

**PROPOSED ZONING TEXT: AMENDED GDP/SIP
LONGFELLOW SCHOOL ADAPTIVE REUSE AND NEW APARTMENT COMPLEX
210 S. BROOKS STREET, MADISON, WI**

Legal Description: The lands subject to this planned unit development shall include those described in Exhibit A, attached hereto.

A. Statement of Purpose: This Zoning District Text is amending the GDP zoning text for the Longfellow School Redevelopment project to allow for the adaptive reuse and new apartment complex for "Longfellow School". The new apartment complex will contain 64 units with parking for 103 sited under three-stories and 28 surface parking stalls. The historic school will be converted into 40 units of housing.

B. Permitted Uses:

1. Current permitted uses include: Medical Offices, administration and education, day care centers, day treatment and day care facilities for persons with emotional and physical disabilities, adult day care facilities, community living arrangements, parking and medical clinic.
2. Current uses accessory to permitted uses as listed above include: park or Playground, temporary storage facilities for construction materials and equipment, temporary construction parking.

C. Lot Area: Lot area = 76,130 SF with a usable open space area of 24,731 SF or 32.4%.

D. Floor Area Ratio:

1. Maximum floor area ratio permitted is 3.0. Proposed is 2.76 (209,800 / 76,130).
2. Maximum building height shall be 6 stories or 88'.

E. Yard Requirements: Yard areas will be provided as shown on the attached site and landscape plans.

F. Landscaping: Site landscaping will be provided as shown on the attached site plan and landscape plans.

G. Accessory Off-Street Parking & Loading: Accessory off-street parking and loading will be provided as described and as shown on the site plan and architectural drawings.

H. Lighting: Site lighting will be provided as shown on the attached site plan.

I. Signage: Signage will be allowed as per Chapter 31 of the Madison General Ordinances, 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 PUD-SIP 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 approved by the City Plan Commission.