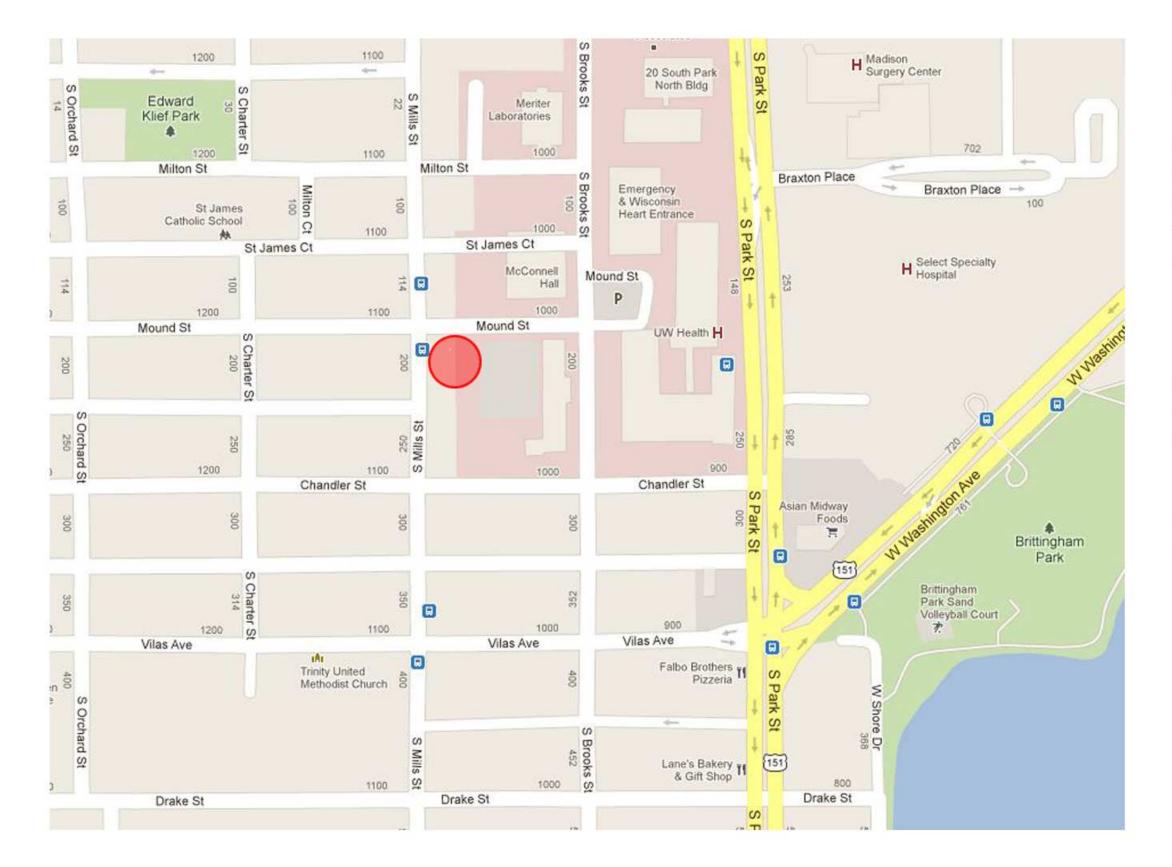
UR	PLICATION FOR BAN DESIGN COMMISSION VIEW AND APPROVAL	AGENDA ITEM # Project # Legistar # <u>ろ412-</u>
	ГЕ SUBMITTED: <u>07.18.12</u> С меетіng date: <u>07.25.12</u>	Action Requested Informational Presentation Initial Approval and/or Recommendation Final Approval and/or Recommendation
	DIECT ADDRESS: 201 S. MILLS DERMANIC DISTRICT: 13 NER/DEVELOPER (Partners and/or Principals) EPETER HOSPITAL, INC. 22 S. PARK	ARCHITECT/DESIGNER/OR AGENT: PLUNKETT RAYSICH/ARCHITECTS 2310 CROSSROAPS PR. #2000
	XDISON, KII 53715-1956 NTACT PERSON: <u>KIRK KELLER, AI</u> Address: <u>2310 CROSSROADS</u> <u>MADISON</u> , KII 53 Phone: <u>608.240.9900 X</u> Fax: E-mail address: <u>KKellen@pranch.co</u> E OF PROJECT:	bp. # 2.000 718 353 II:ISam
	Section A for:) Planned Unit Development (PUD) General Development Plan (GDP) V 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 ar well as a fee) School, Public Building or Space (Fee may be r	
	New Construction or Addition to or Remodeling Sq. Ft. Planned Commercial Site Section B for:) New Construction or Exterior Remodeling in C4 Section C for:)	g of a Retail, Hotel or Motel Building Exceeding 40,000 4 District (Fee required)
(See S	R.P.S.M. Parking Variance (Fee required) Section D for:) Comprehensive Design Review* (Fee required) Street Graphics Variance* (Fee required) Other lic Hearing Required (Submission Deadline 3 Wee	ks in Advance of Meeting Data)

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





LOCATION MAP

DRAWING LIST 000 - LOCATION MAP LETTER OF INTENT C001 SURVEY PLAN C100 SITE PLAN C101 GRADING PLAN C102 UTILITY PLAN C103 SITE DETAILS L100 LANDSCAPE SITE PLAN L101 LANDSCAPE PLAN L102 LANDSCAPE DETAILS A200 - FLOOR PLANS A400 - ELEVATIONS A401 - ELEVATIONS NORTHEAST VIEW NORTHWEST VIEW SOUTHWEST VIEW SITE PHOTOS LIGHTING PLAN MERITER SIGN STANDARDS

Hospital	Date:	Job Number:
are Facility	7.11.12	110358
/lills Street	Drawn By:	Sheet Number:
n, WI	Author	000

17 July 2012

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

Gerard Rabas, Deborah Scherer - Meriter Hospital CC:

Meriter Child Care Facility Re: PRA Project 110358

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 Longfellow School building and in a residential building located on Chandler Street. The project intent is to have the new replacement child care facility ready for use in the early summer of 2013.

As a part of the existing approved Meriter Hospital General Development Plan (GDP) the purpose of this proposal is to develop a new building along S. Mills Street 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 Building.

In 2011 this day care project completed the entitlement process with the City on an adjacent site. As a part of this application it is Meriter Hospital, Inc's. intent to not move forward with this previous option. After careful review it was determined that this day care building was a better design and cross usage fit with this adjacent new site. These new site advantages include:

- All parent drop off and pick up parking can take place on an existing parking lot at times when there is little utilization of the area as the Hospital's valet parking lot
- The large existing Longfellow playground will continue to be used as the older children's activity area
- The day care facility on this site better fits the scale of the existing neighborhood with the shorter gabled roof end of the building facing S. Mills Street

Partners: Michael P, Brush, Martin P, Choren, D, Scott Davis, Gregg R, Golden, Kim D, Hassell, Mark C, Herr, John J, Holz, Jeffrey A. Holzhauer, Steven A. Kieckhafer, Scott A. Kramer, David J. Raysich, Michael H. Scherbel, Michael J. Sobczak



appropriately meets the needs of the children and their Meriter staff parents.

