

January 24, 2007

Zoning Text (PUD/SIP)
The Dudgeon Center
3200 Monroe St.
Madison, WI 53711

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 an addition to, and major remodeling of, an existing facility containing an independent K-8 school and a nursery school.

B. Permitted Uses:

- 1, Those that are stated as permitted uses in the R2 zoning district.
2. Uses accessory to permitted uses listed above.
3. Other uses listed here. Uses include educational classrooms, multi-purpose rooms, administrative spaces, support and storage spaces.

C. Lot Area: As stated in Exhibit A, attached hereto.

D. Floor Area Ratio:

1. The maximum floor area ratio permitted is not applicable.
2. The maximum building height shall be as shown on the approved plans.

E. Yard Requirements: Yard areas will be provided as shown on the approved plans.

F. Landscaping: Site landscaping will be provided as shown on the approved plans.

G. Accessory Off-Street Parking & Loading: Accessory off-street parking and loading will be provided as shown on the approved plans.

H. Lighting: Site lighting will be provided as shown on the approved plans.

I. Signage: Signage will be provided as approved on the 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 R2 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.

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Legal Description:

All of Block No. 21, First Addition to Wingra

C. Lot Area: 2.87 acres (240 feet x 520 feet)