



City of Madison

Proposed Conditional Use

Location
5119-5129 University Avenue

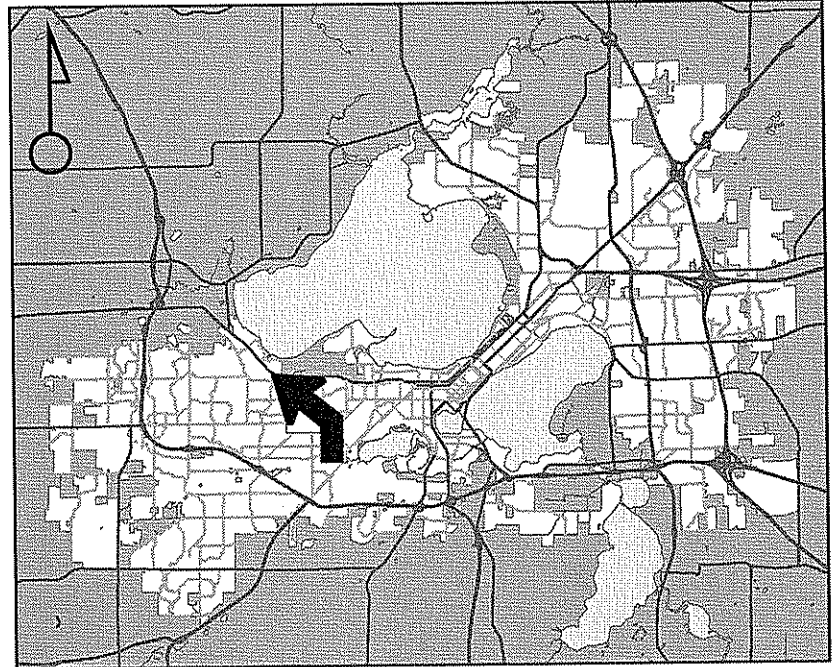
Project Name
Spring Harbor Animal Hospital

Applicant
Erdman Real Estate Holdings, LLC/
Mark Pynnonen – Birrenkott Surveying

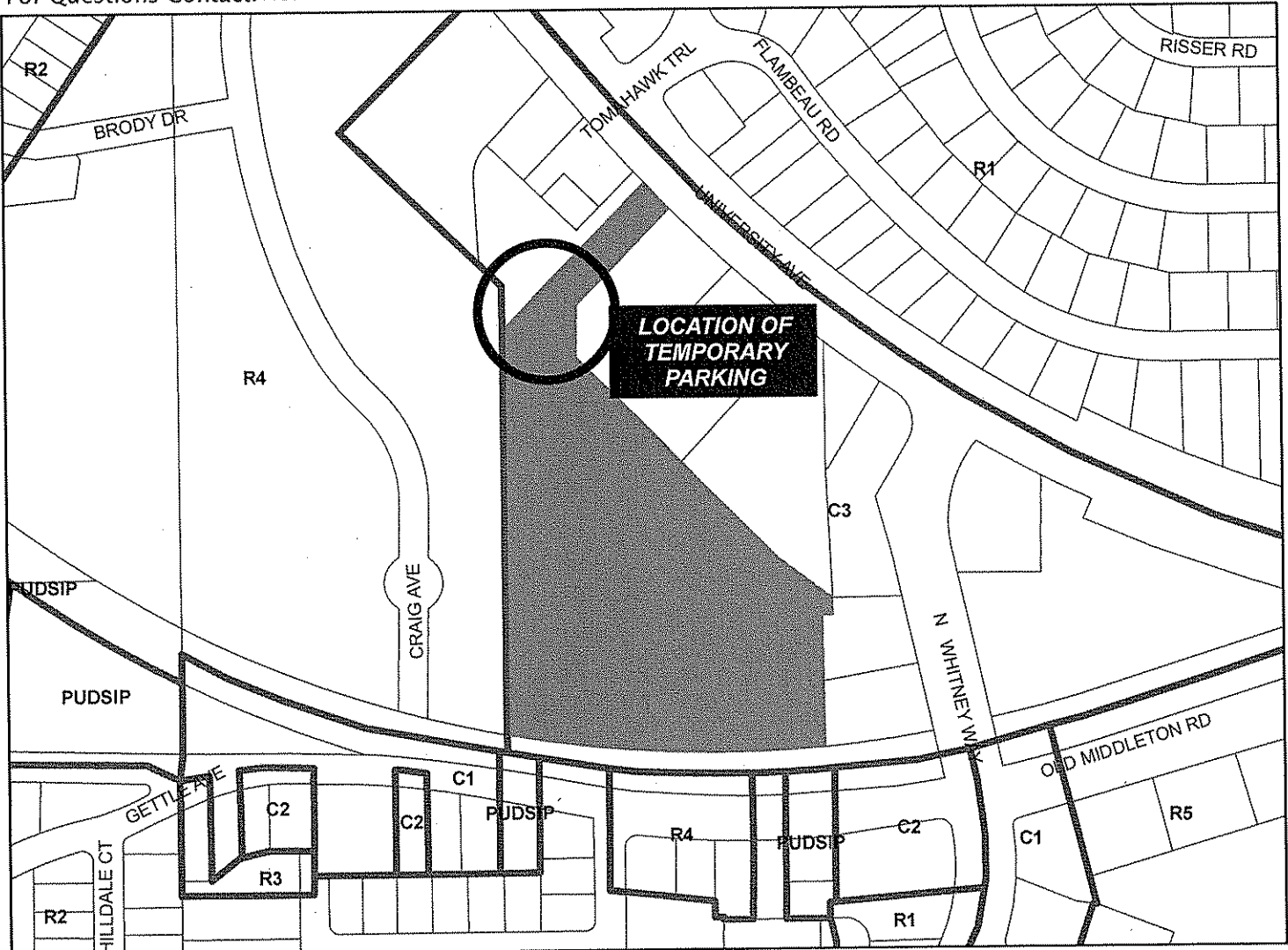
Existing Use
Surface Parking Lot

Proposed Use
Construct Temporary Off-Site
Parking Area for Veterinary Office

Public Hearing Date
Plan Commission
19 October 2009

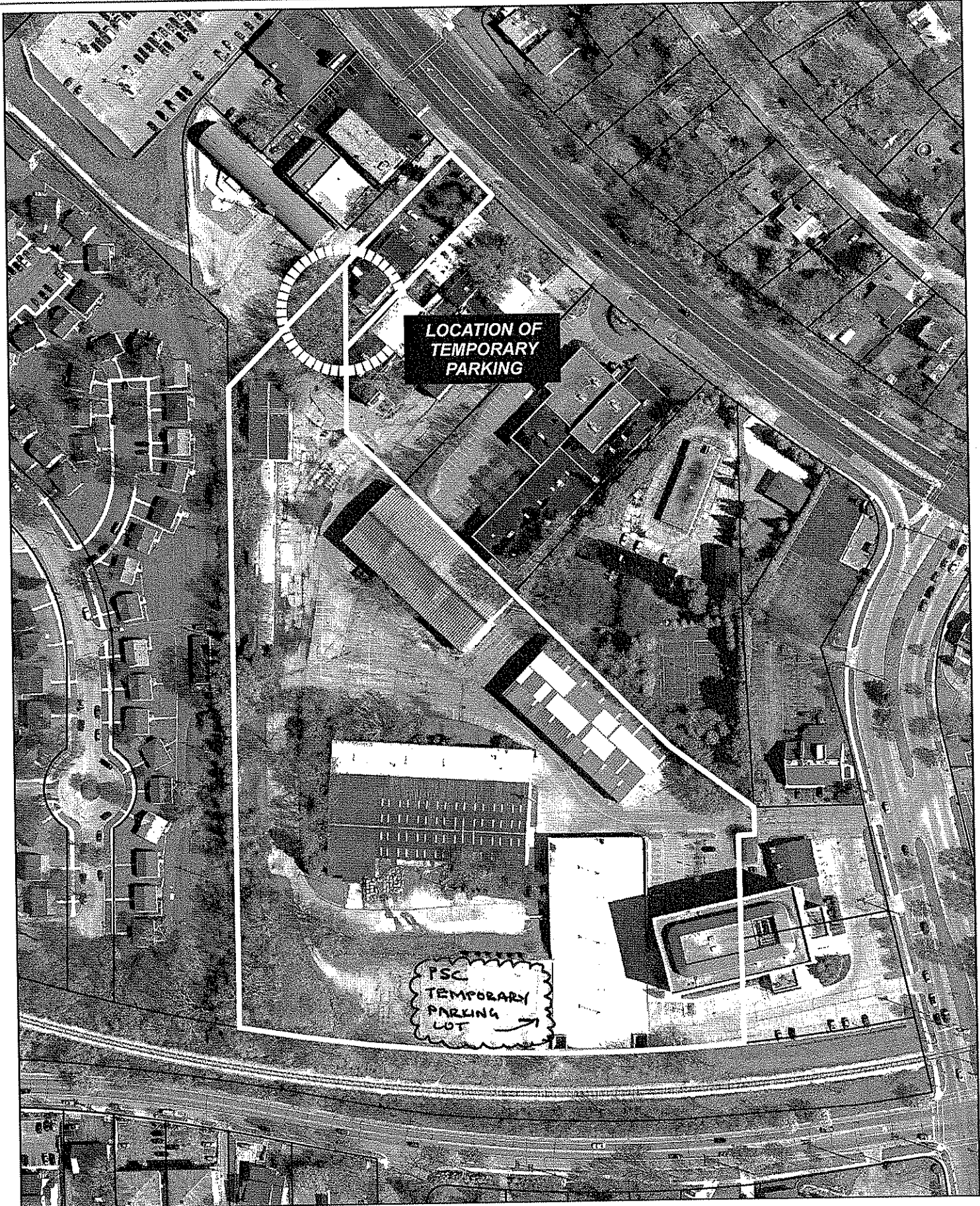


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 05 October 2009 //





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
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY: 103408	
Amt. Paid <u>550</u>	Receipt No. <u>103409</u>
Date Received <u>9/2/09</u>	
Received By <u>NPF</u>	
Parcel No. <u>0709-184-1410-6</u>	
Aldermanic District <u>19-Mark Clear</u>	
GQ <u>WDD-06; WP 14</u>	
Zoning District <u>C3</u>	
For Complete Submittal	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <input type="checkbox"/>	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <input type="checkbox"/>
Alder Notification <input type="checkbox"/>	Waiver <input type="checkbox"/>
Nbrhd. Assn Not. <input type="checkbox"/>	Waiver <input type="checkbox"/>
Date Sign Issued <u>9/2/09</u>	

1. Project Address: 5117, 5129 UNIVERSITY AVE. Project Area in Acres: _____

Project Title (if any): SPRING HARBOR ANIMAL HOSPITAL

2. This is an application for:

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

3. Applicant, Agent & Property Owner Information:

Applicant's Name: BIRRENKOTT SURVEYING INC. Company: _____

Street Address: 1677 N. BRISTOL STREET City/State: SUN PRAIRIE, WI Zip: 53590

Telephone: (608) 837-7463 Fax: (608) 837-1081 Email: BIRRENKOTT2@SPWL.NET

Project Contact Person: DAN BIRRENKOTT OR Company: SEE ABOVE

Street Address: MARK PYNNONEN City/State: _____ Zip: _____

Telephone: () _____ Fax: () _____ Email: _____

Property Owner (if not applicant): ERDMAN REAL ESTATE HOLDINGS LLC

Street Address: 5117 UNIVERSITY AVE. City/State: MADISON, WI Zip: 53705

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: TEMPORARY ADD SMALL PARKING

AREA TO SERVE SPRING HARBOR ANIMAL HOSPITAL; VETINARY CLINIC, MIXED OFFICE

Development Schedule: Commencement AS SOON AS POSSIBLE Completion ONE OR TWO WEEKS

