

**AMENDED ZONING TEXT**

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

New Residential Apartment Development  
Lot 1 of Certified Survey Map No. \_\_\_\_\_  
Part of Lot 1 of Certified Survey Map No. 10769  
In the City of Madison, Dane County, Wisconsin

*Statement of Purpose:*

This amended Planned Unit Development – Specific Implementation Plan PUD (SIP) provides for a new 14,795 gross square foot, 10 unit apartment development. The proposed development is part of Madison’s very popular Cross Country Neighborhood.

This development has been designed to provide a maximum amount of functional and usable open space proximate to all units. Field stone 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 will be provided for all ground units of the townhouse residential apartment development and a variety of landscaping will be used to act as screening or for general separation.

*Permitted Uses:*

Permitted uses to be i. Multi-family residential buildings, ii. Accessory uses including but not limited to: a. Accessory uses directly associated with those permitted uses including parking for residents and guests and iii. Temporary building for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.

*Uses/Restrictions:*

Residential Use. This multi-family development is to be owned and operated as a residential apartment development. The units and the common areas of the residential apartment development shall be used for residential purposes only, as per the R4 zoning code.

*Family Definition:*

The family definition shall coincide with the definition given in M.G.O. 28.03 for the R1 zoning district.

*Building Descriptions:*

<u>Units</u>	<u>Bldgs.</u>	<u>Density</u>	<u>Bedrooms</u>	<u>Unit Sq. Ft.</u>
10	1	16.1/acre	2/unit	1240 sq ft and 1620 sq ft

*Yard Requirements:* Yard Requirements: Front Yard 20 ft  
Side Yard 10 ft  
Rear Yard 25 ft min

*Lot Area Requirements/  
Dwelling Units* 2000 sq ft/unit x (10) units = 20,000 sq ft (Lot is 27,225 sq ft)  
Dwelling units proposed is 10  
Lot area/dwelling unit = 2723 sq ft

*Usable Open Space  
Requirements:* Area Required: 500 sq ft x (10) units = 5000 sq ft  
Open Space Area Provided: 20,148 sq ft

*Height Requirements:* Proposed Building Heights are (2) stories.

*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: (R4 based) = 18  
Parking Stalls provided: Underground 18  
Surface 4  
Total 22

*Bicycle Requirements:* Spaces required 10  
Spaces provided 10 See attached plans. Spaces will be provided inside underground garages, plus surface spaces for visitors.

*Site Lighting:* Lighting will be provided as shown on approved plans.

*Signage:  
Madison Max.* Signage will be allowed as per Chapter 31 of the General Ordinances as compared to the R4 district.  
Allowable Signage: 32 sq ft  
Proposed Signage: None  
All signage will be per the approved PUD (SIP)

*Snow and Trash Storage  
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 the Planned Unit Development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations of 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.