



City of Madison

Proposed Preliminary Plat

Project Name
Tennyson Ridge

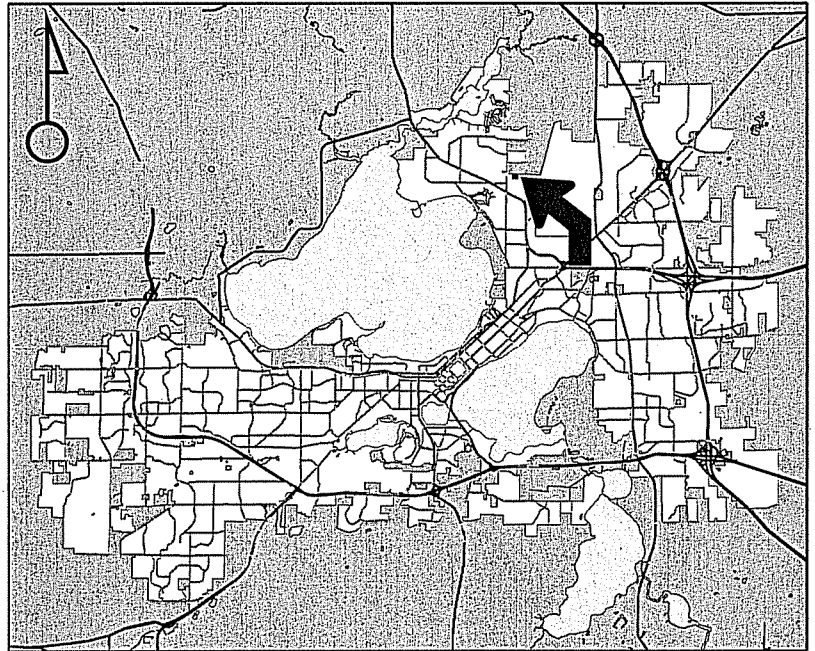
Location
1902 Tennyson Lane

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
21 September 2015

Common Council
06 October 2015

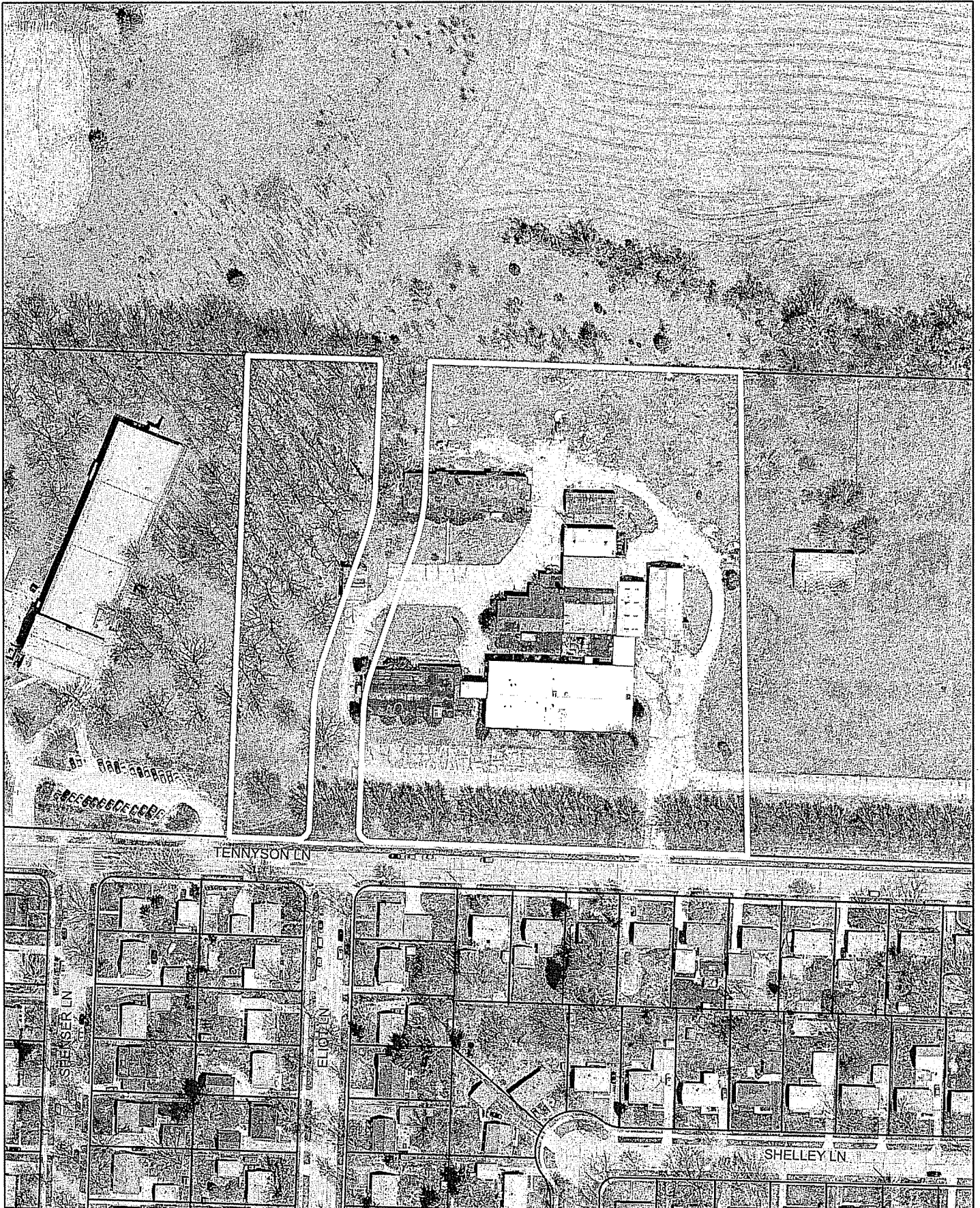


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 14 September 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, 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: 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) 0810302302022 (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 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		5.95
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	0.55
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	14	1	7.39

OVER →

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. 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 _____ **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 140,966 SF, or 3.24 acres. A total of 36,000 SF of usable open space is required, 38,973 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

PLANT LIST

KEY	SIZE	QUAN	COMMON NAME	Botanical Name	ROOT
SWO	2 ½"	5	Swamp White Oak	Quercus Bicolor	BB
ABS	6'	2	A B Serviceberry	Amelanchier Grandiflora 'A B'	BB
RBC	10'	3	River Birch Clump	Betula Nigra	BB
WB	10'	3	Whitespire Birch Clump	Betula Paperifera 'Whitespire'	BB
T	5'	8	Tamarack	Larix Larcina	BB
GD	30"	5	Grey Dogwood	Cornus Racemosa	Pot
RTD	30"	14	Red Twig Dogwood	Cornus Serecia	Pot
YTD	30"	5	Yellow Twig Dogwood	Cornus Lutea	Pot
bes	1 G	5	Black Eyed Susan		
lbs	1G	2	Little Bluestem		
pd	1G	4	Prairie Dropseed		

NOTES:

- 1) Native turf areas to receive a minimum of 4" of topsoil, seed (Prairie Nursery short grass prairie seed mix), fertilizer, and erosion control matting (panted per Prairie Nursery specifications).
- 2) Individual trees and shrub groupings to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3"
