



# City of Madison

## Proposed Preliminary Plat

Project Name  
Tennyson Ridge

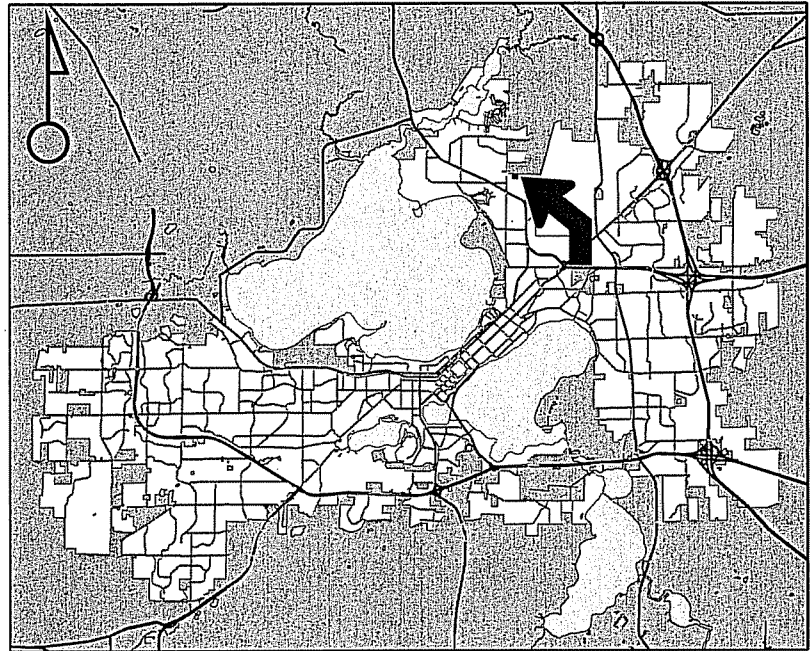
Location  
1902 Tennyson Lane

Applicant  
Thomas Keller/Gary Woolever -  
Vierbicher Associate, Inc.

Proposed Use  
13 future single-family lots and 1 lot  
for future multi-family development

Public Hearing Date  
Plan Commission  
24 August 2015

Common Council  
01 September 2015

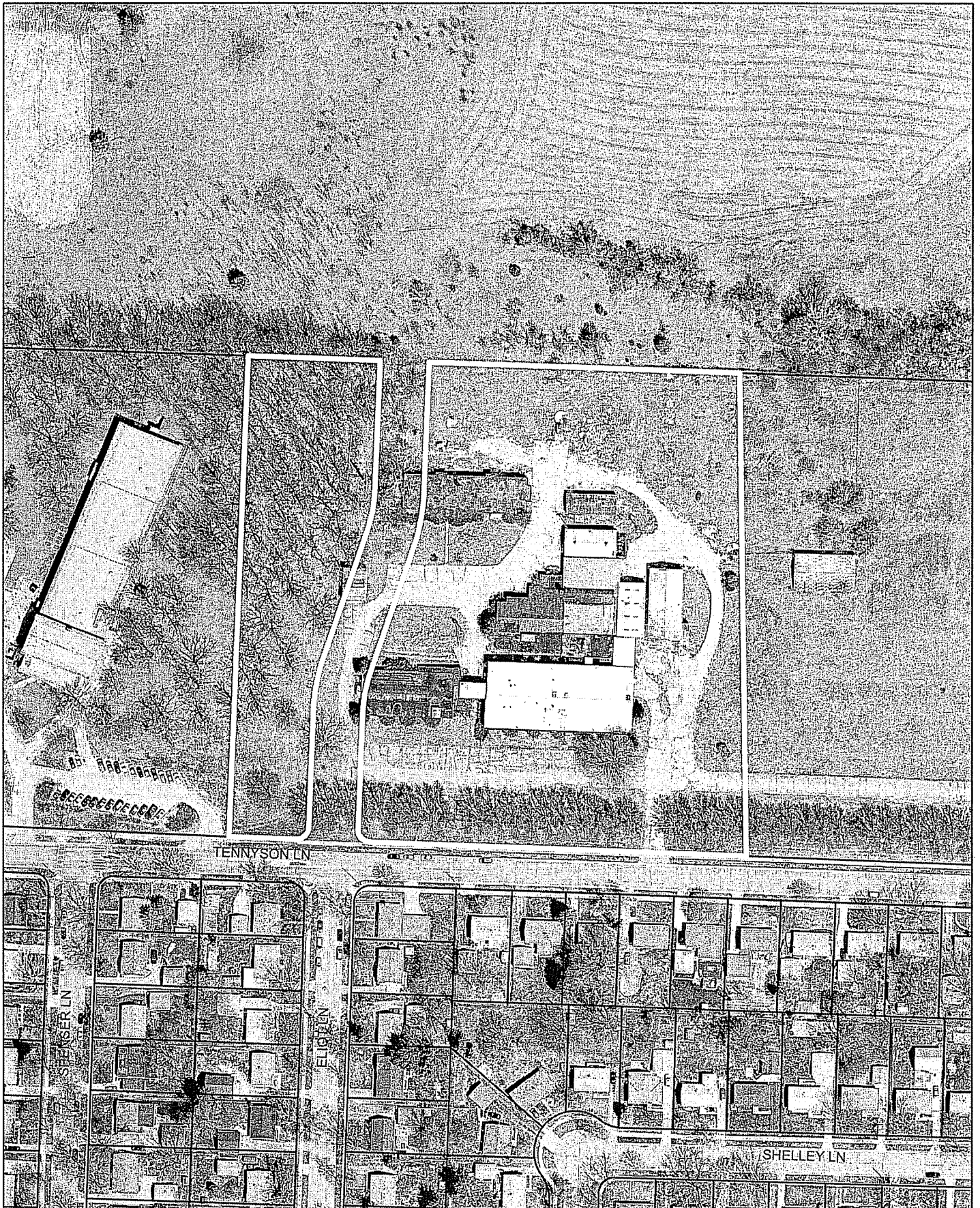


For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



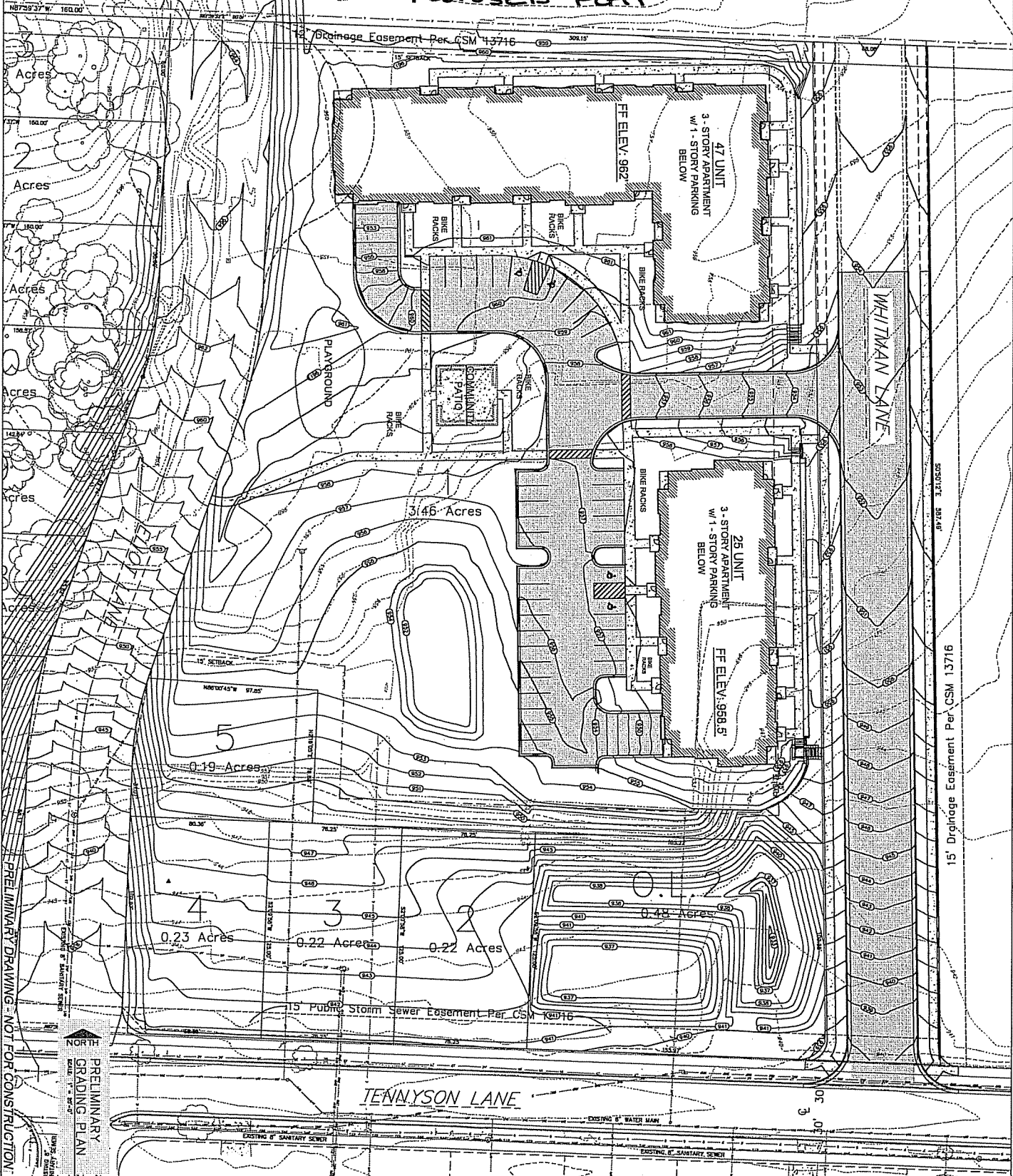
Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 14 August 2015





