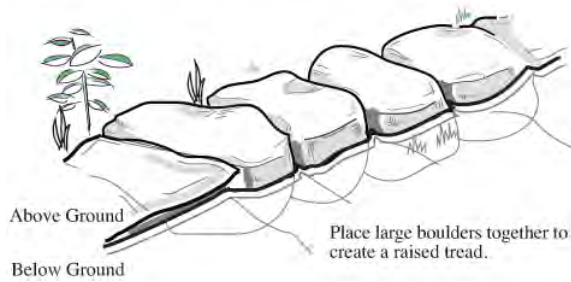


Pioneer NDP Future Land Use Plan  
 Note blue parcel to E of Acacia Ridge Park, marked as institutional (school)

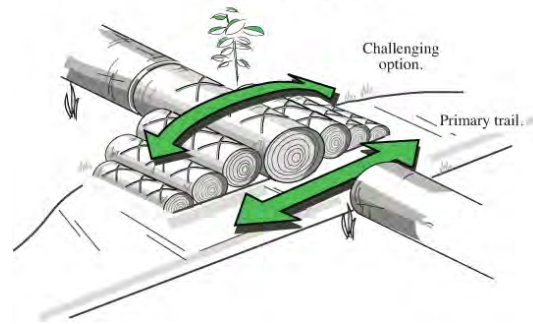
# Singletrack Bike Trails

Singletrack has a width that varies from just a little wider than your shoulders on up to a track that's just wide enough for two bikes to pass. Many singletrack trails are open to one-way travel and wind their way through the best terrain that the landscape offers. Some singletrack trails also offer challenge elements as seen below.

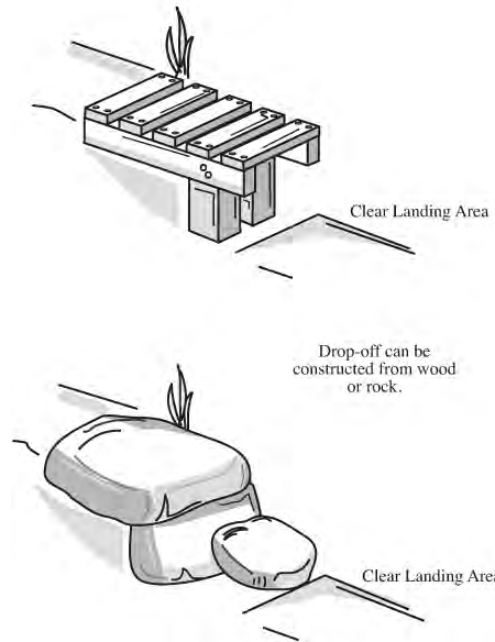
Boulder Causeway



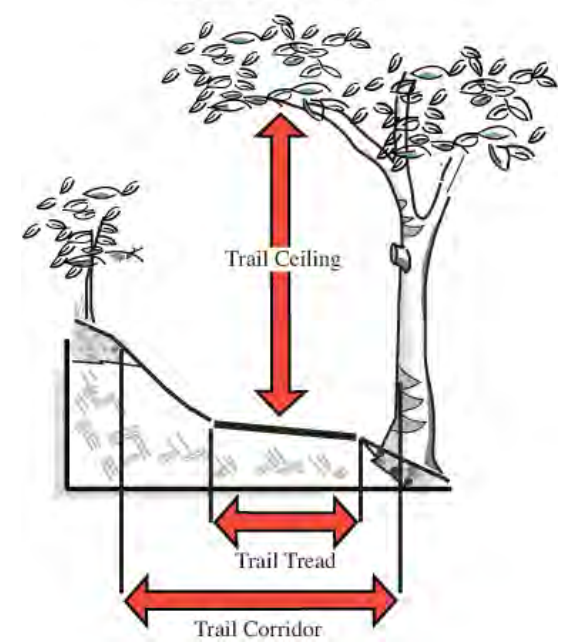
Creating Optional Lines



Drop-Off



Trail Corridor



# ACER PARK

- History
- Existing Conditions
  - Aerial
  - Site Photos
  - Topography and Slope
  - Soils
  - Vegetation

# HISTORY

- Parcel dedicated to the City of Madison in 2014 as part of the Birchwood Point development
- Long history as a fence row/wind break on agricultural property
- No significant or suspected archaeological artifacts/buildings on site

# EXISTING CONDITIONS

- Aerial
- Site Photos
- Topography and Slope
- Soils
- Vegetation

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M:\Maps\Parks GIS\Parks\Acer\Acer\_masterplan\_2022.mxd

6/9/2022

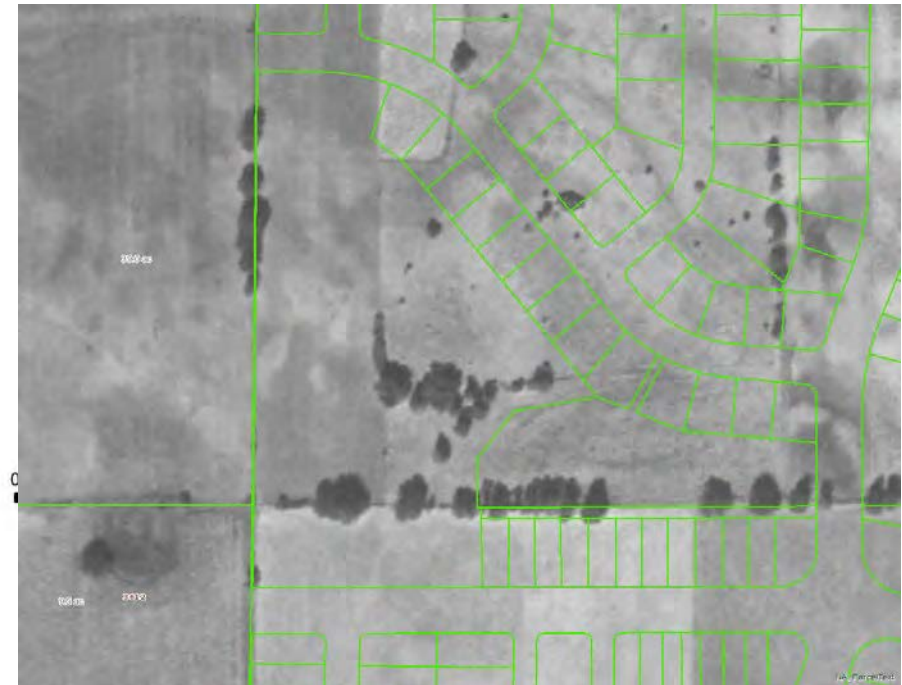
### Acacia Ridge Park Aerial View

#### Legend

 Acer Park

 Ownership Parcels

### Aerial View 1955








J.A. Farnsworth



# Existing Slope Inventory

## Legend

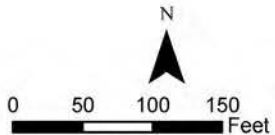
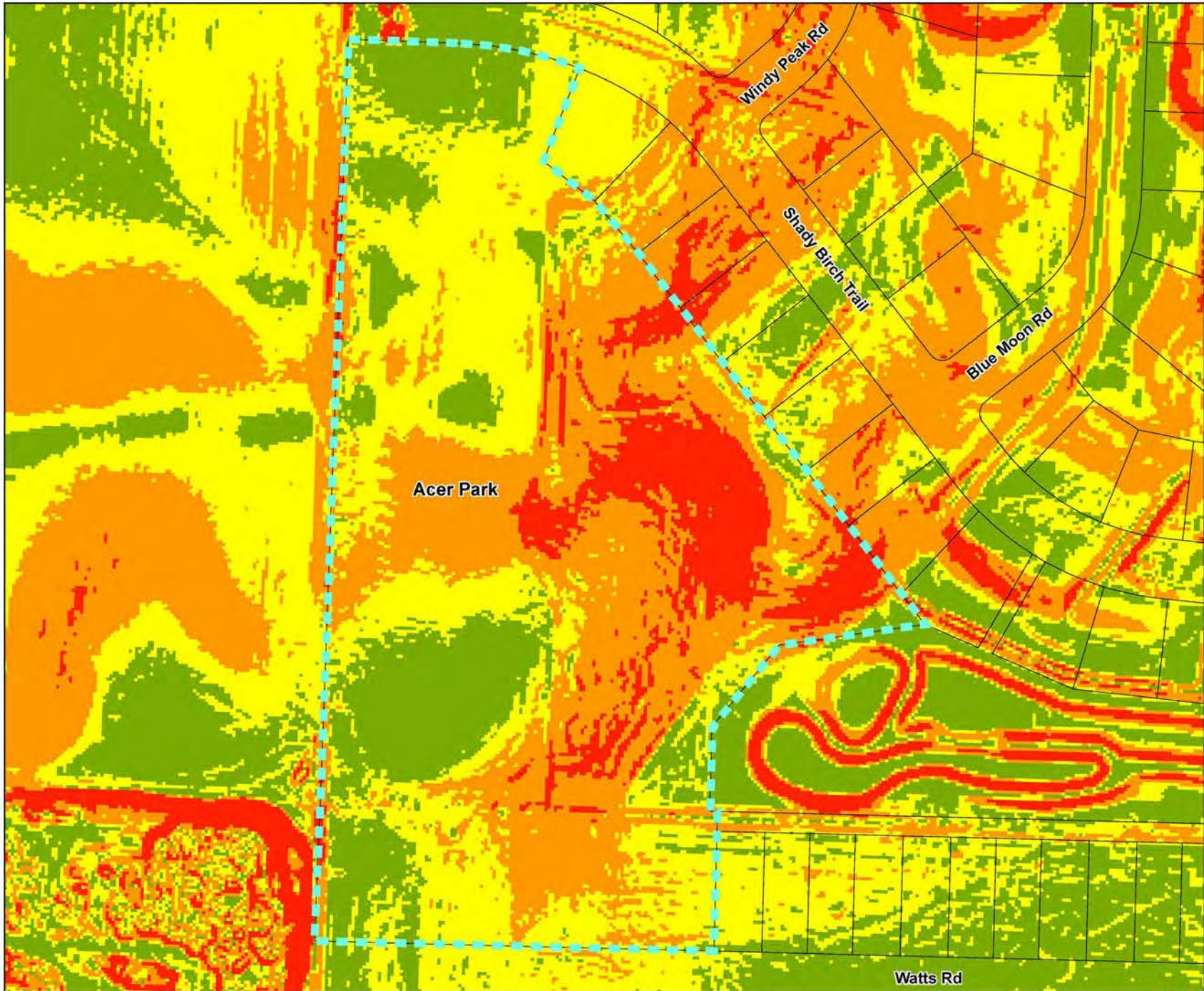
-  Acer Park
-  Ownership Parcels
- Elevation
  -  High
  -  Low
-  1' Contours



