

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: March 9, 2015

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

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

6

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 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> 1 per 10 seats in main worship area (85). = 9 (maximum = 13.5) <u>School</u> 1 space per classroom = 6 (maximum = 6) <u>Day care</u> 1 per 15 clients.(75) = 5 (maximum = 10) Minimum Total = 20 Maximum total = 29.5 Future TBD	96 (3) 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 1 space per 5 students (school) = 15 1 per 5 employees (daycare) = 2 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

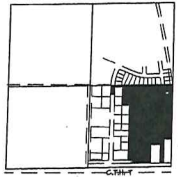
EAGLE CREST SUBDIVISION Doc# 4131704

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 March 11, 2005
Francis R. Thousand
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"N



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

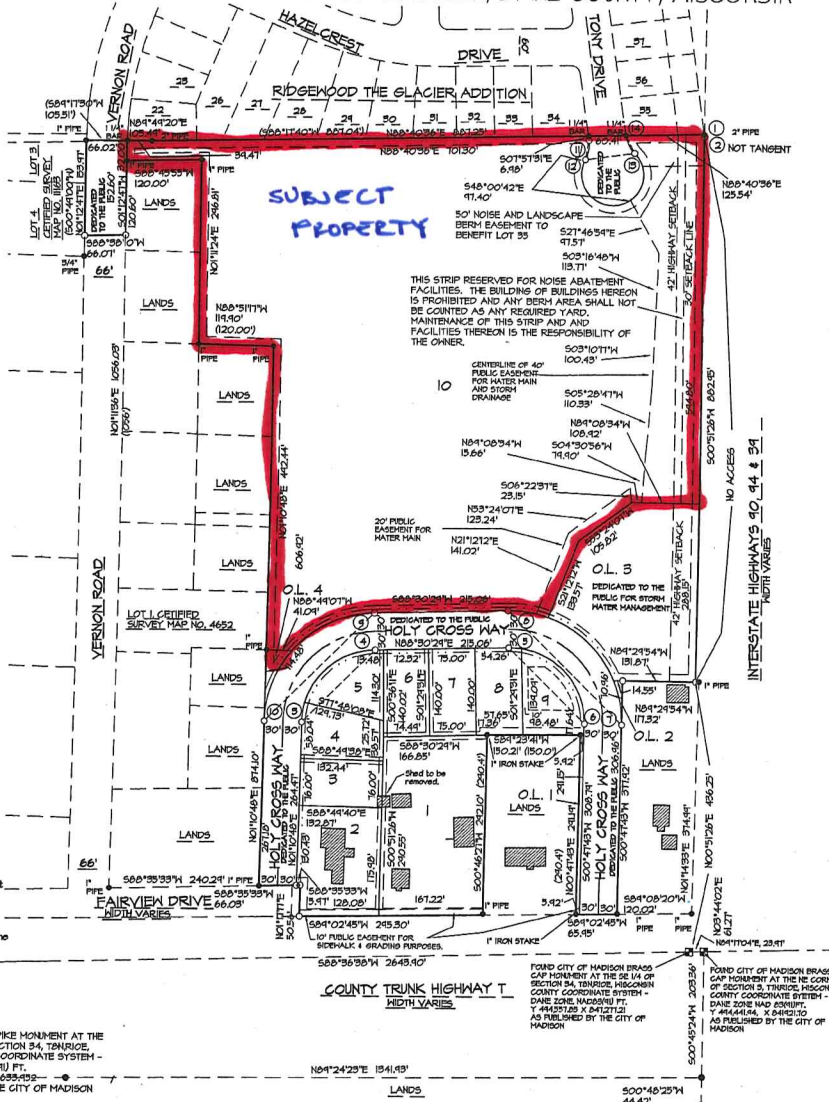
LOT	AREA (SQ. FT.)
1	48,621
2	25,502
3	10,062
4	10,392
5	10,222
6	10,221
7	10,500
8	10,519
9	10,719
10	336,428
OUTLOT 1	1,728
OUTLOT 2	886
OUTLOT 3	58,641
OUTLOT 4	1,484

NOTES REQUIRED BY TRANS. 239.
Access to CTH T is controlled by HS-DOT project
CA096-03. Access to HWY 94 is controlled by HS-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
connecting 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, T8N, R10E, WISCONSIN
COUNTY COORDINATE SYSTEM - DANE ZONE
NAD 83(11) Y 144448.264 X 244612.609
AS PUBLISHED BY THE CITY OF MADISON

