

# PRELIMINARY PLAT BEAR TREE FARMS

Lot 1, Certified Survey Map No. 11197, located in the Northeast 1/4 of the Southwest 1/4, and the Northwest 1/4 of the Southeast 1/4, part of the Northeast 1/4 of the Southwest 1/4, part of the Southeast 1/4 of the Southwest 1/4, part of the Northwest 1/4 of the Southeast 1/4, and the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4, and part of the Southwest 1/4 of the Southeast 1/4 of Section 33, all in T9N, R10E, Town of Windsor, Dane County, Wisconsin.

SHEET 1 OF 2



Center 1/4 Corner  
Section 28-9-10

East 1/4 Corner  
Section 28-9-10  
Found Aluminum Monument

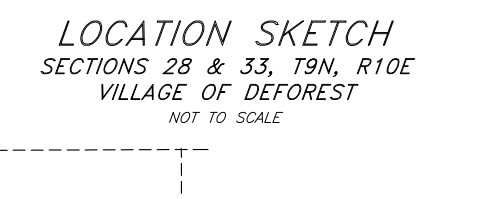
Surveyor's Certificate  
I, Mark A. Pynnönen, Professional Land Surveyor S-2538, do hereby certify that I am fully qualified to perform the duties of a Professional Land Surveyor in Wisconsin, and that I have personally supervised the surveying work shown on this plat, and that the same is a true and correct representation of the actual surveying work performed.

Mark A. Pynnönen  
Sept. 4, 2014



Assessment Line Data

Line No.	Description	Area (sq. ft.)
1	WINDSOR ROAD	12,345
2	WARNER DRIVE	15,678
3	ARABAIN RUN	18,901
4	GANDY DANCER ROAD	21,234
5	ROYAL DRIVE	24,567
6	WHISTLE ROCK CIRCLE	27,890



LOCATION SKETCH  
SECTION 33, T9N, R10E  
VILLAGE OF DEFOREST

### Soils Information (Per Dane County Soil Survey)

RnB: BATHAM Silt LOAM, CRNELY (Class II)	Cl: OTTER Silt LOAM (0)
DnB: DOODGE Silt LOAM, 2E-6E SLOPES (0)	PnB: PLANO Silt LOAM, 2E-6E SLOPES (0)
DnD: DOODGE Silt LOAM, 6E-12E SLOPES (0)	RnA: RAPPORT Silt LOAM, 0E-1E SLOPES (0)
DnH: DUNDY Silt LOAM, 2E-6E SLOPES (0)	Sa: SABLE Silty CLAY LOAM, 0E-1E SLOPES (0)
DnE: ELBARON Silt LOAM, 1E-4E SLOPES (0)	Sb: ST. CHARLES Silt LOAM, 2E-6E SLOPES (0)
DnG: GRENDEL Silt LOAM, 2E-6E SLOPES (0)	TrB: TROXEL Silt LOAM, 1E-4E SLOPES (0)
DnI: IRON Silt LOAM, 6E-12E SLOPES (0)	Wx: WINDY Silt LOAM, 1E-4E SLOPES (0)
DnK: KODER Silt LOAM, 12E-20E SLOPES (0)	Wv: WINDY Silt LOAM, CRNELY (0)
MdC: MOORE Silt LOAM, 10-20E SLOPES (0)	
MdC2: MOCHERY Silt LOAM, 6E-12E SLOPES (0)	

### Dwelling Unit Density Information (proposed)

Category	Units	Area (Acres)	D.U./Ac.
SINGLE FAMILY	362	121.11	3.0 D.U./Ac.
MULTI-FAMILY (1, 2, 3, 2001)	248	11.8 D.U./Ac.	20.9 D.U./Ac.
Totals	610	132.91	4.3 D.U./Ac.

Note: Of the 248 maximum allowable Multi-Family Units on Lots 1, 3 and 268, up to 80 units can be used for Senior Housing Units and up to 168 units can be used for traditional Multi-Family Units.

Revised: Sept. 3, 2014  
Revised: Aug. 21, 2014  
Revised: June 25, 2014  
Revised: June 9, 2014  
Date: June 5, 2014

