



Location
800 South Brooks Street

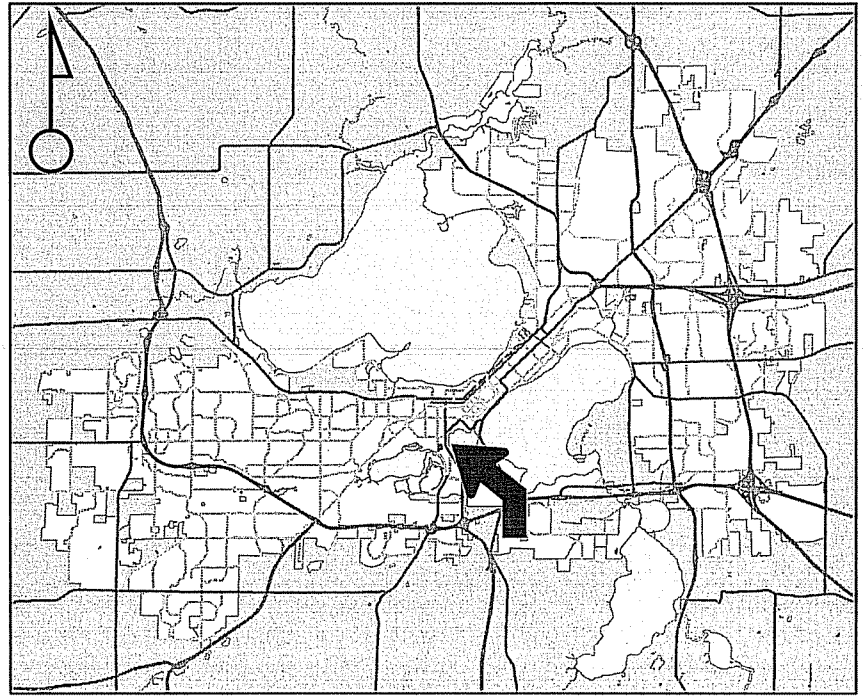
Project Name
St Mary's Demolition

Applicant
St Mary's Hospital/Gus Schultz -
Oscar J Boldt Construction

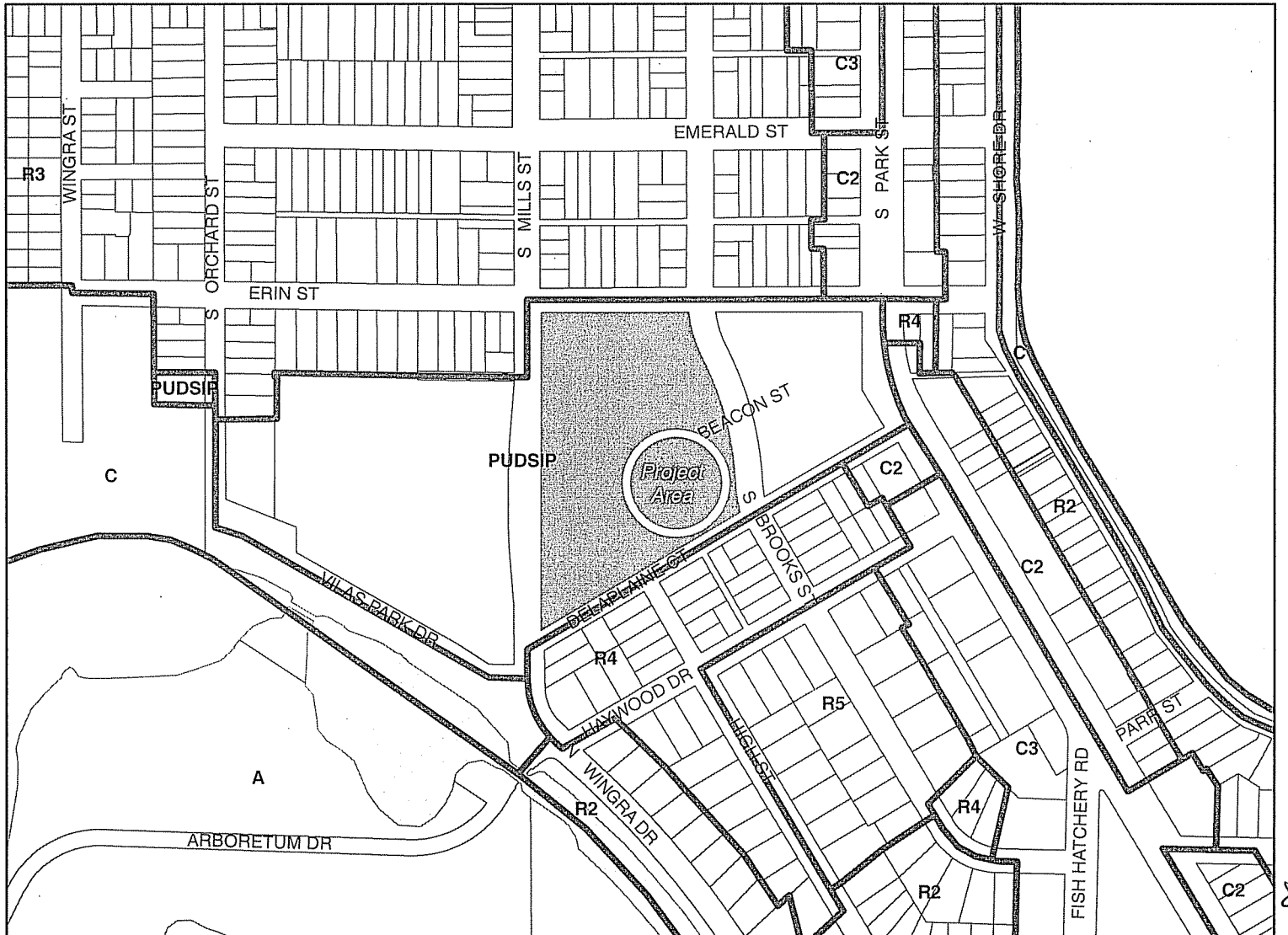
Existing Use
Surgery and Care Center

Proposed Use
Demolish One-Story Surgery Center as
Part of Approved PUD Implementation

