

Zoning Text: General Development Plan – Amended
Project Name: Midtown Commons
Project Site Address: 8102 Mid Town Road

Legal Description: The lands subject to this Planned Development District shall include those described in the preliminary plat dated March 2, 2001 and the General Development Plan, which is attached to and made a part of this zoning text as Exhibit A (the “General Development Plan”).

A. Statement of Purpose: This zoning district is established to allow for the construction of a compact, mixed-use neighborhood center. The district is intended to provide a diversity of housing, civic, institutional, recreational, entertainment, retail, office and commercial uses in a cohesive, pedestrian-friendly neighborhood.

B. Terms and Definitions:

* Some of the terms and definitions of this section have been borrowed in whole or in part from The Lexicon of the New Urbanism, Duany Plater-Zyberk & Company, 1999.

1. **Accessory unit:** (“granny flats”.) A temporary accessory apartment as defined in the R-1 zoning district, a depending living arrangement as defined in 28.03(2) of the Madison Zoning code, or a home occupancy that does not exceed 600 square feet. Accessory units may be located above garages or other living space.
2. **Build-to Line:** A type of setback line that requires 60% of the building’s street-facing façade to be built along that line. The remainder of the façade may be set back further away from the street. Only permitted encroachment elements may extend further toward the street.
Floating Build-to Line: Allows the build-to line to move toward the back of the parcel if the building is designed so that a permitted encroachment is deeper than the permitted encroachment zone. For example, if a lot has a permitted encroachment zone that is six feet deep and the building plans call for a front porch that is eight feet deep the build-to line may be moved 2 feet further back from the front of the lot.
3. **Civic Use:** Premises used by organizations considered to support the common good. Institutional/civic uses include but are not limited to, educational, cultural, religious, public and not-for-profit organizations and Community Based Residential Facilities.
4. **Commercial Use:** Includes retail, office, entertainment, recreational/fitness, clinic/health, small business, and other types that would fit into the proposed plan.
5. **Flex-Use:** A special designation to allow maximum flexibility of function in determining permitted uses of certain parcels. The function for a flex-use parcel may be altered in the future to address special unforeseeable circumstances.
6. **Main Street Commercial:** refers to Lots 90 and 96 in which building facades are required to front onto Waldorf Boulevard.
7. **Mixed-use:** Allows a mix of various commercial uses and inclusion of residential and civic use components.
8. **Parking terms:**
 - a) **Front Loaded:** garage/parking access from the public road at the front of the lot.
 - b) **Rear Loaded:** garage/parking access from the private service drive at the rear of the lot.

- c) Park Under: common garage parking lot under a building in the basement level.
 - d) Tuck Under: parking in an attached garage at grade level with regular living space above. A maximum of twenty five percent (25%) of the garage may project beyond the limits of the living space above.
 - e) Park Behind: detached garages accessed from an alley (outlot). They may be attached by breezeway, walkway, etc
 - f) Recessed Garage: a garage face recessed behind (towards the rear of the lot) the main building façade.
 - g) Attached Garage: a garage that is directly attached to a building so that access from one to the other is immediate.
 - h) Garage Public Area: an area allowed for construction of an attached or detached garage. The garage may have living or workspace above it and the garage may extend into the House Buildable Area if required to accommodate parking. Surface parking is allowed within this area.
 - i) Surface Parking: off-street parking, which may be located in any required or provided yard and may be located in the driveway directly behind an individual dwelling unit parking space. The surface parking must be accessed in the same way as the garage access (ie: from front loaded or rear loaded). Surface parking and driveways may be shared between adjoining lots.
9. Perimeter Block: A type of block wherein the buildings form an edge along the street frontages. Perimeter blocks define the most urban streetscapes. The perimeter blocks of Midtown Commons include Lots 1, 2, 90, 94, 95, 96.
10. Permitted Encroachment Elements: Architectural elements extending toward the street from the main volume and façade of the building. Such elements include porches, stoops, bay or bow windows, balconies, eaves, overhangs, etc. Porches or balconies may be screened but not fully enclosed four-season living space. Eaves and overhangs may project into any required yard up to 18 inches.
11. Permitted Encroachment Zone: The area that extends beyond the build-to line in which permitted encroachment elements may be built.
12. Street Wall: A structure used in the absence of a façade to mask parking.
13. Story: for the purposes of this zoning text a story is a floor level within a building as defined in 28.03(2) of the Madison Zoning code. A mezzanine shall be permitted and not included as a story if its floor area does not exceed 50% of the area of the ground story.
14. Yard: An open space as defined in 28.03(2) of the Madison Zoning code. The yard requirements within this Planned Development District will be prescribed by Lot Use Diagrams for Single-Family (Type I) and Duplex (Type II) uses and within Section D, Permitted Use Definitions of this zoning text. Lot Use Diagrams will supercede the dimensions given in Section D herein. The maximum yard dimensions (specified within Section D) may be increased as specifically authorized by the Architectural Review Committee.