**EXHIBIT # 2**  
**SITE PLAN -**  
**OVERLAID W/**  
**PROPOSED PLAT**



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

**PRELIMINARY GRADING PLAN**  
 DATE: 08/01/2018  
 SHEET: 130076D

**PROJECT:**  
 PROPOSED DEVELOPMENT FOR:  
 MADISON, WISCONSIN  
 WHITMAN LANE  
 MADISON, WISCONSIN

**OWNER:**  
 THE T.W. SATHER COMPANY  
 6527 NORMANDY LANE, SUITE 201  
 MADISON, WI 53719

**vierbicher**  
 planners | engineers | advisors

REGULATED - MADISON - PRARIE DU CHIEN  
 400 West Drive - Madison, Wisconsin 53703  
 Phone: (608) 271-4444 Fax: (608) 271-6118

**EXCEL ENGINEERING**  
 130076D  
 AUGUST 2018  
 SHEET 130076D

C3.0

EXHIBIT # 3A

APPROVED CSM

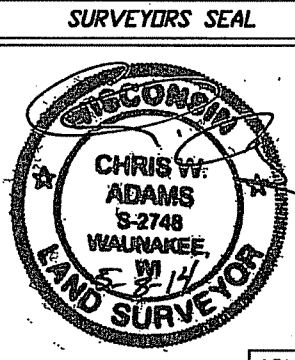
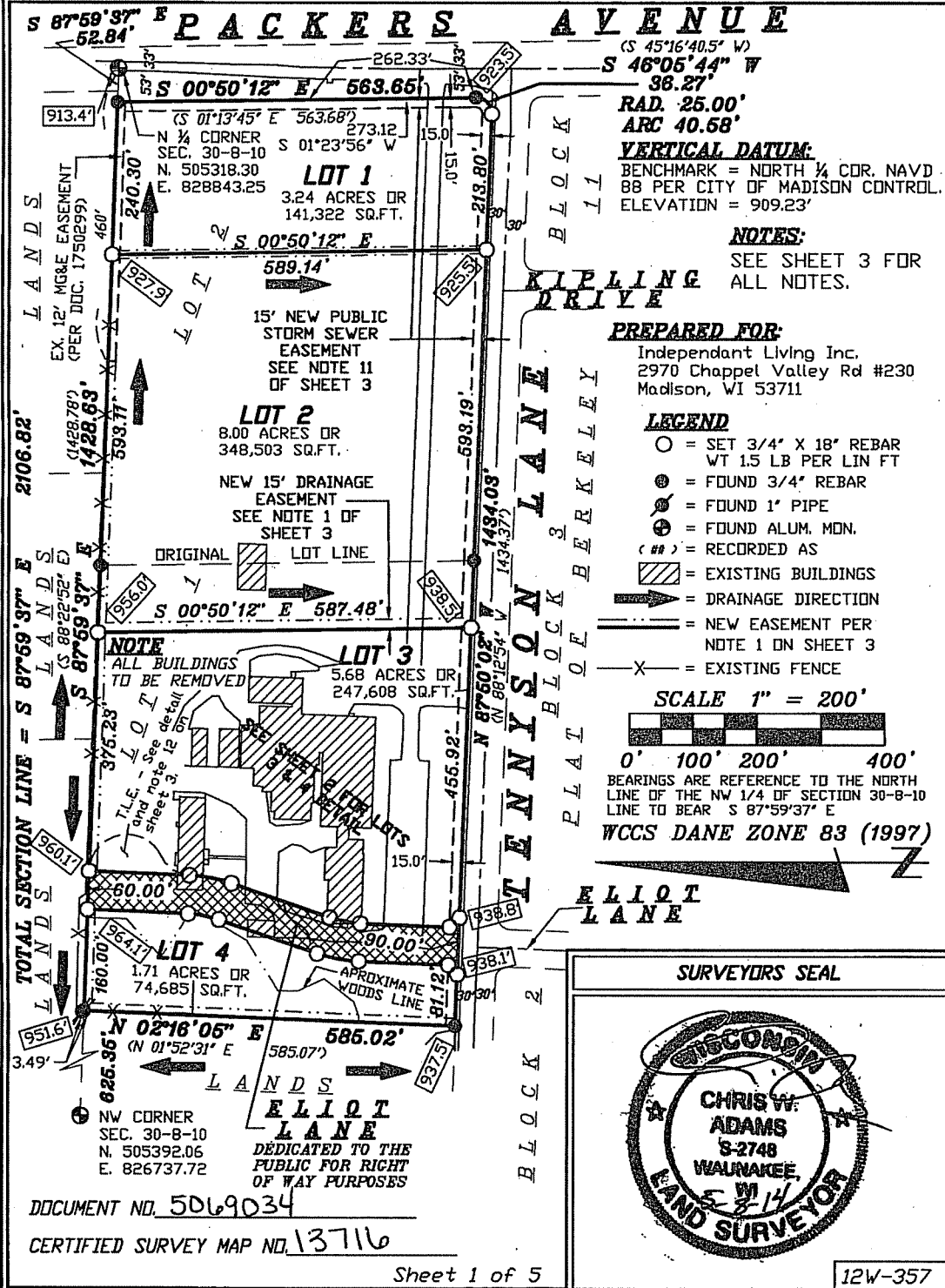


# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in part of the NE 1/4 and NW 1/4 of the NW 1/4 in Section 30, T8N, R10E,  
in the City of Madison, Dane County, Wisconsin. Including all of  
Lots 1 and 2, C.S.M. No. 4928.



