

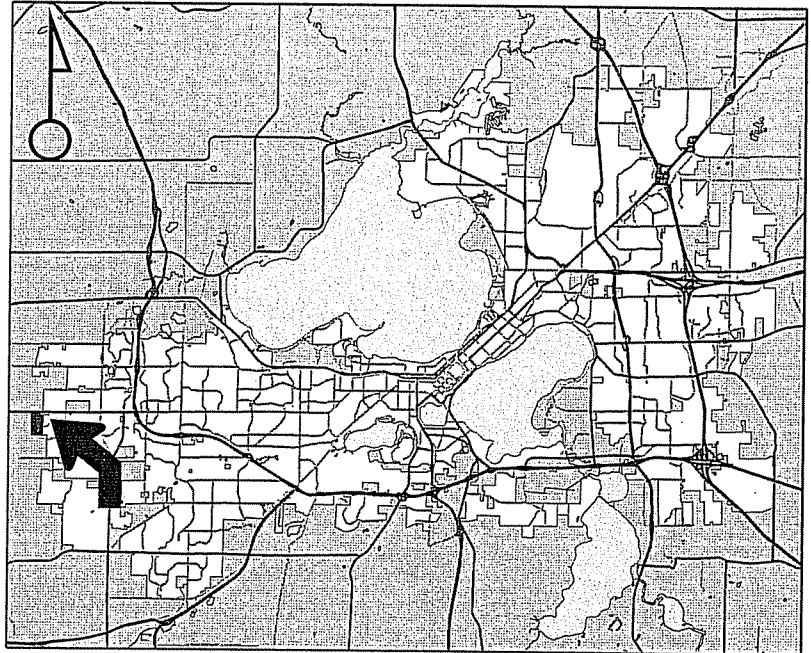


Plat Name  
 Tormey Ridge  
 Location  
 12003 Mineral Point Road  
 Applicant  
 Craig Enzenroth - Mineral Point Holdings/  
 Michelle Burse - Burse Surveying & Eng.

