

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date: March 9, 2015**

**To: Plan Commission**  
**From: Matt Tucker, Zoning Administrator**  
**Subject: 734 Holy Cross Way**

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**Present Zoning District:** SR-C1 Suburban Residential - Consistent 1 District

**Proposed Use:** Construct a Church with a K-8 grade school and daycare facility, with 96 off-street parking spaces.

**Conditional Use:** Sec. 28.032 (1) : building in excess of 10,000 sq. ft., a place of worship, and a private school are Conditional Uses.

Sec. 28.141(6)(b)4. Off-street Parking amount exceeding maximums is 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):

- A. Sec. 28.031(5) prohibits the placement of surface auto parking between the front façade of the building and the abutting street. A few spaces on the west side of the development appear to be located in front of the front plane of the principal structure, thus in an area between the building and the abutting street. Final plans shall show compliance with this parking placement regulation.

**GENERAL OR STANDARD REVIEW COMMENTS**

1. Pursuant to Sec. 28.142(3) Landscape Plan and Design Standards: Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect. Provide details of refuse enclosure subject to 28.142(9) (a).
2. The project is proposed for phasing. Work with the Zoning Administrator to determine necessary/required amount of parking for each phase. This review only relates to the first phase of the project. Additional information, such as seating capacity of worship space and proposed capacity for gymnasium shall be provided to determine if proposed number of parking stalls parking meets zoning requirements.
3. Bicycle parking shall comply with City of Madison General Ordinances Table 28I-3 (General Regulations). Provide a minimum of 19 bicycle parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Provide details of

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bike rack on final plan sets.

4. Provide details on calculations lot coverage as defined in section 28.211.
5. Exterior lighting provided shall be in accordance with City of Madison General Ordinances Section 10.085. Provide an exterior lighting plan and fixture cut sheets, with the final plan submittal.
6. At its February 26, 2015 meeting the Madison Zoning Board of Appeals approved a variance for the development to have vehicular access on a *local classification* street, where the Zoning Ordinance requires this use to have vehicular access to a *collector or higher classification* street.

### ZONING CRITERIA

| Requirements              | Required                                  | Proposed                 |
|---------------------------|-------------------------------------------|--------------------------|
| Lot Area (sq. ft.)        | 8,000 sq. ft.                             | 535,428 sq. ft.          |
| Lot Width                 | 50'                                       | 465'±                    |
| Front Yard Setback        | 30'                                       | 187'±                    |
| Side Yard Setback         | 6'                                        | 295'± – RS<br>130'± – LS |
| Rear Yard Setback         | Equal to building height but at least 35' | 350'±                    |
| Maximum Building Height   | 35'                                       | 27'6"                    |
| Maximum Lot Coverage      | 60 %                                      | TBD (4)                  |
| Maximum Building Coverage | 50%                                       | About 20%                |

| Site Design                | Required                                                                                                                                                                                                                                                                         | Proposed                                                          |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| Number Parking Stalls      | <u>Place of Worship</u><br>1 per 10 seats in main worship area (85). = 9 (maximum = 13.5)<br><u>School</u><br>1 space per classroom = 6 (maximum = 6)<br><u>Day care</u><br>1 per 15 clients.(75) = 5 (maximum = 10)<br>Minimum Total = 20<br>Maximum total = 29.5<br>Future TBD | 96 (3)<br><br>Maximum allowed with administrative approval = 52.5 |
| Accessible Stalls          | Yes                                                                                                                                                                                                                                                                              | Yes                                                               |
| Loading                    | No                                                                                                                                                                                                                                                                               | No                                                                |
| Number Bike Parking Stalls | 1 per 50 seats in main worship area(85) = 2<br>1 space per 5 students (school) = 15<br>1 per 5 employees (daycare) = 2<br>Total = 19                                                                                                                                             | 25 (4)                                                            |
| Landscaping                | Yes                                                                                                                                                                                                                                                                              | Yes (1)                                                           |
| Lighting                   | Yes                                                                                                                                                                                                                                                                              | None shown (5)                                                    |
| Building Forms             | Yes                                                                                                                                                                                                                                                                              | Meets building forms                                              |

| Other Critical Zoning Items |     |
|-----------------------------|-----|
| Urban Design                | No  |
| Floodplain                  | No  |
| Barrier Free (ILHR 69)      | Yes |
| Utility Easements           | Yes |
| Wetlands                    | No  |

