



PUD Text

Legal Description: Address is 6225 University Ave., Madison WI. and is further identified on Certified Survey Map 8227 lot one. Certified Survey Map is attached.

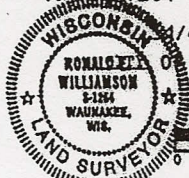
- A. Statement of purpose: This zoning district is established to allow for the demolition of a dated and energy wasting 20,000 building for the construction of a 42,810 gross square foot office building.
- B. Permitted uses: will be multi tenant office rental
- C. Lot size is 47,567
- D. Floor Area Ratio:
 - 1. Maximum floor area ratio permitted is .83
 - 2. Maximum building height shall be 3 stories
- E. The yard area will be as shown on the approved plans.
- F. Landscaping will be as shown on the approved plans.
- G. Assessory off street parking and loading will be as shown on the approved plans.
 - 1. Additional parking will be provided via a recorded cross parking agreement which is attached.
- H. Lighting will be as shown on approved plans
- I. Signage will be allowed as per the Signage codes.
- J. Family Definition will be as given in Chapter 28.03(2)
- K. Alerations and Revisions will not be permitted unless approoved by the City Plan Commission.

WILLIAMSON SURVEYING CO., INC.

NE 1/4	13	7	8
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4, SE 1/4, SECTION 12, T 7 N, R 8 E,

MADISON , DANE COUNTY, WISCONSIN.



SCALE 1" = 100'



100 200 300

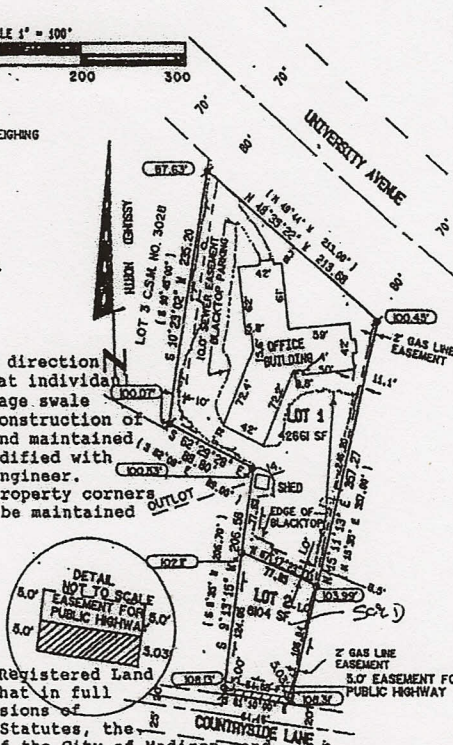
LEGEND

- 0 • SET 1 1/4" X 24" IRON PIPE WEIGHING 227 LBS/LIN FT.
- FOUND 1 1/4" IRON PIPE
- FOUND 1" IRON PIPE
- 1 1 • RECORDED AS
- DEDICATED TO THE PUBLIC
- ELEVATION AT GROUND LEVEL

Property Address:

6225 University Avenue

Note: Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principle structure and maintained, by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corner at ground level and shall be maintained by the lot owner.



SURVEYOR'S CERTIFICATE

I, Ronald E. Williamson, Registered Land Surveyor hereby certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of the City of Madison, and by the direction of the owners listed below I have surveyed, divided and mapped a portion of the SE 1/4 of Section 12 and also a portion of the NE 1/4 of Section 13, all in T7N, R8E, City of Madison, Dane County, Wisconsin being part of Outlot 14, Assessor's Plat No. 1 of the Town of Middleton more particularly described as follows:

Beginning at the Southeast corner of said Outlot 14; thence N 15°11' 13" E, 357.27 feet; thence N 48°35'22" W, 213.68 feet; thence S 10° 23'02" W, 235.20 feet; thence S 62°29'28" E, 88.80 feet; thence S 9° 13'16" W, 206.50 feet; thence S 81°10'00" E, 64.16 feet to the point of beginning.

Date April 1, 1996

DOCUMENT NO. 276-59

CERTIFIED SURVEY MAP NO. 8227

VOLUME 44 PAGES 175, 176, 177 & 178

Ronald E. Williamson
Registered Land Surveyor S-1264

Sheet 1 of 1

96W-1

2579445

V26713P 2

ingress and egress for Driveway or Cross Easements:

Describe Properties: 6205 UNIVERSITY AVE; 6225 UNIVERSITY AVE.

Parcels: 0708-131-0311-9 AND 0708-131-0313-5

Whereas, the owners find it necessary and beneficial for and to above-described property to provide for and grant reciprocal easements for ingress and egress, parking, walkways and underground utilities over, through and under said property.

The driveway easement, a perpetual, non-exclusive easement for benefit of successors or assigns. No successor or assigns shall obstruct, block or impede the free flow of pedestrians or vehicular traffic upon, over and across the Driveway easement.

The benefits and burdens of the cross easements created under this Agreement shall run with the land as an appurtenance to Parcel 0311-9 and Parcel 0313-5 as described hereto and this Agreement shall be binding upon and accrue to the benefit to the Parties and their respective successors and assigns.

The grant of the easements provided for by this Agreement is perpetual and may be terminated only by the mutual written agreement of the Parties hereto or the their successors or assigns.

① Assessors Plat No. 1 Township of Middleton,
Lots 15 & 16

② See attached.

A:\wp\letters\formlet\ingegr

Duff Green for St. Dunstan's Episcopal Church

David A. Linschaw for JOSEPH HARRISON REAL ESTATE PARTNERSHIP

Return to: E. Hopkins
2800 Main St
Madison WI 53705

REGISTER OF DEEDS
DAIRIE COUNTY WI
94 MAR -2 AM 11:37

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