



Location
1702 Wright Street

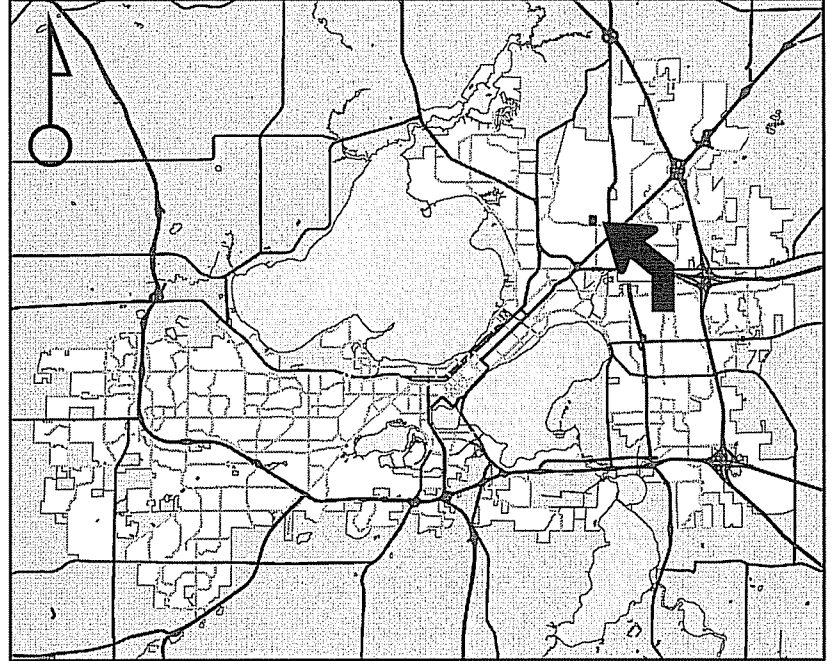
Project Name
Allied Health Building

Applicant
Michael M. Stark – Madison College/
John Feller – J.H. Findorff & Son, Inc.

Existing Use
Madison College parking lot

Proposed Use
Construct Allied Health education
facility at Madison College

Public Hearing Date
Plan Commission
16 May 2011

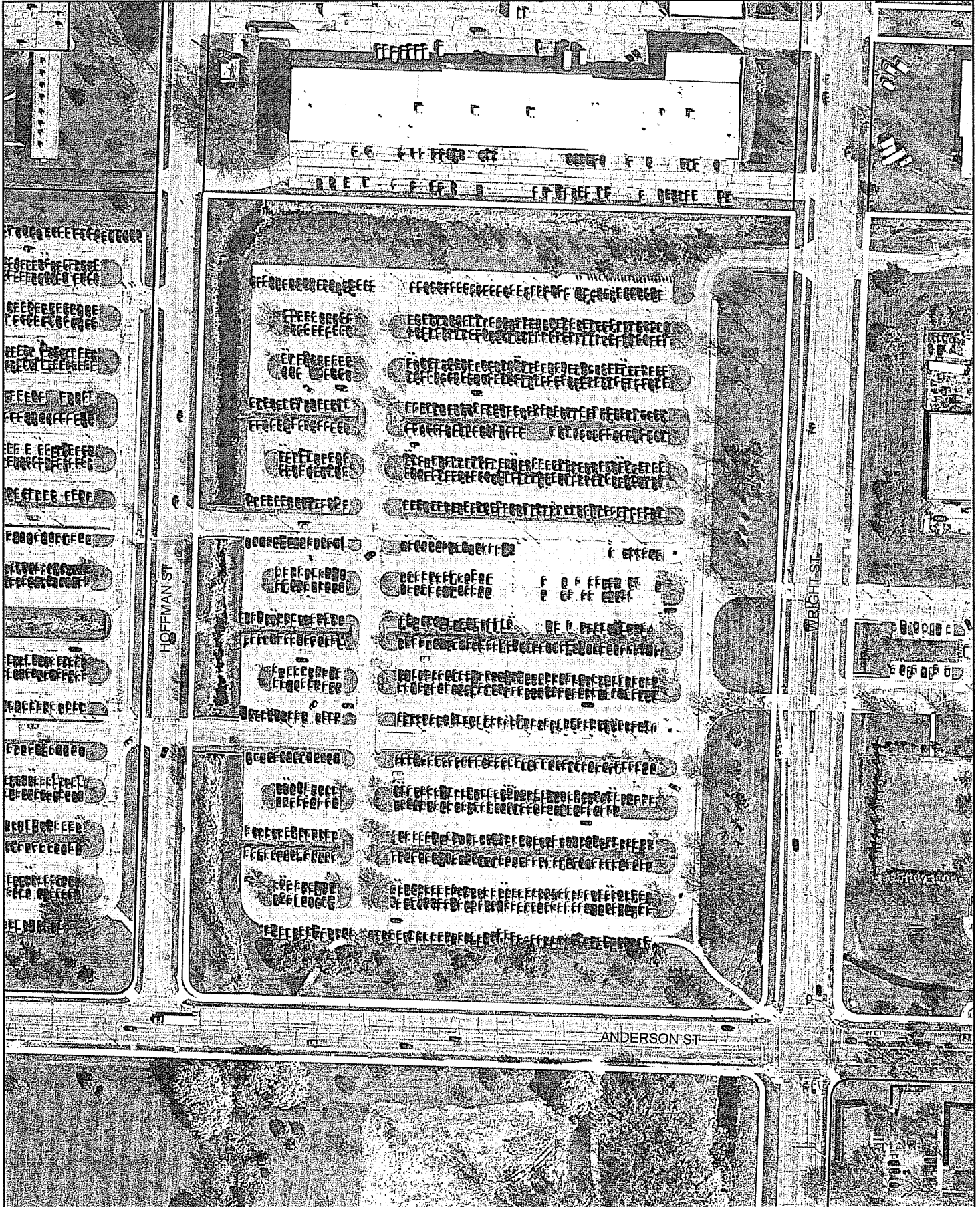


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 03 May 2011





LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>2700-</u> Receipt No. <u>119140</u>
Date Received	<u>6 APR 11</u>
Received By	<u>KJP</u>
Parcel No.	<u>0810-294-0082-7</u>
Aldermanic District	<u>17-CLAUDIUS</u>
GQ	<u>SEWER FEES</u>
Zoning District	<u>M1</u>
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <input type="checkbox"/>
Alder Notification	Waiver <input checked="" type="checkbox"/>
Ngbrhd. Assn Not.	Waiver <input checked="" type="checkbox"/>
Date Sign Issued	<u>6 APR 11</u>

1. Project Address: 1702 WRIGHT ST ~~3550 ANDERSON ST~~ (TP) Project Area in Acres: 26.89

Project Title (if any): ALLIED HEALTH BUILDING

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)	
<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit
<input type="checkbox"/> Other Requests (Specify): _____	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: MIKE STARK Company: MADISON COLLEGE
 Street Address: 3550 ANDERSON ST. City/State: MADISON WI Zip: 53704
 Telephone: (608) 246-0263 Fax: (608) 246-6880 Email: mmstark@mate.madison.edu

Project Contact Person: JIM FULLER Company: J.H. FUNDORFER & SON, INC.
 Street Address: 300 S. BEDFORD City/State: MADISON WI Zip: 53703
 Telephone: (608) 257-5321 Fax: (608) 257-5306 Email: jfuller@fundorfer.com

Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: _____
NEW HEALTH EDUCATION FACILITY, 1702 WRIGHT ST
 Development Schedule: Commencement 8-1-11 Completion 5-1-13

5. Required Submittals:

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$_____ See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of CITY OF MADISON Comprehensive Plan, which recommends: MUSTITUTONIA for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30** days prior to filing this request:
 - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
LARRY PALM (DIST 15) & JSC CLAUSUS (DIST 17) - FEB 6, 2011
 - NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.
 - Planning Staff: FEB 10, 2011 Date: H. SWANER Zoning Staff: A. MURPHY & DAI Date: FEB. 10, 2011
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name MICHAEL STARK Date 9-5-2011
 Signature [Handwritten Signature] Relation to Property Owner _____

Authorizing Signature of Property Owner _____ Date _____



April 6, 2011

Mr. Brad Murphy
Director of Planning
City of Madison
215 Martin Luther King Jr. Blvd
Madison, WI 53701-2984

RE: Land Use Application - Letter of Intent: Madison College - Allied Health

Dear Mr. Murphy -

Please consider this letter of intent and the attached documents for Plan Commission consideration relative to Madison College's application for alteration of existing conditional use. This application includes information for the proposed Allied Health building located on the Truax campus.

Pursuant to Madison general plan commission requirements for this Letter of Intent we submit the following:

1a. Project Name: Allied Health Building

1b. Construction Schedule: (attached - exhibit "1b") Start = 8/1/11 Finish = 8/1/13

1c. Existing Conditions: The Allied Health Building (AHB) project is sited at the southeast corner of what is the existing parking lot for the main Truax campus. As such the existing conditions are asphalt pavement and landscape berming along Wright and Anderson Streets.

1d. Project Team: Architect of Record: Zimmerman Architectural Studio
Surveyor: Jenkins Survey & Design
Landscape Architect: SAA Design Group
Engineer: Harwood Engineering
Construction Manager: J.H. Findorff & Son Inc.

1e. Building Use: The proposed facility will include (14) health departments of the College (see attached program - exhibit "1e")

1f. Total Gross Square Footage: 172,745sf

1g. Gross Square Footage by program: see exhibit "1e"

1h. Number of Employees: Full Time = 82; Part Time = 117

1i. Building Capacity: 1264 students + 82 Faculty = 1346 persons

1j. Parking Spaces: 3,613 (existing Truax)

1k. Hours of Operation: 7:00a.m to 10:00p.m M-F; 7:00a.m to 3:00p.m. Sat.

