

ZONING TEXT – PUD (GDP-SIP)

All Saints Assisted Living

501, 509 and 517 Commerce Dr

March 12, 2014

Legal Description: Final description is currently being compiled.

A. Statement of Purpose: This zoning district is established to allow for the construction of a 48 unit apartment building, 60 unit assisted living (CBRF), 50 unit Skilled Nursing Building and the associated facilities to support the overall campus design. The Commerce Dr. street level will be comprised of retail space and underground parking. The next level up will consist of an enclosed parking deck. The third level will be our Commons Area and the first level of our CBRF. All levels above this will consist of residential units either Independent Apartments or Assisted Living CBRF Units. The occupancy (residents) of this building will be restricted to seniors age 55 and older.

B. Permitted Uses:

1. Assisted Living (CBRF) and support spaces.
2. Independent Service Enhanced Apartments.
3. Skilled Nursing facilities.
4. Office facilities.
5. Medical Office facilities
6. Retail facilities
7. Parking Structures
8. Restaurant facilities
9. Fitness Centers
10. Religious Institutions
11. Beauty Salons
12. Uses accessory to permitted uses as listed under Section 28.03(2) Madison General Ordinances.

C. Lot Area: 185,365 sq. ft. (4.2554 acres)

D. Floor Area Ratio and Building Height:

1. Floor area ratio permitted is 60,000 SF per 1 Arce.
2. Maximum building height shall be 6 stories above the Commerce Dr. and Watts Rd. intersection elevation.

E. Yard Requirements: All yards, Front, Side and Rear, will be limited to a ten foot (10'-0") set back. Parking will be limited to a five foot (5'-0") setback.

F. Landscaping: Site landscaping will be per current City ordinances as approved.

G. Accessory Off-Street Parking & Loading: Accessory off-street parking will be provided at a ratio of 1.0 parking stalls per residential unit and loading will be provided via a Commerce Dr. curb recess as shown on approved plans.

H. Lighting: Site lighting will be provided via pole lighting, bollard lighting, building lighting and canopy down lighting as shown on approved plans.

I. Signage will be allowed in multiple locations throughout the development. Ground Mounted Monument Sign will be utilized to identify the development. Building signage will be

utilized to identify the main buildings at the entry canopy areas. Tenant wall signs will be allowed to identify Tenant of the retail street area and the commons area. Signage shall be approved by the Urban Design Commission.

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 of Madison 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.