# EXHIBIT # 3B

APPROVED CSM - DETAIL ON PREVIOUSLY  
APPROVED CUL-DE-SAC BULB



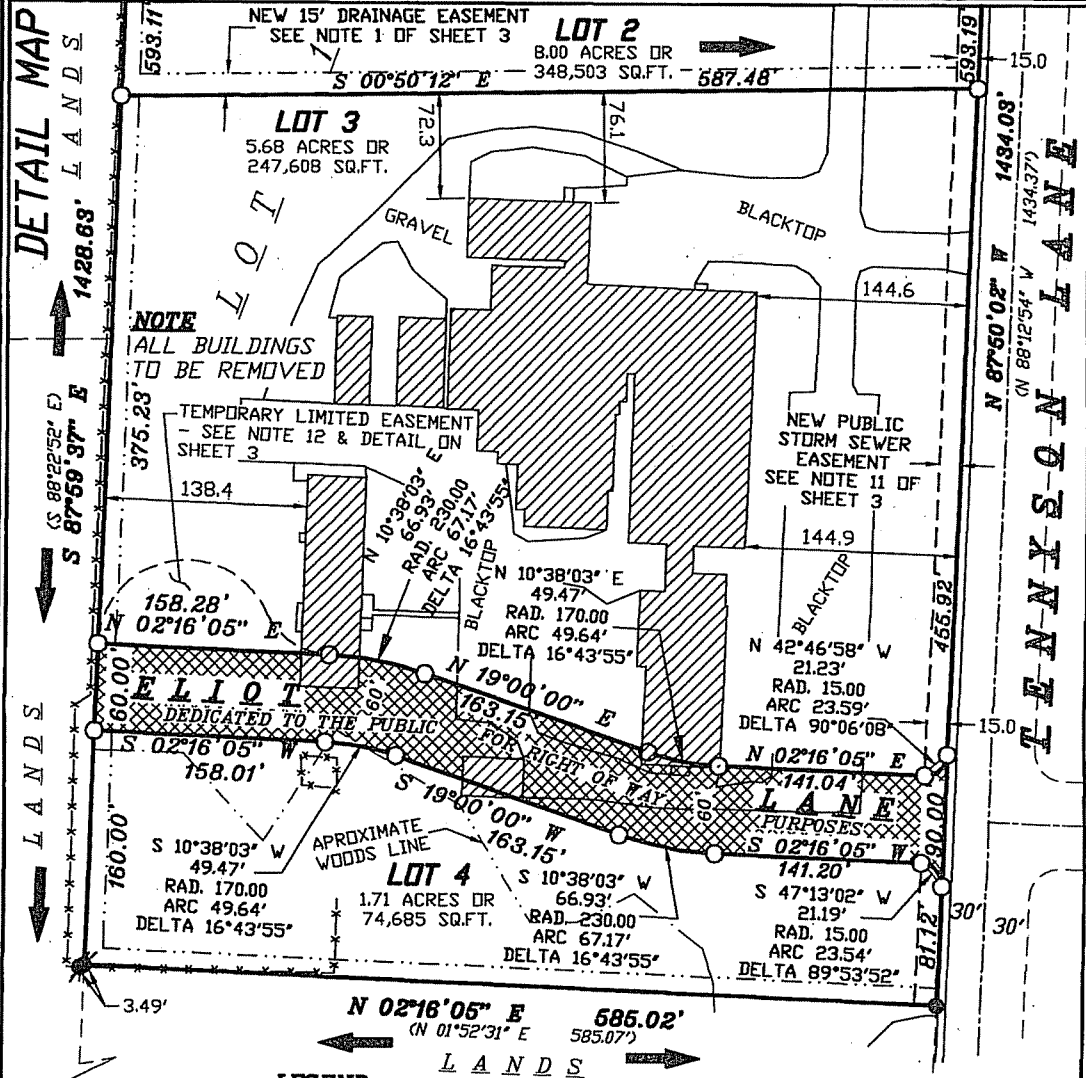
## CERTIFIED SURVEY MAP

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DETAIL MAP

TENNISON LANE

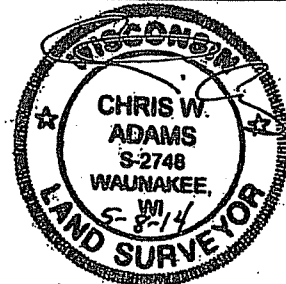
### LEGEND

- = SET 3/4" X 18" REBAR  
WT 1.5 LB PER LIN FT
  - = FOUND 3/4" REBAR
  - ⊙ = FOUND 1" PIPE
  - ⊕ = FOUND ALUM. MDN.
  - (##) = RECORDED AS
  - ▨ = EXISTING BUILDINGS
  - X- = EXISTING FENCE
- NW CORNER  
SEC. 30-8-10  
N. 505392.06  
E. 826737.72

SCALE 1" = 100'



### SURVEYORS SEAL





# 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

**\*\* 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)

**NOTICE REGARDING LOBBYING ORDINANCE:** If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, of if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

### 1a. Application Type.

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

If a Plat, Proposed Subdivision Name: Tennyson Ridge

### 1b. Review Fees. Make checks payable to "City Treasurer." Note: New fees effective May 2012 (!)

- For Preliminary and/or Final Plats, an application fee of \$250, plus \$50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of \$250 plus \$200 per lot and outlot contained on the CSM.

### 2. Applicant Information.

Name of Property Owner: Thomas Keller      Representative, if any: \_\_\_\_\_

Street Address: 448 West Washington Avenue      City/State: Madison, WI      Zip: 53703

Telephone: (608) 227 6543      Fax: (608) 255 5005      Email: thomas@kellerrealestategroup.com

Firm Preparing Survey: Vierbicher Associates, Inc.      Contact: Gary Woolever

Street Address: 400 Viking Drive      City/State: Reedsburg, WI      Zip: 53959

Telephone: (608) 768 4807      Fax: (608) 524 8218      Email: gwoo@vierbicher.com

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

### 3a. Project Information.

Parcel Addresses (note town if located outside City) : 1902 Tennyson Lane

Tax Parcel Number(s): 081030201058 (Lot 3) 081030202022 (Lot 4)

Zoning District(s) of Proposed Lots: SR-V2 currently      School District: MMSD (Lakeview, Black Hawk, East)

→ Please provide a Legal Description on your CSM or plat. Note your development schedule in your Letter of Intent.

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

Date of Approval by Dane County: \_\_\_\_\_      Date of Approval by Town: \_\_\_\_\_

→ For an exterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.

### 4. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	13	0	6.02
Retail/Office			
Industrial			
Other (state use):	Proposed Street	1	0.89

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)		1	0.48
Outlots Maintained by a Private Group or Association			
<b>PROJECT TOTALS</b>	13	2	7.39

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

**Map Copies** (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 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)&(d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed 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" folder. An **8-1/2" X 11-inch reduction of each sheet** shall also be submitted.

**Letter of Intent: Twelve (12) copies** of a letter describing the proposed subdivision in detail including, but not limited to: the number and type/ use of lots proposed with this subdivision; existing conditions and uses of the property; development and phasing schedule for the project, and; the names of persons involved (contractor, architect, landscaper, business manager, etc.). **\*The letter of intent for a subdivision can be the same document as the letter of intent required for a concurrent Land Use Application for the same property. \*\*A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.**

**Report of Title and Supporting Documents:** All plats and certified surveys submitted for approval shall include a Report of Title satisfactory to the Office of Real Estate Services as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2) copies** of a City of Madison standard 60-year Report of Title shall be obtained from a 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 applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted.

**For any plat or CSM creating common areas to be maintained by private association: Two (2) copies** of proposed development restrictions and covenants shall be submitted for City approval prior to recording of the survey instrument.

**For Surveys Outside the Madison City Limits:** A copy of the approval letters from both the Town where 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 prior approval **Town and Dane County.**

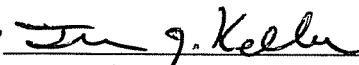
**For Surveys Conveying Land to the Public:** A Phase I Environmental Site Assessment Report may be required if any interest in these lands are to be conveyed to the public. Please contact the City's Office of Real Estate Services at 266-4222 for a determination as soon as possible.

**Electronic Application Submittal:** All applicants are required to submit a copy of this completed application form, 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](mailto:pcapplications@cityofmadison.com). The transmittal shall include the name of the project and applicant.

6. **Applicant Declarations:**

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

Applicant's Printed Name Thomas Keller

Signature 

Date 7/22/15

Interest In Property On This Date Owner





## Letter of Intent Tennyson Ridge Preliminary / Final Plat

Tennyson Ridge Preliminary Plat is being submitted to the City of Madison in conjunction with the Land Use Application for the Tennyson Ridge multi-family development. The following is the Letter of Intent for the Land Use Application.

Tennyson Ridge is a multi-family residential development located on Tennyson Lane on the city's north side. The proposed project consists of two multi-family buildings, 72 dwelling units in total. One building contains 48 dwelling units and is approximately 81,344 SF (15 one bedroom apartments, 18 two bedroom apartments, and 15 three bedroom apartments). The other building contains 24 dwelling units and is approximately 42,984 SF (3 one bedroom apartments, 18 two bedroom apartments, and 3 three bedroom apartments). Both buildings are three stories in height and offer underground parking and elevator service. Both buildings shall be wood framed with low slope membrane roofs and shall have exterior materials consisting of modular sized brick veneer, vinyl siding, vinyl windows, wide vinyl window trim, and cast stone trim within the brickwork.