- 3) Owner will provide a management plan for the ongoing maintenance of the natural turf areas.

Tree Preservation Plan

Tennyson Ridge Plat

Tennyson Road

Madison, Wisconsin

- 1) Paul Skidmore, ASLA, conducted a field inventory of the existing, noteworthy trees in the wooded area on the west side of the proposed plat. This area is proposed to be developed into single family lots.
- 2) In General, this area consists of a mature oak/hickory climax forest with little significant understory growth.
- 3) A total of 63 mature hardwood trees were located in the subject area. Most of the recorded trees were White Oak and Red Oak. There were a few Shagbark Hickory at the north end of the subject area, and a couple of mature Honey Locust located at the south end. All of the noteworthy recorded trees were at least 12" caliper at DBH. All of the noteworthy Oaks and Hickory Trees have shallow root systems, and they typically do not tolerate root compaction or cutting of the roots. Root damage from excavating, cutting and filling, site grading, or root compaction will likely result in the decline and/or death of these trees.
- 4) Eight noteworthy trees that are located in the Elliot Lane ROW, or in the cut slope of Elliot Lane on private property will not survive, and they are noted for removal.
- 5) Twenty one noteworthy trees that are located in possible lot development areas (building footprint and/or driveway) may not survive, and are noted for possible removal. Depending upon the specific site plan for each development lot, there may be fewer or more noteworthy trees that need to be removed. Also, if multiple lots are combined to create a larger lot, fewer noteworthy trees will need to be removed. Noteworthy trees in the development lots, and outside of the Elliot Lane Cut slope should be protected and maintained until specific site development plans are prepared and approved.

