

December 17, 2008

Yaharaview Condominiums

430 South Thornton Avenue
434 South Thornton Avenue
1526 Jenifer Street
433 Cantwell Court
Madison, WI 53704



Zoning Text

Legal Descriptions:

PROPERTY ADDRESS: 430 S. Thornton Ave.

Parcel Number: 071007216073

Cantwells replat, being all of Lots 2,4,5 & part of Lots 1,3,6 & 7, Blk 237

Original Plat Lot 23 & that part of Blk 237

Farwells replat lying betw lot 23, Cantwells replat & SWLY Line of Thornton Ave. & Betw Cont. of NWLY & SELY Line of Lot 23 to SWLY Line of Thornton Ave.

PROPERTY ADDRESS: 434 S. Thornton Ave.

Parcel Number: 071007216304

Cantwells replat, being all of Lots 2,4,5 & part of Lots 1,3,6 & 7, Blk 237

Original Plat Lot 26 & all that part of Blk 237

Farwells replat lying betw SD lot 26 & SWLY Line of Thornton Ave. &

Betw Cont. of NWLY & SELY Line of SD Lot 26 to SWLY Line of Thornton Ave.

PROPERTY ADDRESS: 1526 Jenifer St.

Parcel Number: 071007216297

Cantwells replat, being all of Lots 2,4,5 & part of Lots 1,3,6 & 7, Blk 237

Original Plat

PROPERTY ADDRESS: 433 Cantwell Ct.

Parcel Number: 071007216289

Cantwells replat, being all of Lots 2,4,5 & part of Lots 1,3,6 & 7, Blk 237

Original Plat, now known as Yahara Park Condominiums, a condominium as declared

And recorded in Dane County Register of Deeds as Document 4192228, Notation

Parcel Only, assessed with all units within SD CDM, see 0710-072-41.:

- A. Statement of Purpose: This zoning district is established to allow for the construction of four residential buildings and shared parking structure.

- B. Permitted Uses:
 - 1. Those that are stated as permitted uses in the R4 District.
 - 2. Uses accessory to permitted uses as permitted in the R4 District.
- C. Lot Area 14,911 sf
- D. Floor Area Ratio
 - 1. Maximum floor area ratio permitted is 2.0
 - 2. Maximum building height shall be 3 stories or as shown on 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 approved plans.
- H. Lighting: Site lighting will be provided as shown on approved plans.
- I. Signage: Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the R6 district, or 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 R4 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.