



RE:
Zoning Text PD-SIP

PROJECT:
Peloton Residences
1010 South Park Street
Madison, WI

Final Zoning Text
APPROVED
by Tim Parks
10 December 2018

November 7, 2018
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AYA Project # 59830

Legal Description: Lot 1, Certified Survey Map 14906

- A. **Statement of Purpose:** This Planned Development – Specific Implementation Plan zoning district is established to allow for the construction of a mixed-use development with 157 apartments plus 12,181 square feet of commercial space and 7,928 square feet for 5 live-work units.
- B. **Permitted Uses:** Following are permitted uses:
- 1) Multifamily residential uses as shown on approved specific implementation plan.
 - 2) Commercial uses in designated spaces as shown on the approved specific implementation plan as permitted in the TSS District, except as noted in Section C below
 - 3) Live-work units as shown on the plans.
 - 4) Accessory uses including but not limited to:
 - a) Accessory uses directly associated with those permitted uses including parking for residents and guests.
 - b) Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.
- C. **Conditional Uses:** The following uses shall be approved as conditional uses by the Plan Commission whenever they are proposed to be open after 8:00 p.m. nightly:
- 1) Restaurant
 - 2) Nightclub
 - 3) Brewpub
 - 4) Restaurant-tavern
 - 5) Tavern
 - 6) Restaurant-nightclub
 - 7) Outdoor eating areas for any food and beverage use
- D. **Lot Area:** As shown on the approved specific implementation plan.
- E. **Height Regulations:** As shown on the approved specific implementation plan.
- F. **Yard Regulations:** As shown on the approved specific implementation plan.
- G. **Landscaping:** Site Landscaping will be provided as shown on the approved specific implementation plan.
- H. **Usable Open Space Requirements:** Usable open space will be provided as shown on the approved specific implementation plan.



- I. **Parking and Loading:** Off-street parking and loading shall be provided as shown on the approved plans. One parking space be included in the price of rent for each dwelling unit in the project (i.e. no separate rent shall be charged for the first parking space leased by the tenant of a unit), with the ability for a residential tenant to opt-out of this requirement.
- J. **Family Definition:** The family definition shall coincide with the definition given in M.G.O. 28.211 for the TR-V2 zoning district.
- K. **Signage:** Signage for the residential buildings will be the maximum allowed per TSS zoning district, and as approved by the Urban Design Commission or its Secretary, and the Zoning Administrator.
- L. **Alterations and Revisions:** No alteration or revision of this Planned Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director Of the Department of Planning and Community and Economic Development and the alderperson of the district, and are compatible with the concept approved by the Common Council.