

GDP/SIP ZONING TEXT

24 NORTH WEBSTER STREET/123 EAST MIFFLIN STREET
MADISON, WISCONSIN

Legal Description

The lands subject to this planned unit development shall include those described in Exhibit A, attached hereto.

A. Statement of Purpose:

This zoning district is established to allow for the rehabilitation of, and addition to, an existing multifamily residential building with ground floor commercial space.

B. Permitted Uses

1. Multi-family residential uses.
2. Commercial uses as permitted in a C4 district.
3. Uses accessory to permitted uses as listed above, including but not limited to the following:
 - a. Indoor and outdoor amenity and recreation areas associated with multi-family residential units.
 - b. On-site management office for the management and leasing of multi-family residential units.

C. Lot Area

As stated in Exhibit A, attached hereto.

D. Floor Area Ratio and Building Height

The maximum floor area ratio and the maximum building height will be as shown on the approved plans.

E. Yard Requirements

Yard areas will be provided as shown on the approved plans.

F. Landscaping

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

G. Lighting

Site lighting will be provided as shown on the approved plans.

H. Signage

Permanent signage will meet the requirements of Chapter 31 of the Madison General Ordinances and will be permitted as shown on the approved plans.

Permitted temporary signs will include project construction signs and signs associated with the marketing of the multi-family residential units within the project.

I. 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 as it relates to R6 zoning districts.

J. 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 Community and Economic Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

EXHIBIT A

24 NORTH WEBSTER STREET/123 EAST MIFFLIN STREET
MADISON, WISCONSIN

Legal Description

The Northeast 61 2/3 feet of the Northwest Ninety-nine (99) feet of Lots Two (2) and Three (3), Block One Hundred and One (101), Original Plat of Madison, Dane County, Wisconsin.

Lot Area

This Specific Implementation Plan contains 6,138 square feet (.140909 acres).