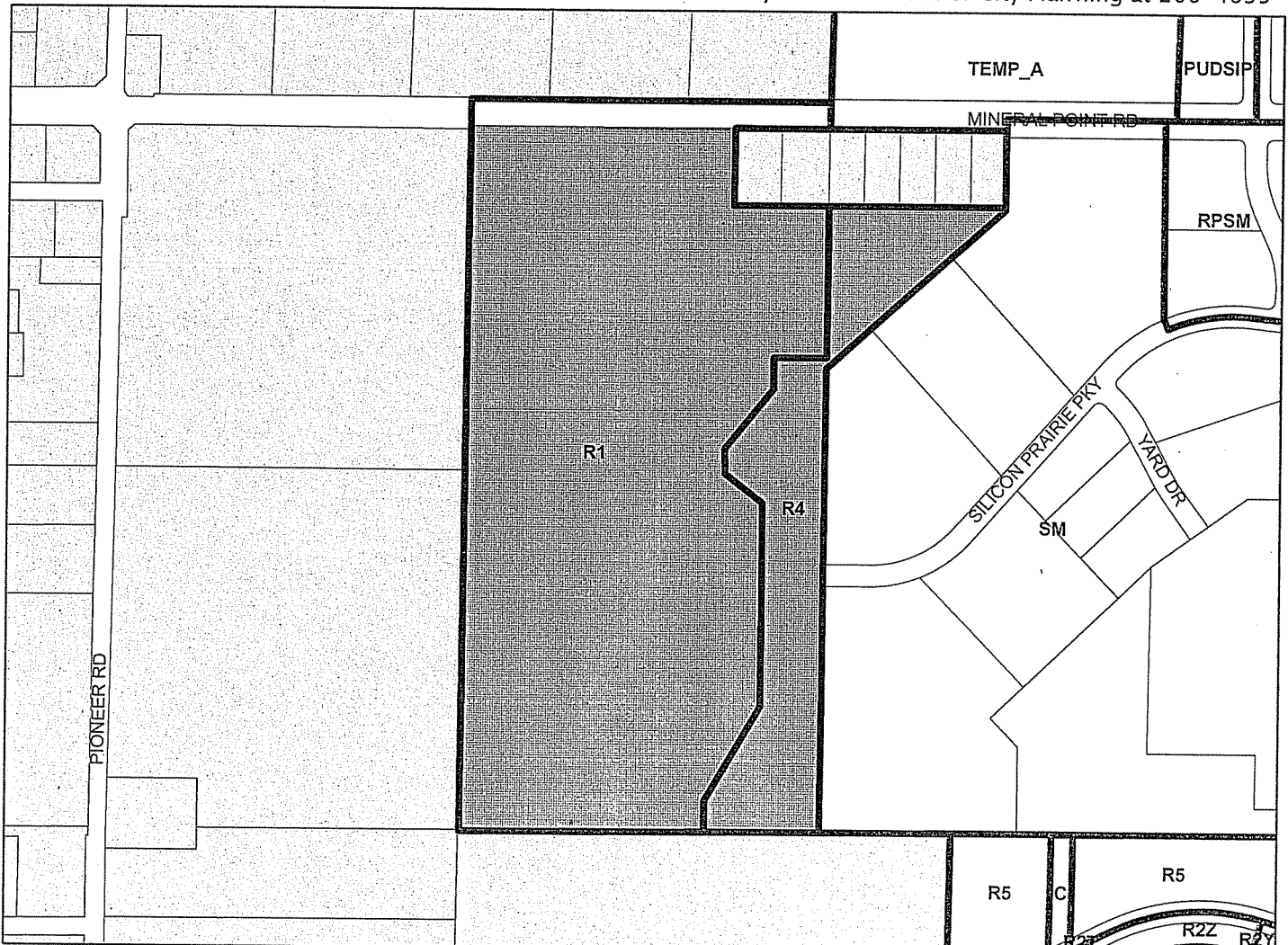
Preliminary       Final

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

Meeting Dates  
 Plan Commission  
 19 March 2012  
 Common Council  
 10 April 2012



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'





**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: Torney 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)			
<b>TOTAL</b>	<b>165</b>	<b>5</b>	<b>81.26</b>


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

For Office Use Only	Date Rec'd:	PC Date	Alder District:	Amount Paid: \$
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Gallina Corporation  
101 East Main St., Suite 500  
Mount Horeb, Wisconsin 53572

February 17, 2012

Mr. Bradley J. Murphy, AICP  
Director of Planning  
Dept. of Planning & Development  
215 Martin Luther King Jr., Blvd  
PO Box 2985  
Madison, WI 53701-2985

Sent Via Electronic Mail Only

Re: TORMEY RIDGE Subdivision  
12003 Mineral Point Road  
Extension of Recording

Dear Mr. Murphy:

At its April 13, 2010 meeting, the Common Council re-approved the final plat of the Tormey Ridge subdivision subject to the conditions as outlined in the April 19, 2010 approval letter. It is our understanding that by statute, recording of the final plat within 24 months of the first approval date is required, which would be no later than April 12, 2012

Since the approval, the economy, financial and real estate markets have been substantially impacted and changed. There is still great uncertainty as to when a recovery can be expected. We believe given the current economic and market conditions it would not be prudent at this time to record this final plat. While there has been some positive changes in the housing sector, specifically multi-family, we still believe this economic condition will remain stagnant throughout 2012 for the single family sector. We are hopeful that market conditions will continued see improvement so we can proceed with this development.

We hereby request re-approval based on the originally submitted and approved final plat subject to the conditions of approval. Please place this request on the next available Plan Commission and Common Council agendas.

Your consideration of this matter is greatly appreciated. I can be reached at (608) 437-4300 or e-mail [cenzenroth@gallinacos.com](mailto:cenzenroth@gallinacos.com) if you have any questions or need additional information.

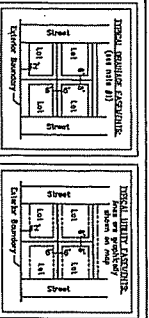
Respectfully Submitted,

  
Craig Enzenroth  
Mineral Point Holdings, LLC

*Development & Construction Since 1980*  
608 437-8300 phone 608 437-8302 fax [gallinacos.com](http://gallinacos.com)

