

**PUD-GDP-SIP Zoning Text  
1045 AND 1047 EAST WILSON STREET  
MADISON, WISCONSIN**

**December 17, 2008**

**Statement of purpose:** The Planned Unit Development District is established to provide a framework for a residential development consistent with its current use. The district is intended to promote a suitable environment for two existing residential buildings. The lands contained within this PUD will be split into two parcels, each containing one of the residential buildings.

**Permitted Uses:** The following uses are permitted within the PUD District.

- 1. Single-family and two-family residential buildings as shown on the approved plans. Note: The existing two-family residence on the property may be converted into a single-family residence following the establishment of the PUD District.**
- 2. Accessory buildings and exterior site improvements.**
- 3. Parking areas for residents and guests, including covered parking.**
- 4. Deck, up to 200 square feet, on the rear of each building**

**Lot Area:** There shall be provided a lot area of not less than 2,900 sq. ft. per dwelling unit.

**Family Definition:** The definition of "Family" for this PUD(SIP) shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R1 zoning district.

**Height Regulations:** No building shall exceed two stories or 40' in height as measured from the lowest required exit grade to the roof peak.

**Yard Requirements:** Yards shall be provided as shown on the approved plans. No building addition shall be constructed that results in a front or side yard less than the minimum front or side yard in existence at the time this PUD District was established. In no case shall a new building be constructed that is closer than 3 feet to a side property line, except that a minimum of 10 feet shall be provided between the existing buildings within this PUD to allow for compliance with the Building Code and a shared driveway between the buildings. A 10-foot wide shared driveway easement is to be dedicated by the CSM and no buildings shall be constructed within that space. Any new buildings constructed on this lot shall provide a minimum front yard of 25 feet. Permitted obstructions in the setbacks shall be as set forth in 28.04(6)(e) except that no obstructions may extend into the 10-foot wide space between buildings.

**Usable Open Space Requirements:** Usable open space of not less than 500 sq. ft. per unit shall be provided.

**Accessory Buildings:** The combined gross square-footage of accessory buildings on a lot located within this PUD shall be no larger and 10% of the area of the lot. No accessory building shall be located closer than 3 feet to a rear or side lot line. Accessory buildings may not be built anywhere on the zoning lot except within the rear 40 feet of the lot. No accessory building shall be taller than 15 feet in height.

**Off-street Parking:** Off-street vehicle parking shall be provided at a rate of not less than 1.0 space per building. Off-street parking shall be allowed in any of the required yards, including, but not limited to the front yards. Tandem parking will be allowed to accommodate the required parking spaces.

**Identification Signs:** Signage shall be limited to the maximum permitted in the R4 district as approved by the Urban Design Commission and Zoning Administrator.

**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 Community and Economic Development and the district Alderperson and are compatible with the concept stated in the approved General Development Plan.

**Legal Description:** Lot 8, Block 174, Original Plat of Madison, AKA Farwell's Replat, City of Madison, located in the SE and NE quarters of Section 13, T07E, R09E, Dane County, Wisconsin