
SUGGESTED ZONING TEXT GDP/SIP

Zoning: PUD-GDP/SIP, Amended

Project Name: Attic Angel Place Addition

Address: 8301 Old Sauk Road

Legal Description: The lands subject to this planned unit development shall include those described in Exhibit A, attached hereto.

- A. *Statement of Purpose:*** This zoning district is established to allow for the construction of an addition to the existing Attic Angel Place Facility consisting of 14 new skilled nursing resident rooms (8 net), 24 new RCAC licensed household apartments (20 net) and a Physical Therapy Inpatient and Outpatient Rehabilitation Center. The addition will allow the Health Center to provide each skilled nursing resident, both elderly long term care residents and short term rehabilitation patients with a private room during their stay at Attic Angel while also providing a solution for the demand of additional RCAC apartments for elderly residents and a new Therapy Center expansion. Attic Angel Place provides continuum of care services for elders including apartments with services, assisted living, memory care and skilled nursing.
- B. *Permitted Uses:***
1. Those uses that are existing per the previously approved PUD submittals.
 2. Those uses that are part of this building phase consisting of an additional 8 private skilled nursing units (no increase in number of beds) and a net additional 20 assisted household apartment units.
 3. Uses accessory to existing approved uses and those uses listed above consisting of an inpatient/outpatient physical therapy center.
- C. *Lot Area:*** As stated on architectural plans, attached hereto.
- D. *Floor Area Ratio:***
1. Maximum floor area ratio permitted shall be as shown on the approved plans.
 2. Maximum building height shall be 4 stories 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 the 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 allowed as per Chapter 31 of the Madison General Ordinances and as approved on the recorded plans.
- J. *Family Definition:*** The family definition of this PUD-GDP/SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R4 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 City Plan Commission.