

CITY OF MADISON

Proposed Demolition & Conditional Use

Location: 1347 Fish Hatchery Road

Project Name: St. Mary's Hospital
Temporary Parking Lot

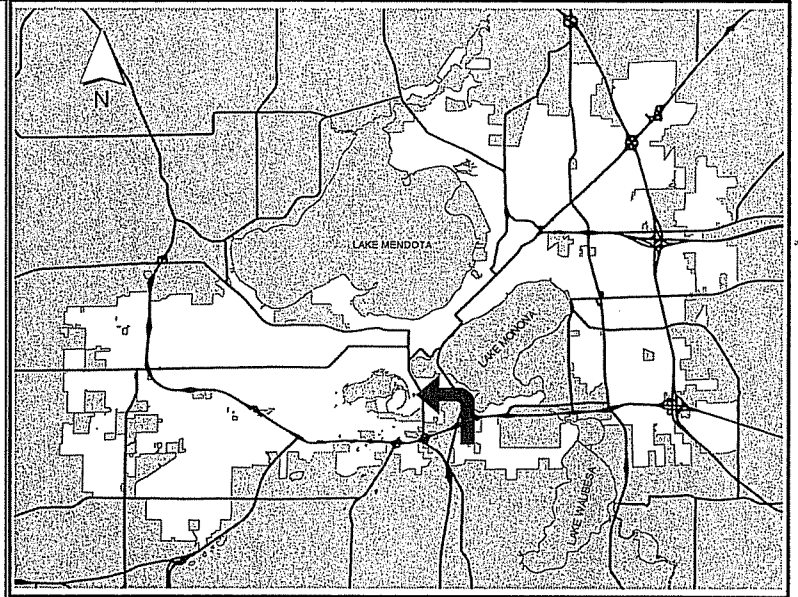
Applicant: Barbara K Miller - St. Mary's Hospital/
Steve Roth - Boldt Builders

Existing Use: Vacant Nursing Home

Proposed Use: Demolish Vacant Nursing Home &
Build Temporary Parking Lot

Public Hearing Dates:

Plan Commission 20 June 2005




For Questions contact: Pete Olson at: 267-1150 or polson@cityofmadison.com or City Planning at 266-4635

