

Cherokee Park, Inc
5000 N Sherman Ave
Madison, WI 53704

April 2, 2008

City Of Madison
215 Martin Luther King, Jr. Blvd
Madison, WI 53701

Zoning Text
92 Golf Parkway
'Club Infill Project'
Madison, WI 53704

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

- A. Statement of purpose: This zoning district is established to allow for the construction of (2) duplex condominiums for a total of (4) dwellings on 3.02+/- acres.
- B. Permitted Uses:
 - a. Those that are stated in the R-2 zoning district, while allowing multi-family low density dwellings.
- C. Lot Area: As stated in Exhibit A, attached hereto.
- D. Floor Area Ratio:
 - a. Maximum floor ratio permitted is .3
 - b. Maximum building height shall be two stories 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 approved plans.
- G. Accessory Off-Street Parking and Loading: Provide as shown on plans.
- H. Lighting: Provided as shown on approved plans.
- I. Signage: Signage will be provided as approved on recorded plans.
- J. Family Definition: The family definition of this PUD shall coincide with the definition given in Chapter 28.03 (2) of the MGO for the R-2 zoning district.
- K. Alterations and Revisions: No alteration or revision of this planned unit developments 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.

Craig Makela
Construction Project Manager
Cherokee Park, Inc

Attached: Exhibit A (CSM for PUD)