

SIP ZONING TEXT  
TOBACCO ROW PLANNED UNIT DEVELOPMENT  
WEST OFFICE BUILDING (BUILDING A)  
737 LORILLARD COURT  
MADISON, WISCONSIN

Legal Description

The land subject to this Planned Unit Development Specific Implementation Plan shall include that described in Exhibit A, attached hereto.

A. Statement of Purpose

This SIP zoning district is established to allow for the construction of the West building (Building A) of Findorff Yards Office Lofts, a commercial office development.

B. Permitted Uses

Commercial office space with permitted uses including those that are stated as permitted uses in the O-2 zoning district.

1. Accessory uses, including but not limited to the following:
  - a. Surface parking spaces for employees of building tenants, the visitors and customers of building tenants, service vehicles, and leasing, management and maintenance staff, and for other residents, employees or employers in the surrounding neighborhood.
  - b. Signage as hereinafter limited.
  - c. Trash storage area.
  - d. Outdoor seating or eating areas.
  - e. Geothermal well fields.
  - f. Production, processing, cleaning, servicing, testing, repair or storage of merchandise, equipment and products normally incidental to a permitted business use.
  - g. Bicycle racks.
  - h. Shower and locker room facilities for employees of building tenants.

C. Lot Area

As stated in Exhibit A, attached hereto.

D. Floor Area Ratio and Building Height

The maximum floor area ratio and the maximum building height will be as shown on the approved plans.

E. Yard Requirements

Yard areas will be provided as shown on the approved plans.

F. Landscaping

Site landscaping will be provided as shown on the approved plans.

G. Accessory Off-Street Parking & Loading

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

H. Lighting

Site lighting will be provided as shown on the approved plans.

I. Signage

Permanent signage will be allowed as shown on the approved plans.

Permanent signs may also include such signs as may be necessary to regulate onsite parking. Such signs may include warnings to prospective parking violators adequate to meet City of Madison standards for issuing parking tickets, signs reserving spaces accessible to physically handicapped persons, signs reserving spaces for visitors and signs reserving spaces for paid monthly parkers.

Temporary signs may include a project construction sign and signs associated with the marketing of office space within the project.

J. Alterations and Revisions

No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director

of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

Any change or addition to the plan or use which is not deemed “minor” by the Director of Planning and Development shall first be submitted for approval to the City Plan Commission and if, in the opinion of such Commission, the change or addition constitutes a substantial alteration of the original plan, the procedure provided in 28.07(6) of the Zoning Code of the City of Madison shall be required.

EXHIBIT A  
TO SIP ZONING TEXT  
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Legal Description

A portion of: Lot 2 and Lot 3 of Certified Survey Map Number 11210, Recorded in Volume 67, Pages 302-309, Certified Surveys, Dane County Register of Deeds, along with the lots identified as 159, 163, 167 and 171 Proudfit Street, which include part of vacated Feeney Court.

*[NOTE: A revised Certified Survey Map incorporating the lots identified above has been previously submitted and approval. Once finalized and recorded, this revised CSM will be the basis for the final legal description in the SIP Zoning Text.]*

Lot Area

This Specific Implementation Plan contains XX,XXX square feet. *[to be verified in the revised Certified Survey Map]*