



Location  
1347 Fish Hatchery Road

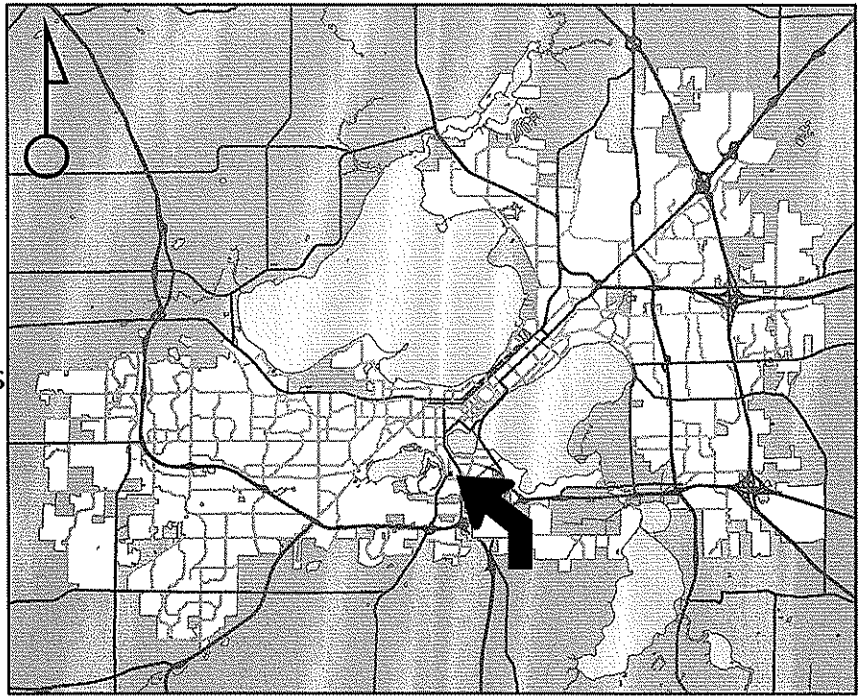
Project Name  
St. Mary's Temporary Parking

Applicant  
Jonathon Rozenfeld – St. Mary's Hospital

Existing Use  
Off-Site Accessory Parking for St. Mary's

Proposed Use  
Three-Year Extension for Existing Off-Site Accessory Parking  
Conditional Use

Public Hearing Date  
Plan Commission  
16 June 2008

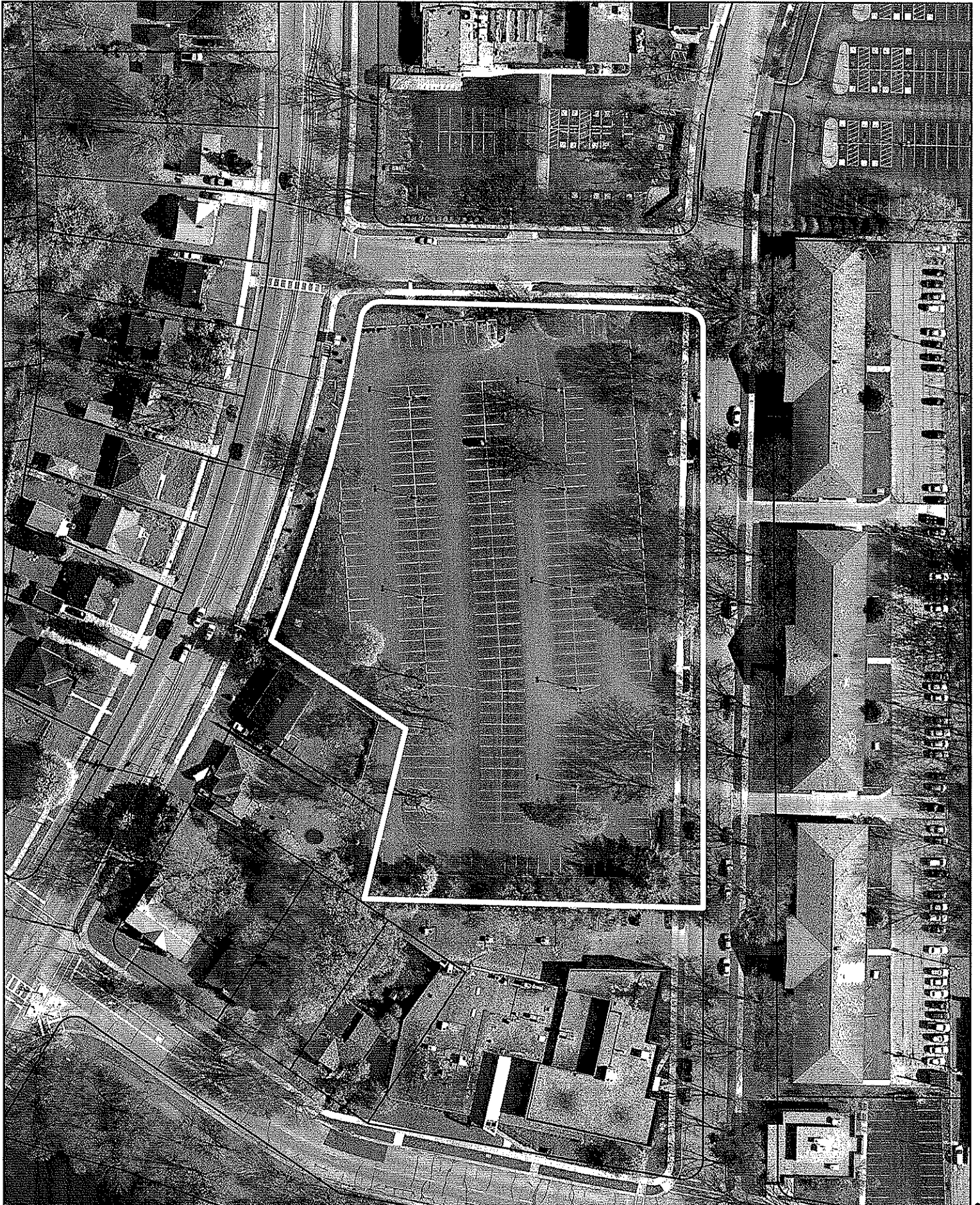


For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 02 June 2008





# 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 zoning applications should be filed directly with the Zoning Administrator.

JR OFFICE USE ONLY:	
Amt. Paid	\$550. <sup>00</sup> Receipt No. 90874
Date Received	5/7/08
Received By	JLK
Parcel No.	0709-263-0307-8
Aldermanic District	13-Julia Kerr
GQ	Existing CU
Zoning District	R4
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	NA Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <input checked="" type="checkbox"/> NA
Alder Notification	Waiver
Ngrhd. Assn Not.	Waiver
Date Sign Issued	5/7/08

1. **Project Address:** 1347 Fish Hatchery Road **Project Area in Acres:** 3.25 acres

**Project Title (if any):** St. Mary's Hospital Temporary Parking (formerly St. Mary's Care Center)

2. **This is an application for:** (check at least one)

<input type="checkbox"/> <b>Zoning Map Amendment</b> (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 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: 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@sshmc.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 general description of the project and all proposed uses of the site: Major alteration to conditional use for temporary parking lot (3 yr. extension)

Development Schedule: Commencement \_\_\_\_\_ Completion \_\_\_\_\_

CONTINUE →

**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:
  - 14 [ • **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 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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- Filing Fee:** \$ 550.00 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 buildings, **photos** of the interior and exterior 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 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](mailto: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 the:* \_\_\_\_\_ *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:*

*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 Counter and Planning Unit staff; note staff persons and date.
 

Planner H Studer Date 4/25/08 | Zoning Staff G. PATMYTHES Date 4/25/08

**The signer attests that this form is accurately completed and all required materials are submitted:**

Printed Name JONATHAN ROZENFELD Date 5/06/08

Signature *Jonathan Rozenfeld* Relation to Property Owner COO/EVP

Authorizing Signature of Property Owner \_\_\_\_\_ Date \_\_\_\_\_

1347 Fish Hatchery Road

St. Mary's Hospital constructed a temporary parking lot at 1347 Fish Hatchery Road, the location of the St. Mary's Care Facility in summer of 2005.

The St. Mary's Care Center was a senior facility used until December 2003. The Care Facility was moved, the interiors and furnishings were donated to Habitat for Humanity, and the building served for training exercises for the Madison Police and Fire Departments. The building was demolished.

In the coming months, several major renovations to the existing St. Mary's facility will necessitate approximately 100 construction workers on site. Without offsite parking arrangements, the St. Mary's neighborhood will be negatively impacted by employee and construction parking.

St. Mary's presently shuttles employees from the Post Office on Wingra Drive. This parking lot would also be serviced by the St. Mary's shuttle buses. The shuttle buses run from 4:50 AM until 12:00 AM.

The site is 3.2 acres in size. The parking lot was designed to accommodate 328 parking stalls. Security lighting and storm water infiltration were included in the new parking lot layout. No changes were made since the original approval on 7/21/05. St. Mary's is requesting a three year extension for conditional use as a temporary parking lot.

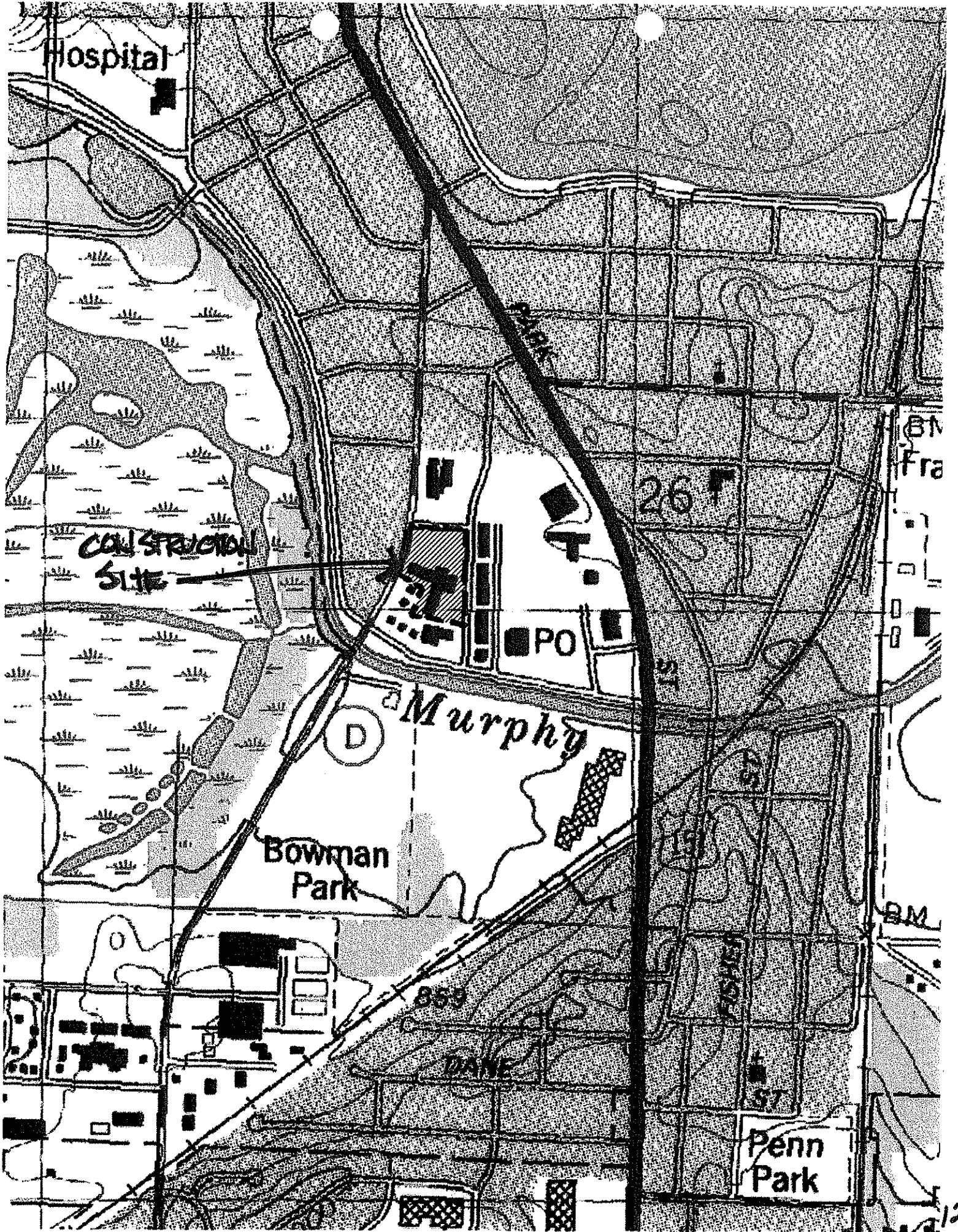
## Legal Description

1347 Fish Hatchery Road

All of Lots 1, 2, 3, 7, 8, and 4, except the South 60.00 feet thereof, Block 2, Haen Subdivision No. 1, located in the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 26, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin described as follows:

Beginning at the Northeast Corner of Lot 4; thence  $S2^{\circ}18'00''W$ , along the West line of South Street 139.12 feet to the North line of the South 60 feet of Lot 4; thence  $N87^{\circ}41'44''W$ , along said North line 276.78 feet; thence  $N16^{\circ}40'16''E$ , 143.61 feet; thence  $N53^{\circ}57'26''W$ , 129.75 feet to the East line of Fish Hatchery Road; thence along said East line on the arc of a curve concave Westerly whose chord bears  $N17^{\circ}28'07''W$ , 272.69 feet; thence along the arc of a curve concave Southeasterly whose chord bears  $N51^{\circ}36'21''E$ , 19.57 feet to the South line of Appleton Road; thence  $S87^{\circ}41'44''E$ , along said South line 247.83 feet; thence along the arc of a curve concave Southwesterly whose chord bears  $S42^{\circ}41'52''E$ , 21.21 feet to the West line of South Street; thence  $S2^{\circ}18'00''W$ , along said West line 333.02 feet to the point of beginning. Parcel Contains 141,783 Square Feet or 3.25 Acres.

Parcel is subject to easements of record.



Hospital

CONSTRUCTION SITE

Bowman Park

Murphy

PO

26

D

859

DANE

Penn Park

87

BM Fra

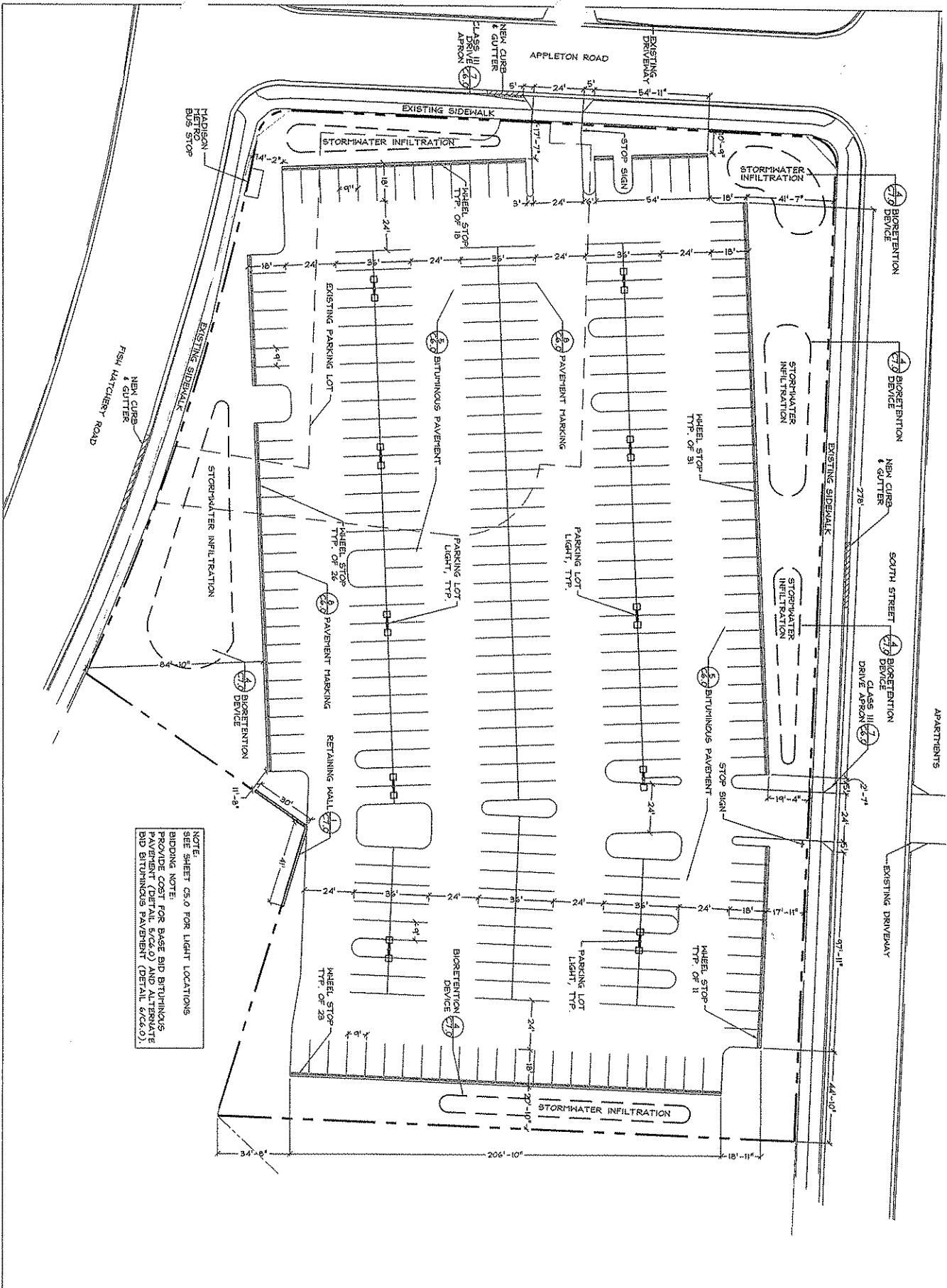
BM





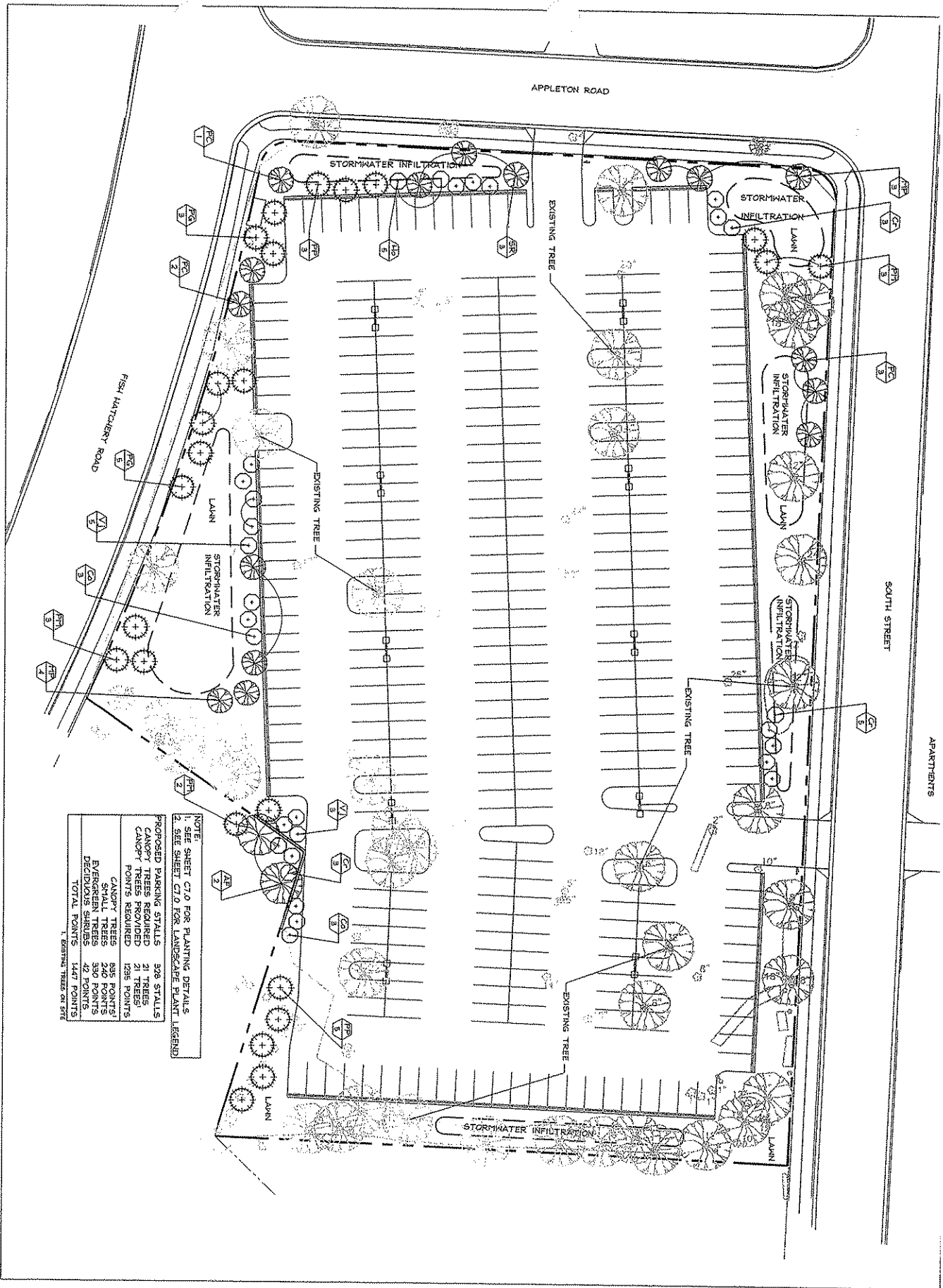






NOTE:  
 SEE SHEET CS.0 FOR LIGHT LOCATIONS  
 BIDDING NOTE:  
 PROVIDE COST FOR BASE BID BITUMINOUS PAVEMENT (DETAIL S200) AND ALTERNATE BID BITUMINOUS PAVEMENT (DETAIL 67(CS.0)).

	<p><b>C3.0</b></p>	<p>City of Madison, Wisconsin</p>	<p><b>BOLDT</b> BUILDS</p> <p>02624 J. Blair Goodenberger</p>	<p><b>St. Marys</b></p> <p>St. Marys Care Center</p>	<p>Project Name</p> <p>St. Marys Care Center</p>	<p>Revised</p> <p>Date</p>	<p>Professional Seal</p> <p>SCHMIDT LANGRISH ASSOCIATES, INC. No. 1000000000 No. 0000000000</p>
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NOTE:  
 1. SEE SHEET C7.0 FOR PLANTING DETAILS  
 2. SEE SHEET C7.0 FOR LANDSCAPE PLANT LEGEND

PROPOSED PARKING STALLS	
328 STALLS	328 STALLS
CANOPY TREES REQUIRED	21 TREES
CANOPY POINTS REQUIRED	1288 POINTS
CLUSTER TREES	525 TREES
CLUSTER POINTS	2625 POINTS
SMALL TREES	390 TREES
SMALL POINTS	1560 POINTS
EVERGREEN TREES	42 TREES
EVERGREEN POINTS	168 POINTS
DECIDUOUS SHRUBS	1447 SHRUBS
TOTAL POINTS	1447 POINTS

1. EXISTING TREES ON SITE

City of  
Madison,  
Wisconsin

Drawn By:  
Checked By:  
File:  
Issue For Construction  
Issue Date: 07/12/05  
Project No. 2071

The  
Landscape Plan

**SVA**  
SOMMERICK ANDERSON  
ASSOCIATES, INC.  
1700 EAST WISCONSIN  
MADISON, WISCONSIN 53706

Professional Seal

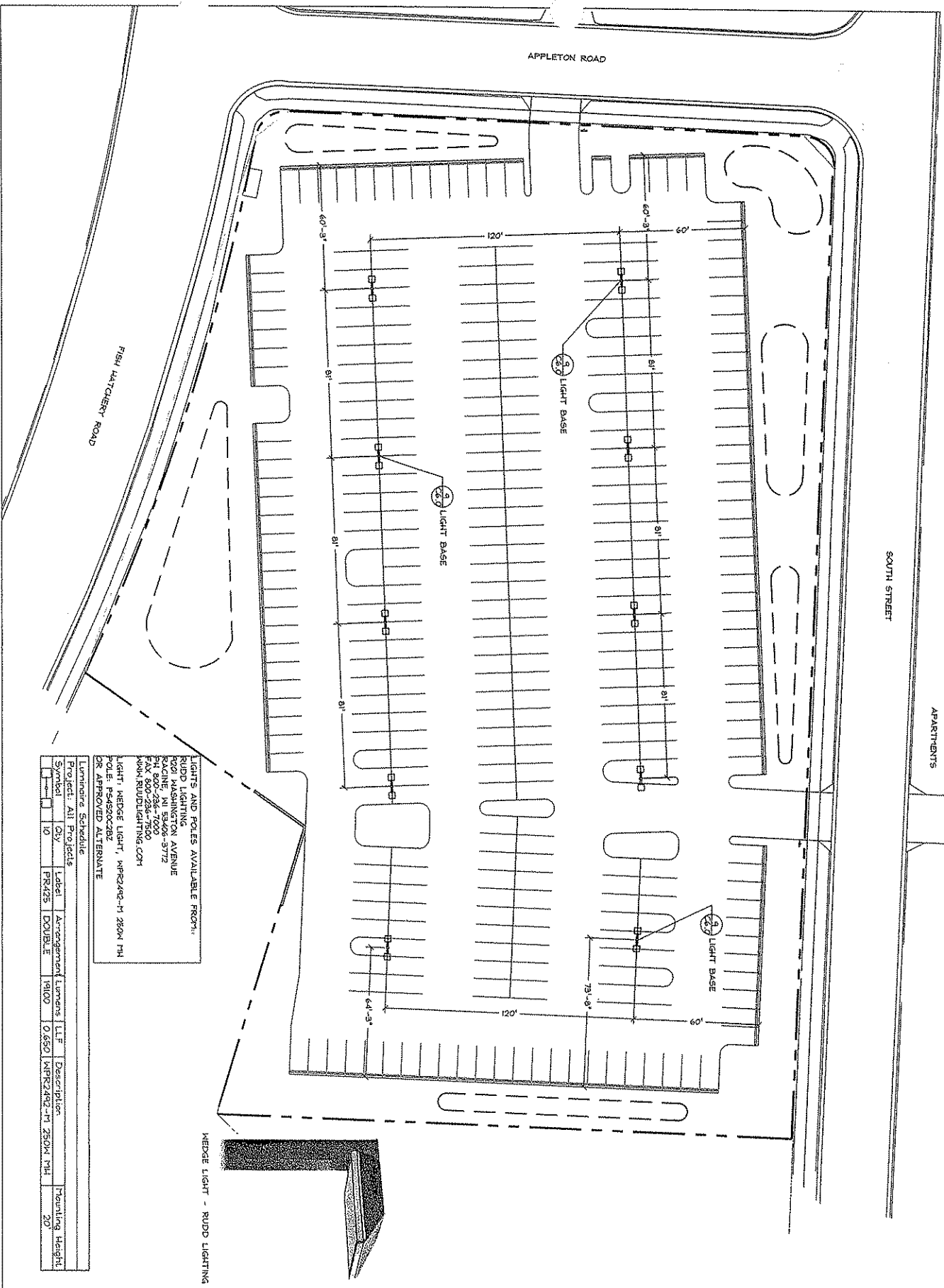
**BOLDT  
BUILDS**  
Design Build Construction

**St. Marys**

Project Name:  
St. Marys Care  
Center

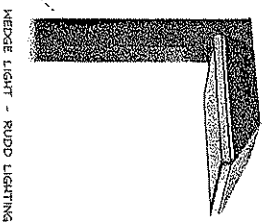
Revision: \_\_\_\_\_ Date: \_\_\_\_\_

Sheet Number:  
**C4.0**



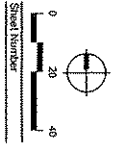
LIGHTS AND POLES AVAILABLE FROM:  
 RUDD LIGHTING  
 6021 WASHINGTON AVENUE  
 MADISON, WISCONSIN 53712  
 PH. 608-236-7000  
 FAX 608-236-7500  
 WWW.RUDDLIGHTING.COM  
 LIGHT: WEDGE LIGHT, WPR2492-11 280W T8H  
 POLE: P4520X232  
 OR APPROVED ALTERNATE

Luminaire Schedule	
Symbol	Label
10	PR425 DOUBLE
	19100 0.650 WPR2492-11 280W T8H
	Mounting Height 20'



WEDGE LIGHT - RUDD LIGHTING

0 20 40  
 Street Number  
**C5.0**



Drawn By:  
 Checked By:  
 File:  
 Issued For: Construction  
 Issue Date: 07/12/05  
 Project No. 2971  
 Title  
 Lighting Plan

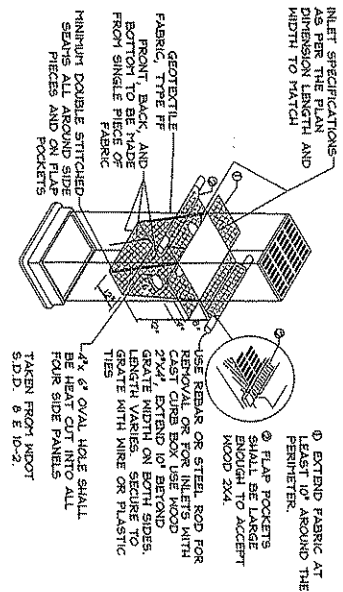
City of  
 Madison,  
 Wisconsin

**BOLDT**  
**BUILDS**  
*Design/Build Construction*

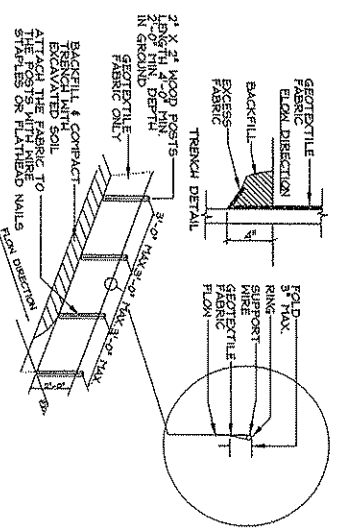
**St. Marys**  
 St. Marys Care  
 Center

Revision	Date

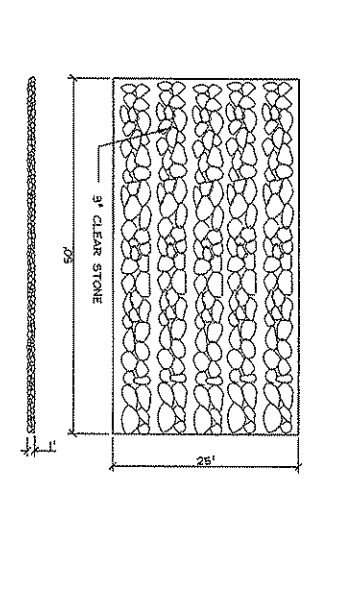
SVA  
 SCARLETT LAMBSON  
 ASSOCIATES, INC.  
 16 WEST 33RD  
 PROFESSIONAL SEAL