Tennyson Ridge
Madison, WI

Tree Preservation Plan

3-Aug-15 P 1
Paul Skidmore, ASLA

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

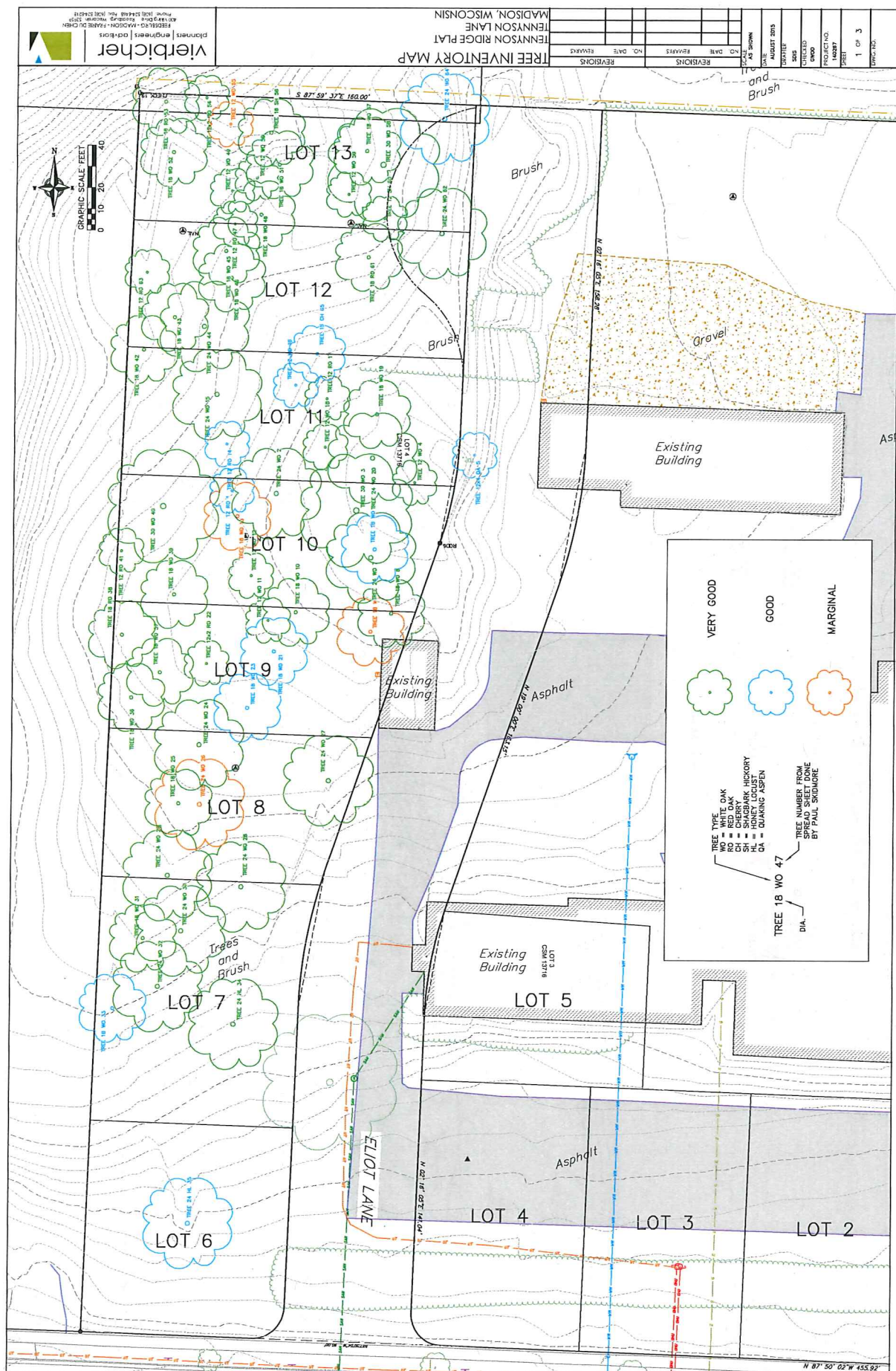
Tree Inventory

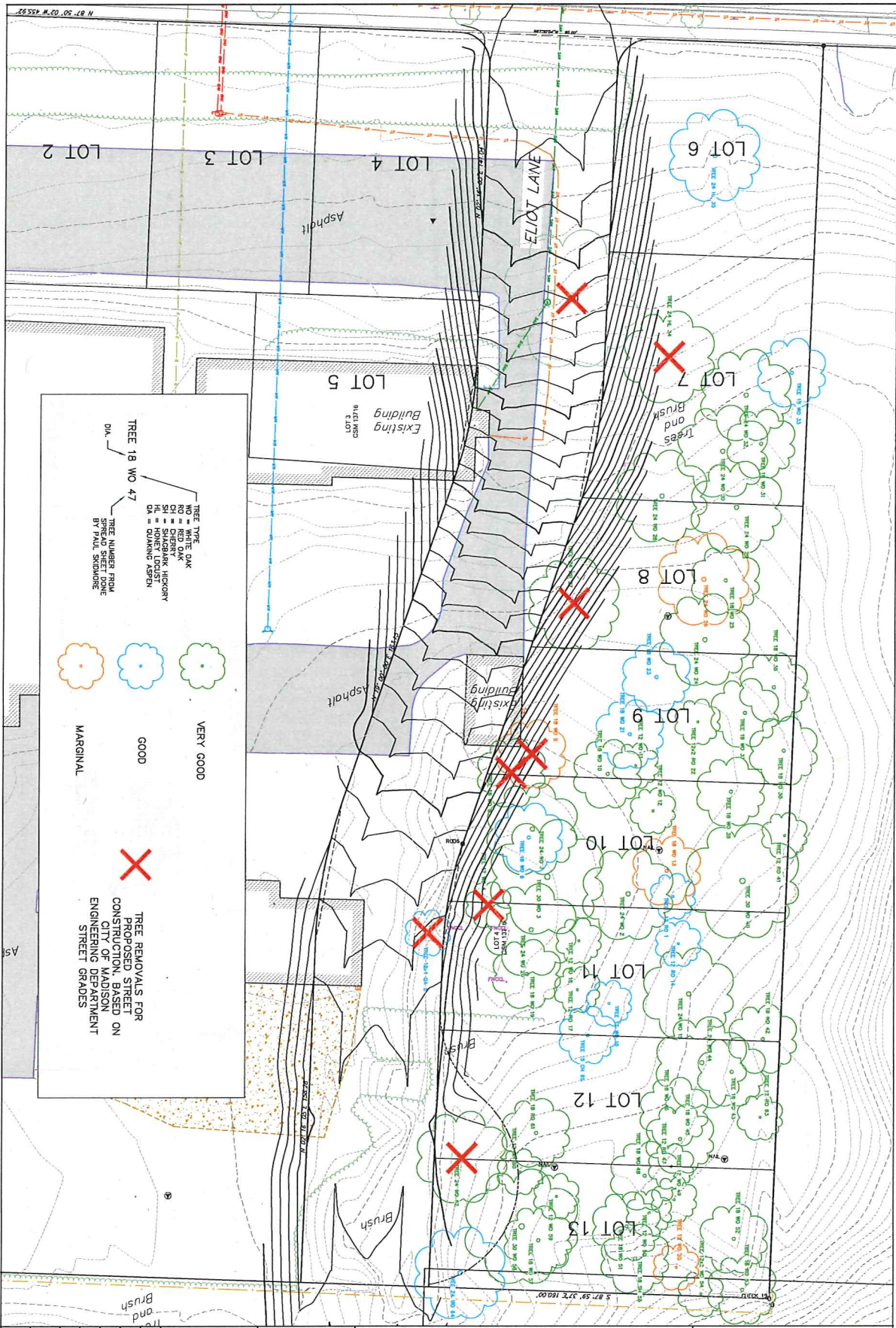
<u>Key</u>	<u>Size</u>	<u>Type</u>	<u>Condition</u>	<u>Comments</u>
38	18"	Red Oak	Very good	
39	18"	White Oak	Very good	
40	30"	White Oak	Very good	
41	12"	Red Oak	Very good	
42	18"	White Oak	Very good	
43	18"	White Oak	Very good	
44	24"	White Oak	Very good	
45	18"	White Oak	Very good	
46	18"	White 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				

