

ZONING TEXT – PUD (GDP-SIP)

All Saints Assisted Living

8210 Highview Drive

January 10, 2007

Legal Description: LOT 2, CERTIFIED SURVEY MAP NUMBER 10820, AS RECORDED IN VOLUME 64 OF CERTIFIED SURVEY MAPS, ON PAGES 258-261, AS DOCUMENT NUMBER 3767667, DANE COUNTY REGISTRY AND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

A. Statement of Purpose: This zoning district is established to allow for the construction of 60 units of assisted living (CBRF), the lower level will consist of 20 memory care units and the first floor level will consist of 40 frail care units. The occupancy (residents) of this building will be restricted to seniors age 55 and older.

B. Permitted Uses:

1. 60 units of Assisted Living (CBRF) and support spaces as shown on approved plans.
2. Uses accessory to permitted uses as listed under Section 28.03(2) Madison General Ordinances.

C. Lot Area: 80,272 sq. ft. (1.84 acres)

D. Floor Area Ratio:

1. Floor area ratio permitted is 700 per efficiency unit as defined under the R5 zoning district.
2. Maximum building height shall be 3 stories as defined by the R5 zoning district.

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 defined by the R5 zoning district of the Madison General Ordinances.

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 for the R-5 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.