



Plat Name
Tormey Ridge

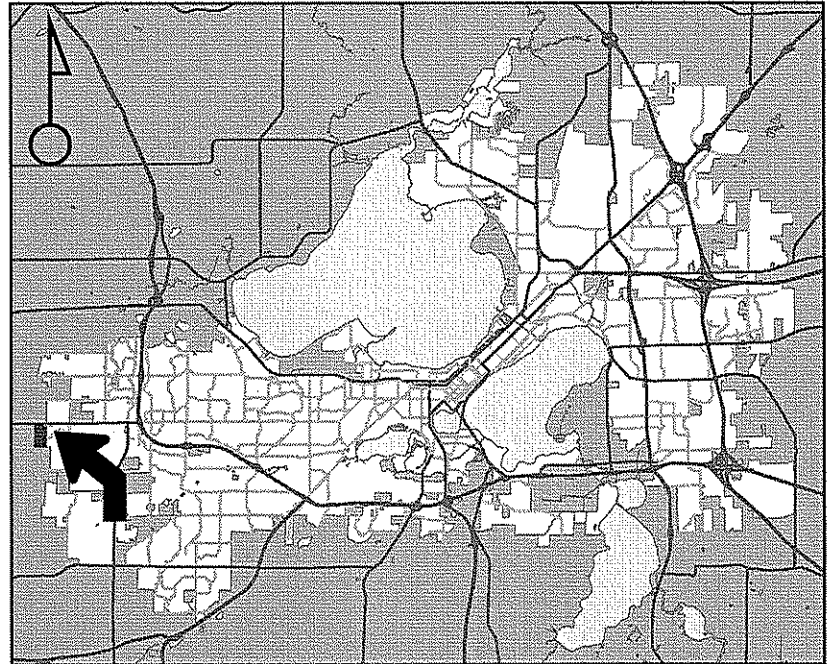
Location
12003 Mineral Point Road

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

Preliminary Final

Proposed Use
**Reapproval of 162 Single Family Lots,
3 Multi-Family Lots & 5 Outlots**

Public Hearing Date
Plan Commission
22 March 2010
Common Council
13 April 2010



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



Scale : 1" = 600'





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

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 exterritorial request to be accepted, a copy of the approval letters from both the town and Dane County must be submitted.
 Is the subject site proposed for annexation? No Yes If YES, approximate timeframe: _____

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)			
TOTAL	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 →

2

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."

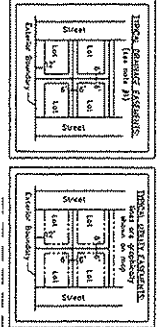
Electronic Application Submittal: All applicants are required to submit a copy of the completed application form, legal description and preliminary and/or final plats or certified survey map as individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM to be included with their application 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

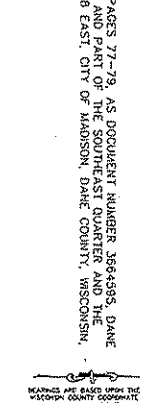
For Office Use Only	Date Rec'd: _____	PC Date _____	Alder. District: _____	Amount Paid: \$ _____
----------------------------	-------------------	---------------	------------------------	-----------------------

