

Exhibit D

HILLDALE CENTER 702 N. MIDVALE BLVD. PUD: GDP-SIP ZONING TEXT

Legal Description: The lands subjected to this Planned Unit Development - Specific Implementation Plan are and shall include those described in Exhibit A, attached hereto.

A. Statement of Purpose: This zoning district is established to allow for the rehabilitation and construction of;

- Commercial structures including office and hotel/leisure use;
- Residential structures of which 15% will be Inclusionary Zoning units;
- Parking and circulation facilities;
- Utility infrastructure;
- Site improvements.

B. Permitted Uses:

- Commercial uses as permitted in the C2 District and as shown on the approved plans.
- Multi-family residential uses as permitted in the R4 District and as shown on the approved plans.
- Accessory uses related to the permitted uses as denoted above, including outdoor eating areas for restaurants as shown on approved specific implementation plans.
- Public and quasi-public uses, including, for example but not limited to, post office facilities and governmental facilities.

C. Lot Area: The extent of the entire PUD site area that is included in this Phase II SIP and as shown on approved plans.

D. Floor Area Ratio/ Building Heights: Building heights and floor area ratio shall be as shown on approved plans.

E. Yard Requirements: Yard areas and usable open space where applicable will be provided as shown on approved plans.

F. Landscaping: Site landscaping will be provided as shown on the approved plans.

G. Accessory Off-Street Parking & Loading: Accessory Off-Street Parking & Loading will be provided as shown on the approved plans.

H. Lighting: Site lighting will be provided as shown on the approved plans.

I. Signage: Signage will be provided per Chapter 31 of the Madison General Ordinance, as compared to the C2 district, and as approved by Urban Design Commission and Zoning staff.

Exhibit D

- J. **Family Definition:** The family definition of this PUD-SIP shall coincide with the definition given in Chapter 28.03 (2) of the Madison General Ordinance for the R1 zoning district.
- K. **Alterations and Revisions:** 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 Community & Economic Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.
- L. The maximum floor-to-area ratio and dwelling unit densities that could potentially be allowed by the standards included in the General Development Plan may or may not be ultimately achieved upon full build-out of the site. The additional dwelling units proposed and additional square footage of development proposed beyond the Phase II SIP shall require review and approval of a Specific Implementation Plan for each phase of additional development. Each phase shall be reviewed against the standards included in the Planned Unit Development section of the Zoning Ordinance to determine if the additional development can be accommodated on the site in a manner which does not have a substantial negative impact on the uses, values and enjoyment of other properties within the neighborhood for uses already permitted.
- M. No exterior construction work to take place on Sundays. Construction may begin as early as 6:00 AM with alder notification, for quiet activities such as pouring concrete.
- N. **Outdoor Street Level Seating:** Outdoor Street Level seating will be provided as Minor alterations to the approved PUD-GDP(SIP) for restaurants, when approved by the District Alderperson, Planning Unit Director, and Traffic Engineer, with the following conditions or as otherwise provided for through the alteration process:
- Hours of Operations: Sunday – 11 am to 10 pm
Monday-Thursday – 11 am to 10 pm
Friday - Saturday - 5pm to 11pm
 - Music: No additional outdoor amplification of sound is permitted.
 - Outdoor street level seating areas shall be subject to the Plan Commission's continuing jurisdiction, as provided for in Section 28.12(11) h. 4.