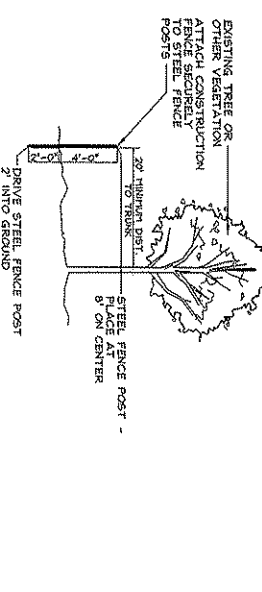
1 MISDOT INLET PROTECTION, TYPE D  
NTS



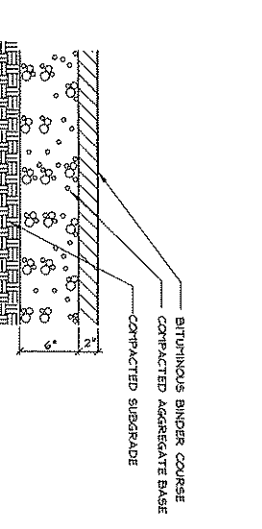
2 SILT FENCE DETAIL  
NTS



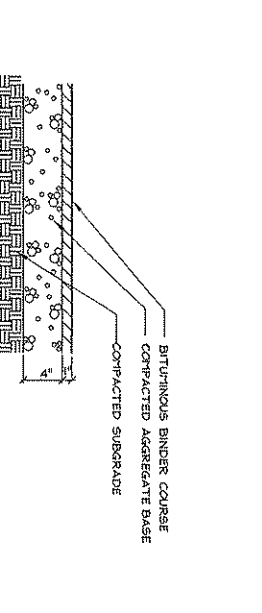
3 TRACK MAT DETAIL  
SCALE 1/8" = 1'-0"



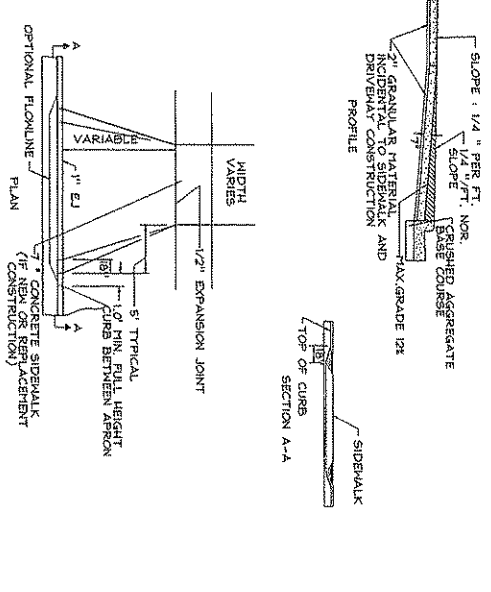
4 TREE PROTECTION DETAIL  
NTS



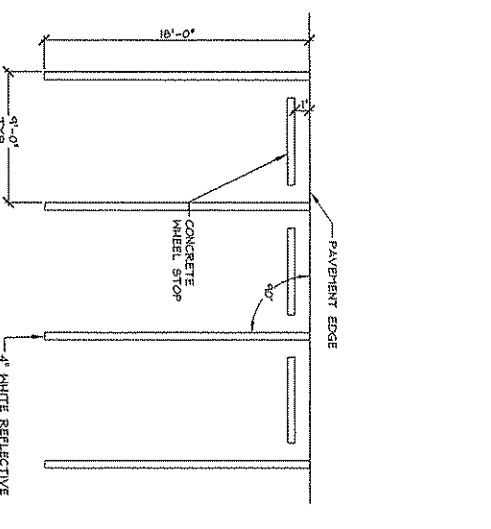
5 BITUMINOUS PAVEMENT SECTION  
SCALE 2" = 1'-0"



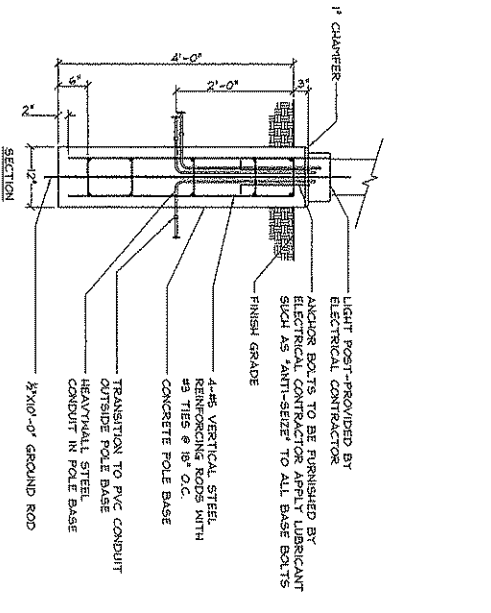
6 BITUMINOUS PAVEMENT BID ALTERNATE SECTION  
SCALE 2" = 1'-0"



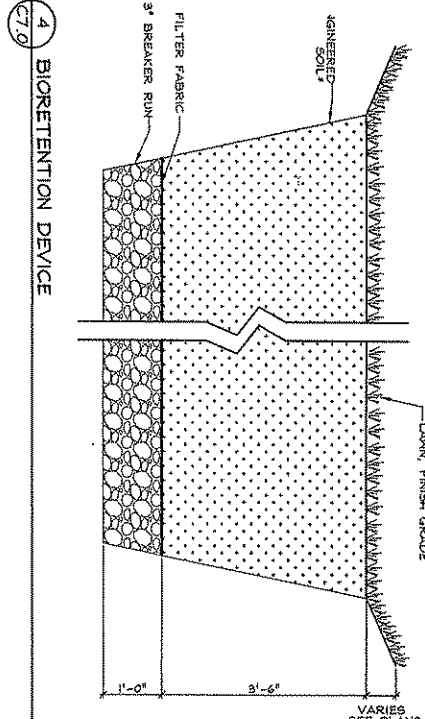
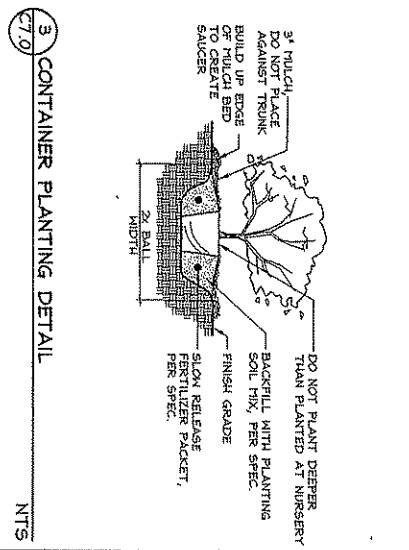
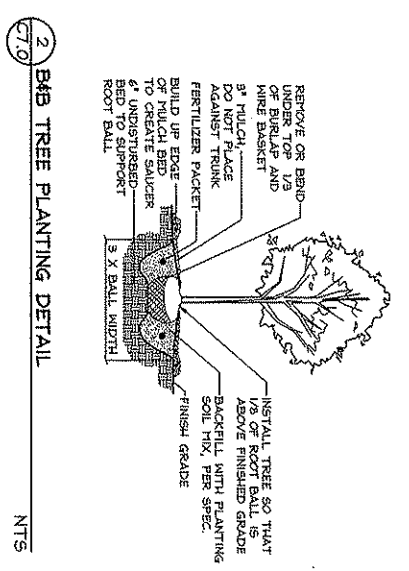
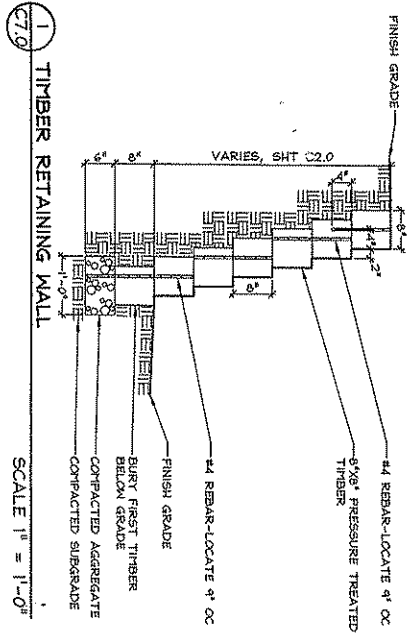
7 CLASS III DRIVE APRON  
NTS



8 PAVEMENT MARKING  
SCALE 1/4" = 1'-0"



9 LIGHT BASE  
SCALE 1" = 1'-0"



**#1 ENGINEERED SOIL SPECIFICATION**  
 THE ENGINEERED SOIL MIX SHALL BE 50% TOPSOIL, 30% SAND AND 20% COMPOST. THE GRAVELLY SAND DESIGN SHALL BE GRADED PER ASDH D 422.

SIZE	% PASSING
2 INCH	100
1 1/2 INCH	70-100
3/4 INCH	50-80
1/2 INCH	15-40
US NO. 200	0-5

THE SOIL MIXTURE SHALL BE UNIFORM, FREE OF STONES, STUMPS, ROOTS, OR OTHER SIMILAR OBSTACLES LARGER THAN 1/2 INCH. THE SOIL SHALL 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.

LANDSCAPE PLANT LEGEND	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QUANTITY	REMARKS
<b>SHADE TREES</b>							
AF	Acer x freemanii	Autumn Blaze Maple	2' Col.	B 4 B	2		
<b>ORNAMENTAL TREES</b>							
MP	Prunus pennsylvanica	Prairie Fire Dogwood	5'-6' Ht.	B 4 B	7		
FC	Chamaecyparis pisifera	Chamberlain Pear	5'-6' Ht.	B 4 B	6		Upright - tight pyramidal form
SIR	Syringa reticulata	Japanese Tree Lilac	7' Ht.	B 4 B	3		
<b>EVERGREEN TREES</b>							
EG	Prunus sibirica	Black Hills Spruce	5'-6' Ht.	B 4 B	8		
PM	Prunus pennsylvanica	Hybrid Pine	3' Ht.	B 4 B	8		
FP	Prunus pennsylvanica	Colorado Spruce	5'-6' Ht.	B 4 B	3		
<b>BURLEAPS</b>							
Ca	Corylus americana	American Filbert	30\"/>				

**City of Madison, Wisconsin**

Drawn By: \_\_\_\_\_  
 Checked By: \_\_\_\_\_  
 File: \_\_\_\_\_  
 Issued For Construction: \_\_\_\_\_  
 Issue Date: 07/12/05  
 Project No. 2071

**St. Marys Center**

**BOLDT BUILDS**  
General Building Construction

Revised: \_\_\_\_\_ Date: \_\_\_\_\_

Project Name: \_\_\_\_\_

St. Marys Center

**SYA**  
SCHEIDT & JANDSON ASSOCIATES, INC.  
1400 WEST WISCONSIN

Sheet Number: **C7.0**