

ZONING TEXT FOR HOUSING/COMMERCIAL DEVELOPMENT
2048 and 2100 Winnebago Street

Planned Unit Development District

Legal Description: The lands subject to this planned unit development district
Shall include those described on Exhibit A, attached hereto.

A. Statement of Purpose

The Planned Unit development is established as a medium density mixed use residential/commercial district to provide flexibility in land planning. The planned unit development is established to provide for a development that includes approximately 65 dwelling units of mixed size and design. Approximately 22,000 square feet of commercial space is contemplated. Parking for both uses is to be provided, including a portion on site and a portion underneath the building structure.

B. Permitted Uses

The P.U.D. will be developed for residential and commercial purposes. The following uses are permitted:

- 1) As provided in R-5 residential district
- 2) Multi-family dwellings
- 3) Accessory Uses including but not limited to the following:
 - a) Home occupations and professional offices in a house as defined in Sec. 28.03 (2) of the City of Madison Zoning Code.
 - b) Dependency living arrangements for persons with disabilities.
- 4) Recreational play structures designed for children.
- 5) One modest-sized exterior building for storage of maintenance, grounds keeping and gardening equipment.
- 6) Commercial usage as provided in C-3 district.

C. Lot Area:

78,504 square feet

D. Building Height

Maximum building height shall be four stories.

E. Yard Requirements

Yard area shall be provided as shown on approved plans.

F. Landscaping

Site landscaping will be provided by as shown on approved plans.

G. Accessory Off-Street Parking & Loading

1. Accessory off street parking will be provided as shown on approved plans.
2. Loading space will be provided as shown on approved plans.
3. Bicycle parking shall 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 R-5 and C-3 Districts, or signage will be provided as approved on the recorded plans.

J. Family Definition:

The family definition for this PUD-SIP shall coincide with the definition given in Chapter 28.03 (2) of the Madison General Ordinances for R-5 district.

K. Alterations & Revisions:

No alteration or revision of this Planned Unit Development shall be permitted unless 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 & Development and the district Alderperson and are compatible with the concept stated in the underlying General Development Plan approved by the City Plan Commission.

Exhibit A

See attached drawings, including site plan.