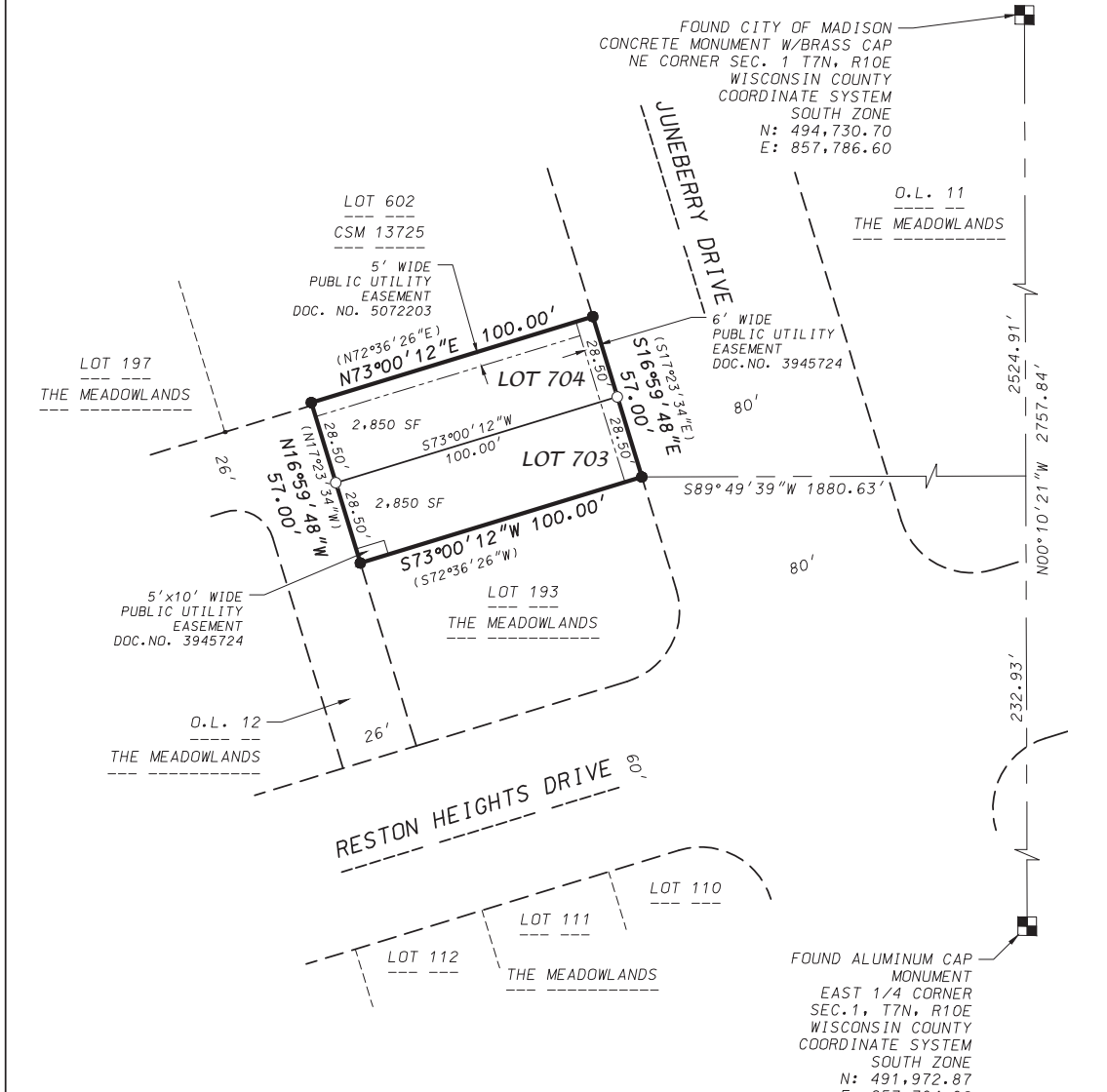


CERTIFIED SURVEY MAP

LOT 601, CERTIFIED SURVEY MAP NO. 13725,
 LOCATED IN THE SW1/4 OF THE NE1/4, SECTION 1, T7N, R10E,
 CITY OF MADISON, DANE COUNTY, WISCONSIN



FOUND CITY OF MADISON
 CONCRETE MONUMENT W/BRASS CAP
 NE CORNER SEC. 1 T7N, R10E
 WISCONSIN COUNTY
 COORDINATE SYSTEM
 SOUTH ZONE
 N: 494,730.70
 E: 857,786.60

FOUND ALUMINUM CAP
 MONUMENT
 EAST 1/4 CORNER
 SEC.1, T7N, R10E
 WISCONSIN COUNTY
 COORDINATE SYSTEM
 SOUTH ZONE
 N: 491,972.87
 E: 857,794.90

- LEGEND**
- FOUND 3/4" REBAR
 - PLACED 3/4"X18" REBAR (WT=1.5 LBS/FT)
 - () RECORDED AS INFORMATION



GRID NORTH
 WISCONSIN COUNTY
 COORDINATE SYSTEM
 DANE ZONE
 THE EAST LINE OF THE
 NE1/4 OF SECTION 1,
 T7N, R10E
 BEARS N00°10'21"W
 0 50
 Scale 1" = 50'

DATE: May 25, 2017
 F.N.: 16-07-129
 C.S.M. NO. _____
 DOC. NO. _____
 VOL. _____ SHEET _____

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

VERIDIAN HOMES, INC.

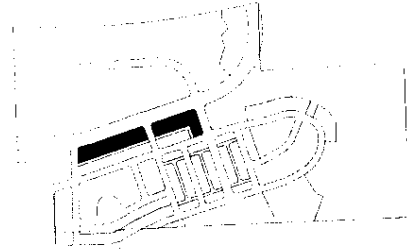
DISTRICT III

Alley Loaded Duplex

Preliminary Plat Numbers: P-193 to P-201, P-221 to P-229

Description

This two-family residential district features alley loaded units, reduced setbacks, pedestrian focused streetscape elements, and single-family style architecture. These lots may be split in half to create zero lot line units, divided along the common wall.



Permitted Uses

- Two Family Residential Homes
- Zero Lot Line Attached Residential
- Detached Garages

Lot Area

Minimum Lot Area	3,000 square feet
note: Zero lot line homes only	
Two-unit lot minimum	6,000 square feet

Floor Area Ratio

Maximum Floor Area Ratio	.70
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Yard Requirements

Minimum Lot Width (two unit lot)	60 feet
Minimum Lot Width (zero lot line)	30 feet
Minimum Corner Lot Width	65 feet
Minimum Corner Lot Width (zero lot line)	32.5 feet
Minimum Front Yard Setback	16 feet
Maximum Front Yard Setback	
Interior Street Fronting Lots	25 feet
Milwaukee Street Fronting Lots	50 feet
Minimum Side Yard Setback	5 feet
Minimum Side Yard Setback(zero lot line)	0 feet
note: zero lot line requires additional fire wall ratings for attached units; to be determined at time of building permit application	
Minimum Corner Lot Side Yard Setback	10 feet from the street side right of way
Minimum Building Separation	10 feet between adjoining lots
Minimum Alley Garage Rear Yard Setback	2 feet
Minimum Alley Garage Side Yard Setback	3 feet
Off-Street Parking and Loading	Two off-street parking stalls per unit

District III Locations