Existing Slope Inventory

Legend


- Acer Park
- Ownership Parcels
- Slope (in %)
  - 0
  - 1-5
  - 6-10
  - 11-20
  - 21-100



## Existing Soil Inventory

### Legend

 Acer Park

 Ownership Parcels

 Soils

GwC: Griswold loam, 6-12% slopes

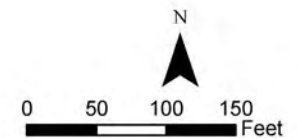
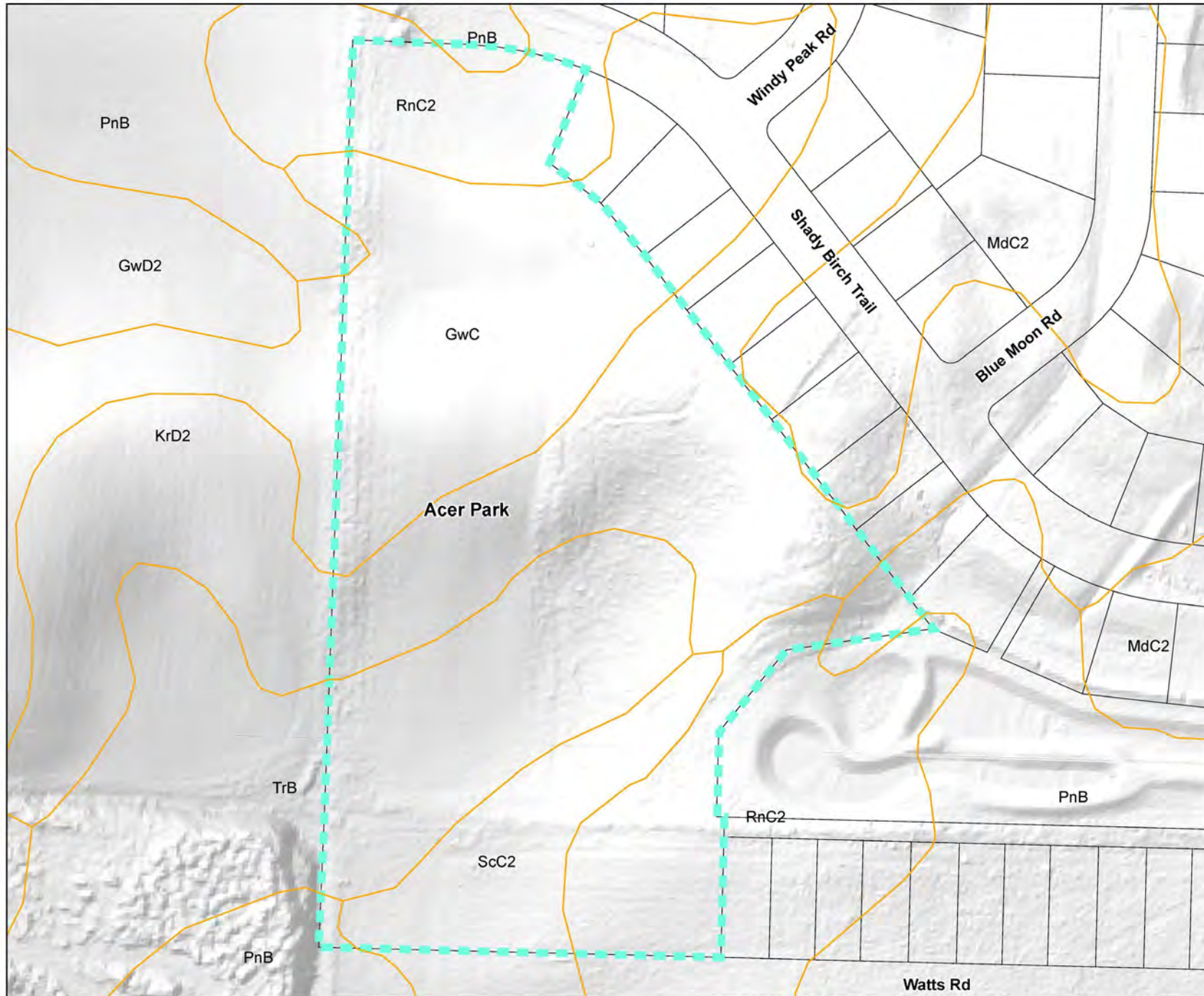
KrD2: Kidder soils, 10-20% slopes, eroded

PnB: Plano silt loam, till substratum, 2-6% slopes

RnC2: Ringwood silt loam, 6-12% slopes, eroded



SoC2: St. Charles silt loam, 6-12% slopes, eroded

TrB: Troxel silt loam, 0-3% slopes



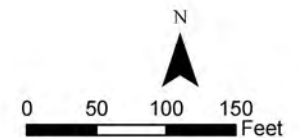
## Existing Tree Inventory

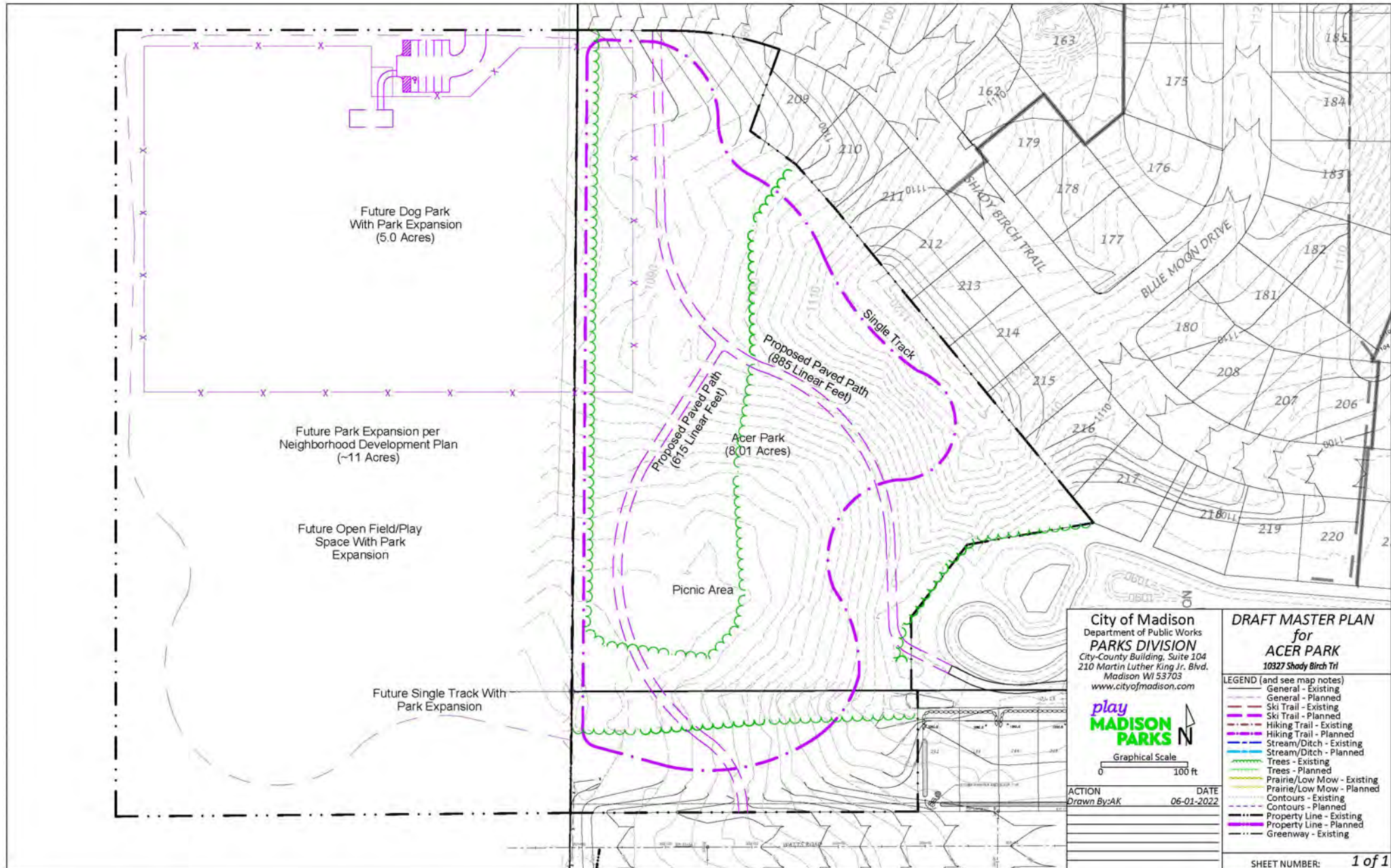
### Legend

-  Acer Park
-  Ownership Parcels

### Species

-  Black Cherry- *Prunus serotina* (107)
-  Black Walnut- *Juglans nigra* (177)
-  Box Elder- *Acer negundo* (81)
-  Bur Oak- *Quercus macrocarpa* (10)
-  *Celtis occidentalis* (14)
-  *Juniperus virginiana* (1)
-  Mulberry- *Morus* sp. (12)
-  *Ostrya virginiana* (1)
-  *Quercus alba* (3)
-  *Quercus macrocarpa* (12)
-  *Quercus palustris* (5)
-  *Ulmus rubra* (22)





Future Dog Park  
With Park Expansion  
(5.0 Acres)

Future Park Expansion per  
Neighborhood Development Plan  
(~11 Acres)

Future Open Field/Play  
Space With Park  
Expansion

Future Single Track With  
Park Expansion

Acer Park  
(8.01 Acres)

Picnic Area

Proposed Paved Path  
(815 Linear Feet)

Proposed Paved Path  
(885 Linear Feet)

Single Track

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



Graphical Scale  
0 100 ft

ACTION Drawn By: AK DATE 06-01-2022

**DRAFT MASTER PLAN  
for  
ACER PARK**  
10327 Shady Birch Trl

- 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
  - Trees - Existing
  - Trees - Planned
  - Prairie/Low Mow - Existing
  - Prairie/Low Mow - Planned
  - Contours - Existing
  - Contours - Planned
  - Property Line - Existing
  - Property Line - Planned
  - Greenway - Existing

# BIRCHWOOD SOUTH PARK

- History
- Existing Conditions
  - Aerial
  - Site Photos
  - Topography and Slope
  - Soils

# HISTORY

- Parcel dedicated to the City of Madison in 2018 as part of the Birchwood Point development
- Long history as agricultural property
- No significant or suspected archaeological artifacts/buildings on site

