

SUBDIVISION APPLICATION

**** Please read both pages of the application completely and fill in all required fields ****

For a digital copy of this form with fillable fields, please visit:

<https://www.cityofmadison.com/sites/default/files/city-of-madison/development-services-center/documents/SubdivisionApplication.pdf>

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



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 ([M.G.O. Sec. 2.40](#)). 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.

1. Application Type

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

If a Plat, Proposed Subdivision Name: _____

2. Review Fees

- 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.

Make checks payable to "City Treasurer" and mail it to the following address: City of Madison Building Inspection; P.O. Box 2984; Madison, WI 53701-2984. Please include a cover page with the check which includes the project address, brief description of the project, and contact information.

3. Property Owner and Agent Information

Name of Property Owner: Tenney Place Development, LLC. **Representative, if any:** _____
Street address: 639 S. Main Street, Suite 103 **City/State/Zip:** 639 S. Main Street, Suite 103 DeForest, WI 53532
Telephone: (608) 516-2871 **Email:** csimike@inxpress.net

Firm Preparing Survey: Burse Surveying and Engineering, Inc **Contact:** Michelle L. Burse
Street address: 2801 International Lane, Suite 101 **City/State/Zip:** Madison, WI 53704
Telephone: 608-250-9263 **Email:** mburse@bse-inc.net

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

4. Property Information for Properties Located within Madison City Limits

Parcel Addresses: 1601 and 1617 Sherman Avenue
Tax Parcel Number(s): 251/0709-124-0096-1 and 251/0709-124-0097-9
Zoning District(s) of Proposed Lots: Suburban Employment to TR-U2 **School District:** Madison

- Please include a detailed description of the number and use of all proposed lots and outlots in your letter of intent.

4a. Property Information for Properties Located Outside the Madison City Limits in the City's Extraterritorial Jurisdiction:

Parcel Addresses (note town if located outside City): _____
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.

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

Land Use	Lots	Outlots	Acres
Residential	3		7.035
Retail/Office			
Industrial			

Land Use	Lots	Outlots	Acres
Other (state use):			
Outlots Dedicated to the Public (Parks, Stormwater, etc.)		2	0.358
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	3	2	7.393

6. Required Submittal Materials

Digital (PDF) copies of all items listed below (if applicable) are required. Applicants are to submit each of these documents as individual PDF files in an e-mail sent to PCapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Electronic submittals via file hosting services (such as Dropbox) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at Planning@cityofmadison.com or (608) 266-4635 for assistance.

☒ **A Completed Subdivision Application Form** (i.e. both sides of this form)

☒ **Map Copies** (prepared by a Registered Land Surveyor):

- For Preliminary Plats, the drawings must be drawn to scale and are required to provide all information as set forth in [M.G.O. Sec. 16.23 \(7\)\(a\)](#).
- For Final Plats, the drawings must be drawn to scale and drawn to the specifications of [§236.20, Wis. Stats.](#)
- For Certified Survey Maps (CSMs), the drawings shall include all of the information set forth in [M.G.O. Secs. 16.23 \(7\)\(a\) and \(d\)](#), 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.

For Plat & CSMs, in addition to the PDF copy, a digital CADD file shall also be submitted in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the plat, preliminary plat or CSM as submitted: a) Right-of-Way lines (public and private); b) Lot lines; c) Lot numbers; d) Lot/Plat dimensions; e) Street names; f) Easement lines (i.e. all in title and shown on the plat or CSM including wetland & floodplain boundaries.)

☒ **Letter of Intent:** One copy of a letter describing the proposed subdivision or land division in detail including, but not limited to:

- The number and type/use of the lots and outlots proposed with this subdivision or land division, including any outlots to be dedicated to the public;
- Existing conditions and uses of the property;
- Phasing schedule for the project, and;
- The names of persons involved (property owner(s), subdivider, surveyor, civil engineer, etc.).

* The letter of intent for a subdivision or land division may be the same as the letter of intent submitted with 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:** One copy of a City of Madison standard 60-year Report of Title obtained from a title insurance company as required in [M.G.O. Sec. 16.23](#) and as satisfactory to the Office of Real Estate Services. Note:

- The Report of Title must have been completed within three (3) months of the submittal date of this application. Title insurance or a title commitment policy are NOT acceptable (i.e. a Preliminary Title Report or a Record Information Certificate).
- The electronic PDF submittal shall include images of the vesting deeds and all documents listed in the Report of Title.
- Do not email these files to the City's Office of Real Estate Services. Send them instead to the email address noted at the top of this page.

☐ **For Surveys Outside the Madison City Limits:** One copy of the approval letters from the town where the property is located and Dane County shall be submitted with your request. The Plan Commission may not consider an application within its extraterritorial jurisdiction without prior approval from the town and Dane County.

