

Note to Commission
301 N. Hamilton Street, redevelopment of Block 258

The owner of the Christian Rinder Grocery Store, built in 1893, proposes to demolish the other six buildings on the block to erect a four-story apartment building. The Rinder Grocery Store would remain intact.

The owner's agent has submitted photographs and short histories of the buildings proposed to be demolished. The short histories are the same as those I prepared for the Landmarks Commission's information some time ago. It is my opinion that the integrity of all of the buildings slated for demolition has been compromised over the years. None have sufficient historic or architectural significance to meet the Landmarks Commission's criteria for landmark designation (see M.G.O. 33.01 (4)). None were identified as potential landmarks in the Downtown Historic Preservation Plan.

The Rinder Building, itself, was included in the Downtown Historic Preservation Plan as a potential landmark. To quote from the document:

Before the advent of chain grocery stores in the 1920s, small neighborhood grocery stores dotted the isthmus. The Christian Rinder Grocery Store was built in 1893. This building has served as a grocery store for most of its life. In the 1920s it was a "Universal" store and in the 1930s a "Kroger" store. After a period of being used for other purposes, the building is once more a grocery. The Queen Anne style building is one of the more imposing architectural examples of the small corner grocery remaining in the city.

If it were designated as a landmark, Madison ordinances state that the Landmarks Commission would advise the Plan and Urban Design Commission on whether or not the proposed new development would be so large or visually intrusive as to detract from the character of the landmark property. The proposed development will be large, taking up the entire block. The parts of the building adjacent to the grocery store will be the same height as the grocery store. Another story above will be set back from all street sides a depth sufficient to minimize the apparent size of the building as seen from the street. On Hamilton Street, which the front of the grocery store essentially faces, will have setbacks of the new building every few feet, which will also diminish the apparent size of the building.

I recommend that the Landmarks Commission not object to the proposed redevelopment of the block.

K. H. Rankin *Kitty Rankin*
10-31-07



19 October 2007

Katherine Rankin
Preservation Planner
Department of Planning and Development
215 Martin Luther King Jr. Boulevard
Madison, Wisconsin 53701

RE: Redevelopment of Block 258
North Hamilton/East Johnson/North Hancock

Dear Katharine:

Thanks for taking the time to review the proposed redevelopment project at North Hamilton Street.

We are attaching packets of materials for your information.

We are submitting this information as required by the GDP review process and are also in the process of scheduling UDC, Plan Commission and Council meetings.

As we previously discussed, the current owner is interested in removing or relocating existing structures to provide room for a proposed residential structure.

One of the enclosed packets contains background information and photos of the properties that are being proposed for removal or relocation.

In addition there is an aerial photo of the whole (triangular) block, a concept perspective sketch, and photos of the context of the project area. There are also panoramic photomontages of the three adjacent streets capturing the context of each facing block.

We are hoping that this information adequately communicates our intent and clearly identifies structures, which will be removed or relocated.

To the best of our knowledge, none of these properties are listed properties, they are not any part of a specific landmarks district and have all experienced substantial alteration. Furthermore, the isolation of the block, the block as a terminus of the residential Hamilton Street corridor projecting from the Square, and the context of the immediate surrounding fabric provides limited value as contributing structures.

If you need any additional information please do not hesitate to contact me.

Regards,
THE ALEXANDER COMPANY, INC

A handwritten signature in black ink, appearing to read "Ed Frøer".

Ed Frøer
Development Project Manager

Enclosures



10 October 2007

Kevin Firchow, Planner
City of Madison Department of Planning &
Community and Economic Development
215 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 537011-2985

Re: Block 258 PUD-GDP
McBride Point
303 North Hamilton Street
Madison, Wisconsin

Dear Kevin:

We are attaching additional exhibits per your request.

The enclosed exhibits provide the following:

- 1.) Supplementary information for the demolition permit- Photos of individual properties, both interior and exterior.
- 2.) Additional contextual information of adjacent blocks and a concept sketch of the step back and early schematic architectural elevation development.
- 3.) Copy of the Letter of intent and Certified Mail receipts documenting delivery of the letter.

Please include this information with the original submitted material for the above referenced Block 258 PUD-GDP files.

If there are additional clarification required please call or email me.

Regards,
THE ALEXANDER COMPANY, INC.

A handwritten signature in black ink, appearing to read "Ed Freer".

