



Location
1347 Fish Hatchery Road

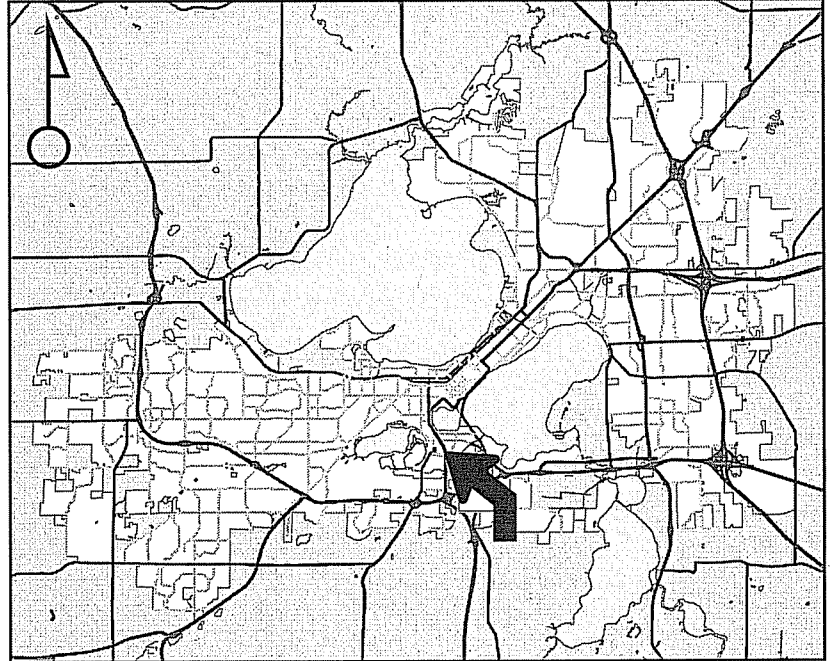
Project Name
St. Mary's Temporary Parking Lot

Applicant
Jonathon Rozenfeld –
St Mary's Hospital

Existing Use
Surface parking lot

Proposed Use
Three-year time extension for St.
Mary's off-site temporary parking lot

