

PLANNING UNIT REPORT  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
June 8, 2005

**DEMOLITION AND CONDITIONAL USE APPLICATION:**

1. Requested Action: Approval to demolish an existing, vacant 2-story nursing home building located at 1347 Fish Hatchery Road and the installation of a temporary parking facility to be used primarily by construction workers employed at the nearby St. Marys Hospital site.
2. Applicable Regulations: Section 28.04(22) provides the guidelines and standards for demolition permits. Section 28.08(2)(c)1 allows parking facilities accessory to a non-residential use for the use of employees and patrons.
3. Report Drafted By: Peter Olson, Planner II.

**GENERAL INFORMATION:**

1. Applicant: Barbara K. Miller, St. Marys Hospital, 707 South Mills Street, Madison, WI 53715; and Steve Roth, Boldt Construction, N21W23340 Ridgeview Parkway, Waukesha, WI 53188.
2. Status of Applicants: Property owner and contractor.
3. Development Schedule: The applicant wishes to remove the existing, vacant building as soon as all land use approvals have been obtained. The applicant wishes to have the temporary parking facility ready for use by August 2005. Temporary parking facilities are limited by ordinance to 3 years, unless extended by the Plan Commission after a public hearing.
4. Parcel Location: East side of Fish Hatchery Road, west of South Street and south of Appleton Road, approximately ½ block north of Wingra Drive and Wingra Creek, Aldermanic District 13, Madison Metropolitan School District.
5. Parcel Size: 141,783 square feet (3.25 acres).
6. Existing Zoning: R4 General Residence District.
7. Existing Land Use: Vacant nursing home.
8. Proposed Use: Demolish existing 2-story structure and construct a temporary parking facility providing 328 vehicle parking stalls.
9. Surrounding Land Use and Zoning:  
  
North – Dean Medical Clinic and low density residential zoned C2 and R2.

- East – Medium to high density residential, retail commercial, commercial service and restaurants zoned R4, C2 and C3.
- South – Offices, automobile dealerships, middle school and parklands zoned M1 and R2.
- West – Single-family homes and the UW Arboretum zoned R2 and A (Agriculture).
10. Adopted Land Use Plan: SI Special Institutional District.
11. Environmental Corridor Status: This property is not located within a mapped environmental corridor.

### **PUBLIC UTILITIES AND SERVICES:**

This property is served by a full range of urban services.

### **STANDARDS FOR REVIEW:**

This application is subject to the demolition and conditional use standards.

### **ANALYSIS, EVALUATION AND CONCLUSION:**

St. Marys Hospital owns the former nursing home located at 1347 Fish Hatchery Road. The hospital purchased this property in 1990 and operated the nursing home/senior care facility until December, 2003. This building was originally constructed in 1965 and is of steel reinforced masonry construction and two stories in height. The existing building is located on the southerly two-thirds of the subject property. A 71-stall surface parking facility is located on the northerly portion of this property. This parcel is bounded on the westerly side by Fish Hatchery Road, on the north by Appleton Road, and on the east by South Street. Strand Associates, an engineering firm, has an office building immediately adjacent to the southerly property line. Five existing single-family homes are located at the southwest corner of the subject property and front on Fish Hatchery Road and Wingra Drive. The subject property contains a total of 3.25 acres and is relatively level, sloping slightly downward toward the southerly and southwesterly property lines. Existing land uses across Fish Hatchery Road include single-family homes, the existing Dean Clinic facility north of Appleton Road and across South Street, three 24-unit apartment buildings.

Since the former nursing home/senior care facility was closed in December 2003, St. Marys Hospital has donated much of the interior finish and fixtures to Habitat for Humanity. In addition, the hospital has allowed the Madison Police Department and the Fire Department to conduct training exercises in this building. St. Marys Hospital chose to vacate this building rather than invest significant financial resources into remodeling and upgrading the 40-year old building, and instead constructed a new nursing home/senior care facility on the City's southwest side. The existing building has been secured against trespassers, but has been vacant and unused

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with only required exterior and property maintenance for the past 18 months. Although the existing building is structurally sound, it was originally constructed as a nursing home facility and is no longer economically productive and not particularly financially suitable for rehabilitation and repair.

