

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** December 30, 2005

**To:** Plan Commission

**From:** Kathy Voeck, Assistant Zoning Administrator

**Subject:** 33 S Broom St., Rezoning (aka 15 S Broom St., Broom Street Lofts)

**Present Zoning District:** Unrecorded PUD(SIP)

**Proposed Use:** 23 Condominium units

**Proposed Zoning District:** Amended PUD(SIP)

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

1. Obtain sign-off approval of the 309 W. Washington Ave GDP and the Phase I SIP. Submit documents for recording prior to staff sign off on this phase of the development.
2. The site plans do not appear to be at the scale the key designates. The plans shall be to scale.
3. Show the driveway access to the loading area on the plan. The plan does not show a curb cut nor does it show the type of surface of the loading area or access to it.
4. Clearly show the property line on the site plan with dimensions from the structure to the property lines.
5. The fourth floor plan shall show a line of the limits of the floor above.
6. Provide 23 bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.

33 S Broom St

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**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	12, 150 sq. ft.	13,913 sq. ft.
Lot width	50'	existing
Usable open space	2,450 sq. ft.	adequate
Front yard	20'	(4) *
Side yards	13'	(4) *
Rear yard	30'	(4)
Floor area ratio	2.0	1.96 sq. ft.
Building height	187.2' city datum	74' city datum/ 5 stories

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	0 (central business district)	(accommodated in adjacent parking structure)
Accessible stalls	Per state code	(acc. in adj. parking structure)
Loading	1 (10' x 35') area	provided
Number bike parking stalls	23	(6)
Landscaping	As shown	adequate
Lighting	n/a	n/a

<b>Other Critical Zoning Items</b>	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	No
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.

\* Since this project is being rezoned to the **(PUD)** district, and there are no predetermined bulk requirements, we are reviewing it based on the criteria for the R-6 district, because of the surrounding land uses.