

AMENDED GDP ZONING TEXT  
TOBACCO ROW PLANNED UNIT DEVELOPMENT  
700 BLOCK OF LORILLARD COURT  
MADISON, WISCONSIN

Legal Description

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

A. Statement of Purpose

This GDP zoning district is established to allow for the construction of one or more new multi-family residential or commercial office buildings and for the adaptive reuse of two historic tobacco warehouses as multi-family residential units.

B. Permitted Uses

Lot 1 of Certified Survey Map 11210: The adaptive reuse of two historic tobacco warehouses into 61 multi-family dwelling units.

Lots 2 and 3 of Certified Survey Map 11210, along with the lots identified as 159, 163, 167 and 171 Proudfit Street, which include part of vacated Feeney Court [*Note: These CSM lots and platted lots will be redescribed in a new or amended CSM*]: A maximum of 158 multi-family dwelling units contained in one or more buildings. The precise number of dwelling units will be determined during the Specific Implementation Plan application review process.

1. Accessory uses, including but not limited to the following:
  - a. Enclosed or underground parking garage.
  - b. Surface parking spaces for residents, their invitees, service vehicles, rental and maintenance staff, and other residents, employees or employers in the surrounding neighborhood.
  - c. Signage as approved by the Urban Design Commission during the Specific Implementation Plan application review process.
  - d. Trash storage area.

- e. Marketing/management office for this and other multi-family residential projects in the neighborhood.
- f. Home occupation. A resident may use a portion of his/her dwelling as his/her own personal office or studio space, subject to the provisions of Home Occupations as specified in Sec 28.03(2), MGO.
- g. Geothermal well fields.

Or, alternatively:

Lots 2 and 3 of Certified Survey Map 11210, along with the lots identified as 159, 163, 167 and 171 Proudfit Street, which include part of vacated Feeney Court *[Note: These CSM lots and platted lots will be redescribed in a new or amended CSM.]*: A maximum of 70,000 gross square feet of commercial office space (which gross area excludes the enclosed or underground parking area) contained in not more than two buildings. The precise building square footage will be determined during the Specific Implementation Plan application review process. Permitted uses include those that are stated as permitted uses in the O-2 zoning district.

2. Accessory uses, including but not limited to the following:

- a. Enclosed or underground parking garage.
- b. 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.
- c. Signage as approved by the Urban Design Commission during the Specific Implementation Plan application review process.
- d. Trash storage area.
- e. Outdoor seating or eating areas.
- f. Geothermal well fields.
- g. Production, processing, cleaning, servicing, testing, repair or storage of merchandise, equipment or products normally incidental to a permitted business use.
- h. Bicycle racks.
- i. 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

To be determined and defined during the approval review process for Specific Implementation Plan(s) submitted within the boundaries of this General Development Plan. Lots 2 & 3 of CSM 11210, along with the lots identified as 159, 163, 167 and 171 Proudfit Street, which include part of vacated Feeney Court [*Note: These CSM lots and platted lots will be redescribed in a new or amended CSM*], may be allowed maximum residential building heights of 9 stories or maximum office building heights of 3 stories above grade, subject to the Specific Implementation Plan application review process.

E. Yard Requirements

To be determined and defined by the Special Implementation Plan(s) submitted within the boundaries of this General Development Plan.

F. Landscaping

To be determined and defined by the Special Implementation Plan(s) submitted within the boundaries of this General Development Plan.

G. Accessory Off-Street Parking & Loading

To be determined and defined by the Special Implementation Plan(s) submitted within the boundaries of this General Development Plan.

H. Lighting

To be determined and defined by the Special Implementation Plan(s) submitted within the boundaries of this General Development Plan.

I. Signage

To be determined and defined by the Special Implementation Plan(s) submitted within the boundaries of this General Development Plan, as approved by the Urban Design Commission.

J. Family Definition

The definition of family for this General Development Plan shall be the same as that specified in Chapter 28.03(2), MGO as it relates to the City zoning code's definition of

family as it relates to R5 Zoning districts.

K. 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 AMENDED GDP ZONING TEXT  
TOBACCO ROW PLANNED UNIT DEVELOPMENT  
700 BLOCK OF LORILLARD COURT  
MADISON, WISCONSIN

Legal Description

Lot 1, 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 will be submitted for approval separately and will be the basis for the final legal description in the GDP Zoning Text.]*

Lot Area

This General Development Plan contains 178,969 square feet. *[to be verified in the revised Certified Survey Map]*

AMENDED GDP ZONING TEXT  
TOBACCO ROW PLANNED UNIT DEVELOPMENT  
700 BLOCK OF LORILLARD COURT,  
MADISON, WISCONSIN

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Legal Description

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

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A. Statement of Purpose

This GDP zoning district is established to allow for the construction of one or more new multi-family residential or commercial office buildings and for the adaptive reuse of two historic tobacco warehouses as multi-family residential units.