The project team consists of The T.W. Sather Co. (developer), Vierbicher Associates (civil engineering), Skidmore Property Services, LLC (landscape architecture), and Excel Engineering (architecture and structural engineering).

The existing site is currently a defunct industrial site. The existing buildings would be razed to allow for the new development. The new site would house the two new buildings, associated drives and surface parking, a stormwater facility, a community patio and playground, and ample landscaping. A total of 113 vehicle parking spaces (74 underground) and a total of 127 bicycle parking spaces (81 underground) are provided. The area of the site is approximately 150,582 SF, or 3.46 acres. A total of 36,000 SF of usable open space is required, 78,000 SF is provided.

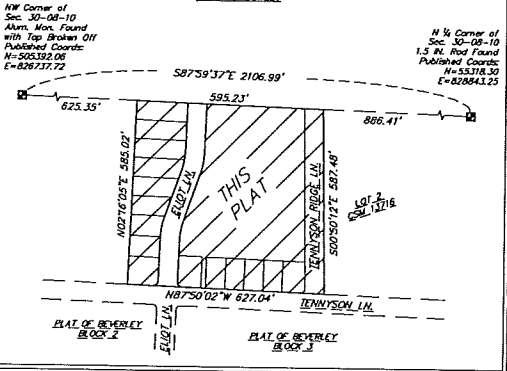
The proposed project schedule has construction commencing in the fall of 2015 with completion approximately one year later. The value of the land is \$610,000 and the estimated project cost is \$13,953,160. Approximately 250 jobs are estimated to be created during construction and approximately 8 full time permanent jobs will be created going forward. The developer has been recommended for award of \$1,000,000 in Affordable Housing Initiative (AHI) funds from the City of Madison.

vision to reality

Reedsburg (608) 524-6468 | Madison (608) 826-0532 | Prairie du Chien (608) 326-1051

22 Jul 2015 7:14 R:\Keller\140227 Tennyson Ridge Preliminary Plat\CAOD\Preliminary Plat 072015.dwg by: sds

**LOCATION MAP & SECTION THE DETAIL**  
(NOT TO SCALE)



**SANITARY SEWER STRUCTURES**

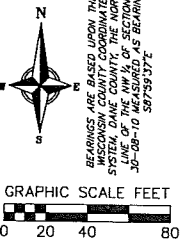
POINT #	STRUCTURE #	RIM ELEV.	INVERT
5307	1	948.61	S = 937.65
4092	2	937.48	N = 929.93
4397	3	939.33	E & W = 931.20
4730	4	937.87	W = 929.29

**BENCHMARKS - TOP NUT OF HYDRANTS, UNLESS NOTED**

POINT #	BM #	ELEVATION	LOCATION
3	909.23	1.5" ROD - N 1/4 CORNER, SEC 30, T8N, R10E	
1802	1	962.01	CENTER OF LOT 1 + 60' WEST OF ELIOT LN.
4136	2	940.52	SE CORNER OF TENNYSON & ELIOT
4734	3	941.41	SE OF TENNYSON RIDGE LANE

**TOPOGRAPHIC LINEWORK LEGEND**

- EXISTING BARBED WIRE FENCE
- - - EXISTING GAS LINE
- - - EXISTING OVERHEAD GENERAL UTILITIES
- - - EXISTING UNDERGROUND ELECTRIC LINE
- - - EXISTING SANITARY SEWER LINE (SIZE NOTED)
- - - EXISTING WATER MAIN (SIZE NOTED)
- - - EXISTING MAJOR CONTOUR
- - - EXISTING MINOR CONTOUR
- - - EXISTING EDGE OF TREES/BRUSH



- NOTES:**
- This survey was prepared based upon information provided in Subdivision Approval Report 30/80 Title Search, Order No: NCS-5603774-440 prepared by First American Title Insurance Company dated November 10, 2014 at 7:00 A.M.
  - Size of sanitary sewer and water main are per information provided by the City of Madison.
  - Contours and elevations as depicted hereon are based upon the City of Madison's vertical datum NAD83 from published City of Madison control.
  - Existing zoning per City Assessor's website is SRV2.
  - All buildings shown on this plat are to be demolished.
  - Utilities as shown were located as marked by the Utility Companies or their Representatives.

- SURVEY LEGEND**
- FOUND 1" # IRON PIPE
  - FOUND 3/4" SOLID IRON ROD
  - PUBLIC LAND CORNER AS NOTED

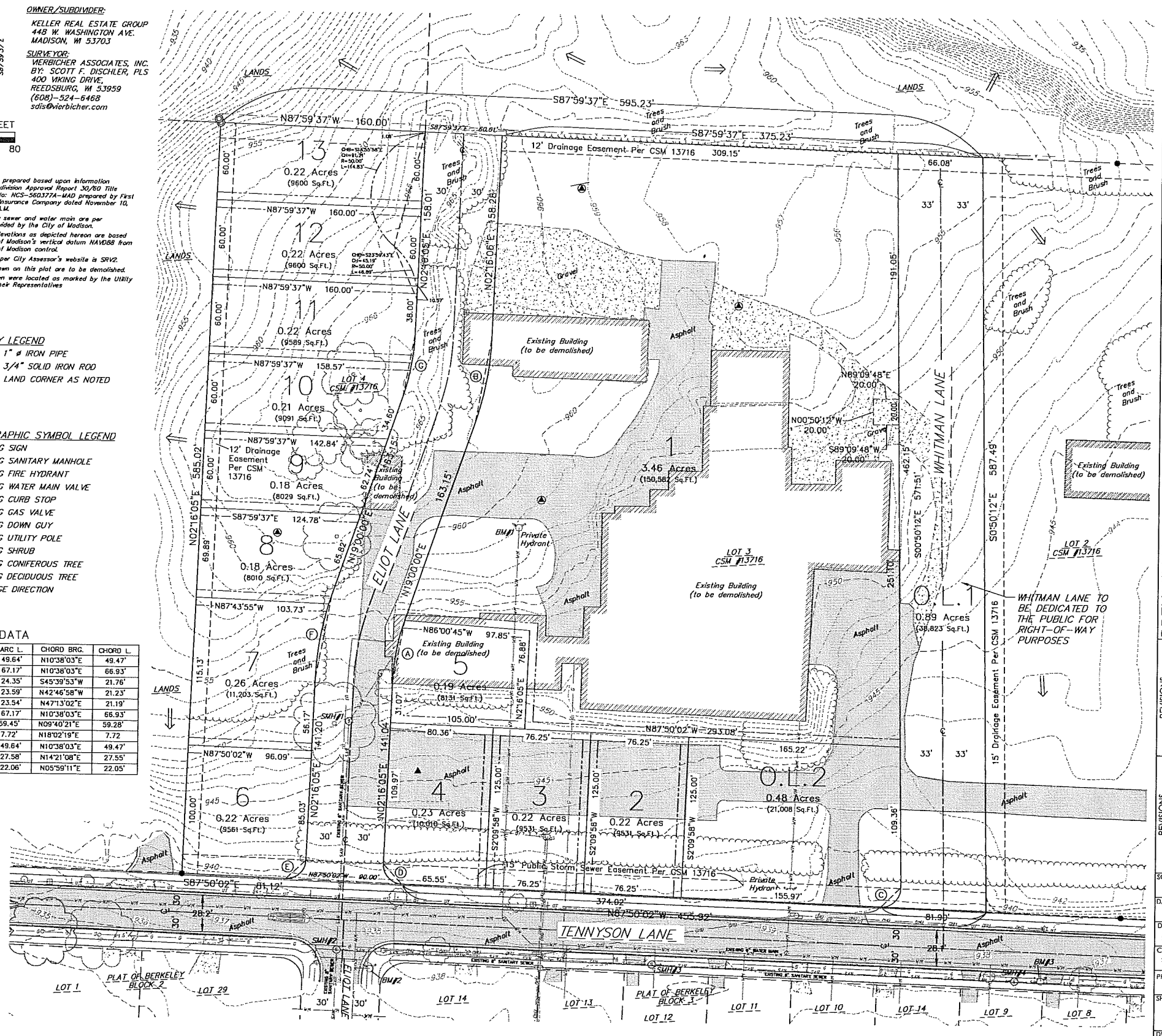
- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING SIGN
  - ⊙ EXISTING SANITARY MANHOLE
  - ⊙ EXISTING FIRE HYDRANT
  - ⊙ EXISTING WATER MAIN VALVE
  - ⊙ EXISTING CURB STOP
  - ⊙ EXISTING GAS VALVE
  - ⊙ EXISTING DOWN GUY
  - ⊙ EXISTING UTILITY POLE
  - ⊙ EXISTING SHRUB
  - ⊙ EXISTING CONIFEROUS TREE
  - ⊙ EXISTING DECIDUOUS TREE
  - ⇒ DRAINAGE DIRECTION

