

# 4601 FREY STREET

## GDP-SIP ZONING TEXT PLANNED DEVELOPMENT DISTRICT February 8, 2017

**Legal description:** Lot One (1), Certified Survey Map No. 2716, recorded in Volume 10, of Certified Survey Maps, Pages 385, 386, and 387 as Document No. 1555494, located in the NE 1/4 of the NW 1/4 of Section 20, T7N, R9E, City of Madison, Dane County, Wisconsin.

I. **Statement of Purpose:**

This Planned Development District is established to permit development of a mixed use project consisting of a single 11-story structure consisting of a 182 guest room hotel with approximately 23,200 sf of commercial space. There will be four levels of structured parking which includes 213 parking stalls & 29 bicycle stalls. The total building area shall be approximately 253,963 square feet.

II. **Permitted Uses:**

Permitted uses shall include all permitted uses in the City of Madison Comprehensive Plan & the University Hill Farms Neighborhood Plan and also ATMs, vending machines and temporary outdoor events inside of the project building or on rooftop terraces open to guests of the building and/or the public.

III. **Lot Area:** As shown on the Approved Plans.

IV. **Floor Area Ratio:** As shown on the Approved Plans.

V. **Yard and Height Requirements**

A. Yard areas shall be as shown on the Approved Plans.

B. Height restrictions shall be as shown on the Approved Plans.

VI. **Lighting:** Site lighting will be provided as shown on the Approved Plans.

VII. **Signage:** Signage will be provided as shown on the Approved Plans. Any amendments to such signage or future signage will be allowed per Chapter 31 of the Madison General Ordinances.

VIII. **Landscaping:** Landscaping will be provided as shown on the Approved Plans.

IX. **Alterations and Revisions:** No alteration of this planned development district shall be permitted unless approved by the City Plan Commission, provided however, the Zoning Administrator may issue permits for minor alterations that are approved by the Director of Planning and Community and Economic Development and are consistent with the concept approved by the Common Council.