

PROPOSED PROJECTS: 10 YEAR PLAN

6-8

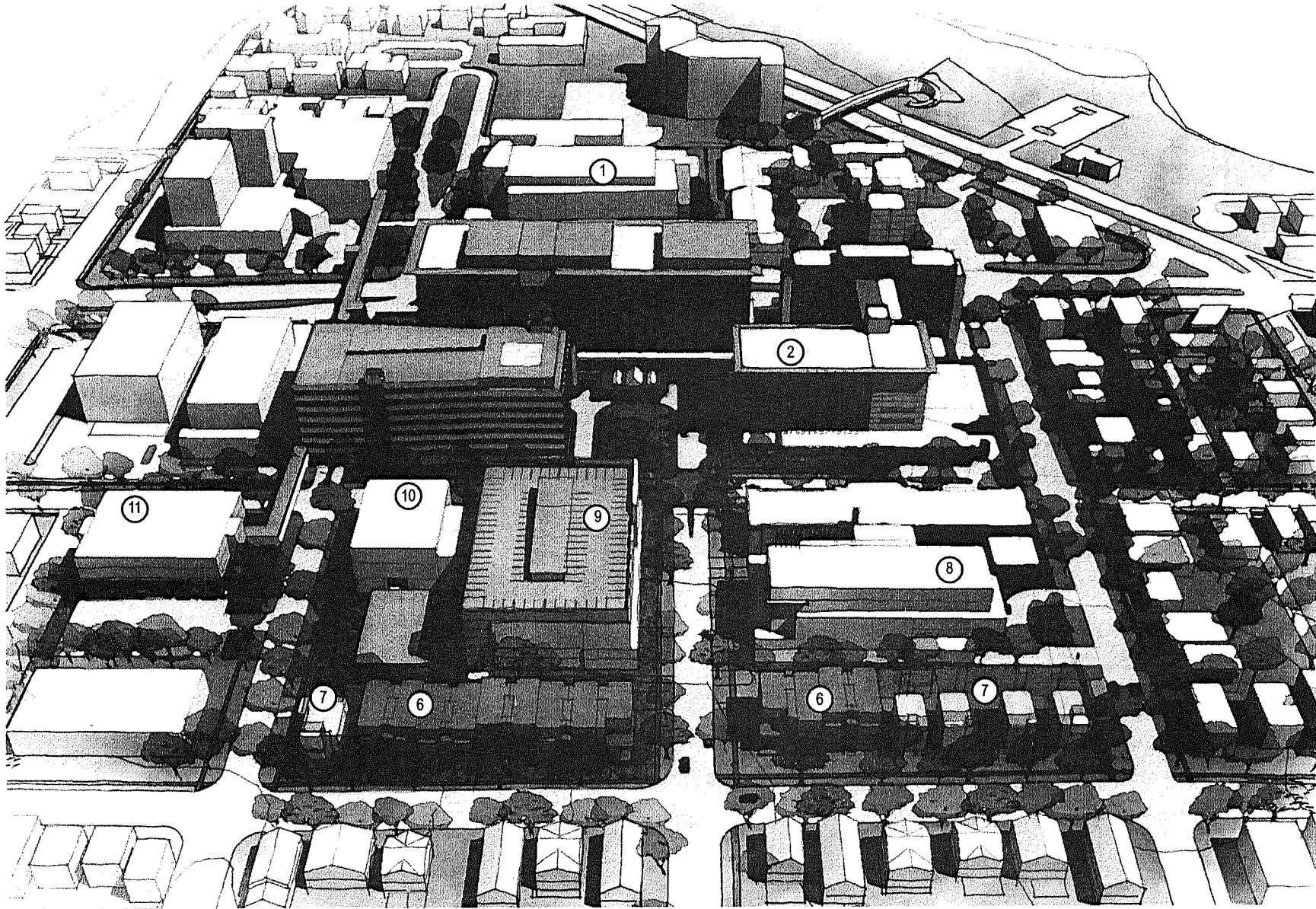


Figure 01: Aerial view of possible 10 year development massing.

