



Harloff Vacation Resolution

Document Number

Document Title

KRISTI CHLEBOWSKI  
DANE COUNTY  
REGISTER OF DEEDS

DOCUMENT #  
5556031  
01/15/2020 08:31 AM  
Trans Fee:  
Exempt #:  
Rec. Fee: 30.00  
Pages: 26

This is to certify that the foregoing resolution was adopted by the Common Council of the City of Madison, Wisconsin at a meeting held on the 7<sup>th</sup> day of January, 2020. A copy of the resolution is attached.

Discontinuing and vacating the remaining portion of an un-named public alley within the Harloff Subdivision  
Resolution 20-00001  
ID#: 58184

Recording Area

Name and Return Address

City Clerk  
210 Martin Luther King Jr. Blvd.  
Room 103  
Madison, WI 53703

Parcel Identification Number (PIN)

January 14, 2020  
Date

Maibeth Witzel-Behl  
Signature of Clerk

James Verbick, Deputy City Clerk  
\*Name printed

Date

n/a  
Signature of Grantor

\*Name printed

STATE OF WISCONSIN, County of Dane

This document was drafted by:  
(print or type name below)

Eric Christianson

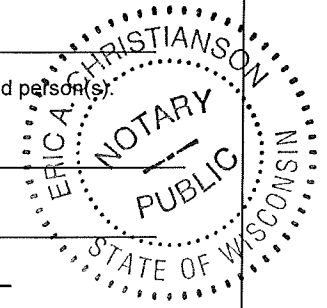
Subscribed and sworn to before me on January 14, 2020 by the above named person(s).

Signature of notary or other person authorized to administer an oath  
(as per s. 706.06, 706.07) [Signature]

Print or type name: Eric Christianson

Title: Certified Municipal Clerk Date commission expires: 3/27/2022

\*Names of persons signing in any capacity must be typed or printed below their signature.



This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.43(2m). USE BLACK INK. WRDA 5/1999

26



# City of Madison

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

## Certified Copy

Resolution: RES-20-00001

File Number: 58184

Enactment Number: RES-20-00001

Discontinuing and vacating the remaining portion of an un-named public alley within Harloff Subdivision, being located in part of the SW ¼ of the NW 1/4 of Section 23, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin. (8th AD)

**WHEREAS**, an un-named 17 foot wide public alley, running North from Regent Street was dedicated to the public as part of the plat of Harloff Subdivision of the South Four Acres of the University Addition to the City of Madison ("Plat"), said Plat recorded on the 16th of August, 1898 in Volume 1 of Plats on page 44, as Document Number 222749A, Dane County Register of Deeds; and

**WHEREAS**, Resolution 61545, File ID No. 35952 was adopted on June 1, 2004 vacating and discontinuing a portion of the said un-named public alley, thereby leaving a portion of the existing public alley to remain lying adjacent to Lots 9 and 10 and adjacent to part of Lot 13 of said Plat; and

**WHEREAS**, all of the adjacent lands lying East and West of the remaining portion of the un-named public alley are owned by 818 Regent, LLC; and

**WHEREAS**, the adjacent lands lying North of the remaining portion of the un-named public alley are owned by the University of Wisconsin Regents; and

**WHEREAS**, on October 23rd, 2019, a written petition and a copy of the required Lis Pendens, subsequently recorded as Document No. 5533918, were submitted to the City of Madison Engineer to vacate and discontinue the remaining portion of the said un-named public alley. The written petition for vacation and discontinuance includes the signatures of all owners of lands abutting the remaining portion of the said un-named public alley requested to be vacated and discontinued. The petition and Lis Pendens are attached hereto and made part of this resolution; and

**WHEREAS**, the remaining portion of the un-named public alley to be vacated and discontinued is as legally described on Exhibit A and shown and mapped on Exhibit B. Both Exhibits are attached hereto and made part of this resolution; and

**WHEREAS**, this proposed vacation and discontinuance will not result in a landlocked parcel of property; and

**WHEREAS**, the City Of Madison Engineering Division will not require the perpetuation for public use the public storm sewer improvements within the southernmost portion of the un-named public alley to be vacated and discontinued. Upon adoption of this resolution, the existing public storm water inlet and the storm sewer lead shall be abandoned by the City of Madison for public use, resulting in the ownership of the abandoned storm sewer facilities being vested in the owner(s) of the vacated and discontinued lands described herein; and

**WHEREAS**, the City Engineering Division recommends approval of this partial vacation and discontinuance of the said un-named public alley, subject to the City of Madison Engineering Division requirement as noted above.

**NOW THEREFORE BE IT RESOLVED**, the City Of Madison hereby vacates and discontinues the remaining portion of the un-named public alley per Harloff Subdivision of the South Four Acres of the University Addition to the City of Madison. The area of the vacation and discontinuance being as shown on attached map Exhibit B and described on attached Exhibit A, under Wisconsin ss. 66.1003(2).

**BE IT FURTHER RESOLVED**, that under Section 66.1005(2)(a)(1), the City Of Madison discontinues all easements and incidental rights in conjunction with the public storm sewer and public street improvements lying within or under the portion of the un-named public alley to be vacated and discontinued. Therefore, the ownership, maintenance, removal and/or replacement of the abandoned public storm sewer and public street improvements are hereby granted to the owner(s) of the lands hereby vacated and discontinued by this resolution; and

**BE IT FURTHER RESOLVED**, under Section 66.1005(2), Wisconsin Statutes, other than those easements and rights cited above, any other existing easements and rights that exist within the vacated and discontinued public right-of-ways shall continue unless as otherwise provided by statute; and

**BE IT FURTHER RESOLVED**, under Section 66.1005(1), Wisconsin Statutes, reversionary rights of the public right-of-ways herein vacated and discontinued shall attach to the adjacent properties currently owned by 818 Regent, LLC as provided by Statute; and

**BE IT FINALLY RESOLVED**, upon Common Council adoption of this resolution, the City Clerk shall validate and make effective this street vacation and discontinuance by recording it with all supplemental map exhibits with the Dane County Register of Deeds, authorizing all City agencies to administer the appropriate workflows to complete and finalize all land record database updates.

I, City Clerk Maribeth Witzel-Behl, certify that this is a true copy of Resolution 20-00001 file no. 58184 , adopted by the Madison Common Council on January 7, 2020.

Maribeth Witzel-Behl

1-14-2020

Date Certified

## EXHIBIT A

### LEGAL DESCRIPTION OF PUBLIC ALLEY TO BE VACATED AND DISCONTINUED

Part of a Public Alley, located between Lots 9 and 10 and also between Lots 6 and 13, Harloff Subdivision of the South Four Acres of Outlot 10 University Addition to the City of Madison, as recorded in Volume 1 of Plats, on page 44, as Document Number 222749A, Dane County Registry, located in the Southwest Quarter of the Northwest Quarter of Section 23, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Beginning at the northwest corner of said Lot 9, also being the southeast corner of Alley Vacation Document Number 3929486;  
thence South 01 degree 16 minutes 58 seconds West along the west line of said Lot 9, 86.23 feet to the southwest corner of said Lot 9, also to the north right of way line of Regent Street;  
thence North 89 degrees 02 minutes 07 seconds West along said north right of way line, 17.00 feet to the southeast corner of aforementioned Lot 10;  
thence North 01 degree 16 minutes 58 seconds East along the east line of said Lot 10 and along the east line of Lot 13 of said Harloff Subdivision, 92.84 feet;  
thence South 88 degrees 50 minutes 41 seconds East, 8.50 feet along the south line of Alley Vacation recorded as Document No. 3929486 to the center line of said Alley Vacation;  
thence South 01 degree 16 minutes 58 seconds West along said center line, 6.55 feet;  
thence South 88 degrees 50 minutes 41 seconds East along the south line of said Alley Vacation, 8.50 feet to the Point of Beginning.

The area being vacated and discontinued contains 1,522 square feet.

Bearings are based upon the north right of way line of Regent Street assumed to bear North 89 degrees 02 minutes 07 seconds West.

