

City of Madison, Wisconsin

AN ~~SUBSTITUTE ALTERNATE-RESOLUTION~~ _____

Presented July 26, 2010
Referred Board of Estimates and Plan Commission

A Substitute Alternate Second amendment of Tax Incremental District (TID) #32 (State St), City of Madison, and approving a Project Plan and Boundary for said amended TID.

Referred _____

Reported Back _____

Adopted _____ POF _____

Rules Suspended _____

Drafted By: Joe Gromacki
TIF Coordinator

Date: July 6, 2010

Fiscal Note: See Economic Feasibility Section of the Project Plan

Sponsors: Ald. Bridget Maniaci, District 12
~~David J. Cieslewicz, Mayor~~
Ald. Michael Verveer, District 4

APPROVAL OF FISCAL NOTE IS NEEDED
BY THE COMPTROLLER'S OFFICE
Approved By

Public Hearing _____

ENACTMENT NUMBER _____

FILE ID NUMBER _____

WHEREAS Chapter 105 of the Laws of 1975 of the State of Wisconsin created the Tax Increment Law, Section 66.1105, Wisconsin Statutes; and

WHEREAS said Law sets forth certain steps which must be followed to amend a Tax Incremental Finance District and approve an amended Project Plan; and

WHEREAS the Second Amendment to Tax Incremental Finance District #32 is described below; and

WHEREAS a Notice of Public Hearing by the Plan Commission to afford interested parties an opportunity to express their views on the Second Amendment of the District and Project Plan for Tax Incremental Finance District #32 was published in the Wisconsin State Journal on July 9 and July 16, 2010 as required by said Law; and

WHEREAS a Notice of Public Hearing by the Plan Commission was mailed to all property owners within the proposed Alternate Second Amendment of TID #32 on July 9, 2010 in conformance to TIF Law; and

WHEREAS prior to publication of the Notice of Public Hearing a copy of the Notice was sent by first-class mail to each of the chief executive officers or administrators of all local governmental entities having the power to levy taxes on property within the proposed Second Amendment to Tax Incremental Finance District #32; and

WHEREAS the Plan Commission of the City of Madison held a public hearing on July 26, 2010, at which interested parties were afforded an opportunity to express their views on the proposed amended and proposed alternate amended Project Plan for Tax Incremental Finance District #32; and

WHEREAS the Plan Commission has made the following findings as indicated in the attached report:

1. No less than 50%, by area, of the real property within such Second Amendment to Tax Incremental District is blighted within the meaning of 66.1105(2), Wisconsin Statutes.

2. The improvement of such area is likely to significantly enhance the value of a substantial portion of the other real property in such amended District.
3. The project costs as described in the amended Project Plan relate directly to promoting blight elimination in the area consistent with the purpose for which the Tax Incremental District is being amended.
4. The aggregate value of equalized taxable property of the amended District, plus all existing districts, does not exceed 12% of the total value of equalized taxable property within the City.
5. Tax Incremental Finance District #32 (State St), as amended, -is hereby declared a blighted area district.

WHEREAS the Plan Commission has determined that this amended District meets the basic requirements of City TIF Policy for tax incremental district proposals adopted by the Common Council on April 17, 2001 and amended on March 31, 2009 (insofar as they are applicable to the amendment of a district and a project plan), conforms to the Comprehensive Plan for the City of Madison and is consistent with the review criteria adopted at the same time, specifically, that the District supports economic development activities intended to stabilize and diversify the City's economic base.

NOW THEREFORE BE IT RESOLVED that the Common Council of the City of Madison finds that:

1. No less than 50%, by area, of the real property within such amended Tax Incremental District is blighted within the meaning of Section 66.1105(2), Wisconsin Statutes.
2. The improvement of such area is likely to significantly enhance the value of a substantial portion of the other real property in such amended District.
3. The project costs as described in the amended Project Plan relate directly to promoting blight elimination in the area consistent with the purpose for which the Tax Incremental District is being amended.
4. The aggregate value of equalized taxable property of the District amendment, plus all existing districts, does not exceed 12% of the total value of equalized taxable property within the City.
5. Tax Incremental Finance District #32 (State St), as amended, is hereby declared a blighted area district.

BE IT FURTHER RESOLVED that Tax Incremental Finance District #32 (State St), City of Madison, is hereby amended as of January 1, 2010, and that the boundaries for said amended District are as below-described and as described in the amended Project Plan and that the boundaries of said District include only whole units of property assessed for general property tax purposes.

BE IT STILL FURTHER RESOLVED that the attached amended Project Plan for Tax Incremental Finance District #32 (State St), City of Madison, is hereby adopted as the Project Plan for said District and such plan is feasible and in conformity with the Master Plan and the Economic Development Plan for the City of Madison and will add to the sound growth of the City.

LEGAL DESCRIPTION (Original Boundary)

Part of the following platted lands located in the part of the Southeast $\frac{1}{4}$ of Section 14 and part of the Northeast $\frac{1}{4}$ of Section 23, all in Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin;

Part of Lot 6, Block 8, Madison Original Plat,
 Part of Lot 9, Block 40, Madison Original Plat,
 All of Lots 8,9,10 and 11, Block 53, Madison Original Plat,
 Part of Lot 6 and all of Lots 7,8,9,10,11 and 12, Block 54, Madison Original Plat,
 All of Lots 1-14 (inclusive), Block 55, Madison Original Plat,
 All of Lots 1-3 (inclusive), Block 56, Madison Original Plat,
 All of Lots 1-3 (inclusive), Block 57, Madison Original Plat,
 All of Lots 1-14 (inclusive), Block 58, Madison Original Plat,
 All of Lots 20-24 (inclusive), Block 59, Madison Original Plat,
 Part of Lot 18, Block 63, Madison Original Plat,

All of Lots 1-11 (inclusive) and 14, Block 64, Madison Original Plat,
 All of Lots 1-3 (inclusive), Block 76, Madison Original Plat,
 All of Lots 1-3 (inclusive), Block 77, Madison Original Plat,
 All of Lots 1-10 (inclusive), Block 82, Madison Original Plat,
 All of Lots 6-10 (inclusive), Block 83, Madison Original Plat,
 All of Lots 1-7 (inclusive), Dayton Building Company Replat,
 Part of Lot 9, Wells Subdivision of Block 9 of University Addition,

More particularly described as follows:

Beginning at the southernmost point of Block 61, Madison Original Plat at the intersection of North Henry Street and West Gilman Street; thence southeasterly, along the northeasterly line of North Henry Street, 570 feet; thence northeasterly 66 feet more or less to a point on the northeasterly line of Lot 18, Block 63, Madison Original Plat; thence southeasterly, along said northeasterly line, 90 feet to the northwesterly line of West Johnson Street; thence northeasterly, along said northwesterly line of West Johnson Street, 1056 feet to a point on the northeasterly line of Wisconsin Avenue, also being the most southerly point of Block 92, Madison Original Plat; thence southeasterly, along said northeasterly line of Wisconsin Avenue, 396 feet to a point on the southeasterly line of East Dayton Street, also being the most westerly point of Block 90, Madison Original Plat; thence southwesterly, along the southeasterly line of East and West Dayton Street, 462 feet to a point on the northeasterly line of North Carroll Street and the most westerly point of Block 83, Madison Original Plat; thence southeasterly, along the northeasterly line of North Carroll Street, 132 feet to the southernmost point of Lot 1, Block 83, Madison Original Plat; thence northeasterly along the southeasterly line of Lots 1,2,3 and 5, Block 83, 330 feet to the southwesterly line of Wisconsin Avenue; thence southeasterly, along said southwesterly line of Wisconsin Avenue, and the southeasterly prolongation thereof, 232 feet to the southeasterly line of West Mifflin Street; thence southwesterly, along said southeasterly line of West Mifflin Street, 291 feet to the most westerly point of the Capitol Square as platted by the Madison Original Plat; thence southwesterly, 100 feet, more or less, to a point on the southeasterly line of West Mifflin Street and the most northerly point of Block 75, Madison Original Plat; thence southwesterly, along said southeasterly line of West Mifflin Street, 330 feet to a point on the southwesterly line of North Fairchild Street and the most northerly point of Block 66, Madison Original Plat; thence northwesterly along said southwesterly line of North Fairchild Street, 287.72 feet to the south line of State Street; thence westerly along the south line of State Street to the northeasterly line of North Henry Street; thence southeasterly to the southernmost point of Block 65, Madison Original Plat and a point on the northwesterly line of West Mifflin Street; thence southwesterly along the northwesterly line of West Mifflin Street, 198 feet to the southernmost point of Lot 11, Block 53; thence northwesterly 264 feet to the most westerly point of Lot 8, Block 53, also a point on the southeasterly line of West Dayton Street; thence westerly to the southernmost point of Lot 12, Block 54; thence northwesterly 132 feet to the westernmost point of said Lot 12; thence southwesterly, along the southeasterly line of Lot 6, Block 54, 33 feet; thence northwesterly 132 feet to a point on the southeasterly line of West Johnson Street; thence southwesterly along said southeasterly line of West Johnson Street, 429.37 feet to a point on the southwesterly line of North Broom Street; thence northwesterly along the southwesterly line of North Broom Street, 264 feet to a point on the southeasterly line of the northwesterly one-half (1/2) of Lot 9, Block 40, Madison Original Plat; thence southwesterly along the southeasterly line of the northwesterly one-half (1/2) of Lot 9, 66 feet to a point on the southwesterly line of said Lot 9; thence northwesterly along said southwesterly line of said Lot 9, 66 feet; thence northerly 90 feet, more or less, to the easternmost point of Block 39, Madison Original Plat, also being a point on the southwesterly line of North Broom Street; thence northwesterly along the southwesterly line of North Broom Street, 264 feet to the northernmost point of Block 39, Madison Original Plat, also being a point on the southeastern line of West Gilman Street; thence southwesterly along the southeastern line of West Gilman Street, 198 feet to the westernmost point of Lot 7, Block 39; thence northwesterly 66 feet to a point on the northwesterly line of West Gilman Street; thence continuing northwesterly 10 feet to a point on the west line of Lot 9, Wells Subdivision of Block 9 of University Addition; thence northerly 100 feet to the south line of State Street; thence continuing northerly 66 feet to the north line of State Street and the southwest corner of the east one-half (1/2) of Lot 6, Block 8, Madison Original Plat; thence continuing northerly along the west line of the east one-half (1/2) of Lot 6, Block 8, 132 feet; thence easterly 33 feet to the east line of said Block 8; thence northerly, along the east line of Lot 5, Block 8, to the point of intersection with the southwesterly line of Lot 6, Block 59, Madison Original Plat; thence southeasterly along the southwesterly line of Lot 6 to the westernmost point of Lot 23, Block 59, Madison Original Plat; thence northeasterly along the northwesterly line of Lots 23,22,21 and 20, Block 59, to the northernmost point of said Lot 20; thence southeasterly along the northeasterly line of said Lot 20, 132 feet to the northwesterly line of West Gilman Street; thence northeasterly along the northwesterly line of West Gilman Street, 396 feet to the point of beginning.