2

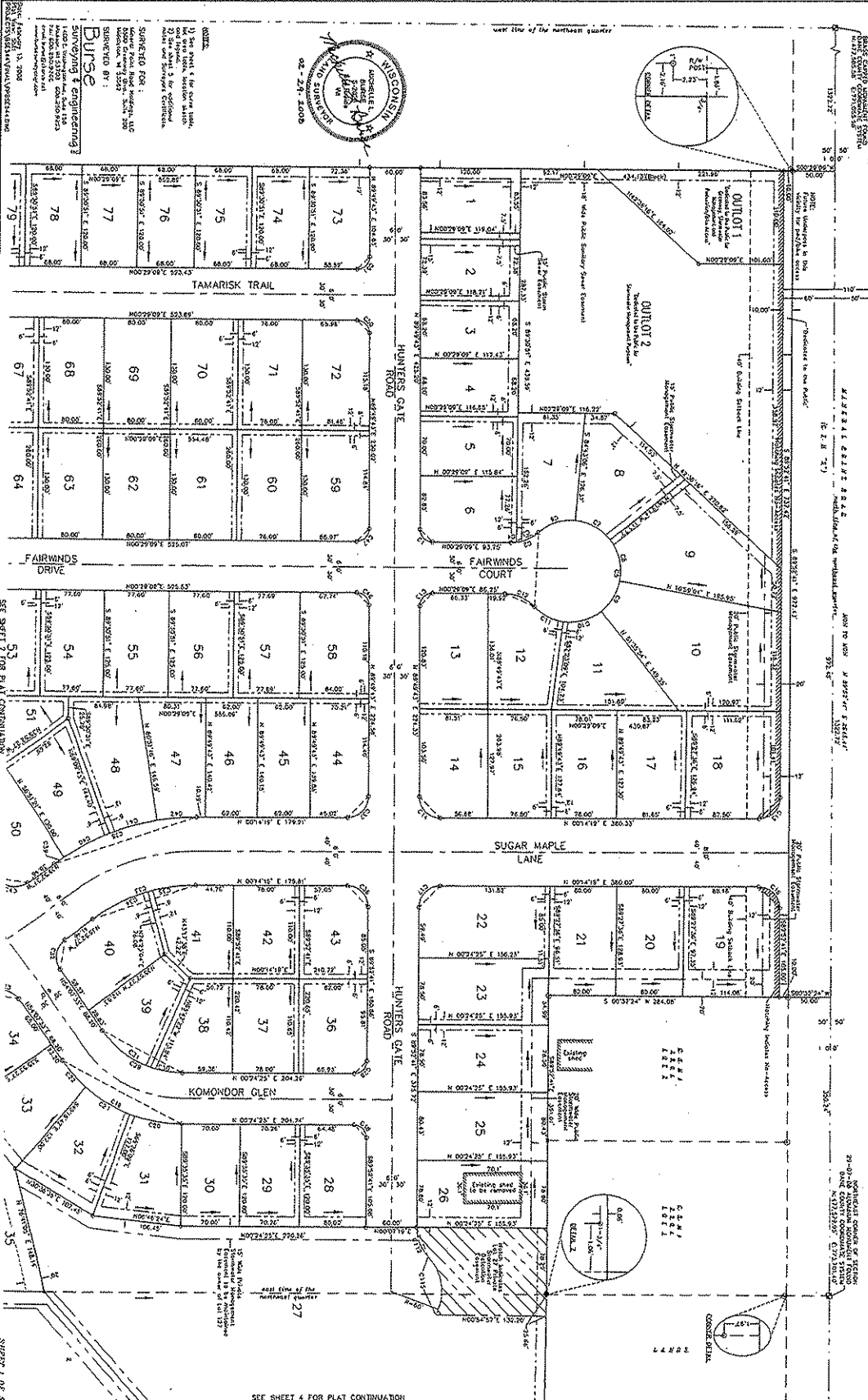


ALL OF OUTLOT 1, SILICON FRAMER TR BUSINESS PARK, AS RECORDED IN VOLUME 98-0154 OF PLATS, ON PAGES 77-79, AS DOCUMENT NUMBER 2864495, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 28 AND PART OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, ALL IN TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

TORMEY RIDGE



These are not official to this plat with respect to the Wisconsin Department of Transportation. The Wisconsin Department of Transportation is not responsible for the accuracy of the information contained herein. The Wisconsin Department of Transportation is not responsible for the accuracy of the information contained herein. The Wisconsin Department of Transportation is not responsible for the accuracy of the information contained herein.



