

Zoning Text – GDP/SIP
Major Alteration to an approved PUD (GDP & SIP)
Planned Unit Development
National Conference of Bar Examiners
Prepared by Potter Lawson Inc.
February 22, 2006

Legal Description: The lands subject to this planned unit development shall include those described in Exhibit A, attached hereto.

- A. Statement of Purpose: This zoning district is established to allow for the construction of the National Conference of Bar Examiners' property. This zoning will allow for a business development including the associated parking. This zoning is an alteration of an approved GDP for the J.H. Findorff & Son's property. In the original GDP a concept for housing was called for on this site. See attached Legal description of the property.
- B. Permitted Uses: All non-residential uses permitted in the C2 zoning district including accessory uses.
- C. Lot Area: 32,953 SF, as stated in Exhibit A attached hereto.
- D. Floor Area Ratio:
 - 1. Maximum floor area ratio permitted is 3.0. (NCBE's Office building is at 1.37 as shown)
 - 2. Maximum building height shall not exceed approved height on plans.
- E. Yard Requirements: Yard areas will be provided as shown on approved plans.
- F. Landscaping: Site landscaping will be provided as shown on approved plans.
- G. Accessory Off-Street Parking & Loading: Accessory off-street parking and loading shall be provided as shown on approved plans.
- H. Lighting: Site lighting will be provided as shown on the approved plans.
- I. Signage: Signage will be allowed as per Chapter 31 of the Madison General Ordinances. The final signage design will be approved by the city as required.
- J. 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 the minor alterations of 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.