Ed Freer
Development Project Manager

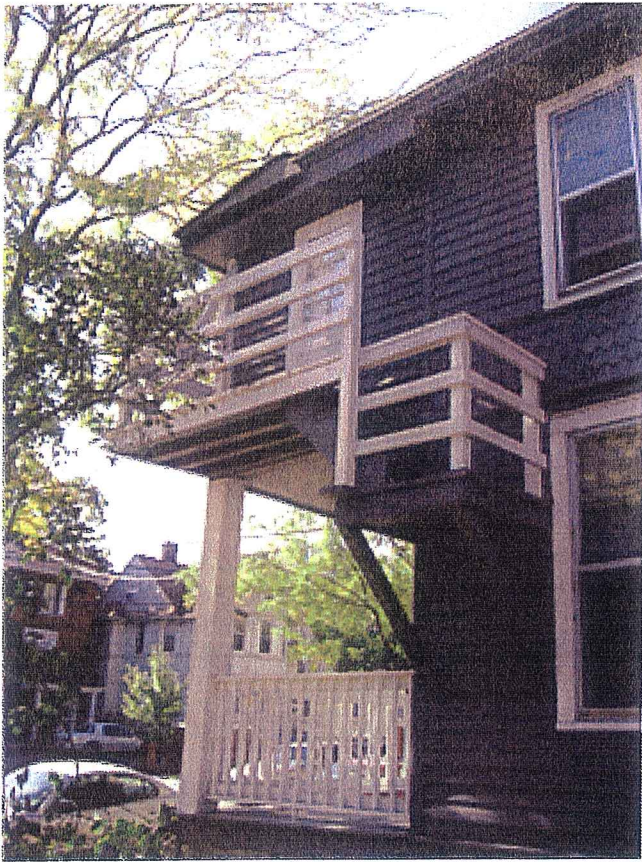
Enclosures



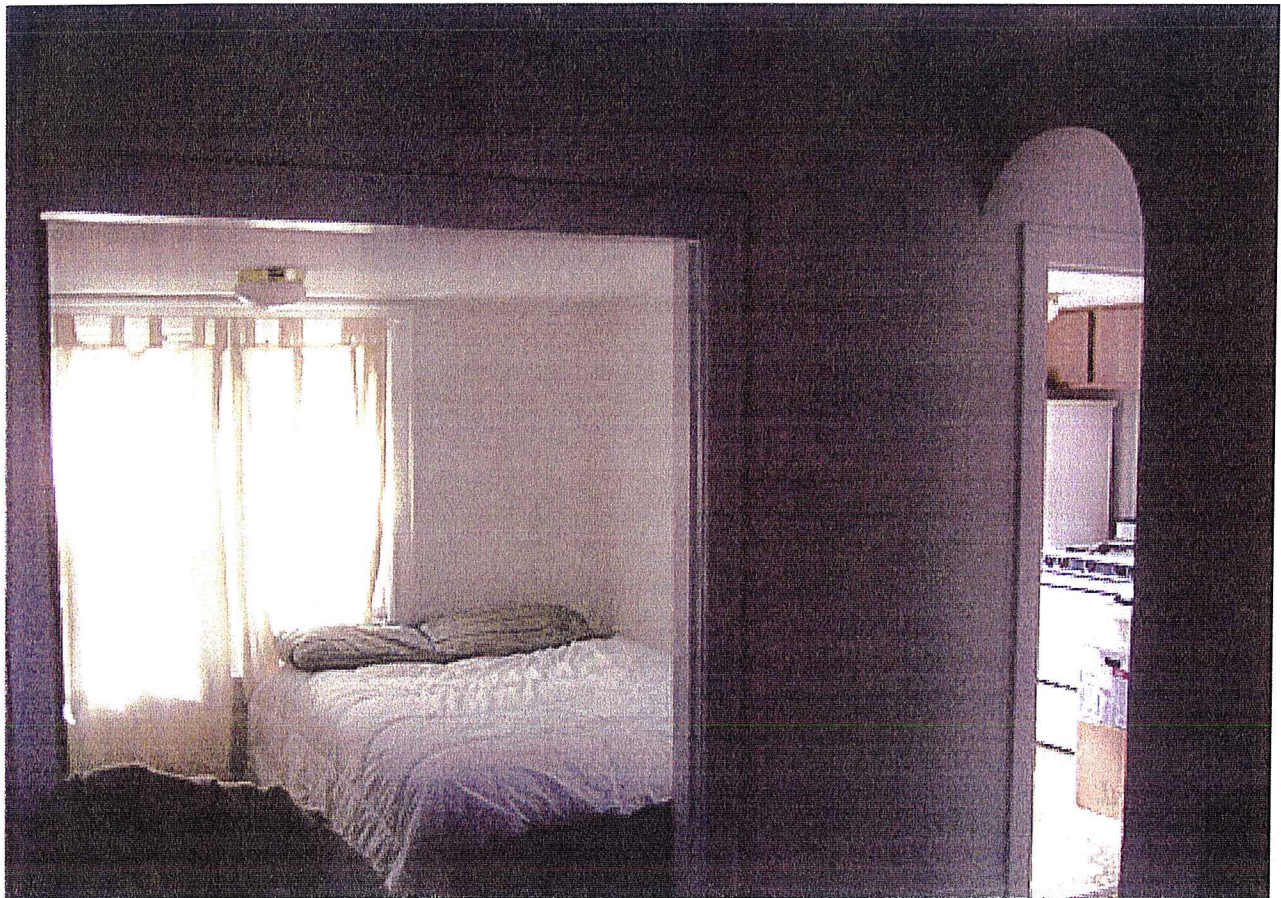
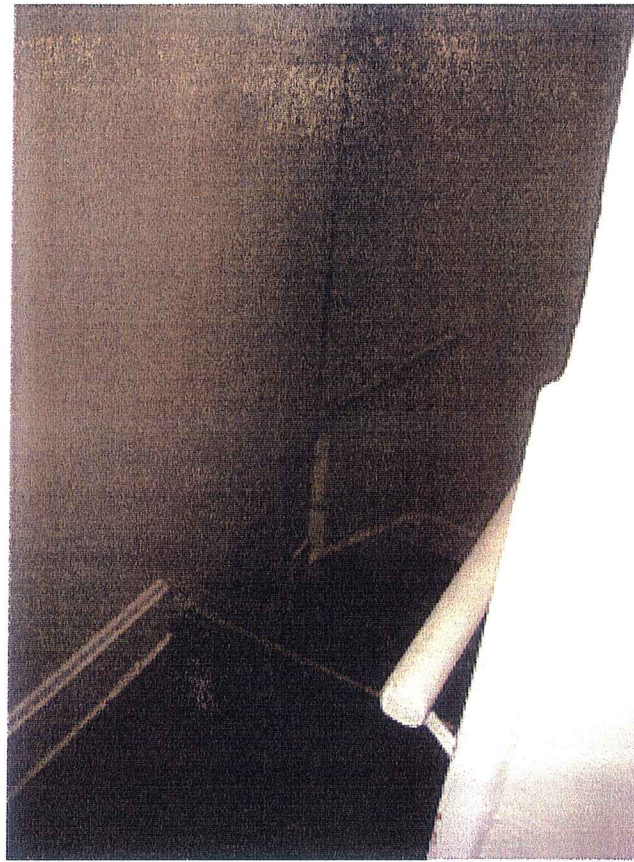
318 E. Johnson Street
Henry C. Adams House
1893

Proposed for demolition for residential building

Altered, two-story, frame Queen Anne house, with later second story front addition, significantly compromising its historic integrity. This house was built as an investment property. the first owner-occupants moved into it ca. 1901. For many years, starting ca. 1905 and lasting until sometime after 1931, the house was owned and occupied by the owner of the corner grocery store, Christian. F. Rinder and his wife Anna.