# EXHIBIT B

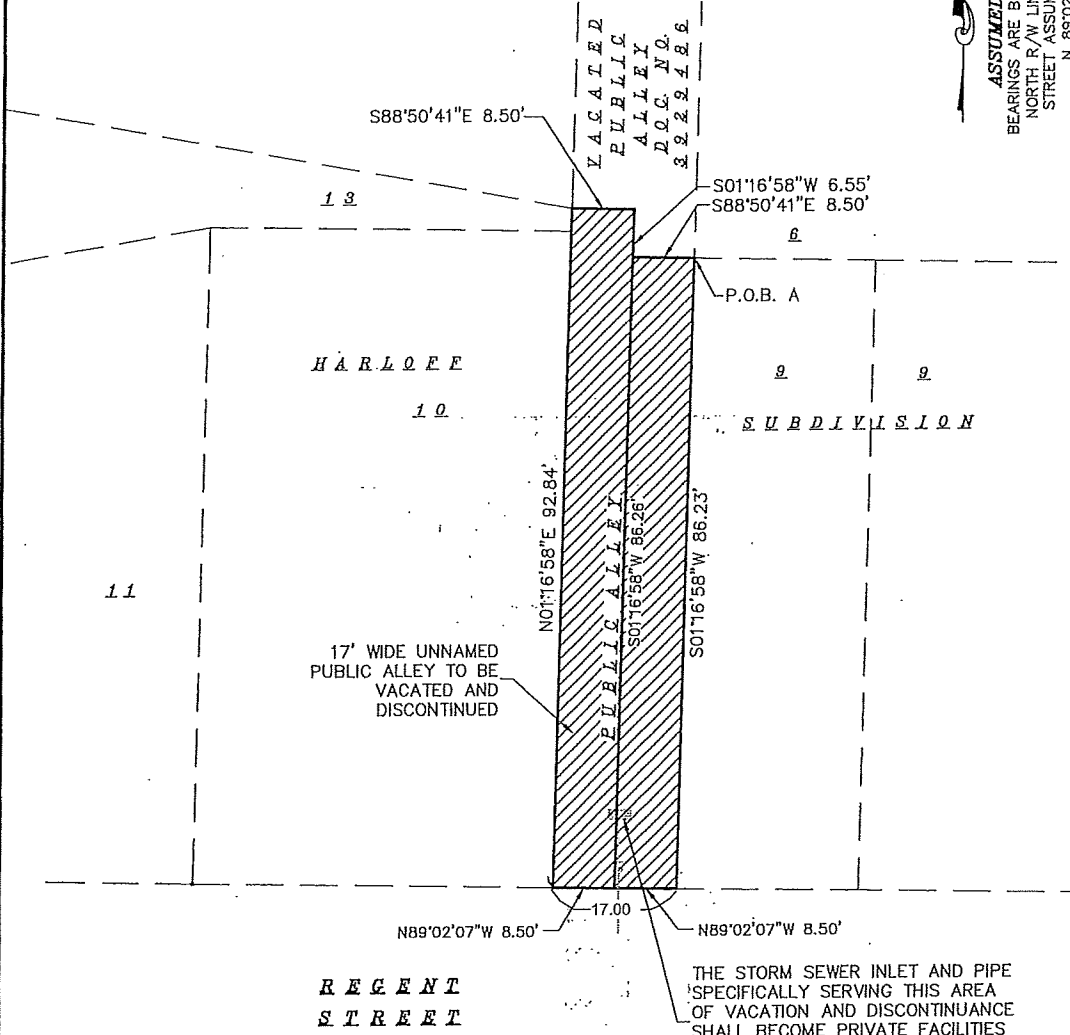
## PUBLIC ALLEY VACATION AND DISCONTINUANCE

PART OF PUBLIC ALLEY, HARLOFF SUBDIVISION, AS RECORDED IN VOLUME 1 OF PLATS, ON PAGE 44, AS DOCUMENT NUMBER 222749A, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE : ONE INCH = TWENTY FEET

ASSUMED NORTH  
BEARINGS ARE BASED UPON THE  
NORTH R/W LINE OF REGENT  
STREET ASSUMED TO BEAR  
N 89°02'07" W



REGENT  
STREET

THE STORM SEWER INLET AND PIPE SPECIFICALLY SERVING THIS AREA OF VACATION AND DISCONTINUANCE SHALL BECOME PRIVATE FACILITIES MAINTAINED BY THE OWNERS OF THE VACATED PROPERTY.

SURVEYED FOR :  
RUSSELL KAHN  
  
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

Date: October 10, 2019  
Plot View: public alley vacation and discontinuance  
BSE1961\dwg\BSE1961.DWG

SHEET 1 OF 1

Exhibit B

NOTE: PLEASE BE ADVISED THAT THE DOCUMENT GRANTOR(S) HEREBY DIRECT VIEWERS TO IGNORE THE PRINTED TEXT MATERIAL ON THIS MAP. ONLY THE SPATIAL RELATIONSHIPS OF THE ILLUSTRATIONS ON THE MAP ARE BEING PRESENTED FOR YOUR INFORMATION.

Signed by grantor(s) or grantor(s) agent: Maribeth Witzel-Behl  
Name of grantor(s) or grantor(s) agent printed: Maribeth Witzel-Behl  
Date: January 14, 2020

**NOTICE OF PENDENCY  
Public Way Vacation and  
Discontinuance**

State of Wisconsin, County of Dane

In the matter of a written petition filed with the City of Madison requesting the Vacation and Discontinuance of an unnamed Public Alley described on the attached Exhibit A and shown on the attached Exhibit B.

9 4 8 3 7 5 1  
T: 9067837

KRISTI CHLEBOWSKI  
DANE COUNTY  
REGISTER OF DEEDS

DOCUMENT #  
5533918  
10/23/2019 03:33 PM  
Trans Fee:  
Exempt #:  
Rec. Fee: 30.00  
Pages: 6

RETURN TO: 818 Regent, LLC  
c/o Russell Kahn  
P.O. Box 5296  
Madison, WI 53705

Tax Parcel No.: None – Public Right-of-Way

TO WHOM IT MAY CONCERN, there was filed a petition to the City of Madison Engineering Division providing a request for the vacation and discontinuance of an unnamed Public Alley described on the attached Exhibit A and shown on the attached Exhibit B in accordance with the provisions of s. 66.1003(2) of the Wisconsin State Statutes.

Proceedings after the introduction of the resolution to the Common Council will be had in accordance with the provisions of s. 66.1003, Wisconsin Statutes, by the City of Madison, Wisconsin.

Dated this 15 day of October, 2019.

**818 Regent, LLC**

By: [Signature]  
Russell Kahn  
Title: owner

State of Wisconsin )  
                                  )ss.  
County of Dane        )

Personally came before me this 15 day of October, 2019, the above named Russell Kahn, owner of 818 Regent, LLC, and acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

**IRENE GELFAND  
NOTARY PUBLIC  
STATE OF WISCONSIN**

[Signature]  
Notary Public, State of Wisconsin  
IRENE GELFAND  
Print or Type Name  
My Commission: 08-25-2023

This instrument drafted by: \_\_\_\_\_

Public alley vacation and discontinuance  
Metes and Bounds Description

Part of a Public Alley, located between Lots 9 and 10, Harloff Subdivision, as recorded in Volume 1 of Plats, on page 44, as Document Number 222749A, Dane County Registry, located in the Southwest Quarter of the Northwest Quarter of Section 23, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Beginning at the northwest corner of said Lot 9, also being the southeast corner of Alley Vacation Document Number 3929486;  
thence South 01 degree 16 minutes 58 seconds West along the west line of said Lot 9, 86.23 feet to the southwest corner of said Lot 9, also to the north right of way line of Regent Street;  
thence North 89 degrees 02 minutes 07 seconds West along said north right of way line, 17.00 feet to the southeast corner of aforementioned Lot 10;  
thence North 01 degree 16 minutes 58 seconds East along the east line of said Lot 10 and along the east line of Lot 13 of said Harloff Subdivision, 92.84 feet;  
thence South 88 degrees 50 minutes 41 seconds East, 8.50 feet to the west line of Alley Vacation Document Number 3929486;  
thence South 01 degree 16 minutes 58 seconds West along said west line, 6.55 feet;  
thence South 88 degrees 50 minutes 41 seconds East along the south line of said Alley Vacation, 8.50 feet to the Point of Beginning. This description contains 1,522 square feet.

Bearings are based upon the north right of way line of Regent Street assumed to bear North 89 degrees 02 minutes 07 seconds West.

Prepared By:  
Burse Surveying and Engineering, Inc.  
2801 International Lane, Suite 101  
Madison WI, 53704

