

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: September 21, 2015

To: Plan Commission
From: Jenny Kirchgatter, Assistant Zoning Administrator
Subject: 723 State Street

Present Zoning District: PD(SIP)

Proposed Use: Revised plans for place of worship and student center to eliminate one floor of the building.

Requested Zoning District: PD(SIP)

Plan Commission Review: PD(SIP) Alteration

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. Update the site plan to be consistent with the project changes, including the layout for bicycle parking and showing the exterior bicycle stalls.
2. Provide typical details for the fifth floor roof garden planters and green roof areas.
3. If exterior lighting is provided it shall be in accordance with City of Madison General Ordinances Section 10.085. Submit a photometric plan and fixture cut-sheets if building lighting is provided.
4. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

ZONING CRITERIA

Requirements	Required	Proposed
Lot Area (sq. ft.)	As per approved plans.	As per submitted plans.
Lot Width	As per approved plans.	As per submitted plans.
Front Yard Setback	As per approved plans.	As per submitted plans.
Side Yard Setback	As per approved plans.	As per submitted plans.
Rear Yard Setback	As per approved plans.	As per submitted plans.
Usable Open Space	As per approved plans.	As per submitted plans.
Maximum Lot Coverage	As per approved plans.	As per submitted plans.
Floor Area Ratio	As per approved plans.	As per submitted plans.
Minimum Building Height	As per approved plans.	As per submitted plans.

Site Design	Required	Proposed
Number Parking Stalls	None	None
Accessible Stalls	None	None
Loading	1	1
Number Bike Parking Stalls	1 per 50 seats or 75 lineal feet of seating area or 1 per 350 feet of floor area in main worship space (10) 1 per lodging room plus 1 guest space per 4 lodging rooms (6)	53
Landscaping	No	No (2)
Lighting	No	No (3)

Other Critical Zoning Items	
Urban Design	Yes, PD
Historic District	Adjacent to a Landmark
Floodplain	No
Barrier Free (ILHR 69)	Yes
Utility Easements	Yes