

PUD-SIP Zoning Text Arboretum Cohousing

22 March 2006

Statement of purpose: The Planned Unit Development District is established to provide a framework for a multifamily residential development consistent with its location. The district is intended to promote a suitable environment for a cohousing project.

Permitted Uses: The following uses are permitted within the P.U.D. District.

1. Single-family and multifamily residential buildings.
2. Any use permitted in the R4 district
3. Common-use facilities for shared use by the residents of the cohousing project and their guests, including but not limited to: a common house building attached to or detached from dwelling units, and other shared uses within the new and existing buildings such as home workshops, laundry rooms, children's rooms, guest rooms, storage, enclosed parking, accessory buildings up to 800 square feet in size, and exterior site improvements.
4. Parking areas for residents and guests, including covered parking.

Conditional Uses: The following conditional uses may be allowed within the P.U.D. District, subject to the provisions of Section 28.12 (10).

1. Any use allowed as a conditional use in the R4 district, unless permitted above.

Lot Area: There shall be provided a lot area of not less than 1,500 sq. ft. per dwelling unit in the P.U.D. District.

Height Regulations: No building shall exceed three stories or 55' in height as measured from the lowest required exit grade to the roof peak.

Yard Requirements: The following are the required yards for the P.U.D. District: A 5' yard will be required along all perimeter property lines. Permitted obstructions in the setbacks shall be as set forth in 28.04(6)(e).

Usable Open Space Requirements: Usable open space of not less than 500 sq. ft. per unit including balconies shall be provided for each dwelling unit.

Off-street Parking: Off-street vehicle parking shall be provided at a rate of not less than 1.0 space per dwelling unit. 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. Bicycle parking shall be provided at a rate of not less than 1.0 bicycle per dwelling unit.

Identification Signs: As permitted by City of Madison General Ordinances

Alterations and Revisions: No alternation 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 district Alderperson and are compatible with the concept

stated in the underlying General Development Plan approved by the City Plan Commission.

Legal Description: Boundary Including 15' Alley Right-of-way.

March 17, 2006

A parcel of land located in the Northeast quarter of the Northeast quarter of Section 27, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, being Lots 5 through 11 of the plat of Wingra Heights Addition, Block 301 of the Original Plat of the City of Madison, and other lands, described as follows:

Commencing at the Northeast corner of Section 27; thence South 00 degrees 41 minutes 05 seconds East 411.31 feet along the East line of said Section 27; thence South 89 degrees 18 minutes 55 seconds West 34.91 feet to the Northeast corner of Lot 1 of that Certified Survey Map recorded in Volume 68, pages 233 through 236 as document number 4017356; thence North 89 degrees 48 minutes 36 seconds West 237.37 feet along the North line of said CSM; thence North 00 degrees 18 minutes 49 seconds West 5.00 feet to the Point of Beginning; thence North 89 degrees 48 minutes 36 seconds West 347.39 feet along the North line of the previously mentioned CSM; thence South 00 degrees 09 minutes 22 seconds East 103.35 feet along the West line of said CSM; thence South 88 degrees 30 minutes 59 seconds West 127.15 feet to the East line of South Orchard Street; thence North 00 degrees 42 minutes 16 seconds West 272.20 along said East line to the South line of Erin Street; thence South 89 degrees 49 minutes 51 seconds East 476.78 feet along said South line; thence South 00 degrees 16 minutes 14 seconds East 165.28 feet to the Point of Beginning, containing 92,084 square feet (2.114 acres) more or less, and being subject to all easements, restrictions and covenants of record.