

June 13, 2007

Zoning Text Note: This is a PUD-GDP-SIP for Lots 1 through 4 and Outlot 1 and a PUD-GDP only for Lot 5

Project Name: Hawk's Ridge Apartments & Condominiums
PUD-GDP & PUD-GDP-SIP
9401 Midtown Road
Dane County Madison WI,

Legal Description: Replat of Lot 2 of Certified Survey Map No. 8625 to Lots 1, 2, 3, 4, 5, and Outlot 1 of Hawk's Ridge Subdivision.

A. Statement of Purpose: This zoning district is established to allow for the creation of five (5) separate lots of between 46 & 52 units of planned residential development and an outlot for stormwater management for this development.

B. Permitted Uses: Following are permitted uses within this PUD-GDP & PUD-GDP-SIP

1. Single and duplex-family uses as allowed in R-1 and R-3 Zoning districts shall be allowed on Lots 1 through 4. Multi-family residential uses as allowed in the R-5 Zoning district shall be allowed on Lot 5 of the attached plans.

Outlot 1 shall be used for stormwater detention as other public uses as authorized and permitted by the City of Madison.

As to Lots 1 through 4, City staff will be granted administrative power to review the individual buildings under the following guidelines:

A. Final architectural and landscaping details for individual buildings shall be approved by staff of the Urban Design Commission and Plan Commission prior to issuance of permits using the general design guidelines included in the letter of intent. Submittal for approval of individual buildings shall include a detailed site plan, contextual site information, building elevations with materials and colors, and the size and species of landscaping materials to be planted. Any appeal of a staff decision shall be made to the Urban Design Commission for consideration.

B. The landscaping shall note that the approval of landscaping for individual buildings shall be determined at the time plans for the buildings are approved as set forth in the process in A. above.

No development of Lot 5 shall be permitted until a separate PUD-GDP-SIP is approved and recorded for Lot 5.

C. Lot Area: Lot areas shall be provided as shown on attached PUD-GDP & PUD-GDP-SIP plans.

D. Height Regulations: Building height is limited to no more than 2 1/2 stories for Lots 1 through 4 and no more than three stories for Lot 5.

E. Yard Requirements: Buildings shall be located along streets in building envelopes as shown on attached plans. For Lot 5 (Multi-family lot), setbacks will be as shown on the approved SIP plans.

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Zoning Text (cont'd.)

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9401 Midtown Road

Dane County Madison WI,

Landscaping: For Lots 1 through 4, site landscaping will be provided as shown on the approved SIP plans and per **B. Permitted Uses:** 1.B. In addition, Lots 1 through 4 will be subject to a point system of Landscape Elements, the following minimum number of points shall be required to be provided with each individual building submittal:

Duplex Homes: 280 pts.

Single Family Homes: 140 pts.

Landscape Element Values are:

Canopy Tree	(2 1/2" cal. min.)	35 pts.
Deciduous Shrub	(18" ht. min.)	2 pts.
Evergreen Shrub	(18" ht. min.)	3 pts.
Evergreen Trees	(4' ht. min.)	15 pts.
Canopy Tree or Small Tree	1 1/2" cal. min.	15 pts.

A tabulation of points achieved must be illustrated on Final Landscape Plans when submitted to UDC Staff. Final Landscape Plans must be stamped by a registered Landscape Architect.

For Lot 5, site landscaping shall be approved per the PUD-GDP-SIP for that Lot.

- F. Useable Open Space Requirements:** Usable open space will be provided as shown on the approved plans.
- G. Parking and Loading:** Off-street parking for Lots 1 through 4 will be provided as shown. Lot 5 will be required to provide parking per R-5 Zoning district requirements and as per the PUD-GDP-SIP for that Lot.
- H. Family Definition:** Based on land-use (R-1 and R-3, or R-5), the family definition shall coincide with the definition given in M.G.O. 28.03.
- I. Signage:** Signage will be allowed as per Chapter 31 of the M.G.O.
- J. 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.