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 201

- and 203 S. Mills Street
- dealt with the scope and intent of the project
- period for demolition
- for locating this project adjacent to the Longfellow School property
- The full submittal to the Plan Commission has been made
- application

With the positive support received during these initial project design steps, Meriter Hospital, Inc. is requesting final approval from the Urban Design Commission. We look forward to moving forward through the City review and approvals process and the completion of a wonderful new facility for the children of Meriter employees.

Best regard rk Keller, AIA, NCARB

Two existing rental properties are being vacated 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

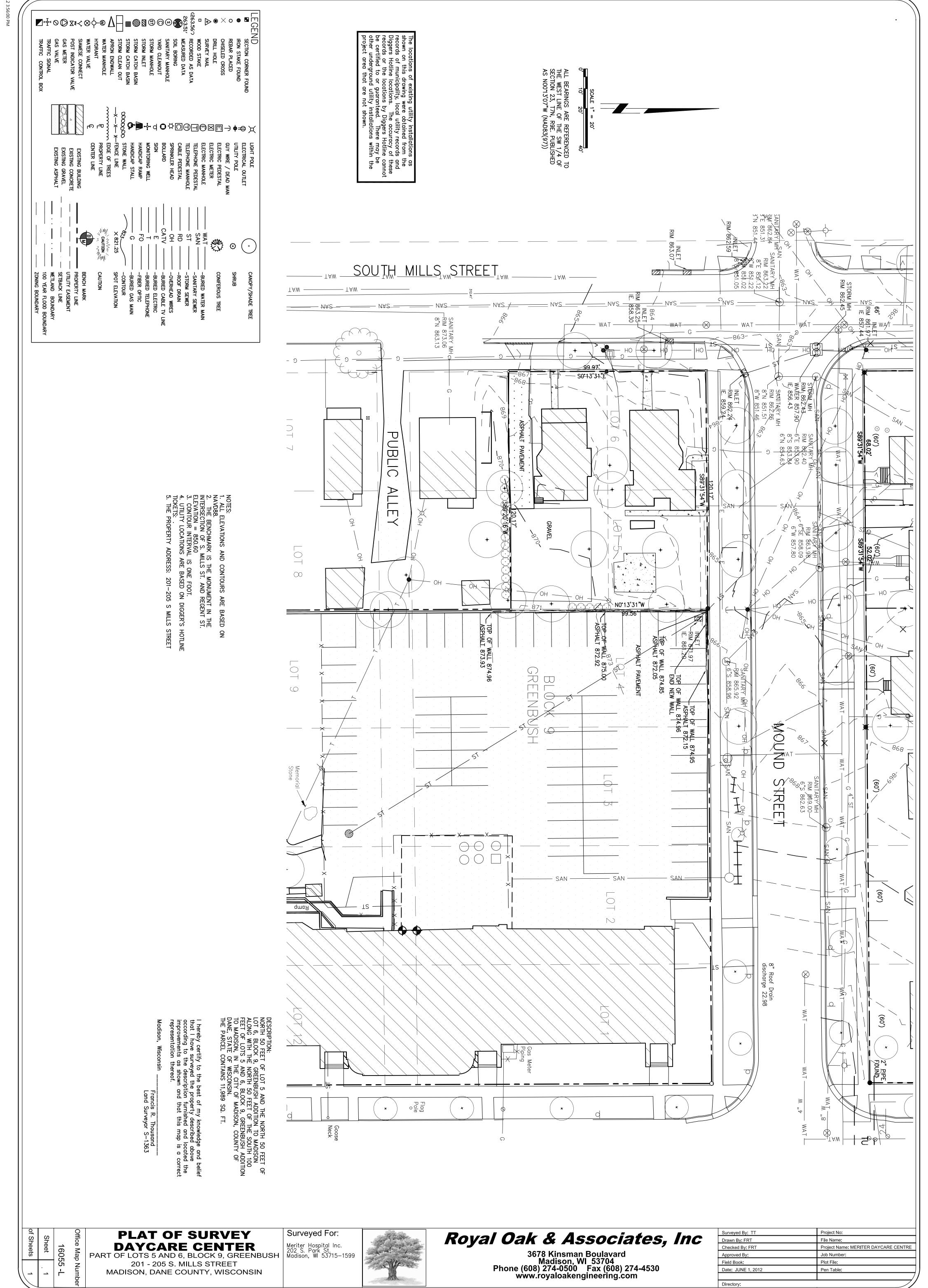
An initial informational meeting was held with the Alder Representative. This meeting

The Alder and the Greenbush Neighborhood Association have waived the 60 day review

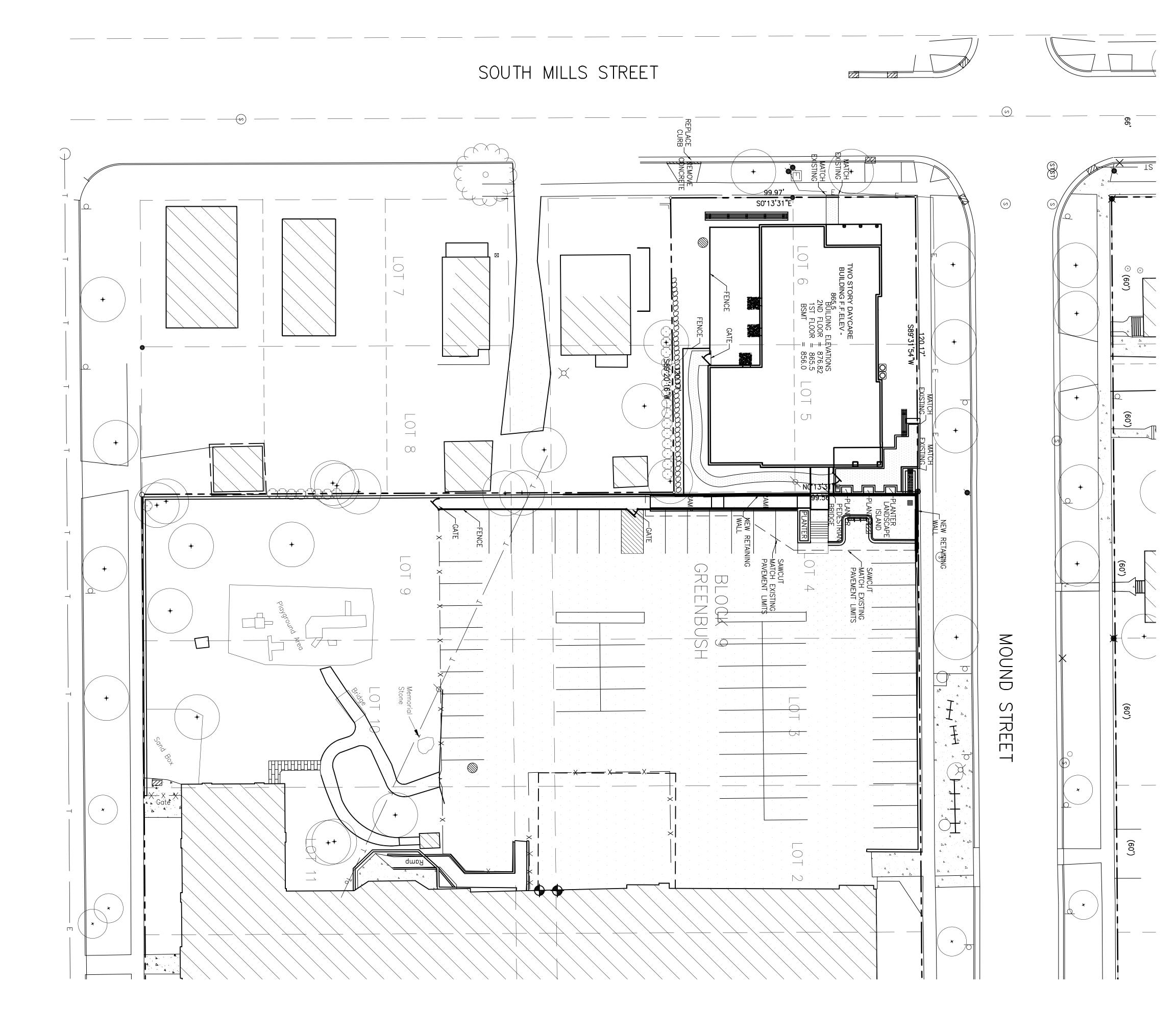
With Staff support, the Landmarks Commission has recommended approval to the UDC