M:\BSE1961\documents\ALLEY VACATION and discont DESCRIPTION.doc

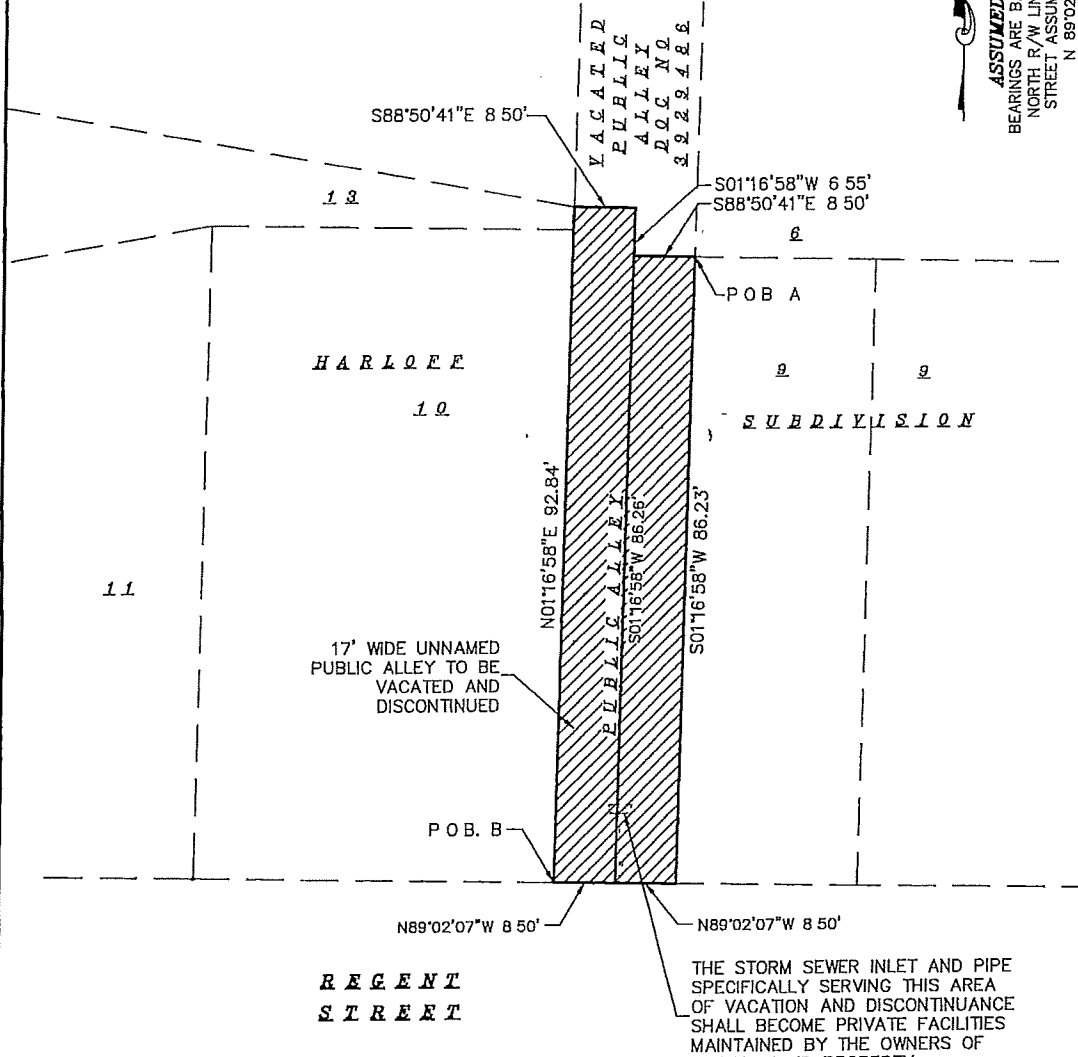
# PUBLIC ALLEY VACATION AND DISCONTINUANCE

PART OF PUBLIC ALLEY, HARLOFF SUBDIVISION, AS RECORDED IN VOLUME 1 OF PLATS, ON PAGE 44, AS DOCUMENT NUMBER 222749A, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE : ONE INCH = TWENTY FEET

**ASSUMED NORTH**  
BEARINGS ARE BASED UPON THE  
NORTH R/W LINE OF REGENT  
STREET ASSUMED TO BEAR  
N 89°02'07" W



SURVEYED FOR :  
RUSSELL KAHN

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

Date: October 10, 2019  
Plot View: public alley vacation and discontinuance  
BSE1961\dwg\BSE1961.DWG

SHEET 1 OF 1

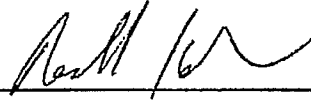
NOTE: PLEASE BE ADVISED THAT THE DOCUMENT GRANTOR(S) HEREBY DIRECT VIEWERS TO IGNORE THE PRINTED TEXT MATERIAL ON THIS MAP. ONLY THE SPATIAL RELATIONSHIPS OF THE ILLUSTRATIONS ON THE MAP ARE BEING PRESENTED FOR YOUR INFORMATION.

Signed by grantor(s) or grantor(s) agent: *Maribeth Witzel-Behl*  
Name of grantor(s) or grantor(s) agent printed: Maribeth Witzel-Behl  
Date: January 14, 2020



EXISTING ADJACENT LAND OWNERS

1.

Signed 

816 and 818 and 820 Regent St

818 Regent, LLC

PARCEL\_NUMBERS 070923225225 and 070923225233 and 070923225415

Russell Kahn (608) 438-8827

2.

Signed 

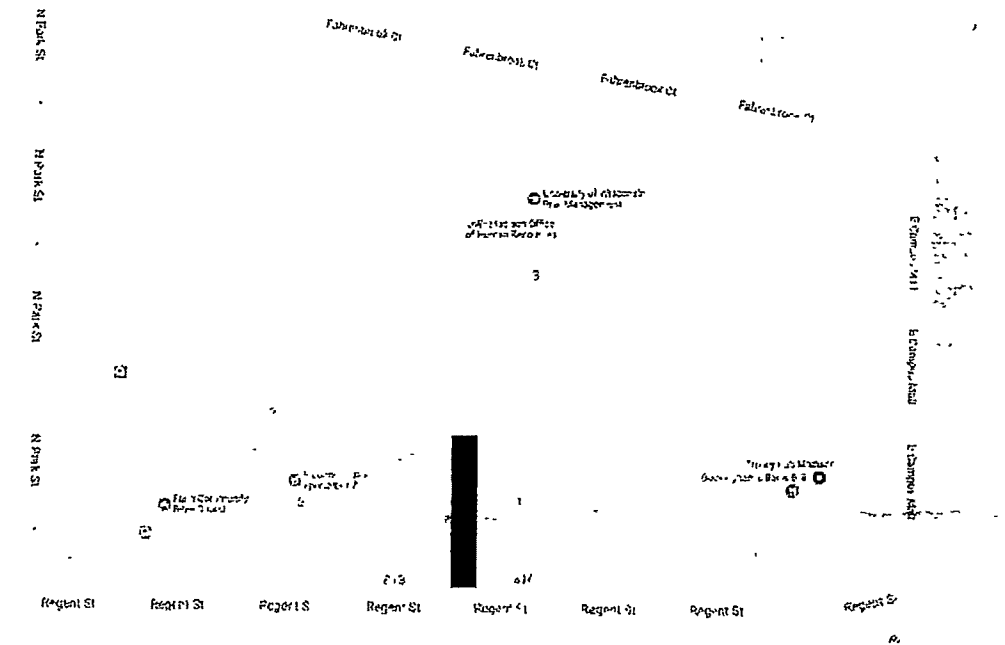
Alexandra Roe, Associate Vice President for Capital Planning and Budget


Board of Regents of the University of Wisconsin System

PARCEL ADDRESS: 21 N. Park St. Madison, WI 53715

PARCEL\_NUMBER 070923225176

Space Management Office, Real Estate (608) 263-3043



BE ADVISED THAT THE ILLUSTRATION ON THIS PAGE CANNOT BE REPRODUCED CLEARLY WHEN SCANNED.  
Grantor/Agent 

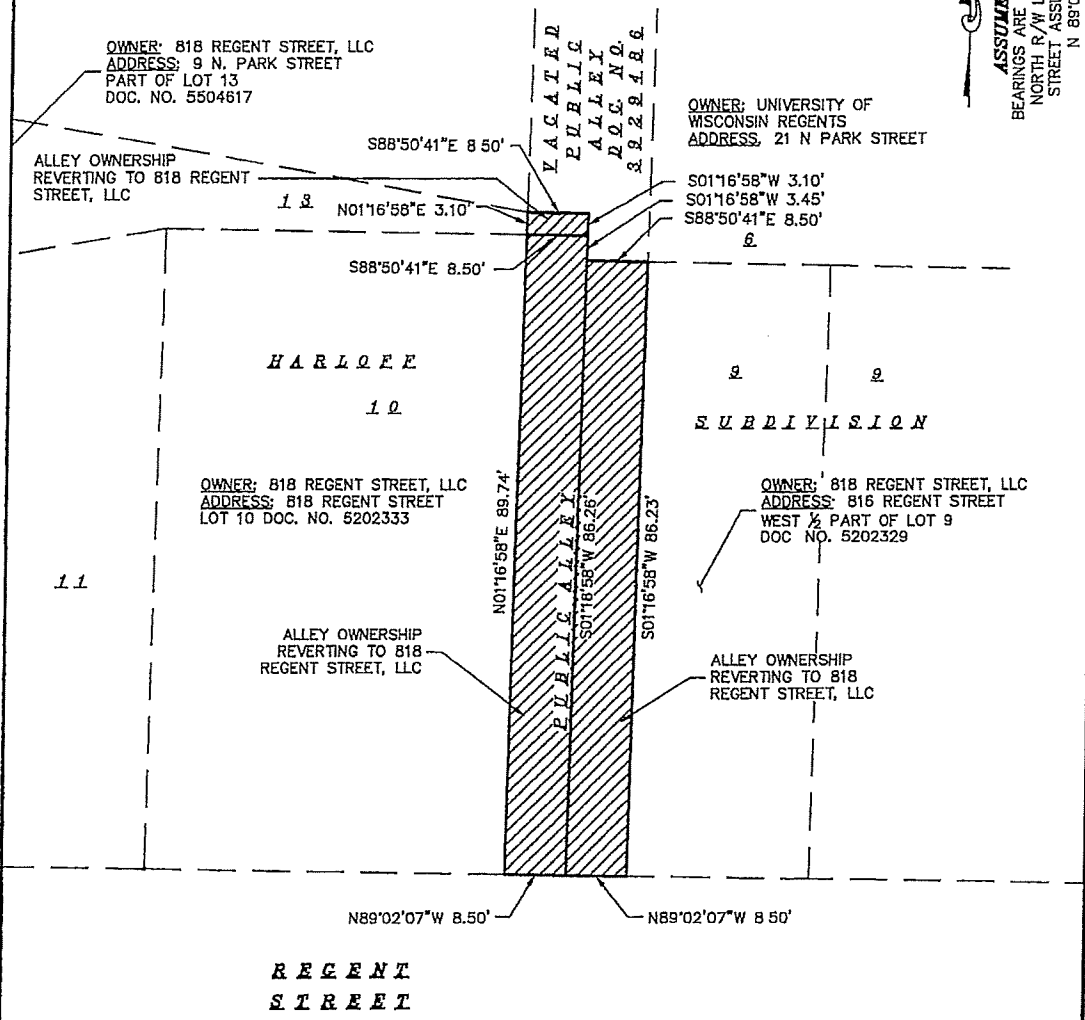
# ALLEY VACATION

PART OF PUBLIC ALLEY, HARLOFF SUBDIVISION, AS RECORDED IN VOLUME 1 OF PLATS, ON PAGE 44, AS DOCUMENT NUMBER 222749A, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE : ONE INCH = TWENTY FEET

ASSUMED NORTH  
BEARINGS ARE BASED UPON THE  
NORTH R/W LINE OF REGENT  
STREET ASSUMED TO BEAR  
N 89°02'07" W



SURVEYED FOR :  
RUSSELL KAHN

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

Date: October 10, 2019  
Plot View: VACATION  
BSE1961\dwg\BSE1961.DWG

ALLEY OWNERSHIP  
REVERTING TO 818  
REGENT STREET, LLC

NOTE: PLEASE BE ADVISED THAT THE DOCUMENT GRANTOR(S) HEREBY DIRECT VIEWERS TO IGNORE THE PRINTED TEXT MATERIAL ON THIS MAP. ONLY THE SPATIAL RELATIONSHIPS OF THE ILLUSTRATIONS ON THE MAP ARE BEING PRESENTED FOR YOUR INFORMATION.