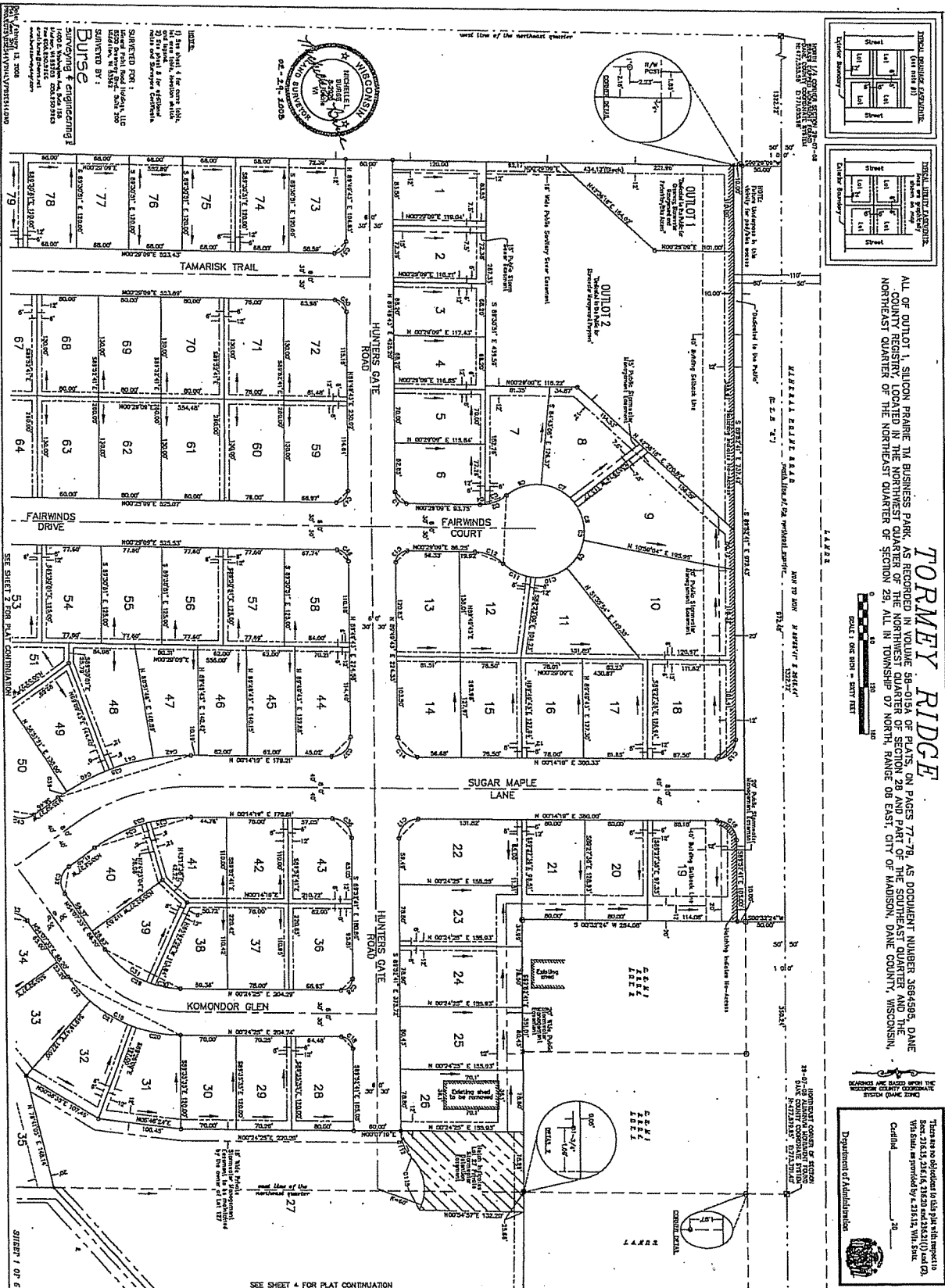
**TORMEY RIDGE**

ALL OF OUTLOT 1, SILICON PARK IN BUSINESS PARK, AS RECORDED IN VOLUME 99-0154 OF PLATS, ON PAGES 77-79, AS DOCUMENT NUMBER 3694595, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 29 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 Sect. 216.15, 216.16, 216.17 and 216.18(1) and (2), Wis Stat. as provided by 7.216.15, Wis Stat.

City of Madison  
Department of Administration



**Durse**  
SUNSHINE & ENGINEERING  
1400 S. VAN DYKE ROAD, SUITE 100  
MADISON, WISCONSIN 53704  
TEL: 278-1111  
FAX: 278-1112  
WWW.DURSE.COM

DESIGNED BY:  
1. Main Block & for some lots  
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50. Main Block & for residential

SEE SHEET 4 FOR PLAT CONTINUATION









