

Dated: August 1, 2018
RE: Zoning Text for Amendment to GDP/SIPs
Project: Judge Doyle Square—Block 88
Address: 210 South Pinckney Street (Block 88)

Legal Description:

Lot 2 of Certified Survey Map No. 14577, recorded August 9, 2017 in Volume 101 of Certified Survey Maps as Document No. 5348219 in the City of Madison, County of Dane, State of Wisconsin.

- A. **Statement of Purpose:** This zoning district is established to allow for the phased construction of the project as identified in submitted materials generally including below grade parking, bike center, retail and above grade parking (Phase 1 SIP) and 148 apartments (Phase 2 SIP)
- B. **Allowable Uses:**
 - a. Uses as permitted in the Downtown Core district:
 - i. Those that are stated as permitted uses in the Downtown Core zoning district.
 - ii. Uses accessory to permitted uses as listed above.
 - b. Uses as conditions in the Downtown Core district:
 - i. Those that are stated as conditional uses in the Downtown Core zoning district.
 - ii. Uses accessory to conditional uses as listed above.
- C. **Lot Area:** As stated in submitted material, attached hereto.
- D. **Floor Area Ratio:**
 - a. Maximum floor area ratio permitted as shown on approved plans for the two (2) phases
 - b. Maximum building height shall be as shown on approved plans for the two (2) phases
- E. **Yard Requirement:** Yard areas will be provided as shown on the approved plans for the two (2) phases.
- F. **Landscaping:** Site landscaping will be provided as shown on the approved plans for the two (2) phases.
- G. **Accessory Off-Street Parking & Loading:** Accessory parking for Phase 2 shown on the approved plans as above grade parking shall be used as a public parking facility until Phase 2 is constructed. Loading shall be provided as shown on the approved plans for phase 1.
- H. **Lighting:** Site lighting will be provided as shown on the approved plans for each of the two (2) phases
- I. **Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the Downtown Core district, or signage will be provided as approved on the recorded plans for each of the two (2) phases.

- J. **Family Definition:** The family definition of this PUD-SIP shall coincide with the definition given in Chapter 28.11 of the Madison General Ordinances for the DC zoning district
- K. **Alterations and Revisions:** Reference code section 28.098 (6) (a-e) Requests for alterations to a Planned Development District shall be made to the Director of Planning and Community and Economic Development.
- L. **Phasing:** Phase 1 shall include below grade parking, bike center, retail, and above grade parking as shown on the approved plans as SIP 1. Phase 2 shall include approximately 148 apartments above grade as shown on the approved plans as SIP 2.