



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

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, or 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: _____

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: Tennyson Terrace LLC Representative, if any: Thomas Keller
 Street Address: 448 W. Washington Ave City/State: Madison/WI Zip: 53703
 Telephone: (608) 227-6543 Fax: () Email: _____

Firm Preparing Survey: Williamson Surveying & Associates, LLC Contact: Chris Adams (agent)
 Street Address: 104A W. Main St City/State: Waunakee/WI Zip: 53597
 Telephone: (608) 255-5705 Fax: (608) 849-9760 Email: chris@williamsonsurveying.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): 3802 & 3994 Packers Ave & 1902 Tennyson Ln
 Tax Parcel Number(s): 0810-302-0101-6 & 0810-302-0102-4
 Zoning District(s) of Proposed Lots: M1&R1 SR-C1 School District: Madison

→ 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	2		15.41
Retail/Office			
Industrial			
Other (state use): <i>Neighborhood Mixed Use</i>	1	1	4.05

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	3	1	19.46

OVER →
15-16

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 **8-½ 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.
N/A

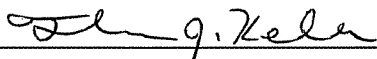
For Surveys Outside the Madison City Limits: A copy of the approval letters from both the Town where the property is located and Dane County must be submitted with your request. The City of Madison may not consider a survey within its extraterritorial jurisdiction without prior approval **Town and Dane County**.
N/A

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.
N/A

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. 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 J. KELLER **Signature** 

Date 2/20/13 **Interest In Property On This Date** MANAGING MEMBER
TEENYSON TERRACE, LLC

Effective May 21, 2012



Tim Parks
Kevin Firchow
City of Madison Planning Department
215 Martin Luther King, Jr. Blvd.
LL100
Madison, WI. 53701-2985

2-20-2013
Via hand delivery

Gentlemen:

Enclosed please find the required copies and CD for a proposed Certified Survey Map at 1902 Tennyson La. and 3802 Packers Ave.

The land is currently raw acreage (Lot 2 of CSM 4928) and Vacant commercial buildings in major disrepair (Lot 1 of CSM 4928).

The proposal requests a 3 lot CSM with one outlot for a future public road. The current zoning is SR-C1. We have a potential buyer for Lot 2 of the proposed CSM. We will be submitting for zoning changes in the near future for all three lots, as well as a conditional use permit for Lot 2.

We anticipate that we will request that Lots 1 & 2 have a Residential Zoning and Lot 3 will have a Neighborhood Mixed use Zoning.

If you have any question, feel free to contact me at (608) 227-6543 or Thomas@kellerrealestategroup.com.

A handwritten signature in cursive script that reads 'Thomas J. Keller'.

