

# 434-454 W. JOHNSON STREET

## GDP-SIP ZONING TEXT PLANNED UNIT DEVELOPMENT DISTRICT

*March 16, 2011*

**Legal description:** See Exhibit A attached.

### I. **Statement of Purpose**

This Planned Unit Development District is established to permit development of a mixed use project.

### II. **Permitted Uses**

- A. Shall be used for a single structure 9-story mixed use project consisting of a 194 guest room limited service hotel with 655 square feet of meeting space and 2,940 square feet of commercial space. The first floor uses shall include those uses listed in the C2 general commercial zoning district. There will be (9) short term surface parking stalls and two levels of elevated parking which includes (134) automotive parking stalls, (18) bicycle stalls and (11) moped stalls.

III. **Lot Area:** As shown on the attached plans.

IV. **Floor Area Ratio:** 3.26 (building area excluding elevated parking garage)

### V. **Yard and Height Requirements**

A. Yard areas shall be as shown on the approved plans.

B. Height restrictions shall be as shown on the approved plans.

VI. **Lighting:** Site lighting will be provided as shown on the approved plans.

VII. **Signage:** Signage will be allowed per Chapter 31 of the Madison General Ordinances as it applies to the C2 District and will be provided as approved on the recorded plans.

VIII. **Landscaping:** Landscaping will be provided as shown on the approved plans.

- IX. **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 Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

# Exhibit A

PARCEL A: part of Lots One (1), Two (2), Three (3), Seventeen (17), and Eighteen (18), Block Forty (40), Original Plat of Madison, in the City of Madison, Dane County, Wisconsin, more particularly described as follows: Beginning at the Southerly most corner of said Lot 17; thence South 44°23'32" West along the Northwest line of West Johnson Street, 8.61 feet; thence South 49°35'47" West along the Northwest line of West Johnson Street, 44.46 feet; thence along the arc of a curve to the right, having a radius of 15.00 feet and a long chord subtended bearing North 87°57'02" West, 20.25 feet to the Northeasterly line of Bassett Street; thence North 45°29'50" West, along the Northeasterly line of Bassett Street, 80.50 feet; thence North 18°47'24" West along the Northeast line of Bassett Street, 83.66 feet; thence North 00°50'35" West along the East line of Bassett Street 64.96 feet; thence North 79°09'57" East, 70.62 feet; thence South 45°22'32" East, 44.50 feet to the Southeasterly line of said Lot 3; thence South 44°39'51" West along the Southeasterly line of said Lots 2 and 3, 41.19 feet; thence South 45°20'58" East, 135.70 feet to the Northwesterly line of West Johnson Street; thence South 44°23'32" West along the Northwesterly line of West Johnson Street, 33.15 feet to the point of beginning.

EXCEPTING a part conveyed by Warranty Deed recorded July 29, 2003, as Document Number 3770753, described as follows: Part of Lots Two (2) and three (3), Block Forty (40), Original Plat of Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at the Northerly corner of Lot 2; thence South 00°42'53" East along the East line of North Bassett Street, 71.50 feet to the point of beginning; thence North 79°29'37" East, 70.50 feet; thence South 45°06'45" East, 17.20 feet; thence South 44°58'40" West, 1.04 feet; thence North 89°59'16" West, 80.76 feet to the East line of North Bassett Street and to the point of beginning.

ALSO: Those lands conveyed by Warranty deed recorded July 29, 2003, as Document Number 3770754, described as follows: Part of Lot Three (3), Block Forty (40), Original Plat of Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at the Northerly corner of Lot 2; thence North 45°07'52" East along the Soft line of West Gorham Street, 99.44 feet to the North corner of the Southwest 33 feet of Lot 4, of said Block 40; thence South 45°13'23" East along the Northeasterly line of said Southwest 33 feet, 135.07 feet to the South line of Lot 4; thence South 44°49'19" West along the South line of said Lots 4 and 3, 65.70 feet to a point of beginning; thence continuing along said South line of Lot 3, 26.00 feet to a point that is 8 feet Northeasterly of the Southwest corner of said Lot 3; thence North 45°06'45" West parallel with the Southwest line of said Lot 3, 27.27 feet; thence North 44°58'40" East, 13.60 feet; thence South 45°01'20" East, 5.00 feet; thence South 73°56'47" East, 9.39 feet; thence North 44°49'19" East, 3.00 feet; thence South 64°18'49" East, 14.82 feet to the point of beginning.

PARCEL B: The Northeast Half (NE ½) of Lot Seventeen (17), Block Forty (40), Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin.

PARCEL C: The Southwest Half (SW ½) of Lot Sixteen (16), Block Forty (40), Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin.

PARCEL D: The Northeast Half (NE ½) of Lot Sixteen (16), Block Forty (40), Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin.

PARCEL E: The Southwest Half (SW ½) of Lot Fifteen (15), Block Forty (40), Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin.

TOGETHER WITH Light, Air and Pedestrian access easement created by instrument recorded as Document Number 3770755 and amended recorded as Document Number 3802246.

2. Parcel Number(s) Surveyed: 251-0709-231-0518-8; 251-0709-231-0520-3; 251-0709-231-0521-1; 251-0709-231-0522-9; 251-0709-231-0523-7.