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An appraisal of the property known as the Jackson residence located at 415 North Carroll Street, Madison, Wisconsin. November 1, 1986

Landmark Research, Inc.

[s.l.]: [s.n.], November 1, 1986

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AN APPRAISAL OF THE PROPERTY

KNOWN AS

THE JACKSON RESIDENCE

415 NORTH CARROLL STREET

MADISON, WISCONSIN

Landmark
Research
Inc.

AN APPRAISAL OF THE PROPERTY

KNOWN AS

THE JACKSON RESIDENCE

LOCATED AT

415 NORTH CARROLL STREET

MADISON, WISCONSIN

AS OF

NOVEMBER 1, 1986

PREPARED FOR

THE ESTATE OF REGINALD H. JACKSON, JR.

c/o THE TRUST DEPARTMENT

FIRST WISCONSIN - MADISON

PREPARED BY

LANDMARK RESEARCH, INC.

JAMES A. GRAASKAMP, PH.D, SREA, CRE

JEAN B. DAVIS

Landmark
Research
Inc.

James A. Graaskamp, Ph.D., S.R.E.A., C.R.E.

Jean B. Davis, M.S.

December 11, 1986

Mr. R. Christian Davis
Trust Account Manager
First Wisconsin Bank of Madison
Box 7900
Madison, WI 53707

Dear Mr. Davis:

At your request we have appraised the Jackson residence at 415 North Carroll Street, Madison, County of Dane, Wisconsin. Because this property has historically been part of a larger family-owned homestead which is currently partially encumbered by an ambiguous lease on a contiguous building within the homestead, the appraisal conclusions must be stated subject to several alternative disposition scenarios.

If the property is sold as legally described with 66 feet of frontage on Carroll Street and with an irregular rear lot line to include the entire carriage house, then the appraisers have determined that the most probable use is conversion to a two-unit condominium. The most probable buyer would be a professional converter of landmark type properties and the market value, with cash to the seller, as of November 1, 1986, would be:

ONE HUNDRED THIRTY THOUSAND DOLLARS

(\$130,000)

If the property is sold on an expanded lot with 118 feet of frontage on Carroll Street to provide adequate open space adjacent to the three-season porch, the most probable use of the property becomes a single-family residence suitable for restoration as a showcase home in a classic downtown neighborhood. Should this expanded lot be sold unencumbered by the aforementioned lease on the adjacent property, the market value, with cash to the seller, as of November 1, 1986, would be:

ONE HUNDRED EIGHTY FIVE THOUSAND DOLLARS

(\$185,000)

Mr. R. Christian Davis
Page Two
December 11, 1986

Unfortunately, the possibility of sale on an expanded lot is clouded by a lease on 401 North Carroll Street which defines the demised leasehold to include all but 66 feet of frontage on North Carroll Street and to encroach on 890 SF of the carriage house as a result of the careless draftsmanship or misunderstanding by the lessor as to consequences of the simple reliance upon an inappropriate legal description. Should it be necessary and possible to sell the expanded lot for single-family use, encumbered by leasehold control of 52 front feet of open space and a fraction of the carriage house, the appraisers have determined the market value of the encumbered fee, with cash to the seller, as of November 1, 1986, would be:

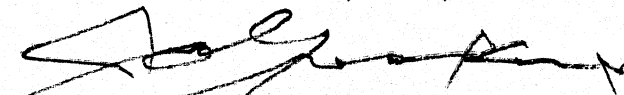
ONE HUNDRED SEVENTY FIVE THOUSAND DOLLARS

(\$175,000)

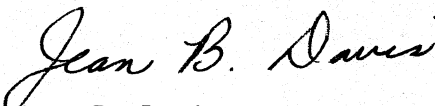
The appraisers are of the opinion that the existing lease on 401 North Carroll Street was drafted under circumstances that make it subject to renegotiation, if not rescission, relative to the southeast lot line of 415 North Carroll Street to release the carriage house and the lawn from the control, responsibility, and first right of refusal of the lessee. This effort by the Trustee will maximize the market value of 415 North Carroll Street as a single-family residence and a cultural treasure of the City of Madison in its most prestigious Mansion Hill Historical District. Nevertheless this reallocation of the homestead area also will have no adverse effect on the commercial value of 401 North Carroll Street.

Thank you for the opportunity to be of service.

FOR LANDMARK RESEARCH, INC.,



James A. Graaskamp, Ph.D., SREA, CRE
Urban Land Economist



Jean B. Davis
Real Estate Appraiser/Analyst

Enclosure

elm

TABLE OF CONTENTS

	<u>PAGE</u>
LIST OF EXHIBITS	v
LIST OF APPENDICES	viii
 I. APPRAISAL PROBLEM ASSIGNMENT	 1
A. The Appraisal Issue	1
B. The Appraisal Problem	2
C. Date of Appraisal	4
D. Definition of Value	4
E. Identification of the Subject Property and the Legal Interests to be Appraised	 5
F. Special Problems	7
G. Statement of General Assumptions and Limiting Conditions	10
II. PROPERTY ANALYSIS TO DETERMINE ALTERNATIVE USES	13
A. Historical Background	13
B. Physical Attributes of the Site	17
C. Site Improvements	17
D. Legal/Political Attributes	18
E. Linkages	28
F. Dynamic Attributes	30
G. Existing Improvements	32
H. Identification of Alternative Use Scenarios for Subject Property	 56

TABLE OF CONTENTS

	<u>PAGE</u>
III. SELECTION OF MOST PROBABLE USE	58
A. Definition of Most Probable Use	58
B. General Market Characteristics	59
C. Description of Alternative Use Scenarios for the Subject Property	66
D. Economic Ranking of Alternative Use Scenarios	72
E. Selection of Scenarios that Justify Further Market Research and Selection of Most Probable Use	80
F. Most Probable Buyer	83
IV. PREDICTION OF PRICE FOR SUBJECT PROPERTY	84
A. Selection of Appraisal Methodology for Estimation of Market Value for Single-Family Residence	84
B. Selection Criteria for Most Comparable Sales	85
C. Market Comparison Approach to Probable Price for Subject Property Purchased for a Single-Family Residence . .	88
D. Market Comparison Approach to Probable Price for Subject Property Purchased for Development Into Two-Unit Condominiums	108
E. Comparison and Reconciliation	124
V. APPRAISAL CONCLUSION	126
CERTIFICATION OF VALUE	128
QUALIFICATIONS OF THE APPRAISERS	130
APPENDICES	132

LIST OF EXHIBITS

<u>EXHIBIT</u>		<u>PAGE</u>
I-1	Annual Holding Costs for Vacant Property at 415 North Carroll Street Through Term of Lease on 401 North Carroll Street	3
I-2	Map of Subject Parcel	6
I-3	Site Plan for 415 North Carroll Street 401 North Carroll Street As Currently Defined	8
I-4	Proposed Site Plan for 415 North Carroll Street and 401 North Carroll Street As Suggested by Appraisers	9
II-1	Map of Original Homestead Property in Relationship to the Subject Property	14
II-2	Chain of Title for 401 and 415 North Carroll Street from 1870 to the Present	16
II-3	Map of Mansion Hill Historic District	19
II-4	Zoning Map for Subject Property	21
II-5	Relationship of Improvement and Site Dimensions of the Subject Property	24
II-6	Uses of Property in the Surrounding Neighborhood of the Subject Property	29
II-7	Map Illustrating Relationship of Site to Major Activity Centers.	31
II-8	Description of Improvements Located at 415 North Carroll Street.	34
II-9	Layout of Existing Floor Plan	38
II-10	Exterior and Interior Photographs of the Residence and the Carriage House	40
II-11	Required Repairs/Replacements to Cure Deferred Maintenance Of Residence and Carriage House	52
III-1	Summary of Sales of Larger Single-Family Homes in Madison	61

LIST OF EXHIBITS (Continued)

<u>EXHIBIT</u>		<u>PAGE</u>
III-2	Summary of Condominium Sales in Downtown Madison-- Older Homes Converted to Condominium Units	62
III-3	Summary of Fraternity/Sorority Sales and Rentals	64
III-4	Layout of Suggested Floor Plan for Single-Family Home	67
III-5	Layout of Suggested Floor Plans for Two Condominium Units	69
III-6	Calculation of Justified Purchase Budget for Use as a Single-Family Residence	73
III-7	Calculation of Justified Purchase Budget for Conversion to Luxury Condominiums	75
III-8	Calculation of Justified Purchase Budget for Conversion to Fraternity/Sorority Annex	76
III-9	Estimation of Project Outlays and Calculation of Justified Purchase Budget for Conversion to a Community Living Arrangement Facility	79
III-10	Summary Matrix of Feasibility of Alternative Uses of Subject Property	81
IV-1	Comparable Properties Screened for Best Fit to the Subject Property	86
IV-2	Location of Selected Comparable Sales	87
IV-3	Comparable Property No. 1--Single-Family Residence	89
IV-4	Comparable Property No. 2--Single-Family Residence	92
IV-5	Comparable Property No. 3--Single-Family Residence	95
IV-6	Comparable Property No. 4--Single-Family Residence	98
IV-7	Scale for Scoring Comparable Sales of Single-Family Homes and the Subject Property Based Upon Price Sensitive Attributes .	101

LIST OF EXHIBITS (Continued)

<u>EXHIBIT</u>		<u>PAGE</u>
IV-8	Attribute Scores Assigned Comparable Sales and Subject Property and Sale Price per Square Foot of GBA for Each Comparable	104
IV-9	Weighted Matrix to Solve for the Weighted Point Score and Price Per Point Score for Comparables and Subject Property	105
IV-10	Comparison of Predicted vs. Actual Sale Price of Each Comparable--A Test of the Pricing Algorithm	106
IV-11	Range of Market Value Estimates Using the Mean Price Per Point Methodology	107
IV-12	Comparable Sales of Properties Purchased for Condominium Conversion in Central Madison	110
IV-13	Location of Comparable Sales for Condominium Conversion	111
IV-14	Comparable Sale No. 1--Condominium Conversion	112
IV-15	Comparable Sale No. 2--Condominium Conversion	114
IV-16	Comparable Sale No. 3--Condominium Conversion	116
IV-17	Comparable Sale No. 4--Condominium Conversion	118
IV-18	Scale for Scoring Comparable Sales of Properties for Condominium Conversion	120
IV-19	Computer Output for Range of Value Estimate for Properties Purchased for Condominium Conversion--Includes Attribute Scores, Weighted Matrix for Weighted Point Score, Predicted vs. Actual Price and Value Range Estimate	122

LIST OF APPENDICES

<u>APPENDIX</u>	<u>PAGE</u>
A Historical Background of Title Transfers, Evidence of Existing Title and Existing Lease on Lots 9 and 10, Block 80 . .	132
B Applicable Zoning Codes and Landmarks Commission Regulations . .	138
C Estimate of Value of 415 North Carroll Street as a Single-Family Residence When Condition Improved to Average and to Excellent	160

I. APPRAISAL PROBLEM ASSIGNMENT

The content of an appraisal report is shaped both by the decision for which it will serve as a benchmark and the limiting assumptions inherent in the property, the data base, or other factors discovered in the context of the decision. This appraisal is made to assist the Trust Department of the First Wisconsin National Bank in the sale of the subject property in terms of sale strategies, listing price and a negotiated selling price. Authorization for this appraisal was made by R. Christian Davis, Trust Officer for the First Wisconsin National Bank of Madison which acts as the Personal Representative of the Estate of Reginald H. Jackson, Jr., Deceased, the title holder of the property.

A. The Appraisal Issue

The appraisal issue is to evaluate two homes of architectural distinction and a carriage house, all of which are distributed over several whole and partial lots to form a single property in a transitional neighborhood. The property is zoned R6H and is constrained by a historical district designation; the house at 401 North Carroll Street is occupied by a non-conforming use and encumbered by a lease and the home at 415 North Carroll Street, the subject of this appraisal, is currently vacant. The carriage house, only partially encumbered by the 401 North Carroll lease, is used for storage by the lessee. The appraisers must analyze the attributes of the property to determine the most probable use program which may suggest subdividing the total property into two or more marketable units to maximize the cash price to be realized by the

Trust Department for the benefit of medical research beneficiaries. The Trust Department must be sensitive to both the goals of a charitable estate and the community goals to protect the historical ambiance of the property and of the neighborhood.

B. The Appraisal Problem

The purpose of this appraisal is to estimate the market value of the fee simple title of the residential property located at 415 North Carroll Street as of November 1, 1986. In addition, the appraisers must identify any premium or discount applicable as of that date due to the temporary encumbrance on the subject property arising from drafting errors in the lease on the contiguous 401 North Carroll Street property. (See Appendix A for a copy of existing lease.)

The estimated market value of the subject property will be affected by the proposed reallocation of the land and carriage house, and by the encumbrance of the existing lease on a portion of the carriage house and on all but two feet of the yard between the 415 North Carroll Street and 401 North Carroll Street houses through December 31, 1990. The Trust Department must either postpone sale of the 415 North Carroll property until the lease expires on the side yard and carriage house in 1990 or sell the subject property at some discount due to a temporary lease encroachment or sell a sharp discount for an unnatural permanent subdivision of the home site dictated by the accidental drafting errors of the lease. The postponement scenario would incur substantial holding costs which would erode the Estate as shown in Exhibit I-1. The magnitude of these holding costs dictate an immediate sale after the clarification of lease boundaries or an immediate sale subject to the nuisance of a partial leasehold on the side yard and a portion of the carriage house until December 31, 1990. The alternative action is sale of the subject property to a condominium-rental

EXHIBIT I-1

 ANNUAL HOLDING COSTS FOR VACANT PROPERTY
 AT 415 NORTH CARROLL STREET THROUGH
 TERM OF LEASE ON 401 NORTH CARROLL STREET

HOLDING COSTS (Inflated at 4% per year except where noted)	1986	1987	1988	1989	1990
Real Property Taxes [1]	\$4,257	\$4,593	\$4,777	\$4,968	\$5,167
Insurance [2]	183	190	198	206	214
Utilities [3]	1,799	1,871	1,946	2,024	2,105
Sewer and Water [4]	96	100	104	108	112
Exterior Deferred Maintenance [5]	0	6,090	6,334	6,587	6,850
Security System [6]	4,920	5,117	5,321	5,534	5,756
SUBTOTAL	\$11,255	\$17,961	\$18,680	\$19,427	\$20,204
Replacement of Main Boiler	0	1,510	1,570	1,633	1,670
TOTAL HOLDING COSTS	\$11,255	\$19,471	\$20,250	\$21,060	\$21,874

[1] Real property taxes will increase 7.9% in 1987. Thereafter, taxes are increased at an average of 4% per year.

[2] The First Wisconsin Trust Department has a blanket all-risk policy to cover all properties under their jurisdiction at substantially lower than market premiums.

[3] Actual gas and electricity charges from MG&E for the 12-month period from October 22, 1985, through September 23, 1986.

[4] Actual sewer and water charges for 12 months from May 1985 through April 1986.

[5] See Exhibit II-11 for details of estimated costs to correct exterior deferred maintenance of the house and carriage house and, thereby, halt current rate of deterioration. The total estimate of \$24,360 is allocated over 4 years plus a factor for inflation.

[6] Security equipment costs \$300/month and security patrol is \$110/month.

apartment developer at a sharp discount as will be shown in the analysis that follows in this report.

If the property is not sold within the next year, a program of exterior maintenance will be required to protect the house from further damage (See Exhibit II-11 for repair estimates.) The boiler which is leaking could require replacement at a minimum expense of \$6,000. (See Section II-G-3.)

C. Date of Appraisal

This appraisal is made as of November 1, 1986, and the analysis and conclusions are applicable to that date. The most recent inspection of the property was made on November 7, 1986.

D. Definition of Value

For purposes of the appraisal the most appropriate definition of market value [1] is:

The most probable price in cash, terms equivalent to cash, or in other precisely revealed terms, for which the appraised property will sell in a competitive market under all conditions requisite to fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.

[1] American Institute of Real Estate Appraisers, The Appraisal of Real Estate, Eighth Edition, (Chicago, IL, 1983), p. 33.

4. Payment is made in cash, its equivalent, or in specified financing terms.
5. Specified financing, if any, may be the financing actually in place or on terms generally available for the property type in its locale on the effective appraisal date.
6. The effect, if any, on the amount of market value of atypical financing, services, or fees shall be clearly and precisely revealed in the appraisal report.

E. Identification of the Subject Property and
the Legal Interests to be Appraised

1. Subject Property

The subject of this appraisal includes a single-family residence (now vacant) built in 1909 and a carriage house, of an earlier, but mixed vintage. The existing legal description of the property located at 415 North Carroll Street as of November 1, 1986, is as follows:

The SE 1/2 of Lots 1 and 2, and the SW 28 feet of the SE 1/2 of Lot 3, Block 80, Madison, Wisconsin.

A map of Block 80 shown in Exhibit I-2 delineates the property as described. Verification of title is found in Appendix A.

The tax parcel number and the most recent property tax information are as follows:

Parcel Number	0709-144-1206-3
1986 Assessed Value (unchanged from 1985)	
Land	\$ 63,400 (\$6.00/SF of land at 10,560 SF)
Improvements	<u>98,100</u> (\$19.11/SF for 5,133 SF of GBA)
Total	\$161,500 (\$31.46/SF for 5,133 SF of GBA)
1985 Mill Rate	<u>.026359195</u>
1985 Real Property Taxes	\$4,257.01 =====

EXHIBIT I-2

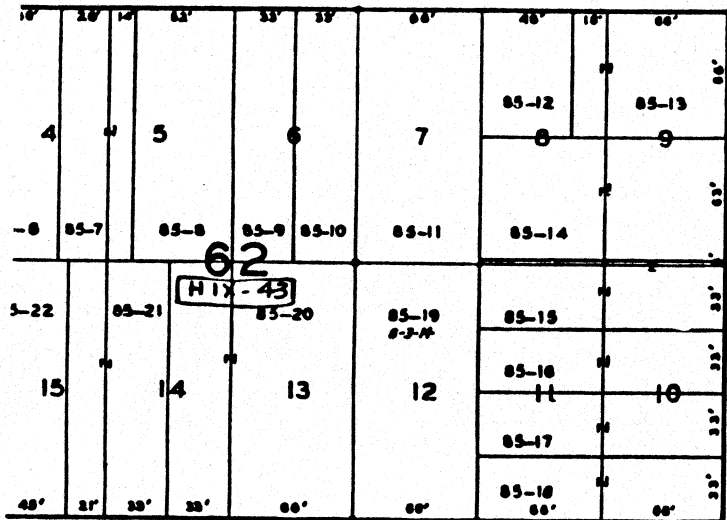
MAP OF SUBJECT PARCEL

WISCONSIN AVENUE

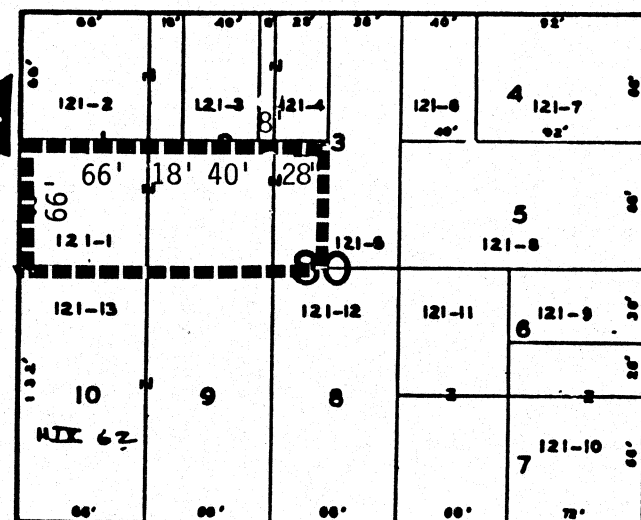


Subject

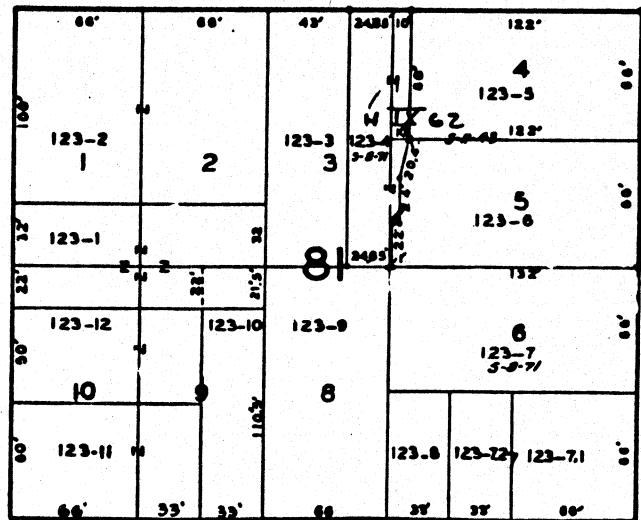
WEST GILMAN STREET



NORTH CARROLL STREET

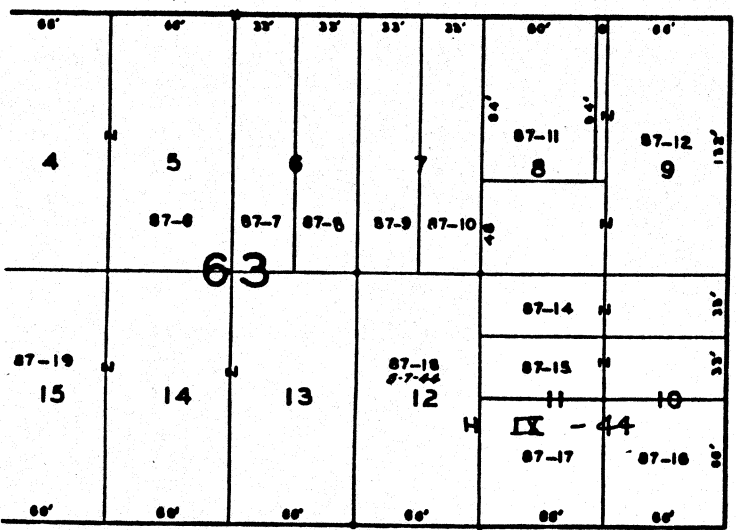


WEST GORHAM STREET



JOHNSON STREET

WEST GORHAM STREET



As further analysis will explain, the appraisers believe that the 415 North Carroll Street property should be defined by the Court, at the request of the Trust Department, to include a total frontage of 118 lineal feet along North Carroll Street with 160 lineal feet along the northwesterly property line and 132 lineal feet along the southeasterly property line. The irregular, but rectangular parcel would contain 17,424 SF and would include the carriage house in its entirety. See Exhibits I-3 and I-4 for the site plans of both properties as they exist currently and as the appraisers believe they should be defined to maximize the value of the properties as a whole.

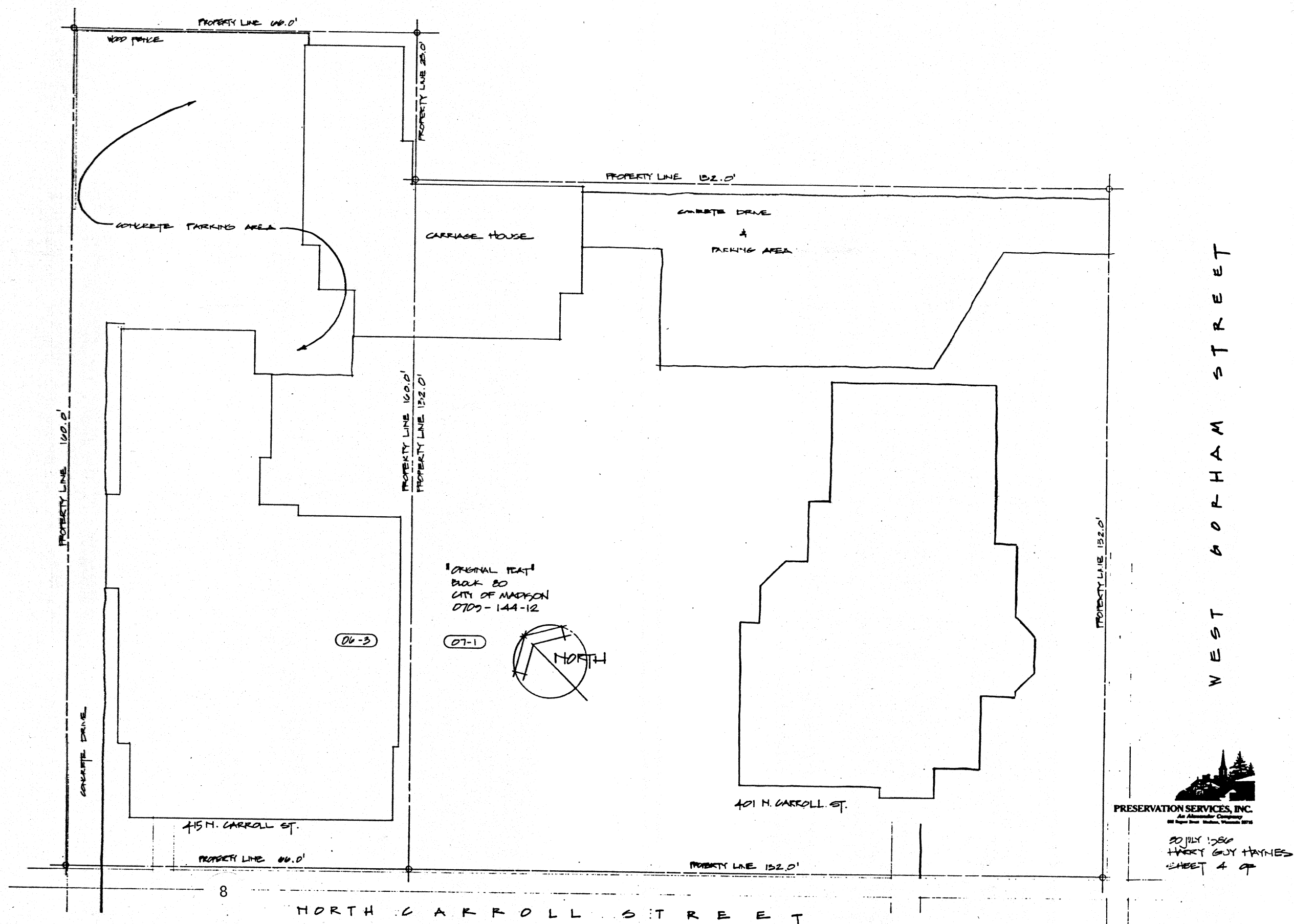
2. Legal Interest Appraised

The legal interest appraised is that of fee simple title in the land and real property improvements situated on the land. This appraisal specifically excludes any items of personal property located in any of the structures or elsewhere on the property. The appraisal assumes that the property is unencumbered by liens, mortgages, easements, or other interests unless specifically noted. No legal opinion on title to the property was either made or provided; however, the Report of Title contained in Appendix A did not disclose any encumbrances on title to the property.

F. Special Problems

The appraisal assignment is complicated by an encumbrance upon all of Lots 9 and 10, Block 80, City of Madison and known as 401 North Carroll Street. (See Exhibit I-2.) The property is currently leased until December 31, 1990, at below market rents and included in the lease is a first right of refusal on the part of the lessee should the property be offered for sale. Only a portion of the carriage house is actually on Lot 9, but the entire carriage house is currently being used for storage by the lessee.

SITE PLAN FOR 415 NORTH CARROLL STREET AND
401 NORTH CARROLL STREET AS CURRENTLY DEFINED



In order to enlarge the site at 415 North Carroll Street to make it more marketable, the title to both the additional land which measures 52 feet by 132 feet (see Exhibit I-4) and to that portion of the carriage house included in the lease will remain subject to the lease until it expires on December 31, 1990.

Therefore, the Trust Department has requested the appraisers estimate the value of the subject property to recognize two alternative scenarios: 1) sale subject to existing accidental boundaries, assuming without question, that the rear lot line will be redrawn to include the entire carriage house and 2) sale with boundaries corrected to restore proper balance between land and improvements as proposed in Exhibit I-4 with 118 feet of frontage on North Carroll Street and a site area of approximately 17,424 square feet. The market value estimate of the expanded subject property, as defined by the appraisers, is made under two separate conditions: 1) sale of the unencumbered fee and 2) sale subject to the existing lease on Lots 9 and 10.

G. Statement of General Assumptions and Limiting Conditions

This appraisal is made subject to the following general assumptions and limiting conditions:

1. Contributions of Other Professionals

- . Preliminary data was assembled by Madison professionals including Badger Abstract and Title Corporation; Preservation Services, Inc., architectural historians; Arlan Kay and Associates, architectural planners and building recyclists; and David Zimmerman, W.O. Zimmerman, Inc., HVAC specialists. Information furnished by these professionals and others in the report, while believed to be reliable, is in no sense guaranteed by the appraisers.
- . The appraiser assumes no responsibility for legal matters.

- . All information furnished regarding property for sale or rent, financing, or projections of income and expenses is from sources deemed reliable. No warranty or representation is made regarding the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease, financing, or withdrawal without notice.
2. Facts and Forecasts Under Conditions of Uncertainty
- . The comparable sales data relied upon in the appraisal is believed to be from reliable sources. Though all the comparables were examined, it was not possible to inspect them all in detail. The value conclusions are subject to the accuracy of said data.
 - . Forecasts of the effective demand for space are based upon the best available data concerning the market, but are projected under conditions of uncertainty.
 - . Engineering analyses of the subject property were neither provided for use nor made as a part of this appraisal contract. Any representation as to the suitability of the property for uses suggested in this analysis is therefore based only on a rudimentary investigation by the appraiser and the value conclusions are subject to said limitations.
 - . Since the projected mathematical models are based on estimates and assumptions, which are inherently subject to uncertainty and variation depending upon evolving events, we do not represent them as results that will actually be achieved.
 - . Sketches in the report are included to assist the reader in visualizing the property. These drawings are for illustrative purposes only and do not represent an actual survey of the property.
3. Controls on Use of Appraisal
- . Values for various components of the subject parcel as contained within the report are valid only when making a summation and are not to be used independently for any purpose and must be considered invalid if so used.
 - . Possession of the report or any copy thereof does not carry with it the right of publication nor may the same be used for any other purpose by anyone without the previous written consent of the appraiser or the applicant and, in any event, only in its entirety.

- . Neither all nor any part of the contents of the report shall be conveyed to the public through advertising, public relations, news, sales, or other media without the written consent and approval of the author, particularly regarding the valuation conclusions and the identity of the appraiser, of the firm with which he is connected, or any of his associates.
- . The report shall not be used in the client's reports or financial statements or in any documents filed with any governmental agency, unless: (1) prior to making any such reference in any report or statement or any document filed with the Securities and Exchange Commission or other governmental agency, the appraiser is allowed to review the text of such reference to determine the accuracy and adequacy of such reference to the appraisal report prepared by the appraiser; (2) in the appraiser's opinion the proposed reference is not untrue or misleading in light of the circumstances under which it is made; and (3) written permission has been obtained by the client from the appraiser for these uses.
- . The appraiser shall not be required to give testimony or to attend any governmental hearing regarding the subject matter of this appraisal without agreement as to additional compensation and without sufficient notice to allow adequate preparation.

II. PROPERTY ANALYSIS TO DETERMINE ALTERNATIVE USES

To determine the most probable use of a property, the first step is to take an inventory of its attributes and to analyze those that appear significant. These attributes include the physical characteristics of the site and the improvements thereon, the legal constraints that may affect either the nature or the timing of its use, the relationship (linkages) of the site to various environmental elements that might attract or repel uses, and the pre-conceived perceptions of the site that citizens tend to have (e.g., prestige or danger). In this case, it is also helpful to review the ownership history of the property to better understand why the division of parcels was made as they currently exist and why there is a need to change that division to maximize the cash price to be realized by the Trust Department.

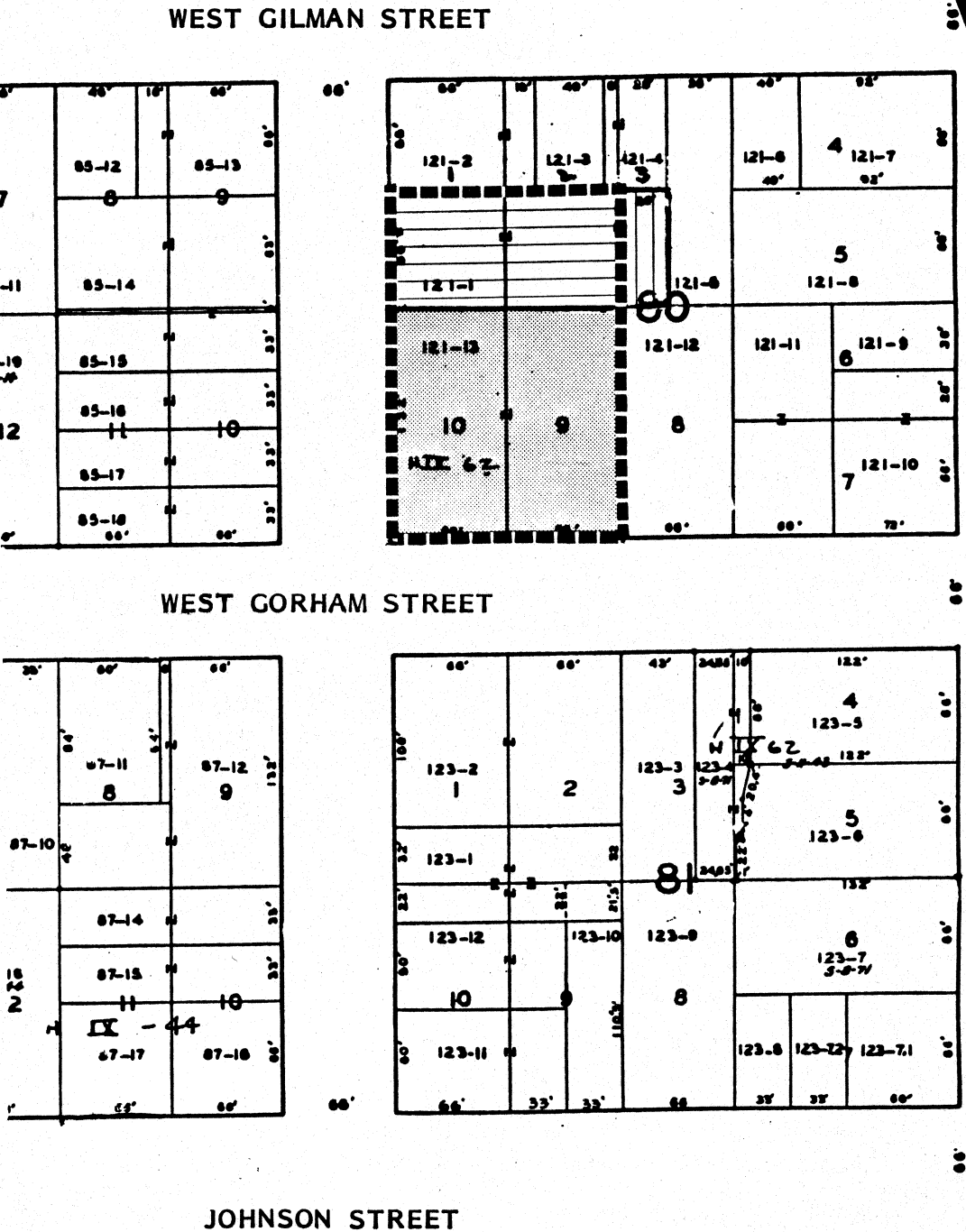
A. Historical Background

The two properties, 415 and 401 North Carroll Street constitute the original homestead owned by Breese J. Stevens in the late 1800s. [1] (See Exhibit II-1.) The Deceased's mother, Elizabeth Breese Stevens Jackson and his aunt, Amelia Fuller Stevens were born and raised in the home at 401 North Carroll; when Elizabeth married Dr. Reginald Jackson, her widowed mother, Mary

[1] With the exception of SW 28' of SE 1/2 of Lot 3, Block 80.

EXHIBIT II-1

MAP OF ORIGINAL HOMESTEAD PROPERTY IN RELATIONSHIP
TO THE SUBJECT PROPERTY



= Original homestead as described in last will of Breese J. Stevens and assigned to his widow, Mary Elizabeth Stevens in 1906.

= Description of portion of homestead property deeded from Mary Elizabeth Breese Stevens, daughter, on November 11, 1908. (SE 1/2 of Lots 1 & 2, Block 80.)

= Addition to 415 N. Carroll acquired sometime between 1908 & 1957 by the Jacksons. (SW 28' of SE 1/2 of Lot 3, Block 80)

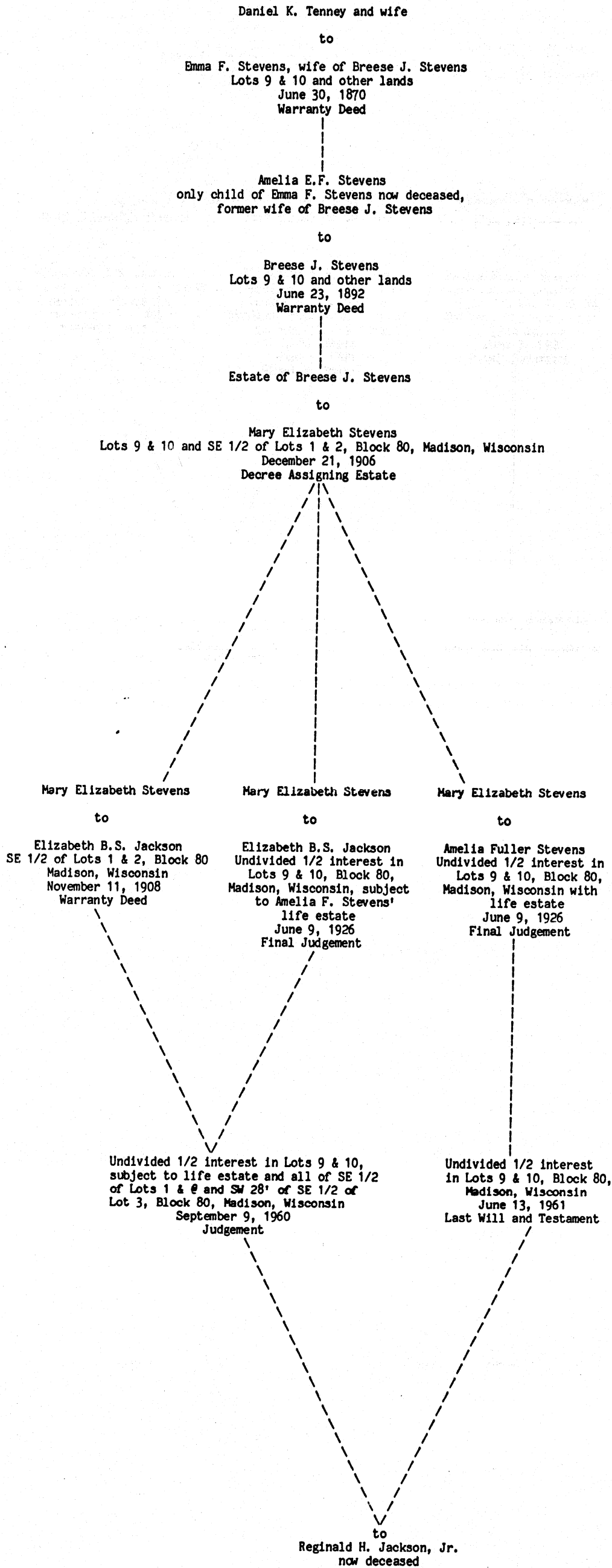
= Description of portion of homestead property assigned to Amelia Fuller Stevens and Elizabeth Breese Stevens Jackson, as tenants in common, with a life estate to Amelia Fuller Stevens, circa 1925, upon death of Mary Elizabeth Stevens.

Elizabeth Stevens, deeded her daughter, Elizabeth, the 415 North Carroll Street portion of the original homestead for construction of the Jackson House in 1909. When Elizabeth Jackson died in 1957 and subsequently, Amelia Stevens, in 1961, the Deceased received title to the original homestead plus the SW 28' of the SE 1/2 of Lot 3, Block 80 which had been added sometime between 1908 and 1957 by the Reginald Jacksons. Amelia, who lived at 401 North Carroll until her death, had the right to use and enjoy the yard and the carriage house for her lifetime. The details of the historical ownerships are found in Appendix A. A chain of title is shown in Exhibit II-2.

The fact that the magnificent three-season porch at the Jackson House officially has only a two-foot side yard or that the carriage house extends across the Jackson/Stevens property lines was of no consequence to the close-knit family members; joint ownership protected the open space for both homes. But for a buyer of the 415 North Carroll property as a single-family home, control of the majority of the side yard between the two houses is critical; a knowledgeable buyer would not invest in a potential showcase home without control of the surrounding environment. For instance, the orientation of the three-season porch is a critical element of the ambiance of this landmark home and of its long-term value; a knowledgeable buyer needs absolute assurance that this bridge to the out of doors is not devastated by the construction of a parking lot or building in the existing green space.

Therefore, in the analysis of alternative uses of the 415 North Carroll Street property, known as the Jackson House, the appraisers will treat the subject property as separate and distinct from the property located at 401 North Carroll Street. To create a marketable property at 415 North Carroll Street the appraisers will assume the carriage house to be located entirely on

CHAIN OF TITLE [1]
TO LOTS 9 & 10, BLOCK 80, AND SE 1/2 OF LOTS 1 & 2, AND SW 28' OF SE 1/2 of LOT 3, BLOCK 80
MADISON, WISCONSIN



[1] This chain of title was extracted from the Abstract of Title to Lots 9 & 10, Block 80, in the City of Madison, Dane County, Wisconsin prepared by Badger Abstract and Title Corporation, Madison, Wisconsin.

the Jackson House lot and the side yard expanded. (See Exhibit I-3 for the allocation of the two properties according to the present legal descriptions and Exhibit I-4 for the allocation of the two properties as they will be appraised to maximize the market value of each.)

B. Physical Attributes of the Site

The subject site, as defined by the appraisers and located at 415 North Carroll Street, is irregular, but rectangular with 118 feet of frontage on North Carroll Street and a depth of 160 feet on the northwesterly side and 132 feet on the southeasterly side for a total gross area of 17,424 square feet. (See Exhibit I-4 for location and dimensions of the site as defined.)

The Soil Conservation Service's Soil Survey of Dane County, Wisconsin, completed in 1972 indicates the soil is Dodge silt loam (2 to 6 percent slope) and is well-drained with a seasonal high water table at a depth of more than five feet. Limitations for dwellings with basements is slight and this is born out by the subject property's relatively dry basement that has had no evidence of significant settling cracks for almost 80 years.

C. Site Improvements

The site is served by a six-inch sewer main with a four- to five-inch lateral and a one- and one-half inch water main. The capacities are more than adequate for up to nine dwelling units. Gutter, curb and sidewalk serve the property along North Carroll Street.

A narrow concrete driveway is located on the northwest side of the property with a large, but poorly maintained parking area at the rear of the site. The long narrow driveway is difficult to maneuver and there is no room on the narrow side yard to alter the situation. Only by shifting the driveway

to the southeasterly side of the expanded side yard could the drive be enlarged, but such a change would detract from the large peaceful open space created by the reallocation of the property lines.

D. Legal/Political Attributes

1. Historic District Designation

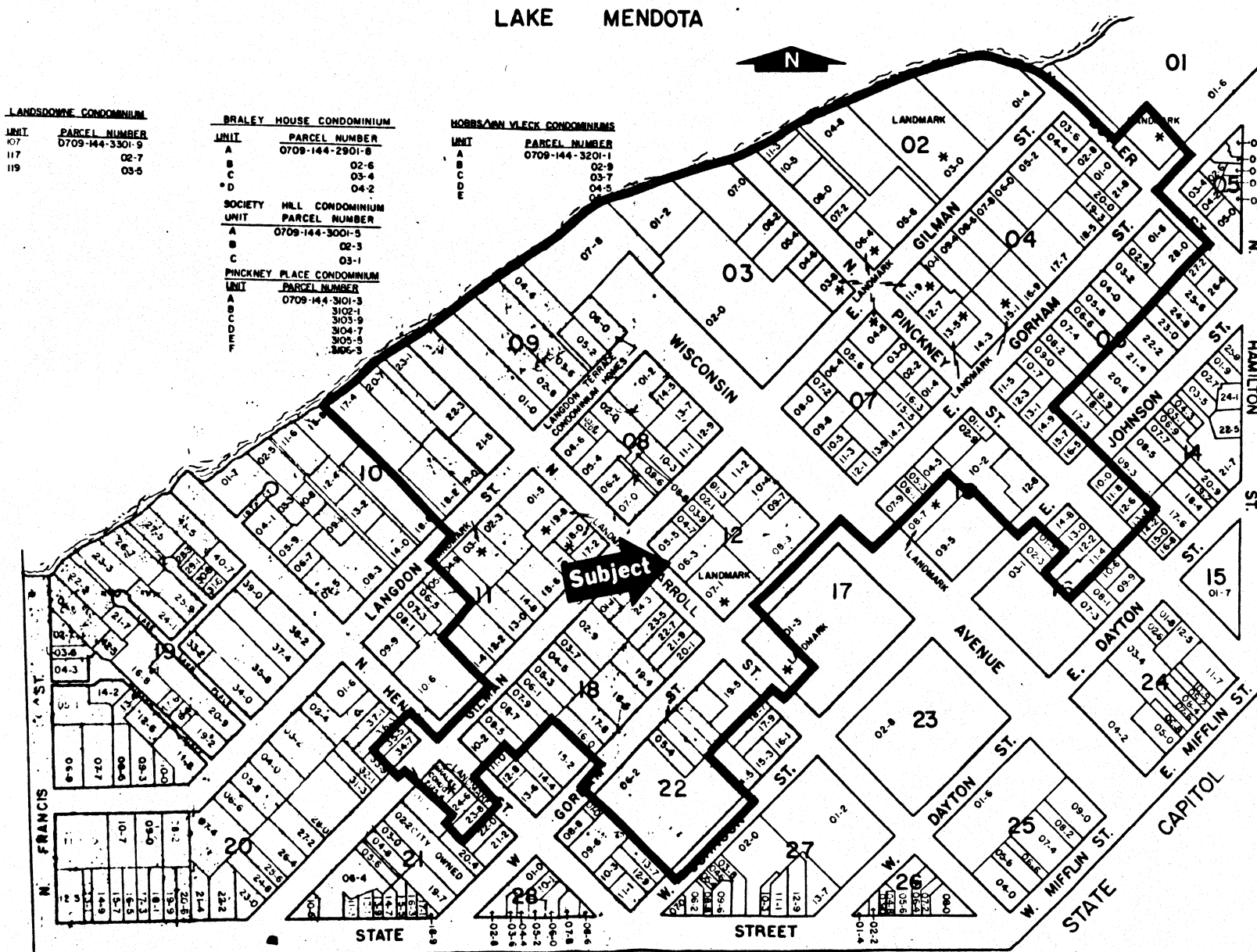
The subject property is located in the Mansion Hill Historic District designated by the Landmarks Commission in 1976 and described in general by a map shown as Exhibit II-3. The regulations which control the construction, reconstruction, exterior alteration and demolition of property located within the Mansion Hill Historic District are found in Appendix B. The Landmarks Commission, can grant, delay or deny approval of requests to make exterior changes whether it be new construction, demolition or alternations, because it has the power to grant a Certificate of Appropriateness which must precede the issuance of a permit for any such work from the Director of the Inspection Unit, City of Madison. The denial of a demolition permit can be appealed to the City Council and overturned by a three-fourth majority vote. The criteria are severe and the process could take over a year's time. There is no appeal process for a building permit; the Landmarks Commission makes the final irrevocable decision. Only in cases in which there is difficulty in selling the property or in which there is a serious hardship to the owner, due only to the Historic District designation, will a designation be rescinded or a decision reversed.

2. Zoning

The property is located in a R6H General Residence District. The R6H district is established for the same purposes as the R6 general residence

EXHIBIT II-3

MAP OF MANSION HILL HISTORIC DISTRICT



district which are:

... to stabilize and protect the essential characteristics of certain of the highest density residential areas normally located in the central part of the City, and to promote and encourage, insofar as compatible with the intensity of land uses, a suitable environment for a predominantly adult population, and in those central areas located in close proximity to the central campus of the University of Wisconsin, to promote and encourage a suitable environment for student housing facilities.

But in addition, the purpose of R6H zoning is to limit the height of structures and to provide side yards in areas to preserve the historic and architectural character of a neighborhood. A portion of the zoning map which includes the subject property is shown in Exhibit II-4. The applicable zoning code sections are found in Appendix B. The listing of permitted and conditional uses found in the R6 General Residence District section, applicable for the R6H General Residence District, are also included. Although, the market may require on-site parking for a specific use, there are no on-site parking requirements for any use on this site.

According to the Madison Zoning Code the only permitted uses for the subject property are:

- 1) Single- and two-family dwelling
- 2) Offices, business and professional, including offices for travel bureaus and transportation ticket offices, in a building where the principal use is residential, provided that in no case shall the total floor area devoted to office use exceed 1,500 square feet

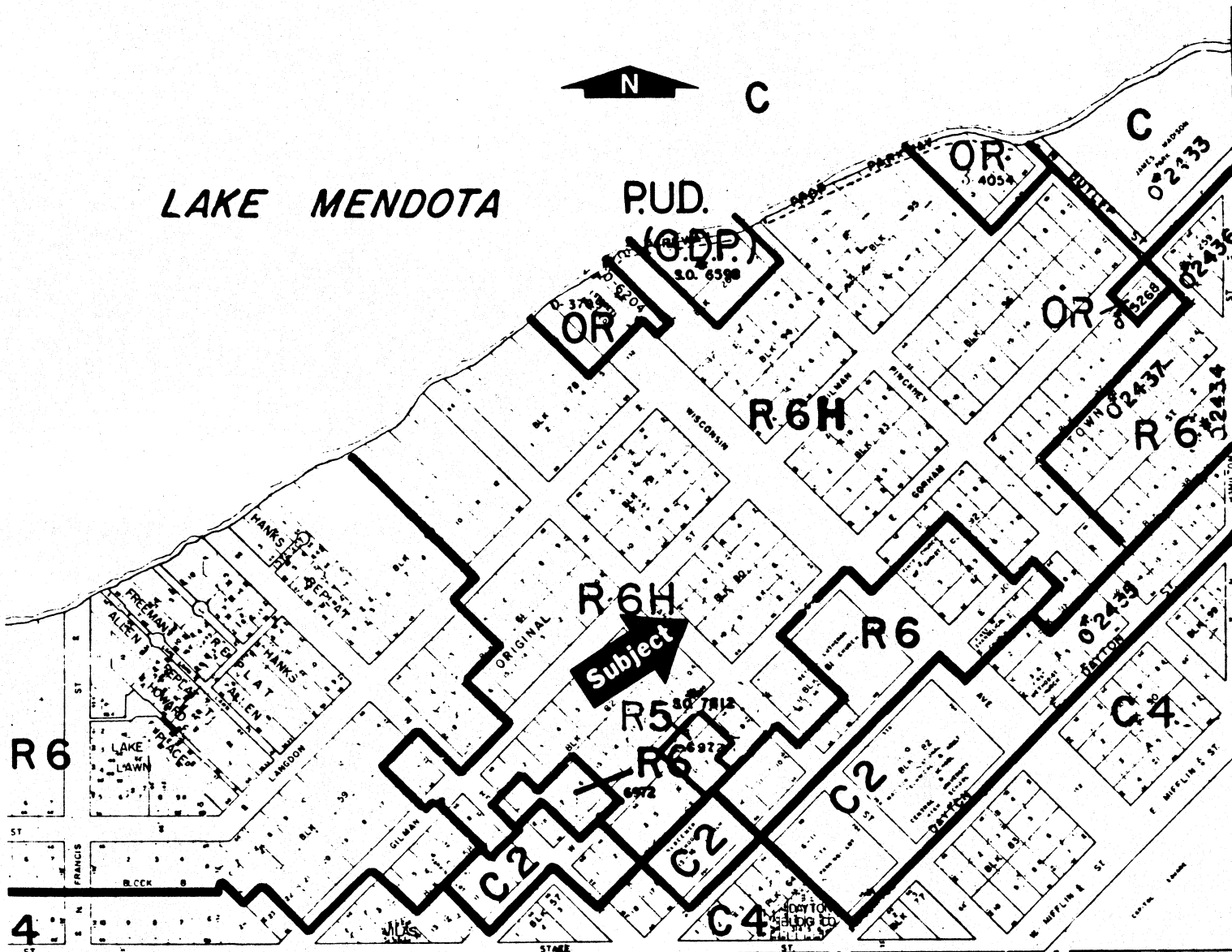
Conditional uses which may be allowed and which have a possible application to the subject property are:

- 1) Apartment hotels
- 2) Fraternity and sorority houses and other similar types of cooperative housing facilities

EXHIBIT II-4

ZONING MAP FOR SUBJECT PROPERTY

C1D



- 3) Lodging houses
- 4) Multiple family dwellings
- 5) Community living arrangements for less than or equal to 15 persons
- 6) Business or professional offices of less than or equal to 3,000 SF where the principal use of the property is residential
- 7) Retail, food, beauty, barber, art galleries, photo, books, gift, tailor, shoe repair which depend on walk-in trade of less than or equal to 3,000 SF where primary use is residential

According to George C. Carran, of Madison's Department of Planning and Development, Building Inspection Unit, the only permitted uses of the subject property would be as a single-family dwelling and an office in conjunction with residential use as described in the R6 zoning ordinance. Conversion to a two unit dwelling would be a conditional use. (See Appendix B--R4 Residential Use.) Although a community living arrangement (CLA) is a permitted use in an R6 zone, the proximity of an existing CLA, Hope Haven, located at 425 West Johnson and within 2,500 feet of the subject property, shifts this use from permitted to conditional. Although the City of Madison allows for the establishment of social services facilities in residential neighborhoods, zoning also regulates the potential high density of CLA's in any one area.

The City of Madison Zoning Code also controls the relationship of the buildings and the site. The subject property, as it is legally described, is non-conforming under the current code because of excessive lot coverage by the buildings accompanied by inadequate side yards, front yard and useable open space. If the principal building continues to be used as a two-story residence, no variance is required. Only when there is a change of use which would increase the existing site requirements, does the owner have to seek a

variance, given an existing non-conforming use. If the site for 415 North Carroll Street is expanded as proposed by the appraisers, the property would conform to current code requirements. The dimensions of the improvements in relationship to the site are found in Exhibit II-5.

The zoning code also places limitations on the use of accessory buildings such as the carriage house. Permitted and conditional uses apply only to the principal building; in this case, the carriage house can be used for, but is not limited to, storage and as a garage incidental to a permitted use. As previously stated, conditional uses include an apartment hotel, a rooming house, or a fraternity/sorority, all of which require a maximum number of bedrooms for economic feasibility. The use of the carriage house for additional sleeping rooms would also be a conditional use, subject to the approval of the Plan Commission, as well as compliance to a multitude of building codes. The granting of approval is uncertain and the cost to convert is high.

3. Building Code Requirements

Building codes, established by the Wisconsin Department of Industry, Labor and Human Relations (DILHR) and the City of Madison, control building standards for the subject property. [2] Also a new publication from DILHR, the Historic Building Code, Chapter ILHR 70, applies to the subject property because of its

[2] DILHR Uniform Dwelling Code is applicable to one and two dwelling units, and the Building and Heating Ventilating and Air-Conditioning Code is applicable to all public buildings, mutli-family residential buildings and places of employment.

EXHIBIT II-5

RELATIONSHIP OF IMPROVEMENT AND SITE DIMENSIONS OF
THE SUBJECT PROPERTYIMPROVEMENTSGross Building Area (GBA)

	<u>RESIDENCE</u>	<u>CARRIAGE HOUSE</u>
1st Floor	2,500	1,925
2nd Floor	<u>2,633</u>	<u>1,422</u>
TOTAL	5,133 SF [1]	3,347 SF

Building Footprint

	<u>RESIDENCE</u>	<u>CARRIAGE HOUSE</u>
1st Floor	2,500	1,925 [2]
Open Front Porch	666	
Three-Season Porch	615	
Back Enclosed Porch	<u>123</u>	<u> </u>
TOTAL	3,904 SF	1,925 SF

Total Building Coverage 5,829 SF

[1] Includes all areas heated and above grade level; does not include three-season porch, enclosed back porch, third floor space (finished and unfinished) or basement.

[2] The carriage house currently spans two separate and distinct parcels. Of the total first floor square footage of the carriage house, 1,035 SF are on the 415 North Carroll site and 890 SF are on the 401 North Carroll site.

EXHIBIT II-5 (Continued)

LAND [3]

Total area of existing 415 North Carroll Street parcel = 10,560 SF

Total area of proposed 415 North Carroll Street parcel = 17,424 SF

<u>Side Yards</u>	<u>Northwest Side</u>	<u>Southeast Side</u>	<u>Zoning Requirements</u> <u>R6H</u>
Existing	8 feet	2 feet	Minimum of 5 feet each side and combined $\geq$ 14 feet for 1 and 2 story building
Proposed	8 feet	54 feet	
<u>Front & Rear Yards</u>	<u>Front</u>	<u>Rear</u>	
Property line to residence	9 feet	58 feet	Front Yard $\geq$ 15 feet Rear Yard $\geq$ 30 feet

COVERAGE RATIOS

<u>Lot Coverage Ratio</u>		<u>Zoning Requirements</u> <u>For R6H</u>
Existing Site		
Residence	3,904 SF	
Carriage House	<u>1,035 SF</u>	
Total	4,939 SF/10,560 SF lot = 47%	$\leq$ 40%
Proposed Site		
Residence	3,904 SF	
Carriage House	<u>1,925 SF</u>	
Total	5,829 SF/17,424 SF lot = 33%	$\leq$ 40%

[3] See existing and proposed site plans in Exhibits I-3 and I-4.

EXHIBIT II-5 (Continued)

<u>Floor Area Ratio (FAR)</u>	<u>Gross Building Area</u>	<u>Zoning Requirements For R6H</u>
Residence Only		
1st Floor	2,500 SF	
Back Porch	123 SF	
Three-season porch	<u>615 SF</u>	
Sub-Total	3,238 SF	
2nd Floor	<u>2,633 SF</u>	
TOTAL	5,871 SF	

Existing Site

$$\text{FAR} = 5,871 \text{ SF} / 10,560 \text{ SF} = 0.56 \leq 2.0$$

Proposed Site

$$\text{FAR} = 5,871 \text{ SF} / 17,424 \text{ SF} = 0.34 \leq 2.0$$

OPEN SPACE AVAILABLE

Existing Site = 203 SF

Proposed Site = > 7,067 SF

Zoning Requirements For R6H

70 SF per
bedroom or 6
bedrooms = 420
SF

10 bedrooms =
700 SF

inclusion in the Mansion Hill Historic District. If a qualified historic building is preserved, renovated, repaired, or restored to maintain the building in its original condition and the use remains unchanged from the time of original construction, the owner may elect to be subject to one of the following codes:

1. Chapter ILHR 70;
2. the code in effect at the time of original construction;
3. Chapters IND 160-164 existing building code, for buildings erected prior to October 19, 1914; or
4. the prevailing code.

If a qualified historic building is either altered or remodeled in such a way to affect the structural strength, fire hazard, exits, required natural lighting, or replacement of major equipment or if its use is changed to a new use or converted from an exempt use to a public building or place of employment the owner may elect to be subject to one of the following codes:

1. Chapter ILHR 70; or
2. the prevailing code.

4. Possible Uses for Subject Property

A preliminary review of applicable building codes suggest certain limitations on possible uses of the subject property, given its wood frame construction, classified as Type 8 by DILHR.

1. As a one- to two-family dwelling, the third floor can be used for storage, but to use as habitable space a second exit would be required from the third floor.
2. Each dwelling unit must have at least two exits from each floor of living area.

3. All living units (sleeping rooms) with floors below grade must have access to two exits. In a building with one and two dwelling units, one of two exits must be a stairway which leads to the first floor.
4. As a cooperative living facility, a community living arrangement, lodging house or apartment hotel, only two-stories may be used. The attic must remain clear and be accessible in case of fire.
5. As a community based residential facility (CBRF), a type of CLA, only Class A residents who are ambulatory, capable of following directions, and taking independent action for self-preservation under emergency conditions are allowed as occupants.

Restrictions on the use of the third floor, especially for bedrooms, lessens the value of the subject property for use as a fraternity, sorority or community living arrangement facility. As one or two private dwelling units, the use of the attic and the basement for storage enhances the value of the property.

E. Linkages

Linkage attributes are the relationships of the site to its immediate environment, to the activity centers of the downtown business district, and to the larger Madison area.

As shown in Exhibit II-6 the subject property is located in a block of mixed uses. The adjacent property at 401 North Carroll Street, also a part of the Jackson Estate, has been used as an office for the past 20 years. The other adjacent property at 423 North Carroll Street is a single-family residence used, in part, for retail--a small book selling business. Apartments and a rooming house border Gilman Street and the Quisling Clinic, an out-patient medical facility, occupies more than 25 percent of the block. Directly across the street and to the southwest of the subject are low density multi-family units. The immediate neighborhood is relatively quiet and from the vantage point of the yard connecting the two houses, the surrounding uses

EXHIBIT 11-6

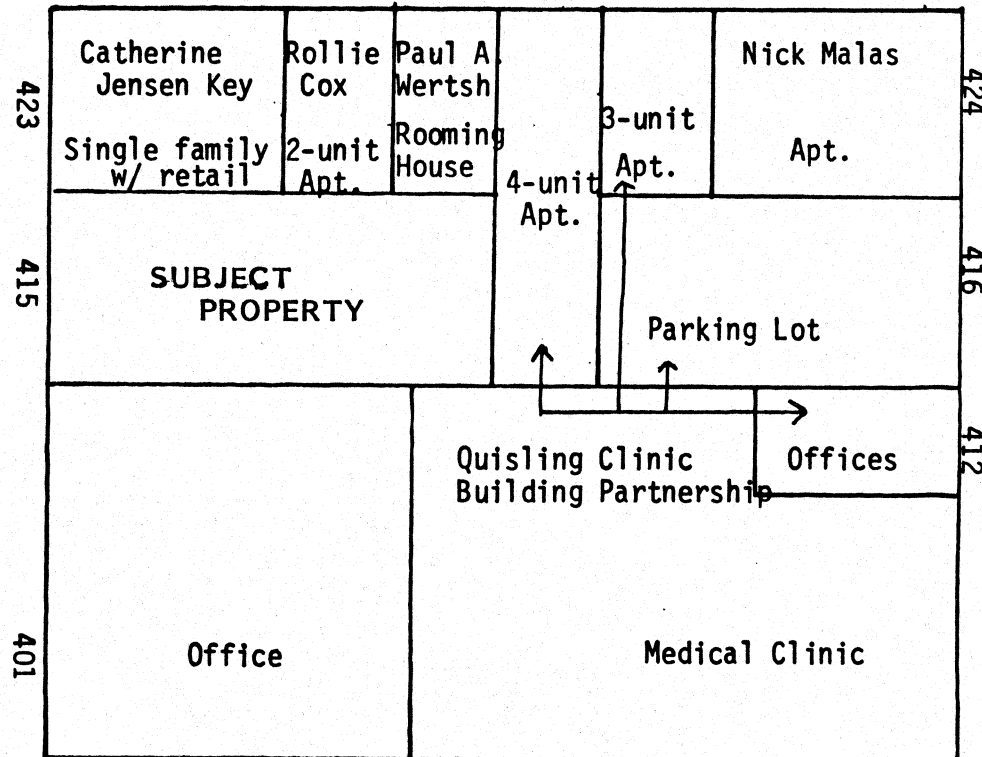
USES OF PROPERTY IN THE SURROUNDING NEIGHBORHOOD
OF THE SUBJECT PROPERTY

WISCONSIN AVE.



W. GILMAN ST.

21 17 15 11



W. CORHAM ST.

Parking Lot

Bethel Lutheran Church

N. CARROLL ST.

Small Apartments

Multi-Apartments

Small Apartments

Small Apartments

Small Apartments

Small Apartments

are not apparent. Only in the street where cars line each side and in the driveway where neglected neighborhood backyards predominate the view, is there a sense of disharmony.

The future of the Quisling Clinic property is uncertain as the major Health Maintenance Organizations (HMO) in Madison consolidate and regroup. Physicians Plus, of which Quisling Clinic is a member, has merged with the Jackson Group. It is paradoxical that the Jackson Clinic which was started by Reginald H. Jackson's father may indirectly affect the value of his son's estate.

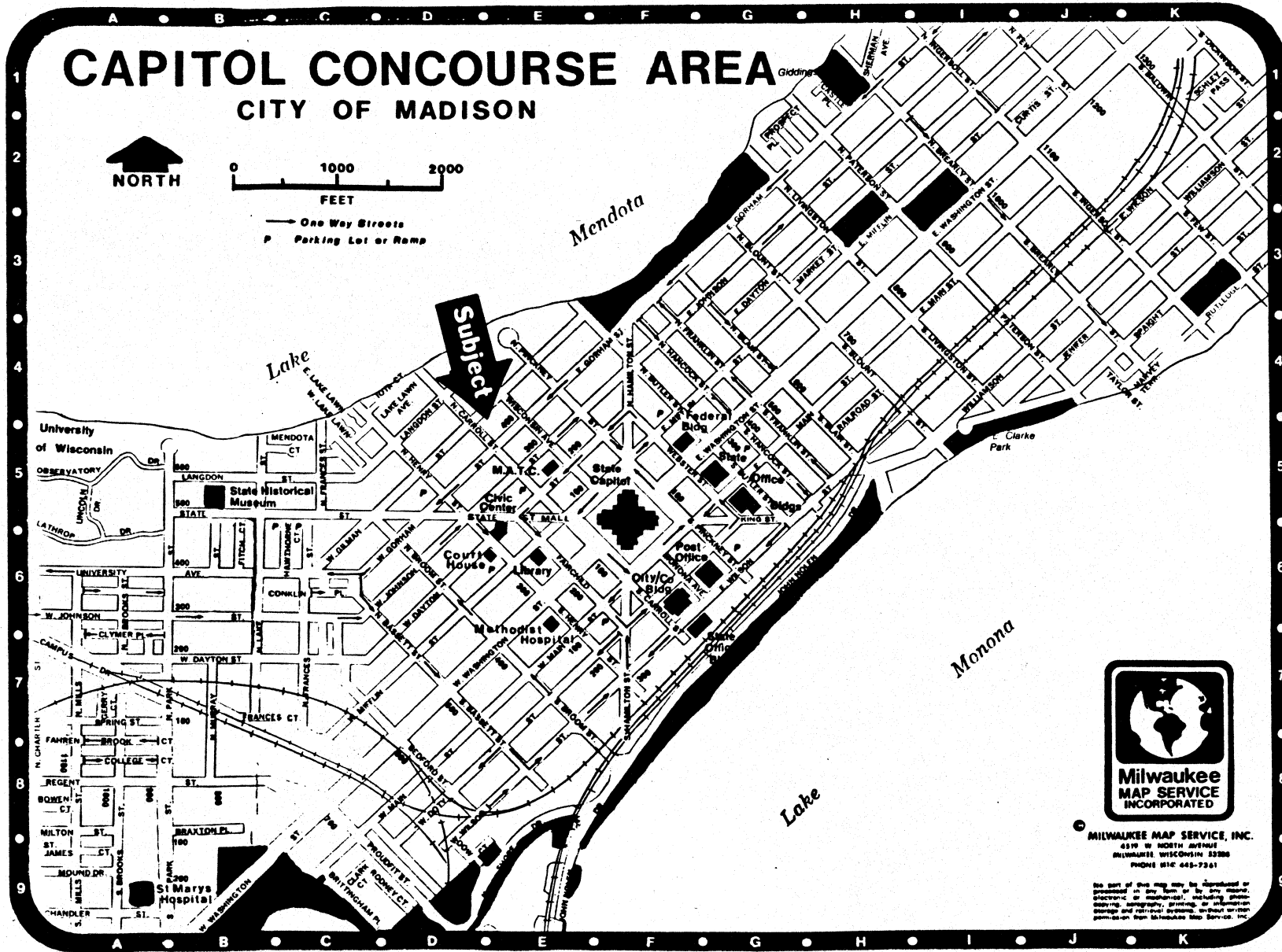
Bethel Lutheran Church occupies the entire block southeast of Block 80 and acts as a buffer between the central city's activity centers and the more residential setting of the subject property. The map of Madison's Capitol Concourse Area found in Exhibit II-7 illustrates the relationship of the subject site to the major public buildings located near the State Capitol, to the activities along the shore of Lake Mendota, to fraternity/sorority row on Langdon Street and to the University of Wisconsin campus.

F. Dynamic Attributes

Downtown Madison is in transition and it receives mixed reviews. For many years the city has been trying to lure its citizens to return and live in the downtown area. The most optimistic believe a large population base of people with moderate to large economic resources will move back to central Madison. And there is evidence of this occurring. Former Maple Bluff lake residents and other Madisonians have custom-built luxury condominiums at the end of North Pinckney Street approximately four blocks from the subject. Several older homes in the Mansion Hill District have been converted to above average condominiums and the market appears to be strong.

EXHIBIT II-7

MAP ILLUSTRATING REALTIONSHIP OF SITE TO MAJOR ACTIVITY CENTERS



The residential areas on the Lake Mendota side of the Capitol are perceived to be relatively safe whereas the area on the Lake Monona side of the Capitol, especially to east has a high crime reputation that is gradually improving. The proximity of the subject site to the Bethel Lutheran Church, the Edgewater Hotel, and the National Guardian Life Insurance headquarters adds to the feeling of safety and security in the area.

G. Existing Improvements

1. Background and Classification

The principal building, a large single-family residence in the style of Hudson Dutch Colonial, was built in 1909 for Elizabeth Breese Stevens Jackson as an apparent gift from her mother Mary Elizabeth Stevens, the widow of Breese J. Stevens. Elizabeth Jackson, the wife of Dr. Reginald H. Jackson and mother of Dr. Reginald H. Jackson, Jr., was born and raised in the family home across the lawn at 401 North Carroll Street with her half-sister, Amelia Fuller Stevens.

After the death of Dr. Reginald H. Jackson in 1939, it appears that Elizabeth Jackson and her son lived in the 415 North Carroll Street home until Elizabeth's death on December 1, 1957. Reginald H. Jackson, Jr., established his primary residence at the Second Point property off Lake Mendota Drive and the subject property was closed in the same condition as it was left by his mother and remained vacant until after Reginald H. Jackson's death on March 13, 1986. During the time of vacancy the house was heated, but there is no evidence of any attempt to maintain the principal building during that time.

The carriage house which has been used for storage purposes in conjunction with the office use of the 401 North Carroll Street property was re-roofed in

1983 after approval had been granted by the Landmarks Commission. This repair was made after water damage had occurred to parts of the frame structure.

The carriage house was originally part of the 401 North Carroll Street residence; when Mary Elizabeth Stevens' deeded the subject property to her daughter, a portion of the original carriage house then extended onto the Jackson property.

2. Description of Improvements

A general description of the principal building and the carriage house is found in Exhibit II-8. The layout of each floor of the single-family residence, drawn from measurements and observation by Harry G. Haynes of Preservation Services, Inc., is found in Exhibit II-9. Architectural details described by Gary Tipler, are found on the first floor layout; interior room measurements of both heated and unheated rooms and open areas are also on the first floor drawing. The measure of gross building area for the Jackson House and for the carriage house were previously detailed in Exhibit II-5. Exterior and interior photographs of the residence and carriage house are found in Exhibit II-10.

3. Structural Condition

The single-family residence is a basically sound structure, but there is a large amount of accrued deferred maintenance. (See photographs in Exhibit II-10 of the interior.) Arlan Kay, architect and restoration expert, made a walking inspection of the buildings; with the assistance of James Kuenning, a contractor and cost estimator, a listing was made of the exterior and interior repairs and replacements that are required to make the property habitable. The Kay-Kuenning team assumed the boilers and steam heat distribution system to be

EXHIBIT II-8

DESCRIPTION OF IMPROVEMENTS
LOCATED AT 415 NORTH CARROLL STREET

ORIGINAL USE:	Single-Family Home
CURRENT OCCUPANCY:	Vacant
ARCHITECTURAL STYLE:	Hudson Dutch Colonial
YEAR BUILT:	1909
NUMBER OF STORIES:	Two, plus partially finished attic
ROOMS:	
	Basement - Six separate spaces including laundry rooms, wine cellar, large room for major mechanicals and old coal bin, a large room used as an impromptu theatre, and a toilet room
	1st Floor - Vestibule Grand entry hall and gallery Powder room Library Living room Dining room Kitchen & pantry Maid's quarters and rear porch Three season stone porch
	2nd Floor - Six bedrooms - 3 large, and 3 small Four bathrooms - 3 with tubs plus stall shower in one and overhead tub shower in one 1 with stall shower only
	Attic - Finished storage area Finished game room Unfinished storage area

EXHIBIT II-8 (Continued)

ARCHITECTURAL FEATURES:

Grand staircase with walnut handrail, brass balusters and walnut treads

Grand hall with walnut doors and multi-paned leaded glass panels

Mahogany beamed ceiling in living room

Floor to ceiling stile and rail mahogany finish panels in dining room

Renaissance style ornamental plaster ceiling in dining room

Library with craftsman style built-ins of rift cut white oak and multi-paned leaded glass panel doors

Fireplace in living room with handed-carved ornamental mantle and marble hearth

Fireplaces of varying style and utility in study, master bedroom and library

EXTERIOR:

Foundation

- Madison Sandstone, also known as Peterman Sandstone

Walls

- Combination of sandstone and wood shingles

Sandstone on first floor only for two-thirds of length of house

Rest of exterior wall of wood shingles

Roof

- Wood frame construction with asphalt shingles

Open Front Porch

- 6" x 6" quarry tile flooring, enclosed by 2 foot sandstone wall

EXHIBIT II-8 (Continued)

CONSTRUCTION:	Floors	-	Rift cut white oak floors except where noted on plans (See Exhibit II-9)
	Rafters	-	Wood
	Beams	-	Wood
	DILHR [1] Classifi- cation	-	Type 8 - Wood Frame
BASEMENT:			Full basement; partially finished Concrete floor
HEATING SYSTEM:	Bryant Boilers	-	Operable gas-fired two pipe steam system with one large unit installed next to an antique coal burning boiler and one auxiliary unit for three-season porch located in next room; latter not currently operable
			Asbestos-lined steam pipes
	Fairbanks- Morse Air Handling Unit	-	Connected to steam pipes and duct system to provide warm and cool air to living room and dining room. Shows evidence of leaking and is unlikely to be operable
UTILITIES:	Water & Sewer	-	1.5" water service to property and 6" city sewer main on North Carroll Street with 4 to 5" lateral to property
	Electrical	-	Inadequate - Fuse boxes only
	Natural Gas	-	Yes

[1] DILHR = Department of Industry, Labor and Human Relations, State of Wisconsin.

EXHIBIT II-8 (Continued)

ACCESSORY BUILDING:

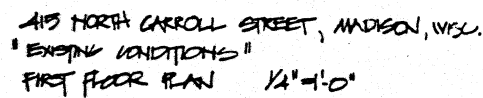
Carriage House -

Originally two-story wood frame barn and carriage house on slab complete with one (and possibly two) turn-tables, a hay loft and several small unfinished rooms

Has had two additions; the first addition apparently was a garage facing the 415 North Carroll side and the second addition was a shed-like structure which increased the number of enclosed garages to four.

Extensive water damage prior to installation of a new roof in 1983.

EXHIBIT II-9



ROOM SCHEDULE

ARCHITECTURAL STYLE: HUDSON DUTCH COLONIAL
FOUNDATION & FIRST STOREY CONSTRUCTION IS OF
MADISON SANDSTONE AND MAY BE
PETERMAN SANDSTONE, "FLUFF" COLOURED
SECOND STOREY / ROOF IS WOOD FRAME CONSTRUCTION
W/ DISTINCT GULLIES
REAR PORTION OF HOUSE IS OF WOOD FRAME CONSTRUCTION
ON SANDSTONE FOUNDATION
EASTERN SIDING ON WOOD FRAME PORTIONS IS OF
CEDAR SHAKES

GRAND SOURCE CASE FEATURES: WALNUT HANDRAIL,
BRASS BALLISTER, AND WALNUT TREADS

GRAND HALL FEATURES: WALNUT DOORS w/ MULTI-
PANE LEADED GLASS PANELS AND
COMPOUND CONSTRUCTION DOOR WINDOW CASINGS

LIVING ROOM FEATURES: MAHOGANY FULL VIEW DOORS
MULTI-PANE LEAD GLASS, MAHOGANY DAY,
AND MAHOGANY BURNING, LIVING AS

LIVING ROOM FIREPLACE INCORPORATES A HAND-CARVED QUANQUANWAL MARBLE AND MARBLE HEARTH

LIBRARY FEATURES: GRASSMAN STYLE BUILTINS OF
BUT CUT WHITE OAK W/ MUST-PINE LEADED
GLASS PANEL DOORS

DINING ROOM FEATURES: FLOOR TO CEILING GLE AND
RAL MAHOOGANY FINISH PANELS
RENAISSANCE STYLE ORNAMENTAL PLASTER

MAHOANY FULL WEN DOORS W/ MULTI-PANE
LEADED GLASS PANELS AND LEADED
GLASS WINDOWS

BRASS LIGHT SOCKS APPEAR THROUGHOUT THE HOME AS DO ALSO LEADED GLASS LAMP SOCKS AND TRANSOMES OF MOST VARIOUS

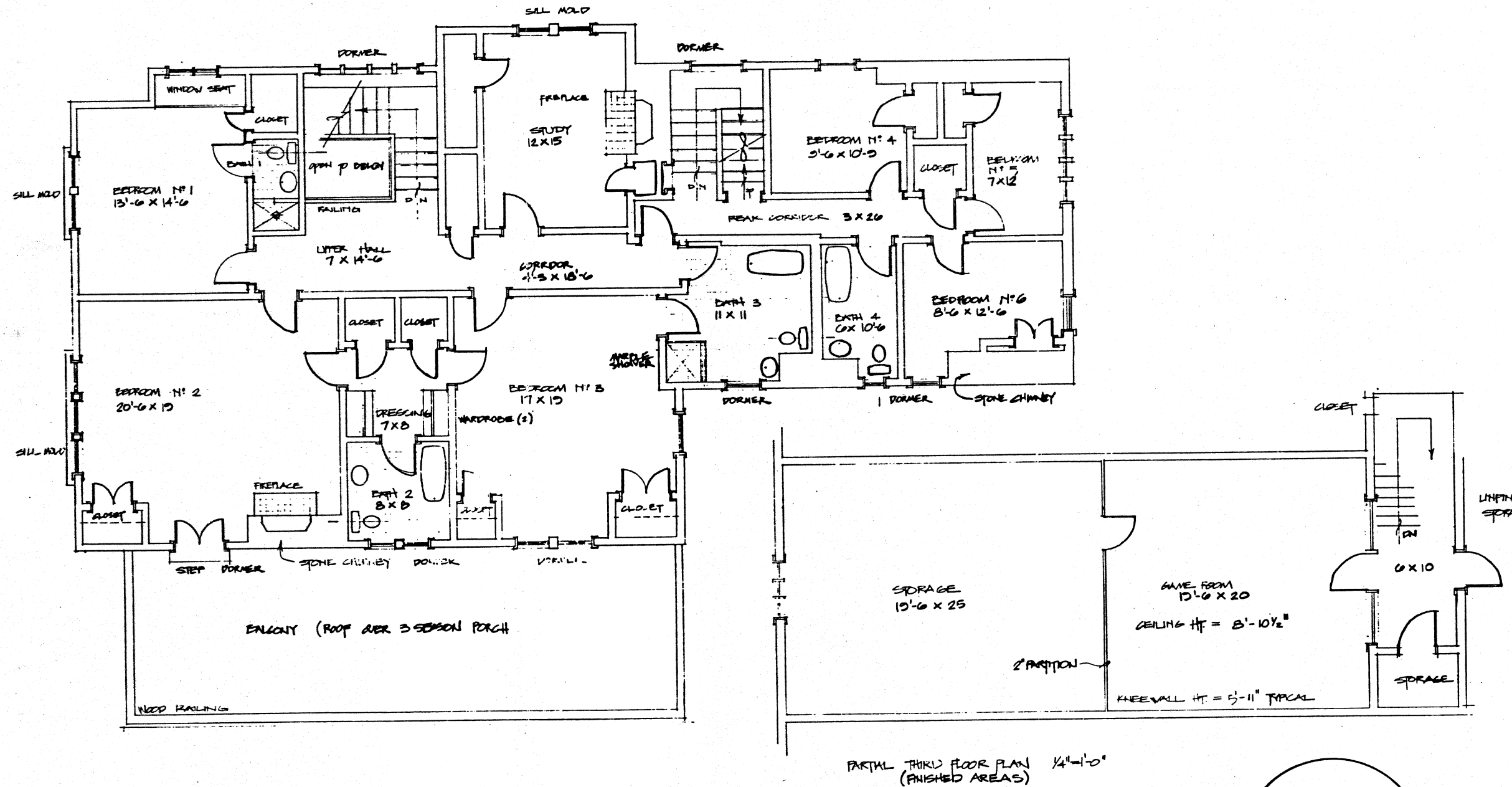
96. TYPICAL CEILING HTS.



29 JUL 1986

HARRY GUY HAYNES

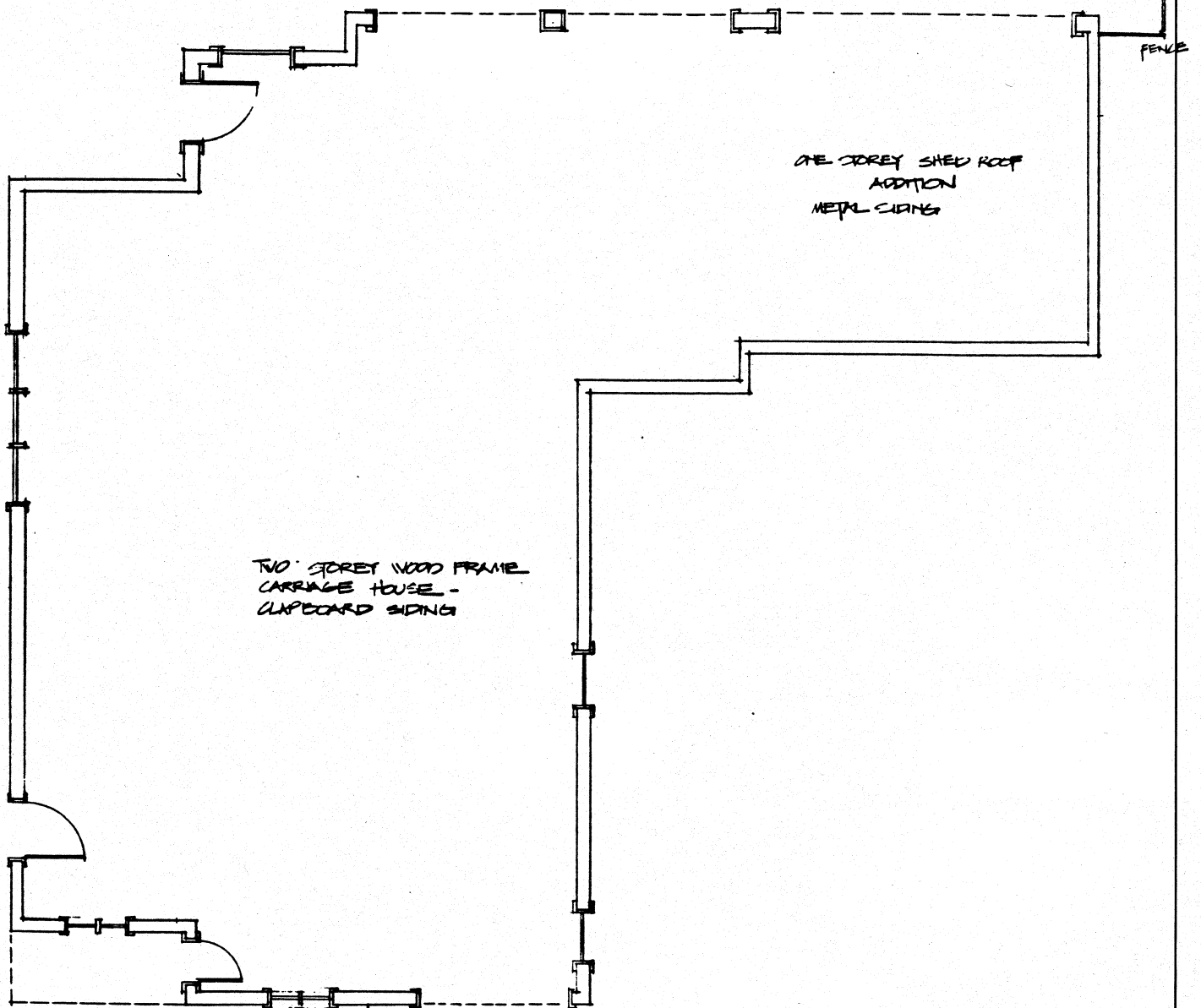
SHEET 10



415 NORTH CARROLL STREET, MADISON, WIS.
 "EXISTING CONDITIONS"
 SECOND FLOOR PLAN 1/4"=1'-0"



EXHIBIT II-9 (Continued)



FIRST FLOOR PLAN
1,925' ±

20'-0"
TO EDGE OF PUBLIC
SIDEWALK &
WEST SIDEWALK STREET
1/4" = 1'-0"

EXHIBIT II-10

EXTERIOR AND INTERIOR PHOTOGRAPHS
OF THE RESIDENCE AND THE CARRIAGE HOUSE



Northwest side of house--large open porch at main entry behind hedge. Note narrow driveway from Carroll Street to back parking area and carriage house.

View of rear of house from open side yard. Three-season one-story porch at far left. Servants quarters on second floor and kitchen plus pantries on first floor. Basement area used for laundry and wine cellar. Portion of carriage house at far right.



EXHIBIT II-10 (Continued)



Looking north from North Carroll Street, main entry at far left of open porch. Note three-season porch with deck opening off main bedrooms on second floor. Carriage house in background at right.

View from open green space between 415 and 401 North Carroll Street. Three season porch opens onto 2 foot side yard, given current legal description. Majority of open yard should be reallocated to subject property for use as a single-family residence.



EXHIBIT II-10 (Continued)



Three-season porch. Note interior bay window from dining room. Porch heated by separate steam boiler, currently inoperable.

Dining room with mahogany panels, decorative ceiling, overhead and side lighting. Note swinging door to serving pantry. Servant call button on floor and on wall.



EXHIBIT II-10 (Continued)



Living room with mahogany beam ceiling and woodwork. Door leads to three-season porch. Bay windows face open front porch. Fireplace has marble hearth.

First floor library. Windows overlook driveway.



EXHIBIT II-10 (Continued)



Front bedroom on second floor. Door leads to deck overlooking green space.

Master bathroom on second floor. Marble stall shower is to right of lavatory.



EXHIBIT II-10 (Continued)



Kitchen at rear of house. Windows look onto open yard.

Butler's pantry connecting kitchen and dining room.



EXHIBIT II-10 (Continued)



Carriage house as seen from open yard. Note paved area at far left on 415 North Carroll Street site.

Carriage house from parking area at rear of subject property at 415 North Carroll Street.



EXHIBIT II-10 (Continued)



Carriage house as seen from 401 North Carroll Street parking area. Quisling Clinic parking lot is to the far right. Note the shed addition to carriage house at far right.

EXHIBIT II-10 (Continued)



First floor semi-finished space at southwest corner of carriage house. Door at right leads to main room with wooden turntable.

Four car garage with entry from 415 North Carroll Street driveway. Tenant at 401 North Carroll currently using area for storage although this section of carriage house not located on Lots 9 & 10 of Block 80 which is the legal description of property leased.



EXHIBIT II-10 (Continued)



Typical wall and ceiling finish in upstairs of carriage house which has been subdivided into several separate rooms.

Deteriorated cistern probably used for water storage for horses. Located at southwest corner of carriage house. Exterior siding around cistern has also deteriorated.



EXHIBIT II-10 (Continued)



Shed addition to carriage house showing typical parking stall now being used for storage by tenant at 401 North Carroll Street who reports leaking roof-wall at far left end of shed.

Wall of shed addition to carriage house which faces Quisling Clinic parking lot shows evidence of severe water damage. Metal exterior finish has been dented from parking lot side also.

There has been other water damage, e.g., head of stairwell to 2nd floor and on northwest corner of 1st and 2nd floor, but new roof in 1983 checked this damage.



operative with only minor repairs needed. The list of repairs/replacements required for the residence and the carriage house, including estimated costs, are found in Exhibit II-11.

According to David Zimmerman of W.O. Zimmerman Company, the main boiler, although operable, is leaking and should be replaced soon. The separate boiler for the three-season porch is currently inoperable and can not be fired up without repairs. The Fairbanks-Morse air handling unit, installed to bring in fresh heated air, is obsolete and could be replaced with a high efficiency gas-fired hot air system; the duct work serving the living room and dining room could be utilized.

David Zimmerman estimated the costs to replace the main boiler, the smaller boiler for the three-season porch, and the air handling unit would be as follows:

1. Large boiler--remove old unit and replace	\$ 6,049
2. Small boiler--remove old unit and replace	2,786
3. High efficiency gas-fired hot air unit	<u>2,696</u>
TOTAL	\$11,531 =====

If the more modern hot water boilers and pumps are installed, the cost estimate would be increased by \$3,000 assuming use of the existing pipes and radiators.

In general, the beautiful wood paneling and decorated ceilings are in relatively good repair. Currently the hardwood floors are in moderately poor condition; the padding for the stairway carpet is fused to the stairs and, to date, has not been corrected. A previously carpeted area in front of the living room fireplace has a similar problem.

EXHIBIT II-11

REQUIRED REPAIRS/REPLACEMENTS TO CURE DEFERRED MAINTENANCE
OF RESIDENCE AND CARRIAGE HOUSE

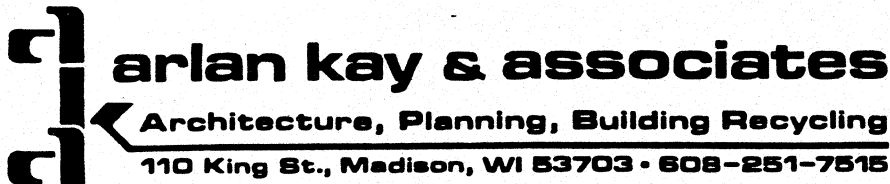


3 November 1986
Project No. 86-0

415 North Carroll Street
Budget
Exterior

Patch concrete garage area	\$ 250
Touch-up, reputty and paint	500
Wood shingle repair/replace	400
Miscl. wood trim repair/replace	400
Repair porch railing - 2nd floor	280
Flashing and shingle repair	600
Rework concrete block under fence	300
Tuckpoint - holes only	1,800
Repair/replace quarry tile - front porch	300
Secure front iron railing	90
Reglaze broken windows	480
Replace window sash and storms - leaded	1,200
Replace gutters and downspouts	1,570
Repair front stone steps	650
Miscl. painting	500
Windows - repair, operate, all	2,480
New porch roof/flashing EPDM	<u>2,050</u>
Subtotal	\$13,850
Contingency - 20%	<u>\$ 2,770</u>
Total	\$16,620

EXHIBIT II-11 (Continued)

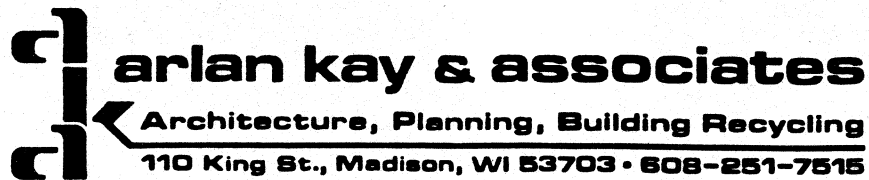


3 November 1986
 Project No. 86-0

415 North Carroll Street
 Budgets

	Single Family Remodel	Condominium Remodel	Alternate #1
Demolition and HVAC demo	\$ 1,150	\$ 1,940	\$ 1,500
Patching in - allowance	1,200	1,600	1,200
Carpet/vinyl/repair floor	1,040	1,210	1,210
Framing	880	1,810	1,350
Plaster & patch	2,630	5,250	4,200
Paint	5,800	5,800	5,800
Interior doors	570	2,470	1,710
Plumbing - allowance	1,800	4,800	3,600
HVAC - allowance	500	15,080	15,080
Electrical - service, etc.	1,600	4,640	4,640
Kitchen lowers	2,100	3,750	4,270
Kitchen uppers	1,820	3,250	3,700
Kitchen tops	840	1,500	1,710
Breakfast room built-ins	1,600	1,600	1,600
Appliances	2,500	5,000	5,000
Sand & finish	4,350	4,350	4,350
General Conditions	1,000	1,000	1,000
Subtotal	\$31,380	\$65,050	\$61,920
Contingency - 20%	\$ 6,276	\$13,010	\$12,384
Totals	\$37,656	\$78,060	\$74,304

EXHIBIT II-11 (Continued)



10 November 1986
Project No. 86-0

415 N. Carroll - Garage
Deferred Maintenance

Single Family - Scenario #1:

Shingle replace/repair	\$ 300
Columns under beam	120
Cistern - fill and concrete	480
Rework - doors, windows, garage doors	1,200
Gutters and downspouts	360
Valley - dryout - redo	530
Electrical	180
Patching at eaves - minor	120
Patching exterior walls	190
Exterior paint - minor	100
Clean up	230
Window glass and caulk	180
Foundation repair	800
Sand fill and concrete - corner	380
Structural floor and roof	680
Rebrace some roof areas	350
Patch ceiling	250
Subtotal	\$ 6,450
Contingency - 20%	\$ 1,290
Total	\$ 7,740

Condominiums - Scenario #2:

Divider walls	\$ 1,330
Stairs and floor	650
Electrical	440
New door adder	290
Patching	350
Subtotal	\$ 3,060
Contingency - 20% (for condo)	\$ 610
Subtotal	\$ 3,670
Plus single family costs	\$ 7,740
TOTAL for Condominiums	\$11,410

The basement foundation walls show some signs of moisture damage; this may be due, in part, to the deteriorated gutter and downspouts which have not adequately pulled the water away from the house. The basement rooms used for the laundry area, especially at the north corner of the house, also show signs of a chronic moisture problem with a mold build-up on the walls.

As would be expected, the paint and wallpaper throughout the house has yellowed with age and needs to be replaced. Some hunks of plaster have fallen from the ceiling in at least two rooms and in the finished attic. It is doubtful that the old intercom and servant call systems are operable or worthy of repair.

In summary, the structure is sound; there are no settling cracks in the walls and ceilings and the floors are level. The support beams and columns in the basement are solid and the exterior has weathered well, given the many years of neglect.

The carriage house suffered from water damage long before the roof was finally repaired in 1983; the shed addition shows the worst damage and is still leaking, according to the tenants at 401 North Carroll Street. At the head of the carriage house stairs, major structural elements have decayed due to water damage; similar damage is found on the ceiling of the first floor on the western corner of the structure. A main beam of the garage on the 415 North Carroll side of the carriage house sags because its span is too long to carry the weight. According to Arlan Kay, this beam probably defines the first addition to the carriage house. A cistern under the south corner of the structure is partially filled in and the flooring above it has disappeared; the wood around the foundation of the building has deteriorated and there are gaps in the lower part of the wall.

In the upstairs area, the rooms are unfinished and the quality of the wood is, for the most part, in good condition. The structure has potential for use by the owner or owners, but can not be used for a commercial operation such as an office or a retail outlet.

H. Identification of Alternative Use Scenarios for the Subject Property

Several alternative uses are compared and contrasted to determine the most probable use of the subject property given the constraints on possible uses discovered during the inventory of the property attributes. The constraints on alternative uses of the subject property are imposed by both the Madison Zoning Code and the property's inclusion in the Mansion Hill Historic District, by the limitations inherent in the Type 8 wood frame construction, the nature of the linkage and dynamic attributes of the property and, in a sense, by the unique artistic opportunities created by the special architectural features. The use should promote preservation and appreciation of these features.

The central location of the subject property, convenient both to the Capitol Square and to the University of Wisconsin, might suggest the highest and best use of the site to be the new construction of multi-family rental units, assuming the expanded lot area. But the power of the Landmarks Commission to deny a demolition permit would prevent razing the present structures located in the Mansion Hill Historic District. The carriage house, referred to in the Landmark Designation of 401 North Carroll Street, has the further distinction of being regarded as a unique structure; it is the only remaining carriage house, complete with a turntable, in the Mansion Hill area which has the open space setting of yesteryear.

Alternative uses that involve the day care of children, all conditional uses, are unlikely to secure a variance because the prevalence of on-street parking prevents the safe pick-up and delivery of children at the site.

Although there are no off-street parking requirements for the R6H zone, the lack of a large area for off-site parking would be a major inconvenience for tenants in an apartment hotel or a lodging house. The inability to utilize the third floor of the principal building as income-generating residential space make these uses even less likely.

Therefore, the remaining alternative possible uses are:

1. Single-family residence
 - a. Could include use of $\leq 1,500$ SF of the principal building as professional office space - a permitted use
 - b. Could include use of $\leq 3,000$ SF of the principal building as low traffic retail space - a conditional use
2. Two condominium units - a conditional use
3. Cooperative housing facility such as a fraternity or sorority - a conditional use
4. Community living arrangement facility - a conditional use

These uses are analyzed in greater depth for market and financial feasibility and are ranked to determine the most probable use of the subject property in Section III of this appraisal.

III. SELECTION OF THE MOST PROBABLE USE

After completing the inventory of the positive and negative attributes of the property and identifying the possible uses, each use must be analyzed in relationship to market demand and to its justified purchase budget. Financial risk must be assessed both in terms of capital outlays to make the property marketable and in terms of the stability of its income stream and/or market resale value.

A. Definition of Most Probable Use

For the purpose of this appraisal, the most probable use is defined as the highest and best use and is stated as follows: [1]

That reasonable and probable use that will support the highest present value, as defined, as of the effective date of the appraisal.

Alternatively, that use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, and which results in highest land value.

The definition immediately above applies specifically to the highest and best use of land. It is to be recognized that in cases where a site has existing improvements on it, the highest and best use may very well be determined to be different from the existing use. The existing use will continue, however, unless and until land value in its highest and best use exceeds the total value of the property in its existing use.

Implied within these definitions is recognition of the contribution of that specific use to community environment or to

[1] Byrl N. Boyce, ed., Real Estate Appraisal Terminology, (Cambridge, MA, Ballinger Publishing Company, 1981.), pp. 126-127.

community development goals in addition to wealth maximization of individual property owners. Also implied is that the determination of highest and best use results from the appraiser's judgment and analytical skill, i.e., that the use determined from analysis represents an opinion, not a fact to be found. In appraisal practice, the concept of highest and best use represents the premise upon which value is based. In the context of most probable selling price (market value) another appropriate term to reflect highest and best use would be most probable use. In the context of investment value an alternative term would be most profitable use.

B. General Market Characteristics

Over the years the majority of the large high style single-family homes in the Mansion Hill District, have been converted to multi-family residential or office uses. Some of the larger mansions on and near Langdon Street have been converted to sororities or fraternities and that use continues today. Other homes were subdivided into apartments and many of those have now been rehabilitated and converted to condominiums as developers have taken advantage of the available tax incentives. In spite of a trend toward conversion, several older mansions have been maintained as single-family homes and continue to be occupied by residents who enjoy the proximity to the State Capitol, City and County government activity centers, the Madison Club, and the Civic Center.

1. Single-Family Home Market in Downtown Madison

An indication of the market for older homes near the central city is evidenced by the gentrification of the neighborhood along Rutledge Street in the Third Lake Ridge Historic District which includes Williamson Street, Orton Park and the Marquette neighborhood. On the west side, in the University Heights Historic District, the market remains strong for older, larger homes. The charm of nostalgic architecture and the proximity to the business and cultural activities of the downtown and the University are strong market draws

for single-family homes in Madison. A summary of sales of older and larger single-family homes in the Madison area is found in Exhibit III-1.

2. Condominium Market in Downtown Madison

The limited condominium supply in downtown Madison is a mix of new construction and the renovation/conversion of existing structures and the demand for these units has remained strong in recent years. The Fauerbach, built in the late 1970s on Lake Monona, and the Canal Place development are examples of new construction that have sold well; recent sale prices of units have been from \$68/SF of gross building area (GBA) for a 1,300 SF unit at Canal Place to \$87/SF of GBA for a 1,700 SF unit at the Fauerbach. Doty School condominium units, converted a couple of years ago, has sold from \$68/SF to \$74/SF for units from 950 to 1,300 SF of GBA.

Downtown condominium conversions of former single-family homes include Braley House, Livingston House, Society Hill Condominiums, Hobbs/Van Vleck House, and a three-story dwelling at 133 East Gilman. A summary of these condominium sales is found in Exhibit III-2. Although, the quality of the structures is not as good as the subject, the 133 East Gilman is an example of a home, first converted to rental units and then to two condominiums which have sold recently for \$53/SF and \$76/SF of GBA. A custom project at the end of Pinckney Street on Lake Mendota, designed and built for pre-selected owners have sale prices in the \$300,000 to \$400,000 range. Many of these owners are from Maple Bluff.

An inventory of condominium sales outside of downtown Madison indicates a large supply of new construction in an active, but softer market. Larger units with more than 2,000 SF of living space are selling from \$55/SF to \$70/SF in projects such as Tamarack Trails, Shackelton Square and Lighthouse Bay. The Lighthouse Bay project, with a total of 21 units, has sold 19 of the 21 units

SUMMARY OF SALES OF LARGER SINGLE-FAMILY HOMES IN MADISON

EXHIBIT III-1

Address	City	Historic District/ Other Locational Features	Zoning	Sale Date	Sale Price	Grantor/ Grantee	Lot Size	Year Built	Gross Building Area	Price/ SF	No. BR	No. Baths [1]
1. 1504 Edgehill	Shorewood		R	01/86	\$147,500	Narowitz/ Rice	15,202	NA	2,850	\$51.75	4	2.00
2. 1101 Rutledge St.	Madison	Third Lake [2] On Lake Monona	R4A	Listing	\$299,000	Curtin/ listing price	4,290	1891	3,000	\$99.67	4	3.50
3. 125 S. Hancock	Madison		R6	07/84	\$82,000	NA/ Hart	4,356	1903	2,332	\$35.16	3	2.00
4. 2925 Oakridge	Madison	City Landmark-1981	R2	11/86	\$185,000	Wallin & Mayer pending sale	25,694	1908	3,731	\$49.58	4	3.00
5. 1708 Summit Ave.	Madison	University Heights [3]	R2	05/84	\$137,000	Conley/ Baske	7,656	1910	2,165	\$63.28	3	2.50
6. 405 Woodward Dr.	Madison	On Lake Mendota	R1	06/85	\$187,500	Kelly/ Heibing	13,725	1910	2,674	\$70.12	4	2.50
7. 5701 Old Middleton Rd.	Madison	In the Highlands	R1	07/84	\$285,000	Leidich/ Reichelderfer	71,660	1911	4,354	\$65.46	5	2.50
8. 2227 Chamberlain	Madison		R2	10/85	\$94,500	Cattani/ Allen & Wiske	6,200	1918	1,953	\$48.39	4	2.00
9. 1007 Hillside Ave.	Madison	In the Highlands	R1	06/84	\$318,500	NA/ Kelly	96,703	1922	5,157	\$61.76	NA	NA
10. 1722 Chadbourne	Madison	University Heights	R2	04/85	\$110,000	Hallidin/ Corry	9,000	1923	2,435	\$45.17	4	2.00
11. 1900 Arlington Pl.	Madison	University Heights	R2	11/85	\$135,000	Reirson/ Fenchel	9,420	1923	2,260	\$59.73	5	3.25
12. 1840 Summit Ave.	Madison	University Heights	R2	03/85	\$135,000	Kaufman/ McGann	8,002	1924	1,943	\$69.48	4	1.50
13. 2227 Van Hise Ave.	Madison		R2	07/85	\$147,400	Steinnon/ Entine	12,550	1924	3,340	\$44.13	6	3.50
14. 1116 Oak Way	Shorewood		R	06/85	\$245,000	Davis/ Highsmith	24,640	1925	2,511	\$97.57	4	1.50
15. 177 N. Prospect Ave.	Madison	University Heights	R2	05/85	\$155,000	Frankel/ Mare	7,090	1926	2,380	\$65.13	4	1.50
16. 3810 Council Crest	Madison	In Nakoma	R2	04/85	\$174,000	Olson/ Croake	17,550	1926	3,746	\$46.45	5	2.50
17. 317 N. Pinckney St.	Madison	Mansion Hill [4]	R6H	09/85	\$91,150	Bell/ Docken	3,320	1935	1,900	\$47.97	3	1.50
415 N. CARROLL ST.	Madison	Mansion Hill	R6H				17,424 [5]	1909	5,133		6	4.25

[1] Bathroom with tub is counted as 1.00, with shower only (no tub) is counted as 0.75, and with neither tub nor shower is 0.50.

[2] Third Lake District was designated in 1979 by the Common Council.

[3] University Heights District was designated November 15, 1985, by the Common Council; all sales occurred prior to the sale.

[4] Mansion Hill District was designated in 1976 by the Common Council.

[5] For the purposes of this appraisal, the lot size of the subject property is expanded from 10,560 square feet to 17,424 square feet, as defined by the appraisers in Section I of this appraisal.

EXHIBIT III-2

SUMMARY OF CONDOMINIUM SALES IN DOWNTOWN MADISON--
OLDER HOMES CONVERTED TO CONDOMINIUM UNITS

Name/Address	Inclusion in Historic Designation	Date of Conversion	No. of Units	Square Feet of Units	Location of Unit	BR/BA	Sale Date	Sale Price	Price/SF	Most Recent Resale Date	Resale Price	Price/SF	Current Listing Price
Braley House 422 N. Henry St.	Mansion Hill Madison Landmark in 1976	3/20/81	5	A - 828	1st floor		3/81	\$55,900	\$67.51	7/83	\$60,000	\$72.46	
				B - 696	1st & 2nd floor		9/82	\$57,900	\$83.19	5/85	\$55,000	\$79.02	
				C - 1,080	2nd & 3rd floor		6/82	\$46,000	\$42.59	12/83	\$71,000	\$65.74	
				D - 746	2nd & 3rd floor		2/83	\$51,900	\$69.57	7/86	\$59,000	\$79.09	
				O - 642	(Includes office space of 332 SF in basement)		1/83	\$40,000	\$62.31	7/83	\$40,000	\$62.31	
				Total = 3,992									
Livingston House 416 N. Livingston St.	No	9/30/81	4	1 - 1,196	1st floor	1 BR, 1 BA	Occupied by owner						
				2 - 569	2nd floor	1 BR, 1 BA	1/83	\$57,500	\$101.05				
				3 - 577	2nd floor	1 BR, 1 BA	1/85	\$54,000	\$93.59				
				4 - 741	3rd floor	1 BR, 1 BA	2/83	\$40,000	\$53.98				
				Total = 3,082									
Society Hill Condominiums 25 Langdon St.	Mansion Hill	10/16/81	3	A - 1,064	1st floor	2 BR, 1 BA	5/84	\$72,000	\$67.67				
				B - 1,089	2nd floor	2 BR, 2 BA	11/81	\$70,000	\$64.28				
				C - 842	3rd floor	1 BR, 1 BA	4/82	\$65,000	\$77.20	2/83	\$56,900	\$67.58	
				Total = 2,995									
Hobbs/Van Vleck House 519 N. Pinckney St.	Mansion Hill	8/13/84	5	A - 951	basement	1 BR, 1 BA							
				B - 1,656	basement & 1st floor	2 BR, 1.5 BA, DEN	10/84	\$159,900	\$96.56				\$159,900
				C - 945	1st floor	2 BR, 1 BA	5/85	\$100,500	\$106.35				
				D - 1,044	3rd floor	2 BR, 1.5 BA, DEN	5/85	\$100,000	\$95.79				
				E - 1,614	2nd floor	2 BR, 2 BA	10/84	\$159,900	\$99.07				
				Total = 6,210									
133 E. Gilman	No	7/86	2	1 - 2119	basement & 1st floor	2 BR, 1 BA	11/86	\$107,500	\$76.24				
				2 - 1410	2nd floor & attic	1 BR, 1 BA	9/86	\$75,000	\$53.19				

in the last 18 months. The buyers of these larger units have been empty nesters from the east side of Madison, Maple Bluff and Windsor who had owned larger homes.

3. Fraternity/Sorority Market in Downtown Madison

There has been a great deal of activity in the buying and selling of fraternity/sorority houses from 1981 until the present. The houses are either owned or rented by the fraternity/sorority. Several persons involved in this market have indicated a shortage of good properties along Langdon Street. Groups that need to expand would consider a property close to but not on Langdon Street. The acquisition of a smaller house for use as an annex to a larger house fully equipped with a kitchen is appealing to some; such an annex might be the exclusive residence of a special group, such as college seniors. A summary of both purchases and rentals is found in Exhibit III-3.

4. Community Living Arrangement (CLA) Market in Downtown Madison

The market for facilities licensed or supervised by the State of Wisconsin is subject to a multiple of factors: the political climate, the willingness of taxpayers to pay for social services, the relationship and size of federal, state and local budgets, and the attitude of neighborhoods to the presence of social service residential facilities. The monthly rates listed by the state for community based residential facilities (CBRF) include services and vary widely among facilities.

A recently completed joint needs assessment study conducted by the City, the County and United Way reinforce the evidence of need for short and long term housing for low-income residents with special service needs. The need is there, but the funds to purchase and operate CLA facilities is becoming more difficult to find.

EXHIBIT III-3

SUMMARY OF FRATERNITY/SORORITY SALES AND RENTALS

EXHIBIT III-3
SORORITY/FRATERNITY HOUSES - RECENT SALES

Name/Address	Year Built	Built as Single-Family (Yes/No)	Sale Date	Sale Price	Type of Transfer	Zoning	Lot Size	No. BR	No. of Persons	Size of Building (SF)	Sale Price/SF of Real Estate Only	Sale Price/BR of Real Estate Only	Average No. Persons /BR
Pi Lambda Phi Fraternity 104 Langdon St.	1889	Yes	6/8/85	\$475,000	L.C.	R6H	11,570	20	41	7,239	\$65.62	\$23,750	2.1
Sigma Delta Tau Sorority 237 Langdon St. (gray house)	1904-07	Yes	4/29/83	\$215,000 Added \$147,000 to convert to sorority house.	T.D.	R6	7,656	17	35	5,790	\$37.13	\$12,647	2.1
Phi Delta Theta 233 Langdon St. (formerly Inter-Varsity Christian Fellowship)	1920	No	9/86	\$545,000 Included \$30,000 in furniture.	W.D.	R6	8,712	25	40	11,142 approximate	\$46.22	\$20,600	1.6
Alpha Xi Delta Sorority 120 W. Gorham	1904	Yes	4/3/81	\$250,000	L.C.	R6H	13,068	12	25	5,955	\$41.98	\$20,833	2.1
Phi Delta Theta (seller) 614 Langdon St.	1884	Yes	12/86	\$271,000 Includes \$20,000 for furniture.		R6	7,620	15	25	6,231	\$40.28	\$16,733	1.7
Delta Tau Delta Fraternity 626 N. Henry	1904	Yes	5/31/79	\$158,200	L.C.	R6	4,988	11	21	5,089	\$31.09	\$14,382	1.9

EXHIBIT III-3 (Continued)

Rentals/Address	Year Built		1986 Assessment:			Zoning	Lot Size	No. BR	No. Persons	Rent/Mo.	Rent/Yr.	Rent/mo./ Person	Rent/mo./ BR	Average No. Persons/ BR
			Land	Improvement	Total									
Pi Kappa Alpha Fraternity 635 Howard Place (looking for a house to buy)	1899	Rents from First American, Inc. Prop.	\$23,000	\$172,000	\$195,000	R6	3,233	10	17	\$3,140	\$37,680	\$185	\$314	1.7
Phi Kappa Tau Fraternity 151 W. Gilman (at corner of N. Henry)	1889	Rents from Spectrum	\$34,000	\$132,000	\$166,000	R6H	5,280	14	22	\$3,600	\$43,200	\$164	\$257	1.6
Sigma Pi Fraternity 619 Langdon	1904	Rents from Spectrum	\$70,000	\$120,000	\$190,000	R6	8,778	12	19	\$4,000	\$48,000	\$211	\$333	1.6

C. Description of Alternative Use Scenarios
for the Subject Property

The following are descriptions of the alternative use scenarios for the subject property:

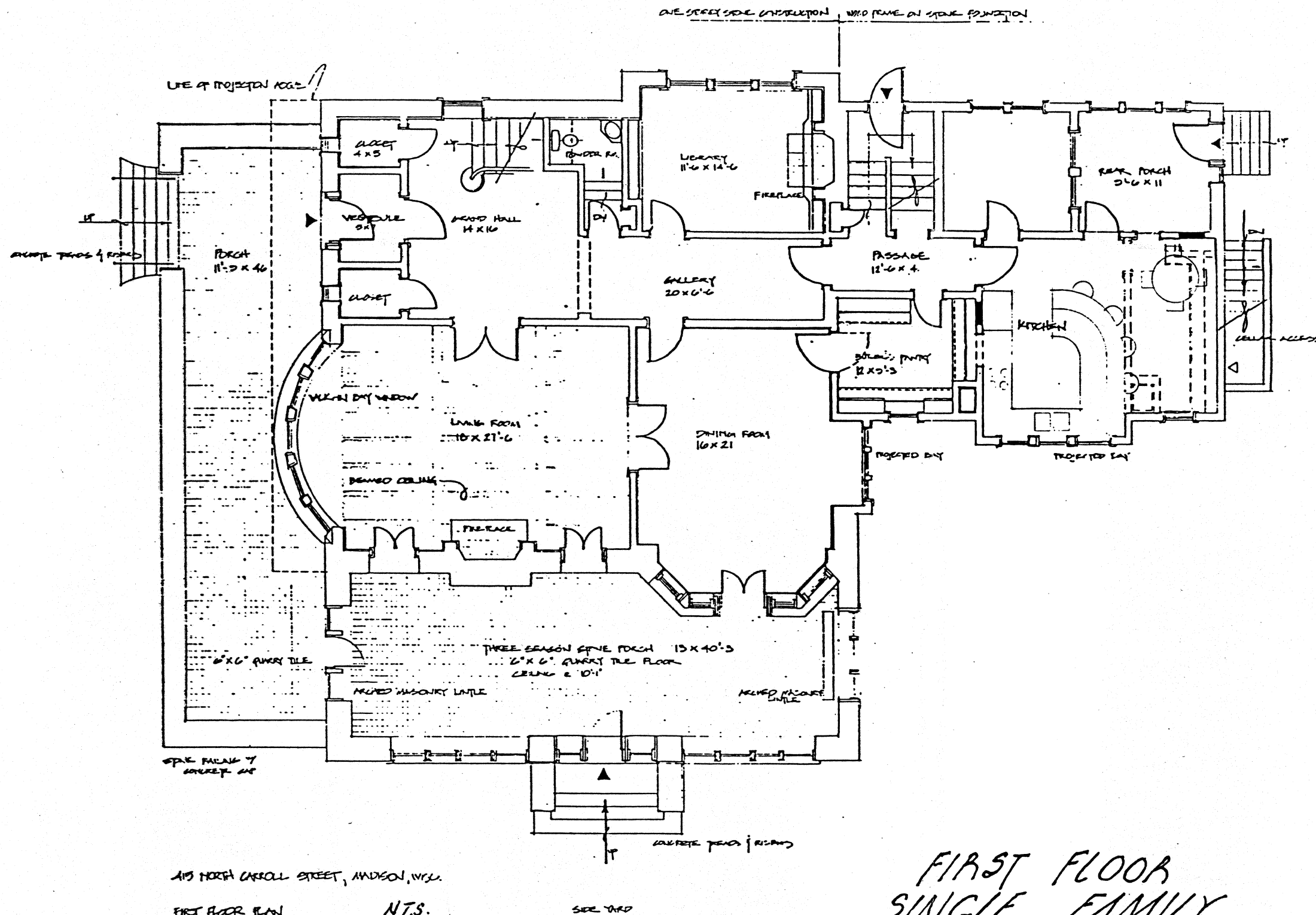
Scenario No. 1: Retain as single-family home, rehabilitate structures to cure deferred maintenance. (See Exhibit II-11 for cost estimates.) Third floor will be used for storage. New boilers (steam) and forced hot air furnace will replace obsolete mechanicals, but utilize same pipes, radiators and ducts. Electrical service will be increased to 400 amperes. Kitchen and serving pantry will be modernized with basic appliances installed. It is assumed buyer will budget additional dollars for professional restoration of unique architectural features, possible replacement of heating distribution system, additional kitchen appliances and decorating. (See Exhibit III-4 for suggested floor plan alterations)

Scenario No. 2: Convert to two large luxury condominium units. The grand entry hall, the staircase, and the back entry off the driveway will be retained as common areas. The first floor unit will include the basement for storage and new mechanicals, and the second floor unit will include the third floor for storage and mechanicals. This scenario assumes replacing the existing mechanicals with new HVAC units. The carriage house garage and storage spaces will be subdivided to provide separate space for each unit. (See Exhibit III-5 for suggested floor plans for each unit.)

Scenario No. 3: Convert to fraternity/sorority house or annex. If used as a fraternity/sorority house, the kitchen and dining area would need to be relocated to the basement to allow conversion of the kitchen, pantries, maids quarters, and back porch to sleeping rooms and a bathroom. If used as an annex, the main kitchen area would be converted as described above with the serving pantry used for a small kitchen area for individual breakfast, lunch and snack preparation only. The goal in this scenario is to maximize the number of bedrooms and yet retain the unique architectural features that will add class/elegance to the college living facility.

Although the carriage house may be a potential source of more bedroom space, such a conditional use would require approval of the Plan Commission, an uncertainty in a neighborhood that would not welcome the use of the property for a fraternity/sorority. In addition, the capital outlays required to meet building codes would be very high, given the existing poor condition of this accessory building. Also, the Landmarks Commission exercises control over any exterior building changes. Therefore, only the number of bedrooms suggested for the principal building are used to solve for the justified purchase budget.

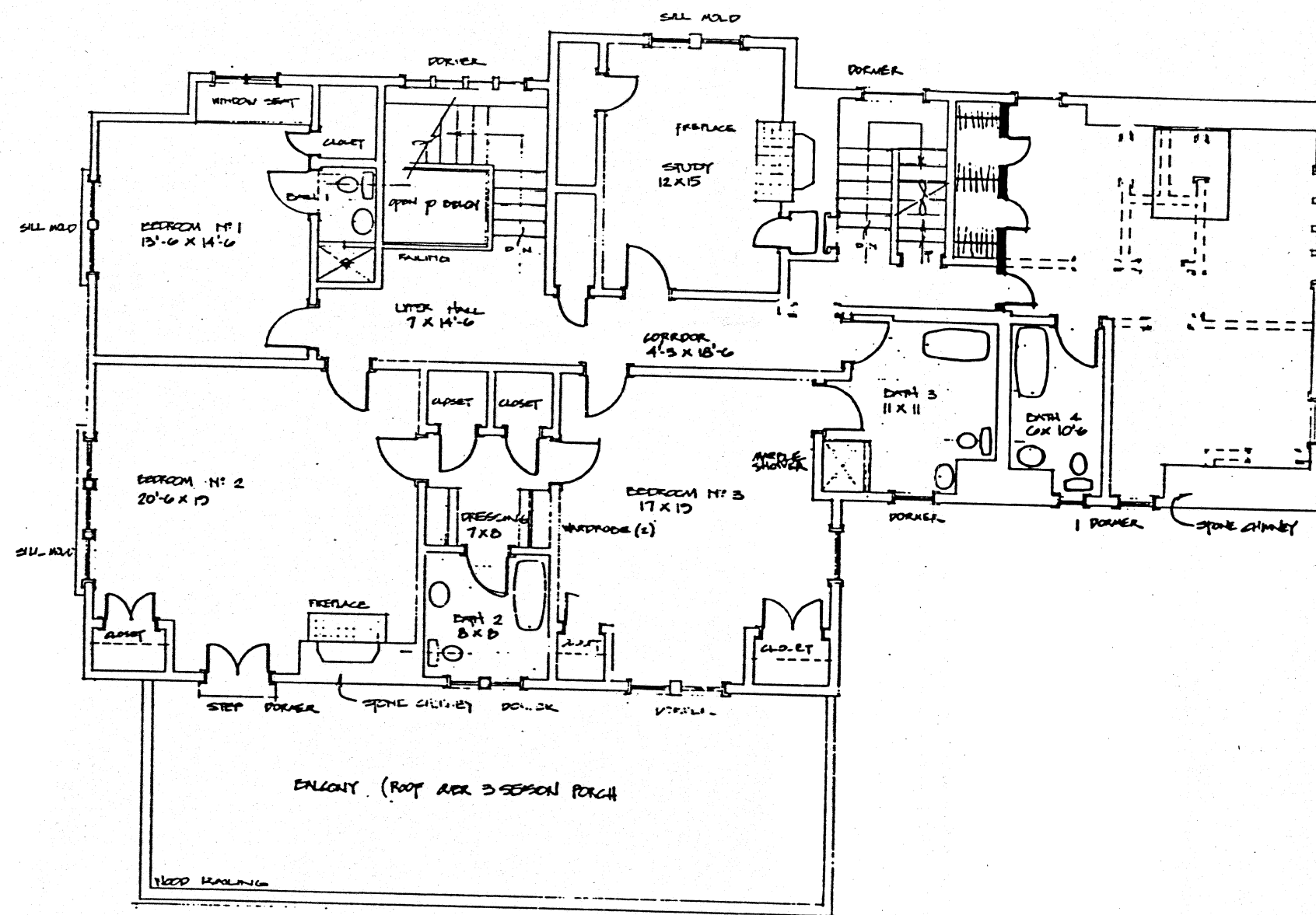
EXHIBIT III-4
LAYOUT OF SUGGESTED FLOOR PLAN FOR SINGLE-FAMILY HOME



#86-0
27 OCT. 86

FIRST FLOOR
SINGLE FAMILY

arlan kay & associates
Architecture, Planning, Building Recycling
110 King St., Madison, WI 53703 • 608-251-7575



415 NORTH CARROLL STREET, MADISON, WIS.
SECOND FLOOR PLAN N/S.

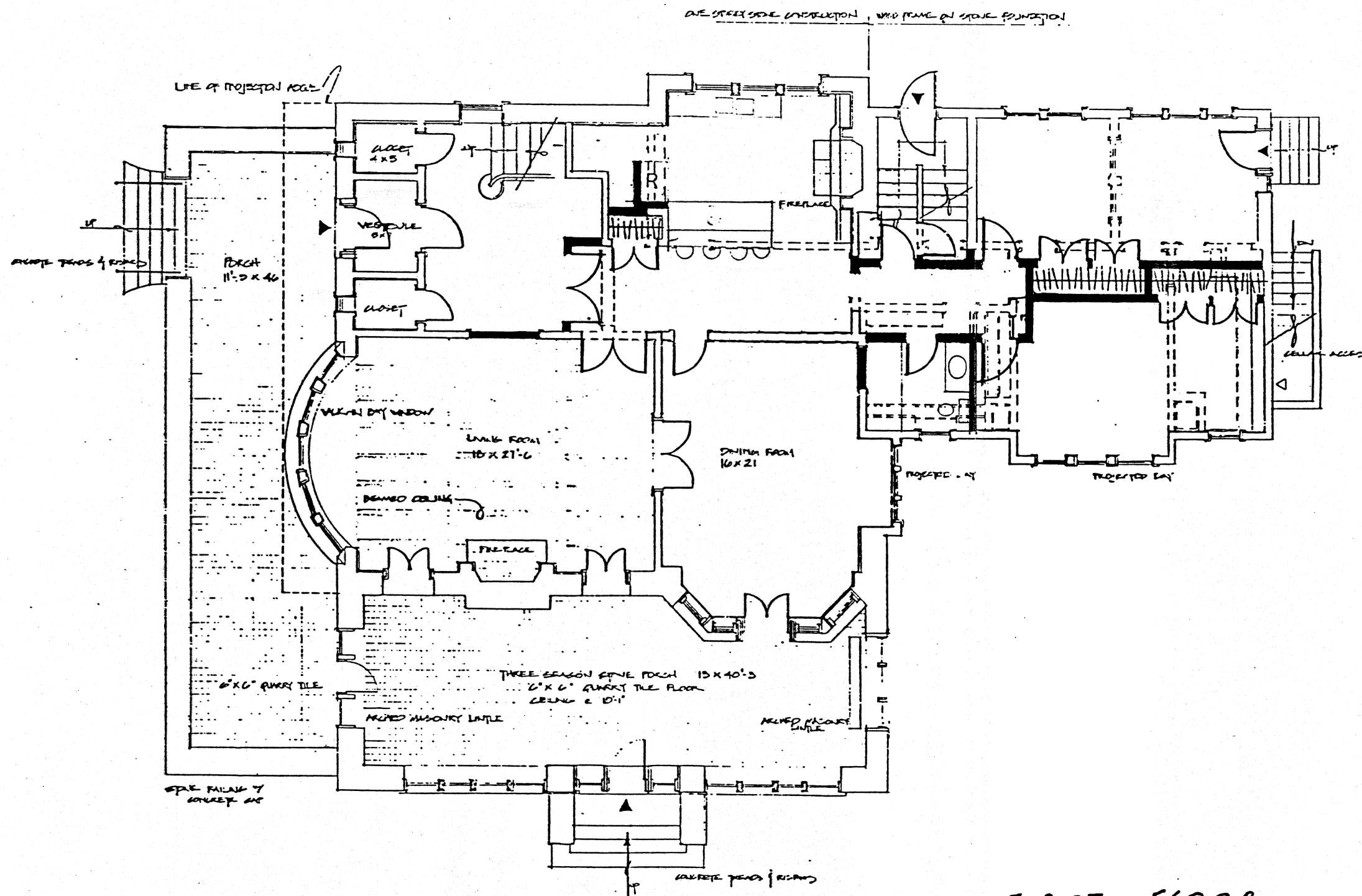
SECOND FLOOR
SINGLE FAMILY

#86-0
27 OCT. 86

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EXHIBIT III-5

LAYOUT OF SUGGESTED FLOOR PLANS FOR TWO CONDOMINIUM UNITS



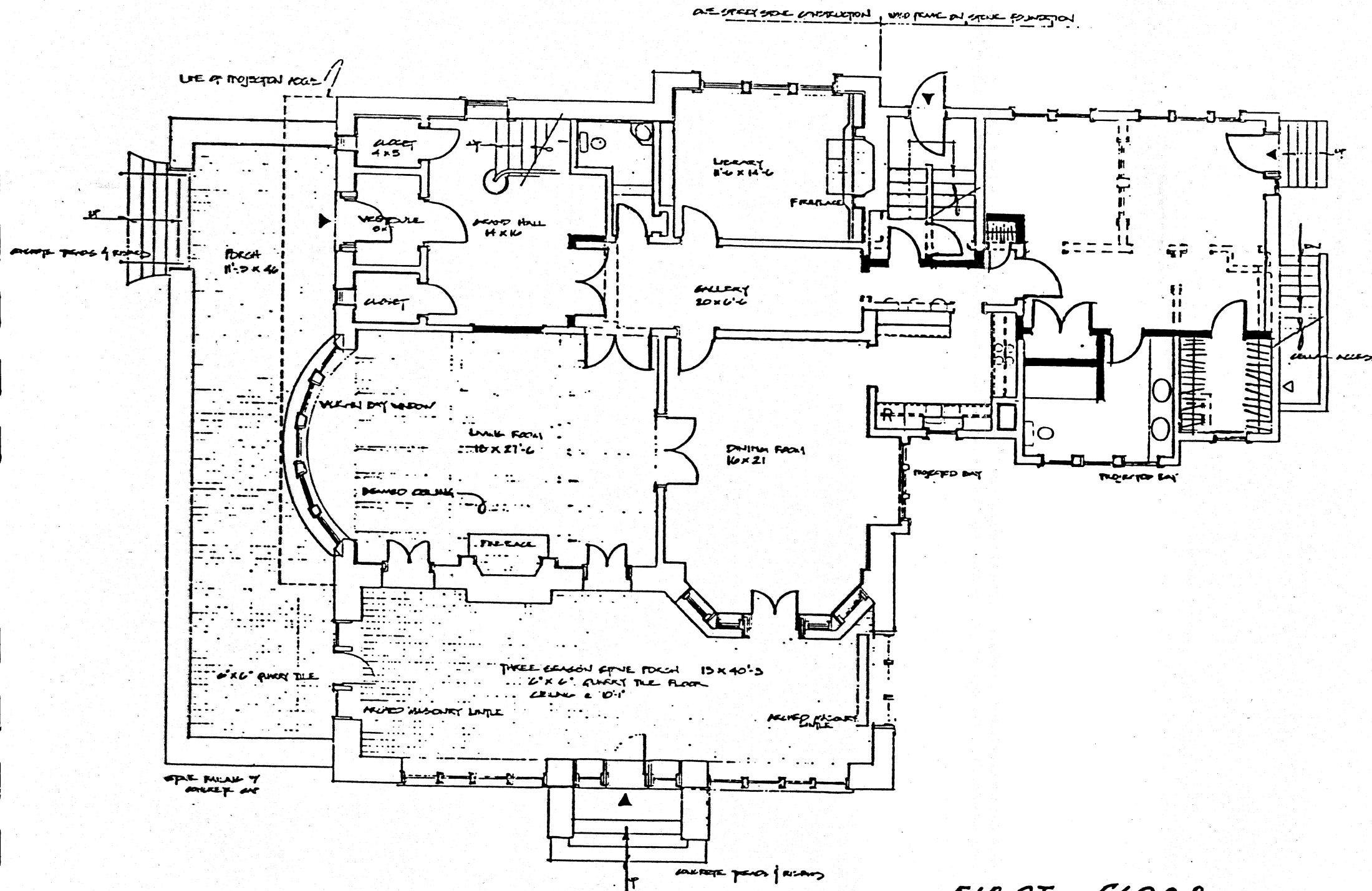
415 NORTH CARROLL STREET, MADISON, WIS.
 "EXISTING CONDITIONS"
 FIRST FLOOR PLAN

N.T.S.

FIRST FLOOR
CONDOMINIUM

#86-0
 27 OCT. 86

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415 NORTH CARROLL STREET, MADISON, WIS.

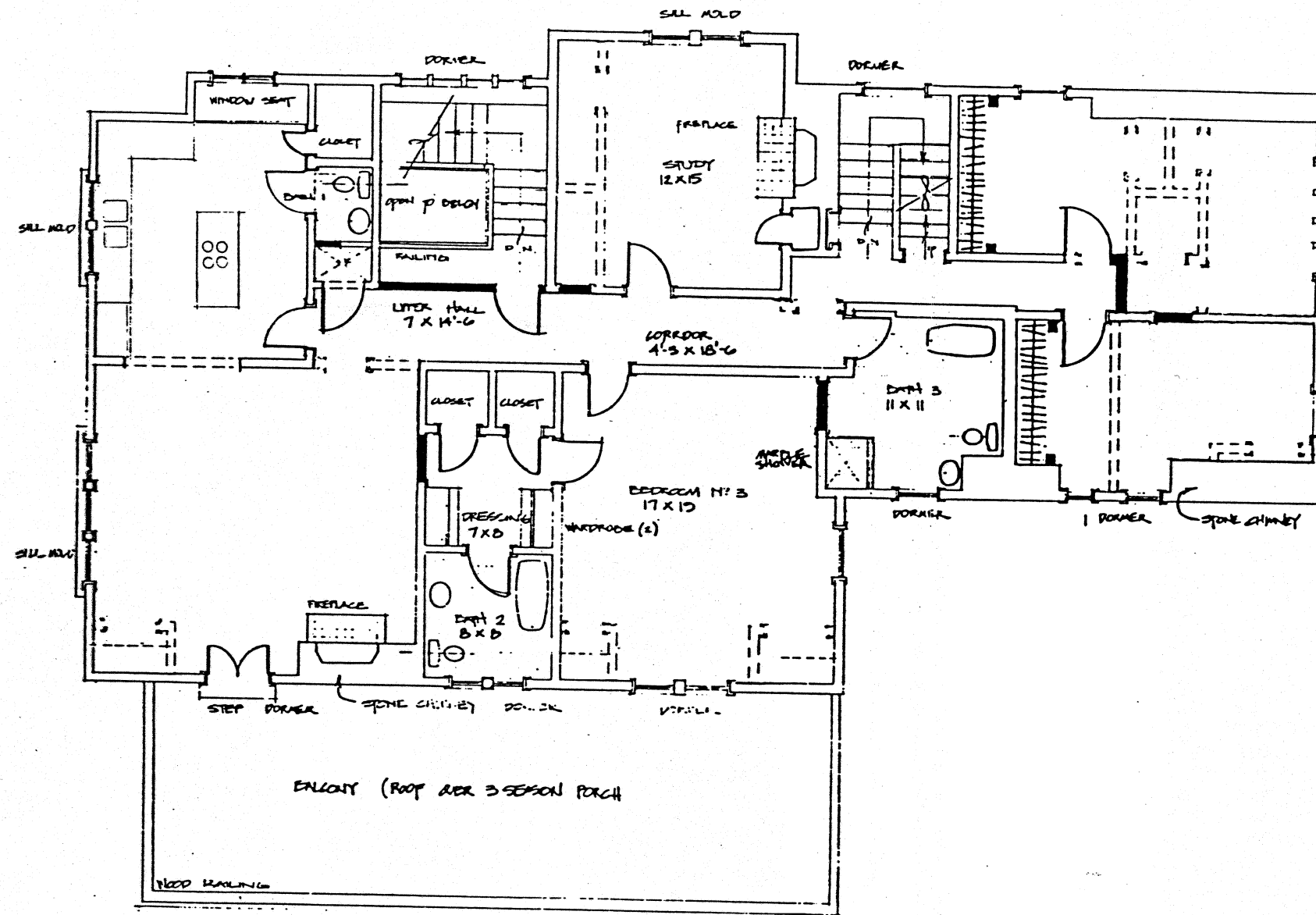
FIRST FLOOR PLAN

N.T.S.

FIRST FLOOR
CONDOMINIUM
ALTERNATE 1

#86-0
27 OCT. 86

arlan kay & associates
Architecture, Planning, Building Recycling
110 King St., Madison, WI 53703 • 608-251-7515



415 NORTH CARROLL STREET, MADISON, WIS.

SECOND FLOOR PLAN

N.T.S.

SECOND FLOOR
CONDOMINIUM

#86-0
27 OCT. 86

arlan kay & associates
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Scenario No. 4: Convert to a community living arrangement facility suitable for no more than 15 Class A residents as defined previously in this report. The room arrangement would remain as is, but the deferred maintenance would be cured and the kitchen would be modernized. The maid's quarters off the kitchen would be converted to office space for the facility. The boilers would be replaced, but the heat distribution system would remain the same. The carriage house would be repaired and used to generate revenue as rental garages and for storage for the CLA. Staff would use the concrete parking area at the rear of the house.

D. Economic Ranking of Alternative Use Scenarios

Given the market sale proceeds or the market rental revenue that could be generated from the alternative uses of the subject property, when rehabilitated, and the estimated costs to rehabilitate, the justified purchase budget of the property, as is, can be calculated for all but the single-family home; only a range of budgets can be estimated for the single-family home.

1. Single-Family Residence

Since the refurbishing of a single-family home in this price class beyond the cure of deferred maintenance, is a matter of personal taste, it is unlikely a developer would purchase and complete the restoration of this property on speculation. Therefore, a range of sales prices per square foot taken from recent market transactions for homes in fair to good condition is used to suggest a range of justified purchase budgets of \$145,000 to \$170,000. (See Exhibit III-6 for details.)

2. Two Condominium Units

To estimate the justified purchase budget for the conversion of the subject property to two luxury condominium units, a developer would first estimate what the completed units would sell for in the Madison downtown market. The proposed units are larger than condominiums developed in older

EXHIBIT III-6

CALCULATION OF JUSTIFIED PURCHASE BUDGET FOR USE
AS SINGLE-FAMILY RESIDENCE

ESTIMATION OF MARKET VALUE WHEN DEFERRED MAINTENANCE CURED

Range of Sale Price/SF of Older, Large Single-Family Home of Average Quality Near the Central City	\$45.00/SF	\$50.00/SF
--	------------	------------

Unit Price x Gross Building Area of Living Space Heated and Above Grade (5,133 SF) [1]	\$231,000	\$257,000
--	-----------	-----------

COSTS TO CURE DEFERRED MAINTENANCE [2]

Hard Costs

Exterior Repairs	\$16,620
Repair Carriage House	7,740
Replace Boilers	11,530
Remodeling Costs	<u>37,656</u>

Total Hard Costs	\$73,546
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Soft Costs

20% of Hard Costs	<u>14,709</u>
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Estimated Costs to Cure	<u>88,255</u>	<u>88,255</u>
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RANGE OF JUSTIFIED PURCHASE BUDGETS	\$142,745	\$168,745
-------------------------------------	-----------	-----------

ROUNDED [3]	\$145,000	\$170,000
-------------	-----------	-----------

[1] See Exhibits III-1 for range of sale price/SF of GBA for recent sales of larger single-family homes in Madison. Although, unit price usually decreases with size, there is no downward adjustment for the larger size of the subject property to allow for the extra benefits of a four car garage, storage/hobby area in the carriage house and large attic and basement areas.

[2] Assumes standard habitable condition, but no special enhancements. It is assumed that the single-family home buyer of this unique property would allow for an additional capital outlay budget to restore and enhance the quality of the architectural features; upgrade the basic kitchen remodeling plans; replace the existing mechanical systems and add central air conditioning, and decorate to personal tastes.

[3] Range of unit prices, as is, = $\$145,000 / 5,133 \text{ SF} = \$28.25/\text{SF}$ to $\$170,000 / 5,133 \text{ SF} = \$33.12/\text{SF}$.

Madison mansions, but recognizing the decreasing marginal utility of the next square foot beyond an average size, per square foot sales prices of \$70/SF for the more luxurious first floor unit and \$55/SF for the more utilitarian second floor unit fit the market pattern. The buyer of each of these units not only owns a large amount of storage space, but also a two-car garage. Exhibit III-7 details the net sales proceeds and project outlays used to solve for the justified purchase budget of \$130,000 for the property as is.

3. Fraternity/Sorority House or Annex

If a developer purchases the subject property for resale to a fraternity/sorority, either as their main house or as an annex, the developer would want to maximize the number of bedrooms. Fraternities/sororities rent space to their members by the bedrooms, with the average number of occupants per bedroom ranging from 1.5 to 2.0. Since use as an annex would require the smaller project outlays of the two, the justified purchase budget is based upon that use. If the building was used as the main house, the kitchen and dining area would probably be relocated, at a higher cost, to the basement to maximize the number of bedrooms. Exhibit III-8 details the sales revenue and project outlays used to solve for the justified project budget of \$108,000 for the property as is.

4. Community Living Arrangement Facility

It is assumed a tax-exempt (501(c)(3)) entity would purchase the subject property as is, and rehabilitate it to rent to an agency that operates a community living arrangement (CLA). Therefore a different format is used to move from rental revenue to a justified budget for purchase. Project outlays are first estimated and detailed in Exhibit III-9. For use as a CLA there

EXHIBIT III-7

CALCULATION OF JUSTIFIED PURCHASE BUDGET FOR
CONVERSION TO LUXURY CONDOMINIUMS

NET SALE PRICE OF CONDOMINIUMS

1st Floor Unit			
\$70/SF x 2,500 SF	=	\$175,000	
2nd Floor Unit			
\$55/SF x 2,633 SF	=	<u>145,000</u>	
Total Sale Price			\$320,000
Less Developer's Profit and Sale Cost at 20%			<u>(64,000)</u>
Net Sale Proceeds			\$256,000

PROJECT OUTLAYS [1]

Hard Costs

Exterior repairs to correct deferred maintenance	\$ 16,620	
Remodeling costs to convert to two condominium units (includes electrical service and new HVAC units)	78,060	
Cost to repair carriage house and separate garage stalls and storage space for condos	<u>11,410</u>	
Total Hard Costs		\$106,090

Soft Costs

20% of Hard Costs - Includes construction interest, fees and permits, legal costs, and consultants	<u>21,218</u>	
Total Project Outlays		<u>127,308</u>

JUSTIFIED BUDGET FOR PURCHASE \$128,692

ROUNDED [2] \$130,000
=====

[1] See Exhibit II-11 for cost estimate details and Exhibit IV-5 for proposed alterations.

[2] \$130,000/5,133 SF of GBA = \$25.34/SF

EXHIBIT III-8

CALCULATION OF JUSTIFIED PURCHASE BUDGET
FOR CONVERSION TO FRATERNITY/SORORITY ANNEX

NET SALE PRICE TO SORORITY/FRATERNITY AS AN ANNEX

Ten bedrooms at \$23,750/bedroom [1]	\$237,500
Less Developer's Profit and Sale Costs at 20%	<u>(47,500)</u>
Net Sale Proceeds	\$190,000

PROJECT OUTLAYS [2]

Hard Costs

Exterior Repairs to Correct Deferred Maintenance	\$16,620
Remodeling Costs--Similar to single- family home. Budget for kitchen upgrade cut in half to convert serving pantry to small efficiency kitchen. [3]	32,340
Repair Carriage House	7,740
New Heating System	<u>11,530</u>
Total Hard Costs	\$68,230

(continued on next page)

[1] Assume seven bedrooms on second floor including the study, and three bedrooms in the area currently designated as the kitchen, back porch and maid's quarters on the first floor. See Exhibit III-3 for range of prices paid for fraternity/sorority houses. The highest price is used to estimate revenue; this price assumes a trade off between the number of potential bedrooms and the unique qualities of the structure which add class to the organization.

[2] See Exhibit II-11 for cost estimate details.

[3] Instead of converting three small bedrooms into one on second floor, the budget will be used to convert the kitchen, back porch and maid's room into three bedrooms. The total budget estimate is \$26,950 plus a 20 percent contingency or a total of \$32,340.

EXHIBIT III-8 (Continued)

Net Sale Proceeds (from previous page)	\$190,000
Total Hard Costs (from previous page)	\$68,230
<u>Soft Costs</u>	
20% of Hard Costs--Includes construction interest fees and permits, legal costs and consultant fees	<u>13,692</u>
Total Project Outlays	<u>81,922</u>
JUSTIFIED BUDGET FOR PURCHASE	\$108,078
ROUNDED [4]	\$108,000

[4] $\$108,000 / 5,133 \text{ SF of GBA} = \$21.04/\text{SF}$

EXHIBIT III-9

ESTIMATION OF PROJECT OUTLAYS FOR
CONVERSION TO COMMUNITY LIVING ARRANGEMENT FACILITY
AND CALCULATION OF JUSTIFIED PURCHASE BUDGET FOR
CONVERSION TO A COMMUNITY LIVING ARRANGEMENT FACILITYPROJECT OUTLAYSHard Costs

Exterior Repairs to Correct Deferred Maintenance	\$16,620
Remodeling Costs - Includes kitchen and electrical upgrade, general refurbishing, but no change in arrangement/size of bedrooms [1]	29,376
Replace Boilers	11,530
Repair Carriage House	<u>7,740</u>
Total Hard Costs	\$65,266

Soft Costs

20% of Hard Costs - Includes construction interest, fees and permits, legal costs and consultants	<u>13,053</u>
---	---------------

TOTAL PROJECT OUTLAYS	\$78,319
ROUNDED [2]	\$78,320

[1] The single-family home budget for rehabilitation costs is adjusted downward to eliminate costs associated with a change in bedroom layouts. (See Exhibit II-11).

[2] Estimated project outlays = $\frac{\$78,320}{5,133 \text{ SF}}$ or \$15.26/SF of GBA

EXHIBIT III-9 (Continued)

**REVENUE JUSTIFIED CAPITAL BUDGET
DEBT COVER RATIO APPROACH**

GRP \$27,960

Rent at \$150/bed/month--15 beds
Garage at \$20/month--4 garages

VL 0

Assume no vacancy because
need exceeds supply

EGR \$27,960

Effective gross revenue

OE \$9,786 (35%)

Operating expenses include
insurance, utilities,
maintenance, and management

RET 0

Assume owner is exempt from
the property tax and is a
501(c)(3) organization

CR 0

Assume none for purposes of
feasibility test (cash reserves)

NOI \$18,174

Net operating income

DS \$14,539

Debt service

DCR 1.25

Debt
cover
ratio

CTO 3,635

Cash throw-off

TP 0

Tax payment

DS \$14,539

Debt
service

CAI 3,635

Cash available
for investment

TCOR 0.10

Cash on cash
rate of return

DSC 0.100373
@ 8% -- 20 years

Debt
service
constant

JEI \$36,350

Justified
equity investment

JML \$144,850

Justified
mortgage
loan

TJI \$181,200

Total justified investment

PIB \$78,320

Planned improvement budget
or project outlays

JBP \$102,880

Justified budget for purchase
Rounded

\$103,000

would be no alternation of the arrangement and size of the existing bedrooms, because the zoning code allows for a maximum of only 15 residents.

To solve for the justified purchase budget, revenue which could be generated from rents is used to solve for a total justified investment less project outlays. Rents for rooms are based upon current rates obtained by the YWCA at \$1.25/SF to \$1.50/SF of net rentable area (NLA) per month. There are approximately 1,500 SF of NLA available on the second floor for bedrooms; $\$1.50/\text{SF} \times 1,500 \text{ SF} \times 12 \text{ months} = \$27,000$ of rental revenue from bedrooms. Another \$960 would be generated from the rental of four garages at \$20 per month. This scenario assumes there will be no property taxes and no vacancy with a financing subsidy at 8 percent for 20 years. The second part of Exhibit III-9 details the assumptions and the calculation. The resulting justified purchase budget is \$103,000 for the property as is.

E. Selection of Scenarios that Justify Further Market Research and Selection of Most Probable Use

To evaluate the overall feasibility of the alternative scenarios tested for economic fit, a matrix shown in Exhibit III-10 is compiled to rank and summarize each alternative use in relationship to each major feasibility factor.

The single-family home is judged to be the most fitting use of the subject property, with the conversion to two condominium units as the second most fitting alternative use. Use as a single family home is permitted, politically acceptable, and maximizes the positive physical attributes of the property; the justified purchase budget can only be estimated as a range because of the lack of market transactions for large homes in downtown Madison. The condominium market downtown is more active, but Plan Commission approval is needed for the

EXHIBIT III-10

SUMMARY MATRIX OF FEASIBILITY OF ALTERNATIVE USES OF
SUBJECT PROPERTY

FEASIBILITY FACTOR	SCENARIO #1 SINGLE-FAMILY RESIDENCE	SCENARIO #2 TWO CONDOMINIUM UNITS	SCENARIO #3 SORORITY/FRATERNITY ANNEX	SCENARIO #4 COMMUNITY LIVING ARRANGEMENT
A. Physical Suitability				
1. Building Code Compliance	No Problems	No Problems	Wood frame--Type 8 construction; Limited to use of two-stories for bedrooms	Wood frame--Type 8 construction; Limited to use of two-stories for bedrooms Limited to Class A residents - fully independent
2. Site Size (@ 17,424 SF)	Satisfactory	Satisfactory	Limited on-site parking	Limited on-site parking No drop point on street
3. Fit of Building Layout to Function	Excellent	Good	Limited number of bedrooms and oversized community area	Limited number of bedrooms - no elevator to second floor and basement difficult even for independent elderly
4. Compatibility of Architectural Features	Excellent	Excellent for 1st floor unit Very good for 2nd	Very Good	Inappropriate
B. Legal/Political				
1. Zoning	Permitted Use	Conditional use Need Plan Commission approval to increase number of units	Conditional use Need Plan Commission approval	Conditional use because of proximity of existing CLA - Need Plan Commission approval
2. Political Preferences	Very Acceptable	Very Acceptable	Moderately Acceptable	Least Acceptable
C. Effective Market Demand				
	Very good for home owner who wants quality space downtown Can use 1,500 SF for office as an added incentive	Very good - Condo market strong for quality downtown units	Cycles of demand variable - Higher if located on Langdon Street; should be within block of primary house	Given budget cuts at all levels for social service, demand uncertain although need continues

EXHIBIT III-10 (Continued)

FEASIBILITY FACTOR	SCENARIO #1 SINGLE-FAMILY RESIDENCE	SCENARIO #2 TWO CONDOMINIUM UNITS	SCENARIO #3 SORORITY/FRATERNITY ANNEX	SCENARIO #4 COMMUNITY LIVING ARRANGEMENT
D. Environmental Impact/Compatibility				
1. Historic District	Compatible	Compatible	Compatible	If no change to exterior, use is compatible
2. Social Impact	Positive	Positive	Neutral	Negative - zoning controls density of CLAs in neighborhood
E. Justified Purchase Budget	\$145,000-\$170,000	\$130,000	\$108,000	\$103,000
F. Financial Risk				
1. Stability of Capital Budget	Unstable--upper limits will vary with means and tastes of buyer	Some unstability - Developer must fit quality of finish to market demand	Degree and quality of finish fairly predictable	Demands of regulatory agencies increase risk of capital budget over runs
2. Stability of Income/Resale Value	Resale value somewhat dependent upon change in surrounding uses. Historical district a plus	Resale value somewhat dependent upon change in surrounding uses. Historical district a plus	Highly unpredictable resale market. Popularity of sororities/fraternities variable	Income stream dependent upon government assistance and therefore unstable

change in use. Both uses will be analyzed further to estimate and test the market value of the subject property, as defined by the appraisers.

F. Most Probable Buyer

The single-family home is the most fitting use and also, the most probable use; the most probable buyer is a couple with economic means and a long term interest in historical restoration and interior redecorating. The opportunity to use 1,500 SF of the residence for office space is an attractive feature for some buyers. Although a childless couple could utilize the extra bedrooms for guests and household help, this home with its abundance of surplus space in the attic, basement and carriage house would well-serve a family with children. However, transportation to schools and the lack of neighborhood playmates would be major drawbacks.

Other possible buyers include the following:

1. The present tenant on the adjacent property at 401 North Carroll Street who has a first right of refusal to purchase the 401 North Carroll Street property which includes almost all of the yard space (Lots 9 and 10). This right expires with the lease on December 31, 1990.
2. A professional developer/remodeler who would convert the residence to two condominium units.
3. Agents representing cooperative living groups such as a fraternity/sorority who would oversee the redevelopment of the property.

IV. PREDICTION OF PRICE FOR SUBJECT PROPERTY

Recent market sales in a given geographical area are the most reliable predictors of what the most probable buyer might be willing to pay for a similar property in that area. This section will discuss the Market Comparison Approach to the most probable price or market value of the subject property.

A. Selection of Appraisal Methodology for Estimation of Market Value for Single-Family Residence

The three basic methods of valuation are the Cost Approach, Income Approach, and Market Comparison Approach. The Cost Approach is an appropriate methodology when valuing relatively new improved properties. To estimate the physical depreciation of a 77 year old structure which has been vacant for 29 years involves guesswork, to say the least; therefore the Cost Approach method is not appropriate for the subject property.

The Income Approach consists of capitalizing the net operating income using an appropriate capitalization rate. An owner-occupied residence does not qualify as an income property and, therefore, the method is not appropriate.

The third approach, the Market Comparison Approach, will be relied upon for this appraisal. Recent sales of larger single-family homes are located and analyzed; through an orderly process of comparing attributes of the comparable sale properties to the subject property, and adjusting for differences, the market value of the subject property is estimated.

B. Selection Criteria for Most Comparable Sales

Of the 17 older, larger single-family home sales analyzed, all had sold since 1984, in Madison and Shorewood. (See Exhibit III-1 for list of sales.) The following preliminary selection criteria narrowed the group of sales from 17 to 10.

1. Home built before 1930.
2. Located near or in Central Madison within 3.5 miles or a 10 minute drive of the Capitol Square.
3. Lot size of less than or equal to three-fifths of an acre or approximately 26,000 SF.
4. House size approximately 2,000 SF of GBA or more.
5. Property is not on the lakefront.

The 10 most comparable sale properties are listed in Exhibit IV-1.

Upon further investigation, the following properties were deleted from the pool of comparable sales:

1. 125 South Hancock Street was a dilapidated rooming house when purchased. The house was gutted and converted to the buyer's single-family residence. The sales price is basically a land value.
2. 2227 Chamberlain Avenue, 1900 Arlington Place, 1840 Summit Avenue and 1708 Summit Avenue are smaller and lack distinctive architectural features.
3. Although 1722 Chadbourne Avenue is larger, the home lacked distinctive architectural features and its condition at the time of purchase was difficult to evaluate. An operative boiler was replaced by the buyer, as risk insurance; the garage needed a new roof soon after purchase; and the paint job completed by the seller was already flaking.

The remaining comparable sale properties used to estimate the market value of the subject property are starred in Exhibit IV-1. The location of each of the comparable single-family home sales is shown on a map in Exhibit IV-2.

EXHIBIT IV-1

COMPARABLE PROPERTIES SCREENED FOR
BEST FIT TO THE SUBJECT PROPERTY

Address	City	Historic District/ Other Locational Features	Zoning	Sale Date	Sale Price	Grantor/ Grantee	Lot Size	Year Built	Gross Building Area	Price/ SF	No. BR	No. Baths [1]
1. 125 S. Hancock	Madison		R6	07/84	\$82,000	NA/ Hart	4,356	1903	2,332	\$35.16	3	2.00
★ 2. 2925 Oakridge	Madison	City Landmark-1981	R2	11/86	\$185,000	Wallin & Mayer pending sale	25,694	1908	3,731	\$49.58	4	3.00
3. 1708 Summit Ave.	Madison	University Heights [3]	R2	05/84	\$137,000	Conley/ Baske	7,656	1910	2,165	\$63.28	3	2.50
4. 2227 Chamberlain	Madison		R2	10/85	\$94,500	Cattani/ Allen & Wiske	6,200	1918	1,953	\$48.39	4	2.00
5. 1722 Chadbourne	Madison	University Heights	R2	04/85	\$110,000	Hallidin/ Corry	9,000	1923	2,435	\$45.17	4	2.00
6. 1900 Arlington Pl.	Madison	University Heights	R2	11/85	\$135,000	Reirson/ Fenchel	9,420	1923	2,260	\$59.73	5	3.25
7. 1840 Summit Ave.	Madison	University Heights	R2	03/85	\$135,000	Kaufman/ McGann	8,002	1924	1,943	\$69.48	4	1.50
★ 8. 2227 Van Hise Ave.	Madison		R2	07/85	\$147,400	Steinmon/ Entine	12,550	1924	3,340	\$44.13	6	3.50
★ 9. 177 N. Prospect Ave.	Madison	University Heights	R2	05/85	\$155,000	Frankel/ Mare	7,090	1926	2,380	\$65.13	4	1.50
★ 10. 3810 Council Crest	Madison	In Nakoma	R2	04/85	\$174,000	Olson/ Croake	17,550	1926	3,746	\$46.45	5	2.50
415 N. CARROLL ST.	Madison	Mansion Hill	R6H				17,424	1909 [5]	5,133		6	4.25

[1] Bathroom with tub is counted as 1.00, with shower only (no tub) is counted as 0.75, and with neither tub nor shower is 0.50.

[2] Third Lake District was designated in 1979 by the Common Council.

[3] University Heights District was designated November 15, 1985, by Common Council; all sales occurred prior to the sale.

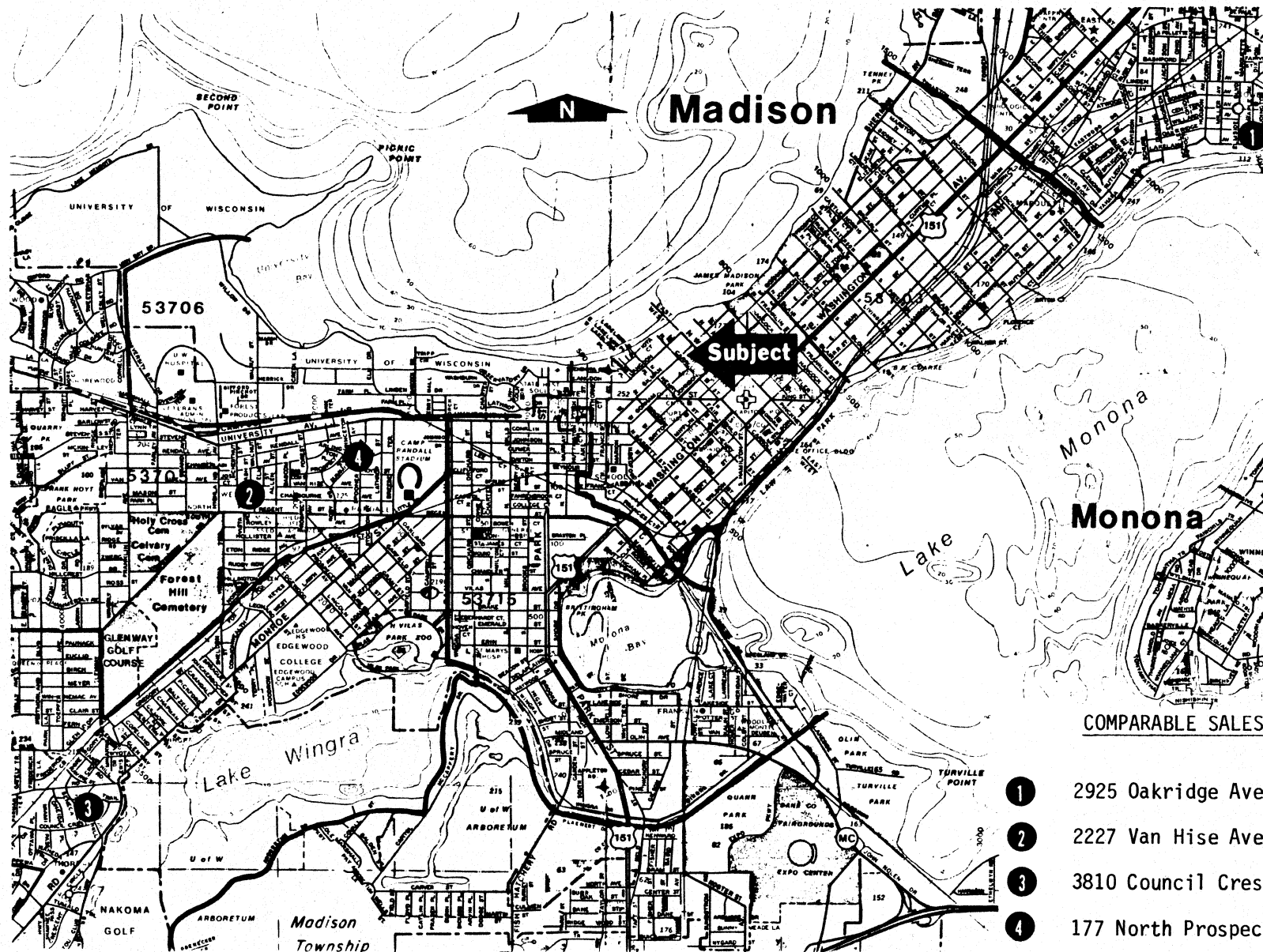
[4] Mansion Hill District was designated in 1976 by Common Council.

[5] For the purposes of this appraisal, the lot size of the subject property is expanded from 10,560 square feet to 17,424 square feet, as defined by the appraisers in Section I of this appraisal.

★ Used as comparable sales to estimate the market value of the subject property.

EXHIBIT IV-2

LOCATION OF SELECTED COMPARABLE SALES



COMPARABLE SALES

- 1 2925 Oakridge Avenue
- 2 2227 Van Hise Avenue
- 3 3810 Council Crest Drive
- 4 177 North Prospect Avenue

Descriptions and photographs of the four comparables used to estimate the market value of the subject property are found in Exhibits IV-3, IV-4, IV-5 and IV-6.

C. Market Comparison Approach to Probable Price
for Subject Property Purchased for a
Single-Family Residence

Each comparable property has certain attributes which are observable, significant to the buyer, and sensitive to price. However, specific unit dollar adjustments for the degree of presence or absence of these attributes cannot be measured by the appraiser. Therefore, it is appropriate to set up an ordinal scoring matrix which can be converted to a weighted average score per unit in order to build a pricing algorithm for the subject property. As price sensitive attributes for older single-family residences, the appraisers selected the following:

1. Ratio of land area to size of building footprint
2. Architectural features
3. Condition at time of sale
4. Ease of access from garage to street
5. Residential nature of the neighborhood

Each of the sales and the subject property is then ranked for the relative value of land area ratio, architectural features, condition, garage access and neighborhood based upon the scale for scoring detailed in Exhibit IV-7.

The appraisers assign initial weights to each of the attributes and then use a computer program, developed by Gene Dilmore [1] and known as QP, to find

[1] Gene Dilmore is member of the American Institute of Real Estate Appraisers (MAI) and of the Society of Real Estate Appraisers (SRPA) who has special expertise in statistics.

EXHIBIT IV-3

COMPARABLE PROPERTY NO. 1--SINGLE FAMILY RESIDENCE



2925 OAKRIDGE AVENUE

DATE OF SALE:	November 30, 1986 - Scheduled date of closing
SALE PRICE:	\$185,000 (Accepted offer)
PRICE PER SQUARE FOOT OF GROSS BUILDING AREA (GBA):	\$49.58/SF
RECORDED:	Not applicable
TERMS OF SALE:	Cash assumed - Appraisal required for lender
GRANTOR:	Wallin/Meyer
GRANTEE:	Not known at this time - Catherine Rouse - Stark Company Agent
TAX PARCEL NUMBER:	0710-053-2201-2
ASSESSED VALUE AT TIME OF SALE: 1986	
LAND:	\$ 37,500 (\$1.46/SF of Land)
IMPROVEMENTS:	<u>\$130,100</u> (\$34.87/SF of GBA)
TOTAL:	\$167,600 (\$44.92/SF of GBA)

EXHIBIT IV-3 (Continued)

COMPARABLE PROPERTY NO. 1 (Continued)

SALE PRICE AS PERCENT OF ASSESSED VALUE:	110%
USE AT TIME OF SALE:	Single-Family Residence
ZONING:	R2 - Quiet residential area of single-family homes
LOT SIZE:	25,694 SF - Corner lot
FRONTAGE:	171.3 feet on Oakridge, 136 feet on Maple, and 132 feet on Lakeland
GROSS BUILDING AREA:	Living space heated and above grade = 3,731 SF (Excludes open and screen porches, sleeping porch, and unfinished third floor space)
AREA OF BUILDING FOOTPRINT:	2,723 SF
RATIO OF LOT SIZE TO FOOTPRINT:	9:1
GARAGE:	Two car detached within a few feet of Maple Street
YEAR BUILT:	1909
BUILDING STYLE:	Colonial Revival
BUILDING CONSTRUCTION:	Wood frame Narrow-gauge clapboard siding Moderately pitched hipped roof covered with asphalt shingles Plaster walls and ceilings Insulation in exterior walls and roof

EXHIBIT IV-3 (Continued)

COMPARABLE PROPERTY NO. 1 (Continued)

NUMBER OF BEDROOMS/BATHROOMS:

4 bedrooms on second
floor plus sleeping
porch
2 full baths on second
floor
1/2 bath on first floor
1 old shower stall in
basement

MECHANICALS:

Hot water heat--less than
40 year old Kewaunee
Boiler
200 amp electrical
service upgraded from
60 amps

BASEMENT:

Concrete foundation
Unfinished space only
under main part of
house

ATTIC:

Walk-up and unfinished

GENERAL CONDITION:

Well maintained except
for dated kitchen.
Realtor reports annual
heating bill of \$1,500
at 72 degrees
thermostat setting--
blown insulation in
walls and ceiling

SPECIAL FEATURES:

Designated City Landmark
in 1981, built by
architect Frank Riley
for his parents
Large central entry hall
Majestic stairway with
walnut bannisters
Two large fireplaces--12
feet wide in living
room, and features
pictorial tiles in
dining room
Butler's pantry
Large screened porch off
living room
Maple flooring in living
room, dining room, den
and bedrooms

EXHIBIT IV-4

COMPARABLE PROPERTY NO. 2--SINGLE FAMILY RESIDENCE



2227 VAN HISE AVENUE

DATE OF SALE:	August 8, 1985
SALE PRICE:	\$147,400
PRICE PER SQUARE FOOT OF GROSS BUILDING AREA (GBA):	\$44.13/SF of GBA
RECORDED:	Volume 7124, Page 44
TERMS OF SALE:	Cash - Warranty Deed
GRANTOR:	O. Arthur and Mary Dolores Stiennon
GRANTEE:	Steven M. & Lynn B. Entine
TAX PARCEL NUMBER:	0709-211-2105-3
ASSESSED VALUE AT TIME OF SALE: 1985	LAND: \$ 35,900 (\$2.85/SF of Land)
	IMPROVEMENTS: <u>104,700</u> (\$36.23/SF of GBA)
	TOTAL: \$140,600 (\$48.65/SF of GBA)

EXHIBIT IV-4 (Continued)

COMPARABLE PROPERTY NO. 2 (Continued)

SALE PRICE AS PERCENT OF ASSESSED VALUE:	105%
USE AT TIME OF SALE:	Single-Family Residence
ZONING:	R2 Located across street from West High School
LOT SIZE:	12,600 SF
FRONTAGE:	120 feet on Van Hise and 105 feet on Ash Street
GROSS BUILDING AREA:	Living space heated and above grade = 3,340 SF (Excludes enclosed porches and third floor unfinished space)
AREA OF BUILDING FOOTPRINT:	1,924 SF
RATIO OF LOT SIZE TO BUILDING FOOTPRINT:	7:1
GARAGE:	2 car attached by breezeway with easy access to Ash Street
YEAR BUILT:	1924
BUILDING STYLE:	English Tudor
BUILDING CONSTRUCTION:	Face brick on frame Gable roof covered with asphalt shingles and flat metal roof over porches Plaster walls and ceiling No insulation
NUMBER OF BEDROOMS/BATHROOMS:	6 bedrooms on second floor (2 are very small) 2 bedrooms on third floor 1 bedroom over garage 1 full bath on second floor 3/4 bath on third floor 1/2 bath on first floor 3/4 bath over garage

EXHIBIT IV-4 (Continued)

COMPARABLE PROPERTY NO. 2 (Continued)

MECHANICALS:

Old Kewaunee boiler
with steam radiators
100 amp electrical
Newer forced air furnace
in bedroom over garage

BASEMENT:

Concrete foundation
Unfinished full basement
under main house
Work area in full
basement under garage

ATTIC:

Walk-up stairs to two
finished bedrooms and
bath (400 SF)

GENERAL CONDITION:

Needed work at time of
sale, e.g., plumbing
fixtures, water heater
kitchen and bathrooms
redecorating
Estimated cost between
\$14,000 to \$20,000

SPECIAL FEATURES:

Library with cherry
paneling
Hardwood floors
Built-in cabinets in
library and study
Work area in basement
under garage
Fireplaces (2) on first
and second floor

EXHIBIT IV-5

COMPARABLE PROPERTY NO. 3--SINGLE FAMILY RESIDENCE



3810 COUNCIL CREST

DATE OF SALE:	June 6, 1985
SALE PRICE:	\$174,000
PRICE PER SQUARE FOOT OF GROSS BUILDING AREA (GBA):	\$46.45/SF
RECORDED:	Volume 6873, Page 32
TERMS OF SALE:	Cash - Warranty Deed
GRANTOR:	Richard L. and Marcia B. Olson
GRANTEE:	Paul A. and Mary Jo Croake
TAX PARCEL NUMBER:	0709-283-1806-7
ASSESSED VALUE AT TIME OF SALE: 1985	LAND: 43,400 (\$2.47/SF of Land)
	IMPROVEMENTS: <u>117,300</u> (\$31.31/SF of GBA)
	TOTAL: 160,700 (\$42.90/SF of GBA)

EXHIBIT IV-5 (Continued)

COMPARABLE PROPERTY NO. 3 (Continued)

SALE PRICE AS PERCENT OF ASSESSED VALUE:	108%
USE AT TIME OF SALE:	Single-Family Residence
ZONING:	R2 - Quiet residential area of single-family houses
LOT SIZE:	17,550 SF - Corner lot
FRONTAGE:	130 feet on Council Crest and approximately 135 feet on Seneca Place
GROSS BUILDING AREA:	Living space heated and above grade = 3,746 SF (Excluding garage, open porches at entries, enclosed and heated porch and unfinished third floor area)
AREA OF BUILDING(S) FOOTPRINT:	2,523 SF
RATIO OF LOT SIZE TO FOOTPRINT:	7:1
GARAGE:	2 car attached (452 SF)
YEAR BUILT:	1926
BUILDING STYLE:	Dutch Colonial
BUILDING CONSTRUCTION:	Wood frame with cut stone exterior on first and wood shakes on remainder Gambrel roof with wood shakes (installed in 1976) Plaster walls (majority) with some sheetrock Hardwood floors
NUMBER OF BEDROOMS/BATHROOMS:	4 bedrooms on second floor plus two small rooms without closets 2 full baths on second floor 1/2 bath on first floor

EXHIBIT IV-5 (Continued)

COMPARABLE PROPERTY NO. 3 (Continued)

MECHANICALS:

Old oil boiler with
conversion burner
Hot water radiators
100 amp electrical
service - conduit
wiring

BASEMENT:

Concrete and brick
foundation, unfinished
and under main part of
house only

ATTIC:

Unfinished with staircase

GENERAL CONDITION:

Well-maintained with only
minor decorating
changes made by buyer
Modernized in 1978 which
included construction
of family room, loft in
master bedroom,
installation of wood
stove, and kitchen
upgrade

SPECIAL FEATURES:

Enclosed and heated porch
(electric base board)
on first floor only
(180 SF)
Large bookcase in living
room

EXHIBIT IV-6

COMPARABLE PROPERTY NO. 4--SINGLE FAMILY RESIDENCE



177 NORTH PROSPECT

DATE OF SALE:	May 20, 1985
SALE PRICE:	\$155,000
PRICE PER SQUARE FOOT OF GROSS BUILDING AREA (GBA):	\$65.13/SF
RECORDED:	Volume 6812, Page 14
TERMS OF SALE:	Cash - Warranty Deed
GRANTOR:	Mark Frankel and Kirbie Knutson
GRANTEE:	Robert D. Mare and Judith A. Seltzer
TAX PARCEL NUMBER:	0709-222-2001-0
ASSESSED VALUE AT TIME OF SALE: 1985	LAND: \$ 24,500 (\$3.45/SF of Land)
	IMPROVEMENTS: <u>95,300</u> (\$40.04/SF of GBA)
	TOTAL: \$119,800 (\$50.34/SF of GBA)

EXHIBIT IV-6 (Continued)

COMPARABLE PROPERTY NO. 4 (Continued)

SALE PRICE AS PERCENT OF ASSESSED VALUE:	129%
USE AT TIME OF SALE:	Single-Family Residence
ZONING:	R2 - Became Historic District in 11/85 Quit residential area of single-family homes
LOT SIZE:	7,090 SF
FRONTAGE:	60 feet frontage on Prospect Avenue and approximately 118 feet on Spooner
GROSS BUILDING AREA:	Living area heated and above grade = 2,380 SF (Excludes third floor unfinished attic space)
AREA OF BUILDING FOOTPRINT:	1,447 SF
RATIO OF LOT SIZE TO FOOTPRINT:	5:1
GARAGE:	2 car detached Easy access to Spooner Street from garage
YEAR BUILT:	1926
BUILDING STYLE:	Spanish
BUILDING CONSTRUCTION:	Face brick on frame Hip roof covered with red tile on main part of house and flat tar and gravel roofing on one story sections. Plaster ceilings and walls throughout house Oak floors and trim
NUMBER OF BEDROOMS/BATHROOMS:	4 bedrooms on second floor 1 full bath on second floor 1/2 bath on first floor

EXHIBIT IV-6 (Continued)

COMPARABLE PROPERTY NO. 4 (Continued)

MECHANICALS:	Relatively new hot water boiler with radiators 100 amp electrical system
BASEMENT:	Unfinished and fully under main part of house and partially under one story section at back of house
ATTIC:	Walk-up stairs to unfinished space
GENERAL CONDITION:	Well maintained Made some changes to satisfy personal taste
SPECIAL FEATURES:	Beamed ceiling in living room and dining room China cabinet in dining room Red tile roof Decorative tile flooring in solarium Oak floors - very well maintained Marble fireplace in living room with wood mantle

EXHIBIT IV-7

SCALE FOR SCORING COMPARABLE SALES OF SINGLE-FAMILY HOMES
AND THE SUBJECT PROPERTY BASED UPON PRICE SENSITIVE ATTRIBUTES

<u>FINAL WEIGHT</u> [1]	<u>ATTRIBUTE</u>	<u>SCORE</u>
0%	Ratio of Land Area to Size of Building Footprint	5 = Large lot with land to building ratio of greater than 8:1 3 = Moderate lot with land to building ratio of less than or equal to 8:1 and greater than or equal to 4:1 1 = Small lot with land to building ratio of less than 4:1
40%	Architectural Feature	5 = At least four or more special architectural features such as dramatic stairway, decorative or beamed ceilings, wood paneling decorative tiles, large and decorative fireplaces, serving pantry, built-in cabinets, unique flooring or roof style/covering 3 = Two to three special architectural features 1 = One or no special architectural features

[1] The preliminary weight assigned each of the five attributes was 20 percent, but after the data was processed through the QP (quantitative point-score) computer program, the final weights assigned are those shown. These weights produced the most reliable pricing algorithm; predicted sales prices are within 4 percent or less of actual sales prices.

