Settlement Place Apartments

SIP ZONING TEXT
PLANNED UNIT DEVELOPMENT DISTRICT

May 26, 2010

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 21-unit residential apartment building with structured parking on a 13,068 sq. ft. site, located in the First Settlement Historic Neighborhood - immediately east of the Capitol Square business district.

II.   Permitted Uses

A.   Those that are stated as permitted uses in the R6 zoning District.

B.   Residential Dwellings: 21 New Residential Units, including:
- 13 - One (1) Bedroom Units
- 8 - Two (2) Bedroom Units

C.   Home occupations and professional offices in the home. Additionally, the seven (7) first floor units may be permitted to have one (1) employee outside the immediate family work from the premise.

D.   Uses: Uses Accessory to permitted uses as listed above.

III.   Lot Area

A.   13,068 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 and loading zone will be provided as shown on the approved plans.

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, with the exception of leasing signage which will be removed within 6 months of 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

Description as per Deeds:

The Northeast 1/2 of Lots Seventeen (17) and Eighteen (18), Block One Hundred Fifteen (115), Original Plat of the City of Madison, City of Madison, Dane County, Wisconsin.

Description as per Deeds:

The Northeast 1/2 of the Southwest 1/2 of Lots Seventeen (17) and Eighteen (18), Block Hundred Fifteen (115), Original Plat of the City of Madison, City of Madison, Dane County, Wisconsin.

Metes and Bounds Description: As surveyed

Commencing at the southwesterly most corner of said Block 18, Original Plat of the City of Madison, said point being marked by a solid iron rod, thence N 46°02'58" E, along the northwesterly platted boundary line of said Block 18, said line also being the southeasterly right-of-way line of East Main Street, 165.83 feet to the point of beginning of this description; thence continue along the northwesterly platted boundary line of said Block 18, said line also being the southeasterly right-of-way line of East Main Street, N 46°02'58" E, 99.53 feet; thence S 43°48'02" E, along the northeasterly platted boundary line of said Block 18, said line also being the southwesterly right-of-way line of South Blair Street, 132.07 feet; thence S 46°03'04" W, along the southeasterly platted boundary line of Lots 17 of said Block 18, 99.35 feet; thence N 43°52'46" W, 132.06 feet to the point of beginning.

This description contains 13,132 Square Feet, 0.30 Acres.