



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

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May 6, 2009

Doug Hursh
Potter Lawson, Inc.
15 Ellis Potter Court
Madison, Wisconsin 53711

RE: Approval of a request to rezone the Meriter Hospital campus generally addressed as 202 S. Park Street and generally bounded by Milton Street on the north, S. Mills Street on the west, Chandler Street on the south and S. Park Street on the east from R4 and R6 (General Residence Districts) and C2 (General Commercial District) to Planned Unit Development-General Development Plan-Specific Implementation Plan (PUD-GDP-SIP) to establish a 10-year master general development plan for the campus and a specific implementation plan to recognize existing uses and approve two small projects within the campus area.

Dear Mr. Hursh;

At its May 5, 2009 meeting, the Common Council **conditionally approved** your client's application to rezone the Meriter Hospital Park Street Campus generally addressed as 202 S. Park Street from R4, R6 and C2 to PUD-GDP-SIP. The following conditions of approval shall be satisfied prior to final approval and recording of the planned unit development and the issuance of any permits for construction:

Please contact Janet Dailey, City Engineering Division, at 261-9688 if you have questions regarding the following seven items:

1. The implementation of the plan shall require additional right of way on Regent Street, Brooks Street, and other possible locations. The developer shall obtain the necessary right of way as required by the City Engineer and City Traffic Engineer and shall dedicate the right of way to the City.
2. The 10-year plan improvements should be closely coordinated with the City for any work on adjacent streets or utility infrastructure within said streets.
3. The developer shall make improvements to Regent Street, Brooks Street, and other adjacent streets as required by the City Engineer and City Traffic Engineer. The schedule for the improvements shall be determined by the City Engineer and City Traffic Engineer after consultation with the developer, and the City shall consider the traffic impact of each additional building when determining at what time additional improvements to the adjacent roadway are warranted.
4. The planned improvements may require additional public sanitary sewer capacity. Meriter shall estimate future needs and provide the information to the City at least 12 months in advance of any significant increased need. Some or all of the cost of provide additional sewer capacity, may be the responsibility of Meriter.

5. The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
6. The approval of this Planned Unit Development does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.
7. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.

Please contact John Leach, Traffic Engineering Division, at 267-8755 if you have questions about the following five items:

8. The developer will need to execute and revise the GDP text to include the following:
 - a.) Approval of the subject rezoning is conditioned upon the findings of the Transportation Analysis for Meriter Hospital dated October 2008 and additional related studies except as modified herein and below as noted. This includes recognition of increased transportation demands on the streets, intersections and neighborhoods surrounding the development. Specific recommendations of the subject studies that involve major changes to City intersections and streets outside those shown on the GDP site plan will need final review and approval by the City, and may require additional studies and undertakings particularly as it relates to the expansion of Regent Street from Brooks Street to Murray Street. Additionally, the package of needs and responsibilities for the development shall be reviewed and revisited at each stage of development, at each individual SIP and/or subdivision.
 - b.) Unless otherwise modified by an alternative financing plan or exception noted, the developer is expected to finance 100% of the street or transportation facilities reconstruction, traffic signal costs, and studies for the changes proposed in the GDP for City streets and transportation facilities.
 - c.) The developer/owner shall develop and include a transportation infrastructure phasing plan commensurate with the development pieces for review and approval by the Traffic Engineer, to be included with the zoning text. This shall include a phasing plan for the major traffic generators of the major parking facilities on both sides of Park Street.
 - d.) The developer/owner shall enter into a developer's agreement/subdivision contract with the City for the various improvements required to adequately support the development and neighborhood concerns.
9. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.

10. The applicant shall submit with the plans a letter of operation of the door to trash enclosure; a detail drawing of the area showing truck backing movement from street approach, and if the door remains open during building hours showing that the truck operation will not be blocking the public sidewalk.
11. The developer shall post a deposit and reimburse the City for all costs associated with any modifications to traffic signals, street lighting, signing and pavement marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
12. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have any questions regarding the following item:

13. Provide one bike parking stall per each 20 employees (the most employees present at any given time) in a safe and convenient location on an impervious surface to be shown on the final plan. The bike racks shall be securely anchored to the ground or building to prevent the racks from moving. Note: A bike-parking stall is two feet by six feet with a five-foot access area.

The Zoning Administrator may have additional comments as part of the review of future specific implementation plans for the campus.

Please contact Bill Sullivan, Madison Fire Department, at 266-4420 if you have questions about the following two items:

14. As stated in your Letter of Intent, "The fire apparatus access will remain as existing and will be approved with each SIP for individual projects."
15. Any submitted plans shall provide fire apparatus access as required by Comm. 62.0509 and MGO 34.19, as follows:
 - a.) The site plans shall clearly identify the location of all fire lanes.
 - b.) Provide an aerial apparatus access fire lane that is at least 26-feet wide, with the near edge of the fire lane within 30-feet of the structure, and parallel to one entire side of the structure, if any part of the building is over 30 feet in height.
 - c.) Provide a fire lane that extends to within 150-feet of all exterior portions of the structure, or it can be extended to within 250-feet if the building is fully sprinklered.
 - d.) Fire lanes shall be unobstructed; there are obstructions shown on the fire lane, remove all obstructions. Examples of obstructions: including but not limited to; parking stalls, loading zones, changes in elevation, power poles, trees, bushes, fences or posts.
 - e.) Provide a minimum unobstructed width of 26-feet for at least 20-feet on each side of the fire hydrant.
 - f.) Fire lanes shall be constructed of concrete or asphalt only, and designed to support a minimum load of 80,000 lbs.
 - g.) Where there is a change in the direction of a fire lane, the minimum inside turning radius shall be at least 28-feet.
 - h.) Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.