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B. Permitted Uses

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Lot 1 of Certified Survey Map 11210: The adaptive reuse of two historic tobacco warehouses into 61 multi-family dwelling units.

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Lots 2 and 3 of Certified Survey Map 11210, along with the lots identified as 159, 163, 167 and 171 Proudfit Street, which include part of vacated Feeney Court *[Note: These CSM lots and platted lots will be redescribed in a new or amended CSM]*: A maximum of 158 multi-family dwelling units contained in one or more buildings. The precise number of dwelling units will be determined during the Specific Implementation Plan application review process.

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1. Accessory uses, including but not limited to the following:

- a. Enclosed or underground parking garage.
- b. Surface parking spaces for residents, their invitees, service vehicles, rental and maintenance staff, and other residents, employees or employers in the surrounding neighborhood.
- c. Signage as approved by the Urban Design Commission during the Specific Implementation Plan application review process.
- d. Trash storage area.

- e. Marketing/management office for this and other multi-family residential projects in the neighborhood.
- f. Home occupation. A resident may use a portion of his/her dwelling as his/her own personal office or studio space, subject to the provisions of Home Occupations as specified in Sec 28.03(2), MGO.
- g. Geothermal well fields.

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Or, alternatively:

Lots 2 and 3 of Certified Survey Map 11210, along with the lots identified as 159, 163, 167 and 171 Proudfit Street, which include part of vacated Feeney Court [Note: These CSM lots and platted lots will be redescribed in a new or amended CSM.]; A maximum of 70,000 gross square feet of commercial office space (which gross area excludes the enclosed or underground parking area) contained in not more than two buildings. The precise building square footage will be determined during the Specific Implementation Plan application review process. Permitted uses include those that are stated as permitted uses in the O-2 zoning district.

2. Accessory uses, including but not limited to the following:

- a. Enclosed or underground parking garage.
- b. 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.
- c. Signage as approved by the Urban Design Commission during the Specific Implementation Plan application review process.
- d. Trash storage area.
- e. Outdoor seating or eating areas.
- f. Geothermal well fields.
- g. Production, processing, cleaning, servicing, testing, repair or storage of merchandise, equipment or products normally incidental to a permitted business use.
- h. Bicycle racks.
- i. 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

To be determined and defined during the approval review process for Specific Implementation Plan(s) submitted within the boundaries of this General Development Plan. Lots 2 & 3 of CSM 11210, along with the lots identified as 159, 163, 167 and 171 Proudfit Street, which include part of vacated Feeney Court *[Note: These CSM lots and platted lots will be redescribed in a new or amended CSM]*, may be allowed maximum residential building heights of 9 stories or maximum office building heights of 3 stories above grade, subject to the Specific Implementation Plan application review process.

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E. Yard Requirements

To be determined and defined by the Special Implementation Plan(s) submitted within the boundaries of this General Development Plan.

F. Landscaping

To be determined and defined by the Special Implementation Plan(s) submitted within the boundaries of this General Development Plan.

G. Accessory Off-Street Parking & Loading

To be determined and defined by the Special Implementation Plan(s) submitted within the boundaries of this General Development Plan.

H. Lighting

To be determined and defined by the Special Implementation Plan(s) submitted within the boundaries of this General Development Plan.

I. Signage

To be determined and defined by the Special Implementation Plan(s) submitted within the boundaries of this General Development Plan, as approved by the Urban Design Commission.

J. Family Definition

The definition of family for this General Development Plan shall be the same as that specified in Chapter 28.03(2), MGO as it relates to the City zoning code's definition of

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family as it relates to R5 Zoning districts.

K. 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.

**Deleted:** planned unit development

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.

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EXHIBIT A  
TO AMENDED GDP ZONING TEXT  
TOBACCO ROW PLANNED UNIT DEVELOPMENT,  
700 BLOCK OF LORILLARD COURT  
MADISON, WISCONSIN

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Legal Description

Lot 1, 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 will be submitted for approval separately and will be the basis for the final legal description in the GDP Zoning Text.]

Lot Area

This General Development Plan contains 178,969 square feet. [to be verified in the revised Certified Survey Map].

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SIP ZONING TEXT  
TOBACCO ROW PLANNED UNIT DEVELOPMENT  
EAST OFFICE BUILDING (BUILDING B)  
701 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 east building (Building B) 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. Underground parking garage.
  - b. 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.
  - c. Signage as hereinafter limited.
  - d. Trash storage area.
  - e. Outdoor seating or eating areas.
  - f. Geothermal well fields.
  - g. Production, processing, cleaning, servicing, testing, repair or storage of merchandise, equipment and products normally incidental to a permitted business use.

- h. Bicycle racks.
- i. 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  
TOBACCO ROW PLANNED UNIT DEVELOPMENT  
EAST OFFICE BUILDING (BUILDING B)  
701 LORILLARD COURT  
MADISON, WISCONSIN

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 will be submitted for approval separately and 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]*