**CURVE DATA**

CURVE	RADIUS	DELTA	ARC L.	CHORD BRG.	CHORD L.
A	170.00'	16°43'55"	49.64'	N10°38'03"E	49.47'
B	230.00'	16°43'55"	67.17'	N10°38'03"E	66.93'
C	15.00'	93°00'10"	24.35'	S45°39'53"W	21.76'
D	15.00'	90°06'08"	23.59'	N42°46'58"W	21.23'
E	15.00'	89°53'52"	23.54'	N47°13'02"E	21.19'
F	230.00'	16°43'55"	67.17'	N10°38'03"E	66.93'
LOT 8	230.00'	14°48'32"	56.45'	N09°40'21"E	59.28'
LOT 9	230.00'	01°55'23"	7.72'	N18°02'19"E	7.72'
G	170.00'	16°43'55"	49.64'	N10°38'03"E	49.47'
LOT 11	170.00'	09°17'44"	27.58'	N14°21'08"E	27.55'
LOT 12	170.00'	07°26'11"	22.06'	N05°59'11"E	22.05'

**OWNER/SUBDIVIDER:**  
KELLER REAL ESTATE GROUP  
443 W. WASHINGTON AVE.  
MADISON, WI 53703

**SURVEYOR:**  
VIERBICHER ASSOCIATES, INC.  
BY: SCOTT F. DISCHLER, PLS  
400 WYKING DRIVE,  
REEDSBURG, WI 53959  
(608)-524-6468  
sds@vierbicher.com



**vierbicher**  
planners | engineers | advisors  
REEDSBURG - MADISON - PRAIRIE DU CHIEN  
PHONE: (608) 524-6468 FAX: (608) 524-6470

**PRELIMINARY PLAT OF TENNYSON RIDGE**  
Lots 3 and 4, Certified Survey Map No. 13716, as Recorded in Volume 90 of Certified Survey Maps, Page 185, as Document No. 5069034, Located in the NE&NW-NW of Section 30, T8N, R10E

NO.	DATE	REVISIONS	REMARKS
1	07/27/15	RESUBMITTAL	

SCALE AS SHOWN  
DATE 11-18-14  
DRAFTER SDS  
CHECKED SWAR  
PROJECT NO. 140267  
SHEET 1 OF 1  
DWG. NO. 1-379-1

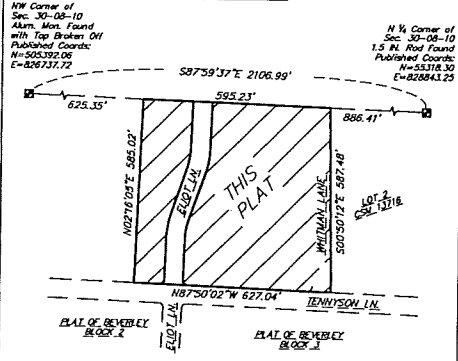
**SURVEYOR'S CERTIFICATE:**  
I, Scott F. Dischler, Professional Land Surveyor No. 2605, do hereby certify that the foregoing Preliminary Plat was prepared under my direction and control; that I have surveyed and mapped the above described property in accordance with the information furnished; that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7); that the map hereon is correct to the best of my knowledge and belief and is in compliance with the Subdivision and Platting Ordinance of the City of Madison.

Vierbicher Associates, Inc.  
By: Scott F. Dischler, P.L.S. No. 2605  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Scott F. Dischler, P.L.S. No. 2605

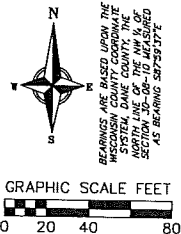


**LOCATION MAP & SECTION TIE DETAIL**  
(NOT TO SCALE)



**OWNER/SUBDIVIDER:**  
KELLER REAL ESTATE GROUP  
448 W. WASHINGTON AVE.  
MADISON, WI 53703

**SURVEYOR:**  
VIERBICHER ASSOCIATES, INC.  
BY: SCOTT F. DISCHLER, PLS  
400 VIKING DRIVE,  
REEDSBURG, WI 53959  
(608)-524-6468  
sdls@vierbicher.com



**TENNYSON RIDGE**

ALL OF LOTS 3 AND 4, CERTIFIED SURVEY MAP NO. 13716, LOCATED IN THE  
NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4, SECTION 30, T8N, R10E,  
CITY OF MADISON, DANE COUNTY, WISCONSIN.



**DESCRIPTION AS PER SUBDIVISION APPROVAL REPORT # NCS-560377A-MAD:**  
Lots One (1), Two (2), Three (3), and Four (4), Certified Survey Map No. 13716, recorded in the Office of the Register of Deeds for Dane County, Wisconsin on May 9, 2014, in Volume 90 of Certified Survey Maps, Page 185, as Document No. 5069034, located in the City of Madison, Dane County, Wisconsin.

**DESCRIPTION AS SURVEYED:**  
Lots Three (3) and Four (4), Certified Survey Map No. 13716, recorded in the Office of the Register of Deeds for Dane County, Wisconsin on May 9, 2014, in Volume 90 of Certified Survey Maps, Page 185, as Document No. 5069034, located in the City of Madison, Dane County, Wisconsin.

- SURVEY LEGEND**
- ① FOUND 1" # IRON PIPE
  - FOUND 3/4" SOLID IRON ROD
  - PUBLIC LAND CORNER AS NOTED
  - SET 3/4" x 24" SOLID IRON RE-ROD WT. 1.50 lbs./ft.
  - SET 1 1/4" # IRON ROD

- Containing 7.39 Acres, more or less.
- NOTES:**
- This survey was prepared based upon information provided in Subdivision Approval Report 30/70 Title Search, Order No: NCS-560377A-MAD prepared by First American Title Insurance Company dated November 10, 2014 at 7:00 A.M.
  - Lots 6-13 are subject to the requirements of a tree preservation plan per Certified Survey Map Number 13716.
  - Lands within this Plat are subject to Declaration of Conditions, Covenants, and Restrictions per Document No. 5069640.
  - All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except the easements shall be 12-feet in width on the perimeter of the plat. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes.
  - 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.
  - Utility Easements as herein set forth are for the use of public bodies, as well as private utilities having the right to serve the area.
  - All lot created by this Plat are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regards to storm water detention at the time they develop.
  - This property is subject to any and all easements and agreements recorded and unrecorded.
  - In the event of the City of Madison Plan Commission and/or Common Council approve re-division of a previously subdivided property, the underlying public easement for drainage purposes are released by those required and created by the current approved subdivision.
  - Lots/building within this subdivision/development are subject to impact fees that are due and payable at the time building permit(s) are issued.

