

From: Bill Roberts
To: Busse, James; Konkel, Brenda
Date: 2/25/2005 12:21:22 PM
Subject: Re: 800 Block zoning text

AGENDA ITEM 15

00231

I will include this in materials provided to the Common Council for their consideration of the PUD-GDP at their meeting of March 1, 2005. This is to confirm that this is a clarification to the PUD-GDP, that is consistent with the understanding between City Staff and the applicant.

I am also asking Alder. Konkel, via this e-mail, to please include this in the motion at the Council meeting to avoid any misunderstandings between buyer and seller of this property.

>>> "James Busse" <jbusse@GormanCompany.com> 2/25/2005 11:49:16 AM >>>
Bill

There was a request that the zoning text for the Don Miller site include the following:

11. The existing use of this site (including all automotive sales & service associated with Don Miller) shall be permitted until the time that this entire Planned Unit Development District General Development Plan and subsequent Specific Implementation Plan(s) are approved, recorded, and building permits are issued.

> Amendment

Is the above text included in the requested approval for Tuesday night?

Thanks Bill

Jim Busse

12/23/2004
1/31/2005 REVISED
2/18/2005 REVISED

Zoning Text: Planned Unit Development /General Development Plan (PUD/GDP)
Project Name: 800 East Washington Avenue Mixed-Use Development

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

A. *Statement of Purpose:* This zoning district is established to allow for the construction of a mixed-use neighborhood center. The district is intended to provide high-density housing alternatives and small-scale commercial uses in a cohesive, pedestrian-friendly neighborhood composed of a vibrant mix of residential housing types.

B. *Permitted Uses:*

1. Building A shows a 3 story, 16 townhome structure.
2. Building B shows a 5 story (6 level), 40 unit midrise structure including 6 live/work townhome units
3. Building C shows a 10 story, 63 unit high-rise structure including 4 live/work townhome units with 6,500 sq. ft. of ground floor retail space
4. Building D shows a 5 story (6 level), 30 unit midrise structure including 4 live/work townhome units with 3,600 sq. ft. of ground floor retail space.
5. Building E shows a 5 story (6 level), 40 unit midrise structure including 6 live/work townhome units
6. Building F shows a 3 story, 16 townhome structure.
7. Building G shows a 3 story, 16 townhome structure
8. Building H shows a 5 story (6 level), 40 unit midrise structure including 6 live/work townhome units
9. Building J shows a 5 story (6 level), 48 unit midrise structure including 6 live/work townhome units with 2,500 sq. ft. of ground floor retail space and 2,600 sq. ft. "flex" space which could be converted to residential or retail uses as the market demands
10. Accessory uses directly associated with those permitted uses stated above including covered or surface parking areas, services and maintenance uses, recreational uses, or public/common use facilities
11. The existing use of this site (including all automotive sales & service associated with Don Miller) shall be permitted until the time that this entire Planned Unit Development District General Development Plan and subsequent Specific Implementation Plan(s) are approved, recorded, and building permits are issued.

