

APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL

AGENDA ITEM # \_\_\_\_\_  
Project # \_\_\_\_\_  
Legistar # 23412

DATE SUBMITTED: 10.12.11  
UDC MEETING DATE: 10.19.11

Action Requested  
☐ Informational Presentation  
☒ Initial Approval and/or Recommendation  
☐ Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 115 MILLS STREET (FORMERLY SUBMITTED AS 113 MILLS ST.)

ALDERMANIC DISTRICT: 13

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:  
MERITER HOSPITAL, INC. BLUNKETT BASICH ARCHITECTS

202 S. PARK 2310 CROSSROADS DR., SUITE 2000

MADISON, WI 53715-1596 MADISON, WI 53718

CONTACT PERSON: KIRK KELLER, AIA, NCARB

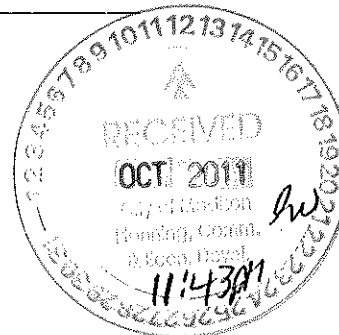
Address: 2310 CROSSROADS DR., SUITE 2000

MADISON, WI 53718

Phone: 608.240.9900 x 353

Fax: \_\_\_\_\_

E-mail address: kkeller@prarch.com



TYPE OF PROJECT:

(See Section A for:)

- ☒ Planned Unit Development (PUD)  
☐ General Development Plan (GDP)  
☒ Specific Implementation Plan (SIP)  
☐ Planned Community Development (PCD)  
☐ General Development Plan (GDP)  
☐ Specific Implementation Plan (SIP)  
☐ Planned Residential Development (PRD)  
☐ New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)  
☐ School, Public Building or Space (Fee may be required)  
☐ New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.  
☐ Planned Commercial Site

(See Section B for:)

- ☐ New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- ☐ R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- ☐ Comprehensive Design Review\* (Fee required)  
☐ Street Graphics Variance\* (Fee required)  
☐ Other \_\_\_\_\_

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



11000 West Park Place  
Milwaukee, WI 53224  
Tel 414 359-3060  
Fax 414 359-3070  
www.prarch.com

2310 Crossroads Drive  
Suite 2000  
Madison, WI 53718  
Tel 608 240-9900  
Fax 608 240-9690

12 October 2011



Urban Design Commission  
City of Madison  
Madison Municipal Building  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53703

Cc: Gerard Rabas, Deborah Scherer - Meriter Hospital

Re: Meriter Child Care Facility  
PRA Project 10137

Urban Design Commission Members,

At this time Meriter Hospital is planning on relocating its existing child care facilities into one new facility. These existing facilities are currently located on the Meriter campus in the lower level of the Longfellow School building and in a residential building located on Chandler Street. The project intent is to have the new Child Care building ready for use in the late spring of 2012.

As a part of the existing approved Meriter Hospital General Development Plan (GDP) the purpose of this proposal is to propose a new building at the western edge of the Hospital campus that is in compliance with this agreement. The GDP references this area of the Hospital property as intended for buildings in a relative scale with the surrounding area. To support this areas design intent as a 'transition zone' to the surrounding Greenbush neighborhood a new two story wood frame style building clad with cement board, stone, synthetic stucco, and wood accents is proposed as the new Meriter Child Care facility.

Two existing rental properties are vacant and are intended for demolition. One new building is proposed to replace these aged structures. The new facility is designed to meet the specific needs of a child care use in an urban environment with the infant and toddler programs located on the first level and children to pre-school age located on the second level. This design supports the overall intent of Meriter Hospital to provide a new modern facility that appropriately meets the needs of both children and staff.

The public project activities that have taken place in advance of this submittal include:

- Notice of intent for demolition was filed electronically for the buildings located at 113 S. Mills Street and 1022 Mound Street.

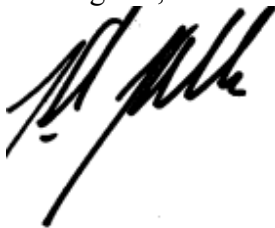
Partners: Kim D. Hassell, Mark C. Herr, Abie A. Khatchadourian, Scott A. Kramer, David J. Raysich, Michael H. Scherbel, Michael J. Sobczak

- An initial informational meeting was held with the Alder and Greenbush neighborhood representative. This meeting dealt with the scope and intent of the project.
- The Alder and project team members visited the project site and continued the design discussion. Following this site visit the Alder agreed to waive the full 60 day review time for demolition down to the fourteen day timeline.
- On Wednesday July 20<sup>th</sup> the Alder hosted a neighborhood meeting where Meriter and design team staff presented the entire project. General support was received at this meeting.
- On August 3<sup>rd</sup> the Informational Presentation was made to the Urban Design Commission.
- On August 3<sup>rd</sup> the Plan Commission submittal was made.

With the positive support received during these initial project design steps Meriter Hospital is requesting Initial Approval from the Urban Design Commission.

We look forward to moving forward through the City review and approvals process and answering any unanswered questions this Initial Approval document outlines.

Best regards,

A handwritten signature in black ink, appearing to read 'Kirk Keller', written over a horizontal line.

