



August 3, 2015

**Re: General Development Plan
Wingra School
718 Gilmore St
Madison, WI 53711**

Given the unique ownership and easement system currently in place among the Wingra School parcel and the adjacent two City park parcels, all three parcels are currently zoned as a planned development. This application is intended to amend that PD and re-establish the zoning rules that were approved in 2007, but subsequently lapsed. As such, much of the information contained in this submittal is modeled after or copied from the approved 2008 PUD-GDP documentation by BWZ Architects.

Zoning Text

Legal Description

Lot 1, outlet 1, and outlet 2 of certified survey map no. 12127 as recorded in volume 74, page 378, document no. 4300682 being all of block 21, first addition to Wingra being located in part of the southeast 1/4 of the northeast 1/4 and part of the southeast 1/4 of the northwest 1/4 of section 28, town 7 north, range 9 east in the City of Madison, Dane County, Wisconsin.

Statement of Purpose

This zoning district is established to allow for the construction of an addition to, and minor remodeling of, an existing facility containing an independent K-8 school and a nursery school tenant.

Permitted Uses

1. Educational and recreational uses as follows:
 - a. Nursery schools or day care centers.
 - b. Elementary and secondary schools.
 - c. Other educational facilities.
 - d. Nonprofit recreational buildings and community centers.
2. Parks and playgrounds owned and operated by the City of Madison.
3. Additional uses, including but not limited to the following, are allowed when approved as an alteration to the PD by the Director of Planning and Community and Economic Development:
 - a. Music, dance, gymnastics, physical education, bodybuilding, and physical fitness schools
4. Accessory uses to the uses listed above.

Lot area

Lot 1: 53,066 sq.ft. (1.22 acres)

Outlet 1: 28,396 sq.ft. (0.65 acres)

Outlet 2 (Dudgeon School Park): 43,127 sq.ft. (0.99 acres)

Floor Area Ratio

1. The maximum floor area ratio permitted is not applicable.
2. The maximum building height shall be as shown on the approved plans.

222 W. Washington Ave.
Suite 650
Madison, WI 53703
608.442.5350 : main

Yard Requirements

Yard areas will be provided as shown on the approved plans.



Landscaping

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

Accessory Off-Street Parking Loading

Accessory off-street parking and loading will be provided as shown on the approved plans.

Lighting

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

Signage

Signage will be provided as allowed per Chapter 31 of the Madison General Ordinances and as approved by the Urban Design Commission.

Family Definition

A family definition does not apply to this project.

Alterations and Revisions

No alteration or revision of this planned 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 and Economic Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

Park Improvements

Any future development to the playground adjacent to Cross Street or to Dudgeon School Park will be subject to the approval of the Superintendent of Parks and/or the Board of Parks Commissioners.

Potential Economic Impacts

This building addition would strengthen Wingra School's ability to attract and retain students, and would allow the addition of one full-time administrative position. The only changes to the municipal services would be an additional connection to the 4" water line under Western Ave for fire protection, and an addition connection to the storm inlet by the existing parking area.