



VANDEWALLE & ASSOCIATES INC.

July 14, 2021

Heather Stouder
Department of Planning & Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53710-2985

RE: 341 State Street (See attached list)
Core Spaces: Oliv Madison Project
Planned Development: General Development Plan/Specific Implementation Plan
Demolition Permit Request
Certified Survey Map

Dear Heather,

Core Campus is pleased to present the following submittal document for a proposed mixed-use redevelopment project, Oliv Madison. This transformational project features rental apartments targeted at students and young professionals, including below-market rate housing for students of low to moderate income households, first floor retail, an entrepreneurial incubator space, tenant amenities, sustainable initiatives, and unique rooftop open spaces.

Project Components:

Rental Apartments

The residential units within the building are anticipated to offer diverse housing options focused on meeting housing needs of students and downtown residents. Units within the building will range from micro-units to five-bedroom units with single and double occupancy bedroom options. The apartments will be accessed via a lobby at the corner of Gorham and Broom and will be supported by interior and exterior tenant amenity spaces. While the majority of the residents within the building will likely be students, the vibrant urban neighborhood and amenities within the building make this a unique opportunity to appeal to young professionals and general market rate renters as well. At previous projects developed by the developer, larger units shared with multiple roommates are more appealing to the student demographic while smaller, single-occupancy or two bedroom units tend to appeal to young professional. A wide range of unit type options is being provided to appeal to a broad market demographic.

Low and Moderate Income Student Housing

The project is working with the City of Madison and the University of Wisconsin Office of Student Financial Aid to deliver housing options for students from low- and moderate-income families. The UW suggests that students budget \$900 dollars per month for housing in Madison.

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Shaping places, shaping change

The proposed project seeks to deliver approximately 10% of the beds (110) within the building with a discount on rent of 30% for qualifying needs-based students, which equates to rents that could be several hundred dollars a month below the UW suggested housing budget. This pool of beds will be available for any unit within the building, allowing the qualifying resident to select any unit type regardless of placement within the building, and since beds within the building are rented individually, qualifying residents can select roommates that may or may not qualify for the discount without disclosing that they are paying a reduced rent. Qualifying tenants will have access to all amenities within the building.

The development team continues to work with City Staff to determine codification of the agreement. We are also working with the UW Office of Student Financial Aid on options to qualify applicants in partnership with the UW by using Pell Grants or other qualifying programs as a proxy for income qualification.

Delivering the proposed reduced rent housing components within the project does not rely on support from TIF or tax credit programs and is voluntarily integrated into the project to help address the issues of housing affordability for students. This component is supported financially through the request for the two additional floors in height.

First Floor Retail

The project extends the vibrant pedestrian experience within the abutting streets through the integration of 23,229 square feet of first floor retail frontages along State Street, West Gorham Street, and Johnson Street. Designed with flexibility for meeting different retailer needs, these spaces will be subdivided to continue the fine scale retail environment of the State Street area.

Retail Incubator

Core Spaces is working with Collective & Co. on integration of a student/small business incubator that will offer tenants, downtown residents, and businesses/entrepreneurs access to collaborative workspace and startup/accelerator support. Integration of this component will assist with the development of new businesses or ventures and offers a bridge from concept & incubation to future business tenants for the downtown area and provides professional development and coaching services to members of the community. Additional information can be found at <https://collectiveand.co/>.

We look forward to working with the City on the review and implementation of this project.

Sincerely,



Brian Munson
Principal

Project Name:

Oliv Madison

Applicant:

Core Campus Manager, LLC.
1643 North Milwaukee Street
Chicago, Illinois 60647

Contact: Rob Bak
robb@corespaces.com

Owners:

317 West Gorham Street LLC
10 East Doty Street #300
Madison, WI 53703

322 West Johnson Street LLP
2 East Mifflin Street
Suite 901
Madison, WI 53703

McCaughey Development Associates
10 East Doty Street #300
Madison, WI 53703

Fire House Joint Venture II
2 East Mifflin Street
Suite 901
Madison, WI 53703

Design Team:

Architect: Antunovich Associates
224 West Huron Street, Suite 7E
Chicago, Illinois 60654
Contact: Jeff Zelisko
jzelisko@antunovich.com

Planning: Vandewalle & Associates
120 East Lakeside Street
Madison, WI 53715
Contact: Brian Munson
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Civil Engineering: Burse Surveying & Engineering
2801 International Lane, Suite 101
Madison, WI 53704
Contact: Michelle Burse
mburse@bse-inc.net

