

## **ZONING TEXT**

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

Apartment Development  
Lots 230 & 231 The Meadowlands  
6809 Milwaukee St., 6827 Milwaukee St.  
120 Wind Stone Dr. and 6826 Reston Heights Dr.  
in the City of Madison, Dane County, Wisconsin,  
to be known as Prairiestone Commons

***Statement of Purpose:***

This Planned Unit Development – Specific Implementation Plan PUD (SIP) provides for a new 31,372 gross square foot, 34 unit of (1) & (2) bedroom apartments located on Lots 231 Parcel No. 251-0710-013-0403-0 & and Lot 230 Parcel No. 251-0710-013-0402-2 in The Meadowlands, in the City of Madison, Dane County, Wisconsin.

The proposed development, part of Madison's very popular Milwaukee Street /Sprecher Neighborhood , consists of 1 apartment style building with 22 apartment units (located on Lot 231, 6809 Milwaukee Street) and 3 (4) unit apartment style buildings (located on Lot 230, 6827 Milwaukee St., 120 Wind Stone Dr. & 6826 Reston Heights Dr.), all totaling 31,372 square feet of dwelling unit improvements

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

***Building Descriptions:***

This development will consist of 1 apartment style building (located on Lot 231; 6809 Milwaukee St.) with 22 apartment dwelling units and 3 four unit apartment style buildings (located on Lot 230, 6827 Milwaukee St., 120 Wind Stone Dr. and 6826 Reston Heights Dr. and 6725 Fairhaven Road) with 12 apartment units. The dwelling units will offer a mix of interiors and amenities with a total of approximately 55 bedrooms. The apartments will offer units ranging from roughly 756 s.f. -1,415 s.f.

***Uses/Family Definition:***

The uses of Lots 2 and 3 are as follows:

Lot No.	Permitted Use	Lot Area	Permitted Dwelling Units	Bedrooms
Lot 230	Apartment Units	62,563 s.f.	12	24
Lot 231	Apartment Units	30,343 s.f.	22	31
		92,906 s.f.	34	51

The improvements to Lot 231 (6809 Milwaukee St.) shall consist of one apartment style building with 22 apartment units as specified above. Occupancy/family definition in the apartment units shall be limited per the R4 zoning code. (If the apartment units are initially constructed as apartment units or thereafter converted to condominium units, occupancy for the sold units shall be for single family residential purposes only as defined in the R1 zoning code. The owner may continue to lease all units until sold.)

The improvements to Lot 230 (6827 Milwaukee St., 120 Wind Stone Dr., and 6826 Reston Heights Dr.) shall consist of three apartment style buildings with 12 apartment units. Occupancy/family definition in the apartment units shall be limited per the R2 zoning code. (If the apartment units are initially constructed as apartment units or thereafter converted to condominium units, occupancy for the sold units shall be for single family residential purposes only as defined in the R1 zoning code. The owner may continue to lease all units until sold.)

Accessory uses shall include but not be limited to: a. accessory uses directly associated with those permitted uses including parking for residents 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:***

requirements

#### **Minimum Yard Requirements:**

Front Yard: 15 ft. Plus any Set back

Side Yard: 7 ft.

Rear Yard: 10 ft.

***Total area of Lots 230 and 231:*** Lot 230-62,563 sq. ft.; Lot 231-30,343 sq. ft.; total 92,906 sq. ft.

***Lot Area Requirements*** Per PUD (SIP) total area as defined above is  
Lot 230-62,563 sq. ft.; Lot 231-30,343 sq. ft.; total 92,906 sq. ft.

***Dwelling Units*** Dwelling units proposed: Lot 230-12; Lot 231-22; total 34

***Lot Area Per Dwelling Unit*** Lot 230 & 231-92,906 sq. ft./u; average over Lots 230 & 231 is 2,733 sq.ft./u.

**Usable Open Space/Requirements** Area Required 500 s.f./u: Lot 230-6,000 sq. ft; Lot 231-11,000 sq. ft; total 17,500 sq. ft.

**Useable Open Space Provided** Lot 230-38,439 sq. ft; Lot 231-12,109 sq. ft.; total 50,548 sq. ft.

**Height Requirements:** Maximum Building Height is: 3 stories or 45 ft.  
Proposed Building Height for 22 Unit Bld. is 44' 2 5/8".  
Proposed Building Heights for (4) Units are 2 stories with average height of 29'-4 7/8".

**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: Lot 230-24 spaces; Lot 231-40 spaces.  
Parking Stalls Provided: Lot 231-underground 33, above ground 7, total 40; Lot 230-Garage 12, above ground 12, total 64.

**Bicycle Requirements:** Spaces required: Lot 230-12 Lot 231-22  
Spaces provided: Lot 230-12; Lot 231-24

**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: 32 sq. ft.  
Proposed Signage: 24 sq. ft.  
All signage shall be per the approved PUD (SIP)

***Snow and Trash Storage and***

All on site maintenance underground parking garages. and street snow removal.

Snow and trash storage and removal will be done by private contractor. equipment will be stored within the

Four unit apartment will have standard City of Madison trash pickup

**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.