

PROPOSED ZONING TEXT: PUD-GDP/SIP

621 MENDOTA COURT

MADISON, WI

December 10, 2009

Legal Description: The lands subject to this planned unit development shall include those described in the following legal description:

All of lot 7 and the East ½ of lot 8, Manufacturing Company's Replat of Lots 1, 2, 3, 4, Block 3 in the City of Madison, also the North 20 feet of the South 132 feet of Lot 4, Block 3, the Original Plat of the City of Madison, Dane County, Wisconsin.

- A. Statement of Purpose:** This Downtown Design Zone 3 District is established to allow for the construction at 621 Mendota Court with the following program:

Total Site Area: 9,188 s.f.

Building Area:

Garden level:	3,496 s.f. (Not counted towards F.A.R.)
1 st Floor:	4,344 s.f.
2 nd Floor:	4,479 s.f.
3 rd Floor:	4,479 s.f.
4 th Floor:	4,365 s.f.
5 th Floor:	4,365 s.f.
6 th Floor:	4,365 s.f.
7 th Floor:	4,365 s.f.
8 th Floor:	<u>4,365 s.f.</u>
Total New Construction:	38,623 s.f.

Apartments: 28

Bedrooms: 104

Auto Parking: None

Bicycle Parking:

Outdoor Total Site:

58 bicycle (40 of those are stacked)

11 Mopeds

Indoor Bicycle Storage Spaces: 35

B. Permitted Uses:

1. Those uses that are stated in all Residential Zoning Districts (as modified herein and by the submitted architectural and site plans).
2. Uses accessory to permitted uses as listed above.
3. The Garden Level is not counted as a story per Zoning Code as less than fifty percent (50%) of the front exterior wall is exposed above grade.

C. Lot Area: 9,188 s.f.

D. Floor Area Ratio:

1. Floor area ratios will be 3.8
2. Maximum building height shall be as limited by Design District 3 of the Madison Zoning Code; the height of the structure is identified on submitted architectural plans.

E. Yard Area Requirements: Yard areas will be provided as shown on the submitted site plan and landscape plan and as outlined in the Downtown Design District 3 Zoning Code.

F. Landscaping: Site Landscaping will be provided as shown on final approved landscape plan.

G. Accessory Off-Street Parking & Loading: Accessory off street bicycle and moped parking will be provided as shown on the site plan. A 10'x18' Off Street Loading Zone is located along the eastern edge of the property.

H. Lighting: Site Lighting is provided as shown on the submitted lighting plan. Light spill at the eastern edge of the property on to the easement is for security.

I. Signage: Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as it relates to the R6 Zoning District as approved by the Urban Design Commission and/or its Designee (Secretary)

J. Family Definition: The family definition of this PUD-GDP shall coincide with the definition given in chapter 28.03(2) of the Madison General Ordinances for the R-6 Zoning District. No more than six unrelated persons can occupy a six bedroom unit.

K. Alterations and Revisions: No alteration or revision to 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.

L. Terrace Improvements: Sidewalk in the terrace shall be addressed in a Developer's Agreement. The Developer's Agreement shall be executed prior to recording the SIP. Any improvements on the public right of way shall be identified in an encroachment agreement with the City Real Estate Division.

M. Sanitary and Water: All sanitary and water lines in the public right-of-way shall be built/installed per City of Madison plans and standards.

N. Residential Parking Permits: No residential parking permits will be issued for the properties included in this PUD-GDP/SIP.

O. Management/Maintenance Plan:

1. Resident Manager will be on-site for maintenance issues and emergencies.
2. Inspection of all common areas will be made by maintenance staff three times a week.
3. Maintenance office will be located within 200 feet of building.
4. Common areas and building exterior will be monitored by security cameras.
5. Appropriate signage will be installed in the common areas prohibiting loitering or partying.
4. All leases will specifically prohibit the use of common areas for loitering or partying. All leases will provide that the maximum number of guests cannot exceed the number of tenant occupants.
5. Repairs to the common areas will be done immediately upon learning of the need and, if appropriate, damages will be assessed against the proper individuals.
7. All tenants will be provided with the office emergency telephone number.
8. The building will be managed by the building owner and assigned staff.