



Location
8001 Raymond Road

Project Name
Meriter CBRF Demolition

Applicant
Pete Goepfert - Meriter Hospital

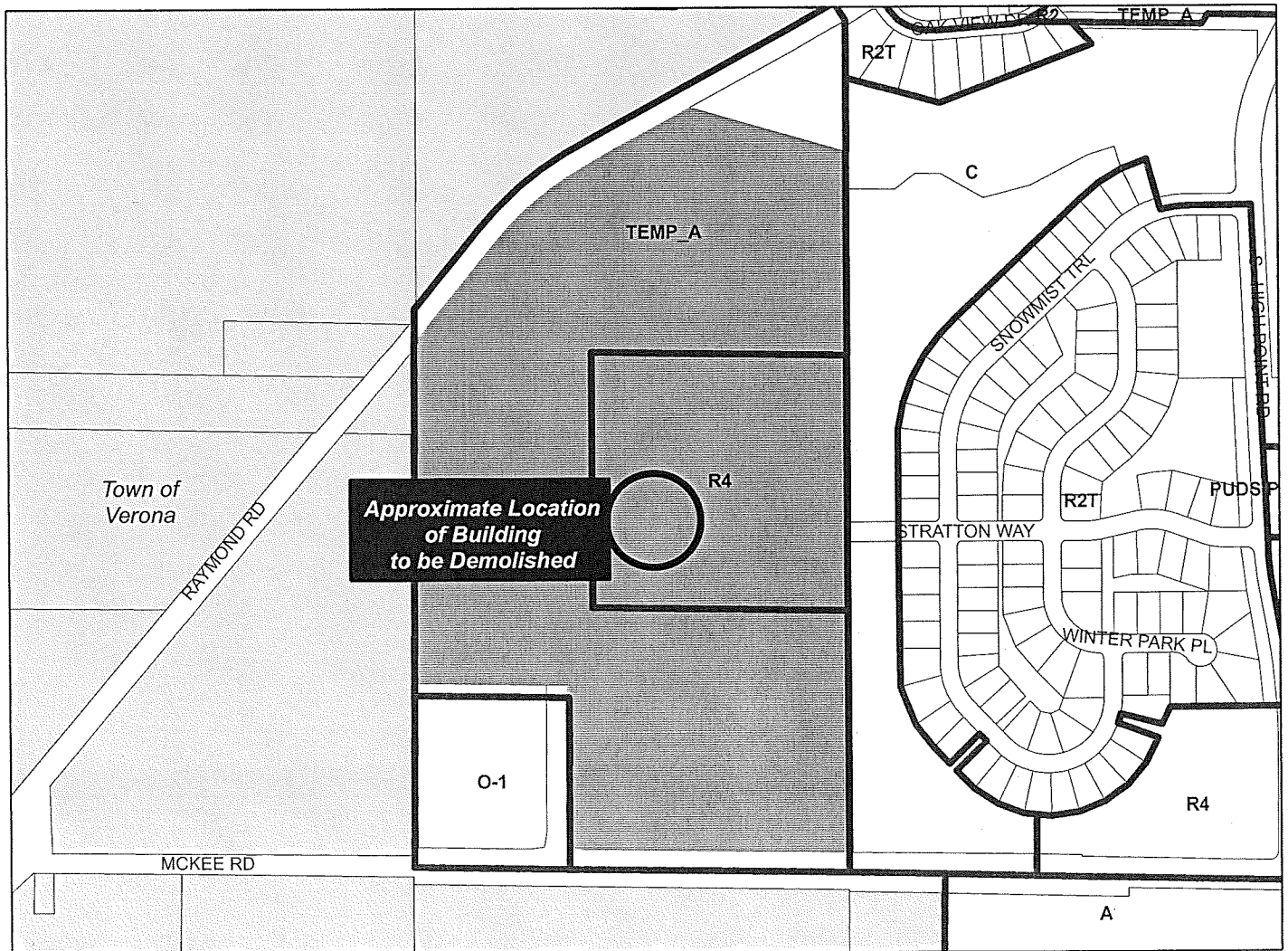
Existing Use
Community-based residential facility

Proposed Use
Demolish community-based residential facility with no new construction proposed

