



Location  
3201 Anderson Street

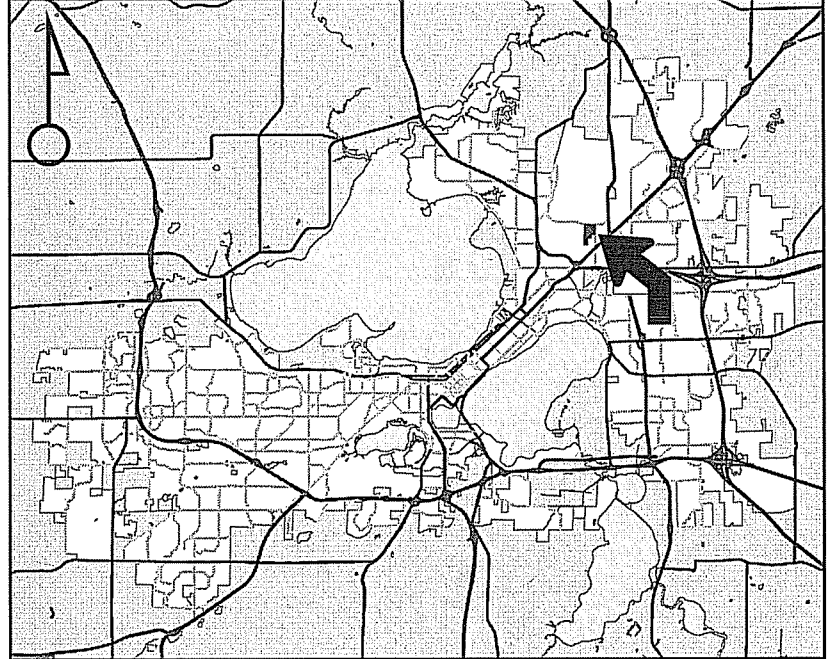
Project Name  
Madison College Parking Expansion

Applicant  
Michael M. Stark – Madison College/  
Wade P. Wyse – JSD Professional Services

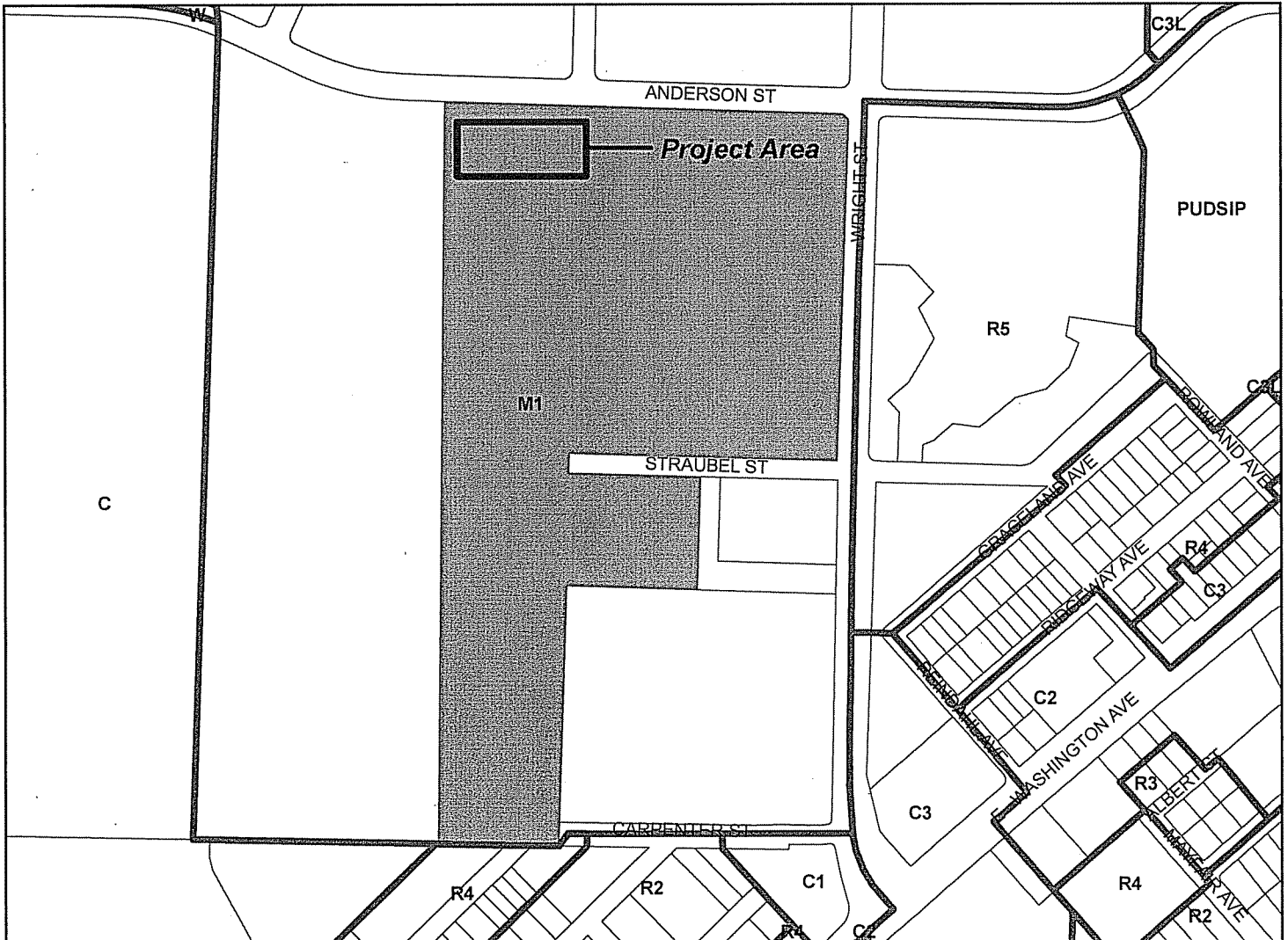
Existing Use  
Madison College parking lot and  
athletic fields