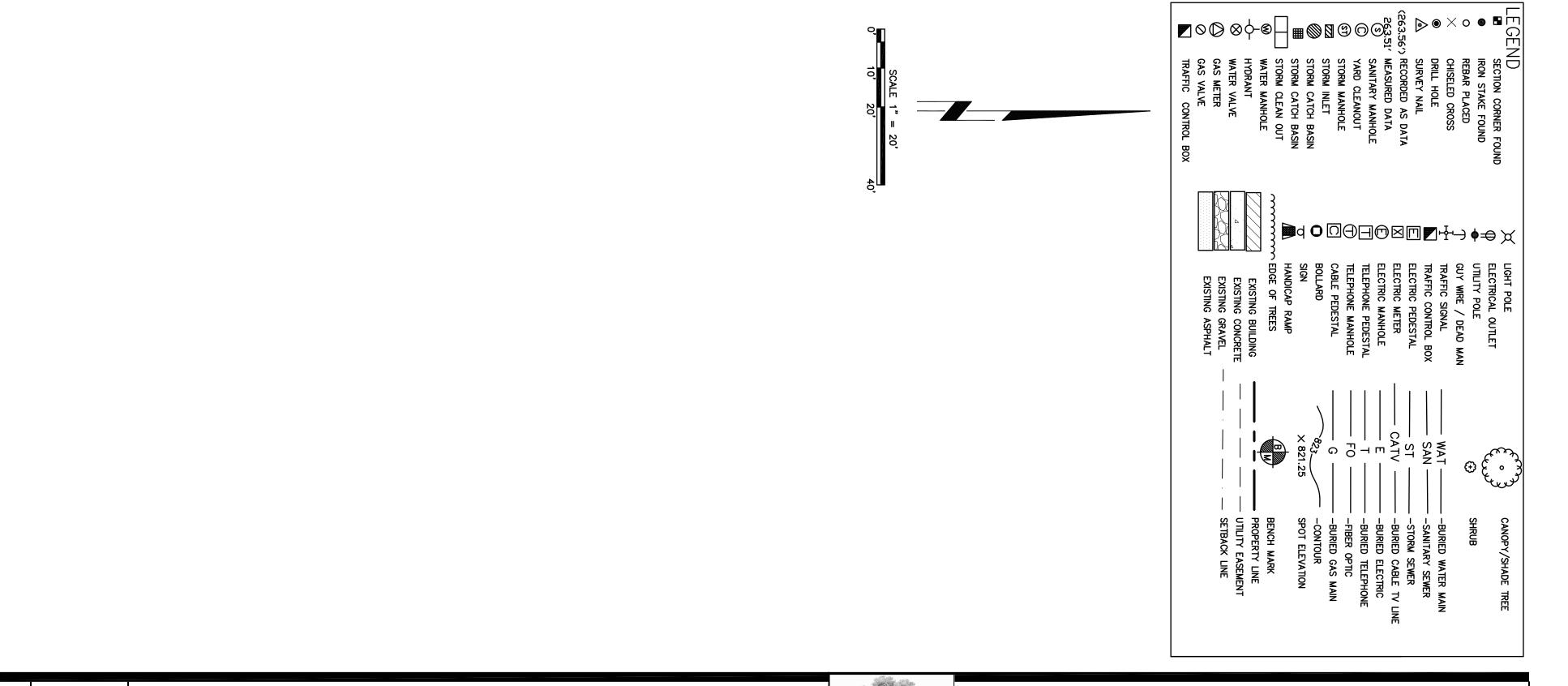
Urban Design Commission final approval with any recommendations is requested by this

7/11/2012 3:56:00 PM









110358 Sheet No.:

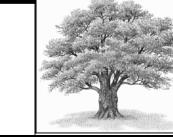
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Date:

7.11.12

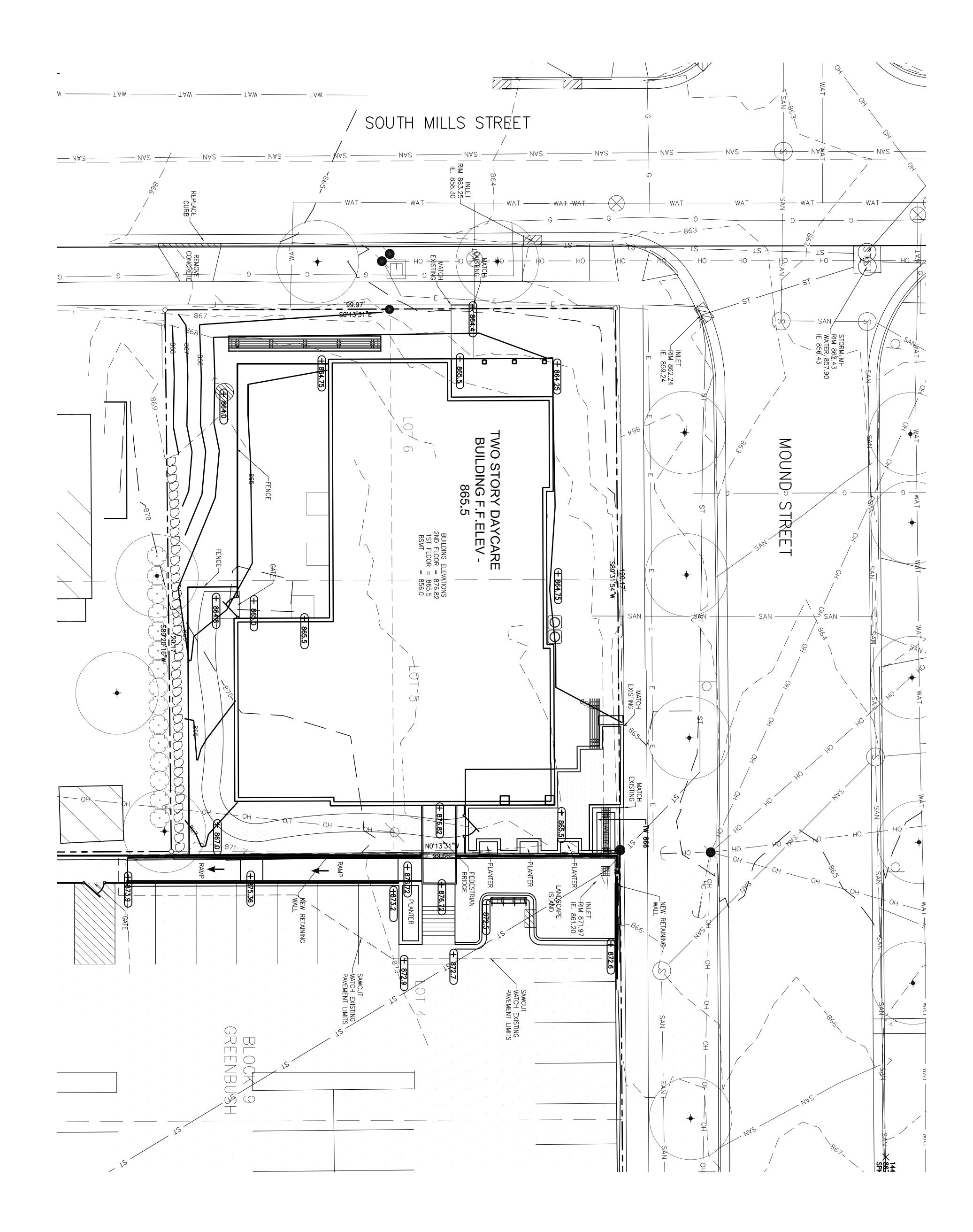
SITE PLAN

관 했 Meriter Hospital - Child Care Facility 201 Mound Street Madison, WI

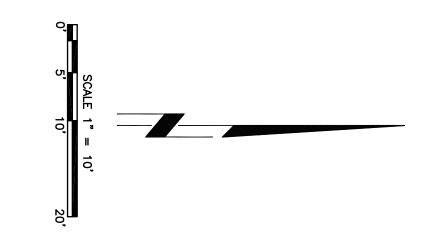


Royal Oak & Associates, Inc

3678 Kinsman Boulavard Madison, WI 53704 Phone (608) 274-0500 Fax (608) 274-4530 www.royaloakengineering.com

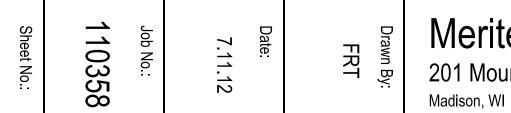




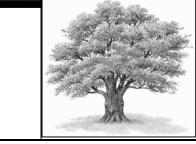




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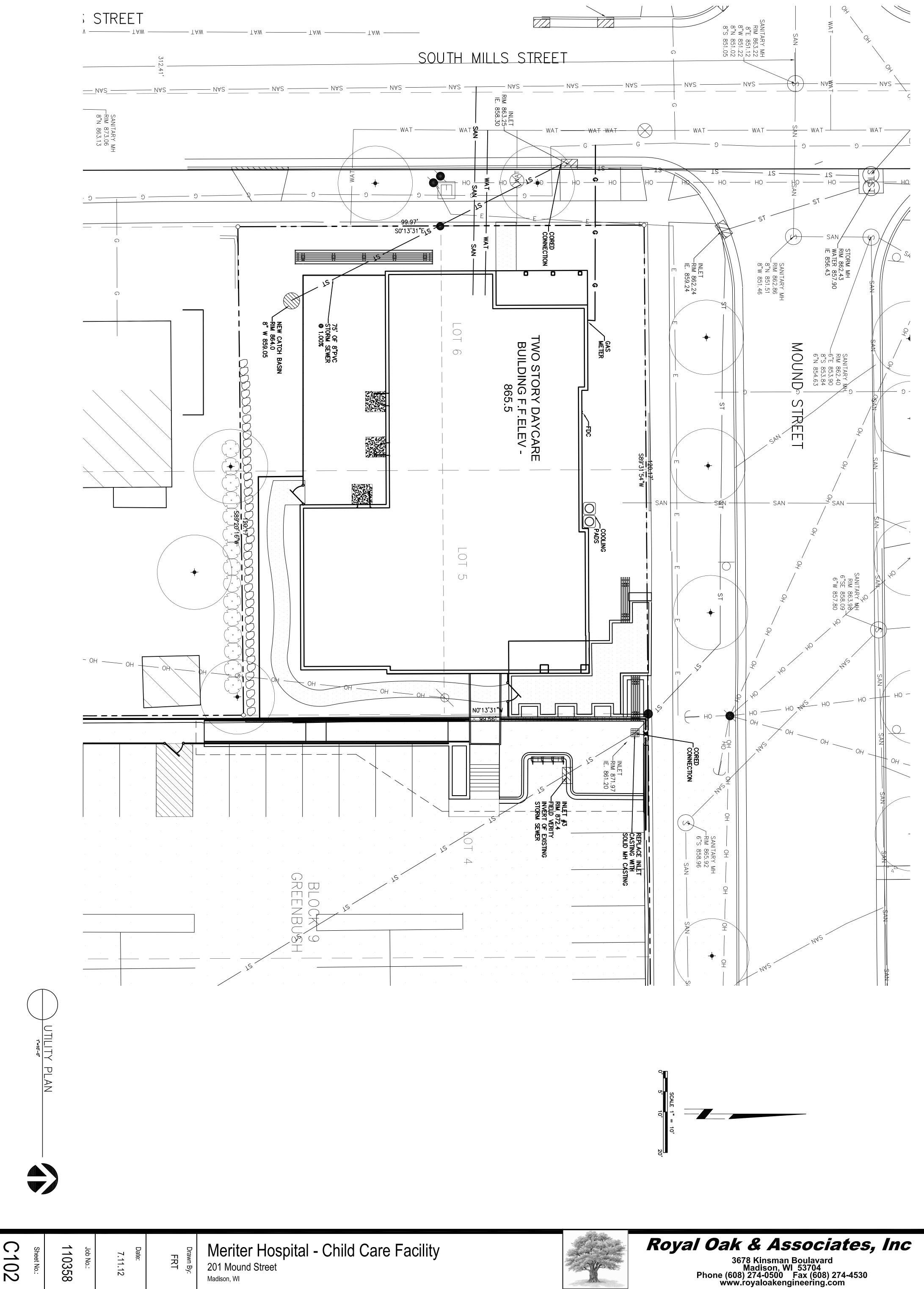


Meriter Hospital - Child Care Facility 201 Mound Street



Royal Oak & Associates, Inc

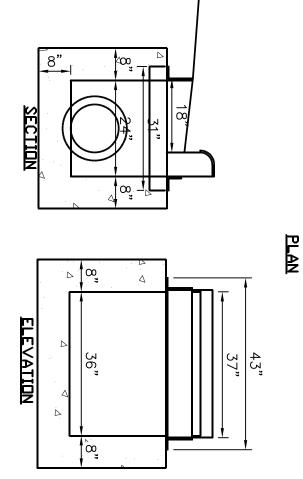
3678 Kinsman Boulavard Madison, WI 53704 Phone (608) 274-0500 Fax (608) 274-4530 www.royaloakengineering.com