318 E. Johnson



318 E. Johnson



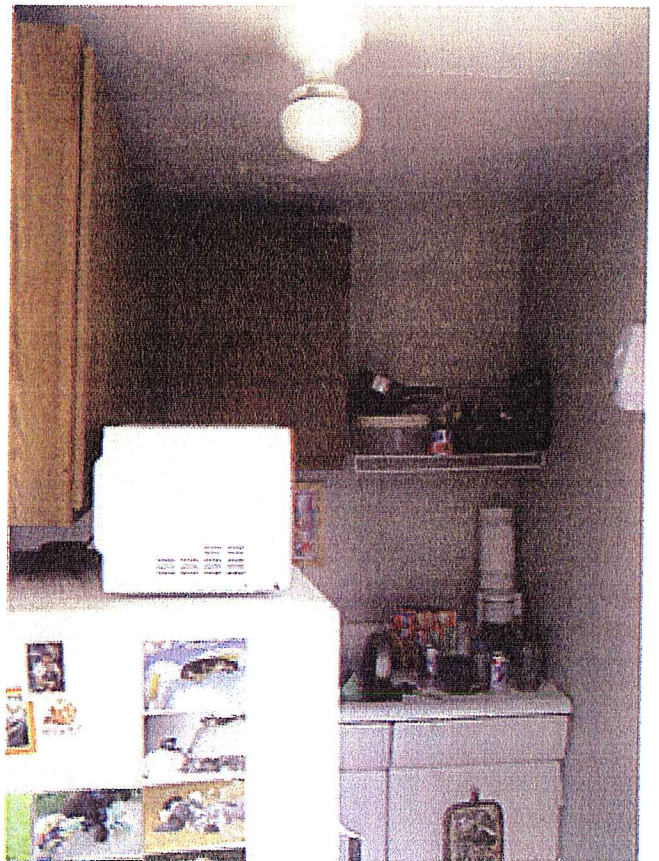
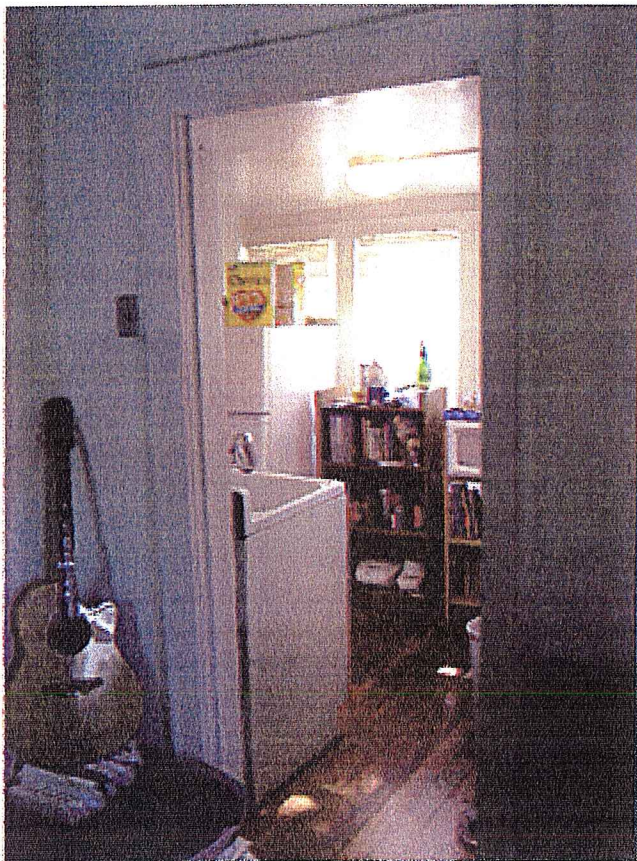
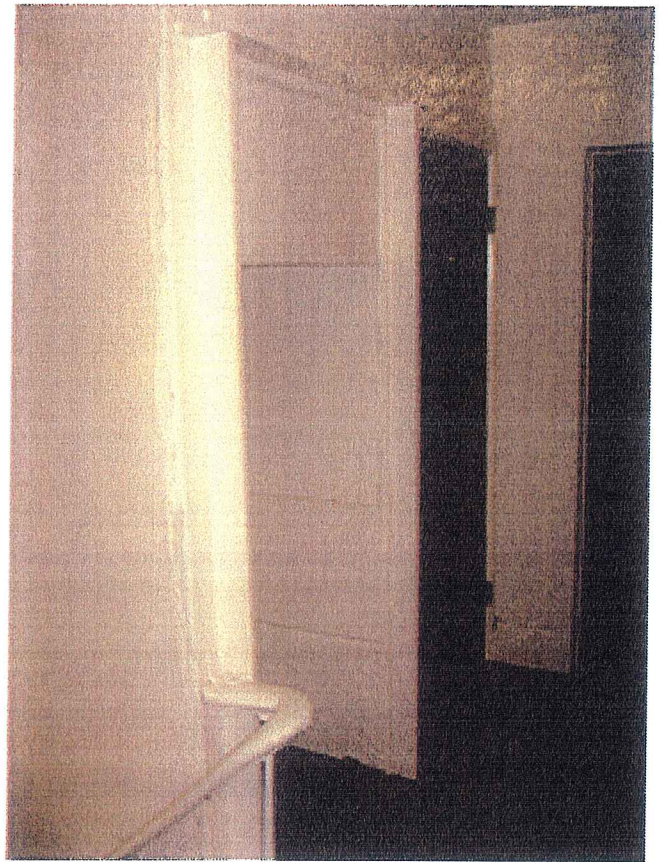
324 E. Johnson Street
William Manning House
probably 1867, addition in 1883

Proposed for demolition for residential building

Significantly altered, two-story vernacular house with front porch alterations and artificial siding. William Manning was a cattle dealer who lived in the house until 1880. The house has a Greek Revival doorway with sidelights and a top light, so it is possible it predates 1867. From 1880 until ca. 1904, the house was owned by carpenter John Cory and his wife, Anna.



324 E. Johnson



324 E. Johnson



308 N. Hancock Street
J. A. Steinle House
1890

Proposed for demolition for residential building

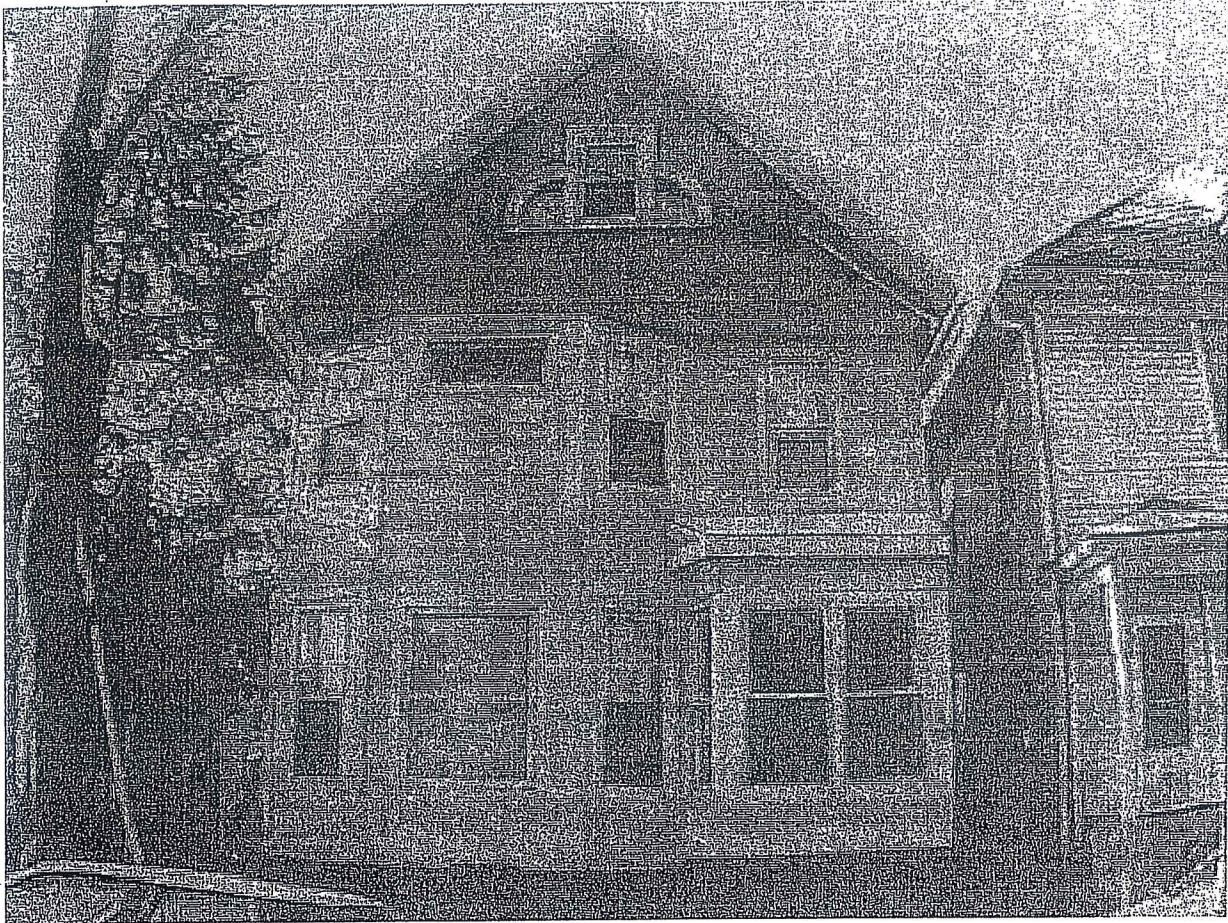
Altered Queen Anne 1-1/2 frame house with artificial siding. Steinle was a saloon keeper who lived on Jenifer Street. This house was built as an investment property. The first owner-occupants, from 1897 to sometime after 1909, were Theodore Wiedenbeck and his wife, Emily. Weidenbeck was president of the Wiedenbeck and Dobelin wholesale hardware firm.