Kirk Keller, AIA, NCARB  
Project Manager

Enclosure

MONUMENT

QUANTITY

☐ 1 ☒ 2 ☐ 3 ☐ 4 ☐ Other

SURVEY

☐ N/A ☐ Required ☐ Completed

DECORATION

☐ S/F ☒ D/F

VOLTAGE

☐ 120v ☐ 277v ☐ Other

LIGHTING

☐ Non-Lit  
☒ Internal / Fluorescent

INSTALLATION

☐ Flush mount to wall  
☐ Between structures  
☐ Pole mount  
☒ On brick base

- 1

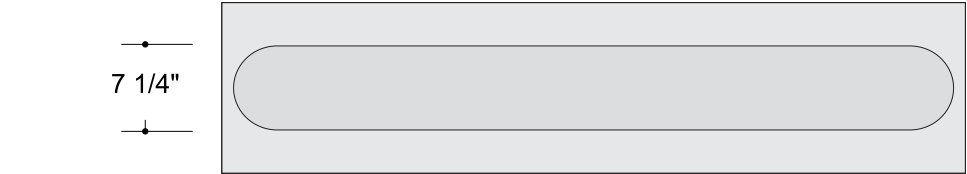
Akzo Nobel Brushed Aluminum
- 2

Paint to match 3M 3630-157 Sultan Blue vinyl
- 3

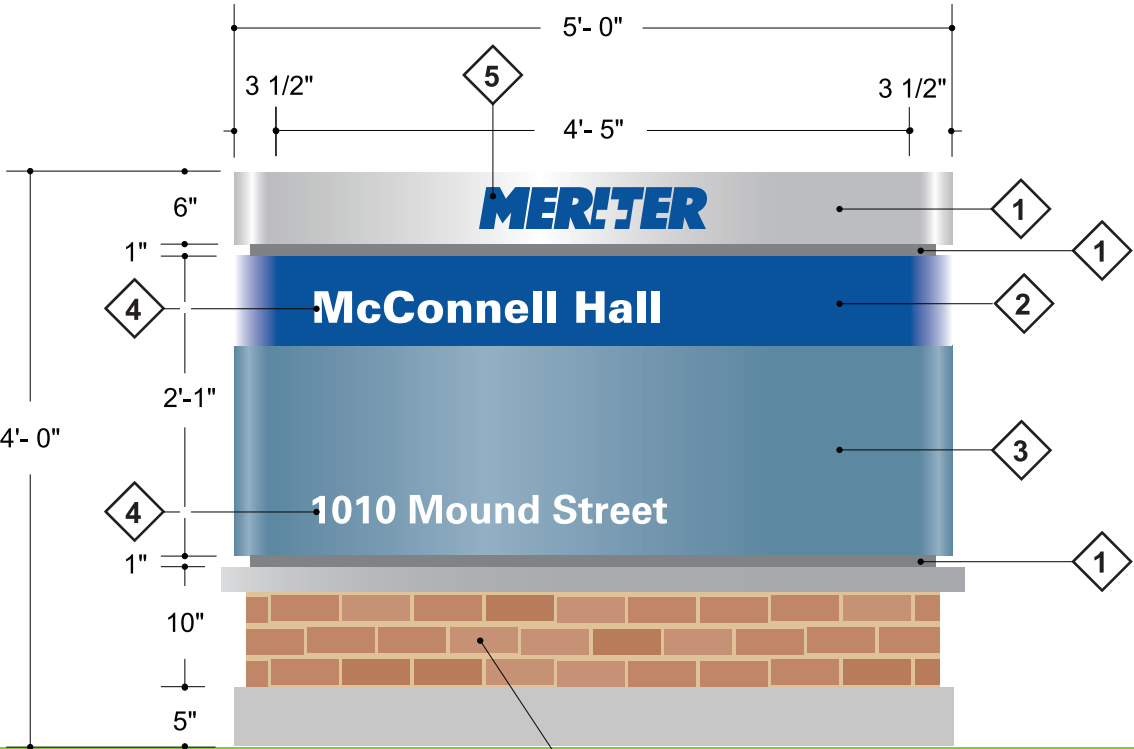
Paint to match PMS 5405 Blue  
(Satin Finish)
- 4

White acrylic push-thru flush
- 5

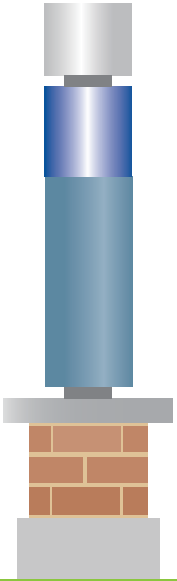
White acrylic push-thru flush with  
3M 3630-157 Sultan Blue vinyl on 1st surface



Top View



Brick base



Side View



POBLOCKI  
SIGN COMPANY, LLC

414.453.4010 /ax: 414.453.3070  
922 S. 70th St., West Allis WI 53214

POBLOCKI.COM

PROJECT:

Meriter  
Hospital

202 S. Park St.  
Madison, WI 53715

This document represents only an approximation  
of material colors specified. Actual product colors  
may vary from this print or digital image.

CUSTOMER APPROVAL:

AUTHORIZED SIGNATURE

DATE

WORK ORDER NO.

J52508-0004

REVISION NO.

03 lbs 07/20/11 delete copy

MISSING INFORMATION

- ☐ Color (s)  
☐ Copy  
☐ Accurate size (s)  
☐ Clean artwork  
☐ Other

REPRESENTATIVE  
Jim Maertz

DRAWN BY  
lbs

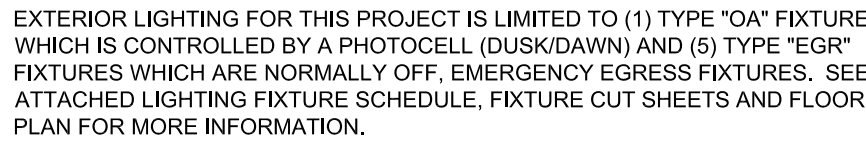
DATE  
06 / 20 / 11

SCALE  
3/4" = 1'-0"

SHEET  
20

DRAWING NO.  
39307




$$1/8'' = 1'-0''$$

LITHONIA LIGHTING®

Crating Order: WST-2/28D/T-MD-120-ELD-W PE-LIN

**FEATURES & SPECIFICATIONS**

**INTERIOR USES** — For walling and wall-mounted applications.

**CONSTRUCTION** — Rugged, die-cast, single-piece aluminum housing. Die-cast dome/housing has a 1/8" thick tempered glass lens. Dome/lens are fully polished with one-piece solid silicone.

**OPTICS** — Suppressed reflection for superior anti-glare control. Medium throw (MD) full cutoff distribution available.

**ELECTRICALS** — Ballast: Class E multi-tap electronic, high power factor, c105W/h, with starting temperature of 9°F (-13°C).

Socket: High temperature thermoplastic with an integral lamp retention clip.

