

## **Zoning Text**

Amended GDP-SIP

September 29, 2012

Page 1

### ***Legal Description:***

A parcel of land located in part of the NW 1/4 of the NE 1/4 of Section 23, T7N, R9E, City of Madison, Dane County, Wisconsin including all of Lots 10, 11 & 12, and part of Lot 9, of the Original Plat of Madison, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 23; thence S 00°00'50" W, 1347.62 feet; thence N 45°27'18" E, 167.84 feet to a found iron pipe at the westerly corner of said Lot 12 also being the point of beginning.

thence continue N 45°27'17" E, 132.12 feet; thence N 44°06'30" W, 40.22 feet; thence N 45°40'05" E, 66.19 feet; thence S 44°01'58" E, 173.56 feet; thence S 46°07'18" W, 198.01 feet; thence N 44°08'05" W, 131.28 feet to the point of beginning. This parcel contains 0.66 acres or 28,892 sq. ft.

A. ***Statement of Purpose:*** This zoning district is established to allow for the construction of a multifamily housing development containing up to 71 dwelling units.

B. ***Permitted Uses:***

2. Multifamily residential uses as shown in approved plans.
3. Accessory uses including but not limited to:
  - a. Accessory uses directly associated with those permitted uses including parking for residents and guests, and outdoor seating areas as shown on approved specific implementation plans.
  - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.

C. ***Lot Area:*** As shown on the approved plans.

D. ***Height Regulations:*** As shown on the approved plans.

E. ***Yard Regulations:*** As shown on the approved plans.

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

G. ***Usable Open Space Requirements:*** Usable open space will be provided as shown on the approved plans.

H. ***Parking & Loading:*** Off-street parking and loading shall be provided as shown on the approved plans.

I. ***Family Definition:*** A family shall be defined as in the R-5 zoning district.

J. ***Signage:*** Signage for the residential buildings will be allowed as per the R-5 zoning district or as provided in the approved SIP plans or as a minor alteration to the approved PUD-SIP.

- K. ***Alterations and Revisions:*** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director Of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.