

GDP Zoning Text

September 4, 2013

To: Kevin Firchow, Al Martin City of Madison

From: Gene Wells Engberg Anderson

Re: GDP Zoning Text
Northside Prairie Senior Living Community
Planned Development District

Legal Description: The lands subject to this planned development shall include those described on the attached Exhibit A, the proposed and approved Certified Survey Map to be recorded with the land purchase.

1. Statement of Purpose

This planned development district is established to allow for the construction of a senior living community of a maximum of 300 apartments and residences including a mix of independent living apartments, assisted living units for frail and memory care residents and support space for staff and accessory activities. Resident and staff parking will be provided underneath the buildings. Surface parking is for visitors only.

2. Permitted Uses

- a. Multi-unit housing in the form of Independent Living apartments for seniors, age limit to be established.
- b. Assisted Living residences for frail care and memory care seniors.
- c. Accessory uses directly associated with those permitted uses listed above including but not limited to:
 - i. Commercial kitchen
 - ii. Cafe
 - iii. Living and dining room space
 - iv. Multipurpose rooms
 - v. Wellness center
 - vi. Hair salon
 - vii. Exam room
 - viii. Administrative offices
 - ix. Maintenance shop and office

3. Lot Area

- a. 348,503 square feet as stated in Exhibit A.

4. Height, Yard, Usable Open Space and Landscaping Requirements

- a. As provided on the approved GDP plans.

- b. At no time shall the maximum height of any building and/or construction activity exceed the height limit established by the Dane County Regional Airport; the current maximum elevation is 1009.
- 5. Accessory Off-Street Parking and Loading**
 - a. Accessory off-street parking will be provided as shown on the approved GDP plans.
 - b. Resident and staff parking will be under the building.
- 6. Lighting**
 - a. Site lighting to meet the requirements of the City of Madison's Outdoor Lighting Standards.
- 7. Signage**
 - a. Signage will meet the requirements of Chapter 31 of the Madison general ordinances.
- 8. Definitions**
 - a. Independent Living Apartments are defined as meeting the requirements of Chapter DHS 89, Residential Care Apartment Complexes (RCAC) of the Wisconsin State Code.
 - b. Assisted Living residences are defined as meeting the requirements of Chapter DHS 83, Community – Based Residential Facilities (CBRF) of the Wisconsin State Code.
 - c. Frail care is a subset of assisted living.
 - d. Memory care is a subset of assisted living.
- 9. Alterations and Revisions**
 - a. No alteration or revision of this Planned Development shall be permitted unless approved by the Madison 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.

Attachments