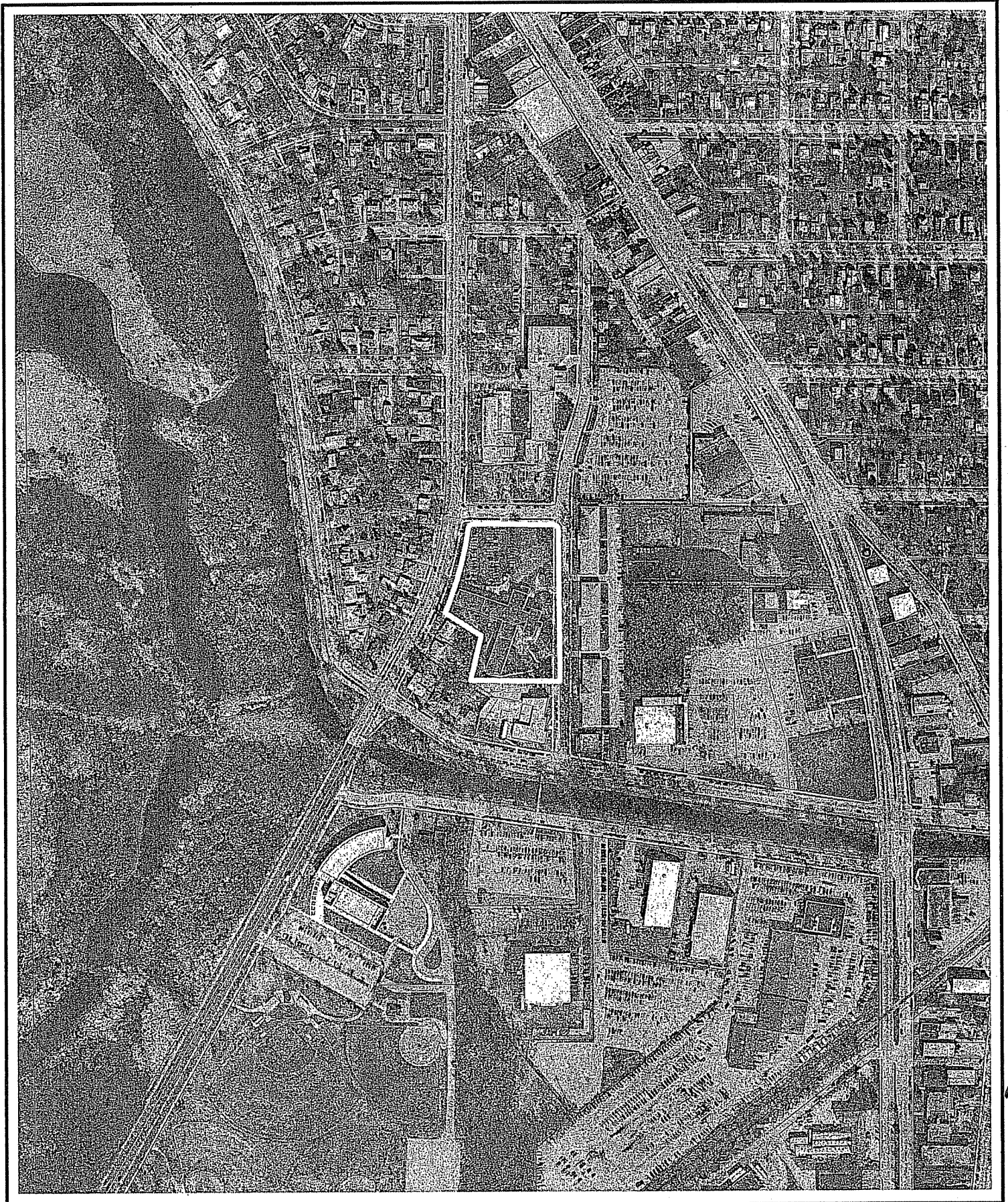


1347 Fish Hatchery Road

200 0 200 Feet



Date of Aerial Photography - April 2003



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.
- 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 zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:	
Amt. Paid <u>\$850.⁰⁰</u>	Receipt No. <u>60905</u>
Date Received <u>5-17-05</u>	
Received By <u>KAU</u>	
Parcel No. <u>0709-263-0307-8</u>	
Aldermanic District <u>13-Isadore Knox, Jr.</u>	
GQ <u>oh</u>	
Zoning District <u>R-4</u>	
For Complete Submittal	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <u>N/A</u>	Legal Descript. <u>✓ on survey.</u>
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <input type="checkbox"/>
Alder Notification <input type="checkbox"/>	Waiver <input type="checkbox"/>
Ngrhd. Assn Not. <input type="checkbox"/>	Waiver <input type="checkbox"/>
Date Sign Issued <u>5-17-05</u>	

disk of plans etc.

1. Project Address: 1347 Fish Hatchery Road **Project Area in Acres:** 3.25 acres

Project Title (if any): St Marys Care Center

2. This is an application for: (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)	
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP
<input checked="" type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit
<input type="checkbox"/> Other Requests (Specify): _____	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Barbara K. Miller Company: St Marys Hospital

Street Address: 707 South Mills Street City/State: Madison, WI Zip: 53715

Telephone: (608) 258-6733 Fax: (608) 258-6731 Email: barb_miller@ssmhc.com

Project Contact Person: Steve Roth Company: Boldt Builds, Oscar J. Boldt Construction

Street Address: N21 W23340 Ridgeview Parkway City/State: Waukesha, WI Zip: 53188

Telephone: (262) 544-9118 Fax: (262) 544-5905 Email: steve.roth@boldt.com

Property Owner (if not applicant): _____

Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Demolition of the existing building and parking lot. A temporary parking lot of 328 stalls will be constructed.

