

**PLANNING DIVISION REPORT  
DEPARTMENT OF PLANNING AND COMMUNITY  
AND ECONOMIC DEVELOPMENT  
June 13, 2008**

**RE: I.D. #10875, Conditional Use Permit – 1347 Fish Hatchery Road**

1. Requested Action: Approval of a major alteration to a conditional use permit for continued use of a temporary surface parking lot at 1347 Fish Hatchery Road in R4 (General Residential District) zoning.
2. Applicable Regulations: Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses. Parking facilities with fifteen or more spaces in R4 zoning are governed by Section 28.08 (2)(c).
3. Report Prepared By: Heather Stouder, AICP, Planner

**GENERAL INFORMATION:**

1. Applicant & Property Owner: Saint Mary's Hospital; 700 South Park St.; Madison  
Agent: Jonathan Rozenfeld, Saint Mary's Hospital; 700 South Park St.; Madison
2. Development Schedule: Not applicable. The applicant wishes to extend an existing conditional use for a surface parking lot for an additional three years beginning summer, 2008.
3. Parcel Location: A 141,000 square-foot (3.2 acre) parcel generally located on the east side of Fish Hatchery Road between Appleton Road and West Wingra Drive; Aldermanic District 13; Madison Metropolitan School District.
4. Existing Conditions: The site is currently a surface parking lot with 328 parking stalls, zoned R4 (General Residential District).
5. Proposed Use: Continued use as a temporary surface parking lot.
6. Surrounding Land Use and Zoning:
  - North: Dean Medical Clinic (1313 Fish Hatchery Road) zoned C2 (General Commercial District).
  - South: Strand Associates Offices (910 West Wingra Drive), currently under construction for westward expansion, zoned PUD-SIP (Planned Unit Development).
  - East: Shenandoah Apartments- 72 units in three multifamily residential buildings (1331 South Street) zoned R4 (General Residential District).
  - West: Single-family residences (1336-1364 Fish Hatchery Road) zoned R2 (Single-Family Residence District).

7. Adopted Land Use Plan: The Comprehensive Plan identifies this area for commercial mixed use (CMU). The South Madison Plan, adopted in 2005, includes this property within the South Park Street Wingra Creek Redevelopment Area, and recommends a variety of residential, commercial, and mixed-use infill development. The Wingra Better Urban Infill Development (BUILD) Plan, also adopted in 2005, designates this parcel as a “key transitional property”, and suggests retirement/senior housing or another health related institution on this site as part of broader mixed-use redevelopment of the area.
8. Environmental Corridor Status: This property is not located within a mapped environmental corridor.
9. Public Utilities & Services: This property is served by a full range of urban services.

#### **STANDARDS FOR REVIEW:**

This application is subject to the conditional use standards of Section 28.12 (11).

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

The applicant is requesting approval to extend the conditional use of a temporary surface parking facility, initially approved by the Plan Commission on June 20, 2005. Temporary surface parking lots are limited by ordinance to three years use, unless an extension is approved by the Plan Commission after a public hearing.

The subject site is 1347 Fish Hatchery Road, and is located on the east side of Fish Hatchery Road between Appleton Road and West Wingra Drive in R4 residential zoning. The property is an approximately 445-foot wide and 320-foot deep parcel with 141,000 square feet (3.2 acres) of area. The site of the former Saint Mary's Care Facility, there are currently no buildings on the parcel, and access is provided from Appleton Road to the north, and from South Street to the east. Adjacent and nearby properties include single-family homes built in the 1940's and 1950's, office and medical facilities, multifamily residential buildings constructed in 1965, and additional surface parking lots.

Plans submitted with this application show continued conditional use of the property as remote surface parking lot for St. Mary's Hospital in its current configuration. The lot would maintain 328 parking stalls, landscaping, security lighting, and storm water infiltration, as originally approved on June 20, 2005. The applicant indicates that renovations to the main Saint Mary's facility in the coming months will necessitate 100 construction workers, and that continued use of the lot will provide much needed parking for them, as well as permanent employees of Saint Mary's. A shuttle currently runs between the parking lot and St. Mary's hospital between the hours of 4:50 am and 12:00 am.

This parcel is a critical piece of a broader redevelopment strategy within the 64-acre area bounded by Fish Hatchery Road, Park Street, and Wingra Drive. Recommendations included in the Wingra BUILD Plan for this and adjacent parcels include: elderly housing or assisted living, a new east-west public street linking Park Street and Fish Hatchery Road at the north end of the site, the preservation of multifamily housing directly to the east, and potential expansion of the Dean Clinic and a westward expansion of the Strand Associates Offices (currently underway).

While a specific site plan for redevelopment has not yet been proposed, it is clear in adopted city plans that this site is significantly underutilized in its current use. The proximity of neighborhood amenities, transit routes, bicycle routes, and downtown Madison support the near-term, infill development of this sizeable parcel as part of a vibrant, mixed use redeveloping area. As the area redevelops, vehicle parking for area medical clinics and existing and future activities should be accommodated to a great extent, when economically feasible, within well-designed multi-level parking structures integrated throughout the area rather than surface lots, as is stressed in the Wingra BUILD Plan.

The long-term use of this property as a surface parking lot is inconsistent with adopted plans. However, the Planning Division supports the continued temporary use of this property as a surface parking through summer 2011, or as long as is necessary *before* then, and believes that the conditional use standards can be met for this extension. Staff urges the applicant to move forward by year 2011 with development of the site consistent with the Wingra BUILD Plan, which recommends eventual redevelopment of the area with more intensive mixed uses.

### RECOMMENDATION

The Planning Division recommends that the Plan Commission find that the conditional use standards can be met and **approve** the major alteration of an existing conditional use for a 328-stall surface parking lot at 1347 Fish Hatchery Road, subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.
2. The parking lot continues to be utilized as only by passenger vehicles (including light trucks).
3. Stalls formerly designated for limited use between 10:00 am and 7:00 pm will remain as such.
4. While staff urges development of the parcel site consistent with adopted plans, any extension of its use as a parking lot after 2011 will require consideration and approval by the Plan Commission.



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  
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1 866 704 2315 Textnet

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

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John S. Fahrney, P.E.  
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**Facilities & Sustainability**  
Jeanne E. Hoffman, Manager  
James C. Whitney, A.I.A.

**Operations Manager**  
Kathleen M. Cryan

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

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

**Financial Officer**  
Steven B. Danner-Rivers

DATE: May 30, 2008  
TO: Plan Commission  
FROM: Larry D. Nelson, P.E., City Engineer  
SUBJECT: 1347 Fish Hatchery Road Conditional Use

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.)

1. Revise storm water management plan to update and include all revisions since initial approval.
2. Many of the features of the storm water management plan have not been properly installed and/or properly maintained. Prior to approval, all components must be properly installed and verified by inspection of the City Engineer.

**GENERAL OR STANDARD REVIEW COMMENTS**

In addition, we offer the following General or Standard Review Comments: No Comments



## Traffic Engineering and Parking Divisions

David C. Dryer, P.E., City Traffic Engineer and Parking Manager

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215 Martin Luther King, Jr. Boulevard  
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Madison, Wisconsin 53701-2986  
PH 608 266 4761  
TTY 866-704-2315  
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June 5, 2008

TO: Plan Commission

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

SUBJECT: **1347 Fish Hatchery Road – Conditional Use – Three (3) Year Extension of Existing Off-Site Accessory Parking Lot**

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

### PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

2. None

### GENERAL OR STANDARD REVIEW COMMENTS

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

3. None

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

Contact Person: Jonathan Rozenfeld

Fax: 608-258-6649

Email: jon\_rozenfeld@ssmhc.com

DCD: DJM: dm

**Parks, Timothy**

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**From:** Kerr, Julia  
**Sent:** Wednesday, June 11, 2008 10:57 AM  
**To:** Parks, Timothy  
**Subject:** 1347 Fish Hatchery

Tim: Please accept this email waiving the 30 aldermanic notification period for the condition use application submitted by St. Mary's for their parking lot at 1347 Fish Hatchery. Please feel free to call with any questions.

Julia Kerr, Alder  
Madison Common Council  
District 13