

Zoning Text PUD-GDP-SIP

**425 W. Washington Ave
Madison, WI 53703**

Wednesday, August 24, 2005

Legal Description: Original Plat, Block 44, Lot 5 & SW 1/2 of Lot 6.

- A. Statement of Purpose:** This zoning district is established to allow for the construction of a mixed use building located at 425 W. Washington Ave which includes:
1. The construction of 40 apartment units
 2. The construction of a 24,000 square foot fitness facility
 3. The construction of 13,000 gsf commercial/retail space located on the first & fourth floors.
 4. The construction of an 89 stall parking garage.
- B. Permitted uses:** Those that are stated as permitted uses in the PUD/SIP Zoning district.
- C. Lot Area: 16,335 square feet:**
- D. Floor Area Ratio:**
1. Maximum floor area ratio permitted shall be as per the approved plans.
 2. Maximum building height shall be as shown on approved plans.
- E. Yard Requirements:** Yard areas will be provided as shown on the approved plans.
- F. Landscaping:** Site landscaping will be provided as shown on the approved plans.
- G. Accessory Off-Street Parking & Loading:** Accessory off-street parking and loading will be provided as shown on approved plans.
- H. Lighting:** Site lighting will be provided as shown on approved plans.
- I. Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the R-5 district, 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 R-5 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.