Development Schedule: Commencement June 2005 Completion August 2005

CONTINUE →

18
0

5. Required Submittals:

Site 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:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: 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.

Filing Fee: \$ 1050.00 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: 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 **INDIVIDUAL** Adobe Acrobat PDF files compiled either 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 who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

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 _____ Plan, which recommends: _____ for this property.*

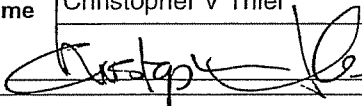
Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:
→ *List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:*

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 Counter and Planning Unit staff; note staff persons and date.
Planner Mark Olinger Date 05/16/05 | Zoning Staff Pete Olson Date 05/16/05

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Christopher V Thiel Date 5/17/05

Signature  Relation to Property Owner Consultant

Authorizing Signature of Property Owner _____ Date _____



Landscape Architecture

Urban Design

Community Planning

Civil Engineering

St. Marys Care Center

St. Marys proposes the construction of a temporary parking lot at 1347 Fish Hatchery Road, the location of the St. Marys Care Facility.

The St. Marys Care Center was a senior facility used until December 2003. The Care Facility was moved, the interiors and furnishings were donated to Habitat for Humanity, and the building has served for training exercises for the Madison Police and Fire Departments. The building is currently unoccupied.

The St. Marys Hospital Expansion project broke ground in February 2005. In the coming months, additions to the power plant will temporarily impact available parking for St. Marys employees and construction workers. There will be approximately 200 construction workers on site. Without offsite parking arrangements, the St. Marys neighborhood will be negatively impacted by employee and construction parking.

St. Marys proposes the demolition of the Care Facility, and using the site as a temporary parking lot during the construction of the new Inpatient building and parking structure. These facilities are scheduled to open in December 2007.

The site is 3.2 acres in size. The proposed parking lot is designed to accommodate 328 parking stalls. The proposed design will remove 14 trees and retain 47 existing trees. Security lighting and stormwater infiltration will be included in the new parking lot layout.

St. Marys presently shuttles employees from the Post Office parking lot on Wingra Drive. This parking lot would also be serviced by the St. Marys shuttle buses. The shuttle buses run from 5:30 AM until 12:00 AM.

St. Marys is working with Wingra Build for the use of the site after the temporary parking lot.



SOURBERG ANDERSON
ASSOCIATES, INC.
P.O. BOX 8890
FISH HATCHERY, WI 53123-8890

Professional Seal

Revision _____ Date _____

Project Name

St Marys Care
Center

St Marys

**BOLDT
BUILDS**
Clear-Label Construction

City of
Madison,
Wisconsin

Drawn By:
Checked By:
File:
Issued For: CUP
Issue Date: 06/17/05
Project No. 2071

