

ZONING TEXT
REDESIGN OF PREVIOUSLY APPROVED SIP

PLANNED UNIT DEVELOPMENT – SPECIFIC IMPLEMENTATION PLAN
PUD (SIP)

Apartment Development
Sites E-3 and E-4, Grandview Commons,
Lots 443 and 444
825 Jupiter Dr. & 5801 Gemini Dr.
in the City of Madison, Dane County, Wisconsin,
to be known as Lions Gate at Grandview

Statement of Purpose:

69 units mixed unit apartment development in (2) buildings a Redesigned 33 to New 40 unit located on Site E-2 (5801 Gemini Drive) and a Redesigned 36 unit to New 29 unit Lot E-4 (825 Jupiter Drive) respectively in Grandview Commons, in the City of Madison, Dane County, Wisconsin

The proposed development, part of Madison's very exclusive Traditional Neighborhood Designed Grandview Commons, consists of 2 apartment buildings that surround a center landscaped courtyard with access from both buildings. Rooftop Terraces and Exercise Rooms overlook the courtyard, also from each building. Some upper floor units will have beautiful views of Lake Monona, The Madison Skyline, and The Capital. Entries to the buildings will be under the watchful eyes of Lions (Concrete Lions) above each buildings Main entrances.

This development is designed to provide a maximum amount of functional and usable open space proximate to all units. Quarry-stone walls will be used to accommodate grade changes and flat open lawn with sitting areas, walks, and flowers will be adjacent to the E-4 building. Asphalt paving has been minimized and proposed landscaping does not hinder the use of the lawn areas.

Patios are provided for all ground floor units and anodized metal decks for upper units. Landscaping will be used to act as screening or for general separation of

Buildings.

All units will have 9' ceiling heights, some with fireplaces, all appliances including washers & dryers, a open living area design and many common area features.

Building Descriptions:

This development will consist of (2) apartment style buildings, a 33 unit & a 36 unit as described above. (the project owner retains the right to initially construct or to thereafter convert the apartment units to condominium units.) The dwelling units will offer a mix of interiors and amenities with a total of approximately 101 bedrooms on the site. Sizes range from 400 s.f. to 1,533 s.f..

Uses/Family Definition:

Definition of family. "Family, as defined in Madison General Ordinances, Section 28.03 (2) as it relates to R4".

The uses of Lot 443, Site E4 and Lot 444 Site E3 are as follows:

	Permitted Use	Lot Area	Permitted Dwelling Units	Bedrooms
Lot 444, Site E-3	Apartment Units	46,198 s.f.	40	52
Lot 443, Site E-4	Apartment Units	47,984 s.f.	29	48
		<u>94,182 s.f.</u>	<u>69</u>	<u>100</u>

The improvements to Lots 444 & 443 (825 Jupiter & 5801 Gemini Dr.) shall consist of 2 apartment buildings (40 unit & 29 unit) as specified above. (The project owner retains the right to initially construct or to thereafter convert the apartments to condominium units.) Occupancy/family definition in the apartment units shall be limited per R4 zoning code. (If the apartment units are initially constructed as condominium units or thereafter converted to condominium units, occupancy for the sold units shall be for single family residential purposes only as defined in the R1 zoning code. The owner may continue to lease all units until sold)

Unit Breakdown:

	40 Unit	29 Unit	Total
Efficiency:	6	5	11

One Bedroom:	16	5	21
Two Bedroom:	18	19	37
Totals	40	29	69

Unit Size Breakdown:

Efficiency	400 sq.ft. to 710 sq.ft.
One Bedroom	828 sq.ft. to 991 sq.ft.
Two Bedroom	1,132sq.ft. to 1,533 sq.ft.