City of Madison Parcel Numbers:

251-0709-144-2020-6	251-0709-144-2021-4	251-0709-144-2022-2
251-0709-144-2023-0	251-0709-144-2026-4	251-0709-144-2027-2
251-0709-144-2038-9	251-0709-144-2101-4	251-0709-144-2102-2
251-0709-144-2103-0	251-0709-144-2104-8	251-0709-144-2105-6
251-0709-144-2106-4	251-0709-144-2110-5	251-0709-144-2111-3
251-0709-144-2112-1	251-0709-144-2113-9	251-0709-144-2114-7
251-0709-144-2115-5	251-0709-144-2116-3	251-0709-144-2117-1
251-0709-144-2118-9	251-0709-144-2119-7	251-0709-144-2120-4
251-0709-144-2121-2	251-0709-144-2122-0	251-0709-144-2123-8
251-0709-144-2124-6	251-0709-144-2125-4	251-0709-144-2211-1
251-0709-144-2302-8	251-0709-144-2504-0	251-0709-144-2506-6
251-0709-144-2507-4	251-0709-144-2508-2	251-0709-144-2509-0
251-0709-144-2601-4	251-0709-144-2602-2	251-0709-144-2603-0
251-0709-144-2604-8	251-0709-144-2605-6	251-0709-144-2606-4
251-0709-144-2607-2	251-0709-144-2608-0	251-0709-144-2701-2
251-0709-144-2702-0	251-0709-144-2703-8	
251-0709-144-2704-6	251-0709-144-2705-4	251-0709-144-2706-2
251-0709-144-2707-0	251-0709-144-2708-8	251-0709-144-2709-6
251-0709-144-2710-3	251-0709-144-2711-1	251-0709-144-2713-7
251-0709-144-2801-0	251-0709-144-2802-8	251-0709-144-2803-6
251-0709-144-2804-4	251-0709-144-2805-2	251-0709-144-2806-0
251-0709-144-2807-8	251-0709-144-2808-6	251-0709-231-0101-1
251-0709-231-0102-9	251-0709-231-0103-7	251-0709-231-0104-5
251-0709-231-0105-3	251-0709-231-0106-1	251-0709-231-0107-9
251-0709-231-0108-7	251-0709-231-0109-5	251-0709-231-0110-2
251-0709-231-0301-7	251-0709-231-0302-5	251-0709-231-0303-3
251-0709-231-0304-1	251-0709-231-0305-9	251-0709-231-0306-7
251-0709-231-0307-5	251-0709-231-0308-3	251-0709-231-0309-1
251-0709-231-0310-8	251-0709-231-0312-4	251-0709-231-0314-0
251-0709-231-0401-5	251-0709-231-0402-3	251-0709-231-0403-1
251-0709-231-0404-9	251-0709-231-0405-7	251-0709-231-0408-1
251-0709-231-0409-9	251-0709-231-0410-6	251-0709-231-0506-3
251-0709-231-0601-1	251-0709-231-0602-9	251-0709-231-0603-7
251-0709-231-0604-5	251-0709-231-0701-9	251-0709-232-0201-7
251-0709-232-0202-5	251-0709-232-0203-3	

LEGAL DESCRIPTION (2006) – FIRST Boundary Amendment

A parcel of land located in the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, and in the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, and located in the NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, and in the NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, T7N, R9E of the Fourth Principal Meridian, City of Madison, Dane County, described as follows:

Commencing at the Southeast corner of said Section 14; thence along the South line of the SE $\frac{1}{4}$ of said Section, West to the intersection of the northeasterly right of way of North Carroll Street, and the Southeasterly right of way of West Mifflin Street, said point also being the **point of beginning**; thence across said North Carroll Street, southwesterly to the intersection of the southwesterly right of way of said North Carroll Street, and the southeasterly right of way of West Mifflin Street; thence along said southeasterly right of way, southwesterly to the intersection of said southeasterly right of way, and the southwesterly right of way of North Fairchild Street; thence along said southwesterly right of way, northwesterly to the intersection of said southwesterly right of way, and the southerly right of way of State Street; thence along said southerly right of way, westerly to the intersection of said southerly right of way, and the northeasterly right of way of North Henry Street; thence along said northeasterly right of way, southeasterly to the intersection of said northeasterly right of way, and the northwesterly right of way of West Mifflin Street; thence along said northwesterly right of way, southwesterly to the southerly corner of Lot 11, Block 53, City of Madison; thence along the southwesterly line of said Lot 11, northwesterly to the southeasterly line of Lot 2, Certified Survey Map No. 3753; thence along said southeasterly line, northeasterly about 3 feet, to the easterly corner of said Lot 2; thence along the northeasterly line of said Lot 2, northwesterly to the southeasterly right of way of West Dayton Street; thence across said West Dayton Street, westerly to the easterly corner of Lot 13; thence along the northeasterly line of said Lot 13, northwesterly to the northerly corner of said Lot; thence along the northwesterly line of said Lot, southwesterly to the easterly corner of the southwesterly half of

