

Zoning Text: Specific Implementation Plan
Project Name: 430 West Dayton Street
Project Address: 430 West Dayton Street

Legal Description: NE ½ of Lot 15, Block 41 of Original Plat of City of Madison in the City of Madison, Dane County, Wisconsin.

- A. **Statement of Purpose:** This zoning district is established to allow for construction of an additional apartment in the basement of the building at 430 West Dayton Street and to upgrade the quality and appearance of this property. This will bring the total to five apartment units on the property. This will be accomplished by converting most of the basement into a three bedroom apartment and a central laundry facility, adding a parking space, removing a large tree that is dying, and improving the landscaping of the property in phase 1. For phase 2 the small house in rear of property will be removed and the planned addition on rear of the main building will be added. Additionally, the parking area will be paved, and landscaped to the final plan. The siding and many windows will also be replaced to improve the exterior appearance of the building. Interior improvements also will be made.
- B. **Permitted Uses:** To allow up to five rental units on the entire property.
- C. **Lot Area:** 4,356 square feet as shown on enclosed survey attachment.
- D. **Height Regulations:** Buildings are restricted to current height.
- E. **Yard requirements:** Yard areas will be provided as shown on approved plans.
- F. **Landscaping:** Site landscaping will be provided as shown on approved plans.
- G. **Accessory Off-Street Parking and Loading:** Parking and loading shall be as provided on approved plans.
- H. **Lighting:** Lighting will be provided as shown on approved plans.
- I. **Signage:** Signage will be provided as per Chapter 31 of the Madison General Ordinances as compared to the R-6 zoning district or limited to one wood sign not more than 14" by 36" attached to the front of the house or porch.
- J. **Family Definition:** The family definition shall coincide with the definition given in M.G.O. 28.03 for the R-6 zoning definition.
- K. **Alterations and Revisions:** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning 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 Planning Commission.
- L. **Architectural Review:** No building or foundation permit shall be issued without the approval of the Zoning Administrator.