

741 East Mifflin and 754 East Washington Avenue

Zoning Text:

Legal Description: The lands subject to this planned unit development shall include those described in the following legal description:

741 East Mifflin Street

251-0709-133-0202-5 Lots 7 and 12, Block 133, Original Plat, City of Madison, Dane County, Wisconsin

754 East Washington Avenue

251-0709-133-0210-8 Lots 8, 9, 10 and 11, Block 133, Original Plat, City of Madison, Dane County, Wisconsin.

A: Statement of Purpose:

This Planned Unit Development is established to facilitate construction of a 12-story mixed use building with off-street structured parking, approximately 30,000 square feet of commercial space and 215 residential apartments.

B. Permitted Uses:

1. Multi-family residential use
2. Those uses permitted by the C-2 Commercial and Office Zoning Districts
3. Accessory Uses
 - a: Accessory uses directly associated with permitted uses
 - b: Outdoor seating associated with Commercial space is a permitted use

C. Lot Area: 65,490 square feet/ 1.503 Acres.

D. Floor Area Ratio:

1. Floor area ratios as shown on approved plans.
2. Height of proposed structure as shown on approved plans.

E. Yard Area Requirements:

- 1: Yard areas will be provided as shown on approved plans.

F. Landscaping:

- 1: Site Landscaping will be provided as shown on approved plans.

G. Accessory Off-Street Parking & Loading:

- 1: Accessory off street automobile, bicycle and scooter parking will be provided as shown on the approved plans.
- 2: (2) 10'x35' loading zones will be provided as shown on the approved plans.

H. Lighting:

- 1: Site Lighting is provided as shown on the approved plans.

I. Signage:

- 1: Signage shall meet the requirements of MGO Chapter 31 and Urban Design District 8

J. Family Definition:

- 1: A family shall be defined as a household not to exceed three persons.

K. Alterations and Revisions:

- 1: No alteration or revision to 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.

L. Residential Parking Permits:

- 1: No residential parking permits will be issued for the properties included in this PUD-GDP/SIP.

END