1) See sheet 4 for more info.
 2) See sheet 2 for more info.
 3) See sheet 3 for more info.
 4) See sheet 5 for more info.
 5) See sheet 6 for more info.
 6) See sheet 7 for more info.
 7) See sheet 8 for more info.
 8) See sheet 9 for more info.
 9) See sheet 10 for more info.
 10) See sheet 11 for more info.
 11) See sheet 12 for more info.
 12) See sheet 13 for more info.
 13) See sheet 14 for more info.
 14) See sheet 15 for more info.
 15) See sheet 16 for more info.
 16) See sheet 17 for more info.
 17) See sheet 18 for more info.
 18) See sheet 19 for more info.
 19) See sheet 20 for more info.
 20) See sheet 21 for more info.
 21) See sheet 22 for more info.
 22) See sheet 23 for more info.
 23) See sheet 24 for more info.
 24) See sheet 25 for more info.
 25) See sheet 26 for more info.
 26) See sheet 27 for more info.
 27) See sheet 28 for more info.
 28) See sheet 29 for more info.
 29) See sheet 30 for more info.
 30) See sheet 31 for more info.
 31) See sheet 32 for more info.
 32) See sheet 33 for more info.
 33) See sheet 34 for more info.
 34) See sheet 35 for more info.
 35) See sheet 36 for more info.
 36) See sheet 37 for more info.
 37) See sheet 38 for more info.
 38) See sheet 39 for more info.
 39) See sheet 40 for more info.
 40) See sheet 41 for more info.
 41) See sheet 42 for more info.
 42) See sheet 43 for more info.
 43) See sheet 44 for more info.
 44) See sheet 45 for more info.
 45) See sheet 46 for more info.
 46) See sheet 47 for more info.
 47) See sheet 48 for more info.
 48) See sheet 49 for more info.
 49) See sheet 50 for more info.
 50) See sheet 51 for more info.
 51) See sheet 52 for more info.
 52) See sheet 53 for more info.
 53) See sheet 54 for more info.
 54) See sheet 55 for more info.
 55) See sheet 56 for more info.
 56) See sheet 57 for more info.
 57) See sheet 58 for more info.
 58) See sheet 59 for more info.
 59) See sheet 60 for more info.
 60) See sheet 61 for more info.
 61) See sheet 62 for more info.
 62) See sheet 63 for more info.
 63) See sheet 64 for more info.
 64) See sheet 65 for more info.
 65) See sheet 66 for more info.
 66) See sheet 67 for more info.
 67) See sheet 68 for more info.
 68) See sheet 69 for more info.
 69) See sheet 70 for more info.
 70) See sheet 71 for more info.
 71) See sheet 72 for more info.
 72) See sheet 73 for more info.
 73) See sheet 74 for more info.
 74) See sheet 75 for more info.
 75) See sheet 76 for more info.
 76) See sheet 77 for more info.
 77) See sheet 78 for more info.
 78) See sheet 79 for more info.
 79) See sheet 80 for more info.

Wisconsin
 State
 Survey
 2011
 02-27-2008

Surveyed for:
 Tormey Ridge
 Surveyed by:
 Pursue & Engineering
 1100 E. Washington Ave., 1st Fl.
 Madison, WI 53702
 Phone: 608.255.2222
 Fax: 608.255.2222
 Email: info@pursue.com
 Date: August 13, 2008