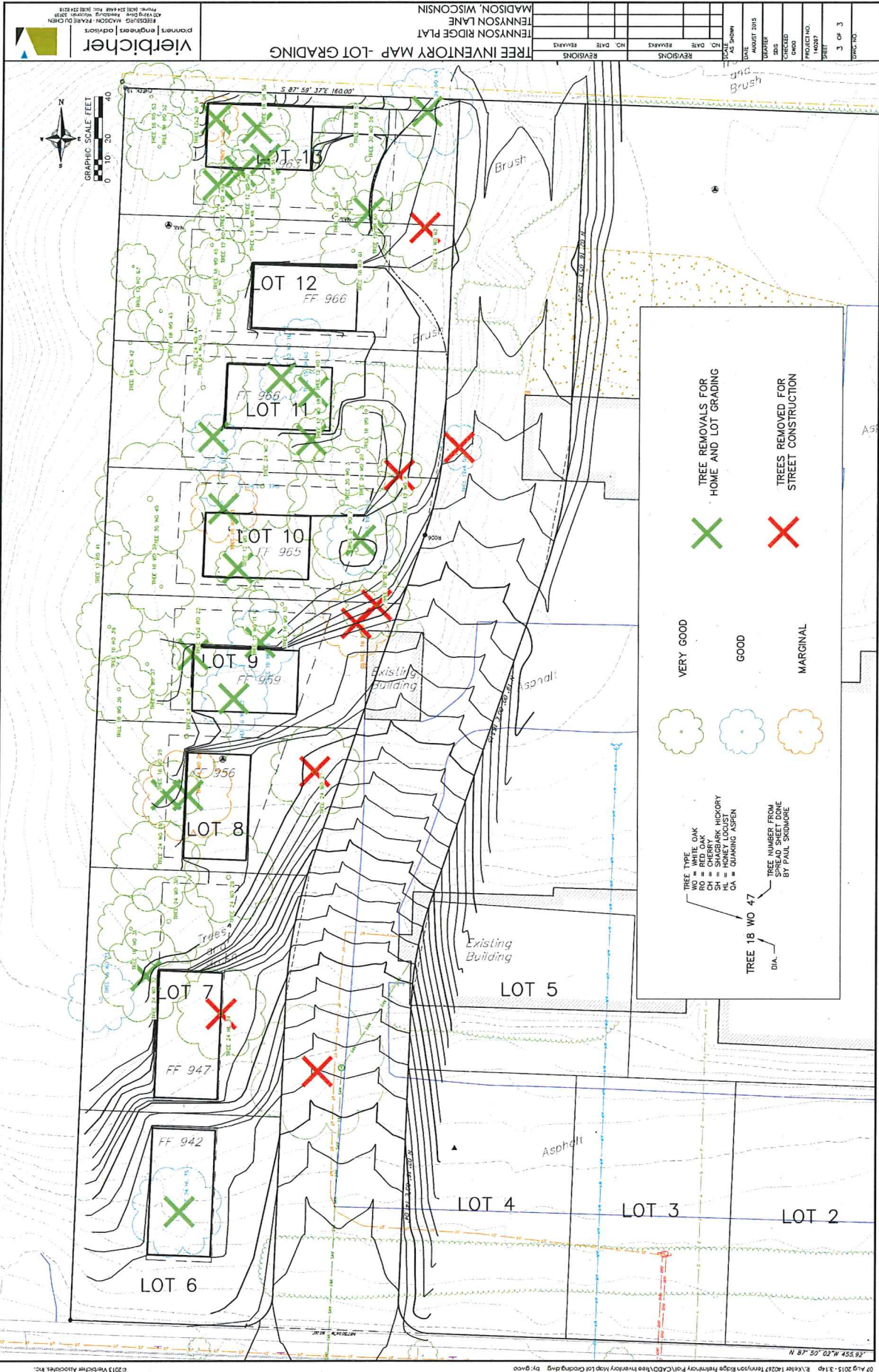
PLANNING STAFF NOTES

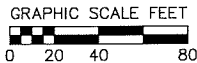
XX TREES PROPOSED TO BE
REMOVED FOR STREET CONSTRUCTION

X TREES PROPOSED TO BE
REMOVED FOR HOME + LOT GRADING









NOTES:













1. This survey was prepared based upon information provided in Subdivision Approval Report 30/60 Title Search, Order No: NCS-560377A-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 Modicon.
3. Contours and elevations as depicted herein are based upon the City of Modicon's vertical datum NAVD88 from published City of Modicon control.
4. Existing zoning per City Assessor's website is SRVZ.
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

SURVEYOR:
VERBICHER ASSOCIATES, INC.
BY: SCOTT F. DISCHLER, PLS.
400 VIKING DRIVE,
REEDSBURG, WI 53959
(608)-524-6468
sdisc@verbicher.com

SURVEY LEGEND

- ☒ 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
 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	66.83'
C	15.00'	93°00'10"	24.35'	S45°39'53"W	21.76'
D	15.00'	93°00'08"	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	66.83'
LOT B	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°26'11"	22.06'	N05°59'11"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.