Public Hearing Date
Plan Commission
05 November 2007

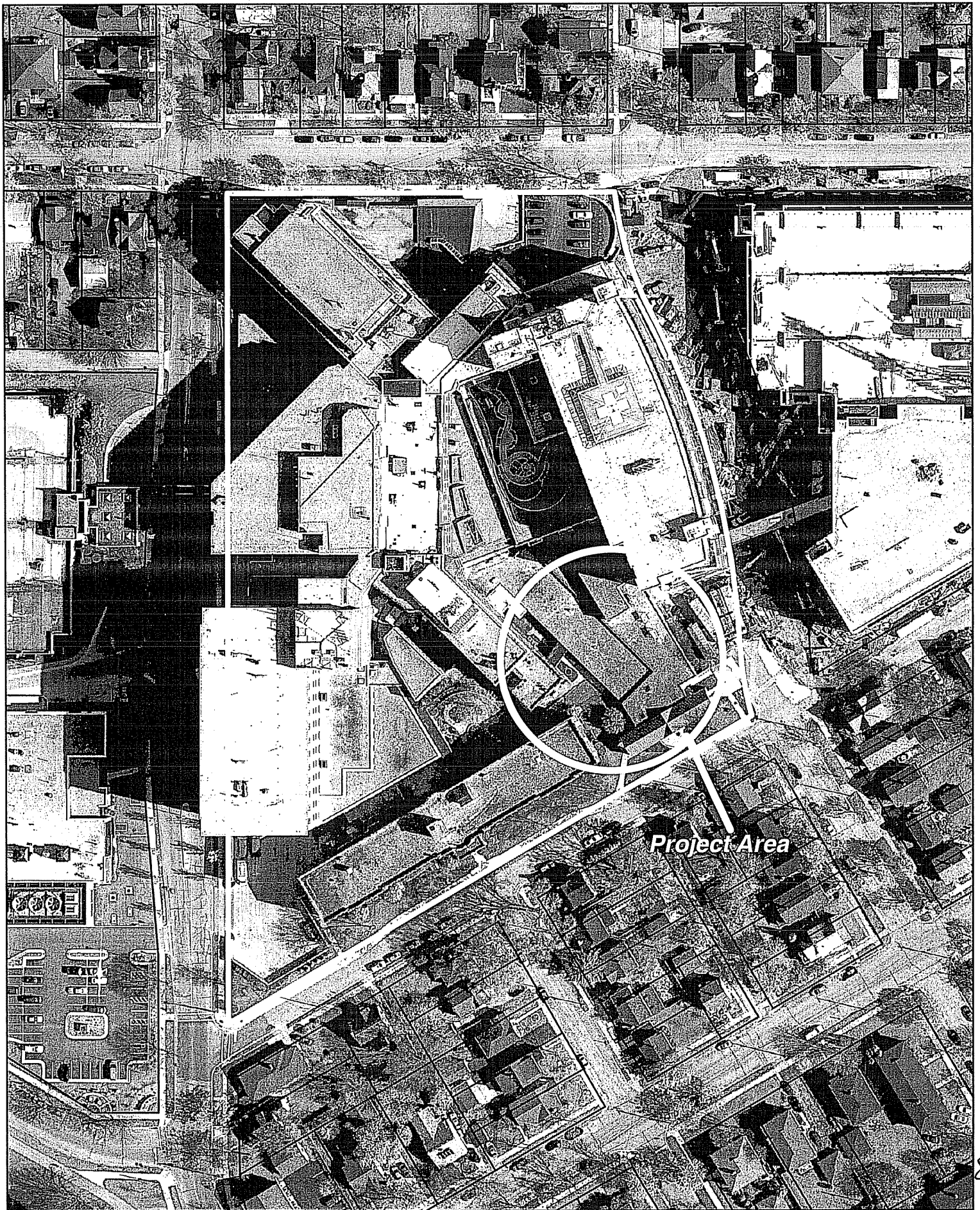


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 23 October 2007



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 \$ 500 Receipt No. 85132
 Date Received 9-11-07
 Received By RT
 Parcel No. 0709-262-2201-2
 Aldermanic District 13, Julia Kerr
 GQ ZBA, Exist. Cond. Use
 Zoning District PUDSIP

For Complete Submittal

Application Letter of Intent
 IDUP N/A Legal Descript.
 Plan Sets Zoning Text N/A
 Alder Notification Waiver _____
 Ngrbrd. Assn Not. Waiver _____
 Date Sign Issued _____

1. **Project Address:** 800 S Brooks Street **Project Area in Acres:** 0.85

Project Title (if any): St Marys Phase II Demo

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 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: Gus Schultz Company: Oscar J Boldt Construction
 Street Address: 740 Regent Street Suite 202 City/State: Madison Zip: 53715
 Telephone: (608) 257-2430 Fax: (608) 257-2478 Email: Gus.Schultz@Boldt.com

Project Contact Person: Gus Schultz Company: Oscar J Boldt Construction
 Street Address: 740 Regent Street Suite 202 City/State: Madison Zip: 53715
 Telephone: (608) 257-2430 Fax: (608) 257-2478 Email: Gus.Schultz@Boldt.com

Property Owner (if not applicant): SSM Health Care of Wisconsin d/b/a St. Mary's Hospital Medical Center
 Street Address: 707 S Mills Street City/State: Madison Zip: 53715-1892

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: As part of the redevelopment of St Marys campus, the existing Surgery and Care Center will be demolished. The site will be planted with turf.

Development Schedule: Commencement February 1, 2008 Completion July 1, 2008

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: \$ 500 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* Greenbush Neighborhood *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:*
Julia Kerr, Alder, 2004 GDP/SIP approval

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 Kevin Firchow Date 7/11/07 | Zoning Staff _____ Date _____

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

Printed Name John Lichtenheld Date 8/31/07

Signature _____ Relation to Property Owner _____

Authorizing Signature of Property Owner Paul L. Free Date 9/7/07

Letter of Intent St. Mary's Surgery and Care Center Demolition

In the fall of 2004, St. Mary's submitted and the City of Madison approved an amended GDP/SIP for the expansion of its Park Street medical campus. As a part of this plan approval, St. Mary's indicated its intention to relocate its current Surgery and Care Facility into its new facilities and the demolition of the existing building. The existing building is at the northwest corner of Delaplaine Court and Brooks Street. The existing building contains approximately 21,800 square feet.