Finish: Standard finish is textured dark bronze D307 corrosion-resistant polyester powder/polymer finish. Additional architectural colors are available. Shipping is also available.

**INSTALLATION** — Universal mounting mechanism with integral mounting support allows fixture to hang from ceiling. Bubble-level provides corner alignment with integral mounting.

**LIGHTINGS** — US Listed (standard). CSA Certified (see Options), Suitable for wet locations (lamp location limited to less than submerged). VDU option offers wet location listing in operation (see Options, IP65 Rated, 2% ambient, ULCS ENEC, RoHS, the 777160).  
Note: Specifications subject to change without notice.

Decorative Wall-Mounted Lighting

**WST**

COMPACT FLUORESCENT

26W DT  
2-4'x4' TWT

Length: 18-1/4 (14.12)

Depth: 9-1/8 (13.2)

Overall Height: 7-1/4 (14.12)

Mounting Hole Spacing: 30-1/2 (13.6)

All dimensions in inches unless noted otherwise otherwise indicated.

\*Dimensions as configured example shown below.

**CONFIGURATION INFORMATION:** For shortest lead times, configure product using standard options (shown in bold).

Example: WST 4ZTRT MD 120 LPI

Series	Wattage	MD Distribution	Voltage	Ballast	Mounting	Options
WST	26WATT	#1P Medium throw	120V	(ballast) Electronic 2° F	(Mounting) Surface mount	Options installed in fixture
	3000T		277		Shaded canopy*	D312 Emergency circuit 12-watt (35W lamp included)*
	28D/T		130	BVS Surface mount backless box	SWF Surface mount backless box	D307 Emergency circuit 12-watt (two 35W lamps included)*
	12TR		NHGT†	DTT Dry tilt 5 degrees		D3012 Emergency circuit 12-watt (20W lamp included)*
	24TR					D32M12 Emergency circuit 12-watt (two 20W lamps included)*
	4ZTR					DPL Offsetting lens
	24ZTR					

Options (continued)						Lamp?
EC Emergency shut-off	GWF Internal die-break fusing†	Shaded canopy*	Finish**			
ELDW Emergency battery pack (32" min. operating temp.)†,‡	PE Photoelectric cell-barrier	WG Wet gasket guard	D312 Dark bronze, textured	LM Lamp mounted		
ELWC Emergency battery pack (32" min. operating temp.)†,§	TGF Time delay	WG Wet gasket guard	D307 Sandstone, textured	L/P Lens lipped		
ELWD Emergency battery pack (32" min. operating temp.)†,	VEU Wet location door for up		SMAF Natural aluminum, textured			
ELWPS Fluoresce used rated for ballast†	CBA CSA certified		DWWS White, textured			
ELNHPSS Fluoresce used rated for PS100 or P108 mercury ballast	HGM HGM certified		OBS Black, brushed			
ELWB Emergency LED secondary source battery pack with time delay (1-7 hrs. operating temperatures)†,			CR Corrosion resistant			
ELBD Emergency LED secondary source (two module) battery pack with time delay (1-7 hrs. operating temperatures)†,			DRB Non-toxic protective coating†			

**Notes**

- All-use wet electronic ballasts capable of operating on any five voltage from 120-277V.
- May be ordered as accessory. Prices vary with watt. May specify finish.
- Not available with EC, G, B, D, N.
- Non-hazardous alternative to wet location listed.
- Not available with NHGT, wet gasket guards.
- Not available with 2/28D/T or 4ZTRT.
- Not available with EC or CR.

- Not available with 2/28D/T or 24ZTRT.
- Not available with 24ZTRT.
- Not available with EC, G, B, D, N.
- Not available with 2/28D/T or 4ZTRT.
- Not to exceed wet rating features cannot be overridden.
- Non-hazardous alternative to wet location listed.
- Not available with 2/28D/T or 4ZTRT.
- Must be specified 32" min. with LPI.

OUTDOOR

WST-2

OUTDOOR: One Lithia Way, Conyers, GA 30312 Phone: 770.922.9000 Fax: 770-618-1200 [www.lithia.com](http://www.lithia.com) ©2003-2010 Acuity Brands Lighting, Inc. All rights reserved. Rev. 12/28/10

Sheet #: AFN      ARC-60

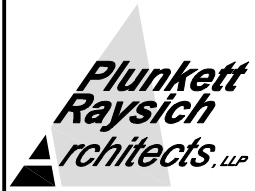
**NOTE:** Meets Life Safety Code standard minimum illuminance of 0.1 FC and average illuminance of 1.0 FC. Assumes open space with no obstructions, mounting height: 8.5', ceiling height: 9', and reflectance: 80/80/20.

**Lithonia Lighting**  
Emergency Systems Group  
One Lithonia Way, Conyers, GA 30012  
Phone: 800-834-8834 Fax: 770-981-814  
[www.lithonia.com](http://www.lithonia.com)





○ PHOTO FROM CORNER OF MOUND & MILLS

 <b>Plunkett Raysich rchitects, LLP</b>	<b>Plunkett Raysich Architects</b> 11000 West Park Place Milwaukee, WI 53224 FAX 414 359-3070 TEL 414 359-3060 Email: pra@prarch.com Web: http://www.prarch.com	Meriter Hospital Childcare Facility Madison, WI		DATE 7/25/11	JOB NUMBER 10137
				DRAWN BY JM	SHEET NUMBER XX





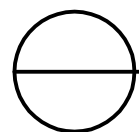
VIEW FROM MILLS STREET



VIEW FROM MOUND STREET

<b>Plunkett Raysich Architects, LLP</b> <i>Plunkett Raysich Architects, LLP</i>	<b>Plunkett Raysich Architects</b> 11000 West Park Place Milwaukee, WI 53224 FAX 414 359-3070 TEL 414 359-3060 Email: pra@prarch.com Web: http://www.prarch.com	Meriter Hospital Childcare Facility Madison, WI		DATE 10/12/11	JOB NUMBER 10137
				DRAWN BY JM	SHEET NUMBER XX





