

Zoning Text

Permitted Uses: 32,000-36,000 square feet of retail/office
Those that are stated as permitted uses in the permitted use list
Uses accessory to permitted use as listed in permitted use list

Floor Area Ratio: As shown on adopted plans

Maximum Building Height: As shown in adopted plans

Yard Requirements/Setbacks: As shown in adopted plans

Useable Open Space: As shown in adopted plans

Off-Street Parking & Loading: As shown in adopted plans
Note: Loading will utilize drive isles for off-street loading purposes.

Accessory Building Regulations: As shown in adopted plans

Landscaping: As shown in adopted plans

Signage:
Location and type as shown in adopted plans. Signage for project shall be limited the CC-T zoning district for the commercial uses and as approved by the Urban Design Commission and Zoning Administrator

Lighting Plan/Details/Photometrics: As shown in adopted plans

Utility/HVAC Equipment: As shown in adopted plans

Alterations and Revisions:
No alterations 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 Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

Additional Requirements:
Entrances into the tenant spaces facing Gemini Drive, Sharpsburg, and North Star Drive shall be unlocked and operable during business hours. Operable doors into these spaces from the mid-block parking are also encouraged.

Vehicles shall not have idling engines for more than five (5) minutes except when actively loading. When actively loading no operator of any large motor truck shall permit such vehicle to remain stationary with the main power train motor running for more than fifteen (15) minutes when the outside air temperature is between 40°F and 80°F. This restriction shall not apply to maintenance, construction, or public utility vehicles.

All individual retail business establishments, smaller than 10,000 square feet, shall have a first-level façade that is transparent between three (3) feet and eight (8) feet above the walkway grade for no less than sixty percent (60%) of the horizontal length of the building façade that abuts the pedestrian frontage or plaza.

No delivery, loading, trash removal, or compaction, or other such operations shall be permitted between the hours of 9:00 PM and 7:00 AM.

Project is subject to zoning text approved with the Grandview Commons Town Center General Development Plan (dated June 11, 2012) unless specifically modified within this packet.

Permitted Uses

Accessory uses, including but not limited to the following:

- a. Signs as regulated in this section
- b. Temporary buildings for construction purposes, for a period not to exceed the duration of such construction

Antique shops
Art galleries and museums
Art and school supply stores
Artisan studio
Auction rooms
Automobile accessory stores
Banks and financial institutions
Barbershops
Beauty parlors
Bicycle sales, rental and repair establishments.
 Book, magazine and stationery stores
Brewpubs
Business machine sales and service establishments
Camera and photographic supply stores
Candy and ice cream stores
Carpet and rug stores
Catering establishments
China and glassware stores
Clothing and costume rental stores
Coin and philatelic stores
Data processing centers
Day Care Centers
Department stores
Drugstores
Dry goods stores
Dry cleaning and laundry establishments employing not more than eight (8) persons
Drive-up service windows, as a **conditional use** to be approved at the time of specific implementation plan approval
Educational or training centers
Emergency electric generator per the O3 Office District conditional use standards
Employment agencies

Farmers markets
Film developing and processing
Florist shops and conservatories
Floor covering stores (linoleum and tile)
Food stores--grocery stores, meat stores, fish markets, bakeries, and delicatessens
Furniture sales
Gift shops
Hardware stores
Health clubs
Hobby shops
Hotels
Household appliance stores, including radio and television sales and service
Interior decorating shops, including upholstering and making of draperies, slipcovers and other similar articles when conducted as part of the retail operation and secondary to the principal use
Jewelry stores, including watch
Leather goods and luggage stores
Libraries, municipally owned and operated
Liquor stores
Locksmith shops
Massage therapy
Meat markets
Medical, dental and optical clinics
Musical instrument sales and repair
Multi-Family Residential
Non-profit counseling/community service organizations
Nursery schools or day care centers
Offices, business and professional
Office supply stores
Optical sales
Orthopedic and medical appliance and supply stores
Outdoor eating areas of restaurants, brewpubs, tavern, etc. shall be allowed as shown on approved specific implementation plans, or as minor alterations to approved and recorded specific implementation plans

