



Report to the Plan Commission

June 20, 2011

Legistar I.D. #22835
1347 Fish Hatchery Road
Conditional Use Request

Report Prepared By:
Heather Stouder, AICP
Planning Division Staff

Requested Action: Approval of a major alteration to a conditional use permit for the continued use of a temporary parking lot in the R4 (General Residence) District.

Applicable Regulations & Standards: Section 28.12(11) provides the guidelines and regulations for the approval of conditional uses.

Summary Recommendation: The Planning Division recommends that the Plan Commission finds that the conditional use standards can be met and **approve** the request for the conditional use for the continued use of a temporary parking lot in the R4 (General Residence) District.

Background Information

Applicant/Property Owner/Project Contact: Jonathan Rozenfeld, St. Mary's Hospital/SSM Health Care of WI; 700 S. Park St.; Madison

Proposal: The applicant wishes to extend an existing conditional use for a temporary surface parking lot for an additional three years beginning summer, 2011.

Parcel Location: A 3.2-acre parcel generally located on the east side of Fish Hatchery Road between Appleton Road and West Wingra Drive; Aldermanic District 13 (Ellingson); Madison Metropolitan School District.

Existing Conditions: The site is currently a surface parking lot with 328 parking stalls, zoned R4 (General Residential District).

Surrounding Land Use and Zoning:

North: Dean Medical Clinic (1313 Fish Hatchery Road) zoned C2 (General Commercial District)

East: Strand Associates Offices (910 West Wingra Drive), zoned PUD-SIP (Planned Unit Development)

South: Shenandoah Apartments- 72 units in three multifamily residential buildings (1331 South Street) zoned R4 (General Residential District)

West: Single-family residences (1336-1364 Fish Hatchery Road) zoned R2 (Single-Family Residence District)

Adopted Land Use Plan: The Comprehensive Plan (2006) identifies this area for commercial mixed use (CMU). The South Madison Plan (2005), includes this property within the South Park Street Wingra Creek Redevelopment Area, and recommends a variety of residential, commercial, and mixed-use infill development. The Wingra Better Urban Infill Development (BUILD) Plan (2005), designates this parcel as a "key transitional property", and suggests retirement/senior housing or another health related institution on this site as part of broader mixed-use redevelopment of the area.

Environmental Corridor Status: This property does not lie within a mapped environmental corridor.

Public Utilities and Services: The property is served by a range of urban services, including several Metro Transit Routes.

Zoning Summary: The property is in the R4 (General Residence) District.

Project Description, Evaluation, and Conclusion

The applicant is requesting approval to extend the conditional use of a temporary surface parking facility, initially approved by the Plan Commission on June 20, 2005 and extended on June 16, 2008. No changes to the property are proposed. Temporary surface parking lots are limited by ordinance to three years use, unless an extension is approved by the Plan Commission.

The subject site is 1347 Fish Hatchery Road, located on the east side of Fish Hatchery Road between Appleton Road and West Wingra Drive in R4 residential zoning. The property is an approximately 445-foot wide and 320-foot deep parcel with 141,000 square feet (3.2 acres) of area. The site of the former Saint Mary's Care Facility (skilled nursing home), there are currently no buildings on the parcel, and access is provided from Appleton Road on the north side and from South Street on the south side. Adjacent and nearby properties include single-family homes built in the 1940's and 1950's, office and medical facilities, multifamily residential buildings constructed in 1965, and additional surface parking lots.

Plans submitted with this application show continued conditional use of the property as remote surface parking lot for St. Mary's Hospital in its current configuration. The lot would maintain 328 parking stalls, landscaping, security lighting, and storm water infiltration, as originally approved on June 20, 2005. 11 stalls nearest adjacent residential properties may not be used between the hours of 10:00 pm and 7:00 am. A shuttle currently runs between the parking lot and St. Mary's hospital between the hours of 4:50 am and 12:00 am.

This parcel is a critical piece of a broader redevelopment strategy within the 64-acre area bounded by Fish Hatchery Road, Park Street, and Wingra Drive. Recommendations included in the Wingra BUILD Plan for this and adjacent parcels include: elderly housing or assisted living, a new east-west public street linking Park Street and Fish Hatchery Road at the north end of the site, the preservation of multifamily housing directly to the east, and potential expansion of the Dean Clinic.

While a specific site plan for redevelopment has not yet been proposed, it is clear in adopted city plans that this site is significantly underutilized in its current use. The proximity of neighborhood amenities, transit routes, bicycle routes, and downtown Madison support the near-term, infill development of this sizeable parcel with a mix of urban uses. As the area redevelops, vehicle parking for area medical clinics and existing and future activities should be accommodated to a great extent, when economically feasible, within well-designed multi-level parking structures integrated throughout the area rather than surface lots, as is stressed in the Wingra BUILD Plan.

The long-term use of this property as a surface parking lot is inconsistent with adopted plans. The applicant has made clear an expectation that the property will redevelop in conjunction with surrounding properties, but until redevelopment is imminent, suggests that continued use as additional surface parking for employees and construction workers is the best use for the property. Planning Division staff supports the continued temporary use of this property as a surface parking through summer 2014, and believes that the conditional use standards can be met for this extension. Staff urges the applicant to work with nearby property owners including Dean Clinic to develop plans for the development of the site consistent with the Wingra BUILD Plan.

Planning Division staff recommends that the Plan Commission finds that the conditional use standards can be met, and **approve** the request subject to input at the public hearing and conditions from reviewing agencies.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are shaded

Planning Division Recommendation (Contact Heather Stouder, 266-5974)

The Planning Division recommends that the Plan Commission find that the conditional use standards can be met and **approve** the request subject to input at the public hearing and the following conditions:

The following conditions have been submitted by reviewing agencies:

Zoning Administrator (Contact Pat Anderson, 266-5978)

1. Past conditions of approval for the parking lot remain in place, and are to be affirmed with this re-approval. Conditions include:
 - a) The parking lot shall be used solely for the parking of passenger automobiles.
 - b) Stalls formerly designated for limited use between 10:00 am and 7:00 pm will remain as such.

City Engineering (Contact Janet Dailey, 261-9688)

This agency submitted a report with no conditions of approval for this proposal.

Traffic Engineering (Contact Bryan Walker, 267-8754)

This agency submitted a report with no conditions of approval for this proposal.

Water Utility (Contact Dennis Cawley, 261-9243)

This agency submitted a report with no conditions of approval for this proposal.

Fire Department (Contact Bill Sullivan, 261-9658)

This agency submitted a report with no conditions of approval for this proposal.