

February 6, 2008

ZONING TEXT

**PLANNED UNIT DEVELOPMENT – GENERAL DEVELOPMENT PLAN
PUD-GDP**

**Lots 1, 2, 11, 12, 13, 58, 65, 66, 73, 74, 87, 93, 98, 104 and 105
of the Proposed Plat of Woodstone,
a Mixed Single Family, Duplex & Multifamily Residential Development
located at 9313 Elderberry Road in the City of Madison, Dane County, Wisconsin**

Legal Description: The lands subject to the Plat of Woodstone shall include those described in Exhibit A, attached hereto. The lands subject to this planned unit development district shall include lots 1, 2, 11, 12, 13, 58, 65, 66, 73, 74, 87, 93, 98, 104 and 105 of the Proposed Plat of Woodstone, shown in the attached Preliminary Plat

A. Statement of Purpose

This zoning district is established to allow for the construction of 38 duplex units, 32 townhome units, and 30 apartment units on 15 lots within the proposed Plat of Woodstone. The remaining 90 lots are to be zoned R2T for single family use.

Lots 1, 2, 58, 65, 66, 73, 74, 87, 93, and 98 are corner lots ranging in size from 10,350 SF to 18,769 SF and will each feature a 1-2 story duplex residential structure with one unit facing each of the adjoining streets (20 total units). PUD zoning is requested to allow for smaller, 15-foot front yard setbacks as will be allowed for adjacent lots in the R2T District.

Lot 11 is a 1.67-acre parcel located at the future intersection of Bear Claw Way and Wilrich Road. This lot will feature a 3-story, 30-unit apartment building with underground parking.

Lots 12 and 105 are 2.03 and 2.14 acres,, respectively, located northwest and northeast of the intersection of Wilrich Road and Fargo Trail. These two parcels will feature a total of 32 condominium townhome units with underground parking and porches facing a public street. These units will be two stories above-grade.

Lots 13 and 104 are 1.12 and 0.91 acres, respectively, located along the south side of Slate Street. These two parcels will feature a total of 18 condominium duplex units (9 buildings) with porches facing either Slate Street or Fargo Trail.

B. Permitted Uses

The following uses are permitted within the PUD District:

1. Single family, two-unit, townhome, and multifamily apartment residential buildings
2. Accessory uses including but not limited to:
 - a. Accessory uses directly associated with those permitted uses including recreational facilities and parking for residents and guests.
 - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period of time not to exceed the duration of such construction.

C. Lot Area

The lots subject to this PUD-GDP and their respective areas are listed below.

Lot 1	18,839 SF
Lot 2	15,689 SF
Lot 11	72,611 SF
Lot 12	88,427 SF
Lot 13	48,787 SF
Lot 58	10,292 SF
Lot 65	10,300 SF
Lot 66	12,268 SF
Lot 73	12,289 SF
Lot 74	12,296 SF
Lot 87	10,298 SF
Lot 93	10,311 SF
Lot 98	10,301 SF
Lot 104	39,640 SF
Lot 105	92,218 SF

D. Height Regulations

Maximum building height shall be three stories or as shown on approved plans

E. Yard Regulations

Setbacks will be established by an approved SIP and will follow these guidelines:

Side Yards: 5 feet

Yards adjoining Elderberry Road, Bear Claw, or Wilrich Road: 25 feet, projections into setback permitted up to 10 feet

Yards adjoining Fargo Trail, Little Bear Drive, Slate Street, Woodstone Boulevard, or Sage Street: 15 feet, projections into setback permitted up to 7 feet.

Rear Yards: as established by approved SIP

F. Landscaping

Site Landscaping will be provided as shown on approved plans.

G. Lighting

Site lighting will be provided as shown on approved plans.

H. Signage

Signage will be limited to condominium and apartment identification signage and directional signage. Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the R4 District and per the approved SIP.

I. Accessory Off-Street Parking and Loading

Off-street parking will be provided as shown on approved plans and as described below

Lot 11	30 2-bedroom apartment units	30 underground spaces, 23 surface spaces
Lots 12, 105	32 2-bedroom townhome units	64 underground spaces
Lots 1, 2, 13, 58, 65, 66, 73, 74, 87, 93, 98, and 104	38 2-3 bedroom duplex units	Each unit will have a two car attached garage (total 72 parking spaces) plus driveway parking

I. Family Definition

The family definition of the PUD shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances and shall allow for:

Lot 11	30 rental units
Lots 12, 13, 104, 105	40 owner-occupied condominium units
Lots 1, 2, 58, 65, 66, 73, 74, 87, 93, and 98	Minimum one owner-occupied unit per lot and maximum one rental unit per lot

J 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 Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.