Thomas J. Keller
Keller Development, LLC
Member, Tennyson Terrace, LLC



CERTIFIED SURVEY MAP

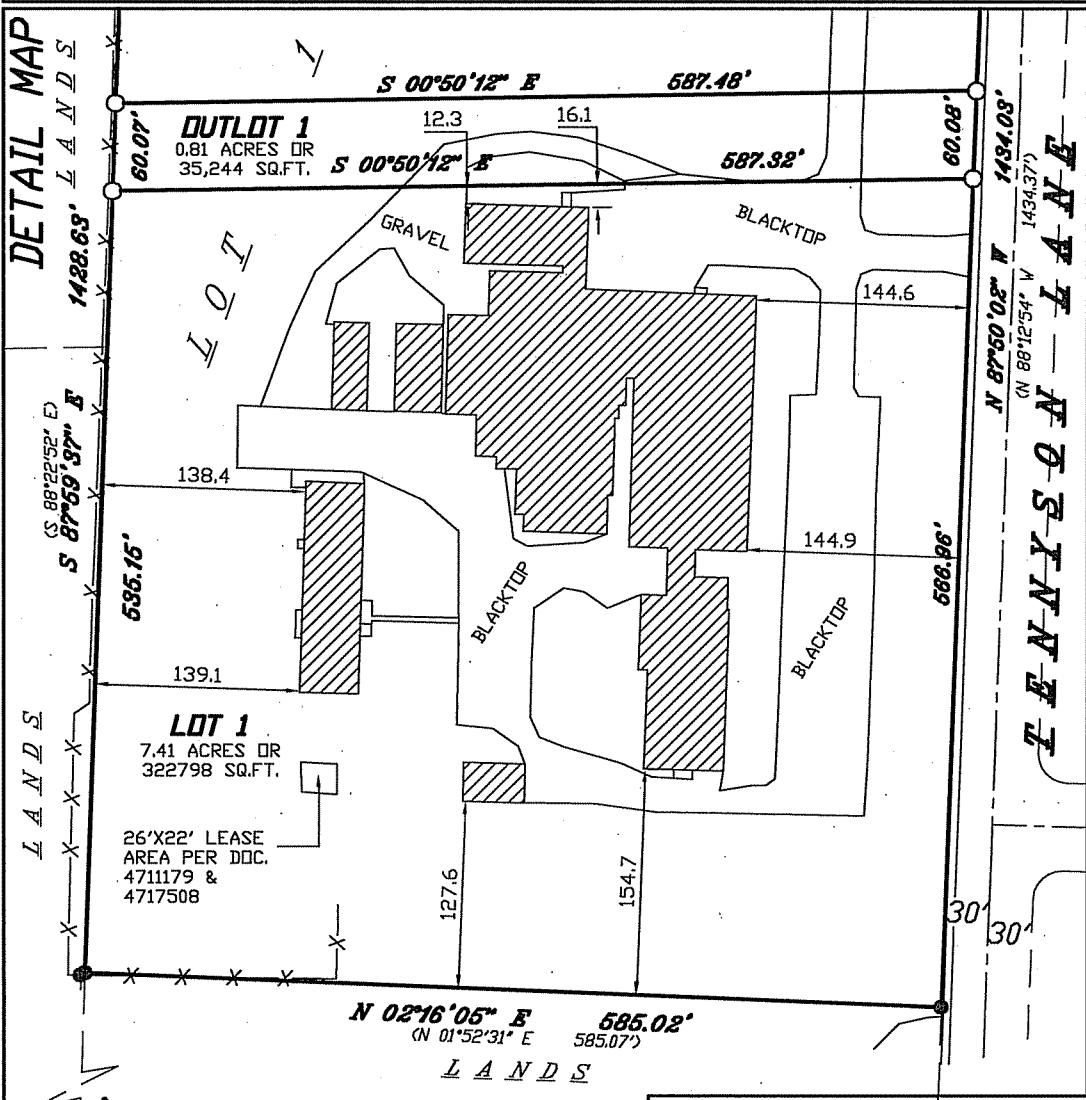
WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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 C.S.M. No. 4928.

DETAIL MAP



(S 88°22'52\" E)
S 87°59'37\" E

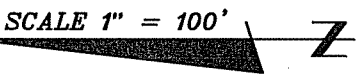
L A N D S

625.35'

NW CORNER
SEC. 30-8-10
N. 505392.06
E. 826737.72

LEGEND

- = SET 3/4" X 18" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊙ = FOUND 1" PIPE
- ⊕ = FOUND ALUM. MON.
- (##) = RECORDED AS
- ▨ = EXISTING BUILDINGS



SURVEYORS SEAL

15-14



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA 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 ¼ and NW ¼ of the NW ¼ in Section 30, T8N, R10E, In the City of Madison, Dane County, Wisconsin. Including all of Lots 1 and C.S.M. No. 4928.

NOTES:

1.) ALL LOTS WITHIN THIS SURVEY ARE SUBJECT TO A PUBLIC EASEMENT FOR DRAINAGE PURPOSES AND SHALL BE A MINIMUM OF 6 FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENT SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THE SURVEY. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS. NO STRUCTURES MAY BE CONSTRUCTED OR RETAINING WALLS SHALL BE PLACED IN ANY EASEMENT FOR DRAINAGE PURPOSES. WITHIN SAID EASEMENT AND NO OTHER OBSTRUCTIONS TO DRAINAGE, INCLUDING LANDSCAPING ARE PERMITTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.