MERITER

Park Campus

PROPOSED PROJECTS: 10 YEAR PLAN

* ⑥ Neighborhood Transition Zone

Meriter has made the commitment to not pursue the development of clinical services west of Mills Street. This has long been considered the boundary for the Campus. In order to have control of the Campus boundary, Meriter will continue to purchase properties along the east side of Mills Street as they become available.

The transition zone is meant to be four stories in height with a varied front setback of approximately ten to fifteen feet, not including porches or stoops. Surface parking is preferred at the rear and/or one level below grade with direct access to stairs for the space above. This denser form of development would provide a buffer to the high density of the Hospital, while providing possibilities for more diverse housing types in the neighborhood.

The transition zone will act as a threshold to the Campus from Milton, Mound and Chandler Streets. At these intersections, Meriter will introduce signage to direct visitors to the appropriate Campus destinations. Meriter will also introduce streetscaping meant to differentiate the Campus from the surrounding neighborhood.

⑦ Neighborhood Transition Zone, Property Not Owned by Meriter

Property indicated is not owned by Meriter and not part of this GDP or any rezoning associated with this submittal. It is indicated as a possible future portion of the Transition Zone through Joint Development or land acquisition.

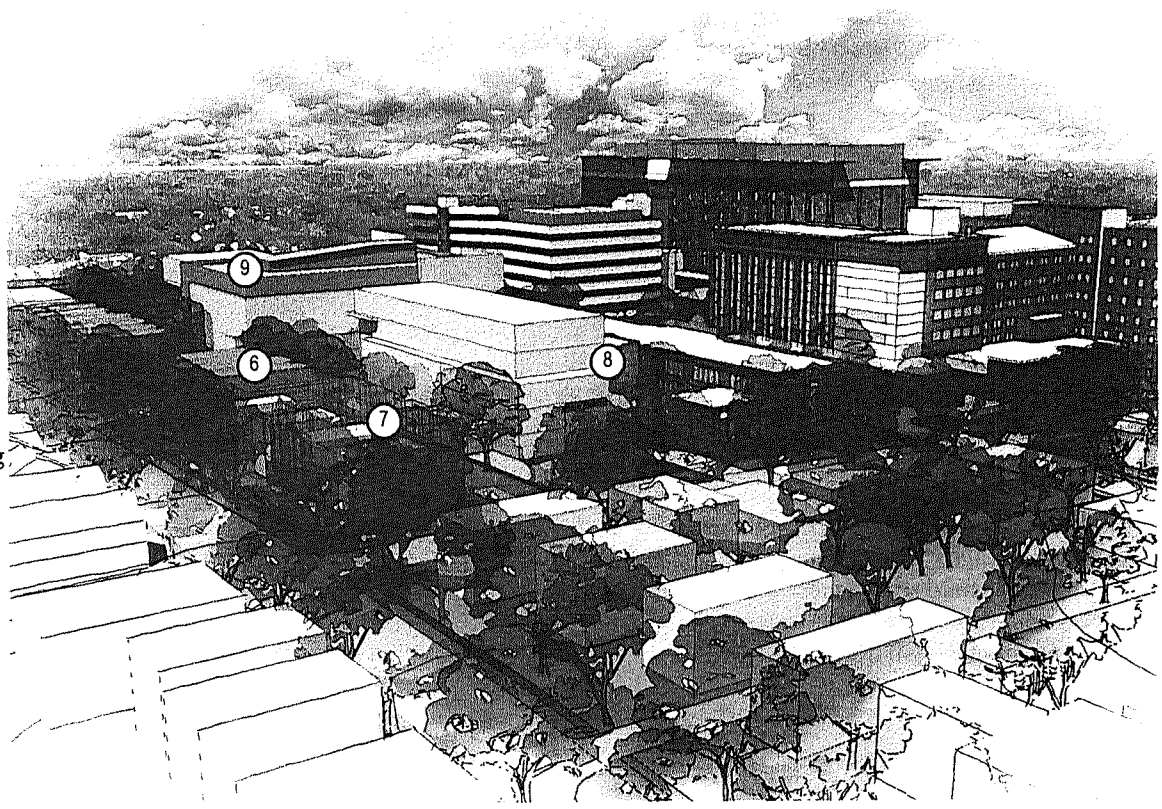
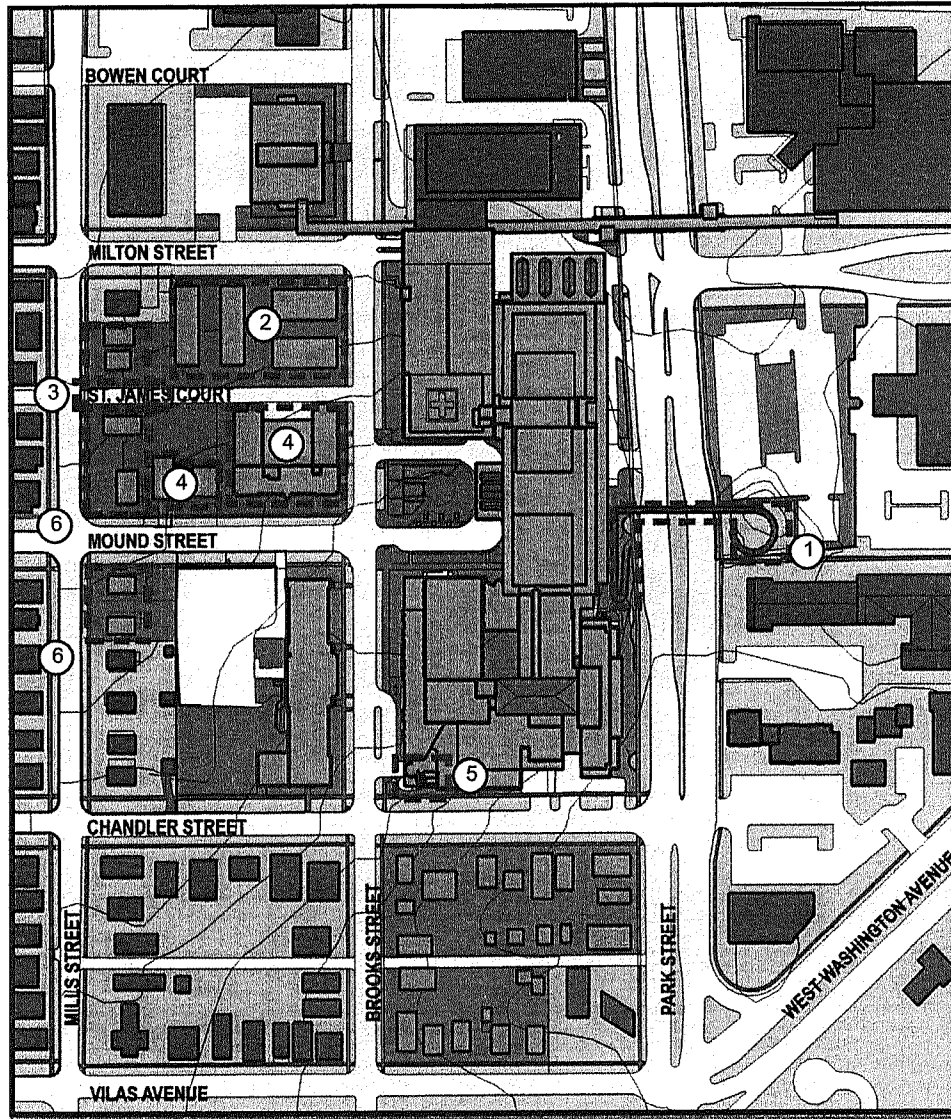


Figure 01: Aerial view of conceptual massing of the Longfellow Addition.



