



November 30, 2011

Mr. Bradley J. Murphy, Director
Department of Planning and Development
Madison Municipal Building
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

Re: **Zoning Text**
PUD-SIP Application
St. Paul University Catholic Center
723 State Street, Madison, WI 53706

Dear Mr. Murphy,

We hereby submit this Zoning Text for PUD-SIP on behalf of St. Paul University Catholic Center at 723 State Street, Madison, WI.

Zoning Text GDP/SIP
St. Paul University Catholic Center
723 State Street, Madison, WI 53706

A. Statement of Purpose:

This zoning district is established to allow for the construction of a new St. Paul University Church and Catholic Student Center to serve as a center of student life on campus, blending faith, community and academic aspects of the university experience.

B. Permitted Uses:

1. Those that are stated as permitted uses in the R6 zoning district:
28.08(7)(c): R6 Conditional Use: Any Use allowed as permitted or conditional use in R5 District...
28.08(2)(c): R1 Permitted Use: Permitted uses are permitted in the R1 District provided no structure shall exceed 10,000 SF in Floor Area:
2. Churches

C. Lot Area

As stated in Exhibit A, attached hereto:
Lot Size: 11,353 SF

D. Floor – Area Ratio

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 on approved Plans.

G. Accessory Off-Street Parking & Loading

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

H. Lighting

Site lighting will be provided as shown on approved Plans.

I. Signage

Signage will be provided as approved on Recorded Plans.

J. Family Definition

Not applicable to Building Use as a Church.

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 City Plan Commission.

Legal Description of Property:

PROPERTY ADDRESS: 723 State St

Parcel Number: 070923204021

UNIV ADD TO MADISON, LOT 2, BLOCK 5

Respectfully submitted by:

A handwritten signature in black ink, appearing to read 'R. Shipley', with a stylized, flowing script.

Robert Shipley
BWZ Architects
Project Contact