2.) ARROWS INDICATE THE DIRECTION OF DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES, SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER, ELEVATIONS GIVEN ARE FOR PROPERTY CORNERS AT GROUND LEVEL AND SHALL BE MAINTAINED BY THE LOT OWNER.

3.) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.

4.) ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF THE MADISON GENERAL ORDINANCES IN REGARDS TO STORM WATER DETENTION AT THE TIME THEY DEVELOP.

5.) UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

6.) 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.

SURVEYORS SEAL

15-16



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA 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 ¼ and NW ¼ of the NW ¼ in Section 30, T8N, R10E, in the City of Madison, Dane County, Wisconsin. Including all of Lots 1 and C.S.M. No. 4928.

CONSENT OF MORTGAGEE:

Keller Development, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described on this certified survey map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said Keller Development, LLC, has caused these presents to be signed by its corporate officer listed below at Madison, Wisconsin and its corporate seal hereunto affixed on this ___ day of _____, 20___.

Keller Development, LLC

STATE OF WISCONSIN
DANE COUNTY

Thomas J. Keller

Personally came before me this ___ day of _____, 20___, Thomas J. Keller Its _____ of the above named limited liability company, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said company, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

County, Wisconsin, _____
Notary Public

My commission expires _____

Print Name

OWNERS' CERTIFICATE:

Tennyson Terrace, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described on this certified survey map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said Tennyson Terrace, LLC, has caused these presents to be signed by its corporate officer listed below at Madison, Wisconsin and its corporate seal hereunto affixed on this ___ day of _____, 20___.

Tennyson Terrace, LLC

STATE OF WISCONSIN
DANE COUNTY

Thomas J. Keller

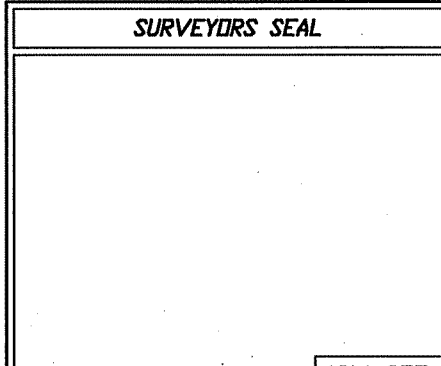
Personally came before me this ___ day of _____, 20___, Thomas J. Keller Its _____ of the above named limited liability company, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said company, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

County, Wisconsin, _____

My commission expires _____

Notary Public

Print Name



15-14



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC
NOA 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 ¼ and NW ¼ of the NW ¼ in Section 30, T8N, R10E,
in the City of Madison, Dane County, Wisconsin. Including all of Lots 1 and
C.S.M. No. 4928.

SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Registered Land Surveyor hereby certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of the City of Madison, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the NE ¼ and NW ¼ of the NW ¼ of Section 30, T8N, R10E also being Lot 1 and 2, C.S.M. No. 4928, more particularly described as follows:

Commencing at the Northwest corner of said Section 30; thence S 87°59'37" E, 625.35 feet to the northwest corner of said C.S.M. No. 4928 and the point of beginning.

thence continue S 87°59'37" E, 1428.63 feet; thence S 00°50'12" E, 563.65 feet; thence along the arc of a curve concaved northwesterly having a radius of 25.00 feet and a long chord bearing S 46°05'44" W, a distance of 36.27 feet; thence N 87°50'02" W, 1434.03 feet; thence N 02°16'05" E, 585.02 feet to the point of beginning. This parcel contains 19.46 acres.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date _____

Chris W. Adams S-2748
Registered Land Surveyor - Owner

CITY OF MADISON COMMON COUNCIL:

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment number _____, File ID Number _____, adopted on the _____ day of _____, 20____, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this _____ day of _____, 20____.

Maribeth Witzel-Behl
City of Madison, Dane County

CITY OF MADISON PLAN COMMISSION:

Approved for recording per Secretary, Madison Planning Commission action of _____ day of _____, 20____.

Steven R. Cover
Secretary Plan Commission

REGISTER OF DEEDS:

Received for recording this ____ day of _____, 20____ at ____ o'clock ____M.
and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL