



DESIGN BUILD INC

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ZONING TEXT

November 24, 2009

801 South Park

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Madison, WI

Legal Description

Plat of West Bay, Lots 1, 2 & 3 Except That PT Conveyed To The State Of Wisc In Vol 501, Page 141, Recorded 8/5/1947 As Doc 749554 & Re-Recorded 12/5/1947 Vol 507 Page 249 Doc 756494. Also Except That PT Conveyed To The City of Madison, Vol 431 Page 562, Recorded 4/20/1973 as Doc 1361810, Lot 4, West Bay, Except That Part Conveyed to State of Wisc in Vol 508, Page 139, Recorded 12/27/1947 as Doc 757491. Also Except That Part Conveyed to City of Madison as Vol 417, Page 306, Recorded 2/23/1973 as Doc 1355952. Lot 5, West Bay, Except That Part Conveyed to the State of Wisconsin, Vol 500, Page 512, Recorded 7/29/1947 as Doc 749155.

Statement of Purpose

This Zoning District is established to allow for the construction of a mixed use development with 12 dwelling units, approximately 10,000 s.f. of commercial space and 14 underground parking stalls.

Permitted Uses

Following are permitted uses within this PUD:

1. Residential uses as allowed in the R-6 zoning district;
2. Commercial uses as allowed in the C-2 zoning district;
3. Office uses as allowed in the O-1 zoning district;
4. Accessory uses including, but not limited to:
 - a. Accessory uses directly associated with above permitted uses.

Lot Area

As stated in Exhibit A, Attached hereto.

Floor Area Ratio

1. Maximum floor area ratio permitted is 3 times the lot size.
2. Maximum building height shall be 4 stories with a partially exposed lower level or as shown on approved plans.

Yard Requirements

Yard areas will be provided as shown on approved plans.

Landscaping

Site landscaping will be provided as shown on approved plans.

Accessory off Street Parking and Loading

Accessory off street parking and loading will be provided as shown on approved plans.

Lighting

Site lighting will be provided as shown on approved plans.

Signage

Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the C2 Zoning District, and at the designated areas on the approved plans. Specific signage is not provided on the approved drawings.

Family Definition

The family definition of this PUD-SIP shall coincide with the definition given in Chapter 20.03(2) of the Madison General Ordinances for the R-6 zoning district..

Alterations and Revisions

No alterations or revisions of this PUD shall be permitted unless approved by the City Plan Commission, However the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the Alder Person of the District and are compatible with the concept approved by the City Plan Commission.