C. Permitted Uses: Following are permitted uses by, **Preliminary Plat lot number**, within Midtown Commons: (A cross-reference, sorted by permitted us, is attached as Exhibit B.)

1.

Preliminary Plat		Permitted Dwelling Units		
<u>Lot Number</u>	<u>Permitted Use (Type)</u>	<u>Lot Area</u>	<u>Min.</u>	<u>Max.</u>
Outlot 01:	Private Service Driveway	13,604	0	0
Outlot 02:	Private Service Driveway	18,877	0	0
Outlot 03:	Stormwater Management	118,540	0	0
Outlot 04:	Park and Passive Recreation Uses	448,644	0	0
Outlot 05:	Stormwater Management	13,313	0	0
Outlot 06:	Pedestrian Access and Passive Recreation Uses	2,035	0	0
Outlot 07:	Pedestrian Access and Passive Recreation Uses	1,875	0	0
Outlot 08:	Stormwater Management	4,329	0	0
Outlot 09:	Pedestrian Access and Passive Recreation Uses	1,215	0	0
Outlot 10:	Private Service Driveway	7,991	0	0
Outlot 11:	Stormwater Management	32,339	0	0
Lot 01:	Mixed Use (Type V)	123,472	0	10
Lot 02:	Apartment/Condominium (Type IV-A)	86,664	84	96
Lot 03:	Mansion (Typed VI-B)	11,663	4	4
Lot 04:	Rowhouse/Townhouse (Type III-B)	26,798	7	7
Lot 05:	Duplex (Type II-B)	7,163	2	2
Lot 06:	Single Family (Type I-B)	3,583	1	1
Lot 07:	Single Family (Type I-B)	3,400	1	1
Lot 08:	Single Family (Type I-B)	3,159	1	1
Lot 09:	Single Family (Type I-B)	2,997	1	1
Lot 10:	Single Family (Type I-B)	4,019	1	1
Lot 11:	Apartment/Condominium (Type IV-C)	12,648	2	2
Lot 12:	Duplex (Type II-B)	7,651	2	2
Lot 13:	Duplex (Type II-B)	7,680	2	2
Lot 14:	Duplex (Type II-B)	7,680	2	2
Lot 15:	Duplex (Type II-B)	7,680	2	2
Lot 16:	Mansion (Typed VI-B)	11,940	4	4
Lot 17:	Mansion (Typed VI-B)	10,492	4	4
Lot 18:	Duplex (Type II-B)	6,588	2	2
Lot 19:	Duplex (Type II-B)	6,588	2	2
Lot 20:	Duplex (Type II-B)	6,588	2	2
Lot 21:	Duplex (Type II-B)	6,588	2	2
Lot 22:	Duplex (Type II-B)	6,588	2	2
Lot 23:	Single Family (Type I-B)	4,392	1	1

Preliminary Plat		Permitted Dwelling Units		
<u>Lot Number</u>	<u>Permitted Use (Type)</u>	<u>Lot Area</u>	<u>Min.</u>	<u>Max.</u>