# EAGLE CREST SUBDIVISION Doc# 4131704

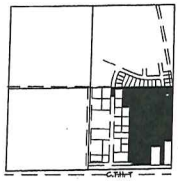
LOT 1, CERTIFIED SURVEY MAP 6141 AND PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 34, T8N, R10E,  
CITY OF MADISON, DANE COUNTY, WISCONSIN

There are no objections to this plat with respect to  
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),  
Wis. Stats., as provided by s. 236.12, Wis. Stats.

Certified Francis R. Thousand, 20 05  
Department of Administration

SCALE 1" = 100'

ALL BEARINGS ARE REFERENCED TO  
GRID NORTH OF THE WISCONSIN  
COUNTY COORDINATE SYSTEM - DANE  
ZONE. THE SOUTH LINE OF THE SE 1/4 =  
566°36'36"H



LOCATION MAP  
SE 1/4 OF SECTION 34, T8N, R10E  
SCALE 1" = 1000'

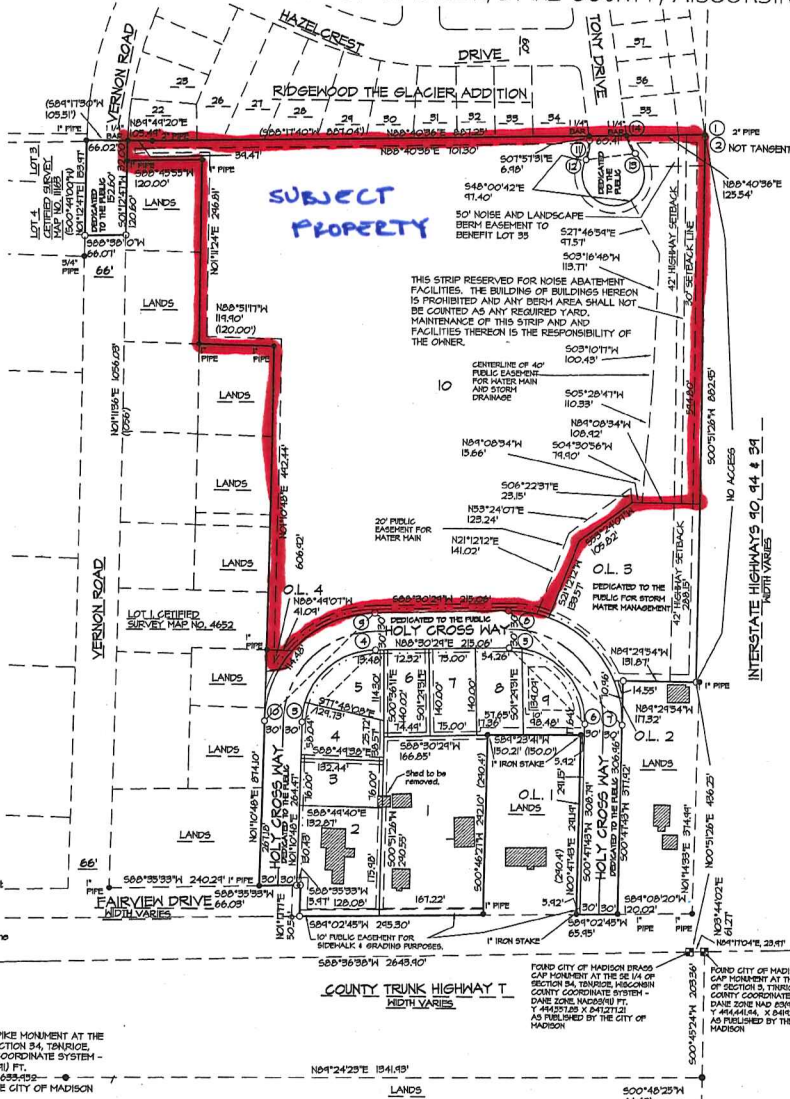
| LOT      | AREA (SQ. FT.) |
|----------|----------------|
| 1        | 48,621         |
| 2        | 25,502         |
| 3        | 10,062         |
| 4        | 10,392         |
| 5        | 10,222         |
| 6        | 10,271         |
| 7        | 10,500         |
| 8        | 10,519         |
| 9        | 10,719         |
| 10       | 336,428        |
| OUTLOT 1 | 1,128          |
| OUTLOT 2 | 858            |
| OUTLOT 3 | 58,641         |
| OUTLOT 4 | 1,484          |