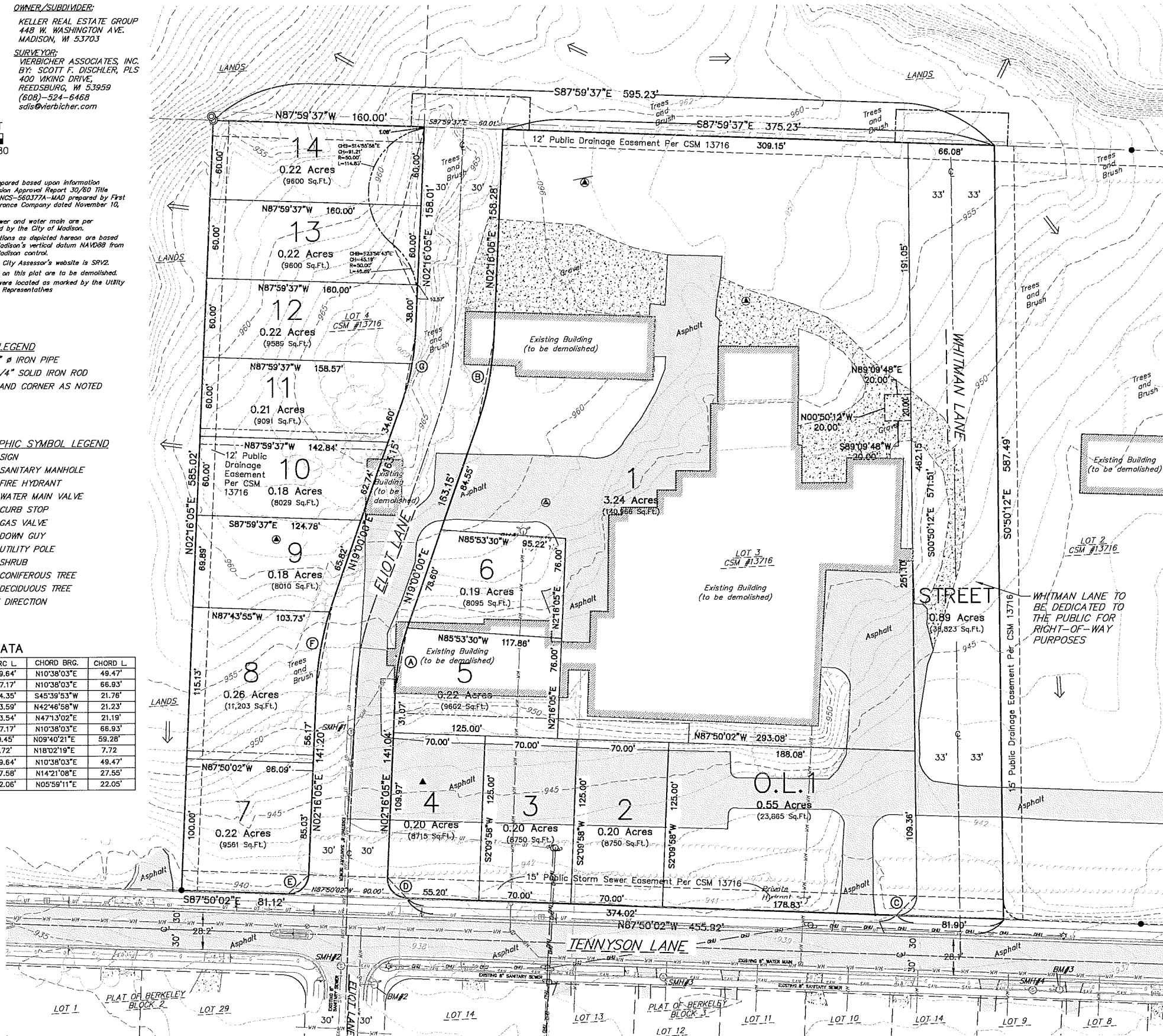
SURVEYOR'S CERTIFICATE:

I, Scott F. Dischler, Professional Land Surveyor No. 2805, 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-E-7); 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



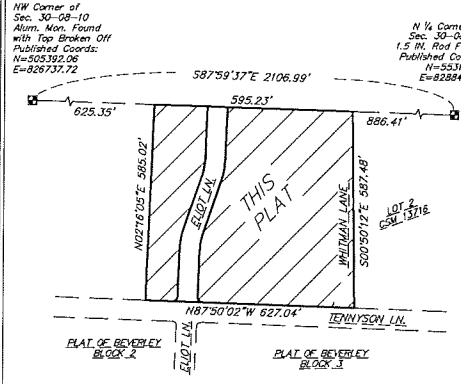
planners | engineers | advisors

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

SCALE AS SHOWN		REVISIONS		REVISIONS	
DATE 11-18-14		NO. DATE	REMARKS	NO. DATE	REMARKS
DRAFTER SD/S					
CHECKED SWAR		1 07/21/15	RESUBMITTAL		
PROJECT NO. 140267		2 09/28/15	RESUBMITTAL		
SHEET 1 OF 1					
DWG. NO. 1-379-1					

LOCATION MAP & SECTION TIE DETAIL



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, Page 185, as Document No. 5069034, located in the City of Madison, Dane County, Wisconsin.