Public Hearing Date
Plan Commission
19 December 2011

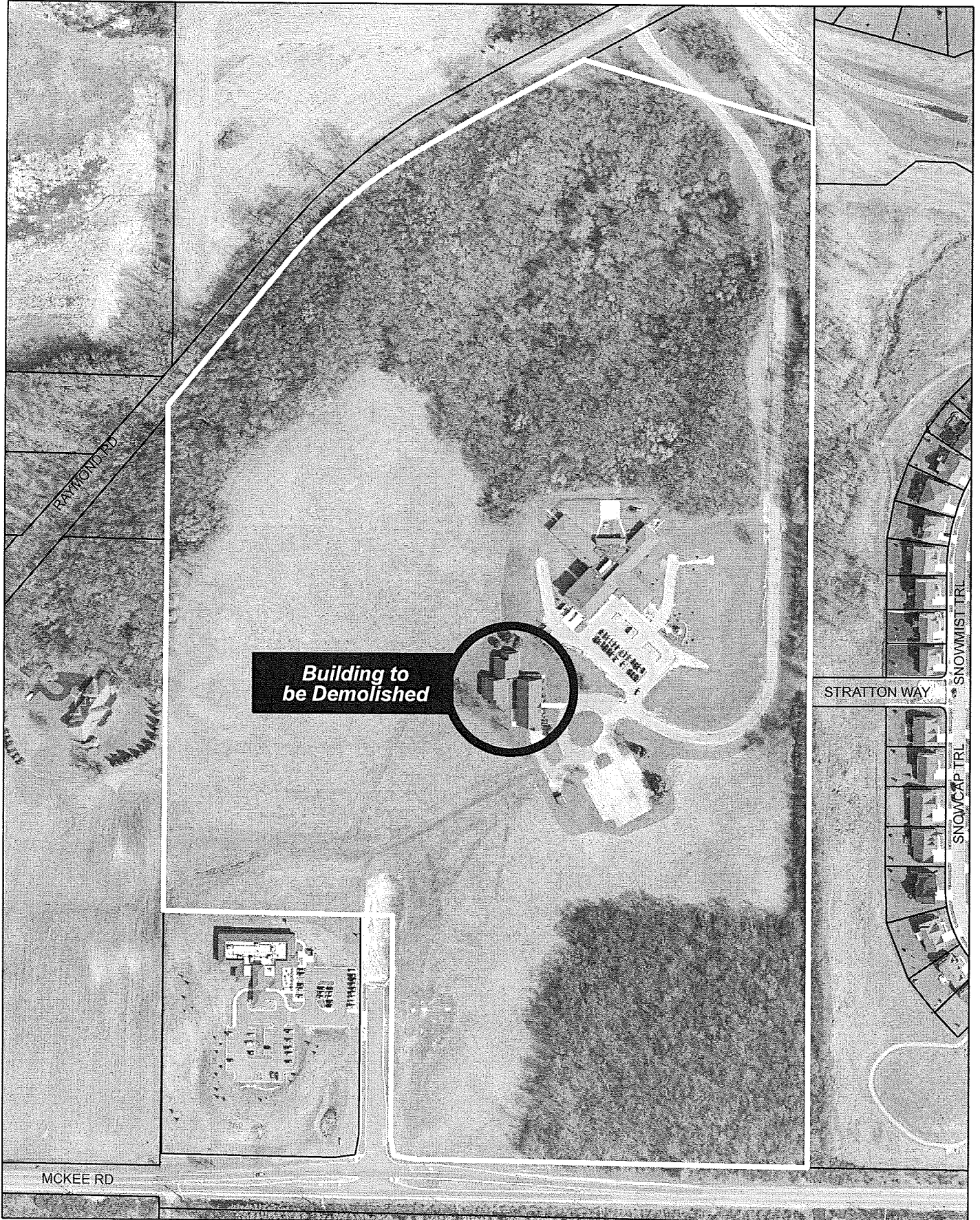


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 500'