# EXISTING CONDITIONS

- Aerial
- Site Photos
- Topography and Slope
- Soils





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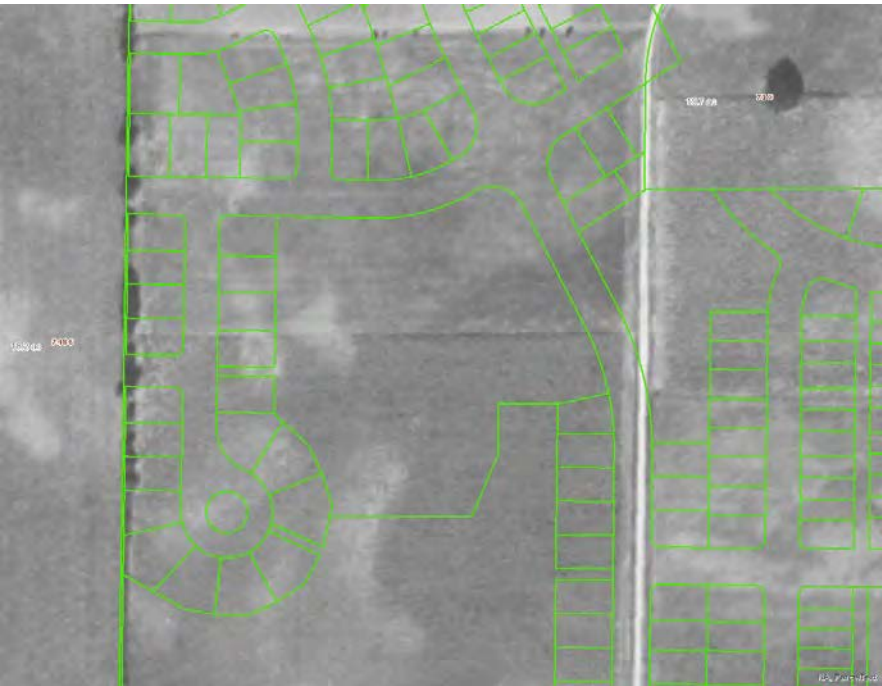


**Birchwood South Park Aerial**

**Legend**


-  Birchwood South Park
-  Ownership Parcels

Aerial View 1955




Existing Elevation Inventory

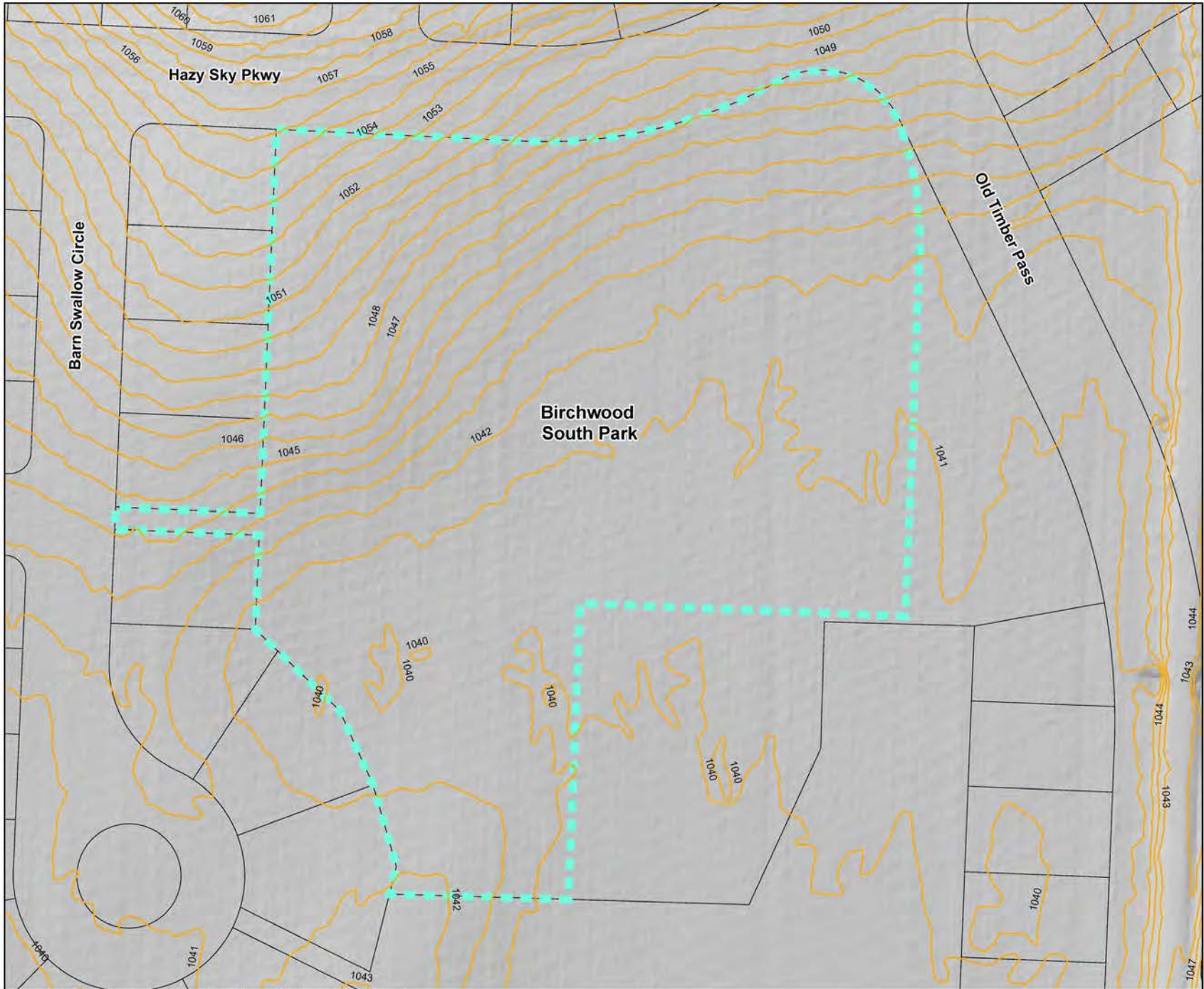
Legend

 Birchwood South Park

 Ownership Parcels


 1' Contours


Elevation  
  
High  
Low



Existing Slope Inventory

Legend

 Birchwood South Park

 Ownership Parcels

Slope (in %)

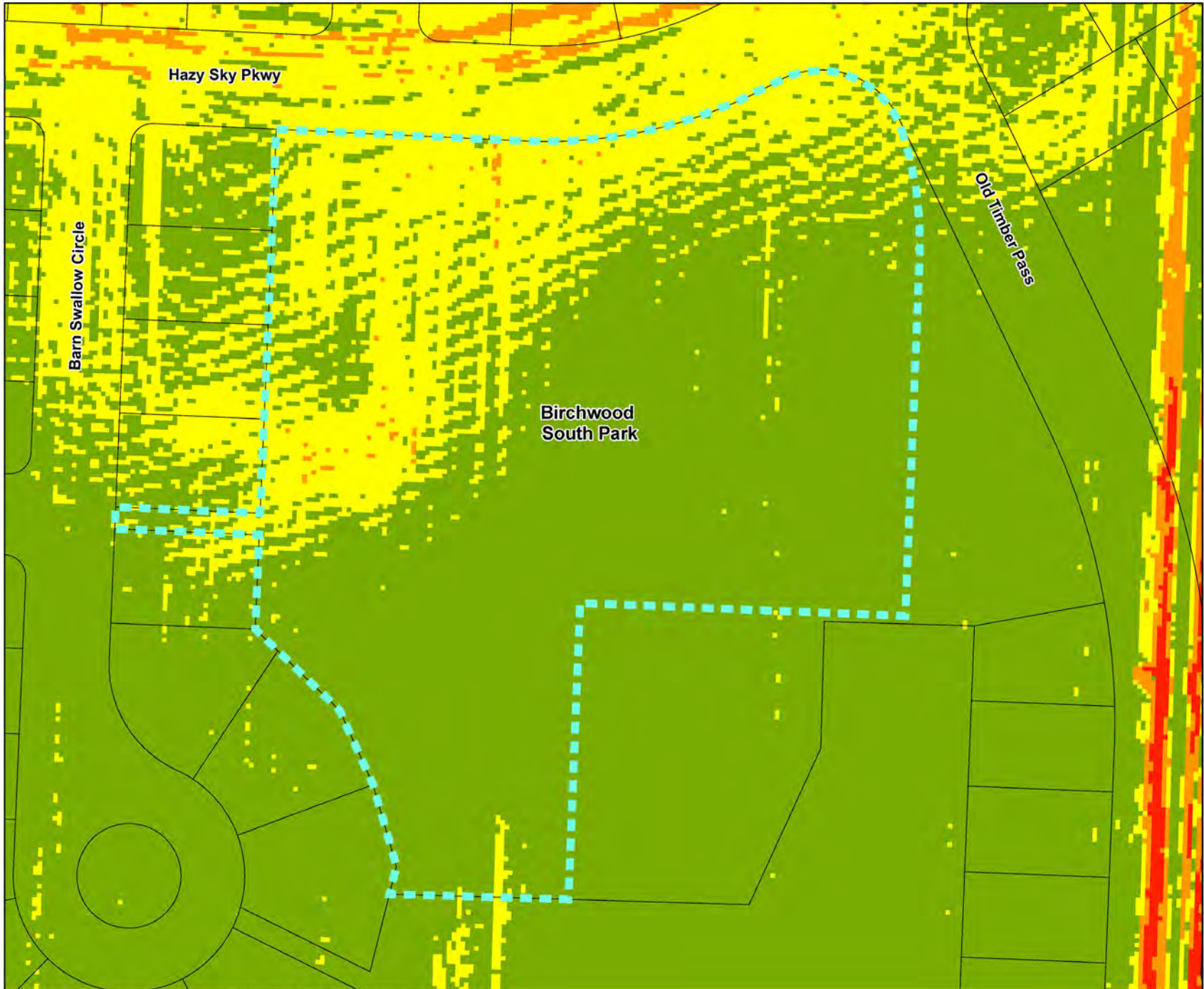
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 6-10


 11-20


 21-100



# Existing Soils Inventory

## Legend

 Birchwood South Park

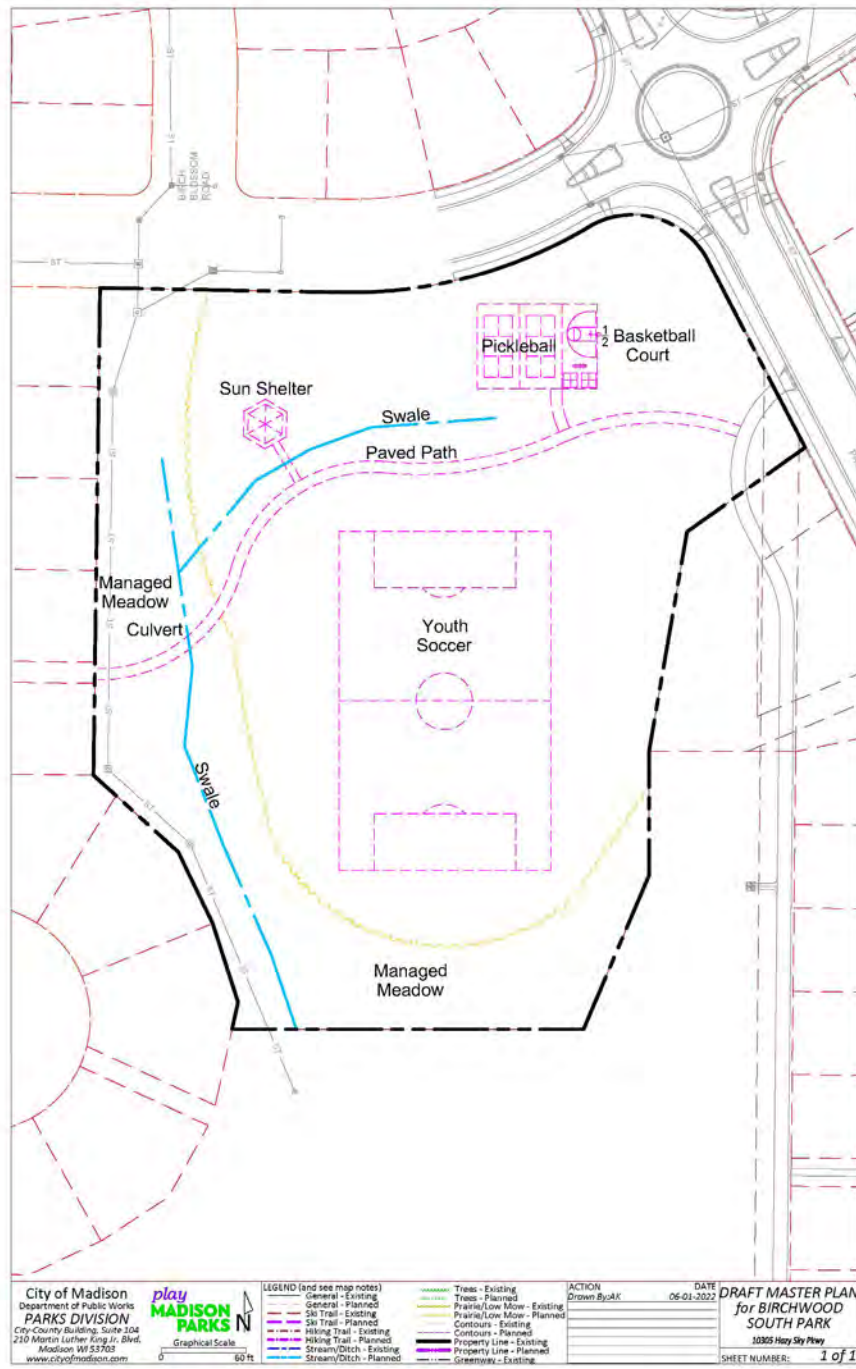
 Ownership Parcels

KeB: Kegonsa silt loam, 2-6% slopes

PnB: Plano silt loam, till substratum, 2-6% slopes

TrB: Troxel silt loam, 0-3% slopes





<p>City of Madison Department of Public Works <b>PARKS DIVISION</b> City-County Building, Suite 104 210 Martin Luther King Jr. Blvd. Madison, WI 53703 www.cityofmadison.com</p>	<p><b>play MADISON PARKS</b></p>	<p>LEGEND (and see map notes)</p> <ul style="list-style-type: none"> <li>General - Existing</li> <li>General - Planned</li> <li>Ski Trail - Existing</li> <li>Ski Trail - Planned</li> <li>Hiking Trail - Existing</li> <li>Hiking Trail - Planned</li> <li>Stream/Ditch - Existing</li> <li>Stream/Ditch - Planned</li> <li>Trees - Existing</li> <li>Trees - Planned</li> <li>Prairie/Low Mow - Existing</li> <li>Prairie/Low Mow - Planned</li> <li>Contours - Existing</li> <li>Contours - Planned</li> <li>Property Line - Existing</li> <li>Property Line - Planned</li> <li>Greenway - Existing</li> </ul>	<p>ACTION Drawn By: JAK</p>	<p>DATE 06-01-2022</p>	<p><b>DRAFT MASTER PLAN for BIRCHWOOD SOUTH PARK</b> 10305 Hwy City Hwy</p>

# NEXT STEPS

- Gathering public input
  - Be sure to contact us with comments or take/submit the Community Survey!
- Madison Parks will analyze public input and site conditions
  - What do residents want and what can the site provide?
- Public Input Meeting #2
  - Day and time to be announced
  - Conceptual plans will be presented for public review and voting!

Watch the City Parks “Project Portal” website for the Community Survey and project updates!

[www.cityofmadison.com/parks/projects/acacia-ridge-park-master-plan](http://www.cityofmadison.com/parks/projects/acacia-ridge-park-master-plan)

[www.cityofmadison.com/parks/projects/acer-park-master-plan](http://www.cityofmadison.com/parks/projects/acer-park-master-plan)

[www.cityofmadison.com/parks/projects/birchwood-south-park-master-plan](http://www.cityofmadison.com/parks/projects/birchwood-south-park-master-plan)



# COMMENTS?

CONTACT US:  
SARAH CLOSE  
OFFICE: (608) 263-6850  
EMAIL: SCLOSE@CITYOFMADISON.COM



# FAR WEST MASTER PLANNING EFFORT

ACACIA RIDGE, ACER, BIRCHWOOD SOUTH PARKS



Public Meeting #2  
Zoom  
8/11/2022



# INTRODUCTION

Sarah Close, City of Madison Parks Division

Adam Kaniewski, City of Madison Parks Division

Ann Freiwald, City of Madison Parks Division



# WELCOME

Thanks for coming, we're looking forward to working with you to plan the far west parks, including Acer, Acacia Ridge, and Birchwood South! We want to hear your thoughts and ideas, so to make sure everyone has an equal chance to speak...

- We address all comments/questions during discussion periods and at the end of the presentation. Please use the "Raise Hand" reaction if you have a question so staff can unmute you.
- No disparaging remarks about others' comments.
- If you are not comfortable speaking tonight, please call or email.

# TONIGHT'S GOALS



Park naming process review

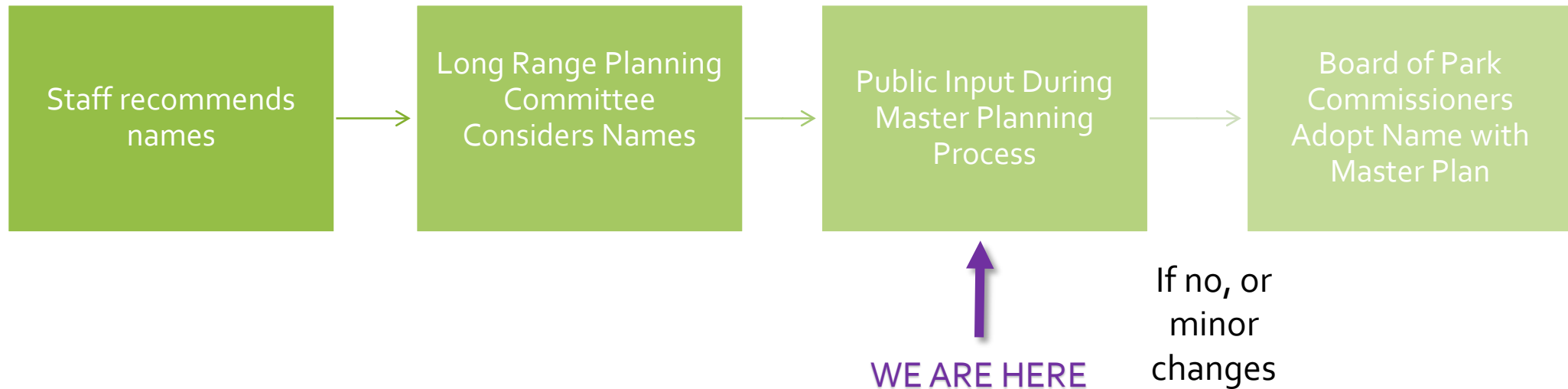
Recap of the previous meeting  
-Master planning process and site inventory and analysis

What did we hear?  
-Summary of public input

Review and discuss master plan concepts

Now what?

# MASTER PLAN PROCESS: OFFICIALLY NAMING THE PARKS

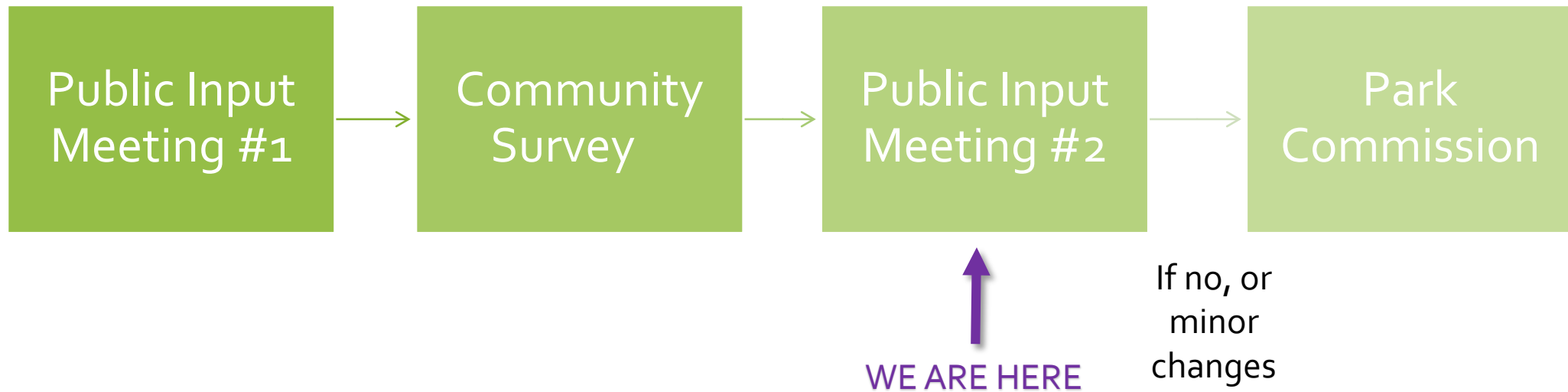




POLLS ON ALTERNATIVE PARK  
NAMES- BIRCHWOOD S. AND  
ACER

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# MASTER PLAN PROCESS



# MASTER PLANNING

What is it?