DEMOLITION: 10 YEAR PLAN

5-8

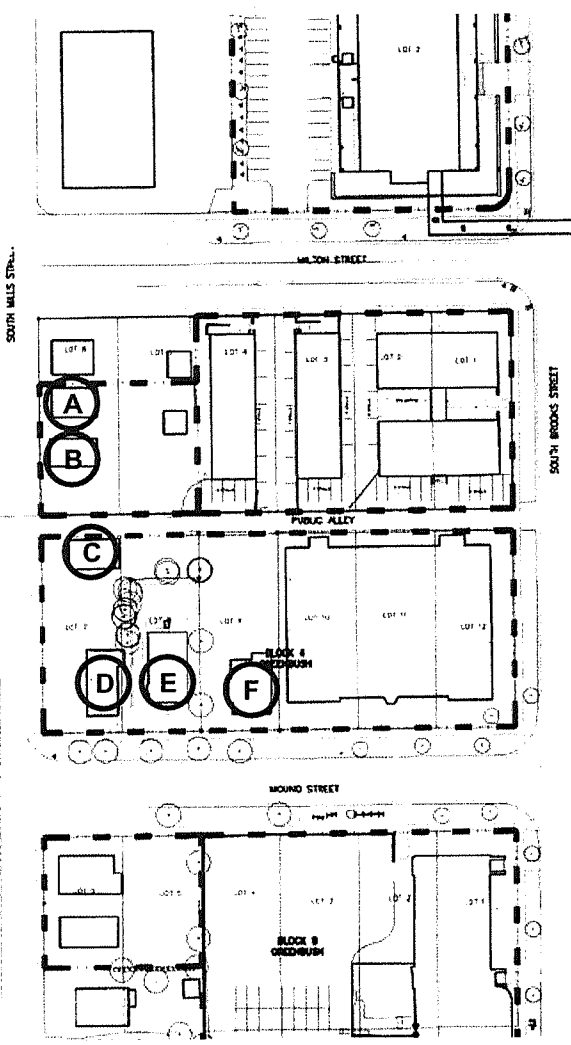


- ① **Pedestrian Bridge.** The existing pedestrian bridge over South Park Street is nearing the end of its useful life. Its age, physical condition, and lack of accessibility limit its use. With the construction of a new building on Braxton Place, the pedestrian bridge will be removed. With the new construction on Braxton Place, Meriter may be constructing a connector to the enclosed pedestrian bridge already in use over South Park Street. This connection will continue to have public access to serve as a public crossing point during business hours.
- ② **College Station Apartments:** The new physical plant will be located on the site of the existing apartments.
- ③ **St James Court:** St James Court will be vacated at Mills Street with the development of the McConnell Hall site or development of the Mills Street transition zone.
- ④ **McConnell Hall:** McConnell Hall and the three rental properties, 1013, 1018 and 1020 Mound Street will be demolished and replaced with a medical office, structured parking and green space.
- ⑤ **Smoke Stack:** Once the first phase of the physical plant is completed, the existing smoke stack will be removed to make room for a future service area renovation.
- ⑥ **Rental Units:** Demolition to be determined with the SIP for Transition Zone Development.

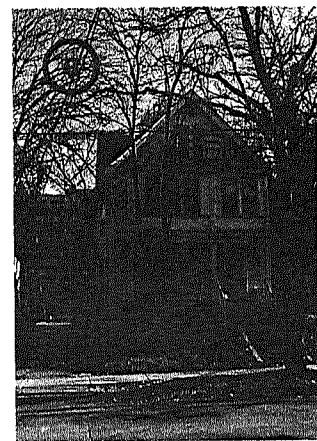
- PROPERTY TO BE DEMOLISHED
- MERITER PROPERTY
- NON-MERITER PROPERTY
- MERITER BUILDING
- NON-MERITER BUILDING



