

Zoning Text

Rezoning SR-C1 to PD-SIP

Bishop O'Connor Catholic Pastoral Center

702 S. High Point Road

Lot 1, 2, 3, & 4 Ganser Heights

October 13, 2014

Legal Description: Lot 1, 2, 3, & 4 of the Ganser Heights Plat as recorded in Volume 58-009A of Plats, on Pages 43-46, as document number 3620109, Dane County Registry, City of Madison, Dane County Wisconsin.

- A. **Statement of Purpose:** Re-zoning of Lot 1, 2, 3, & 4 from SR-C1 & A to PD-SIP to allow for the renovation of part of the building to use as 58 multifamily dwelling units, while retaining the Diocese of Madison offices and catholic chapel.
- B. **Permitted Uses:** Uses as shown on Exhibit A, attached hereto
- C. **Lot Area:** Lot 1, 2, 3, & 4 – 3,162,276 s.f. (72.59 acres)
- D. **Floor Area Ratio:** 13.7
- E. **Yard Requirements:** As shown the attached plans
- F. **Landscaping:** Site landscaping is existing and provided as shown on the attached landscape plan.
- G. **Accessory Off-Site Parking & Loading:** Off-street and surface parking shall be provided as shown the attached plans.
- H. **Lighting:** Site lighting is existing and provided as shown on the attached site plan
- I. **Signage:** The property currently has a monument sign along S. High Point Road. This sign will continue to be utilized.
- J. **Family Definition:** The definition of this PD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the SR-C1 zoning district
- K. **Alterations and Revisions:** No alteration or revision of the planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administration may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

Exhibit A – Permitted Uses:

Accessory Uses and Structures

- Accessory building or structure
- Accessory dwelling unit
- Caretaker's dwelling
- Composting
- Convent, monastery or similar residential group
- Day care center in school or religious community
- Emergency electric generator
- Home Occupation
- Indoor recreation
- Management office, restaurant, limited retail, recreation facilities within multi-family building
- Mission house
- Non-accessory temporary outdoor event
- Outdoor display
- Parking facility, private
- Parking of truck and heavy equipment accessory to an allowed use
- Solar energy systems
- Storage of trucks and heavy equipment
- Surface parking lot exceeding minimum required parking
- Temporary buildings for storage of construction material and equipment
- Temporary outdoor event
- Vending machines
- Wind energy systems

Agriculture and Resource Uses

- Agriculture – cultivation
- Community garden

Civic & Institutional

- Cemetery
- Counseling, community services organization
- Day care center in school or place of worship
- Day care center
- Land and water preserves
- Library, museum
- Parks and playgrounds
- Place of worship
- Schools, public and private
- Outdoor recreation

Commercial Recreation, Entertainment and Lodging

- Health/sports club
- Indoor recreation
- Outdoor recreation
- Stadiums, auditoriums, and arenas
- Theater, assembly hall, concert hall

Food and Beverage

- Catering
- Coffee Shop, tea house
- Restaurant
- Restaurant - tavern

Offices

- General office
- Professional office

Medical Facilities

- Clinic - Health
- Physical, occupational or message therapy

Parking, Storage and Display Facilities

- Parking facility, private
- Parking lot exceeding maximum required parking

Retail, Service, Recreation, & Other Uses

- Athletic Field
- Building or structure with floor area exceeding 10,000 sq.ft. in floor area
- Counseling and community services
- Food and related goods sales
- General retail
- Limited retail use of landmark site or building
- Mortuary, funeral home
- Offices for human service programs
- Radio Broadcast service facility

Residential – Group Living

- Adult family home
- Assisted living facility
- Cohousing community
- Community living arrangement (up to 8 residents)
- Community living arrangement (9-15 residents)
- Community living arrangement (> 15 residents)
- Congregate care facility
- Skilled nursing facility

Residential – Family Living

- Live/work unit
- Multi-family dwelling (4 dwelling units)
- Multi-family dwelling (5-8 dwelling units)
- Multi-family dwelling (>8 dwelling units)

Utility Uses

- Electrical power production and/or heating and cooling plant
- Telecommunications towers and transmission equipment buildings
- Water pumping stations, water reservoirs