

## **PROPOSED ZONING TEXT: GDP/SIP**

### **825 JUPITER DRIVE**

### **MADISON, WI**

August 27, 2014

**Legal Description:** The lands subject to this planned unit development shall include those described in the following legal description:

Lot 2 of CSM 12933 as recorded in Document 4670781, Volume 82, Page 188 in the City of Madison, Dane County, Wisconsin. This parcel contains 58,102 sq. ft. – 1.33 acres.

- A. Statement of Purpose:** The Neighborhood Center Residential District of Grandview Commons GDP is established to allow for the construction at 825 Jupiter Drive with the following program:

**Building Area:**

Underground Parking Garage:	14,259 s.f. (not included in floor area ratio)
1 <sup>st</sup> Floor:	14,125 s.f.
2 <sup>nd</sup> Floor:	14,125 s.f.
3 <sup>rd</sup> Floor:	<u>13,505 s.f.</u>
Total New Construction:	56,014 s.f.

**Apartments:** 37

**Bedrooms:** 57

**Auto Parking:** (38) underground stalls & (13) surface stalls.

**Bicycle Parking:** (40) underground stalls & (4) exterior visitor stalls.

**B. Permitted Uses:**

1. Those uses that are stated in all Residential Zoning Districts (as modified herein and by the submitted architectural and site plans).
2. Uses accessory to permitted uses as listed above.

**C. Lot Area:** 58,102 s.f.

**D. Floor Area Ratio:**

1. Floor area ratios will be:  $41,755/58,102 = .719$
2. Maximum building height shall be as limited to 45 feet as defined in the GDP; the height of the structure is identified on submitted architectural plans.

- E. Yard Area Requirements:** Yard areas will be provided as shown on the submitted site plan and landscape plan and as outlined in the Neighborhood Center Residential District of Grandview Commons GDP.
- F. Landscaping:** Site Landscaping will be provided as shown on final approved landscape plan.
- G. Accessory Off-Street Parking & Loading:** Accessory off street bicycle and automobile parking will be provided as shown on the site and floor plans.
- H. Lighting:** Site Lighting is provided as shown on the submitted lighting plan.
- I. Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as it relates to the Neighborhood Center Residential District of Grandview Commons GDP as approved by the Urban Design Commission and/or its Designee (Secretary)
- J. Family Definition:** The family definition of this GDP-SIP shall coincide with the definition given in chapter 28.03(2) of the Madison General Ordinances for the R-6 Zoning District.
- K. Alterations and Revisions:** No alteration or revision to 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.
- L. Sanitary and Water:** All sanitary and water lines in the public right-of-way shall be built/installed per City of Madison plans and standards.