

June 27, 2008

**REVISED ZONING TEXT**

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

**Lots 1, 2, 9, 10, 11, 12, 57, 64, 65, 72, 73, 86, 92, 97, 103 and 104  
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, 9, 10, 11, 12, 57, 64, 65, 72, 73, 86, 92, 97, 103 and 104 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 40 duplex units, 32 townhome units, and 30 apartment units on 16 lots within the proposed Plat of Woodstone, as shown on the attached plans.

**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 65	12,268 SF
Lot 2	15,689 SF	Lot 72	12,289 SF
Lot 9	16,665 SF	Lot 73	12,296 SF
Lot 10	65,209 SF	Lot 86	10,298 SF
Lot 11	86,500 SF	Lot 92	10,311 SF
Lot 12	46,542 SF	Lot 97	10,301 SF
Lot 57	10,292 SF	Lot 103	39,640 SF
Lot 64	10,300 SF	Lot 104	92,218 SF

**D. Height Regulations**

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

**E. Yard Regulations**

Building placement will be established by an approved SIP and will follow these guidelines (see page 3):

Side Yards: 5 foot minimum setback

Rear Yards: as established by approved SIP

Front Yards: in general, a 15-foot yard shall be provided adjacent to any public street, except along Bear Claw way and Wilrich Road, where a 25-foot yard shall be provided, and along Elderberry Road, where a 30-foot yard shall be provided. Also, porches, stoops, balconies, and roof eaves may project up to 7 feet closer to the public ROW than the build-to line or minimum setback.

**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 shall be limited to the maximum permitted in the R4 zoning district for the two-family and townhouse condominiums and apartment building; signage shall be limited for the two-family homes north of Cobalt Street to the signage permitted in the R2 zoning district; all signage shall be approved by the Urban Design Commission and Zoning Administration.

**I. Accessory Off-Street Parking and Loading**

As shown on approved specific implementation plans.

**J. Family Definition**

The family definition shall be as follows:

- all of the two-family homes shall coincide with the R3 zoning district;
- all the townhouse and apartment units shall coincide with the R4 district.

**K. 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.