Landscape Architect: Site Design Group
888 South Michigan Avenue, Unit PH 1
Chicago, Illinois 60605
Contact: Mark Jirik
mark.jirik@site-design.com

TDMP: KL Engineering, Inc.
5400 King James Way
Suite #200
Fitchburg, Wisconsin 53719

Contact: Mike Scarmon
mscarmon@klengineering.com

Site Data:

Address:	341 State Street	0709-231-0312-4
	315 West Gorham Street	0709-231-0308-3
	319 West Gorham Street	0709-231-0309-1
	321 West Gorham Street	0709-231-0310-8
	322 West Johnson Street	0709-231-0314-0

Parcel Size: 76,844 square feet (1.76 acres)

Existing Zoning:

Downtown Core (DC)
Urban Mixed Use (UMX)

Proposed Zoning:

Planned Development General Development Plan/Specific Implementation Plan
(PD:GDP/SIP)

Project Summary:

Student/Market Rate Housing	386 Units
Market Rate	991 Beds
Low/Moderate Income Student Housing	110 Beds
First Floor Retail	23,229 square feet

Vehicle Parking:

First Floor	54 car spaces
	1 delivery/loading zone
Lower Level:	156 car spaces
Total Car Spaces	211
Moped Spaces	79

Bike Parking:

First Floor Guest Parking Room	54 standard spaces
	0 structured spaces
First Floor Tenant Parking Room	57 standard spaces
	33 structured spaces
Lower-Level Tenant Parking	341 standard spaces
	97 structured spaces
Total Spaces	582

Loading:

All loading, deliveries, and trash/recycling collection will take place within the site. Loading for commercial tenants will have delivery and trash service via the adjoining alley as well as through the loading dock located on Johnson Street. Residential trash will be serviced from the loading dock.

Car share pickup and deliveries will have access to 5 designated short term parking stalls within the first floor enclosed parking area.

Usable Open Space:

Usable open space will be delivered through several unique rooftop patios with a range of amenities and configurations. These spaces will include a dog walk, pool, gathering areas, activity areas, green roof, plantings, and passive recreation areas.

Open Space Required *: 10 square feet/bedroom
9,430

*note: compared against UMX requirement for reference only

Open Space Provided:

6th floor roof: 3,800 sq. ft.
10th floor roof: 11,335 sq. ft.
Additional patio areas: 8,179 sq. ft.
Total 23,314 sq. ft.

Green Roof Required (stormwater): 6,000 sq. ft.
Green Roof Supplied: 25,878 sq. ft.

Project Schedule:

December 2020	Initial Staff Meetings	
	Alder Notification	(12/11/21)
	CANA/CNI Notification	(12/14/20)
	DAT	(12/17/20)
January 2021	Initial CANA Neighborhood MTG	(1/11/21)
	Initial CNI Neighborhood MTG	(1/13/21)
	GSSBA MTG	(1/28/21)
	DMI MTG	(1/28/21)
February 2021	UDC Informational MTG	(2/10/21)
	Formal Zoning Notification	(2/11/21)
	Demolition Notification	(2/11/21)
	Landmarks Committee MTG	(2/15/21)
April 2021	General Neighborhood MTG	(4/19/21)
May 2021	UDC Informational MTG	(5/12/21)
June 2021	CNI/CANA Steering Committee MTG	(6/10/21)
	CNI/CANA Steering Committee MTG	(6/17/21)
	CNI/CANA Steering Committee MTG	(6/24/21)
July 2021	CNI/CANA Steering Committee MTG	(7/8/21)
Spring 2022	Construction Start	
Summer2024	Project Completion	

Demolition Request:

The project is seeking a demolition request for all of the buildings located on the site.

Existing Conditions:

- 315 West Gorham Street is a two story retail building originally built as an automobile showroom. This building façade will be preserved and has been integrated into the building proposal.
- 317 West Gorham Street is a two story retail building originally built as an automobile showroom. This building originally extended to the corner of Broom and Gorham with a portion of the building being demolished and currently being used for a surface parking lot. This building façade will be preserved and has been integrated into the building proposal.
- 341 State Street two story (with lower basement) retail building.
- 322 West Johnson Street is a two story retail building originally built as an automobile showroom. A portion of the site on both sides of the building is currently being used for surface parking. This building façade will be preserved and has been integrated into the building proposal.