<p>when approved by the Planning Division Director following a recommendation by the District Alderperson, with the following conditions or as otherwise provided for through the alteration process:</p> <ol style="list-style-type: none"> 1.) Music: No additional outdoor amplification of sound is permitted 2.) Outdoor eating areas shall be subject to the Plan Commission's continuing jurisdiction, as provided for in Section 28.12 (11)h.4. <p>Paint and wallpaper stores</p> <p>Parking facilities, open and accessory, for the storage of private passenger automobiles only, when located elsewhere than on the same zoning lot as the principal use served</p> <p>Parking facilities, accessory and located outside of the central area</p> <p>Accessory off-street parking facilities</p> <p>Personal computers and home electronics, sales and service</p> <p>Pet Shops</p> <p>Phonograph, record, and sheet music stores</p> <p>Photography studios, including the development of films and pictures when conducted as part of the retail business on the premises</p> <p>Physical culture and health services and reducing salons</p> <p>Physical fitness and other similar type recreational facilities for employees</p> <p>Picture framing</p> <p>Printing and publishing establishments, including newspaper, letter press, business cards, mimeographing and other similar job printing service, provided that there shall be not more than five (5) employees, and further provided that the hours of operation shall be limited to the hours between 7:00 a.m. and 9:00 p.m.</p> <p>Post offices</p> <p>Public service signs</p> <p>Recording studios</p> <p>Recreational buildings and community centers, not operated for profit</p>	<p>Reproduction processes, including printing, blueprinting, photostating, lithographing, engraving, stereotyping, publishing, and bookbinding</p> <p>Restaurants, except adult entertainment taverns</p> <p>Schools—music, dance, business or trade</p> <p>Shoe and hat repair stores</p> <p>Sporting goods stores</p> <p>Tailor shops</p> <p>Taverns, except adult entertainment taverns</p> <p>Telephone Exchanges</p> <p>Telecommunications centers and facilities</p> <p>Temporary parking lots</p> <p>Toy shops</p> <p>Travel Bureaus and transportation ticket offices</p> <p>Upholstery and interior decorating shops</p> <p>Variety stores</p> <p>Video rental establishments not including adult entertainment establishments</p> <p>Walk up service openings within (10) feet of a public right of way</p> <p>Wearing apparel shop</p>
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ZONING TEXT

Grandview Common B Block 6003 Gemini Drive

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

- A. Statement of Purpose:** This zoning district is established to allow for the construction of:
147 residential units
5,800 sq.ft. of retail / service
Outdoor seating for retail use
- B. Permitted Uses:**
1. Those that are stated as permitted uses in the CC-T zoning district.
 2. Uses accessory to permitted uses as listed above.
- C. Lot Area:** 87,195 s.f
- D. Floor Area Ratio:**
1. Maximum floor area ratio permitted is 2.00.
 2. Maximum building height shall be 6 stories or as shown on approved plans.
- E. Yard Requirements:** Yard areas will be provided as shown in the approved plans.
- F. Landscaping:** Site landscaping will be provided as shown in the approved plans.
- G. Accessory Off-Street Parking & Loading:** Accessory off-street parking and loading will be provided as shown in the approved plans.
- H. Lighting:** Site lighting will be provided as shown in the approved plans.
- I. Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the CC-T district.
- J. Family Definition:** The family definition of this PUD-SIP shall coincide with the definition given in Chapter 28.211 of the Madison General Ordinances for the TR-U1 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.

Exhibit A: Legal Descriptions

Lots 1009, 1010, 1011 and 1013, Grandview Commons Replat No. 3, recorded in Volume 60-057A of Plats on pages 298-299 as Document Number 5245235, in the Dane County Register of Deeds Office, located in the SE1/4 of the NW1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin.
Containing 87,060 square feet.