

SIP APPLICATION - PROPOSED ZONING TEXT: PUD – SIP
CAPITOL WEST
BLOCK 51 MADISON, WI

Legal Description: The lands subject to this specific implementation plan of a previously approved general development plan of a planned unit development shall include those described as Lot 1 of Certified Survey Map 11143 recorded in Volume 67 of Certified Survey Maps, pages 106 to 112 as document no. 3950490 located in the City of Madison, Dane County WI with the real property tax ID number 251/0709-231-1728-2.

A. **Statement of Purpose:** This Zoning District is established to allow for the construction of a coordinated plan for a multi-family residential development on a parcel of 13,913 square feet.

• **Components included in this SIP:**

Broom Street Lofts
33 South Broom Street (previously identified as 15 South Broom Street)
Madison, WI 53703
(Parking Approved as part of previous SIP)

• **Components to be included in future SIPs**

Phase II

306 West Main Street – Mixed-Use Retail and Residential with Parking
Additional Site Improvements and Landscaping

Phase III

333 West Washington Avenue – Residential with Parking
Potential Expansion of Commercial Office Building
Additional Site Improvements and Landscaping

B. **Permitted Uses:**

A. Residential dwellings:

1. 33 South Broom Street - 23 residential units: eleven (11) one-bedroom units, and twelve (12) two-bedroom units.

B. Accessory Uses

1. Home Occupations and professional offices in a home as defined in Sec. 28.03
2. Off-Street Parking (included on adjacent sites).

C. **Lot Area:** 13,913 square feet (.32 acres)

D. **Floor Area Ratio:** Floor area ratios will comply with the structures identified on the attached conceptual site/landscape plan. Specific floor area ratios will be submitted with the SIP application of each component of the proposed development.

E. **Yard Area Requirements:** Yard areas will be provided as shown on the attached site plan and landscape plan.

- F. **Landscaping:** Site Landscaping will be provided as shown on the attached site and landscape plans.
- G. **Accessory Off-Street Parking:** Accessory off street parking will be provided as described in the Letter of Intent in adjacent buildings as approved in previous SIP for other components on this block. Bicycle parking will be provided n the adjacent parking structure as well.
- H. **Lighting:** Site Lighting will be provided as shown on the attached lighting plan.
- I. **Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances, and as outlined in the future administrative amendments to existing SIPs for each phase of the proposed development as tenants are identified.
- J. **Family Definition:** The family definition of this PUD-GDP shall coincide with the definition given in chapter 28.03(2) of the Madison General Ordinances for the R-6 Zoning District.
- K. **Alterations and Revisions:** No alteration or revision to 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.

Note: Modifications from the GDP and this SIP will be addressed in future SIP applications for each Phase.