A master plan:

- Is a forum for public input
- Provides a common vision for future management/development of a property through a public consensus building process
- Analyzes site inventory and suitability (What is there now and what can we do with it?)
- Provides programming (aka activities), development, and resource protection *recommendations*

Questions answered by a master plan: What is going to happen, where-ish, when-ish, and about how much will it cost?

A 10,000 foot view!

# MASTER PLANNING

A master plan does NOT:

- Specify specific materials or finishes
- Designate exact locations
- Contain construction drawings (which include information like dimensions, colors, products, quality requirements, etc. )

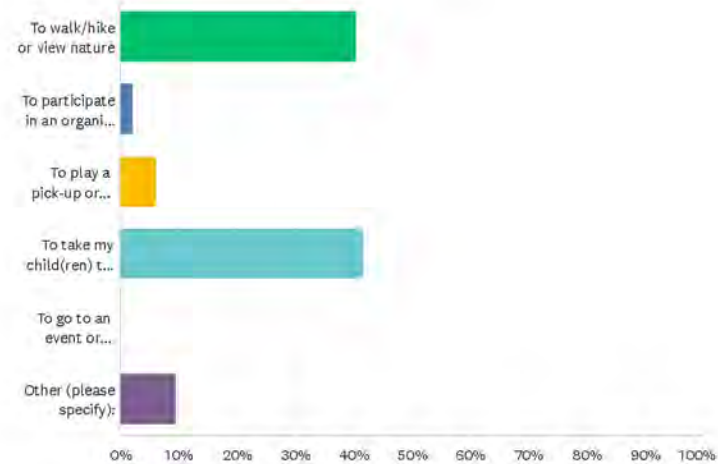
Questions NOT answered by a master plan: Who is going to build it, when (exact date), and how much will it really cost?



# COMMUNITY SURVEY

Q2 Why do you typically visit parks/outdoor recreation areas?

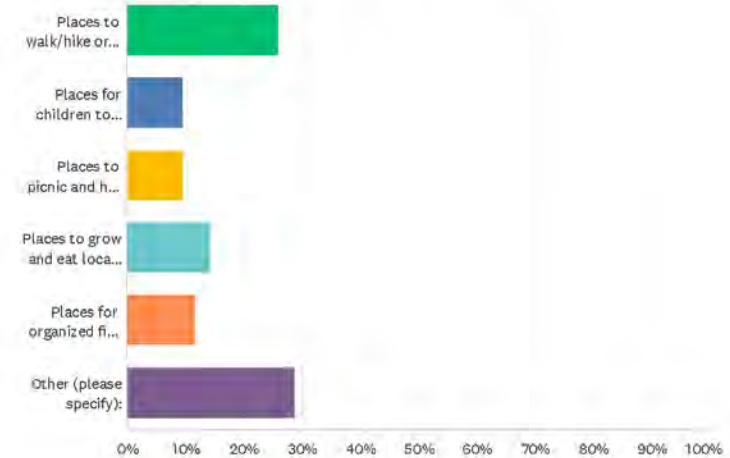
Answered: 146 Skipped: 0



ANSWER CHOICES	RESPONSES
To walk/hike or view nature	40.41%
To participate in an organized field sport match or practice	2.05%
To play a pick-up or improvised game/field sport	6.16%
To take my child(ren) to a playground	41.78%
To go to an event or festival	0.00%
Other (please specify):	9.59%

Q6 What do you feel is most lacking in your local public community areas?

Answered: 146 Skipped: 0

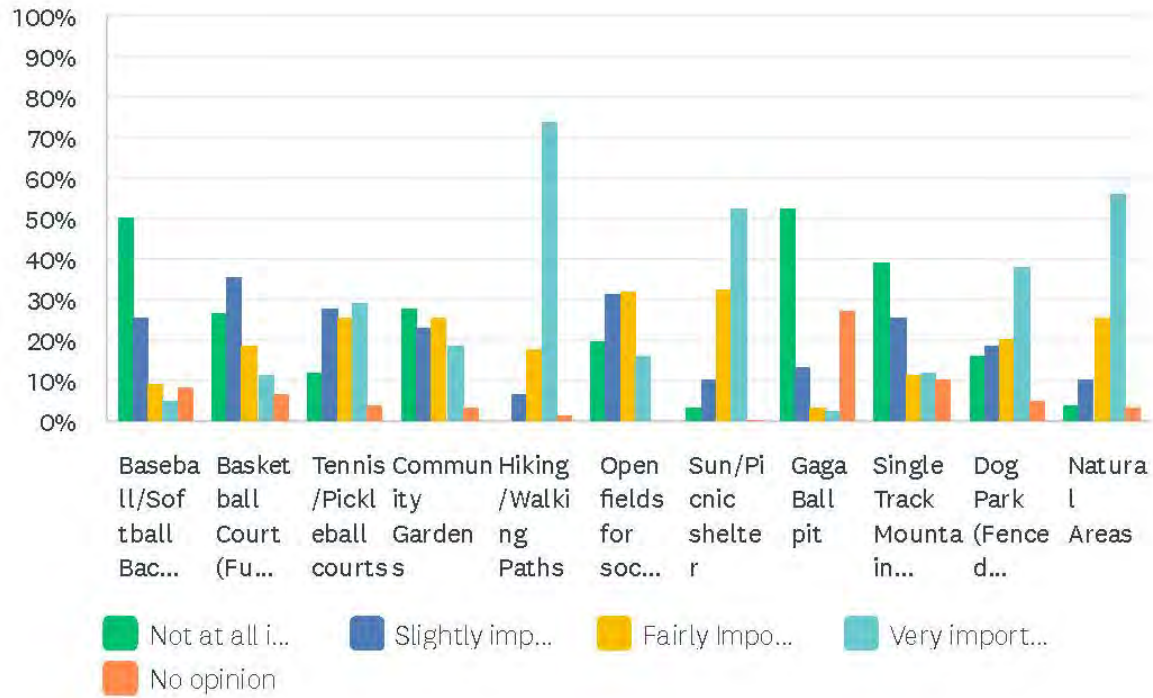


ANSWER CHOICES	RESPONSES
Places to walk/hike or view nature	26.03%
Places for children to play	9.59%
Places to picnic and have gatherings	9.59%
Places to grow and eat local food	14.38%
Places for organized field sport matches or practices	11.64%
Other (please specify):	28.77%
TOTAL	146

"Other" included dog-related amenities, pickleball/tennis, trail connectivity, or combo of the other options.

# COMMUNITY SURVEY

Q7 Please rank the amenities below based on how important you feel it is that they are included in the master plans for Acacia Ridge, Acer, and Birchwood South Parks.



	NOT AT ALL IMPORTANT	SLIGHTLY IMPORTANT	FAIRLY IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL
Baseball/Softball Backstop	50.68% 74	26.03% 38	9.59% 14	5.48% 8	8.22% 12	146
Basketball Court (Full or half court)	26.71% 39	35.62% 52	19.18% 28	11.64% 17	6.85% 10	146
Tennis/Pickleball courts	12.33% 18	28.08% 41	26.03% 38	29.45% 43	4.11% 6	146
Community Gardens	28.08% 41	23.29% 34	26.03% 38	19.18% 28	3.42% 5	146
Hiking/Walking Paths	0.00% 0	6.85% 10	17.81% 26	73.97% 108	1.37% 2	146
Open fields for soccer, frisbee, football, catch, etc.	19.86% 29	31.51% 46	32.19% 47	16.44% 24	0.00% 0	146
Sun/Picnic shelter	3.42% 5	10.27% 15	32.88% 48	52.74% 77	0.68% 1	146
Gaga Ball pit	52.74% 77	13.70% 20	3.42% 5	2.74% 4	27.40% 40	146
Single Track Mountain Bike Trails	39.73% 58	26.03% 38	11.64% 17	12.33% 18	10.27% 15	146
Dog Park (Fenced off-leash)	16.44% 24	19.18% 28	20.55% 30	38.36% 56	5.48% 8	146
Natural Areas	4.11% 6	10.27% 15	26.03% 38	56.16% 82	3.42% 5	146

# ADDITIONAL INPUT

Birchwood South:

- PICKLEBALL
- Shade option
- Replace youth soccer with ?

Acer

- Dog park ASAP
- Preserve nature
- Single track vs hiking?

Acacia Ridge

- Soccer fields = boring
- Other options?

General themes: nature, shade, connectivity, areas to socialize, variety, dogs

# BIRCHWOOD SOUTH PARK

- History
- Existing Conditions
  - Aerial
  - Site Photos
  - Topography and Slope
  - Soils

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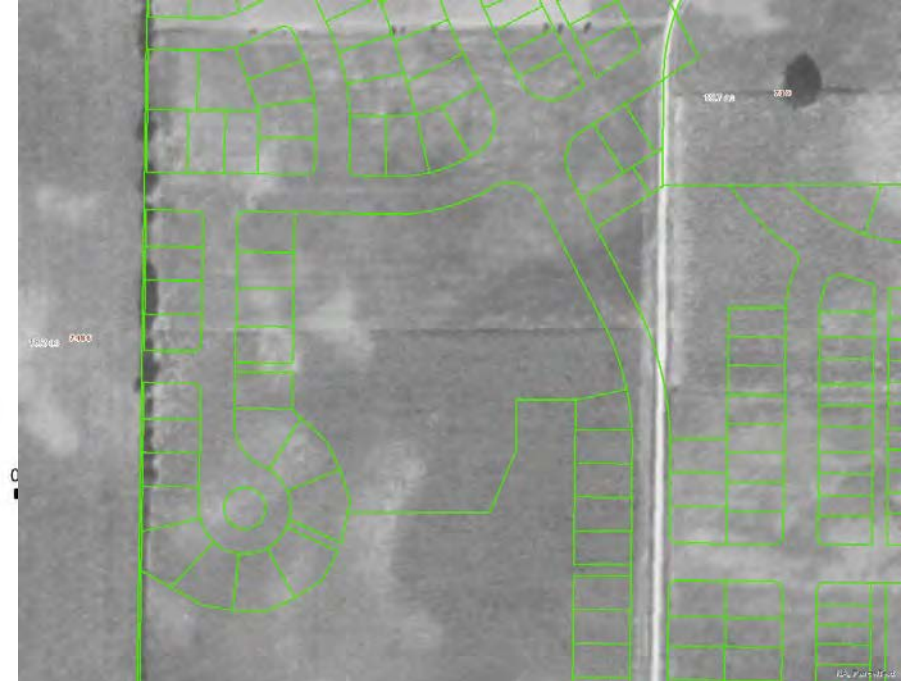
6/9/2022