7. Applicant Declarations:

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

Applicant's Printed Name: Darrin Jolas, Vermilion Acquisitions, LLC Signature: 

Date: January 17, 2023 Interest In Property On This Date: Under contract to purchase



January 17, 2023

To: City of Madison Common Council
City of Madison Plan Commission
City of Madison Urban Design Commission
Madison Municipal Building
215 Martin Luther King Jr. Blvd
Madison, Wisconsin 53703
Via email only: pcapplications@cityofmadison.com
udcapplications@cityofmadison.com

From: Darrin Jolas, Vermilion Acquisitions, LLC
Doug Hursh, Potter Lawson, Inc.

Re: Letter of Intent for a Proposed Residential Development
Zoning Change for 1601 & 1617 West Sherman Ave

The following is submitted together with the plans, Land Use Application and Zoning Text, for the rezoning of the site from Suburban Employment to Transitional Residential – Urban 2 (TR-U2).

Project Team

Developer: Vermilion Development LLC
Owner: Tenney Place Development LLC
Architect: Potter Lawson, Inc.
Civil Engineer: Wyse Engineering
Landscape Architect: Figure Ground Landscaping
Arborist: Bruce Allison, Allison Tree LLC
Traffic Engineer: TADI, Inc.
Planning Consultant: Urban Assets
Architectural Preservation Consultant: Isthmus Architecture, Inc.

Overall Project Data

Current Zoning District: Suburban Employment
Rezoning from SE to Transitional Residential – Urban 2 (TR-U2) to allow for multifamily
Demolition Permit Required
Aldermanic District 12: Prior Alder was Syed Abbas who left midway through project development
Alder Brian Benford (District 6) has provided support and guidance in Aldermanic absence
Total Building Area: 437,093 square feet
Total Units: 331
Total Parking: 400
Parking Ratio: 1.21
Enclosed Parking: 364
Surface Parking: 36
Height: 1 - 5-stories (57'6" as measured from the first-floor level)

Total Bike Stalls: 365
Bike Stalls covered: 331
Bike Stalls Surface: 34

Overall Project Overview and Design Narrative

Located at 1601 and 1617 Sherman Avenue, the project site is the current location of an office building and surface parking lot that is leased by My Choice Wisconsin. The existing building was analyzed for historic significance and adaptive reuse as a residential building and was deemed incompatible with residential development on the basis of architectural significance, column-placement/structural systems, mechanical/building systems, improper entrance, and site drainage issues impacting the neighboring properties that led to an unfavorable cost-benefit analysis on the part of the development team. The “Emerson East-Eken Park-Yahara Neighborhood Plan” was used as the guiding document for the proposed demolition of the existing structure, residential use, project density, and inclusion of neighborhood connectivity that have been embraced and included throughout this project.

The site is surrounded by existing multifamily developments (Yahara Landing and River’s Edge Apartments) to the southeast, the Sherman Terrace Condominiums to the north, the community of Maple Bluff to the northwest, Filene Park and Lake Mendota to the west, and the Yahara River and Tenney Park to the south. The plan will add to these surrounding community assets by creating additional density in the form of 331 apartments and townhomes, automobile and bike parking spaces, and supportive community amenities for these new residents. The project will benefit from the soon to be implemented Metro Network Redesign with improved route frequency on Johnson Street and access to the BRT on East Washington Avenue.

The design intends to create a variety of multifamily residences ranging from studio to 3-bedrooms in size, located in five different buildings with two distinct building types.

The project will dedicate 1.53 acres of land to the City of Madison in the form of a to-be-constructed road and two (2) supporting detention basins. This road, hardscaping, landscaping and detention basins, will be constructed by the developer at the developer’s expense, to the design standards of the Engineering Division, then dedicated to the City of Madison. This road is intended to provide a meaningful portion of the connectivity desired by the neighborhood and staff as identified in the aforementioned neighborhood plan.

Building A - Project Data

Current Zoning District: Suburban Employment
Rezoning from SE to Transitional Residential – Urban 2 (TR-U2) to allow for multifamily
Demolition Permit Required
Aldermanic District 12: Prior Alder was Syed Abbas who left midway through project development
Alder Brian Benford (District 6) has provided support and guidance in Aldermanic absence
Total Building Area: 234,126 square feet
Total Units: 184
Total Parking: 208
Parking Ratio: 1.13
Enclosed Parking: 189
Surface Parking: 19
Height: 1 - 5-stories (57’6” as measured from the first-floor level)
Total Bike Stalls: 203
Bike Stalls covered: 184
Bike Stalls Surface: 19

Building A is situated along Sherman Avenue on the western side of the site. It will hold the street edge and capitalize on views of Lake Mendota, Tenney Park and southern sightlines to the Capital. This structure has responded to the neighborhood feedback and pulled the massing away from Sherman Avenue. The majority of building frontage along the Sherman Avenue will be single-story residences with individual patios and entrances to the street providing an enhanced residential character and activated streetscape. The building steps up to four and then steps back to a fifth story, which has been pushed to the rear of the building and further away from the street. The building will be wood frame construction on a concrete parking podium comprising two levels (grade level and basement). The building totals approximately 234,126 square feet located on a 2.3-acre lot.