Proposed Use  
Expand existing surface parking lot serving  
Madison College (adj. to athletic fields)

Public Hearing Date  
Plan Commission  
16 May 2011

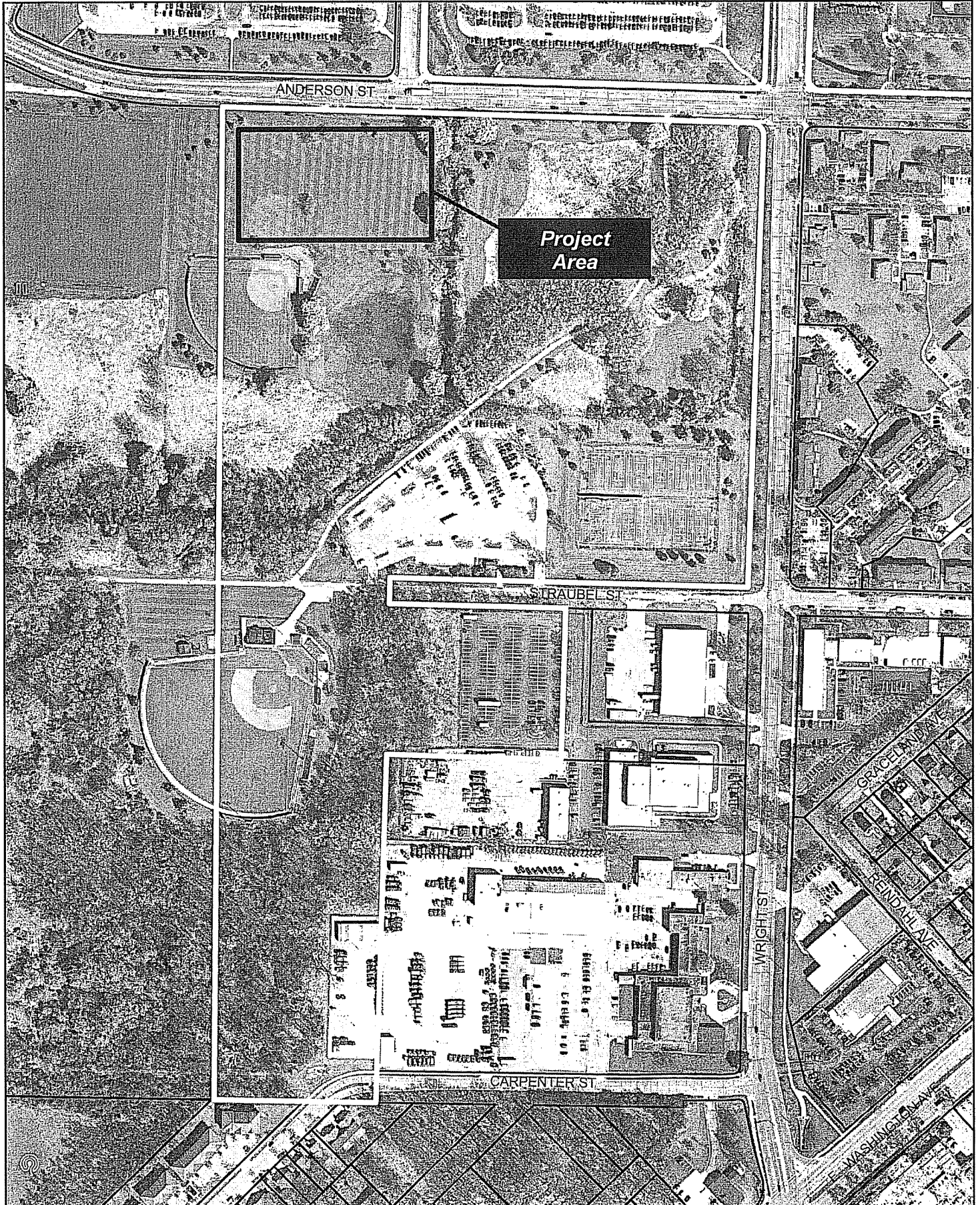


For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 03 May 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](http://www.cityofmadison.com/planning/plan.html)
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
GQ: _____	
Zoning District: _____	
For Complete Submittal	
Application _____	Letter of Intent _____
IDUP _____	Legal Descript. _____
Plan Sets _____	Zoning Text _____
Alder Notification _____	Waiver _____
Nbrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. **Project Address:** Anderson Street **Project Area in Acres:** 4.3  
**Project Title (if any):** Madison College Parking Expansion (North)

## 2. This is an application for:

<b>Zoning Map Amendment</b> (check the appropriate box(es) in only one of the columns below)	
<input type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b> Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<b>Rezoning to or Amendment of a PUD or PCD District:</b> <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 checked="" type="checkbox"/> <b>Conditional Use</b>	<input type="checkbox"/> <b>Demolition Permit</b>
<input type="checkbox"/> <b>Other Requests (Specify):</b> _____	

## 3. Applicant, Agent & Property Owner Information:

**Applicant's Name:** Michael M. Stark CFM ASLA **Company:** Madison College  
**Street Address:** 3550 Anderson Street **City/State:** Madison, WI **Zip:** 53704-2599  
**Telephone:** (608) 246-6737 **Fax:** (608) 246-6331 **Email:** mmstark@matcmadison.edu

**Project Contact Person:** Wade Wyse, P.E. **Company:** JSD Professional Services, Inc.  
**Street Address:** 161 Horizon Drive **City/State:** Verona, WI **Zip:** 53593  
**Telephone:** (608) 848-5060 **Fax:** (608) 848-2255 **Email:** wade.wyse@jsdinc.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: \_\_\_\_\_  
Consists of restriping existing semi-truck parking area to accommodate passenger vehicles. Existing car parking remains.