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Containing 7.39 Acres, more or less.

NOTES:

- This survey was prepared based upon information provided in Subdivision Approval Report 30/60 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 Dane County CSM recorded in the Office of the Register of Deeds on May 9, 2014 in Volume 90, Page 185 as 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. Fences may be placed in the easement only if they do not impede the flow of water.
- 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'
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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

OWNER/SUBDIVIDER:

KELLER REAL ESTATE GROUP
4418 W. WASHINGTON AVE.
MADISON, WI 53703

SURVEYOR:

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



GRAPHIC SCALE FEET

SURVEY LEGEND

- FOUND 1" Ø 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" Ø IRON ROD

ZONING:

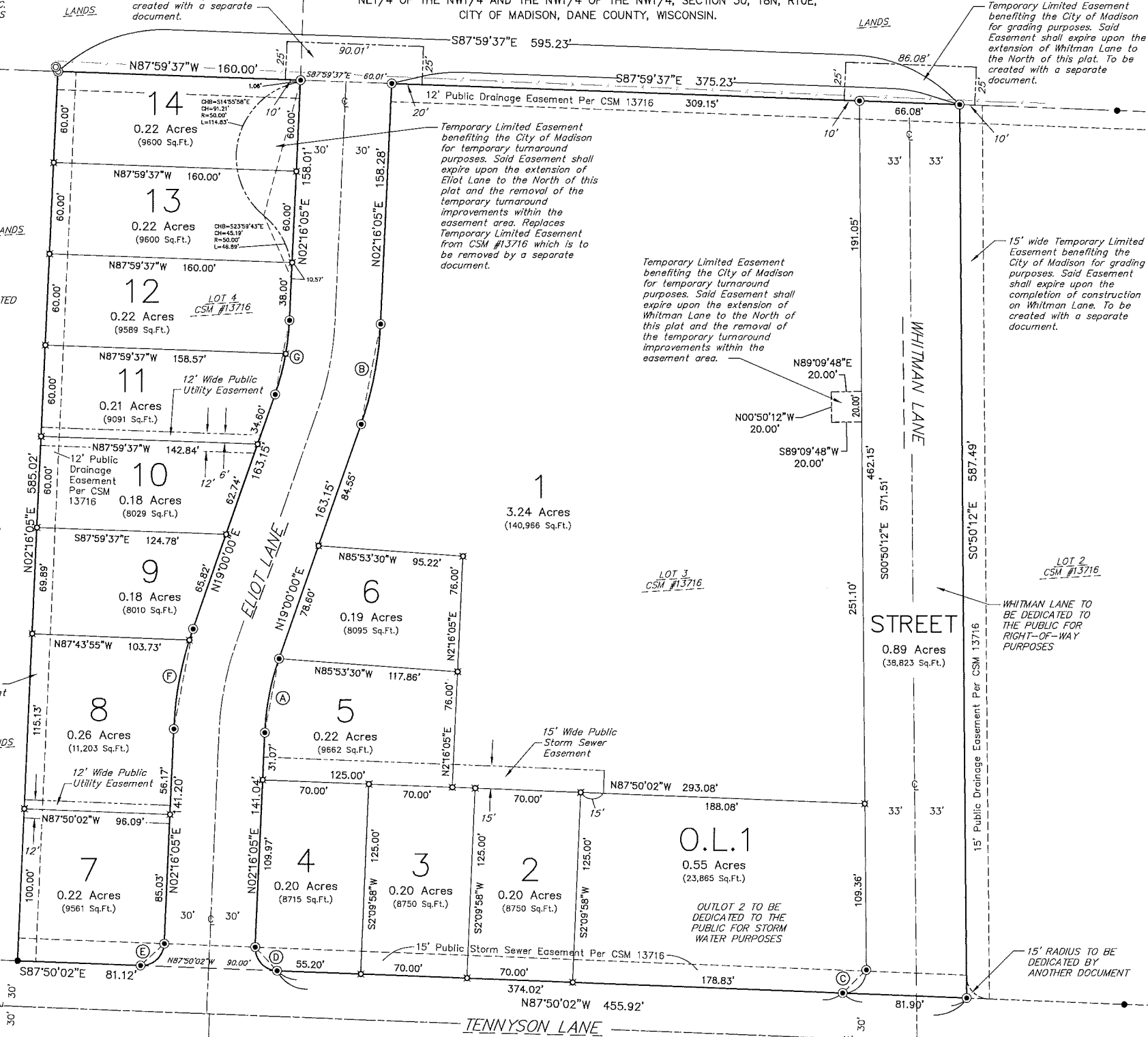
Lot 1, SR-V2
Lots 2-14, SR-C1

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.