EXHIBIT IV-7 (Continued)

<u>FINAL WEIGHT [1]</u>	<u>ATTRIBUTE</u>	<u>SCORE</u>
50%	Condition at Time of Sale	5 = Well maintained with only minor changes made to satisfy personal tastes 3 = Some deferred maintenance with cost to cure less than \$25,000 1 = Major amount of deferred maintenance such as wiring upgrade, kitchen remodeling, exterior repairs with cost to cure greater than \$25,000
10%	Garage	5 = 2 car attached with easy access to street 3 = 2 car detached or 1 car attached with easy access to street 1 = 2 car or more detached with long narrow driveway
0%	Neighborhood	5 = Quiet residential area surrounded by single-family homes 3 = Residential neighborhood predominantly of single-family homes, but adjacent to a public use and/or near higher density residential area 1 = Predominately multi-family residential area adjacent to commercial uses

that combination of weights which best predicts the sale price of each comparable. In this case the initial equal weights of 20 percent per attribute shifted to final weights of 40 percent for architectural features, 50 percent for condition, and 10 percent for garage access. No weight was assigned to either land area ratio or neighborhood. The sale prices of the comparables could be predicted very reliably using those three attributes.

The scores assigned each attribute for each property, including the subject property, are found in Exhibit IV-8. The weighted matrix, used to solve for the weighted point score for each comparable and the subject property is displayed in Exhibit IV-9. The test of the reliability of the pricing algorithm, calculated by Gene Dilmore's QP program is its ability to predict the actual sale price of the comparable. The results of this test are shown in Exhibit IV-10. The percent error or variance is less than 4 percent in all cases, therefore, reliance can be placed upon the value estimate predicted for the subject property.

Using the mean price per point method, the value range estimates for the subject property are from \$176,000 to \$185,000. Although the size (GBA) of the principal residence is larger than any of the comparables, no downward adjustment is made for size in order to compensate, in part, for the extras unique to the subject property such as the four car garage and carriage house, the large three-season porch not included in the GBA, and the distinctive architectural features within the structure and the large amount of storage space throughout the house. The value range estimate is shown in Exhibit IV-11.

Because none of the homes that were sold had as many unique features as the subject located at 415 North Carroll Street, the upper range is more appropriate for the subject property. (To estimate the market value of the subject property when repaired and improved to either an average condition or

EXHIBIT IV-8

ATTRIBUTE SCORES ASSIGNED COMPARABLE SALES
AND SUBJECT PROPERTY AND THE SALE PRICE PER SQUARE FOOT
OF GBA FOR EACH COMPARABLE [1]

Unit prices Search interval = 0

	LAND/	ARCH	CONDI	GARAG	NEIGH	Price
Prel. wts.	20	20	20	20	20	-
2925 OAKRID	5	5	3	3	5	\$49.58
2227 VAN HI	3	3	3	5	3	\$44.13
3810 COUNCI	3	1	5	5	5	\$46.45
177 N PROSP	3	5	5	3	5	\$65.13
415 N CARRO	1	5	1	1	1	-

[1] See Exhibit IV-7 for definition of each score.

EXHIBIT IV-9

WEIGHTED MATRIX TO SOLVE FOR WEIGHTED POINT SCORE
AND PRICE PER POINT SCORE FOR COMPARABLES AND SUBJECT PROPERTY

Project title: SINGLE FAMILY HOME

Unit prices Search interval = 5

	LAND/	ARCH	CONDI	GARAG	NEIGH	Price
wts.	0	40	50	10	0	-
2925 OAKRID	5	5	3	3	5	\$49.58
2227 VAN HI	3	3	3	5	3	\$44.13
3810 COUNCI	3	1	5	5	5	\$46.45
177 N PROSP	3	5	5	3	5	\$65.13
415 N CARRO	1	5	1	1	1	-

Attribute	Weighted Matrix						Price Per
	LAND/ELD	ARCH	CONDITIO	GARAGE	NEIGHBOR	WtdScr	Point Score
Initial weights	20	20	20	20	20	100	
Final weights	0	40	50	10	0	100	
2925 OAKRIDGE	5/ 0.00	5/ 2.00	3/ 1.50	3/ 0.30	5/ 0.00	3.80	\$13.05
2227 VAN HISE	3/ 0.00	3/ 1.20	3/ 1.50	5/ 0.50	3/ 0.00	3.20	\$13.79
3810 COUNCIL C	3/ 0.00	1/ 0.40	5/ 2.50	5/ 0.50	5/ 0.00	3.40	\$13.66
177 N PROSPECT	3/ 0.00	5/ 2.00	5/ 2.50	3/ 0.30	5/ 0.00	4.80	\$13.57
415 N CARROLL	1/ 0.00	5/ 2.00	1/ 0.50	1/ 0.10	1/ 0.00	2.60	x

EXHIBIT IV-10

COMPARISON OF PREDICTED VS. ACTUAL SALE PRICE
OF EACH COMPARABLE--A TEST OF THE PRICING ALGORITHM

Mean Price Per Point Method: Predicted vs. Actual Price for Comparables

	Predicted Price	Actual price	Error	% Variance
2925 OAKRIDGE	\$51.37	\$49.58	\$1.79	3.6%
2227 VAN HISE	\$43.25	\$44.13	-\$0.88	2.0%
3810 COUNCIL CREST	\$45.96	\$46.45	-\$0.49	1.1%
177 N PROSPECT	\$64.88	\$65.13	-\$0.25	0.4%

EXHIBIT IV-11

RANGE OF MARKET VALUE [1] ESTIMATES USING
MEAN PRICE PER POINT SCORE METHODOLOGY

Value Range Determination: Mean Price Per Point Method

Mean price per point: \$13.52
Dispersion About the Mean: \$0.33
Coefficient of Variation : 0.02

Value Range Per Unit of Dispersion

	Subject Point Score		Mean (+/- One Standard Deviation)		Price Per SQUARE FOOT
Low Estimate	2.60	X	\$13.19	=	\$34.30
Central Tendency	2.60	X	\$13.52	=	\$35.14
High Estimate	2.60	X	\$13.84	=	\$35.99

Transaction Zone: Mean Price Per Point Method

Number of SQUARE FOOT in subject property: 5133

Low Estimate	\$176,044	or	\$176,000
Central Tendency	\$180,397	or	\$180,000
High Estimate	\$184,750	or	\$185,000 ★
Coefficient of Variation			= 0.02

[1] Market Value assumes an expanded lot as shown in Exhibit I-4, unencumbered by an existing lease on Lots 9 and 10, Block 80.

an excellent condition with customized finishes, the same pricing algorithm is used; the results are compared with sale prices of comparable properties and shown in Appendix C.)

THEREFORE, THE ESTIMATED MARKET VALUE OF THE SUBJECT PROPERTY, GIVEN ITS MOST PROBABLE AND FITTING USE AS A SINGLE-FAMILY RESIDENCE IS \$185,000 or \$36.00/SF FOR THE PROPERTY AS IS, INCLUDING THE CARRIAGE HOUSE ON AN EXPANDED SITE OF 17,424 SF WITH 118 FEET OF FRONTAGE ON NORTH CARROLL STREET AND UNENCUMBERED BY A LEASE.

D. Market Comparison Approach to Probable Price
for Subject Property Purchased for
Development Into Two-Unit Condominiums

If the Trustee is unable to redefine the site as shown in Exhibit I-4 to an area of 17,424 SF with 118 feet of frontage on North Carroll Street, it is doubtful that a wealthy renovator would invest in the single-family home concept. In that case, the market value of the subject property would fall to a price which a professional developer of condominium/rental apartments would be willing to pay; condominium subdivisions in downtown Madison have not been sensitive to inadequate side yards. In this case, it is useful to estimate the market value of the condominium scenario use to measure the loss in value attributable to the loss of approximately 6,000 SF of side yard and useable green space when the building site is constrained to approximately 11,450 SF [2] by the thoughtless terms of the lease on the 401 North Carroll Street property.

In this case, the most fitting and most probable use of the subject property would be the conversion to a two-unit luxury condominium. As will be shown, downtown condominiums are usually built on smaller lots with little yard

[2] 10,560 SF on 415 North Carroll Street site plus 890 SF of carriage house on Lot 9, Block 80.

space between buildings. To estimate the most probable price a developer would pay for the property as is, the Market Comparison Approach is used, utilizing the weighted mean price per point method assisted by Gene Dilmore's computerized program, QP, mentioned previously.

The search for sales of large older homes located in central Madison purchased for condominium conversion resulted in the list of sales described in Exhibit IV-12 and located on a map found in Exhibit IV-13. All of the comparables had been converted earlier to either rental rooms or apartment units, so some of the plumbing and wiring changes were already in place, but the degree of readiness for condominium conversion varied with each comparable.

The four comparable sales selected as most like the subject ranged in size at the time of sale from approximately 2,500 to 5,380 SF of GBA. They are all located in central Madison and were originally constructed on or before 1909. Each comparable sale is described in a separate exhibit; the exhibits are numbered Exhibits IV-14, IV-15, IV-16 and IV-17.

The price sensitive attributes selected by the appraisers are as follows:

1. Conditions at time of purchase--readiness for condominium conversion
2. Appeal of exterior architectural style of structure
3. Proximity to lake frontage and quiet streets
4. Type of on-site parking available

Each of the sale properties and the subject are ranked for the attributes listed above based upon the scale for scoring detailed in Exhibit IV-18.

The computer output for the mean price per point value estimate, previously presented section by section in the valuation of the single-family home, is shown as a single Exhibit IV-19. The exhibit includes the initial

EXHIBIT IV-12

COMPARABLE SALES OF PROPERTIES PURCHASED
FOR CONDOMINIUM CONVERSION IN CENTRAL MADISON

COMPARABLE SALES OF PROPERTIES PURCHASED FOR CONDOMINIUM CONVERSION IN CENTRAL MADISON

Name/Address	Inclusion in Historic District or Landmarks Designation	Date of Construction of Original Structure	Lot Size (SF)	Sale Date	Sale Price	Grantor/ Grantee	Gross Building Area at Time of Sale (SF)	Total Sale Price Per Condition at SF of GBA Time of Sale	On-Site Parking Available
Braley House 422 N. Henry St.	Mansion Hill Madison Landmark 1976	1876	5,412	7/6/79	\$83,500	Maern Properties/ Todd McGrath	3,266	\$25.57 Good; 2 apts. on 1st, 1 apt. on 2nd	Surface stall for each unit
Livingston House 416 N. Livingston St.	None	1909	6,400	11/13/81 (nominal \$169,740 cash equivalent)	\$180,000	Harold Leindorff/ James D. Selk	3,294	\$51.53 Very good; 3 apts. on 3 floors	Surface stall for each unit
Society Hill Condominiums 25 Langdon St.	Mansion Hill	1909	2,640	8/24/81	\$110,500	Mina S. Malone Estate/ Randall Alexander	3,225	\$34.26 Very good; 3 apts. on 3 floors	None
Hobbs/Van Vleck House 519 N. Pinckney St.	Mansion Hill	1895	10,712	7/7/83 (includes extra land for parking)	\$225,000	Louise Anna Blank Estate/ Randall Alexander	5,893	\$38.18 Poor; had to gut most existing units	Eight surface stall for five units

EXHIBIT IV-13

LOCATION OF COMPARABLE SALES FOR CONDOMINIUM CONVERSION

- 1. Braley House - 422 North Henry
- 2. Livingston House - 416 North Livingston
- 3. Society Hill - 25 Langdon
- 4. Van Vleck - 519 North Pinckney

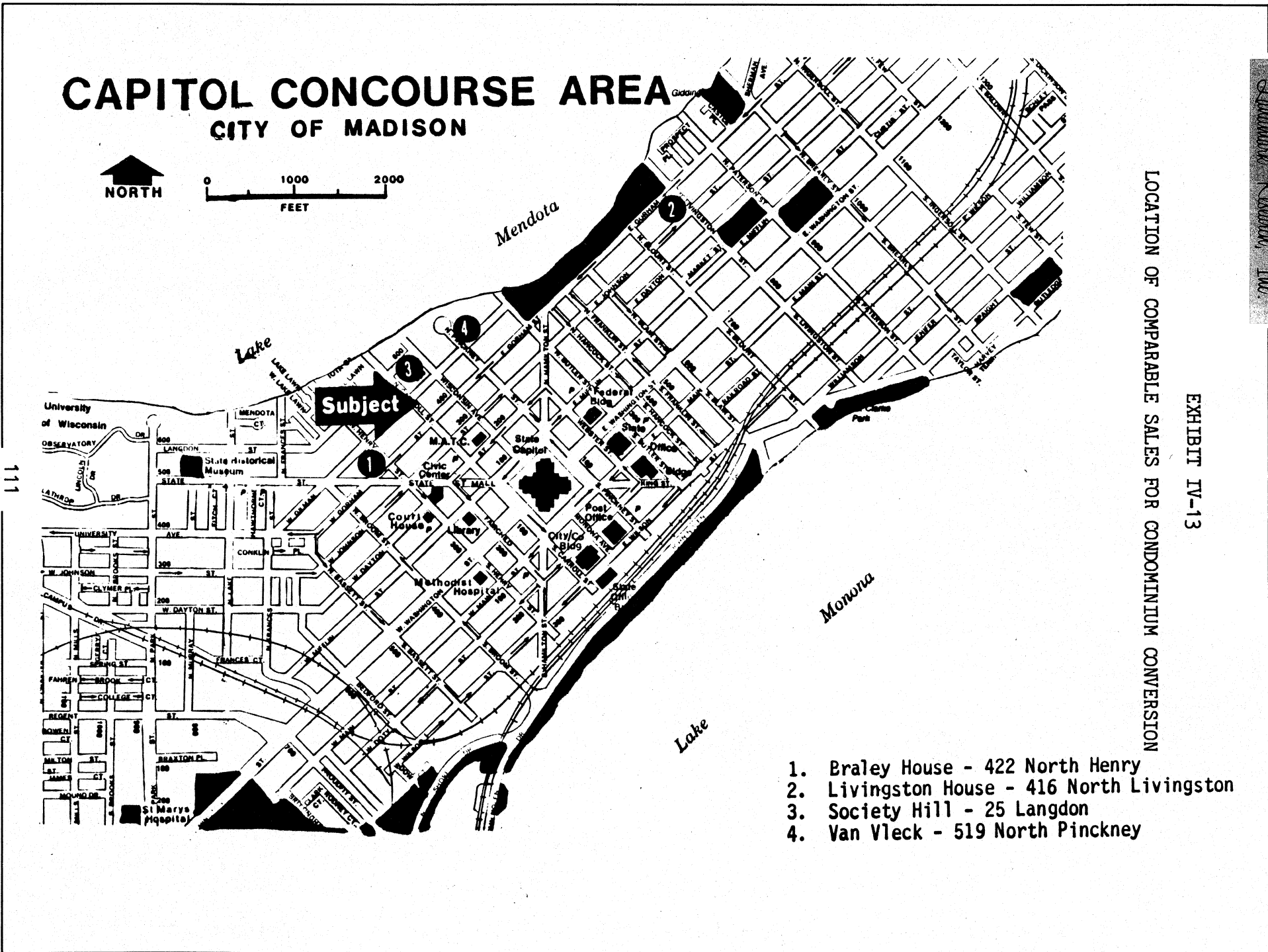


EXHIBIT IV-14

COMPARABLE PROPERTY NO. 1--CONDOMINIUM CONVERSION



422 NORTH HENRY STREET
BRALEY HOUSE

DATE OF SALE:	July 6, 1979
SALE PRICE:	\$83,500
PRICE PER SQUARE FOOT OF GROSS BUILDING AREA (GBA):	\$25.57/SF
GRANTOR:	Maern Properties
GRANTEE:	Todd McGrath
LOT SIZE:	5,412 SF
USE AT TIME OF SALE:	3 apartments Two on first floor and and one on second
CONDITION AT TIME OF SALE:	Good: garage and third floor converted to two more condominiums

EXHIBIT IV-14 (Continued)

COMPARABLE PROPERTY NO. 1 (Continued)

GROSS BUILDING AREA AT TIME OF SALE:	Living space heated and above grade = 3,266 SF
DATE OF CONVERSION:	March 1981
PARKING AVAILABLE:	On-site surface parking for each unit
YEAR BUILT:	1876
BUILDING STYLE:	Late Gothic Revival
LOCATION:	Corner of North Henry Street and Gilman Street Mansion Hill Historic District
REMARKS:	Designated April 10, 1976, Madison Landmarks Commission

EXHIBIT IV-15

COMPARABLE PROPERTY NO. 2--CONDOMINIUM CONVERSION



416 NORTH LIVINGSTON STREET
LIVINGSTON HOUSE

DATE OF SALE:	November 13, 1981
SALE PRICE:	\$180,000 (Land Contract- 12%, 8% down, interest only)
CASH EQUIVALENT PRICE:	\$169,740
CASH EQUIVALENT PRICE PER SQUARE FOOT OF GROSS BUILDING AREA (GBA):	\$51.53/SF
GRANTOR:	Harold Leindorff
GRANTEE:	James D. Selk
LOT SIZE:	19,200 SF
USE AT TIME OF SALE:	3 apartments on three floors
CONDITION AT TIME OF SALE:	Very good: could utilize existing units; Subdivided second floor unit into two condos

EXHIBIT IV-15 (Continued)

COMPARABLE PROPERTY NO. 2 (Continued)

GROSS BUILDING AREA AT TIME OF SALE:	Living space heated and above grade = 3,294 SF
DATE OF CONVERSION:	1982
PARKING AVAILABLE:	Surface stalls at rear of building Joint driveway easement
YEAR BUILT:	1909
BUILDING STYLE:	Lacks architectural distinction Hint of Eclectic Prairie
LOCATION:	Has easement to lake across yard of next door property; at end of cul de sac

EXHIBIT IV-16

COMPARABLE PROPERTY NO. 3--CONDOMINIUM CONVERSION



25 LANGDON STREET
SOCIETY HILL CONDOMINIUMS

DATE OF SALE:	August 24, 1981
SALE PRICE:	\$110,000
PRICE PER SQUARE FOOT OF GROSS BUILDING AREA (GBA):	\$34.26/SF
GRANTOR:	Nina S. Malone Estate
GRANTEE:	Randall Alexander
LOT SIZE:	2,640 SF
USE AT TIME OF SALE:	3 apartments on three floors
CONDITION AT TIME OF SALE:	Very good: converted three apartments to three condos

EXHIBIT IV-16 (Continued)

COMPARABLE PROPERTY NO. 3 (Continued)

GROSS BUILDING AREA AT TIME OF SALE:

Living space heated and
above grade = 3,225 SF

DATE OF CONVERSION:

1981

PARKING AVAILABLE:

No on-site parking

YEAR BUILT:

1909

BUILDING STYLE:

Richardson Romance

LOCATION:

Across street from
lakefront properties
Moderate traffic on
Langdon;
Mansion Hill Historic
District

EXHIBIT IV-17

COMPARABLE PROPERTY NO. 4--CONDOMINIUM CONVERSION



519 NORTH PINCKNEY STREET
HOBBS/VAN VLECK HOUSE

DATE OF SALE:	July 7, 1983
SALE PRICE:	\$225,000 includes extra land for parking
PRICE PER SQUARE FOOT OF GROSS BUILDING AREA (GBA):	\$38.18/SF
GRANTOR:	Louise Anne Blank Estate
GRANTEE:	Randall Alexander
LOT SIZE:	10,712 SF
USE AT TIME OF SALE:	Mix of rooms and apartments
CONDITION AT TIME OF SALE:	Poor condition: Had to gut most of the structure

EXHIBIT IV-17 (Continued)

COMPARABLE PROPERTY NO. 4 (Continued)

GROSS BUILDING AREA AT TIME OF SALE:

Living space, heated and
with adequate natural
light = 5,893 SF;
includes basement
apartment and first and
second floors

DATE OF CONVERSION:

1984

PARKING AVAILABLE:

Eight on-site parking
stalls for five
condominium units

YEAR BUILT:

1895

BUILDING STYLE:

Late Queen Anne with
Tudor Revival elements

LOCATION:

Has lake easement;
at end of cul de sac

EXHIBIT IV-18

SCALE FOR SCORING COMPARABLE SALES OF PROPERTIES
PURCHASED FOR CONDOMINIUM CONVERSION

<u>FINAL WEIGHT [1]</u>	<u>ATTRIBUTE</u>	<u>SCORE</u>
30%	Condition at Time of Sale--Readiness for Condominium Conversion	5 = Converted existing apartments to condominiums 3 = Utilized existing apartments plus some new construction 1 = Existing rental space gutted or no existing apartments
5%	Architectural Style of Structure--Exterior Features	5 = Distinctive styling 3 = Some unique features 1 = Without distinctive architectural style
40%	Location--Proximity to Lakefront and Quieter Streets	5 = Access to lake via easement and on cul de sac 3 = Across street from lake, but no easement and traffic moderate 1 = No lake view or access and near main arterial
25%	On-Site Parking	5 = Enclosed garages on-site 3 = At least one surface stall per unit 1 = Limited on-site parking available

[1] The preliminary weight assigned each of the four attributes was 25 percent, but after the data was processed through the QP (quantitative point-score) computer program, the final weights assigned are those shown. These weights produced the most reliable pricing algorithm; predicted sale prices are within 2 percent or less of actual sale price.

matrix of attribute scores and the preliminary weights assigned by the appraisers. Also included is the weighted matrix which uses the optimum final weights generated by the QP computer program to solve for the weighted point scores for each comparable and the subject property. Following the weighted matrix is the resulting mean price per point and the value estimate of the price per square foot for the subject property. A range of value estimates is followed by a test of the reliability of the pricing algorithm to predict the actual sale prices of the comparable sales. The percentage variance is less than or equal to 2 percent and therefore, the algorithm can be relied upon to estimate the most probable price a condominium developer would pay for the subject property as is.

The market value estimate of \$131,000 to \$136,000 with a central tendency of \$133,000 for the property as is, equates to a range of unit purchase prices from \$25.52/SF to \$26.50/SF. If the condominium owners do not control the side-yard adjacent to 401 North Carroll, there is a reduction in the utility of the three-season porch to the first floor condominium owner and the risk remains that the future use of the open space may adversely affect the condominiums. Also there must be a small discount for the loss of use of that part of the carriage house which is on Lots 9 through December 31, 1990, due to the lease of 401 North Carroll Street. Thus the lower end of the value range estimate is appropriate.

THEREFORE, THE ESTIMATED MARKET VALUE OF THE SUBJECT PROPERTY FOR DEVELOPMENT AS TWO CONDOMINIUMS IS \$130,000 OR \$25.33/SF OF GBA ASSUMING THE SITE HAS 66 FEET OF FRONTAGE ON NORTH CARROLL STREET, AS CURRENTLY DEFINED, AND INCLUDES THE ENTIRE CARRIAGE HOUSE.

EXHIBIT IV-19

COMPUTER OUTPUT FOR RANGE OF VALUE ESTIMATE FOR PROPERTIES PURCHASED
FOR CONDOMINIUM CONVERSION--INCLUDES ATTRIBUTE SCORES, WEIGHTED MATRIX
FOR WEIGHTED POINT SCORE, PREDICTED VS. ACTUAL PRICE AND VALUE RANGE ESTIMATE

Unit prices Search interval = 0

	CONDI	STYLE	LOCAT	PARKI	Price
Prel. wts.	25	25	25	25	-
BRALEY	3	3	1	3	\$25.57
416 N LIVIN	5	1	5	3	\$51.53
SOCIETY HIL	5	3	3	0	\$34.26
VAN VLECK	1	5	5	3	\$38.18
415 N CARRO	1	5	1	5	-

Project title: CONDO-CONVERSION

Unit prices Search interval = 5

	CONDI	STYLE	LOCAT	PARKI	Price
Prel. wts.	30	5	40	25	-
BRALEY	3	3	1	3	\$25.57
416 N LIVIN	5	1	5	3	\$51.53
SOCIETY HIL	5	3	3	0	\$34.26
VAN VLECK	1	5	5	3	\$38.18
415 N CARRO	1	5	1	5	-

Attribute	Weighted Matrix				WtdScr	Price Per Point Score
	CONDITIO	STYLE	LOCATION	PARKING		
Initial weights	25	25	25	25	100	
Final weights	30	5	40	25	100	
BRALEY	3/ 0.90	3/ 0.15	1/ 0.40	3/ 0.75	2.20	\$11.62
416 N LIVINGST	5/ 1.50	1/ 0.05	5/ 2.00	3/ 0.75	4.30	\$11.98
SOCIETY HILL	5/ 1.50	3/ 0.15	3/ 1.20	0/ 0.00	2.85	\$12.02
VAN VLECK	1/ 0.30	5/ 0.25	5/ 2.00	3/ 0.75	3.30	\$11.57
415 N CARROLL	1/ 0.30	5/ 0.25	1/ 0.40	5/ 1.25	2.20	x

EXHIBIT IV-19 (Continued)

Value Range Determination: Mean Price Per Point Method

Mean price per point: \$11.80
 Dispersion About the Mean: \$0.24
 Coefficient of Variation : 0.02

Value Range Per Unit of Dispersion

	Subject Point Score		Mean (+/- One Standard Deviation)		Price Per SQUARE FOOT
Low Estimate	2.20	X	\$11.56	=	\$25.44
Central Tendency	2.20	X	\$11.80	=	\$25.96
High Estimate	2.20	X	\$12.04	=	\$26.48

Transaction Zone: Mean Price Per Point Method

Number of SQUARE FOOT in subject property: 5133

Low Estimate	\$130,580	or	\$131,000 ★
Central Tendency	\$133,245	or	\$133,000
High Estimate	\$135,910	or	\$136,000
Coefficient of Variation			= 0.02

Mean Price Per Point Method: Predicted vs. Actual Price for Comparables

	Predicted Price	Actual price	Error	% Variance
BRALEY	\$25.96	\$25.57	\$0.39	1.5%
416 N LIVINGSTON	\$50.74	\$51.53	-\$0.79	1.5%
SOCIETY HILL	\$33.63	\$34.26	-\$0.63	1.8%
VAN VLECK	\$38.94	\$38.18	\$0.76	2.0%

E. Comparison and Reconciliation

The most fitting use and the most probable use of the subject property located 415 North Carroll Street is a single-family home. This use is most compatible with current zoning and building codes, and with neighborhood goals and plans. The linkages are excellent for the buyer who wants to be close to the Capitol Square, the Madison Club and the theater district. The most probable buyer would have the financial means to not only repair the existing deferred maintenance to make the property habitable, but would also restore the original grandeur of this unique home and carriage house. But this scenario assumes the site would be expanded to include the carriage house with 118 feet of frontage along North Carroll Street to protect the buyer from any encroachment on the yard space between 415 and 401 North Carroll Street. As it stands today, the yard meets the zoning requirements for a buildable lot of 6,000 SF measuring at least 50 front feet and 120 feet of depth; therefore the continued privacy of open yard remains at risk.

An analysis of sales of larger, older homes within 3.5 miles of downtown Madison suggests a market value of the subject property including the carriage house of \$185,000 in its present condition and unencumbered, but with an expanded site. This equates to a unit price of \$36/SF of GBA. (See Exhibit IV-11.)

The most probable use of the subject property including the carriage house, but without the expanded site, is for two luxury condominium units. Based upon an analysis of sales of older, larger dwellings located in or near the Mansion Hill Historic District which have been converted to condominiums, the market value is estimated to be \$130,000. This equates to a unit price of \$25/SF of GBA. Therefore, the estimated value lost if the site is not expanded is \$55,000.

In the event the Court expands the 415 North Carroll Street site, as suggested by the appraisers, to assure its marketability as a single-family residence and to maximize the proceeds to the heirs of the estate, that part of the site extending into Lots 9 and 10 of Block 80 will remain subject to the lease encumbering 401 North Carroll Street until December 31, 1990. In the opinion of the appraisers, a small discount of 5 percent [3] of the estimated market value of \$185,000 or \$10,000 should be made to account for the inconvenience of the lease. Therefore, the most probable cash sale price of the subject property, as expanded, is estimated to be \$175,000, rounded, and is subject to the limiting assumptions and conditions found throughout the appraisal.

[3] The buyer of 415 North Carroll Street will require a discount of the estimated market value of \$185,000 to compensate for the loss of the use of a portion of the carriage house and loss of possession of the open yard space. The amount of the discount is calculated as follows:

Loss of garage space - 890 SF at \$2.00/year (1st floor of garage on Lots 9 leased to tenants at 401 North Carroll Street priced at mini-warehouse rental rate)		\$1,780/yr
Loss of possession of open space		
Size of expanded site	17,424 SF	
Size of existing site	(10,560) SF	
Size of site occupied by carriage house on Lot 9	<u>(890) SF</u>	
Open space subject to lease	5,974 SF	
1/2 of \$6.00/SF assessed value of 415 North Carroll Street site x 10% land rent		
	<u>\$0.30/yr</u>	
		<u>1,792/yr</u>
Converts to \$298/month, rounded		\$3,572/yr \$300/mo
Present value of \$300/month for 50 months at 18% discount		\$10,500
Discount required, rounded		\$10,000 =====

V. VALUE CONCLUSION

Using the Market Comparison Approach, the estimated market value of the subject property located at 415 North Carroll Street as of November 1, 1986, is:

ONE HUNDRED EIGHTY FIVE THOUSAND DOLLARS

(\$185,000)

assuming the property is sold for cash as a single-family home, is unencumbered, and includes the carriage house and an expanded site with 118 frontage feet along North Carroll Street.

If the site is not expanded and only the carriage house is included with the subject property, the estimated market value, using the Market Comparison Approach, as of November 1, 1986, is:

ONE HUNDRED THIRTY THOUSAND DOLLARS

(\$130,000)

assuming a cash sale to a developer for conversion to two luxury condominiums. The buyer will have possession of the four garage stalls at the northwest end of the carriage house as of November 1, 1986, and full possession of the entire carriage house as of January 1, 1991. In short, the \$55,000 loss in value for the failure to provide 6,000 SF of land (5,974 SF) is equivalent to \$9.00/SF for green space, a value almost identical to the assessed value of the land at \$9.25/SF.

If the expanded site of the subject property and part of the carriage house is subject to the existing lease term remaining, the estimated market value as of November 1, 1986, is discounted to:

ONE HUNDRED SEVENTY FIVE THOUSAND DOLLARS

(\$175,000)

assuming the property is sold for cash as a single-family home. The buyer will have possession of the four garage stalls at the northwest end of the carriage house and the visual benefits of the open space as of November 1, 1986, and full possession of and clear title to the entire carriage house and side yard as of January 1, 1991.

It is incumbent upon the Trust Officers to clarify boundaries of this property relative to the ambiguous lease terms represented in the lease of the 401 North Carroll Street property. The terms and circumstances of the lease and its subsequent implementation by both parties leave it open to clarification, renegotiation, or possible recision, in the lay opinion of the appraisers.

CERTIFICATION OF VALUE

We hereby certify that we have no interest, present or contemplated, in the property and that neither the employment to make the appraisal nor the compensation is contingent on the value of the property. We certify that we have personally inspected the property and that according to our knowledge and belief, all statements and information in the report are true and correct, subject to the underlying assumptions and limiting conditions.

Based on the information and subject to the limiting conditions contained in this report, it is our opinion that the market value as defined herein, of this property as of November 1, 1986, is:

ONE HUNDRED EIGHTY FIVE THOUSAND DOLLARS

(\$185,000)

assuming the property is sold for cash as a single-family home, is unencumbered, and includes the carriage house and an expanded site with 118 frontage feet along North Carroll Street.

If the site is not expanded and only the carriage house is included with the subject property, the estimated market value, using the Market Comparison Approach, as of November 1, 1986, is:

ONE HUNDRED THIRTY THOUSAND DOLLARS

(\$130,000)

assuming a cash sale to a developer for conversion to two luxury condominiums.