Signed by grantor(s) or grantor(s) agent: *Maibeth Witzel-Behl*  
Name of grantor(s) or grantor(s) agent printed: Maibeth Witzel-Behl

Date: January 14, 2020

Alley Ownership reverting to 818 Regent Street, LLC  
Metes and Bounds Description

Part of a Public Alley, located between Lots 9 and 10, Harloff Subdivision, as recorded in Volume 1 of Plats, on page 44, as Document Number 222749A, Dane County Registry, located in the Southwest Quarter of the Northwest Quarter of Section 23, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Beginning at the northwest corner of said Lot 9, identified as P.O.B. A on the vacation map, also being the southeast corner of Alley Vacation Document Number 3929486;  
thence South 01 degree 16 minutes 58 seconds West along the west line of said Lot 9, 86.23 feet to the southwest corner of said Lot 9, also to the north right of way line of Regent Street;  
thence North 89 degrees 02 minutes 07 seconds West along said north right of way line, 8.50 feet;  
thence North 01 degree 16 minutes 58 seconds East, 86.26 feet to the north line of said Alley Vacation Document Number 3929486;  
thence South 88 degrees 50 minutes 41 seconds East, 8.50 feet along said north line to the Point of Beginning. This description contains 733 square feet.

Also;

Beginning at the southeast corner of said Lot 10, identified as P.O.B. B on the vacation map, also being on the north right of way of Regent Street;  
thence North 01 degree 16 minutes 58 seconds East along the east line of said Lot 10 and along the east line of Lot 13 of said Harloff Subdivision, 92.84 feet to the south line of the Alley Vacation Document Number 3929486;  
thence South 88 degrees 50 minutes 41 seconds East, 8.50 feet;  
thence South 01 degree 16 minutes 58 seconds West, 92.81 feet to the north right of way line of Regent Street;  
thence North 89 degrees 02 minutes 07 seconds West, 8.50 feet along said north line to the Point of Beginning. This description contains 789 square feet.

Also;

Part of a Public Alley, located between Lots 6 and 13, Harloff Subdivision, as recorded in Volume 1 of Plats, on page 44, as Document Number 222749A, Dane County Registry, located in the Southwest Quarter of the Northwest Quarter of Section 23, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Beginning at the southeast corner of said Lot 13;  
thence North 01 degree 16 minutes 58 seconds East along the east line of said Lot 13, 3.10 feet to the southwest corner of Alley Vacation Document Number 3929486;  
thence South 88 degrees 50 minutes 41 seconds East, 8.50 feet to an interior corner of said Alley Vacation;  
thence South 01 degree 16 minutes 58 seconds West along said Alley Vacation, 3.45 feet;  
thence North 88 degrees 50 minutes 41 seconds West, 8.50 feet to the Point of Beginning. This description contains 26 square feet.

Bearings are based upon the north right of way line of Regent Street assumed to bear North 89 degrees 02 minutes 07 seconds West.

Prepared By:  
Burse Surveying and Engineering, Inc.  
2801 International Lane, Suite 101  
Madison WI, 53704  
M:\BSE1961\documents\2019 Combined ALLEY VACATION DESCRIPTIONS.doc

# 818 Regent, LLC

*Received City Engineering  
October 23, 2019*

Robert Phillips/Jeff Quamme  
City of Madison Engineering Division  
210 Martin Luther King Jr. Blvd  
City-County Building, Room 115  
Madison, WI 53703

RE: 816-818 REGENT STREET ALLEYWAY DISCONTINUANCE/VACATION OF RIGHT-OF-WAY  
MADISON, WI 53703

This letter is our formal petition from 818 Regent, LLC owner of all adjacent properties, to the City of Madison, WI to request vacation and discontinuance of a portion of the public alley located adjacent and between the properties at 816 (lot 9) and 818 (lot 10) Regent Street and abutting lot 13 at 822 Regent St in Madison, WI 53703. Please accept this petition material packet for the discontinuance of the right-of-way as defined by the enclosed materials including:

- Legal Description and map of area to be vacated and discontinued
- Land owner signature/contact information
- Map of Discontinuance/Vacation reversionary areas to adjacent parcels
- Surveyor Stamped Plat of Survey
- Previous Alley Vacation Resolution, Doc. No. 3929486

Please contact me at 608-438-8827 if you have any questions or need any further information.

Thank you,

Russell Kahn  
Owner, 818 Regent, LLC

PHONE

WEB

**NOTICE OF PENDENCY  
Public Way Vacation and  
Discontinuance**

State of Wisconsin, County of Dane

In the matter of a written petition filed with the City of Madison requesting the Vacation and Discontinuance of an unnamed Public Alley described on the attached Exhibit A and shown on the attached Exhibit B.

RETURN TO: 818 Regent, LLC  
c/o Russell Kahn  
P.O. Box 5296  
Madison, WI 53705

Tax Parcel No.: None – Public Right-of-Way

TO WHOM IT MAY CONCERN, there was filed a petition to the City of Madison Engineering Division providing a request for the vacation and discontinuance of an unnamed Public Alley described on the attached Exhibit A and shown on the attached Exhibit B in accordance with the provisions of s. 66.1003(2) of the Wisconsin State Statutes.

Proceedings after the introduction of the resolution to the Common Council will be had in accordance with the provisions of s. 66.1003, Wisconsin Statutes, by the City of Madison, Wisconsin.

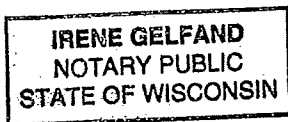
Dated this 15 day of October, 2019.

**818 Regent, LLC**

By: [Signature]  
Russell Kahn  
Title: owner

State of Wisconsin )  
                                  )ss.  
County of Dane        )

Personally came before me this 15 day of October, 2019, the above named Russell Kahn, owner of 818 Regent, LLC, and acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.



[Signature]  
Notary Public, State of Wisconsin  
IRENE GELFAND  
Print or Type Name  
My Commission: 08-25-2023

This instrument drafted by: \_\_\_\_\_

Public alley vacation and discontinuance  
Metes and Bounds Description

Part of a Public Alley, located between Lots 9 and 10, Harloff Subdivision, as recorded in Volume 1 of Plats, on page 44, as Document Number 222749A, Dane County Registry, located in the Southwest Quarter of the Northwest Quarter of Section 23, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

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thence South 01 degree 16 minutes 58 seconds West along the west line of said Lot 9, 86.23 feet to the southwest corner of said Lot 9, also to the north right of way line of Regent Street;  
thence North 89 degrees 02 minutes 07 seconds West along said north right of way line, 17.00 feet to the southeast corner of aforementioned Lot 10;  
thence North 01 degree 16 minutes 58 seconds East along the east line of said Lot 10 and along the east line of Lot 13 of said Harloff Subdivision, 92.84 feet;  
thence South 88 degrees 50 minutes 41 seconds East, 8.50 feet to the west line of Alley Vacation Document Number 3929486;  
thence South 01 degree 16 minutes 58 seconds West along said west line, 6.55 feet;  
thence South 88 degrees 50 minutes 41 seconds East along the south line of said Alley Vacation, 8.50 feet to the Point of Beginning. This description contains 1,522 square feet.

Bearings are based upon the north right of way line of Regent Street assumed to bear North 89 degrees 02 minutes 07 seconds West.

Prepared By:  
Burse Surveying and Engineering, Inc.  
2801 International Lane, Suite 101  
Madison WI, 53704