Once the facility is vacated in late 2007, it is intended that it will be demolished in early 2008 and seeded in lawn in the early spring. At this time, there are no plans to place another building on the property. The site will be regraded to slope towards the streets. The existing fence around the Healing Garden on the west side of the building will be extended. The existing sidewalk on the west side of the Surgery and Care building will be realigned to connect directly to the existing sidewalk on Delaplaine Court.

The contractor for the demolition and restoration of the site is Boldt Construction, the same contractor that is doing the construction work on the new campus. Schreiber Anderson Associates completed the plans for the demolition submittal and are responsible for the site and landscape design for the new campus.



October 15, 2007

Mr. Tim Parks
Planner
Department of Planning and Development
Planning Unit
Madison Municipal Building
215 Martin Luther King Jr. Blvd
P.O Box 2985
Madison, WI 53701

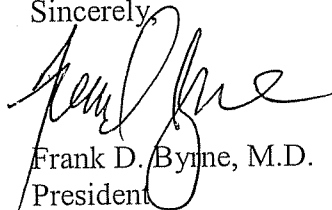
RE: St. Mary's Hospital Surgery and Care Demolition

Dear Tim:

As part of the removal of the Surgery and Care Center, it is our intent to provide additional landscaping for the area to be restored in 2008. At this time, our resources are focused on completion of the Inpatient and Outpatient buildings scheduled for the end of this year (2007).

This location is a major entry into our campus. It is also an important link to our existing healing garden area. Because of these factors, we would like to focus our staff involvement and energy on this element once we have the current project completed. To that end, we are requesting approval of the demolition plans as submitted with the agreement that we will complete a revised landscape plan for the area by April, 2008 and the installation of the landscape plan for this area by September, 2008.

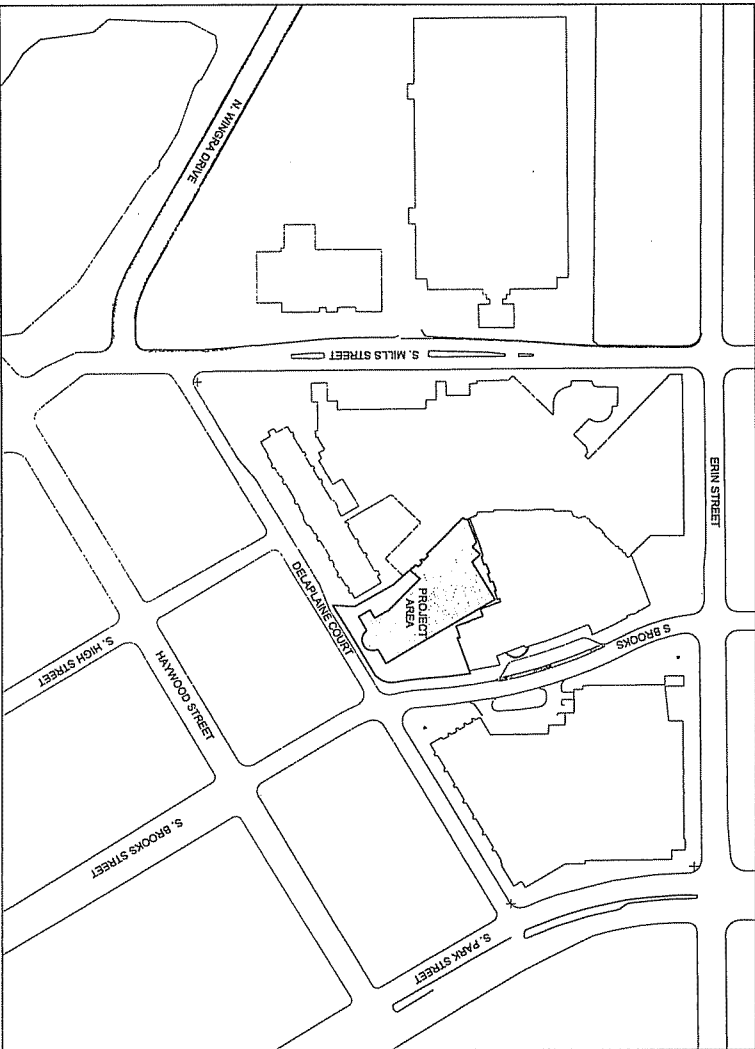
Sincerely,



Frank D. Byrnie, M.D.
President

St. Marys Hospital Medical Center

DEMOLITION PHASE II



BOLDT ENGINEERS
Civil & Survey Construction

DEBBERS ENGINEERS
Civil & Survey Construction

SHEET INDEX

T	Title Sheet
D1	Details
D2	Demolition and Erosion Control
D3	Site & Grading Plan
D4	Existing Site Photos

