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September 6, 2006

## **ZONING TEXT**

**Baer Insurance Building**  
**9701 Brader Way**  
**Verona, Wisconsin 53593**  
**(Lot / Parcel 2 of Blackhawk Church Town Center Plat in Madison, WI)**

### **Legal Description:**

The lands subject to this planned unit development shall include those described in the attached legal description.

(Site location is Northwest corner of Mineral Point Road and Veritas Drive, on south side of Brader Way.)

### **A. Statement of Purpose:**

*This Zoning District*

District II: Office / Employment

Comparable Zoning District: O-3 / O-4

Building Sites: 1, 2, 9, 11, 12

The Office / Employment District creates a pedestrian oriented business district ranging from two story office uses to multiple story campus settings.

### **B. Permitted Uses:**

*This Zoning District*

1. Any permitted use allowed in the O-4 Office District
2. First Floor Retail
3. Outdoor eating and recreation areas, when accessory to another use
4. Medical, Dental, and Optical Clinics

*This Lot*

Lot 2

5. Office (1<sup>st</sup> / 2<sup>nd</sup> / 3<sup>rd</sup> floor)
6. Retail (1<sup>st</sup> floor only)
7. 30,000 – 60,000 square feet total
  - a. 15,000-25,000 square foot footprint

### **C. Lot Area:**

*This Zoning District*

Minimum Lot Area 1 acre

*This Lot*

Lot Size: 1.86 Acres (81,068 S.F.)

### **D. Floor Area Ratio:**

1. Maximum floor area ratio permitted is:

*This Zoning District*

0.75

2. Maximum building height shall be:  
2-3 stories

**E. Yard Requirements:**

*This Zoning District*

Minimum Front Yard Setback	10' feet
Minimum Side Yard Setback	varies (will be set in SIP)
Minimum Rear Yard Setback	varies (will be set in SIP)
Minimum Building Separation	varies (will be set in SIP)
Maximum Impervious Surface Ratio	varies (will be set in SIP)
Maximum Floor Area Ratio	varies (will be set in SIP)
Off-Street Parking and Loading	varies (will be set in SIP)

*This Lot*

Brader Way:	10-20'
Veritas Drive:	10-15'
Mineral Point:	40' Minimum
East Property Line:	20' Minimum

*Building Envelope, This Lot:*

Brader Way / Veritas Drive

Building placement must engage intersection corner with a majority of the building fronting directly onto Veritas Drive.

**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.

Approximate Parking Configuration:

- |                         |  |
|-------------------------|--|
| 1. Surface Parking:     | 3-4 stalls/1,000 square feet office<br>3-4 stalls/1,000 square feet retail<br>100-125 parking stalls |
| 2. Underground Parking: | Encouraged   |
| 3. Shared Parking:      | No   |

**H. Lighting:**

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

**I. Signage:**

Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the \_\_\_\_\_ 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 \_\_\_\_\_ 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 alteration 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.

**Site Notes:***This Zoning District*

1. Site 2, along with Site 1, forms the western gateway from Mineral Point Road. Architectural character, massing, and materials should be designed to take advantage of the increased exposure and high profile site.
2. Infiltration swale/rain garden along southern boundary serves as pre-treatment for runoff from Site 1, Site 2, and Site 12 prior to release into the OL1 stormwater management facility.
3. Usable street facing entrances are encouraged

**General Regulations***This Zoning District*

1. All business, servicing or processing, except off-street parking, off-street loading, and outside storage areas as regulated hereinafter, shall be conducted within completely enclosed buildings.