



# City of Madison

# Proposed Plat

Plat Name

**Tormey Ridge**

Location

**12003 Mineral Point Road**

Applicant

**Craig Enzenroth - Mineral Point Holdings/  
Michelle Burse - Burse Surveying & Eng.**

Preliminary       Final

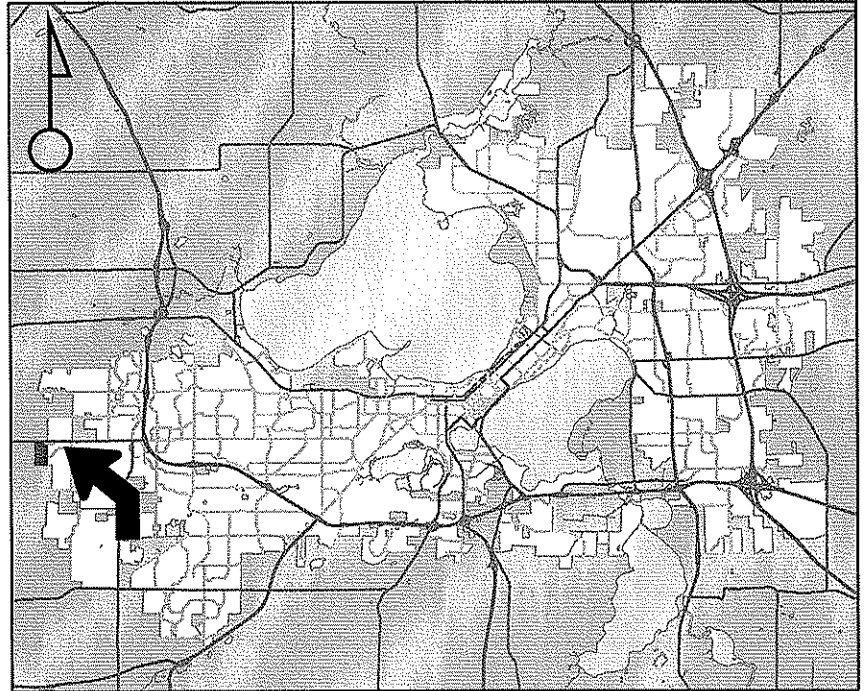
Proposed Use

**162 Single Family Lots, 3 Multi-Family Lots & 5 Outlots**

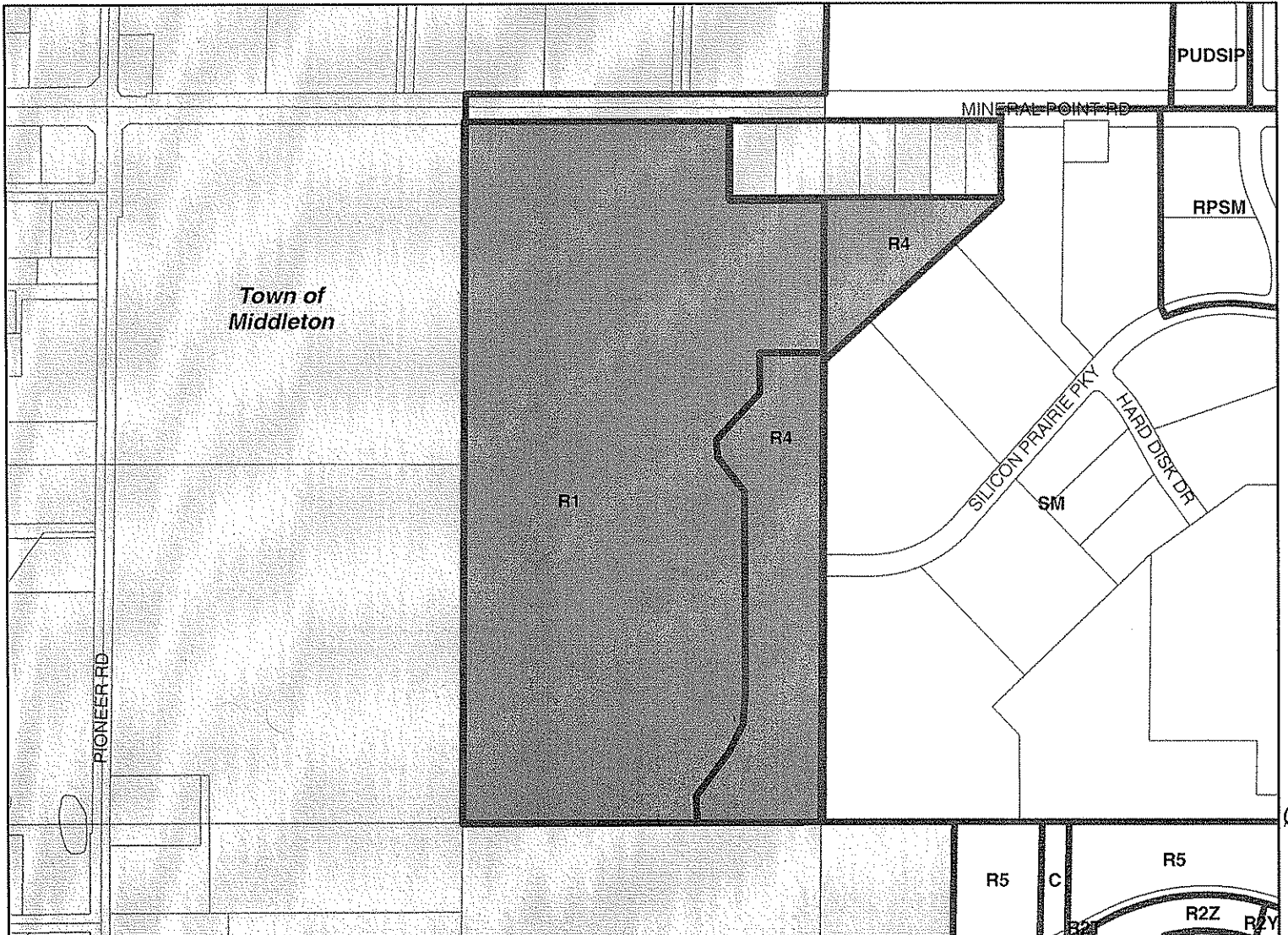
Public Hearing Date

Plan Commission  
**07 April 2008**

Common Council  
**22 April 2008**



For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 600'

City of Madison, Planning Division : RPJ : Date : 25 March 2008







**SUBDIVISION APPLICATION**

**Madison Plan Commission**

215 Martin Luther King Jr. Blvd; Room LL-100  
 PO Box 2985; Madison, Wisconsin 53701-2985  
 Phone: 608.266.4635 | Facsimile: 608.267.8739

Date Stamp

**\*\* Please read both pages of the application completely and fill in all required fields\*\***  
**This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)**

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

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

If a Plat, Proposed Subdivision Name: Tormey Ridge

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

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

**2. Applicant Information.**

Name of Property Owner: Mineral Point Road Holdings, LLC Representative, if any: Craig Enzenroth  
 Street Address: 8500 Greenway Blvd. Suite 200 City/State: Middleton, WI Zip: 53562  
 Telephone: ( 608 ) 836-0909 Fax: ( 608 ) 836-0990 Email: cenzenroth@gallinacos.com