Building A will contain:

- 184 apartments
- 189 covered parking spaces (five spaces electric-installed and 21 electric-ready)
- 19 surface parking spaces
- 203 total bike spaces

Amenities in Building A will include:

- indoor-outdoor space dedicated to fitness
- resident co-working space
- rooftop indoor-outdoor lounge space with views of Lake Mendota and Tenney Park
- entry lobby and greeting area for residents
- management office space

Residents of Buildings A will also have access to a distinct outdoor amenity in the form of the building's green roof. In addition to stormwater retention characteristics, this exterior space will provide:

- landscaped spaces
- public and private seating
- sun/shade alternatives
- recreational lawn
- outdoor grilling stations
- supportive seating for alfresco dining

Building A – Sustainability

Vermilion believes we have a duty to protect and preserve the unique and natural beauty of Lake Mendota, the Yahara River, Tenney Park and the surrounding area. We are committed to developing housing that thoughtfully considers the building's impact on the environment.

We will be achieving Wisconsin Green Built certification and including the following sustainable features into the development:

- Solar ready – Increased structural capacity at the roof to carry solar panels and a raceway to allow the installation of wiring between the roof-located solar panels and the electrical panels on the first floor.
- Inflation Reduction Act – Research the act to determine if it can be used to provide financial support for the inclusion of solar panels on the roof
- Exterior enclosure – Superior wall and roof insulation of greater thicknesses to achieve R-21 and R-50 respectively.
- Mechanical systems – High-efficiency furnaces (95%) and air-conditioning compressors (14 SEER) to produce more heating and cooling with less energy.
- Mechanical system controls – Smart thermostats to allow energy use to be reduced when the space is not occupied.

- Lighting systems – 100% LED light fixture in the building and site which use less energy while providing similar light levels.
- Lighting system controls – Occupancy sensors in common areas (garage, stairwells and corridors) to turn off lighting when no one is using the space.
- Energy Star appliance – 100% Energy Star appliances which are certified by the U.S. EPA as meeting strict energy-efficiency specifications.
- Low-flow plumbing fixtures – 100% low-flow and efficient plumbing fixtures throughout the building accomplish the same task using less water. A low-flow shower head uses less than 2.5 gallons per minute, a low-flow sink uses less than 1.5 gallons per minute and a low-flow toilet uses less than 1.5 gallons per flush.

Building B - Project Data

Current Zoning District: Suburban Employment

Rezoning from SE to Transitional Residential – Urban 2 (TR-U2) to allow for multifamily

Demolition Permit Required

Aldermanic District 12: Prior Alder was Syed Abbas who left midway through project development

Alder Brian Benford (District 6) has provided support and guidance in Aldermanic absence

Total Building Area: 38,854 square feet

Total Units: 20

Total Parking: 35

Parking Ratio: 1.75

Enclosed Parking: 35

Surface Parking: 0

Height: 2-stories (24'9" as measured from the first-floor level)

Total Bike Stalls: 22

Bike Stalls covered: 20

Bike Stalls Surface: 2

Buildings B.1, B.2, and B.3 are located east of the newly created City of Madison Road and are meant to be an attractive, townhome-style housing option that is in response to neighborhood feedback and meant to alleviate the lack of “missing middle housing” in Madison. The three buildings combine for a total of 20 townhome-style residences with 35 indoor parking spaces. These two-story structures offer some of the larger units within the development.

Residents of Buildings B.1, B.2, and B.3 will enjoy surface-level outdoor amenities including:

- community gardens
- individual patios on either the front or rear of each unit
- walk-up entrances
- individually enclosed parking spaces
- close proximity to the pet run-and-relief field

The scale of these buildings is designed to blend seamlessly with the condominiums to the north and apartment buildings to the east.

Buildings B1, B2 and B3 – Sustainability

Vermilion believes we have a duty to protect and preserve the unique and natural beauty of Lake Mendota, the Yahara River, Tenney Park and the surrounding area. We are committed to developing housing that thoughtfully considers the building’s impact on the environment.

