

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: November 3, 2005

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: **5501 W. Beltline Hwy**

Present Zoning District: C-2 and Conservancy

Proposed Use: Demolish golf course clubhouse and build a new clubhouse (Min. 300' from a residential district)

Conditional Use: 28.07(2)(c)6 Golf courses are a conditional use.

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. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of **7** 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.

2. **Provide 20** 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.

3. Parking lot plans with 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.

4. 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.
5. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. Permits must be issued by the Zoning Section of the Department of Planning and Development. This is also in an Urban Design District and needs UDC approval.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	10 acres (Conservancy)	29 + acres
Lot width	500'	adequate
Front yard	60'	adequate
Side yards	80'	adequate
Rear yard	100'	adequate
Building height	2 stories/35'	2 stories

Site Design	Required	Proposed
Number parking stalls	137	209
Accessible stalls	7	(1)
Loading	1 (10' x 35') area	provided
Number bike parking stalls	20	(2)
Landscaping	Yes	(3)
Lighting	No	(4)

Other Critical Zoning Items	
Urban Design	Yes
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.