SEE SHEET 4 FOR PLAT CONTINUATION

SEE SHEET 2 FOR PLAT CONTINUATION

SEE SHEET 4 FOR PLAT CONTINUATION

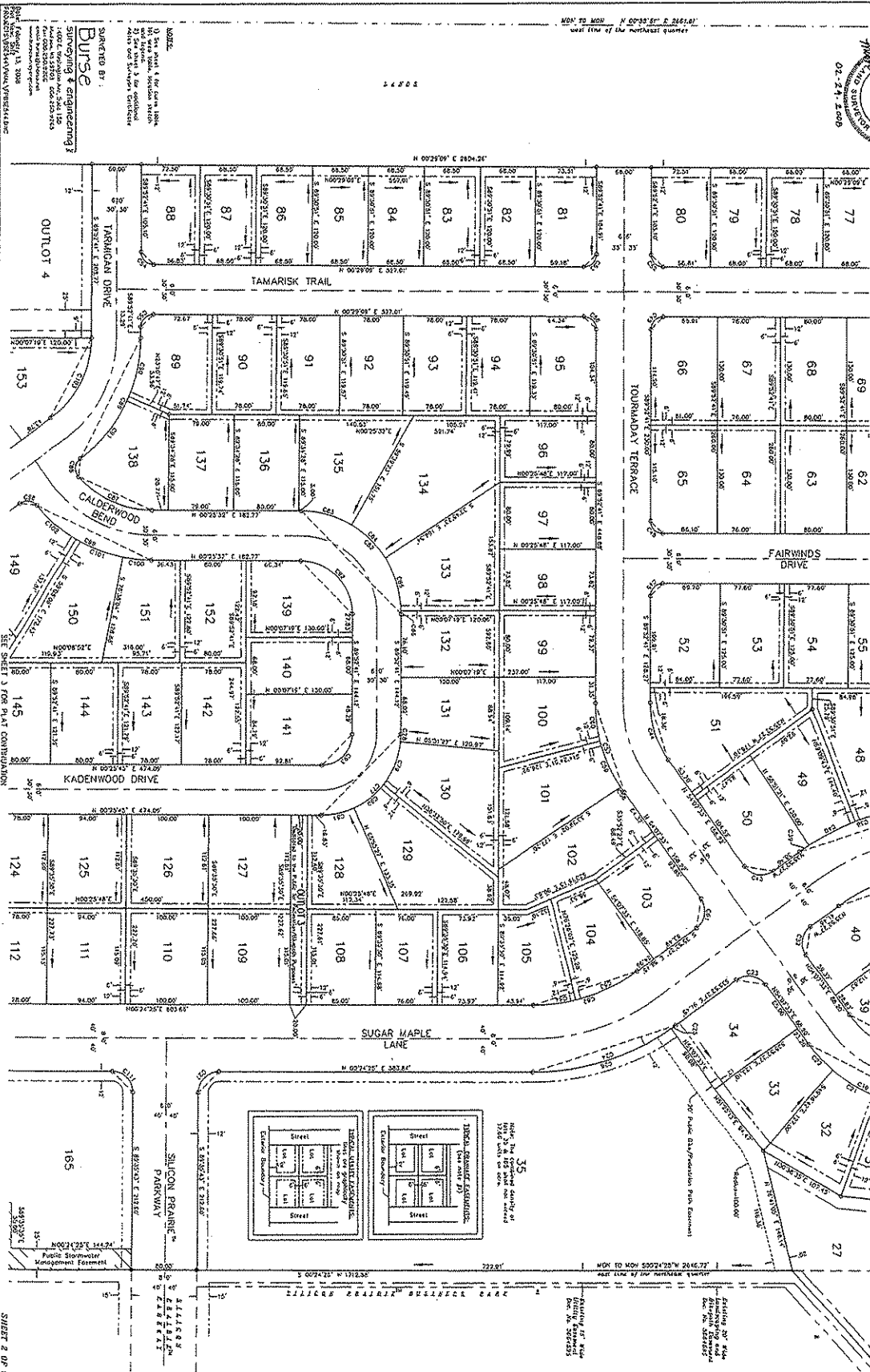
2



TORMEY RIDGE

ALL OF OUTLOT 1, SILICON PRAIRIE TR BUSINESS PARK, AS RECORDED IN VOLUME 58-0154 OF PLATS ON PAGES 27-79, AS DOCUMENT NUMBER 2664596, DANE COUNTY, WISCONSIN, LOCATED IN THE NORTHWEST QUARTER OF SECTION 28 AND PART OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SEE SHEET 1 FOR PLAT CONTINUATION



DRAWN BY:
Burse
Engineering & Engineering
1402 E. Washington Ave., Suite 112
Madison, WI 53704
Tel: 608.263.0300
Fax: 608.263.0301
www.burse.com

NOTE:
1) See sheet 1 for area north
2) See sheet 2 for area south
3) See sheet 3 for area west
4) See sheet 4 for area east

This plat is a reproduction of the plat as recorded in Volume 58-0154 of Plats on pages 27-79, as Document Number 2664596, Dane County, Wisconsin, located in the Northwest Quarter of Section 28 and part of the Southwest Quarter and the Northeast Quarter of the Northeast Quarter of Section 29, all in Township 07 North, Range 08 East, City of Madison, Dane County, Wisconsin.

