

SUGGESTED ZONING TEXT GDP/SIP

Zoning Text

Project Name: American Family Roof Farm

Address: 6401 American Parkway, Madison, WI 53783

Legal Description:

Address: 6401 American Parkway, Madison, WI 53783

Parcel: 251/0810-142-0202-2

Lot: The American Center Plat, Lot 3

A. *Statement of Purpose:* American Family Insurance along with the Insurance Institute for Business and Home Safety would like to modify the General Development Plan to construct a roof farm to evaluate the long-term effects on various roofing products. This zoning will also apply to the existing development consisting of a print shop / media center, warehouse, and training facility. This zoning is an alteration of an approved GDP for the training facility mentioned above. In this previous GDP, future building structures were identified as expansion options. These future developments are no longer an being considered for the foreseeable future, and are being removed as part of this alteration.

B. Permitted Uses:

1. Those that are stated as permitted uses in the SEC zoning district.
2. Uses accessory to permitted uses as listed above.
3. Other uses listed here.

C. *Lot Area:* 1,206,199 square feet, 27.69 acres

D. Floor Area Ratio:

1. Maximum floor area ratio permitted is 1.0.
2. Maximum building height shall be 1.0 story or 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 allowed as per Chapter 31 of the Madison General Ordinance. The final signage design will be approved by the city as required.

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.