

**454 W. JOHNSON STREET**  
**PLANNED UNIT DEVELOPMENT**  
**GENERAL DEVELOPMENT PLAN**  
**SPECIFIC IMPLEMENTATION PLAN**  
**PUD-SIP**

**ZONING TEXT**

*December 27, 2006*

Legal Description: See Exhibit A attached.

The following is the Planned Unit Development—General Development Plan - Specific Implementation Plan (PUD-GDP-SIP) zoning text for the proposed project to be located 454 W. Johnson Street.

A. USES: Shall be used for a single structure condominium/commercial building consisting of 197 condominium units with a unit mix of 64 one bedroom units (32%), 128 two-bedroom units (65%), and five three-bedroom units (3%) for a total of 335 bedrooms or an average of 1.70 bedrooms per condominium. In addition to the condominiums, there will be 9,205 net square feet of commercial space located on first floor and 9,106 square feet of health club space located on second floor. The first and 2nd floor uses shall include those uses listed in the C2 general commercial zoning district. Access to the underground parking will be off of W. Johnson Street and W. Gorham Street via cross easement agreements.

B. BULK REGULATIONS:

1. Height Regulation:

The building shall consist of 2 underground parking levels and 12 above-ground dwelling/retail units with an architectural tower element. The total building height from ground floor measured at 856.5' (per City Datum) to top of architectural tower element shall be 156'-7" (actual measured height). Main roof parapet height shall be 136'-7". Top of architectural tower element shall be 1013.08' (per City Datum).

2. Lot Size and Building Area:

The lot comprises 37,927 square feet or .87 acres.

The total building area shall be 249,338 gross square feet consisting of 53,892 square feet of two parking levels, first floor 19,502, second floor 23,860 square

feet, third through sixth floors 21,044 square feet each, seventh through eighth floors 20,837 square feet each, ninth & tenth floors 20,334 square feet each, eleventh & twelfth floors 19,727 square feet each.

3. Floor Area Ratio: 5.15 (total building area – building area below grade/lot area).

4. Setbacks:

Side Yards: 10'-0" at ground level.

Front Yards: 15'-0" at Johnson Street.

Rear Yards: 30'-1".

5. Density: The allowed density shall be 235 units per acre.

6. Useable Open Space:

The total useable open space shall be 14,833 square feet consisting of condominium decks. The total useable open space per bedroom is 44 square feet.

7. Off-Street Loading Facilities:

Off-street loading facilities shall be provided by two 10' x 35' loading areas located on drive thru private drive on the eastern edge of the property adjacent to West Johnson Street and one 10' x 35' loading area located on the private drive along the western edge of the building.

8. Off-Street Parking:

As shown on the approved plan.

C. MANAGEMENT/MAINTENANCE PLAN:

1. Fleming Development will professionally manage the building.

2. A management office will be located on the premises and will be staffed on an as-needed basis during normal business hours.

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 C2/R6 zoning district with the exception of the following:

1. One bedroom unit may have a family and one additional unrelated person.
2. Two bedroom units may have a family and two additional unrelated people.
3. Three bedroom units may have a family and three additional unrelated people.

E. SITE IMPROVEMENTS:

1. Streets:

Pedestrian access to and from the site shall be directly from W. Johnson and N. Bassett Streets. Auto and delivery vehicles will be from W. Johnson and N. Bassett Streets. Curb cuts shall be deleted/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 rights-of-way.

3. Solid Waste, Snow Removal and Maintenance:

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

F. SIGNAGE:

Signage shall be installed per the approved plans approved in the Planned Unit Development - General Development Plan - Specific Implementation Plan. Signage shall be in conformity with Chapter 31 of the Madison General Ordinances for the C2/R6 zoning district.

G. CONSTRUCTION IN CONFORMITY WITH APPROVED PLANS:

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

H. ALTERATION TO SIP:

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

# Exhibit A

PARCEL A: part of Lots One (1), Two (2), Three (3), Seventeen (17), and Eighteen (18), Block Forty (40), Original Plat of Madison, in the City of Madison, Dane County, Wisconsin, more particularly described as follows: Beginning at the Southerly most corner of said Lot 17; thence South 44°23'32" West along the Northwest line of West Johnson Street, 8.61 feet; thence South 49°35'47" West along the Northwest line of West Johnson Street, 44.46 feet; thence along the arc of a curve to the right, having a radius of 15.00 feet and a long chord subtended bearing North 87°57'02" West, 20.25 feet to the Northeastly line of Bassett Street; thence North 45°29'50" West, along the Northeastly line of Bassett Street, 80.50 feet; thence North 18°47'24" West along the Northeast line of Bassett Street; thence North 45°22'32" East, 44.50 feet to the Southeastly line of Bassett Street, 80.50 feet; thence North 79°09'57" East, 70.62 feet; thence South 45°22'32" East, 44.50 feet to the Southeastly line of said Lot 3; thence South 44°39'51" West along the Southeastly line of said Lots 2 and 3, 41.19 feet; thence South 45°20'58" East, 135.70 feet to the Northwestly line of West Johnson Street; thence South 44°23'32" West along the Northwestly line of West Johnson Street, 33.15 feet to the point of beginning.

EXCEPTING a part conveyed by Warranty Deed recorded July 29, 2003, as Document Number 3770753, described as follows: Part of Lots Two (2) and three (3), Block Forty (40), Original Plat of Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at the Northerly corner of Lot 2; thence South 00°42'53" East along the East line of North Bassett Street, 71.50 feet to the point of beginning; thence North 79°29'37" East, 70.50 feet; thence South 45°06'45" East, 17.20 feet; thence South 44°58'40" West, 1.04 feet; thence North 89°59'16" West, 80.76 feet to the East line of North Bassett Street and to the point of beginning.

ALSO: Those lands conveyed by Warranty deed recorded July 29, 2003, as Document Number 3770754, described as follows: Part of Lot Three (3), Block Forty (40), Original Plat of Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at the Northerly corner of Lot 2; thence North 45°07'52" East along the South line of West Gorham Street, 99.44 feet to the North corner of the Southwest 33 feet of Lot 4, of said Block 40; thence South 45°13'23" East along the Northeastly line of said Southwest 33 feet, 135.07 feet to the South line of Lot 4; thence South 44°49'19" West along the South line of said Lots 4 and 3, 65.70 feet to a point of beginning; thence continuing along said South line of Lot 3, 26.00 feet to a point that is B fence Northeastly of the Southwest corner of said Lot 3, thence North 45°06'45" West parallel with the Southwest line of said Lot 3, 27.27 feet; thence North 44°58'40" East, 13.60 feet; thence South 45°01'20" East, 5.00 feet; thence South 73°56'47" East, 9.39 feet; thence North 44°49'19" East, 3.00 feet; thence South 64°18'49" East, 14.82 feet to the point of beginning.

PARCEL B: The Northeast Half (NE ½) of Lot Seventeen (17), Block Forty (40), Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin.

PARCEL C: The Southwest Half (SW ½) of Lot Sixteen (16), Block Forty (40), Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin.

PARCEL D: The Northeast Half (NE ½) of Lot Sixteen (16), Block Forty (40), Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin.

PARCEL E: The Southwest Half (SW ½) of Lot Fifteen (15), Block Forty (40), Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin.

TOGETHER WITH Light, Air and Pedestrian access easement created by instrument recorded as Document Number 3770755 and amended recorded as Document Number 3802246.

Parcel Number(s) Surveyed: 251-0709-231-0518-8; 251-0709-231-0520-3; 251-0709-231-0521-1; 251-0709-231-0522-9; 251-0709-231-0523-7.