



HOVDEPROPERTIES

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ZONING TEXT

305/309/325 West Johnson Street Development, Madison, WI

Legal Description: The lands subject to this Planned Unit Development shall include those described in the approved plans attached hereto (the "Approved Plans").

Statement of Purpose: This zoning district is established to allow for the construction of a mixed-use development with approximately 250 residential dwelling units, approximately 49,000 square feet of commercial office space, approximately 11,000 square feet of ground floor retail and approximately 300 enclosed structured parking stalls.

Permitted Uses:

1. Those that are stated as permitted uses in the C4 Central Commercial District and O-2 Business and Professional Office District.
2. Uses accessory to permitted uses as listed above.
3. Structured parking facility as shown on the Approved Plans.
4. Multi-family residential use.
5. Lease for a year or longer or sale of parking stalls by the owner of an accessory parking structure to an owner or lessee of a building or portion thereof which has no or insufficient parking for said building, for use of his/her employees, patrons or visitors, provided:
 - a. That the stalls being leased or sold are used for accessory nonresidential parking by the lessee or buyer.
 - b. That such lease or sale, at its location, does not defeat the adopted objectives and policies of the City nor the purposes of the zoning district.
6. Telephone exchanges, microwave relay towers or similar communication devices and equipment buildings related to the same located as shown on the Approved Plans.
7. Outdoor eating areas as shown on the Approved Plans.
8. Outdoor recreation areas as shown on the Approved Plans.

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 R6 zoning district.

Floor Area Ratio and Building Height:

1. Floor area ratios will be as shown on the Approved Plans.
2. Maximum building height shall be 13 stories as shown on the Approved Plans. The building shall not exceed the Capitol View Preservation height limit established in Section 28.04(14) of the zoning code.

Yard Area Requirements: Yard areas will be as shown on the Approved Plans.

Landscaping: Site landscaping will be provided as shown on the Approved Plans.

Accessory Off-Street Parking & Loading: Accessory off-street parking and loading will be as shown on the Approved Plans.

Lighting: Site lighting will be as shown on the Approved Plans.

Signage: Signage will be provided as shown on the Approved Plans. Any amendments to such signage or future signage will be allowed as per Chapter 31 of the Madison General Ordinances.

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 are compatible with the concept approved by the City Plan Commission as described herein.