**CURVE DATA**

CURVE	RADIUS	DELTA	ARC L	CHORD BRG.	CHORD L
A	170.00'	16°43'55"	49.64'	N10°38'03"E	49.47'
B	230.00'	16°43'55"	67.17'	N10°38'03"E	66.93'
C	15.00'	93°00'10"	24.35'	S45°39'53"W	21.76'
D	15.00'	90°06'08"	23.59'	N42°46'58"W	21.23'
E	15.00'	89°53'52"	23.54'	N47°13'02"E	21.19'
F	230.00'	16°43'55"	67.17'	N10°38'03"E	66.93'
LOT 8	230.00'	14°48'32"	59.45'	N09°40'21"E	59.28'
LOT 9	230.00'	01°55'23"	7.72'	N18°02'19"E	7.72'
G	170.00'	16°43'55"	49.64'	N10°38'03"E	49.47'
LOT 11	170.00'	09°17'44"	27.58'	N14°21'08"E	27.55'
LOT 12	170.00'	07°28'11"	22.06'	N05°59'11"E	22.05'

**SURVEYOR'S CERTIFICATE:**

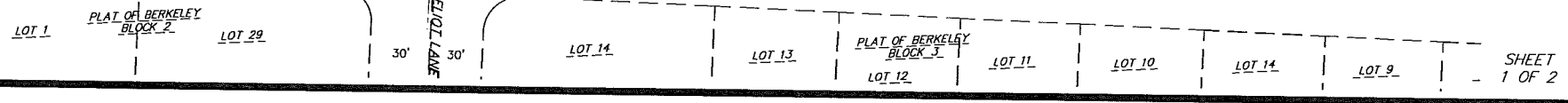
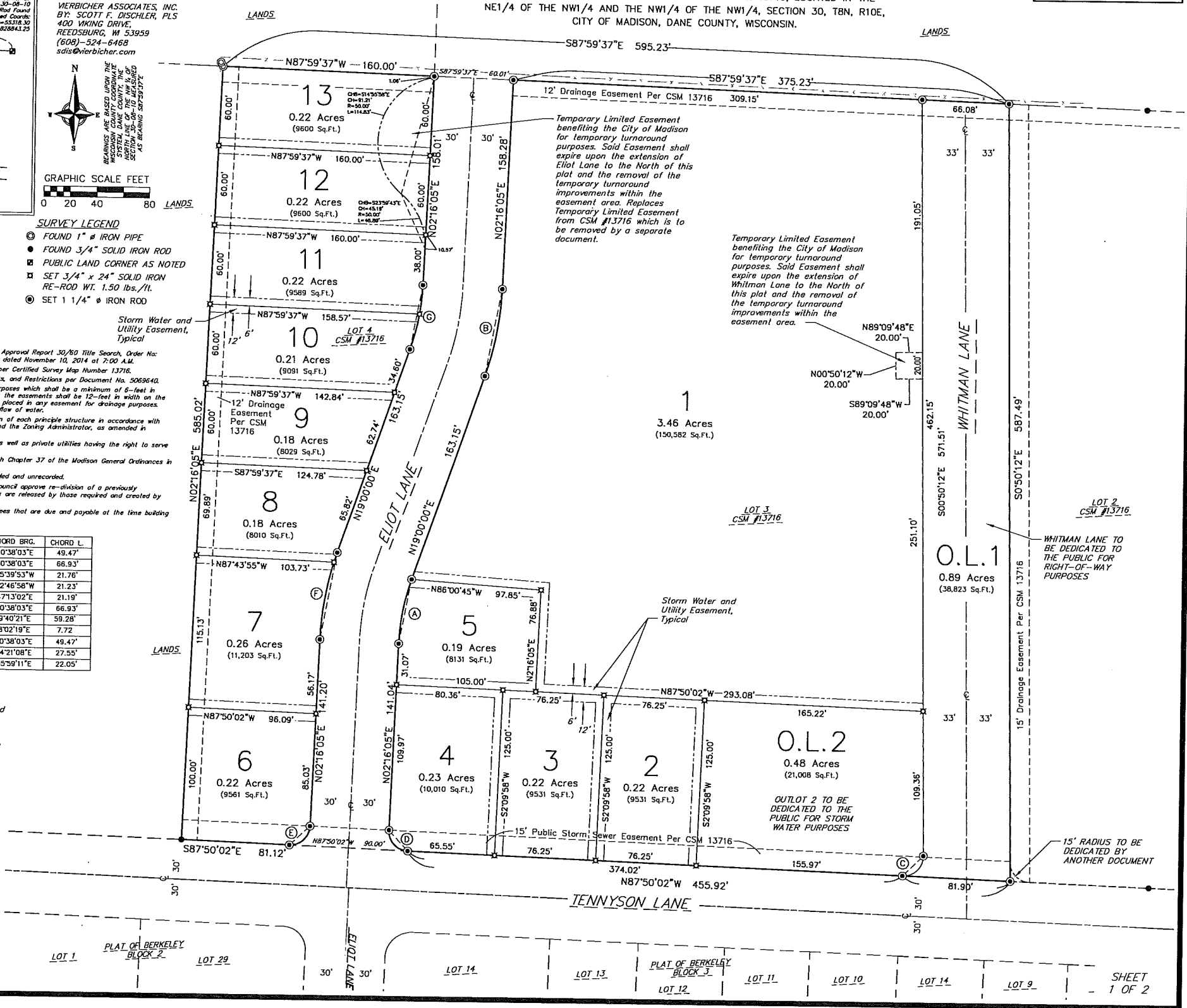
I, Scott F. Dischler, Professional Land Surveyor No. 2605, do hereby certify that the foregoing Preliminary Plat was prepared under my direction and control; that I have surveyed and mapped the above described property in accordance with the information furnished; that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7); that the map hereon is correct to the best of my knowledge and belief and is in compliance with the Subdivision and Platting Ordinance of the City of Madison.

Vierbicher Associates, Inc.  
By: Scott F. Dischler, P.L.S. No. 2605  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.  
Scott F. Dischler, P.L.S. No. 2605

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 \_\_\_\_\_, 20\_\_\_\_

Department of Administration



# TENNYSON RIDGE

ALL OF LOTS 3 AND 4, CERTIFIED SURVEY MAP NO. 13716, LOCATED IN THE NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4, SECTION 30, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## OWNER'S CERTIFICATE:

Keller Real Estate Group, as owner, does hereby certify that they caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat.

Keller Real Estate Group, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Department of Administration  
Common Council, City of Madison  
Dane County Zoning and Natural Resources Committee

IN WITNESS WHEREOF, Keller Real Estate Group, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, at Madison, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Keller Real Estate Group  
by \_\_\_\_\_

State of Wisconsin )  
                                  )ss.  
County of Dane      )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_, \_\_\_\_\_, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin

My commission expires/is permanent: \_\_\_\_\_

## MORTGAGEE CERTIFICATE:

Oak Bank, a banking association duly organized and existing under and by virtue of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this plat, and does hereby consent to the above certificate of Keller Real Estate Group, owner.

IN WITNESS WHEREOF, Oak Bank, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, at Madison, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

State of Wisconsin )  
                                  )ss.  
County of Dane      )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_, \_\_\_\_\_, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin

My commission expires/is permanent: \_\_\_\_\_

## DANE COUNTY TREASURER'S CERTIFICATE:

I, Adam Gallagher, being the duly elected, qualified, and acting Treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in the plat of TENNYSON RIDGE, as of this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Adam Gallagher, Dane County Treasurer

## NOTES:

### Public Storm Sewer 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 underground storm 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 Storm 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 Storm 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 ss236.29X.

### 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 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 ss236.29X.

## CITY OF MADISON TREASURER'S CERTIFICATE

As duly appointed City Treasurer of the City of Madison, Dane County, Wisconsin, I hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in the plat of TENNYSON RIDGE as of this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

David M. Gawenda, City of Madison Treasurer

## CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved, that the plat of TENNYSON RIDGE, located in all of Lot 3 and 4 of Certified Survey Map No. 13716 in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) and the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section 30, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin, was hereby approved by Enactment Number \_\_\_\_\_, File I.D. Number \_\_\_\_\_, adopted on this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat of TENNYSON RIDGE to the City of Madison for public use.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

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

## CITY OF MADISON APPROVAL

Approved for recording by the secretary of the City of Madison Planning Commission.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Natalie Erdman, Secretary of Planning Commission

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 \_\_\_\_\_, 20\_\_

Department of Administration



vierbicher  
planners | engineers | advisors

REGULATED - MADISON, PEAKS ON CHIEF  
WISCONSIN REG. NO. 10000000000000000000  
PHONE: 608.222.2222 FAX: 608.222.2222

DRAFTED BY: SJS  
DATE: July 21, 2015  
CHECKED BY: MAMAR

## CERTIFICATE OF REGISTER OF DEEDS RECORDING DATA

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of Plats, on pages \_\_\_\_\_.