Public Hearing Date
Plan Commission
20 June 2011

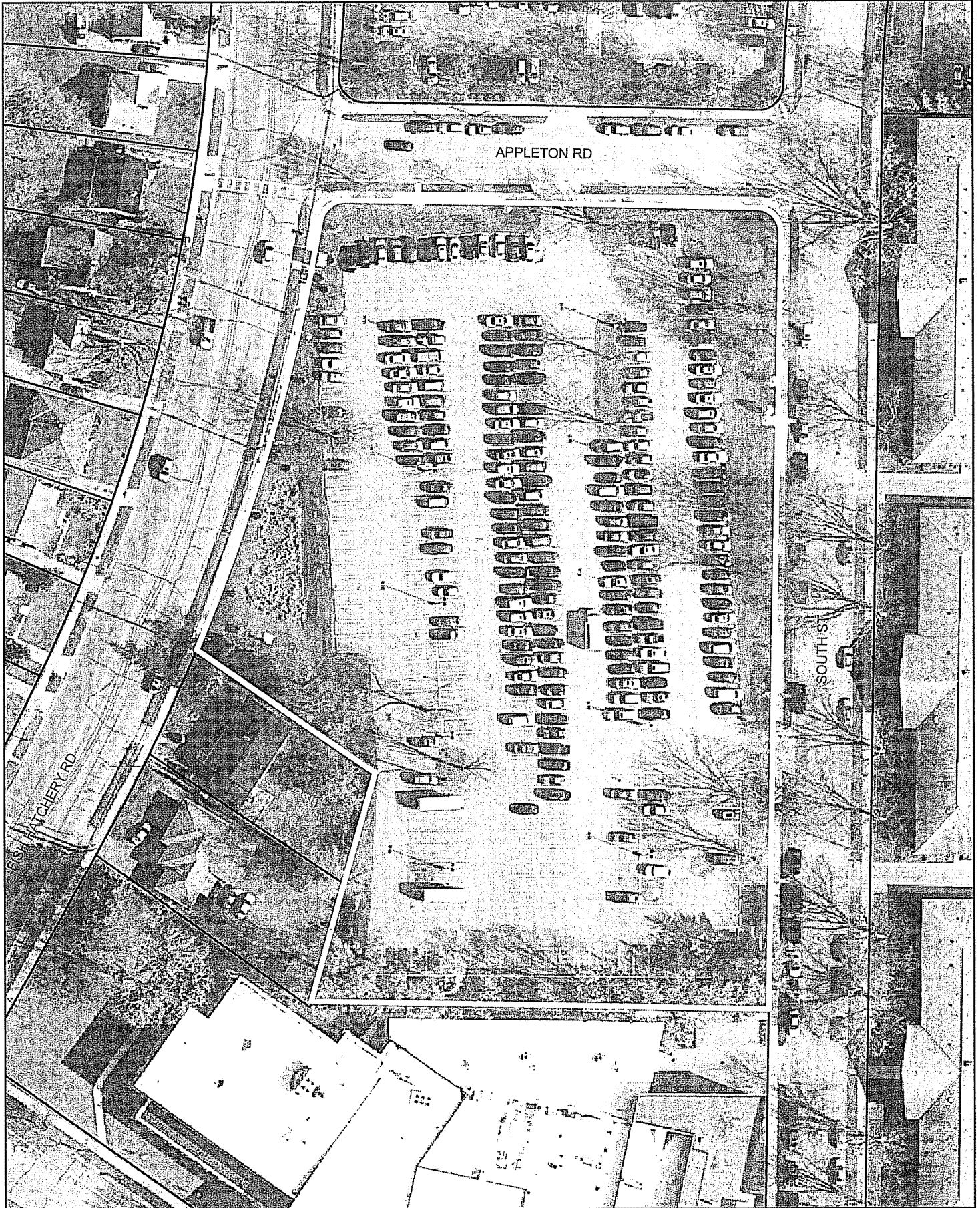


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 07 June 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>850</u>	Receipt No. <u>120235</u>
Date Received <u>5/11/11</u>	
Received By <u>PDA</u>	
Parcel No. <u>0709-263-0307-8</u>	
Aldermanic District <u>B</u>	
GQ <u>L.U.</u>	
Zoning District <u>R4</u>	
For Complete Submittal	
Application <u> ✓ </u>	Letter of Intent <u> ✓ </u>
IDUP <u> </u>	Legal Descript. <u> ✓ </u>
Plan Sets <u> </u>	Zoning Text <u> </u>
Alder Notification <u> ✓ </u>	Waiver <u> ✓ </u>
Ngrhd. Assn Not. <u> ✓ </u>	Waiver <u> ✓ </u>
Date Sign Issued <u> </u>	

1. **Project Address:** 1347 Fish Hatchery Road **Project Area in Acres:** 3.25
Project Title (if any): St. Mary's Hospital Temporary Parking Lot

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.:	<input type="checkbox"/> Rezoning to or Amendment of a PUD or PCD District:	
Existing Zoning: _____ to _____	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP	
Proposed Zoning (ex: R1, R2T, C3): _____	<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: Jonathan Rozenfeld Company: St. Mary's Hospital/SSM Health Care of WI
 Street Address: 700 S. Park Street City/State: Madison, WI Zip: 53715
 Telephone: (608) 258-6720 Fax: (608) 258-6649 Email: jon_rozenfeld@ssmhc.com

Project Contact Person: Jonathan Rozenfeld Company: St. Mary's Hospital
 Street Address: 700 S. Park Street City/State: Madison, WI Zip: 53715
 Telephone: (608) 258-6720 Fax: (608) 258-6649 Email: jon_rozenfeld@ssmhc.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: _____

3 year extension of conditional use permit to continue using the site as a temporary parking lot

Development Schedule: Commencement N/A Completion _____

5. Required Submittals:

- Plans** submitted as follows 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:** \$ 800.00 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.

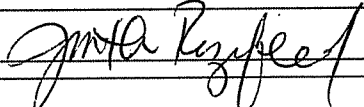
6. Applicant Declarations:

- 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 _____ Plan, which recommends: _____ 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:

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: Brad Murphy Date: 3/9/11 Zoning Staff: Patrick Anderson Date: 5/11/11
- 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 Jonathan Rozenfeld Date: 5/11/11
 Signature  Relation to Property Owner Executive VP/COO
 Authorizing Signature of Property Owner _____ Date _____