Surveyor:  
**BIRREKOTT SURVEYING, INC.**  
1677 W. BROOKFIELD STREET  
SUN PRAIRIE, WI 53180  
608-837-7463

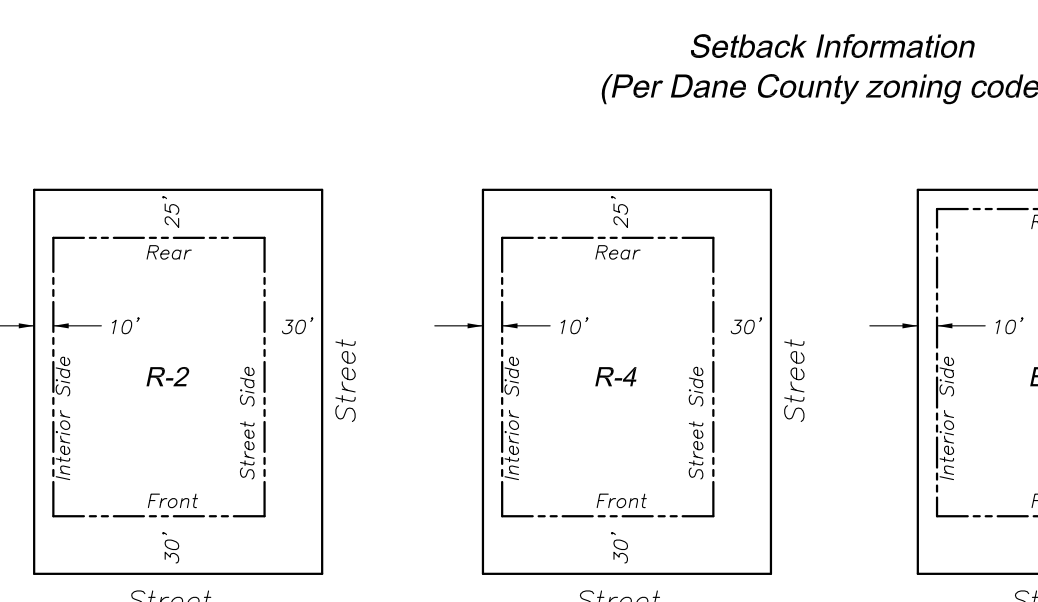
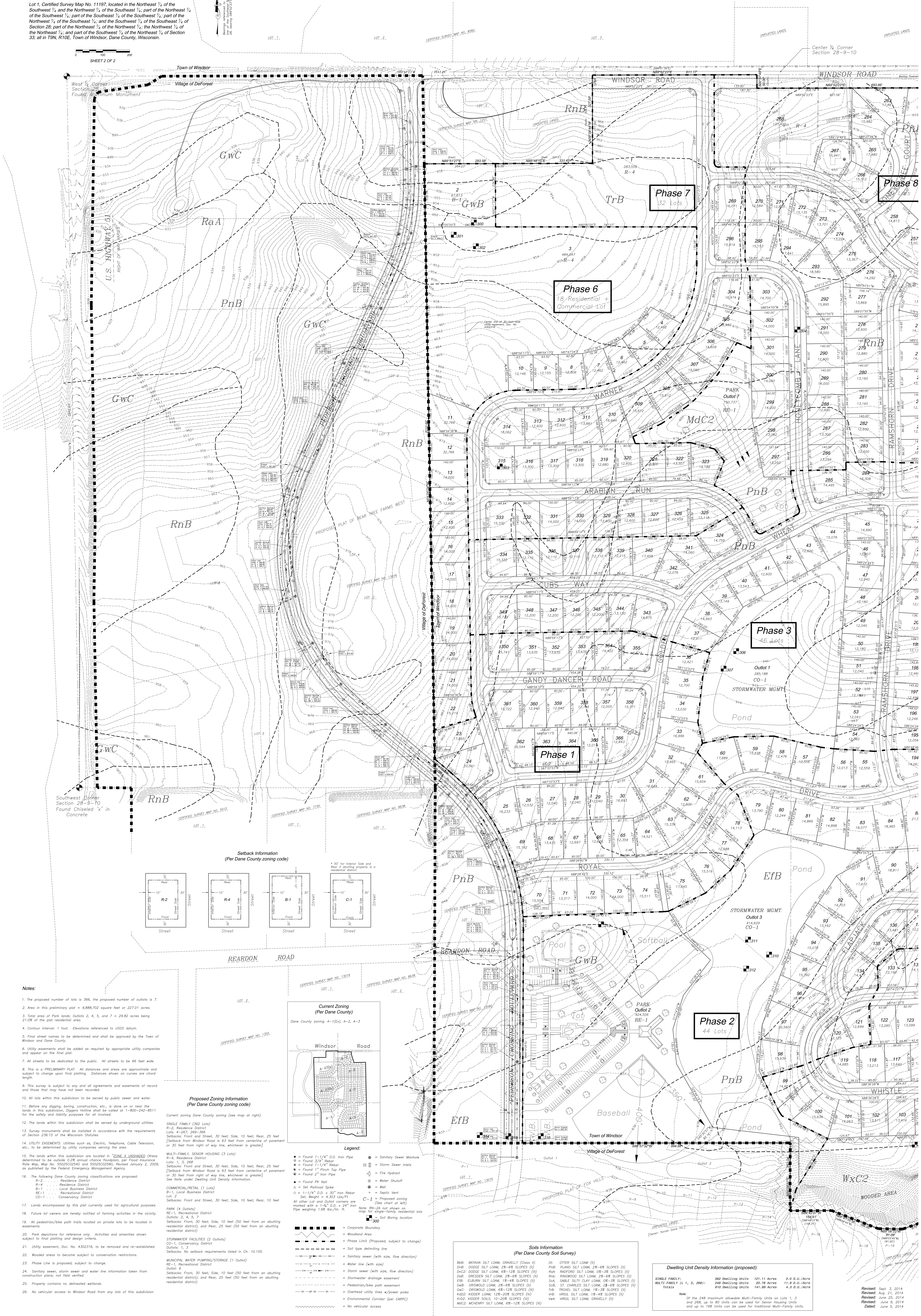
Developer / Subdivider:  
Bear Tree Farms, Inc.  
4552 State Highway 19  
DeForest, WI 53532