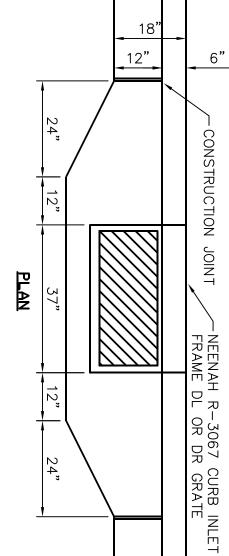


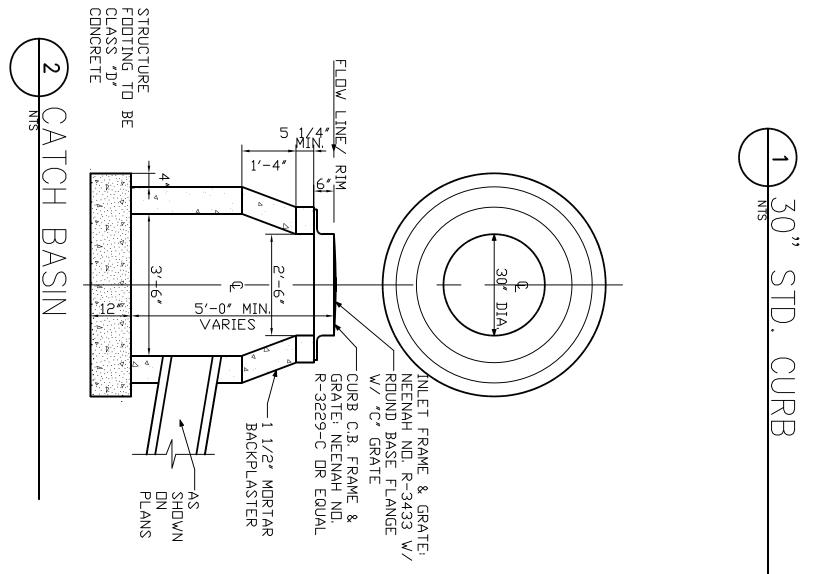


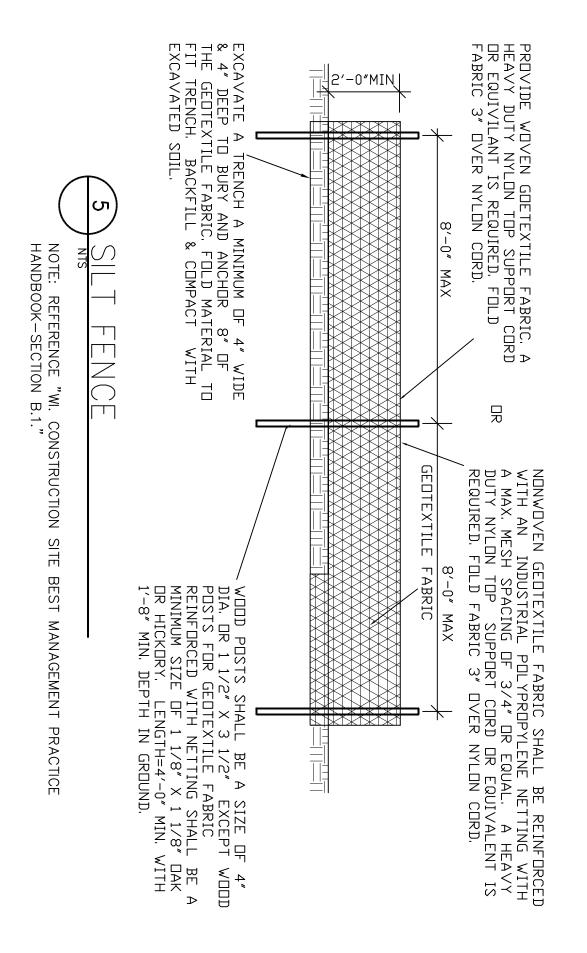
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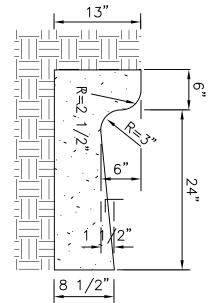
NOTES: 1. PRECAST REINFORCED CONCRETE STRUCTURES MAY BE USED IF APPROVED IN ACCORDANCE WITH CONSTRUCTION SPECIFICATIONS. 2. "SADDLE" H-INLETS TO BE BUILT OVER TOP OF CONCRETE PIPE WITH OPENING CUT INTO PIPE.