Kristi Chlebowski, Dane County  
Register of Deeds

SURVEYED FOR:  
Keller Real Estate Group  
445 W. Washington Ave.  
Madison, WI 53703

SHEET  
2 OF 2

Tree Inventory

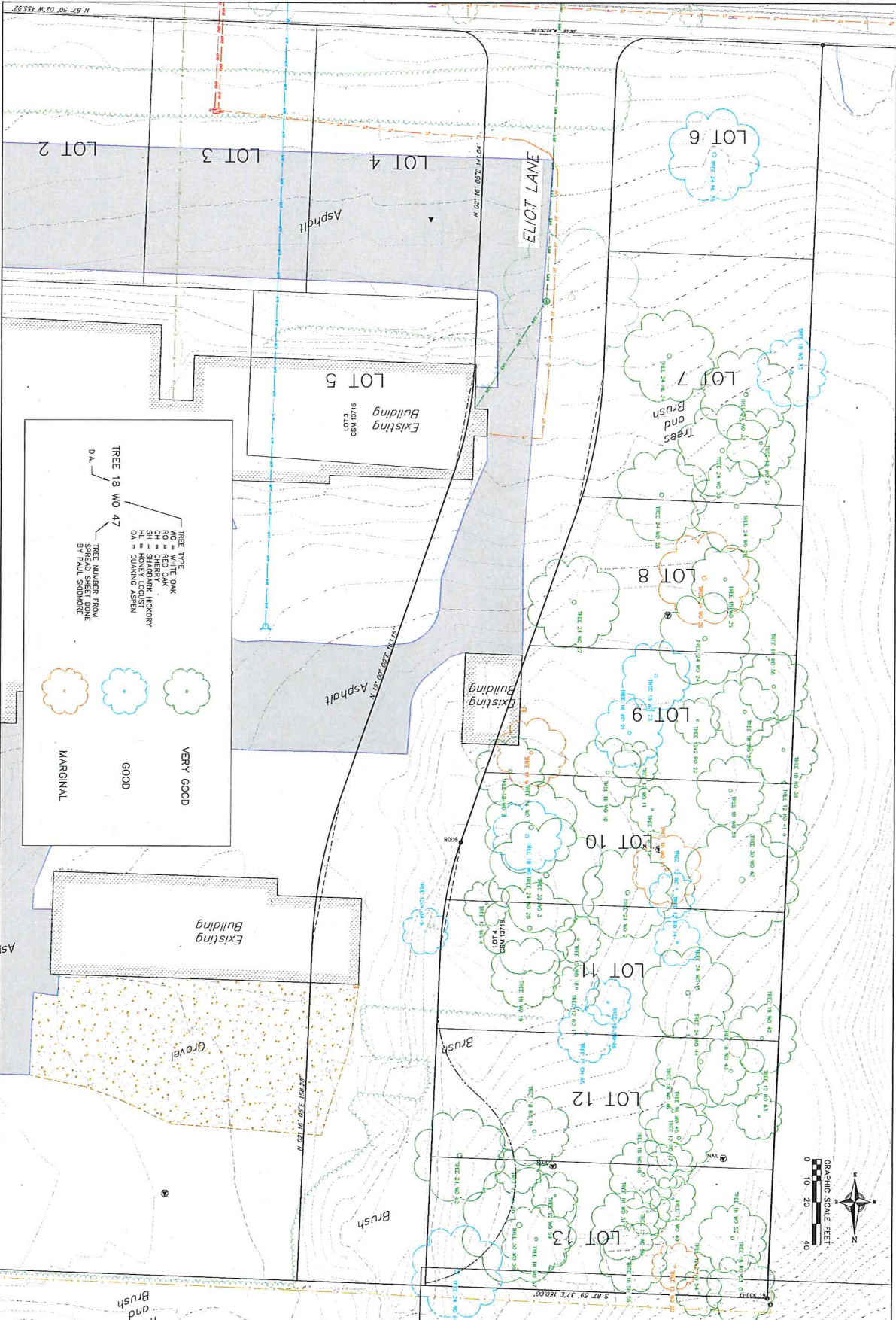
<u>Key</u>	<u>Size</u>	<u>Type</u>	<u>Condition</u>	<u>Comments</u>
1	12"	Red Oak	Good	Understory
2	24"	White Oak	V. Good	
3	30"	White Oak	V. Good	
XX 4	12"	White Oak	V. Good	
XX 5	12" x 4	Quaking Aspen	Good	4 trunks
6	18"	White Oak	Good	
X 7	24"	White Oak	V. Good	
XX 8	18"	White Oak	V. Good	
XX 9	18"	White Oak	Marignal	Dead top
10	18"	White Oak	V. Good	
X 11	12"	White Oak	V. Good	
X 12	12"	White Oak	V. Good	
X 13	18"	White Oak	Marignal	Dead upper limbs
X 14	12"	Red Oak	Good	
15	24"	White Oak	V. Good	
X 16	12"	White Oak	Good	Some dead limbs
X 17	12"	Red Oak	V. Good	
X 18	12"	White Oak	V. Good	
19	18"	White Oak	V. Good	
20	24"	White Oak	V. Good	
21	18"	White Oak	Good	
X 22	12" x 2	Red Oak	V. Good	Twin trunks
X 23	18"	White Oak	Good	Some dead limbs
24	24"	White Oak	V. Good	
X 25	18"	White Oak	V. Good	
X 26	24"	White Oak	Marignal	Dead Upper limbs
XX 27	24"	White Oak	V. Good	
28	24"	White Oak	V. Good	
29	24"	White Oak	V. Good	
30	24"	White Oak	V. Good	
31	18"	White Oak	V. Good	
X 32	24"	White Oak	V. Good	
33	18"	White Oak	Good	Some dead limbs
XX 34	24"	Honey Locust	V. Good	
X 35	24"	Honey Locust	Good	Needs pruning
36	18"	White Oak	V. Good	
37	18"	White Oak	V. Good	

Tree Inventory

<u>Key</u>	<u>Size</u>	<u>Type</u>	<u>Condition</u>	<u>Comments</u>
38	18"	Red Oak	Very good	
39	18"	White Oak	Very good	
40	30"	White Oak	Very good	
41	12"	Red Oak	Very good	
42	18"	White Oak	Very good	
43	18"	White Oak	Very good	
44	24"	White Oak	Very good	
45	18"	White Oak	Very good	
46	18"	White Oak	Very good	
47	12"	Red Oak	Very good	
48	18"	White Oak	Very good	
X 49	12"	White Oak	Very good	
X 50	12"	White Oak	Very good	
X 51	18"	White Oak	Very good	
52	18"	White Oak	Very good	
53	18"	Red Oak	Very good	
54	12" x 2	White Oak	Very good	Twin trunks
x 55	12"	White Oak	Marginal	
X 56	18"	Shagbark Hickory	Very good	
57	18"	White Oak	Very good	
58	30"	White Oak	Very good	Twin trunks
59	12"	White Oak	Very good	
X 60	12"	Shagbark Hickory	Very good	
61	18"	Red Oak	Very good	
XX 62	24"	White Oak	Very good	
63	12"	Red Oak	Very good	
X 64				

PLANNING STAFF NOTES

- XX TREES PROPOSED TO BE REMOVED FOR STREET CONSTRUCTION
- X TREES PROPOSED TO BE REMOVED FOR HOME + LOT GRADING



NO.	DATE	REVISIONS

**TREE INVENTORY MAP**  
 TENNYSON RIDGE PLAT  
 TENNYSON LANE  
 MADISON, WISCONSIN

**vierbicher**  
 planners | engineers | advisors

FRANCOIS G. MADISON • FRANCOIS DU CHEN  
 4301 BRADSHAW BLVD. SUITE 200, MADISON, WI 53711  
 Phone: (608) 224-4444 Fax: (608) 274-4512