M:\BSE1961\documents\ALLEY VACATION and discont DESCRIPTION.doc

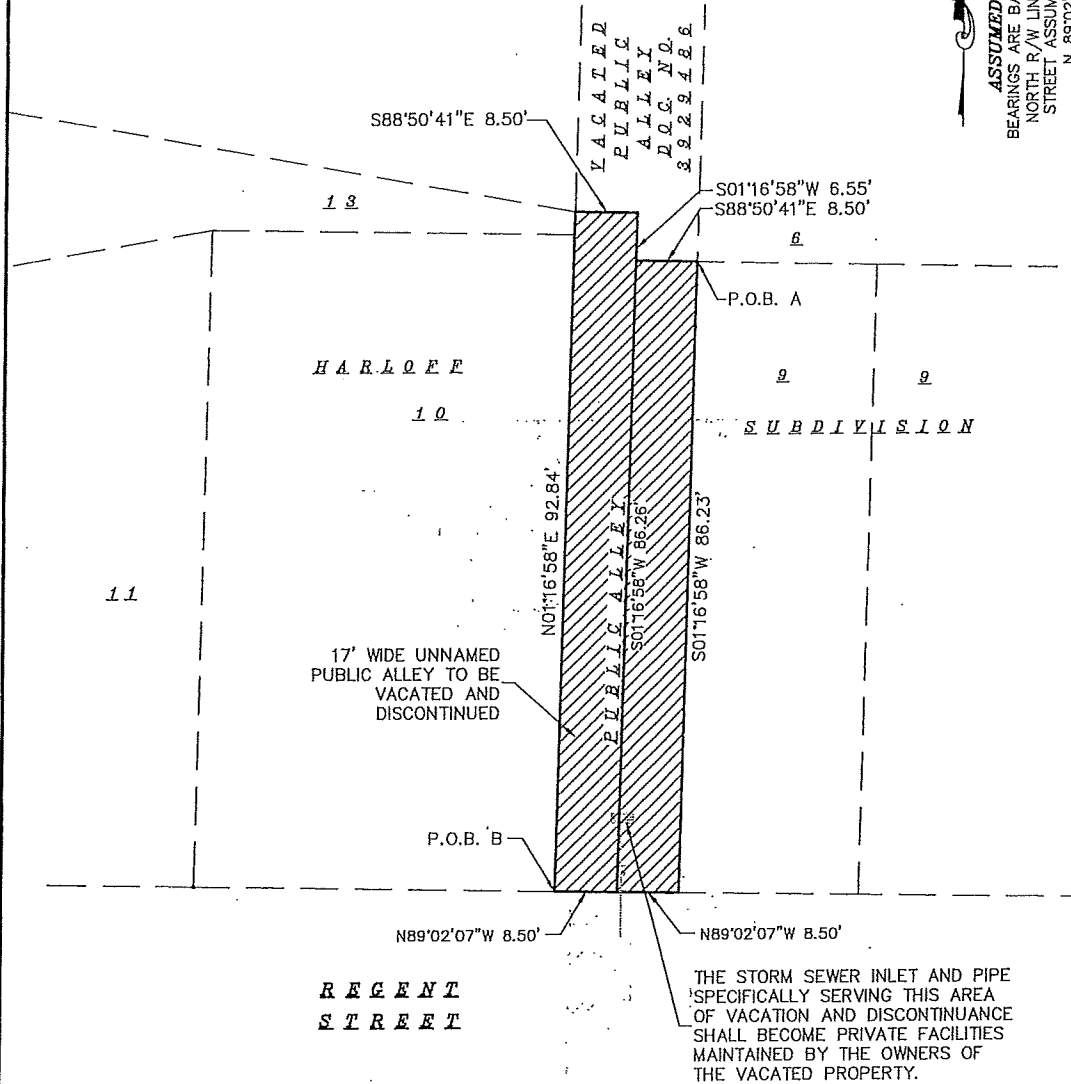
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PART OF PUBLIC ALLEY, HARLOFF SUBDIVISION, AS RECORDED IN VOLUME 1 OF PLATS, ON PAGE 44, AS DOCUMENT NUMBER 222749A, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH; RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE : ONE INCH = TWENTY FEET

ASSUMED NORTH  
BEARINGS ARE BASED UPON THE  
NORTH R/W LINE OF REGENT  
STREET ASSUMED TO BEAR  
N 89°02'07" W



NOTE: PLEASE BE ADVISED THAT THE DOCUMENT GRANTOR(S) HEREBY DIRECT VIEWERS TO IGNORE THE PRINTED TEXT MATERIAL ON THIS MAP. ONLY THE SPATIAL RELATIONSHIPS OF THE ILLUSTRATIONS ON THE MAP ARE BEING PRESENTED FOR YOUR INFORMATION.

Signed by grantor(s) or grantor(s) agent: Maribeth Witzel-Behl  
 Name of grantor(s) or grantor(s) agent printed: Maribeth Witzel-Behl  
 Date: January 14, 2020

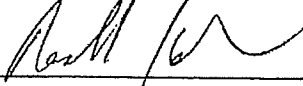
SURVEYED FOR :  
 RUSSELL KAHN


SURVEYED BY :  
**Burse**  
 surveying & engineering <sup>LLC</sup>

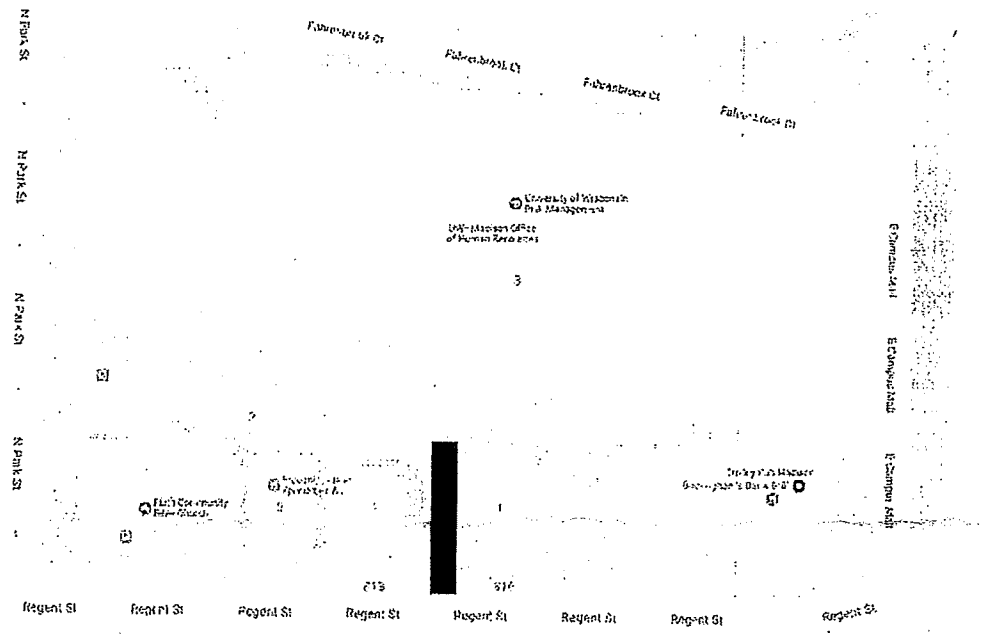
2801 International Lane, Suite 101  
 Madison, WI 53704 608.250.9263  
 Fax: 608.250.9266  
 email: mburse@bse-inc.net  
 www.bursesurveyengr.com

Date: October 10, 2019  
 Plot View: public alley vacation and discontinuance  
 BSE1961\dwg\BSE1961.DWG

EXISTING ADJACENT LAND OWNERS

1.  
Signed   
816 and 818 and 820 Regent St  
818 Regent, LLC  
PARCEL\_NUMBERS 070923225225 and 070923225233 and 070923225415  
Russell Kahn (608) 438-8827

2.  
Signed   
Alexandra Roe, Associate Vice President for Capital Planning and Budget  
Board of Regents of the University of Wisconsin System  
PARCEL ADDRESS: 21 N. Park St. Madison, WI 53715  
PARCEL\_NUMBER 070923225176  
Space Management Office, Real Estate (608) 263-3043





Alley Ownership reverting to 818 Regent Street, LLC  
Metes and Bounds Description

Part of a Public Alley, located between Lots 9 and 10, Harloff Subdivision, as recorded in Volume 1 of Plats, on page 44, as Document Number 222749A, Dane County Registry, located in the Southwest Quarter of the Northwest Quarter of Section 23, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Beginning at the northwest corner of said Lot 9, identified as P.O.B. A on the vacation map, also being the southeast corner of Alley Vacation Document Number 3929486;  
thence South 01 degree 16 minutes 58 seconds West along the west line of said Lot 9, 86.23 feet to the southwest corner of said Lot 9, also to the north right of way line of Regent Street;  
thence North 89 degrees 02 minutes 07 seconds West along said north right of way line, 8.50 feet;  
thence North 01 degree 16 minutes 58 seconds East, 86.26 feet to the north line of said Alley Vacation Document Number 3929486;  
thence South 88 degrees 50 minutes 41 seconds East, 8.50 feet along said north line to the Point of Beginning. This description contains 733 square feet.

Also;

Beginning at the southeast corner of said Lot 10, identified as P.O.B. B on the vacation map, also being on the north right of way of Regent Street;  
thence North 01 degree 16 minutes 58 seconds East along the east line of said Lot 10 and along the east line of Lot 13 of said Harloff Subdivision, 92.84 feet to the south line of the Alley Vacation Document Number 3929486;  
thence South 88 degrees 50 minutes 41 seconds East, 8.50 feet;  
thence South 01 degree 16 minutes 58 seconds West, 92.81 feet to the north right of way line of Regent Street;  
thence North 89 degrees 02 minutes 07 seconds West, 8.50 feet along said north line to the Point of Beginning. This description contains 789 square feet.

