

Zoning Text

Waters Edge Condominiums
428 North Livingston Street, Madison, WI
January 25, 2006

Legal Description:

The land subject to this planned unit development district shall include those described in Exhibit-A and shown in Exhibit-B attached hereto.

Statement of Purpose:

This zoning district is established to allow Rainmaker Development, LLC to construct a new condominium building at the end of North Livingston Street. The proposed building will contain five owner-occupied residential units of approximately 2,800 net square feet each. Each unit will have a unique floor plan including two bedrooms; some of the units will be multi-leveled. All units will be designed for acoustical privacy, and will have 9-10 foot ceilings, lake views, and enclosed parking. There will be elevator access to all of the units in the building including the parking level, this will allow for ADA compliance throughout the property.

Permitted Use:

The PUD-SIP contemplates a residential use for the property, which is the same as those stated in the R5 zoning district, with an approximate 15 DU/acre. The proposed use decreases the number of units that currently exist at 428 North Livingston Street.

Lot Area:

Lot area is approximately 14,350 gross square feet as stated in the Letter of Intent and as shown on the plans in Exhibit C.

Floor Area Ratio:

The building is approximately 17,602 gross square feet not including parking. Using this number the maximum floor area ratio permitted is 1.25. The maximum building height shall be as shown on the final building plans. The facility will include 5 residential units, one common elevator, common stairwells, a landscaped terrace, lake access, and private balconies. Additionally there will be 12 interior parking stalls included below the landscaped terrace and the main building. (See plans in Exhibit C).

Yard Requirement:

The yard areas will be as shown on the approved building plans. Note that this project went before the Zoning Board of Appeals in August 2000 to establish an appropriate and acceptable setback from the shoreline. A setback of 40' from the project property line along the shore indicated on the topographic survey was approved. The setback initially established by the Zoning Board of Appeals for this project needs to be approved again, however, for application purposes the initial approval distance has been used. The original Zoning Board of Appeals application and approval is included in Exhibit D.

Landscaping:

Site landscaping will be as shown on the approved building plans. Trees, grass and perennial plantings will be incorporated into the site design adjacent to the building. The project also incorporates a terrace above the enclosed parking that will include landscaping and have direct access to the lakeshore. The ultimate goal of arranging the building and landscaping in this manner is to maintain views to the lake along the rear of the properties located on Livingston and Gorham Streets. The building height, rear yard setback, lakeshore setback, and building footprint have all been modified to allow greater visual access to the lake from neighboring properties. (See Landscape Plan in Exhibit C.)

Accessory Off-Street Parking and Loading:

Accessory off street parking and loading will be provided as shown on the approved building plans. Accessory off street parking and loading will be provided by means of an off street underground parking area that will accommodate 12 parking stalls (2.4 stalls/ DU). Residents will be able to unload their vehicles directly from their respective stalls, or from the drive aisle as indicated in MGO 28.11(4)(f)2. Off-street loading will be provided for in the shared drive isle between 416 and 428 North Livingston. Bicycle parking will be provided and located underneath the ramp leading to the parking; this will conform to zoning requirements outlined in MGO 28.11. Refuse containers will be stored in or adjacent to the garage and moved to the street for pick up.

Lighting:

Site lighting will be provided as shown on approved building plans. The building will incorporate architectural feature lighting in a manner designed to avoid lighting the sky. This lighting will be focused primarily around the building entrances. Site lighting will be provided at the common terrace and at the walk to the main entrance of the building to provide a safe, comfortable and attractive environment.

Signage:

The permanent signage for this project will be limited to a building mounted project sign that will include the address of the property as well. Signage will be as allowed in chapter 31 of the Madison General Ordinances for this district and proposed use.

Family Definition:

The definition of Family for this PUD-SIP shall coincide with the definition given in MGO 28.03(2) for the R5 District

Alterations and Revisions:

No alteration or revision of this PUD shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions with the submittal of a minor alteration to SIP form signed by the Director of Planning and Development and the developer/owner or the designated approval authority.