### Birchwood South Park Aerial

#### Legend


-  Birchwood South Park
-  Ownership Parcels


### Aerial View 1955



Existing Slope Inventory

Legend

 Birchwood South Park

 Ownership Parcels

Slope (in %)

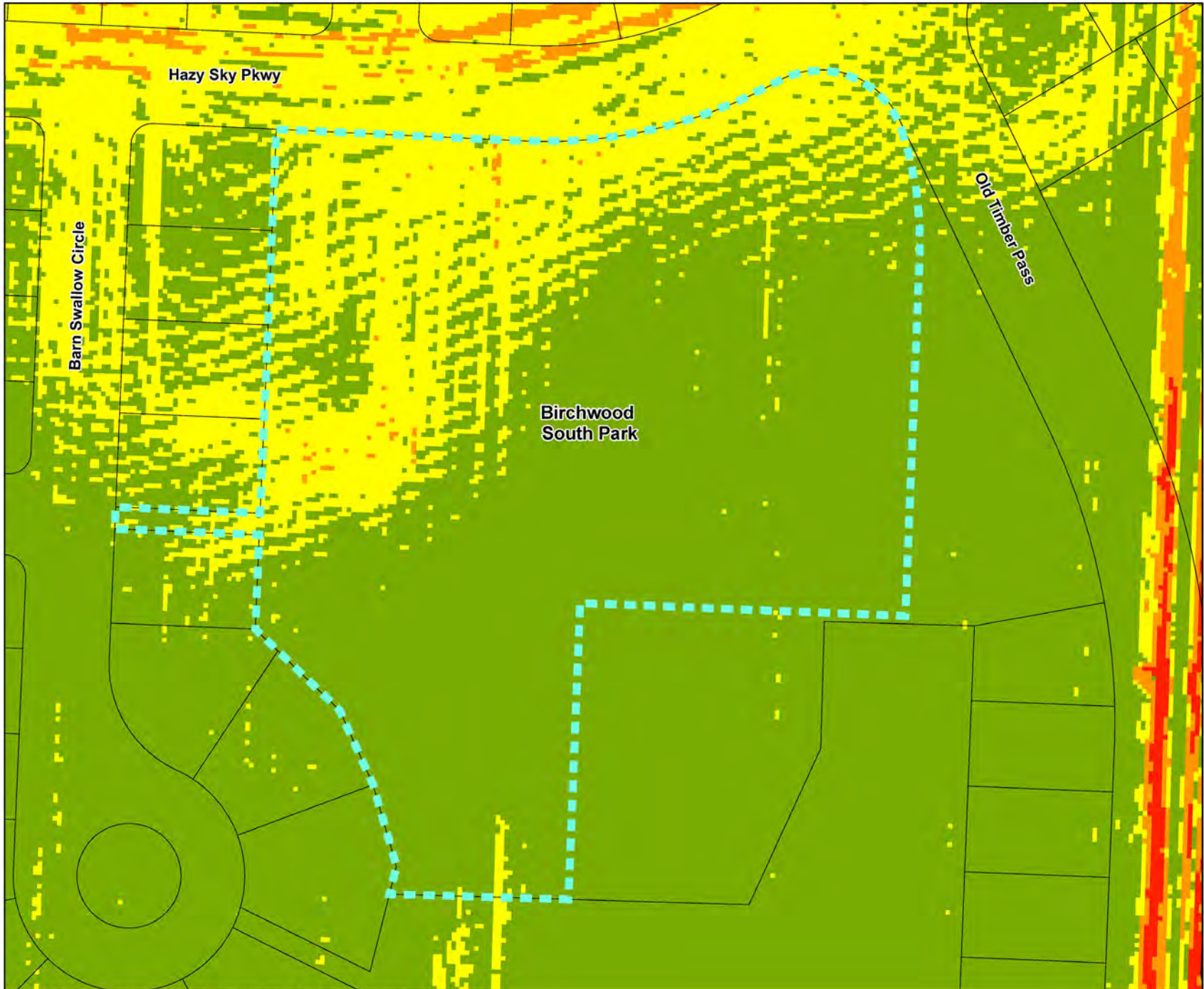
 0

 1-5

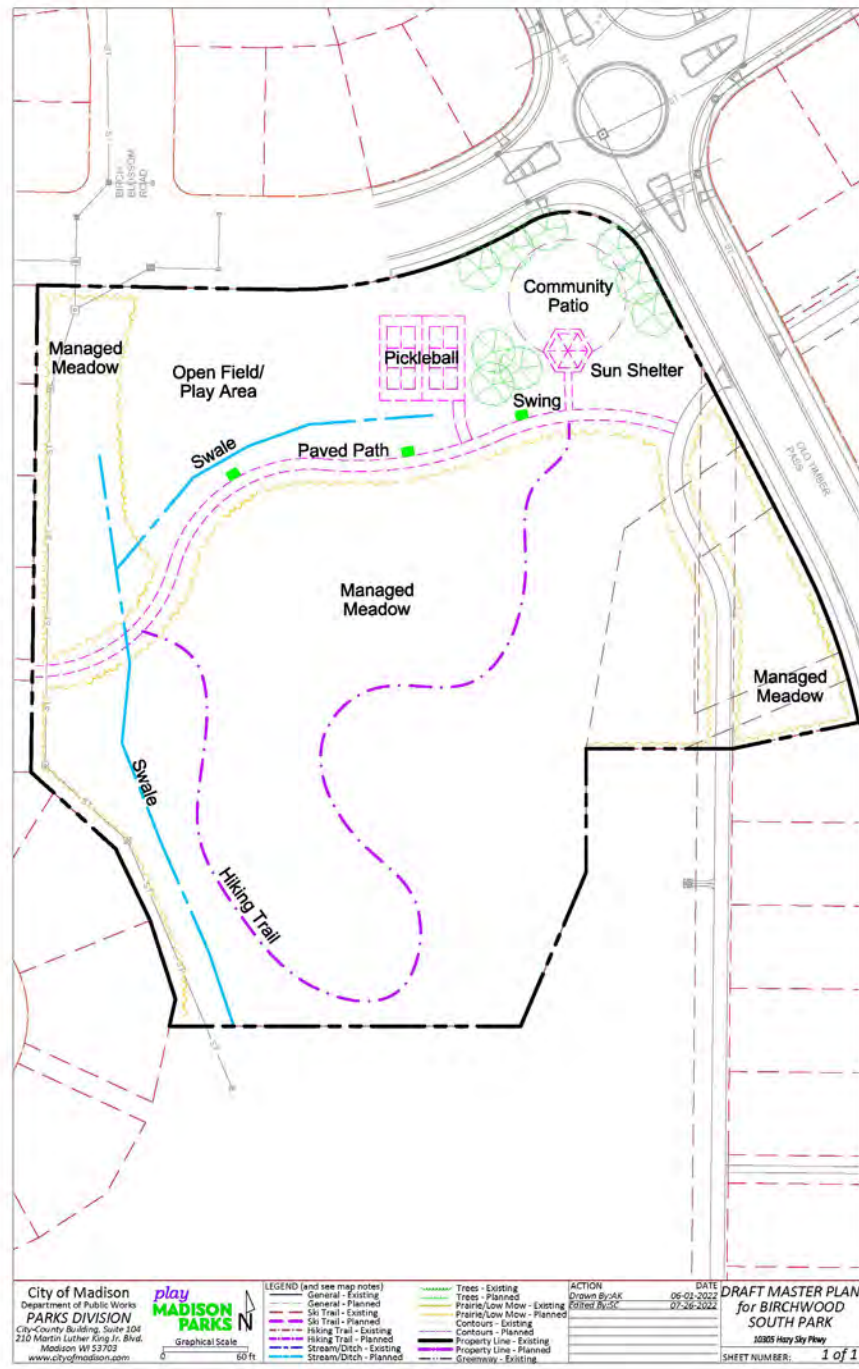
 6-10

 11-20

 21-100



# DRAFT MASTER PLAN - DISCUSS



City of Madison  
 Department of Public Works  
**PARKS DIVISION**  
 City-County Building, Suite 204  
 210 Martin Luther King Jr. Blvd.  
 Madison WI 53703  
 www.cityofmadison.com



LEGEND (and see map notes)

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

ACTION	DATE
Drawn By: JAK	06-02-2022
Edited By: JAK	07-26-2022

**DRAFT MASTER PLAN**  
 for BIRCHWOOD  
 SOUTH PARK  
 10001 Hwy Sky Pkwy  
 SHEET NUMBER: 1 of 1

# Vision - Community Patio



*play*  
**MADISON  
PARKS**





# ACACIA RIDGE PARK

- History
- Existing Conditions
  - Aerial
  - Site Photos
  - Topography and Slope
  - Soils

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Aerial View 1955

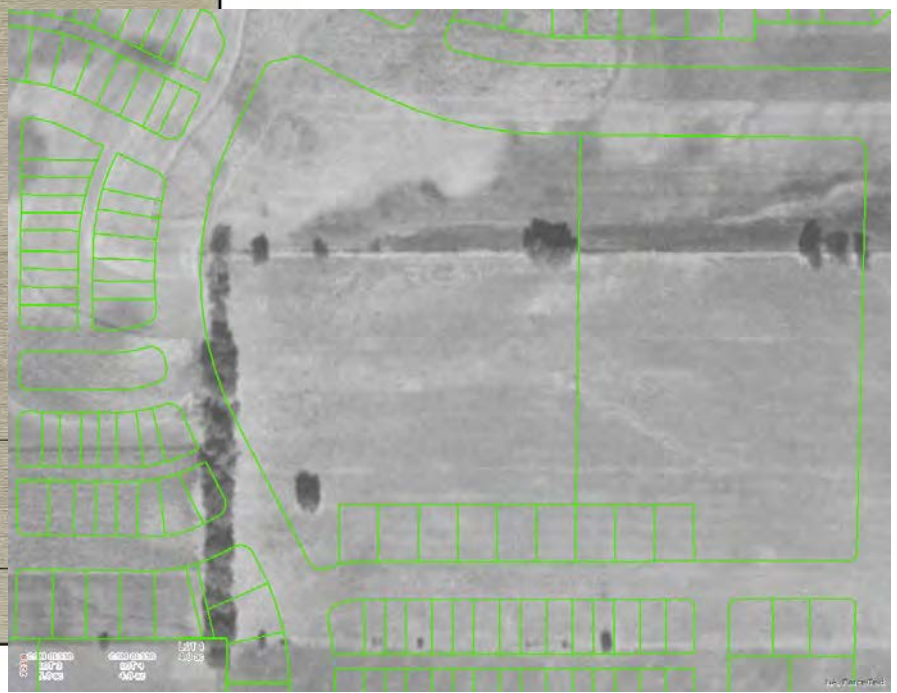


Exhibit 5: Slope Analysis Map

Legend

Acacia Ridge Park

Ownership Parcels

Slope (in %)