In an effort to help preserve the social and cultural history of Madison and to contribute to the unique historic character of the downtown neighborhood, the project incorporates the façades of 315 W Gorham, 317 W Gorham, and 322 W Johnson into the design of the project. These buildings will retain their uses as retail spaces so that they can continue to contribute to a lively streetscape and pedestrian experience downtown. These facades will be carefully deconstructed and rebuilt into the proposed building to allow below grade construction and to facilitate wider pedestrian streetscapes along West Gorham and Johnson Street. Efforts are also underway to return the re-built facades closer to their historic configurations based upon photos from their original use.

In addition to preserving the eclectic architecture on this block, we want to preserve the unique history of this block as well. We would like to work with the members of the Landmarks Commission and local historians to create signage to be installed on the proposed building that shares the social and cultural history of the block and the neighborhood, from its inception as a hub for automobile sales centers in the 1920s to a haven for music lovers in the 1960s to a critical resource for the LGBT community in the 1980s and 1990s.

See the following photos of the existing buildings.

315 West Gorham Street (to be integrated into project)



317 West Gorham Street (to be integrated into project)



341 State Street (to be demolished)



322 West Johnson Street (to be integrated into project)



Height Request:

The project is designed to meet the step back requirements outlined in the Downtown Height Plan with two key departures:

- 1.) While the Downtown Height Plan allows for the frontage along State Street to rise four-stories, the Project has dropped this area to a three-story expression, one story lower than the allowed height. This reduction of height creates a more compatible streetscape addition for a block with adjoining buildings that ranges from one to three stories in height.
- 2.) The addition of two residential stories located within the area previously identified as 8 stories.

The proposed heights within the building transition from State Street to the south and west, following the prescribed height setbacks from State Street and transition from 3 stories along State Street (one story lower than allowed), up to six stories setback 30' from State Street, and up to 10 stories setback 132' from State Street. Additional setbacks and stepbacks are incorporated throughout the building to create architectural interest and break the scale of the overall building into different architectural expressions.

The proposed additional two floors allow the project the ability to include the following exceptional items:

1.) State Street

The additional height allows the project to reduce the height of the buildings along State Street to three stories from 4 stories. This reduction in mass creates a more complimentary building expression that is in keeping with the existing one to three story buildings along the balance of the adjoining State Street Blocks.

2.) Contributing Buildings

Reflecting input from the Landmarks Commission, the project incorporates the reconstruction of the existing facades located at 315 Gorham Street, 317 Gorham Street, and 322 West Johnson into the design of the project. Incorporation of these facades creates additional articulation along the expanded pedestrian environment while maintaining ties to the history and character of the block. The upper stories of the building have been redesigned to create additional stepbacks and setbacks above these facades per UDC input.

3.) Low and Moderate Income Student Housing

Incorporation of substantial housing serving low and moderate income students without direct subsidy support has never been undertaken within the City. This project's partnership with the UW Office of Financial Aid and the City of Madison is a first step towards addressing a significant housing need within the City and is fully supported by the extra height within the building.

4.) Sustainability

The building is being designed to meet the National Green Building Standard (NGBS), the only green building rating to meet the American National Standards Institute (ANSI) requirements. Sustainable components will be integrated into the mechanical systems, building lighting, and overall design.

5.) Useable Green Roof/Open Space Amenities

Signature open space amenities are designed as part of a comprehensive rooftop open space and green roof component of the project. These spaces offer residents a variety of outdoor spaces and significantly exceed (4 times the requirement) the stormwater management requirements for the site.

6.) Retail Incubator

Core Spaces is working with Collective & Co. on the integration of a retail/small business incubator space that will offer tenants, downtown residents, and business/entrepreneurs access to collaborative workspace and startup/accelerator support.

Building Height Comparison:

	Stories	Height
Proposed Building	3/6/10	113' (excludes mechanical)
Hypothetical Office Building	8	116' (excludes mechanical)
The Ovation	6/8/12/13	162' (immediately across the street)
The Domaine	6/12	133'
The Lux	12	131' (excludes mechanical)
The Equinox	12	154'
Capital Center Apartments	8/12/16	119'

PD Standards:

The project is seeking a Planned Unit Development zoning change due to the overall height and complexity of the building. The following standards analysis addresses how the building proposal meets each of the approval standards:

PD Standards:

- (a) Promotion of green building technologies, low-impact development techniques for stormwater management, and other innovative measures that encourage sustainable development.

