

**SEQUOIA COMMONS  
515-555 S. MIDVALE  
PUD/SIP ZONING TEXT  
April 16, 2008**

**Legal description: The lands subject to this Planned Unit Development District shall include the entire parcel described as follows:**

Part of the SW ¼ of the NE ¼ of Section 29, T07N, R09E, City of Madison, Dane County Wisconsin, more fully described as follows:

Commencing at the East ¼ corner of said Section 29; thence North 89 degrees 12 minutes 42 seconds West along the south line of the said NE ¼, 1657.22 feet to the southerly extension of the westerly right-of-way line of Caromar Drive; thence North 00 degrees 05 minutes 01 second East, 39.60 feet to the intersection of the northerly right-of-way line of Tokay Boulevard as monumented and the said westerly right-of-way line of Caromar Drive; thence North 89 degrees 10 minutes 25 seconds West along the said northerly right-of-way line of Tokay Boulevard, 263.87 feet to its intersection with the easterly right-of-way line of Midvale Boulevard; thence North 00 degrees 01 minute 02 seconds West along the said easterly right-of-way line of Midvale Boulevard, 592.96 feet; thence South 89 degrees 53 minutes 19 seconds East, 264.89 feet to the aforementioned westerly right-of-way line of Caromar Drive; thence South 00 degrees 05 minutes 01 second West along the said westerly right-of-way line of Caromar Drive, 596.25 feet to the point of beginning.

**NOTE: The above-described lands have been divided into a two lot CSM which has been approved and recorded.**

**I. Statement of Purpose**

**This Planned Unit Development is established to allow the flexibility to create a coordinated plan for a two-phase mixed-use development providing commercial and residential uses supported by underground parking in both phases. Phase 1 shall consist of 45 dwelling units, and Phase 2 shall consist of up to 100 dwelling units.**

**II. Permitted Uses**

**Uses that shall be permitted in the district are those uses permitted and those uses listed as conditional uses in the C 1 district.**

**b. Accessory Uses:**

- 1. Home occupations and professional offices in a home as Defined in Sec.28.03**
- 2. Off Street parking as defined in text below**

**III. Lot Area and Width**

- a. As specified in attached PUD plans.

**IV. Height, Yard, Usable Open Space, and Landscaping Requirements**

- a. As specified in attached PUD plans.

**V. Family Definition**

- a. For the purposes of this Planned Unit Development, the family will be as defined in Chapter 28.03(2) of Madison General Ordinances per the R-2 district for the new condominium buildings at 555 South Midvale Blvd.

**VI. Lighting**

- a. Site lighting will be as shown on approved plans.

**VII. Signage**

- a. Signage will be allowed per Chapter 31 of the Madison General Ordinances, as compared to the R-3 district, or signage will be provided as approved on the recorded plans.

**VIII. Off-Street Parking**

- a. Ninety-eight (98) surface parking stalls shall be provided in addition to approximately eighty-five (80) underground stalls in Phase 1 and one hundred thirty-nine (136) underground stalls in Phase 2. The total of ninety-eight (98) surface stalls will be provided at the completion of Phase 2. Due to site logistics and staging requirements, approximately 70% of surface parking will be provided at the completion of Phase 1 and after the demolition of the existing center, prior to constructing Phase 2.
- b. Bicycle parking for occupants and guests shall be provided in the structured parking garages as well as at locations indicated as approved on the recorded plans.

**IX. Alterations and Revisions**

- a. **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 that 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.**