

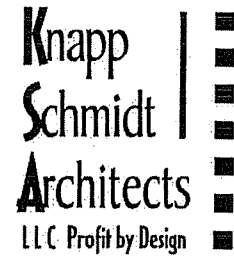
June 7, 2006

Capitol Bakery & Bistro

And Residential Apartments

453 W. Washington Avenue

Madison, WI



Zoning Text

Legal Description: The Northwest 85 feet of the Northeast 1/2 of Lot 1 and the Northwest 85 feet of the Southwest 1/2 of Lot 1, Block 44, Original Plat of the city of Madison, in the City of Madison, Dane county, Wisconsin.

- A. Statement of Purpose: This zoning district is established to allow for the construction of a multi-use building housing a restaurant-tavern, commercial bakery, and residential apartments.
- B. Permitted Uses:
 - 1. Those that are stated as permitted users in the R6 District.
 - 2. Uses accessory to permitted uses as permitted in the R6 District.
 - 3. Other permitted uses: restaurant-tavern and bakery
- C. Lot Area 5,610 sf
- D. Floor Area Ratio
 - 1. Maximum floor area ratio permitted is 2.0
 - 2. Maximum building height shall be 3 stories or as shown on 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 approved plans.
- H. Lighting: Site lighting will be provided as shown on approved plans.
- I. Signage: signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the R6 district, or signage will be provided as approved on the recorded plans.
- J. Family Definition: The family definition of this PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R6 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 alderperson of the district and are compatible with the concept approved by the City Plan Commission.