Effective May 1, 2009

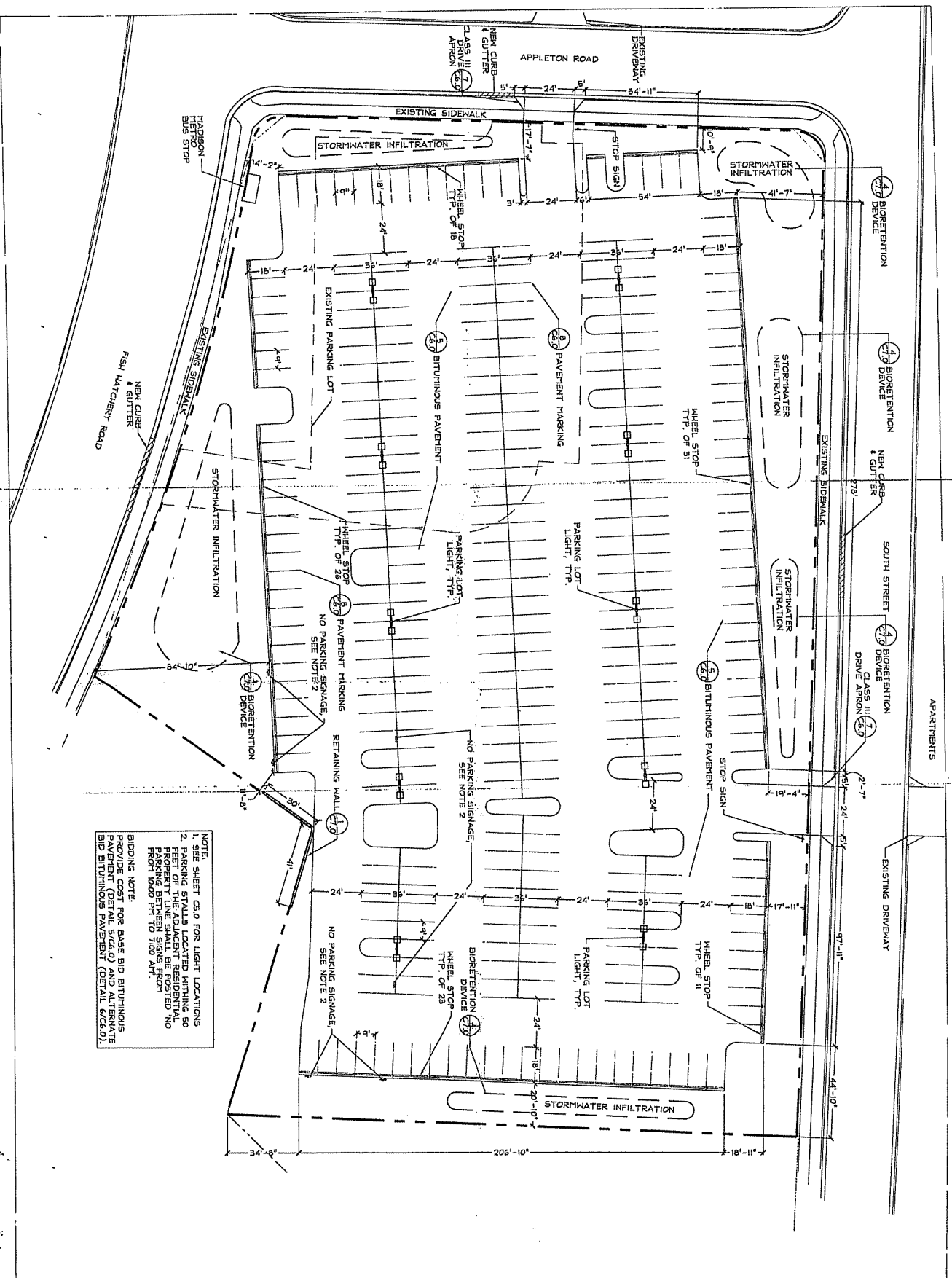
LETTER OF INTENT

1347 Fish Hatchery Road

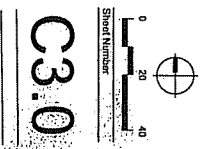
During the summer of 2005, St. Mary's Hospital obtained a conditional use permit to construct a temporary parking lot on the site previously occupied by St. Mary's Care Center, located at 1347 Fish Hatchery Road (the "Property"). The Property is 3.2 acres and was designed to accommodate 328 parking stalls. Security lighting and storm water infiltration were included in the parking lot layout. No changes have been made to the Property since the original approval was granted in 2005. St. Mary's Hospital is requesting a 3-year extension, with no other alterations, of the conditional use permit to enable the continued use of the Property as a parking lot.

