

ZONING TEXT PUD(GDP-SIP)
Aspen Court
211 South Bedford Street
Madison, WI 53703

Legal Description: Lots 1, 2, and the southwest $\frac{1}{2}$ of lot 3, block 30, Original Plat of the City of Madison, located in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 23, T7N, R9E, City of Madison, Dane County, Wisconsin.

A. Statement of Purpose: This zoning district is established for the development of 58 apartments with 62 total bedrooms, and 70 underground parking stalls.

B. Permitted Uses:

1. Residential uses as allowed in the R-6 zoning district.
2. Uses accessory to permitted uses listed above.

C. Lot Area: 22,011 square feet.

D. Floor Area Ratio:

1. Maximum floor area ratio permitted is 3.0.
2. Maximum building height shall be four (4) 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.

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 PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R-6 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.