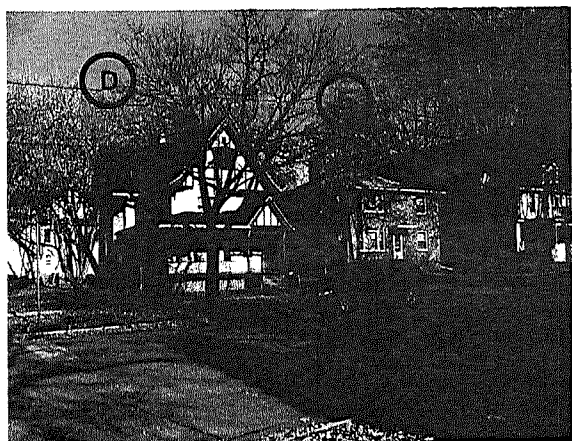
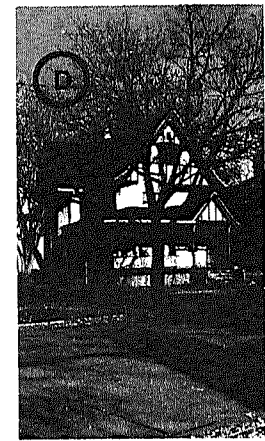
McConnell Block



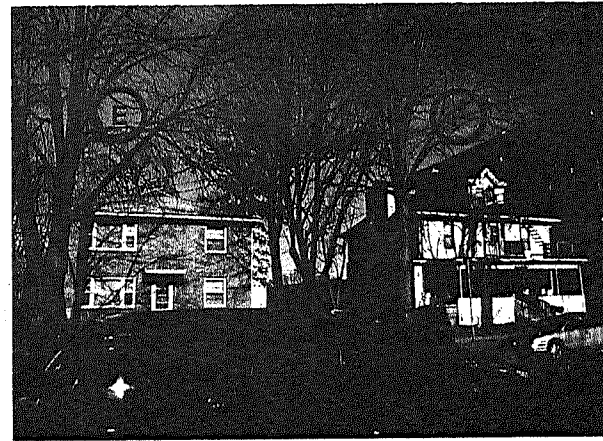
A. 105 S. Mills St.; 1 unit; 2 floors; 1,510 sq ft.
 B. 107 S. Mills St.; 2 unit; 2.5 floors; 1,812 sq ft.



C. 113 S. Mills St.; 3 unit; 2.5 floors; 2,366 sq ft.
 D. 1022 Mound St.; 2 unit; 2 floors; 2,076 sq ft.



D. 1022 Mound St.; 2 unit; 2 floors; 2,076 sq ft.
 E. 1020 Mound St.; 3 unit; 2 floors; Day Care Center, 3,600 sq ft.



E. 1020 Mound St.; 3 unit; 2 floors; Day Care Center, 3,600 sq ft.
 F. 1018 Mound St.; 2 unit; 2.5 floors; 2,769 sq ft.

08 ZONING TEXT

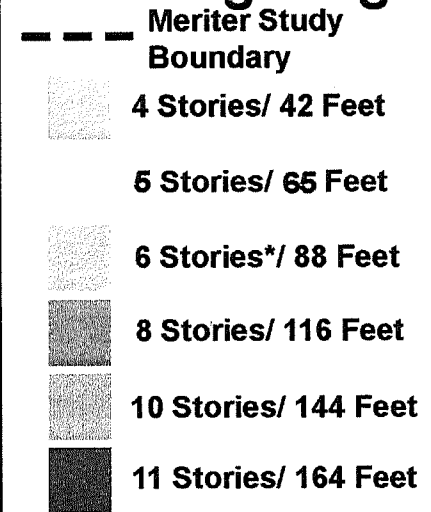
Zoning Heights

Meriter Park Campus District Plan

District Zoning Texts



Maximum Building Heights



Building heights are based on an 18' first floor and 14' remaining floors.

4 story height is based on a 12' first floor and 10' for the next three floors.