1l. Square Footage (acreage) of site: Parcel size = 20.89 acres

1m. Dwelling Units: 0

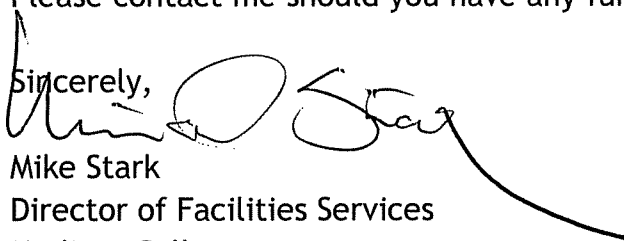
1n. Number of Bedrooms: 0

1o. Number of School children generated: 0

1p. Trash / Snow Removal: The facility will have a compactor internal to the building. Compacted trash will be removed to larger receptacle (2-4 cy dumpsters) outside the building at a trash enclosure. The Trash / Recycling enclosure to constructed of masonry and located west of building entry (see site plan). Waste is removed weekly through a contracted service company . Snow removal for walks and drives will be handled with current maintenance staff and collected to corners of the Truax parking lot as currently done.

The additional plan submittal requirements are also attached herewith.

Please contact me should you have any further questions regarding this application.

Sincerely,

Mike Stark
Director of Facilities Services
Madison College



Project Title

Truax
AHB

City of Madison,
Wisconsin

Issued For: Approved
Issue Date: 04/06/2011
SMA Project No. 2434
MC Project No.
Bid Prep No. B11-011

Revision: Date



ASD
ARCHITECTURAL SERVICES DESIGN
1000 UNIVERSITY AVENUE
MADISON, WI 53706
TEL: 608/263-1100
WWW.ASDDESIGN.COM
CONSULTING ARCHITECTS
CONSTRUCTION SERVICES
PLANNING & INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
ARCHITECTURAL RENDERING
PHOTOGRAPHY
INTERIOR DESIGN
WWW.ASDDESIGN.COM

DRAWING

Sheet Number

C-101

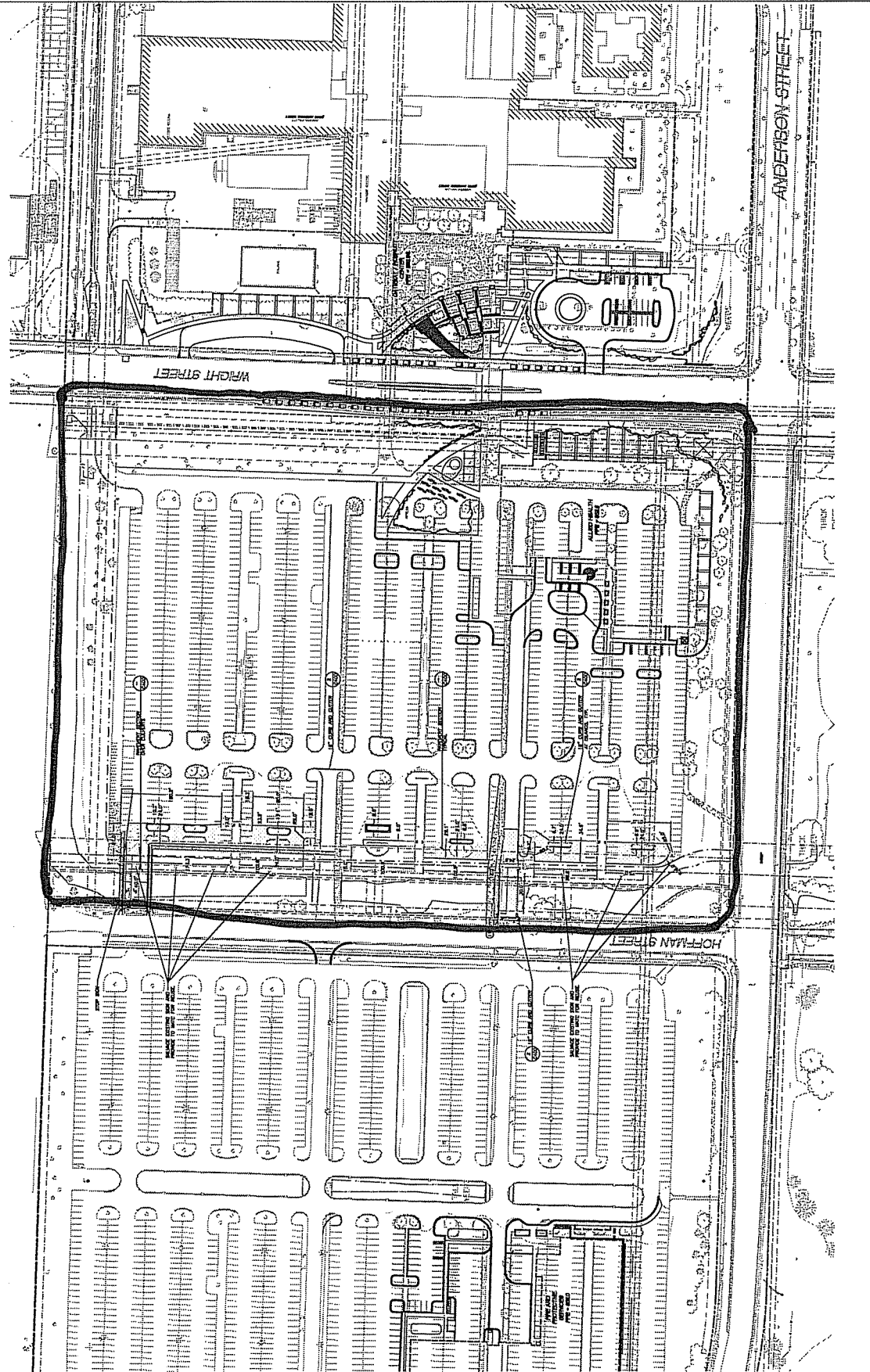
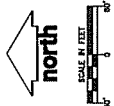
OVERALL SITE PLAN

- GENERAL NOTES**
1. THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
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- LEGEND (CONTINUED)**
- 1. ALL CURB AND GUTTER IS 12" CURB AND GUTTER UNLESS OTHERWISE NOTED.
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Project Title
 Truck
 HEB

City of Madison,
 Wisconsin

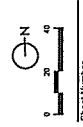
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 Issue Date: 09/04/2011
 SAA Project No.: 2434
 MC Project No.:
 BM Proj. No.: B11-1422

Revision	DATE

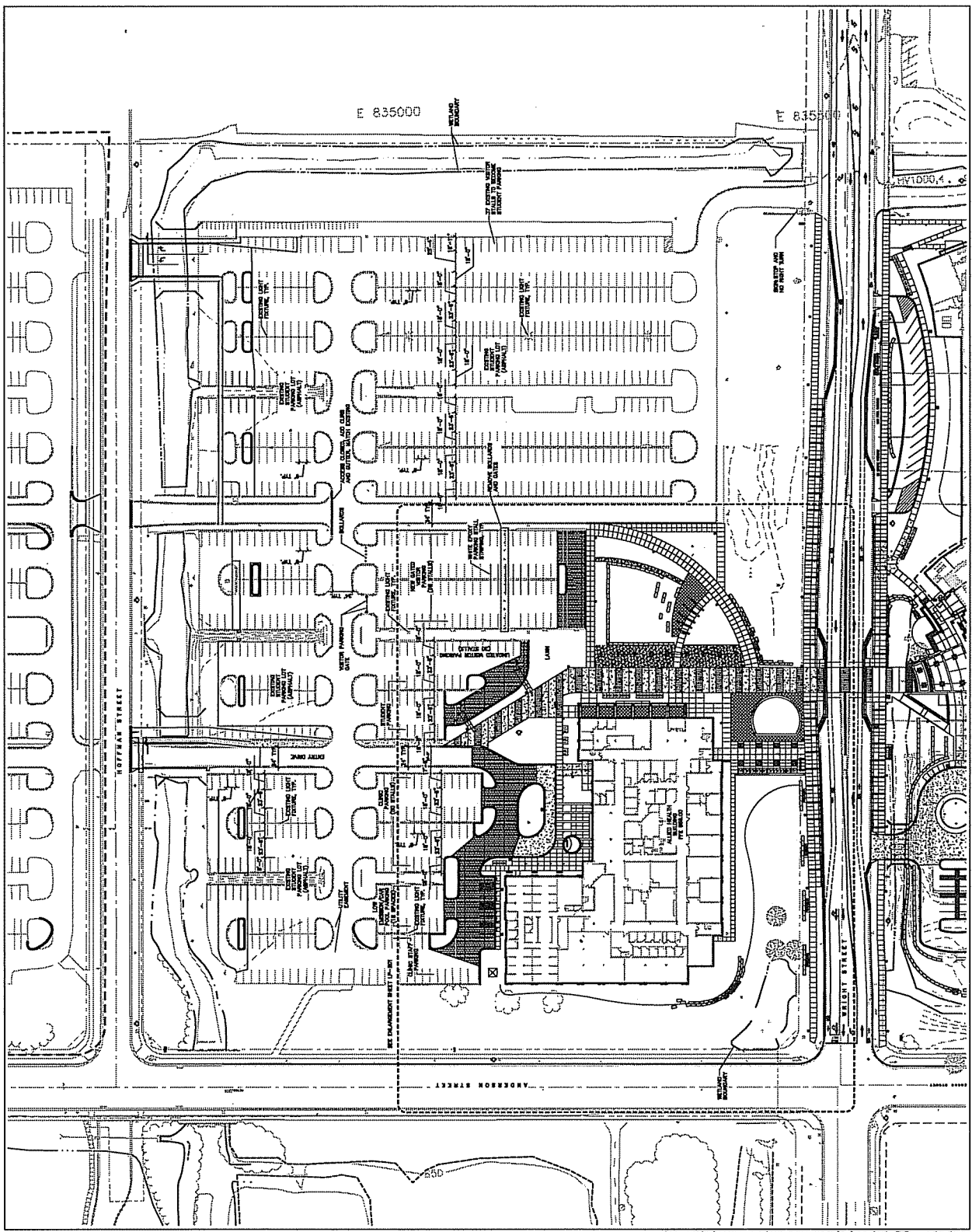
SAA DESIGN GROUP
 714 North Sherman, Inc.
 1000 North Sherman
 Madison, WI 53702
 608.261.5555