vierbicher

planners | engineers | advisors
REEDS, WI - MADISON - FARMERDUNEN
401 WESTERN AVE. SUITE 200 REEDS, WI 53959
PHONE: (608) 844-1111 FAX: (608) 844-1112



Temporary Limited Easement benefiting the City of Madison for grading purposes. Said Easement shall expire upon the extension of Whitman Lane to the North of this plat. To be created with a separate document.

Temporary Limited Easement benefiting the City of Madison for temporary turnaround purposes. Said Easement shall expire upon the extension of Elot Lane to the North of this plat and the removal of the temporary turnaround improvements within the easement area. Replaces Temporary Limited Easement from CSM #13716 which is to be removed by a separate document.

Temporary Limited Easement benefiting the City of Madison for temporary turnaround purposes. Said Easement shall expire upon the extension of Whitman Lane to the North of this plat and the removal of the temporary turnaround improvements within the easement area.

15' wide Temporary Limited Easement benefiting the City of Madison for grading purposes. Said Easement shall expire upon the completion of construction on Whitman Lane. To be created with a separate document.

WHITMAN LANE TO BE DEDICATED TO THE PUBLIC FOR RIGHT-OF-WAY PURPOSES

15' RADIUS TO BE DEDICATED BY ANOTHER DOCUMENT

LOT 1

PLAT OF BERKELEY BLOCK 2

LOT 29

LOT 14

LOT 13

PLAT OF BERKELEY BLOCK 3

LOT 12

LOT 11

LOT 10

LOT 14

LOT 9

SHEET 1 OF 2

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:

Tennyson Terrace, LLC, 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.

Tennyson Terrace, LLC, 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, Tennyson Terrace, LLC, has caused these presents to be signed by _____, its
_____, at Madison, Wisconsin, on this _____ day of _____, 201____.

Tennyson Terrace, LLC
by:

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 201____, _____, its
_____, 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 Tennyson Terrace, LLC, 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 the 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 ss236.293.

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 ss236.293.

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. Gowenda, 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 _____, adapted 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____.

Maribeth 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

NOTES:

Descriptions of all declarations and restrictions as shown in the Subdivision Title Report, NCS-560377A-MAD, dated August 7, 2015

1. Easement and Right-of-Way for Street Purposes recorded August 7, 1956, as Doc. # 923389.
Right-of-Way easement to the City of Madison for the north 30 feet of Tennyson Lane.
2. Declaration of Conditions, Covenants, and Restrictions recorded May 13, 2014 as Doc. # 5069640.
Declaration that Lots 1-4 of CSM 13716 will not be sold without approval of the City of Madison.
3. Release of Part of the Declaration recorded February 13, 2015, as Doc. # 5129019.
Release of Declaration of Conditions, Covenants, and Restrictions, recorded May 13, 2014 as Doc. # 5069640.
4. Declaration of Conditions and Covenants recorded February 13, 2015, as Doc. # 5129020.
 1. The owner agrees to the installation of public infrastructure.
 2. The owner agrees to execute the waiver of assessment to complete the infrastructure improvements.
 3. The owner acknowledges the City of Madison policy to assess the full cost of improvements.
 4. The owner waives all special assessment notices and hearings as required by Wisconsin Statutes and the City of Madison General Ordinances.
 5. The City of Madison shall have the right to charge interest.
 6. The City of Madison shall enforce payment of taxes by action for debt or sale of the property.
 7. Release conditions for City of Madison
5. Deed Restriction recorded February 12, 2015, as Doc. # 5128492.
Agreement between the owners of Lot 2, CSM 13716 and Lot 3, CSM 13716 for the cost of constructing roadway improvements abutting the common lot line.
6. Deed Restriction recorded February 17, 2015, as Doc. # 5129498.
Prohibits Lots 1, 3 & 4 from being used as senior housing.

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

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

EROS/ELND-HADEON-PAFRE/OU-CHEN
1999 River Street, Suite 201, Madison, Wisconsin 53717
Phone: (608) 254-0032 Fax: (608) 254-0036

DRAFTED BY:
SDS

DATE: July 21, 2015

CHECKED BY:
UWAR

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

SHEET
2 OF 2