

PUD (GDP/SIP) ZONING TEXT

Revised July 15, 2009

Lot 62 – Hawks Landing Golf Club 1 Hawks Landing Circle

This Zoning District is established to provide regulatory framework for a mixed-use neighborhood development consisting of retail, office, and residential uses.

A. **Permitted Uses:**

The following uses are permitted within Hawks Landing Lot 62.

The development will be a mixed-use development of PUD(GDP/SIP), retail, office and residential as permitted under the C-1 Limited Commercial District permitted under C-1 District along with a maximum of one hundred eighty four (184) multi-family residential units and 20,000 square feet of retail space with height limitations not to exceed six (6) stories.

- a. Owner shall not lease more than an aggregate of 10,000 square feet of space to retail tenants, per the recorded site plan, until ten (10) years after the date the Specific Implementation Plan is recorded. Notwithstanding the foregoing, Owner may lease up to 4,000 square feet of space to Haen Real Estate or an affiliate of Haen Real Estate, and such space so leased to Haen Real Estate or its affiliate will not be considered a retail lease which is subject to, or included in, the 10,000 square foot restriction stated in the preceding sentence.

The restrictions set forth in item a above, may be terminated upon obtaining the written consent thereto of the fee or land contract vendee owners of Lot 1, Lot 90, and Lot 96, Midtown Commons Plat, City of Madison, and the City of Madison Planning Unit Director.

B. **Lot Area, Lot Width, Height, Floor Area Ratio, Yard and Usable Open Space:**

There shall be no predetermined specific lot area, lot width, height, floor area ratio, yard and usable open space requirements as are made part of and approved recorded precise development plan shall be along with the recorded plan itself, construed to be an enforceable plan within the Planned Community Development Ordinance.

C. **Site Landscaping will be provided as shown on approved plans.**

- D. Off Street Parking:
Off street parking facilities shall be provided in accordance with applicable regulations set forth in Section 28.11, Madison General Ordinances and shown on approved plans.
- E. Site Lighting will be provided as shown on approved plans.
- F. Signs:
Signs shall not exceed the limits of the Street Graphics Control Ordinances. Lot 62 shall conform to the C-1 Limited Commercial District Signage, Subdivision identification signs may be placed at the entrance of the development. The subdivision identification signs may be lit.
- G. The family definition for this PUD(GDP/SIP) shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R-5 Zoning District.
- H. 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 district Alderperson and are compatible with the concept stated in the underlying General Development Plan approved by the City Plan Commission.