

PLANNING UNIT REPORT  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
May 10, 2005

**CONDITIONAL USE APPLICATION:**

1. Requested Action: Approval of an addition to an existing church and school located at 5313 and 5405 Flad Avenue – St. Maria Goretti Catholic Parish.
2. Applicable Regulations: Elementary, middle, junior high or high schools are a conditional use in the R1 Single-Family Residence District. Urban Design Commission approval is required. In addition, structures in excess of 10,000 square feet in size are a conditional use in the R1 Single-Family Residence District.
3. Report Drafted By: Bill Roberts, Planner IV.

**GENERAL INFORMATION:**

1. Applicant: St. Maria Goretti Church Parish, Monsignor Michael Burke; Jessica Klehr, Flad & Associates, 644 Science Drive, Madison, WI 53711.
2. Status of Applicant: Owner's representative and architect.
3. Development Schedule: 2005.
4. Parcel Location: South side of Flad Avenue at Gilbert Road, Madison Metropolitan School District, 20<sup>th</sup> Aldermanic District.
5. Parcel Size: 8.58 acres.
6. Existing Zoning: R1 Single-Family Residence District.
7. Existing Land Use: Church and school.
8. Surrounding Land Use and Zoning: This site is surrounded by predominantly single-family residential uses and Tokay-Orchard Ridge School across Gilbert Road zoned R1.
9. Adopted Land Use Plan: RLS Low Density Residential Single-Unit District.
10. Environmental Corridor Status: This property is not located within a mapped environmental corridor.

**PUBLIC UTILITIES AND SERVICES:**

The full range of urban services are available to this site.

## **STANDARDS FOR REVIEW:**

This project is subject to the conditional use standards.

## **ANALYSIS, EVALUATION AND CONCLUSION:**

In March of 2003, the Plan Commission conditionally approved a conditional use for an addition to the church and school for the St. Maria Goretti's Parish. The site plan indicated "future development" locations that are part of this current proposal. The Parish is returning to the Plan Commission for a new application to expand the church administrative offices and school on this site. The proposal consists of construction of a new parish meeting center structure attached to the existing church building and new administrative offices and preschool area attached to the existing school building.

As shown on the attached plans, the addition to the church will be two stories and be approximately 22,224 square feet in size. With this addition, the church structure will be 45,597 square feet in size. A 1-story school addition of approximately 4,586 square feet will increase the school building size to 59,543 square feet.

The current proposal also provides changes and expansion of the existing parking facilities on this site. The total number of stalls will increase from 184 stalls to 192 stalls.

A good overall landscape plan has been provided. The Urban Design Commission has reviewed and approved this proposal (report attached).

The expansion of this long-established church and parish is consistent with the R1 zoning provisions and development pattern that has occurred in this neighborhood. The applicant has done a good job working with the surrounding neighborhood and Alderperson in keeping all informed as planning for this project has gone forward. The Planning Unit believes that the conditional use standards can be met.

## **RECOMMENDATIONS:**

The Planning Unit recommends that the Plan Commission find that the ordinance standards are met and approve this conditional use subject to the input at the public hearing and the comments from the reviewing departments.

**AGENDA # VIA.**

City of Madison, Wisconsin

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**REPORT OF: URBAN DESIGN COMMISSION**

**PRESENTED:** May 4, 2005

**TITLE:** 5313 and 5405 Flad Avenue -  
Church/School, Partial Demolition and  
Expansion

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

**AUTHOR:** Alan J. Martin, Secretary

**ADOPTED:**

**POF:**

**DATED:** May 4, 2005

**ID NUMBER:**

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Members present were: Paul Wagner, Chair; Robert March, Michael Barrett, Lisa Geer, Bruce Woods, Ald. Noel Radomski, Jack Williams, Todd Barnett, and Lou Host-Jablonski.

