

SIP Zoning Text

Grandview Commons

I Block Phase 2

Lot 455 – 610 Hercules Trail & 5818 Charon Lane

Lot 456 – 617 Jupiter Drive & 5802 Charon Lane

Legal Description:

Lots 455 & 456, Grandview Commons, recorded in Volume 58-005A of plats on pages 19 through 33 as Document No. 3583911, Dane County Registry, located in the SE1/4 of the NW1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin.

- A. Statement of Purpose:** This zoning district is established to allow for the construction of 36 residential units: two 6-unit townhome buildings and six 4-unit buildings
- B. Permitted Uses:** Multi-Family Residential
- C. Lot Area:** 2.4 Acres
- D. Floor Area Ratio:** 0.30
 - 1. Maximum floor area ratio varies (set in the SIP).
 - 2. Maximum building height permitted is 45 feet.
- E. Yard Requirements:** As shown on approved plans.
- F. Landscaping:** As shown on approved plans.
- G. Accessory Off-Street Parking & Loading:** As shown on approved plans.
- H. Lighting:** As shown on approved plans.
- I. Signage:** Not applicable
- J. Family Definition:** The family definition of the PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison Ordinances for the R-4 zoning 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 alteration 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 City Plan Commission.