Lot 24:	Single Family (Type I-B)	4,449	1	1
Lot 25:	Single Family (Type I-B)	4,813	1	1
Lot 26:	Single Family (Type I-B)	7,825	1	1
Lot 27:	Single Family (Type I-A)	7,208	1	1
Lot 28:	Single Family (Type I-B)	6,659	1	1
Lot 29:	Single Family (Type I-B)	5,186	1	1
Lot 30:	Single Family (Type I-B)	4,606	1	1
Lot 31:	Single Family (Type I-B)	4,570	1	1
Lot 32:	Single Family (Type I-B)	6,064	1	1
Lot 33:	Single Family (Type I-B)	7,074	1	1
Lot 34:	Single Family (Type I-B)	4,408	1	1
Lot 35:	Single Family (Type I-B)	4,408	1	1
Lot 36:	Apartment/Condominium (Type IV-A)	148,677	143	143
Lot 37:	Duplex (Type II-A)	11,078	2	2
Lot 38:	Duplex (Type II-A)	11,121	2	2
Lot 39:	Duplex (Type II-A)	11,121	2	2
Lot 40:	Duplex (Type II-A)	12,124	2	2
Lot 41:	Duplex (Type II-A)	12,124	2	2
Lot 42:	Duplex (Type II-A)	13,939	2	2
Lot 43:	Single Family (Type I-A)	11,480	1	1
Lot 44:	Single Family (Type I-A)	10,320	1	1
Lot 45:	Single Family (Type I-A)	10,320	1	1
Lot 46:	Single Family (Type I-A)	10,320	1	1
Lot 47:	Single Family (Type I-A)	10,320	1	1
Lot 48:	Single Family (Type I-A)	10,315	1	1
Lot 49:	Single Family (Type I-A)	10,287	1	1
Lot 50:	Single Family (Type I-A)	11,591	1	1
Lot 51:	Apartment/Condominium (Type IV-A)	107,723	84	84
Lot 52:	Rowhouse/Townhouse (Type III-A)	22,790	6	6
Lot 53:	Rowhouse/Townhouse (Type III-A)	21,014	6	6
Lot 54:	Rowhouse/Townhouse (Type III-A)	29,610	8	8
Lot 55:	Apartment/Condominium (Type IV-A)	29,605	15	24
Lot 56:	Rowhouse/Townhouse (Type III-A)	41,833	14	15
Lot 57:	Apartment/Condominium (Type IV-A)	79,076	40	40
Lot 58:	Mansion (Type VI-A)	12,518	4	4
Lot 59:	Mansion (Type VI-A)	14,306	4	4
Lot 60:	Mansion (Type VI-A)	15,926	4	4
Lot 61:	Mansion (Type VI-A)	13,055	4	4

Preliminary Plat		Permitted Dwelling Units		
<u>Lot Number</u>	<u>Permitted Use (Type)</u>	<u>Lot Area</u>	<u>Min.</u>	<u>Max.</u>
Lot 62:	Duplex (Type II-A)	10,784	2	2

Lot 63:	Duplex (Type II-A)	9,858	2	2
Lot 64:	Apartment/Condominium (Type IV-B)	20,903	6	6
Lot 65:	Apartment/Condominium (Type IV-B)	17,715	6	6
Lot 66:	Apartment/Condominium (Type IV-B)	13,783	4	4
Lot 67:	Duplex (Type II-B)	8,010	2	2
Lot 68:	Duplex (Type II-B)	6,662	2	2
Lot 69:	Duplex (Type II-B)	6,630	2	2
Lot 70:	Mansion (Type VI-B)	11,079	4	4
Lot 71:	Mansion (Type VI-B)	10,124	4	4
Lot 72:	Duplex (Type II-B)	6,495	2	2
Lot 73:	Duplex (Type II-B)	6,516	2	2
Lot 74:	Apartment/Condominium (Type IV-C)	10,761	4	4
Lot 75:	Single Family (Type I-B)	4,408	1	1
Lot 76:	Single Family (Type I-B)	4,408	1	1
Lot 77:	Single Family (Type I-B)	4,408	1	1
Lot 78:	Duplex (Type II-B)	6,612	2	2
Lot 79:	Duplex (Type II-B)	6,612	2	2
Lot 80:	Duplex (Type II-B)	6,612	2	2
Lot 81:	Duplex (Type II-B)	6,612	2	2
Lot 82:	Duplex (Type II-B)	6,589	2	2
Lot 83:	Mansion (Type VI-B)	10,028	4	4
Lot 84:	Mansion (Type VI-A)	11,250	4	4
Lot 85:	Rowhouse/Townhouse (Type III-A)	23,721	7	14
Lot 86:	Mansion (Type VI-A)	13,862	4	4
Lot 87:	Civic/Institutional (Type VIII)	73,846	0	0
Lot 88:	Flex Use	15,320	2	6
Lot 89:	Rowhouse/Townhouse (Type III-A)	42,225	14	24
Lot 90:	Mixed Use (Type V) Residential	216,091	30	42
Lot 91:	Park/Village Green	78,549	0	0
Lot 92:	Flex Use	21,866	4	10
Lot 93:	Plaza (Type IX)	6,470	0	0
Lot 94:	Mixed Use (Type V)	65,545	1	2
Lot 95:	Flex Use	32,726	11	11
Lot 96:	Mixed Use (Type V)	130,440	0	5
	Totals		631	708

