



Department of Planning & Development  
**Planning Unit**

Website: [www.cityofmadison.com](http://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

October 19, 2005

Mike Ring  
Park Towne Development Corp.  
402 S. Gammon Place; Suite 300  
Madison, Wisconsin 53719

RE: File No. LD 0532 – Certified survey map – 425 S. Yellowstone Drive

Dear Mr. Ring:

The three-lot certified survey of property located at 425 S. Yellowstone Drive, Section 25, Township 7N, Range 8E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned C3 (Highway Commercial District).

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

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

1. Each lot shall have a separate sanitary sewer lateral.
2. 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.
3. Identify coordinates shown as: “Calculated values using Wiscon. 2.2 from NAD 83 (1997) Base Control.”

**Please note that the City Real Estate Office is reviewing the report of title provided with this survey and may have comments. That office will send any comments to you by fax. If you have any questions, please contact Jeff Ekola at 267-8719 for more information.**

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 October 11, 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.

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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 261-9632.

Sincerely,

Timothy M. Parks  
Planner

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