10 Story sections are per the Regent Street South Campus Plan.

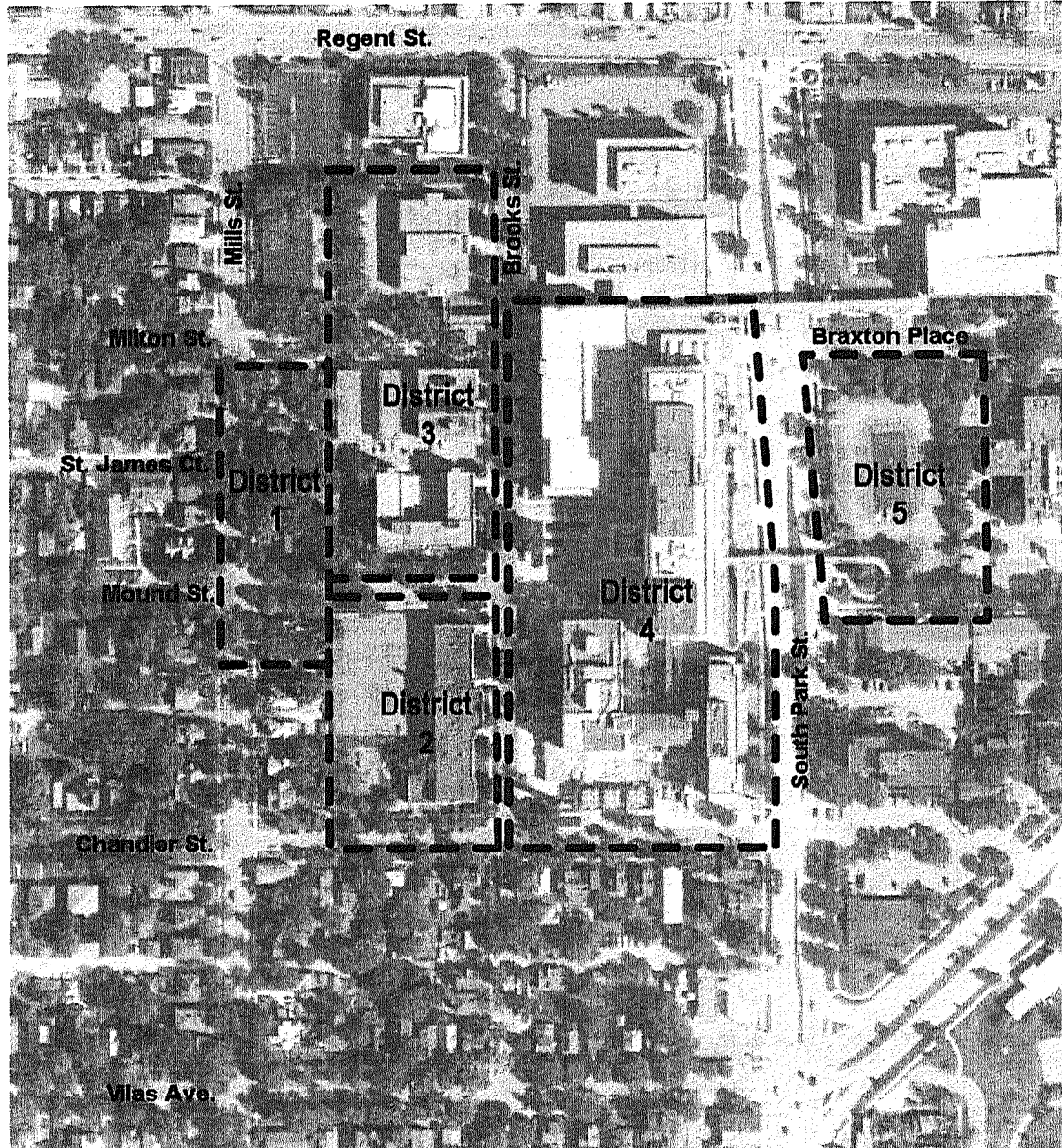
11 Story height is based on, but not limited too, one 18' floor, three 16' floors & seven 14' floors.

* 8 Stories of parking

** Block 7 to remain as existing zoning until long-term future use can be determined.

MERITER PARK CAMPUS DISTRICT PLANS

6-9



Meriter Park Campus Districts:

To simplify the GDP/SIP zoning text, the Meriter South Park Street Campus has been divided into five districts. These districts have been created solely for the use of the GDP/SIP submittal and are not meant to demarcate any present or future boundaries within the Campus itself. Future SIP's or GDP revisions can maintain or revise these districts as it best suits those future documents.

