

4.0 Zoning Text

Permitted Use:

Office
Retail/Commercial
Multi-Family Residential
(See Permitted Uses: Detailed)

Lot Area:

17.48 acres
Will be further subdivided at time of Specific Implementation Plan

Floor Area Ratio:

Minimum Floor Area Ratio:	Varies
(Will be set in Specific Implementation Plan Submittals)	
Maximum Floor Area Ratio:	Varies
(Will be set in Specific Implementation Plan Submittals)	

Yard Requirements:

Minimum Building Setbacks	
University Avenue Setback	20'
Whitney Way Setback	20'
Street "A" Setback	4'
Lot Line Setback	Varies
(Will be set in Specific Implementation Plan Submittals)	
Minimum Side Yard Setback	0'
Minimum Rear Yard Setback	Varies
(Will be set in Specific Implementation Plan Submittals)	
Minimum Building Separation	0'
(With all applicable building code requirements)	
Minimum Building Height	1 Story
Maximum Building Height	7 Stories or 100'
Maximum Square Footage	875,000
Retail/Commercial Square Footage	30,000-102,000
Office Square Footage	500,000-775,000
Maximum Square Footage	875,000
Retail/Commercial Square Footage	30,000-102,000
Office Square Footage	500,000-775,000
Maximum First Floor Retail User Square Footage	
No first floor use will be allowed to exceed 30,000 for an individual tenant	
Maximum Residential Units	100
Parking	
Parking will be supplied within the development through a variety of techniques including ramp, surface, and under building configurations. Shared parking will also be utilized to reduce un-utilized parking stalls. Final parking counts and techniques will be set in Specific Implementation Plan Submittals.	
Parking Ratios:	
General Office Parking	3.0-3.5 stalls/1,000
Clinic Parking:	3.0-4.5 stalls/1,000
Retail Parking:	3.5-5.0 stalls/1,000
Restaurant Parking:	4.5-7.0 stalls/1,000

General Requirements:**Landscaping:**

Will be set in Specific Implementation Plan Submittals

Accessory Off-Street Parking & Loading:

Will be set in Specific Implementation Plan Submittals

Lighting:

Will be set in Specific Implementation Plan Submittals

Signage:

Will be set in Specific Implementation Plan Submittals

Family Definition:

The definition of this PUD-GDP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R6 zoning district, or comparable zoning classification as assigned by the City of Madison as part of the on-going zoning code rewrite.

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 approved by the City Plan Commission.

Encroachments

Porches and balconies may encroach into the required setbacks provided that there are no conflicts with vision triangles, pedestrian access, or utilities.

Sidewalk cafes, outdoor seating areas, and other movable street furnishings may utilize setback areas, provided there are no conflicts with vision triangles, pedestrian access, or utilities.

Covered customer drop offs may utilize setback areas, provided there are no conflicts with vision triangles, pedestrian access, or utilities.

Phasing

The project will be phased over time to allow appropriate market absorption and adaptation of the project.

Transportation Demand Management

Transportation Demand Management Plans will be prepared as part of the first new building Specific Implementation Plan submittal.

Architectural Design Guidelines

All buildings within the project will be subject to review and approval by the Erdman Group Architectural Review Committee (ARC) and will meet the design criteria of the General Development Plan and district architectural design guidelines. Applicants are required to achieve approval for their project by the ARC prior to submitting their project for City review and approval.

The Architectural Review Committee will review any future remodeling plans that will change the outward

appearance of any building in the district. This review standard includes both minor and major modifications of the exterior or site plan.

Review by the Architectural Review Committee does not constitute nor guarantee approval by the City of Madison. Any changes required by the City of Madison during the review of the formal Specific Implementation Plan will require renewal of the approval of by the ARC prior to issuance of building permit.

The Architectural Review Committee retains the right to enforce all design guidelines and standards found within the Design guidelines. The Committee also retains the right to grant exceptions to these rules for superior design proposals on a case-by-case basis.