20

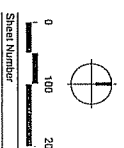
SVA
SCHEMPP & ANDERSON
ASSOCIATES, INC.
317 West Fifth Street
Madison, WI 53703
Tel: 608.255.2900
Fax: 608.255.2901
www.sva-engineers.com

Revision	Date
Project Name	Demolition Phase II

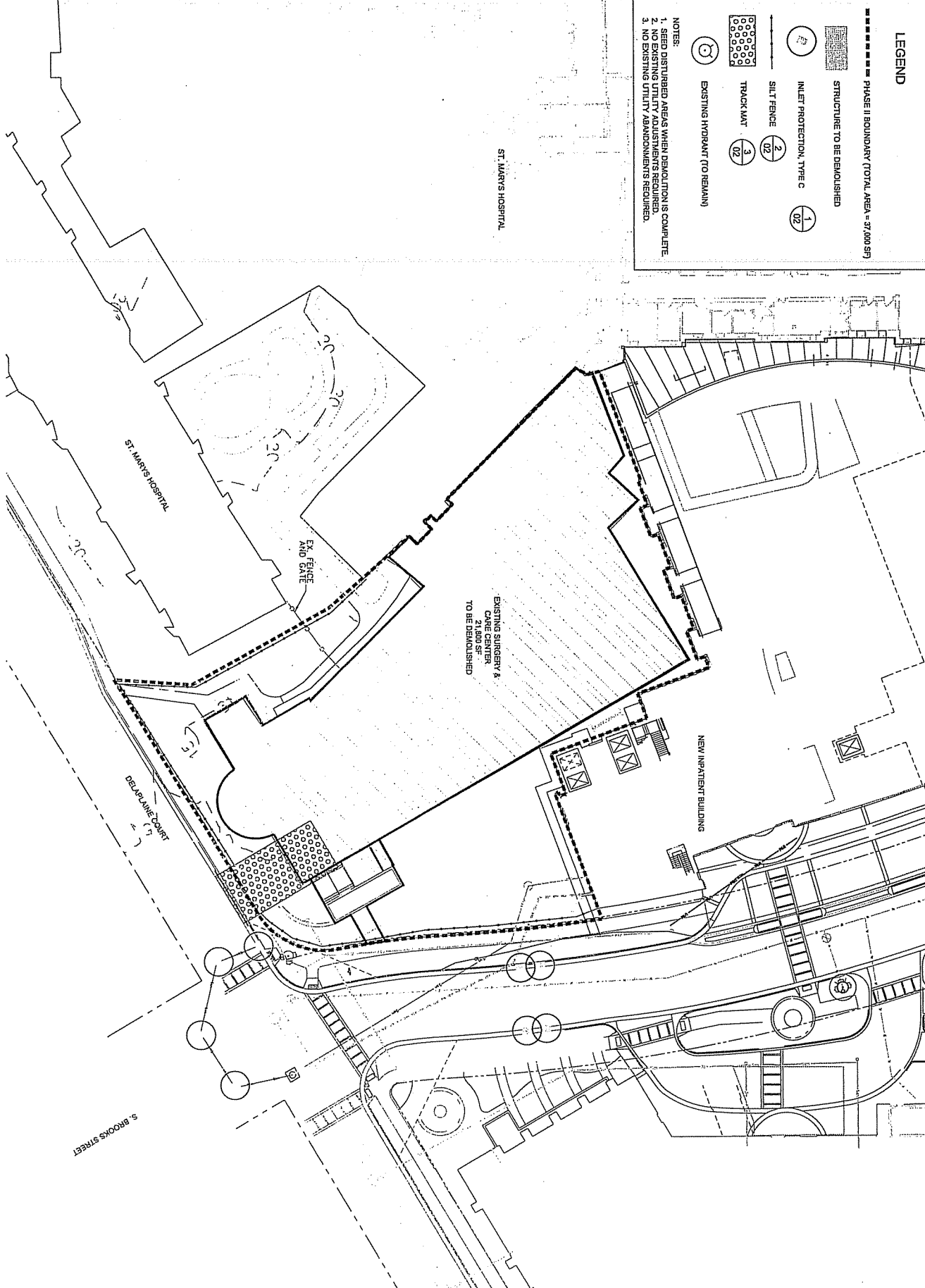
St. Marys
Hospital Medical Center
Madison, WI

