

ZONING TEXT

December 1, 2010

416, 420 & 424 West Mifflin Street Madison, WI

Legal Description

Lot twelve (12), the northeast ½ of lot thirteen (13), and the northeast 31 feet of the southwest ½ of lot thirteen (13), block forty-two (42), original plat of Madison, City of Madison, Dane County, Wisconsin. Located in the NW ¼ of the NE ¼ of Section 23, T7N, R9E, City of Madison, Dane County Wisconsin, to-wit: Commencing at the north quarter corner of said Section 23; thence S00°00' 50" W, 1051.90 feet; thence S89°59' 10" E, 779.02 feet to a point on the northwesterly line of said lot 13 and the point of beginning; thence N46°00' 51" E, along the northwesterly line of lot 13 and lot 12, 130.40 feet to the north corner of said lot 12; thence S43°55' 00"E along the northeast line of said lot 12, 132.39 feet to the east corner of said lot 12; thence S46°00' 22"W along the southeast line of said lots 12 and 13, 130.24 feet; thence N43°59' 12"W, 132.41 feet to the point of beginning. Containing 17,255 square feet.

Statement of Purpose

This Zoning District is established to allow for the construction of an apartment complex with 45 dwelling units and 25 underground parking stalls.

Permitted Uses

- Residential uses as allowed in the R-2 district pursuant to Chapter 2803 (2) of the Madison General Ordinance.

Lot Area

As shown on approved plans

Building Bulk and Placement

- Floor area ratio is shown on approved plans.
- Building height is shown on approved plans.
- Yard area will be provided as shown on approved plans.

Landscaping

- Site and planter landscaping will be provided as shown on approved plans.

Parking Management

- Underground parking is for use by contracted residents or commercial tenants of this property. Parking agreements are part of a lease agreement. See Exhibit A.
- Surface parking is for guest, employees and customers of the development. No overnight parking will be permitted unless prior approval has been received from the landlord.
- Accessory off street parking and loading will be provided as shown on approved plans.

Trash Removal

- Trash removal will be provided by private contractor. It is the tenant responsibility to transport garbage from unit/rental space to enclosed trash area outside of building. Collections from landlord trash area will be on a regular scheduled basis.

Snow Removal

- Snow removal will be provided by private contractor. Small events and snow accumulation will be handled on site. Determination of snow removal schedule is the responsibility of the landlord. Accumulation exceeding the capacity of the site will be hauled away.

Lighting

- Site lighting will be provided and shown on approved plans.

Signage

- Signage shall be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the C2 Zoning District. Signage shall be approved by the Urban Design Commission. Sign permits must be issued by the Zoning Section of the Department of Planning and Community and Economic Development prior to sign installations. Signage will be allowed as recorded on the approved plans and Exhibit E.

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 alderperson of the district and are compatible with the concept approved by the City Plan Commission.