Also;

Part of a Public Alley, located between Lots 6 and 13, Harloff Subdivision, as recorded in Volume 1 of Plats, on page 44, as Document Number 222749A, Dane County Registry, located in the Southwest Quarter of the Northwest Quarter of Section 23, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

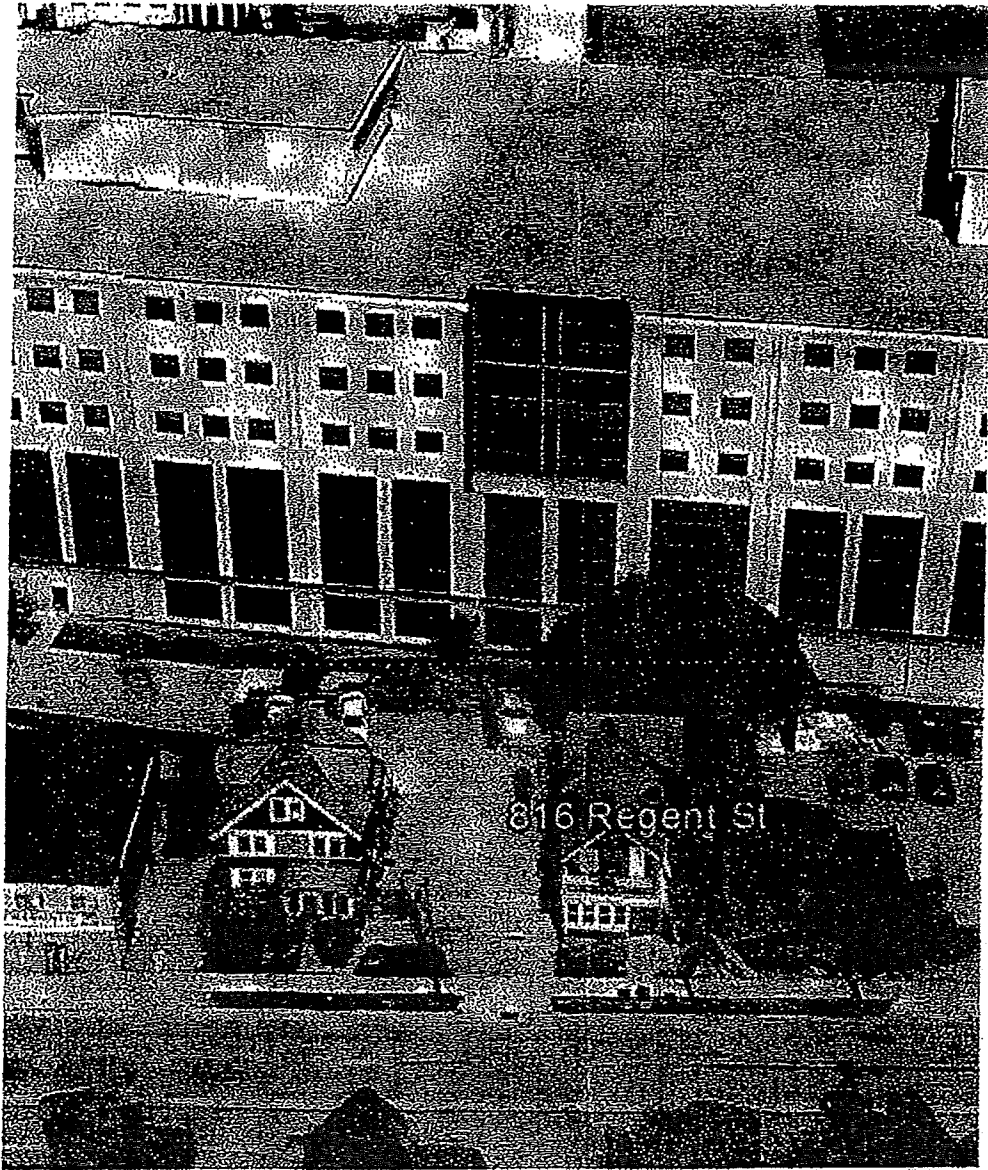
Beginning at the southeast corner of said Lot 13;  
thence North 01 degree 16 minutes 58 seconds East along the east line of said Lot 13, 3.10 feet to the southwest corner of Alley Vacation Document Number 3929486;  
thence South 88 degrees 50 minutes 41 seconds East, 8.50 feet to an interior corner of said Alley Vacation;  
thence South 01 degree 16 minutes 58 seconds West along said Alley Vacation, 3.45 feet;  
thence North 88 degrees 50 minutes 41 seconds West, 8.50 feet to the Point of Beginning. This description contains 26 square feet.

Bearings are based upon the north right of way line of Regent Street assumed to bear North 89 degrees 02 minutes 07 seconds West.

Prepared By:

Burse Surveying and Engineering, Inc.  
2801 International Lane, Suite 101  
Madison WI, 53704

M:\BSE1961\documents\2019 Combined ALLEY VACATION DESCRIPTIONS.doc



# PLAT OF SURVEY

ALL OF LOT 10 AND PART OF LOT 9 AND PUBLIC ALLEY, HARLOFF SUBDIVISION, AS RECORDED IN VOLUME 1 OF PLATS, ON PAGE 44, AS DOCUMENT NUMBER 222749A, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

0 10 20 40 60

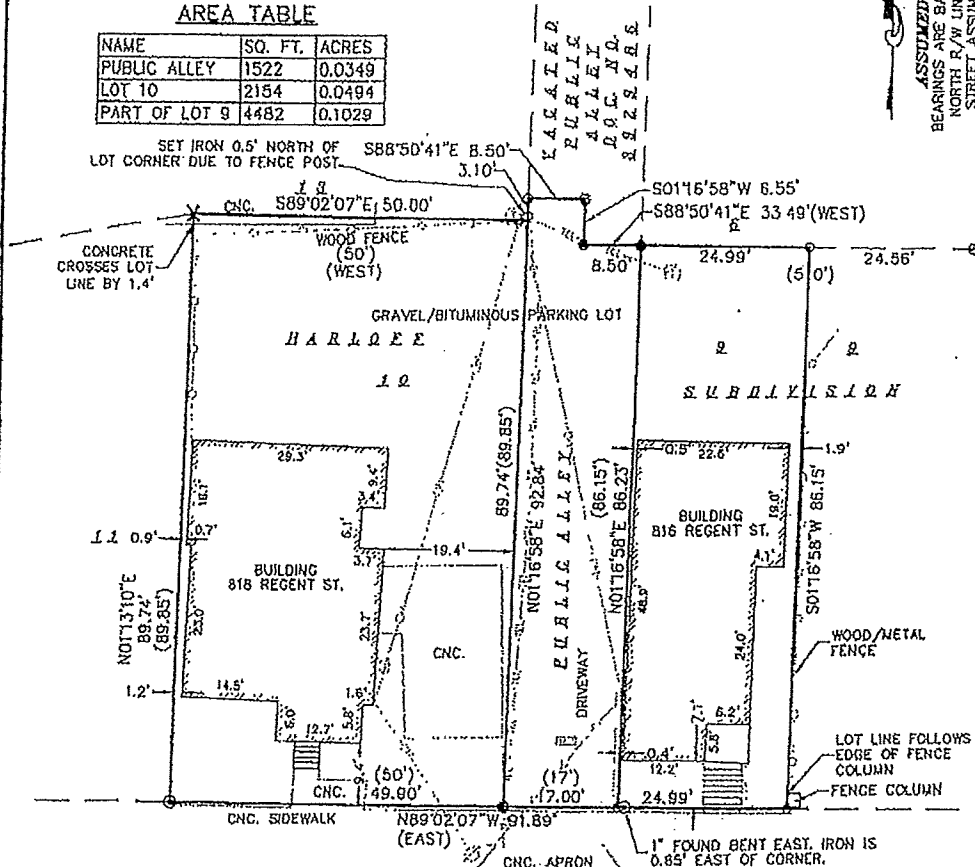


SCALE: ONE INCH = TWENTY FEET

## AREA TABLE

NAME	SQ. FT.	ACRES
PUBLIC ALLEY	1522	0.0349
LOT 10	2154	0.0494
PART OF LOT 9	4482	0.1029

ASSUMED NORTH BEARINGS ARE BASED UPON THE NORTH R/W LINE OF REGENT STREET ASSUMED TO BEAR N 89°02'07" W



REGENT STREET  
66' R/W WIDTH

SURVEYED FOR :  
RUSSELL KAHN

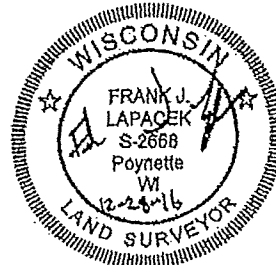
SURVEYED BY :

**Burse**

surveying & engineering s

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

Date: December 28, 2016  
Plat View: POS  
BSE1981\dwg\BSE1961.DWG



SHEET 1 OF 2

NOTE: PLEASE BE ADVISED THAT THE DOCUMENT GRANTOR(S) HEREBY DIRECT VIEWERS TO IGNORE THE PRINTED TEXT MATERIAL ON THIS MAP. ONLY THE SPATIAL RELATIONSHIPS OF THE ILLUSTRATIONS ON THE MAP ARE BEING PRESENTED FOR YOUR INFORMATION.

Signed by grantor(s) or grantor(s) agent:

*Maribeth Witzel-Behl*

Name of grantor(s) or grantor(s) agent printed: Maribeth Witzel-Behl

Date: January 14, 2020

# PLAT OF SURVEY

ALL OF LOT 10 AND PART OF LOT 9 AND PUBLIC ALLEY, HARLOFF SUBDIVISION, AS RECORDED IN VOLUME 1 OF PLATS, ON PAGE 44, AS DOCUMENT NUMBER 222749A, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

**NOTES:**

- 1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose. Survey was performed without the benefit of a title report.
- 2) No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies. Only visible above ground utilities are shown hereon.
- 3) Date of field work: 2016-12-12
- 4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. Survey was completed without the benefit of a title report.
- 5) All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon. There was significant snow cover at the time of survey.
- 6) All trees, hedges and ground cover on the site are not necessarily shown hereon.
- 7) The disturbance of a survey stake by anyone is in violation of Section 238.32 of Wisconsin State Statutes.
- 8) The edges of the gravel/bituminous parking lot were not clearly defined due to snow cover at the time of survey.

**DESCRIPTIONS FURNISHED:**

Warranty Deed Doc. No. 5202329: The West 1/2 of Lot Nine (9), Harloff Subdivision, in the City of Madison.