The Property is currently used by employees of St. Mary's and Dean, and construction workers who are performing work at St. Mary's Hospital. Approximately 200 St. Mary's and Dean employees, and approximately 40 construction workers, currently use the parking lot on a daily basis. St. Mary's shuttle buses currently service the parking lot between the hours of 4:50 a.m. and Midnight. Because the employee parking ramp on St. Mary's campus has remained at full capacity (approximately 1100 stalls), the continued use of the parking lot by St. Mary's employees and construction workers is essential to minimize the impact on street parking in the neighborhood surrounding St. Mary's Hospital.

The Property and surrounding parcels are included within the Wingra Creek Market Study and Redevelopment Plan, which anticipates the development of structured parking in the area, among other major redevelopment concepts. Dean Clinic's Fish Hatchery site is also included within the Redevelopment Plan. St. Mary's expects the Property to be redeveloped in conjunction with the surrounding properties in the long-term. Until such redevelopment is more imminent, St. Mary's believes that the existing use of the Property for employee parking is the best and highest use for St. Mary's employees and the surrounding neighborhoods. St. Mary's Hospital therefore respectfully requests a 3-year extension of its conditional use permit for 1347 Fish Hatchery Road.



NOTE:
 1. SEE SHEET C3.0 FOR LIGHT LOCATIONS
 2. SIGNAGE SHALL BE LOCATED WITHIN 50 FEET OF THE ADJACENT RESIDENTIAL PROPERTY LINE. SIGNAGE SHALL BE POSTED NO PARKING BETWEEN SIGNS FROM 10:00 PM TO 1:00 AM.
 BIDDING NOTE:
 PROVIDE COST FOR BASE BID BITUMINOUS PAVEMENT (DETAIL 5/C4.0) AND ALTERNATE BID BITUMINOUS PAVEMENT (DETAIL 6/C4.0).



C3.0

Site Layout Plan
 Title
 Drawn By:
 Checked By:
 File:
 Issued For Construction
 Issue Date: 07/12/05
 Project No. 2071

City of
 Madison,
 Wisconsin

**BOLDT
 BUILDS**
 Design & Build Construction

St. Mary's
 Center

Project Name
 St. Mary's Care
 Center

Revision
 Date

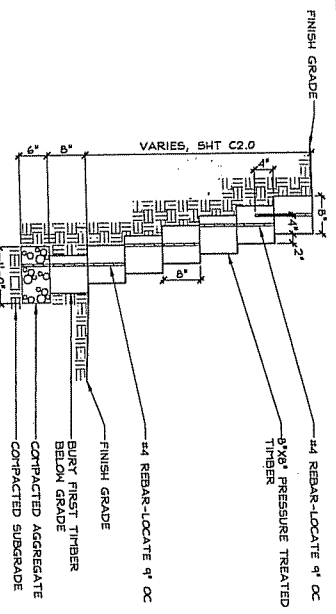
Professional Seal

SCHUBERT & HANSON
 ASSOCIATES, INC.
 P.O. BOX 33180
 MADISON, WI 53733

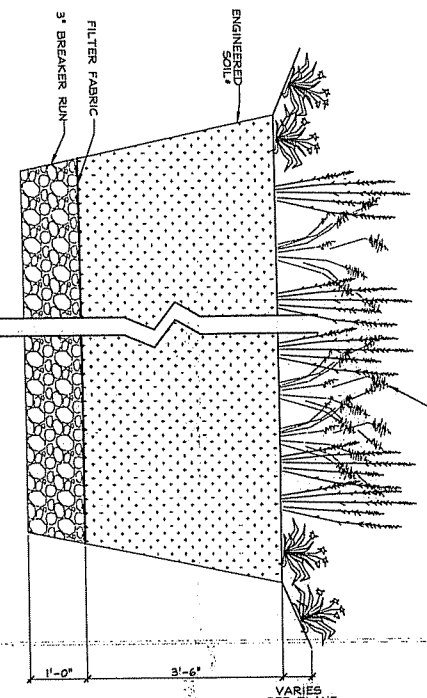
SVA
 SCULPTURAL VASCULAR ARCHITECTURE ASSOCIATES, INC.
 1000 W. WISCONSIN
 MILWAUKEE, WI 53233
 PROFESSIONAL SEAL