2. Accessory uses directly associated with those permitted uses.
3. Accessory units and home occupations are specifically allowed above an attached or detached garage provided they meet the requirements of building and fire codes.

4. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.

D. Permitted Use Definitions:

1. **Single Family (Type I):** A single-family detached dwelling.
 - a. **Lot Area:** As shown on the Final Plat of Midtown Commons
 - b. **Height Regulations:** No building shall exceed 3 stories or 45 feet in height
 - c. **Yard Requirements:**
 - (1) **Type I-A:** Front Yard: 4 foot minimum/16 foot maximum
Side Yard: 6 foot minimum
Corner Street Side Yard: 4 foot minimum/16 foot maximum
Rear Yard: 10 minimum
 - (2) **Type I-B:** Front Yard: 4 foot minimum/16 foot maximum
Side Yard: 5 foot minimum
Corner Street Side Yard: 4 foot minimum/16 foot maximum
Rear Yard: 4 foot minimum
 - d. **Site Landscaping:** Site Landscaping will be provided as required by the covenants and restrictions.
 - e. **Usable Open Space Requirements:** Usable open space will be as provided within the required yards.
 - f. **Parking & Loading:**
 - (1) **Type I-A:** Garage access may be from the public road at the front of the lot. Garages may be located below the residence (a tuck-under garage) or may be located to the side and set back from the street façade of the residence (a recessed garage).
 - (2) **Type I-B:** Garage access may be from the private service driveway (Outlot) at the rear of the lot. Parking may be allowed in the required rear yard with a minimum setback from the outlot to the garage or parking space of 4 feet.
 - (3) One parking space per 1000 square feet, or fraction thereof, of residential area is required up to a maximum requirement of two spaces per dwelling unit (including garage and surface parking spaces).
 - g. **Family Definition:**
The family definition shall coincide with the definition given in M.G.O. 28.03 for the R-2 zoning district.

- h. Signage:
Signage will be allowed as per Chapter 31 of the M.G.O. as compared to the R-2 district.

- 2. **Duplex (Type II):** A two-family dwelling.
 - a. Lot Area: As shown on the Final Plat of Midtown Commons.
 - b. Height Regulations: No building shall exceed 3 stories or 45 feet in height
 - c. Yard Requirements:
 - (1) Type II-A: Front Yard: 4 foot minimum/16 foot maximum
Side Yard: 6 foot minimum
Corner Street Side Yard: 4 foot minimum/16 foot maximum
Rear Yard: 10 foot minimum
 - (2) Type II-B: Front Yard: 4 foot minimum/16 foot maximum
Side Yard: 5 foot minimum
Corner Street Side Yard: 4 foot minimum/16 foot maximum
Rear Yard: 4 foot minimum
 - d. Site Landscaping: Site Landscaping will be provided as required by the covenants and restrictions.
 - e. Usable Open Space Requirements: Usable open space will be as provided in the required yards.
 - f. Parking & Loading:
 - (1) Type II-A: Garage access may be from the public road at the front of the lot. Garages may be located below the residence (a tuck-under garage) or may be located to the side and set back from the street façade of the residence (a recessed garage).
 - (2) Type II-B: Garage access may be from the private service driveway (Outlot) at the rear of the lot. Parking may be allowed in the required rear yard with a minimum setback from the outlot to the garage or parking space of 4 feet.
 - (3) One parking space per 1000 square feet, or fraction thereof, of residential area is required up to a maximum requirement of two spaces per dwelling unit (including garage and surface parking spaces).
 - g. Family Definition: The family definition shall coincide with the definition given in M.G.O. 28.03 for the R-3 zoning district.
 - h. Signage: Signage will be allowed as per Chapter 31 of the M.G.O. as compared to the R-3 district.