City of Madison, Planning Division : RPJ : Date : 06 December 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>550</u> Receipt No. <u>126630</u>
Date Received	<u>11/9/11</u>
Received By	<u>PDA</u>
Parcel No.	<u>0608-034-0101-1</u>
Aldermanic District	<u>7 STEVE KING</u>
GQ	<u>OK</u>
Zoning District	<u>TEMP. A</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	<input checked="" type="checkbox"/> Waiver <u>YES</u>
Ngrhd. Assn Not.	<input checked="" type="checkbox"/> Waiver <input type="checkbox"/>
Date Sign Issued	<input type="checkbox"/>

1. **Project Address:** 8001 Raymond Road **Project Area in Acres:** _____
Project Title (if any): Former Community Based Residential Facility

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 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: Pete Goepfert Company: Meriter Hospital
 Street Address: 202 South Park Street City/State: Madison, WI Zip: 53715
 Telephone: (608) 417 5991 Fax: (608) 417 6546 Email: pgoepfert@meriter.com

Project Contact Person: Pete Goepfert Company: Meriter Hospital
 Street Address: 8001 Raymond Road City/State: Madison, WI Zip: 53719
 Telephone: (608) 417 5991 Fax: (608) 417 6546 Email: pgoepfert@meriter.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: _____
 Demolish existing structure. Restore site by removing concrete, building remains, and asphalt parking area. Spread topsoil.
 Development Schedule: Commencement October 31, 2011 Completion November 15, 2011

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 1/2 inch by 11 inch paper

Letter of Intent: Twelve (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: \$ 550.00 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.

A ~~Zoning Text~~ must accompany **all** 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 the: HIGH POINT-RAYMOND NBRHD Plan, which recommends:

INSTITUTIONAL USES 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: TIM PARKS Date: 10/18/11 Zoning Staff: PAT ANDERSON Date: 10/18/11

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 PEPE GOEFFERT Date 11-7-11

Signature [Signature] Relation to Property Owner Construction Manager

Authorizing Signature of Property Owner [Signature] Date 11-8-11

November 7, 2011

City Of Madison

Re: Demolish Unused Building

Meriter Hospital owns a building located at 8001 Raymond Road. Former addresses for the structure may also be seen as 8221, or 8051 Raymond Road. This structure was constructed for the purpose of a Community Based Residential Facility (CBRF) in 1987. Total square footage is 9382 sf. The building has been unused for approximately sixteen years, with the exception of occasional meetings or retreats. Due to the design of the building, it does not lend itself well for any alternative use without extensive renovation. Building condition has deteriorated over the past several years making it more of a liability than an asset. Meriter has no use, for the building & would like to demolish it & restore the property to a landscaped, lawn condition.

We are working with Habitat for Humanity to reuse or recycle as much of the material, fixtures, and appliances as practical. We have had discussions with Madison Fire Department to complete some "burn training" prior to demolishing the structure. Once complete, the building remains will be immediately removed from the site. Hammersley Stone is the most likely contractor to remove the concrete slab and adjacent driveway and parking. They will provide erosion control prior to start of work. Top soil will be hauled in as necessary to be final graded and seeded down with either grass or prairie mix.

Although a Master Plan exists for this property, Meriter has no near future plan for further development of this site.

Thank you very much for your consideration.