Firm Preparing Survey: Burse Surveying and Engineering, Inc. Contact: Michelle L. Burse  
 Street Address: 1400 E. Washington Ave., Suite 158 City/State: Madison, WI Zip: 53703  
 Telephone: ( 608 ) 250-9263 Fax: ( 608 ) 250-9266 Email: burse@chorus.net

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

**3a. Project Information.**

Parcel Address: 12003 Mineral Point Road in the City or Town of: City of Madison  
 Tax Parcel Number(s): 251/0708-291-0099-3, 251/0708-282-0307-9 School District: Madison  
 Existing Zoning District(s): R1 & R4 Development Schedule: Fall 2008 - 2012  
 Proposed Zoning District(s) (if any): \_\_\_\_\_ Provide a Legal Description of Site on Reverse Side

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

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

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

Land Use	Lots	Outlots	Acres
Residential	165		69.62
Retail/Office			
Industrial			
Outlots Dedicated to City		5	11.64
Homeowner Assoc. Outlots			
Other (state use)			
<b>TOTAL</b>	165	5	81.26

Describe the use of the lots and outlots on the survey
Lots 27, 35 & 165 are Multi-Family, others are single family
Park, Walkway and Detention Areas

OVER →

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

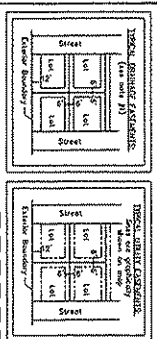
- Surveys** (prepared by a Registered Land Surveyor):
  - For Preliminary Plats, **eighteen (18) copies** of the drawing drawn to scale are required. The drawing is required to provide all information as it pertains to the proposed subdivision as set forth in Section 16.23 (7)(a) of the Madison General Ordinances. The drawings shall include, but are not limited to, a description of existing site conditions and natural features, delineation of all public and private utilities that serve the site (denote field located versus record drawings), the general layout of the proposed subdivision, the dimensions of lots and outlots, widths of existing and proposed rights of way, topographic information, and any other information necessary for the review of the proposed subdivision.
  - For Final Plats, **sixteen (16) copies** of the drawing are required to be submitted. The final plat shall be drawn to the specifications of Section 236.20 of the Wisconsin Statutes.
  - For Certified Survey Maps (CSM), **sixteen (16) copies** of the drawing are required. The drawings shall include all of the information set forth in Sections 16.23 (7)(a) and (d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed land division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.
  - All surveys submitted with this application are required to be collated, stapled and folded so as to fit within an 8 1/2" X 14" case file. In addition, an **8-1/2 X 11 inch reduction of each sheet** must also be submitted.
- Report of Title and Supporting Documents:** All plats and certified surveys submitted to the City of Madison for approval shall include a Report of Title satisfactory to the Real Estate Division as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2) copies** of the City of Madison standard 60/30 year Report of Title shall be obtained from a local, reputable title insurance company. **Title insurance or a title commitment policy is NOT acceptable** (i.e. a Preliminary Title Report or a Record Information Certificate). The owner or applicant must deliver a **third copy** of the Report of Title to the survey firm preparing the plat or CSM. The applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted.
- For Residential Preliminary Plats ONLY:** If the proposed project will result in **ten (10) or more dwelling units**, it is required to comply with the City's Inclusionary Zoning requirements under Section 28.04 (25) of the Zoning Ordinance. A separate *INCLUSIONARY ZONING DWELLING UNIT PLAN APPLICATION* explaining the project's conformance with these ordinance requirements shall be submitted with your application.
- For Surveys Creating Residential Lots:** The applicant shall include a certified copy of the accepted option or offer, including all terms of the purchase and any other information that may be deemed necessary by the Real Estate Division to assist them in determining Fair Market Value for the purpose of establishing park fees.
- For Surveys Outside the Madison City Limits:** A copy of the approval letters from both the town in which the property is located and Dane County must be submitted with your request. The City of Madison may not consider a survey within its extraterritorial jurisdiction without it first having been approved by the **town and Dane County**.
- For Surveys Conveying Land to the Public:** A Phase I Environmental Site Assessment Report may be required if any interest in these lands are to be conveyed to the public. Please contact the City's Real Estate Division at 267-8719, ext. 305 for a determination as soon as possible.
- Completed application and required Fee (from Section 1b on front):** \$ 6150.00 Make all checks payable to "City Treasurer."
- Electronic Application Submittal:** All applicants are required to submit a copy of the completed application form, legal description and preliminary and/or final plats or certified survey map as individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Unit at 266-4635 for assistance.

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

**Applicant's Printed Name** Craig Enzenroth **Signature** 

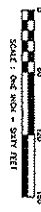
**Date** 2/28/08 **Interest In Property On This Date** Owner Representative

<b>For Office Use Only</b>	Date Rec'd: _____	PC Date _____	Alder, District: _____	Amount Paid: \$ _____
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**TORMEY RIDGE**

ALL OF LOT 1, SILICON FRAMER TM BUSINESS PARK, AS RECORDED IN VOLUME 58-0154 OF PLATS, ON PAGES 77-79, AS DOCUMENT NUMBER 2564529, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 28 AND PART OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, ALL IN TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

