

PUD-GDP-SIP Zoning Text
Lot 53 of Hawks Landing Golf Club
Maplecrest Drive, Hawks Reserve Lane, Royal Oaks Circle
October 2, 2012
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Legal Description: The lands subject to this Planned Unit Development District are Lot 53 of Hawks Landing Golf Club Subdivision, City of Madison, Dane County, Wisconsin.

- A. **Statement of Purpose:** This Planned Unit Development District zoning district is established to allow for construction of a multi-family development with 112 dwelling units.
- B. **Permitted Uses:** Following are permitted uses within this PUD:
 - 1. Multi-family residential uses as shown on the approved plans.
 - 2. One and two-family residential uses as shown on the approved plans.
 - 3. Accessory uses including but not limited to:
 - a. Accessory uses directly associated with those permitted uses, including parking for residents and guests as shown on the approved plans.
 - 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. For the duplex and one-family buildings the building height will be limited to two (2) stories or thirty-five (35) feet as measured from the grade adjacent to the front entrance.
- E. **Yard Regulations:** As shown on the approved plans.
- F. **Landscaping:** General site landscaping including street trees, buffer yards, and common area plantings will be provided as shown on the approved plans. Foundation plantings around individual duplexes will incorporate a mix of plantings from the provided plant list.
- G. **Usable Open Space Requirements:** Usable open space will be provided as shown on the approved plans.
- H. **Parking & Loading:** Off-street parking shall be provided as shown on the approved plans.
- I. **Family Definition:** The family definition shall coincide with the definition given in MGO 28.03 for the R4 zoning district.
- J. **Signage:** Signage shall be limited to the maximum permitted in the R4 district and as approved by the Urban Design Commission and Zoning Administrator.

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- K. ***Alterations and Revisions, General:*** 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 Community & Economic Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission, except for alterations to duplex/two-family residences, which shall be regulated as set forth in paragraph L.
- L. ***Plans for Duplex and One Family Residences and Alterations Thereto:*** The approved plans show the placement of specific duplex and one family building types, exterior elevations and color schemes. In order to provide the development with a reasonable degree of flexibility, the duplex and one family type, exterior elevation and color schemes for individual buildings may be varied from the approved and recorded plans by minor alteration approved by Plan Commission and Urban Design Commission staff and without need for a recommendation by the alderperson of the district. Any appeal of the staff decision shall be made to the Urban Design Commission for consideration.

Plan submittals for alterations to individual building sites shall specify the proposed building type, elevation and/or color scheme now proposed for a building site and include as necessary, a detailed site plan, contextual site information, building elevations with materials and colors.

The buildings within this development shall have a variety of exterior themes and colors as provided in the approved plans. Any revisions to the exterior colors or architectural themes shall maintain overall variety. Particular care shall be taken to avoid adjacent buildings from having the same color or architectural theme. When new exterior elevations are proposed beyond those included in the approved and recorded plans, window and door openings and designs may vary as room layouts are adapted for specific residents. However, window and door openings will be distributed across all four building facades.