VIEW FROM ST. JAMES COURT

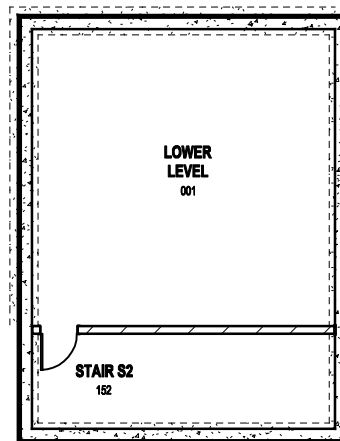


**Plunkett Raysich Architects**  
 11000 West Park Place  
 Milwaukee, WI 53224  
 FAX 414 359-3070  
 TEL 414 359-3060  
 Email: pra@prarch.com  
 Web: http://www.prarch.com

Meriter Hospital  
 Childcare Facility  
 Madison, WI

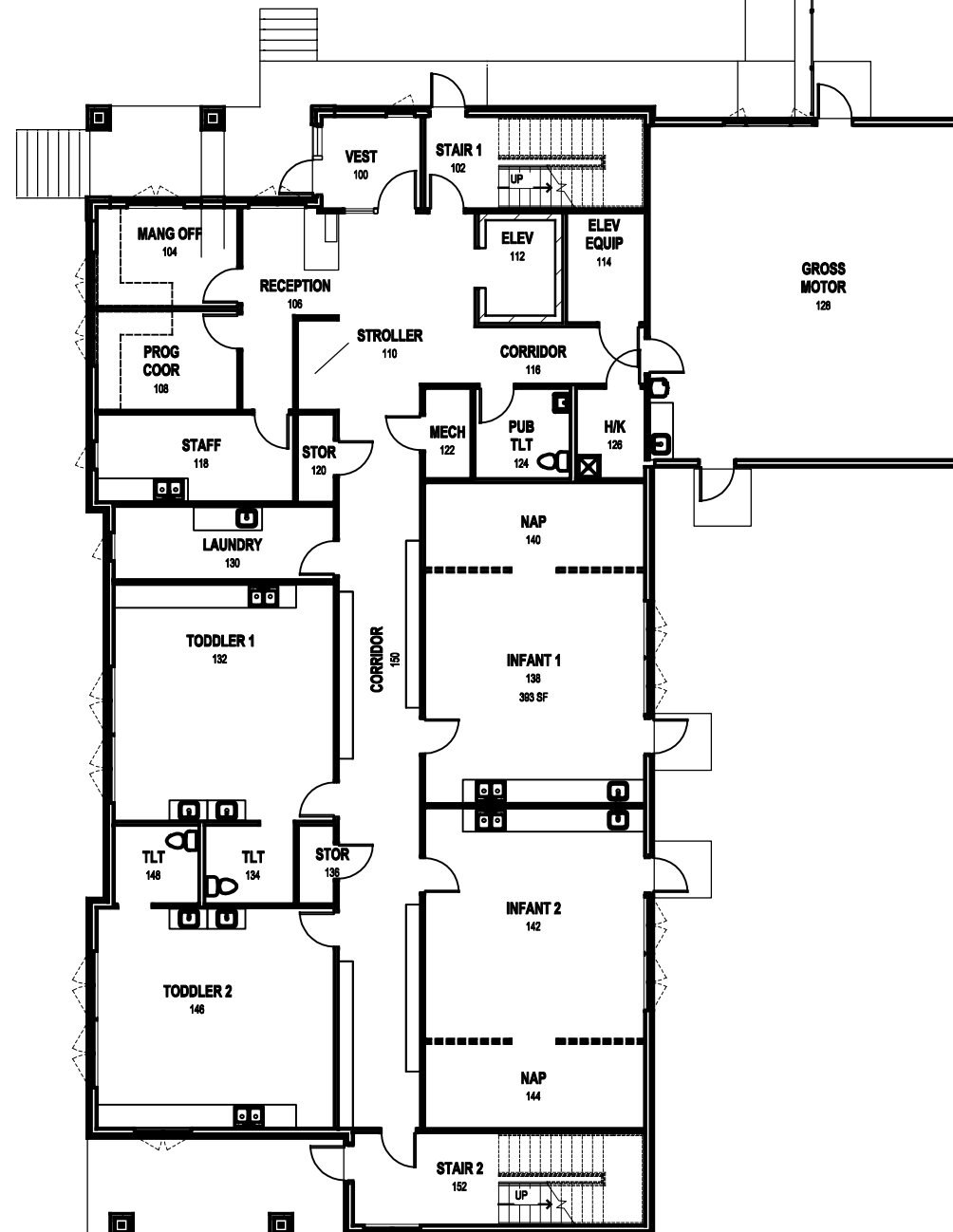
DATE	JOB NUMBER
10/12/11	10137
DRAWN BY	SHEET NUMBER
JM	XX





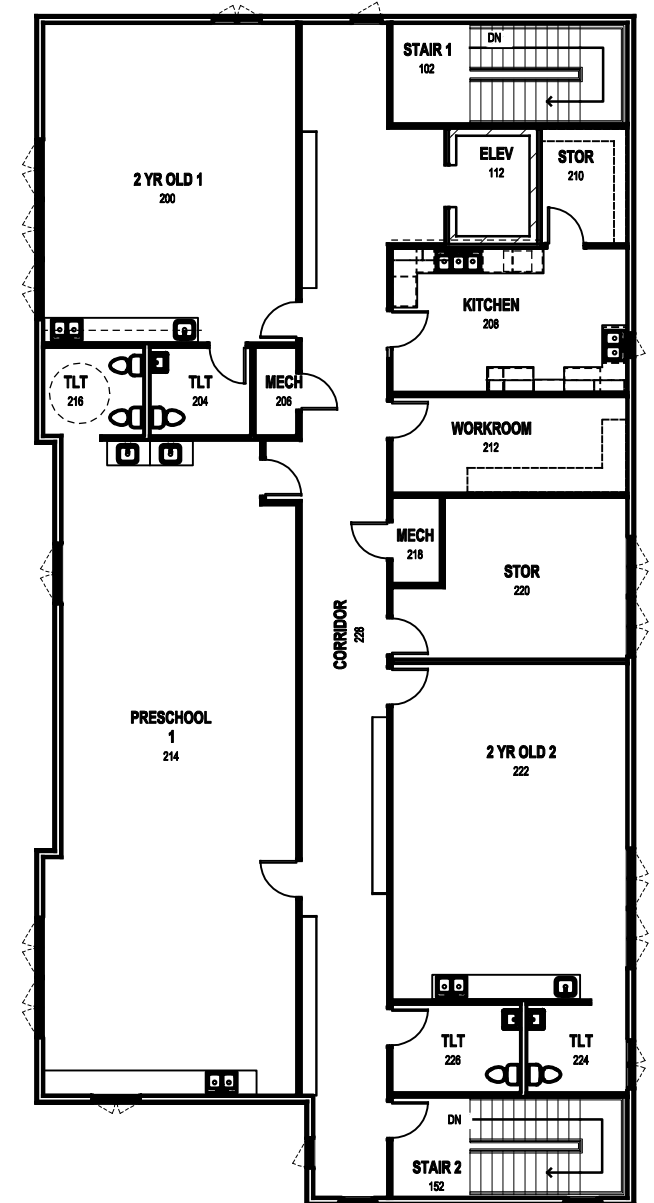
LOWER LEVEL FLOOR PLAN

1/16" = 1'-0"




FIRST FLOOR PLAN

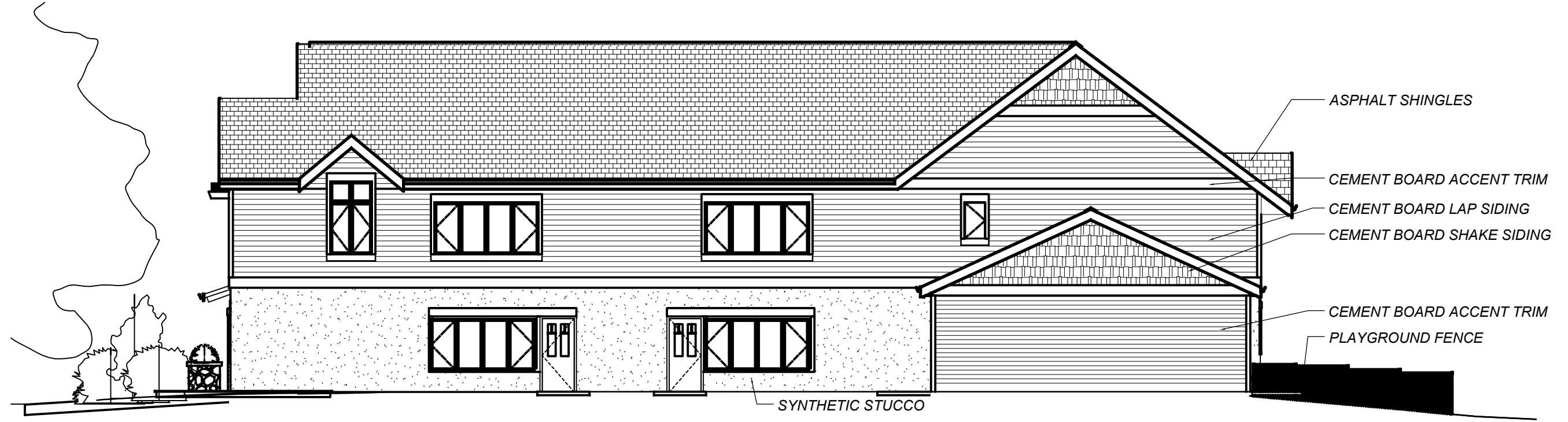
1/16" = 1'-0"



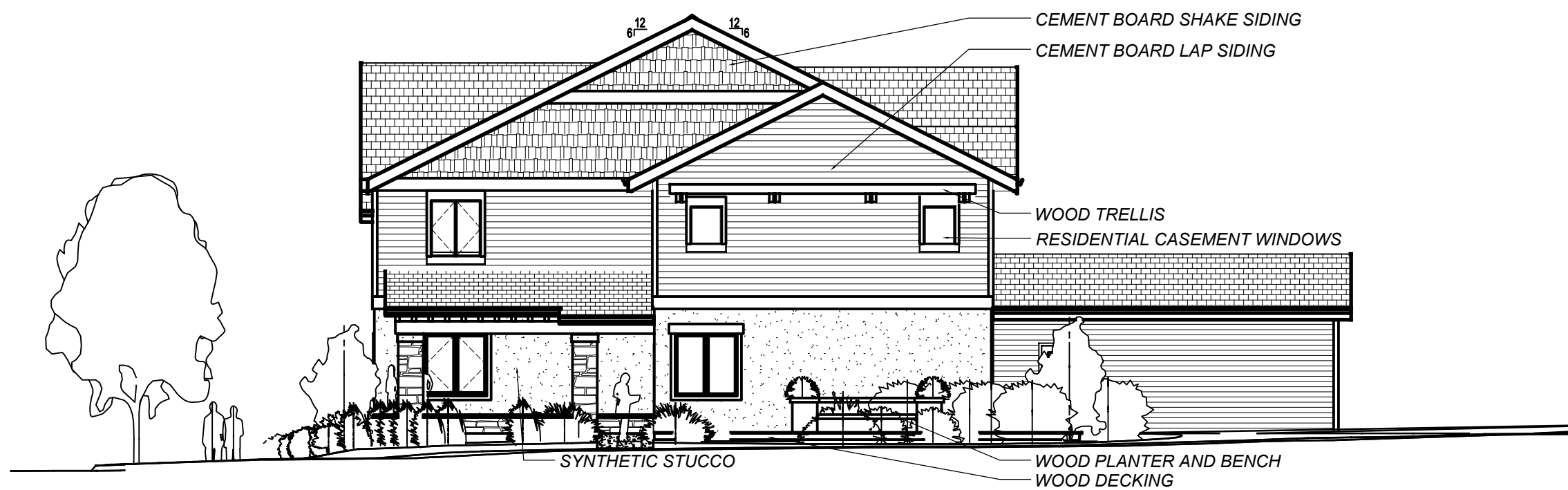
SECOND FLOOR PLAN

1/16" = 1'-0"