FOUND RAILROAD SPIKE MONUMENT AT THE
S 1/4 CORNER OF SECTION 34, T8N, R10E,
WISCONSIN COUNTY COORDINATE SYSTEM -
DANE ZONE NAD 83(11) Y 444483.182 X 244603.452
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°25'54"E, 171.52 feet thence S00°47'49"E, 571.42 feet to the north right-of-way line of County
Trunk Highway T; thence along said north right-of-way line, S80°02'57"E, 65.49 feet; thence
N00°41'49"E, 241.41 feet to an iron stake; thence S84°23'41"E, 150.21 feet to an iron stake; thence
S00°46'27"E, 242.10 feet to the north right-of-way line of County Trunk Highway T; thence along said
north right-of-way line, S89°02'48"E, 295.30 feet thence N01°11'17"E, 505.56 feet thence S88°58'33"E,
66.03 feet thence N01°10'48"E, 814.10 feet; thence N88°51'17"E, 114.80 feet; thence N01°11'24"E, 246.61
feet to an iron pipe; thence S88°48'33"E, 120.00 feet to an iron pipe and the east line of Vernon
Road; thence along said east line, S01°12'47"E, 120.00 feet thence S88°58'10"E, 66.21 feet thence
N01°12'47"E, 153.41 feet; thence N84°44'20"E, 105.44 feet to an iron pipe; thence N88°40'36"E, 261.23
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 1394.41 feet and a chord which bears S06°50'24"E, 3.81 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 231,644 sq. ft. - 5.34 acres.

Dated this 10 day of August, 2005.

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



LEGEND:
BRASS CAP IN CONCRETE POUND
IRON STAKE POUND
(265.56) RECORDED AS DATA
265.51' MEASURED DATA
EXISTING BUILDING

ALL OTHER LOT AND OUTLOT CORNERS ARE
MARKED WITH A 7/8" x 24" 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 236.22 (2) WISCONSIN STATUTES.

6' GAS EASEMENT

Curve	Lot	Radius	Chord	Chord Bearing	Angle	Tangent Bearing	Arc
1-2		1834.41'	3.81'	S06°50'24"E	00°01'10"	N45°06'50"34"E	3.81'
3-4		120.00'	165.30'	N44°50'36"2"E	81°11'41"	S41°02'10"46"E	182.92'
4		120.00'	31.51'	N08°40'36"6"E	14°53'36"	S45°00'47'49"E	20.84'
5		120.00'	141.61'	N52°20'26"3"E	12°20'04"	S41°02'10"46"E	81.40'
5-6		120.00'	119.06'	S48°20'34"E	92°11'14"	S45°00'47'49"E	145.24'
6		120.00'	20.81'	S86°51'00"E	04°51'02"	S45°00'47'49"E	20.84'
7		120.00'	87.45'	S42°22'28"E	82°20'12"	S45°00'47'49"E	172.48'
7-8		180.00'	284.24'	N48°20'34"E	92°11'14"	T4°00'47'49"E	268.49'
8		180.00'	172.86'	N07°48'02"E	28°11'00"	S45°00'47'49"E	72.86'
9		180.00'	146.40'	N46°23'43"E	41°14'31"	S45°00'47'49"E	154.71'
10		180.00'	65.53'	N80°56'24"5"E	21°06'19"	S45°00'47'49"E	66.30'
9-10		180.00'	246.55'	S44°50'36"3"E	81°11'41"	T4°00'47'49"E	274.55'
10		180.00'	145.93'	S84°38'31"E	11°45'03"	T4°00'47'49"E	150.28'
11		180.00'	121.83'	S20°55'34"3"E	31°28'33"	T4°00'47'49"E	142.01'
11-12		5000'	31.62'	S10°28'35"E	36°52'11"	T4°00'47'49"E	32.16'
12-13		5000'	80.00'	N01°02'28"3"E	258°44'29"	T4°00'47'49"E	221.48'
13-14		5000'	81.62'	N06°28'31"E	36°52'12"	T4°00'47'49"E	52.16'

"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, 482, 483

Francis R. Thousand
Jane Lick, Register of Deeds

THIS INSTRUMENT WAS DRAFTED BY FRANCIS R. THOUSAND

02012
Sheet 1 of 2

APPROVED PLAT