

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: July 1, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 203 Wisconsin Avenue, Rezoning, Demolition, and CSM

Present Zoning District: R-6 and R6H (Lot 1)

Proposed Use: Demolish Church School and build an addition onto the church, Total of 44,300 square feet Church after addition.

Conditional Use: 28.04(22) Demolition of a principal building requires Plan Commission approval. Lot 2 redevelopment will be proposed by others.

Proposed Zoning District: C-2 (Lot 1)

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 one accessible stall striped per State requirements. A minimum of one stall shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b. Show signage at the **head** of the stall. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
 - c. Show the accessible path from the stall to the building. The stall shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
2. Provide **six** 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.

203 Wisconsin Avenue

3. 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.
4. Submit a recycle plan to be approved by George Dreckman, phone 267-2626.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	Lot 1 48,150 sq. ft. C-2 Lot 2 21,102 sq. ft. Res.
Lot width	50'	adequate
Usable open space	n/a	n/a
Front yard	0'	12' (church addition)
Side yards	0'	adequate
Through Lot	0'	adequate
Floor area ratio	3.0	Less than 1.0
Building height	--	2 stories

Site Design	Required	Proposed
Number parking stalls	0 (central business district)	17
Accessible stalls	1	(1)
Loading	1 (10' x 35') area	Provided in drive aisle
Number bike parking stalls	6	(2)
Landscaping	As shown	adequate
Lighting	No	(3)

Other Critical Zoning Items	
Urban Design	No
Historic District	No
Landmark building	No
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.