 <b>Plunkett Raysich Architects</b> 11000 West Park Place Milwaukee, WI 53224 FAX 414 359-3070 TEL 414 359-3060 Email: pra@prarch.com Web: http://www.prarch.com	Meriter Hospital Childcare Facility Madison, WI		DATE 10/12/11	JOB NUMBER 10137
			DRAWN BY JM	SHEET NUMBER XX



 EAST ELEVATION



 SOUTH ELEVATION - MOUND STREET

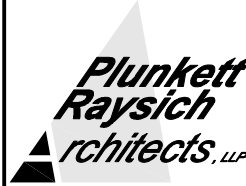
 <p><b>Plunkett Raysich Architects</b>          11000 West Park Place          Milwaukee, WI 53224          FAX 414 359-3070          TEL 414 359-3060          Email: pra@prarch.com          Web: http://www.prarch.com</p>	<p>Meriter Hospital          Childcare Facility          Madison, WI</p>	DATE	JOB NUMBER
		10/12/11	10137
		DRAWN BY	SHEET NUMBER
		JM	XX



WEST ELEVATION - MILLS STREET ELEVATION



NORTH ELEVATION - ST. JAMES COURT

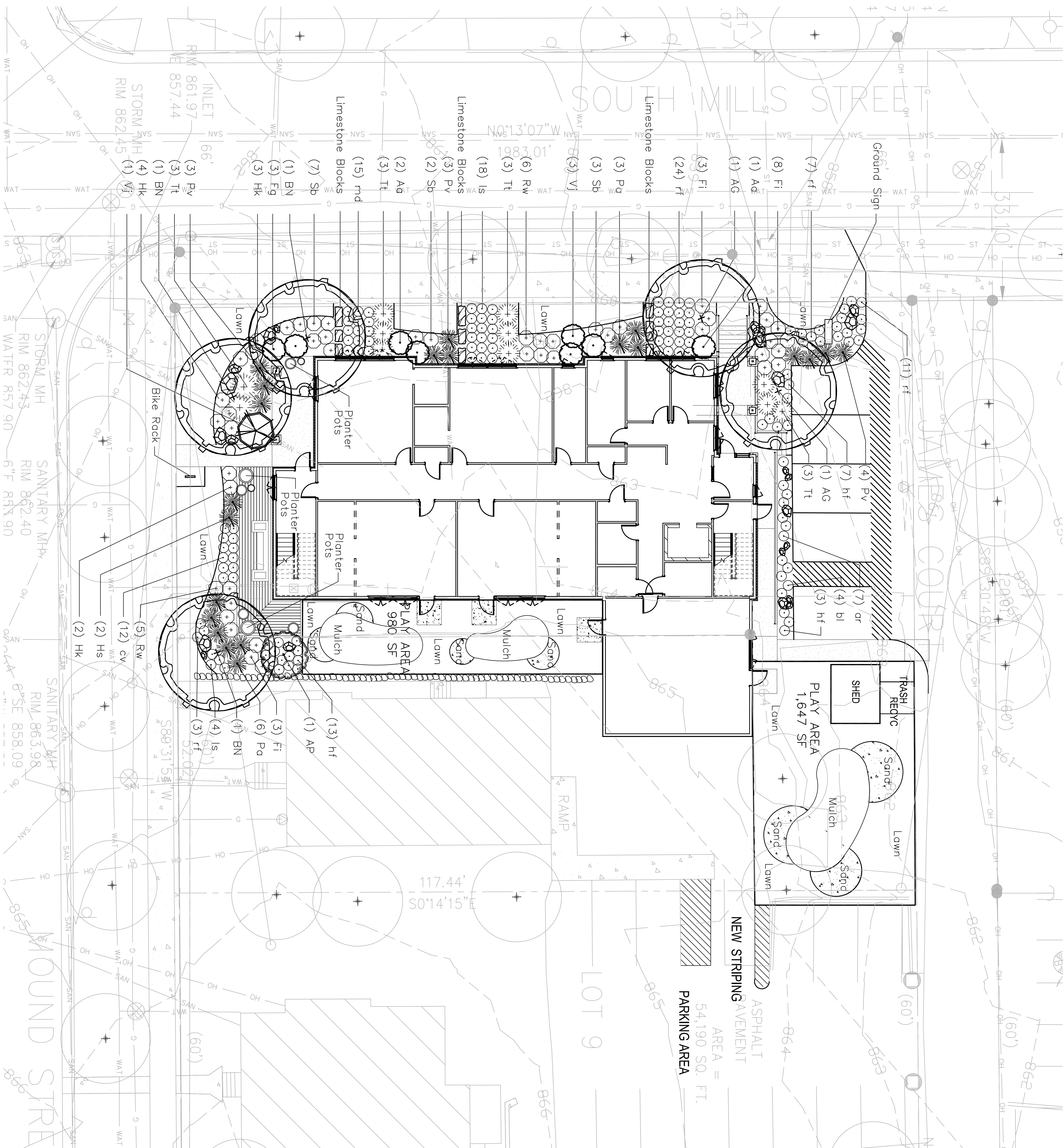


Plunkett Raysich Architects  
11000 West Park Place  
Milwaukee, WI 53224  
FAX 414 359-3070  
TEL 414 359-3060  
Email: pra@prarch.com  
Web: http://www.prarch.com

Meriter Hospital  
Childcare Facility  
Madison, WI

DATE	JOB NUMBER
10/12/11	10137
DRAWN BY	SHEET NUMBER
JM	XX



LANDSCAPE PLANT SCHEDULE

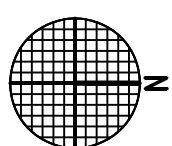
Symbol	Botanical Name	Common Name	Size	Root	Quantity
	DECIDUOUS TREES				
AC	Ametieler x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1-3/4"	B&B	
AP	Acer japonicum 'Bloodgood'	Bloodgood Japanese Maple	6"-8"	clump	
BN	Betula nigra	River Birch	2.5"	clump	

Symbol	Botanical Name	Common Name	Size	Root	Quantity
	EVERGREEN TREES/SHRUBS				
Tt	Toxus x media "Taunton"	Tauntonew	18"-24"	B&B	

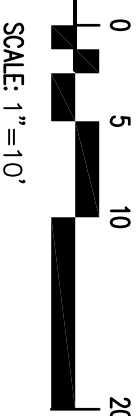
Symbol	Botanical Name	Common Name	Size	Root	Quantity
	DECIDUOUS SHRUBS and GRASSES				
Aa	<i>Aronia obusifolia</i> 'Brilliantissimo'	Brilliant Red Chokeberry	5 Gal.	CG	
Fg	<i>Fothergilla gardenii</i> 'Mount Airy'	Mount Airy Fothergilla	5 Gal.	CG	
Fi	<i>Forsythia x intermedia</i> 'Courtstar'	Gold Tide Forsythia		CG	
Hk	<i>Hypericum kalmianum</i> 'Ames'	Ames St. Johns Wort	3 Gal.	CG	
Hs	<i>Helictotrichon sempervirens</i>	Blue Oak Grass	3 Gal.	CG	
Pg	<i>Panicum dispensoides</i> 'Teneri'	Dwarf Fountain Grass	3 Gal.	CG	
Pv	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switch Grass	1 Gal.	CG	
Rw	Rosea 'The Fairy'	The Fairy Rose	2 Gal.	CG	
Sb	<i>Spiraea japonica</i> 'Foerbelii'	Foerbel spiraea	2 Gal.	CG	
Vl	<i>Valeriana x Juddii</i>	Judd Valeriana	5 Gal.	CG	

Symbol	Botanical Name	Common Name	Size	Root	Quantity
PERENNIALS					
or	<i>Festuca glauca</i> 'Elijah Blue'	Elijah Blue Fescue	1 Gal.	CC	
bl	<i>Phlox divaricata</i> 'Glands of Perfume'	Woodland Phlox	1 Gal.	CC	
cf	<i>Campanoglossa</i> x <i>scutellifera</i> 'Karl Foerster'	Karl Foerster Feather Root Grass	1 Gal.	CC	
cv	<i>Careopsis verticillata</i> 'Zagreb'	Threaded Careopsis	4"	CC	
ht	Heuchera 'Frosted Violet'	Frosted Violet Heuchera	4"	CC	
ls	<i>Liatris spicata</i> 'Blazing Star'	Blazing Star	4"	CC	
md	<i>Monarda didyma</i> 'Mabel's Bliss'	Mabel's Bliss Monarda	4"	CC	
rd	<i>Rudbeckia hirta</i> 'Goldsturm'	Goldsturm Black-Eyed Susan	4"	CC	

 Limestone Boulders 18" – 36"