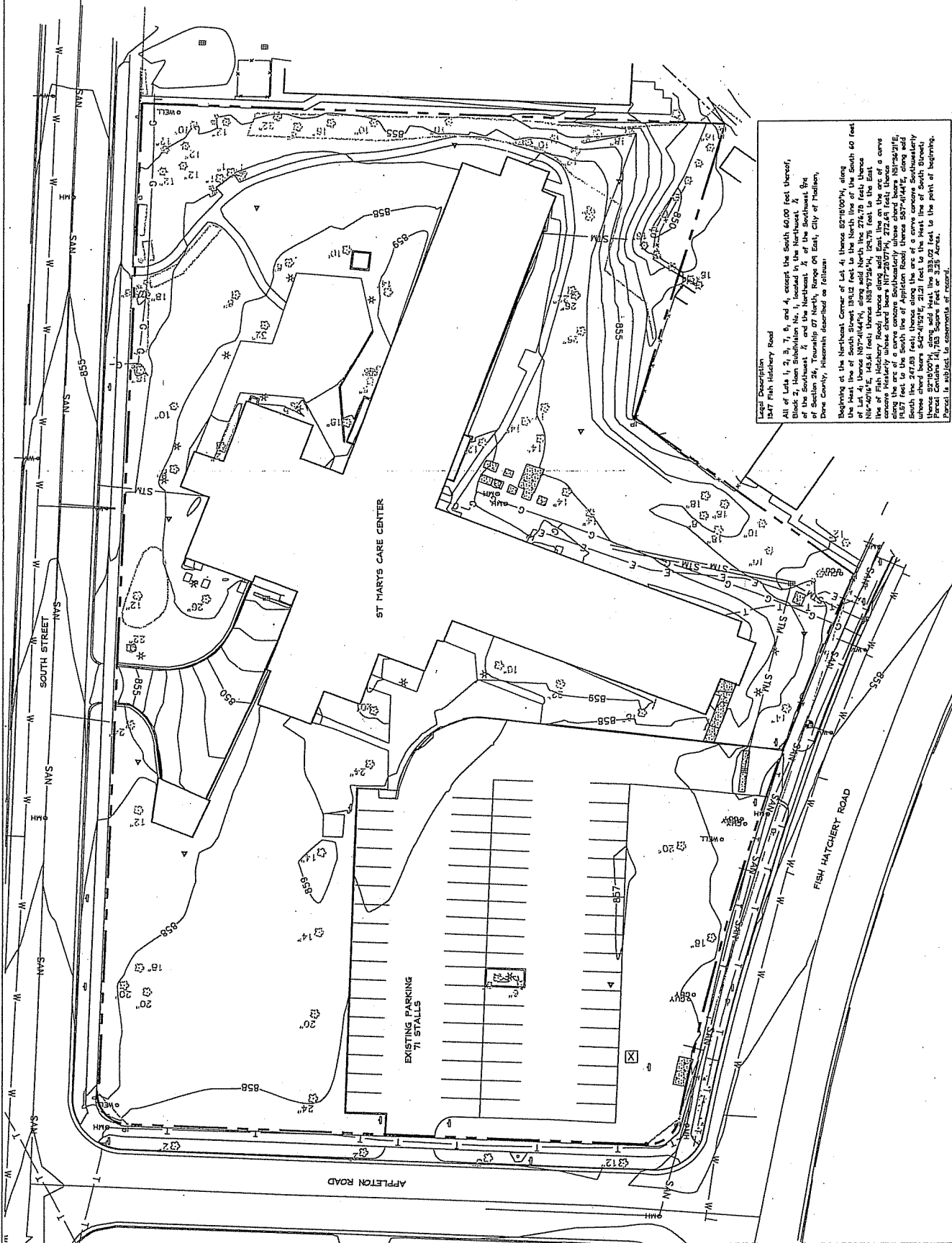
Title
Existing Conditions



0 20 40

Sheet Number

C1.0



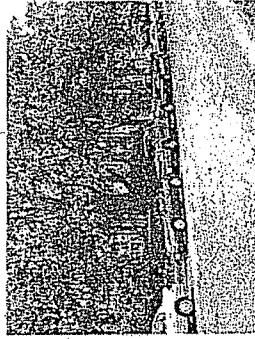
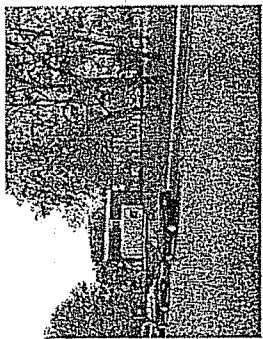
Legal Description
B&T Fish Hatchery Road

All of Lots 1, 2, 3, 7, 8, and 4, except the South 60.00 feet thereof, Block 2, of the Fish Hatchery Road, as shown on the plat of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 24, Township 07 North, Range 04 East, City of Madison, Dane County, Wisconsin described as follows:

Beginning at the Northeast Corner of Lot 4, thence S89°10'00"N, along the West line of South Street 185.02 feet to the North line of the South 60 feet of Lot 4, thence N87°10'41"W, along said North line 276.78 feet to corner N16°40'16"E, 143.61 feet thence N83°47'26"W, 124.75 feet to the East line of Fish Hatchery Road, thence along said East line on the arc of a curve of 100 feet radius, subtending a central angle of 100.00 degrees, along the arc of a curve concave Southwesterly whose chord bears N81°30'21"E, 19.67 feet to the South line of Appleton Road, thence S87°41'41"E, along said South line 247.83 feet, thence along the arc of a curve concave Southwesterly whose chord bears N81°30'21"E, 19.67 feet to the East line of Fish Hatchery Road, thence S87°10'00"N, along said East line 333.02 feet to the point of beginning.