Revision: DWS
 Project Name: St Mary's Care Center
 Drawn By: Madison, Wisconsin
 Checked By: Madison, Wisconsin
 Issued For Construction: 07/12/03
 Issue Date: 2071
 Project No: 2071

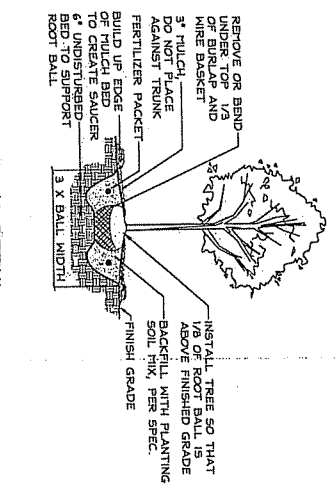
Sheet Number: **C7.0**



1 TIMBER RETAINING WALL
 SCALE 1" = 1'-0"



2 B&B TREE PLANTING DETAIL
 SCALE 1" = 1'-0"



3 CONTAINER PLANTING DETAIL
 SCALE 1" = 1'-0"

*** ENGINEERED SOIL SPECIFICATION**
 THE ENGINEERED SOIL MIX SHALL BE 65 TO 70% GRAVELLY SAND AND 30 TO 35% COMPOST. THE GRAVELLY SAND DESIGN SHALL BE GRADED PER ASDP, D 422:
 SIEVE 1. BASKING
 2 INCH 10-100
 0.75 INCH 50-30
 1/4 INCH 15-40
 US NO. 40 0-5
 US NO. 200 0-5

THE SOIL MIXTURE SHALL BE UNIFORM, FREE OF STONES, STUMPS, ROOTS, OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES. EACH SHL NOT ALLOWED. IF SOIL IS SATURATED TO WATER WITHIN 48 HOURS, THE SOIL SHALL BE COVERED AND STORED TO PREVENT WETTING OR SATURATION. PLACEMENT SHALL BE IN 6 INCH LIFTS.

NOTE:
 NATIVE SEED MIX - MET SITES
 SEED: TRADOM MIX OF 2 OZ. FLOWER SEEDS AND 4 OZ. GRASSES/SEDGES PER 1000 SF
 APPLY AT A RATE OF 2 OZ. FLOWER SEEDS AND 4 OZ. GRASSES/SEDGES PER 1000 SF
 PRAIRIE RIDGE NURSERY
 9736 OVERLAND ROAD
 HTS. HORB, WI 53572-2832
 608-437-5245
 608-437-8742 FAX