**Development Schedule:** **Commencement** 7-10-11 **Completion** 9-15-11

**5. Required Submittals:**

- 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:
  - **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 1/2 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:** \$ 900 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](mailto: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: \_\_\_\_\_ Date: \_\_\_\_\_ Zoning Staff: \_\_\_\_\_ Date: \_\_\_\_\_

- 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 MICHAEL STARK Date 9-5-2011

Signature [Signature] Relation to Property Owner \_\_\_\_\_

Authorizing Signature of Property Owner [Signature] Date 5/6/2011

Effective May 1, 2009

Assistant Counsel



Mr. Brad Murphy  
City of Madison Plan Commission  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53701

RE: Letter of Intent for Land Use Application  
Proposed Parking Lot Expansion - South, Phase II

Dear Mr. Murphy:

Madison College respectfully requests approval of our plans to construct Phase II of a parking lot at the southwest corner of the Anderson Street and Hoffman Street intersection. Phase I was constructed in 2010. The overall plan for both phases was submitted at the time of Phase I. Please see the enclosed map showing the location of the proposed parking lot in relation to the Madison College - Facilities Master Plan.

The total parking lot area for both Phase I and Phase II occupies approximately 3.2 acres and will provide a total of 320 stalls (8 ADA Accessible, 312 standard stalls, and 32 bike spaces). Phase II parking lot expansion occupies approximately 2.0 acres and will provide 178 stalls of the 320 overall total stalls. The new parking lot will account for approximately 10% of the total parking area on the Truax Campus. The additional parking combined with the current parking lots will help ease the existing demand for parking for our current student enrollment of 13,000 degree and non-degree students. Many students commute from outside the City of Madison and do not have access to other travel options other than their personal car.

