

April 12, 2007

Madison Plan Commission  
215 Martin Luther King Jr. Blvd Rm LL-100  
PO Box 2985  
Madison, WI 53701-2985

Zoning Text  
Burning Wood Way Project  
'Lands at the end of Burning Wood Way'  
Madison, WI 53704

Legal Description: The lands subject to this planned unit development shall include those described in Exhibit A, attached hereto.

- A. Statement of purpose: This zoning district is established to allow for the construction of (3) duplex condominiums for a total of (6) dwellings on a 3.5416 acre lot.
- B. Permitted Uses:
  - a. Those that are stated in the R-2 zoning district, while allowing multi-family low density dwellings.
- C. Lot Area: As stated in Exhibit A, attached hereto.
- D. Floor Area Ratio:
  - a. Maximum floor area ratio permitted is .3
  - b. Maximum building height shall be 2 stories or as shown on approved plans.
- E. Yard requirements: Yard areas will be provided as shown on approved plans.
- F. Landscaping: Site landscaping will be provided as shown on approved plans.
- G. Accessory Off-Street Parking & Loading: Provide as shown on approved plans.
- H. Lighting: Provided as shown on approved plans.
- I. Signage: Signage will be provided as approved on recorded plans.
- J. Family Definition: The family definition of this PUD-SIP shall coincide with the definition given in Chapter 28.03 (2) of the Madison General Ordinances for the R-2 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 alterations 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.

Craig Makela  
Construction Project Manager  
Cherokee Park, Inc.

Attached: Exhibit A (Plat Of Survey Map For PUD)