

SIP ZONING TEXT

727 LORILLARD COURT
MADISON, WISCONSIN

Legal Description

The lands subject to this planned unit development shall include those described in Exhibit A, attached hereto.

A. Statement of Purpose:

This zoning district is established to allow for the construction of a multi-family residential building.

B. Permitted Uses

1. Multi-family residential uses.
2. Uses accessory to permitted uses as listed above, including but not limited to the following:
 - a. Underground and surface parking.
 - b. Indoor and outdoor amenity and recreation areas associated with multi-family residential units.
 - c. On-site management office for the management and leasing of multi-family residential units.
 - d. Home occupation. A resident may use a portion of his/her dwelling as his/her own personal office or studio space, subject to the provisions of Home Occupations as specified in Section 28.04(26) of the Madison General Ordinances.

C. Lot Area

As stated in Exhibit A, attached hereto.

D. Floor Area Ratio and Building Height

The maximum floor area ratio and the maximum building height will be as shown on the 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 the approved plans.

H. Lighting

Site lighting will be provided as shown on the approved plans.

I. Signage

Permanent signage will meet the requirements of Chapter 31 of the Madison General Ordinances and will be permitted as shown on the approved plans.

Permitted temporary signs will include project construction signs and signs associated with the marketing of the multi-family residential units within the project.

J. Family Definition

The family definition for this PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances as it relates to R6 zoning districts.

K. Miscellaneous

This building is located adjacent to an existing railroad right-of-way and may experience noise and vibration from current railroad traffic and possible future commuter rail services.

L. 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 Community and Economic Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

EXHIBIT A

727 LORILLARD COURT MADISON, WISCONSIN

Legal Description

Lots 2 and 3 Certified Survey Map No. 11210, recorded in Volume 67 of Certified Survey Maps pages 302-309 as Document No. 3978226, part of Lots 11, 12, and 13, and part of vacated Feeney Court, Warren's Addition to the City of Madison, recorded in Volume A of Plats, Page 8, part of lots 1 and 2, Block 28, Original Plat of the City of Madison recorded in Volume A, page 1 and a parcel of land all located in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 23, T7N, R9E, City of Madison, Dane County, Wisconsin to-wit: Beginning at the most northerly corner of said lot 2 Certified Survey Map No. 11210; thence southeasterly on a curve to the right which has a radius of 2890.56 feet and a chord which bears S30°44'03"E, 47.70 feet; thence S33°55'31"E. 335.37 feet to a point on a curve; thence northwesterly on a curve to the right which has a radius of 155.00 feet and a chord which bears N89°30'52"W. 48.63 feet; thence N80°29'21"W. 80.72 feet to a point of curve; thence northwesterly on a curve to the left which has a radius of 350.00 feet and a chord which bears N85°45'11"W. 100.86 feet; thence S55°12'22"W, 16.72 feet; thence S44°01'11"E, 7.09 feet; thence S45°44'14"W, 71.83 feet; thence N44°01'11"W, 192.17 feet; thence N45°44'14"E, 88.33 feet; thence N44°01'11"W, 17.10 feet; thence N46°39'27"E, 219.56 feet to the point of beginning. Containing 73,130 square feet (1.679 acres).

Lot Area

This Specific Implementation Plan contains 73,130 square feet (1.679 acres).