308 N. Hancock



308 N. Hancock

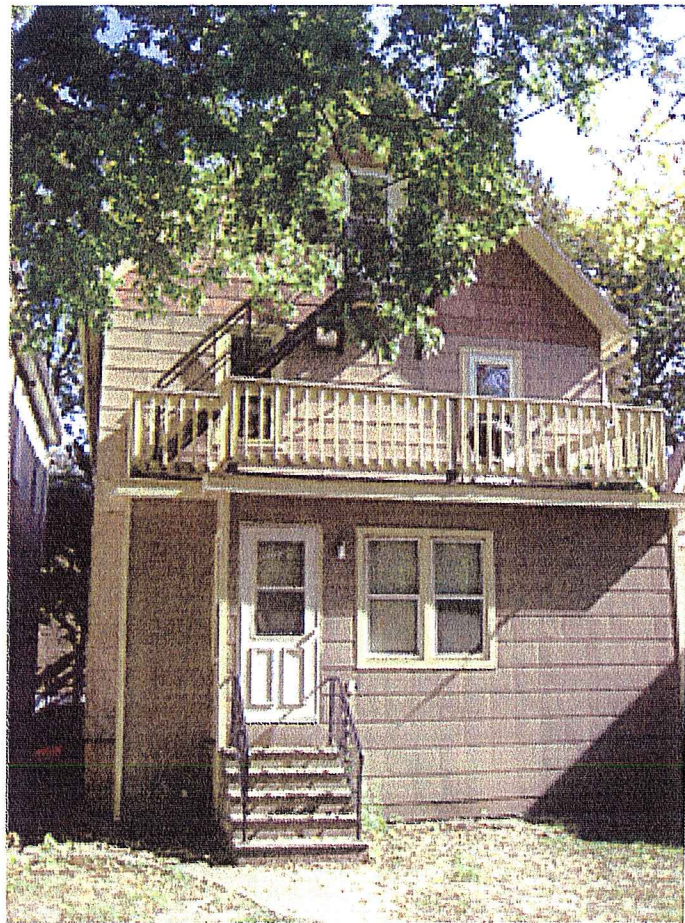


310 N. Hancock Street
Samuel Todd/Dr. Sarah Vernon House
1897

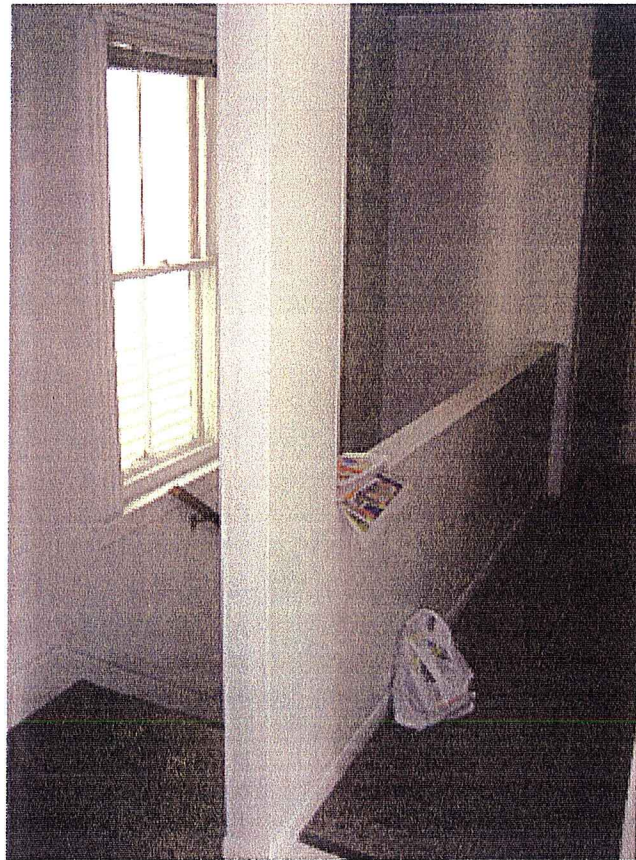
Proposed for demolition for residential building

Altered, two-story, frame Queen Anne house with artificial siding. Todd was a book salesman. In 1899 the house was purchased by Mary Vernon, who lived there with her daughter, Dr. Sarah Vernon. Dr. Vernon was born in Middleton and graduated from Northwestern in the first class there to award degrees to women. She attended the UW also, and graduated from the Woman's Medical College in Chicago in 1896. She began her practice in Madison in 1898. She was known throughout western Wisconsin for her success in treating children's diseases and worked tirelessly in Madison to improve sanitary conditions. She practiced here for 30 years and was particularly known for her work in obstetrics. Her obituary stated that she had a "rare sympathy and understanding" and "wide experience and skill." Dr. Vernon was probably one of the two most important women doctors in Madison in the years before 1940.

This building served as her home and office from ca. 1899 until her death in 1940. It has lost a fair amount of exterior integrity.



