

ZONING TEXT

Charter Street Heating Plant Re-Build Project Dayton Street Package Boiler Plant 117 N Charter Street

Statement of Purpose	This document rezoning land parcel from R5 to a PUD/GDP/SIP is established to encompass the new operations proposed for the Charter Street Heating Plant Rebuild Project.
Permitted Uses	The permitted use of this PUD/GDP/SIP shall include the following: a) Public utility and services uses, including but not limited to the generation of steam heat, chilled water and electricity b) Electric substations c) Storage, handling and warehousing of solid fuel d) Railroad operations facilities e) Accessory uses related thereto, including temporary building for storage of building materials and equipment for construction purposes
Lot Area, Bulk and Yard Requirements	Lot area, building heights, floor area ratio; front, side, and rear yards; and open space shall be as shown on the approved specific implementation plans.
Off-Street Parking and Loading	Off-street parking for plant personnel and off-street loading to maintain required plant operations will be provided as shown on the approved specific implementation plans.
Landscaping	Landscaping will be designed in accordance with City of Madison ordinance for public ROW lands, and as shown on the approved specific implementation plans.
Exterior Lighting	Exterior lighting will be designed in accordance with City of Madison ordinance for public ROW lands, as shown on the approved specific implementation plans.
Exterior Signage	Exterior signage will be designed in accordance with City of Madison ordinance for public ROW lands, as shown on the approved specific implementation plans.
Alterations and Revisions	No alteration or revision of this GDP and subsequent SIP shall be permitted unless approved by the City Plan Commission. However, the Zoning Administrator may approve minor alterations which are approved by the Director of Planning and Development and the district Alderperson and are compatible with the concept stated in the underlying GDP/SIP approved by the Plan Commission.