

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: November 2, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: **1502 Parkside Dr.**

Present Zoning District: M-1

Proposed Use: **Convert warehouse into a church (Christ The Solid Rock Baptist Church)
(2,000 sq. ft. sanctuary)**

Requested Zoning District: C3L

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. Note: A church is a permitted use in the C-3L district. It is not a permitted use in the M-1 district.
2. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of **one** accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b. Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
3. Provide 29 car parking stalls on the site or obtain a parking reduction.
4. Provide **three** 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.

1502 Parkside Dr.

5. If the lot contains greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.) **Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover.** All plant materials in islands shall be protected from vehicles by concrete curbs.

6. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. (See parking lot packet). Lighting will be limited to .08 watts per square foot.

7. Delineate any wetland property on the final site plan.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	35,000 sq. ft.
Lot width	50'	140'
Front yard	0'	50'
Side yards	0'	20' & 60'
Rear yard	10	adequate
Floor area ratio	3.0	less than 1.0
Building height	---	1 story

Site Design	Required	Proposed
Number parking stalls	29	17 (3)
Accessible stalls	1	1 (2)
Loading	n/a	n/a
Number bike parking stalls	3	(4)
Landscaping	Yes	(5)
Lighting	No	(6)

Other Critical Zoning Items	
Utility easements	None shown
Well head protection district	WP - 15
Barrier free (ILHR 69)	Yes

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