

**PROPOSED ZONING TEXT: PUD GDP/SIP  
201 AND 229 WEST LAKELAWN PLACE  
MADISON, WI  
October 15<sup>th</sup> 2008**

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

Lots Seven (7) and Eight (8), Freeman-Allen Replat in the City of Madison, Dane County, WI.

- A. **Statement of Purpose:** This Zoning District is established to allow for the rehabilitation of 222 Langdon Street (to be referred to hereto forward as 201 W. Lakelawn Place) and the construction of 229 West Lakelawn Place with the following program:

**Total Site Area:** 13,780 sf

**229 W. Lakelawn Place**

Parking level	4335 sf
Floors 1-4 (4335 sf ea):	17,340 sf
Total new construction:	21,675 sf

**201 W. Lakelawn (Formerly 222 Langdon Street)**

Lower level	2,840 sf
Floors 1-3 (2619 sf ea):	7857 sf
Attic Level:	1805 sf
Total Rehabilitation:	12,202 sf

**Grand Total:**

33,877 s.f.  
23 Apartments (16 at 229, and 7 at 201)  
9 lodging rooms

**Parking**

Indoor @ 229 W. Lakelawn

7 cars  
1 van accessible space  
8 bicycles  
4 scooters

Outdoor Total Site

18 bicycles  
5 scooters

- B. **Permitted Uses:**

1. Those uses that are stated in all Residential Zoning Districts (as modified herein and by the submitted architectural and site plans).
2. Uses accessory to permitted uses as listed above
3. Maintenance of existing buildings for current uses is permitted by this SIP
4. Maintenance of existing buildings on lots designated for future uses is permitted by this SIP.

- C. **Lot Area:** Refer to the survey and the submitted architectural plans for Lot Areas for each specific component.
- D. **Floor Area Ratio:**
  - 1. Floor area ratios will comply with the submitted and recorded architectural plans for each component.
  - 2. Maximum building height shall be limited by Design District 4 of the Madison Zoning Code; the height of each structure is identified on submitted architectural plans
- E. **Yard Area Requirements:** Yard areas will be provided as shown on the submitted site plan and landscape plan.
- F. **Landscaping:** Site Landscaping will be provided as shown on the submitted site and landscape plan.
- G. **Accessory Off-Street Parking & Loading:** Accessory off street parking will be provided for 201 and 229 W. Lakelawn Place as shown on the site plan and architectural drawings of each component. Loading is located on Langdon Street at the truck loading and freight loading zones directly adjacent to the site.
- H. **Lighting:** Site Lighting will be provided as shown on the attached lighting plan.
- I. **Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as it relates to the R6 Zoning District as approved by the Urban Design Commission and /or its Designee (Secretary).
- 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.
- L. **Terrace Improvements:** Sidewalk in the terrace shall be addressed in a Developer's Agreement. The Developer's Agreement shall be executed prior to recording the SIP. Any improvements on the public right of way shall be identified in an encroachment agreement with the City Real Estate Division.
- M. **Sanitary Storm:** All sanitary storm lines in the public right-of-way shall be built/installed per City of Madison plans and standards.
- N. **Residential Parking Permits:** No residential parking permits will be issued for the properties included in this PUD-GDP/SIP.