

**PROPOSED ZONING TEXT
ANCHOR PROPERTIES REDEVELOPMENT
MADISON, WISCONSIN**

August 4, 2014

Legal Description	The lands subject to this planned development shall include those described in Exhibit A, attached hereto.
Statement of Purpose	This Planned Development is established to facilitate the renovation and addition of the existing Anchor Bank office building into a Class A office building containing approximately 207,000 square feet of commercial space; demolition of an existing above grade parking ramp at the end of its useful life; construction of a new five level 548 car underground parking ramp that extends underneath Carroll Street; and, construction of a new mixed use building that contains 7,000 square feet of retail/restaurant space at the sidewalk level plus eight residential floors that contain a total of 96 rental apartments.
Permitted Uses	<ol style="list-style-type: none">1. Those that are stated as permitted uses in the Downtown Core zoning district.2. Uses accessory to permitted uses as listed above.<ol style="list-style-type: none">a. Outdoor seating associated with commercial space
Lot Area	49,112 square feet or 1.13 acres (not including subterranean rights to be leased from the City underneath Carroll Street)
Floor Area Ratio	Floor area ratios as shown on approved plans. Maximum building height as shown on approved plans.
Yard Area Requirements	Not Required. Landscaped roof terraces will be provided as shown on approved plans.
Landscaping	Site landscaping will be provided as shown on approved plans.
Accessory Off-Street Parking / Loading	Accessory off-street parking and loading will be provided as shown on approved plans. Two (2) separate loading docks will be provided off of Doty Street as shown on approved plans. The 548 car underground parking ramp will optimally accommodate the needs of tenants and their visitors. The Anchor office building and the new mixed use building will each have elevator cores directly accessing the parking.
Lighting	Site lighting is provided as shown on approved plans.
Signage	Signage will be provided as approved on the recorded plans.
Family Definition	A family shall be defined as a household not to exceed three persons.
Alterations and Revisions	No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

Exhibit "A"

Parcel A:

Part of Lots 2 and 3, Block 72, Original Plat of Madison, in the City of Madison, Wisconsin, described as follows: Beginning at the Easterly corner of said Lot 3; thence Northwest along the Southwest line of South Carroll Street 132 feet; thence Southwest parallel to the Northwest line of West Doty Street 66 feet to the Southwest line of said Lot 3; thence Southeast on said Southwest line 5 feet, to a point 127 feet Northwest of the Southerly corner of said Lot 3; thence West to the East line of South Hamilton Street, on a line at right angles with said street; thence South on said East line to a point that is 4 feet from and measured at right angles to the Southwest line of said Lot 2; thence Southeast parallel to said Southwest line to the Northwest line of West Doty Street; thence Northeast along said Northwest line to point of beginning, together with rights of way as set forth in Vol. 142 of Deeds, page 174, Document No. 183458, and in Vol. 195 of Deeds, page 256, Document No. 268878.

AND

Part of Lot Two (2), Block Seventy-Two (72), Original Plat of Madison, City of Madison, according to the original plat thereof, in the City of Madison, Dane County, Wisconsin, being further described as follows: Commencing at the Easterly corner of Lot 3, said Block 72; thence North $44^{\circ}21'15''$ West, 131.81 feet along the Southwest line of South Carroll Street; thence South $45^{\circ}30'21''$ West, 66.00 feet to the Northeast line of said Lot 2, said 66.00 foot line being parallel with and 5.00 feet Southeast from the Southeast face of the "Jackman Building" to the point of beginning; thence continue South $45^{\circ}30'21''$ West, 5.02 feet along the extension of said parallel line; thence South $89^{\circ}31'29''$ East, 7.07 feet to the Northeast line of said Lot 2; thence North $44^{\circ}21'15''$ West, 5.00 feet along the Northeast line of said Lot 2 to the point of beginning.