We will be achieving Wisconsin Green Built certification and including the following sustainable features into the development:

- Solar ready – Increased structural capacity at the roof to carry solar panels and a raceway to allow the installation of wiring between the roof-located solar panels and the electrical panels on the first floor.
- Inflation Reduction Act – Research the act to determine if it can be used to provide financial support for the inclusion of solar panels on the roof
- Exterior enclosure – Superior wall and roof insulation of greater thicknesses to achieve R-21 and R-50 respectively.
- Mechanical systems – High-efficiency furnaces (95%) and air-conditioning compressors (14 SEER) to produce more heating and cooling with less energy.
- Mechanical system controls – Smart thermostats to allow energy use to be reduced when the space is not occupied.
- Lighting systems – 100% LED light fixture in the building and site which use less energy while providing similar light levels.
- Energy Star appliance – 100% Energy Star appliances which are certified by the U.S. EPA as meeting strict energy-efficiency specifications.
- Low-flow plumbing fixtures – 100% low-flow and efficient plumbing fixtures throughout the building accomplish the same task using less water. A low-flow shower head uses less than 2.5 gallons per minute, a low-flow sink uses less than 1.5 gallons per minute and a low-flow toilet uses less than 1.5 gallons per flush.

Building C - Project Data

Current Zoning District: Suburban Employment

Rezoning from SE to Transitional Residential – Urban 2 (TR-U2) to allow for multifamily

Demolition Permit Required

Aldermanic District 12: Prior Alder was Syed Abbas who left midway through project development

Alder Brian Benford (District 6) has provided support and guidance in Aldermanic absence

Total Building Area: 164,113 square feet

Total Units: 127

Total Parking: 157

Parking Ratio: 1.24

Enclosed Parking: 140

Surface Parking: 17

Height: 1 - 5-stories (57'6" as measured from the first-floor level)

Total Bike Stalls: 140

Bike Stalls covered: 127

Bike Stalls Surface: 13

Building C is oriented along the southern property line toward the east and will have tremendous views of Tenney Park and the Capitol building in the distance.

Building C will be a five-story structure including:

- 127 apartments
- 140 enclosed parking spaces (four spaces electric-installed and 16 electric-ready)
- 17 surface parking spaces
- 140 total bike spaces

Amenities in Building C will be similar to Building A including:

- indoor-outdoor space dedicated to fitness

- resident co-working space
- rooftop indoor-outdoor lounge space with views of the Capitol and Tenney Park
- entry lobby and greeting area for residents

Residents of Buildings C will also have access to a distinct outdoor amenity in the form of the building's green roof. In addition to stormwater retention characteristics, this exterior space will provide:

- landscaped spaces
- public and private seating
- sun/shade alternatives
- recreational lawn
- outdoor grilling stations
- supportive seating for alfresco dining

Building C – Sustainability

Vermilion believes we have a duty to protect and preserve the unique and natural beauty of Lake Mendota, the Yahara River, Tenney Park and the surrounding area. We are committed to developing housing that thoughtfully considers the building's impact on the environment.

We will be achieving Wisconsin Green Built certification and including the following sustainable features into the development:

- Solar ready – Increased structural capacity at the roof to carry solar panels and a raceway to allow the installation of wiring between the roof-located solar panels and the electrical panels on the first floor.
- Inflation Reduction Act – Research the act to determine if it can be used to provide financial support for the inclusion of solar panels on the roof
- Exterior enclosure – Superior wall and roof insulation of greater thicknesses to achieve R-21 and R-50 respectively.
- Mechanical systems – High-efficiency furnaces (95%) and air-conditioning compressors (14 SEER) to produce more heating and cooling with less energy.
- Mechanical system controls – Smart thermostats to allow energy use to be reduced when the space is not occupied.
- Lighting systems – 100% LED light fixture in the building and site which use less energy while providing similar light levels.
- Lighting system controls – Occupancy sensors in common areas (garage, stairwells and corridors) to turn off lighting when no one is using the space.
- Energy Star appliance – 100% Energy Star appliances which are certified by the U.S. EPA as meeting strict energy-efficiency specifications.
- Low-flow plumbing fixtures – 100% low-flow and efficient plumbing fixtures throughout the building accomplish the same task using less water. A low-flow shower head uses less than 2.5 gallons per minute, a low-flow sink uses less than 1.5 gallons per minute and a low-flow toilet uses less than 1.5 gallons per flush.

Site Amenities and Unique Features

The project has incorporated numerous site amenities for the benefit of the residents living within the project and also taken a sensitive approach to those that will visit Tenney Park, Filene Park and the Yahara River.