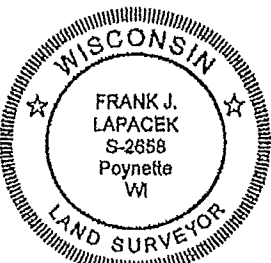
Warranty Deed Doc. No. 5202333: Lot Ten (10), Harloff Subdivision of the South Four Acres of Outlot 10, University Addition to the City of Madison, in the City of Madison, Dane County, Wisconsin.

**SURVEYOR'S CERTIFICATE:**

I, Frank J. Lapacek, Professional Land Surveyor, No. 2658, hereby certify that the foregoing survey was executed under my direction and control, and that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7), and the map hereon is correct to the best of my knowledge and belief.

Dated this 29<sup>th</sup> day of December, 2016

Signed: Frank J. Lapacek  
Frank J. Lapacek, P.L.S. No. 2658



SURVEYED BY :

**Burse**

surveying & engineering s

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

Date: December 28, 2016  
Plot View: POS  
BSE1961\dwg\BSE1961.DWG

**LEGEND**

- 3/4" SOLID IRON ROD FOUND
- ⊙ 1-1/2" IRON PIPE FOUND
- X CUT "X" IN CONCRETE SET
- ⊗ JSD SURVEY CAP FOUND
- MAG NAIL FOUND
- ⊗ MAG NAIL SET
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- OVERHEAD UTILITY WIRE
- BURIED TELEPHONE
- BURIED ELECTRIC
- TV TV PEDESTAL
- ⊕ ELECTRIC PEDESTAL
- ⊗ UTILITY POLE
- ⊕ TELEPHONE PEDESTAL
- GUY WIRE
- ⊗ RECTANGLE CATCH BASIN
- ( ) INDICATES RECORDED AS

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

RESOLUTION

Use black ink

At the (City / Village / Town) of Madison  
*Circle one*  
official meeting held on June 1, 2004, the following

resolution was adopted concerning land in Dane County described as:  
(Give the legal description of the affected property or, if attached, say "see attached.")

Unnamed Public Alley (dedicated to the public as part of the  
Harloff Subdivision) Street Vacation  
ID #: 35952  
Resolution #: 61545

A copy of the resolution is  
attached.

DANE COUNTY  
REGISTER OF DEEDS

DOCUMENT #  
**3923486**

06/17/2004 09:22:58AM

Trans. Fee:  
Exempt #:

Rec. Fee: 19.00  
Pages: 5

000411

Recording area

Name and return address:

City Clerk  
210 Martin Luther King Jr. Blvd.  
Room 103  
Madison, WI 53703

PARCEL IDENTIFICATION NUMBER\*  
(\*Not required for road right of ways)

Roy Fisher June 16, 2004  
Signature of City/Village/Town official Date

Ray Fisher  
Name printed

City Clerk of Madison  
Title

STATE OF WISCONSIN, County of DANE

Subscribed and sworn to before me on June 16, 2004 by the above named person(s).

Signature of notary or other person  
authorized to administer an oath  
(as per s. 706.06, 706.07) Tammy L. Peters

Print or type name: Tammy L. Peters

Title Admin Clerk Date commission expires: 4-24-05

This document was drafted by:  
(print or type name below)  
Tammy L. Peters

Names of persons signing in any  
capacity must be typed or printed  
below their signature.  
DCROD 3/1/2002

5/10

AGENDA # \_\_\_\_\_

CITY OF MADISON, WISCONSIN

000412

A RESOLUTION \_\_\_\_\_

PRESENTED April 20, 2004  
REFERRED BPW, PC, PBMVC

\_\_\_\_\_  
REREFERRED \_\_\_\_\_

\_\_\_\_\_  
REPORTED BACK JUN 01 2004

ADOPTED  \_\_\_\_\_ POF \_\_\_\_\_

RULES SUSPENDED \_\_\_\_\_

PUBLIC HEARING June 1, 2004

Vacating/Discontinuing part of an un-named public alley dedicated to the public as part of the Harloff Subdivision of the South Four acres of the University Addition to the City of Madison, recorded in Volume 1 of Plats on Page 44 as Document Number 222749A, situated in the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section Twenty-Three (23), Town Seven North (T7N), Range Nine East (R9E), City of Madison, Dane County, Wisconsin

Drafted by: Larry D. Nelson, City Engineer

Date: April 13, 2004

Fiscal Note: No City of Madison funds required.

APPROVAL OF FISCAL NOTE IS NEEDED  
BY THE COMPTROLLER'S OFFICE  
Approved By  
Tatum A. Biele, CPA  
Comptroller's Office

RESOLUTION NUMBER 61545  
ID NUMBER 35952

SPONSORS: Ald. Mike Verveer, Dist. 4

WHEREAS, the un-named public alley, running North from Regent Street was dedicated to the public as part of the Harloff Subdivision of the South Four acres of the University Addition to the City of Madison, recorded in Volume 1 of Plats on Page 44 as Document Number 222749A and,

WHEREAS, the un-named public alley is currently improved and this right-of-way is currently vacant of public sanitary sewer, public water main and public utilities; and,

WHEREAS, an existing public storm sewer box structure bisects this public alley within an existing easement retained by a previous street vacation resolution for College Court; and,

WHEREAS, the University of Wisconsin has proposed a redevelopment project of properties bounded by Regent Street, North Murray Street, North Park Street and the railroad, with the exception of the existing properties fronting on Regent Street; and,

WHEREAS, this redevelopment plan requires the relocation of the existing public storm sewer box and vacation/discontinuance of the said public alley; and,

WHEREAS, City Engineering has created a Private Subdivision project, "Park Street Properties 1-Storm Box Relocation"- Engineering Project No. 53B1991 to facilitate the relocation and public alley vacation/discontinuance; and,

NOW, THEREFORE BE IT RESOLVED, pursuant to Sec. 66.1003(4), Wisconsin Statutes, the City of Madison hereby vacates/discontinues said public alley, more particularly described as follows:

Part of a 17 foot wide alley created as part of the Harloff Subdivision of the South Four acres of the University Addition to the City of Madison, recorded in Volume 1 of Plats on Page 44 as Document

Number 222749A, situated in the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section Twenty-Three (23), Town Seven North (T7N), Range Nine East (R9E), City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Southwest corner of Lot Twelve of said Harloff Subdivision at the Northeast quadrant of the intersection of Park Street and Regent Street (formerly Washington Street); thence North 89°53'33" East along the Northerly Right-of-Way of Regent Street 180.01 feet to the West line of said 17 foot alley; thence North 00°09'19" East along said West line, 92.84 feet to the point of beginning; thence continuing North 00°09'19" East along said West line 322.30 feet to the Northeast corner of Lot 19 of said Harloff Subdivision and the Northerly limits of said 17 foot wide alley; thence North 89°58'36" East, 17.00 feet to the East line of said 17 foot wide alley and also the Northwest corner of Lot One (1) of said Harloff Subdivision; thence South 00°09'19" West along said East line, 328.90 feet to the Northwest corner of Lot Nine (9) of said Harloff Subdivision; thence North 89°50'41" West to the centerline of said 17 foot wide alley; thence North 00°09'19" East along said centerline 6.55 feet; thence North 89°50'41" West, 8.50 feet to the point of beginning. Containing 5,535 square feet or 0.127 acres.

NOW, THEREFORE BE IT FURTHER RESOLVED, the individual reversion rights to the vacated/discontinued public alley, are described as follows:

**OWNER: PARK STREET PROPERTIES I LLC % BOLDT CONSULTING**

Part of a 17 foot wide alley created as part of the Harloff Subdivision of the South Four acres of the University Addition to the City of Madison, recorded in Volume 1 of Plats on Page 44 as Document Number 222749A, situated in the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section Twenty-Three (23), Town Seven North (T7N), Range Nine East (R9E), City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Southwest corner of Lot Twelve of said Harloff Subdivision at the Northeast quadrant of the intersection of Park Street and Regent Street (formerly Washington Street); thence North 89°53'33" East along the Northerly Right-of-Way of Regent Street 180.01 feet to the West line of said 17 foot alley; thence North 00°09'19" East along said West line 304.92 feet to the South Line of the North Ten (10) feet of Lot 17 of said Harloff Subdivision and also the point of beginning; thence continuing North 00°09'19" East along said West line 110.22 feet to the North line of said Harloff Subdivision and the northerly limits of said 17 foot wide alley; thence North 89°58'36" East along said North line, 8.50 feet to the centerline of said 17 foot wide alley; thence South 00°09'19" West along said centerline 110.24 feet; thence North 89°50'41" West, 8.50 feet to the point of beginning. Containing 937 square feet or 0.021 acres.

