

# GANSER HEIGHTS LOT 5

GDP ZONING TEXT  
PLANNED UNIT DEVELOPMENT DISTRICT  
Address: 8102 Watts Road

October 25, 2005

Legal description: The lands subject to this Planned Unit Development District shall include those described on Exhibit A, attached hereto.

## I. Statement of Purpose

This Planned Unit Development District is established to permit development of a superior environment for commercial uses including hotels, restaurants and related uses on a site consisting of approximately 10 acres.

## II. Permitted Uses

- A. *Hotels* consisting of a total of number of rooms not to exceed 300.
- B. *Other commercial uses that compliment the hotel uses and existing nearby uses including restaurants, light retail, or other uses that support the hotel uses.*
  - 1. Accessory Uses:
    - i. Common elements including private roads, stormwater management structures/features and such retaining walls as are needed to facilitate grading of the site.
    - ii. Off-street parking as represented in the approved plans.

## III. Lot Area

- A. *10.16 acres as specified Exhibit A attached*

## IV. Yard and Height Requirments

- A. Yard areas shall be as shown on the approved plans
- B. Height restrictions shall be as shown on the approved plans.

## V. Lighting

- A. Site lighting shall be provided consistent with the approved plans.

VI. **Family Definition**

- A. The family definition of this Planned Unit Development shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R-6 zoning district.

VII. **Signage**

- A. Signage will be permitted per Chapter 31 of the Madison General Ordinances.

VIII. **Landscaping**

- A. Landscaping shall be consistent with the approved plans.

IX. **Alterations and Revisions**

- A. 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 Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission..

# EXHIBIT A

## ALTA/ACSM LAND TITLE SURVEY

LOT 5, GANSEY HEIGHTS, AS RECORDED IN VOLUME 58-009A OF PLATS, ON PAGES 43-46, AS DOCUMENT NUMBER 3620109, DANE COUNTY REGISTRY AND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



UTILITY EASEMENT NOTE: NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

UNRELAIED LANDS



### SURVEY CERTIFICATION

To Raymond Management Company, Inc., Hillpoint Properties, LLC, First American Title Insurance Company and each of their respective successors and/or assigns:

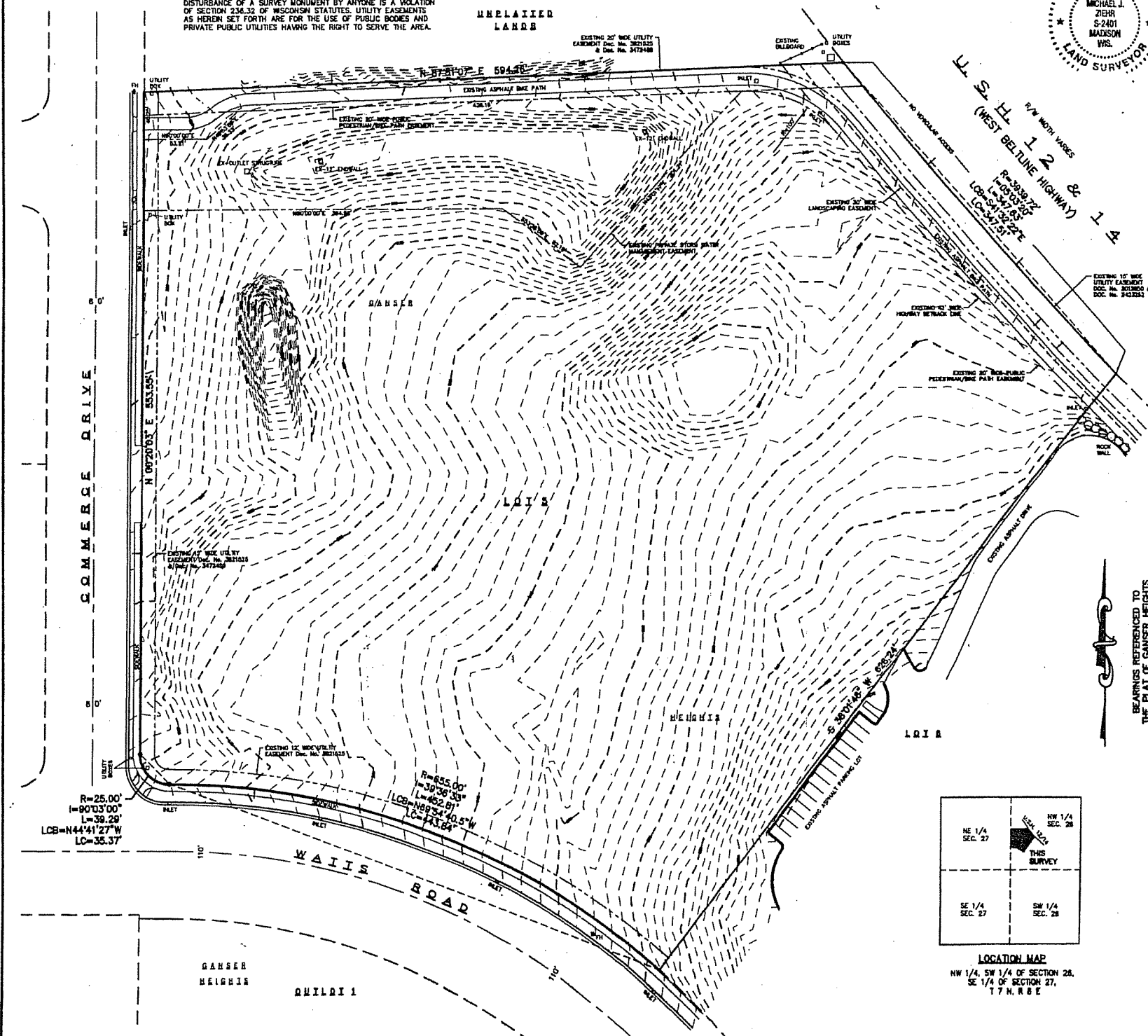
This is to certify to the best of my knowledge and belief, that this map or plat and the survey on which it is based were made in accordance with "Minimum Standards and Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NPS in 1986, and include Items 1, 2, 3, 4, 5, 6, 7(a), 8, 9, 10 and 11(a) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NPS and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Date: MARCH 23, 2005  
Signed: Michael J. Zehr  
Michael J. Zehr, S.L.S. 2401

### NOTES

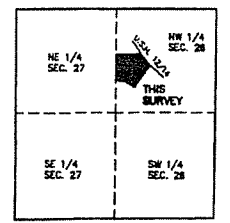
- 1) SURVEYED FOR:  
RAYMOND MANAGEMENT COMPANY, INC.  
7700 LINDEN POINT ROAD  
SUITE 100  
MADISON, WI 53717
- 2) SURVEYED BY:  
CAUKINS ENGINEERING, LLC  
2010 VOICES ROAD  
MADISON, WI 53718  
(800) 838-0444
- 3) DATE OF SURVEY: MARCH 10, 2005.
- 4) LOT 5 AREA = 442,632 SQ. FT. (10.1814 ACRES)
- 5) ADDRESS OF PROPERTY: 8102 WATTS ROAD  
PARCEL NUMBER: 201/0708-282-0801-1
- 6) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 7) THIS PARCEL IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.
- 8) NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, OR CAPACITY OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES CONTACT THE APPROPRIATE AGENCIES.
- 9) ONLY VISIBLE IMPROVEMENTS HAVE BEEN SHOWN ON THIS SURVEY.
- 10) SURVEYOR HAS BEEN PROVIDED A COPY OF TITLE COMMITMENT No. MCS-144881-MAD, DATED JANUARY 27, 2005 FROM FIRST AMERICAN TITLE INSURANCE COMPANY.
- 11) TITLE COMMITMENT REFERENCES THE FOLLOWING:
  - A) DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR MAINTENANCE OF STORMWATER MANAGEMENT MEASURES, RECORDED AS DOC. No. 3844796 AND AMENDED AS DOC. No. 3902831.
  - B) STORMWATER MANAGEMENT AND LIMITED PUBLIC PARK MAINTENANCE AGREEMENT RECORDED AS DOC. No. 3868000.
  - C) DECLARATION OF CONDITIONS AND COVENANTS RECORDED AS DOC. No. 3867820.
  - D) DECLARATION OF GANSEY HEIGHTS RECORDED AS DOC. No. 3867821.
- 12) GENERAL NOTES FROM THE PLAT:
  - A) ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES AND SHALL BE A MINIMUM OF SIX (6) FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT, EXCEPT THAT THE EASEMENT SHALL BE TWELVE (12) FEET IN WIDTH ON THE PERIMETER OF THE PLAT. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS.
  - B) THE INTRA-BLOCK DRAINAGE EASEMENTS SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE IN ACCORDANCE WITH THE APPROVED STORMWATER DRAINAGE PLAN ON FILE WITH THE CITY ENGINEER AND THE ZONING ADMINISTRATOR, AS AMENDED IN ACCORDANCE WITH THE MADISON GENERAL ORDINANCES.
  - C) A TRAFFIC IMPACT ANALYSIS IS REQUIRED FOR EACH DEVELOPMENT ON LOTS 5, 6, 7 AND 8. THE VEHICLE TRIP GENERATION PROJECTED FOR EACH NEW BUILDING CONSTRUCTED ON LOTS 5, 6, 7 AND 8 SHALL BE COMPARED TO THE LEVELS OF VEHICLE TRIPS PROJECTED IN THE REPORT ENTITLED "WATTS ROAD DEVELOPMENT TRAFFIC IMPACT ANALYSIS" PREPARED BY ENGINEERING SOLUTIONS, LLC DATED MARCH, 2001 ON BOTH AN INDIVIDUAL DEVELOPMENT BASIS AND WITH RESPECT TO THE TOTAL VEHICLE TRIP GENERATION CONTEMPLATED BY THE LAND USE PLAN AMENDMENT DATED SEPTEMBER 25, 2001.
  - D) THE 30 FOOT WIDE LANDSCAPING EASEMENT IS RESERVED FOR THE PLANTING OF TREES OR SHRUBS BY THE OWNER. THE CONSTRUCTION OF BUILDINGS HERE IS PROHIBITED AND THE STRIP SHALL NOT BE COUNTED AS ANY REQUIRED YARD. MAINTENANCE OF THIS STRIP IS THE RESPONSIBILITY OF THE LOT OWNER.
  - E) ALL BUILDINGS AND OUTDOOR RECREATIONAL AREAS SHALL COMPLY WITH M.G.O. SEC. 18.23(3)(c) - HIGHWAY NOISE LAND USE PROVISIONS POLICIES AND ORDINANCE.
  - F) THERE SHALL BE NO ACCESS ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE WEST BELTLINE HIGHWAY (U.S.H. 12 & 14).
  - G) THE OWNERS OF LOTS 5, 6, 7 AND 8 SHALL GRANT A PERPETUAL RECIPROCAL NON-EXCLUSIVE, AND UNIMPEDED VEHICULAR AND PEDESTRIAN EASEMENT FOR CROSSING AND INGRESS/EGRESS.
  - H) CONSTRUCTION AND USE OF STRUCTURES UPON LOTS 5, 6, 7, 8 AND OUTLOT 1 ARE SUBJECT TO THE TERMS AND PROVISIONS OF A SET OF DECLARATIONS IMPOSED, MANAGED AND ADMINISTERED BY THE ROMAN CATHOLIC DIOCESE OF MADISON, AS RECORDED BY THE DANE COUNTY REGISTER OF DEEDS ON DECEMBER 28, 2002, AS DOCUMENT NUMBER 361886.
  - I) THE OWNER RESERVES, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO SUBJECT THE PLAT TO ONE OR MORE AGREEMENTS RESPECTING RECIPROCAL EASEMENTS AND RESTRICTIONS TO PROMOTE THE COMMON USE, OPERATION, AND BENEFIT OF CERTAIN PORTIONS OF THE PLAT AS A PLANNED-INTEGRATED DEVELOPMENT.
  - J) AS THIS LOT DEVELOPS, IT IS RESPONSIBLE FOR COMPLIANCE WITH M.G.O. CHAPTER 37.

LEGEND	
•	3/4" SOLID IRON ROD FOUND
◦	1-1/4" SOLID IRON ROD FOUND
DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.	



PLOT VIEW: PLOT  
Projects\PER01\Alta Survey\altasurvey-PER01.dwg

RECEIVED  
APR 19 2005



LOCATION MAP  
NW 1/4, SW 1/4 OF SECTION 26,  
SE 1/4 OF SECTION 27,  
T7N, R8E

BEARINGS REFERENCED TO  
THE PLAT OF GANSEY HEIGHTS