

**ZONING TEXT PUD(SIP)**  
**DOOR CREEK CHURCH**  
**6602 DOMINION DRIVE**  
**MADISON, WI 53718**

**June 10, 2014**

**LEGAL DESCRIPTION:** Lot 112, Reston Heights

- A. STATEMENT OF PURPOSE:** This zoning district is established to allow for the development of three new residential lots for future development or sale. The intent of this amendment is to be consistent with the approved GDP for this site by modifying area 3 as previously mapped to include a duplex lot and two single family lots which will assist in blending the church grounds with the neighborhood. This amendment includes development in the following areas as shown on the "Amended General Development Plan", attached hereto:

**Area 3 (modified):** This area will be modified to +/-4.0 acres but the use will remain as previously described in the GDP.

**Area 8:** Residential lots consisting of one (1) duplex lot and two (2) single family lots.

**B. Permitted Uses:**

1. Those that are stated as permitted uses in the GDP.
2. Residential lots consisting of one (1) duplex lot and two (2) single family lots.
3. Uses accessory to permitted uses listed above.
4. Uses consistent with the neighboring zoned residential lots.

- C. Lot Area:** As stated on the Site Plan and proposed Certified Survey Map, attached hereto.

- D. Floor Area Ratio:** To be determined when plans are submitted for the proposed residential sites.

- E. Yard Requirements:** Yard areas and setbacks as shown on the Site Plan, attached hereto and as follows: Front(Street) = 25', Rear = 30', Side = 6'

- F. Landscaping:** Site landscaping plans will be provided when plans are submitted for the proposed residential sites.

- G. Subdivision of Property:** Further subdivision of the property consistent with the phased development as outlined in the GDP will be permitted.

- H. Alterations and Revisions:** No alteration or revisions 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 Developments and the District Alderperson and are compatible with the concept stated in the underlying General Development Plan approved by the City Plan Commission.