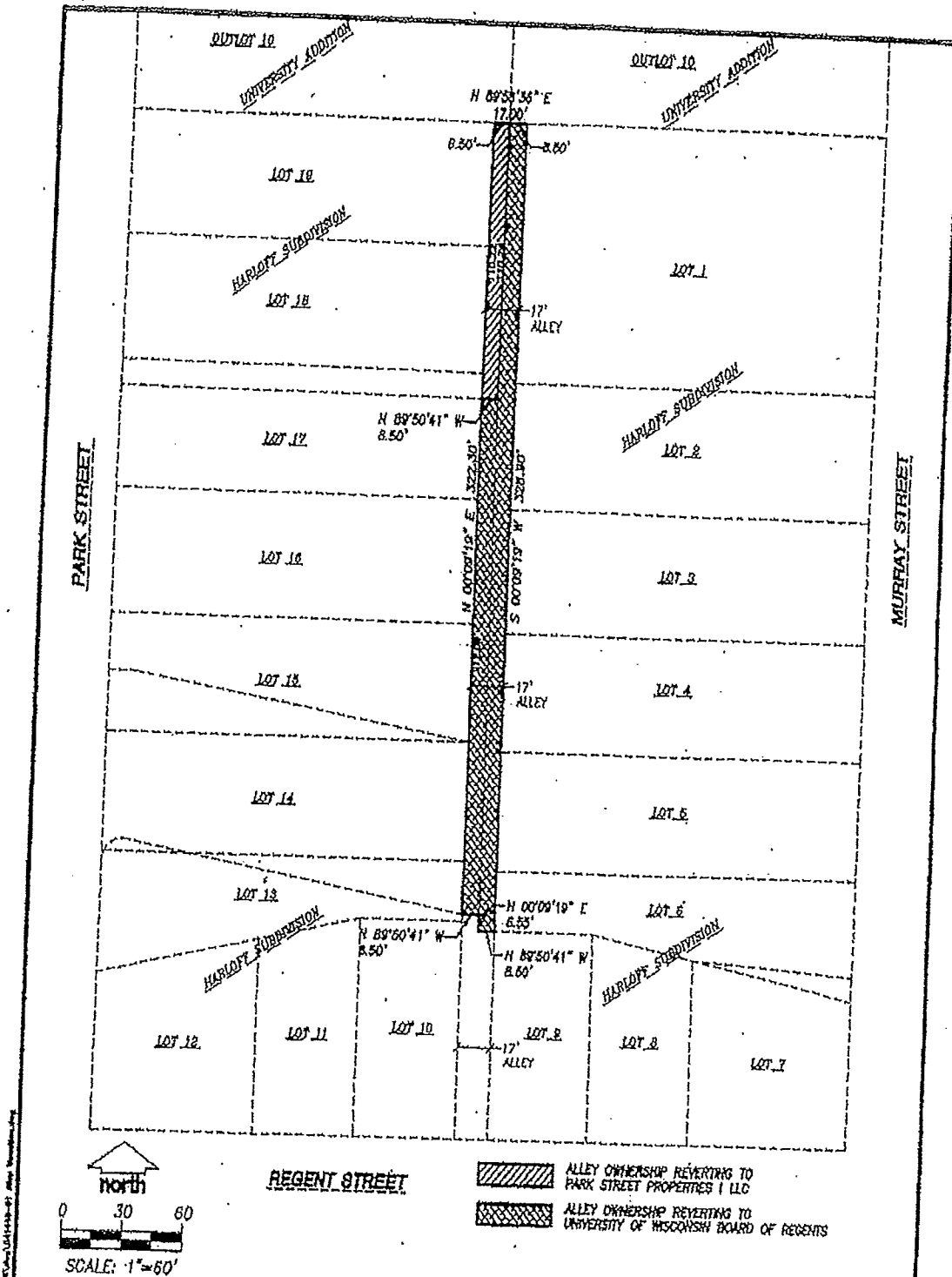
**OWNER: UNIVERSITY OF WISCONSIN BOARD OF REGENTS**

Part of a 17 foot wide alley created as part of the Harloff Subdivision of the South Four acres of the University Addition to the City of Madison, recorded in Volume 1 of Plats on Page 44 as Document Number 222749A, situated in the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section Twenty-Three (23), Town Seven North (T7N), Range Nine East (R9E), City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Southwest corner of Lot Twelve of said Harloff Subdivision at the Northeast quadrant of the intersection of Park Street and Regent Street (formerly Washington Street); thence North 89°53'33" East along the Northerly Right-of-Way of Regent Street 180.01 feet to the West line of said 17 foot alley; thence North 00°09'19" East along said West line 92.84 feet to the point of beginning; thence continuing North 00°09'19" East along said West line 212.09 feet to the South line of the North Ten (10) feet of Lot 17 of said Harloff Subdivision; thence South 89°50'41" East, 8.50 feet to the centerline of said 17 foot

wide alley; thence North  $00^{\circ}09'19''$  East along said centerline 110.24 feet to the North line of said Harloff Subdivision and also the northerly limits of said 17 foot wide alley; thence North  $89^{\circ}58'36''$  East along said East line, 8.50 feet to the Northwest corner of Lot One (1) of said Harloff Subdivision; thence South  $00^{\circ}09'19''$  West to the Northwest corner of Lot Nine (9) of said Harloff Subdivision; thence North  $89^{\circ}50'41''$  West to the centerline of said 17 foot wide alley; thence North  $00^{\circ}09'19''$  East along said centerline 6.55 feet; thence North  $89^{\circ}50'41''$  West, 8.50 feet to the point of beginning. Containing 4,598 square feet or 0.106 acres.





**EXHIBIT A**  
**ALLEY VACATION - HARLOFF SUBDIVISION**

DRAWN BY: <b>EXS</b>	CHECKED BY:	PROJECT NO: 041446	DATE: 04-11-04	FIGURE NO: 1
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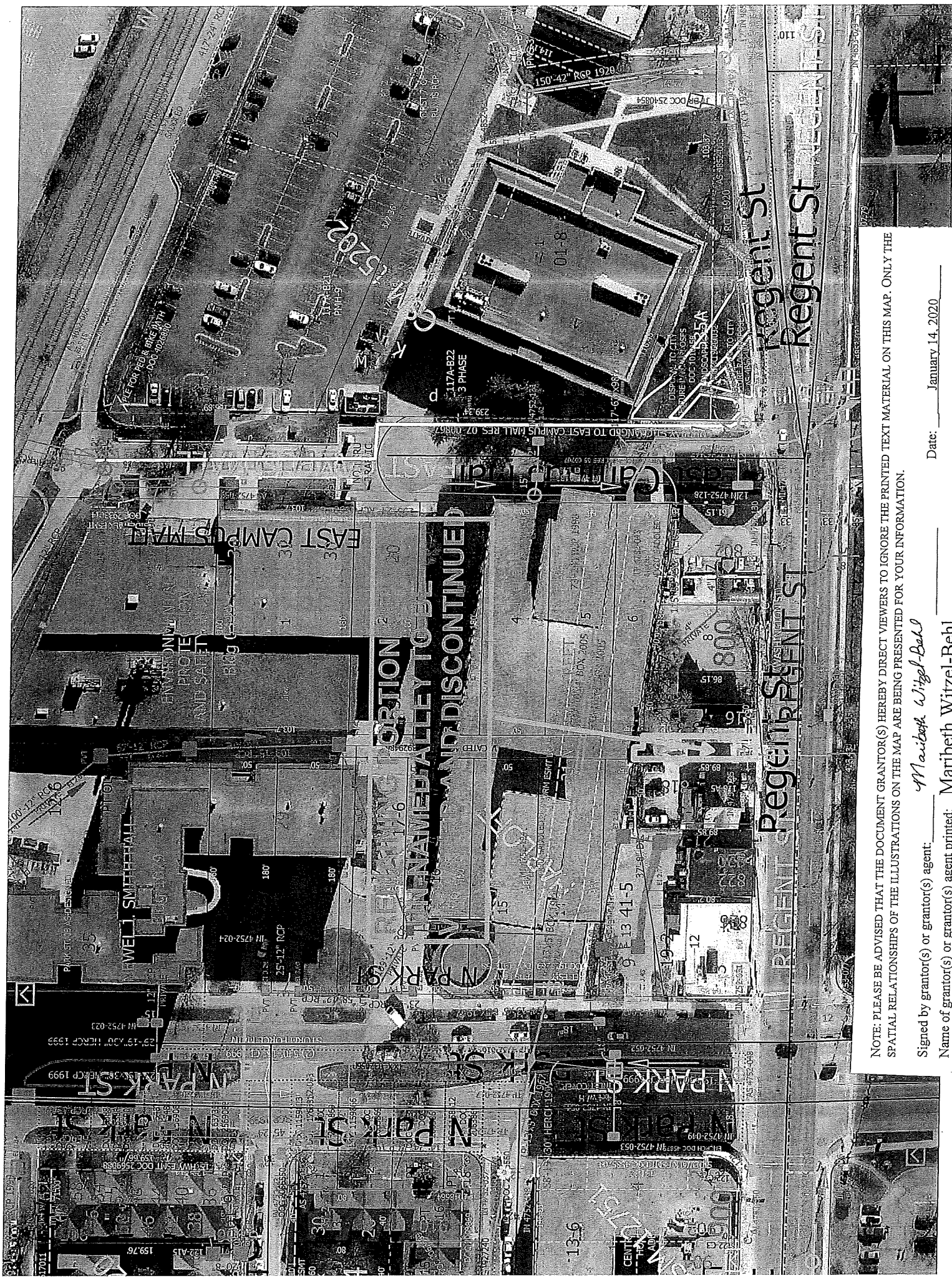
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SIGNED BY GRANTOR OR GRANTOR'S AGENT: Ray Fisher DATE: 6-16-04  
 NAME OF GRANTOR OR GRANTOR'S AGENT PRINTED: KAY FISHER

**JSD**  
 Jonathan S. Dreyer & Partners, Inc.  
 181 HORIZON DRIVE, SUITE 101  
 MENA, WI 53053  
 414.842.6020

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Signed by grantor(s) or grantor(s) agent: Maribeth Witzel-Behl  
 Name of grantor(s) or grantor(s) agent printed: Maribeth Witzel-Behl Date: January 14, 2020



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Signed by grantor(s) or grantor(s) agent: Maribeth Witzel-Behl Date: January 14, 2020

Name of grantor(s) or grantor(s) agent printed: Maribeth Witzel-Behl