**SUMMARY:**

At its meeting of May 4, 2005, the Urban Design Commission **GRANTED INITIAL APPROVAL** of the partial demolition and expansion of a church and school building located at 5313 and 5405 Flad Avenue. Appearing on behalf of the project was Peter Szotkowski, Jessica Klehr, and Tom Groute. Staff noted to the Commission that the plans as presented provide for Phase II of the expansion of the St. Mary Goretti Parish, consisting of a two-story, 22,224 square foot addition to the church combined with the partial demolition of a portion of the school building in order to construct a one-story, 4,586 square foot school addition. The church addition will house the new parish center, consisting of meeting and banquet rooms, areas, and new administrative offices, including new restroom facilities and kitchen. The school addition provides for a new entrance to the building and expansion of administrative use areas, with areas formally dedicated to administrative use to be remodeled into classroom space. Staff noted to the Commission that the current proposed additions were consistent with a master plan as approved by both the Urban Design Commission and the Plan Commission in March 2003, which provided for the expansion of the church and school. The previously approved master plan detailed the currently proposed school and administrative offices additions, in addition to the relocation of existing parking along the southerly perimeter of the site. Staff also noted that the level of parking was consistent with that approved with the previous master plan, in response to neighborhood concerns that the church provide sufficient off-street parking to eliminate previous issues with on-street parking, which severely impacted adjoining neighborhood residents. Following a review of both existing expanded church facilities and the proposed additions, the Commission expressed concerns on the following:

- Include interior planting islands in the new parking area at a minimum of two, and move proposed canopy trees closer to the surface parking area to provide more shade.
- Existing lighting should be tilted flat, not up, and eliminate the proposed use of high-pressure sodium fixtures from the plan.

**ACTION:**

On a motion by Host-Jablonski, seconded by March, the Urban Design Commission **GRANTED INITIAL APPROVAL** of the project. The motion was passed on a unanimous vote of (9-0). The motion required the inclusion of interior planting islands within the new parking area at a minimum of two, and the movement of shade trees in closer to provide shade in the surface parking lot, along with the tilting down of existing light fixtures and the elimination of high-pressure sodium fixtures from the plans.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 5, 6, 6, 6, 7, 7, 7, 7.5 and 8.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 5313 and 5405 Flad Avenue**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	6	7	6	7	6	7	7	7
	7	9	8	8	8	8	8	8
	6	6	5	-	-	5	6	6
	-	-	-	-	-	-	-	7
	-	-	-	-	-	-	-	7.5
	6	7	7	6	6	7	7	7
	5	6	4	4	-	5	4	5
	6	7	6	5	-	6	7	6
	7	5	7	7	6	7	6	6
	-	-	-	-	-	-	-	-

**General Comments:**

- Nice architectural unity.
- Well-conceived master plan.
- Add parking lot islands within the new lot for heat reduction with shade trees.
- This is a lot of impervious surface.



Department of Public Works  
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.  
City Engineer

City-County Building, Room 115  
210 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53703  
608 264 9275 FAX  
608 267 8677 TDD

**Deputy City Engineer**  
Robert F. Phillips, P.E.

**Principal Engineers**  
Michael R. Dailey, P.E.  
Christina M. Bachmann, P.E.  
John S. Fahrney, P.E.  
David L. Benzschawel, P.E.  
Gregory T. Fries, P.E.

**Operations Supervisor**  
Kathleen M. Cryan

**Hydrogeologist**  
Joseph L. DeMorett, P.G.

**GIS Manager**  
David A. Davis, R.L.S.

DATE: May 4, 2005  
TO: Plan Commission  
FROM: Larry D. Nelson, P.E., City Engineer  
SUBJECT: 5313 and 5405 Flad Avenue Conditional Use

The City Engineering Division has reviewed the subject development and has the following comments.

**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.)

1. The applicant is required to provide detention (if not accounted for in prior phase), for all new impervious areas.
2. The applicant shall provide oil and grease control and 40% TSS control fro new parking areas and maintenance agreement for all storm water management plan components.
3. Submit stormwater calculations to Tim Troester for review.
4. Revise utility plan to show how bathroom facilities in the proposed addition will be provided sanitary sewer service.

