

GDP ZONING TEXT

Neighborhood Mixed Use Development

SW Corner of McKee Road and Maple Grove Drive
6901 - 6921 McKee Road, 3210 Maple Grove Drive

Legal Description

Lot 1 Certified Survey Map 13302, recorded in Vol, 86 of Certified Survey Maps, page 32, as #4883711, in the City of Madison, Dane County, Wisconsin. Parcel Number: 251-0608-122-0914-1.

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 mixed-income apartment development will have approximately 80 rental units. There will be approximately 143 parking stalls for this portion of the development (1.7 per unit). Approximately 82 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 or SR-V2 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 0.75

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 28.211 of the Madison General Ordinances of the SR-V2 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.