Approximately six months ago, St. Marys Hospital embarked on an extensive expansion and upgrade program to the main hospital campus located between South Park and South Mills Streets. During the approximately 30-month construction process, it will be necessary to accommodate approximately 200 construction workers' vehicles during the daily construction activities. In addition, hospital employees utilize parking facilities remote to the hospital site and St. Marys operates a shuttle bus service to these parking facilities for employee use. One of these parking facilities is located approximately ½ block to the east adjacent to the Wingra Street post office site. Hospital officials are applying to demolish the existing former nursing home facility and to provide a temporary parking facility on this property for construction worker and employee use. This proposed parking facility would accommodate approximately 328 parking stalls.

Many of the existing trees on this site will be retained. These will be located around the periphery of the site to provide screening and landscape treatment, and a number of trees will be accommodated within tree islands located within the proposed parking facility. Three of the five existing single-family homes adjacent on the southwest immediately about the subject property. Most of this common lot line contains canopy shade trees and some understory growth. The applicant has been working with these nearby property owners regarding the proposed development and has held neighborhood meetings to keep the nearby property owners and residents informed about the proposed development.

The subject property is located within the boundaries of the soon to be adopted Wingra Better Urban Infill Development (BUILD) Project area. This land use and urban design project recommends that the majority of the St. Marys Care Center site be redeveloped for a retirement community or other healthcare related institutional uses. This recommendation would include the removal of the existing structure on this property. The Wingra BUILD Study also identifies the need for the adjacent Strand Associates engineering firm to expand their facilities if they are to remain in their present location. The City of Madison and the neighborhood prefer to retain this valuable employer at this location. St. Marys Hospital officials have indicated a willingness to discuss with Strand Associates possible expansion plans into the St. Marys Hospital Care Facility site. Expansion of the Strand Associates facility would also require removal of the existing structure from the subject property. Although the Wingra BUILD Project acknowledges that specific future uses for the subject property are unknown at this time, the redevelopment strategy as specified in the Wingra BUILD Project summary report does recommend biomedical/healthcare institutional uses and an expansion of the Strand Associates office as desirable redevelopments within this immediate area. If this application is approved, removal of the existing structure would help to facilitate these objectives.

The Zoning Code allows temporary parking facilities for a period not to exceed three years in length (unless reapproved by the Plan Commission after a public hearing). The Code allows such temporary parking facilities within residence districts provided these parking facilities are used solely for the parking of passenger automobiles (including light trucks), that parking facilities are closed between the hours of 10:00 p.m. and 7:00 a.m. except as otherwise authorized by the Plan

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Commission, are located on a "heavy traffic route street and/or are directly across the street from existing commercial zoning, and that driveways are located a minimum of 20-feet from any adjacent residentially zoned property. These driveways are allowed across the street from other residential zoning however. The proposed development can meet all of these criteria with the exception of the hours of operation, which the Plan Commission may extend. The applicant's letter of intent indicates that the hours of operation for this temporary parking facility would be from 5:30 a.m. until Midnight, daily. The subject property is served by shuttle bus service to the hospital site. Planning Unit staff feels that this application should be able to meet the demolition and conditional use standards. The two concerns that Planning Unit staff have relate to the hours of operation and to the proximity of the surface parking lot and drive to the rear lot line of the northern-most single-family home. The drive aisle is immediately adjacent to the rear lot line. Planning Unit staff suggest that St. Marys Hospital consider a variety of options to provide additional screening, landscaping and/or wood fencing to provide a physical separation between the parking lot and the rear lot line of the single-family home.

The only other concern relates to the hours of operation. St. Marys should explain the need for the extended hours to the Plan Commission.

#### **RECOMMENDATIONS:**

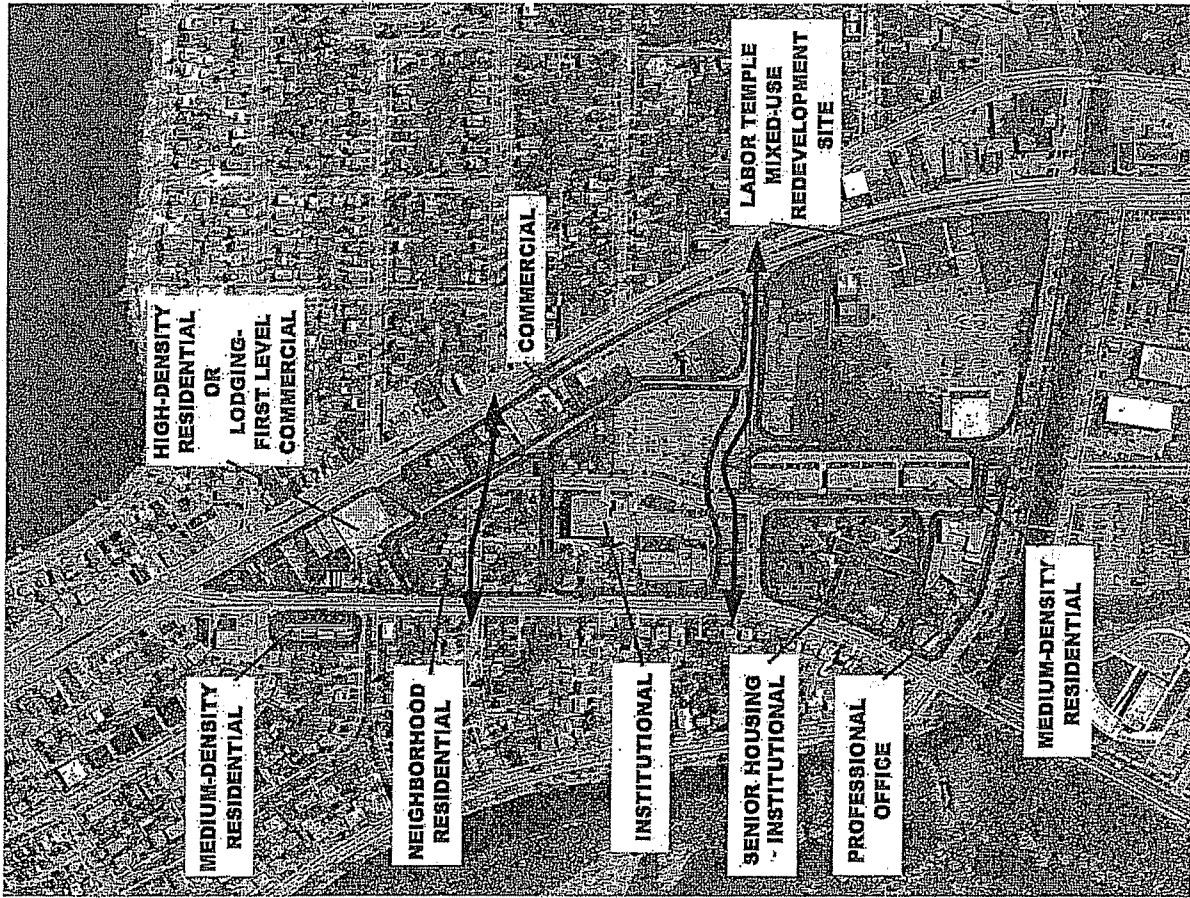
Subject to input at the public hearing, the Planning Unit recommends that the Plan Commission find that the ordinance standards are met and approve the demolition of an existing 2-story masonry structure formerly used as a nursing home and senior care facility and the construction of a temporary parking facility not to exceed a period of three years in use located on the property at 1347 Fish Hatchery Road subject to the following:

1. Reviewing agency comments.
2. The applicant shall work with Planning Unit staff to provide additional screening and landscaping between the northern lot line and eastern lot line of the northern-most single-family home and the parking lot drive aisle. The screening shall be approved by the Planning Unit.
3. The Plan Commission shall establish the hours of operation for the parking lot.

- There should be a more concentrated cluster of neighborhood-oriented retail stores and services in the vicinity of the Copps Food Center.
- \* Dean Health System's long-range expansion plans at this site are unknown at this time. However, Dean would like to reserve sufficient area for potential expansion for up to 150,000 square feet of additional clinic space and associated parking for up to 1,000 vehicles.
- \* Strand Associates will need expansion area to the west or north of their current site to meet projected growth at this location.
- \* The majority of the vacant St. Marys Care Center site should be redeveloped for a retirement community or other health care related institutional uses.
- The former Dean/Morningstar Dairy site would be a suitable site for mid-rise residential development or a specialized lodging/conferencing facility of high quality urban design character and architecture. The buildings are currently vacant. Any new building at this site should be a "flat iron" building corresponding to the geometry of the site. A flat iron building will maximize the unique triangular shape of the site.

### Circulation and Neighborhood Street Findings and Recommendations

- Cedar Street should be extended westward to connect with Fish Hatchery Road. This extension would be the



Map 4: Conceptual Land Use Plan for the Wingra Creek Project Area

Parcel 54 (#070926303028)	Strand Associates	0.23 Acres
Parcel 55 (#070926303010)	Milke, Arnold	0.31 Acres
Total Gross Acres:		8.50 Acres

Development Issues:

- 1. Maintain existing Shenandoah Apartments as market rate affordable housing.
- 2. Maintain attractive facades on Fish Hatchery Road and Wingra Drive compatible with adjacent neighborhood.
- \* 3. Provide for bio-medical or health care-related institutional use, which could include a retirement community with tiered-levels of care, on the St. Mary's site.
- \* 4. Construct an east-west street between Park Street and Fish Hatchery Road.
- \* 5. Provide expansion area for Strand Associates

Redevelopment Strategy

- \* Bio-Medical / Health Care Institutional Use (St. Marys Site):  
3.68 AC @ FAR 1.0 = 160,300 SF
- \* Office Expansion (Strand): 0.78 AC @ FAR 1.0 = 33,976 SF

Projected New Development Increment Value

Institutional (w. on-site parking) 160,300 SF @ \$120 per SF = \$19,236,000  
Office Expansion (w. on-site parking) 33,976 SF @ \$120 per SF = \$4,077,120

Total New Development Value: \$23,313,120



Department of Public Works  
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.  
City Engineer

City-County Building, Room 115  
210 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53703  
608 264 9275 FAX  
608 267 8677 TDD

**Deputy City Engineer**  
Robert F. Phillips, P.E.

**Principal Engineers**  
Michael R. Dailey, P.E.  
Christina M. Bachmann, P.E.  
John S. Fahrney, P.E.  
David L. Benzschawel, P.E.  
Gregory T. Fries, P.E.

**Operations Supervisor**  
Kathleen M. Cryan

**Hydrogeologist**  
Joseph L. DeMorett, P.G.

**GIS Manager**  
David A. Davis, R.L.S.

DATE: June 13, 2005

TO: Plan Commission

FROM: Larry D. Nelson, P.E., City Engineer

SUBJECT: 1347 Fish Hatchery Road Conditional Use/Demolition

The City Engineering Division has reviewed the subject development and has the following comments.

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

- |   |
|---|
| <p>1. The applicant shall provide engineering calculations and plans showing removal of oil and grease and a 40% removal of solids off the redeveloped parking areas.</p> |
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**GENERAL OR STANDARD REVIEW COMMENTS**

In addition, we offer the following General or Standard Review Comments:

**Engineering Division Review of Planned Community Developments, Planned Unit Developments and Conditional Use Applications.**

Name: 1347 Fish Hatchery Road Conditional Use/Demolition

**General**

- 1.1 The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.
- 1.5 The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
- 1.6 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

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Right of Way / Easements

- 2.1 The Applicant shall Dedicate a \_\_\_\_\_ foot wide strip of Right of Way along \_\_\_\_\_.
- 2.2 The Applicant shall Dedicate a \_\_\_\_\_ foot wide strip of Right of Way along \_\_\_\_\_.
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping \_\_\_\_\_ feet wide along \_\_\_\_\_.
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement \_\_\_\_\_ feet wide from \_\_\_\_\_ to \_\_\_\_\_.
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from \_\_\_\_\_ to \_\_\_\_\_.
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

Streets and Sidewalks

- 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] \_\_\_\_\_ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along \_\_\_\_\_.
- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along \_\_\_\_\_. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] \_\_\_\_\_ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along \_\_\_\_\_ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees.
- 3.8 The Applicant shall make improvements to \_\_\_\_\_ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) \_\_\_\_\_.
- 3.9 The Applicant shall make improvements to \_\_\_\_\_. The improvements shall consist of \_\_\_\_\_.
- 3.10 The approval of this Conditional Use does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.
- 3.11 The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.
- 3.12 The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.

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- 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.
- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.

