



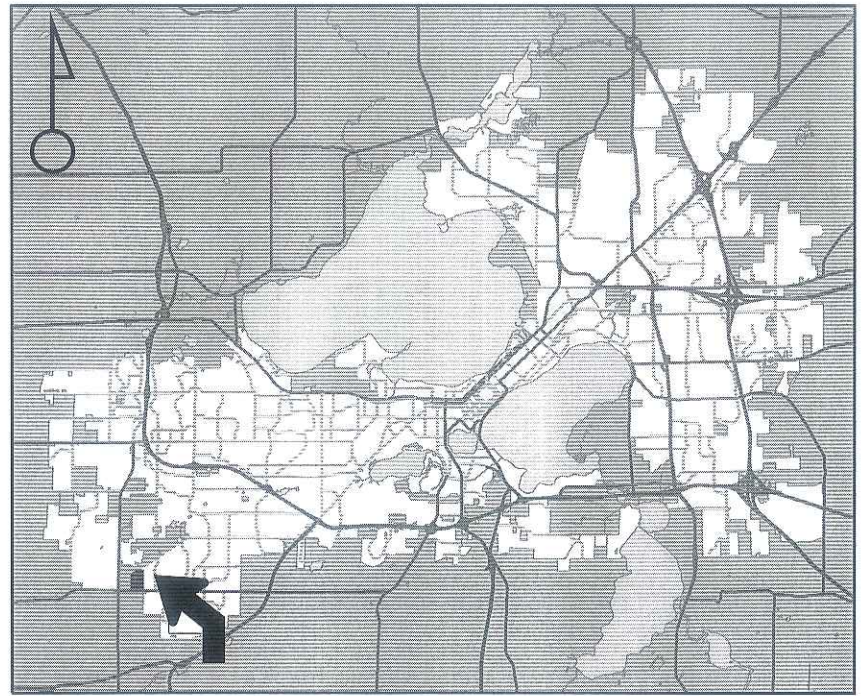
Location
8001 Raymond Road

Applicant
Melissa Huggins –
Meriter Health Services
From: Temp A To: O1

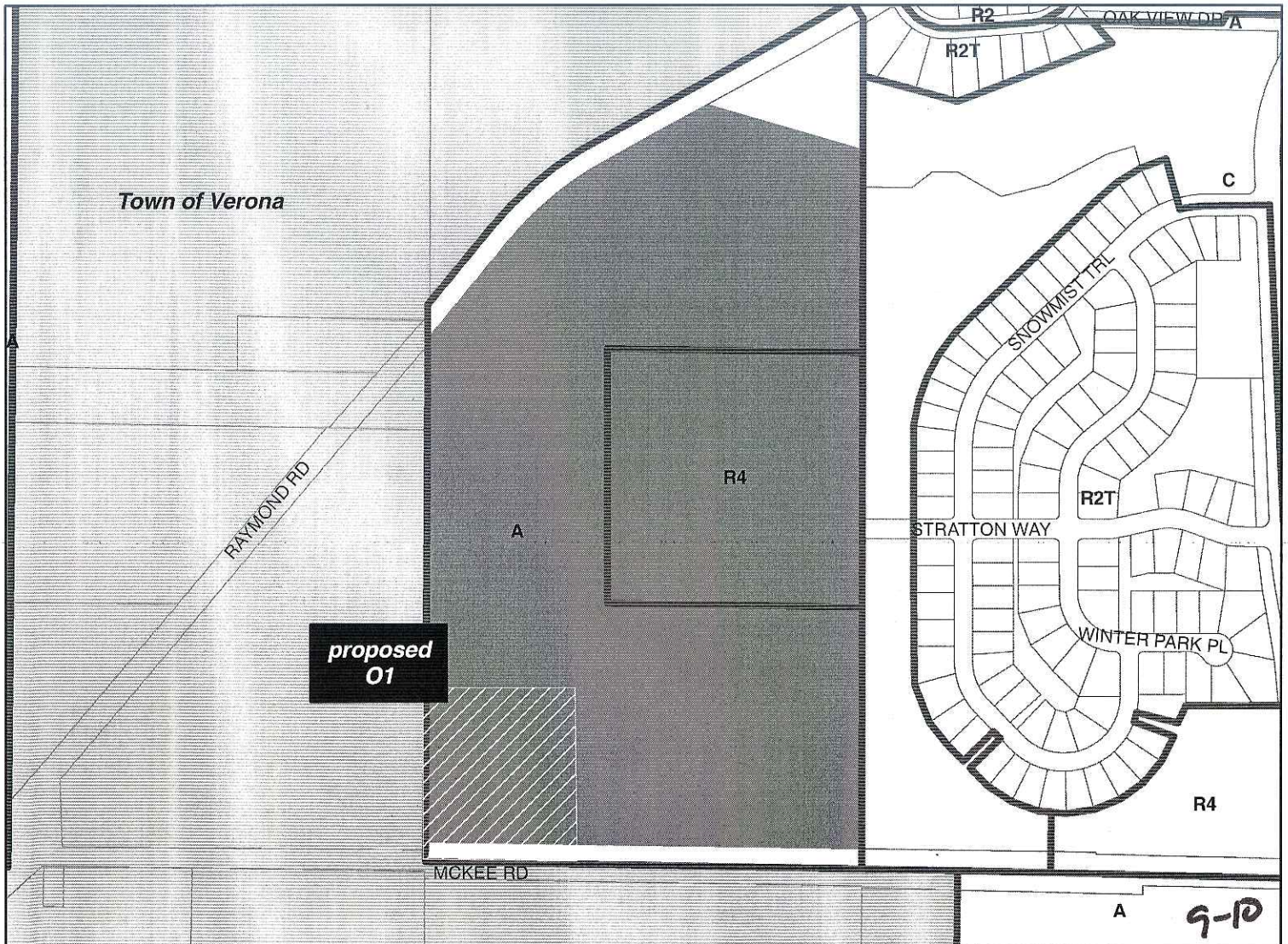
Existing Use
Vacant Land

Proposed Use
Divide Land into 2 parcels and
construct new Meriter Clinic

Public Hearing Date
Plan Commission
09 July 2007
Common Council
17 July 2007



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635





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.
- 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 zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid \$ 1,345⁰⁰ Receipt No. _____
 Date Received 5-8-07
 Received By RT
 Parcel No. 0608-034-0099-8
 Aldermanic District 7, Zach Brandon
 GQ OK!
 Zoning District A, R4
For Complete Submittal
 Application Letter of Intent
 IDUP N/A Legal Descript.
 Plan Sets Zoning Text N/A
 Alder Notification Waiver _____
 Ngrbrhd. Assn Not. Waiver _____
 Date Sign Issued _____

8001 RAYMOND Rd.

1. Project Address: City Trunk PD & Raymond Road **Project Area in Acres:** _____

Project Title (if any): Meriter Physician Clinic

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

<input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input checked="" type="checkbox"/> Rezoning from <u>Agriculture</u> to <u>0-02</u>	<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 type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: _____ Company: Meriter Hospital

Street Address: 202 S Park Street City/State: Madison, WI Zip: 53715

Telephone: (608) 267-5606 Fax: (608) 267-5601 Email: mhuggins@meriter.com

Project Contact Person: Melissa Huggins Company: Meriter Health Services -- Planning Dept

Street Address: 202 S Park Street City/State: Madison, WI Zip: 53715