CERTIFICATON OF VALUE (Continued)

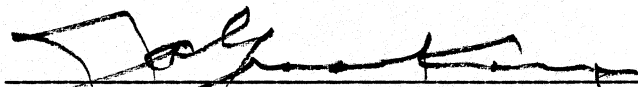
The buyer will have possession of the four garage stalls at the northwest end of the carriage house as of November 1, 1986, and full possession of the entire carriage house as of January 1, 1991. In short, the \$55,000 loss in value for the failure to provide 6,000 SF of land (5,974 SF) is equivalent to \$9.00/SF for green space, a value almost identical to the assessed value of the land at \$9.25/SF.

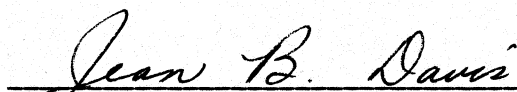
If the expanded site of the subject property and part of the carriage house is subject to the existing lease term remaining, the estimated market value as of November 1, 1986, is discounted to:

ONE HUNDRED SEVENTY FIVE THOUSAND DOLLARS

(\$175,000)

assuming the property is sold for cash as a single-family home. The buyer will have possession of the four garage stalls at the northwest end of the carriage house and the visual benefits of the open space as of November 1, 1986, and full possession of and clear title to the entire carriage house and side yard as of January 1, 1991.


James A. Graaskamp, Ph.D., SREA, CRE


Jean B. Davis, Real Estate Appraiser/Analyst


Date

QUALIFICATIONS OF THE APPRAISERS

J A M E S A . G R A A S K A M P

PROFESSIONAL DESIGNATIONS

SREA, Senior Real Estate Analyst, Society of Real Estate Appraisers

CRE, Counselor of Real Estate, American Society of Real Estate Counselors

CPCU, Certified Property Casualty Underwriter, College of Property Underwriters

EDUCATION

Ph.D., Urban Land Economics and Risk Management - University of Wisconsin

Master of Business Administration, Security Analysis - Marquette University

Bachelor of Arts - Rollins College

ACADEMIC AND PROFESSIONAL HONORS

Chairman, Department of Real Estate and Urban Land Economics,

School of Business, University of Wisconsin

Urban Land Institute Research Fellow

University of Wisconsin Fellow

Omicron Delta Kappa

Lambda Alpha - Ely Chapter

Beta Gamma Sigma

William Kiekhofer Teaching Award (1966)

Larson Teaching Award (1985)

Alfred E. Reirman, Jr. Award - Society of Real Estate Appraisers (1986)

Urban Land Institute Trustee

Research Committee - Pension Real Estate Association (PREA)

Richard T. Ely Real Estate Educator Award from Lambda Alpha

Homer Hoyt Foundation Fellow

PROFESSIONAL EXPERIENCE

Dr. Graaskamp is the President and founder of Landmark Research, Inc., which was established in 1968. He is also co-founder of a general contracting firm, a land development company, and a farm investment corporation. He is formerly a member of the Board of Directors and treasurer of the Wisconsin Housing Finance Agency. He is currently a member of the Board and Executive Committee of First Asset Realty Advisors, Inc., a subsidiary of First Bank Minneapolis. He is the designer and instructor of the Urban Land Institute (ULI) School of Real Estate Development and the American Bankers Association (ABA) National School of Real Estate Finance. His work includes substantial and varied consulting and valuation assignments such as investment counseling to insurance companies and banks, court testimony as an expert witness and the market/financial analysis of various projects, both nationally and locally, for private and corporate investors and municipalities. Currently is a member of Salomon Brothers Real Estate Advisory Board.

J E A N B. D A V I S

EDUCATION

Master of Science - Real Estate Appraisal and Investment Analysis -
University of Wisconsin

Master of Arts - Elementary Education - Stanford University

Bachelor of Arts - Stanford University (with distinctions)

Additional graduated and undergraduate work at Columbia Teachers College and
the University of Wisconsin

PROFESSIONAL EDUCATION

Society of Real Estate Appraisers

Appraising Real Property Course 101

Principles of Income Property Appraising Course 201

American Institute of Real Estate Appraisers

Residential Valuation (Formerly Course VIII)

Certified as Assessor I, Department of Revenue, State of Wisconsin

PROFESSIONAL EXPERIENCE

Trained in appraisal and investment analysis, Ms. Davis is a partner at Landmark Research, Inc., specializing in tax assessment as assessor in the Village of Maple Bluff and a representative of owners appealing assessed valuations in other jurisdictions. She also emphasizes market and survey research to estimate effective demand for elderly housing, residential development, office and retail projects.

Her experience includes appraisal of major income properties, rehabilitated older commercial properties, and residential properties.

APPENDIX A

HISTORICAL BACKGROUND OF TITLE TRANSFER,
EVIDENCE OF EXISTING TITLE
AND
LEASE ON LOTS 9 AND 10, BLOCK 80

APPENDIX A (Continued)

HISTORICAL BACKGROUND OF TITLE TRANSFERS
FOR PROPERTIES LOCATED AT 415 NORTH CARROLL STREET
AND 401 NORTH CARROLL STREET

According to the last will and testament of Breese J. Stevens, the homestead property, the concern of this appraisal, was assigned in fee simple absolute to his second wife. His second wife, Mary Elizabeth Stevens and his daughters, Amelia Fuller Stevens and Elizabeth Breese Stevens were his only heirs at law in 1906 when the estate was assigned. The homestead property is described as follows:

The southeast one-half of Lots 1 and 2 and all of Lots 9 and 10 in Block 80 of the City of Madison, County of Dane and State of Wisconsin according to the recorded plat thereof, together with all the house and barn furniture and personal property of every kind and description. (See Exhibit II-1 for the map which defines the homestead property in relationship to the current site of 415 North Carroll Street. Note that the SW 28 feet of the SE 1/2 of Lot 3, Block 80 is not included in this description.)

Shortly after her father's death, Elizabeth Stevens married Reginald Jackson and her mother, Mary Elizabeth Stevens, deeded to Elizabeth one of the three homestead lots (SE 1/2 of Lots 1 and 2 of Block 80) on November 11, 1908; the Hudson Dutch Colonial home was built in 1909 on this site now known as 415 North Carroll Street. The original carriage house, apparently built within the confines of the three homestead lots, then became divided between the properties.

APPENDIX A (Continued)

When Mary Elizabeth Jackson died and her will was admitted to probate in 1925, the sole heirs to the remaining homestead property (Lots 9 and 10, Block 80) were her daughters, Amelia and Elizabeth, as tenants in common. An excerpt from the will states:

Having deeded to my daughter Elizabeth one of the three homestead lots on which a separate home for her was built after her marriage, and this being completely furnished, it is my wish that my daughter Amelia shall live in the home we have occupied together as long as she shall desire to do so, and while this (401 North Carroll Street) continues to be her home, I give my daughter Amelia the use of said homestead property and household furnishings.

In the final judgement for Mary Elizabeth Stevens' estate, Amelia Fuller Stevens and Elizabeth were each assigned:

An undivided one-half interest in Lots 9 and 10, Block 80, Madison, Wisconsin, subject to right of Amelia Fuller Stevens to the use of the described homestead property so long as she shall desire to live therein and subject to recorded easements and restrictions.

On December 1, 1957, Elizabeth Stevens Jackson, mother of Reginald H. Jackson, Jr., died in Rochester, Minnesota at age 78 years and title to the home located at 415 North Carroll was transferred to her son. This real property is described as follows:

The SE 1/2 of Lots 1 and 2, and the SW 28 feet of the SE 1/2 of Lot 3, Block 80, Madison, Wisconsin, subject to an exception and reservation contained in a deed by M. Elizabeth Stevens as grantor to Elizabeth Breese Stevens Jackson dated November 11, 1908, whereby grantor reserved to herself for life and to Amelia F. Stevens at her pleasure so long as she occupied the family homestead, that part of the described premises used and occupied by grantor for a stable yard, garden connected therewith and a right of ingress and egress over and across said premises necessary for proper convenient use and enjoyment of same. Subject also to recorded easement and restrictions.

APPENDIX A (Continued)

Sometime between 1909 and 1957 the Jackson's acquired the SW 28 feet of the SE 1/2 of Lot 3, Block 80 and two additions were made to the carriage house.

Elizabeth Breese Stevens Jackson also left to her son, Reginald H. Jackson, Jr., her interest in the property at 401 North Carroll Street previously described.

On June 13, 1961, Amelia Fuller Stevens died in Madison, Wisconsin, at the age of 90 years and left her interest in the property at 401 North Carroll to her nephew, Reginald H. Jackson, Jr. A summary of the chain of title from 1870 to the present is found in Exhibit II-2 within the text of the appraisal.

During the time the two properties located at 415 North Carroll and 401 North Carroll were occupied by members of the Stevens-Jackson families, the yard and carriage house were shared in common; the fact that the carriage house extends across the property lines and the southerly side yard at 415 North Carroll is only approximately two feet wide and the northerly side yard is approximately eight feet wide were of no consequence. But for a buyer of 415 North Carroll as a single-family home, control of the southerly side yard is critical.

APPENDIX A (Continued)

EVIDENCE OF EXISTING TITLE
FOR 415 NORTH CARROLL STREET

BADGER ABSTRACT & TITLE CORPORATION

Service is the Difference

900 John Nolen Drive, Suite 200 • Madison, Wisconsin 53713 • 608-251-7700

October 15, 1986

First Wisconsin National Bank of Madison
Attn: Chris Davis
1 S. Pinckney
Madison, WI 53703

RE: Southeast $\frac{1}{2}$ of Lots 1 and 2 and
Southwest 28 feet of the Southeast $\frac{1}{2}$ of Lot 3, Block 80, Original Plat, City
of Madison, Dane County, Wisconsin

Reginald H. Jackson, Jr. Estate
Our Case No. LR-7842

Gentlemen:

We searched the records regarding the above property from September 9, 1960
(date of recording of Judgment referred to below) to October 2, 1986 at 7:44
A.M. and find the following:

1. TITLE:

Record title appears in First Wisconsin National Bank of Madison as
Personal Representative of the Estate of Reginald H. Jackson, Jr. pursuant to
Domiciliary Letters filed May 7, 1986 in Dane County Circuit Court Case No. 86
PR282 and pursuant to an Interlocutory Judgment dated August 30, 1960 and
recorded September 9, 1960 in Volume 83 of Final Judgments, page 209 as
Document No. 1009745.

2. MORTGAGES:
None.

3. TAXES AND ASSESSMENTS:

- a. Real Estate Taxes appear paid through 1985.
- b. There are no outstanding Special Assessments of Record as of Status
Register City Clerk's Office dated September 30, 1986.

4. JUDGMENTS AND LIENS:
None.

Please contact this office if further information is needed. Thank you.

Very truly yours,
BADGER ABSTRACT & TITLE CORPORATION

Philip J. Blair
Philip J. Blair

PJB:sas

Agency for Title Insurance Company of Minnesota
ABSTRACTS • TITLE INSURANCE • CLOSING SERVICES

APPENDIX A (Continued)

EXISTING LEASE ON LOTS 9 AND 10, BLOCK 80

LEASE

1. THIS LEASE, made and entered into this 8 day of MARCH, 1985, by and between Reginald H. Jackson Jr. whose address is 1610 Lake Mendota Drive, Madison, Wisconsin, his heirs, executors, administrators, successor, and assigns, hereinafter called the lessor, and Jerome J. Mullins, at 844 Prospect Place, Madison, Wisconsin hereinafter called the lessee:

WITNESSETH, The parties hereto for the considerations hereinafter mentioned covenant and agree as follow:

2. The lessor hereby leases to the lessee: the land and improvements known as 401 N. Carroll Street and the carriage house further described as lots 9 and 10 block 80 original Plat, City of Madison (Parcel #0709-144-1207-1) to be used for professional offices and residential use or such other legal use as may be designated by the lessee and approved by the lessor.

3. To have and to hold the said premises with their appurtenances for the term beginning January 1, 1985 and ending December 31, 1990.

4. The lease will automatically renew on a year to year term unless either party shall at least 60 days before the expiration of the demised period or any date in any subsequent one year term, notify the other in writing to the contrary.

5. The lessee shall pay the lessor the premises rent at the following rate: The sum of Forty Eight Hundred Dollars (\$4,800.00) per year in arrears.

6. The lessor agrees to maintain the exterior and interior of the premises in good repair and the lessor will provide heating, plumbing and electrical maintenance and repairs as are required for the convenience of the lessee (except for damage caused by a willful act or negligence of the lessee). The lessor reserves the right at reasonable times to enter and inspect the premises or to make necessary repairs thereto.

7. At the expiration of this lease or any renewal thereof, the lessee will return the premises to the lessor, ordinary wear, damage by the elements of fire excepted. It is mutually agreed, in consideration of the rent to be paid and other conditions of this lease, that the lessee shall not be responsible for damage to the premises by fire, except due to negligent acts of the lessee.

8. The lessee does hereby covenant, promise and agree to pay the rent in the manner hereinbefore specified. The lessee will comply with all laws, ordinances, rules and regulations of proper health officers and will observe such rules and regulations as may be required by any fire insurance company or companies that may insure the premises.

9. In the event of demolition, or condemnation of the premises the lessor shall give the lessee at least one year's notice in writing to terminate the lease.

10. If the said premises be wholly destroyed by fire or other casualty this lease shall immediately terminate. In case of partial destruction of damage so as to render the premises untenable, either party may terminate the lease by giving written notice to the other within fifteen (15) days thereafter, and if so terminated no rent shall accrue to the lessor after such partial destruction of damage.

11. The lessee shall retain ownership to the leasehold improvements made by him and shall have the right to remove such leasehold improvements at the termination of tenancy.

12. The lessor will pay the real estate taxes, and special assessments.

13. The lessee will pay the monthly utility costs for water, gas and electricity, and will pay the heat for the building.

14. Neither party to this contract should be required to maintain insurance for the other.

15. The lessee will mow the lawn at 401 North Carroll Street and clear snow from the street sidewalks in the winter.

16. Should the property be offered for sale the lessee shall have the first right to purchase the property. If the lessee does not agree to the price and or terms the lessee shall then have the first right of refusal to purchase the property at the price and terms of a bona fide written offer made for it. Said right to be exercised by notifying the lessor by certified mail within five days of the lessee's receiving written notice that such a bona fide offer has been made.

17. The covenants contained herein shall bind the parties mutually and their heirs, executors, administrators, legal representatives, successors, and assigns.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

In presence of:

LESSOR

Carl M. Mullins

R.H. Jackson, Jr.

In presence of:

LESSEE

Carl M. Mullins

Jerome J. Mullins

APPENDIX B

APPLICABLE ZONING CODES
AND
LANDMARKS COMMISSION REGULATIONS

APPENDIX B (Continued)

APPLICABLE ZONING CODES

28.08 RESIDENCE DISTRICTS.

(1) General Requirements.

(a) Permitted Uses. Permitted uses of land or building, as herein listed, shall be restricted to the districts indicated and under the conditions specified. No building or tract of land shall be devoted to any use other than a use permitted herein in the zoning district in which such building or tract of land shall be located, with the following exceptions:

1. Uses lawfully established on the effective date of this ordinance; and
2. Conditional uses allowed in accordance with the provisions of (b) hereunder.

Uses lawfully established on the effective date of this ordinance and rendered nonconforming by the provisions thereof, shall be subject to those regulations of Section 28.05 governing nonconforming uses.

(Am. by Ord. 7085, 9-6-80)

(b) Conditional Uses. Conditional uses, as herein listed, may be allowed in the districts indicated, subject to the issuance of conditional use permits in accordance with the provisions of Section 28.12(10).

(c) Lot Area And Lot Width Requirements. Lot areas and lot widths shall be provided in accordance with the regulations herein indicated, provided in the R1 and R2 districts, the lot area and lot width requirements may be modified as set forth in paragraph 1 hereunder for lots located in subdivisions containing qualifying permanent open spaces. In addition, the following regulations as set forth in paragraphs 2, 3, 4, 5, 6 and 7 hereunder shall be complied with.

1. Subdivisions Containing Qualifying Permanent Open Spaces. In the R1 and R2 districts, where a land owner, developer or subdivider provides qualifying permanent open spaces as a part of a recorded subdivision containing lots for single-family detached dwellings, the lots within such subdivision may have a minimum lot area and minimum lot width twenty percent (20%) less than herein otherwise required for the district or districts in which subdivision is located. Provided, however, in no case shall the total area of lot area reduction be more than the total area of the qualifying permanent open spaces. Qualifying permanent open space shall be land located within a subdivision at a location, size and shape as specifically approved by the Plan Commission and shall have an area of not less than four (4) acres or ten percent (10%) of the subdivision, exclusive of street and alleys, whichever is the greater. Further, a qualifying permanent open space shall be a private recreation area where the ownership and maintenance responsibilities for such open space shall be assumed by the property owners with the necessary legal authority to discharge said responsibilities and where the use of such area for open space use shall be perpetuated by recorded covenants running with the land for the benefit of the owners within such subdivision.

Sec. 28.08(4)(c)3.d.

APPENDIX B (Continued)

ZONING CODE

d. The hours of operation be approved by the Plan Commission and strictly adhered to by the applicant.

(Sec. 28.08(4)(c)3. Cr. by Ord. 6909, 2-29-80)

(d) Lot Area Requirements. In the R3 district, there shall be provided not less than four thousand (4,000) square feet of lot area per dwelling unit.

(e) In the R3 district, the height regulations governing height in the R1 district shall apply to one (1) family and two (2) family detached dwellings. However, as part of a planned residential development where authorized by the Plan Commission because of a superior site plan, a building not exceeding three (3) stories may be permitted. (Am. by Ord. 8076, 7-14-83)

(f) Yard Requirements. In the R3 district, front, side and rear yards shall be provided, each of which shall not be less than the following:

1. Front yard--twenty-five (25) feet.

2. Side Yards.

a. One story buildings--a least side yard of five (5) feet and a combined total of both side yards of twelve (12) feet.

b. Two story buildings--a least side yard of six (6) feet and a combined total of both side yards of fifteen (15) feet.

c. For each foot by which the side walls of a building exceed forty (40) feet (measured parallel to the adjoining side lot line), the required side yard width shall be increased one and one-half (1 1/2) inches. Such increased width shall apply to the entire length of the side yard.

d. Reversed corner lot--twelve and one-half (12 1/2) feet for side yard adjoining street.

3. Rear yard--forty (40) feet.

(g) Usable Open Space Requirements. In the R3 district, there shall be provided a usable open space of not less than seven hundred fifty (750) square feet per dwelling unit.

(h) (R. by Ord. 5831, 5-6-77)

(5) R4 General Residence District.

(a) Statement of Purpose. The R4 general residence district is established to stabilize and protect the essential characteristics of certain medium density residential areas normally located in the outlying as well as some inlying urban parts of the City, and to promote and encourage a suitable environment for family life where children are members of most families. Development in the R4 general residence district is limited primarily to certain residential and institutional uses, such as single-family, two-family and multiple-family dwellings, and convalescent homes, and certain community and recreational facilities to serve residents of the district.

★ (b) Permitted Uses. The following uses are permitted in the R4 district:

1. Any use permitted in the R3 district.

2. (R. by Ord. 4648, 8-2-74)

3. Clubs and lodges, private, provided such buildings shall be located not less than fifty (50) feet from any lot in a residence district.

ZONING CODE

Sec. 28.08(5)(b)4.

APPENDIX B (Continued)

4. Convalescent homes and nursing homes, provided such buildings shall be located not less than fifty (50) feet from any lot in a residence district.
5. Hospitals and sanitariums, provided such buildings shall be located not less than fifty (50) feet from any lot in a residence district.
6. Nursery schools.
7. (R. by Ord. 5121, 9-3-75)

★(c) **Conditional Uses.** The following conditional uses may be allowed in the R4 district subject to the provisions of Section 28.12(10).

1. Any use allowed as a conditional use in the R3 district, unless permitted in (b) above.
2. Planned residential developments--public housing for the elderly, provided that the total site area shall be not less than one and one-half (1 1/2) acres, and further provided that the site may consist of two (2) zoning lots separated only by a public right-of-way where authorized by the City Plan Commission.
3. Planned development-hospital facility, provided that the total site area shall be not less than one and one-half (1 1/2) acres and further provided that the site may consist of two (2) or more zoning lots separated only by public rights-of-way where authorized by the Plan Commission.
4. Uses listed below and proposed for a zoning lot occupied by a landmark or landmark site designated by the Landmarks Commission providing the owner of said lot agrees to maintain the architectural and historical integrity and significance of said landmark or landmark site during the tenure of such conditional use. Providing such use is not considered by the Plan Commission to be detrimental to the neighborhood in which it is situated; providing that the Landmarks Commission approved such conditional use as being appropriate for the subject structure of site and neighborhood; and providing that the owner of said lot agrees, on behalf of himself, successors and heirs that if and when the landmark designation is removed the conditional use permit becomes null and void:
 - a. Wearing apparel shops employing five (5) persons or less.
 - b. Professional and business offices.
 - c. Art galleries and museums.
 - d. Toy, gift, book and hobby shops.
 - e. Interior decorators and upholsterers.
 - f. Barber and beauty shops employing five (5) persons or less.
 - g. Florist shops employing five (5) persons or less.
 - h. Photography studios.
 - i. Medical and dental facilities.
 - j. Conservatories employing five (5) persons or less.
 - k. Delicatessens employing five (5) persons or less.
 - l. Drugstores.
 - m. Tailor shops.
 - n. Hat and shoe repair shops.
 - o. Restaurants and restaurant-taverns with or without bars. (Am. by Ord. 8043, 5-26-83)
 - p. Antique shops. (Cr. by Ord. 5441, 3-30-76)
- ★ 5. The division of and addition to any single-family, two-family or multiple-family dwelling which results in the creation of additional dwelling units therein. (Am. by Ord. 4624, 7-1-74)
6. Multiple-family detached dwellings provided that there shall be not

Sec. 28.08(5)(c)7.

APPENDIX B (Continued)

ZONING CODE

- more than eight (8) dwelling units in a detached dwelling. (Cr. by Ord. 4649, 8-2-74)
7. Recreational buildings and community centers, not operated for profit, provided such buildings shall be located not less than fifty (50) feet from any lot in a residence district. (Cr. by Ord. 5122, 9-3-75)
 8. Offices for nonprofit community service organizations located in recreational buildings or community centers. (Cr. by Ord. 5123, 9-3-75)
 9. Mission house. (Cr. by Ord. 6906, 2-29-80)
- (d) Lot Area Requirements. In the R4 district, there shall be provided not less than two thousand (2,000) square feet of lot area per dwelling unit. However, where the average number of bedrooms per dwelling unit in the building exceeds two (2), an additional five hundred (500) square feet of lot area shall be provided for each bedroom in excess of an average of two (2) bedrooms per dwelling unit.
- (e) Height Regulations. In the R4 district, no building or structure shall exceed two and one-half (2 1/2) stories nor thirty-five (35) feet in height. However, as a conditional use or as part of a planned residential development where authorized by the Plan Commission because of a superior site plan or design, a building not exceeding three (3) stories may be permitted. (Am. by Ord. 6075, 1-6-78)
- (f) Yard Requirements. In the R4 district, front, side and rear yards shall be provided, each of which shall be not less than the following:
1. Front yard--twenty-five (25) feet.
 2. Side Yards.
 - a. One story buildings--a least side yard of five (5) feet and a combined total of both side yards of twelve (12) feet.
 - b. Two story buildings--a least side yard of six (6) feet and a combined total of both side yards of fifteen (15) feet.
 - c. For buildings containing more than two (2) families, two (2) feet shall be added to the above required widths for each family in excess of two (2) families, but in no case shall a least side yard of more than thirteen and one-half (13 1/2) feet and a combined total of both side yards of thirty (30) feet be required for one story buildings, nor a least side yard of more than fifteen (15) feet and a combined total of both side yards of thirty-four and one-half (34 1/2) feet be required for two story buildings.
 - d. On any zoning lot with a lot width of less than fifty (50) feet, for each foot by which the side walls of a building exceed forty (40) feet (as projected at right angles to the side lot line), the required side yard width shall be increased one and one-half (1 1/2) inches. Such increased width shall apply to the entire length of the side yard.
 - e. On any zoning lot with a lot width of fifty (50) feet or more, for each foot by which the side walls of a building exceed fifty (50) feet (as projected at right angles to the side lot line), the required side yard width shall be increased one and one-half (1 1/2) inches. Such increased width shall apply to the entire length of the side yard.
 - f. Reversed corner lot--twelve and one-half (12 1/2) feet for side yard adjoining street.
 3. Rear yard--thirty-five (35) feet.

ZONING CODE

APPENDIX B (Continued)

Sec. 28.08(5)(g)

(g) Usable Open Space Requirements. In the R4 district, there shall be provided a usable open space of not less than five hundred (500) square feet per dwelling unit.

(h) (R. by Ord. 5831, 5-6-77)

(6) R5 General Residence District.

(a) Statement Of Purpose. The R5 general residence district is established to stabilize and protect the essential characteristics of certain medium density residential areas normally located in the inlying as well as some outlying urban parts of the City, and to promote and encourage a suitable environment for residential occupancy.

★ (b) Permitted Uses. The following uses are permitted in the R5 district:

1. Any use permitted in the R4 district.
2. (R. by Ord. 5907, 7-7-77)
3. Apartment hotels.
4. Fraternity and sorority houses and other similar types of co-operative housing facilities.
5. Lodging houses.
6. Offices for professional persons, provided the zoning lot shall be located not more than one block or six hundred (600) feet, measured by street route, from a heavy traffic route system street, and provided the zoning lot shall be contiguous to a commercial district or across the street from a commercial district, and provided that in no case shall the total area of such offices exceed three thousand (3,000) square feet, and further provided that such offices shall be located in a residential building and shall maintain the general appearance of a residential building on the exterior thereof, and further provided that there shall be displayed only a single identification sign not to exceed six (6) square feet in area and indicating only the name and address of the building and the names of the professional offices therein, except that on a corner zoning lot two (2) such signs, one facing each street, shall be permitted. (Am. by Ord. 5249, 12-24-75)

★ (c) Conditional Uses. The following conditional uses may be allowed in the R5 district subject to the provisions of Section 28.12(10).

1. Any use allowed as a conditional use in the R4 district unless permitted in (b) above. (Am. by Ord. 4650, 8-2-74)
2. Any development of parcels adjacent to landmarks, landmark sites or historic districts designated by the Landmarks Commission, provided that the use of the parcel is either a permitted or conditional use allowed in the R5 District. (Am. by Ord. 7181, 12-29-80)
3. Colleges and universities, but not including business colleges or trade schools.
4. Institutions for the aged and for children.
5. Offices of health, medical and welfare institutions qualifying as nonprofit institutions under the laws of the State of Wisconsin, provided that the activities of such institutions shall be conducted predominantly by mail.
6. Any building built with zero side yards in the R5 zero side yard area described in 28.08(6)(f)2.f., provided that the use of the parcel is either a permitted or conditional use allowed in the R5 General Residence District. (Am. by Ord. 7523, 10-6-81)

Sec. 28.08(b)(c)7.

APPENDIX B (Continued)

ZONING CODE

7. Any development of a through lot, provided that the use of the parcel is either a permitted or conditional use allowed in the R5 General Residence District. (Am. by Ord. 7523, 10-6-81)
8. (Reserved For Future Use.)
9. Multiple-family dwellings. (Cr. by Ord. 5907, 7-7-77)
10. Offices for insurance or real estate organizations provided that the zoning lot shall be located on an arterial or collector street with a right-of-way not less than eighty (80) feet and further provided that in no case shall the total floor area exceed three thousand (3,000) square feet, and further provided that the building was designed and intended for nonresidential occupancy.
(Cr. by Ord. 5922, 7-29-77)

(d) Lot Area Requirements. In the R5 district, lot areas shall be provided in accordance with the following requirements.

1. Dwelling units.

Minimum Lot Area Per Dwelling Unit	Type of Dwelling Unit
700 square feet	Efficiency
1,000 square feet	One bedroom
1,300 square feet	Two bedroom

plus an additional three hundred (300) square feet of lot area for each additional bedroom in excess of two (2) in a dwelling unit.

2. Lodging rooms--minimum lot area of four hundred (400) square feet per lodging room.

(e) Height Regulations. In the R5 district, no building or structure shall exceed three (3) stories nor forty (40) feet in height.

(f) Yard Requirements.

1. Front Yard. Not less than twenty (20) feet, provided that any building built with zero side yards shall be varied in front setback distance from abutting buildings by not less than five (5) feet.

2. Side Yards. (For zero side yards, see 2.f. below)

a. Buildings not exceeding three (3) stories in height:

- i. One story buildings--a least side yard of five (5) feet and a combined total of both side yards of twelve (12) feet.
- ii. Two story buildings--a least side yard of six (6) feet and a combined total of both side yards of fifteen (15) feet.
- iii. Three story buildings--a least side yard of eight (8) feet and a combined total of both side yards of twenty (20) feet.

b. Buildings exceeding three stories in height (applies to existing buildings or new residential buildings in commercial districts): Each side yard shall be eleven (11) feet or thirty percent (30%) of the building height, whichever is greater.

c. On any zoning lot with a lot width of less than fifty (50) feet, for each foot by which the side walls of a building exceed fifty (50) feet (as projected at right angles to the side lot line), the required side yard width shall be increased one and one-half (1 1/2) inches. Such increased width shall apply to the entire length of the side yard.

APPENDIX B (Continued)

Sec. 28.08(6)(i)2.b.

ZONING CODE

- b. Such screening shall be constructed of the same masonry material as that which is predominant in the front elevation of the building, unless otherwise approved by the City Department of Planning and Development. (Am. by Ord. 6616, Adopted 4-24-79)
- c. Such screening shall be built with at least seventy-five percent (75%) opacity, that is seventy-five percent (75%) opaque surfaces to a maximum twenty-five percent (25%) openings as viewed in elevation.
- d. Such screening shall be built no less than four (4) feet high along all sides of parking areas, except that it shall be reduced to a height of two (2) feet for vision clearance within ten (10) feet of a driveway crossing a lot line.

(Sec. 28.08(6)(i)2. Am. by Ord. 6479, 1-26-79)

(7) R6 General Residence District.

(a) Statement Of Purpose. The R6 general residence district is established to stabilize and protect the essential characteristics of certain of the highest density residential areas normally located in the central part of the City, and to promote and encourage, insofar as compatible with the intensity of land uses, a suitable environment for a predominantly adult population, and in those central areas located in close proximity to the central campus of the University of Wisconsin, to promote and encourage a suitable environment for student housing facilities.

- ★ (b) Permitted Uses. The following uses are permitted in the R6 district:
- 1. Single and two family dwellings.
 - 2. Offices, business and professional, including offices for travel bureaus and transportation ticket offices, in a building where the principal use is residential, provided that in no case shall the total floor area devoted to such use exceed one thousand five hundred (1,500) square feet. (Am. by Ord. 8150, 11-14-83)
 - 3. Community living arrangements provided such facilities meet the conditions of Section 28.08(4)(b)3. (Cr. by Ord. 5636, 11-3-76)
 - 4. Educational, recreational, and offices used as follows, provided such uses are located in school buildings or buildings which are owned by or under the jurisdiction of the Madison Metropolitan School District or the City of Madison and further provided the City Director of the Real Estate Development Unit shall first receive a written report and recommendations from the City Department of Transportation regarding the traffic and parking impact with recommendations for either resolving adverse impacts prior to occupancy or not allowing such occupancy:

ZONING CODE

APPENDIX B (Continued)

Sec. 28.08(7)(b)4.a.

- a. Nursery schools or day care centers.
- b. Elementary and secondary schools.
- c. Business or trade schools.
- d. Colleges and universities.
- e. Other public educational facilities.
- f. Music and dance schools.
- g. Recreational buildings and community centers, nonprofit.
- h. Offices for State, County, City, Village, Town or other taxing municipality.
- i. Offices for health, medical, welfare and other institutions or organizations qualifying as nonprofit under the laws of the State of Wisconsin.

(Sec. 28.08(7)(b)4. Am. by Ord. 8081, 7-29-83)

5. Accessory Uses for residential buildings built before August 1, 1971, limited to two (2) open or enclosed off-street vehicle parking stalls and accessory driveway to serve them located in the rear yard or the area between the rear of a dwelling and the rear lot line provided no less than seventy (70) square feet of ground level usable open space for each bedroom in the dwelling is provided. The design and appearance of any structure and the landscape treatment around the driveway, parking stalls or structure shall be approved by the Director of the Department of Planning and Development. (Cr. by Ord. 8118, 10-3-83)

★(c) Conditional Uses. The following conditional uses may be allowed in the R6 District subject to the provisions of Section 28.12(10).

1. Any use allowed as permitted or conditional use in the R5 district excepting community parking lots and any use specified as a permitted use in the R6 District in Section 28.08(7)(b)above. (Am. by Ord. 5164, 9-29-75)
2. Any development on parcels adjacent to landmarks so designated by the Landmarks Commission, provided that the use of the parcel is either a permitted or conditional use allowed in the R6 District. (Am. by Ord. 7184, 12-29-80)
3. Any development of a through lot, provided that the use of the parcel is either a permitted or conditional use allowed in the R6 General Residence District. (Am. by Ord. 7523, 10-6-81)
4. Outdoor eating areas of restaurants serving only nonalcoholic beverages and food. (Cr. by Ord. 4300, 8-29-73)
5. New multiple-family residential buildings provided said structures conform to the following standards:

ZONING CODE

APPENDIX B (Continued)

Sec. 28.08(7)(c)5.a.

- a. Open Space.
 - i. Plans shall include the design and treatment of all usable open space. Rear yards shall be developed and landscaped to encourage their use by the building's occupants.
 - ii. Whenever possible contiguous rear yard areas shall be consolidated by agreement of the owners and should be developed as a unit.
 - iii. Fences shall not be permitted between contiguous rear yard areas developed under the zero-lot-line concept except when required to enclose swimming pools.
- b. Landscaping.
 - i. Plans shall show the location, size and species of all existing trees on the site. Whenever possible, healthy trees will be saved.
 - ii. Areas shall be provided in and around parking courts for landscaping which will include at least two canopy shade trees 1 1/2" - 2" caliper.
- c. Parking Courts.
 - i. Parking court screen walls shall relate to the building itself in terms of building material and proportion.
 - ii. If refuse bins are proposed in the parking courts, their location shall be designated on the plan and adequate screening shall be provided.
 - iii. Driveway openings shall be sixteen (16) feet wide except on Johnson, Gorham, Broom and Bassett Streets where the driveway width shall be increased to twenty-two (22) feet.
 - iv. Screen walls shall be set back five (5) feet adjacent to the driveway opening for a minimum distance of ten (10) feet on both sides of the driveway.
- d. Building Exteriors. The front and rear elevations of buildings are considered to be of equal visual importance.
 - i. The use of exposed concrete block on the front and rear elevations is prohibited.
 - ii. Exterior material used in the front and rear elevations shall be returned five (5) feet along the end walls of buildings on interior lots.
 - iii. The exposed end walls of a building located on a corner lot shall be of the same material as used on the front and rear elevations. When concrete block is used on end elevations, it shall be painted a color similar to the building material used in the front and rear elevations.
- e. Building Interior. All dwelling units and lodging rooms allowed under this ordinance shall be located above the basement story and the floor level of all such dwelling units and lodging rooms shall be at or above the natural level or grade adjacent to the exterior of the building walls which contains said dwelling unit or lodging room unless otherwise approved by the Zoning Board of Appeals.

