

ZONING TEXT

LEGAL DESCRIPTION

Lot 2, Certified Survey Map No. 11835, Part of Lots 2 and 3, Block 4, Wakeley's Subdivision of Part of Block 278, 282, 285, 287 and 294, Farwell's Replat and a portion of Winnebago Street, vacated by the City of Madison by Resolution 06-00599 recorded as Document Number 4228878, located in the NW1/4 of the SE1/4 and the NE1/4 of the SE1/4 of Section 6, T7N, R10E, City of Madison, Dane County, Wisconsin to-wit:

Commencing at the East 1/4 corner of said Section 6 which lies S89°33'52"E, 76.04 feet from a Meander Corner of East 1/4 corner; thence N89°33'52"W, 1416.06 feet along the North line of said SE1/4; thence S00°26'08"W, 19.83 feet to a point on the Southwest right-of-way line of South Sixth Street, also being the point of beginning; thence S46°20'53"E, 59.97 feet along said Southwest right-of-way line; thence S40°22'35"E, 84.50 feet along said Southwest right-of-way line to a point of curve; thence Southerly along a curve to the right which has a radius of 29.50 feet and a chord which bears S00°37'39"E, 37.73 feet to a point on the Northwest right-of-way line of Winnebago Street; thence S39°07'24"W, 39.00 feet along said Northwest right-of-way line to a point of curve; thence Southwesterly along said Northwest right-of-way line along a curve to the right which has a radius of 15.00 feet and chord which bears S59°12'06"W, 10.30 feet to a point of reverse curve; thence Southwesterly along said Northwest right-of-way line along a curve to the left which has a radius of 34.00 feet and a chord which bears S60°25'41"W, 21.97 feet to a point of compound curve; thence Southwesterly along said Northwest right-of-way line along a curve to the left which has a radius of 980.00 feet and a chord which bears S37°46'27"W, 129.97 feet to a point of reverse curve; thence Westerly along a curve to the right which has a radius of 15.00 feet and a chord which bears S83°51'57"W, 22.95 feet to a point on the Northwest right-of-way line of South Fifth Street; thence N46°14'25"W, 77.86 feet; thence N43°57'44"E, 56.80 feet to a point on the Northeast line of Lot 1, Block 4, Wakeley's Subdivision of Part of Block 278, 282, 285, 287 and 294, Farwell's Replat; thence N46°07'28"W, 100.38 feet along said Northeast line to a point on the Southeast right-of-way line of East Washington Avenue; thence N44°11'39"E, 80.00 feet along said Southeast right-of-way line; thence N45°11'28"E, 20.14 feet along said Southeast right-of-way line; thence N45°38'26"E, 79.82 feet along said Southeast right-of-way line; thence N44°12'25"E, 4.33 feet along said Southeast right-of-way line to a point of curve; thence Easterly along a curve to the right which has a radius of 11.00 feet and a chord which bears N88°55'46"E, 15.48 feet to the point of beginning. Containing 40,302 square feet (0.925 acres).

- A. Statement of purpose: The Union Corners Mixed- Use Planned Development zoning district is intended to provide a regulatory framework that facilitates the development of the Union corners in an integrated fashion, encourages and allows flexibility in the design, uses and improvements to the property, and preserves opportunities the enhance the residential, commercial, health care service facilities, public facilities, retail and entertainment characteristics of the Central and East Madison in a manner that is flexible and responsive to

market and economic conditions. The development's residential component is intended to promote a suitable environment for a predominantly adult population and long-term housing.

B. Permitted Uses:

The following uses shall be permitted on parcels **west of Winnebago St. on Building Sites 1-5 and 10** of this Planned Development:

1. Accessory uses related to the permitted uses as denoted herein.
2. Animal grooming
3. Appliance stores (sales and service)
4. Art galleries
5. Artisan workshop
6. Assisted living – Facility, congregate care facility, skilled nursing facility, as shown on approved specific implementation plans
7. Barber shops and beauty salons
8. Bed and breakfasts, as shown on approved specific implementation plans
9. Bicycle sales, Rental / sharing and repair establishments
10. Business sales and services
11. Camera and photographic supply stores
12. Catering
13. Clinic – Health
14. Clothing and costume rental stores
15. Coffee shop, Tea house
16. Counseling, community services organization
17. Dance studios
18. Daycare centers
19. Dry cleaning and laundry establishments provided that no cleaning or laundering occur on premises
20. Engraving businesses
21. Farmers markets
22. Film developing and processing
23. Financial institutions, including automated teller machines, banks
24. Florist shops and nurseries
25. Food stores – grocery stores, meat stores, fish markets, bakeries, and delicatessens.
26. Furniture and household goods store
27. General office, professional office
28. General retail
29. Health / sports club
30. Hospital
31. Hostel
32. Hotel, inn, motel, as shown on approved specific implementation plans
33. Insurance office, real estate office, sales office
34. Laundromat, self service

35. Library, museum
36. Liquor stores
37. Locksmith shops
38. Lodge, private club, reception hall
39. Massage therapy
40. Multi-family dwellings, as shown on the approved specific implementation plans
41. Parking lots, garages and structures accessory to principle building and uses
42. Parks and playgrounds
43. Photography studios, including the development of films and pictures when conducted as part of the retail business on premises
44. Physical, occupational and massage therapy
45. Places of worship
46. Post offices, including private parcel delivery businesses
47. Printing and publishing
48. Public safety or service facilities
49. Recreation, community and neighborhood centers
50. Restaurants, including brewpubs, taverns and restaurant-taverns and excluding adult entertainment taverns
51. Schools, arts, technical or trade
52. Schools, public or private
53. Sporting goods stores
54. Tailor shop
55. Tattoo shop
56. Tobacco shop
57. Upholstery and interior decorating shop
58. Veterinary clinics (outside kennels and pet runs prohibited)

The following uses shall be permitted on parcels **east of Winnebago St. on Building 6-9** of this Planned Development pending specific implementation plan approval:

1. Accessory uses related to the permitted uses as denoted herein, including keeping of chickens and honeybees, and home occupations as regulated by the Zoning Code.
2. Adult family home
3. Cohousing community
4. Community garden
5. Community living arrangement up to 15 residents
6. Day care center
7. Hostel
8. Housing cooperative
9. Market garden
10. Multi-family dwellings
11. Parks and playgrounds
12. Place of worship
13. Public safety or service facilities

14. Schools, public and private

15. Recreational, community, and neighborhood centers.

- C. Lot Area, Floor Area Ratio and Building Heights: Shall be as shown on approved specific implementation plans.
- D. Yard Requirements: Shall be as shown on approved specific implementation plans.
- E. Landscaping: Shall be as shown on approved specific implementation plans.
- F. Accessory Off-Street Parking and Loading: Off-street auto and bike parking and loading shall be as shown on approved specific implementation plans.
- G. Lighting: Shall be as shown on approved specific implementation plans.
- H. Family definition: The family definition of this Planned Development shall coincide with the definition given in the Chapter 28.211 of the Madison General Ordinances for the TR-V2 zoning district.
- I. Signage: Signage shall be limited to the maximum permitted in the TSS zoning district and approved by the Urban Design Commission or its secretary, and the Zoning Administrator.
- J. Outdoor Eating Areas: Shall be as shown on approved specific implementation plans, subject to any conditions of approval deemed necessary by the Plan commission during its review, including limitations on hours of operation and amplified sound.
- K. Alterations and Revisions: No alteration or revision of this Planned Development shall be permitted unless approved by the City Plan Commission, provided, 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.