

## **ZONING TEXT**

### **PLANNED UNIT DEVELOPMENT - SPECIFIC IMPLEMENTATION PLAN PUD (SIP) May 9, 2012**

#### **Residential Development**

Lot 3, Certified Survey Map No. 10769, now known as Units  
6717-1 through 6717-16, inclusive, and Units 6725-1 through 6725-16,  
inclusive, Twisted Tree Condominium and Lot 1, Certified Survey Map No. 12128.  
6717, 6725 and 6733 Fairhaven Road  
In the City of Madison, Dane County, Wisconsin  
To be known as Fairhaven Court

#### ***Statement of Purpose:***

This Planned Unit Development Specific Implementation Plan PUD (SIP) provides for a new 70,204 gross square foot, 51-unit residential development with underground parking located on a portion of Lot 3 Certified Survey Map No. 10769, now known as 6725-1 through 6725-16, inclusive, Twisted Tree Condominium (6725 Fairhaven Road) and Lot 1 of Certified Survey Map No. 12128 (6733 Fairhaven Road); and an existing 16-unit building located on a portion of Lot 3 Certified Survey Map No. 10769, now known as Units 6717-1 through 6717-16, inclusive, Twisted Tree Condominium, (6717 Fairhaven Road) in the City of Madison, Dane County, Wisconsin.

The proposed development, part of Madison's very popular Cross Country neighborhood, currently consists of 1 townhouse style building with 16 condominium units (located on Lot 3 CSM 10769, 6717 Fairhaven Road), and a 51-unit multi-family apartment building all totaling 107,045 square feet of dwelling unit improvements, including underground parking. The condominium will be dissolved and the units will become multi-family rental units.

This development has been designed to provide a maximum amount of functional and usable open space proximate to all units. Block

retaining walls will be used to accommodate grade changes and flat open lawn areas will be adjacent to all areas of the building. Asphalt paving has been minimized and proposed landscaping does not hinder the use of the lawn areas.

Front porches are included with the dwelling units for all ground units, and balconies are provided for upper units. A variety of landscaping will be used to act as screening or for general separation of those units.

***Building Descriptions:***

This development will consist of 67 dwelling units. The dwelling units will offer a mix of interiors and amenities with a total of approximately 107 bedrooms. The apartment buildings will offer units ranging from roughly 580-1,730 s.f.

CSM Lot No	Permitted Use	Lot Area	Permitted Dwelling Units	Bedrooms
Lot 1 CSM 12128	Multi-Family Building	57,856 s.f.	51	75
Lot 3 CSM 10769	Townhouse Units	40,067 s.f.	16	32
		<hr/> 97,923 s.f.	<hr/> 67	<hr/> 107

The improvements to Lot 1 CSM 12128 and a portion of Lot 3 CSM 10769 (6725 and 6733 Fairhaven Road) shall consist of one 51-unit apartment building. There exists on a portion of Lot 3 CSM 10769 one townhouse style building with 16 condominium units, the condominium will be dissolved. All units shall be used for multi-family residential purposes only as that term is defined in the City of Madison zoning code.

Accessory uses shall include but not be limited to: a. accessory uses directly associated with those permitted uses including parking for tenants and guests, and b. temporary building for storage of building materials and equipment for construction

purposes when on same lot as a principle use for a period not to exceed the duration of such construction.

***Yard Requirements:***

**Minimum Yard Requirements:**

Front Yard: 10 ft.  
Side Yard: 5 ft.  
Rear Yard: 30 ft.

***Total area of Lots 1 and 3:***

Lot 1 CSM 12128- 57,856 sq. ft.; Lot 3 CSM 10769-40,067 sq. ft.; total 97,923 sq. ft.

***Lot Area Requirements***

Per PUD (SIP) total area as defined above is Lot 1 CSM 12128-57,856 sq. ft.; Lot 3 CSM 10769-40,067 sq. ft.; total 97,923 sq. ft.

***Dwelling Units***

Dwelling units proposed: 51 new apartment units (6725 and 6733 Fairhaven Road) plus existing 16 units (6717 Fairhaven Road)

***Lot Area Per Dwelling Unit***

1,462 sq. ft./u;

***Usable Open Space/Requirements:***

Area Required 160 s.f./bedroom: 17,120 sq. ft.

***Useable Open Space Provided:***

27,078 sq. ft.

***Height Requirements:***

Maximum Building Height is 3 stories or 40 ft.

Proposed Building Height is 3 stories with average height of 38 ft.

***Landscaping:***

Landscaped areas will be provided as shown on approved plans. Upon commencement of building construction, a local provider will be responsible for the installation of all landscape materials.

***Accessory Off-Street Parking:***

Min. Parking Stalls Required: 104 spaces

Parking Stalls Provided: 44 spaces above ground; 75 spaces underground.

***Bicycle Requirements:***

Spaces required: 67

Spaces provided: 68

***Site Lighting:***

Lighting will be provided as shown on approved plans.

***Signage:***

Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the R4 District--Max. Allowable Signage: [ ] sq. ft. Proposed Signage: [ ] sq. ft.

All signage shall be per the approved PUD (SIP).

***Snow and Trash Storage and Removal, Maintenance:***

Snow and trash storage and removal will be done by private contractor. All on-site maintenance equipment will be stored within the underground parking garages.

***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 that 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.