310 N. Hancock



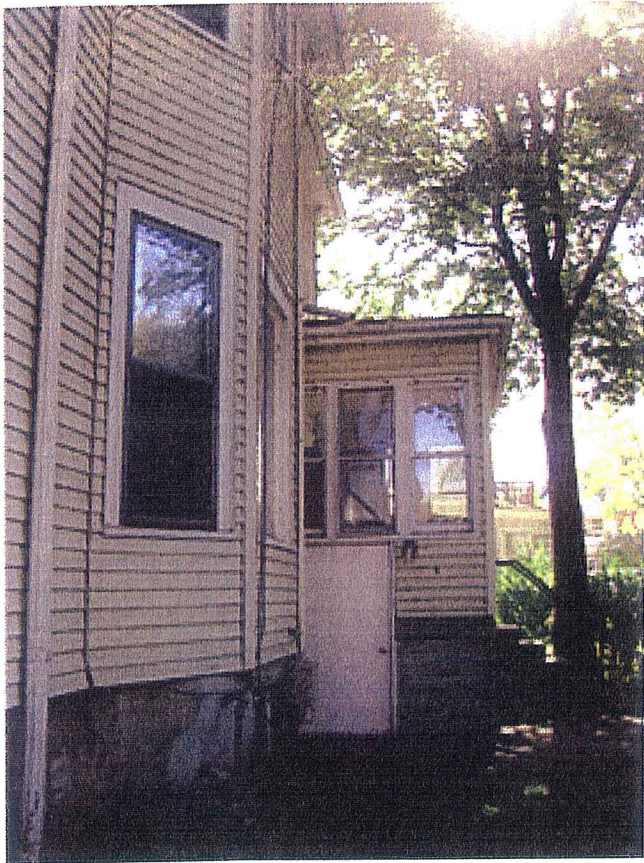
310 N. Hancock



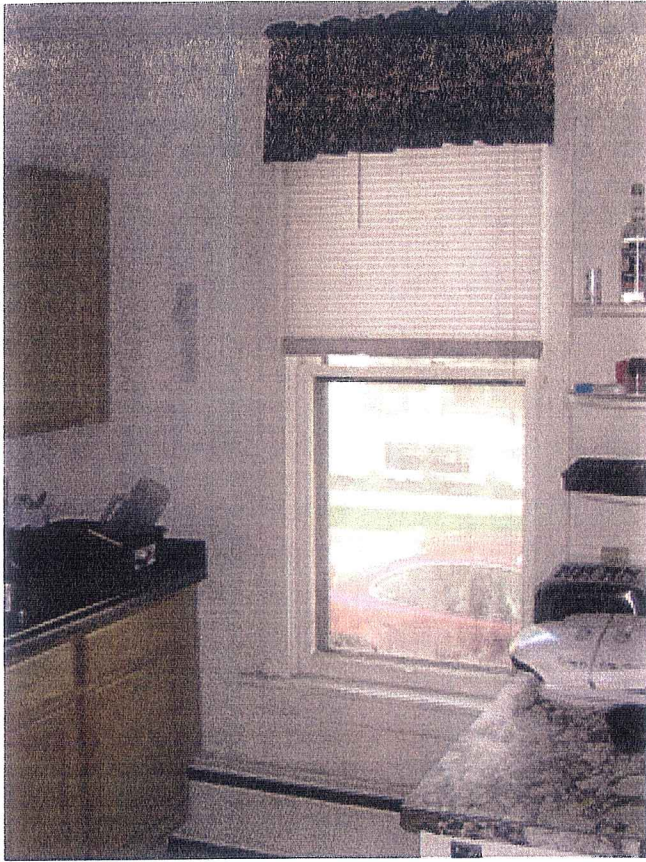
321-323 N. Hamilton Street
Joseph A. Steinle Two-unit House
1895

Proposed for demolition for residential building

An unusual side-by-side duplex house that by its size indicates that it was built to house families of a higher income than the standard two-unit building. It has been somewhat altered by the infill of the front porch and artificial siding. Steinle, who was a saloon keeper and prominent in civic affairs, lived on Jenifer Street. For the first few years the house was rented to two families, but in 1900 it served as the second home of the Madison General Hospital, which was originally operated by city government and has now evolved into "Meriter Hospital." The first location for Madison General was called the Mary Hicks Hospital at 9 E. Doty St. (gone) from 1896-1900. From 1900 to 1904, Madison General was operated as the Emma Hicks Hospital in this house. Emma Hicks was the "matron" of the hospital and she and several nurses also lived here. The hospital could serve 12-18 patients at a time, with a maximum capacity of 20 beds. Each room was furnished by different individuals and societies. After its use as a hospital the house returned to a two-unit building.



319 & 321 E. Gorham

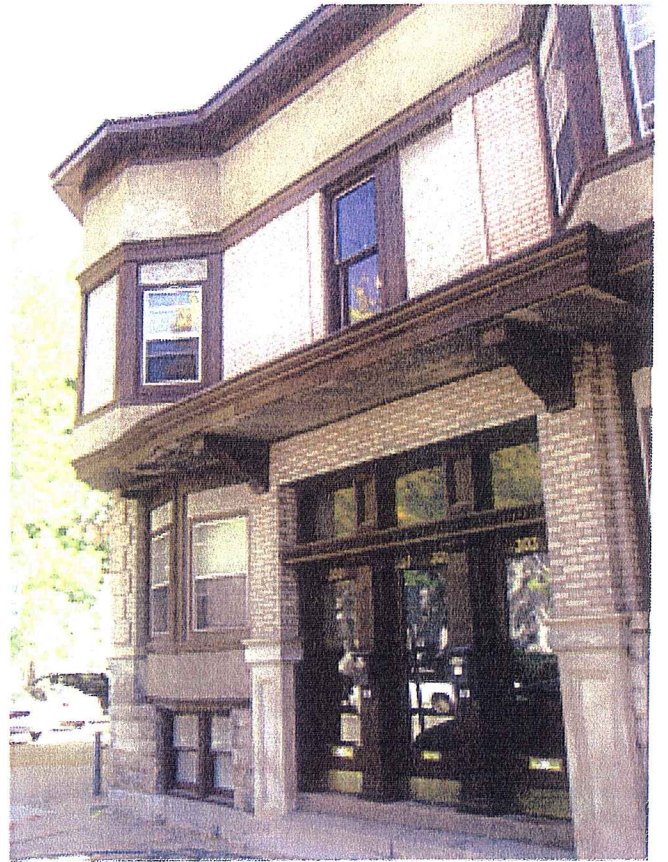
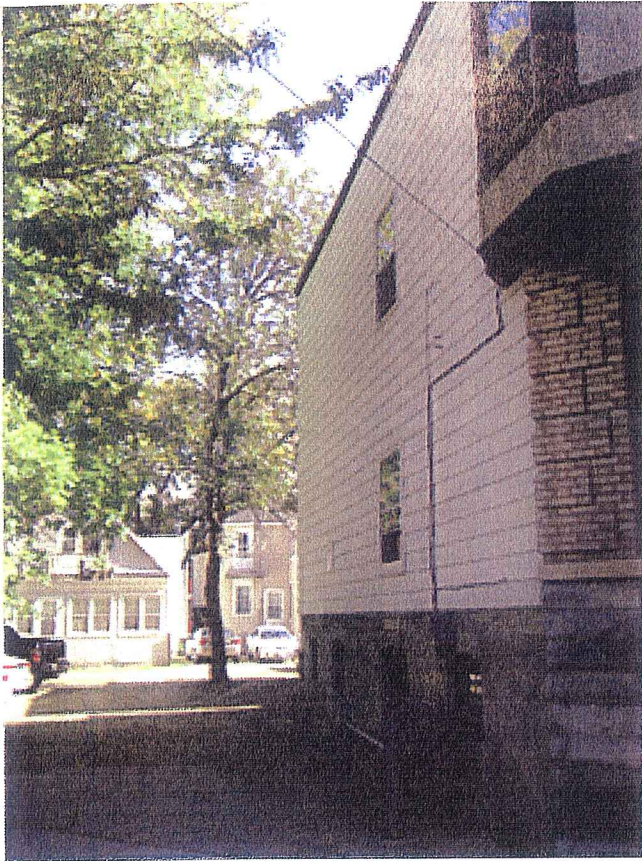


