



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
TDD 608 266-4747
FAX 608 266-8739
PH 608 266-4635

July 6, 2005

Jeff Ekola
Real Estate Section,
Community & Economic Development Unit
215 Martin Luther King Jr. Blvd, Room LL-100
Madison, Wisconsin 53703

RE: File No. LD 0517 – Certified survey map – 3802-3902 Regent Street – Hoyt Park/ Hoyt School

Dear Mr. Ekola:

The two-lot certified survey of property located at 3802 and 3902 Regent Street, Sections 20 and 21, Township 7N, Range 9E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned R2 (Single-Family Residence District).

The conditions of approval from the reviewing agencies for the CSM are:

Please contact Gary Dallmann, City Engineering, at (608) 266-4751 if you have questions regarding the following three items:

1. Regent Street vacation must be adopted by the Common Council (scheduled for July 19, 2005) and recorded with the Dane County Register of Deeds prior to recording of this CSM. Reference the recording information for the street vacation on the face of the CSM. Also include "Part of vacated Regent Street" in legal description and body.
2. CSM submitted does not scale to 1-inch equals 300 feet.
3. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.

A resolution authorizing the City to sign the CSM and any other documents related to the proposed land division was adopted by the Common Council on July 5, 2005.

As soon as the comments and conditions have been satisfied as verified with a completed affidavit form (enclosed), the original along with the revised Certified Survey Map, with all signatures and approvals from the reviewing agencies, shall be brought to this office for final signoff. You or your client may then record the certified survey at the Dane County Register of Deeds. For information on recording procedures and fees, contact the Register of Deeds at 266-4141.

Upon acceptance and recording of the certified survey map by the Dane County Register of Deeds, please transfer the recorded volume, document number, and page numbers to the copies and forward a copy to this office for our records.

LD 0517
3802-3902 Regent Street
July 6, 2005
Page 2

The original survey map with the recording information is permanently kept on file in the Dane County Register of Deeds Office. A copy of the recorded document can be obtained from the Register of Deeds Office, Room 110, City-County Building or the Real Estate Office in the Madison Department of Planning and Development.

Any appeal from this action, including the conditions of approval, must be filed with the Circuit Court within thirty (30) days from the date of this letter. The approval of this CSM shall be null and void if not recorded in two years from the date of the approving resolution. If you have any questions or if you may need any further assistance, please do not hesitate to contact my office at (608) 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Gary Dallmann, Engineering Division
Eric Pederson, Engineering Division
Jeff Ekola, Real Estate Development Unit
Norb Scribner, Dane County Land Records and Regulations