



PLANNING DIVISION STAFF REPORT - ADDENDUM

October 15, 2018

PREPARED FOR THE PLAN COMMISSION

Project Address: 8001 Raymond Road (District 7 – Ald. King)

Application Type: Conditional Use

Legistar File ID # [52759](#)

Prepared By: Sydney Prusak, Planning Division
Report includes comments from other City agencies, as noted.

Reviewed By: Kevin Firchow, AICP, Principal Planner

Based on a meeting with the Meriter project team on Friday, October 11, 2018, the Planning Division and Metro Transit have adjusted the following agency comments and conditions to provide further clarification to the applicant and the Plan Commission. Below are adjusted agency comments from both the Planning Division and Metro Transit related to the review of the proposed development at 8001 Raymond Road.

Planning Division (Contact Sydney Prusak, (608) 243-0554)

Condition of Approval #1 shall be adjusted to the following:

1. The applicant shall provide a southerly access point into the hospital from the Meriter Way or Wellness Way public right-of-way. The proposed driveway shall be approved by Planning, Engineering, and Traffic Engineering Divisions. This may require the project to be readdressed with a Wellness Way or Meriter Way Address. The applicant shall work with Engineering Mapping and the Fire Department on this request.

Metro Transit (Contact Tim Sobota, (608) 261-4289)

Conditions of Approval 42, 44, 46, 47, and 48 shall be adjusted to the following:

42. The proposed development site is outside Metro Transit's current service area for both fixed route and complimentary paratransit trips. Due to the limited street connectivity in the area, neighborhood opposition to future possible road connections, and the site location being on the outer boundary of the urbanized area, Metro Transit does not believe that the City of Madison would be able to develop a way to efficiently fund public transportation services to the site of this conditional use application at the present time, or under future conditions.
44. Metro Transit had identified similar concerns regarding the unavailability of City transportation services at this site with the 2007 rezoning application for the Meriter Physician Clinic (originally addressed at 8001 Raymond Road parcel, now mapped to 3102 Meriter Way). Subsequent to the approval and opening of this clinic, Metro Transit has received and the City of Madison has been unable to fund expansion of public transportation service requests from employees, patients and visitors at this location.

46. The applicant shall identify where accessible bus stop zones could be constructed along both sides of an existing - or planned - collector or higher classification street, if the City of Madison were to fund a future extension of Metro Transit fixed route transportation service towards the site.
47. The applicant shall draft and implement an accessible transportation plan that will be made available to employees, patients and visitors otherwise dependent upon City public transportation services (fixed route or paratransit). This transportation management plan shall address how the applicant will compensate for any public transportation needs at this site, so long as the public transportation service area funded by the City of Madison and operated by Metro Transit continues to exclude this site.
46. The applicant shall include the location and description of these transportation elements on the final documents filed with their permit application so that Metro Transit may review these elements.