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: \$500** 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. 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:
ALDER MARK CLEAR; SPRING HARBOR NEIGHBORHOOD ASSOC.
 - 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: Tim Parks Date: 9/2/09 Zoning Staff: GREG PATMYTHES Date: 8-4-09
- 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 MARK PYNNONEN Date SEPT. 1, 2009

Signature Mark A. Pynnönen Relation to Property Owner SURVEYOR

Authorizing Signature of Property Owner Arnold W. Shultz Date 9-1-09

Effective May 1, 2009



BIRRENKOTT SURVEYING, INC.
Land Surveying and Soil Testing

DANIEL V. BIRRENKOTT
Registered Land Surveyor • Certified Soil Tester

P.O. Box 237 • 1677 N. Bristol Street • Sun Prairie, WI 53590 • (608) 837.7463 • Fax (608) 837.1081 • www.birrenkottsurveying.com

September 1, 2009

City of Madison Department of Planning
215 Martin Luther King Blvd., Rm. LL-100
Madison, WI 53701-2984

RE: Spring Harbor Animal Hospital, 5129 University Ave.
Parking addition

To Whom It May Concern:

Due to circumstances beyond its control, Spring Harbor Animal Hospital has lost access to the rear of its building. This loss of access has caused a hardship for the hospital in that deliveries are now made through the main entrance/waiting area and employees must park away from the building or take up spaces reserved for clients. Spring Harbor wishes to gain and improve its access to the rear of its building by constructing small drive and parking area on its property and a portion of property owned by Erdman Real Estate Holdings LLC.

Spring Harbor has worked into an agreement with Erdman Holdings which will allow the hospital to construct the needed access drive and parking areas. The project will construct six parking stalls and a short access drive on the Erdman property as well as three more parking stalls on the Spring Harbor parcel. This project will provide a safe entrance for the employees as well as a disruptive-free means for deliveries to the hospital.

As soon as the necessary permits are obtained, construction will begin. The anticipated time to construct the parking stalls, drive area and the necessary storm water management facility is approximately one or two weeks.

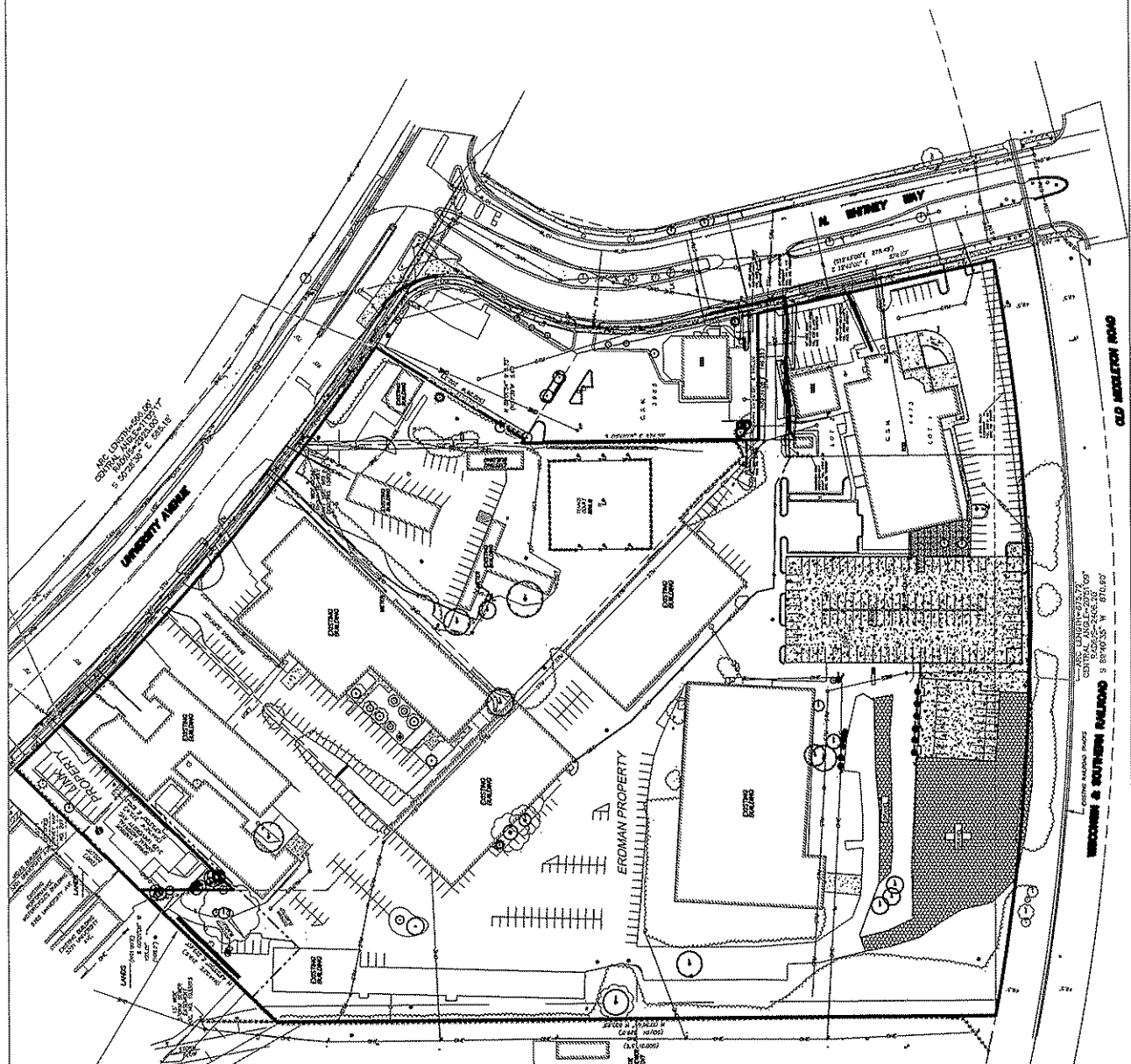
Thank you for your time in reviewing this project.

Respectfully submitted,

Mark Pynnonen
Birrenkott Surveying, Inc.
agent for Spring Harbor Animal Hospital



SCALE 1" = 60'



PROJECT LIMITS

- FOUND 1/4" IRON PIPES WITH STAKE
- FOUND 1/4" IRON PIPE
- FOUND PARALLEL STAKE
- WATER VALVE
- HYDRANT
- SAWTOOTH SIGN
- WATER MAIN
- ICE MAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- STORM SEWER
- FRESH OPTIC CABLE
- MANHOLE
- CATCH BASIN
- ELECTRIC/TELEPHONE FREDERICK
- CONC. CURB
- SPOT ELEVATION (± NORMAL FC)
- CONCRETE

LEGEND

1	1/4" IRON PIPE WITH STAKE
2	1/4" IRON PIPE
3	PARALLEL STAKE
4	WATER VALVE
5	HYDRANT
6	SAWTOOTH SIGN
7	WATER MAIN
8	ICE MAIN
9	UNDERGROUND ELECTRIC
10	UNDERGROUND TELEPHONE
11	STORM SEWER
12	FRESH OPTIC CABLE
13	MANHOLE
14	CATCH BASIN
15	ELECTRIC/TELEPHONE FREDERICK
16	CONC. CURB
17	SPOT ELEVATION (± NORMAL FC)
18	CONCRETE

This plan is to be used only for the purposes and conditions stated herein. It is not to be used for any other purpose without the written consent of Birrenkott Surveying & Perc Testing, Inc. The user assumes all liability for any and all consequences resulting from the use of this plan for any purpose other than that intended.

BIRRENKOTT SURVEYING INC.
 LAND SURVEYING & PERC TESTING
 1677 N. BRISTOL ST. SUN PRABHU, MD, 21150
 P.O. BOX 337 (608) 837-7465
 FAX (608) 837-1081