**Storm Water Management**

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
- 4.5 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.6 The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
- 4.7 This site is greater than one (1) acre and the applicant is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Contact Jim Bertolacini of the WDNR at 275-3201 to discuss this requirement.
- 4.8 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.9 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
- 4.10 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Please contact Greg Fries at 267-1199 to discuss this requirement.
- 4.11 The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
- 4.12 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.
- 4.13 The Applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) formats and contain the following data, each on a separate layer name/level number:

- a) Building Footprints
- b) Internal Walkway Areas
- c) Internal Site Parking Areas
- d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)

NOTE: Email file transmissions preferred [lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com) . Include the site address in this transmittal.

- 4.14 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

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NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicate a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

#### Utilities General

- 5.1 The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.
- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

#### Sanitary Sewer

- 6.1 Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size and alignment of the proposed service.

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**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** May 28, 2005

**To:** Bill Roberts, Planner III

**From:** Kathy Voeck, Assistant Zoning Administrator

**Subject:** 1347 Fish Hatchery Rd.

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**Present Zoning District:** R-4

**Proposed Use:** Demo a vacant nursing home to constr., a temporary parking lot for St. Mary's Hospital

**Conditional Use:** 28.08(2)(C) Provides that a parking lot open and accessory to a nonresidential use and solely for the use of employees and patrons of the use to which it is accessory is a conditional use.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

1. Conditions of approval for the parking lot are that the parking lot shall be used solely for the parking of passenger automobiles; that the parking lot shall be closed between the hours of 10:00 pm. and 7:00 a.m. except as otherwise authorized. NOTE Plan Commission can bless the 5:30 a.m to 2 a.m. hours; and, that the entrance and exit to and from such parking lot shall be at least 20' from any adjacent property located in any residence district, except when ingress and egress to and from the parking lot is provided from a public street separating such residence areas from the parking lot.

2. Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.) Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover. All plant materials in islands shall be protected from vehicles by concrete curbs.

3. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. (See parking lot packet). Lighting will be limited to .08 watts per square foot.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	6,000 sq. ft.	141,911 sq. ft.
Lot width	50'	adequate
Front yard	as shown	adequate
Side yards	as shown	adequate
Rear yard	as shown	adequate
Building height		

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls		328
Accessible stalls		provided at hospital site
Loading		provided at hospital site
Number bike parking stalls		provided at hospital site
Landscaping	Yes	(2)
Lighting	No	(3)

<b>Other Critical Zoning Items</b>	
Urban Design	No
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	None shown
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	No

With the above conditions, the proposed project **does** comply with all of the above requirements.



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## Traffic Engineering Division

David C. Dryer, City Traffic Engineer

Madison Municipal Building  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2986  
Madison, Wisconsin 53701-2986  
PH 608/266-4761  
TTY 608/267-9623  
FAX 608/267-1158

June 9, 2005

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer

SUBJECT: **1347 Fish Hatchery Road – Conditional Use / Demolition – Temporary  
Parking Lot St. Mary's Hospital**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None
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### GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
3. A "Stop" sign shall be installed at a height of seven (7) feet at all driveway approaches. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
4. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
5. Approval of the extension of this temporary lot should be no more than for a three-year period.

General Requirements for Temporary Parking Facilities.

Temporary parking facilities shall: Be considered temporary for a period not to exceed three (3) years with the permit to be renewed annually, subject to the written approval of the Traffic Engineer and the Inspection Unit of the Department of Planning and Development. In no case shall a temporary parking lot be allowed to exist for a period longer than three (3) years unless the Plan Commission approves an additional period of up to three (3) years subject to the provisions of Sec. 28.12(11), Conditional Uses, Madison General Ordinances. (Am. by Ord. 8081, 7-29-83)

6. The Developer shall post a deposit or reimburse the City for all costs associated with any modifications to Street Lighting, Signing and Pavement Marking including labor and materials for both temporary and permanent installations.
7. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: Steve Roth  
Fax: 262-544-5905  
Email: [steve.roth@both.com](mailto:steve.roth@both.com)

DCD:DJM:dm



# CITY OF MADISON FIRE DEPARTMENT

## Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295  
Phone: 608-266-4484 ♦ FAX: 608-267-1153

DATE: 6/7/05  
TO: Plan Commission  
FROM: Edwin J. Ruckriegel, Fire Marshal  
SUBJECT: 1347 Fish Hatchery Rd.

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None.

### GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. No comments on demolition.
3. Additional comments and/or requirements may be noted upon review of future construction documents.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt