

**LOT 7 AND THE NORTHEAST ½ OF LOT 6, BLOCK 42, ORIGINAL
PLAT OF MADISON, CITY OF MADISON,
DANE COUNTY, WISCONSIN**

415, 417 & 419 W. DAYTON STREET

**PLANNED UNIT DEVELOPMENT
SPECIFIC IMPLEMENTATION PLAN
PUD-SIP
ZONING TEXT**

The following is the Planned Unit Development-Specific Implementation Plan (PUD-SIP) zoning text for Lot 7 and the Northeast ½ of Lot 6, Block 42, Original Plat of Madison, City of Madison, Dane County, Wisconsin.

A. USES:

Lot 7 and the Northeast ½ of Lot 6, Block 42, Original Plat of Madison, City of Madison, Dane County, Wisconsin, shall be used for a single structure building consisting of 20 condominium units with a unit mix of (7) one-bedroom units (35%) and (13) two-bedroom units (65%), 27 underground automotive parking stalls (including 2 handicap parking stalls), 20 underground bike stalls and 3 outdoor surface bike parking stalls and accessory uses.

B. BULK REGULATIONS

1. Height Regulation:

The building shall consist of two underground parking levels and four above ground dwelling unit levels. The total building height from first floor (measured at main entry to top of parapet) shall be 42'-0" (City Datum 55'-0").

2. Lot Size and Building Area:

The lot area is 13,159 square feet or .302 acres.

The total building area shall be 44,917 square feet consisting of 18,630 square feet of two underground parking levels and 26,287 square feet of residential area (first floor 5,587 square feet, second floor 6,900 square feet, third floor 6,900 square feet & fourth floor 6,900 square feet)

3. Setbacks:

Rear: 28'
Front: 8'
Side: 10'
Side: 10'

4. Density: The density shall be 66.2 units per acre.

5. Usable Open Space:

The total useable open space shall be 4,644 square feet consisting of 1,501 square feet of unit decks and 3,143 square feet at grade level. The useable open space per unit is 232 square feet and the useable open space per bedroom is 140 square feet.

6. Off-Street Loading Facilities:

Off-street loading facilities shall be provided by one curb side loading zone.

7. Off-Street Parking:

Off-street parking shall consist of two underground parking levels consisting of 28 automotive parking stalls including 2 handicapped parking stalls. Access to and from the underground parking levels shall be via a driveway from W. Dayton Street. There shall be 26 underground garage levels bike stalls and 3 outdoor bicycle parking stalls.

C. MANAGEMENT/MAINTENANCE PLAN:

1. Repairs to the common areas will be done immediately upon learning of the need and, if appropriate, damages assessed against the proper individuals.
2. Access to the building will be by key only with an intercom system to allow entry for visitors.
3. All residents will be provided the office emergency telephone number and an after hours emergency telephone number to provide for everyday 24 hour maintenance and security coverage.
4. The building will be managed by the Condominium Association.

D. FAMILY DEFINITION/PERMITTED:

Family shall be defined per M.G.O. Sec. 28.03(2) and shall be permitted as it applies to the R6 zoning district. The occupancy of the building shall be limited to no more than two persons in each one-bedroom condominium and four persons in each two-bedroom condominium.

E. SITE IMPROVEMENTS:

1. Streets:

Access to and from the site shall be directly to and from W. Dayton Street. Curb cuts shall be deleted and added per the approved plans.

2. Water, Storm Sewer and Sanitary Sewer:

The building shall be served by the existing water, storm sewer and sanitary sewer in the existing public right-of-way.

3. Solid Waste, Snow Removal and Maintenance:

Solid waste collection, snow removal and maintenance shall be by private contract.

F. LANDSCAPE AND SIGNAGE:

Landscaping shall be per the approved plans. Landscaping and signage shall be installed per the plans approved in the Planned Unit Development-Specific Implementation. Signage shall be in conformity with Chapter 31 of the Madison General Ordinances for the R6 zoning district.

G. SALES PRICES:

H. CONSTRUCTION IN CONFORMITY WITH APPROVED PLANS:

All construction of all site and building improvements, including landscaping and signage as specified above, shall be in conformity with the approved plans as attached to this PUD-SIP.

I. ALTERATIONS TO SIP:

No amendment to this Planned Unit Development-Specific Implementation Plan PUD-SIP may be made without the approval of the Common Council of the City of Madison, except that minor alterations to the Planned Unit Development-Specific Implementation Plan PUD-SIP may be made by the Director of the Planning Unit as provided for in the Madison General Ordinances.

* See Exhibit A attached for legal description.

END

PLAT OF SURVEY

Lot 7 and the Northeast 1/2 of Lot 6, Block 42, Original
PLAT OF MADISON, City of Madison, Dane County, Wisconsin

PROPOSED JOINT ACCESS EASEMENT FROM THE OWNER OF THE NE
1/2 OF LOT 6, BLOCK 42 OF THE ORIGINAL PLAT OF MADISON

DESCRIPTION:

Part of the Northeast 1/2 of Lot 6, Block 42 of the original PLAT OF
MADISON, located in the City of Madison, Dane County, Wisconsin, more fully
described as follows:

Commencing at the North corner of Lot 7, Block 42 of the original PLAT OF
MADISON;

Thence S44°59'49"W, 99.39 feet along the Northwest line of said Block 42 to
the point of beginning of this description at the West corner of the Northeast
1/2 of said Lot 6;

Thence N44°59'49"E, 4.00 feet along said Northwest line;

Thence S44°59'47"E, 88.00 feet;

Thence S45°00'13"W, 4.00 feet to the Southwest line of the Northeast 1/2
of said Lot 6;

Thence N44°59'47"W, 88.00 feet along said Southwest line to the point of
beginning of this description.

This easement contains 352 square feet.

PROPOSED JOINT ACCESS EASEMENT FROM THE OWNER OF THE SW
1/2 OF LOT 6, BLOCK 42 OF THE ORIGINAL PLAT OF MADISON

DESCRIPTION:

Part of the Southwest 1/2 of Lot 6, Block 42 of the original PLAT OF
MADISON, located in the City of Madison, Dane County, Wisconsin, more fully
described as follows:

Commencing at the North corner of Lot 7, Block 42 of the original PLAT OF
MADISON;

Thence S44°59'49"W, 99.39 feet along the Northwest line of said Block 42 to
the point of beginning of this description at the North corner of the Southwest
1/2 of said Lot 6;

Thence S44°59'47"E, 88.00 feet along the Northeast line of the Southwest
1/2 of said Lot 6;

Thence S45°00'13"W, 4.00 feet;

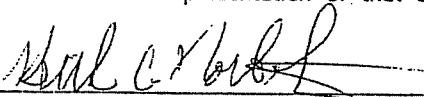
Thence N44°59'47"W, 88.00 feet to the Northwest line of said Block 42;

Thence N44°59'49"E, 4.00 feet along said Northwest line to the point of
beginning of this description.

This easement contains 352 square feet.

SURVEYOR'S CERTIFICATE:

I, Keith C. Notbohm, Wisconsin Registered
Land Surveyor No. S-1386, hereby certify
that I have surveyed the property described
hereon, and that the plat shown is a correct
and true scaled representation of that survey.



Keith C. Notbohm
Registered Land Surveyor, S-1386
SURVEYED: October 19, 2005



Keith Notbohm
Land Surveying, Inc.
6314 Odana Road, Suite A
Madison, Wisconsin 53719
(608) 277-0503

OFFICE MAP NO. 642 S
SHEET 2 OF 2

EXHIBIT A