Onsite Amenities:

- Assortment of community gardens created in two distinct locations to express their creativity through planning and nurturing plants and crops
- Fully enclosed, run-and-relief field for animals to enjoy the outdoors and each other
- Substantial landscaping to help the project fit into the park-like setting
- Maintain green buffer along the northern property line as requested by neighbors, Sherman Terrace
- Maintain green buffer along the southern property line shared with the City of Madison to screen the views of the project from Tenney Park and the Yahara River

Stormwater Management

Our project will greatly increase the stormwater protection to this site and the surrounding property through detention of stormwater runoff to match existing conditions up to the 200-year storm event. Our project will include:

- Two (2) substantial green roofs that help mitigate storm water runoff
- Bioretention basins
- Stormwater features to intercept stormwater prior to offsite discharge

Management and Operating Agreement

The developer is currently in conversation with two local property management companies, both with substantial experience managing similar sized projects and larger. The staffing model for this project includes six full-time employees including building manager, leasing agents, and maintenance team. We plan to have a property management team in-place approximately six months prior to first resident move-ins.

Neighborhood Presentations

The project was presented at two aldermanic hosted neighborhood meetings:

- October 10, 2022
- December 8, 2022

The development team held the following additional meetings:

- Tenney-Lapham Transportation and Safety meeting – November 17, 2022
- Sherman Terrace Neighborhood meeting – November 30, 2022

Proposed Project Schedule

To-date

- DAT meeting: June 24, 2022 (completed)
- Preapplication meeting: September 28, 2022 (completed)
- Neighborhood meeting #1: October 10, 2022
- Urban Design Information meeting: October 26, 2022
- Tenney-Lapham Transportation and Safety meeting: November 17, 2022
- Sherman Terrace Neighborhood meeting: November 30, 2022
- Neighborhood meeting #2: December 8, 2022
- Land Use Submittal: January 17, 2023


Upcoming

- Urban Design Commission: March 2023
- Plan Commission: March 2023
- Common Council: March 2023
- Construction commencement: September 2023
- Construction completion: February 2026

Thank you for your consideration, we look forward to your feedback following your review of this submittal.
Please contact any member of the development team if you have any questions regarding this submittal.

Kind regards,

DocuSigned by:


0D259FB093DE4DC...

Darrin Jolas

Vermilion Acquisitions LLC

(773) 914-7740

darrin@vermiliondevelopment.com

CERTIFIED SURVEY MAP No. _____

PART OF THE NORTHEAST AND NORTHWEST QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYED FOR :

Vermillion Acquisitions, LLC

SURVEYED BY :

Burse

surveying & engineering inc

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

GRID NORTH
BEARINGS ARE BASED UPON THE
WISCONSIN COUNTY COORDINATE
SYSTEM (DANE ZONE) THE EAST
LINE OF THE SOUTHEAST
QUARTER OF SECTION 12-07-09
BEARS S00°47'18"W

0 100 200 300

SCALE : ONE INCH = ONE HUNDRED FEET

66' R/W 33' 33'

SHERMAN

AVENUE

Detail A

S26°22'29"W
0.88'

N70°42'54"W 1.95'

LOT 1

100,196 SQ. FT.
2.3002 AC.

LOT 2

117,605 SQ. FT.
2.6998 AC.

OUTLOT 1

DEDICATED TO THE
PUBLIC FOR
STORMWATER PURPOSES
10,448 SQ. FT.
0.2399 AC.

LOT 3

88,663 SQ. FT.
2.0354 AC.

OUTLOT 2

DEDICATED TO THE
PUBLIC FOR
STORMWATER PURPOSES
5,129 SQ. FT.
0.1177 AC.

SHERMAN TERRACE
CONDOMINIUM
HOMES

NOTES:

- 1) See sheet 2 for easements and existing condition details.
- 2) See sheet 3 for building detail, line and curve table, and legend.
- 3) The lots created by this Certified Survey Map are responsible for compliance with MGO Chapter 37 at the time of development.

MAP NO. _____

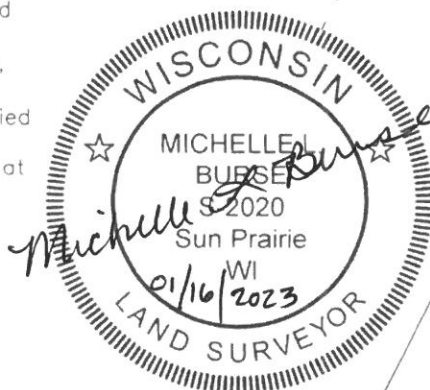
DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: January 10, 2023

Plot View: csm

\\BSE2599\\dwg\\Survey\\BSE2599CSM v2018.dwg



FOUND CHISELED X AT
THE SOUTHEAST
CORNER OF SECTION
12-07-09
N: 488,361.60'
E: 826,483.82'

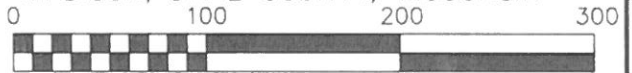
MON TO MON
S00°47'18"W 2626.65' 1926.40'