The building is being designed to meet the National Green Building Standard (NGBS), the only green building rating to meet American National Standards Institute (ANSI) requirements. Sustainable components will be integrated into mechanical systems, building lighting, and overall design.

Among the standard green features are energy efficient lighting (LED), smart thermostats, low-e windows, blackout shades, ceiling fans, high efficiency plumbing fixtures, Energy Star appliances and climate resistant landscaping. Because this project will achieve NGBS certificate, it will include features that exceed these, and will be designed in coordination with a third-party NGBS consultant.

Stormwater management for the project include significant green roof systems that exceed the City requirements for on-site structural stormwater management. This extensive green roof system includes 25,878 square feet of coverage (6,000 square feet required).

- (b) Promotion of integrated land uses allowing for a mixture of residential, commercial, and public facilities along corridors and in transitional areas, with enhanced pedestrian, bicycle and transit connections and amenities.

The building's mixed use, urban infill design coupled with pedestrian activated retail, expanded sidewalks, and a bike parking room directly accessible from the sidewalk is designed to incentivize resident use of the rich multimodal network adjacent to the building. The design of the building also increases the width of the adjoining sidewalks to 15' minimum on the Johnson, Gorham, and Broom Street frontages.

- (c) Preservation and enhancement of important environmental features through careful and sensitive placement of buildings and facilities.

The project seeks to continue the vibrant urban characteristics of the State Street Area by facilitating sustainable urban infill with a range of price points, diverse unit configuration, and with expanded vibrant streetscapes along all street frontages with a careful building design and articulation that responds to the surrounding neighborhood context.

- (d) Preservation of historic buildings, structures, or landscape features through adaptive reuse of public or private preservation of land.

The project will incorporate and preserve the existing contributing facades on the site, as noted in the Demolition Request section of this document.

- (e) Provision of more adequate, usable, and suitably located open space, recreational amenities, and other public facilities than would otherwise be provided under conventional land development techniques.

Open space within the building is incorporated into shared amenity spaces located within the building, as well as on rooftop gardens and patios located on the 6th floor roof and 10th floor roof levels. These open spaces will offer a unique blend of expansive green roof, passive use areas, gathering areas, and active areas. Rooftop amenities include a dog walk, pool, gathering areas, and other program spaces.

The project is also designed to widen the existing sidewalks to 15' to create additional space for pedestrians, tree growth, streetscape enhancements, and potential outdoor cafes.

- (f) Facilitation of high-quality development that is consistent with the goals, objectives, policies, and recommendations of the Comprehensive Plan and adopted neighborhood, corridor or special area plans.

The overall building will be a high quality, sustainable redevelopment project that supports the adopted plans, creates significant tax base, and integrate sustainable residential infill development in support of the greater State Street Area.

(2) Standards for Approval of Zoning Map Amendment.

The standards for approval of a zoning map amendment to the PD District, or any major alteration to an approved General Development Plan, are as follows:

(a) The applicant shall demonstrate that no other base zoning district can be used to achieve a substantially similar pattern of development. Planned developments shall not be allowed simply for the purpose of increasing overall density or allowing development that otherwise could not be approved unless the development also meets one or more of the objectives of (1) above. Conditions under which planned development may be appropriate include:

1. Site conditions such as steep topography or other unusual physical features; or
2. Redevelopment of an existing area or use of an infill site that could not be reasonably developed under base zoning district requirements.

The redevelopment of the site into a mixed use/student housing/market rate housing/affordable student housing project that balances all of the stepbacks and uses benefits from the site-specific zoning allowed under the PD District.

(b) The PD District plan shall facilitate the development or redevelopment goals of the Comprehensive Plan and of adopted neighborhood, corridor or special area plans.

The adopted plans call for sustainable infill development that supports and extends the vibrant urban neighborhood while carefully balancing the State Street character, creating enhanced pedestrian streetscapes, integrating three of the existing building facades, and designing an overall building that compliments the existing building context.

Additional elements include:

- Maintaining the rhythm and massing of State Street through integrating first floor retail, reducing the building height to 3 stories, and maintaining multiple expressions in the architecture.
- Expanding the pedestrian realms on West Gorham, Johnson, and Broom Streets by setting the building back from the property line to create additional pedestrian space and additional growth area for existing and proposed street trees.
- Address housing diversity and price points through the creation of a wide range of unit types and a directed program for student of low and moderate family incomes.