Drawn By: RDP
Checked By: JL
File: Title.dwg
Issued For: Review
Issue Date: 2007/08/31
Project No. 1904.17

OPTION
Title Sheet



Sheet Number
T



LEGEND

- PHASE II BOUNDARY (TOTAL AREA = 37,000 SF)
- [Hatched Box] STRUCTURE TO BE DEMOLISHED
- (A) INLET PROTECTION, TYPE C
- (2) SILT FENCE
- (02) TRACK MAT
- (3) (02) EXISTING HYDRANT (TO REMAIN)

NOTES:
 1. SEED DISTURBED AREAS WHEN DEMOLITION IS COMPLETE.
 2. NO EXISTING UTILITY ADJUSTMENTS REQUIRED.
 3. NO EXISTING UTILITY ABANDONMENTS REQUIRED.

EXISTING SURGERY &
 CARE CENTER
 21,800 SF
 TO BE DEMOLISHED

NEW INPATIENT BUILDING

ST. MARYS HOSPITAL

ST. MARYS HOSPITAL

EX. FENCE
 AND GATE

DELAUNE COURT

S. BROOKS STREET

SMA
 SCHMIDT & AMPSON
 ASSOCIATES, INC.
 715 JOHN ROAD BUILDING
 175 S. 2ND STREET
 MADISON, WI 53702
 WWW.SMA-ENGINEERS.COM