FOUND CITY OF MADISON
CONCRETE MONUMENT AT THE
EAST QUARTER CORNER OF
SECTION 12-07-09
N: 490,988.00' E: 826,519.96'

SHEET 1 OF 5

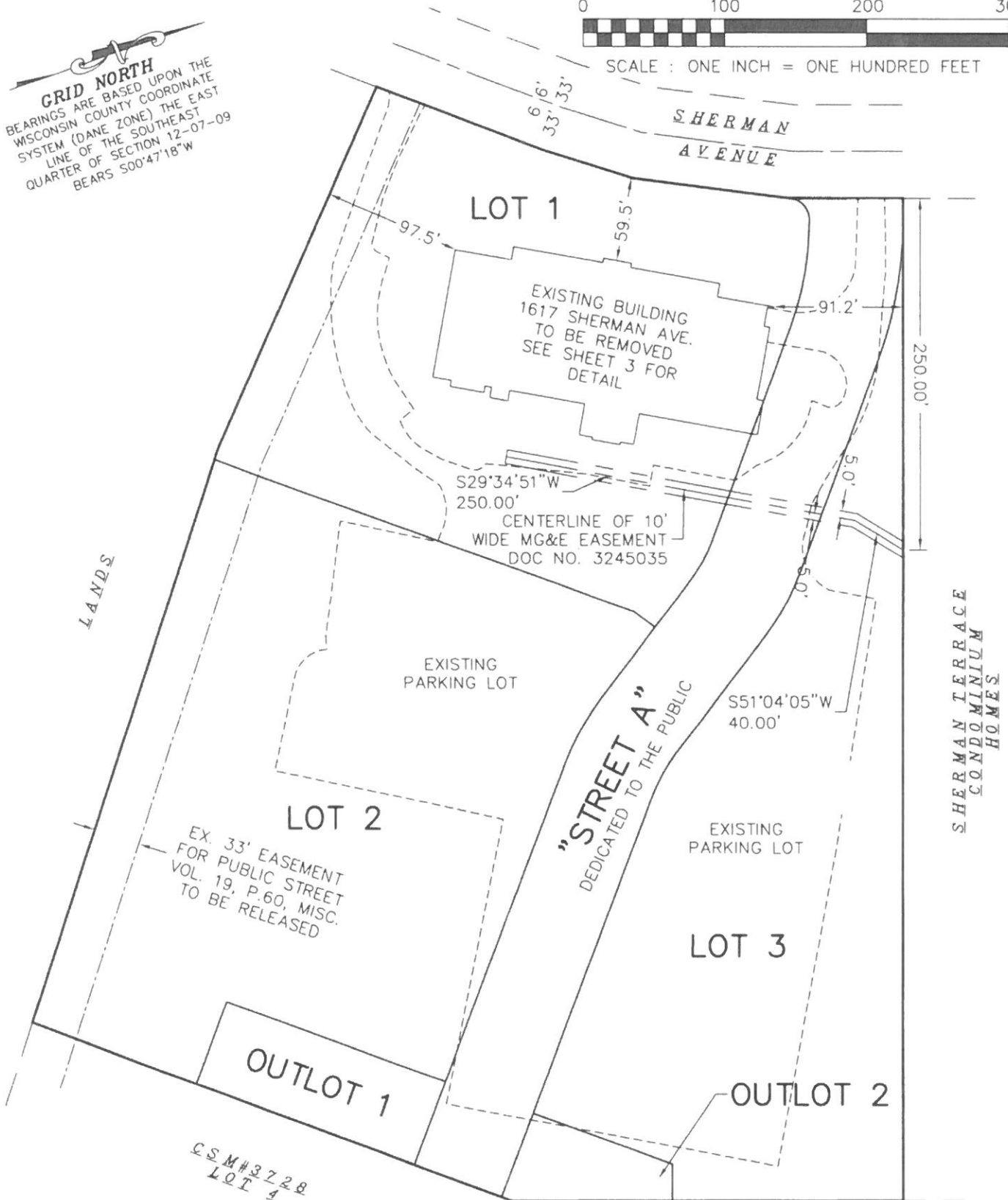
CERTIFIED SURVEY MAP No. _____

PART OF THE NORTHEAST AND NORTHWEST QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



