

Dated: **February 22, 2017**
RE: **Zoning Text for GDP/SIPs**
Project: **Judge Doyle Square**
Address: **215 Martin Luther King Boulevard (Block 88) & 215 South Pinckney Street (Block 105)**

Legal Description: The lands subject to this Planned Development shall include those described as follows (provided by City of Madison on February 21, 2017)

Lots 1, 2, 3, 11, 12, and 13, Block 105, Original Plat of Madison, located in part of the Northwest Quarter of the Northwest Quarter of Section 24, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin.

AND ALSO INCLUDING Lots 3, 4, 5 and 6 and parts of Lots 2 and 7, all of Block 88, Original Plat of Madison, located in part of the Northwest Quarter of the Northwest Quarter of Section 24, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, described as follows:

Beginning at the northernmost corner of said Block 88; thence S 43°53;50" E, 264.50 feet along the northeast side of said Block 88; thence S 46°07'06" W, 145.25 feet along the southeast side of said Block 88; thence N 44°07'00" W, 264.51 feet; thence N 46°07'23" E, 146.26 feet along the northwest side of said Block 88 to the point of beginning.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of the projects as identified in submitted material (two (2) residential tower projects; one (1) hotel tower project with associated parking; a public parking facility; a bike center and other commercial spaces.
- B. **Allowable Uses:**
 - 1. Uses as permitted in the Downtown Core district:
 - a. Those that are stated as permitted uses in the Downtown Core zoning district.
 - b. Uses accessory to permitted uses as listed above.
 - 2. Uses as conditions in the Downtown Core district:
 - a. Those that are stated as conditional uses in the Downtown Core zoning district.
 - b. Uses accessory to conditional uses as listed above.
- C. **Lot Area:** As stated in submitted material, attached hereto.
- D. **Floor Area Ratio:**
 - 1. Maximum floor area ratio permitted as shown on approved plans.
 - 2. Maximum building height shall be as shown on approved plans.
- E. **Yard Requirements:** Yard areas will be provided as shown on approved plans.
- F. **Landscaping:** Site landscaping will be provided as shown on the approved plans
- G. **Accessory Off-Street Parking & Loading:** Accessory (parking for apartments and hotel) off-street parking and loading will be provided as shown on approved plans.
- H. **Lighting:** Site lighting will be provided as shown on approved plans.

- I. **Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the Downtown Core district, or signage will be provided as approved on the recorded plans.
- J. **Family Definition:** The family definition of this PUD-SIP shall coincide with the definition given in Chapter 28.211 of the Madison General Ordinances for the DC zoning district.
- K. **Alterations and Revisions:** Reference code section 28.098 (6) (a-e) Alterations to a Planned Development District. Requests to alter (Minor or Major Alterations) a Planned Development District shall be made to the Director of Planning and Community and Economic Development.