Pete Goepfert

Construction Manager – Meriter Hospital

P 608 417 5991

F 608 417 6546

C 608 293 3457















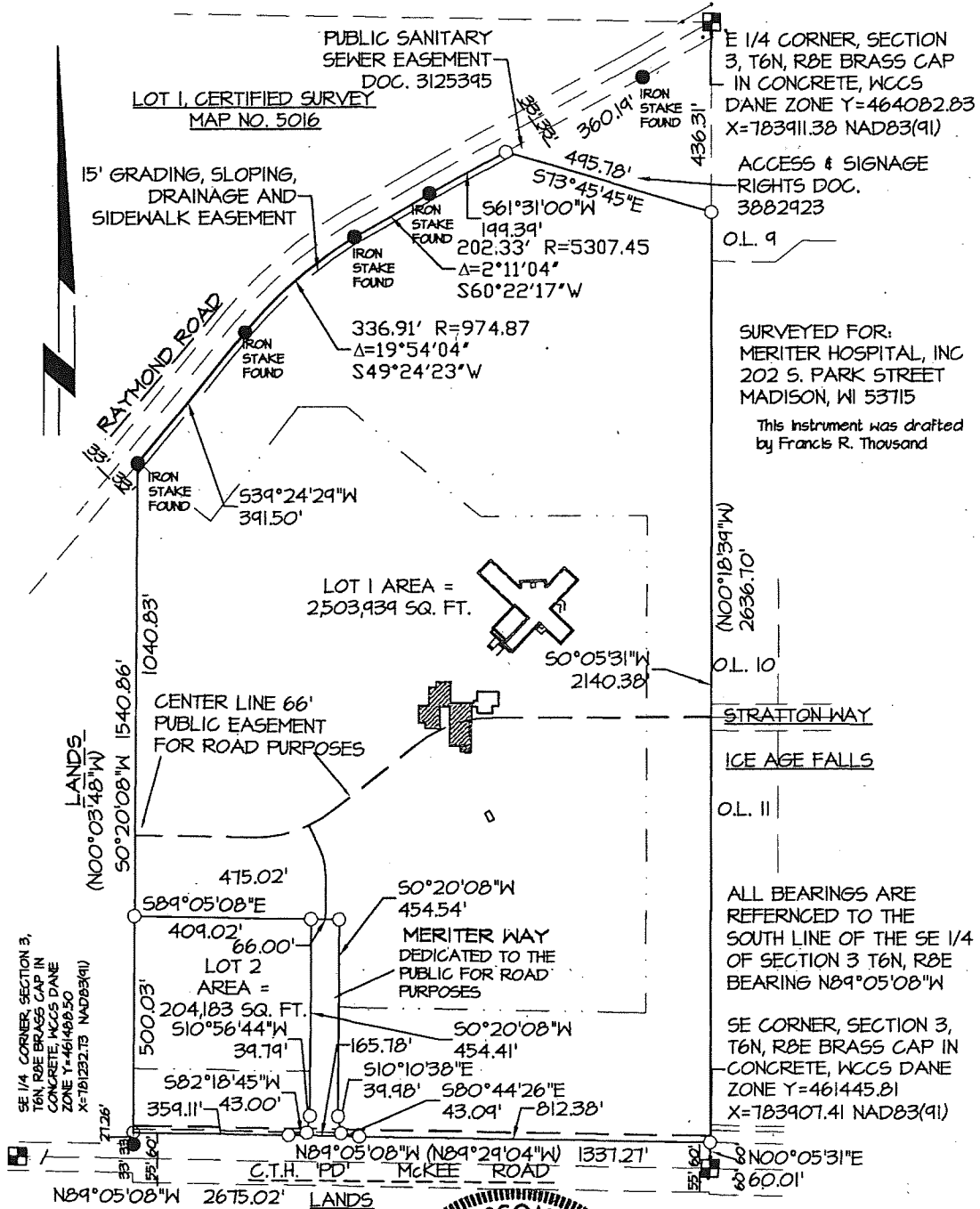




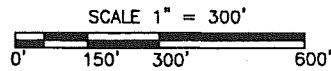


CERTIFIED SURVEY MAP

PART OF THE NE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 3, T6N, R8E, CITY OF MADISON,
DANE COUNTY, WISCONSIN.