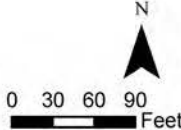
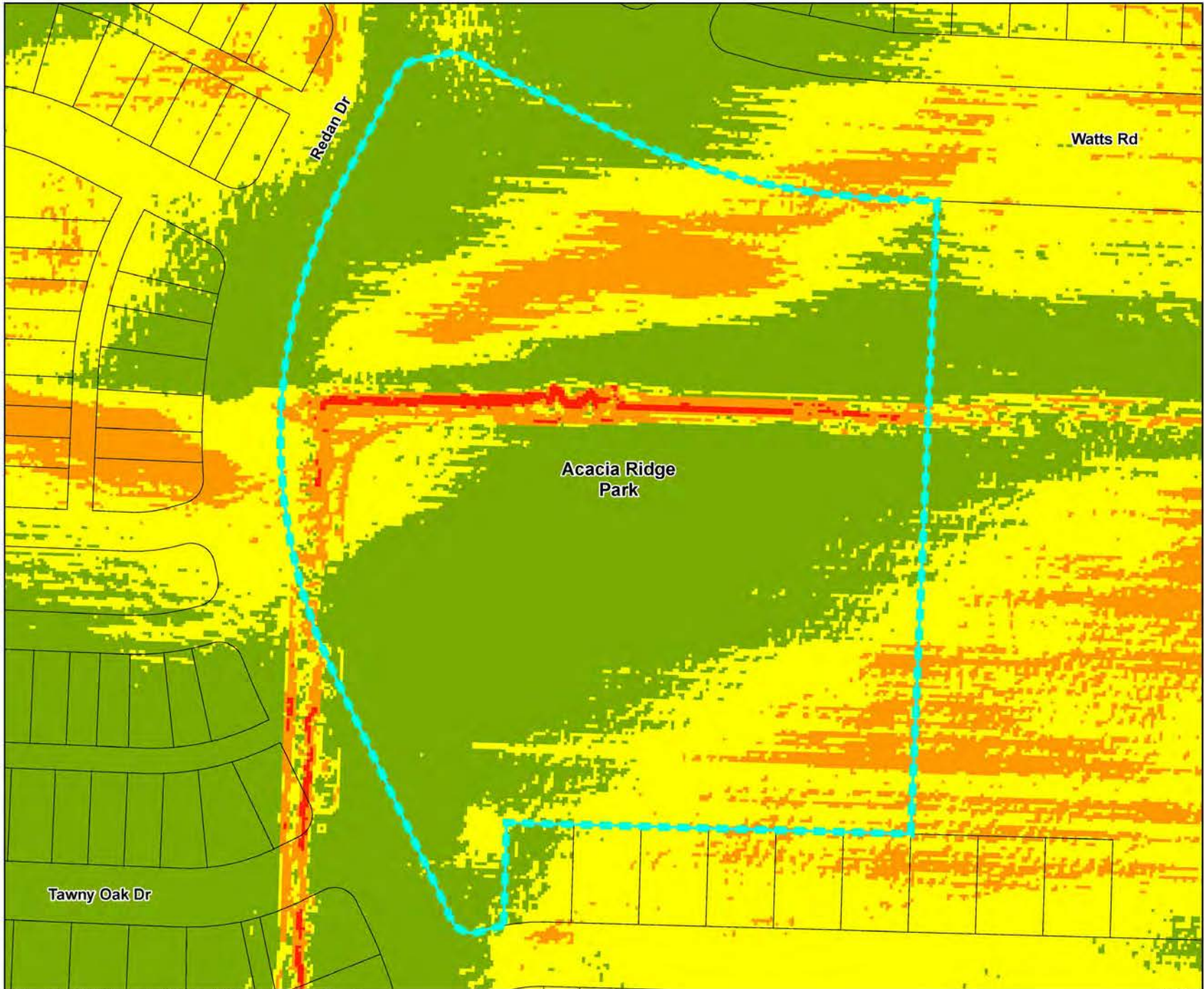
0

1-5

6-10

11-20

21-100



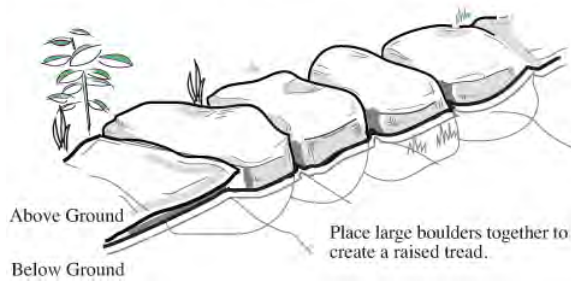


Pioneer NDP Future Land Use Plan  
 Note blue parcel to E of Acacia Ridge Park, marked as institutional (school)

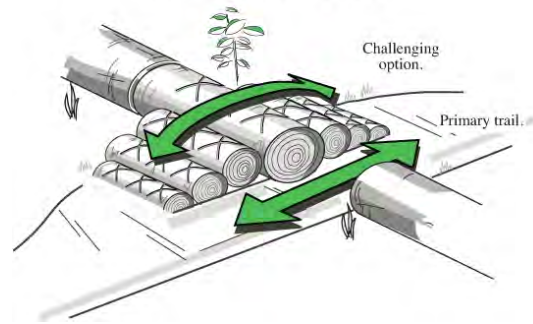
# Singletrack Bike Trails

Singletrack has a width that varies from just a little wider than your shoulders on up to a track that's just wide enough for two bikes to pass. Many singletrack trails are open to one-way travel and wind their way through the best terrain that the landscape offers. Some singletrack trails also offer challenge elements as seen below.

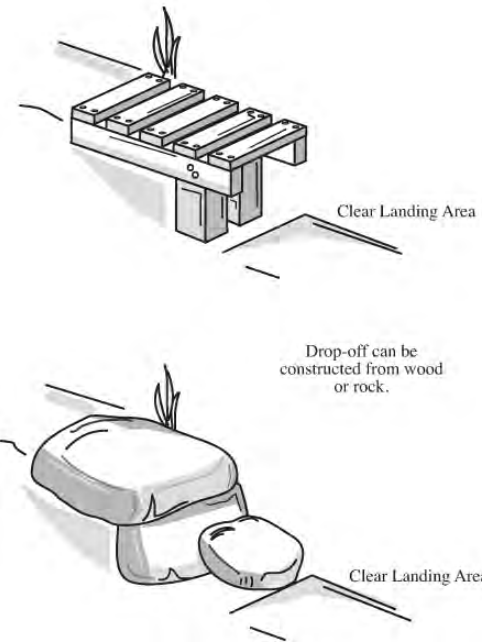
Boulder Causeway



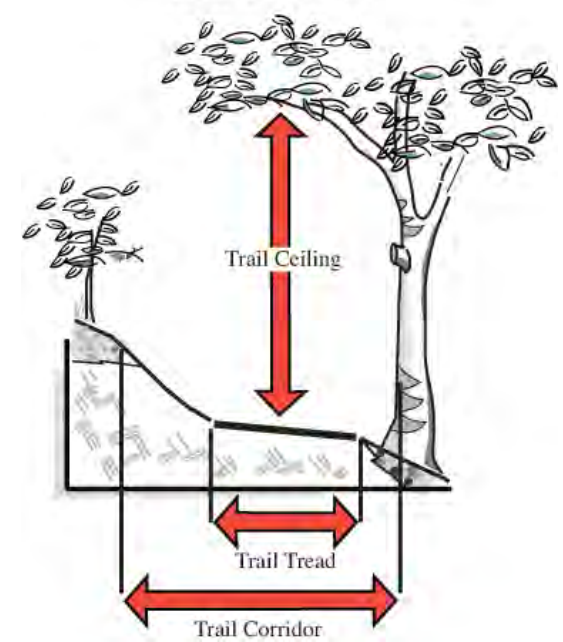
Creating Optional Lines



Drop-Off



Trail Corridor



# Vision - Bicycle Playground



*play*  
**MADISON  
PARKS**



# ACER PARK

- History
- Existing Conditions
  - Aerial
  - Site Photos
  - Topography and Slope
  - Soils
  - Vegetation

A  
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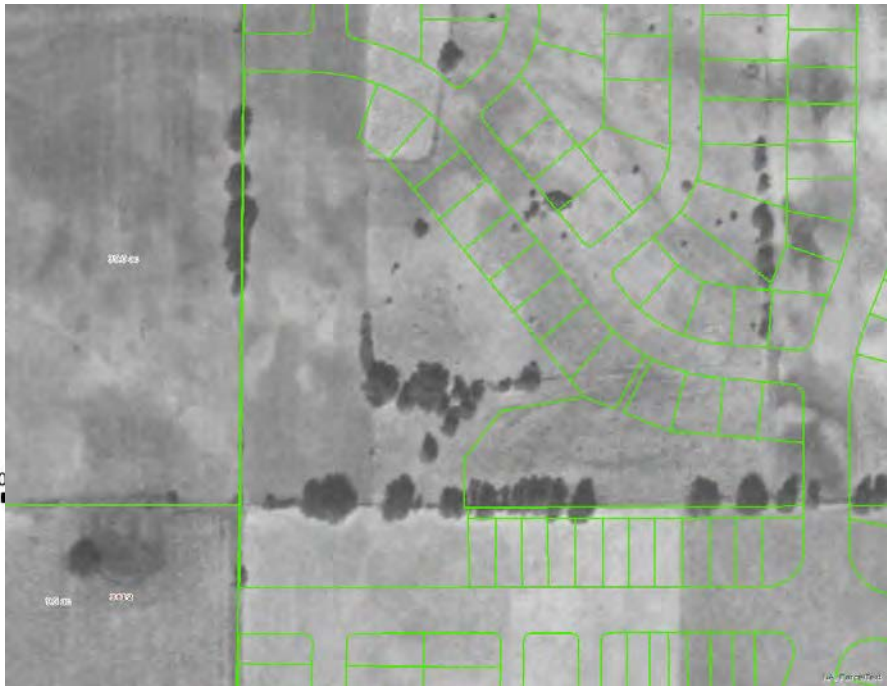
6/9/2022