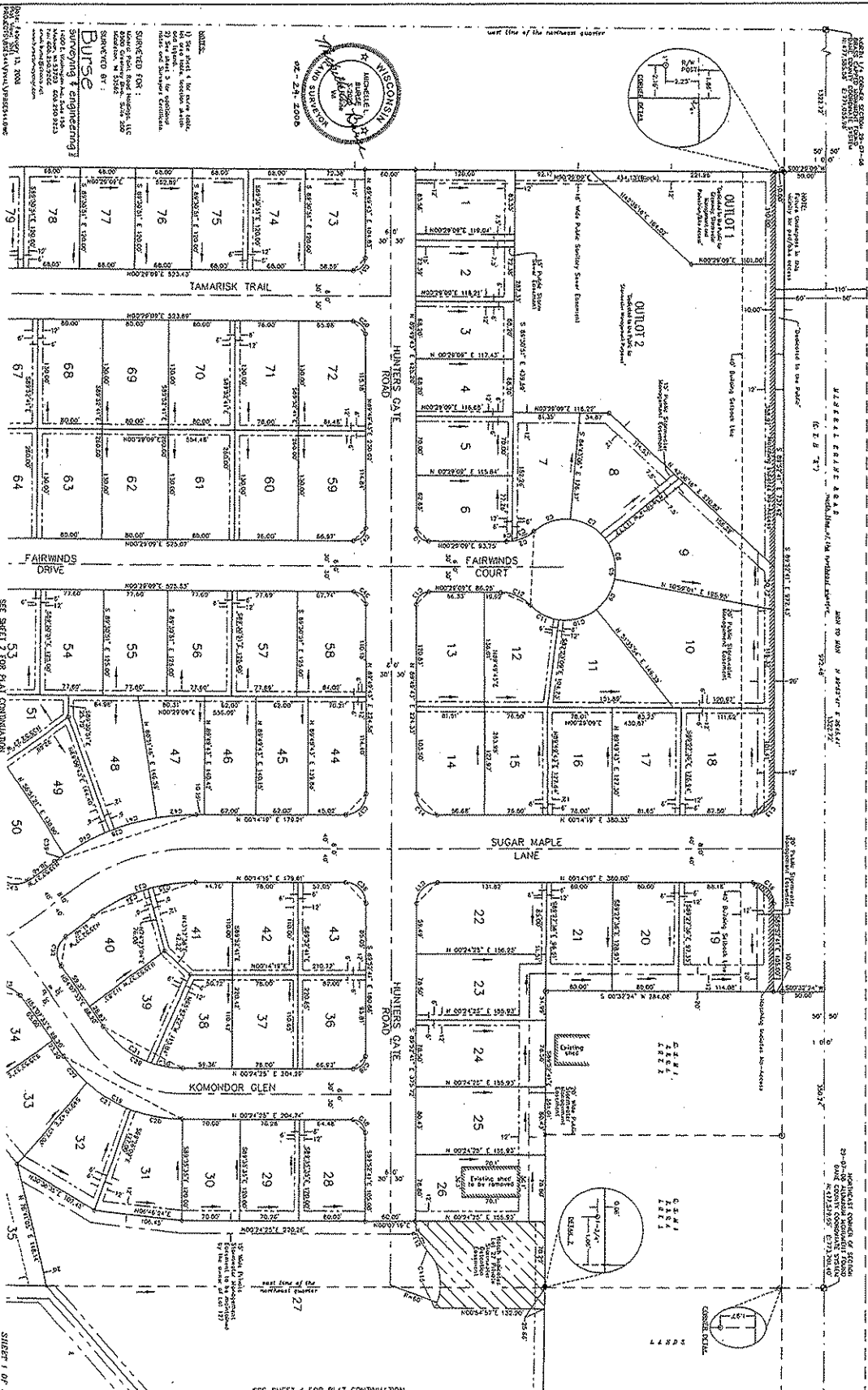


Department of Administration

This plat is subject to all laws with respect to the recording of land in the State of Wisconsin. This State is provided by s. 254.12, Wis. Stat.

Recorded \_\_\_\_\_ 20\_\_\_\_

Department of Administration



NOTES:

- 1) See plat 4 for lot lines.
- 2) See plat 5 for lot lines.
- 3) See plat 6 for lot lines.
- 4) See plat 7 for lot lines.
- 5) See plat 8 for lot lines.
- 6) See plat 9 for lot lines.
- 7) See plat 10 for lot lines.
- 8) See plat 11 for lot lines.
- 9) See plat 12 for lot lines.
- 10) See plat 13 for lot lines.
- 11) See plat 14 for lot lines.
- 12) See plat 15 for lot lines.
- 13) See plat 16 for lot lines.
- 14) See plat 17 for lot lines.
- 15) See plat 18 for lot lines.
- 16) See plat 19 for lot lines.
- 17) See plat 20 for lot lines.
- 18) See plat 21 for lot lines.
- 19) See plat 22 for lot lines.
- 20) See plat 23 for lot lines.
- 21) See plat 24 for lot lines.
- 22) See plat 25 for lot lines.
- 23) See plat 26 for lot lines.
- 24) See plat 27 for lot lines.
- 25) See plat 28 for lot lines.
- 26) See plat 29 for lot lines.
- 27) See plat 30 for lot lines.
- 28) See plat 31 for lot lines.
- 29) See plat 32 for lot lines.
- 30) See plat 33 for lot lines.
- 31) See plat 34 for lot lines.
- 32) See plat 35 for lot lines.
- 33) See plat 36 for lot lines.
- 34) See plat 37 for lot lines.
- 35) See plat 38 for lot lines.
- 36) See plat 39 for lot lines.
- 37) See plat 40 for lot lines.
- 38) See plat 41 for lot lines.

**Purse Engineering**

1400 Wisconsin Street, Suite 100  
Madison, WI 53702  
Phone: 608.261.1234  
Fax: 608.261.1235  
www.purseeng.com

SEE SHEET 4 FOR PLAT CONTINUATION

SHEET 1 OF 5



ALL OF OUTLOT 1, SILICON PRAIRIE BUSINESS PARK, AS RECORDED IN VOLUME 56-015A OF PLATS, ON PAGES 77-79, AS DOCUMENT NUMBER 2864395, DANE COUNTY RECORDS, IS PART OF THE NORTHWEST QUARTER OF SECTION 28, T4S, R10W, S12E, IN TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF KADISON, DANE COUNTY, WISCONSIN.