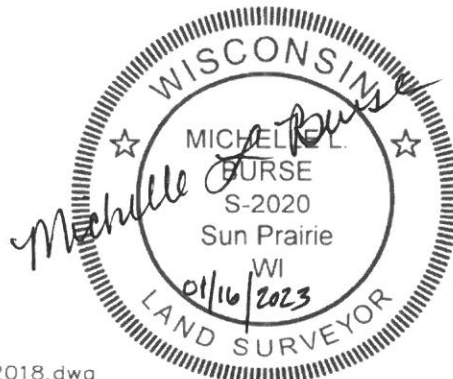
SCALE : ONE INCH = ONE HUNDRED FEET

GRID NORTH
BEARINGS ARE BASED UPON THE
WISCONSIN COUNTY COORDINATE
SYSTEM (DANE ZONE) THE EAST
LINE OF THE SOUTHEAST
QUARTER OF SECTION 12-07-09
BEARS S00°47'18"W



C.S.M.#3728
LOT 4

C.S.M.#3728
LOT 3



SURVEYED FOR :
Vermillion Acquisitions, LLC
SURVEYED BY :

Burse

surveying & engineering llc

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: January 10, 2023

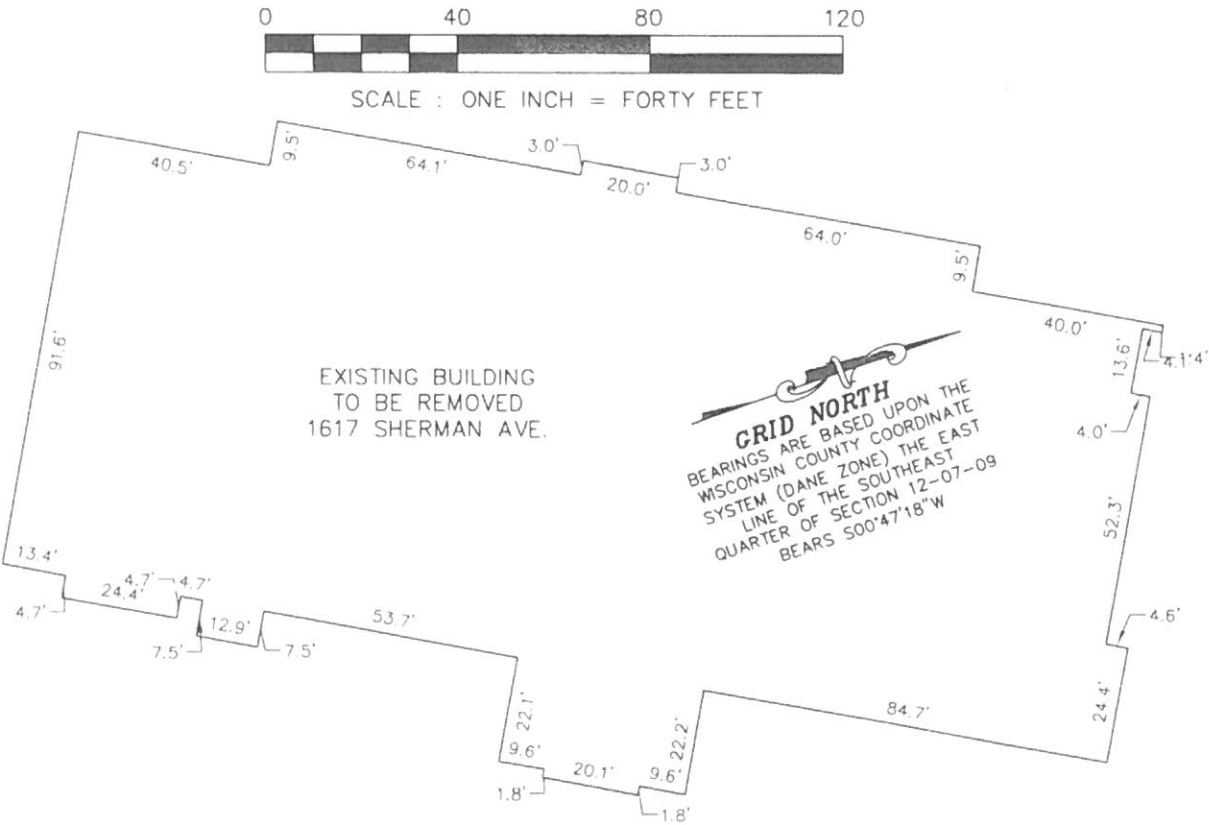
Plot View: csm

\\BSE2599\\dwg\\Survey\\BSE2599CSM v2018.dwg

SHEET 2 OF 5

CERTIFIED SURVEY MAP No. _____

PART OF THE NORTHEAST AND NORTHWEST QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C7	98.35'	283.00'	19°54'41"	N60°45'34"W	97.85'
C2	75.41'	217.00'	19°54'41"	N60°45'34"W	75.03'
C1	21.71'	15.00'	82°54'36"	S67°49'48"W	19.86'
C6	53.99'	183.00'	16°54'15"	N42°21'06"W	53.80'
C5	33.40'	117.00'	16°21'23"	S42°04'40"E	33.29'
C3	34.52'	117.00'	16°54'15"	N42°21'06"W	34.39'
C4	52.24'	183.00'	16°21'23"	S42°04'40"E	52.06'

Parcel Line Table		
Number	Direction	Length
L1	N40°08'54"E (N39°38'45"E)	128.70 (128.70')
L2	N36°41'38"E (N36°16'34"E)	63.50 (63.50')
L3	N26°22'29"E (N25°57'25"E)	111.78 (111.78')
L4	N19°13'58"E (N18°48'54"E)	80.02 (80.02')

LEGEND

⊙

1-1/4" IRON PIPE FOUND

●

3/4" SOLID IRON ROD FOUND

⊙

3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.

