

**ZONING TEXT**

**PLANNED UNIT DEVELOPMENT – SPECIFIC IMPLEMENTATION PLAN  
PUD (SIP)**

Condo Development  
Lot 1 CSM 12128  
6733 Fairhaven Drive.  
in the City of Madison, Dane County, Wisconsin,  
to be known as Savanna on The Park Phase IV

***Statement of Purpose:*** This Planned Unit Development – Specific Implementation Plan PUD (SIP) provides for a new 7,827 gross square foot, 12 unit of 2 bedroom condominiums located on Lot 1 CSM 12128, in the City of Madison, Dane County, Wisconsin.

The development consists of 1 Townhouset style building with 12 condominium units (located on Lot 1 CSM 12128, 6733 Fairhaven Drive.

***Permitted Uses:*** Multi-family residential uses as shown on the attached site plans and any accessory uses related thereto, including 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.

***Family Definition:*** The family definition of this PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R4 zoning district.

***Yard Requirements:*** As shown on the approved plans.

***Height Requirements:*** As shown on the approved plans.

***Landscaping:*** Landscaped areas will be provided as shown on approved plans.

***Accessory Off-Street Parking:*** As shown on the approved plans.

***Bicycle Requirements:*** As shown on the approved plans.

***Site Lighting:*** Site lighting will be provided as shown on approved plans in compliance with the City’s Lighting Ordinance.

***Signage:*** Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the R4 District and 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 & Economic Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.