**GENERAL OR STANDARD REVIEW COMMENTS**

In addition, we offer the following General or Standard Review Comments:

**Engineering Division Review of Planned Community Developments, Planned Unit Developments and Conditional Use Applications.**

Name: 5313 and 5405 Flad Avenue Conditional Use

**General**

- 1.1 The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.



- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.
- 1.5 The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
- 1.6 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

**Right of Way / Easements**

- 2.1 The Applicant shall Dedicate a \_\_\_\_\_ foot wide strip of Right of Way along \_\_\_\_\_.
- 2.2 The Applicant shall Dedicate a \_\_\_\_\_ foot wide strip of Right of Way along \_\_\_\_\_.
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping \_\_\_\_\_ feet wide along \_\_\_\_\_.
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement \_\_\_\_\_ feet wide from \_\_\_\_\_ to \_\_\_\_\_.
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from \_\_\_\_\_ to \_\_\_\_\_.
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

**Streets and Sidewalks**

- 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] \_\_\_\_\_ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along \_\_\_\_\_.
- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along \_\_\_\_\_. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] \_\_\_\_\_ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along \_\_\_\_\_ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees.
- 3.8 The Applicant shall make improvements to \_\_\_\_\_ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) \_\_\_\_\_.
- 3.9 The Applicant shall make improvements to \_\_\_\_\_. The improvements shall consist of \_\_\_\_\_.
- 3.10 The approval of this Conditional Use does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.

- 3.11 The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.
- 3.12 The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
- 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.
- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.

**Storm Water Management**

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
- 4.5 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.6 The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
- 4.7 This site is greater than one (1) acre and the applicant is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Contact Jim Bertolacini of the WDNR at 275-3201 to discuss this requirement.
- 4.8 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.9 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
- 4.10 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Please contact Greg Fries at 267-1199 to discuss this requirement.
- 4.11 The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
- 4.12 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.
- 4.13 The Applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) formats and contain the following data, each on a separate layer name/level number:

- a) Building Footprints
- b) Internal Walkway Areas
- c) Internal Site Parking Areas
- d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)

NOTE: Email file transmissions preferred [lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com) . Include the site address in this transmittal.



- 4.14 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicate a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

#### Utilities General

- 5.1 The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.
- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

#### Sanitary Sewer

- 6.1 Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size and alignment of the proposed service.



**Traffic Engineering Division**

David C. Dryer, City Traffic Engineer

Madison Municipal Building  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2986  
Madison, Wisconsin 53701-2986  
PH 608/266-4761  
TTY 608/267-9623  
FAX 608/267-1158

May 6, 2005

TO: Plan Commission  
FROM: David C. Dryer, P.E., City Traffic Engineer  
SUBJECT: **5313 & 5405 Flad Avenue – Conditional Use – Addition to Church, Administration Offices & Preschool**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

**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.)

- 1. The applicant shall submit plans demonstrating school drop off and pick operation from Flad Ave. to be approved by Traffic Engineering. There have been vehicle queuing problems on Flad and through the adjacent intersection at Gilbert Rd.

**GENERAL OR STANDARD REVIEW COMMENTS**

In addition, we offer the following General or Standard Review Comments:

- 2. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
- 3. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
- 4. The Developer shall post a deposit or reimburse the City for all costs associated with any modifications to Street Lighting, Signing and Pavement Marking including labor and materials for both temporary and permanent installations.

5. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: Jessica Klehr  
Fax: 608-238-6727  
Email: jklehr@flad.com

DCD:DJM:dm

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** April 23, 2005

**To:** Bill Roberts, Planner III  
**From:** Kathy Voeck, Assistant Zoning Administrator  
**Subject:** 4313 & 5405 Flad Avenue

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**Present Zoning District:** R-1

**Proposed Use:** Addition (22,224 sq. ft.) for St. Maria Goretti Church parish center fellowship hall and offices and also a school addition (4,586 sq. ft.)

