

ZONING TEXT SIP

Metropolitan Place Phase II
Corner of Broom Street and West Mifflin Street
Madison, Wisconsin
Dimension IV Project No. 03039

Legal Description: The lands subject to this Planned Unit Development District shall include those described on Exhibit A, attached hereto.

- A. Statement of Purpose: This zoning district is to allow for the construction of Metropolitan Place Phase II which includes:

The construction of a 164 unit, 305,000 GSF, Condominium Apartment Building.

The construction of a 4,200 GSF, commercial space at the first floor of the existing apartment building.

The construction of a 320 stall, multi-level parking structure.

- B. Permitted Uses:

Those that are stated as permitted uses in the PUD/SIP zoning district.

Uses accessory to permitted uses listed above.

- C. Lot Area: As stated in Exhibit A, attached hereto.

- D. Floor Area Ratio:

Maximum floor area ratio permitted shall be as per the approved plans.

Maximum building height shall be 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 shall be provided as shown on approved plans.

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

- I. Signage: Signage will be allowed as approved on the recorded plans.

- J. Family Definition: The family definition for this PUD-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 district Alderperson and area compatible with the concept stated in the underlying General Development Plan approved by the City Plan Commission.