DRAWING
 SITE LAYOUT PLAN



Sheet Number
LP-101





Project Title

TOLBY
HEB

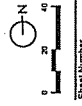
City of Madison,
Wisconsin

Drawn By: AUSTIN
Main Date: 05/04/2011
SAA Project No.: 2404
ARC Project No.:
SAA Proj. No.: 811-025

Revision	Date

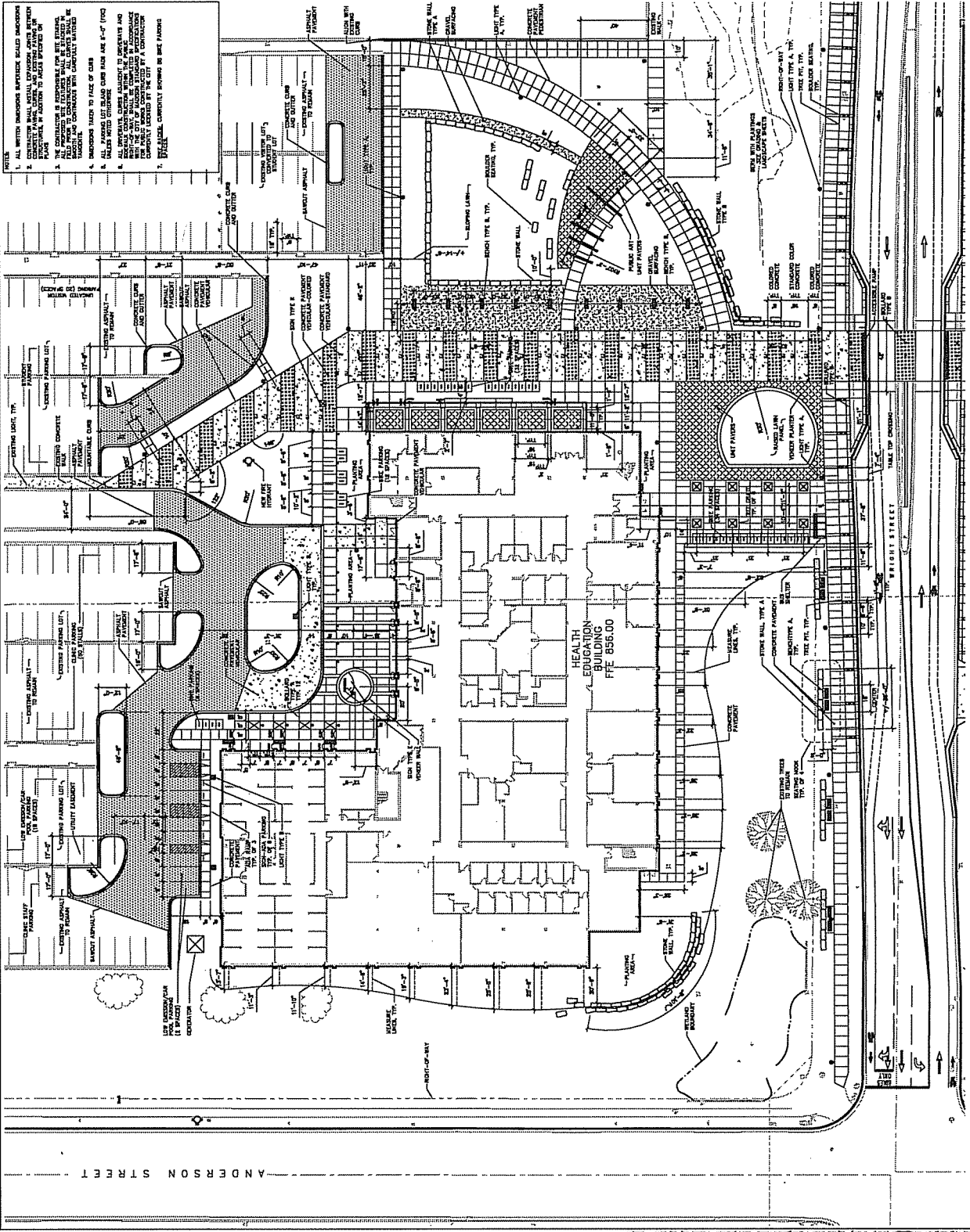


DRAWING
SITE LAYOUT PLAN
ENLARGEMENT



Sheet Number

LP-201



15



Project Title

TOLUX
HEB

City of Madison,
Wisconsin

Drawn For: Approved
 Name: Date: 05/04/2011
 SAA Project No.: 2404
 MC Project No.:
 Bid Package No.: B11-025

Revision	Date



DRAWING
LANDSCAPE KEY PLAN



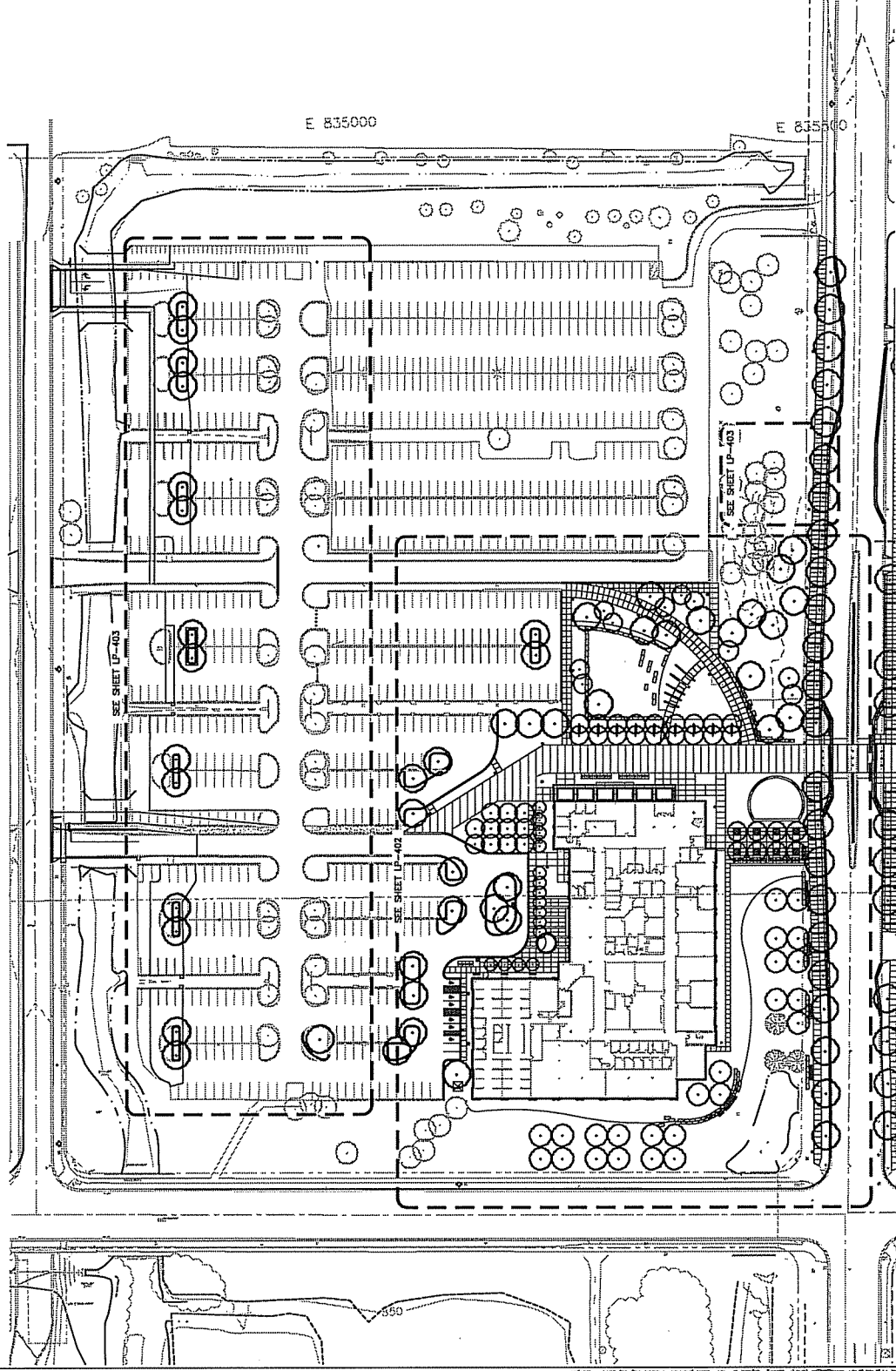
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LP-401

LANDSCAPE POINTS - MODIFIED EXISTING PARKING LOT

NUMBER OF TREES REQUIRED:	044	044
NUMBER OF PARKING STALLS	35	35
LANDSCAPE POINTS REQUIRED:	231	231
EXISTING LANDSCAPE POINTS PROVIDED:	76	76
POINTS REQUIRED FOR LOADING AREA:	2438	2438
TOTAL POINTS REQUIRED:	2669	2669

TABULATION OF POINTS PROVIDED:	2610	2610
EXISTING CANOPY TREES	0	0
EXISTING CANOPY TREES	35	35
EXISTING CANOPY TREES	35	35
ORNAMENTAL TREES	15	15
TOTAL POINTS	85	85





