

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: October 14, 2005

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 9602 Mineral Point Rd., Blackhawk Church Town Center Plat

Present Zoning District: PUD(GDP)

Proposed Use: 11 Retail lots, and 1 outlot

Requested Zoning District: PUD(GDP-SIP)

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).

GENERAL OR STANDARD REVIEW COMMENTS

1. Meet applicable State building and State setback requirements. Contact the building permit staff regarding these requirements.
2. This will be a combined GDP-SIP recording. The GDP zoning text shall be revised to reflect changes. The SIP zoning text shall be consistent with the plans as approved. the conditions as previously stated shall still apply. They are as follows:
3. The zoning text shall include the "Family definition" as it applies to a specific conventional zoning district (ie R-4) per chapter 28 of the Madison General Ordinances.
4. Page 26 of the GDP zoning text references "see page 33" and there is no page 33.
5. In the plat, label buildings "to be demolished".
6. Note: For future SIP approvals that include residential units, Section 28.04(24) provides that Inclusionary Zoning requirements shall be complied with as part of the approval process.
7. The face of the plat shall include the following statement. "This subdivision is subject to the Inclusionary Zoning sections of Chapter 28 of the Madison General Ordinances. This requirement shall be satisfied by a separate recorded restriction."

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8. Provide **two** 10' x 35' loading areas with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.

9. Provide bike parking stalls (in the amount of 1 bike stall for each 10 car stalls, except after 50 stalls the remainder can be 50 % of the requirement) 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. **NOTE: There are inconsistent numbers of car parking stalls between the plans, letter of intent and text.**

10. 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.

11. 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.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	19,517 sq. ft. + (smallest lot)
Lot width	50'	104' + (most narrow lot)
Usable open space	n/a	n/a
Front yard	0'	adequate (church site)
Side yards	0' (zoning)	adequate
Rear yard	30'	adequate
Floor area ratio	n/a	n/a
Building height	---	as shown

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Site Design	Required	Proposed
Number parking stalls	200 (Church capacity is 2,000)	658 – 711 (9)
Accessible stalls	14	14
Loading	2 (10' x 35') loading areas	(for church) (8)
Number bike parking stalls	58 to	(9)
Landscaping	Yes	(10)
Lighting	No (for church)	(11)

Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	Yes
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 C-1 district, because of the surrounding land uses.