NOTES REQUIRED BY TRANS. 289.  
Access to CTH Y is controlled by HIS-DOT project  
CA096-11. Access to HWY 94 is controlled by HIS-DOT  
project 140-208186.

"The lots of this land division map experience noise at  
levels exceeding the levels in S. Trans. 405.04, Table 1.  
These levels are based on Federal Standards. The  
Department of Transportation is not responsible for  
existing noise from existing state trunk highways or  
correcting highways, in the absence of any increase by the  
department to the highways through-lane capacity."

FOUND RAILROAD SPIKE MONUMENT AT THE  
N 1/4 OF SECTION 3, T8N10E, WISCONSIN  
COUNTY COORDINATE SYSTEM - DANE ZONE  
NAD 83(11) Y 444448.264 X 844422.608  
AS PUBLISHED BY THE CITY OF MADISON

FOUND RAILROAD SPIKE MONUMENT AT THE  
S 1/4 CORNER OF SECTION 34, T8N10E,  
WISCONSIN COUNTY COORDINATE SYSTEM -  
DANE ZONE NAD 83(11) FT.  
Y 444448.182 X 844403.452 -  
AS PUBLISHED BY THE CITY OF MADISON



## LAND SURVEYOR'S CERTIFICATE

I, Francis R. Thousand, registered land surveyor, hereby certify that in full compliance with the  
provisions of Chapter 236, Wisconsin Statutes, and the subdivision regulations of the City of Madison  
and according to the instructions and descriptions furnished to me by the Owners listed hereon, I have  
surveyed Eagle Crest Subdivision, that such plat correctly represents all exterior boundaries and  
subdivision of the land surveyed and is described as:  
Lot 1, Certified Survey Map No. 6141 and part of the SE 1/4 of the SE 1/4 of Section 34, T8N, R10E, City  
of Madison, Dane County, Wisconsin, to wit: Commencing at the SE Corner of Section 34; thence along  
the east line of said Section 34, N00°51'26"E, 436.25 feet to the point of beginning; thence  
N84°21'54"N, 171.52 feet; thence S00°41'43"N, 571.42 feet to the north right-of-way line of County  
Trunk Highway 1; thence along said north right-of-way line, S60°02'45"E, 65.45 feet; thence  
N00°41'43"E, 281.14 feet to an iron stake; thence S64°23'41"N, 50.21 feet to an iron stake; thence  
S00°46'27"N, 292.10 feet to the north right-of-way line of County Trunk Highway 1; thence along said  
north right-of-way line, S60°02'45"E, 295.30 feet; thence N01°11'17"E, 50.56 feet; thence S60°35'33"N,  
66.03 feet; thence N01°10'48"E, 814.10 feet; thence N68°51'17"N, 15.40 feet; thence N01°12'4"E, 236.61  
feet to an iron pipe; thence S68°45'33"N, 120.00 feet to an iron pipe and the east line of Vernon  
Road; thence along said east line, S01°12'41"E, 120.62 feet; thence S68°35'10"N, 66.07 feet; thence  
N01°12'4"E, 153.41 feet; thence N64°44'20"E, 105.44 feet to an iron pipe; thence N68°40'36"E, 267.25  
feet to an iron pipe at the intersection of the north line of the SE 1/4 of Section 34 and the  
southeasterly right-of-way line of Interstate Highway 90; thence southeasterly along a curve to the  
right which has a radius of 1834.14 feet and a chord which bears S06°50'24"E, 5.61 feet to a point on  
the east line of Section 34; thence along said east line of Section 34, S00°51'26"E, 662.49 feet to  
the point of beginning. This parcel contains 631,844 sq. ft. - 14.04 acres.