Engineer:  
Vinters Associates, Inc.  
999 Frontier Drive  
Madison, WI 53717  
608-826-1032

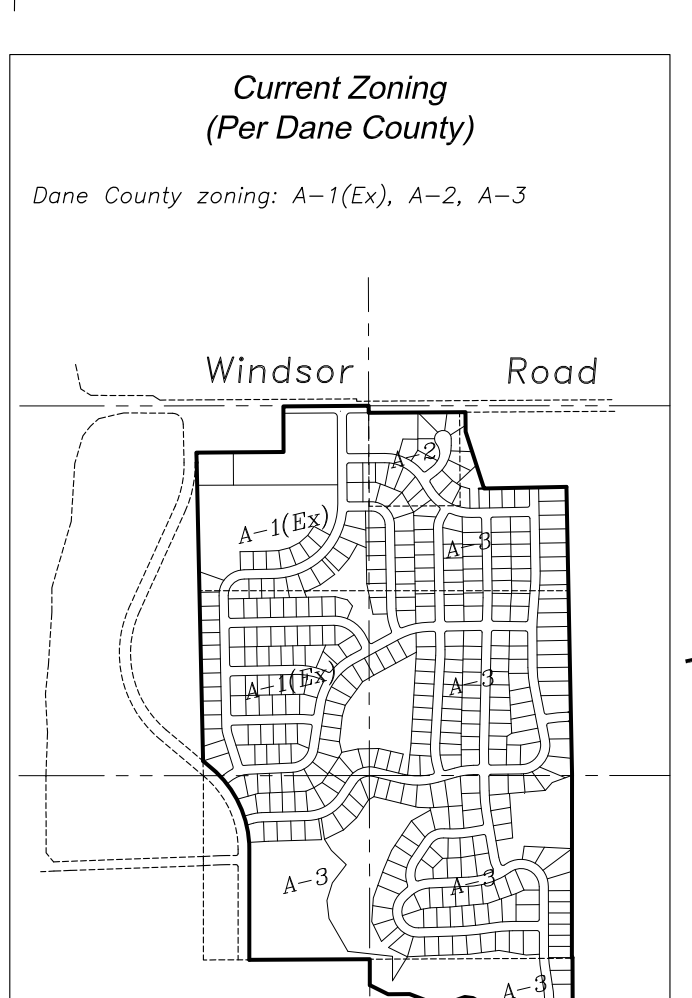
# PRELIMINARY PLAT BEAR TREE FARMS

Lot 1, Certified Survey Map No. 11197, located in the Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 28, part of the Northwest 1/4 of the Northwest 1/4 of Section 28, part of the Northwest 1/4 of the Northwest 1/4 of Section 28, part of the Northwest 1/4 of the Northwest 1/4 of Section 28, all in T8N, R10E, Town of Windsor, Dane County, Wisconsin.