- 3. **Rowhouse/Townhouse (Type III):** Multiple-family buildings with side-by-side attached residential units, (ie: townhouses, brownstones, etc.). Multifamily buildings which are designed so that the exterior appearance is that of a rowhouse/townhouse may have units attached vertically (stacked flats).
 - a. Lot Area: As shown on the Preliminary Plat of Midtown Commons.

- b. Height Regulations: No building shall exceed 3 stories or 45' in height.
 - c. Yard Requirements:
 - (1) Type III-A: Front Yard: 4 foot minimum/16 foot maximum
Side Yard: 8 foot minimum
Corner Street Side Yard: 4 foot minimum/16 foot maximum
Rear Yard: 25 foot minimum/10 foot minimum for detached garage/10 minimum along east property line of Lots 85 and 89.
 - (2) Type III-B: Front Yard: 4 foot minimum/16 foot maximum
Side Yard: 8 foot minimum
Corner Street Side Yard: 4 foot minimum/16 foot maximum
Rear Yard: 6 foot minimum
 - d. Site Landscaping: Site Landscaping will be provided as shown on the approved S.I.P. plans.
 - e. Usable Open Space Requirements: Usable open space will be as provided in the required yards.
 - f. Parking & Loading:
 - (1) Type III-A: Garage access may be from the public road at the front or side of the lot. Garages may not face the front of the lot.
 - (2) Type III-B: Garage access may be from the private service driveway (Outlot) at the rear of the lot. Garages shall not face the front of the lot.
 - (3) Off-street and surface parking shall be provided as required in the R-5 zoning district.
 - g. Family Definition: The family definition shall coincide with the definition given in M.G.O. 28.03 for the R- 4 zoning district.
 - h. Signage: Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the R-4 district or signage will be provided as approved on the S.I.P. plans.
4. Apartment/Condominium (Type IV): Any type of multiple-family residential building that is neither Type III (above) or Type VI (below).
- (1) Type IV-A: Large apartment/condominium building with more than eight (8) dwelling units per building.
 - (2) Type IV-B: Small apartment/condominium building with no more than eight (8) dwelling units per building.
 - (3) Type IV-C: Small apartment/condominium building with no more than eight (8) dwelling units per building.
- a. Lot Area: As shown on the Preliminary Plat of Midtown Commons.
 - b. Height Regulations:
 - (1) Type IV-A: No building shall exceed 4 stories or 60' in height.
 - (2) Type IV-B: No building shall exceed 3 stories or 45' in height.
 - (3) Type IV-C: No building shall exceed 3 stories or 45' in height
 - c. Yard Requirements:

- (1) **Type IV-A:** Front Yard: 4 foot minimum/16 foot maximum
Side Yard: 10 foot minimum
Corner Street Side Yard: 4 foot minimum/16 foot maximum
Rear Yard: Lot 2: 6 foot minimum
Lot 36: 10 foot minimum
Lots 51, 55, 57: 25 foot minimum
 - (2) **Type IV-B:** Front Yard: 4 foot minimum/16 foot maximum
Side Yard: 10 foot minimum
Corner Street Side Yard: 4 foot minimum/16 foot maximum
Rear Yard: 10 foot minimum
 - (3) **Typed IV-C:** Front Yard: 4 foot minimum/16 foot maximum
Side Yard: 10 foot minimum
Corner Street Side Yard: 4 foot minimum/16 foot maximum
Rear Yard: 10 foot minimum
- d. Site Landscaping: Site Landscaping will be provided as shown on the approved S.I.P. plans.
- e. Usable Open Space Requirements: Usable open space will be as provided in the required yards.
- f. Parking & Loading:
- (1) Type IV-A: Parking may be in a common parking garage under a building in the basement level with limited available surface parking.
 - (2) Type IV-B: Garage access may be from the road at the front of the lot. Garages may be located below the residence (a tuck-under garage) or may be located to the side and set back from the street façade of the residence (a recessed garage).
 - (3) Type IV-C: Garage access may be from the private service driveway (Outlot) at the rear of the lot.
 - (4) Off-street and surface parking shall be provided as required in the R-5 zoning district.
- g. Family Definition:
The family definition shall coincide with the definition given in M.G.O. 28.03 for the R-5 zoning district.
- h. Signage: Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the R-5 district or signage will be provided as approved on the S.I.P. plans.

5. **Commercial/Mixed Use (Type V):** Any commercial use or combination of commercial uses with civic and/or residential uses. Uses shall include the permitted and conditional uses in the C-2, O-1 and R-5 zoning districts or other uses defined herein. Commercial use is required on the ground floor of Main Street Commercial Lots.
- a. **Lot Area:** As shown on the Preliminary Plat of Midtown Commons.
 - b. **Height Regulations:** No building shall be less than 2 stories or 25' in height or greater than 4 stories or 60' in height.
 - c. **Yard Requirements:**
 - Front Yard: 4 foot minimum/10 foot maximum
 - Side Yard: none required
 - Corner Street Side Yard: none required
 - Rear Yard: 8 foot minimum
 - d. **Site Landscaping:** Site landscaping will be provided as shown on the approved S.I.P. plans.
 - e. **Usable Open Space Requirements:** Usable open space will be as provided in the approved SIP plans.
 - f. **Parking & Loading:** Accessory parking and loading will be provided as shown on the approved S.I.P. plans. Off-street parking is required to be behind or beside the buildings. (If beside a street, a wall may be required.)
 - g. **Family Definition:** The family definition shall coincide with the definition given in M.G.O. 28.03 for the R-5 zoning district.
 - h. **Signage:** Signage will be allowed as approved on the S.I.P. plans.
6. **Mansion (Type VI):** Multiple-Family building containing up to six (6) dwelling units. Mansions with frontage on Mansion Hill Avenue are required to treat the street as the primary street frontage.
- a. **Lot Area:** As shown on the Preliminary Plat of Midtown Commons.
 - b. **Height Regulations:** No building shall exceed 3 ½ stories or 45' in height.
 - c. **Yard Requirements:**
 - (1) Type VI-A: Front Yard: 8 foot minimum/20 foot maximum
Side Yard: 8 foot minimum
Corner Street Side Yard: 8 foot minimum/16 foot maximum
Rear Yard: 8 foot minimum
 - (2) Type VI-B: Front Yard: 8 foot minimum/20 foot maximum
Side Yard: 8 foot minimum
Corner Street Side Yard: 8 foot minimum/16 foot maximum
Rear Yard: 8 foot minimum
 - d. **Site Landscaping:** Site landscaping will be provided as shown on the approved S.I.P. plans.
 - e. **Usable Open Space Requirements:** Usable open space will be as provided in the required yards.
 - f. **Parking & Loading:**

- (1) Type VI-A: Garage access may be from the road at the front or side of the lot. Garages may not face the front of the lot.
 - (2) Type VI-B: Garage access shall be from the private service driveway (Outlot) at the rear of the lot and may be attached or detached.
 - (3) Off-street and surface parking shall be provided as required in the R-5 zoning district.
 - g. Family Definition: The family definition shall coincide with the definition given in M.G.O. 28.03 for the R-4 zoning district.
 - h. Signage: Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the R-4 district or signage will be provided as approved on the S.I.P. plans.
7. **Flex Use (Type VII)**: A special designation to allow maximum flexibility of function in determining permitted uses. The function of a flex use parcel may be altered in the future to address market conditions in the future. Parcels bearing this designation may be mansion, commercial, mixed use or civic. Parcels 88 and 92 are designated flex-use parcels to allow functional changes from Mansion residential types to become Mansion commercial, mixed-use, or civic types. Parcel 95 is designated a flex-use parcel to allow functional changes from row house to become commercial, mixed-use or live-work.
- a. Lot Area: As shown on the Preliminary Plat of Midtown Commons.
 - b. Height Regulations: Shall coincide with the height restrictions specified herein for the actual use type specified and as shown in the approved S.I.P. plans.
 - c. Yard Requirements: Yard areas will be provided as shown on the approved S.I.P. plans.
 - d. Site Landscaping: Site landscaping will be provided as shown on the approved S.I.P. plans.
 - e. Usable Open Space Requirements: Usable open space will be as provided in the approved SIP plans.
 - f. Parking & Loading: Accessory parking and loading will be provided as shown on the approved S.I.P. plans.
 - g. Family Definition: Shall coincide with the definition specified herein for the actual use type specified in the approved S.I.P. plans.
 - h. Signage: Signage will be as approved on the S.I.P. plans.
8. **Civic/Institutional (Type VIII)**: Applies to Lot 87, which is reserved for civic or institutional uses. Those uses would include the governmental, educational, institutional and religious uses allowed (permitted use or conditional use) in the C-2 zoning district, **which uses include a daycare center for children**, or other uses defined herein. **Notwithstanding the foregoing, up to fifteen percent (15%) of the finished floor space of any building constructed on Lot 87 can be used for any use allowed (permitted use or conditional use) in the C-1 zoning district, provided, however, that the floor space that may be used for a C-1 use cannot exceed 1200 square feet in total.**
- a. Lot Area: As shown on the Preliminary Plat of Midtown Commons.
 - b. Height Regulations: No building shall exceed 4 stories or 60' in height.
 - c. Yard Requirements: Yard areas will be provided as shown on the approved S.I.P. plans.

- d. Site Landscaping: Site landscaping will be provided as shown on the approved S.I.P. plans.
 - e. Usable Open Space Requirements: Usable open space will be provided as on approved SIP plans.
 - f. Parking & Loading: Accessory parking and loading will be provided as shown on the approved S.I.P. plans.
 - g. Signage: Signage will be allowed as approved on the S.I.P. plans.
9. **Plaza (Type IX)**: Neighborhood oriented public use with or without buildings or structures which serves as a social, recreational or entertainment space for the neighborhood.
- a. Lot Area: As shown on the Preliminary Plat of Midtown Commons.
 - b. Height Regulations: No building shall exceed 80 feet in height.
 - c. Yard Requirements: Yard areas will be provided as shown on the approved S.I.P. plans.
 - d. Site Landscaping: Site landscaping will be provided as shown on the approved S.I.P. plans.
 - e. Parking & Loading: None required.
 - f. Signage: Signage will be allowed as approved on the S.I.P. plans.
10. **Park/Village Green**: Neighborhood - oriented park for pedestrian access and passive recreation uses.
Lot Area: As shown on the Preliminary Plat of Midtown Commons.
- E. *Restricted Uses***: Uses deemed to have Adverse Impacts on neighboring properties in general, such as excessive noise, vibrations, odor, pollution, or socioeconomic disruption. The architectural control committee shall have the power to determine such adverse impacts.
- F. *Alterations and Revisions***: No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director Of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.
- G. *Architectural review***: No building or foundation permit shall be issued on any lot without written approval of the Architectural Review Committee of Midtown Commons.
- H. *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 Midtown Commons Neighborhood Association (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 performed 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 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 an asphalt pavement.

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

amden\1\zoning text 020507.doc

MID TOWN COMMONS PUD – AMENDED GDP/SIP

[Hatched Box] = Lot 87, Mid Town Commons

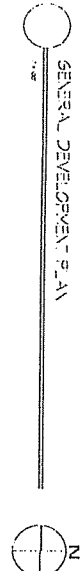
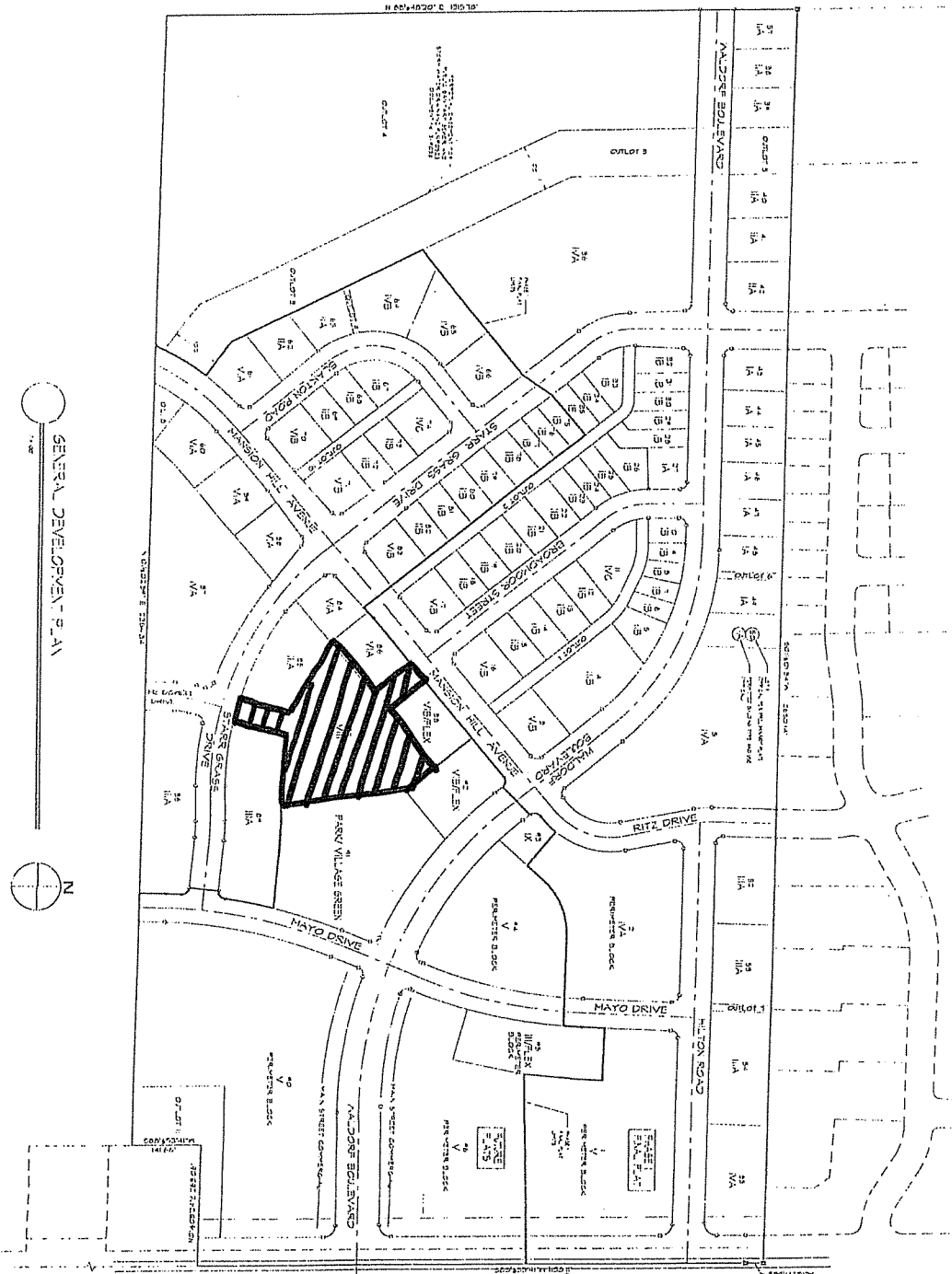


EXHIBIT A
 General Development
 Plan (GDP)
 0056 52a-1

PROJECT
 MIDTOWN COMMONS
 2500-2507
 6500 25th South Street, S.W.

OWNER
 2500-2507
 2500-2507
 2500-2507
 2500-2507
 2500-2507

DATE
 10/1/11
 10/1/11
 10/1/11
 10/1/11
 10/1/11

PROPOSED BUILDING PROGRAM
 MIDTOWN COMMONS

NO.	DESCRIPTION	DATE	BY	CHECKED BY
1	PRELIMINARY PLAN	10/1/11	[Signature]	[Signature]
2	AMENDED PLAN	10/1/11	[Signature]	[Signature]
3	FINAL PLAN	10/1/11	[Signature]	[Signature]

KNOTHE & BRUCE ARCHITECTS
 2411 Evans Ave., Suite 102
 4350 W. 35th St., Suite 102
 4350 W. 35th St., Suite 102

DATE
 10/1/11

SCALE
 1/8" = 1'-0"