Our enrollment is expected to increase over the next 10 years and the Campus Plan recognizes this trend by incorporating a parking ramp located near the central area academic buildings. This ramp will replace stalls lost due to building construction and is expected to accommodate enrollment and staff increases. It is however located too far away to provide convenient and safe parking to support the sports and athletic fields. There are also campus design considerations and geotechnical/construction economic issues which effectively limit the parking ramp to the location shown on the Master Plan.

The expanded lot will provide safe, accessible and adequate spectator and participant parking to support the existing athletic fields which are adjacent to this location. It also lessens the negative impact of our students parking in adjacent neighbor parking lots. Many of our neighbors have signs posting "No MATC Parking." The parking lot will allow for more regional parking/ transfer options for weekend city activities such as rhythm and booms at nearby Warner Park.

In the larger scheme of campus planning, this parking lot, in conjunction with the programmed signalization of the Anderson - Hoffman Street intersection and the future extension of Hoffman Street represent some of the first construction projects that will begin to implement the Truax Campus Master Plan. Depending on resources, the first priorities will include construction of a health sciences building and a central entrance to the Truax building that could house tutoring, counseling, enrollment and career services in a Student Success Center. This plan has been formulated to create a vibrant and viable campus that will accommodate new and expanded academic and vocation curricula and the projected increases in staff and commuting students over the next 10 years. We fully expect that enrollment and consequently the utilization of our campus to nearly 16 hours per day average with additional demands for early morning and evening programs. The Anderson-Hoffman parking lot will enable Madison College to effectively plan and phase the implementation of the Truax Campus Plan by providing for:

- Alternate/replacement parking for stalls that will be removed by the new building construction in the central portion of the campus.
- Replacement stalls for those that will be renovate as the lot between Hoffman and Wright Streets is refurbished and renovated to better accommodate stormwater management. (The west end of this lot was flooded in the summer of 2009).
- Stalls for supporting and accommodating Madison College athletics and student recreation programs. The Master Plan calls for improvement of this sports area to include a future shelter/concession/restroom/storage facility. A sustainable, "green", future facility will be constructed.

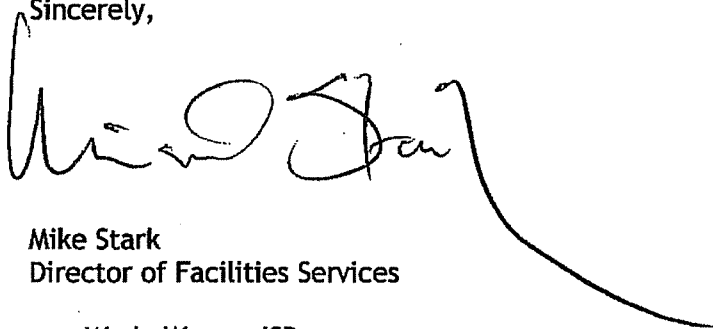
It is our intention and commitment that this parking lot will be designed and constructed in the "greenest" most practical manner. Key elements of this design include:

- Meeting the City's storm water management standards for runoff control and oil and grease treatment.
- Extensive landscaping with over story trees to provide shade to mitigate the "heat island" effect.
- Parking lot lighting and pedestrian security lighting will be fully shielded utilizing LED Technology and automatic controls.

Madison College staff and our consulting engineers have worked with City Staff, Alder Larry Palm, and the Carpenter-Ridgeway Neighborhood Association in preparing the conceptual design for this improvement. See attached supporting documentation. It is our belief that it addresses a critical need in both near-term programming and long term planning for the College and the Madison community.

Thank you in advance for your favorable consideration of our request. Please do not hesitate to contact me at 246.6837 or Wade Wyse, P.E., JSD Professional Services at 848.5060 if additional information is needed.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Stark". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Mike Stark  
Director of Facilities Services

cc: Wade Wyse - JSD

Enclosures:

Area-Wide Location Map  
MATC Truax Master Plan  
Alder Letter  
Neighborhood Association Letter





SERVICES PROVIDED TO:  
**MADISON COLLEGE**  
 3550 ANDERSON ST  
 MADISON, WI 53704

**MADISON COLLEGE**  
**PARKING EXPANSION**

PROJECT LOCATION:  
 MADISON, WI

JSD PROJECT NO.: 09-3657  
 DRAWING TITLE: LANDSCAPE PLAN

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING FOR ACCURACY, THE CONTRACTOR SHALL VERIFY AND VERIFY THAT ALL DIMENSIONS AND CONSTRUCTION CONDITIONS SHOWN ON THESE PLANS ARE AS SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VALUE AND CONDITION OF THE MATERIALS AND METHODS OF CONSTRUCTION TO BE USED IN THE WORK.