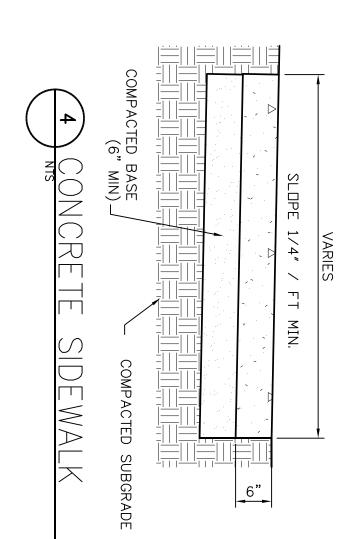


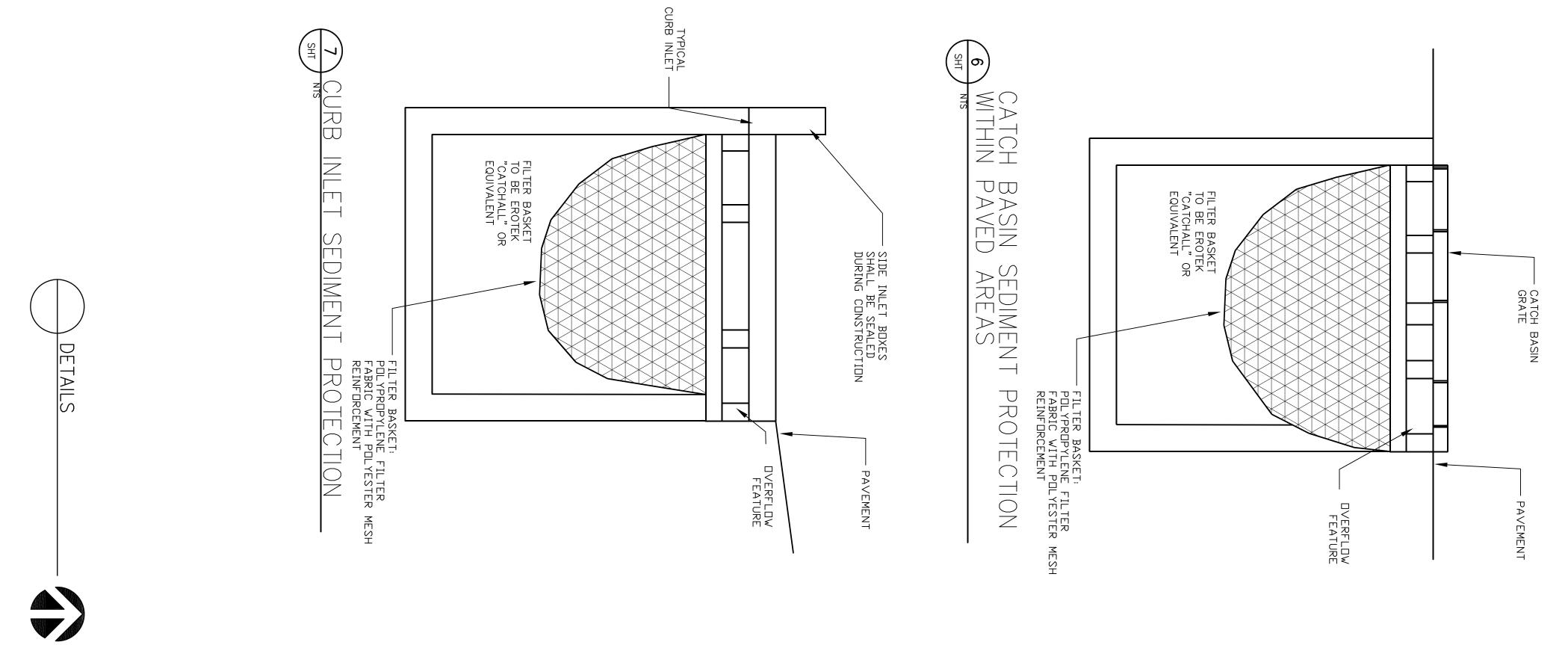


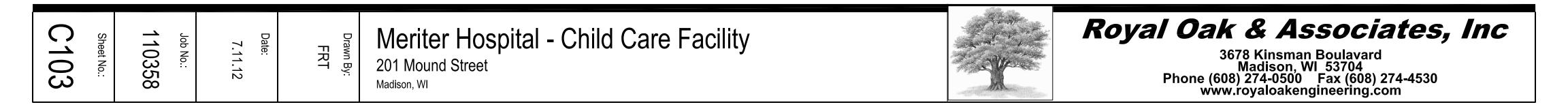
<u>GENERAL NOTES:</u> LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6'IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH.

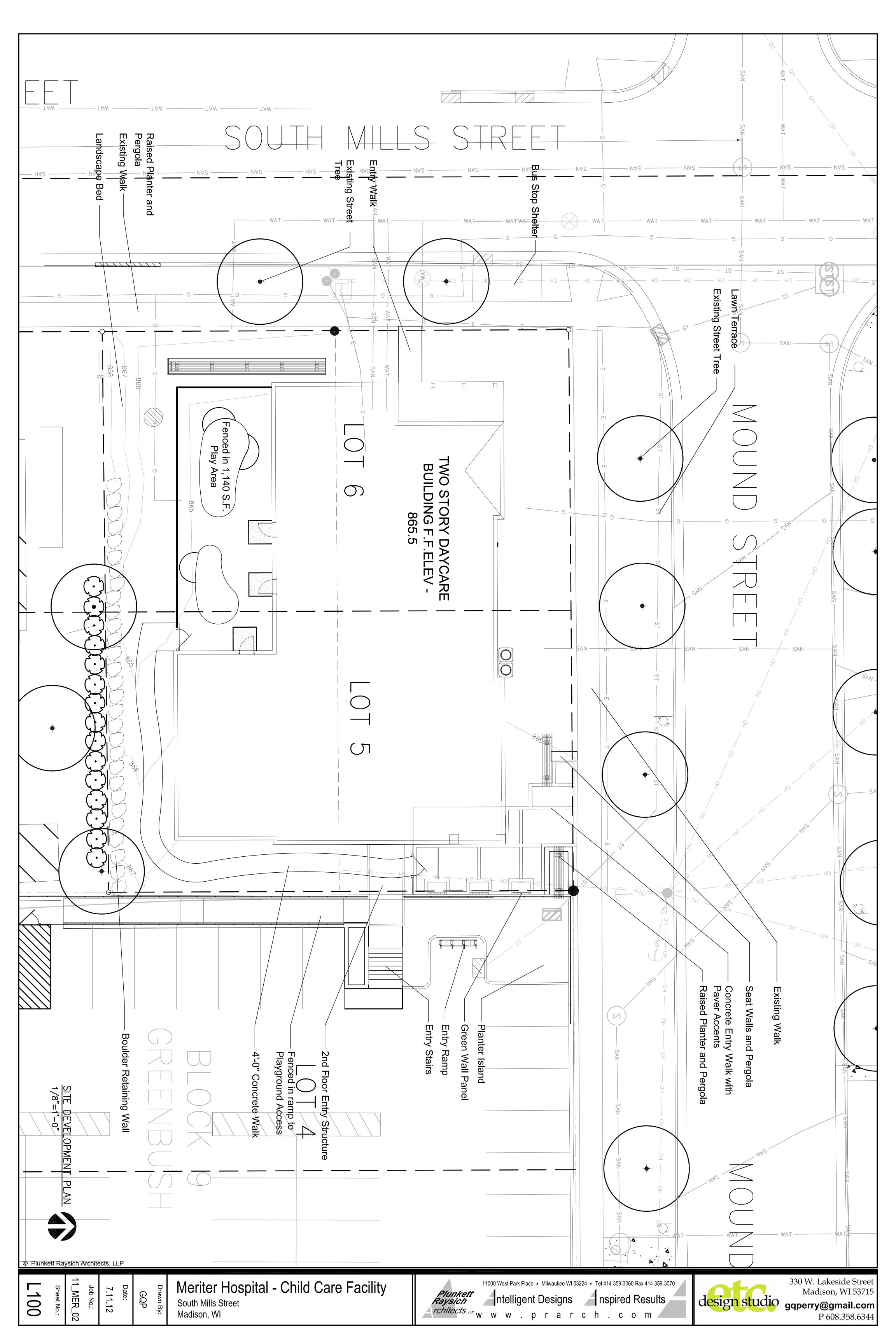
EXPANSION JOINTS SHALL BE PLACE TRANSVERSALLY AT RADIUS POINTS CURVES OF RADIUS OF 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK. 9

