



City of Madison

Proposed Preliminary Plat

Project Name
Tennyson Ridge

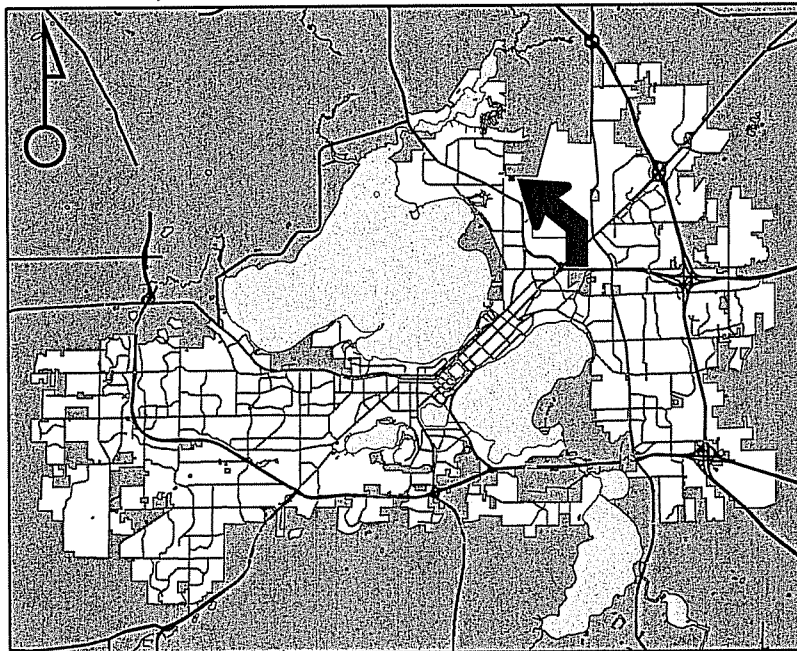
Location
1818-1910 Tennyson Lane

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
12 January 2015

Common Council
20 January 2015

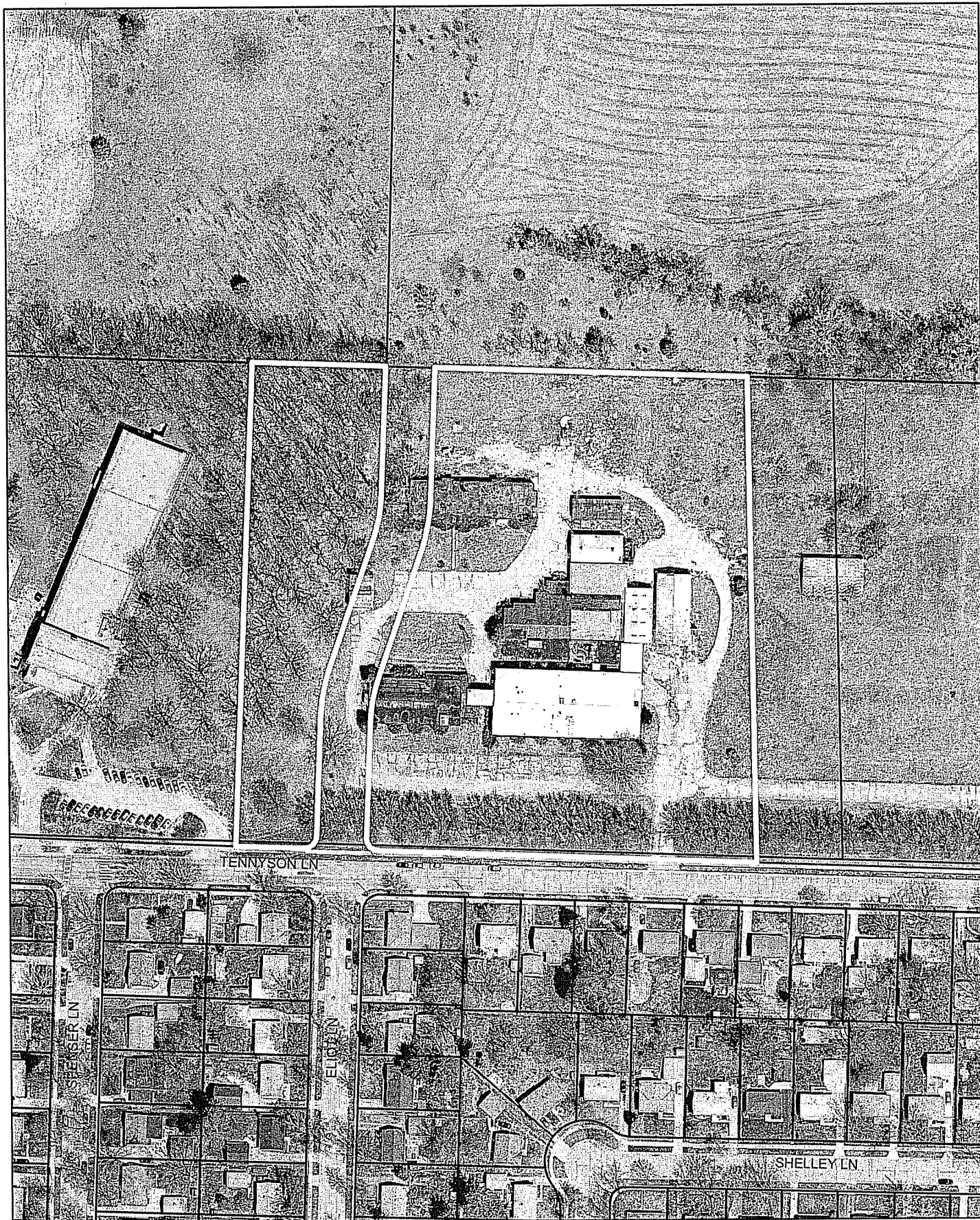


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 05 January 2015





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, 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: Vierbichehr Associate, 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 (ot 3) 081030202022 (Lot 4)
Zoning District(s) of Proposed Lots: SR-C1 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 extraterritorial 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	14	0	6.6
Retail/Office			
Industrial			
Other (state use):	Proposed Street		0.81

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	14	0	7.41

OVER →

7

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**.

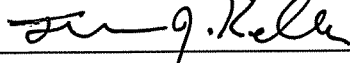
☐ **For Surveys Conveying Land to the Public:** A Phase I Environmental Site Assessment Report may be required if any interest in these lands are to be conveyed to the public. Please contact the City's Office of Real Estate Services at 266-4222 for a determination as soon as possible.

☒ **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 papplications@cityofmadison.com. The transmittal shall include the name of the project and applicant.

6. Applicant Declarations:

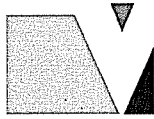
The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name Thomas Keller

Signature 

Date 11/24/14

Interest In Property On This Date Owner



Letter of Intent Tennyson Ridge Preliminary Plat

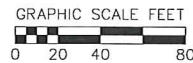
Tennyson Ridge Preliminary Plat is being submitted to the City of Madison in conjunction with the Land Use Application for the Tennyson Ridge multi-family development. The following is the Letter of Intent for the Land Use Application.

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), SAA Design Group (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 156,688 SF, or 3.60 acres. A total of 36,000 SF of usable open space is required, 47,890 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.



NOTES:

1. This survey was prepared based upon information provided in Subdivision Approval Report 30/80 Title Search, Order No.: MCS-5603377A-MAD prepared by First American Title Insurance Company dated November 10, 2014 at 7:00 A.M.
2. Size of sanitary sewer and water main are per information provided by the City of Madison.
3. Contours and elevations as depicted herein are based upon the City of Madison's vertical datum NAVD83 from the City of Madison.
4. Existing zoning per City Assessor's website is SRV2.
5. All buildings shown on this plot are to be demolished.
6. Utilities as shown were located as marked by the Utility Companies or their Representatives.










SURVEY LEGEND

- (C) FOUND 1" Ø 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

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

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'	1°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'	N41°21'08"E	27.55'
LOT 12	170.00'	07°26'11"	22.06'	N05°59'14"E	22.05'

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.

Containing 7.39 Acres, more or less.

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



vierbicher
planners | engineers | advisors

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, R1

[illegible]

SCALE

DATE	11-18-14
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CHECKED
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PROJECT NO.
140267

SHEET
1 OF 1

DWG. NO.	
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