Permitted Uses: Detailed

Accessory uses, including but not limited to the following:

- a. Signs as regulated in this section
- b. Temporary buildings for construction purposes, for a period not to exceed the duration of such construction

Antique shops

Art galleries and museums

Art and school supply stores

Artisan studio

Auction rooms

Banks and financial institutions

Barbershops

Beauty parlors.

Bicycle sales, rental and repair establishments.

Blueprinting and photostating establishments

Book, magazine and stationery stores

Brewpubs

Business machine sales and service establishments

Camera and photographic supply stores

Candy and ice cream stores

Carpet and rug stores

Catering establishments

China and glassware stores

Clothing and costume rental stores

Coin and philatelic stores

Data processing centers

Department stores

Drugstores

Dry goods stores

Dry cleaning and laundry establishments employing not more than eight (8) persons, including drive-up service windows if the zoning lot has direct

vehicular access to either the heavy traffic system or a collector street via a driveway approach where the Traffic Engineer has determined that this site will properly accommodate such an operation and that traffic problems will not be created in the street

Educational or training centers

Emergency electric generator per the O3

Office District conditional use standards

Employment agencies

Film developing and processing

Florist shops and conservatories

Food stores--grocery stores, meat stores, fish markets, bakeries employing not more than eight (8) persons, and delicatessens

Furniture sales

Gift shops

Hardware stores

Health clubs

Hobby shops

Hospitals

Hotels

Interior decorating shops

Jewelry stores, including watch

Leather goods and luggage stores

Libraries, municipally owned and operated

Liquor stores, packaged goods only

Locksmith shops

Massage therapy

Meat markets

Medical, dental and optical clinics

Musical instrument sales and repair

Nursery schools or day care centers

Offices, business and professional

Optical sales

Outdoor eating areas of restaurants
 Paint and wallpaper stores
 Parking facilities, open and accessory, for the storage of private passenger automobiles only, when located elsewhere than on the same zoning lot as the principal use served
 Parking facilities, accessory and located outside of the central area
 Accessory off-street parking facilities
 Parking lots, garages and structures, non accessory and publicly owned and operated, for the storage of private passenger automobiles only
 Personal computers and home electronics, sales and service
 Phonograph, record, and sheet music stores
 Photography studios, including the development of films and pictures when conducted as part of the retail business on the premises
 Physical culture and health services and reducing salons
 Physical fitness and other similar type recreational facilities for employees
 Picture framing
 Printing and publishing establishments, including newspaper, letter press, business cards, mimeographing and other similar job printing service, provided that there shall be not more than five (5) employees, and further provided that the hours of operation shall be limited to the hours between 7:00 a.m. and 9:00 p.m.
 Post offices
 Public service signs
 Public utility and public service uses as follows:
 Electric substations

Radio and television towers
 Sewerage system lift stations
 Telephone exchanges, microwave relay towers and television transmission equipment buildings
 Water pumping stations and water reservoirs
 Emergency electric generator per the O3 Office District conditional use standards
 Radio and television studios and stations
 Recording studios
 Recreational buildings and community centers, not operated for profit
 Reproduction processes, including printing, blueprinting, photostating, lithographing, engraving, stereotyping, publishing, and bookbinding
 Research and development activities, and testing laboratories
 Restaurants, except adult entertainment taverns
 Schools—music, dance, business or trade
 Shoe and hat repair stores
 Sporting goods stores
 Tailor shops
 Taverns, except adult entertainment taverns
 Telecommunications centers and facilities
 Temporary parking lots for a total period not to exceed three (3) years, provided such lot complies with the provisions of Section 10.08(6)(c), driveway and parking facility ordinance
 Theaters, indoor
 Tobacco shops
 Toy shops
 Travel Bureaus and transportation ticket offices
 Variety stores
 Video rental establishments not including adult entertainment establishments
 Wearing apparel shops