### Acacia Ridge Park Aerial View

#### Legend

-  Acer Park
-  Ownership Parcels

### Aerial View 1955



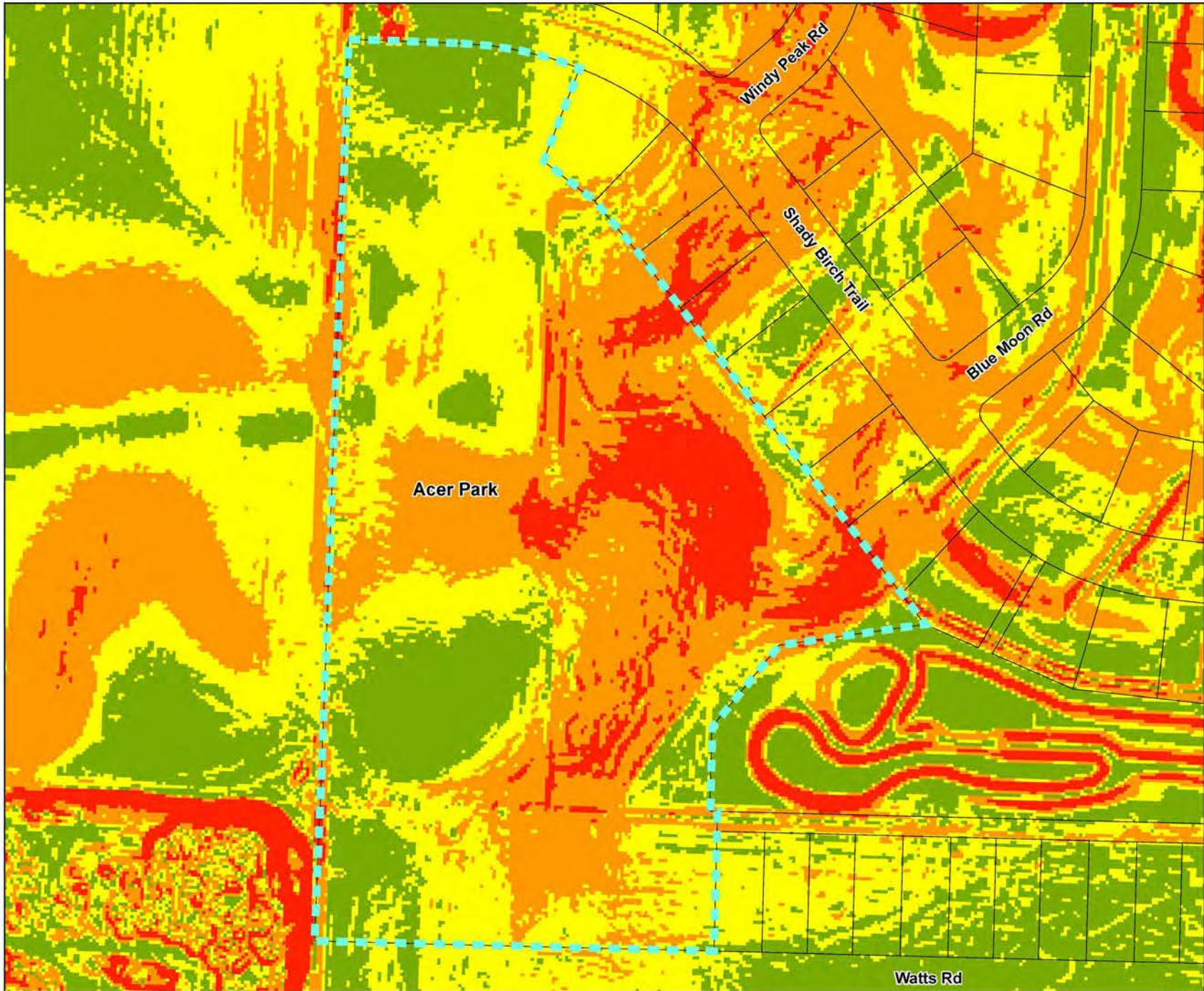
J.A. Farnsworth



Existing Slope Inventory



Legend

-  Acer Park
-  Ownership Parcels
- Slope (in %)**
  -  0
  -  1-5
  -  6-10
  -  11-20
  -  21-100



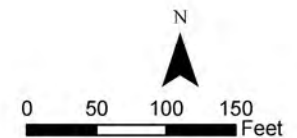
## Existing Tree Inventory

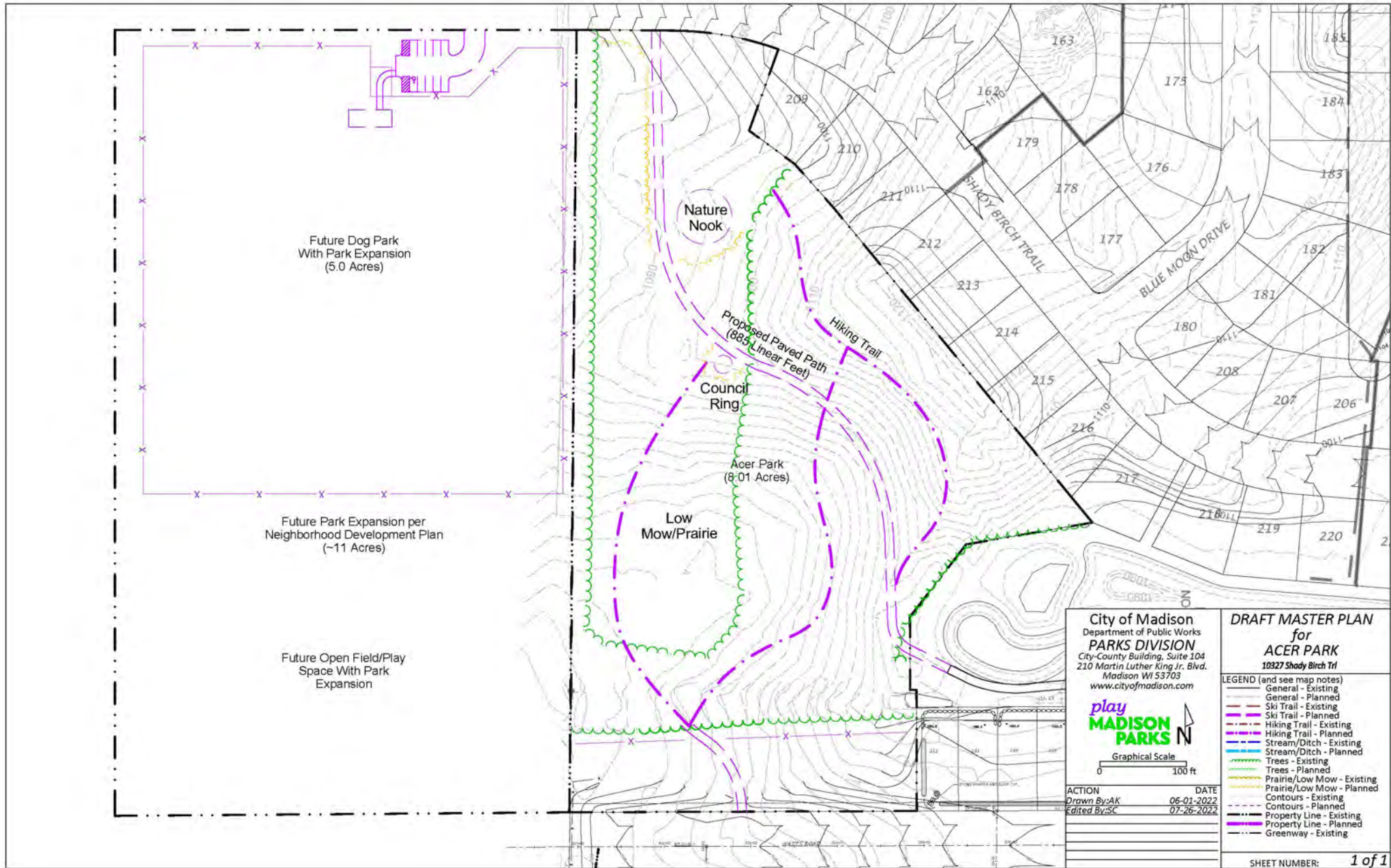
### Legend

-  Acer Park
-  Ownership Parcels

### Species

-  Black Cherry- *Prunus serotina* (107)
-  Black Walnut- *Juglans nigra* (177)
-  Box Elder- *Acer negundo* (81)
-  Bur Oak- *Quercus macrocarpa* (10)
-  *Celtis occidentalis* (14)
-  *Juniperus virginiana* (1)
-  Mulberry- *Morus sp.* (12)
-  *Ostrya virginiana* (1)
-  *Quercus alba* (3)
-  *Quercus macrocarpa* (12)
-  *Quercus palustris* (5)
-  *Ulmus rubra* (22)







Nature Nook  
examples- Slater  
and Paunack Parks



Council Ring  
examples



## Neighborhood Circulation Routes

Red = Existing Ped/Bike Routes  
Yellow = Proposed/Future Ped/Bike Routes

# NEXT STEPS

- Board of Park Commissioners 12/14/22
  - Approval of Master Plans
- Funding
  - 2023 & 2024 requests for Birchwood
  - Acacia Ridge & Acer 5-10 years out
  - Pending Common Council approval

Watch the City Parks “Project Portal” website for project updates!

[www.cityofmadison.com/parks/projects/acacia-ridge-park-master-plan](http://www.cityofmadison.com/parks/projects/acacia-ridge-park-master-plan)

[www.cityofmadison.com/parks/projects/acer-park-master-plan](http://www.cityofmadison.com/parks/projects/acer-park-master-plan)

[www.cityofmadison.com/parks/projects/birchwood-south-park-master-plan](http://www.cityofmadison.com/parks/projects/birchwood-south-park-master-plan)



# COMMENTS?

CONTACT US:  
SARAH CLOSE  
OFFICE: (608) 263-6850  
EMAIL: SCLOSE@CITYOFMADISON.COM





City of Madison  
Department of Public Works  
**PARKS DIVISION**  
330 E Lakeside St.  
Madison WI 53715  
www.cityofmadison.com

*play*  
**MADISON PARKS** N

Graphical Scale  
0 100 ft

ACTION	DATE
Board of Park Comm.	01-11-2023

**PARK DEVELOPMENT PLAN for ACACIA RIDGE PARK**  
9251 Watts Road

**LEGEND**

- Existing Path
- Single Track Trail

SHEET NUMBER: **1 of 1**