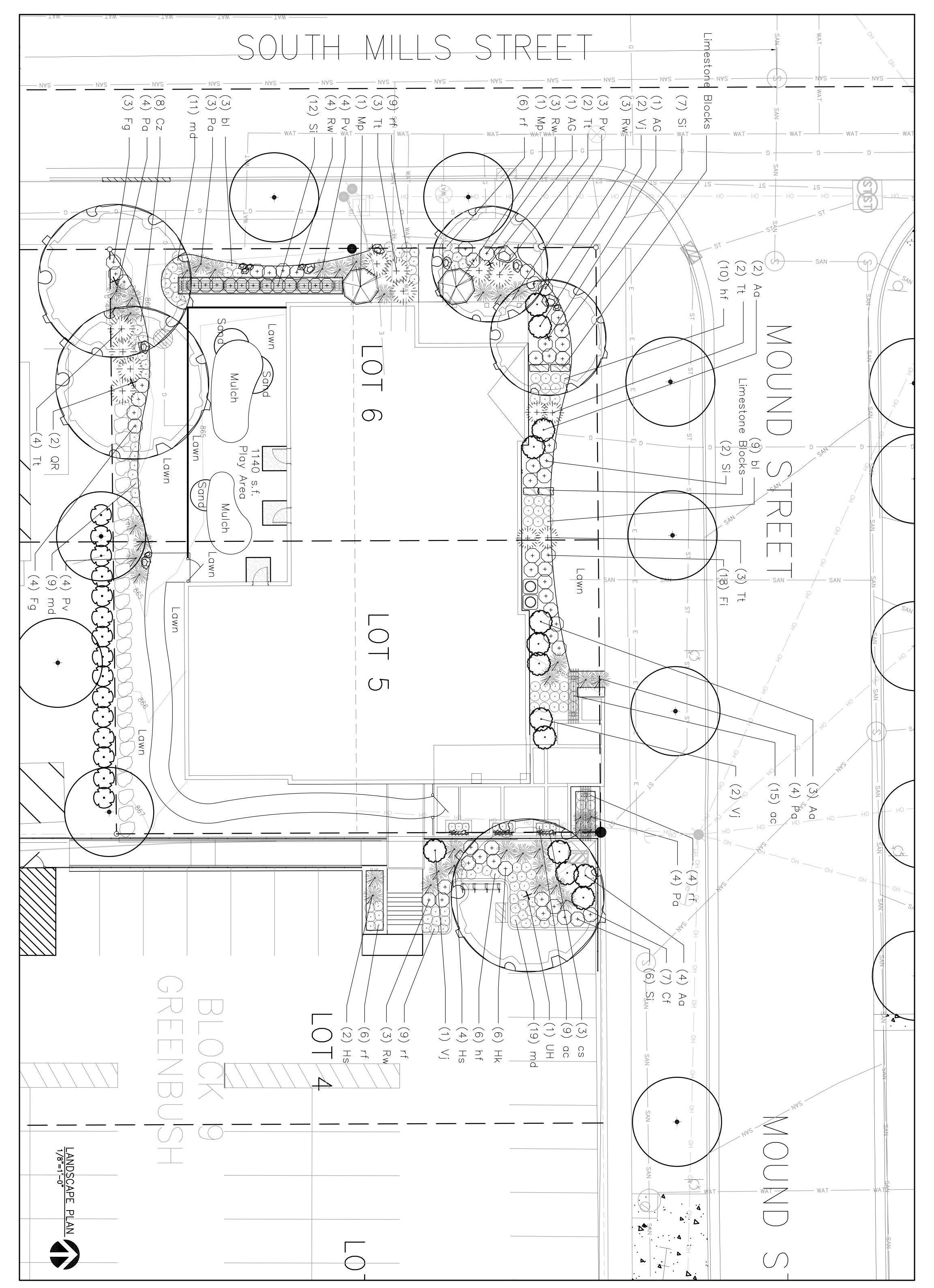
IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.











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	Date: 7.11.12 Job No.: 11_MER_02	Drawn By: GQP	Meriter Hospital - Child Care Facility South Mills Street Madison, WI	11000 West Park Place A Milwaukee WI 53224 Tel 414 359-3060 Fax 414 359-3070 Plunkett Raysich Intelligent Designs Inspired Results w w w . p r a r c h . c o m 330 W. Lakeside Street Madison, WI 53715 P 608.358.6344
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LAND	LANDSCAPE PLANT SCHEDULE	Γ		
Symbol	Symbol Botanical Name	Common Name	Size	Root
	DECIDUOUS TREES			
	Amelanchier v grandiflorg 'Autumn Autumn Brillionce	Autumn Drillingoo) >)

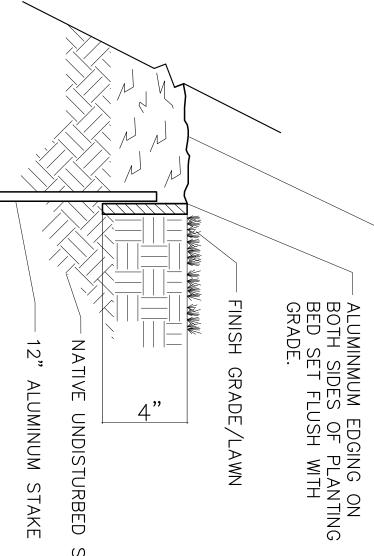
Quanity

	DECIDUOUS TREES				
AG	Amelanchier x grandiflora 'Autumn Autumn Brilliance Brilliance'	Autumn Brilliance Serviceberry	1-3/4"	B&₿	
QR	Quercus rubra	Red Oak	2.5'	B&B	
Η	Ulmus x. 'New Horizon'	New Horizon Elm	2.5"	clump	
Symbol	Botanical Name	Common Name	Size	Root Quanity	Quanity

Symbol	Botanical Name	Common Name	Size	Root	Quanity
	EVERGREEN TREES/SHRUBS				
Tt	Taxus x media 'Taunton'	TauntonYew	18"-24" B&B	B&B	

Symbol	Botanical Name	Common Name	Size	Root	Quanity
	DECIDUOUS SHRUBS and GRASSES				
Aq	Aronia arbutifolia 'Brilliantisima'	Brilliant Red Chockberry	5 Gal.	CG	
Fg	Fothergilla gardenii 'Mount Airy'	Mount Airy Fothergilla	5 Gal.	CG	
יד	Forsythia x intermedia 'Courtasol'	Gold Tide Forsytia		CG	
Ηk	Hypericum kalmianum 'Ames'	Ames St. Johns Wort	3 Gal.	CG	
Hs	Helictotrichon sempervirens	Blue Oat Grass	3 Gal.	CG	
Mp	Myrica pennsylvanica	Northern Bayberry	5 Gal.	CG	
Pa	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	3 Gal.	CG	
P۷	Panicum virgatum 'Shenandoah'	Shenandoah Swith Grass	1 Gal.	CG	
Rw	Rosa 'The Fairy'	The Fairy Rose	2 Gal.	CG	
Si	Stepanandra incisa 'Crispa'	Cut Leaf Stephanandra	2 Gal.	CG	
۷j	Viburnum x juddii	Judd Viburnum	5 Gal.	CG	

