

ZONING TEXT GDP/SIP

Oak Park II
719 North Jupiter Drive
Madison, Wisconsin

Legal Description: The lands subject to this planned unit development shall include those described in Exhibit A, attached hereto.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of older adult campus including assisted living, CBRF and condominiums.
- B. **Permitted Uses:**
 - 1. Those that are stated as permitted uses in R-6 zoning district including parking, condominiums, assisted living, and memory care.
 - 2. Uses accessory to permitted uses as listed above
 - 3. Other uses listed here.
- C. **Lot Area:** As stated in Exhibit A, attached hereto
- D. **Floor Area Ratio:**
 - 1. Maximum floor area ratio as shown on attached plans
 - 2. Maximum building height shall be 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 sign code
- J. **Family Definition:** The family definition of this PUD-SIP shall coincide with the definition given in Chapter 28.03 (2) of the Madison General Ordinances. Similar to R-6 zoning district
- 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.

Oak Park II-Grandview Commons

8/14/2007

Unit Count

1 Acre = 43,560SF

F1 Building-Condos	
2 FL	10
3 FL	14
4 FL	14
5 FL	6
	44 Units

F4 Building-Condos	
1 FL	5
2 FL	6
3 FL	6
	17 Units
F1,F4 Total	61 Units

F3 Building-MC	
2	25
	25 Units
F3 Building-AL	
2	11
3	22
	33 Units
F3 Total	58 Units

Grand Total 119 Units

Site Data-F1, F4-Condo:	S.F.	Acres	%
Site Area	99,232	2.28	100
Footprint Area	40,072	0.92	41
Paved Area	6,352	0.14	6
Green Area	52,808	1.22	53

Site Data F3 MC/AL	S.F.	Acres	%
Ste Area	67,146	1.54	100
Footprint Area	30,271	0.69	45
Paved Area	10,260	0.24	15
Green Area	26,615	0.61	40

Building Areas

	Residential	Parking	Total
F1-Condos	88,579	30,995	119,574
F4-Condos	37,944	13,089	51,033
F3-MC/AL	65,723	19,436	85,159
Totals	192,246	63,520	255,766

Density

119 Units/3.82 Ac = 31 Units/Acre

Parking Count

F1 Building	Covered	Surface
1 FL	54	
2 FL	14	
	68	

F4 Building		
B FL	24	5
Sub Total	92	5

F3 Building		
B FL	28	17

Grand Total 120 22

CERTIFIED SURVEY MAP

LEGAL DESCRIPTION

Lots 446, 447, 448, 449, and 450, Grandview Commons, recorded in Volume 58-005A of Plats on Pages 19-33 as Document Number 3583911, Dane County Registry, located in the SE1/4 and the SW1/4 of the NW1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin, Containing 206,664 square feet. (4.74 acres).

CURVE DATA

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	183.00	119.61	121.85	N69°57'47"E	038°09'02"	3-S39°06'44"E
3-4	180.00	63.37	63.70	S49°15'03"E	020°16'38"	4-S59°23'22"E
4-5	25.00	32.56	35.46	S18°45'06"E	081°16'32"	5-S21°53'10"W
5-6	420.00	166.38	167.48	S10°27'44"W	022°50'52"	

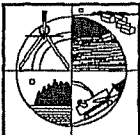
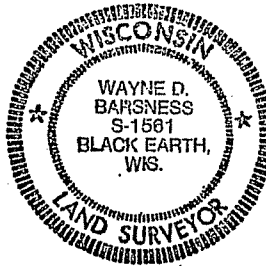
SURVEYOR'S CERTIFICATE

I, Wayne D. Barsness, Registered Land Surveyor S-1561, do hereby certify that this Certified Survey Map is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin, and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that the map is a correctly dimensioned representation in accordance with the information furnished.

Dated this 12TH day of APRIL, 2006.

Wayne D. Barsness

Wayne D. Barsness, Registered Land Surveyor S-1561



D'ONOFRIO, KOTTKE
AND ASSOCIATES, INC.

7530 WESTWARD WAY
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FAX: 608-833-1089

DATE: APRIL 12, 2006

F.N.: 06-07-108

C.S.M. NO. _____

DOC. NO. _____

VOL. _____ SHEET _____

SHEET 2 OF 5