

ZONING TEXT

November 7, 2011

Erin Square

801 South Park Street
Madison, WI

Legal Description

Plat of West Bay, Lots 1, 2 & 3 Except That PT Conveyed To The State Of Wisc In Vol 501, Page 141, Recorded 8/5/1947 As Doc 749554 & Re-Recorded 12/5/1947 Vol 507 Page 249 Doc 756494. Also Except That PT Conveyed To The City of Madison, Vol 431 Page 562, Recorded 4/20/1973 as Doc 1361810, Lot 4, West Bay, Except That Part Conveyed to State of Wisc in Vol 508, Page 139, Recorded 12/27/1947 as Doc 757491. Also Except That Part Conveyed to City of Madison as Vol 417, Page 306, Recorded 2/23/1973 as Doc 1355952. Lot 5, West Bay, Except That Part Conveyed to the State of Wisconsin, Vol 500, Page 512, Recorded 7/29/1947 as Doc 749155.

Statement of Purpose

This Zoning District is established to allow for the construction of a mixed use development with 7 dwelling units, approximately 3,400 s.f. of commercial space and 14 surface parking stalls.

Permitted Uses

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

- Surface parking is for residents guest, employees and customers of the development. Overnight parking will only be permitted with prior approval 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.

EXHIBIT A

List of permitted uses for Floor 1, the commercial portion, of building
(permitted residential uses are residential units on Floors 3 and 4, as shown on approved plans)

1. Administrative offices.
2. Adult day care facilities.
3. Antique Shops.
4. Art and school supply stores.
5. Art galleries and museums.
6. Auction rooms.
7. Artisan Studios.
8. Automobile accessory stores.
9. Banks and financial institutions.
10. Barbershops and Beauty parlors.
11. Bedding Sales.
12. Bicycle sales, rental and repair establishments.
13. Blueprinting and Photostatting establishments.
14. Book, magazine and stationery stores.
15. Business machine sales and service establishments.
16. Camera and photographic supply stores.
17. Candy and ice cream stores.
18. Card and gift shops.
19. Carpet and rug stores.
20. Catering establishments.
21. China and glassware stores.
22. Clothing and costume rental stores.
23. Coin and philatelic stores.
24. Contractors or construction offices and shops and display rooms.
25. Data processing centers.
26. Department stores.
27. Drugstores.
28. Dry good stores.
29. Educational or training centers.
30. Electronic stores, including the sale and service of computer, audio, radio, telecommunications and television – video equipment and accessories.
31. Employment agencies.
32. Exterminating shops.
33. Express and parcel delivery establishments.
34. Floor covering stores (linoleum and tile).
35. Florist shops and conservatories.
36. Food stores-grocery stores, meat stores, fish markets, bakeries and delicatessens.
37. Furniture stores.
38. Furrier shops including the incidental storage and conditioning of furs.
39. Hardware stores.
40. Hobby shops.
41. Household appliance stores, including radio and television sales and service.
42. Household and office cleaning services.
43. Interior decorating shops, including upholstering and making of draperies, slipcovers and other similar articles when conducted as part of the retail operation and secondary to the principal use.
44. Jewelry stores, including watch repair.
45. Laboratories—research, development and testing.
46. Leather goods and luggage stores.

47. Linen, towel, diaper and other similar supply services.
48. Locksmith shops.
49. Medical, dental and optical clinics and optical sales.
50. Musical instrument sales and repair.
51. Office supply stores.
52. Offices business and professional.
53. Optical sales.
54. Orthopedic and medical appliance and supply stores.
55. Packing and crating establishments.
56. Paint and wallpaper stores.
57. Personal computers and home electronics, sales and service.
58. Pet stores.
59. Phonograph, record and sheet music stores.
60. Photography studios or services, including the development of films and pictures.
61. Physical culture and health services, reducing salons and massage therapy.
62. Physical fitness and other similar type recreational facilities.
63. Picture framing.
64. Post offices.
65. Printing, publishing and bookbinding establishments, including photocopying, letter and newspaper press, stationery and business card and other similar job printing services.
66. Radio and television studios and stations.
67. Record, compact disc and cassette stores.
68. Recording studios.
69. Reproduction process, including printing, blueprinting, Photostatting, lithographing, engraving, stereotyping, publishing, and bookbinding.
70. Research and development activities, and testing laboratories.
71. Restaurants, bars and taverns except adult entertainment taverns.
72. Schools—music, dance, business or trade.
73. Secondhand stores and rummage shops.
74. Sewing machine sales and service, household appliances only.
75. Shoe and hat repair stores.
76. Small animal clinics not including outdoor runs and pens.
77. Small home appliances, sales and services.
78. Sporting good stores.
79. Swimming pool, hot tub and spa stores, provided there is no outside storage or display on the premises and no installation or repair services are offered.
80. Tailor shops.
81. Taxidermists.
82. Telecommunication centers and facilities.
83. Ticket agencies, amusement.
84. Toy shops.
85. Travel bureaus and transportation ticket offices.
86. Typewriter and adding machine sales and service establishments.
87. Upholstery shops.
88. Variety stores.
89. Water softener sales and service.
90. Wearing apparel shops.
91. Upholstery and interior decorating shops.