

Operating manager: Dr. Philip J. Bostic
Angel Advocate Life Center
A Division of Deep University International Inc.
a 509 (2) (a) Wisconsin non profit
Buildings' Owner: Dr. Francois V. Tochon, Top Aware, LLC (single owner LLC)
3402 Monroe Street
City of Madison. 53711 Wisconsin

ZONING TEXT (Proposed draft)

Statement of Purpose: The present zoning revision of the Planned Unit Development SJP is to re-purpose the use of the Ecolodge and of the adjacent historic landmark building, currently in use as an inn, on Parcel 0709-282-2410-7, addressed as 3402 Monroe Street, City of Madison. Legal description per the certified survey revised 24 August 1994.

As an inn re-licensed on August 12, 2021, the Ecolodge currently provides rental of five (5) lodging rooms with breakfast to transient guests. The adjacent historic building provides common living space for use by the innowners and guests.

Permitted Use: Rental of eight (8) lodging rooms with breakfast to transient guests, living quarters for one family and common living space for use by the inn owners and guests and otherwise not exceeding twenty-five (25) people on site. The operating manager of the establishment reside on the premises and is responsible to provide services to the guests, with support from other staff which may be hired.

The twenty-five (25) person occupancy limit may be exceeded from time to time due to special circumstances. However, on these occasions, the use pattern will not be altered nor will there be a need for street parking. Parking will be provided on-site or by alternative off-street parking if need be. In addition, the number of people on-site will not exceed twenty-eight (28), including the occupants and guests of Inn's rooms, the breakfast/common areas, operator's household and employees.

Other Land Uses:

Community Living Arrangement, Adult Family Home (AFH), and Adult Daycare are authorized uses of the premises. The two-unit residential facility can use up to 4 rooms in each building for an AFH. Up to eight (8) ambulatory adults may be accepted. Alternatively, the building may be used as a Community-Based Residential Facility (CBRF) with more occupants if the certification requirements have been met. In such context, the owner of the premises may be a landlord who does not reside on the premises. The operating manager (officer or executive director) of the AFH or CBRF must reside on the property.

General Regulations: General regulations of the PUD/SIP shall comply with the written general regulations of R4 District. City of Madison Zoning Code, except as herein stated.

The breakfast room/common areas, which could be used as a meeting space, shall be accessory and shall be used only by occupants of a lodging room and their guests. The room shall not be rented out or used by non-occupants and guests.

All commercial deliveries shall be during daytime hours of 8:00 a.m. to 6:00 p.m. on both weekdays and weekends.

The operating manager agrees to announce and conduct an annual meeting with all interested neighbors at addresses located within 400 feet of the inn, to permit discussions of the AALC operations within the immediate neighborhood. The Dudgeon-Monroe Neighborhood Association will coordinate with the operating agent concerning an acceptable meeting date and location, and will be responsible for notifying affected neighbors seven (7) days prior to the meeting.

Yard Requirements: Minimum setbacks shall be as follows: Front yard--25 feet; Rear yard- 35 feet; Side yard-10 feet.

On-site: Parking Requirements: A total of nine on-site parking stalls are required as per the approved parking plan, including one parking stall complying with requirements for barrier-free-environments per City of Madison regulations. There shall be no stacked parking within the driveway entrance on Copeland Street.

Signage: Any future signage will be compatible in design to the existing ground sign which was previously approved by the Landmarks Commission. Materials, colors, dimensions, to be approved by the zoning, Landmarks, and planning departments for consistency with pertinent signage requirements. Any traffic or directional graphics will be approved by the traffic department.

Garbage and Recyclables: The handling and storage of garbage, refuse and recyclables will be managed according to normal city of Madison residential sanitation requirements. Screening for the trash enclosure is indicated on the submitted site plan.

Zoning Revision: Once the PUD is approved and recorded, all further alterations involving the occupancy level and use of the establishment shall be treated as major alterations to be approved by the Plan Commission and Common Council, unless 75% of the property owners or residents within either 100 feet or 200 feet of the zoning lot and the alderperson indicate support for the change in writing.