

## **PROPOSED ZONING TEXT: PUD-GDP/SIP**

### **229 WEST LAKEAWN**

### **MADISON, WI**

May 25, 2011

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

Lots 7 and 8, Freeman-Allen Replat in the City of Madison, Dane County, Wisconsin.  
This parcel contains 13,780 sq. ft. – 0.32 acres.

- A. Statement of Purpose:** This Downtown Design Zone 4 District is established to allow for the construction at 229 W Lakelawn with the following program:

**Building Area:**

Garden level:	4,106 s.f. (Not counted towards F.A.R.)
1 <sup>st</sup> Floor:	3,987 s.f.
2 <sup>nd</sup> Floor:	3,962 s.f.
3 <sup>rd</sup> Floor:	3,962 s.f.
4 <sup>th</sup> Floor:	3,962 s.f.
5 <sup>th</sup> Floor:	3,942 s.f.
Total New Construction:	23,921 s.f.

**Apartments:** 14

**Bedrooms:** 59

**Auto Parking:** None

**Bicycle Parking:** 81 total stalls

61 bicycle

20 Mopeds

**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. The Garden Level is not counted as a story per Zoning Code as less than fifty percent (50%) of the front exterior wall is exposed above grade.

**C. Lot Area:** 13,780 s.f.

**D. Floor Area Ratio:**

1. Floor area ratios will be 2.43.
2. Maximum building height shall be as limited by Design District 4 of the Madison Zoning Code; the height of the 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 and as outlined in the Downtown Design District 4 Zoning Code.

**F. Landscaping:** Site Landscaping will be provided as shown on final approved landscape plan.

**G. Accessory Off-Street Parking & Loading:** Accessory off street bicycle and moped parking will be provided as shown on the site and floor plans. (2) short term parking/loading stalls have been provided, per the site plan.

**H. Lighting:** Site Lighting is provided as shown on the submitted lighting plan. Light spill at the eastern edge of the property on to the easement is for security.

**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. No more than six unrelated persons can occupy a six bedroom unit. No more than one occupant can occupy an individual bedroom.

**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 and Water:** All sanitary and water 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.