

GDP ZONING TEXT

Neighborhood Mixed Use Development

**SW Corner of McKee Road and Maple Grove Drive
6701 McKee Road, 3210 Maple Grove Drive**

Legal Description

Lots 245, 246, 247 and part of Lot 244, East Pass Addition to Country Grove, recorded in Volume 57-057B of Plats on Pages 228 and 229 as Document Number 2781492, Dane County Registry and a parcel of land, located in the NW 1/4 of the NW 1/4 of Section 12, T6N, R8E, City of Madison, Dane County, Wisconsin, more particularly described as follows: Commencing at the northwest corner of said Section 12; thence N89°26'48"E, 366.01 feet; thence S00°08'25"W, 60.00 feet to the point of beginning; thence N89°26'48"E, 892.22 feet to a point of curve; thence southeasterly on a curve to the right which has a radius of 25.00 feet and a chord which bears S45°10'57"E, 35.58 feet; thence S00°11'18"W, 266.55 feet; thence N89°28'14"E, 40.00 feet; thence S00°11'18"W, 629.69 feet; thence S89°24'18"W, 276.06 feet; thence N00°10'58"E, 391.77 feet; thence S89°26'48"W, 674.47 feet; thence S67°45'34"W, 120.00 feet; thence N22°14'26"W, 60.00 feet; thence N67°45'34"E, 137.63 feet; thence N00°08'25"E, 97.74 feet; thence N16°50'30"E, 7.29 feet; thence N00°08'25"E, 10.00 feet; thence N04°24'08"W, 26.44 feet; thence N00°08'25"E, 326.65 feet to the point of beginning. Contains 611,131 square feet (14.030 acres).

The lands subject to the Planned Unit development shall include those described in site plans attached hereto.

A. Statement of Purpose

This zoning district is established to allow for the construction of:

- Four apartment buildings consisting of one 26-unit building that is two stories high and three 28-story buildings that are three stories high. There will be approximately 235 parking stalls for this portion of the development (2.1 per unit). 109 parking stalls will be below the buildings.
- A three story senior independent living building will have approximately 80 rental units. There will be approximately 140 parking stalls for this portion of the development (1.75 per unit). Approximately 100 of the parking stalls for this building will be below the buildings.
- Up to six single story commercial buildings ranging in size from 4,000 to 15,000 square feet that will anchor the corner lot. It is anticipated that the tenant mix will include restaurants, retail and office space. There will be approximately surface 225 parking stalls (5.8 per thousand)

B. Lot Area

As stated in plans, attached hereto

C. Permitted Uses

1. Those that are stated as permitted uses in the C1 Commercial District
2. Those that are stated as permitted uses in the R5 Residential District
3. Uses accessory to permitted uses as listed above
4. Establishments of the "drive-in" type including drive-up service windows for restaurants, banks and financial institutions.

D. Floor Area Ratio

Maximum floor area ratio permitted is 0.60

Maximum building height shall be three stories or as shown on approved plans.

- E. Yard Requirements
Yard areas will be provided as shown on approved plans
- F. Landscaping
Site Landscaping will be provided as shown conceptually on attached plans. Landscaping will be subject to the requirements of the subsequent approved SIP plan(s).
- G. Accessory Off-Street Parking and Loading
Accessory off street parking and loading will be provided as shown conceptually on attached plans. Parking and loading will be subject to the requirements of the subsequent approved SIP plan(s).
- H. Lighting
Site Lighting will be provided as shown conceptually on attached plans. Lighting design will be subject to the requirements of the subsequent approved SIP plan(s).
- I. Signage
Signage will be provided as shown conceptually on attached plans. Signage size and placement will be subject to the requirements of the subsequent approved SIP plan(s).
- 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 R5 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 approved by the Plan Commission.