

640 West Apartments

SIP ZONING TEXT PLANNED UNIT DEVELOPMENT DISTRICT

February 8, 2012

Legal Description: The lands subject to this Planned Unit Development District shall include those described on Exhibit A, attached hereto.

I. Statement of Purpose

This Planned Unit Development District is established to allow for the construction of a 60-unit residential apartment building on four levels over two levels of structured parking on a 29,844 sq. ft. site, located in the Bassett Neighborhood - immediately west of the Capitol Square business district.

II. Permitted Uses

- A. Multi-family residential uses as shown on the approved plans;
- B. Professional offices in the home;
- C. Accessory uses directly associated with those permitted uses;

III. Lot Area

- A. 29,844 sq. ft., as stated in Exhibit A, attached hereto.

IV. Height, Yard, Usable Open Space and Landscaping Requirements

- A. As provided on the approved PUD plans.

V. Accessory Off-Street Parking & Loading

- A. Accessory off-street parking and loading zone will be provided as shown on the approved plans.
- B. No residential parking permits shall be issued for this property.

VI. Lighting

- A. Site lighting will be provided as shown on the approved plans.

VII. Signage

- A. Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the R-6 district, and a comprehensive signage package shall be approved by the Urban Design Commission.
- B. Temporary Construction/Marketing Signage that does not conform with the Chapter 31 of the Madison General Ordinances will be allowed on the building during construction to promote the project, developer and contractors. This signage will be removed upon receipt of a certificate of occupancy, with the exception of leasing signage which will be removed within 6 months of receipt of a certificate of occupancy.

VIII. Family Definition

- A. For the purposes of this Planned Unit Development the family will be as defined in Chapter 28.03(2) of Madison General Ordinances for the R-6 District.

IX. Family Professional Office in a Home Definition

- A. A professional office in a home shall mean the office or studio in the residence of a person engaged in a recognized professional specialty and including the fields of religion, architecture, engineering, law, medicine, personal health services and practice and instruction in the liberal or fine arts, provided that such use shall comply with all the conditions of a home occupation in MGO Section 28.04(26) except as otherwise noted herein. Mechanical equipment customarily appurtenant to said profession may be used provided no external manifestations thereof are apparent at the property line.

X. Railroad

- A. This building is located adjacent to an existing railroad corridor and may experience noise and vibration from the operation of existing railroad traffic and future commuter rail services.

XI. Alterations and Revisions

- A. 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.