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.”

In District Three, noise and air emissions at the Central Physical Plant shall be monitored and records retained and those records shall be made available to the City of Madison at its request.

In District Four, the hours of operation for the loading dock shall be posted in a prominent location outside the loading dock(s).

MERITER

Park Campus

DISTRICT ONE: MILLS STREET

8-9

A. Statement of Purpose: Existing uses as shown on pages 69&70 to remain in interim.
 Neighborhood Transition Zone: Future residential development, or mixed use development with predominantly residential use. Future demolition as indicated on page 63.

B. Permitted Uses:

- Principal Uses:**
- Planned residential developments-dwellings
 - Single-family, two-family or multiple-family dwelling units
 - Rowhouse dwelling unit
 - Day care centers
 - Day treatment and day care service facilities for persons with emotional disabilities and persons with developmental disabilities
 - Adult day care facility
 - Community living arrangements
 - Convalescent homes and nursing homes

- Accessory Uses:**
- On-site management offices for the leasing and/or rental of dwelling units
 - Recreational buildings and community centers
 - Park or playground
 - Laundry
 - Temporary buildings for storage of building materials and equipment, and construction purposes
 - Temporary construction parking
 - Parking; stand alone parking structures shall not be permitted within this district

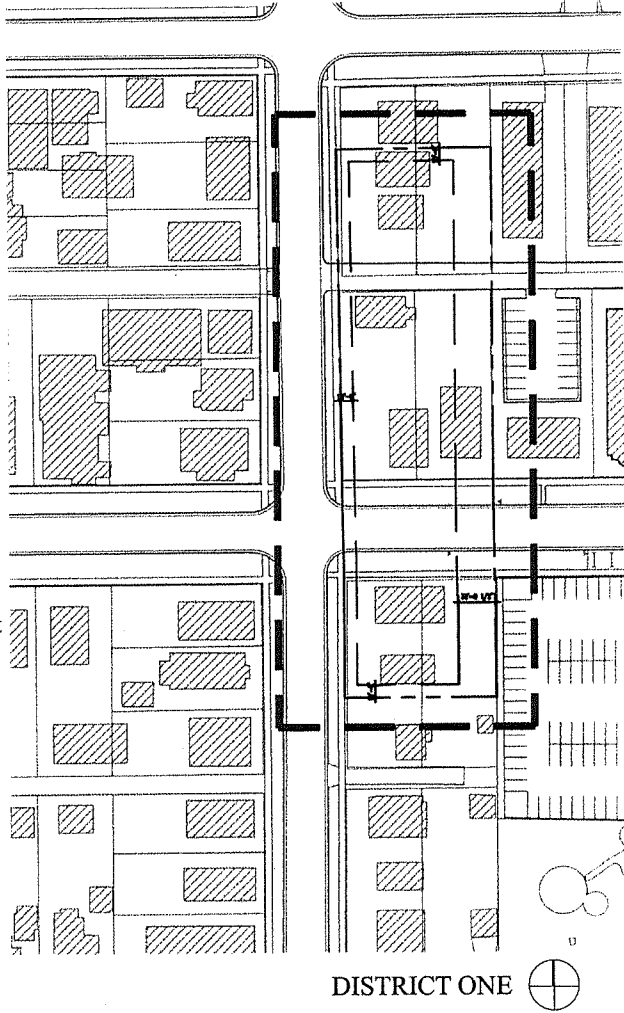
C. Lot Area: As existing, lot area of future use TBD in SIP.