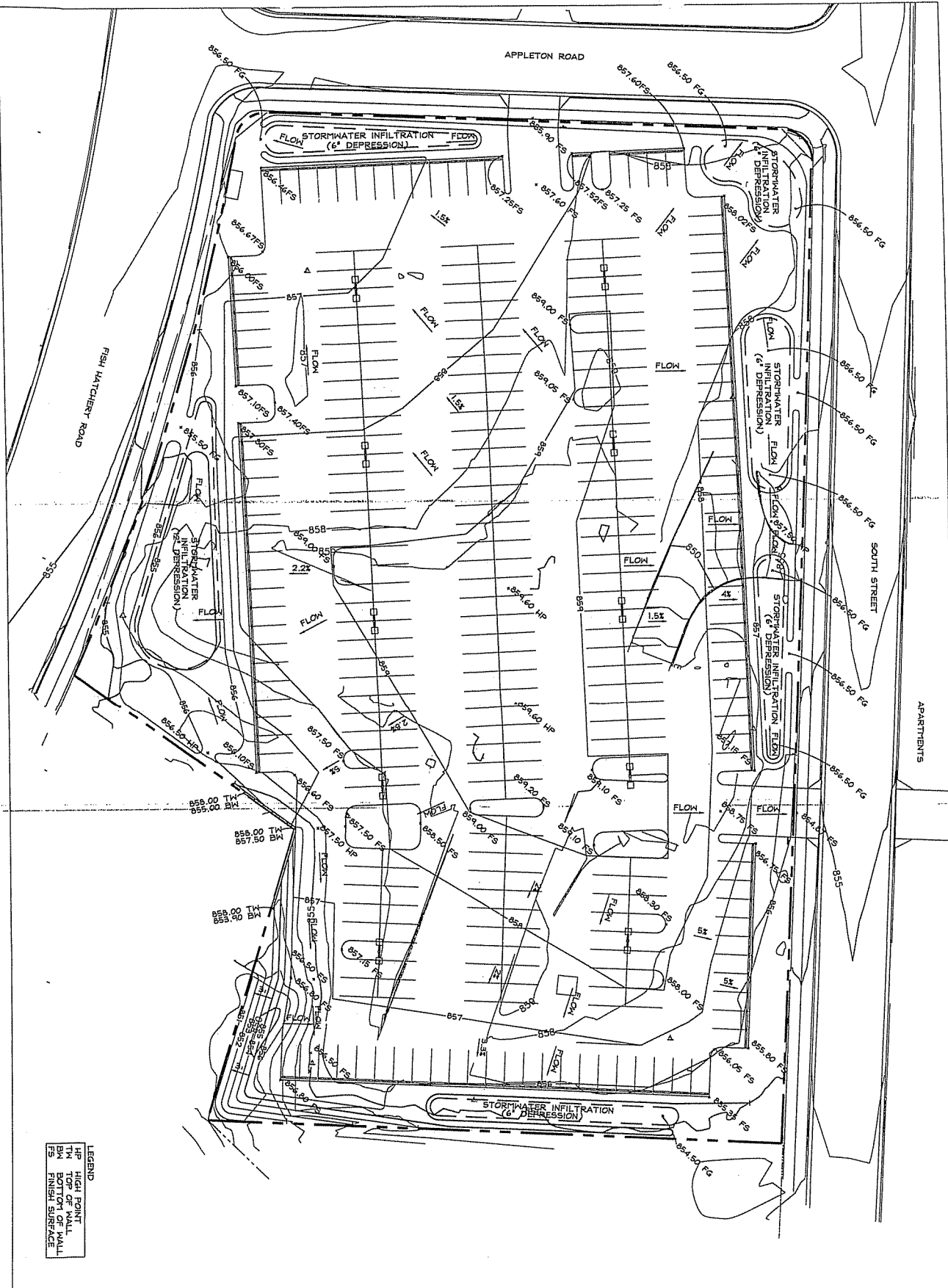
2. CONTRACTOR TO APPLY COVER CROP OF SPRING OATS AT A RATE OF 3 BUSHELS PER ACRE OVER NATIVE SEED MIX AREA.

3. CONTRACTOR TO APPLY POLYESTER TO NATIVE SEED MIX AREAS AFTER SEED MANUFACTURED BY: CONSTRUCTION FABRICS AND MATERIALS 2825 PEPPER RD. COVINGTON, WI 53527 (608) 594-9929 (608) 594-4031 FAX

LANDSCAPE PLANT LEGEND	COMMON NAME	SIZE	ROOT	QUANTITY	REMARKS
SHADE TREES					
AR	Acer x thornail	2' Cal.	B & B	2	
ORNAMENTAL TREES					
FR	Fraxinus	5'-6" Ht.	B & B	7	
PC	Prunella	5'-6" Ht.	B & B	6	Upright - light pyramidal form
SR	Syringa	7' Ht.	B & B	3	
EVERGREEN TREES					
PD	Picea canadensis	5'-6" Ht.	B & B	8	
PH	Pinus strobus	3' Ht.	B & B	8	
PP	Pinus pungens	5'-6" Ht.	B & B	6	
CA	Carylia americana	30" Ht.	B & B	6	
CR	Cornus rugosa	4'-5" Ht.	B & B	11	
HA	Hamamelis virginiana	5' Gal.	Container	5	
VI	Viburnum x Juddii	5' Gal.	Container	5	

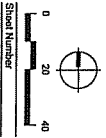
SCALE 1" = 1'-0"

4 BIORETENTION DEVICE
 SCALE 1" = 1'-0"



LEGEND
 HP HIGH POINT
 BM BOTTOM OF WALL
 FS FINISH SURFACE

C2.0



Drawn By:
 Checked By:
 Issued For Construction
 Issue Date: 07/12/05
 Project No. 2071
 Title
 Grading Plan

City of
 Madison,
 Wisconsin

BOLDT
BUILDS
 Center / Build Construction

St. Marys
 Care Center

Revision	Date

Professional Seal
 SVA
 SCHEIDT & ANDERSON
 ARCHITECTS
 715 EAST WISCONSIN
 MADISON, WI 53703