LANDSCAPE PLAN

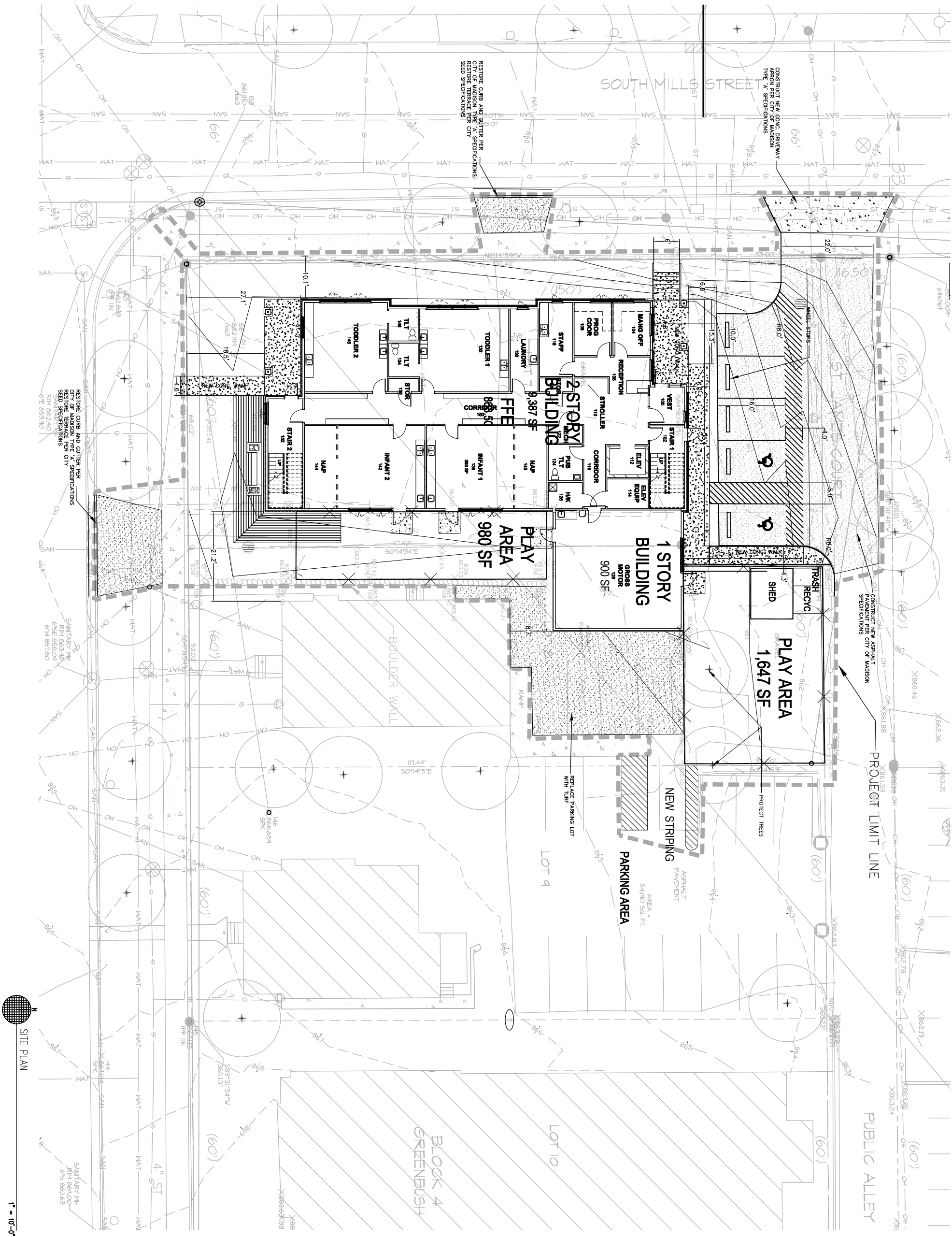


PROGRESS PLOT DATE: 10-09-2011

© 2011 Plunkett Raysich Architects, LLP

L100	Sheet No.: 11_MER-01	Job No.:	Date:	Drawn By: DSE	<b>MERITER HOSPITAL - CHILDCARE FACILITY</b> 202 S. PARK STREET MADISON, WI	 etc design studio 330 West Lakeside Street Madison, WI 53715 608 . 358 . 6344	 11000 West Park Place • Milwaukee WI 53224 • Tel 414 359-3060 • Fax 414 359-3070 <b>Intelligent Designs</b> <b>Inspired Results</b> www.p r a r c h . c o m
------	-------------------------	----------	-------	------------------	---	--	---

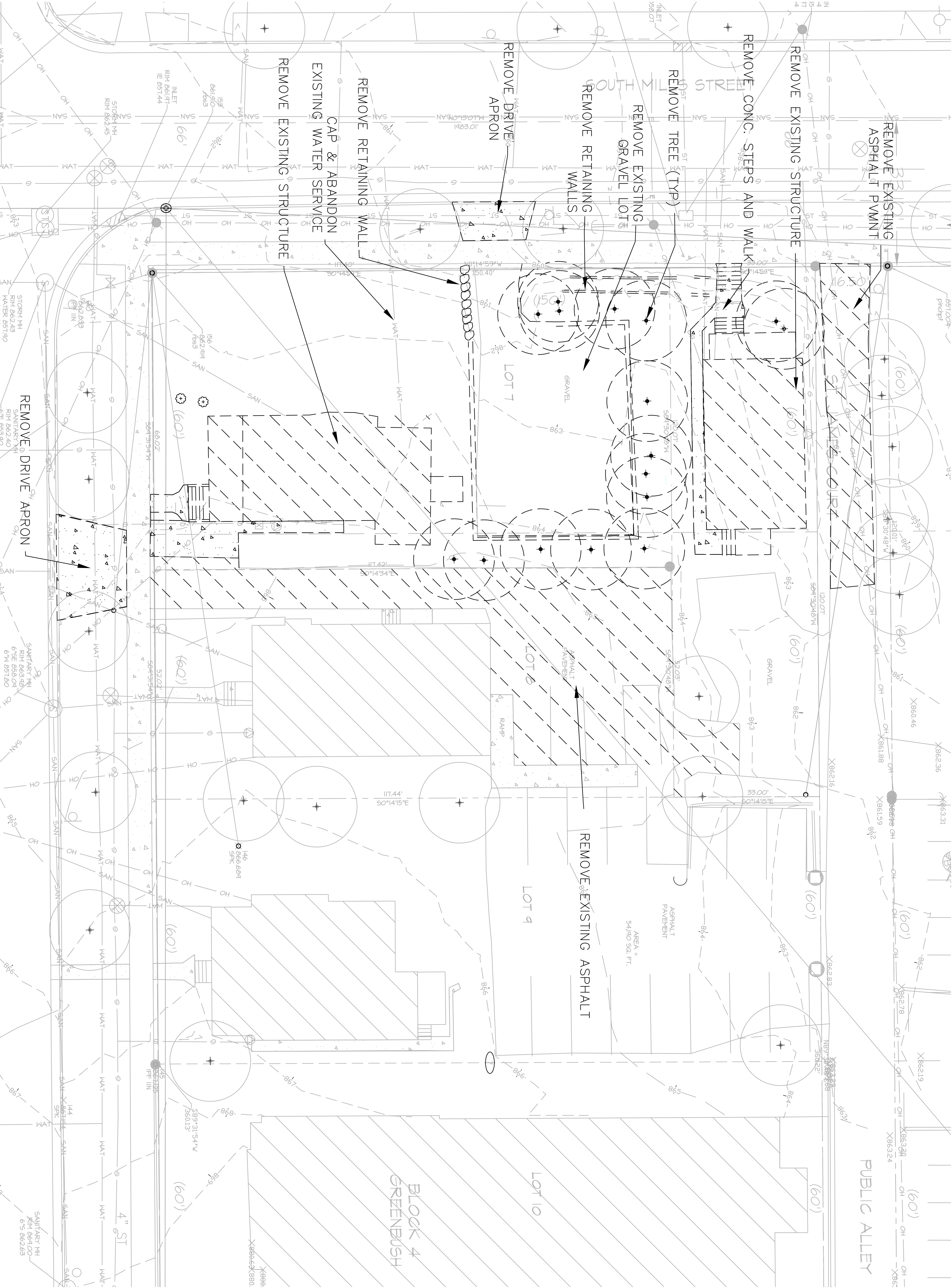




PROGRESS PLOT DATE: 10-12-2011

© 2011 Plunkett Raysich Architects, LLP





PROGRESS PLOT DATE: 1-20-2011

© 2011 Plunkett Raysich Architects, LLP

MERITER HOSPITAL - CHILDCARE FACILITY  
202 S. PARK STREET  
MADISON, WI

Drawn By:

A&O

Date:

3/31/11

Job No.:

10137

Sheet No.:

C100



11000 West Park Place • Milwaukee WI 53224 • Tel 414 359-3060 • Fax 414 359-3070

Intelligent Designs

Inspired Results

www.prarch.com






## INDEX

- A. Locator / Index
- B. Existing & Proposed Site Plans
- C. Landscaping Plan
- D. Building Elevations and Images
- E. Contextual Photo
- F. PUD text and letter of intent



 <b>Plunkett Raysich Architects</b> 11000 West Park Place Milwaukee, WI 53224 FAX 414 359-3070 TEL 414 359-3060 Email: pra@prarch.com Web: http://www.prarch.com	Meriter Hospital Childcare Facility Madison, WI		DATE 10/12/11	JOB NUMBER 10137
			DRAWN BY JM	SHEET NUMBER XX