⊙

1-1/4" IRON PIPE FOUND PINCHED

()

INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.



SURVEYED BY :
Burse
surveying & engineering inc
2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

CERTIFIED SURVEY MAP No. _____

PART OF THE NORTHEAST AND NORTHWEST QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____, File I.D. Number _____ adopted on the ____ day of _____, 202__, 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 _____, 202__.

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

CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

Dated this ____ day of _____, 202__.

Matthew Wachter, Secretary of the Plan Commission.

SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped part of the Northeast and Northwest Quarters of the Southeast Quarter of Section 12, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows: Commencing at the East Quarter corner of said Section 12; thence South 00 degrees 47 minutes 18 seconds West, 700.25 feet; thence North 89 degrees 12 minutes 42 seconds West, 527.98 feet to the Point of Beginning, also to the west line of Certified Survey Map Number 3728 (CSM), as recorded in Volume 15 of Certified Survey Maps, on pages 170-172, as Document Number 1710425; thence South 19 degrees 11 minutes 47 seconds West along said west line, 275.60 feet; thence South 39 degrees 44 minutes 39 seconds West along said west line, 364.22 feet to the southwest corner of said CSM; thence North 52 degrees 51 minutes 15 seconds West, 392.91 feet; thence North 53 degrees 01 minute 12 seconds West, 38.08 feet; thence North 47 degrees 00 minutes 34 seconds West, 280.98 feet to the southeast right of way line of Sherman Avenue; thence North 40 degrees 08 minutes 54 seconds East along said southeast right of way line, 128.70 feet; thence North 36 degrees 41 minutes 38 seconds East along said southeast right of way line, 63.50 feet; thence North 26 degrees 22 minutes 29 seconds East along said southeast right of way line, 111.78 feet; thence North 19 degrees 13 minutes 58 seconds East along said southeast right of way line, 80.02 feet; thence South 70 degrees 42 minutes 54 seconds East, 715.85 feet to the Point of Beginning, under the direction of Vermillion Acquisitions, LLC, owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands surveyed, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Dated this 16 day of JANUARY, 2023

Signed: Michelle L. Burse
Michelle L. Burse, P.L.S. No. 2020



SURVEYED BY :

Burse

surveying & engineering inc

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Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____

Date: January 10, 2023
Plot View: csm
\\BSE2599\\dwg\\Survey\\BSE2599CSM v2018.dwg

CERTIFIED SURVEY MAP No. _____

PART OF THE NORTHEAST AND NORTHWEST QUARTERS OF THE SOUTHEAST QUARTER OF SECTION
12, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Vermillion Acquisitions, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

Tenney Place Development, LLC does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and City of Madison Code of Ordinances to be submitted to the following for approval or objection:

City of Madison

IN WITNESS WHEREOF, the said ____ has caused these presents to be signed

by _____, its managing member, on this _____ day of _____, 202_____

Vermillion Acquisitions, LLC

By: _____
managing member

STATE OF WISCONSIN) ss
County of Dane)

Personally came before me this ____ day of _____, 202_, _____, managing member 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 managing member of said Limited Liability Company, and acknowledged that they executed the foregoing instrument as such officers and the deed of said corporation, by its authority.

Notary Public, Wisconsin

My commission expires _____

CORPORATE MORTGAGEE CERTIFICATE:

First Business Bank, a banking association, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this C.S.M., and does hereby consent to the above certificate of Tenney Place Development, LLC, owner.

IN WITNESS WHEREOF, the said First Business Bank, has caused these presents to be signed by

_____, its _____, at _____.

this ____ day of _____, 202__

Authorized representative

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this ____ day of _____, 202__, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public: _____

My commission expires/is permanent: _____

SURVEYED BY :

Burse

surveying & engineering inc.

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Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyenar.com

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: January 10, 2023

Plot View: csm

\\BSE2599\dwg\Survey\BSE2599CSM v2018.dwg



Office of the Register of Deeds

_____ County, Wisconsin

Received for Record

_____, 20__ at

_____ o'clock _____ M as

Document No. _____

Register of Deeds