

Attachment A

502 & 510 West Washington Avenue - Mixed Use Building

May 20, 2020

Planned Development Zoning Text

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1. **Statement of Purpose:** The project is a mixed used redevelopment on the 500 block of West Washington Ave. Planned Development Zoning is required in order for the project to better follow the guidelines in the recently adopted Midlandia Neighborhood Plan.
2. **Permitted Uses:** Uses permitted in UMX zoning.
3. **Lot Area Requirements:** There shall be no lot area requirements.
4. **Height Regulations:** 6 stories with the top 2 floors stepped back. Overall building height as shown on plans.
5. **Building Step Back Requirements:** The 5th and 6th floors shall be stepped back from the face of the building 30' along West Washington Avenue and 10' along all other property lines. Balconies will be allowed in the step backs of the upper two floors as shown on the drawings.
6. **Building Set Back Requirements:**
 - a. 20' set back from front property line along West Washington Ave
 - b. 10' set back from side street property line along Bassett Street
 - c. 10' set back from rear property line
 - d. 5' set back from side property line
7. **Off Street Parking:** There shall be no minimum off-street parking requirements.
8. **Usable Open Space:** to comply with UMX zoning of 10 SF of useable open space per bedroom. Usable open space may take the form of at-grade open space, porches, balconies, roof decks, green roofs or other above-ground amenities.
9. **Alteration of the Planned Unit Development:** No alteration of this Planned Development shall be permitted unless approved by the Common Council, provided, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and are compatible with the concept approved by the City Plan Commission. Any change or addition to the plan or use which is not deemed "minor" by the Director of Planning and Development shall first be submitted for approval to the City of Madison Plan Commission and if, in the opinion of such commission, the change or addition constitutes a substantial alteration of the original plan, the procedure provided in 28.07 (6) if the Zoning Code of the City of Madison shall be required.