

ZONING TEXT PUD(GDP-SIP)

Emerson Place
1900 East Washington Avenue
Madison, WI 53703

Legal Description: All of Lots 17, 18, 19, and 20, McCarthys Subdivision of part of block 227 Farwell Addition, in the City of Madison, Dane County, Wisconsin.

A. Statement of Purpose: This zoning district is established for the development of 26 apartments with 36 total bedrooms, 11,700 square feet of commercial, and 43 underground parking stalls.

B. Permitted Uses:

1. Residential uses as allowed in the R-6 zoning district.
2. Uses accessory to permitted uses listed above.

C. Lot Area: 26,319 square feet.

D. Floor Area Ratio:

1. Maximum floor area ratio permitted is 3.0.
2. Maximum building height shall be five (3) stories or as shown on the approved SIP.

E. Yard Requirements: Yard areas will be provided as shown on the approved SIP.

F. Landscaping: The landscaping will be provided as shown on the approved SIP.

I. Signage: Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the R-6 district, or as approved by Urban Design.

J. Family Definition: The family definition for this PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R-6 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 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 by the city Plan Commission.