

PROPOSED ZONING TEXT: PUD-SIP

(THIS SIP ALLOWS FOR MAINTENANCE OF EXISTING USES)

McBRIDE POINT

301 NORTH HAMILTON STREET

BLOCK-258 MADISON, WI

Legal Description: Lots 1, 2, 3 Block 258 Original Plat to the City of Madison, City of Madison, Dane County, Wisconsin.

- A. **Statement of Purpose:** This Zoning District is established to provide a General Development Plan to guide the Specific Implementation of the construction of approximately 71 Dwelling Units, approximately 2,200 gsf of retail, and approximately 44 below grade parking stalls. This development consists of two buildings; maintaining an existing two-story mixed-use retail and residential building with retail on the first floor and 3 residential units on the second floor, along with a newly proposed 4-story building totaling approximately 68 units on the first, second, third and fourth floors. This development includes the relocation and/or removal of up to six structures that currently house 48 dwelling units. This development eliminates 18 stalls of surface parking from the block and replaces them with below grade parking of approximately 44 stalls. Please note this SIP contemplates the maintenance of the existing residential uses on site at least until the SIP for the development is approved and recorded, as well as the maintenance of the existing retail use currently operating on-site.
- B. **Permitted Uses:**
1. Those uses that are stated in the Residential, C-2 Commercial & Office Zoning Districts.
 2. Uses accessory to permitted uses as listed above
 3. Other uses listed herein and in attached Letter of Intent and in future SIP applications
 4. Maintenance of existing buildings for current uses is permitted by this GDP
- C. **Lot Area:** The total project area including lots 1, 2 and 3 of Block 258 is approximately 23,391 gross square feet or .54 acres.
- D. **Floor Area Ratio:**
1. The final floor area ratios will generally align with the structures identified on the attached conceptual site/landscape plan. Specific floor area ratios are summarized on the drawings submitted with the SIP application of the proposed development. This proposal contemplates a structure of roughly 82,000 gross square feet on 5 levels, one below-grade and 4 above-grade.
 2. The proposed maximum building height is 4-stories with allotments for the elevator and/or mechanical penthouses to project beyond the height of the roof of the fourth floor.
- E. **Yard Area Requirements:** Yard areas will be provided as shown on the attached site/landscape plan. Please note a majority of the building face aligns directly with the property limits.

- F. **Landscaping:** Grading, utility improvements, and landscape plans are attached and represent concepts previously approved during the GDP phase.
- G. **Accessory Off-Street Parking & Loading:** Accessory off-street parking will be provided as described in the Letter of Intent. Automobile and motorcycle parking will be provided on-site below grade. This SIP proposes to add one additional on-street residential loading zone at the North Hamilton entry adjacent to the retail use currently located at 301 North Hamilton and the new entry to the apartment building. This will be requested once the construction has been completed. We understand that the long-term use or permanent dedication of an on street-loading zone cannot be guaranteed by the city. Additionally, bicycle parking will be provided on-site at the entrances to the building and adjacent the retail component of the development; 72 bicycle parking for residents will be provided in the lower level parking area.
- H. **Lighting:** Site Lighting will be limited to landscape and building accent lighting. The current SIP permits maintenance of existing street lighting.
- I. **Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances, and as outlined in the future SIP application or administrative amendments to existing zoning.
- J. **Family Definition:** The family definition of 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 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.