Project Title

TOLBY
HEB

City of Madison,
Wisconsin

Issued For: Approved
Issue Date: 05/04/2011
SAA Project No. 2404
MC Project No.
BB Page No. B11-402

Revision	Date

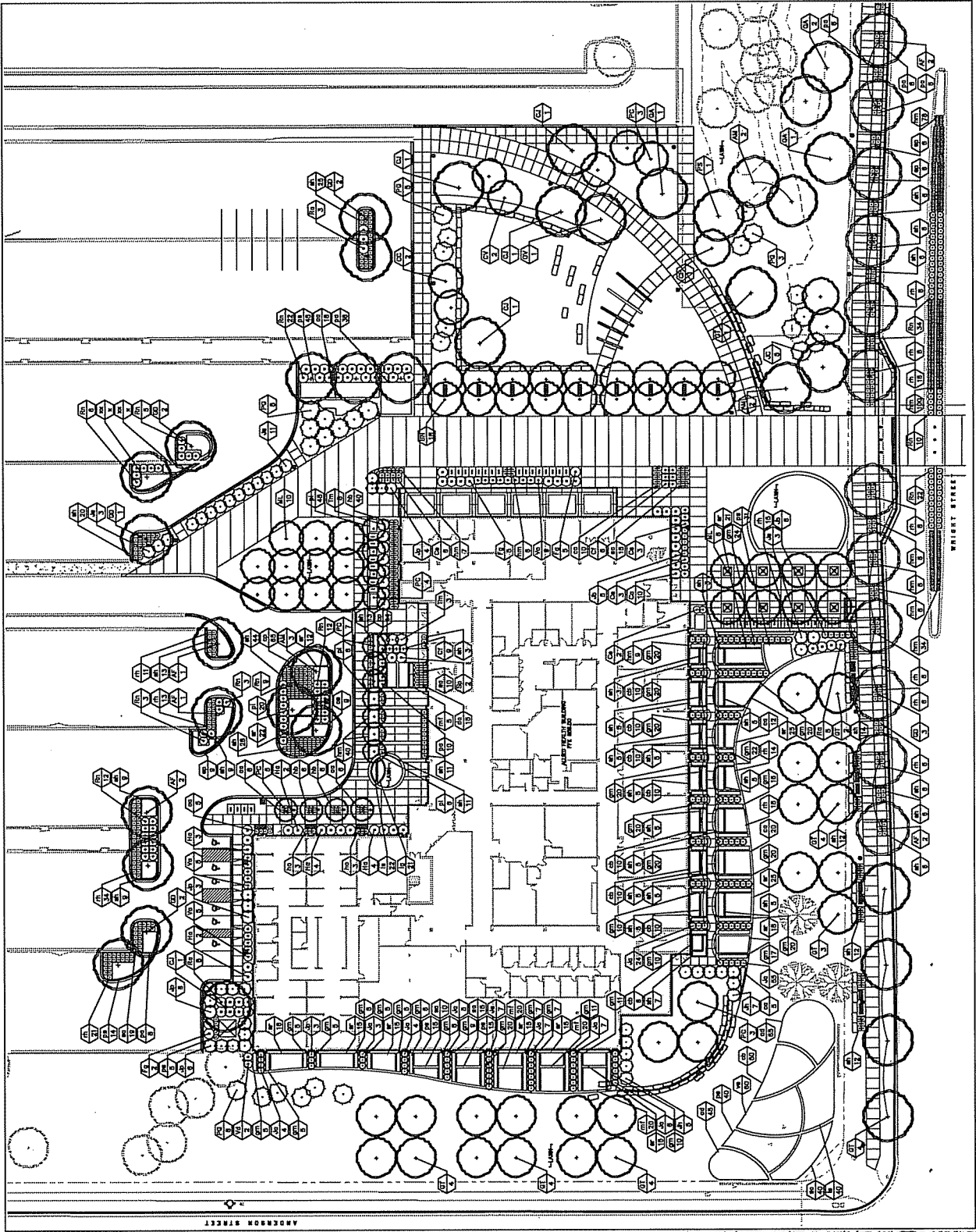


DRAWING
LANDSCAPE PLAN
ENLARGEMENT



Sheet Number

LP-402





Project Title

TOLUX
HEB

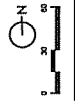
City of Madison,
Wisconsin

Issued For:	Approval
Issue Date:	05/04/2011
SAA Project No.:	2434
MC Project No.:	
BIG Proj. No.:	B11-022

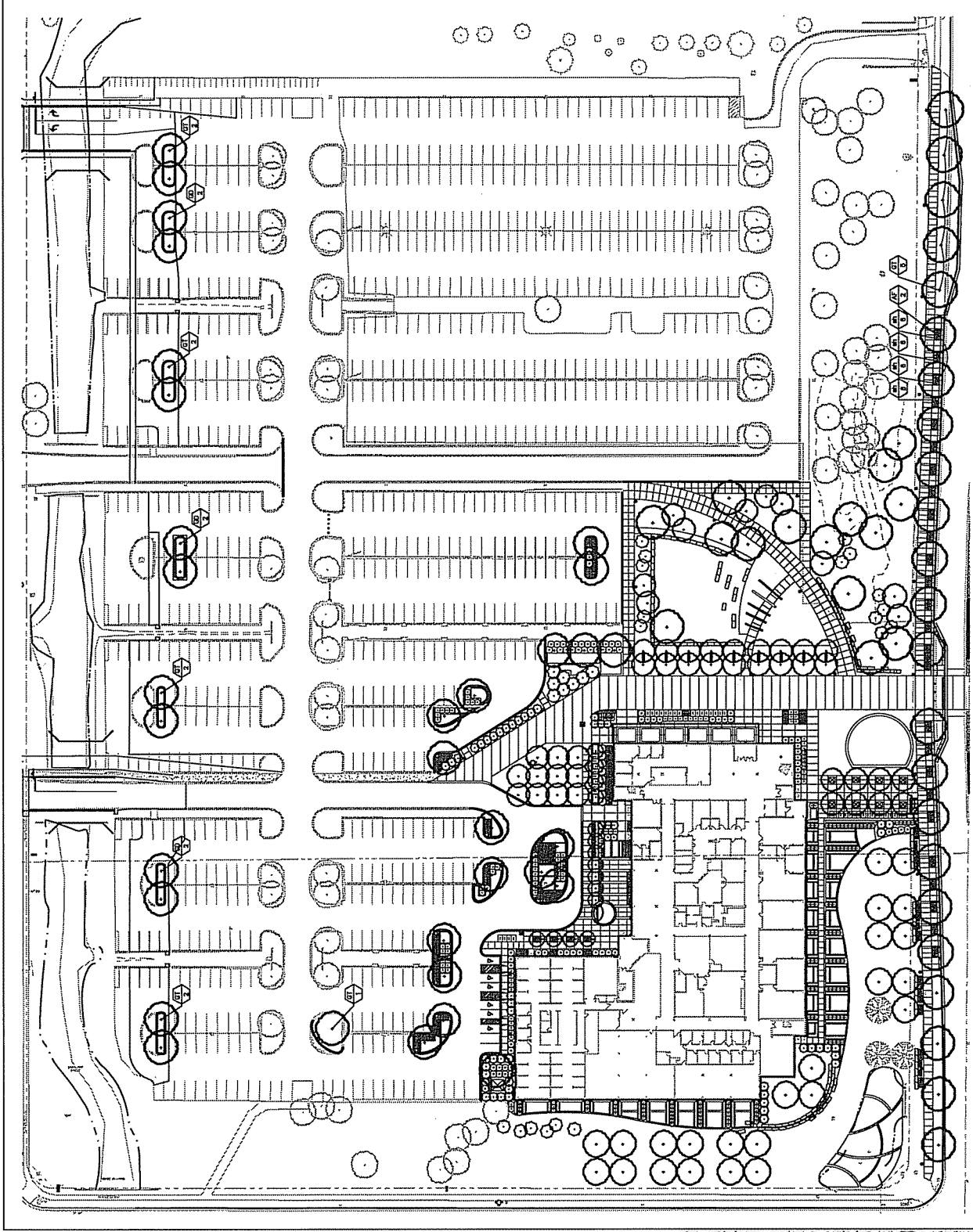
Revision	Date



DRAWING
LANDSCAPE PLAN
ENLARGEMENT



SHEET NUMBER
LP-403



LANDSCAPE PLANT LEGEND

Table with botanical names, common names, quantities, and comments. Rows include Shrub Type A (3'-8' H.), Shrub Type B (4'-8' H.), and Shrub Type C (3'-8' H.).

Table with botanical names, common names, quantities, and comments. Rows include Perennials/Graasses/Groundcovers and Ornamental Trees.



Truax
HEB

City of Madison,
Wisconsin

Dated For: Approved
Issue Date: 03/04/2011
SAA Project No.: 2404
MC Project No.:
BSP Pkg No.: 011-022

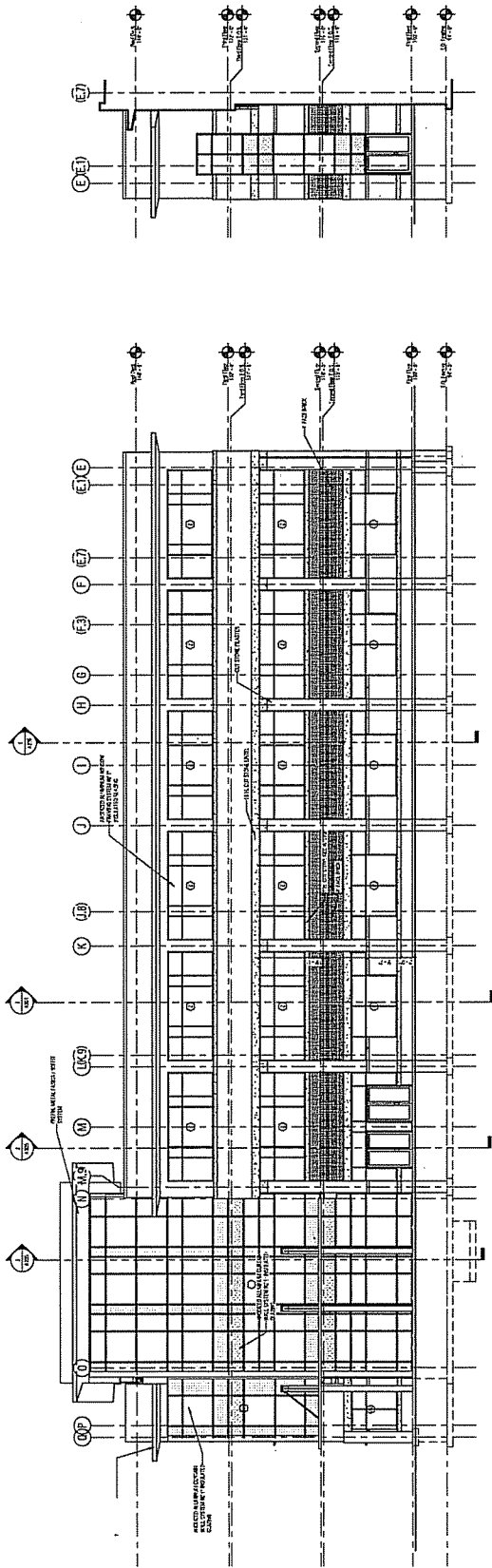
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DRAWING
LANDSCAPE
PLANT SCHEDULE

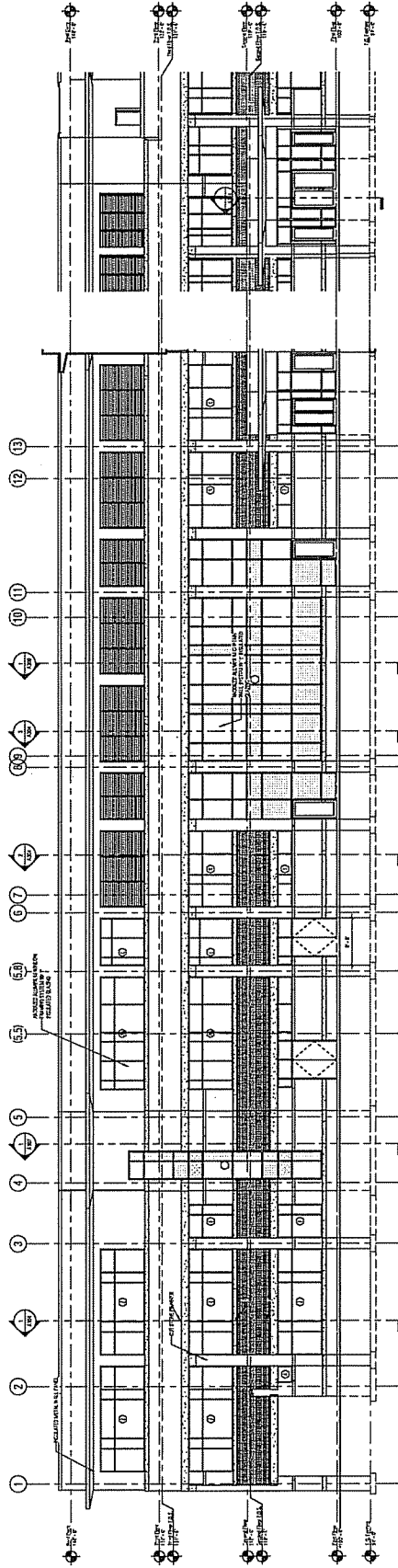
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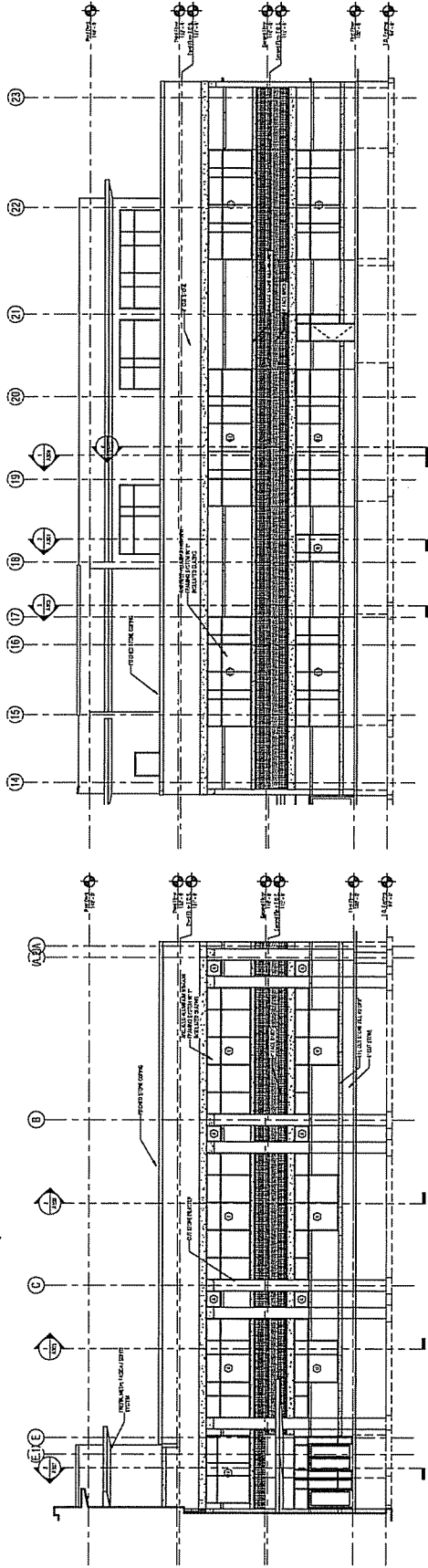
4 NORTH ELEVATION
 10'-11"

3 PARTIAL SOUTH ELEVATION
 10'-11"



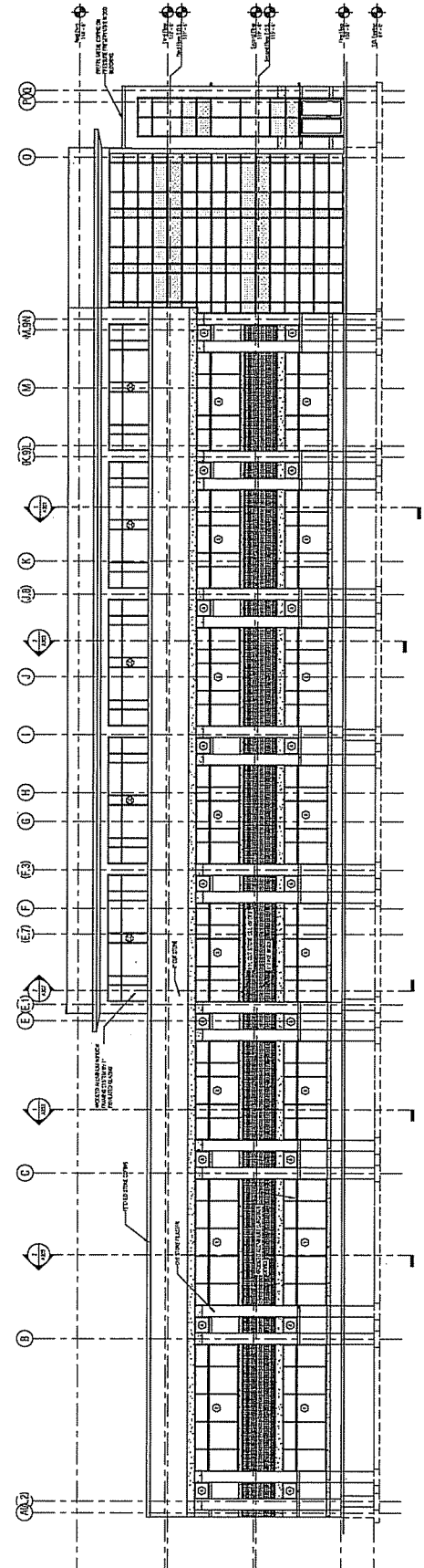
2 WEST ELEVATION
 10'-11"

