

**ZONING TEXT PUD(GDP-SIP)**

The Dayton/Residential  
22 East Dayton Street  
Madison, WI 53703

**Legal Description:** Lot 2, block 91, as recorded in CSM No. 11920, in Vol. 73 of Certified Survey Maps, pages 139-144 as Document No. 4238480.

**A. Statement of Purpose:** This zoning district is established for the development of 48 apartments with 65 total bedrooms.

**B. Permitted Uses:**

1. Residential uses as allowed in the R-6 zoning district.
2. Uses accessory to permitted uses listed above.

**C. Lot Area:** As stated on Exhibit A, attached hereto.

**D. Floor Area Ratio:**

1. Maximum floor area ratio permitted is 3.0.
2. Maximum building height shall be five (5) stories or as shown on the General Development Plan.

**E. Yard Requirements:** Yard areas will be provided as shown on the approved SIP.

**F. Landscaping:** The landscaping will be provided as shown on the approved SIP.

**I. Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the R-6 district, or as approved by Urban Design.

**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 the R-6 Zoning District.

**K. Alterations and Revisions:** No alteration or revision of 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 by the city Plan Commission.