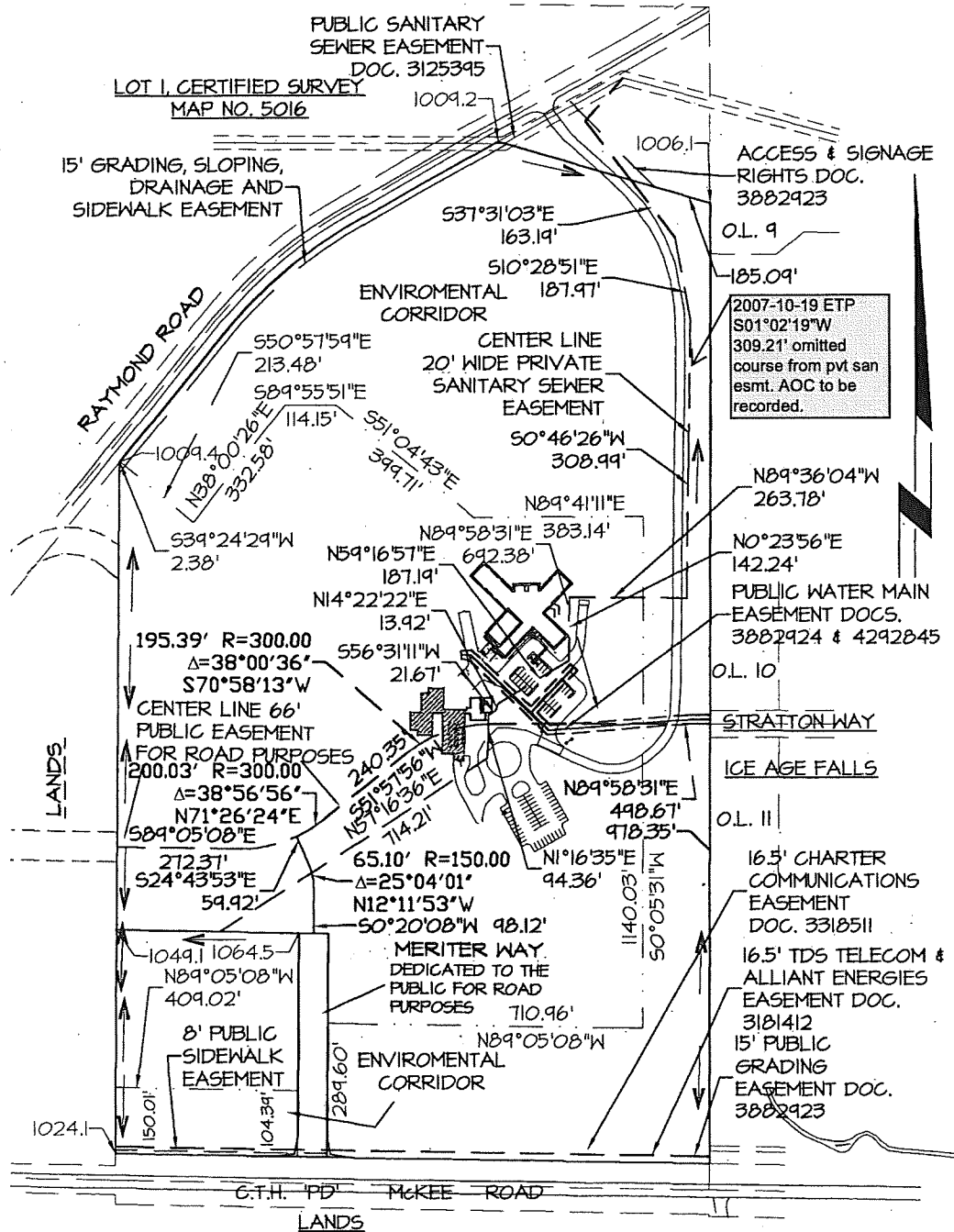
- LEGEND**
- SECTION CORNER
 - MONUMENT FOUND
 - IRON STAKE FOUND
 - 1/8" X24" REBAR
 - 2.04 LBS/FT PLACED
 - (263.56)' RECORDED AS DATA
 - 263.51' MEASURED DATA
 - ▨ EXISTING BUILDING



REVISED 9/28/07
 DATE: MARCH 26, 2007
 JOB # 070085
 REVISED AUGUST 30, 2007

CERTIFIED SURVEY MAP

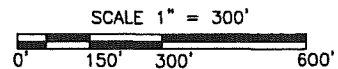
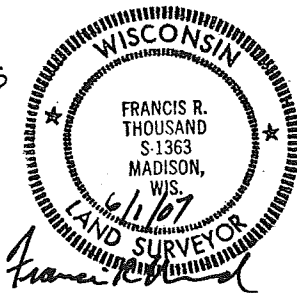
PART OF THE NE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 3, T6N, R8E, CITY OF MADISON,
DANE COUNTY, WISCONSIN.



EASEMENTS

This instrument was drafted by Francis R. Thousand

SURVEYED FOR:
MERITER HOSPITAL, INC
202 S. PARK STREET
MADISON, WI 53715



REVISED 9/28/07

DATE: MARCH 26, 2007
JOB # 070085
REVISED AUGUST 30, 2007
REVISED SEPTEMBER 21, 2007