1 PARTIAL NORTH-EAST ELEVATION
 10'-11"



3 NORTH ELEVATION
 10'-0" x 48'-0"

2 WEST ELEVATION
 10'-0" x 48'-0"

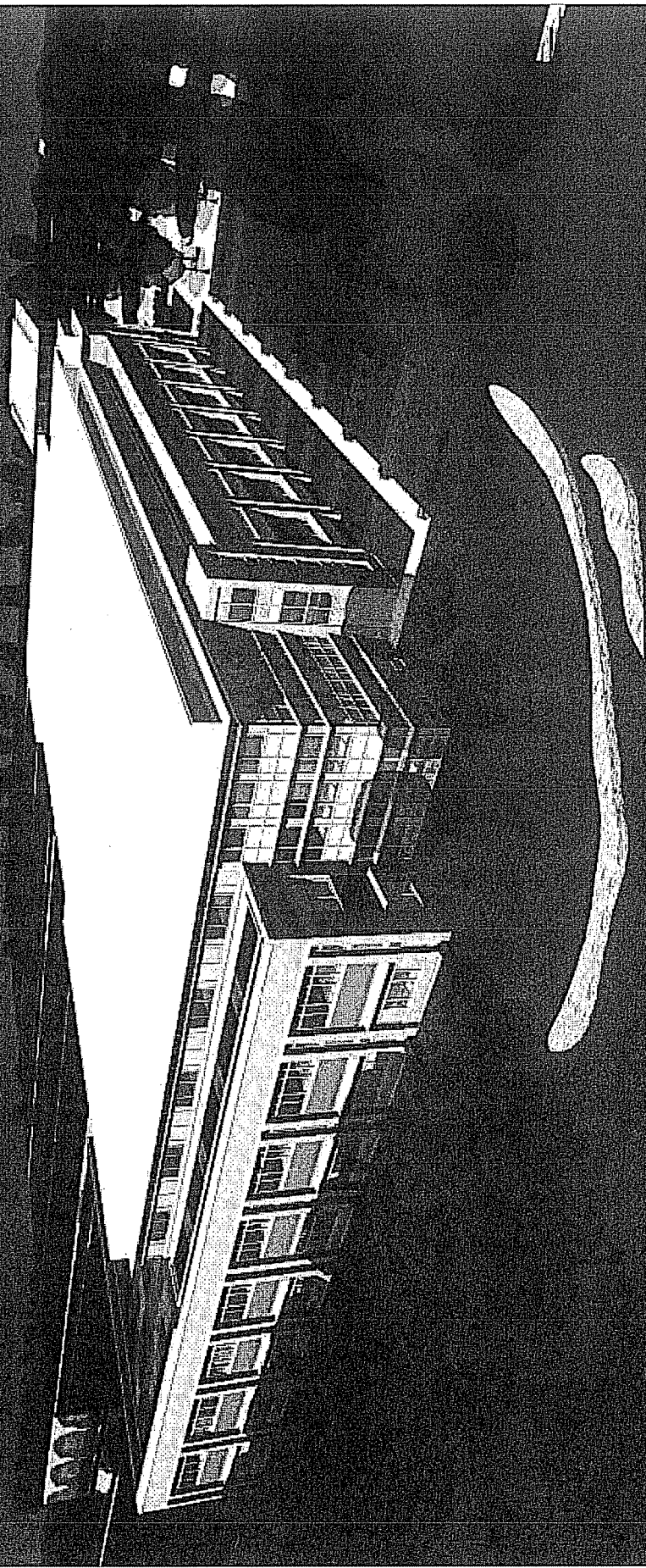


1 SOUTH ELEVATION
 10'-0" x 48'-0"



Health Education Building

View from Southeast



Essentially unchanged. Some additional landscape is shown, but see SAA drawings for accurate portrayal. White membrane roof to be bid as an alternate.

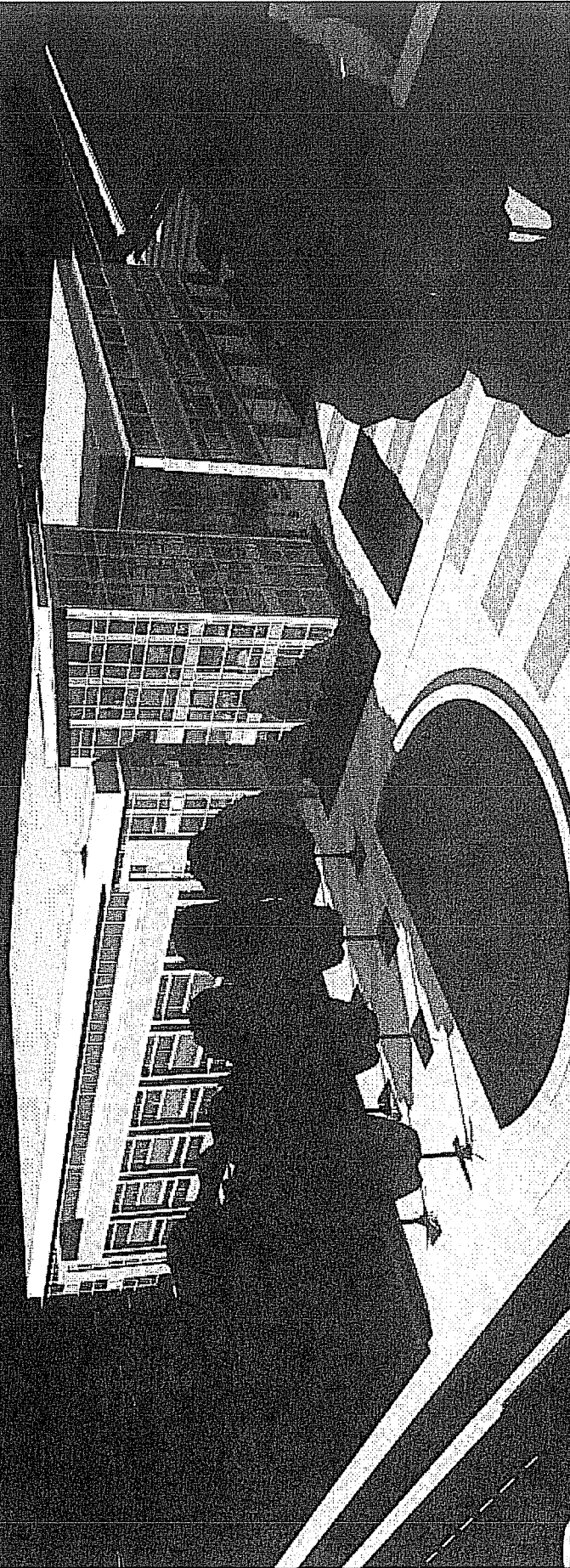


Revised UDC Submission May 4, 2011



Health Education Building

View from Northeast

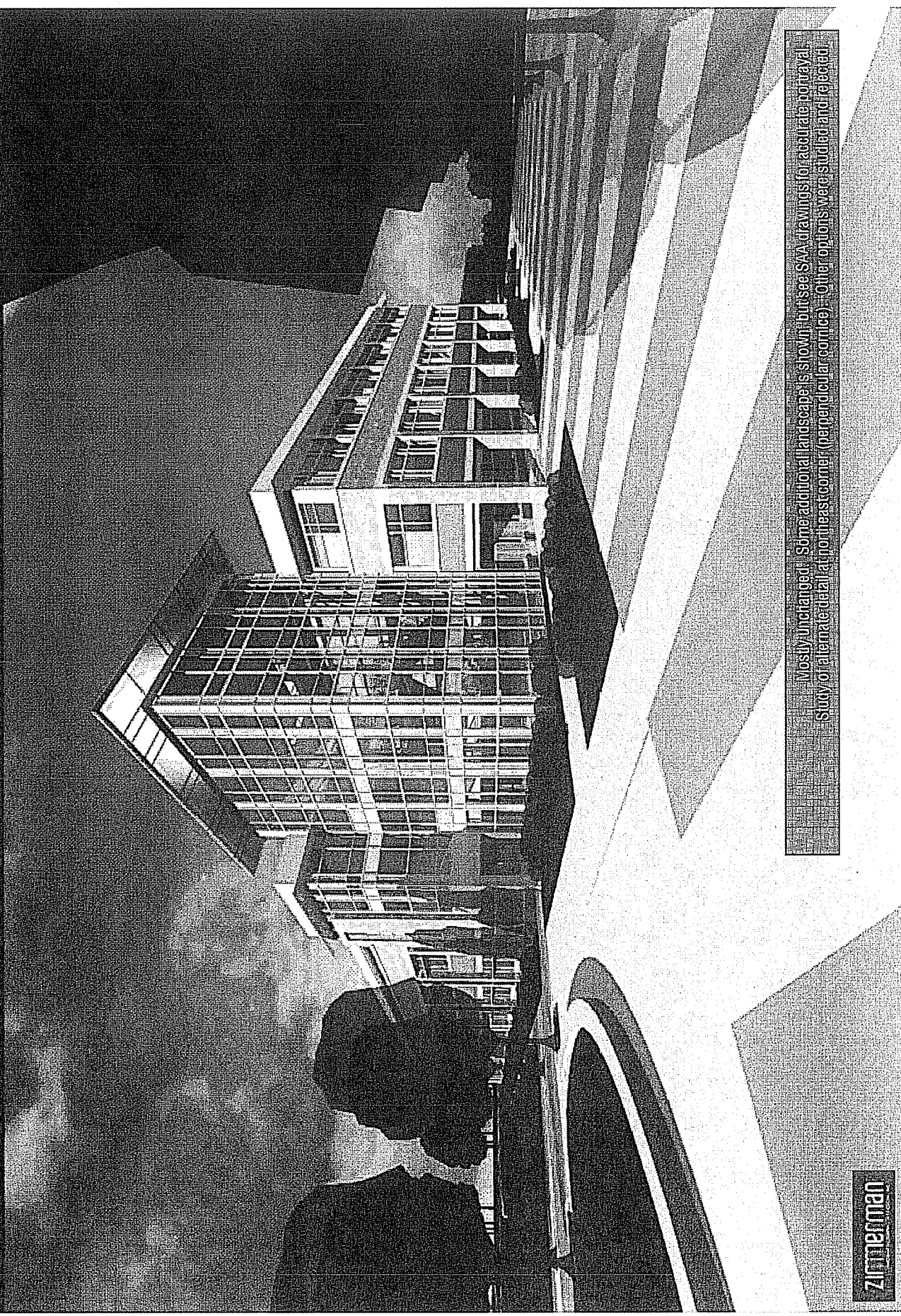


Mostly unchanged. Some additional landscape is shown, but see SAA drawings for accurate portrayal. White membrane roof to be bid as an alternate. Image shows somewhat revised detail of northeast corner. Other options were studied.



Health Education Building

Wide-Angle eye level view from Northeast



Mostly unchanged. Some additional landscapes shown, but see SAA drawings for accurate portrayal. Study of alternate detail at northeast corner. (perpendicular.com) Other options were studied and rejected.