Total Building Volume:

40 Unit Building 61,670 sq.ft. including U.G. Parking.
 29 Unit Building 53,513 sq.ft. including U.G. Parking.

Site Breakdown:

Total Site:	94,182.93 sq.ft.	100%
Blds. Footprints:	31,694 sq.ft.	34%
Drives & Parking:	13,057 sq.ft.	13%
Impervious Areas: (Walks, Patios, etc)	7,608 sq.ft.	8%
Total impervious:	54,596 sq.ft.	55%
Green Space:	39,586 sq.ft.	43%

Accessory Off-Street Parking:

	40 Unit	29 Unit	Surface	Total
U.G. Small	3	10	----	13
U.G. Large	37	27	26	95
Accessible	1	1	4	6
Totals	41	38	30	114

Bicycle Requirements:

	40 Unit	29 Unit	Surface	Total
Bike	33	26	10	69

Timetable for Construction:

Building construction is anticipated to begin immediately following plan approval and construction will occur in multiple phases. Ultimate completion is expected in 2-3 years.

Yard Requirements:

Minimum Yard Requirements.

Minimum Front Yard Setback:	10 feet
Maximum Front Yard Setback:	20 feet
Minimum Porch/ Stoop Setback:	4 feet
Minimum Stair Setback:	1 feet
Minimum Sideyard Setback:	(Set in SIP)

Minimum Rear Setback: (Set in SIP)

Total area of Lots 443&444: Lot 443 Site E4-47,985.35 sq. ft.; Lot 444 Site E-3-46,197.58 sq. ft.; total 94,182.93 sq. ft.

Lot Area Requirements Per PUD (SIP) total area as defined above is
Lot 444 Site E-3 & Lot 443 E-4 94,182 sq. ft.

Dwelling Units Dwelling units proposed: Site E-3-40; Site E-4 -29; total 69 Apartment Units.

Lot Area Per Dwelling Unit Combined Site E-3 & E-4, 94,182 sq. ft., 1,365 sq. ft./u;

Floor Area Ratio (FAR): The floor area ratio for the 69 unit complex is 89,620 s.f./ 94,182 s.f. = 0.954.

Usable Open Space/Requirements Area Required 500 s.f./u: Combined Site E-3 & E-4 total 34,500 sq. ft.

Useable Open Space Provided Combined Lot 444, Site E-3 & Lot 443, Site E-4 total 39,586 sq. ft. open and Green Space.

Height Requirements: Maximum Building Height is 3 stories or 43'-5"
From main grade, not including U.G. Parking.

Landscaping: Landscaped areas will be provided as shown on approved plans. Upon commencement of building Construction, a local provider will be responsible for the Installation of all landscape materials.

Site Lighting: Lighting will be provided as shown on approved plans.

Signage: Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the R4 District—Max. Allowable Signage : 32 sq. ft.
Proposed Signage: 24 sq. ft.
All signage shall be per the Approved PUD (SIP)

Snow and Trash Storage and Removal, Maintenance

Snow and trash storage and removal will be done by private contractor. All on site maintenance equipment will be stored within the underground parking garages.

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 that are approved by the Director of Planning And Development and the Alderperson of the district And are compatible with the concept approval by the City Plan Commission.

Maintenance of Traffic Measures:

Several streets within the GDP and plat include special traffic islands and traffic calming measures within the Public right-of-way. The Grandview Neighborhood Association shall be responsible, at the Association's sole cost and expense, for the maintenance and upkeep of such physical traffic measures. Such maintenance and upkeep shall be preformed at the discretion of the Association except to the extent required by the City of Madison and shall include landscaping. If the landscaping is not maintained, the City will give notice to the Grandview Neighborhood Association that it is not being maintained. If the Association does not respond to the notice within 60 days, the physical traffic measures will be topped with asphalt pavement.

The Grandview Neighborhood Association and persons involved with the maintenance and upkeep of the special traffic measures shall indemnify and hold harmless the City of Madison and the Boards and Commissions and their officers, agent and employees from and all claims, demands, loss of liability of any kind or nature for any possible injury incurred during maintenance and upkeep.