



DESIGNBUILD

634 W. Main Street  
Madison, WI 53703  
Office 608-257-1090  
Fax 608-257-1092  
[www.tjkdesignbuild.com](http://www.tjkdesignbuild.com)

## **ZONING TEXT**

March 1, 2011

### **677 South Segoe Road**

677 South Segoe Road  
Madison, WI

#### **Legal Description**

677 South Segoe Road, Block 2 of Westgate

#### **Statement of Purpose**

This Zoning District is established to allow for the construction of a multi-family residential development with 64 dwelling units, 40 surface parking stalls and 54 underground parking stalls.

#### **Permitted Uses**

- Residential uses as allowed in the R-2 district pursuant to Chapter 2803 (2) of the Madison General Ordinance.
- Accessory uses to the above uses, including but not limited to accessory parking and home occupations as defined in Chapter 28 of the Madison General Ordinances.

#### **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 of this property. Parking agreements are part of a lease agreement. See Exhibit A.
- Surface parking is for guests and residents 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 underneath the 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.