(c) The PD District plan shall not adversely affect the economic health of the City or the area of the City where the development is proposed. The City shall be able to provide municipal services to the property where the planned development is proposed without a significant increase of the cost of providing those services or economic impact on municipal utilities serving that area.

The proposed project is well served by existing infrastructure and will create significant tax base.

(d) The PD District plan shall not create traffic or parking demands disproportionate to the facilities and improvements designed to meet those demands. A traffic demand

management plan may be required as a way to resolve traffic and parking concerns. The Plan shall include measurable goals, strategies, and actions to encourage travelers to use alternatives to driving alone, especially at congested times of day. Strategies and actions may include, but are not limited to, carpools and vanpools; public and private transit; promotion of bicycling, walking and other non-motorized travel; flexible work schedules and parking management programs to substantially reduce automobile trips.

A transportation demand management plan has been submitted as part of the packet along with a trip generation study.

(e) The PD District plan shall coordinate architectural styles and building forms to achieve greater compatibility with surrounding land uses and create an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose of the PD District.

The overall building approach creates multiple design expressions as it moves around the block with numerous stepbacks, façade articulations, and material changes to create an overall project that fits into the surrounding neighborhood context and character.

(g) The PD District plan shall include open space suitable to the type and character of development proposed, including for projects with residential components, a mix of structured and natural spaces for use by residents and visitors. Areas for stormwater management, parking, or in the public right of way shall not be used to satisfy this requirement.

Open space within the building is incorporated into shared amenity spaces located within the building, as well as on rooftop gardens and patios located on the 6th floor roof and 10th floor roof levels. These open spaces will offer a unique blend of expansive green roof, passive use areas, gathering areas, and active areas. Rooftop amenities include a dog walk, pool, gathering areas, and other program spaces.

(g) The PD district shall include suitable assurances that each phase could be completed in a manner that would not result in an adverse effect upon the community as a result of termination at that point.

The development team has experience building large scale redevelopment projects within the City of Madison and has secured options to purchase the entire site, has ample access to financial backing for the project, and is prepared to commence with the project upon completion of the approval process.

(h) When applying the above standards to an application for height in excess of that allowed in [Section 28.071\(2\)\(a\)](#) Downtown Height Map, except as provided for in [Section 28.071\(2\)\(a\)1.](#) and [Section 28.071\(2\)\(b\)](#), the Plan Commission shall consider the recommendations in adopted plans and no application for excess height shall be granted by the Plan Commission unless it finds that all of the following conditions are present:

1. The excess height is compatible with the existing or planned (if the recommendations in the Downtown Plan call for changes) character of the surrounding area, including but not limited to the scale, mass, rhythm, and setbacks of buildings and relationships to street frontages and public spaces.

See Height Request section of this document.

2. The excess height allows for a demonstrated higher quality building than could be achieved without the additional stories.

The additional height creates the economic framework to support the following higher quality building components:

1. State Street

The additional height allows the project to reduce the height of the building along State Street to three stories from the allowable 4 stories. This reduction in mass creates a more complimentary building expression that is in keeping with the existing one to three story buildings along the balance of the adjoining State Street blocks.

2. Contributing Buildings

Reflecting input from the Landmarks Commission, the project incorporates the reconstruction of the existing facades located at 315 W Gorham, 317 W Gorham, and 322 W Johnson into the design of the project. Incorporation of these facades creates additional articulation along the expanded pedestrian environment while maintaining ties to the history and character of the block.

3. Low and Moderate Income Student Housing

Incorporation of substantial housing serving low and moderate income students without direct subsidy support has never been undertaken within the City. This project's partnership with the UW Office of Financial Aid and City of Madison is a first step towards addressing a significant housing need within the City and is fully supported by the extra height within the building.

4. Sustainability

The building is being designed to meet the National Green Building Standard (NGBS), the only green building rating to meet American National Standards Institute (ANSI) requirements. Sustainable components will be integrated into mechanical systems, building lighting, and overall design.

5. Useable Green Roof/Open Space Amenities

Signature open space amenities are designed as part of a comprehensive rooftop open space and green roof component of the project. These spaces offer residents a variety of outdoor spaces and exceed the stormwater management requirements for the site.

