

**Lake Park Apartment Homes**  
**SIP ZONING TEXT**  
**PLANNED UNIT DEVELOPMENT DISTRICT**

February 6, 2008

**Legal Description:** The lands subject to this Planned Unit Development District shall include those described on Exhibit A, attached hereto.

**I. Statement of Purpose**

This Planned Unit Development District is established to allow for the construction of a 40-unit residential apartment building with structured parking on a 15,349 sq. ft. site, located in the Bassett Neighborhood - near the Capitol Square business district.

**II. Permitted Uses**

- A. Those that are stated as permitted uses in the R6 zoning District.
- B. Residential Dwellings: 40 New Residential Units, including:
  - 28 - One (1) Bedroom Units
  - 12 - Two (2) Bedroom Units
- C. Uses: Uses Accessory to permitted uses as listed above.

**III. Lot Area**

- A. 15,349 sq. ft., as stated in Exhibit A, attached hereto.

**IV. Height, Yard, Usable Open Space and Landscaping Requirements**

- A. As provided on the approved PUD plans.

**V. Accessory Off-Street Parking & Loading**

- A. Accessory off-street parking will be provided as shown on the approved plans.
- B. A street Loading Zone will be provided on S. Bassett Street.

**VI. Lighting**

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

**VII. Signage**

- A. Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the R-6 district, and/or signage will be provided as approved on the recorded plans.
- B. Temporary Construction/Marketing Signage that does not conform with the Chapter 31 of the Madison General Ordinances will be allowed on the building during construction to promote the project, developer and contractors. This signage will be removed upon receipt of a certificate of occupancy.

**VIII. Family Definition**

- A. For the purposes of this Planned Unit Development the family will be as defined in Chapter 28.03(2) of Madison General Ordinances for the R-6 District.

**IX. Alterations and Revisions**

- A. No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Plan Commission; however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the Alderperson of the district and are compatible with the concept approved by the City Plan Commission.

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Being Lot 1, Block 47, of the Original (Pritchette) Plat of Madison, recorded in Vol. A, Pg. 3 of Plats, located in Section 23, T07N, R09E, City of Madison, Dane County, Wisconsin more particularly described as follows;

Commencing at a meander corner north of the East 1/4 of said Section 23, said meander corner being South 00 degrees 30 minutes 09 seconds West, 1615.78 feet of a meander corner which is southerly of the Northeast corner of Section 23, thence West, 536.82 feet to a point on the southeasterly right-of-way line of West Wilson Street, and the northwesterly boundary line of said Block 47, Pritchette Plat of Madison; thence South 45 degrees 39 minutes 45 seconds West, 435.12 feet to the northeasterly corner of Lot 1, of said Block 47, said point being marked by a bent 1" iron pipe and being the point of beginning of this description; thence South 44 degrees 20 minutes 15 seconds East, along the northeastly boundary line of said Lot 1, Block 47, 235.30 feet to a point on the northwesterly right-of-way of the Chicago, Milwaukee, St. Paul & Pacific Railroad; thence South 51 degrees 06 minutes 20 seconds West, along said northwesterly railroad r.o.w. 66.42 feet; thence North 44 degrees 20 minutes 15 seconds West, along the southwesterly boundary line of Lot 1, Block 47, and northeasterly r.o.w. line of Bassett Street, 229.00 feet; thence North 45 degrees 39 minutes 45 seconds East, along the northwesterly boundary line of said Lot 1, Block 47 and the southeasterly r.o.w. line of West Wilson Street to the point of beginning.