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2010 SUBSTITUTE ALTERNATE AMENDMENT Resolution.docx

Lot 6, Block 54, City of Madison; thence along the northeasterly line of said southwesterly half of Lot 6; northwesterly to a point 128.7 feet southeasterly of the southeasterly right of way of West Johnson Street; thence southwesterly, perpendicular to the northeasterly line of the southwesterly half of said Lot 6, 0.51 feet; thence northwesterly to a point on the southeasterly right of way of West Johnson Street 0.22 feet southwesterly of the northerly corner of the southwesterly half of said Lot 6; thence along said southeasterly right of way of West Johnson Street, southwesterly to the intersection of said southeasterly right of way, and the southwesterly right of way of North Broom Street; thence along said southwesterly right of way, northwesterly to the intersection of said southwesterly right of way and the northwesterly right of way of West Johnson Street; thence along said northwesterly right of way, and along the northerly right of way of said West Johnson Street, southwesterly and westerly to the intersection of said northerly right of way and the centerline of vacated portion of North Murray Street; thence along said centerline, northerly to the intersection of said centerline and the southerly right of way of University Avenue; thence along said southerly right of way, easterly to the southerly elongation of the easterly right of way of Fitch Court; thence along said southerly elongation, northerly to the northerly right of way of University Avenue; thence along said northerly right of way, easterly to the intersection of said northerly right of way and the westerly right of way of North Lake Street; thence along said westerly right of way, northerly to the intersection of said westerly right of way and the southerly right of way of State Street; thence along said southerly right of way, westerly to the intersection of said southerly right of way and the westerly right of way of North Park Street; thence along said westerly right of way, northerly to the intersection of said westerly right of way, and the northerly right of way of Langdon Street; thence along said northerly right of way, easterly to the intersection of said northerly right of way and the easterly right of way of North Lake Street; thence along said easterly right of way, southerly to the northwesterly corner of the southerly 110 feet of Lot 14, Block 7, City of Madison; thence along the northerly line of said southerly 110 feet of Lot 14, easterly to the easterly line of said Lot 14; thence in a perpendicular direction to said easterly line of Lot 14, easterly 8 feet; thence in a parallel direction to said easterly line of Lot 14, southerly 20 feet; thence in a perpendicular direction to said easterly line of Lot 14, westerly 8 feet to said easterly line of Lot 14; thence along said easterly line, southerly to the northerly right of way of State Street; thence along said northerly right of way, easterly to the southwesterly corner of the easterly 30.5 feet of Lot 10, Block 7, City of Madison; thence along the westerly line of said easterly 30.5 feet, northerly to the northerly line of said Lot 10; thence along said northerly line, and along the northerly line of Lot 9, said Block 7, easterly to the southwesterly corner of the easterly 25 feet of Lot 6, said Block 7; thence along the westerly line of said easterly 25 feet, northerly to the southerly right of way of Langdon Street; thence along said southerly right of way, easterly to the intersection of said southerly right of way, and the easterly right of way of North Frances Street; thence along said easterly right of way, southerly to the intersection of said easterly right of way, and the northerly right of way of State Street; thence along said northerly right of way, easterly to the southwesterly corner of the easterly 35.5 feet of Lot 6, Block 8, City of Madison; thence along the westerly line of said easterly 35.5 feet, northerly to the northerly line of said Lot 6; thence along said northerly line, easterly to the westerly line of Block 59, City of Madison; thence along said westerly line of Block 59, northerly to a point 132 feet southerly of the southerly right of way of Langdon Street, said point also being the westerly corner of that parcel of land, which currently bears the Tax Identification Parcel No. 070914420074; thence along the southwesterly line of said parcel, southeasterly to the southerly corner of said parcel; thence along the southeasterly line of said parcel, and along the southeasterly line of Lots 8 and 9, said Block 59, northeasterly to the northerly corner of Lot 20, said Block 59; thence along the northeasterly line of said Lot 20, southeasterly to the northwesterly right of way of West Gilman Street; thence along said northwesterly right of way, northeasterly to the intersection of said northwesterly right of way, and the northeasterly right of way of North Henry Street; thence along said northeasterly right of way, southeasterly to the westerly corner of the southeasterly 90 feet of Lot 18, Block 63, City of Madison; thence along the northwesterly line of said southeasterly 90 feet, northeasterly to the northerly corner of said southeasterly 90 feet; thence along the northeasterly line of said southeasterly 90 feet, southeasterly to the northwesterly right of way of West Johnson Street; thence along said northwesterly right of way, northeasterly to the intersection of said northwesterly right of way, and the northeasterly right of way of Wisconsin Avenue; thence along said northeasterly right of way, southeasterly to the intersection of said northeasterly right of way and the southeasterly right of way of West Dayton Street; thence along said southeasterly right of way, southwesterly to the intersection of said southeasterly right of way and the northeasterly right of way of North Carroll Street; thence along said northeasterly right of way, southeasterly to the westerly corner of Lot 10, Block 83, City of Madison; thence along the northwesterly line of said Lot 10, and along the northwesterly line of Lot 8, said Block 83, northeasterly to the southerly corner of Lot 3, said Block 83; thence along the southwesterly line of said Lot 3, northwesterly to the westerly corner of the southeasterly 4 feet of said Lot 3; thence along the northwesterly line of said southeasterly 4 feet, and along the northwesterly line of the southeasterly 4 feet of Lot 5, said Block 83, northeasterly to the southwesterly right of way of Wisconsin Avenue; thence in a perpendicular direction to the northeasterly right of way of said Wisconsin Avenue, northeasterly to said northeasterly right of way; thence along said northeasterly right of way, southeasterly to the intersection of said northeasterly right of way and the southeasterly right of way of West Mifflin Street; thence along said southeasterly right of way, southwesterly to the **point of beginning**.