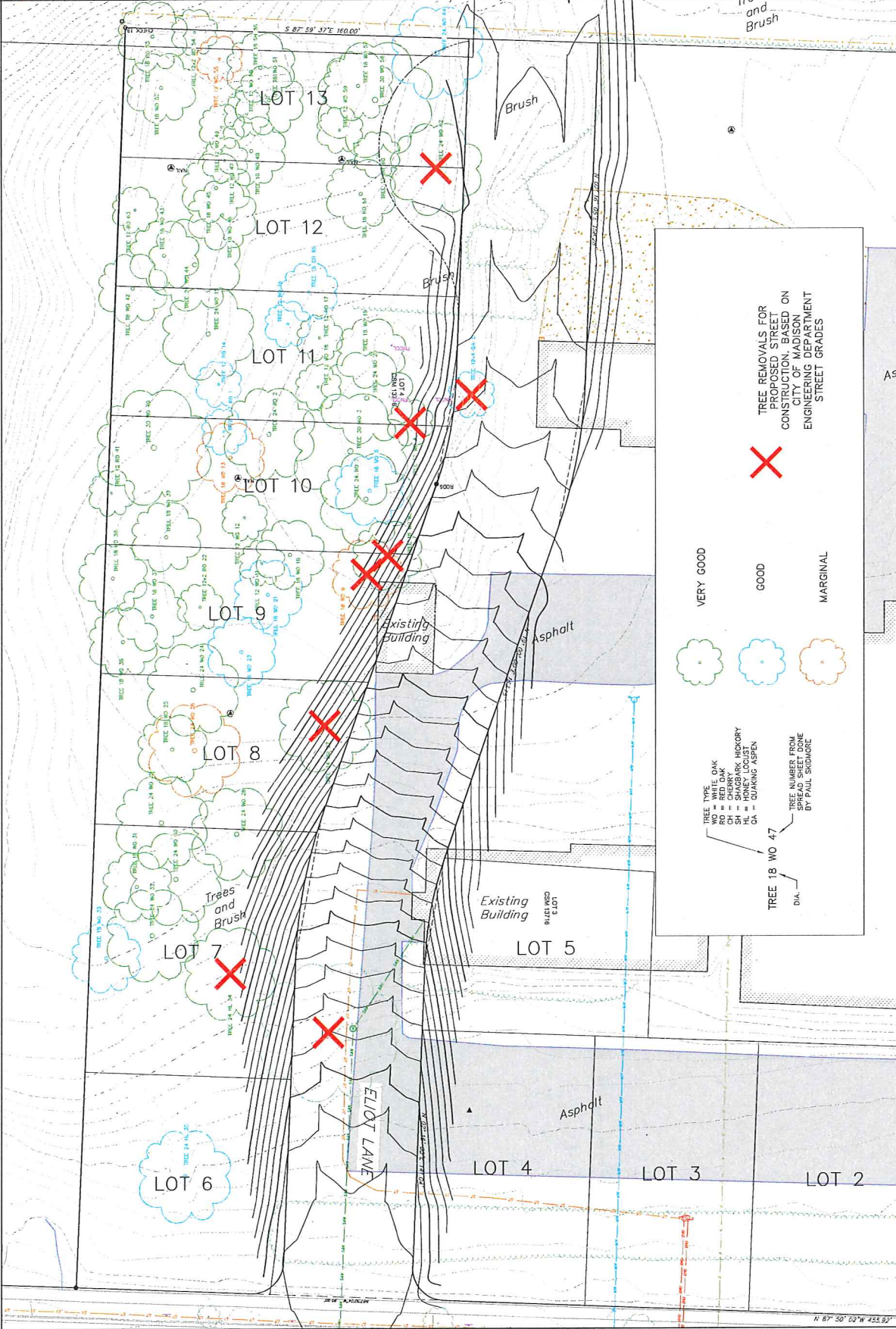
NO.	DATE	REVISIONS

NO.	DATE	REVISIONS

NO.	DATE	REVISIONS

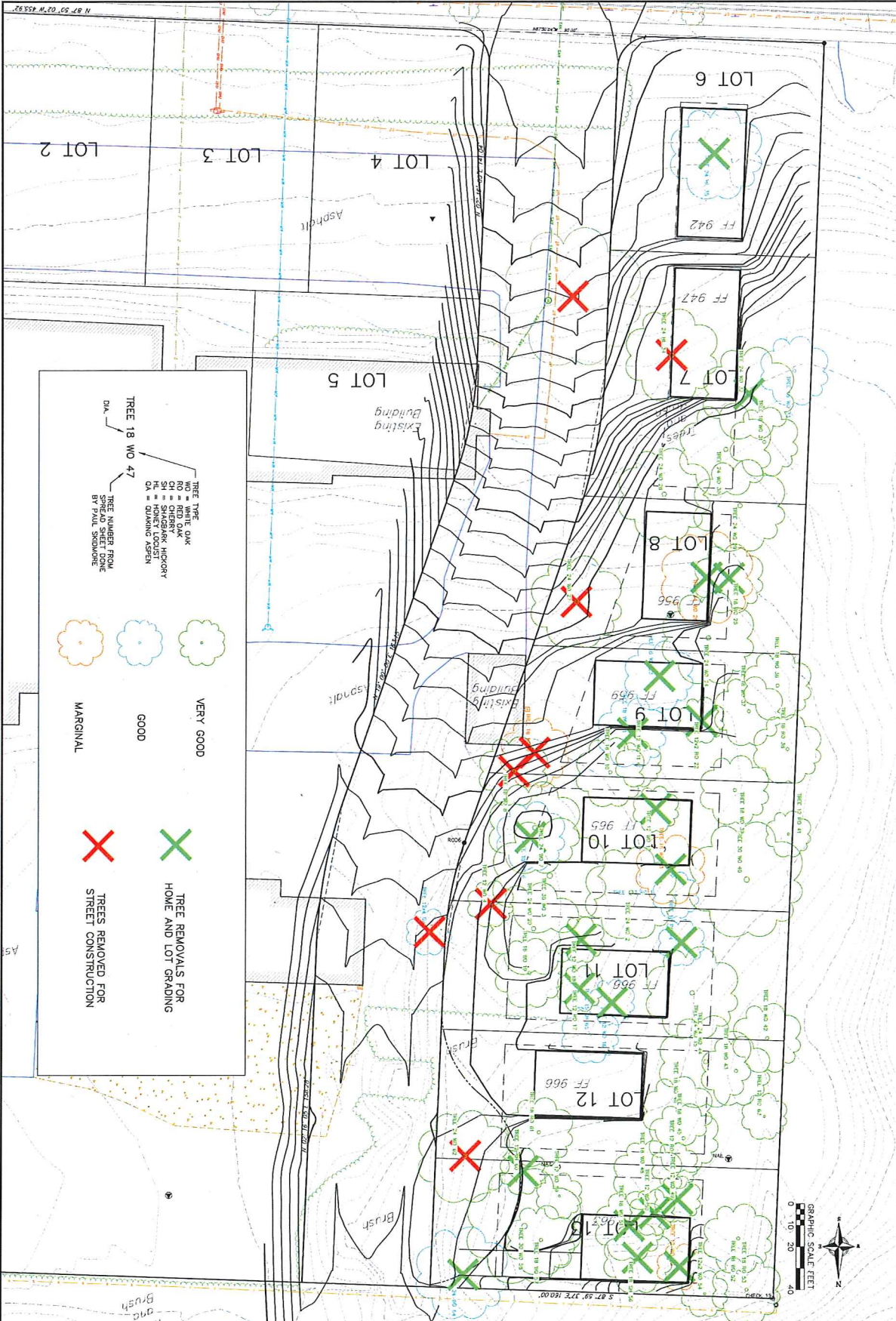


TREE REMOVALS FOR  
 PROPOSED STREET  
 CONSTRUCTION, BASED ON  
 CITY OF MADISON  
 ENGINEERING DEPARTMENT  
 STREET GRADES

VERY GOOD  
 GOOD  
 MARGINAL

TREE TYPE  
 WD = WHITE OAK  
 RD = RED OAK  
 SH = SHAWBARK HICKORY  
 HL = HONEY LOCUST  
 CA = COMMON ASPEN  
 TREE NUMBERS FROM  
 SPREAD SHEET DONE  
 BY PAUL BRIDGEMORE

TREE 18 WO 47  
 DIA.



**TREE TYPE**  
 RO = RED OAK  
 CH = CHERRY LIME LINDSEY  
 HL = HONEY LOCUST  
 OA = QUAKING ASPEN

**TREE NUMBER FROM BY PAUL SANDMORE**  
 TREE 18 WO 47

**TREE TYPE**  
 RO = RED OAK  
 CH = CHERRY LIME LINDSEY  
 HL = HONEY LOCUST  
 OA = QUAKING ASPEN

**TREE NUMBER FROM BY PAUL SANDMORE**  
 TREE 18 WO 47

**VERY GOOD** (Green circle)

**GOOD** (Blue circle)

**MARGINAL** (Orange circle)

**TREE REMOVALS FOR HOME AND LOT GRADING** (Green X)

**TREES REMOVED FOR STREET CONSTRUCTION** (Red X)