Please contact my office at 261-9632 if you have questions about the following nine items, including the five conditions of approval added by the Plan Commission:

16. That the applicant submit an amended specific implementation plan for each project specifically enumerated in the 10-year master/ general development plan for the hospital campus for approval by the Common Council following a recommendation by the Urban Design Commission and Plan Commission. Each amended SIP submittal shall contain, at a minimum, detailed plans on the proposed phase of development, including site plans, floorplans, building elevations, landscaping and utility information. Each amended SIP shall be reviewed against the standards for Planned Unit Developments in Section 28.07 of the Zoning Ordinance. However, implementation of the proposed campus-wide landscaping/ streetscaping plan, signage plan and renovations to the main hospital core buildings between S. Brooks and S. Park streets may be approved administratively by the Director of the Planning Division as minor alterations to the approved specific implementation plan following review and approval by the Urban Design Commission.
17. That the approval of this PUD-GDP-SIP grants no specific authority to demolish or remove any principal structures contained therein. However, the general intent to demolish those certain structures is recognized as part of the approval of the initial general development plan and specific implementation plan. Specific approval to demolish structures within this PUD shall be granted as part of the review of amended specific implementation plans using the standards for approval of demolition permits in Section 28.12 (12) of the Zoning Ordinance. Applications including the demolition of principal buildings shall include photographs of the interior and exterior of the buildings to be demolished as well as a written assessment of the condition of the buildings and the potential for any buildings to be relocated to other sites.
18. That the following statement be added to the zoning text and general development plan: "The building density and intensity of proposed development outlined in the master general development plan may or may not be ultimately achieved upon full build-out of the overall Meriter Park Street Campus Planned Unit Development. The development proposed beyond the initial SIP shall require review and approval of an amended Specific Implementation Plan for each phase of additional development outlined in the master plan. Each phase shall be reviewed against the standards included in the Planned Unit Development section of the Zoning Ordinance.
19. That the general development zoning text be amended per Planning Division approval prior to recording as follows: revise the District One permitted uses to clarify that residential uses should be considered permitted uses; revise the District One permitted uses to note that parking is permitted as an accessory use; stand alone parking structures shall not be permitted within this district.
20. That the specific implementation plan submitted in conjunction with the pedestrian bridge over S. Park Street shall stipulate the hours of public access for the pedestrian bridge.
21. Consideration of the specific implementation plan for the medical office building on the Braxton Lot [southeastern corner of Braxton Place and S. Park Street] shall include an analysis of the building's physical relationship to the Karabis Apartments directly to the south. In addition, the specific implementation plan for this building shall include specific measures to protect the health and well being of surrounding residential neighbors during construction and in building operations.
22. That the hours of operation be posted in a prominent location outside the loading dock(s).
23. That noise and air emissions at the Central Physical Plant be monitored and records retained and that those records be made available to the City of Madison at its request.
24. That as part of the first specific implementation plan approval for construction of a new building within the Meriter campus, the applicant present the Transportation Demand Management Plan and

detailed parking plan to explore alternatives to reduce parking for the entire Park Street Campus PUD.

The applicant is also required to satisfy the conditions of approval of the Urban Design Commission prior to the final staff approval of the planned unit development and the issuance of building permits. Please contact Al Martin, Urban Design Commission Secretary, at 267-8740 if you have any questions about those conditions.

After the plans have been changed as per the above conditions, please file **nine (9) sets** of the revised, complete master plan document, site plans, building elevations, floorplans and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. The sets of final plans or documents will be circulated by the Zoning staff to the City department staff listed above for their signature of final approval.

Upon receipt of the aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.

If this plan is not recorded within one year of the date of approval by the Common Council, the approval shall be null and void.

Within thirty-six (36) months of Common Council approval of the general development plan, the basic right of use for the areas, when in conformity with the approved specific implementation plan, shall lapse and be null and void unless 1) the project, as approved, is commenced by the issuance of a building permit, or 2) if an application for an extension is filed at least thirty (30) days prior to the expiration of the thirty-six (36) month period and the Plan Commission, after a public hearing pursuant to Sec. 28.12 (10)(e), determines that no changes in the surrounding area or neighborhood since approval of the general development plan render the project incompatible with current conditions and grants an extension of up to twenty-four (24) months in which to obtain a building permit. In no case shall an extension allow a building permit to be issued more than sixty (60) months after approval of the general development plan by the Common Council. If a new building permit is required pursuant to sec. 29.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain general development plan approval and specific implementation plan approval.

If you have any questions regarding recording this plan or obtaining permits, please call Matt Tucker, Zoning Administrator, at 266-4551. If I may be of any further assistance, please do not hesitate to contact me at 261-9632.

Sincerely,

Timothy M. Parks
Planner

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other:

cc: Janet Dailey, City Engineering Division
John Leach, Traffic Engineering Division
Bill Sullivan, Madison Fire Department
Pat Anderson, Asst. Zoning Administrator