EXCEPT Lots 1 and 2, Certified Survey Map No. 5626, and the northerly 74.78 feet of Lot 2, Certified Survey Map No. 5625.

Said Parcel of land includes those lands in Dane County that have the following tax parcel numbers:

070914302016	070914427054	070923105071	070923202182
070914302074	070914427062	070923105089	070923202190
070914302131	070914427070	070923105154	070923202207
070914304012	070914427088	070923105162	070923202215
070914304046	070914427096	070923105188	070923203015
070914420206	070914427103	070923105203	070923203023
070914420214	070914427111	070923105211	070923203031
070914420222	070914427137	070923105229	070923203049
070914420230	070914428010	070923105237	070923203057
070914420269	070914428028	070923105245	070923203065
070914420272	070914428036	070923105253	070923203073
070914420389	070914428044	070923105261	070923203081
070914421014	070914428052	070923105279	070923203099
070914421022	070914428060	070923105287	070923203106
070914421030	070914428078	070923105295	070923203114
070914421048	070914428086	070923106011	070923203130
070914421056	070923101011	070923106029	070923203205
070914421064	070923101029	070923106037	070923203213
070914421105	070923101037	070923106045	070923203221
070914421113	070923101045	070923107019	070923203239
070914421121	070923101053	070923201019	070923203247
070914421139	070923101061	070923201043	070923203255
070914421147	070923101079	070923201051	070923203263
070914421155	070923101087	070923201069	070923203271
070914421163	070923101095	070923201077	070923203346
070914421171	070923101102	070923201085	070923203354
070914421189	070923103017	070923201118	070923209013
070914421197	070923103025	070923201126	070923209146
070914421204	070923103033	070923201134	070923210151
070914421212	070923103041	070923201142	070923210169
070914421220	070923103059	070923201150	070923211018
070914421238	070923103067	070923201168	070923211042
070914421246	070923103075	070923201259	070923211050
070914421254	070923103083	070923201283	070923211092
070914422111	070923103091	070923201291	070923211109
070914423028	070923103108	070923202017	070923211117
070914425040	070923103124	070923202025	070923211125
070914425066	070923103140	070923202033	070923211175
070914425074	070923104015	070923202041	070923211183
070914425090	070923104023	070923202059	070923211191
070914426014	070923104031	070923202067	070923211208
070914426022	070923104049	070923202075	070923211216
070914426030	070923104057	070923202083	070923211224
070914426048	070923104081	070923202091	070923211258
070914426056	070923104099	070923202108	070923211266
070914426064	070923104106	070923202116	070923211274
070914426072	070923105013	070923202124	070923211282
070914426080	070923105021	070923202132	070923211315
070914427012	070923105039	070923202140	070923211323

070914427022 070923105047 070923202158 070923211331
 070914427038 070923105055 070923202166
 070914427046 070923105063 070923202174

LEGAL DESCRIPTION (2010) – Alternate SECOND Boundary Amendment

TID No. 32 (Alternate SECOND AMENDMENT) 2010
 Legal Description

A parcel of land located in the Northeast 1/4, the Northwest 1/4, the Southwest 1/4, and the Southeast 1/4 of the Southwest 1/4 of Section 13, and in the Northeast 1/4, the Northwest 1/4, the Southwest 1/4, and the Southeast 1/4 of the Southeast 1/4 of Section 14, Township 7 North, Range 9 East of the Fourth Principal Meridian, City of Madison, Dane County, Wisconsin, described as follows:

Beginning at the ~~southerly-easterly~~ most corner of Block 61⁵⁹, City of Madison¹, said point being at the intersection of the ~~northeasterly-southwesterly~~ right of way of North Henry Street and the northwesterly right of way of West Gilman Street;

thence ~~northwesterly~~ 160 feet along said ~~northwesterly-southwesterly~~ right of way; ~~northeasterly~~ to the

thence northeasterly 66 feet more or less to a point in the northeasterly right of way of North Henry Street being 160 feet northwesterly of the southerly corner of Block 61, City of Madison;

thence northeasterly and parallel to Langdon Street 98.5 feet;

thence northwesterly and parallel to North Henry Street 4.85 feet;

thence northeasterly and parallel to Langdon Street 34 feet;

thence southeasterly and parallel to North Henry Street 8 feet;

thence northeasterly and parallel to Langdon Street 11.4 feet;

thence southeasterly and parallel to the southwesterly line of Lot 16, Block 61, City of Madison, 24 feet to the northwesterly line of said Lot 16;

thence northeasterly 121 feet, more or less, to the east corner of Lot 4, Block 61, City of Madison;

thence northwesterly to the north corner of Lot 4, Block 61, City of Madison;

thence continuing northwesterly along the northwesterly extension of said Lot 4 to the northwesterly right of way line of Langdon Street;

thence northeasterly to the east corner of Block 60, City of Madison, being also the intersection of the northwesterly right of way of Langdon Street and the

~~intersection thereof with the southwesterly right of way of North Carroll Street;~~

thence along said southwesterly right of way, and along the northwesterly elongation thereof, northwesterly to the intersection of said northwesterly elongation with the Dock Line² along the southerly shore of Lake Mendota; thence along said Dock Line, northeasterly to the intersection thereof with the northwesterly elongation of the southwesterly right of way of Wisconsin Avenue, and vacated portion thereof, said point being 330 feet northwesterly of the northwesterly right of way of Langdon Street, as measured along said southwesterly right of way; thence along said northwesterly elongation of the southwesterly right of way of Wisconsin Avenue, southeasterly to the intersection thereof with the Ordinary High Water Mark line of Lake Mendota; thence along said Ordinary High Water Mark line, northeasterly to the intersection thereof with the northwesterly elongation of the northeasterly right of way of North Pinckney Street; thence along said northwesterly elongation, and along said northeasterly right of way of North Pinckney Street, southeasterly to the intersection thereof with the northwesterly right of way of East Gilman Street;

thence along said northwesterly right of way and northeasterly extension thereof, northeasterly to the northeasterly right of way of North Butler Street;

¹ [Plat of Madison](#) (a.k.a. Pritchette Plat of Madison) recorded on October 10, 1839, in Vol. A of Plats, page 3, as Doc. No. 102.

² Dock Line along southerly shore of Lake Mendota, as established by [Madison General Ordinance 14.16](#).

thence along the northeasterly right of way of North Butler Street, southeasterly to the northwesterly right of way of East Gorham Street;

thence along said northwesterly right of way, northeasterly to the intersection thereof with the northwesterly elongation of the southwesterly line of vacated portion of North Hancock Street³ (said southwesterly line now being the northeasterly right of way of North Hancock Street between East Gorham Street and East Johnson Street); thence along said northwesterly elongation, and along said current northeasterly right of way of North Hancock Street, southeasterly to the intersection thereof with the northwesterly right of way of East Johnson Street; thence along said northwesterly right of way, northeasterly to the intersection thereof with the southwesterly right of way of North Franklin Street; thence along said southwesterly right of way, northwesterly to the intersection thereof with the northwesterly right of way of East Gorham Street; thence along said northwesterly right of way, northeasterly to the intersection thereof with the northeasterly right of way of North Blair Street; thence along said northeasterly right of way, southeasterly to the intersection thereof with the northwesterly right of way of East Washington Avenue; thence along said northwesterly right of way, southwesterly to the intersection thereof with the southwesterly right of way of said North Blair Street; thence across said East Washington Avenue in a perpendicular direction to the southeasterly right of way thereof, southeasterly to said southeasterly right of way; thence along said southeasterly right of way, southwesterly to the intersection thereof with the southwesterly right of way of South Hancock Street; thence along said southwesterly right of way, and along the southwesterly right of way of North Hancock Street, northwesterly to the intersection thereof with the southeasterly right of way of East Mifflin Street; thence along said southeasterly right of way, southwesterly, to the intersection thereof with the southwesterly right of way of North Butler Street; thence along said southwesterly right of way, northwesterly, to the intersection thereof with the easterly right of way of North Hamilton Street; thence across said North Hamilton Street, westerly to the intersection of the westerly right of way of said North Hamilton Street with the southeasterly right of way East Johnson Street; thence along said southeasterly right of way, southwesterly to the intersection thereof with the northeasterly right of way of Wisconsin Avenue; thence along said northeasterly right of way, northwesterly to the intersection thereof with the northwesterly right of way of East Johnson Street, said point also being the southerly most corner of Block 92, City of Madison; thence along said northwesterly right of way of East Johnson Street, southwesterly to the intersection thereof with the southwesterly right of way of Wisconsin Avenue;

thence along said southwesterly right of way, northwesterly to the southeasterly right of way of West Gorham Street;

thence along the southeasterly right of way of West Gorham Street, southwesterly to the northeasterly right of way of North Carroll Street;

thence along the northeasterly right of way of North Carroll Street; southeasterly to the northwesterly right of way of West Johnson Street;

thence along the northwesterly right of way of West Johnson Street, southwesterly to the east corner of Lot 18, Block 63, City of Madison;

thence northwesterly 90 feet along the northeasterly line of said Lot 18;

thence southwesterly parallel to West Johnson Street to the northeasterly right of way line of North Henry Street;

thence along the northeasterly right of way line of North Henry Street, northwesterly to the south corner of Block 61, City of Madison, said point being at the intersection of the northeasterly right of way of North Henry Street and the northwesterly right of way of West Gilman Street;

thence southwesterly 66 feet more or less to the point of beginning.