Revision	Date

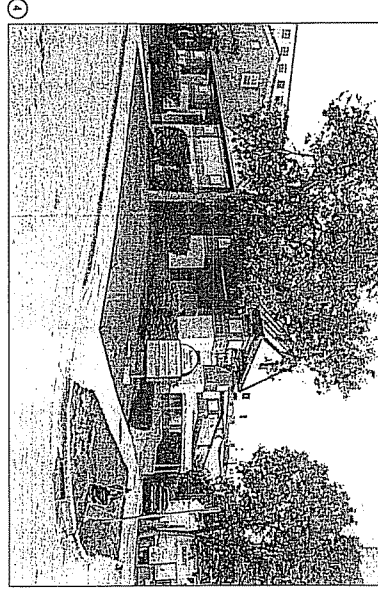
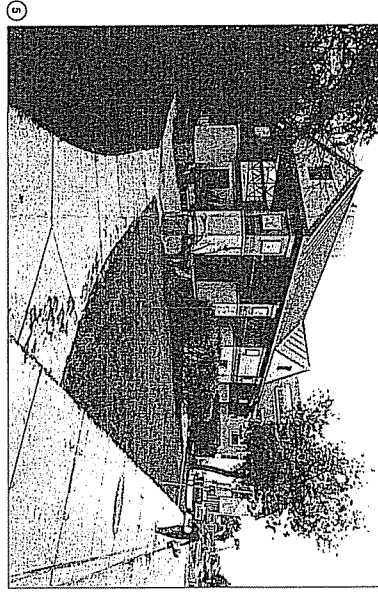
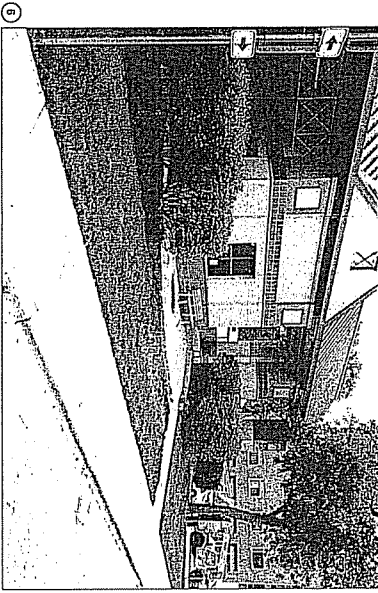
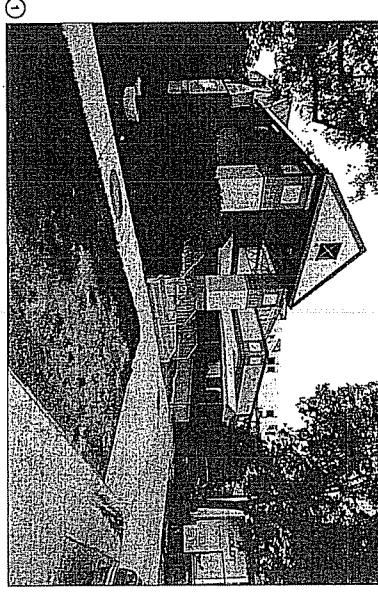
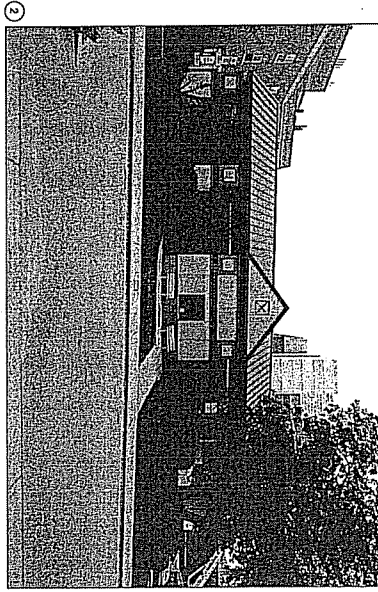
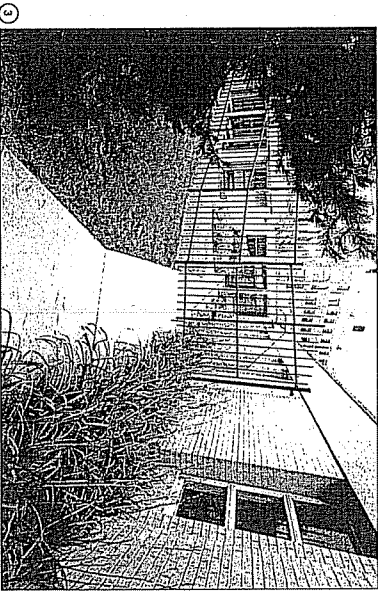
Project Name
 Demolition
 Phase II

St. Marys
 Hospital Medical Center
 Madison, WI

Drawn By: RDP
 Checked By: JL
 File: pdemo.dwg
 Issued For: Review
 Issue Date: 2007/08/31
 Project No.: 1904.12

OTFTR
 Demolition and
 Erosion Control

0 20 40
 Street Number
D2



- PHOTO KEY**
1. VIEW TO NORTHWEST FROM S. BROOKS STREET
 2. PERPENDICULAR VIEW ACROSS DELAPLANE COURT
 3. VIEW FROM BEHIND SURGERY AND CARE CENTER
 4. VIEW NORTHWEST STANDING ON DELAPLANE CT SIDEWALK
 5. VIEW NORTHWEST STANDING ON DELAPLANE CT SIDEWALK
 6. VIEW NORTHWEST STANDING ON DELAPLANE CT SIDEWALK

SVA
 SCHIEBER / ANDERSON
 ASSOCIATES, INC.
 111 EAST WASHINGTON
 FLOOR 200
 MADISON, WI 53703
 PHONE 608.261.1111
 WWW.SVA-ARCHITECTS.COM

Revision _____ Date _____
 Project Name _____
 Demolition
 Phase II

St. Marys
 Hospital Medical Center
 Madison, WI

Drawn By: RDP
 Checked By: JL
 File: p--site photos.dwg
 Issued For: Review
 Issue Date: 2007/08/31
 Project No.: 1904.12

OPTION
 Surgery & Care
 Center
 Ex. Site Photos

Sheet Number
D4