Created: _____

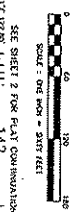
Department of Administration

2

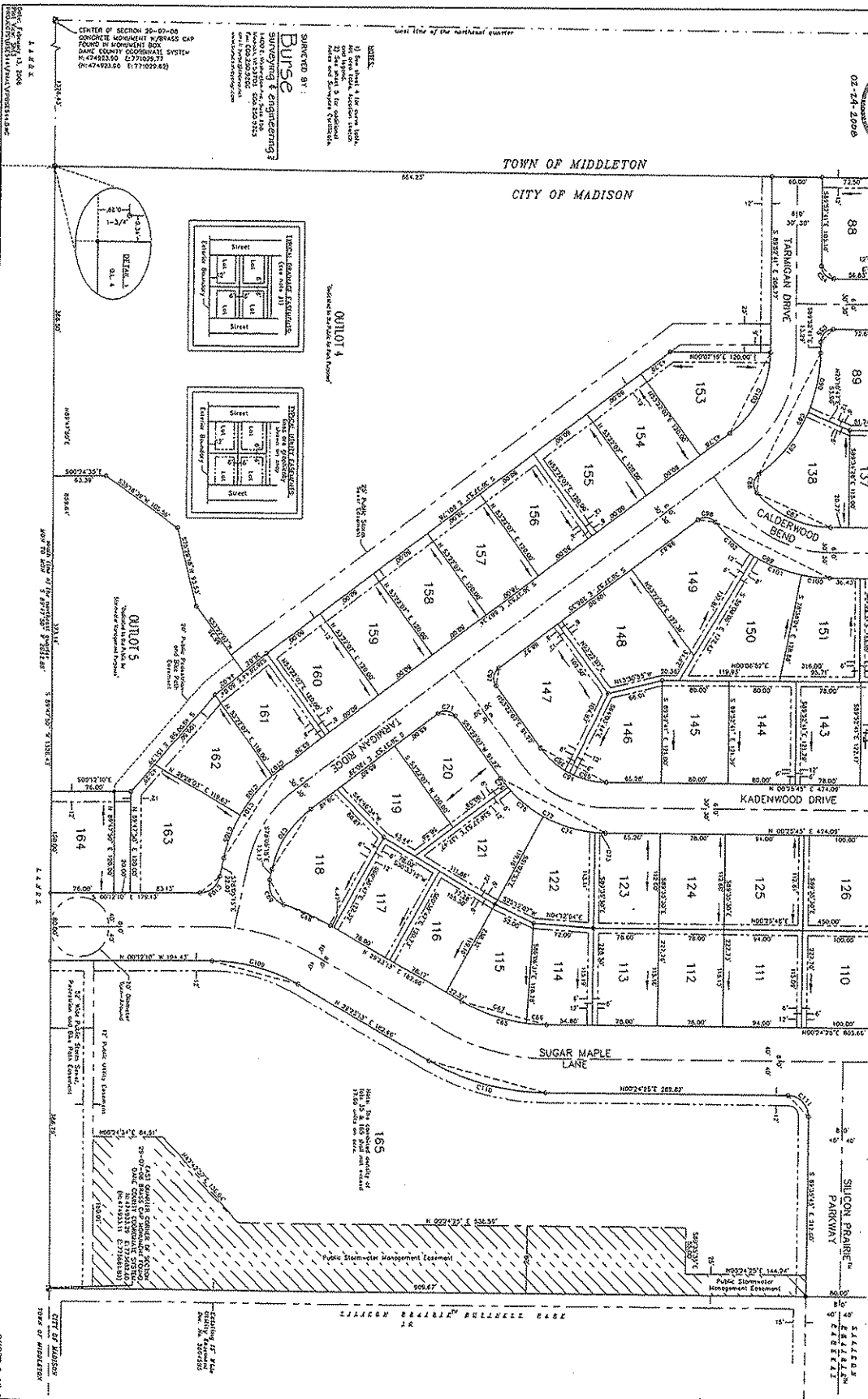


TORMEY RIDGE

ALL OF OUTLOT 1, SILICON PRAIRIE IN BUSINESS PARK, AS RECORDED IN VOLUME 58-154 OF PLATS, ON PAGES 171-79, AS DOCUMENT NUMBER 3864505, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 28 AND PART OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

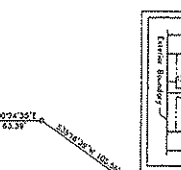
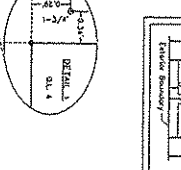


There are no objections to this plat with respect to
 Section 216.15, 216.16, 216.20 and 216.21(1) and (2),
 Wis Stat. as provided by s. 216.12, Wis. Stat.
 Certified _____
 Department of Administration



PURSE
 SURVEYING & ENGINEERING
 1100 UNIVERSITY AVENUE, SUITE 100
 MADISON, WISCONSIN 53706
 PHONE: (608) 261-2332
 FAX: (608) 261-2332
 WWW.PURSE-SURVEYING.COM