**Conditional Use:** 28.08(2)(c)24 and 25. Elementary schools are a conditional use and buildings over 10,000 sq. ft. in the R-1 district 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. 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.
2. 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**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	8,000 sq. ft.	8.96 acres
Lot width	65'	adequate
Front yard	30'	adequate
Side yards		adequate
Rear yard	40'	adequate
Floor area ratio	n/a	n/a
Building height	2 stories	2 stories

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	187	194
Accessible stalls	6	13
Loading	as shown	adequate
Number bike parking stalls	51	51
Landscaping	Yes	(1)
Lighting	No	(2)

<b>Other Critical Zoning Items</b>	
Urban Design	Yes
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.



# City of Madison Fire Department

## Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295  
Phone: 608-266-4484 • FAX: 608-267-1153

DATE: 5/6/05  
TO: Plan Commission  
FROM: Edwin J. Ruckriegel, Fire Marshal  
SUBJECT: 5313 & 5405 Flad Ave.

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

**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**

In addition, we offer the following General or Standard Review Comments:

1. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
  - a. The site plans shall clearly identify the location of all fire lanes.
  - b. Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt



## Madison Metro Transit System



1101 East Washington Avenue  
Madison, Wisconsin 53703  
Administrative Office: 608 266 4904  
Fax: 608 267 8778

May 6, 2005

TO: Plan Commission

FROM: Timothy Sobota, Transit Planner, Metro Transit

SUBJECT: **5313 Flad Avenue – Conditional Use – St. Maria Goretti Phase II**

Metro Transit has reviewed the subject development and has the following comments.

**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.)

1. The applicant shall install a concrete passenger boarding pad on the east side of Gilbert Road, approximately 5 feet south of the corner radius of Flad Avenue. The concrete pad shall occupy the full distance of the terrace, measure 6 feet in width parallel to the street, and lie flush between the sidewalk and the top of curb.
2. The applicant shall install and maintain a passenger seating amenity on the east side of the sidewalk along Gilbert Road, generally opposite this concrete boarding pad.
3. The applicant shall install and maintain a trash receptacle adjacent this seating amenity.
4. The developer shall include this concrete passenger boarding pad, seating amenity, and trash receptacle on the final documents filed with their permit application so that Metro Transit may review and approve the design.

### GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

5. Metro Transit operates bus service seven days a week along Gilbert Road. Metro bus stop #8169 is on the east side of the Gilbert Road, approximately 100 feet south of Flad Avenue.
6. The applicant may select the passenger amenity designs given their preference of materials, color, etc. to match building or landscape elements. The applicant may contact Metro Transit to discuss any questions regarding size or exact placement requirements.
7. Metro Transit requests to sign and review final documents submitted for this project.

Please contact Tim Sobota, Metro Transit at 261-4289  
or by email at <tsobota@cityodmadison.com>  
if you have questions regarding the above items.

Digitally signed  
by Tim Sobota  
Date: 2005.05.06  
10:34:48 -05'00'

CC: Project contact person, Jessica Klehr: <jklehr@flad.com> (email)

**From:** Cindy Thomas <district20@cityofmadison.com>  
**To:** <kvoeck@cityofmadison.com>  
**Date:** 4/26/2005 7:57:13 AM  
**Subject:** St. Maria Goretti

Kathy

Got a call from Jessica Klehr of Flad Co. regarding their needing my signature to OK the St. Maria Goretti expansion.

I had them send out about 500 postcards to neighbors for a meeting for March 30. The meeting was held. The few people in attendance were satisfied. I haven't heard any complaints from nearby neighbors as I've knocked on their doors. I think the project was explained to neighbors a few years ago with the previous expansion.

I fully support the project and believe it will be a good addition to the neighborhood.

Is there anything else you need from me?

Cindy Thomas  
Aldersperson, District 20

**CC:** <jklehr@flad.com>