

# **LOT 1, CERTIFIED SURVEY MAP NO. 11993**

## **SIP ZONING TEXT**

### **PLANNED UNIT DEVELOPMENT DISTRICT**

Address: 479 Commerce Drive

December 27, 2006

#### **Legal description:**

Lot 1 Certified Survey Map No. 11993 as recorded in Volume 73 of Certified Survey Maps, on Pages 352-358, as document number 4257029, Dane County Registry, City of Madison, Dane County Wisconsin.

#### **I. Statement of Purpose**

This Planned Unit Development District is established to permit development of a Homewood Suites Hotel.

#### **II. Permitted Uses**

A. Hotel and related support services (i.e.: food service and meeting assembly spaces).

##### **1. Accessory Uses:**

- i. Common elements including stormwater management structures/features and such retaining walls as are needed to facilitate grading of the site.
- ii. Off-street parking as represented in the approved plans.
- iii. One 10' x 35' loading area with 14' vertical clearance shall be as shown on the approved plans. The loading area shall be exclusive of drive aisle and maneuvering space.

#### **III. Lot Area**

A. 143,770 square feet (3.3005 acres)

IV. **Floor Area Ratio:** Allowable floor area shall be 1.47

#### **V. Yard and Height Requirements**

A. Yard areas shall be as shown on the approved plans

B. Height restrictions shall be as shown on the approved plans.



**VI. Lighting**

- A. Site lighting shall be provided consistent with the approved plans.

**VII. Signage**

- A. Signage will be permitted per Chapter 31 of the Madison General Ordinances as it applies to the C3 District as approved by the Urban Design Commission or its Secretary. Off-site signage within the development shall be permitted on adjoining Lot 4.

**VIII. Landscaping**

- A. Landscaping shall be consistent with the approved plans.

**IX. Alterations and Revisions**

- A. 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 Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.