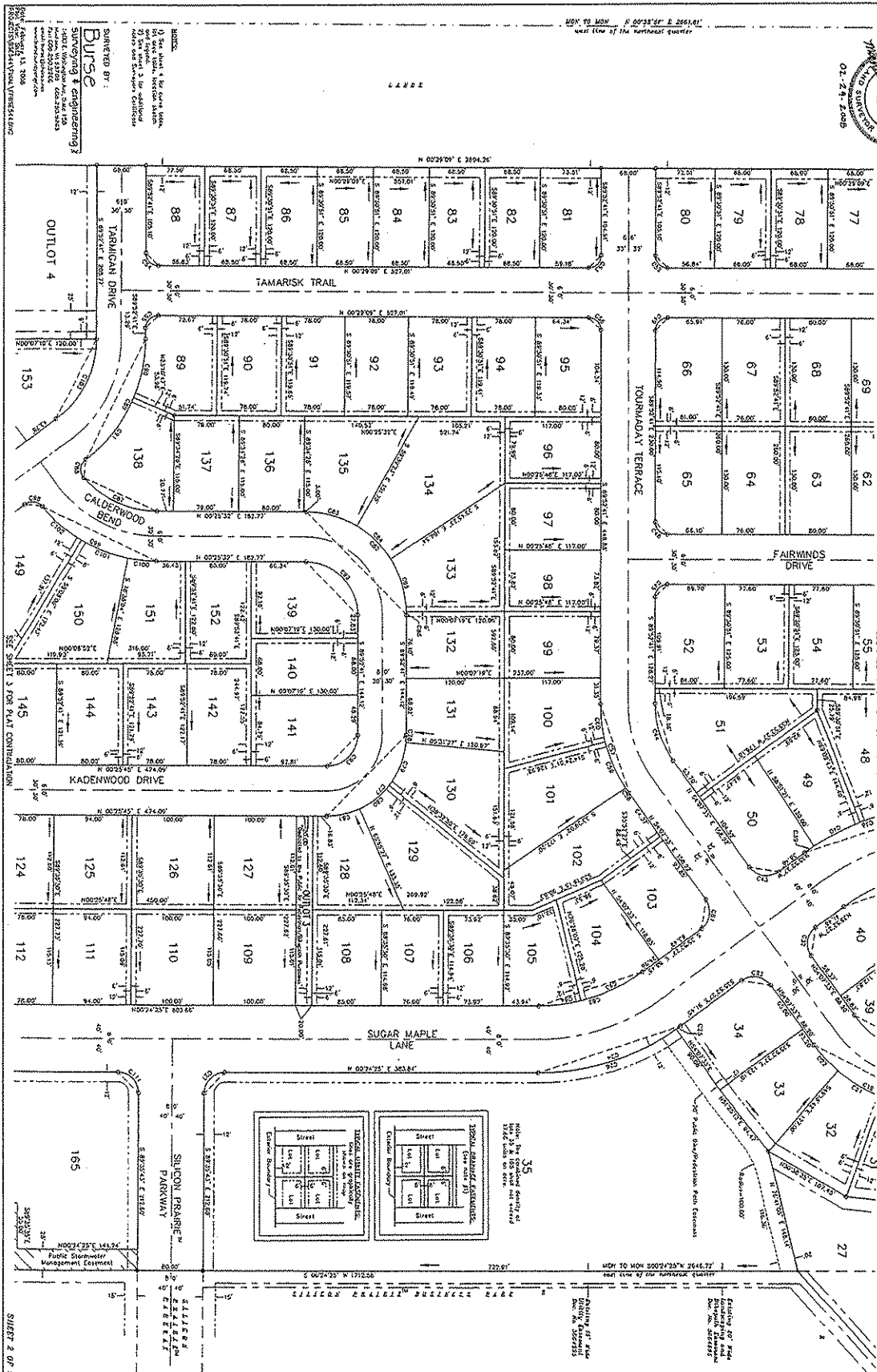
# TORMEY RIDGE

SEE SHEET 1 FOR PLAT CONTINUATION



There are no objections to this plat with respect to the accuracy of the survey and the correctness of the calculations thereon, and the same are hereby certified to be correct and true.

Michelle L. Szymanski  
Professional Surveyor  
No. 52073  
State of Wisconsin



DATE: August 11, 2008  
PROJECT: SILICON PRAIRIE BUSINESS PARK  
DRAWN BY: Michelle L. Szymanski  
CHECKED BY: [Name]  
SCALE: AS SHOWN



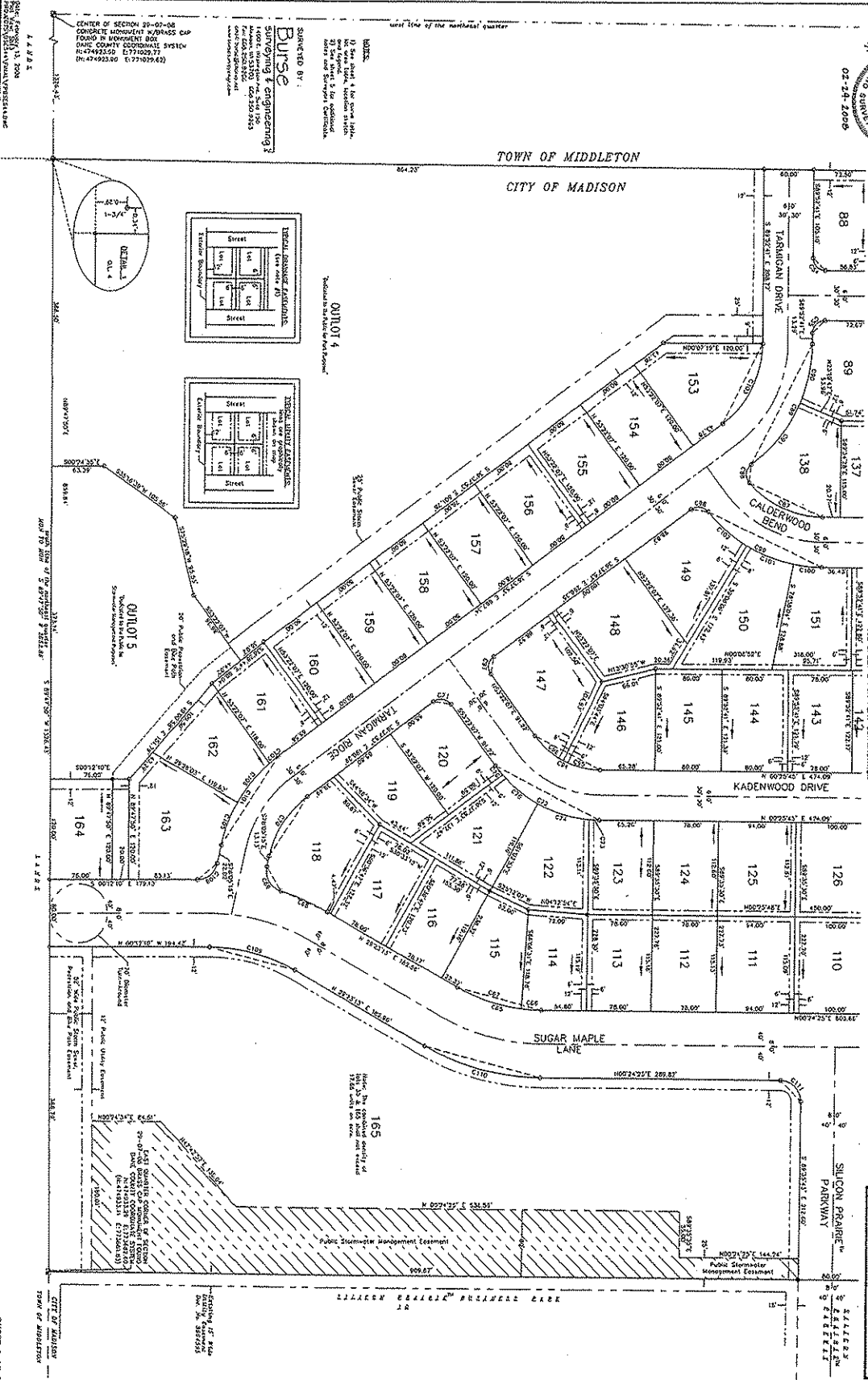
ALL OF QUILLOT 1, SILICON PRAIRIE PA BUSINESS PARK, AS RECORDED IN VOLUME 58-2026 OF PLAT BOOK PAGE 77-29, AS DOCUMENT NUMBER 2684395, DANE COUNTY RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 28 AND PART OF THE SOUTHWEST QUARTER OF SECTION 29, ALL IN TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, ALL IN TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

# TORMEY RIDGE

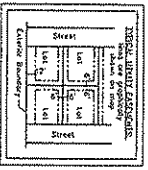
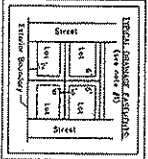
SCALE: ONE INCH = SIXTY FEET

There are no objections to this plat with respect to Sections 281.15, 281.16, 281.20 and 281.21(1) and (2), Wis. Stat., as provided by s. 281.12, Wis. Stat. Certified \_\_\_\_\_ 20\_\_\_\_  
Department of Administration

