

**Zoning Text**  
Amended PUD- SIP  
1907-1911 Monroe Street  
April 27, 2011

**Legal Description:** The lands subject to this PUD- SIP shall include The Southwest 40 Feet of Lot 2, Block 3, Wingra Park, in the City of Madison, Dane County, Wisconsin. Containing 4,585 Square Feet and Lot 3, Block 3, Wingra Park, in the City of Madison, Dane County, Wisconsin. Containing 6,861 Square Feet.

A. **Statement of Purpose:** This zoning district is established to allow for the construction of a mixed use building with 4,400 square feet of commercial space and 18 dwelling units.

B. **Permitted Uses:** Following are permitted uses:

1. The following commercial uses:

- a. Artist, photographer, studio, etc.
- b. Insurance office, real estate office, sales office
- c. General office
- d. Clinic – Health
- e. Physical, occupational or massage therapy
- f. Veterinary clinic
- g. Animal grooming
- h. Bank, Financial institution
- i. Business sales and services
- j. Food and related goods sales
- k. General retail
- l. Laundromat, self-service
- m. Liquor store
- n. Photocopying
- o. Post office
- p. Service business
- q. Small appliance repair
- r. Sporting goods store, bait shop
- s. Tattoo shop
- t. Tobacco shop
- u. Coffee shop, tea house
- v. Restaurant
- w. Artisan workshop
- x. Printing and publishing

2. Multifamily residential uses as shown in approved plans.

3. Accessory uses including but not limited to:

- a. Accessory uses directly associated with those permitted uses including parking for residents and guests, and outdoor seating areas as shown on approved specific implementation plans.
- b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.

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- C. ***Lot Area:*** As shown on the approved plans.
- D. ***Height Regulations:*** As shown on the approved plans.
- E. ***Yard Regulations:*** As shown on the approved plans.
- F. ***Landscaping:*** Site Landscaping will be provided as shown on the approved plans.
- G. ***Usable Open Space Requirements:*** Usable open space will be provided as shown on the approved plans.
- H. ***Parking & Loading:*** Off-street parking and loading shall be provided as shown on the approved plans .All underground parking stalls will be assigned to specific units by the developer.
- I. ***Family Definition:*** A family shall be defined as a household not to exceed three unrelated persons.
- J. ***Signage:*** Signage for the residential buildings will be allowed as per the R-5 zoning district or as provided in the approved SIP plans or as a minor alteration to the approved PUD-SIP.
- K. ***Alterations and Revisions:*** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director Of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.