

**PROPOSED ZONING TEXT: PUD – SIP
CAPITOL WEST – PHASE I
BLOCK 51 MADISON, WI
SIP ALTERATION – July 12th 2006**

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 construction of approximately 400 dwelling units, up to 20,000 gsf of retail, up to 105,000 gsf of commercial office (of which 82,520 is existing) and approximately 942 parking spaces (of which 707 are existing). This development will be phased as identified below. Each of the components is described in detail in the original Letter of Intent. Please note that this SIP application is submitted to finalize the zoning text for each Phase of the development identified below. Also note that this Specific Implementation Plan contemplates the ongoing maintenance of two existing structures (345 W. Washington Ave and the existing Parking Ramp with a new address of 80 Washington Place) as their current uses.

• **Components included in this SIP:**

Phase I (173 Residential Units, up to 12,000 sf of Retail, Parking and Ex'g Office)

309 W. Washington Avenue - Residential & Retail: 126 Units – 195,772 GSF
(Up to 12,000 GSF of Retail in 309 West Washington)
Courtyard Townhomes: Residential 10 Units – 17,500 GSF
Washington Rowhouses: Residential: 5 Units – 9300 GSF
Below Grade Parking Structure: 216 Stalls – 90,000 GSF
Main Street Condominiums: Residential: 9 Units – 16,200 GSF
Broom Street Condominiums: Residential: 23 Units – 27,250 GSF
345 W. Washington Avenue: Existing Office – 82,520 GSF
345 W. Washington Avenue: Existing Parking – 190 Stalls
Main Street Parking Ramp: Existing 517 Stalls
Site Improvements and Landscaping
Washington Row
Capitol Mews from South Henry to Washington Row
Selected Streetscapes per City of Madison Documents and Developer Agreement

Parking Tally

Surface Parking Washington Place	19 Auto Stalls
27 Washington Place Ramp	216 Auto Stalls
80 Washington Place Ramp (Ex'g)	517 Auto Stalls (existing)
345 West Washington	190 Auto Stalls (existing)
Total	872 Auto Stalls*

*Of the total, 23 stalls are accessible and 8% are Small Car Stalls

Bike Parking Tally (Note: there are options for residents to install additional stalls)

309 West Washington	107 Bike Stalls
309 Retail	8 Bike Stalls - Surface
Capitol Court	20 Bike Stalls
Main Street Townhomes	10 Bike Stalls
Broom Street Lofts	23 Bike Stalls
Total (min. available to city standard)	168 Bike Stalls

- **Components to be included in future SIPs**

Phase II

306 West Main Street – Residential and Retail Mixed Use Building
Additional Site Improvements and Landscaping

Phase III

333 West Washington Avenue – Residential with structured parking
345 West Washington Avenue Expansion – Up to 105,000 GSF Total
Additional Site Improvements and Landscaping
Capitol Mews from Washington Row to Broom Street
Pedestrian Bridge across Washington Place

- B. ***Permitted Uses:***
1. Those uses that are stated in all Residential, C-2 and C-4 Commercial & O-2 Office Zoning Districts (as modified herein and by the submitted architectural and site plans).
 2. Uses accessory to permitted uses as listed above
 3. Maintenance of existing buildings for current uses is permitted by this SIP
 4. Maintenance of existing buildings on lots designated for future uses is permitted by this SIP.
- C. ***Lot Area:*** Refer to the CSM and the submitted architectural plans for Lot Areas for each specific component.
- D. ***Floor Area Ratio:***
1. Floor area ratios will comply with the submitted and recorded architectural plans for each component.
 2. Maximum building height shall be limited by the Capitol View Preservation Limit as defined in Chapter 28.04(14)(b) of the Madison General Ordinances. The maximum number of stories shall be defined as shown on the submitted architectural plans for each component.
- E. ***Yard Area Requirements:*** Yard areas will be provided as shown on the submitted site plan and landscape plan.
- F. ***Landscaping:*** Site Landscaping will be provided as shown on the submitted site and landscape plans.
- G. ***Accessory Off-Street Parking & Lodging:*** Accessory off street parking will be provided as described above and as shown on the site plan and architectural drawings of each component.
- H. ***Lighting:*** Site Lighting will be provided as shown on the attached lighting plan.
- I. ***Signage:*** Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as it relates to the C2 Zoning District as approved by the Urban Design Commission and /or its Designee (Secretary), and as outlined in the future administrative amendments to existing SIPs for each phase of the proposed development as tenants are identified.

- 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.
- 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.
- Note:** Modifications from the GDP and this SIP will be addressed in future SIP applications for each Phase.
- L. **Additional Urban Design Commission Conditions:**
- Light colored roofing material shall be used at the Broom Street Lofts including the parapets.
 - Architectural Grilles shall be provided to screen the PTAC HAVC Units at the Broom Street Lofts
 - HVAC Compressors and/or Condensers for the Main Street Townhomes shall be located within the units or within the Parking Ramp where possible.
 - All rooftop mechanicals shall be screened in a manner acceptable to the Urban Design Commission
- M. **13' Broom Street Transportation Setback:** The owner of the Broom Street Lofts lot shall be financially responsible for the removal of site improvements within the 13' setback area at such time as the City of Madison acquires and improves the setback area.
- N. **13' Broom Street Transportation Setback – Balcony Encroachments:** Balconies at units 202, 302, 402, 203, 303, 403, 205, 305 and 405 of the Broom Street Lofts at 15 South Broom Street have been approved by Plan Commission and City Council with a 4' infringement into the 13' Transportation Setback. The applicant acknowledges that an application for privilege in the public right-of-way will be filed for the balconies that have been approved at such time as the City of Madison acquires and improves the setback area. At that time the balconies will be subject to the standard Privilege in Right-of-Way application process and standard Encroachment Agreement or standard Real Estate Lease Agreement.
- O. **Terrace Improvements:** Street Trees and Lighting in the terrace shall be addressed in a Developer's Agreement for each Phase of the project. The Developer's Agreement shall be executed prior to recording the SIP for each phase. Any additional improvements on the public right of way shall be identified in an encroachment agreement with the City Real Estate Division.
- P. **Sanitary Storm:** All sanitary storm lines in the public right-of-way shall be built/installed per City of Madison plans and standards.
- Q. **Passenger Loading Areas:** The approval of this facility does not include the approval of Passenger Loading Areas in the street right-of-way. Any loading areas shown on the plans will require additional City approval after the SIP is recorded.

- R. ***Residential Parking Permits:*** No residential parking permits will be issued for 306 West Main Street, 309 and 333 West Washington Avenue Market Rate Residents. All IZ residents will be eligible for Residential Parking Permits. This restriction shall be noted for the condominium documents for each listed project.