



Department of Planning & Development  
**Planning Unit**

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

Madison Municipal Building  
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Madison, Wisconsin 53701-2985  
TDD 608 266-4747  
FAX 608 266-8739  
PH 608 266-4635

August 21, 2006

Gail Foltman  
Veridian Homes  
6801 South Towne Drive  
Madison, Wisconsin 53713

RE: File No. LD 0635 – Certified survey map – 4750 Bellingrath Street.

Dear Ms. Foltman:

The three-lot certified survey of property located at 4750 Bellingrath Street, Section 35, Township 7N, Range 10E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned R2T (Single-Family Residence District).

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

**Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following two conditions:**

1. Prior to approval, owner shall submit an affidavit or other evidence that the proposed buyer of Outlot 1 has been informed of and agrees with the following: “Outlot 1 resides within the City of Madison and as such, is subject to annual and semi-annual billings including but limited to real estate taxes, impact fees and user fees, including the Storm Water Utility fees. Failure to pay these billings can result in a tax lien against the property.”
2. A minimum of two (2) working days prior to requesting City Engineering signoff on the CSM, the applicant shall contact Janet Dailey to obtain the final stormwater utility charges that are due and payable prior to subdivision of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel).

**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.**

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.

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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.

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. If you have any questions or if you may be of any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,

Timothy M. Parks  
Planner

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