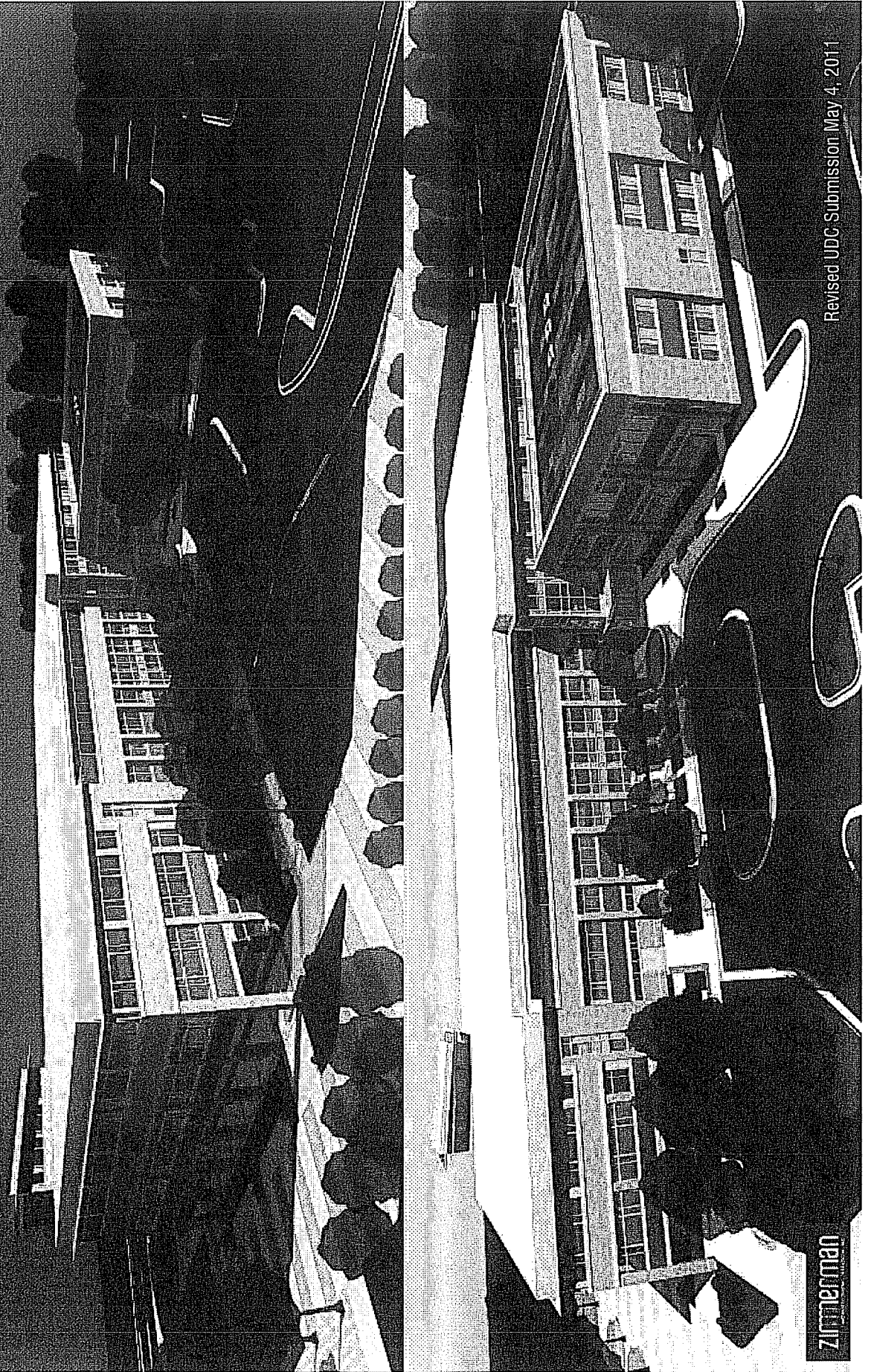




Health Education Building

Views from northwest and west

Showing redesigned clinic entry.
Metal and glass facade wraps to the ground, as at the southeast and northeast corners.
Some trees omitted for clarity.

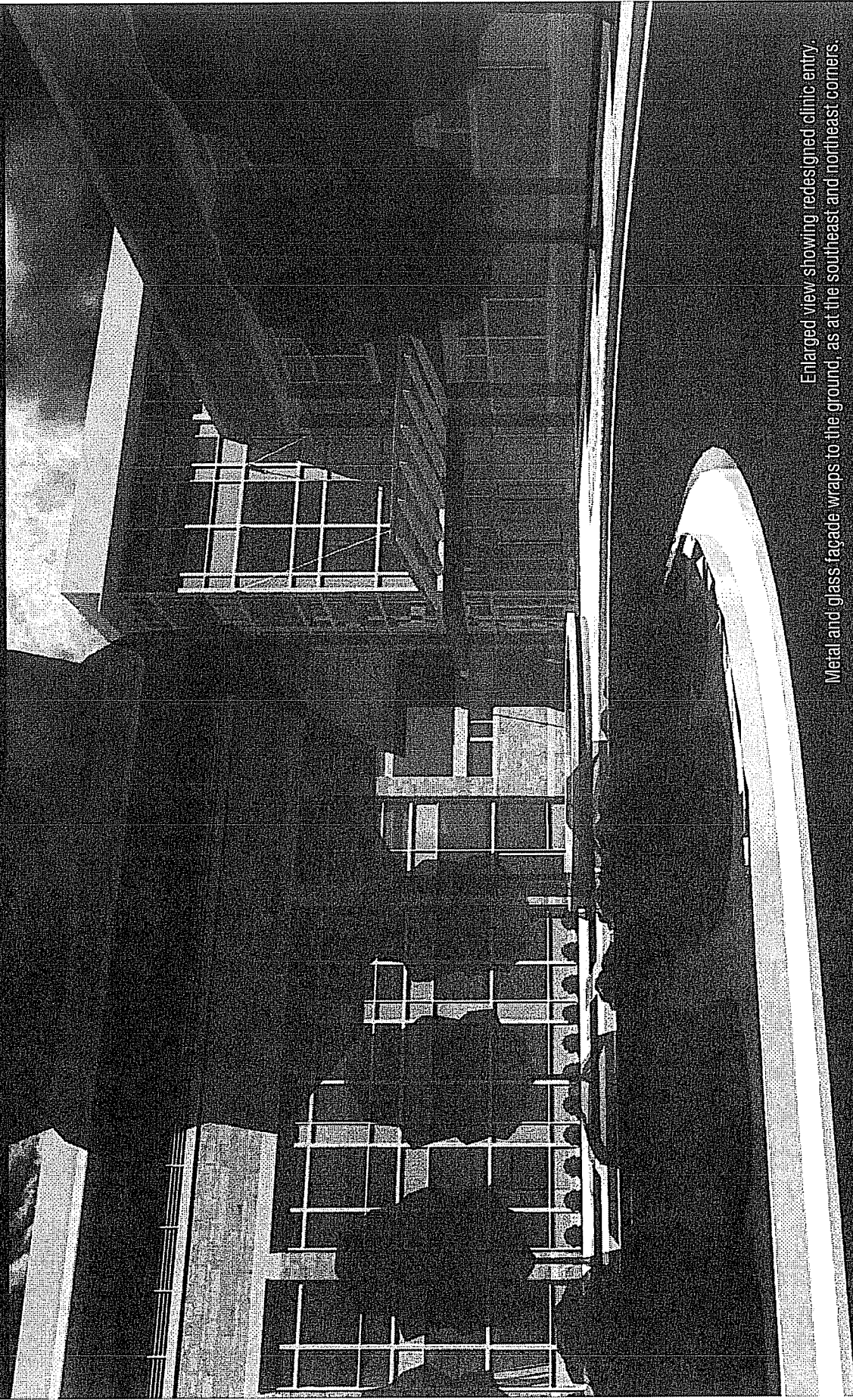


Revised UDC Submission May 4, 2011



Health Education Building

Views from West / northwest



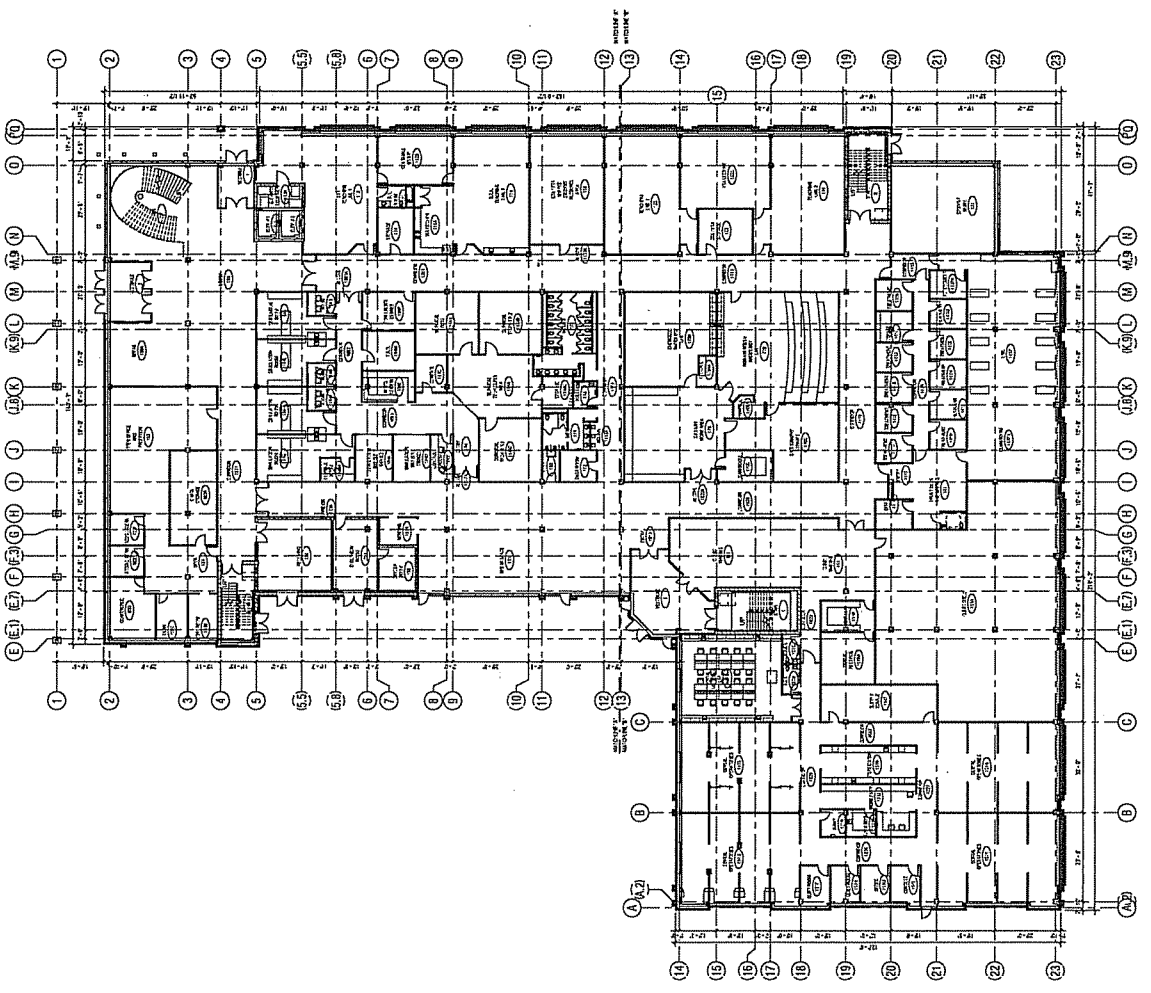
Enlarged view, showing redesigned clinic entry.
Metal and glass facade wraps to the ground, as at the southeast and northeast corners.

