

Gebhardt Development, LLC

222 North Street
Madison, WI 53704

Ph. 608 245-0753
Fax: 608 245-0770

1208, 1212, 1214 Spring Street Plan Commission Submittal

Proposed Zoning Text:

Legal Description: The lands subject to this planned unit development shall include those described in the following legal description:

Deeded Description 1: Parcel Number 070922110063

Lot 14, Block 11, Brook's Addition to Madison, City of Madison, Dane County, Wisconsin.

Deeded Description 2: Parcel Number 070922110071

Lot 13, Block 11, Brook's Addition to Madison, City of Madison, Dane County, Wisconsin.

Deeded Description 3: Parcel Number 070922110089

The West 35 Feet of the South 1/2 of Lot 12, Block 11, Brook's Addition to Madison, Dane County, Wisconsin.

A Metes and Bounds description of the following three parcels of land known as Lot 14, Lot 13 and the West 35 feet of the South 1/2 of Lot 12, all in Block 11, Brook's Addition to Madison, located in Section 22, T7N, R9E, in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Southwest corner of Lot 14, Block 11, Brook's Addition to Madison, said point also lying on the northerly platted Right-of-way line of Spring Street, and is the point of beginning of this description, thence N 00°22'07" W, along the westerly boundary line of said Lot 14, Block 11, 149.10 feet; thence S 88°49'43" E, along the northerly boundary line of said Lots 14 and 13, Block 11, 107.08 feet; thence S 00°22'07" E, along the easterly boundary line of said Lot 13, Block 11, 74.08 feet; thence S 88°49'36" E, 35.00 feet; thence S 00°22'07" E, 75.01 feet to a point lying on said southerly boundary line of said Lot 12, and northerly platted Right-of-way line of Spring Street; thence N 88°50'05" W, along the southerly boundary line of said Lots 12, 13 and 14, Block 11, and said northerly platted Right-of-way line of Spring Street, 142.08 feet to the point of beginning;

This Description has an area of 18,584 square feet, or 0.43 Acres.

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A: Statement of Purpose:

This zoning district is established to allow for the construction of the following:

Total Site Area: 18.584 s.f.

Building Area Breakdown:

Parking level: 11,780 s.f.

1st Floor: 11,600 s.f.

2nd Floor: 11,600 s.f.

3rd Floor: 11,600 s.f.

4th Floor: 10,100 s.f.

5th Floor: 10,100 s.f.

6th Floor: 10,100 s.f.

7th Floor: 10,100 s.f.

8th Floor: 10,100 s.f.

Total: 85,300 s.f. = F.A.R. = 4.58

Total New Construction:

Apartments: 87

Bedrooms: 187

Auto Parking: 21 interior stalls

Bicycle Parking: 188 interior stalls

Scooter Parking: 37 interior stalls

B. Permitted Uses:

1. Those uses that are stated in all Residential Zoning Districts and as modified by the submitted plans.
2. Uses accessory to permitted uses as listed above.

C. Lot Area: 18,584 square feet/ 0.43 Acres.

D. Floor Area Ratio:

1. Floor area ratios will be 4.58
2. Maximum building height shall be 8 stories or 116 feet, per the RSSC recommendations. Height of proposed structure is identified on submitted plans.

E. Yard Area Requirements: Yard areas will be provided as shown on approved plans.

F. Landscaping: Site Landscaping will be provided as shown on final approved plans.

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G. Accessory Off-Street Parking & Loading: Accessory off street automobile, bicycle and scooter parking will be provided as shown on the submitted plans. A 10'x18' loading zone will be provided as shown on the submitted plans.

H. Lighting: Site Lighting is provided as shown on the submitted plans.

I. Signage: Signage will be provided as approved on the recorded plans.

J. Family Definition: The family definition of this PUD-GDP shall coincide with the definition given in chapter 28.03(2) of the Madison General Ordinances for the R-6 Zoning District.

K. Alterations and Revisions: No alteration or revision to 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.

Residential Parking Permits: No residential parking permits will be issued for the properties included in this PUD-GDP/SIP.

END