Parcel is subject to easements of record.

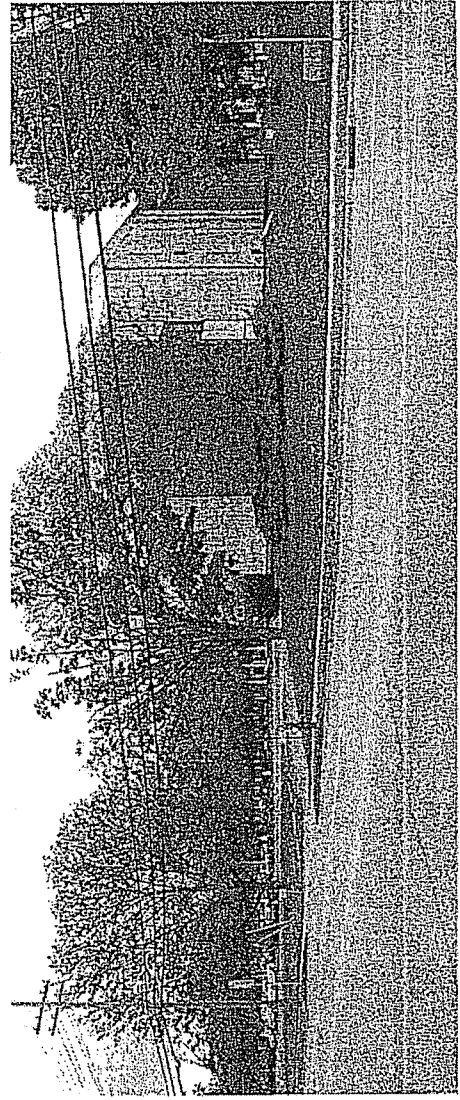
18



Views from South Street
 looking West



View from Appleton Street looking South



View from Fish Hatchery Road looking East

Professional Seal

Revision	Date

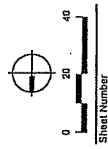
Project Name
St. Marys Care Center

St. Marys
BOLDT
BUILDS.
Over a Boldt Construction

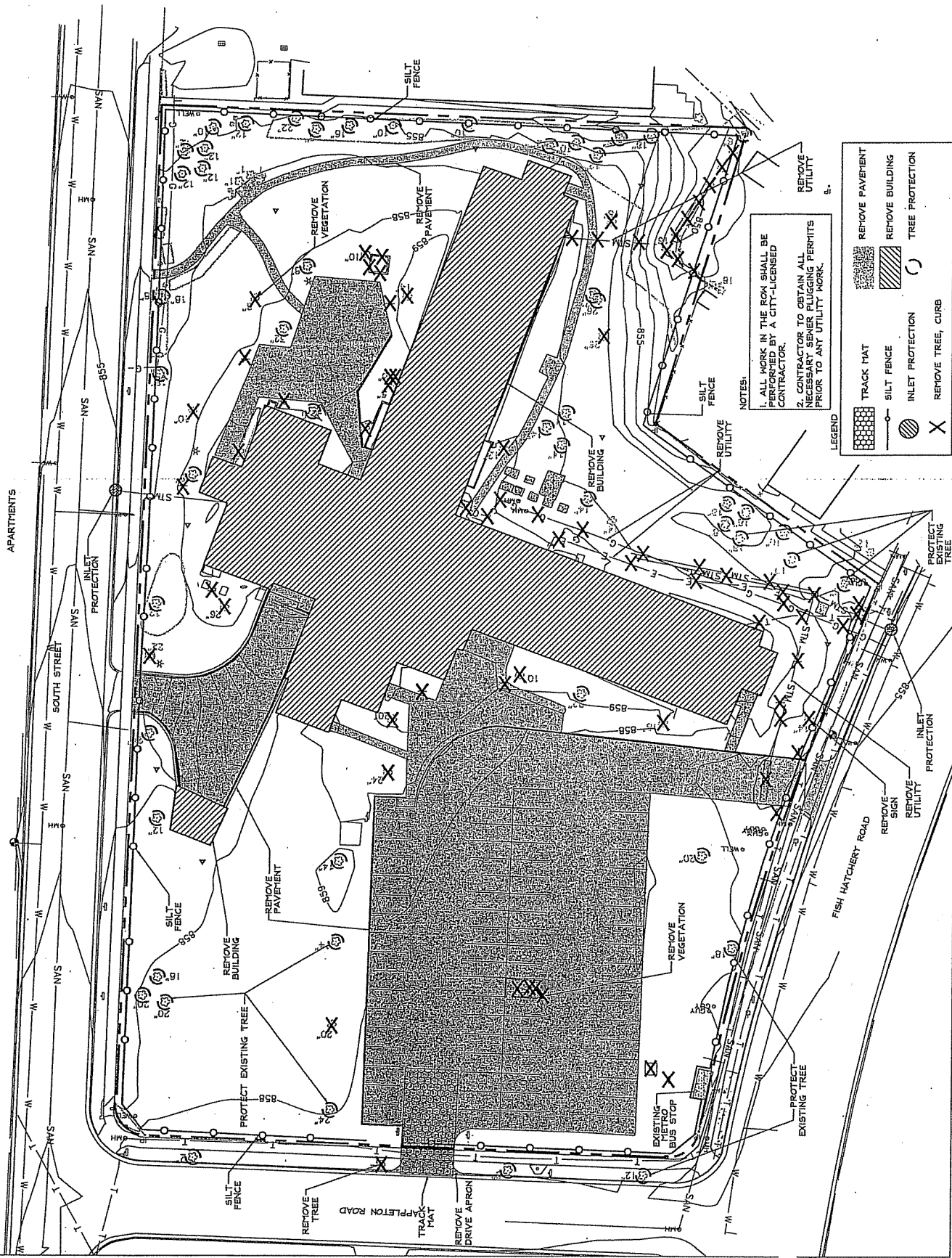
City of
 Madison,
 Wisconsin

Drawn By:
 Checked By:
 File:
 Issue For:
 Issue Date:
 Project No.:

CUP
 05/17/05
 2071



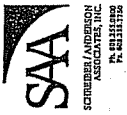
C3.0



NOTES:
 1. ALL WORK IN THE ROW SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
 2. CONTRACTOR TO OBTAIN ALL NECESSARY SEWER PLUGGING PERMITS PRIOR TO ANY UTILITY WORK.

LEGEND

[Pattern]	TRACK MAT	[Pattern]	REMOVE PAVEMENT
[Symbol]	SILT FENCE	[Pattern]	REMOVE BUILDING
[Symbol]	INLET PROTECTION	[Symbol]	TREE PROTECTION
[Symbol]	REMOVE TREE, CURB	[Symbol]	REMOVE UTILITY



SCHREIBER ANDERSON
ASSOCIATES, INC.
P.O. BOX 11890
MILWAUKEE, WI 53211-0189

Professional Seal

Revision	Date

Project Name
St Marys Care
Center

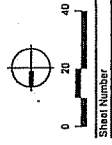
St. Marys
BOLDT
BUILDS
Overall Build Construction

City of
Madison,
Wisconsin

Drawn By:
Checked By:
File:
Issued For:
Issue Date:
Project No.:

CUP
08/17/05
2071

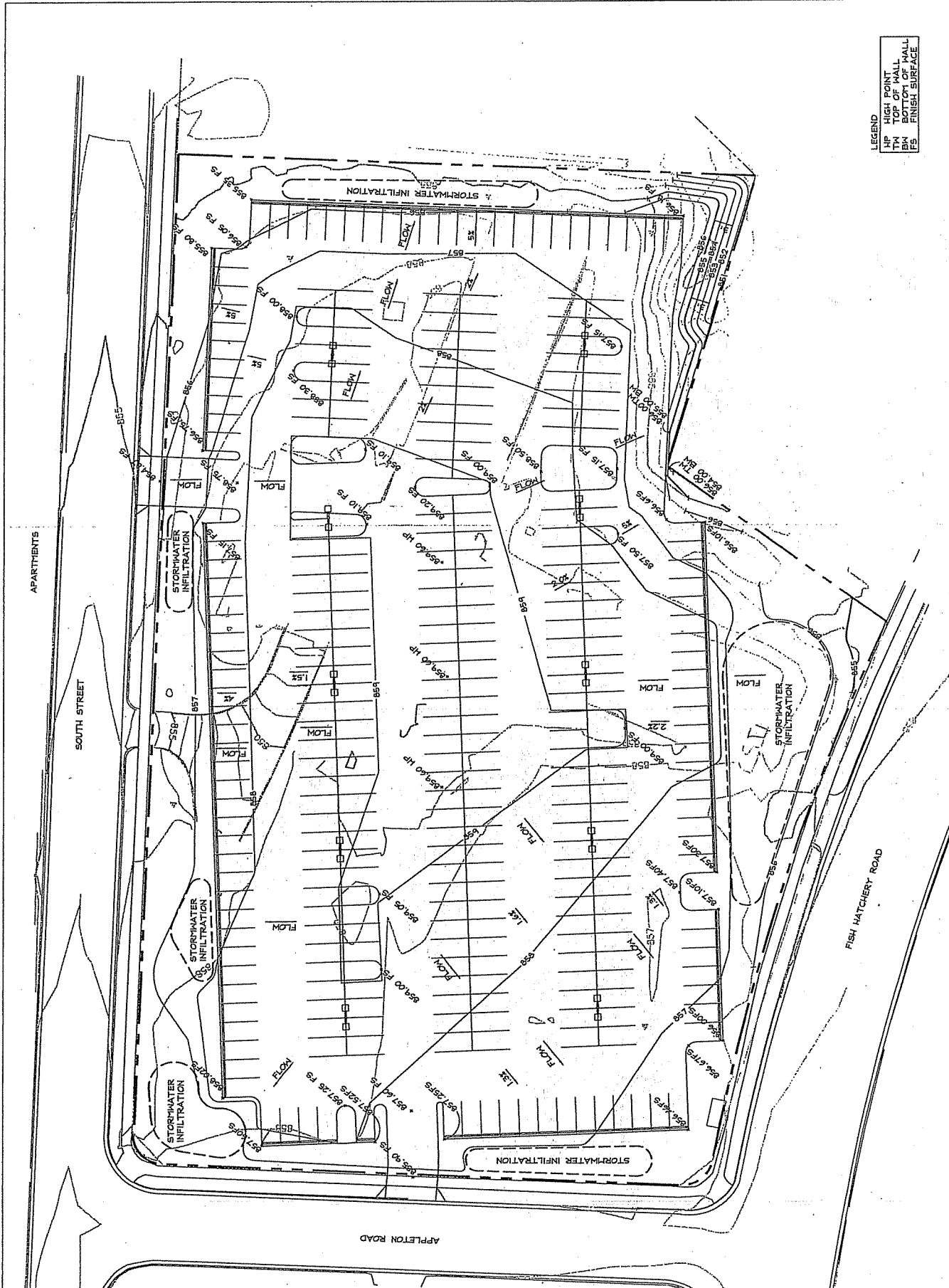
Title
Grading Plan

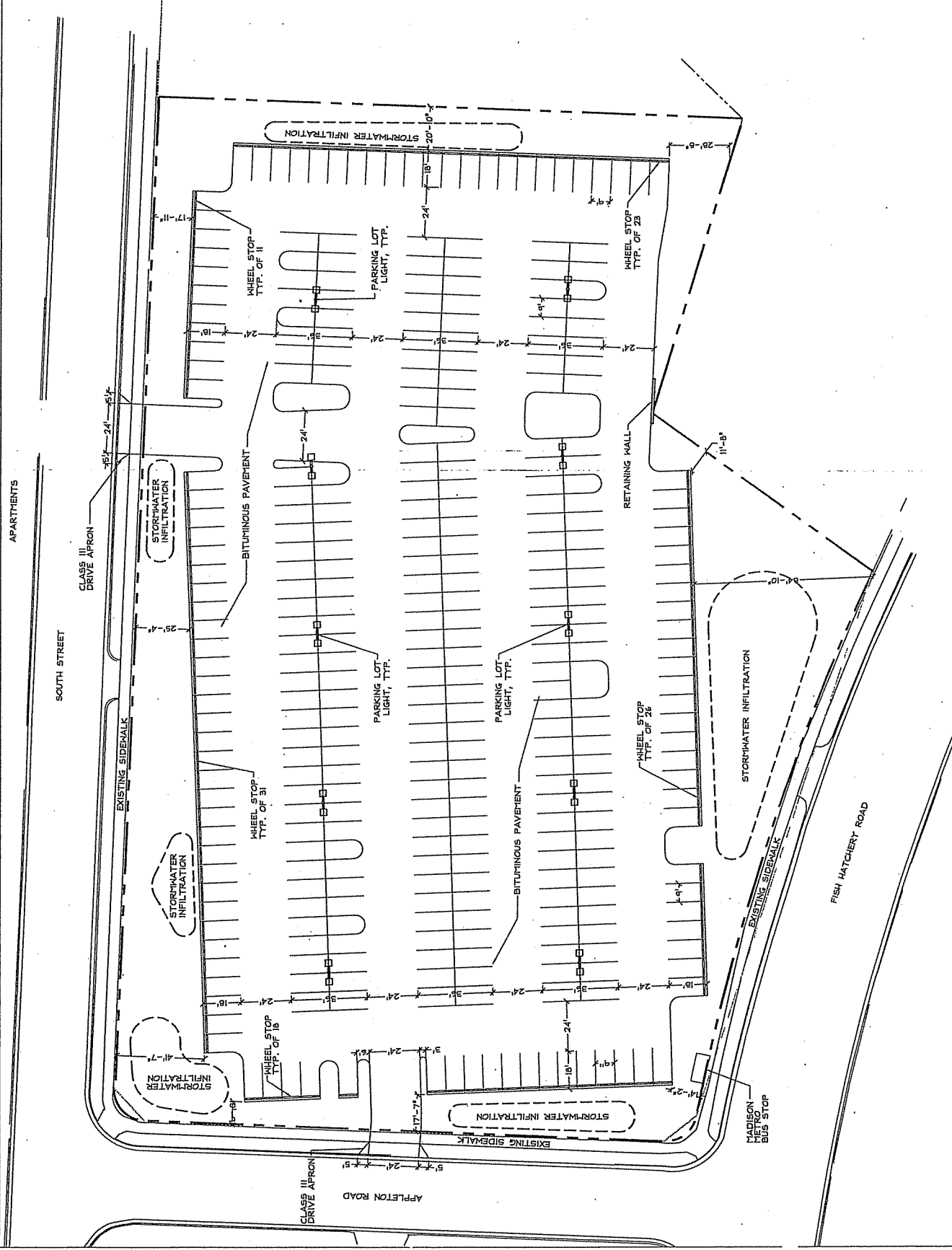


Sheet Number
C4.0

LEGEND

HP	HIGH POINT
TM	TOP OF MALL
BM	BOTTOM OF MALL
FS	FINISH SURFACE





81