~~easterly corner of Lot 4, Block 80, City of Madison; thence along the southeasterly lines those parcels of land described in Doc. No. 2163474⁴, Doc. No. 3130262⁵, Doc. No. 2205469⁶, Doc. No. 2296501⁷, and Doc. No. 3300215⁸, (said parcels being said Lot 4, and the northwesterly half, more or less, of Lots 3, 2, and 1, said Block 80), southwesterly to the northeasterly right of way of North Carroll Street; thence along said northeasterly right of way, southeasterly to the intersection thereof with the northwesterly right of way of West Johnson Street; thence along said northwesterly right of way, southwesterly to the southerly corner of Lot 11, Block 63, City of Madison; thence along the southwesterly line of said Lot 11, and along the southwesterly line of Lot 8, said Block 63, northwesterly to the southeasterly right of way of~~

³ Vacated Portion of North Hancock Street, as vacated by Resolution No. 36435, File No. 4600-189, recorded in Vol. 7644, pg. 1-3, on December 30, 1985, as [Doc. No. 1915532](#).

⁴ ~~Doc. No. 2163474~~, recorded in Vol. 13345, pg. 64, on September 22, 1989.

⁵ ~~Doc. No. 3130262~~, recorded on July 2, 1999.

⁶ ~~Doc. No. 2205469~~, recorded in Vol. 14320, pg. 10, on June 15, 1990.

⁷ ~~Doc. No. 2296501~~, recorded in Vol. 16952, pg. 33, on October 21, 1991.

⁸ ~~Doc. No. 3300215~~, recorded on March 23, 2001.

~~West Gorham Street; thence across said West Gorham Street, northwesterly to the southerly corner of Lot 11, Block 62, City of Madison; thence along the southwesterly line of said Lot 11, northwesterly to the westerly corner thereof, said point also being the easterly corner of Lot 7, said Block 62; thence along the southeasterly line of said Lot 7, and along the southeasterly lines of Lots 6, 5, 4, 3, and 2, said Block 62, southwesterly to the southerly corner of said Lot 2; thence along the southwesterly line of said Lot 2, northwesterly to the easterly corner of the northwesterly 80 feet of Lot 1, said Block 62; thence along the southeasterly line of said northwesterly 80 feet of Lot 1, southwesterly to the northeasterly right of way of North Henry Street; thence along said northeasterly right of way, northwesterly to the **point of beginning**.~~

~~**TOGETHER WITH** Lots 3, 4, 5, 13, 14, 15, and 16, Block 63, City of Madison.~~

Said Parcel contains the following tax parcels:

0709-133-1301-4	0709-133-2001-9	0709-133-2327-9	0709-144-0714-7
0709-133-1302-2	0709-133-2002-7	0709-133-2328-7	0709-144-0715-5
0709-133-1303-0	0709-133-2003-5	0709-133-2330-2	0709-144-0716-3
0709-133-1304-8	0709-133-2004-3	0709-133-2331-0	0709-144-0801-2
0709-133-1305-6	0709-133-2005-1	0709-133-2332-8	0709-144-0802-0
0709-133-1306-4	0709-133-2006-9	0709-133-2333-6	0709-144-0803-8
0709-133-1307-2	0709-133-2007-7	0709-133-2334-4	0709-144-0804-6
0709-133-1308-0	0709-133-2008-5	0709-133-2335-2	0709-144-0805-4
0709-133-1309-8	0709-133-2009-3	0709-133-2336-0	0709-144-0806-2
0709-133-1310-5	0709-133-2010-0	0709-133-2337-8	0709-144-0807-0
0709-133-1311-3	0709-133-2011-8	0709-133-2338-6	0709-144-0808-8
0709-133-1312-1	0709-133-2013-4	0709-133-2340-1	0709-144-0809-6
0709-133-1313-9	0709-133-2014-2	0709-133-2341-9	0709-144-0810-3
0709-133-1314-7	0709-133-2015-0	0709-133-5501-6	0709-144-0811-1
0709-133-1315-5	0709-133-2101-7	0709-144-0302-0	0709-144-0812-9
0709-133-1316-3	0709-133-2102-5	0709-144-0303-8	0709-144-0813-7
0709-133-1317-1	0709-133-2103-3	0709-144-0304-6	0709-144-0814-5
0709-133-1318-9	0709-133-2104-1	0709-144-0305-4	0709-144-0901-0
0709-133-1401-2	0709-133-2105-9	0709-144-0306-2	0709-144-0902-8
0709-133-1402-0	0709-133-2106-7	0709-144-0307-0	0709-144-0903-6
0709-133-1403-8	0709-133-2107-5	0709-144-0501-8	0709-144-0904-4
0709-133-1404-6	0709-133-2108-3	0709-144-0502-6	0709-144-0905-2
0709-133-1405-4	0709-133-2109-1	0709-144-0503-4	0709-144-0906-0
0709-133-1406-2	0709-133-2110-8	0709-144-0504-2	0709-144-0907-8
0709-133-1407-0	0709-133-2111-6	0709-144-0505-0	0709-144-1201-3
0709-133-1408-8	0709-133-2112-4	0709-144-0506-8	0709-144-1202-1
0709-133-1409-6	0709-133-2113-2	0709-144-0507-6	0709-144-1203-9
0709-133-1410-3	0709-133-2114-0	0709-144-0508-4	0709-144-1204-7
0709-133-1411-1	0709-133-2115-8	0709-144-0509-2	0709-144-1205-5
0709-133-1412-9	0709-133-2116-6	0709-144-0601-6	0709-144-1211-2
0709-133-1413-7	0709-133-2117-4	0709-144-0602-4	0709-144-1301-1
0709-133-1414-5	0709-133-2118-2	0709-144-0603-2	0709-144-1302-9
0709-133-1415-3	0709-133-2119-0	0709-144-0604-0	0709-144-1304-5
0709-133-1416-1	0709-133-2123-1	0709-144-0605-8	0709-144-1305-3
0709-133-1417-9	0709-133-2124-9	0709-144-0606-6	0709-144-1308-7
0709-133-1418-7	0709-133-2125-7	0709-144-0607-4	0709-144-1309-5
0709-133-1419-5	0709-133-2126-5	0709-144-0608-2	0709-144-1310-2
0709-133-1421-0	0709-133-2127-3	0709-144-0609-0	0709-144-1801-1
0709-133-1422-8	0709-133-2128-1	0709-144-0610-7	0709-144-1802-9
0709-133-1423-6	0709-133-2129-9	0709-144-0611-5	0709-144-1803-7
0709-133-1424-4	0709-133-2130-6	0709-144-0612-3	0709-144-1804-5