Dated this 10 day of AUGUST, 2005.

Madison, Wisconsin: Francis R. Thousand  
Land Surveyor # S-1363  
Revised 10/24/05



LEGEND:  
BRASS CAP IN CONCRETE POUND  
IRON STAKE ROAD  
RECORDED AS DATA  
MEASURED DATA  
EXISTING BUILDING

ALL OTHER LOT AND OUTLOT CORNERS ARE  
MARKED WITH A 1/4" x 3/4" SOLID ROUND IRON  
STAKE HEIGHING 2.04 LBS/FT (REBAR).

ALL DISTANCES, LENGTHS AND WIDTHS ARE  
MEASURED TO THE NEAREST HUNDRETH OF A  
FOOT.

UTILITY EASEMENT DIMENSIONS UNLESS OTHERWISE  
NOTED - NO POLES OR BURIED CABLE TO BE  
PLACED ON ANY LOT LINE OR LOT CORNER.  
DISTURBING A SURVEY STAKE IS A VIOLATION OF  
SECTION 236.02 (2) WISCONSIN STATUTES.

6" GAS EASEMENT

| Curve | Lot | Radius  | Chord  | Chord Bearing | Angle      | Tangent Bearing | Arc    |
|-------|-----|---------|--------|---------------|------------|-----------------|--------|
| 1-2   |     | 1834.14 | 9.61   | S06°50'24"E   | 00°01'01"  | N45°06'50"N     | 3.61   |
| 3-4   |     | 120.00  | 165.30 | N44°50'38"E   | 81°19'41"  | S41°01'42"E     | 182.92 |
| 4     |     | 120.00  | 51.51  | N08°40'36"E   | 14°53'56"  | S4°50'41"E      | 81.40  |
| 5     |     | 120.00  | 141.68 | N52°20'26"E   | 12°20'04"  | 4+N68°30'21"E   | 151.50 |
| 5-6   |     | 120.00  | 119.06 | S48°20'34"E   | 42°11'14"  | S+N68°30'21"E   | 148.21 |
| 6     |     | 120.00  | 20.21  | S66°31'00"E   | 08°51'02"  | S+N68°30'21"E   | 20.84  |
| 7     |     | 120.00  | 151.41 | S40°22'28"E   | 82°20'12"  | S+N68°30'21"E   | 172.45 |
| 7-8   |     | 180.00  | 284.24 | N48°20'34"E   | 42°11'14"  | T+N00°41'43"E   | 264.49 |
| 8     |     | 180.00  | 173.86 | N01°48'02"E   | 23°11'30"  | S+N68°30'21"E   | 172.86 |
| 9     |     | 180.00  | 146.40 | N46°23'33"E   | 41°58'31"  | S+N68°30'21"E   | 150.11 |
| 10    |     | 180.00  | 65.83  | N60°56'24"E   | 21°06'19"  | S+N68°30'21"E   | 66.30  |
| 9-10  |     | 180.00  | 246.55 | S44°50'38"E   | 27°11'41"  | 4+S68°30'21"E   | 214.35 |
| 10    |     | 180.00  | 145.93 | S64°38'33"E   | 14°53'02"  | S+N68°30'21"E   | 150.26 |
| 10-11 |     | 180.00  | 121.63 | S00°58'34"E   | 31°24'33"  | S+N68°30'21"E   | 124.01 |
| 11-12 |     | 5000'   | 31.62  | S10°28'35"N   | 36°52'11"  | N+S07°51'31"E   | 32.16  |
| 12-13 |     | 5000'   | 80.00  | N82°02'28"E   | 258°44'23" | S+N68°30'21"E   | 221.48 |
| 13-14 |     | 5000'   | 81.62  | N06°50'38"E   | 36°52'12"  | N+N68°30'21"E   | 52.18  |

Received for recording this 11 day of  
November, 2005 at 11:56 o'clock A.M. and  
recorded in Volume 58-094A of Plats, pages  
481 to 482

Francis R. Thousand  
Land Surveyor, Wisconsin

THIS INSTRUMENT WAS DRAFTED BY FRANCIS R. THOUSAND

C2012  
Sheet 1 of 2

APPROVED PLAT