SHEET 2 OF 2



- Notes:**
- The proposed number of lots is 366, the proposed number of outlots is 7.
  - Area in this preliminary plat is 9,888,702 square feet or 227.01 acres.
  - Total area of Park lands: Outlots 2, 4, 5, and 7 = 29.82 acres being 21.0% of the total residential area.
  - Contour interval: 1 foot. Elevations referenced to USGS datum.
  - Final street names to be determined and shall be approved by the Town of Windsor and Dane County.
  - Utility easements shall be added as required by appropriate utility companies and appear on the final plat.
  - All streets to be dedicated to the public. All streets to be 66 feet wide.
  - This is a PRELIMINARY PLAT. All distances and areas are approximate and subject to change upon final platting. Distances shown on curves are chord length.
  - This survey is subject to any and all agreements and easements of record and those that may have not been recorded.
  - All lots within this subdivision to be served by public sewer and water.
  - Before any digging, boring, construction, etc., is done on or near the lands in this subdivision, Diggers Notice shall be called at 1-800-242-8511 for the safety and liability purposes for all involved.
  - The lands within this subdivision shall be served by underground utilities.
  - Survey measurements shall be installed in accordance with the requirements of Section 236.15 of the Wisconsin Statutes.
  - UTILITY EASEMENTS: Utilities such as Electric, Telephone, Cable Television, etc., to be determined by utility companies serving the area.
  - The lands within this subdivision are located in "ZONE X UNSHARED" (Areas determined to be outside 0.2% annual chance floodplain, per Flood Insurance Rate Map No. 300202014D and 300202014E, Revised January 2, 2009, as published by the Federal Emergency Management Agency).
  - The following Dane County zoning classifications are proposed:  
R-2 = Residential District  
R-4 = Residential District  
B-1 = Local Business District  
RE-1 = Recreational District  
CO-1 = Conservancy District
  - Lands encompassed by this plat currently used for agricultural purposes.
  - Future lot owners are hereby notified of farming activities in the vicinity.
  - All pedestrian/bike path trails located on private lots to be located in easements.
  - 30k. Park depictions for reference only. Activities and amenities shown subject to final platting and design criteria.
  - Utility easement, Doc. No. 4302316, to be removed and re-established.
  - Wooded areas to become subject to conservation restrictions.
  - Phase line is proposed, subject to change.
  - Storm sewer, storm sewer and water line information taken from construction plans, not field verifications.
  - Properly contains no delineated wetlands.
  - No vehicular access to Windsor Road from any lots of this subdivision.



- Legend**
- Found 1-1/4" O.D. x 30" Iron Pipe
  - Found 3/4" Riser
  - Found 1-1/4" Riser
  - Found 1" Pinch Top Pipe
  - Found 2" Iron Pipe
  - Found PK. Box
  - Set Rainwater Spoke
  - Set Weight = 4.303 (lb./ft)
  - All other Inlet and Outlet corners are marked with a 1-1/2" O.D. x 24" Iron Pipe weighing 1.68 lb./lin. ft.
  - Sanitary Sewer Manholes
  - Storm Sewer Inlets
  - Fire Hydrant
  - Water Shut-off
  - Well
  - Sapling Well
  - Proposed zoning (See chart at left)
  - Note: RV-24 not shown on map for single-family residential lots
  - Soil Boring location
  - Corporate Boundary
  - Recreation Area
  - Phase Limit (Proposed, subject to change)
  - Soil type delineating line
  - Sanitary sewer (with size, flow direction)
  - Water line (with size)
  - Storm sewer (with size, flow direction)
  - Stormwater drainage easement
  - Pedestrian/bike path easement
  - Overhead utility lines w/ power poles
  - Environmental Corridor (per C48PC)
  - No vehicular access

**Soils Information (Per Dane County Soil Survey)**

RnB: BATAVIA SILT LOAM, GRAYVELLY (Class II)	OL: OTTER SILT LOAM (0)
GwC: DODGE SILT LOAM, 28-6% SLOPES (0)	PnB: PARKFORD SILT LOAM, 28-6% SLOPES (0)
TrB: DODGE SILT LOAM, 6% SLOPES (0)	RnB: RAYMOND SILT LOAM, 0% SLOPES (0)
GwB: DODGE SILT LOAM, 28-6% SLOPES (0)	SOA: SABLE SILTY CLAY LOAM, 0% SLOPES (0)
PnB: ELBURN SILT LOAM, 1% SLOPES (0)	SOB: ST. CHARLES SILT LOAM, 28-6% SLOPES (0)
GwC: GROUNDWATER LOAM, 12-6% SLOPES (0)	TnB: TROVING SILT LOAM, 1% SLOPES (0)
RnB: KODOR SILT LOAM, 12% SLOPES (0)	WnB: WINDSOR SILT LOAM, 1% SLOPES (0)
RnB: KODOR SILT LOAM, 12-6% SLOPES (0)	WnB: WINDSOR SILT LOAM, GRAYVELLY (0)
MIC2: MOHENY SILT LOAM, 6% SLOPES (0)	

**Dwelling Unit Density Information (proposed):**

Phase	Single-Family Units	Multi-Family Units	Total Units
Phase 1	32	0	32
Phase 2	44	0	44
Phase 3	46	0	46
Phase 6	18	0	18
Phase 7	32	0	32
Phase 8	0	18	18
<b>Total</b>	<b>172</b>	<b>18</b>	<b>190</b>

**Notes:**

- Of the 248 maximum allowable Multi-Family Units on Lots 1, 3 and 268, up to 80 Units can be used for Senior Housing Units and up to 168 Units can be used for traditional Multi-Family Units.

**Revised:** Sept. 21, 2014  
**Revised:** Aug. 21, 2014  
**Revised:** June 26, 2014  
**Revised:** June 9, 2014  
**Dated:** June 5, 2014