

THE IDEAL ZONING TEXT

PLANNED UNIT DEVELOPMENT- GENERAL DEVELOPMENT PLAN/ SPECIFIC IMPLEMENTATION PLAN PUD-GDP-SIP

Lots 1, Certified Survey Map No. _____,
commonly known as 502 South Park Street,
in the City of Madison, Dane County, Wisconsin,
to be known as The Ideal

Statement of Purpose:

This Planned Unit Development – General Development Plan/Specific Implementation Plan PUD-GDP-SIP is established to allow for the redevelopment of five (5) lots on the corner of South Park Street and along Drake Street for the construction of a new mixed use new facility consisting of 62 mixed type residential apartments and approximately 4,300 square feet of commercial space.

Permitted Uses:

- A. In the residential portion of the project, multi-family residential uses as shown on the attached approved plans and any accessory uses related thereto;
- B. In the commercial portion of the project, the uses specified in Attachment A hereto and any accessory uses related thereto; and
- C. Temporary building for storage of building materials and equipment for construction purposes when on same lot as a principal use for a period not to exceed the duration of such construction.

Lot Area:

33,309 square feet; 0.7647 acres.

Height and Floor Area Ratio:

The maximum height and floor area ratio are per the attached approved plans.

Yard Requirements:

The minimum yard requirements are per the approved plans.

Landscaping Requirements:

The minimum landscaping requirements are per the approved plans.

**Accessory Off-Street Parking,
Loading Zone and Bicycle
Requirements:**

The accessory off-street parking, loading zone and bicycle requirements are per the approved plans.

Lighting Requirements:

The lighting requirements are per the approved plans and in compliance with the City of Madison's lighting ordinances.

Signage:

Signage will be allowed as (i) per the approved plans or (ii) as otherwise allowed by Chapter 31 of the Madison General Ordinances as compared to the R4 zoning district for the residential portion of the project and as compared to the C3 zoning district for the commercial portion of the project subject to approval by the Urban Design Commission and Zoning Administrator.

Family Definition:

The family definition of this PUD-GDP-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R4 zoning district. .

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 Community and Economic Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

Privilege in the Street ROW:

A Privilege in the Street Right of Way shall be granted to allow for canopy overhangs as shown on the approved plans at Park St and Drake St.

EXHIBIT A
The Ideal Zoning Text

Commercial Permitted Uses:

I. Retail Uses:

1. Antique shops.
2. Art, school and business supply stores.
3. Art Galleries and museums.
4. Barber shops and beauty parlors.
5. Bicycle sales, rental and repair stores.
6. Books, magazines and stationery stores.
7. Camera and photographic supply stores.
8. Candy and ice cream stores.
9. Card and gift shops.
10. Carpet and floor covering stores.
11. Catering establishments.
12. China and glassware stores.
13. Clothing and costume rental stores.
14. Coin & philatelic stores.
15. Day care centers.
16. Drug stores.
17. Dry cleaning and laundry establishments.
18. Electronic stores, including the sale and service of computer, audio, radio, business machines, telecommunications and television – video equipment and accessories.
19. Employment agencies.
20. Express and parcel delivery establishments.
21. Financial institutions, including banks, savings banks, credit unions and loan agencies.
22. Florist shops.
23. Food stores including grocery stores, meat and fish markets, bakeries and delicatessens.
24. Furniture stores.
25. Hardware stores.
26. Health clubs.
27. Home improvement stores.
28. Hobby shops.
29. Interior decorating and upholstery shops.
30. Jewelry and watch stores, including repair.
31. Leather goods and luggage stores.
32. Libraries, municipally owned and operated.

33. Liquor stores (packaged goods only).
34. Locksmith shops.
35. Massage therapy.
36. Medical, dental, hearing and optical clinics, including appliances and accessory laboratories.
37. Musical instrument sales & repair.
38. Office supply stores.
39. Optical sales and accessory optical laboratory.
40. Paint and wallpaper stores.
41. Pet stores.
42. Photography studios and accessory laboratory.
43. Physical culture and health services and reducing salons.
44. Picture framing.
45. Post office, including private parcel business.
46. Printing and publishing establishments, including photocopying, letter and newspaper press, stationery and business card, and other similar job printing services.
47. Records, compact disc, cassette, sheet music and phonograph stores.
48. Recreational buildings & community centers.
49. Restaurants, including restaurant-taverns and brew-pubs.
50. Shoe, hat and other leather goods repair stores.
51. Sporting goods store.
52. Tailor shops.
53. Tattoo establishments.
54. Telegraph offices.
55. Ticket agencies, amusement.
56. Tobacco shops.
57. Toy stores.
58. Travel bureaus and transportation ticket offices.
59. TYME or similar credit/money exchange structures.
60. Variety stores.
61. Veterinary clinics (outside kennels prohibited).
62. Video rental and sale establishments.
63. Wearing apparel and shoe shops.

II. Office Uses:

1. Conference center.
2. Educational and training centers.
3. Financial institutions including banks, savings banks, credit unions and loan agencies.
4. Medical, dental, hearing, orthopedic, and optical clinics, including appliances and accessory laboratories.
5. Offices, business and professional.
6. Telecommunication centers.

7. Travel bureaus and transportation ticket offices.
8. TYME or similar credit/money exchange structures.

III. Prohibited Uses:

1. Adult entertainment facilities, including adult bookstores, adult entertainment taverns, adult motion pictures theaters and adult video stores.