319 & 321 E. Gorham

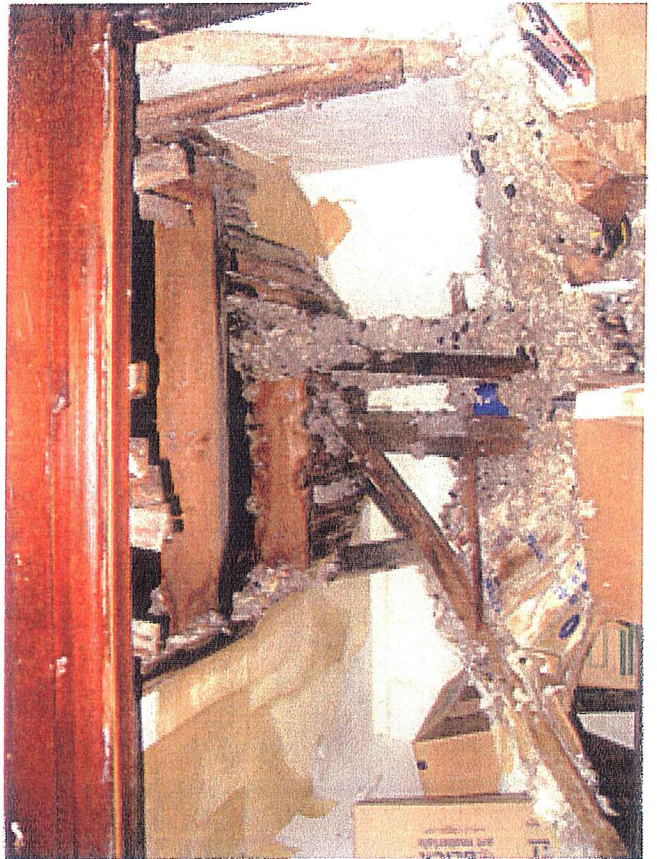


303-309 N. Hamilton Street

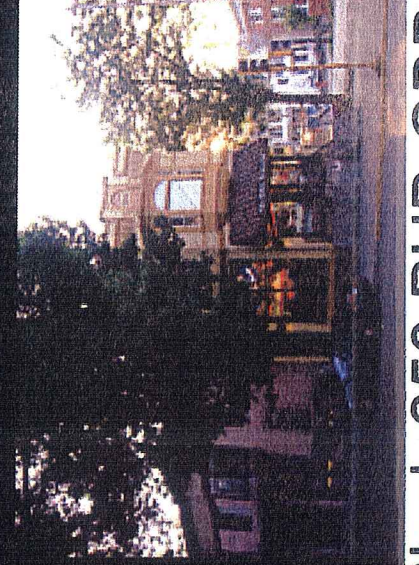
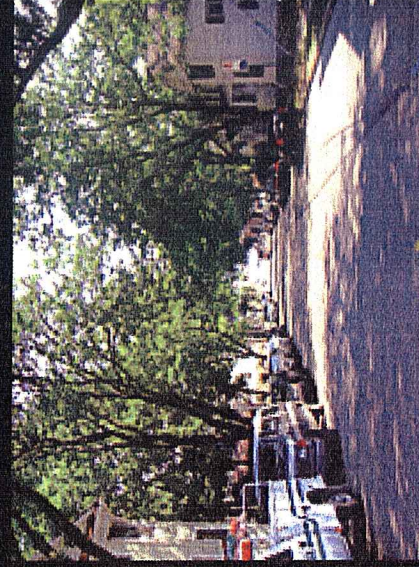
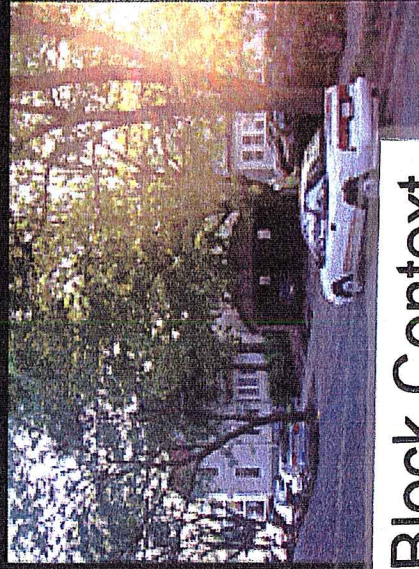
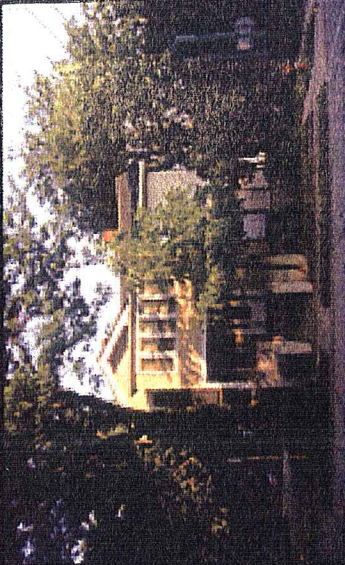
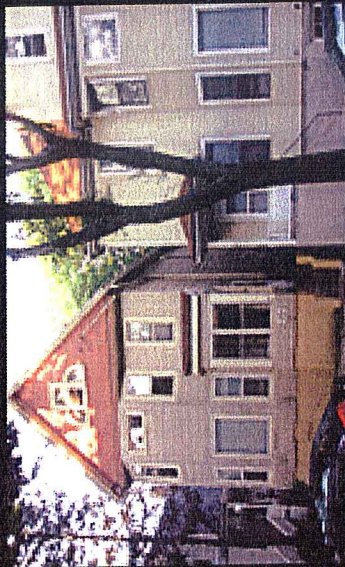
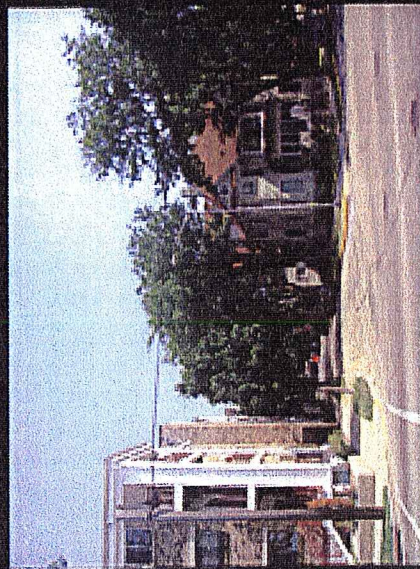
Proposed for demolition for new residential project. This brick and stucco Queen Anne apartment building was constructed for W. J. Oakey in 1904-1905. Its first occupants were families of merchants. This building has been altered more than the several similar apartment buildings remaining from that era. The draft "Styles" report lists many notable apartment buildings from this era; this is not one of them.



303 N. Hamilton



303 N. Hamilton



Block Context

Block 258 PUD-GDP

Block 258 PUD-GDP

July 13, 2007

Brenda Konkel
Alder, 2nd District
210 MLK, Jr. Blvd., #417
Madison, WI 53703

Ledell Zellers, President
Capitol Neighborhoods, Inc.
510 North Carroll Street
Madison, WI 53703

RE: North Hamilton Property PUD/GDP

Dear Brenda and Ledell:

Please allow this letter serve as notice that I intend to submit an application to rezone the block bound by North Hamilton Street, East Johnson Street and North Hancock Street to PUD/GDP. My intention is to file the application on August 15, 2007. The items included in the GDP will focus primarily on revising the land use of this block to mixed-use multi-family residential and neighborhood retail. I look forward to sharing the specifics of these revisions with you as they develop.