Sec. 28.08(7)(c)5.f.

APPENDIX B (Continued)

ZONING CODE

f. Building Height Over Four Stories. In reviewing plans for buildings in excess of four (4) stories, the following standards shall be considered:

- i. The predominant building type which exists within three hundred (300) feet of the proposed structure.
- ii. The future building types in the area based upon existing structural conditions and proposed land use.
- iii. The usable open space and recreational opportunities.
- iv. The type of parking accommodations, if provided.
- v. The traffic generation anticipated.
- vi. The relationship of the building to topography of the area.
- vii. The safety and security designed into the building.
- viii. The architecture of the building's exterior.
- ix. The interference with significant views.
- x. The extent to which usable open space, both private and public, is shadowed by the building.

(Sec. 28.08(7)(c)5.f. Cr. by Ord. 4681, 8-7-74)

6. Offices, business and professional, in a building where the principal use is residential, in excess of one thousand five hundred (1,500) square feet, provided that in no case shall the total floor area devoted to such use exceed three thousand (3,000) square feet. (R. & Recr. by Ord. 5166, 9-29-75)
7. Retail food shops, beauty shops, barber shops, art galleries, photography shops, book shops, gift shops, tailor shops, shoe repair shops, primarily for walk-in trade, located in a building where the principal use is residential, provided that each business establishment shall not exceed three thousand (3,000) square feet of floor area and each business establishment is permitted a single identification sign, not exceeding two (2) square feet in area for all identification signs on each building and indicating only the name and address of the occupant. (Am. by Ord. 6375, 9-29-78)
8. Restaurants, drugstores and valet shops in a multiple-family dwelling, provided these uses shall be accessible to the public only through a lobby and no advertisement or display shall be visible from outside the building, except an identification street graphic which complies with the regulations in Chapter 31 of the Madison General Ordinances and is approved by the Plan Commission at the time the use is approved or by the Director of Planning and Development as provided for in Sec. 28.12(10)(h)2. (Am. by Ord. 7351, 3-6-81)
9. Attendant or metered automobile parking facilities solely for the short term (3 hours or less) use of patrons and other visitors of retail, service, office, cultural and recreational uses in the vicinity of the State Street Mall and Capitol Concourse provided:
 - a. That such lot is within three hundred (300) feet of the limits of the C4 Central Commercial District, and
 - b. That such lot contains a setback area which will be planted and landscaped and which conforms to screening regulations, and
 - c. That the Traffic Engineer shall, prior to the approval of such facility, submit a report and recommendation regarding traffic and parking conditions within the area, and

ZONING CODE

APPENDIX B (Continued)

Sec. 28.08(7)(c)9.d.

d. That such lot, at its location, does not defeat the adopted objectives and policies of the City nor the purposes of the zoning district, and

e. That no residential building shall be located on such lot.

(Sec. 28.08(7)(c)9. Cr. by Ord. 5906, 7-7-77)

10. Offices, business and professional, provided such uses are located in school buildings or buildings owned by or under the jurisdiction of the Madison Metropolitan School District or the City of Madison. (Cr. by Ord. 6207, 3-29-78)

(d) Lot Area Requirements. In the R6 District, lot area shall be provided in accordance with the following requirements:

1. Dwelling Units.

<u>Minimum Lot Area Per Dwelling Unit</u>	<u>Type of Dwelling Unit</u>
300 square feet	<u>Efficiency</u>
450 square feet	One bedroom
600 square feet	Two bedroom

Plus an additional one hundred fifty (150) square feet of lot area for each additional bedroom in excess of two (2) in a dwelling unit.

2. Lodging Rooms - minimum lot area of two hundred (200) square feet per lodging room.

(e) Floor Area Ratio. In the R6 district, the floor area ratio shall not exceed 2.0 and the lot coverage by building or buildings shall not exceed forty percent (40%) of the lot area.

(f) Yard Requirements.

1. Front Yard. Not less than ten (10) feet, provided that any building not exceeding four (4) stories in height shall be varied in front setback distance from abutting buildings built with zero side yards not less than five (5) feet.

2. Side Yards.

a. For building not exceeding four (4) stories in height a total side yard of five (5) feet shall be provided. The Plan Commission in its consideration of the conditional use application shall determine the specific apportionment of the five (5) feet between the side yards. (R. & Recr. by Ord. 4273, 8-22-73)

b. For buildings exceeding four (4) stories in height:

i. Each side yard shall be not less than ten (10) feet or twenty percent (20%) of the building height, whichever is greater.

ii. On a corner lot the side yard adjoining the street shall be not less than ten (10) feet or twenty percent (20%) of the building height, whichever is greater, but no more than twenty (20) feet shall be required.

iii. For each foot by which the side walls of a five (5) or more story building exceed seventy-five (75) feet (as projected at right angles to the side lot line) the minimum required side yard width shall be increased one and one-half (1 1/2) inches. Such increased width shall apply to the entire length of the side yard.

ZONING CODE

APPENDIX B (Continued)

Sec. 28.08(11)(c)8.

8. Offices, business and professional, provided such uses are located in school buildings or buildings owned by or under the jurisdiction of the Madison Metropolitan School District or the City of Madison. (Cr. by Ord. 6207, 3-29-78)
9. Solar heat collection apparatus that:
 - a. In rear yards, are not a permitted obstruction pursuant to Sec. 28.04(6)(e)3.1.;
 - b. In side yards, are not a permitted obstruction pursuant to Sec. 28.04(6)(e)4.e.; or
 - c. In front yards, are not a permitted obstruction pursuant to Sec. 28.04(6)(e)2.e.
(Cr. by Ord. 7467, 7-30-81)
- (d) Lot Area Requirements. In the R4A district, there shall be provided not less than two thousand (2,000) square feet of lot area per dwelling unit.
- (e) Height Regulations. In the R4A district the height regulations of the R4 district shall apply.
- (f) Yard Requirements. In the R4A district the yard requirements of the R4 district shall apply.
- (g) Usable Open Space Requirements. In the R4A district the usable open space requirements of the R4 district shall apply.
- (h) (R. by Ord. 5831, 5-6-77)
- (12) Reserved For Future Use. (R. by Ord. 5832, 4-26-77)
- (13) Reserved For Future Use. (R. by Ord. 5832, 4-26-77)
- ★ (14) R6H General Residence District.
 - (a) Statement of Purpose. The R6H district is established for the same purposes as the R6 general residence district, except that in addition its purpose is to limit the height of structures and provide side yards in areas to preserve the historic and architectural character of a neighborhood.
 - (b) General Requirements, Permitted and Conditional Uses, and Usable Open Space. Development in each historic district governed by this category shall conform to the ordinance for that district. Otherwise, all these provisions shall be governed by the requirements of the R6 general residence district. (Am. by Ord. 5831, 5-6-77)
 - (c) Lot Area Requirements. In the R6H district, lot area shall be provided in accordance with the following requirements:
 1. Dwelling Units.

<u>Minimum Lot Area Per Dwelling Unit</u>	<u>Type of Dwelling Unit</u>
300 square feet	<u>Efficiency</u>
450 square feet	One bedroom
600 square feet	Two bedroom

plus an additional one hundred fifty (150) square feet of lot area for such additional bedroom in excess of two (2) in a dwelling unit.
 2. Lodging Rooms - minimum lot area of two hundred (200) square feet per lodging room.
 - (d) Floor Area Ratio. In the R6H district, the floor area ratio shall not exceed 2.0 and the lot coverage by building or buildings shall not exceed forty percent (40%) of the lot area.

APPENDIX B (Continued)

Sec. 28.08(14)(e)

ZONING CODE

- (e) Height Regulations. In the R6H district, no building or structure shall exceed fifty (50) feet in height. For purposes of this subdivision, height shall be the vertical distance measured from the average finished grade at the entire perimeter of the subject building or structure to the highest point of the roof in the case of a flat roof, to the deck line of a mansard roof, or to the mean height level between eaves and ridges of a gable, hip or gambrel roof.
- (f) Yard Requirements. In the R6H district, front, side and rear yards shall be provided, each of which shall not be less than the following:
1. Front yard - fifteen (15) feet.
 2. Side Yards.
 - a. One story buildings - each side yard five (5) feet.
 - b. Two story buildings - a least side yard of five (5) feet and a combined total of both side yards of fourteen (14) feet.
 - c. Three story buildings - a least side yard of seven and one-half (7 1/2) feet and a combined total of both side yards of eighteen (18) feet.
 - d. Four or five story buildings - each side yard ten (10) feet.
 - e. On any zoning lot with a lot width of less than fifty (50) feet, for each foot by which the side walls of a building exceed sixty-six (66) feet, the required side yard shall be increased one and one-half (1 1/2) inches and such width shall apply to the entire length of the side yard.
 - f. On any zoning lot with a lot width of fifty (50) feet or more, for each foot by which the side walls of a building exceed eighty-five (85) feet, the required side yard width shall be increased by one and one-half (1 1/2) inches and such increased width shall apply to the entire length of the side yard.
 - g. Reversed corner lot - ten (10) feet.
 3. Rear yard - thirty (30) feet.

- (g) Off-Street Parking and Loading. Off-street parking and loading shall be in accordance with Sec. 28.11(3)(g) hereof.

(Sec. 28.08(14) Cr. by Ord. 5398, 3-1-76)

APPENDIX B (Continued)

LANDMARKS COMMISSION REGULATIONS

Section

33.01 Landmarks Commission.

33.02 Urban Design Commission.

33.01 LANDMARKS COMMISSION.

- (1) Purpose And Intent. It is hereby declared a matter of public policy that the protection, enhancement, perpetuation and use of improvements of special character or special historical interest or value is a public necessity and is required in the interest of health, prosperity, safety and welfare of the people. The purpose of this section is to:
- (a) Effect and accomplish the protection, enhancement and perpetuation of such improvements and of districts which represent or reflect elements of the City's cultural, social, economic, political and architectural history.
 - (b) Safeguard the City's historic and cultural heritage, as embodied and reflected in such landmarks and historic districts.
 - (c) Stabilize and improve property values.
 - (d) Foster civic pride in the beauty and noble accomplishments of the past.
 - (e) Protect and enhance the City's attractions to residents, tourists and visitors, and serve as a support and stimulus to business and industry.
 - (f) Strengthen the economy of the City.
 - (g) Promote the use of historic districts and landmarks for the education, pleasure and welfare of the people of the City.
- (2) Definitions. In this section, unless the context clearly requires otherwise:

Commission means the landmarks preservation commission created under this section.

Historic district is an area designated by the commission with the consent of the Common Council which contains one or more landmarks or landmark sites, as well as those abutting improvement parcels which the commission determines should fall under the provisions of this section to assure that their appearance and development is harmonious with such landmarks or landmark sites.

Improvement means any building, structure, place, work of art or other object constituting a physical betterment of real property, or any part of such betterment.

Improvement parcel is the unit of property which includes a physical betterment constituting an improvement and the land embracing the site thereof, and is treated as a single entity for the purpose of levying real estate taxes. Provided, however that the term "improvement parcel" shall also include any unimproved area of land which is treated as a single entity for such tax purposes.

Landmark means any improvement which has a special character or special historic interest or value as part of the development, heritage or cultural characteristics of the City, state or nation and which has been designated as a landmark pursuant to the provisions of this chapter.

APPENDIX B (Continued)

Landmark site means any parcel of land of historic significance due to a substantial value in tracing the history of aboriginal man, or upon which an historic event has occurred, and which has been designated as a landmark site under this section, or an improvement parcel, or part thereof, on which is situated a landmark and any abutting improvement parcel, or part thereof, used as and constituting part of the premises on which the landmark is situated.

Visually related area for a corner parcel shall be defined as the area described by a circle drawn on a one thousand (1,000) foot radius, the center being the center of the corner parcel, i.e. the intersection of diagonals from the principal corners of that parcel. (Am. by Ord. 8690, 10-10-85 & 11-14-85)

Visually related area for a parcel within a block (not a corner parcel) shall be defined as the area described by a one thousand (1,000) foot circle drawn from the centerpoint of the streetside (front) lot line. (Am. by Ord. 8690, 10-10-85 & 11-14-85)

Zoned for Manufacturing Use shall be defined as the application of zoning categories M1 and/or M2 to an improvement parcel regardless of current use.

Zoned for Commercial Use shall be defined as the application of zoning categories C1, C2, C3, C3L and/or C4 to an improvement parcel regardless of current use.

Zoned for Residential Use shall be defined as the application of zoning categories R1, R2, R3, R4, R4A, R5, R6, OR, PCD, PUD and/or RS to an improvement parcel regardless of current use.

(Sec. 33.01(2) Am. by Ord. 6470, 1-9-79)

- (3) Landmarks Commission Composition And Terms. A Landmarks Commission is hereby created, consisting of seven (7) members. Of the membership, one shall be a registered architect; one shall be an historian qualified in the field of historic preservation; one shall be a licensed real estate broker; one shall be an alderman; and three shall be citizen members. Each member shall have, to the highest extent practicable, a known interest in landmarks preservation. The Mayor shall appoint the commissioners subject to confirmation by the Common Council. Of the initial members so appointed, two shall serve a term of one year, two shall serve a term of two years, and three shall serve a term of three years. Thereafter the term for each member shall be three years.

- (4) Landmarks And Landmark Sites Designation Criteria.

(a) For purposes of this ordinance, a landmark or landmark site designation may be placed on any site, natural or improved, including any building, improvement or structure located thereon, or any area of particular historic, architectural or cultural significance to the City of Madison, such as historic structures or sites which:

1. Exemplify or reflect the broad cultural, political, economic or social history of the nation, state or community; or
2. Are identified with historic personages or with important events in national, state or local history; or
3. Embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style, method of construction, or of indigenous materials or craftsmanship or
4. Are representative of the notable work of a master builder, designer or architect whose individual genius influences his age.

APPENDIX B (Continued)

COMMISSIONS

Sec. 33.01(4)(b)

- (b) The commission may adopt specific operating guidelines for landmark and landmark site designation providing such are in conformance with the provisions of this paragraph.

(5) Powers And Duties.

- (a) Designation. The commission shall have the power subject to subsection (6) hereunder, to designate landmarks, landmark sites and historic districts within the City limits of Madison. Such designations shall be made based upon subsection (4) hereof. Once designated by the commission, such landmarks, landmark sites and historic districts shall be subject to all the provisions of this ordinance.
- (b) Regulation Of Construction, Reconstruction and Exterior Alteration.
1. Any application for a permit from the Director of the Inspection Unit involving the exterior of a designated landmark, landmark site or structure within an Historic District shall be filed with the Landmarks Commission. (Am. by Ord. 8081, 7-29-83)
 2. No owner or person in charge of a landmark, landmark site or structure within an Historic District shall reconstruct or alter all or any part of the exterior of such property or construct any improvement upon such designated property or properties within an Historic District or cause or permit any such work to be performed upon such property unless a Certificate of Appropriateness has been granted by the Landmarks Commission or its designee(s) as hereinafter provided. The Landmarks Commission may appoint a designee or designees to approve certain projects that will have little effect on the appearance of the exterior of such properties, provided that the Landmarks Commission shall first adopt a written policy on the types of projects which can be approved by its designee(s). Unless such certificate has been granted by the commission or its designee(s), the Director of the Inspection Unit shall not issue a permit for any such work. (Am. by Ord. 8081, 7-29-83)
 3. Upon filing of any application with the Landmarks Commission, the Landmarks Commission shall determine:
 - a. Whether, in the case of a designated landmark or landmark site, the proposed work would detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done; and
 - b. Whether, in the case of the construction of a new improvement upon a landmark site, the exterior of such improvement would adversely affect or not harmonize with the external appearance of other neighboring improvements on such site; and
 - c. Whether, in the case of any property located in an Historic District designated pursuant to the terms of Subsection (6)(d) hereunder, the proposed construction, reconstruction or exterior alteration does not conform to the objectives and design criteria of the historic preservation plan for said district as duly adopted by the Common Council.

APPENDIX B (Continued)

Sec. 33.01(5)(b)4.

COMMISSIONS

4. If the commission determines Subparagraphs a., b. and c. of Paragraph 3. above in the negative, it shall issue the Certificate of Appropriateness. Upon the issuance of such certificate, the building permit shall then be issued by the Director of the Inspection Unit. The commission shall make this decision within thirty (30) days of the filing of the application. Should the commission fail to issue a Certificate of Appropriateness due to the failure of the proposal to conform to the above guidelines, the applicant may appeal such decision to the Common Council. In addition, if the commission fails to issue a Certificate of Appropriateness, the commission shall, at the request of the applicant, cooperate and work with the applicant in an attempt to obtain a Certificate of Appropriateness within the guidelines of this ordinance. (Am. by Ord. 8081, 7-29-83)
 5. In addition to any other penalty provided in this section, should an owner or person in charge of a landmark, landmark site or structure within an Historic District reconstruct or alter all or any part of the exterior of such property or construct any improvement upon such designated property or properties within an Historic District or cause or permit any such work to be performed upon such property without first obtaining a Certificate of Appropriateness from the Landmarks Commission or its designee or should such reconstruction, alteration or other work be performed in violation of the conditions of a lawfully granted Certificate of Appropriateness, the Landmarks Commission, after reviewing such reconstruction, alteration or other work, may order it removed if it does not comply with the requirements of Section 33.01(5)(b)3. above or may order such renovation as is necessary to make it comply with Section 33.01(5)(b)3. (Cr. by Ord. 8231, 1-30-84)
- (c) Regulation of Demolition. No permit to demolish all or part of a landmark, or improvement in an Historic District, shall be granted by the Director of the Inspection Unit except as follows: (Am. by Ord. 8081, 7-29-83)
1. Scope.
Any application for a permit to demolish or remove all or part of a landmark or improvement in an Historic District shall be filed with the Landmarks Commission. Such application shall be made in all cases, both when demolition or removal is planned as an isolated event and when said demolition or removal is considered in conjunction with a special development plan, a rezoning plan or a conditional use plan. No owner or operator of a landmark, or improvement in an Historic district, shall be granted a permit to demolish or remove such property unless a Certificate of Appropriateness therefor has been granted by the Landmarks Commission. (Am. by Ord. 8117, 10-3-83)

COMMISSIONS

APPENDIX B (Continued)

Sec. 33.01(5)(c)2.

2. Procedure.

The Landmarks Commission shall hold a public hearing on each application for a wrecking or removal permit and shall follow the procedures required for other hearings by Madison General Ordinance Section 28.12(9)(d) and (e). Thereafter, the Landmarks Commission may decide to grant a Certificate of Appropriateness, refuse to grant such Certificate or suspend action on same for a period not to exceed one (1) year from the date of application for said permit. Failure to issue a Certificate of Appropriateness or to issue a written determination to suspend action on the application within thirty (30) days of the application date shall be deemed a refusal to grant a Certificate of Appropriateness for the demolition or removal, provided that the determination period may be extended an additional thirty (30) days by written stipulation of the applicant and the Landmarks Commission. If the Landmarks Commission determines to suspend action on the application, the Commission and the applicant shall undertake serious and continuing discussions for the purpose of finding a mutually agreeable method of saving the subject property. Furthermore, during this time the owner shall take whatever steps are necessary to prevent further deterioration of the building. At the end of the one-year period the Landmarks Commission shall act on the suspended application by either granting or refusing to grant a Certificate of Appropriateness for the proposed demolition or removal. (Am. by Ord. 8117, 10-3-83)

3. Standards.

In determining whether to issue a Certificate of Appropriateness for any demolition, the Landmarks Commission shall consider and may give decisive weight to any or all of the following:

- a. Whether the building or structure is of such architectural or historic significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State;
- b. Whether the building or structure, although not itself a landmark building, contributes to the distinctive architectural or historic character of the District as a whole and therefore should be preserved for the benefit of the people of the City and the State;
- c. Whether demolition of the subject property would be contrary to the purpose and intent of this chapter as set forth in Sec. 33.01 and to the objectives of the historic preservation plan for the applicable district as duly adopted by the Common Council;
- d. Whether the building or structure is of such old and unusual or uncommon design, texture and/or material that it could not be reproduced or be reproduced only with great difficulty and/or expense;
- e. Whether retention of the building or structure would promote the general welfare of the people of the City and the State by encouraging study of American history, architecture and design or by developing an understanding of American culture and heritage;

APPENDIX B (Continued)

Sec. 33.01(5)(c)3.f.

COMMISSIONS

- f. Whether the building or structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it, provided that any hardship or difficulty claimed by the owner which is self-created or which is the result of any failure to maintain the property in good repair cannot qualify as a basis for the issuance of a Certificate of Appropriateness;
- g. Whether any new structure proposed to be constructed or change in use proposed to be made is compatible with the buildings and environment of the district in which the subject property is located.

4. Appeal.

An appeal from the decision of the Landmarks Commission to grant or deny a Certificate of Appropriateness, whether this determination is made upon receipt of the application for a demolition permit or at the end of the one-year period in a case where action on the application has been suspended, or to suspend action on a demolition application may be taken to the Common Council by the applicant for the demolition permit or by the Alderman of the district in which the subject building or structure is located. Such appeal shall be initiated by filing a petition to appeal, specifying the grounds therefor, with the City Clerk within ten (10) days of the date the final decision of the Landmarks Commission is made. The City Clerk shall file the petition to appeal with the Common Council. After a public hearing, the Council may by favorable vote of two-thirds (2/3) of its members, reverse or modify the decision of the Landmarks Commission if, after balancing the interest of the public in preserving the subject property and the interest of the owner in using it for his or her own purposes, the Council finds that, owing to special conditions pertaining to the specific piece of property, failure to grant the Certificate of Appropriateness for the proposed demolition will preclude any and all reasonable use of the property and/or will cause serious hardship for the owner, provided that any self-created hardship shall not be a basis for reversal or modification of the Landmark Commission's decision.

(Sec. 33.01(5)(c) Am. by Ord. 7027, 6-27-80)

COMMISSIONS

APPENDIX B (Continued)

Sec. 33.01(5)(d)

- (d) Recognition Of Landmarks And Landmark Sites. At such time as a landmark or landmark site has been properly designated in accordance with subsections (4) and (6) hereof, the commission shall cause to be prepared and erected on such property at City expense, a suitable plaque declaring that such property is a landmark or landmark site. Such plaque shall be so placed as to be easily visible to passing pedestrians. In the case of a landmark, the plaque shall state the accepted name of the landmark, the date of its construction, and other information deemed proper by the commission. In the case of a landmark site which is not the site of a landmark building, such plaque shall state the common name of the site, and such other information deemed appropriate by the commission.
- (e) Sale Of Landmarks And Landmark Sites. Any party who is listed as the owner of record of a landmark site at the time of its designation, who can demonstrate to the commission that by virtue of such designation he is unable to find a buyer willing to preserve such landmark or landmark site, even though he has made reasonable attempts in good faith to find and attract such a buyer, may petition the commission for a rescission of its designation. Following the filing of such petition with the secretary of the commission:
1. The owner and the commission shall work together in good faith to locate a buyer for the subject property who is willing to abide by its designation.
 2. If, at the end of a period not exceeding six (6) months from the date of such petition, no such buyer can be found, and if the owner still desires to obtain such rescission, the commission shall rescind its designation of the subject property.
 3. In the event of such rescission, the commission shall notify the City Clerk, Director of the Inspection Unit and the City Assessor of same, and shall cause the same to be recorded, at its own expense, in the office of the Dane County Register of Deeds. (Am. by Ord. 8081, 7-29-83)
 4. Following any such rescission, the commission may not redesignate the subject property a landmark or landmark site for a period of not less than five (5) years following the date of rescission.
- (f) Other Duties. In addition to those duties already specified in this section, the commission shall:
1. Actively work for the passage of enabling legislation which would permit the granting of full or partial tax exemptions to properties it has designated under the provisions of this section in order to encourage landmark owners to assist in carrying out the intent of this ordinance.
 2. Work closely with the State of Wisconsin liaison officer and the Governor's liaison committee for the National Register of Historic Places of the United States National Park Service in attempting to include such properties hereunder designated as landmarks or landmark sites on the Federal Register.
 3. Work for the continuing education of the citizens of Madison about the historic heritage of this City and the landmarks and landmark sites designated under the provisions of this section.

Sec. 28.04(22)(d)2.

APPENDIX B (Continued)

ZONING CODE

2. Wrecking permits not requiring the prior approval referred to in Subdivision (c) above shall be issued, denied or deemed denied by failure to issue within seven (7) business days of the date of application. (Am. by Ord. 8336, 5-15-84)

3. The Common Council, upon recommendation of the Landmarks Commission, may adopt standards under which applications for wrecking permits for certain types of nonresidential buildings or structures which are located in an Historic District but which are neither landmarks nor improvements that contribute to the distinctive architectural or historic character of the District as a whole may be exempted from the public hearing requirements in Section 28.04(22)(e). (Cr. by Ord. 8336, 5-15-84)

(e) Hearings on Applications for Wrecking Permits. The Plan Commission shall hold a public hearing on each application for a wrecking permit, and shall follow the same procedures required for other hearings by Madison General Ordinance Section 28.12(9)(d) and (e), except that if the applicant for a wrecking permit requests an amendment to the Zoning Code pursuant to Section 28.12(9) or a conditional use permit pursuant to Section 28.12(10) or if said wrecking is a detail of a proposed General Development Plan for a planned development under Section 28.07 of the Madison General Ordinances, the wrecking permit application shall be considered together with said amendment to the Zoning Code, conditional use and/or General Development Plan. In addition, the hearing on the application for said wrecking permit and any appeal thereof of the decision of the Plan Commission shall follow the provisions of Madison General Ordinances Sections 28.12(9), 28.12(10) and/or 28.07(4),(5) and (6) as appropriate, including but not limited to those provisions which relate to the filing of a verified petition and the voting requirements on appeal to the Common Council. In the case of landmarks or improvements located in an Historic District, however, the public hearing on the wrecking permit shall be held only by the Landmarks Commission pursuant to Section 33.01(5)(c); the public hearing on the proposed use of the property should a certificate of appropriateness be issued, shall be held by the Plan Commission pursuant to this subsection.

(f) Appeals. An appeal from the decision of the City Plan Commission may be taken to the Common Council by the applicant for the wrecking permit or by the Alderperson of the district in which the building proposed to be wrecked is located. Such appeal must specify the grounds thereof in respect to the findings of the City Plan Commission and must be filed with the office of the Zoning Administrator within ten (10) days of the final action of the City Plan Commission. The Zoning Administrator shall transmit such appeal to the City Clerk who shall file the appeal with the Common Council. The Common Council shall fix a reasonable time for the hearing of the appeal, and give public notice thereof as well as due notice to the parties in interest, and decide the same within a reasonable time. The action of the City Plan Commission shall be deemed just and equitable unless the Common Council, by a favorable vote of two-thirds (2/3) of the members of the Common Council voting on the matter, reverses or modifies the action of the City Plan Commission. Provided, however, that if the applicant for a wrecking

APPENDIX C

ESTIMATE OF VALUE OF 415 NORTH CARROLL STREET
AS A SINGLE-FAMILY RESIDENCE
WHEN CONDITON IMPROVED TO AVERAGE AND TO EXCELLENT

APPENDIX C (Continued)

The QP program, developed by Gene Dilmore, is used to estimate the market value of the subject as a single-family residence, purchase as is, which rates a score of one (1) for condition. (See Exhibit IV-7 for the scale for scoring.) When the subject property is improved as per the repair program described in Exhibit II-11, the property would be in average condition ready for occupancy and would receive a score of three (3). When the property is further enhanced by the professional restoration of the unique architectural features, a total replacement of the HVAC system, additional kitchen remodeling and professional decorating the score for condition would be a five (5).

The QP program is used to estimate market value when the condition of the subject is scored a three (3) and, again, when the subject is given a top score of five (5). The predicted or estimated market value of the subject in average to good condition ranges from \$250,000 to \$260,000 or \$49/SF to \$51/SF of GBA and when custom finished, the estimated value of ranges from \$320,000 to \$330,000 or \$62/SF to \$64/SF of GBA for a showcase residential property with many extra space features not included in the GBA measure of the house. These unit values fit the pricing pattern found in the market for older, larger homes in Madison. (See Exhibit III-1.) The QP computer output to estimate these values are found on the following pages.

APPENDIX C (Continued)

Project title: SINGLE FAMILY HOME IN AVERAGE TO GOOD CONDITION

Unit prices Search interval = 5

	LAND/	ARCH	CONDI	GARAG	NEIGH	Price
Prel. wts.	0	40	50	10	0	-
2925 OAKRID	5	5	3	3	5	\$49.58
2227 VAN HI	3	3	3	5	3	\$44.13
3810 COUNCI	3	1	5	5	5	\$46.45
177 N PROSP	3	5	5	3	5	\$65.13
415 N CARRO	1	5	3	1	1	-

Attribute	Weighted Matrix					WtdSer
	LAND/BLD	ARCH	CONDITIO	GARAGE	NEIGHBOR	
Initial weights	20	20	20	20	20	100
Final weights	0	40	50	10	0	100
2925 OAKRIDGE	5/ 0.00	5/ 2.00	3/ 1.50	3/ 0.30	5/ 0.00	3.80
2227 VAN HISE	3/ 0.00	3/ 1.20	3/ 1.50	5/ 0.50	3/ 0.00	3.20
3810 COUNCIL C	3/ 0.00	1/ 0.40	5/ 2.50	5/ 0.50	5/ 0.00	3.40
177 N PROSPECT	3/ 0.00	5/ 2.00	5/ 2.50	3/ 0.30	5/ 0.00	4.80
415 N CARROLL	1/ 0.00	5/ 2.00	<u>3/ 1.50</u>	1/ 0.10	1/ 0.00	3.60

APPENDIX C (Continued)

Value Range Determination: Mean Price Per Point Method

Mean price per point: \$13.52
 Dispersion About the Mean: \$0.33
 Coefficient of Variation : 0.02

Value Range Per Unit of Dispersion

	Subject Point Score		Mean (+/- One Standard Deviation)		Price Per SQUARE FOOT
Low Estimate	3.60	X	\$13.19	=	\$47.49
Central Tendency	3.60	X	\$13.52	=	\$48.66
High Estimate	3.60	X	\$13.84	=	\$49.84

Transaction Zone: Mean Price Per Point Method

Number of SQUARE FOOT in subject property: 5133

Low Estimate	\$243,753	or	\$244,000	
Central Tendency	\$249,780	or	\$250,000	★
High Estimate	\$255,807	or	\$256,000	
Coefficient of Variation			= 0.02	

Mean Price Per Point Method: Predicted vs. Actual Price for Comparables

	Predicted Price	Actual price	Error	% Variance
2925 OAKRIDGE	\$51.37	\$49.58	\$1.79	3.6%
2227 VAN HISE	\$43.25	\$44.13	-\$0.88	2.0%
3810 COUNCIL CREST	\$45.96	\$46.45	-\$0.49	1.1%
177 N PROSPECT	\$64.88	\$65.13	-\$0.25	0.4%

APPENDIX C (Continued)

Project title: SINGLE FAMILY HOME IN EXCELLENT CONDITION WITH
CUSTOM FINISHES

Unit prices Search interval = 5

	LAND/	ARCH	CONDI	GARAG	NEIGH	Price
Prel. wts.	0	40	50	10	0	-
2925 OAKRID	5	5	3	3	5	\$49.58
2227 VAN HI	3	3	3	5	3	\$44.13
3810 COUNCI	3	1	5	5	5	\$46.45
177 N PROSP	3	5	5	3	5	\$65.13
415 N CARRO	1	5	(5)	1	1	-

Attribute	Weighted Matrix					WtdScr
	LAND/BLD	ARCH	CONDITIO	GARAGE	NEIGHBOR	
Initial weights	20	20	20	20	20	100
Final weights	0	40	50	10	0	100
2925 OAKRIDGE	5/ 0.00	5/ 2.00	3/ 1.50	3/ 0.30	5/ 0.00	3.80
2227 VAN HISE	3/ 0.00	3/ 1.20	3/ 1.50	5/ 0.50	3/ 0.00	3.20
3810 COUNCIL C	3/ 0.00	1/ 0.40	5/ 2.50	5/ 0.50	5/ 0.00	3.40
177 N PROSPECT	3/ 0.00	5/ 2.00	<u>5/ 2.50</u>	3/ 0.30	5/ 0.00	4.80
415 N CARROLL	1/ 0.00	5/ 2.00	<u>5/ 2.50</u>	1/ 0.10	1/ 0.00	4.60

APPENDIX C (Continued)

Value Range Determination: Mean Price Per Point Method

Mean price per point:	\$13.52
Dispersion About the Mean:	\$0.33
Coefficient of Variation :	0.02

Value Range Per Unit of Dispersion

	Subject Point Score		Mean (+/- One Standard Deviation)		Price Per SQUARE FOOT
Low Estimate	4.60	X	\$13.19	=	\$60.68
Central Tendency	4.60	X	\$13.52	=	\$62.18
High Estimate	4.60	X	\$13.84	=	\$63.68

Transaction Zone: Mean Price Per Point Method

Number of SQUARE FOOT in subject property: 5133

Low Estimate	\$311,462	or	\$311,000	★
Central Tendency	\$319,164	or	\$319,000	
High Estimate	\$326,865	or	\$327,000	
Coefficient of Variation			= 0.02	

Mean Price Per Point Method: Predicted vs. Actual Price for Comparables

	Predicted Price	Actual price	Error
2925 OAKRIDGE	\$51.37	\$49.58	\$1.79
2227 VAN HISE	\$43.25	\$44.13	-\$0.88
3810 COUNCIL CREST	\$45.96	\$46.45	-\$0.49
177 N PROSPECT	\$64.88	\$65.13	-\$0.25

