



Zoning Text

Brown Lofts Apartments

Steve Brown Apartments, Owner
1815 University Avenue
Madison, WI 53705

February 21, 2007

Legal Description:

The lands subject to this Planned Unit Development District shall include those described below:

All of Lots 3, 4, 5 and 6, Block 3, University Heights, as recorded in Volume 1 of Plats, on Page 17, as document number 197136, Dane County Registry, located in the Northeast Quarter of the Northwest Quarter of Section 22, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin.

Containing 25,520 sq. ft. = 0.586 acres.

A. Statement of Purpose:

This PUD (GDP/SIP) zoning district is being established to allow for the construction of a 64-unit multifamily housing project consistent with the density, style and massing of the adjacent residential neighborhood. The current zoning of the site is HIS-UH OR.

B. Permitted Uses:

1. Those that are stated as permitted uses in the proposed PUD district.
2. Uses accessory to permitted uses in the proposed PUD district.

C. Lot Area:

25,520 square feet = 0.586 acres

D. Floor Area Ratio:

1. Maximum Floor Area Ratio permitted is 3.03.
2. Maximum building height shall be 4 stories (Proposed height: 56 feet – top of parapet)

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E. Yard Requirements:

Yard areas will be provided as shown on approved plans.

Front yard = 5'-0" ft. and 13'-0" ft.

Rear yard = 3'-0" and 8'-0" ft.

Side yard = 2'-0" ft. and 5'-6" ft.

F. Landscaping:

Site landscaping will be provided as shown on approved plans.

G. Accessory Off-Street Parking & Loading:

Accessory off-street parking and loading shall be provided based on PUD (GDP/SIP) zoning as required by Section 28.11, Madison General Ordinances and as shown on the approved plans.

H. Lighting:

Site lighting will be provided as shown on approved plans.

I. Signage:

Signage will be provided as approved on the recorded plans.

J. Family Definition:

The family definition for this PUD (GDP/SIP) shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the HIS-UH OR (R-5) zoning district.

K. Alterations and Revisions:

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 district Alderperson and are compatible with the concept stated in the underlying General Development Plan approved by the City Plan Commission.