If you have any questions please do not hesitate to call me at 345.3344 or 284.1800.

Sincerely,

Phil Hees

cc: Ilse Hecht (CNI Executive Council – James Madison Park District)
141 N. Hancock Street
Madison, WI 53703

Block 258 PUD-GDP

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140150N WI 53703
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Postage \$	10.41	0750
Certified Fee	12.65	07
Return Receipt Fee (Endorsement Required)	12.15	
Restricted Delivery Fee (Endorsement Required)	10.00	
Total Postage & Fees \$	35.21	07/13/2007

Postmark Here
 JUL 13 2007
 MADISON, WI

Sent to: Lisa Heiser
 Street, Apt. No.: 141 N. Hancock St
 City, State, Zip+4: Madison, WI 53703

PS Form 3800, June 2002 See Reverse for Instructions

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Postmark Here
 JUL 13 2007
 MADISON, WI

Sent to: Brenda Kowal
 Street, Apt. No.: 210 Muk, Jr Blvd #414
 City, State, Zip+4: Madison, WI 53703

PS Form 3800, June 2002 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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Restricted Delivery Fee (Endorsement Required)	10.00	
Total Postage & Fees \$	35.21	07/13/2007

Postmark Here
 JUL 13 2007
 MADISON, WI

Sent to: Jennifer Leathers
 Street, Apt. No.: 510 N. Carpenter St
 City, State, Zip+4: Madison, WI 53703

PS Form 3800, August 2005 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired, so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Lisa Heiser
 141 N. Hancock
 Madison, WI 53703

2. Article Addressed to:
 Brenda Kowal
 210 Muk, Jr Blvd #414
 Madison, WI 53703

3. Service Type
 Certified Mail
 Registered
 Insured Mail
 Restricted Delivery? (Extra Fee) Yes

4. Express Mail
 Express Mail
 Return Receipt for Merchandise
 C.O.D.
 Restricted Delivery? (Extra Fee) Yes

7005 2570 0001 3742 2104
 Domestic Return Receipt
 PS Form 3811, February 2004 102595-02-10-16-04

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee

B. Received by (Printed Name)
 J. Heiser

C. Date of Delivery
 7-14-07

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail
 Registered
 Insured Mail
 Restricted Delivery? (Extra Fee) Yes

4. Express Mail
 Express Mail
 Return Receipt for Merchandise
 C.O.D.
 Restricted Delivery? (Extra Fee) Yes

7005 2570 0001 3742 2104
 Domestic Return Receipt
 PS Form 3811, February 2004 102595-02-10-16-04

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired, so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Brenda Kowal
 210 Muk, Jr Blvd #414
 Madison, WI 53703

2. Article Addressed to:
 Lisa Heiser
 141 N. Hancock St
 Madison, WI 53703

3. Service Type
 Certified Mail
 Registered
 Insured Mail
 Restricted Delivery? (Extra Fee) Yes

4. Express Mail
 Express Mail
 Return Receipt for Merchandise
 C.O.D.
 Restricted Delivery? (Extra Fee) Yes

7005 2570 0001 3742 2104
 Domestic Return Receipt
 PS Form 3811, February 2004 102595-02-10-16-04

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee

B. Received by (Printed Name)
 Debbie Fiegans

C. Date of Delivery
 7/16/07

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail
 Registered
 Insured Mail
 Restricted Delivery? (Extra Fee) Yes

4. Express Mail
 Express Mail
 Return Receipt for Merchandise
 C.O.D.
 Restricted Delivery? (Extra Fee) Yes

7005 2570 0001 3742 2104
 Domestic Return Receipt
 PS Form 3811, February 2004 102595-02-10-16-04



Mr. Brad Murphy
City of Madison
Planning & Development
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, WI 53701-24985

September 9, 2007

Re: Letter of Intent: Block 258 PUD-GDP

Dear Mr. Murphy:

The following is submitted together with plans; application and zoning text for staff plan commission and council consideration of approval of the proposed development.

Project: McBride Point – 333 North Hamilton Street
Block 258
Madison, WI

*201-321 NORTH HAMILTON
318-324 EAST JOHNSON
308-310 NORTH HANCOCK.*

Applicant: Phillip K. Hees
139 West Wilson Street
Madison, WI 53703
Office: (608) 284-1800
Fax: (608) 284-8400

Developer: The McBride Companies, LLC
139 West Wilson Street
Madison, WI 53703
Office: (608) 284-1800
Fax: (608) 284-8400
Contact: Phillip K. Hees

Agent: The Alexander Company, Inc.
145 East Badger Road, Suite 200
Madison, WI 53713
Office: (608) 258-5580
Fax: (608) 258-599
Contact: Thomas Miller

Architect: The Alexander Company, Inc.
145 East Badger Road, Suite 200
Madison, WI 53713
Office: (608) 258-5580
Fax: (608) 258-599
Contact: Eduard Freer and Dave Kaul

Project Description:

This Zoning District is established to provide a General Development Plan to guide the future Specific Implementation of the development of approximately 70 Dwelling Units, approximately 2,200 gsf of retail, and approximately 44 below grade parking stalls On Block 258 in the James Madison Park District of Capitol Neighborhoods.

The site is bound by North Hamilton, North Hancock, and East Johnson streets. This development consists of two buildings; an existing two-story mixed-use retail and residential building with retail on the first floor and 3 residential units on the second floor, along with a newly proposed 4-story building totaling approximately 67 units on the first, second, third and fourth floors. This development includes the relocation and/or removal of up to six structures that currently house 48 dwelling units.

This development eliminates 18 stalls of surface parking from the block and replaces them with below grade parking of approximately 44 stalls. Please note this GDP contemplates the maintenance of the existing residential uses on site at least until the SIP for the development is approved and recorded, as well as the maintenance of the existing retail use on-site now and as part of the future SIP.

The proposed maximum building height is 4-stories with allotments for the elevator and/or mechanical penthouses to project beyond the height of the roof of the fourth floor. The first, second and third floors are designed to allow for landscaping between the building and the sidewalk while the fourth floor steps back to provide visual relief at the top of the building.

Streetscapes improvements as required to maintain the existing character of the streets included in the development are included in this proposal. Additionally, this GDP contemplates the accessory off-street parking will be provided in the lower level of the proposed development: 44 parking stalls as well as bicycle parking and motorcycle parking will be provided.

This GDP proposes to modify the current on-street loading zone at East Johnson and North Hancock to two stalls from the existing one stall and proposes to add one additional on-street residential loading zone at the North Hamilton entry – 333 North Hamilton Street, adjacent to the retail use currently located at 301 North Hamilton. This GDP seeks to maintain the ability for residents of this development to be eligible for residential parking permits similar to the current use by residents of Block 258. Additionally, bicycle parking will be provided on-site at the entrances to the building and adjacent the retail component of the development; additional bicycle parking for residents will be provided in the lower level parking area. Specific numbers of bicycle parking to be included will be providing as part of the SIP application.

Fire Apparatus Access:

Fire Access to the existing and new building is proposed to be provided from the public right-of-way. The applicant will work directly with the Fire Department through the GDP process to develop and approved Fire Access Plan.