6. Retail Incubator

Core Spaces is working with Collective & Co. on integration of a retail /small business incubator that will offer tenants, downtown residents, and business/entrepreneurs access to collaborative workspace and startup/accelerator support.

3. The scale, massing and design of new buildings complement and positively contribute to the setting of any landmark buildings within or adjacent to the project and create a pleasing visual relationship with them.

Not applicable.

4. For projects proposed in priority viewsheds and other views and vistas identified on the Views and Vistas Map in the City of Madison Downtown Plan, there are no negative impacts on the viewshed as demonstrated by viewshed studies prepared by the applicant.

Not applicable.

(i) When applying the above standards to an application to reduce or eliminate setbacks required by [Section 28.071\(2\)\(c\)](#) Downtown Stepback Map, the Plan Commission shall consider the recommendations in adopted plans, including the downtown plan. No application to reduce or eliminate setbacks may be granted unless it finds that all of the following conditions are present:

Not Applicable.

Proposed PUD:GDP-SIP Zoning Text:

Statement of Purpose:	This zoning district is established to allow for the construction of the Oliv Madison mixed use residential & retail redevelopment project.
Permitted Uses:	All permitted and conditional uses per the Urban Mixed Use and Downtown Core Districts, as outlined in the City of Madison Zoning Code. Private parking facility is permitted. Parking within the parking deck may be leased to non-building tenants and adjoining businesses.
Lot Area:	As stated in legal description.
Floor Area Ratio:	1. Maximum floor area ratio permitted is as shown on approved plans. 2. Maximum building height shall be 10 stories or as shown on approved plans.
Yard Requirements:	Yard areas will be provided as shown on the approved plans.
Landscaping:	Site landscaping shall be provided as shown on the approved plans.
Accessory Off-Street Parking & Loading	Accessory off-street parking and loading will be provided as shown on approved plans
Lighting:	Site lighting will be provided as shown on approved plans
Signage	All signage depicted in submittal is included for illustrative purposes only. Signage will be allowed per Chapter 31 of the Madison General Ordinances as compared to the UMX zoning district and will be part of separate signage submittals.

Family Definition: The family definition of this PUD-SIP shall coincide with the definition given in Chapter 2.03(2) of the Madison General Ordinances for the UMX zoning district.

Alterations & 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 Plan Commission.

Legal Description:

Part of Lots 4-6, 9 and 10, all of Lots 1-3 and 11-13, and part of a vacated Public Alley, Block 55, Original Plat of Madison, as recorded in Volume A of Plats, on page 3, Dane County Registry, located in the Northwest Quarter of the Northeast Quarter of Section 23, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows; Commencing at the North Quarter corner of said Section 23; thence South 00 degrees 00 minutes 55 seconds West along the west line of said Northeast Quarter, 249.31 feet; thence South 89 degrees 59 minutes 05 seconds East, 461.58 feet to the southeast right of way of W. Gorham Street, also being the northeast right of way of N. Broom Street, also being the Point of Beginning; thence North 46 degrees 12 minutes 11 seconds East along said southeast right of way, 291.69 feet to the south right of way of State Street; thence South 88 degrees 34 minutes 04 seconds East along said south right of way, 98.34 feet; thence South 01 degree 38 minutes 47 seconds West, 107.45 feet to the south line of a Public Alley; thence North 84 degrees 13 minutes 01 second East along said south line, 91.94 feet to a bend in said south line; thence South 44 degrees 21 minutes 14 seconds East along said south line, 63.60 feet to the northwest right of way of W. Johnson Street; thence South 46 degrees 02 minutes 42 seconds West along said northwest right of way, 291.79 feet to the southwest line of aforementioned Lot 13; thence North 43 degrees 53 minutes 37 seconds West along said southwest line, 134.24 feet to the west corner of said Lot 13, also being the east corner of aforementioned Lot 1; thence South 46 degrees 11 minutes 30 seconds West along the southeast line of said Lot 1, 65.45 feet to the south corner of said Lot 1, also being the aforementioned northeast right of way of N. Broom Street; thence North 43 degrees 46 minutes 54 seconds West along said northeast right of way, 131.99 feet to the Point of Beginning. This description contains 76,844 square feet or 1.7641 acres.

Bearings are based upon the Wisconsin County Coordinate System (Dane Zone)

Prepared By:

Burse Surveying and Engineering, Inc.
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Madison WI, 53704