DATE:	11-20-11
DESIGNED BY:	JSD
CHECKED BY:	JSD
DRAWN BY:	JSD
CITY OF MADISON:	11-20-11
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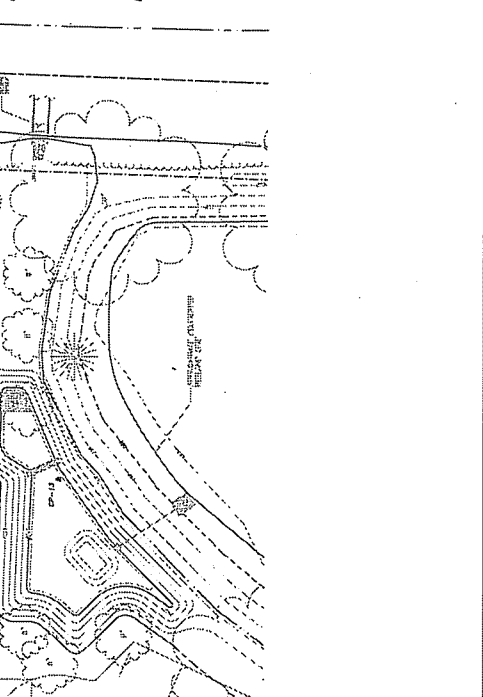
**DISERS HOTLINE**  
 Toll Free (800) 242-6571  
 1450 West Park Drive, Suite 110  
 Madison, WI 53704  
 www.jsdinc.com

SCALE TITLE:  
**LANDSCAPE PLAN**

**L-1.0**

3/2/11

- LEGEND**
- EXISTING PROJECT SITE
- LANDSCAPE NOTES**
- THE PROJECT MANUAL FOR LANDSCAPE SPECIFICATIONS AND DETAILS
  - REFER TO THE SUPPLEMENTAL AND CLINICAL MAY FOR EXISTING CONDITIONS NOTES AND LEGEND
  - ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2011 INTERNATIONAL DISTRICT AND COMMUNITY DESIGN ACTS BY ALL REGULATORY AGENCIES
  - RESERVE & PROTECT ALL EXISTING TREES TO REMAIN ON SITE
- LEGEND (PROPOSED PLANTS)**
- ACER & FREEMAN SUMM GUY  
 ACER FREEMAN PRO STREET  
 CELTS OCCIDENTALS WINDY CITY  
 CHORUSOLUS  
 ORNAMENTAL TREES  
 PRUNUS CALIFORNICA 'AMSTONCH'  
 MALES TRAMER MAY  
 EVERGREEN TREES  
 PECTA BLANCA WAX DOUGLAR  
 DECIDUOUS SHRUBS  
 CORNUS SAVANNA WINDY FLAKE



Quantity	Symbol	Plant Name	Size	Stock
4	(Symbol)	Space Grass Maple	2 1/2" - 3" CL	8 B
3	(Symbol)	Acer rubrum 'Red Sore'	2 1/2" - 3" CL	8 B
3	(Symbol)	Acer rubrum 'Red Sore'	2 1/2" - 3" CL	8 B
1	(Symbol)	EXISTING		
3	(Symbol)	Males Tramer May	1 1/2" - 2" CL	CONF.
3	(Symbol)	Prunus californica 'Amstonch'	1 1/2" - 2" CL	CONF.
4	(Symbol)	Prunus californica 'Amstonch'	1 1/2" - 2" CL	CONF.
7	(Symbol)	Cornus sanguinea 'Midway Dawn'	#1	CONF.
37	(Symbol)	Prunus californica 'Amstonch'	#2	CONF.
34	(Symbol)	Prunus californica 'Amstonch'	#3	CONF.
	(Symbol)	EXISTING		
178	(Symbol)	Prunus californica 'Amstonch'	1 GAL	CONF.
11	(Symbol)	Prunus californica 'Amstonch'	1 GAL	CONF.
68	(Symbol)	Prunus californica 'Amstonch'	3-4 GAL	PLUG
10	(Symbol)	Prunus californica 'Amstonch'	3-4 GAL	PLUG
10	(Symbol)	Prunus californica 'Amstonch'	3-4 GAL	PLUG
10	(Symbol)	Prunus californica 'Amstonch'	3-4 GAL	PLUG
10	(Symbol)	Prunus californica 'Amstonch'	3-4 GAL	PLUG
10	(Symbol)	Prunus californica 'Amstonch'	3-4 GAL	PLUG

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