Telephone: (608) 267-5606 Fax: (608) 267-5601 Email: mhuggins@meriter.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: Construction of a 14,000 -- 19,000 square foot physician clinic on frontage of county trunk PD (McKee Road)

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:

- **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.

Filing Fee: \$ 1,345.00 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 (principal) buildings, photos 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 to be approved by the City 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. 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* High Point-Raymond Neighborhood Development *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:*
Alder Zach Brandon - Sky Meadows Neighborhood Association -- 4/4/07

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 Murphy/Parks Date 5/1/07 | Zoning Staff _____ Date _____

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Melissa Higgins Date 5/8/07

Signature [Handwritten Signature] Relation to Property Owner Employee

Authorizing Signature of Property Owner [Handwritten Signature] Date 5/8/07

May 7, 2007

Mr. Bradley A. Murphy
Deputy Director
Department of Planning & Development
215 Martin Luther King Jr. Blvd.
Room LL-100, Municipal Building
Madison, WI 53703

Re: Meriter Health Services Clinic
Cty Trk Hwy PD and Raymond Road

Dear Mr. Murphy:

On behalf of Meriter Health Services ("Meriter"), please find enclosed the attached Application for Rezoning a portion of the above-referenced property from Ag-Agricultural to the O-2 office district. The purpose of the rezoning is to construct a 14,000-19,000 square foot medical clinic on the frontage of McKee Road, which will house six physicians. Development of the remainder of the parcel will be governed by a master plan to be proposed in the future by Meriter.

Meriter acquired this 67 acre parcel in 1985. At that time, the property was in the Town of Verona. The first use was as a community based residential treatment center to provide care for patients with substance abuse issues. That facility is now closed. In 2003, the property was annexed into the City of Madison and an inpatient facility for child and adolescent psychiatric care was built and is in use today. Meriter has a history of using the property for medical uses. The proposed medical clinic will be developed on a small portion of the property and is not inconsistent with the recommendations of the City's adopted Comprehensive Plan and the High Point – Raymond Neighborhood Development Plan, which has designated the property for institutional uses. The master plan, which will be prepared in the future, will address specific land use considerations for the entire property within the context of the City's Comprehensive Plan as well as the Neighborhood Development Plan.

This site abuts the Ice Age Trail Corridor. In 2004, Meriter dedicated 2.17 acres of greenway in the northeast corner of the project along with a highway dedication. In conjunction with this rezoning, Meriter will dedicate an easement for an additional 50 feet of right-of-way adjacent to the eastern boundary of the property. This will complement the existing Ice Age Trail corridor on the adjacent property to the east.

Meriter has submitted the proposed rezoning and site plan to the City of Verona, and Verona has indicated that it believes that the Meriter plan is in compliance with the terms of the City of Madison/City of Verona Boundary Agreement.

Meriter also requests that the City of Madison petition the newly formed Capital Regional Area Planning Commission to adjust the Water Quality Plan environmental corridor boundaries on the property to more accurately reflect the actual location of those corridors, based on the proposed development plan.

A neighborhood meeting was held on April 18, 2007, which resulted in a general conclusion that this proposed use is compatible with the surrounding residential neighborhood. Approximately 50 neighbors made it clear that the neighborhood was not in favor of a direct street connection between the Meriter site and the residential neighborhood to the east. (An attendee list and notes from this meeting are attached.)

Finally, City of Madison Traffic Engineering has approved the proposed access point on the westerly property line and has approved the site distance study.

In sum, Meriter believes that the proposed medical office clinic housing six physicians is an appropriate land use and not inconsistent with the neighborhood plan. Meriter also commits to submitting a full master plan for City approval outlining the uses and timetable for development on the remainder of its property. Please let me know if you have any questions.

Sincerely,



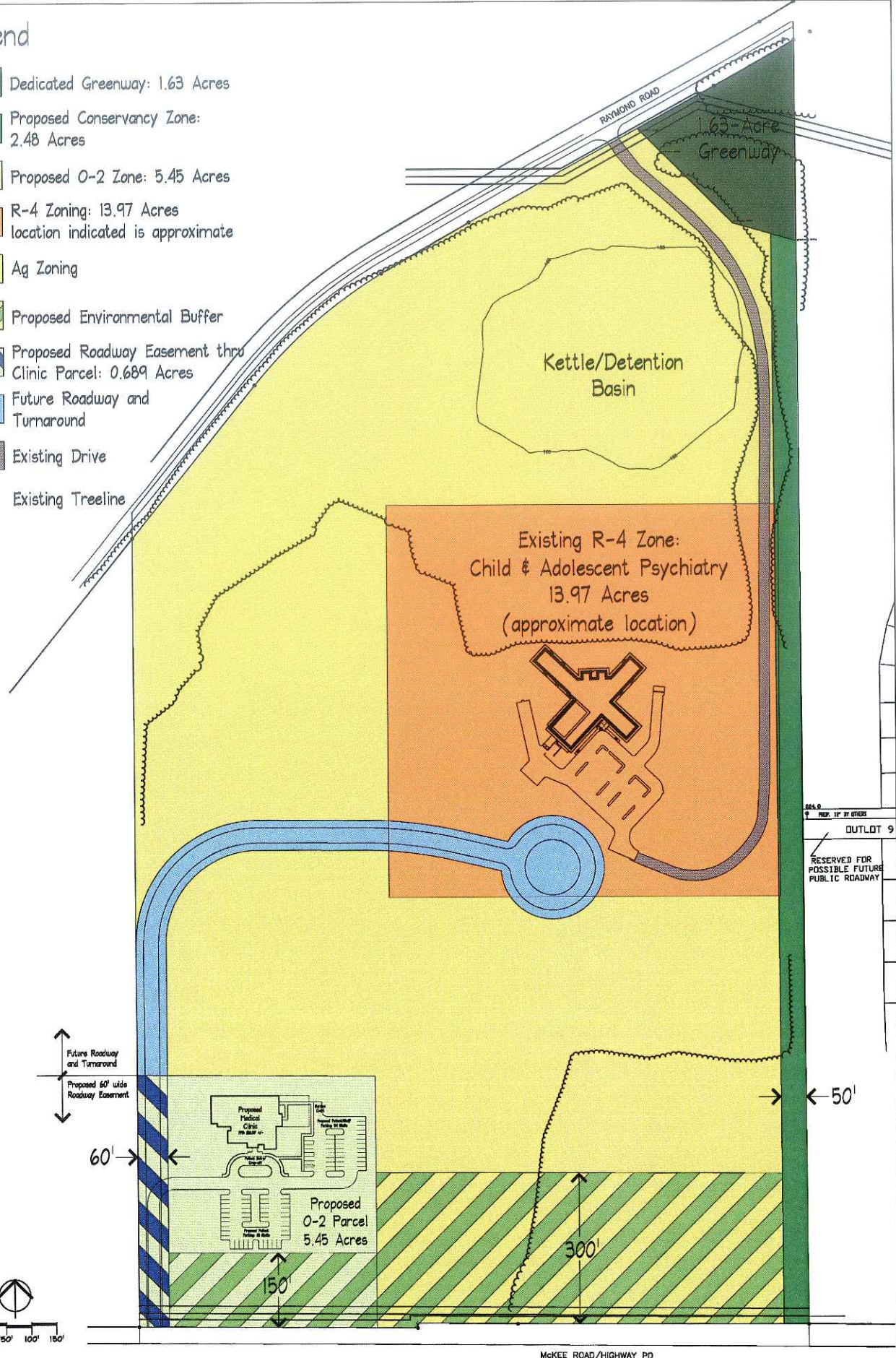
Fred McGee
Vice President
Meriter Health Services Inc.
202 South Park Street
Madison, WI 53715

cc: Alder Zach Brandon
Si Widstrand, Parks and Planning Supervisor
Tim Parks, Planner
Mike Waidelich, Principal Planner
Rebecca Cnare, Assistant to the Mayor
Bruce Sylvester, City of Verona
Richard Slayton, Marshall Erdman & Associates
Melissa Huggins, Meriter Health Services
William F. White, Michael Best & Friedrich LLP

Q:\CLIENT\022831\0002\B1051326.0

Legend

- Dedicated Greenway: 1.63 Acres
- Proposed Conservancy Zone: 2.48 Acres
- Proposed O-2 Zone: 5.45 Acres
- R-4 Zoning: 13.97 Acres
location indicated is approximate
- Ag Zoning
- Proposed Environmental Buffer
- Proposed Roadway Easement thro Clinic Parcel: 0.689 Acres
- Future Roadway and Turnaround
- Existing Drive
- Existing Treeline



Cedar Glade Plant Community

Representative Species

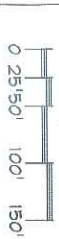
- Existing Tree
- Oak (*Quercus* species)

- Major Deciduous Tree
- Shagbark Hickory (*Carya ovata*)
- Populus tremuloides (Quaking Aspen)
- Bur Oak (*Quercus macrocarpa*)
- Black Oak (*Quercus velutina*)

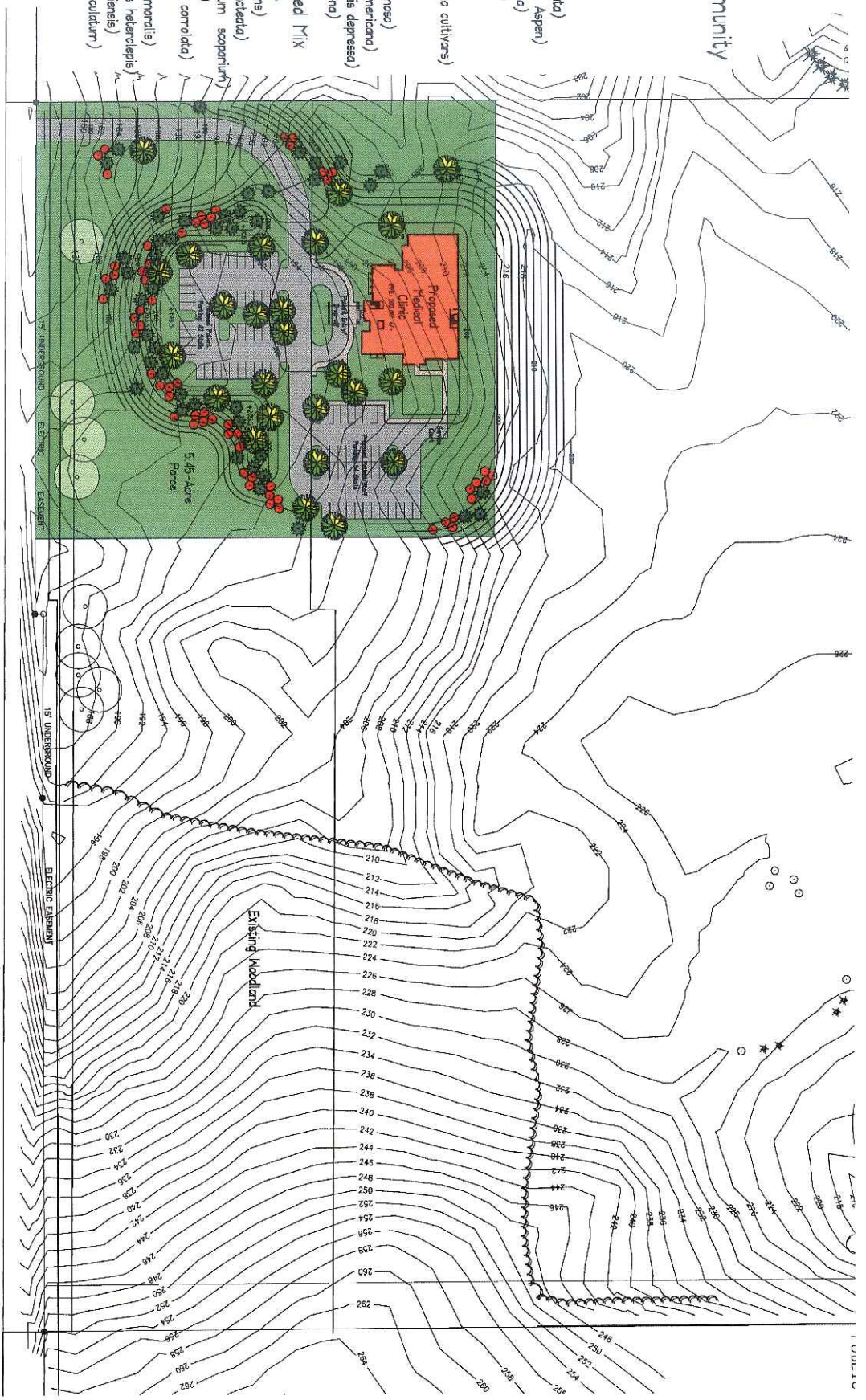
- Evergreen Tree
- Redcedar (*Juniperus virginiana* cultivars)

- Shrub Masting
- Gray Dogwood (*Cornus rostrata*)
- American Filbert (*Corylus americana*)
- Oldfield Juniper (*J. communis depressa*)
- Slough Sunac (*Rhus typhina*)

- Groundlayer Species Seed Mix
- partial list of prevalent species
- Leadplant (*Amorpha canescens*)
- Hog Peanut (*Amphicarpa brockedia*)
- Little Bluestem (*Schizachyrium scoparium*)
- Smooth Aster (*Aster laevis*)
- Flowering Spurge (*Euphorbia corollata*)
- Beetalain (*Therapsida fistulosa*)
- Gray Goldenrod (*Solidago nemoralis*)
- Prairie Dropseed (*Sporobolus heterolepis*)
- Spiderwort (*Tradescantia ohiensis*)
- Wild Geranium (*Geranium maculatum*)



