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## SUGGESTED ZONING TEXT PUD/GDP

### Zoning Text

#### Project Name

Marcus Crossing

#### Address

Nelson Rd. @ Hwy. 151

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

- A. ***Statement of Purpose:*** Zoning district is established to allow for the construction of a mixed-use development.
- B. ***Permitted Uses:***
  - 1. Those that are stated as permitted uses in the C-2 zoning district.
  - 2. Uses accessory to permitted uses as listed above.
  - 3. Other uses that may be approved in connection with the PUD/SIP.
- C. ***Lot Area:*** As stated in Exhibit A, attached hereto.
- D. ***Floor Area Ratio:***
  - 1. Maximum floor area ratio as shown on approved plans.
  - 2. Maximum building height shall be 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 the approved plans.
- G. ***Accessory Off-Street Parking & Loading:*** Accessory off-street parking and loading will be provided as shown on approved plans.
- H. ***Lighting:*** Site lighting will be provided as shown on 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 C-2 zoning district.
- K. ***Alterations and Revisions:*** No alteration or revision of the 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.