Project Schedule:

At this point a specific project schedule has been developed for the GDP phase of the development only. The schedule for neighborhood review and approval of the SIP and construction of the development will be outlined in the SIP application.

GDP Schedule:

Notification of Application	July 13, 2007
Neighborhood Meeting	August 29, 2007
GDP Submittal	September 5, 2007
Additional Neighborhood Meetings	TBD
Urban Design Meetings	TBD
Plan Commission Meeting	November 5, 2007
Common Council Meeting	November 20, 2007
SIP Schedule and Construction:	TBD

Site Development:

Lot Area: .54 acres.

Units: Approximately 70 Units, 67 in new structure and 3 in existing structure to remain.

Height: The existing building will remain 2-stories. The new structure will be 4-stories, the upper level will be stepped back to limit its visual impact from the street.

Retail: Approximately 2,200 gsf plus storage: maintaining existing use at 301 N. Hamilton.

Parking: 44 stalls below grade and residential parking permits for residents.

Bicycle Parking: Visitor and Resident Parking will be provided: quantity to be determined.

Loading: 2 Commercial Loading Zones and 1 Residential Loading Zone.

Landscaping: A green-roof courtyard will replace existing large areas of surface parking. In addition, a portion of the residential units will have private open space areas. And finally variety of building setbacks will allow unique pockets of landscaped areas.

Social and Economic Impact:

Based on our analysis the proposed development meets the spirit and intent of the zoning ordinances when reviewed with respect to the criteria for approval set forth in Section 28.07(6)(f) of the zoning code.

Character and Intensity of Land Use:

The proposed use not only works well with the current character of the neighborhood but it meets the intention of the Neighborhood Plan for the area as well. This development improves upon plan's proposed land use by maintaining the convenience retail component as a key element of the proposal .

Economic Impact:

The proposed project will have a positive impact on the economics of the City. And the addition of this project, including the ongoing presence of neighborhood convenience retail will provide a positive impact of the economics of this neighborhood. The replacement of the existing dwelling units on-site with contemporary living facilities with more efficient operating systems provides for a more economically feasible and efficient property.

Preservation and Maintenance of Open Space:

The proposed development will add significant useable open space and landscaping to Block 258. The current surface parking and associated gravel and paved surfaces will be replaced by 'green-roof' areas, landscape beds, patios and terraces to improve the overall aesthetics and usability of the open spaces on this block. The parking provided for this development will be located below grade in order to allow for the described approach to landscaping and open space. And finally, special attention will be given to screen trash from public view in an enclosure and utilities will enter the building below grade.

Implementation Schedule:

Once approved, this project will proceed through construction in a timely manner. The estimated construction schedule allows for approximately 12 months for the completion of the facility once site demolition and environmental remediation has been concluded.

Thank you for your time in reviewing this proposal. We look forward to the review and evolution of this project through the GDP process.

Regards,

A handwritten signature in black ink that reads "TOM MILLER" followed by a stylized flourish.

THE ALEXANDER COMPANY, Inc.

Thomas C. Miller
Planning and Development Project Manager

PROPOSED ZONING TEXT: PUD-GDP
(THIS GDP ALLOWS FOR MAINTENANCE OF EXISTING USES)

McBRIDE POINT
333 NORTH HAMILTON STREET
BLOCK-258 MADISON, WI

Legal Description: Lots 1, 2, 3 Block 258 Original Plat to the City of Madison, City of Madison, Dane County, Wisconsin.

- A. *Statement of Purpose:* This Zoning District is established to provide a General Development Plan to guide the Specific Implementation of the construction of approximately 70 Dwelling Units, approximately 2,200 gsf of retail, and approximately 44 below grade parking stalls. This development consist of two buildings; an existing two-story mixed-use retail and residential building with retail on the first floor and 3 residential units on the second floor, along with a newly proposed 4-story building totaling approximately 67 units on the first, second, third and fourth floors. This development includes the relocation and/or removal of up to six structures that currently house 48 dwelling units. This development eliminates 18 stalls of surface parking from the block and replaces them with below grade parking of approximately 44 stalls. Please note this GDP contemplates the maintenance of the existing residential uses on site at least until the SIP for the development is approved and recorded, as well as the maintenance of the existing retail use on-site now and as part of the future SIP.
- B. *Permitted Uses:*
1. Those uses that are stated in the Residential, C-2 Commercial & Office Zoning Districts.
 2. Uses accessory to permitted uses as listed above
 3. Other uses listed herein and in attached Letter of Intent and in future SIP applications
 4. Maintenance of existing buildings for current uses is permitted by this GDP
- C. *Lot Area:* The total project area including lots 1, 2 and 3 of Block 258 is approximately 23,391 gross square feet or .54 acres.
- D. *Floor Area Ratio:*
1. The final floor area ratios will generally align with the structures identified on the attached conceptual site/landscape plan. Specific floor area ratios will be submitted with the SIP application of the proposed development. This proposal contemplates a structure of roughly 82,000 gross square feet on 5 levels, one below-grade and 4 above-grade.
 2. The proposed maximum building height is 4-stories with allotments for the elevator and/or mechanical penthouses to project beyond the height of the roof of the fourth floor. The first, second and third floors align with property limits on East Johnson and North Hancock Streets while the fourth floor steps back to provide visual relief at the top of the building.

- E. ***Yard Area Requirements:*** Yard areas will be provided as shown on the attached conceptual site/landscape plan. Please note a majority of the building face is set back 12"-24" from the property line on Johnson and Hancock Streets, with additional setback on Hamilton Street.
- F. ***Landscaping:*** Conceptual plans for grading, utility improvements, and landscaping areas are attached. The specific landscaping plans will be provided with the SIP for the project and will use the approved GDP documents as the guiding principle of the site design.
- G. ***Accessory Off-Street Parking & Loading:*** Accessory off-street parking will be provided as described in the Letter of Intent. Automobile and motorcycle parking will be provided on-site below grade. This GDP proposes to modify the current on-street loading zone at East Johnson and North Hancock to two stalls from the existing one stall, and proposes to add one additional on-street residential loading zone at the North Hamilton entry adjacent to the retail use currently located at 301 North Hamilton. This GDP seeks to maintain the ability for residents of this development to be eligible for residential parking permits similar to the current use by residents of Block 258. Additionally, bicycle parking will be provided on-site at the entrances to the building and adjacent the retail component of the development; additional bicycle parking for residents will be provided in the lower level parking area. Specific numbers of bicycle parking to be included will be providing as part of the SIP application.
- H. ***Lighting:*** Site Lighting will be limited to landscape and building accent lighting. Specific site lighting details and exterior building lighting details will be provided with the future SIP application for each phase of the proposed development. The current SIP permits maintenance of existing lighting.
- I. ***Signage:*** Signage will be allowed as per Chapter 31 of the Madison General Ordinances, and as outlined in the future SIP application or administrative amendments to existing zoning.
- J. ***Family Definition:*** The family definition of this PUD-GDP shall coincide with the definition given in chapter 28.03(2) of the Madison General Ordinances for the R-6 Zoning District.
- K. ***Alterations and Revisions:*** No alteration or revision to 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.