AND

Parts of Lots 2 and 3, Block 72 of the Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin, being further described as follows: Beginning at the Easterly corner of said Lot 3; thence $N44^{\circ}21'15''W$ along the southwest line of South Carroll Street, 131.81 feet to a point that is 5.00 feet southeast of the southeast building face of the "Jackman Building"; thence $S45^{\circ}30'21''W$ 86.24 feet to the east line of South Hamilton Street, said 86.24 foot line being parallel with an 5.00 feet southeast of the southeast face of said "Jackman Building"; thence South on said east line of South Hamilton Street to a point which is 4 feet from and measured at right angles to the southwest line of said Lot 2; thence Southeast parallel to and Southwest line to the northwest line of West Doty Street; thence Northeast along said northwest line of West Doty Street to the Easterly corner of said Lot 3, also being the point of beginning.

EXCEPTING those parts contained in Warranty Deed, recorded September 23, 2010 as Document No. 4694517 and in Warranty Deed recorded September 23, 2010 as Document No. 4694518.

Parcel B:

The Southwest Twenty-six (26) Feet of Lot One (1), Block Eighty-four (84) in the City of Madison, Dane County, Wisconsin.

AND

Part of Lots 1 and 2, Block 84 Madison, Beginning at a point on Northwesterly end of Lot 1, Block 84 on Main Street 26 feet Northeasterly from West corner of said lot and running thence Northeasterly along Main street 41.6 feet more or less to premises conveyed to The Kirch Land Co. by deed recorded Vol. 220 page 121; thence Southeasterly at right angles to Main Street 132 ft. to Southeast line of Lot 2 in said block; thence Southwesterly or parallel to Main St. 41.6 feet; thence Northwesterly parallel to Carroll Street 132 feet to place of beginning, together with and subject to party wall as described in agreement in Vol. 25 of Misc. page 482, and subject to rights of way as to alley over the Southeast end of said premises and rights of way over an alley 10 feet wide by 26 feet long from Carroll Street, as provided in deed to Peter and Michael Young recorded in Vol. 62 page 114, all situated in the City of Madison, Dane County, Wisconsin.

AND

Beginning on the NWly line of Lot 2, Block 84, in the City of Madison, 67.6 feet NE of the W-corner of Lot 1, said Block 84 and extending thence in a NEly direction on the NWly line of said Lot 2, 42.6 feet or to a point at the dividing line between two business blocks now known as the Kirch Block and the Fox Block; thence in a SEly direction on a line parallel with the SWly line of said Lot to the SEly line of said Lot 2, Block 84, a distance of 132 feet more or less; extending thence in a SWly direction on the SEly line of said Lot 2, 42.6 feet to a point 67.6 feet from the S corner of said Lot 1, said Block 84; thence in a NWly direction in a straight line to the point of beginning, including 1/2 of the party wall now between the Kirch Block and the Young Block and together with an alleyway in the rear of SEly side of said property.

AND

The southwest fifteen (15) feet of the northeast twenty-two (22) feet of Lot 2, Block 84, City of Madison, Dane County, Wisconsin.

Parcel C:

Lots 9 and 10, Block 84, in the City of Madison, Dane County, Wisconsin, except the Southwest 88 feet of the Northwest 26 feet and the Northeast 44.15 feet of the Northwest 29.12 feet of combined Lots 9 and 10.

AND

The Southwest 88 feet of the Northwest 26 feet and the Northeast 44.15 feet of the Northwest 29.12 feet of combined Lots 9 and 10, Block 84, in the City of Madison, except the Northeast 7 feet thereof.

Also described as follows:

Part of Lots 9 and 10, Block 84, in the City of Madison, Dane County, Wisconsin, described as follows:

Beginning at the North corner of Lot 9, thence Southeast 29.12 feet, thence Southwest 44.15 feet, thence Northwest 3.12 feet, thence Southwest 88 feet, thence Northwest 26 feet, thence Northeast 132 feet to the point of beginning, except the Northeast 7 feet thereof.