

CAPITOL ARCHITECTURE, LLC

Zoning Text

Site G2, Grandview Commons
801 Jupiter Drive (Heritage Commons)

Legal Description: The lands subject to this Planned Unit Development District shall include the lands described in Exhibit A.

- A. Statement of Purpose:** This zoning district is established to allow for the construction of a 24-unit multi-family development.
- B. Permitted Uses:** Following are permitted uses within this P.U.D.
 - 1. Multifamily residential buildings.
 - 2. Accessory uses including, but not limited to:
 - a. Accessory uses directly associated with those permitted uses including parking for residents and guests.
 - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.
- C. Lot Area:** As shown on the approved plans.
- D. Height Regulations:** As shown on the approved plans.
- E. Yard Regulations:** As shown on the approved plans.
- F. Landscaping:** Site Landscaping will be provided as shown on the approved plans.
- G. Usable Open Space Requirements:** Usable open space will be provided as shown on approved plans.
- H. Parking and Loading:** Off-street and surface parking shall be provided as shown on the approved plans.
- I. Family Definition:** The family definition shall coincide with the definition given in M.G.O. 28.03 for the R 4 zoning district.

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J. Signage: Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the R-4 district or signage will be provided as approved on the S.I.P. plans or as a minor alteration to the approved SIP.

K. Alterations and Revisions: No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.

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Exhibit A Legal Description

Site G2

Part of Lot 461, Grandview Commons, recorded in Volume 58-005A of plats on pages 19 through 33 as Document No. 3583911, Dane County Registry, located in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin, to wit: Commencing at the Northeast corner of said Lot 461; thence S00°57'42"E, 15.00 feet to the point of beginning; thence continuing S00°57'42"E, 161.45 feet to a point of curve; thence Southeasterly on a curve to the left which has a radius of 183.00 feet and a chord which bears S10°36'28"E, 61.33 feet; thence S69°44'46"W, 233.83 feet; thence N13°03'35"W, 305.96 feet; thence N89°02'18"E, 274.55 feet to the point of beginning. Containing 65,017 square feet (1.493 acres).