

**Zoning Text – Gilson Street Redevelopment
Presented by BESHM Investment Group, LLC
September 6, 2006 (Revised November 27, 2006)**

A Statement of Purpose

The zoning district is established to allow for the construction of a mixed use development of medium density rental units and residential neighborhood-friendly commercial retail space.

B Permitted Uses

Permitted uses in the zoning district shall be:

- three (3) one-bedroom rental units and ten (10) two-bedroom rental units
- barber/beauty salon and retail hair products boutique
- workout room/health club facility
- meeting room
- small scale commercial/retail establishments offering coffee, breads, sandwiches, bakery or similar such establishments

C Lot Area

25,137 sq. ft.

D Floor Area Ratio

Shall not exceed 1.61 for newly constructed building

E Yard Requirements

As shown on approved plans.

F Landscaping

As shown on approved plans.

G Accessory Off-street Parking and Loading

As shown on approved plans.

H Lighting

As shown on approved plans.

I Signage

As compared to the C-1 district, approved by Urban Design and Zoning.

J Family Definition

The family definition of the Madison General Ordinances per the R-1 district.

K Alterations and Revisions

No alteration or revision of 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 Plan Commission.