D. Floor Area Ratio: As existing, FAR of future use TBD in SIP.
Maximum Heights: 4 stories, 42 foot Max.

E. Yard Requirements:

Floors	Frontage Street	Setback
Floors 1-4	Mill St.	10' Minimum

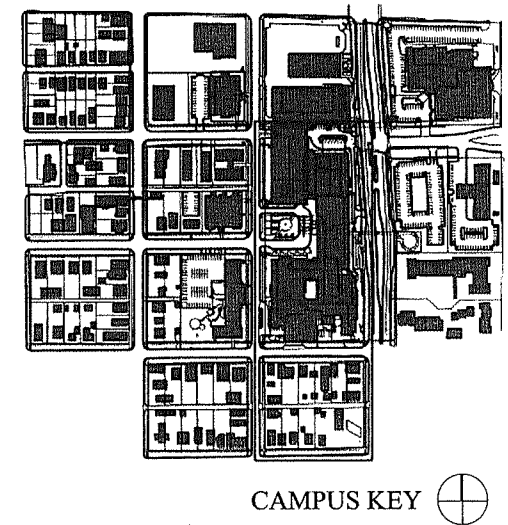
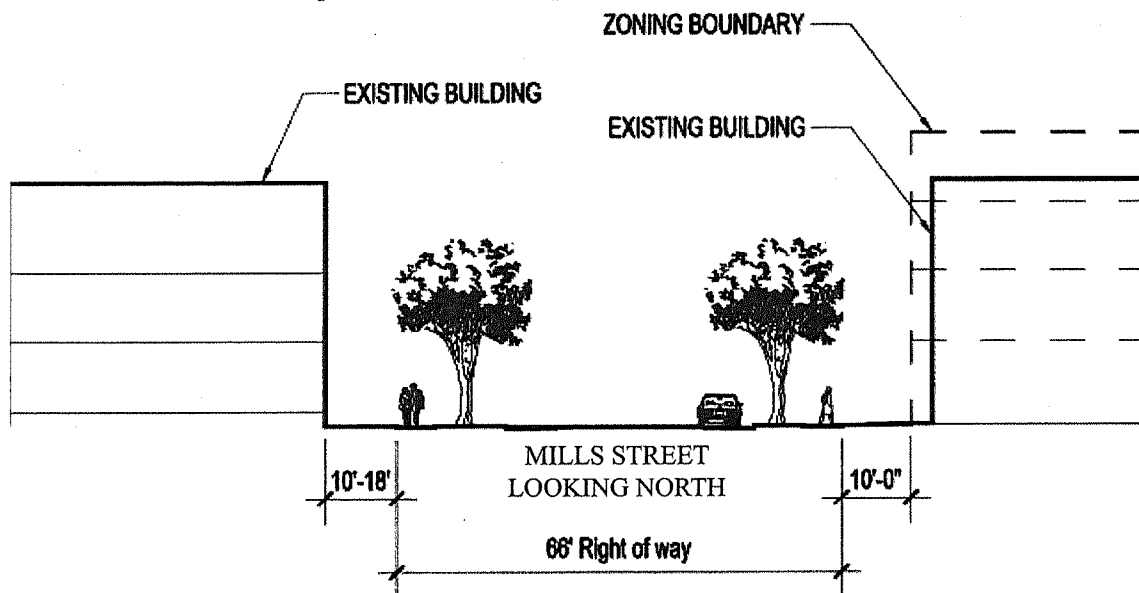
Front: 10'. The intent is to allow a variation in setback.
 Side lots: 0' except end units when abutting adjacent, non-Meriter property, or a street, then 10'.
 Rear lot: 30'



DISTRICT ONE

DISTRICT ONE: MILLS STREET

- F. **Landscaping:** As existing, landscaping of future use TBD in SIP.
- G. **Accessory Off-Street Parking & Loading:** As existing, parking and loading of future use TBD in SIP.
- H. **Lighting:** As existing, lighting of future use TBD in SIP.
- I. **Signage:** Signage shall be limited to the maximum permitted in the R4 zoning district and as approved by the Urban Design Commission and Zoning Administrator, until a comprehensive signage package is approved.
- J. **Family Definition:** Existing family definition to be per R3 District, family definition of future use TBD in SIP.
- K. **Alterations and Revisions:** No alterations or revisions of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning, Community, and Economic Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.



89-