PROPOSED ZONING TEXT: PUD – SIP AMENDMENT
CAPITOL WEST – PHASE II
BLOCK 51 MADISON, WI

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 Text is to amend the GDP zoning text for the Capitol West – Block 51 project to allow for a hotel development at 333 W. Washington Ave. Components of the zoning text amendment are outlined in detail below. The current GDP and Phase I SIP will remain in effect except as amended herein. The 333 W. Washington Avenue parcel will be constructed as one phase, one project. This amendment calls for no new parking or retail space in the proposed development.

- **Component modifications included in this GDP Amendment**

  Phase I Modifications: Main St. Townhomes.
  Construction of Main St. Townhomes and associated site and public works improvements is shifted from Phase I to Phase III.

  Phase II Modifications: 306 Main St.
  Construction of 306 Main St. and associated site landscape and public works improvements is shifted from Phase II to Phase III.

  Phase III Modifications: 333 W. Washington Ave.
  Primary use of 333 West Washington changes from Residential to Hotel and project is shifted from Phase III to Phase II.

- **Components included in this GDP Amendment**

  Phase II: 333 W. Washington Ave.
  Hotel use allowing for the construction of approximately 100,000 gsf of hotel space including private rooms and common areas as allowed per C4 Commercial District. Parking is accommodated in existing Main St. Parking Ramp. Note general parking use for Hotel is evening and weekends allowing for flex-parking opportunities with the day parking used by 345 W. Washington office space.

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

  Phase III:
  - 306 West Main Street
  - Potential Expansion of Commercial Office Building
  - Additional Site Improvements and Landscaping
  - Capitol Mews from Washington Place to Broom Street
  - Main Street Townhomes SIP (SIP already approved)
  - Associated Public Works for 306 W. Main St. and Main St. Townhomes
  - Capitol Mews Pedestrian bridge across Washington Place and associated site connections.

B. ***Permitted Uses:***

1. Those uses that are stated in the C-4 Commercial & Office Zoning Districts (as modified herein and by the submitted architectural and site plans).
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

C. ***Lot Area:*** Refer to CSM and submitted architectural plans for Lot Area.

D. ***Floor Area Ratio:***

1. Floor area ratios will comply with the structures identified on the attached conceptual site/landscape plan. Specific floor area ratios will be submitted with the SIP application.
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 attached building elevation and as described in the drawings attached to the Letter of Intent.

E. ***Yard Area Requirements:*** Yard areas will be provided as shown on the attached site plan and landscape plan.

F. ***Landscaping:*** Site Landscaping will be provided as shown on the attached site and landscape plans.

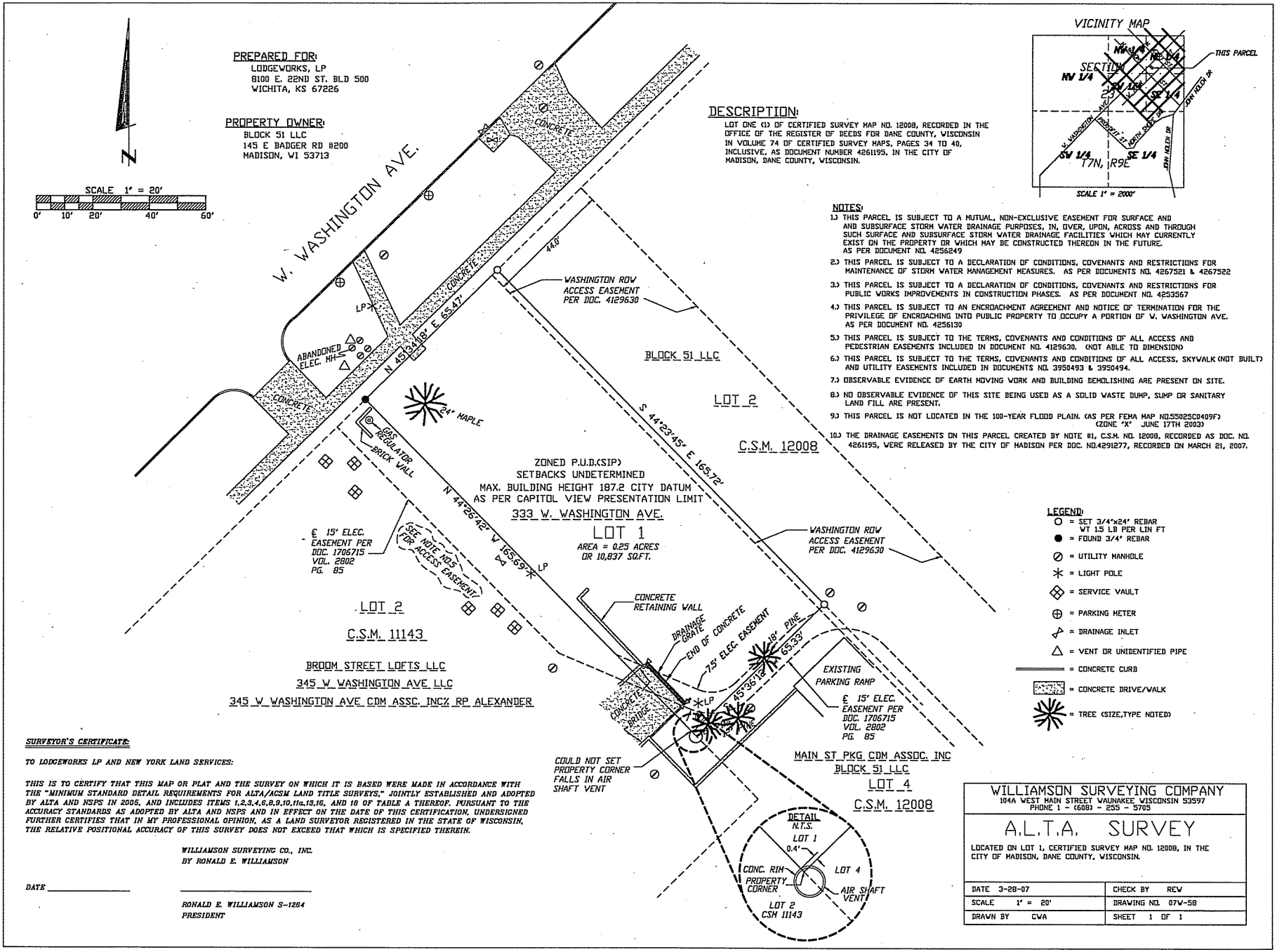
G. ***Accessory Off-Street Parking & Lodging:*** Accessory off street parking will be provided as described in the Letter of Intent and as shown on the site plan and architectural drawings.

H. ***Lighting:*** Site Lighting will be provided as shown on the attached site plan.

I. ***Signage:*** Signage will be allowed as per Chapter 31 of the Madison General Ordinances, and as outlined in the future SIP for the proposed development.

J. ***Family Definition:*** This PUD GDP amended use does not qualify for the family 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.



DESCRIPTION:

LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 12008, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN IN VOLUME 74 OF CERTIFIED SURVEY MAPS, PAGES 34 TO 40, INCLUSIVE, AS DOCUMENT NUMBER 4261195, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES:

1.) THIS PARCEL IS SUBJECT TO A MUTUAL, NON-EXCLUSIVE EASEMENT FOR SURFACE AND AND SUBSURFACE STORM WATER DRAINAGE PURPOSES, IN, OVER, UPON, ACROSS AND THROUGH SUCH SURFACE AND SUBSURFACE STORM WATER DRAINAGE FACILITIES WHICH MAY CURRENTLY EXIST ON THE PROPERTY OR WHICH MAY BE CONSTRUCTED THEREON IN THE FUTURE. AS PER DOCUMENT NO. 4256249

2.) THIS PARCEL IS SUBJECT TO A DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR MAINTENANCE OF STORM WATER MANAGEMENT MEASURES. AS PER DOCUMENTS NO. 4267521 & 4267522

3.) THIS PARCEL IS SUBJECT TO A DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR PUBLIC WORKS IMPROVEMENTS IN CONSTRUCTION PHASES. AS PER DOCUMENT NO. 4253367

4.) THIS PARCEL IS SUBJECT TO AN ENCROACHMENT AGREEMENT AND NOTICE OF TERMINATION FOR THE PRIVILEGE OF ENCROACHING INTO PUBLIC PROPERTY TO OCCUPY A PORTION OF W. WASHINGTON AVE. AS PER DOCUMENT NO. 4256130

5.) THIS PARCEL IS SUBJECT TO THE TERMS, COVENANTS AND CONDITIONS OF ALL ACCESS AND PEDESTRIAN EASEMENTS INCLUDED IN DOCUMENT NO. 4129630. (NOT ABLE TO DIMENSION)

6.) THIS PARCEL IS SUBJECT TO THE TERMS, COVENANTS AND CONDITIONS OF ALL ACCESS, SKYWALK (NOT BUILT) AND UTILITY EASEMENTS INCLUDED IN DOCUMENTS NO. 3950493 & 3950494.

7.) OBSERVABLE EVIDENCE OF EARTH MOVING WORK AND BUILDING DEMOLISHING ARE PRESENT ON SITE.

8.) NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL ARE PRESENT.

9.) THIS PARCEL IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN. (AS PER FEMA MAP NO.55025C0409F) (ZONE "X" JUNE 17TH 2003)

10.) THE DRAINAGE EASEMENTS ON THIS PARCEL CREATED BY NOTE #1, C.S.M. NO. 12008, RECORDED AS DOC. NO. 4261195, WERE RELEASED BY THE CITY OF MADISON PER DOC. NO.4291277, RECORDED ON MARCH 21, 2007.

LEGEND:

- ○ = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- ● = FOUND 3/4" REBAR
- ⊘ = UTILITY MANHOLE
- ✳ = LIGHT POLE
- ⊗ = SERVICE VAULT
- ⊕ = PARKING METER
- ⋔ = DRAINAGE INLET
- △ = VENT OR UNIDENTIFIED PIPE
- = CONCRETE CURB
- = CONCRETE DRIVE/WALK
- = TREE (SIZE,TYPE NOTED)

SURVEYOR'S CERTIFICATE:

TO LODGEWORKS LP AND NEW YORK LAND SERVICES:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1,2,3,4,6,8,9,10,11a,13,16, AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF WISCONSIN, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

WILLIAMSON SURVEYING CO., INC.
BY RONALD E. WILLIAMSON

DATE _____

_____
RONALD E. WILLIAMSON S-1264
PRESIDENT

WILLIAMSON SURVEYING COMPANY
104A WEST MAIN STREET WAUNAKEE WISCONSIN 53597
PHONE 1 - (608) - 255 - 5705

A.L.T.A. SURVEY

LOCATED ON LOT 1, CERTIFIED SURVEY MAP NO. 12008, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

DATE 3-28-07	CHECK BY REV
SCALE 1" = 20'	DRAWING NO. 07W-58
DRAWN BY CWA	SHEET 1 OF 1