

**ZONING TEXT GDP/SIP
ROBB A. WARREN D.D.S. OFFICE
6502 Town Center Drive
Madison, WI**

Legal Description: The lands subject to this planned unit development shall include LOT 4, Metrotech as recorded in volume 58-012A of Plats, on pages 64 and 65, as Document Number 3642489, Dane County Registry and located in the SE 1/4 of the NE 1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin.

A. Statement of Purpose: This zoning district is established to allow for the construction of Office use.

B. Permitted Uses:

1. Offices: Medical, Dental, Optical, and Professional

C. Lot Area: 1.45 acres (63,358 sq.ft.).

D. Floor Area Ratio:

1. Maximum floor area ratio permitted is .80.
2. Maximum building height shall be three stories or 35 feet 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 approved by Urban Design Commission and the Zoning Administrator.

J. Family Definition: No Family Definition is required because there is no family component to this PUD.

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.