

## GDP ZONING TEXT

Planned Development-General Development Plan  
Southwest Corner of McKee Road and Maple Grove Drive  
6853 McKee Road, 6801 McKee Road

### Legal Description

CERTIFIED SURVEY MAP NO 14204 AS RECORDED IN DANE COUNTY REGISTER OF DEEDS  
IN VOL 96 PAGE 149 OF CERTIFIED SURVEYS, LOT 2

The lands subject to the Planned Development shall include those described in site plans attached hereto.

#### A. Statement of Purpose

This zoning district is established to allow for the construction of:

- A three story mixed-use apartment building located on the east half of the site that will contain up to 120 apartment units of varying types and approximately 2,500 square feet of retail space. There will be approximately 201 parking stalls for this portion of the development (approximately 1.67 parking stalls per dwelling unit), with 107 of the parking stalls being located under the building.
- A one to two story commercial building consisting of up to 10,000 square feet of retail/commercial space on the western portion of the Subject Property, with a minimum of 4 stalls per 1000sf.

#### B. Permitted Uses

1. Multi-family (> 36 units) and all related accessory uses
2. Residential building complex and all related accessory uses
3. All uses as allowed in the Commercial Corridor – Transitional District (CC-T) except that “Mortuary, funeral home” shall be a conditional use and shall be subject to applicable conditional use standards set forth in Section 28.183 of the Madison General Ordinances.
4. All accessory uses related to uses as allowed in CC-T.

#### C. Floor Area Ratio & Building Height

Floor area ratio shall be established as part of the approval of individual Specific Implementation Plans.

Maximum building height shall be three stories or as shown on approved Specific Implementation Plans.

#### D. Yard Requirements

Yard areas will be provided as shown on approved Specific Implementation Plans.

#### E. Landscaping

Site Landscaping will be provided as shown conceptually on attached plans. Landscaping will be subject to the requirements of the subsequent approved Specific Implementation Plans.

F. Accessory Off-Street Parking and Loading

Accessory off street parking and loading will be provided as shown conceptually on attached plans. Parking and loading will be subject to the requirements of the subsequent approved Specific Implementation Plans.

G. Lighting

Site Lighting will be provided as shown conceptually on attached plans. Lighting design will be subject to the requirements of the subsequent approved Specific Implementation Plans.

H. Signage

Signage shall be governed by Chapter 31 of the Madison General Ordinances, as approved by the Urban Design Commission or its secretary and the Zoning Administrator as part of Specific Implementation Plans.

I. Family Definition

The family definition of this PD-GDP shall coincide with the definition given in Chapter 28.211 of the Madison General Ordinances.

J. Alterations and Revisions

No alteration or revision of this planned 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 Plan Commission.

K. Architectural Character

The individual commercial building will be designed to be as oriented to, or more oriented to the adjacent public and private streets than to the internal parking lots through the inclusion of architectural features including but not limited to vision glass, usable entrances and fully screened utility and mechanical facilities along all street-side elevations.