Zimmerman

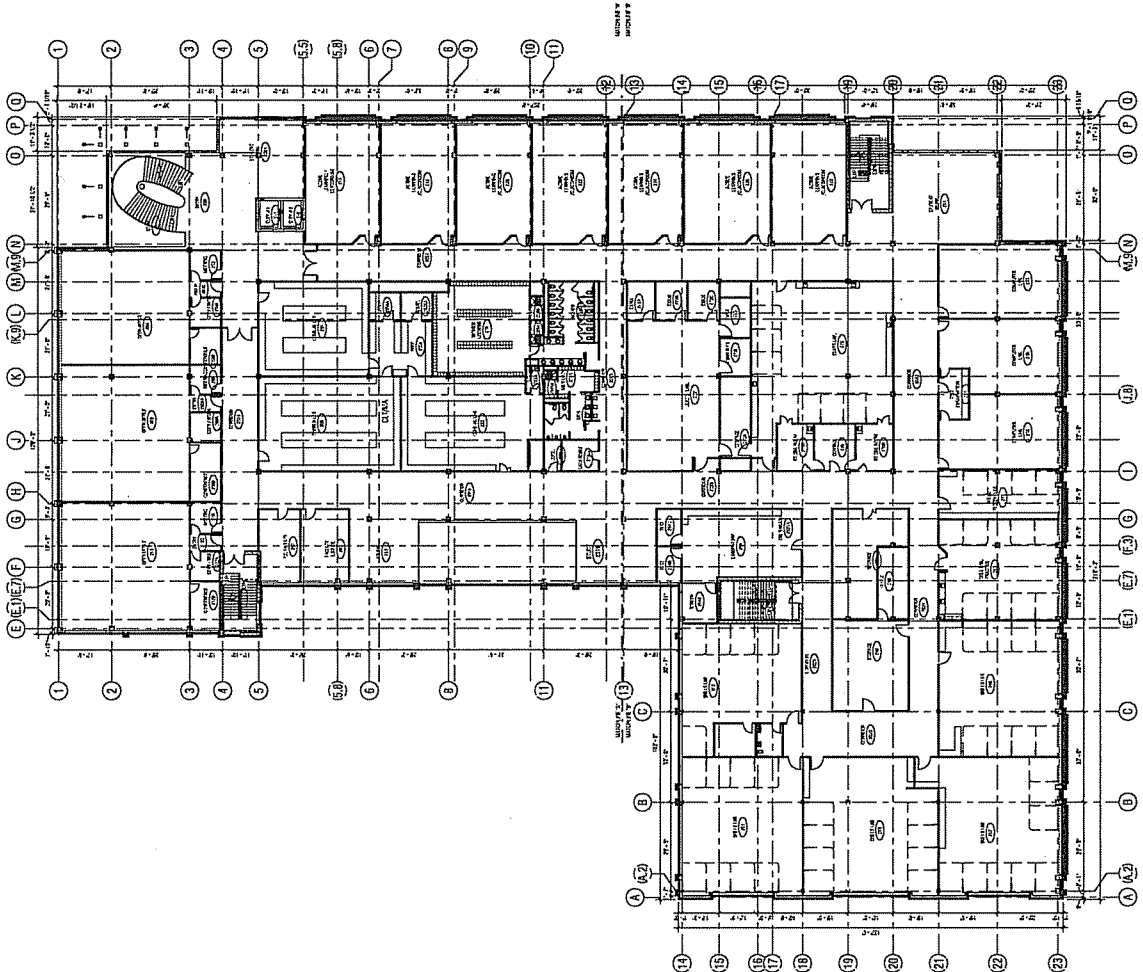
Revised UDC Submission May 4, 2011

TITLE: AIR DRAWN: F. Findorff CHECKED: F. Findorff PROJECT NO.: 100048.00 DATE: 8/14/00 BUILDING NO.: 25000 REVISION: _____ DATE: _____	
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Zimmerman
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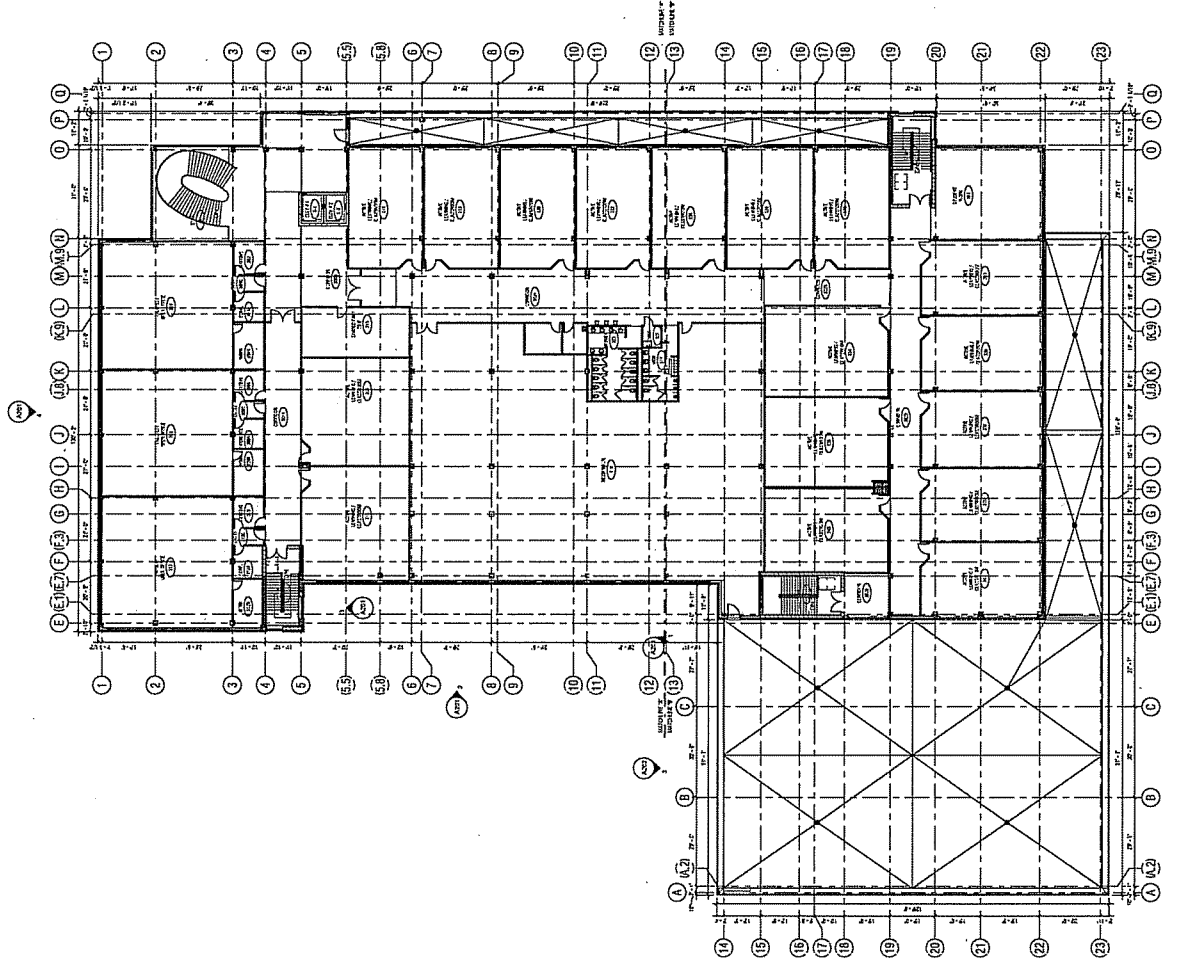
1 First Floor Plan - Overall
17' x 10' 0"





TRUCK JOB
Drawn for: Ryan Construction
Project No.: 100040001
AC Project No.: 810
5th Proj No.: 210040
Revisions
DATE

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 www.zimmernan.com



1 Third Floor Plan - Overall
 A 1:8" = 1'-0" R-10

SHEET NUMBER
A103
 OVERALL THIRD FLOOR PLAN
 12000 WEST 19TH AVENUE, DENVER, CO

15