TOWN OF MIDDLETON  
CITY OF MADISON



DESIGNED BY:  
**Burse**  
Surveying & Engineering?  
1400 University Ave. Suite 100  
Madison, WI 53706  
Tel: 608.261.1234  
Fax: 608.261.1235  
www.burse.com



4.4.2.2  
DATE: 02/21/2006

SHEET 3 OF 5





**TORMEY RIDGE**  
 ALL OF LOT 1, SILCOON PRAIRIE IN BUSINESS PARK, AS RECORDED IN VOLUME 58-0154 OF PLATS, ON PAGES 77-79, AS DOCUMENT NUMBER 3864595, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 28 AND PART OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

Order of the Register of Deeds  
 Received by Clerk, Wisconsin  
 Received by Register of Deeds, Dane County, Wisconsin  
 Received by \_\_\_\_\_ at \_\_\_\_\_  
 Department No. \_\_\_\_\_  
 Register of Deeds

There are no objections to this plat with respect to the registration of the same in the public records of Dane County, Wisconsin, and the same is hereby certified to the Register of Deeds of Dane County, Wisconsin, at the City of Madison, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 2008.  
 Certified \_\_\_\_\_  
 Department of Administration

**COUNTY CLERK AFFIDAVIT**

I, \_\_\_\_\_, County Clerk of Dane County, Wisconsin, do hereby certify that the foregoing plat is a true and correct copy of the original plat as recorded in the office of the Register of Deeds of Dane County, Wisconsin, at the City of Madison, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

**OWNER'S AFFIDAVIT**

I, \_\_\_\_\_, owner of the above described land, do hereby certify that I am the owner of the above described land and that the same is not subject to any lien, mortgage, or other encumbrance, and that the same is not subject to any claim of any person other than myself.

**OWNER'S AFFIDAVIT**

I, \_\_\_\_\_, owner of the above described land, do hereby certify that I am the owner of the above described land and that the same is not subject to any lien, mortgage, or other encumbrance, and that the same is not subject to any claim of any person other than myself.

**CITY OF MADISON AFFIDAVIT**

I, \_\_\_\_\_, Mayor of the City of Madison, Wisconsin, do hereby certify that the foregoing plat is a true and correct copy of the original plat as recorded in the office of the Register of Deeds of Dane County, Wisconsin, at the City of Madison, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

**CONSULTEE AFFIDAVIT**

I, \_\_\_\_\_, consultant to the owner of the above described land, do hereby certify that I am the consultant of the owner of the above described land and that the same is not subject to any lien, mortgage, or other encumbrance, and that the same is not subject to any claim of any person other than myself.

**WITNESS AFFIDAVIT**

I, \_\_\_\_\_, witness to the execution of the foregoing plat, do hereby certify that I am the witness to the execution of the foregoing plat and that the same is not subject to any lien, mortgage, or other encumbrance, and that the same is not subject to any claim of any person other than myself.



Prepared by:  
**Burse**  
 Surveying & Engineering, Inc.  
 1400 Wisconsin Ave., 3rd Fl.  
 Madison, WI 53706  
 Tel: 608-261-3322  
 Fax: 608-261-3323  
 www.burseengineering.com



RECEIVED

OCT 04 2007

BY: \_\_\_\_\_

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1830 Sugar River Road • Verona, Wisconsin 53593 • (608) 271-4126 • (608) 271-4125 Fax

October 3, 2007

Craig Enzenroth  
The Gallina Companies  
8500 Greenway Boulevard, Suite 200  
Middleton, WI 53562

Re: Tree Inventory of Tormey Ridge located at 12203 Mineral Point

Dear Mr. Enzenroth:

You have asked me to examine the woods on the proposed Tormey Ridge development site on 12003 Mineral Point Road. The purpose is to provide a description of the species and quality of the woods, and to locate and identify any high value trees for possible protection during the development process. You provided a site plan produced by Burse Surveying and Engineering, Inc. with the wooded areas of concern outlined (enclosed). I have walked through the woods putting pink ribbon with an identification number around the trunks of select trees noting their species, size and condition. It is my understanding that the trees will be added to the site plan. Using those identification numbers, I have created a spreadsheet stating the tree species, trunk diameter in inches, identifying the location by zone (A-D), plus relevant comments. I have also attached 26 photos to illustrate my observations. The four zones as identified on the site plan are as follows:

**Zone A:** Fence row with a sparse collection on the north end of cherry, mulberry, buckthorn, boxelder, hackberry, a few larger oaks toward the south.

**Zone B:** A larger area within a fence line to the east and west. The fence line area has a collection of larger bur oaks. The central area at the higher elevation appears to have been a crop field or pasture, perhaps 25 or 30 years ago, with a sparse re-growth of smaller cherry, poplar, black walnut, black locust, mulberry, boxelder, buckthorn and others. This higher elevation knoll does not contain high value trees. The larger oaks on the periphery of the zone should be the focus of preservation.

**Zone C:** West fence line. At the north end there is a sparse collection of cherry, buckthorn, boxelder, and at the south end a remarkable group of mature bur oaks (#57-63).

**Zone D:** south fence line with a typical collection of cherry, mulberry, buckthorn, hackberry with a scattering of larger bur and white oak of remarkable size and a cluster of 6 large, dead oaks in the middle area.

In conclusion, the wooded area has some older bur and white oaks, some in the 150-200 year old category, primarily located near the fence lines. These more valuable trees are scattered among less desirable species. A placement of lots and roads would ideally protect the critical root zones of these larger, native pre-settlement oaks. The younger re-growth trees of less desirable species, such as those found in the central areas of zone B, have less contributory value to the landscape and it would be reasonable to remove them as needed for roadways or house construction. Tree protection would require avoiding any grade change or trenching within the critical root zone of the protected trees. The critical root zone is defined as the area around the trunk with the radius 12 times the trunk diameter. Have a tree protection plan in place before commencing with grading, utilities or road construction. Covenants or other restrictions applied to those purchasing the lots could offer continuing tree protection after the initial land development stages.

Respectfully Submitted,



R. Bruce Allison  
Registered Consulting Arborist #272  
For Allison Tree Care, Inc.

Enclosures: Site plan  
Photographs

### Tormey Ridge Tree Inventory

Tree ID	Species	Size (Inches)	Zone (A, B, C or D)	Comment	Photo
1	cherry	20	A		1 - looking south along zone A
2	bur oak	8	A	Cluster of (4) 4"-12" Bur oaks at fence line just west of farm drive	2 - looking north along zone A from point at corner of lot 99 & 101
3	bur oak	12	A		3 - looking west; north edge of zone B; from point at corner of lot 99 & 101
4	bur oak	40	A	Along farm road	4- looking south at northeast edge of zone B at lot 99/101
5	bur oak	40	A	Hollow	
6	black locust	14	B	Cluster of several along farm road; lot 101	
7	boxelder	14	B	Double stem. North edge of zone B boxelder cluster up to 20", also cherry, approximately 18", mulberry, buckthorn and scattered Bur oak marked further to west side.	
8	cherry	22	B	On edge of woods	
9	bur oak	36	B	Poor condition; trunk cankers, decay - high risk of failure. East-west fence line on north edge of zone B.	5 - trunk defects on Bur oak 9
10	cherry	24	B	On fence line. North edge of zone B.	
11	bur oak	22	B	In a north/south line (#11-16) - Save.	
12	bur oak	27	B	Good condition. Near northwest corner of zone B. In a north/south line (#11-16) - Save.	
13	bur oak	15	B	In a north/south line (#11-16) - Save.	6 - looking north at bur oaks #15, #14 & #13
14	bur oak	22	B	In a north/south line (#11-16) - Save.	
15	bur oak	24	B	In a north/south line (#11-16) - Save.	7- looking south at line of bur oaks #16, #17 & #18
16	bur oak	23	B	In a north/south line (#11-16) - Save.	
17	bur oak	22	B		
18	bur oak	22	B		
19	bur oak	18	B	Multi-trunk; 8" suppressed, 3' to northeast	
20	bur oak	15/13	B	Co-dominant trunk	8 - looking east from bur oaks #20, #21 with #22 in background
21	bur oak	14	B		

6



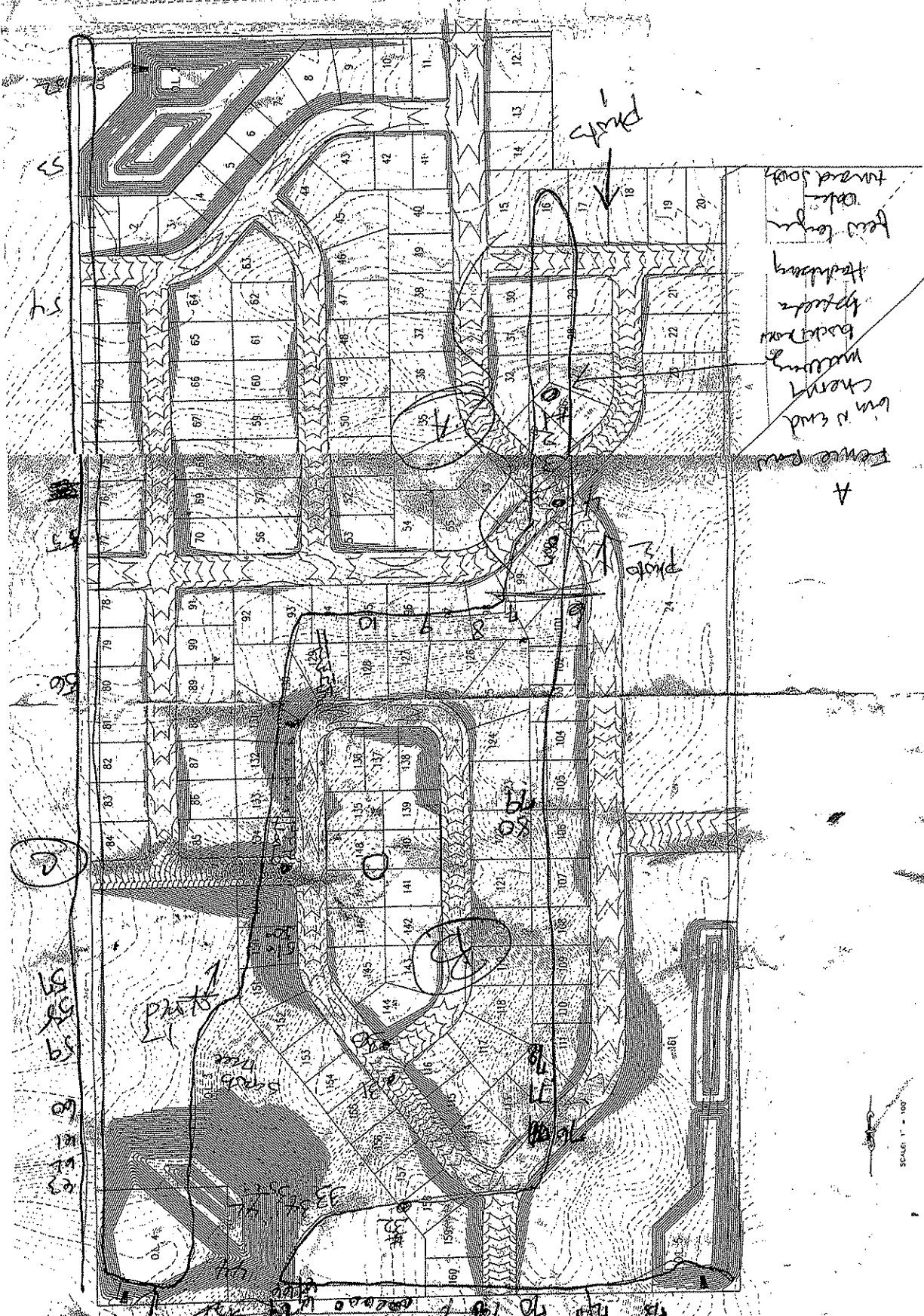
Tree ID	Species	Size (Inches)	Zone (A, B, C or D)	Comment	Photo
22	bur oak	24	B	East of bur oak #21 by approximately 70'	
23	bur oak	15/16	B	Co-dominant trunk; 15' east of north/south fence on west edge of zone B	
24	bur oak	27	B		
25	bur oak	14	B		
26	bur oak	32	B		
27	shagbark hickory	22	B	Co-dominant trunk with included bark; will someday split; 30' east of #26	
28	bur oak	24	B		
29	cherry	21	B		9 - north from lot 140/141 10 - east 11 - south 12 - west; area on top is disturbed; no large native trees (dogwood, apple, cherry, walnut, buckthorn, poplar) sparse distribution; 15 years old
30	black walnut	20	B	At lot 144 Woodland Ridge right-of-way	At corner lot 145/144 13 - north 14 - east 15 - south 16 - west
31	black walnut	16	B	In Windwood Way right-of-way control point 3012 cluster of old, dying lilacs	17 - north looking at lot 153/154; couple of 16" Walnuts, but generally open & scrub
32	black walnut	25	B	South fence line of zone B; cluster of Walnut in area	
33	bur oak	28	B	At fence line	
34	bur oak	23	B		
35	bur oak	14	B		
36	bur oak	28	B	Co-dominant	
37	bur oak	13	B		
38	bur oak	16	B		
39	bur oak	21	B		
40	bur oak	21	B		
41	bur oak	16	B		
42	bur oak	13	B		
43	bur oak	21	B	At fence line	
44	bur oak	27	B		
45	bur oak	27	B	Southeast corner out lot 3	
46	bur oak	22	B	Co-dominant; Southeast corner out lot 3	
47	bur oak	27	B	Southeast corner out lot 3	
48	bur oak	29	B	South fence line	18 - south facing to oaks # 48 & # 49

Tree ID	Species	Size (Inches)	Zone (A, B, C or D)	Comment	Photo
49	bur oak	14	B	South fence line	19 - north facing from out lot 4 to west edge zone B
50	bur oak	28	B	Fence line - dead Oak between #50 & #51	20 - north facing from out lot 4 to east edge of zone C fence line
51	bur oak	30	B	Fence line - dead Oak between #50 & #51	21 - northeast at midway west edge of zone B. Scrub trees (mulberry, walnut, boxelder, buckthorn, cherry) less than 20 years old.
52	black locust	23	C	Zone C fence line at north end is 10-24" cherry, black locust, mulberry and buckthorn with open spaces	22 - looking south on east side of zone C from Mineral Point Road
53	cherry	24	C	Co-dominant with split	23 - Black cherry #53, not a high quality tree due to structure and species
54	mulberry	24	C	Poor condition	24 - looking northwest into middle of zone C
55	bur oak	20	C		25 - 20" Boxelder and Cherry in middle of zone C fence line
56	cherry	24	C		
57	bur oak	32	C	Just west of fence; trunk canker, decay, bottle butt	26 - oaks #57 & # 58 on fence line, middle of zone C
58	bur oak	29	C	Bark canker on west side	
59	bur oak	30	C		
60	white oak	48	C	11' 8" circumference, 200 plus year old	
61	bur oak	33	C	Good condition	
62	bur oak	36	C	Good condition	
63	bur oak	24	C	Good condition	
64	bur oak	20	D	South fence line zone D	
65	bur oak	22	D	South fence line zone D	
66	bur oak	20	D	South fence line zone D	
67	bur oak	18	D	South fence line zone D	
68	bur oak	42	D	Hollow, decay	
69	bur oak	43	D	On fence line, next to dead oak	
70	bur oak	49	D	12'4" circumference, 200+ years old	
71	bur oak	30	D	Zone D - few large Oaks along fence with 3-24" Cherry and Boxelder	
72	bur oak	32	D		
73	bur oak	25	D	Southwest corner of out lot 5	
74	hackberry	16	D	Good condition	
75	cherry	24	D		
76	bur oak	18	B	Southeast edge of zone B	

6

Tree ID	Species	Size (Inches)	Zone (A, B, C or D)	Comment	Photo
77	cherry	30	B	Southeast fence line of zone B	
78	hackberry	16	B	Fence line southeast of zone B; line of walnut, cherry and boxelder (16-24") nearby, also some small oak regeneration	
79	bur oak	23	B	Good condition	
80	bur oak	31	B	Good condition; south of control point 29. Near lot 122	

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A

Photo 2

Photo 1

(D)

G

SCALE 1" = 100'



Torney Ridge Tree Inventory

**PRELIMINARY**

Tree ID	Species	Size (Inches)	Zone (A, B, C or D)	Comment	Photo	To Be Preserved	To Be Replaced
1	cherry	20	A		1 - looking south along zone A	Yes	
2	bur oak	8	A	Cluster of (4) 4"-12" Bur oaks at fence line just west of farm drive	2 - looking north along zone A from point at corner of lot 99 & 101		Install (2) 3"-4"
3	bur oak	12	A		3 - looking west; north edge of zone B; from point at corner of lot 99 & 101	Yes	
4	bur oak	40	A	Along farm road	4 - looking south at northeast edge of zone B at lot 99/101	Yes	
5	bur oak	40	A	Hollow		Yes	
6	black locust	14	B	Cluster of several along farm road; lot 101		Yes	
7	boxelder	14	B	Double stem. North edge of zone B boxelder cluster up to 20", also cherry, approximately 18", mulberry, buckthorn and scattered bur oak marked further to west side.		Yes	
8	cherry	22	B	On edge of woods		Yes	
9	bur oak	36	B	Poor condition; trunk cankers, decay - high risk of failure. East-west fence line on north edge of zone B.	5 - trunk defects on Bur oak 9	Yes	
10	cherry	24	B	On fence line. North edge of zone B.			Install (2) 3"-4"
11	bur oak	22	B	In a north/south line (#11-16) - Save.		Yes	
12	bur oak	27	B	Good condition. Near northwest corner of zone B. In a north/south line (#11-16) Save.		Yes	Install (2) 3"-4"
13	bur oak	15	B	In a north/south line (#11-16) - Save.	6 - looking north at bur oaks #15, #14 & #13		

Tormey Ridge Tree Inventory

Tree ID	Species	Size (Inches)	Zone (A, B, C or D)	Comment	Photo	To Be Preserved	To Be Replaced
14	bur oak	22	B	In a north/south line (#11-16) - Save.			Install (2) 3"-4"
15	bur oak	24	B	In a north/south line (#11-16) - Save.	7 - looking south at line of bur oaks #16, #17 & #18		Install (2) 3"-4"
16	bur oak	23	B	In a north/south line (#11-16) - Save.			Install (2) 3"-4"
17	bur oak	22	B				Install (2) 3"-4"
18	bur oak	22	B				Install (2) 3"-4"
19	bur oak	18	B	Multi-trunk; 8" suppressed, 3' to northeast			Install (2) 3"-4"
20	bur oak	15/13	B	Co-dominant trunk	8 - looking east from bur oaks #20, #21 with #22 in background		Install (2) 3"-4"
21	bur oak	14	B	East of bur oak #21 by approximately 70'			Install (2) 3"-4"
22	bur oak	24	B	Co-dominant trunk; 15' east of north/south fence on west edge of zone B			Install (2) 3"-4"
23	bur oak	15/16	B				Install (2) 3"-4"
24	bur oak	27	B				Install (3) 3"-4"
25	bur oak	14	B				Install (2) 3"-4"
26	bur oak	32	B				Install (3) 3"-4"
27	shagbark hickory	22	B	Co-dominant trunk with included bark; will someday split 30' east of #26			Install (2) 3"-4"
28	bur oak	24	B				Install (2) 3"-4"

Tormey Ridge Tree Inventory

Tree ID	Species	Size (Inches)	Zone (A, B, C or D)	Comment	Photo	To Be Preserved	To Be Replaced
29	cherry	21	B		9 - north from lot 140/141 10 - east 11 - south 12 - west; area on top is disturbed; no large native trees (dogwood, apple, cherry, walnut, buckthorn, poplar) sparse distribution; 15 years old		Install (2) 3"-4"
30	black walnut	20	B	At lot 144 Woodland Ridge right-of-way	At corner lot 145/144 13 - north 14 - east 15 - south 16 - west		Install (2) 3"-4"
31	black walnut	16	B	In Windwood Way right-of-way control point 3012 clust of old, dying lilacs South fence line of zone B; cluster of Walnut in area At fence line	17 - north looking at lot 153/154; couple of 16" Walnuts, but generally open & scrub		Install (2) 3"-4"
32	black walnut	25	B			Yes	
33	bur oak	28	B			Yes	
34	bur oak	23	B			Yes	
35	bur oak	14	B			Yes	
36	bur oak	28	B	Co-dominant		Yes	
37	bur oak	13	B			Yes	
38	bur oak	16	B			Yes	
39	bur oak	21	B			Yes	
40	bur oak	21	B			Yes	
41	bur oak	16	B			Yes	
42	bur oak	13	B			Yes	
43	bur oak	21	B	At fence line		Yes	
44	bur oak	27	B			Yes	
45	bur oak	27	B	Southeast corner out lot 3		Yes	
46	bur oak	22	B	Co-dominant; Southeast corner out lot 3		Yes	
47	bur oak	27	B	Southeast corner out lot 3		Yes	

Torney Ridge Tree Inventory

Tree ID	Species	Size (Inches)	Zone (A, B, C or D)	Comment	Photo	To Be Preserved	To Be Replaced
48	bur oak	29	B	South fence line	18 - south facing to oaks #48 & #49	Yes	
49	bur oak	14	B	South fence line	19 - north facing from out lot 4 to west edge zone B	Yes	
50	bur oak	28	B	Fence line - dead Oak between #50 & #51	20 - north facing from out lot 4 to east edge of zone C fence line		Install (3) 3"-4"
51	bur oak	30	B	Fence line - dead Oak between #50 & #51	21 - northeast at midway west edge of zone B. Scrub trees (mulberry, walnut, boxelder, buckhorn, cherry) less than 20 years old.		Install (3) 3"-4"
52	black locust	23	C	Zone C fence line at north end is 10-24" cherry, black locust, mulberry and buckhorn with open spaces	22 - looking south on east side of zone C from Mineral Point Road	Yes	
53	cherry	24	C	Co-dominant with split	23 - Black cherry #53, not a high quality tree due to structure and species	Yes	
54	mulberry	24	C	Poor condition	24 - looking northwest into middle of zone C	Yes	
55	bur oak	20	C		25 - 20" Boxelder and Cherry in middle of zone C fence line		Install (2) 3"-4"
56	cherry	24	C			Yes	
57	bur oak	32	C	Just west of fence; trunk canker, decay, bottle butt	26 - oaks #57 & #58 on fence line, middle of zone C	Yes	
58	bur oak	29	C	Bark canker on west side		Yes	
59	bur oak	30	C			Yes	
60	white oak	48	C	11' 8" circumference, 200 plus year old		Yes	
61	bur oak	33	C	Good condition		Yes	
62	bur oak	36	C	Good condition		Yes	
63	bur oak	24	C	Good condition		Yes	
64	bur oak	20	D	South fence line zone D		Yes	
65	bur oak	22	D	South fence line zone D		Yes	
66	bur oak	20	D	South fence line zone D		Yes	



Tormey Ridge Tree Inventory

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Tree ID	Species	Size (Inches)	Zone (A, B, C or D)	Comment	Photo	To Be Preserved	To Be Replaced
67	bur oak	18	D	South fence line zone D		Yes	
68	bur oak	42	D	Hollow, decay		Yes	
69	bur oak	43	D	On fence line, next to dead oak 12'4" circumference, 200+ years old			Install (4) 3"-4"
70	bur oak	49	D	Zone D - few large Oaks along fence with 3-24" Cherry and Boxelder			Install (5) 3"-4"
71	bur oak	30	D				
72	bur oak	32	D				
73	bur oak	25	D	Southwest corner of out lot 5			
74	hackberry	16	D	Good condition			
75	cherry	24	D				
76	bur oak	18	B	Southeast edge of zone B			Install (3) 3"-4"
77	cherry	30	B	Southeast fence line of zone B Fence line southeast of zone B; line of walnut, cherry and boxelder (16-24") nearby, also some small oak regeneration			Install (3) 3"-4"
78	hackberry	16	B				Install (2) 3"-4"
79	bur oak	23	B	Good condition			Install (2) 3"-4"
80	bur oak	31	B	Good condition; south of control point 29. Near lot 122			Install (3) 3"-4"

Tormey Ridge Tree Inventory

<b>Summary</b>	
Total Designated Trees =	80
Total Trees Preserved =	49
Total Trees Replaced =	31
Total Trees Replanted =	74

**Notes**

Oaks shall be between three inches (3") and four inches (4") in caliber, balled in burlap, nursery grown, and landscape contractor installed pursuant to DNR standards, and shall have a landscape contractor guarantee of one (1) year. Such oak species shall include white oak, bur oak, swamp white oak, or Schuettei oak.  
The planting location for said oaks shall be specified by a Registered Consulting Arborist.





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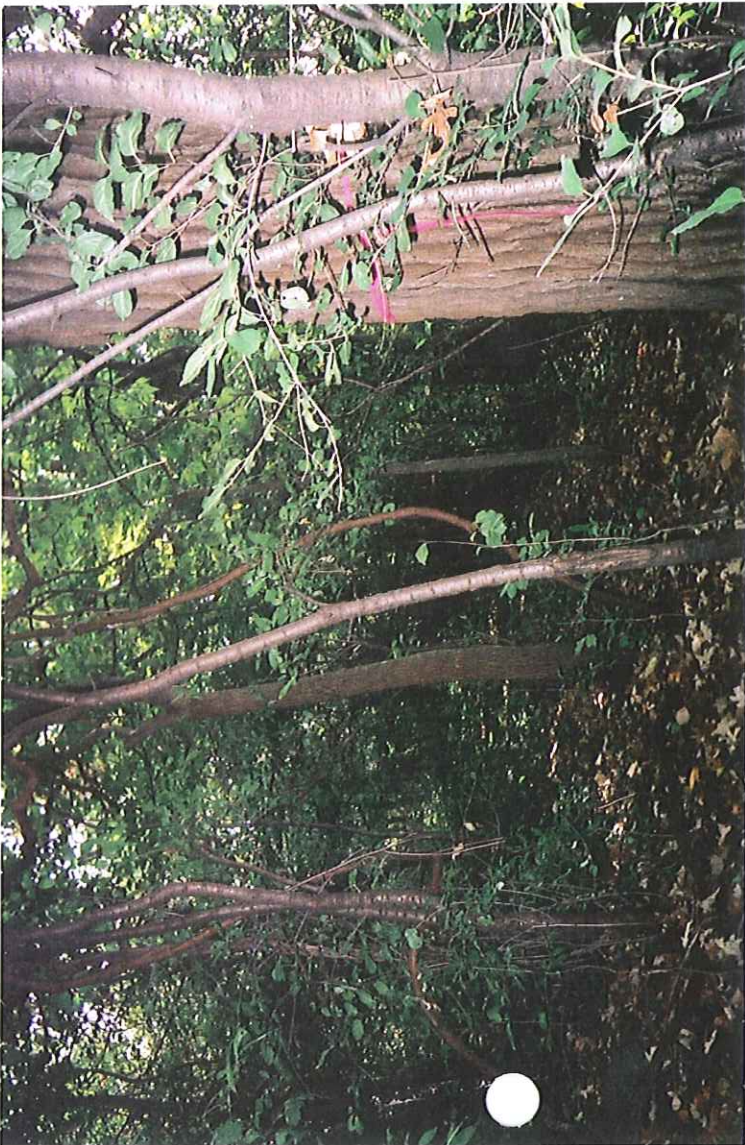


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