

ZONING TEXT PUD(GDP-SIP)
Washington Plaza
425 West Washington Avenue
Madison, WI 53703

Legal Description: Original Plat, Block 44, Lot 5 and SW ½ of Lot 6, City of Madison, Dane County, Wisconsin.

A. Statement of Purpose: This zoning district is established for the development of 50 apartments with 63 total bedrooms, and 63 underground parking stalls and 76 bike stalls.

B. Permitted Uses:

1. Residential uses as allowed in the DR2 zoning district.
2. Uses accessory to permitted uses listed above.

C. Lot Area: 16,451 square feet.

D. Floor Area Ratio:

1. Maximum floor area ratio permitted is 3.0.
2. Maximum building height shall be five (5) stories or as shown on the approved SIP.

E. Yard Requirements: Yard areas will be provided as shown on the approved SIP.

F. Landscaping: The landscaping will be provided as shown on the approved SIP.

G. Accessory Off-Street Parking: Accessory off-street parking will be provided as shown on the approved SIP.

H. Lighting: Site lighting will be provided as shown on the approved SIP.

I. Signage: Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the R-6 district, or as approved by Urban Design.

J. Family Definition: The family definition for this PD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the DR2 Zoning District.

K. 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 Development and the alderperson of the district and are compatible with the concept by the city Plan Commission.