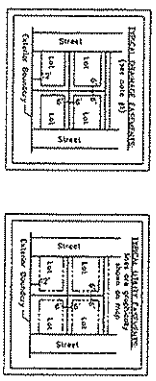
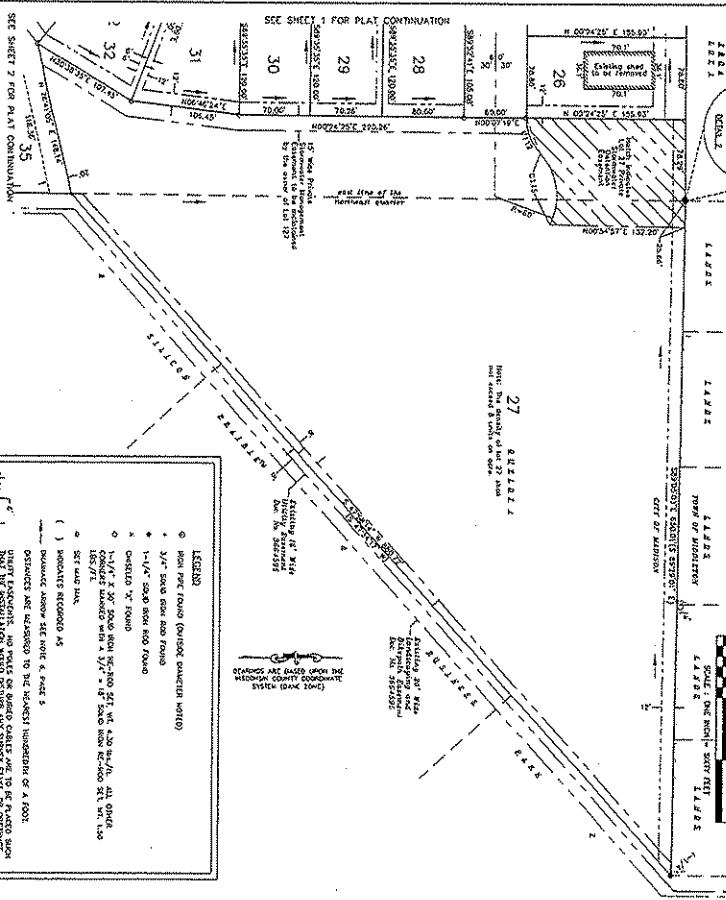
NOTES:
 1) From North to West, the
 2) See also the local Madison station
 3) See also the local Madison station
 4) See also the local Madison station



02-24-2009

TORMEY RIDGE

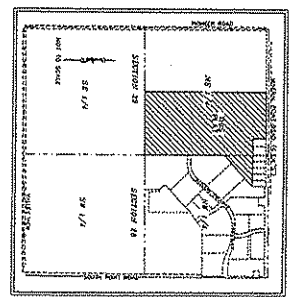
ALL OF OUTLOT 1, SULLOON PRairie IN BUSINESS PARK, AS RECORDED IN VOLUME 58-015A OF PLATS, ON PAGES 77-79, AS DOCUMENT NUMBER 3864595, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 29 AND PART OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 28, ALL IN TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



NOTE:
1) See sheet 5 for additional notes and boundary conditions.

SURVEYED BY:
Burse

Surveying & Engineering
1000 University Ave.
Madison, WI 53706
608.263.0323
www.burse-engineering.com



LEGEND

- High Fire Tower (Outside Boundary Work)
- 3/4" Sawn Oak Roof Frame
- 1-1/4" Sawn Oak Roof Frame
- 2x6 Joist Floor
- 1-1/2" x 8" Floor Joist
- 1-1/2" x 8" Floor Joist
- 1-1/2" x 8" Floor Joist

BOUNDARIES NOT SHOWN AS PER PLAN & PAGES 77-79. BOUNDARIES NOT SHOWN AS PER PLAN & PAGES 77-79. BOUNDARIES NOT SHOWN AS PER PLAN & PAGES 77-79.

This map is a reproduction of the original map on file in the office of the Department of Administration, State of Wisconsin, Madison, Wisconsin. It is not to be used as a legal document.

Confidential

Department of Administration

LOT AREA TABLE	LOT AREA TABLE
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
25	25
26	26
27	27
28	28
29	29
30	30
31	31
32	32
33	33
34	34
35	35

SECTION TABLE	SECTION TABLE
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
25	25
26	26
27	27
28	28
29	29
30	30
31	31
32	32
33	33
34	34
35	35

OCT 04 2007

BY: _____

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

9

(D)

769
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200

48.49

43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200

(C)

50

54

57

SCALE: 1" = 40'

A
Fence post
in N end
Cherry
mulch
back row
apple
Hickory
few larger
oaks
toward south

photo 2

photo 1