McKEE ROAD/HIGHWAY PD



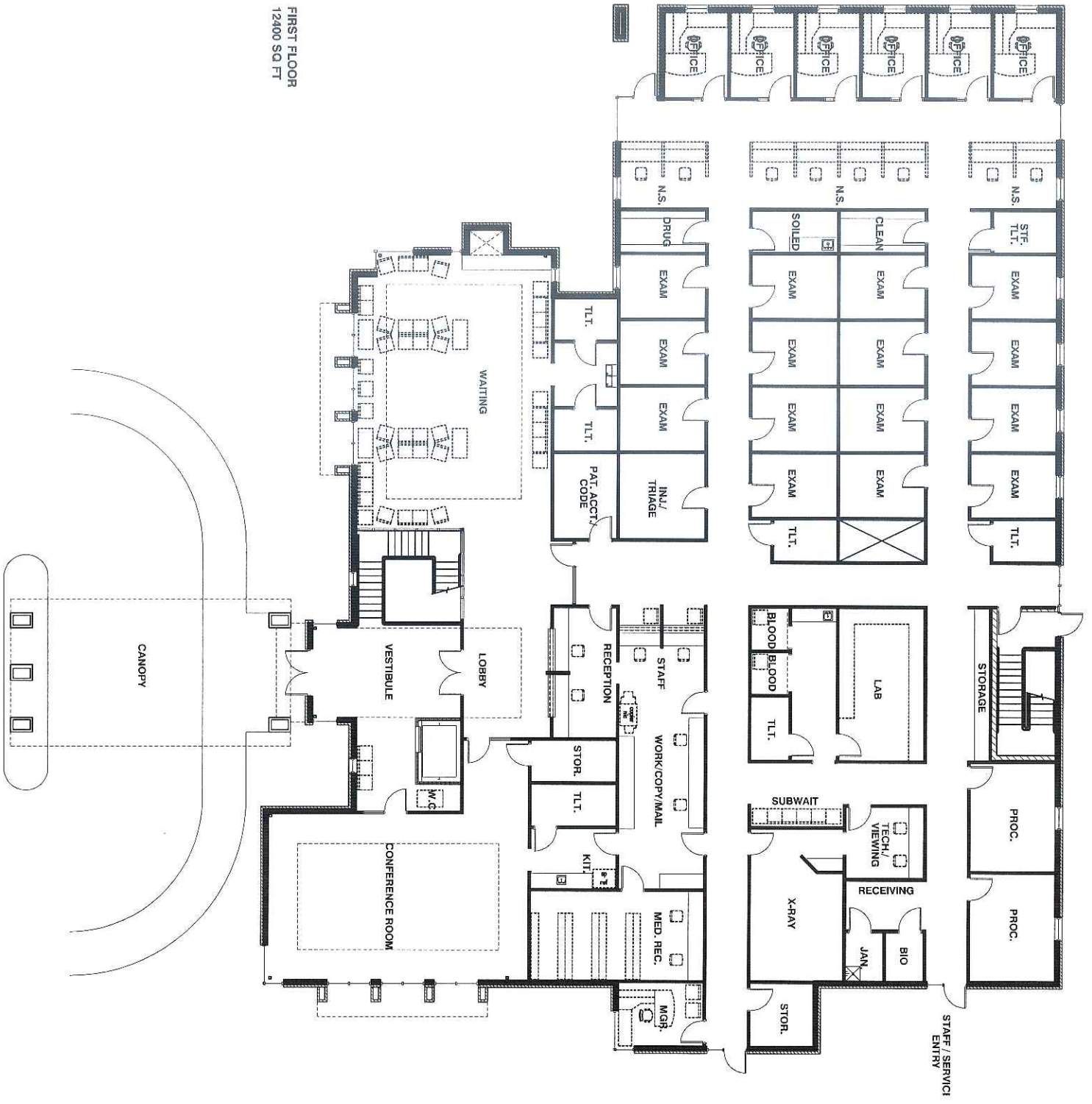
Schematic Grading and Landscape Plan

Meriter Health Services

Marshall Erdman & Associates

Healthcare facility planning, design and construction
1 June 2007

FIRST FLOOR
12400 SQ. FT.



CONCEPTUAL FLOORPLAN
- NOT FOR APPROVAL -

LOWER LEVEL
6939 SQ. FT.