0709-133-1425-2	0709-133-2131-4	0709-144-0613-1	0709-144-1805-3
0709-133-1426-0	0709-133-2132-2	0709-144-0614-9	0709-144-1806-1
0709-133-1427-8	0709-133-2133-0	0709-144-0615-7	0709-144-1807-9
0709-133-1428-6	0709-133-2301-3	0709-144-0616-5	0709-144-1808-7
0709-133-1429-4	0709-133-2302-1	0709-144-0617-3	0709-144-1809-5
0709-133-1430-1	0709-133-2303-9	0709-144-0618-1	0709-144-1810-2
0709-133-1431-9	0709-133-2304-7	0709-144-0619-9	0709-144-1820-1
0709-133-1432-7	0709-133-2305-5	0709-144-0620-6	0709-144-1821-9
0709-133-1433-5	0709-133-2306-3	0709-144-0621-4	0709-144-1822-7
0709-133-1435-1	0709-133-2307-1	0709-144-0622-2	0709-144-1823-5
0709-133-1501-0	0709-133-2308-9	0709-144-0623-0	0709-144-1824-3
0709-133-1502-8	0709-133-2309-7	0709-144-0624-8	0709-144-1825-1
0709-133-1503-6	0709-133-2310-4	0709-144-0625-6	0709-144-2201-2
0709-133-1504-4	0709-133-2311-2	0709-144-0626-4	0709-144-2206-2
0709-133-1505-2	0709-133-2312-0	0709-144-0627-2	0709-144-2215-3
0709-133-1506-0	0709-133-2313-8	0709-144-0628-0	0709-144-2216-1
0709-133-1507-8	0709-133-2314-6	0709-144-0701-4	0709-144-2217-9
0709-133-1508-6	0709-133-2315-4	0709-144-0702-2	0709-144-2218-7
0709-133-1509-4	0709-133-2316-2	0709-144-0703-0	0709-144-2219-5
0709-133-1510-1	0709-133-2317-0	0709-144-0704-8	0709-144-3501-5
0709-133-1511-9	0709-133-2318-8	0709-144-0705-6	0709-144-3503-1
0709-133-1512-7	0709-133-2319-6	0709-144-0706-4	0709-144-3504-9
0709-133-1513-5	0709-133-2320-3	0709-144-0707-2	0709-144-3505-7
0709-133-1514-3	0709-133-2321-1	0709-144-0708-0	0709-144-3506-5
0709-133-1516-9	0709-133-2322-9	0709-144-0709-8	0709-144-3507-3
0709-133-1517-7	0709-133-2323-7	0709-144-0710-5	0709-144-3508-1
0709-133-1518-5	0709-133-2324-5	0709-144-0711-3	0709-144-3509-9
0709-133-1519-3	0709-133-2325-3	0709-144-0712-1	
0709-133-1521-8	0709-133-2326-1	0709-144-0713-9	

Said parcel contains the following additional tax parcels:

070914404010 070914411023 070914418178
070914404028 070914411031 070914418186
070914404036 070914411049 070914418194
070914404044 070914411106 070914422020
070914404052 070914411114 070914422038
070914404060 070914411122 070914422046
070914404078 070914411130 070914422054
070914404086 070914411148 070914422070
070914404094 070914411156 070914422088
070914404101 070914411164 070914422096
070914404119 070914411172 070914422103
070914404127 070914411180 070914422129
070914404135 070914411198 070914422137
070914404143 070914412063 070914422145
070914404151 070914412071
070914404169 070914412120
070914404177 070914418110

070914404185 070914418128
070914404193 070914418136
070914404200 070914418144
070914404218 070914418152
070914411015 070914418160

The attached project plan is on file in the City Clerks Office.