

Zoning Text

PUD- SIP

300 S. Livingston St

September 21, 2011

Legal Description: Part of Lot Seven (7) together with all of Lots Eight (8), and Nine (9) Block 129, Pritchette Plat of Madison (a.k.a. Original Plat of Madison), Located in the Northeast Quarter of the Southeast Quarter of Section 13, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin, described more particularly as follows:

Beginning at the most Northerly corner of said Lot 9; thence South 43 degrees 43 minutes 17 seconds East along the Southwesterly right-of-way line of South Livingston Street, 132.06 feet; thence South 46 degrees 05 minutes 08 seconds West, 155.00 feet; thence North 43 degrees 53 minutes 17 seconds West, 132.06 feet to the Southeasterly right-of-way line of East Wilson Street; thence North 46 degrees 05 minutes 08 seconds East along the said right-of-way line, 155.00 feet to the Southwesterly right-of-way line of South Livingston Street at the point of beginning.

Said parcel contains 20,469 square feet or 0.469 acres.

A. **Statement of Purpose:** This zoning district is established to allow for the construction of a mixed use building with 5,342 square feet of commercial space and 39 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.

- 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.

- 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.