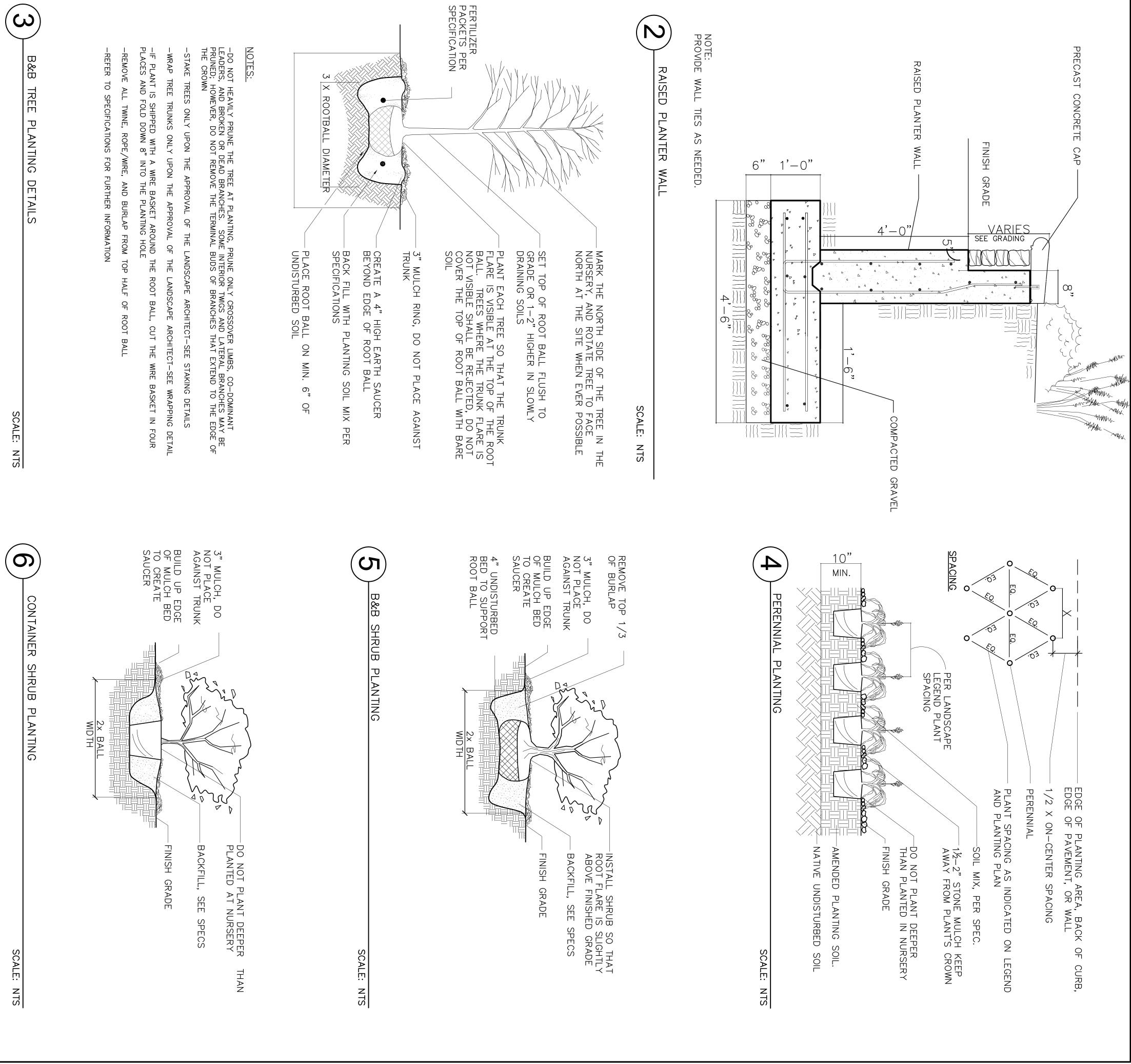
	cs		rf	md	hf	сv	cf	Ы	ac		Symbol
Limestone Boulders 18" –36"	Celastrus scandens	VINES	Rudbeckia fulgida var. sullivantii 'Goldsturm'	Monarda didyma 'Marshall's Delight'	Heuchera 'Frosted Violet'	Coreopsis verticillata 'Zagreb'	Calamagrostis x acutiflora 'Karl Foerster	Phlox divericata 'Clouds of Perfume'	Astilbe chinensis 'Visions"	PERENNIALS	Botanical Name
	American Bittersweet		Goldsturm Black-Eyed- Susan	Marshall's Delight Beebalm	Frosted Violet Heuchera	Threadleaf Coreopsis	Karl Foerster Feather Reed Grass	Woodland Phlox	Astilbe Visions in Red		Common Name
	3 gal.		4"	4"	4"	4"	1 Gal.	1 Gal.	1 Gal.		Size
	CG		CG	CG	CG	CG	CG	CG	CG		Root
											Quanity



PLANTING BED

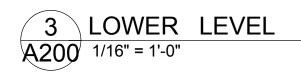
SOIL

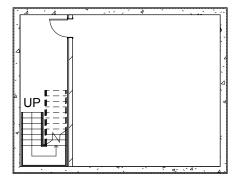
SCALE: NTS ALUMINUM EDGING

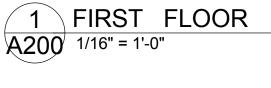


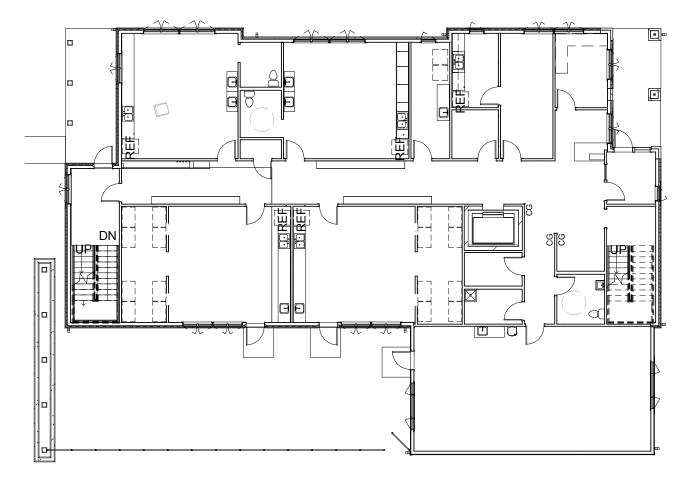
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Sheet No.: 1 MER_02 2 1 Date: Pray By: Meriter Hospital - Child Care Facility South Mills Street Madison, Wi	Plunkett 11000 West Park Place • Milwaukee WI 53224 • Tel 414 359-3060 Fax 414 359-3070 Plunkett Intelligent Designs Intelligent Designs Inspired Results rchitects w w
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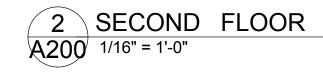


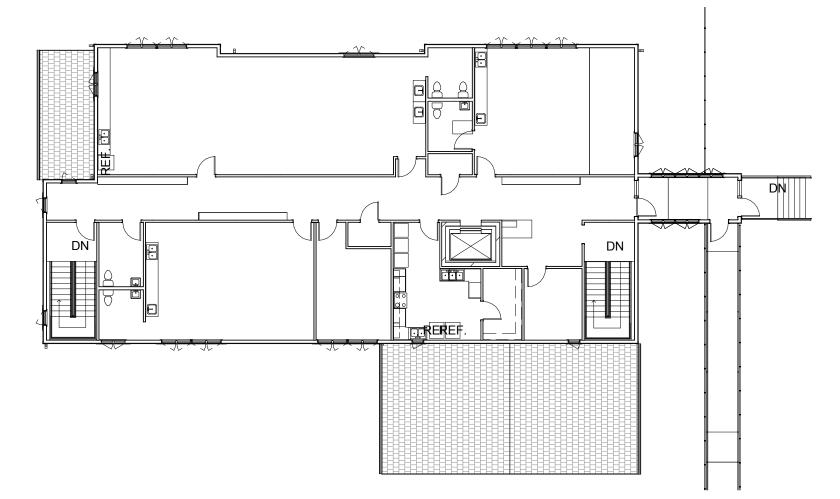










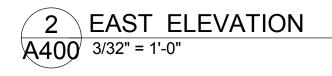


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n, WI	Author	A200













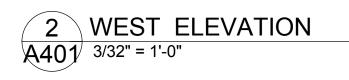


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are Facility	7.11.12	110358
Mills Street	Drawn By:	Sheet Number:
n, WI	Author	A400











SECOND FLOOR 111' - 4"

> <u>FIRS</u>T <u>FLOOR</u> 100' - 0"

Hospital	Date:	Job Number:
are Facility	7.11.12	110358
Mills Street	Drawn By:	Sheet Number:
n, WI	Author	A401



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View from Northeast

Meriter Hospital Child Care Facility - Madison, WI







View from Northwest



Meriter Hospital Child Care Facility - Madison, WI





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Meriter Hospital Child Care Facility - Madison, WI







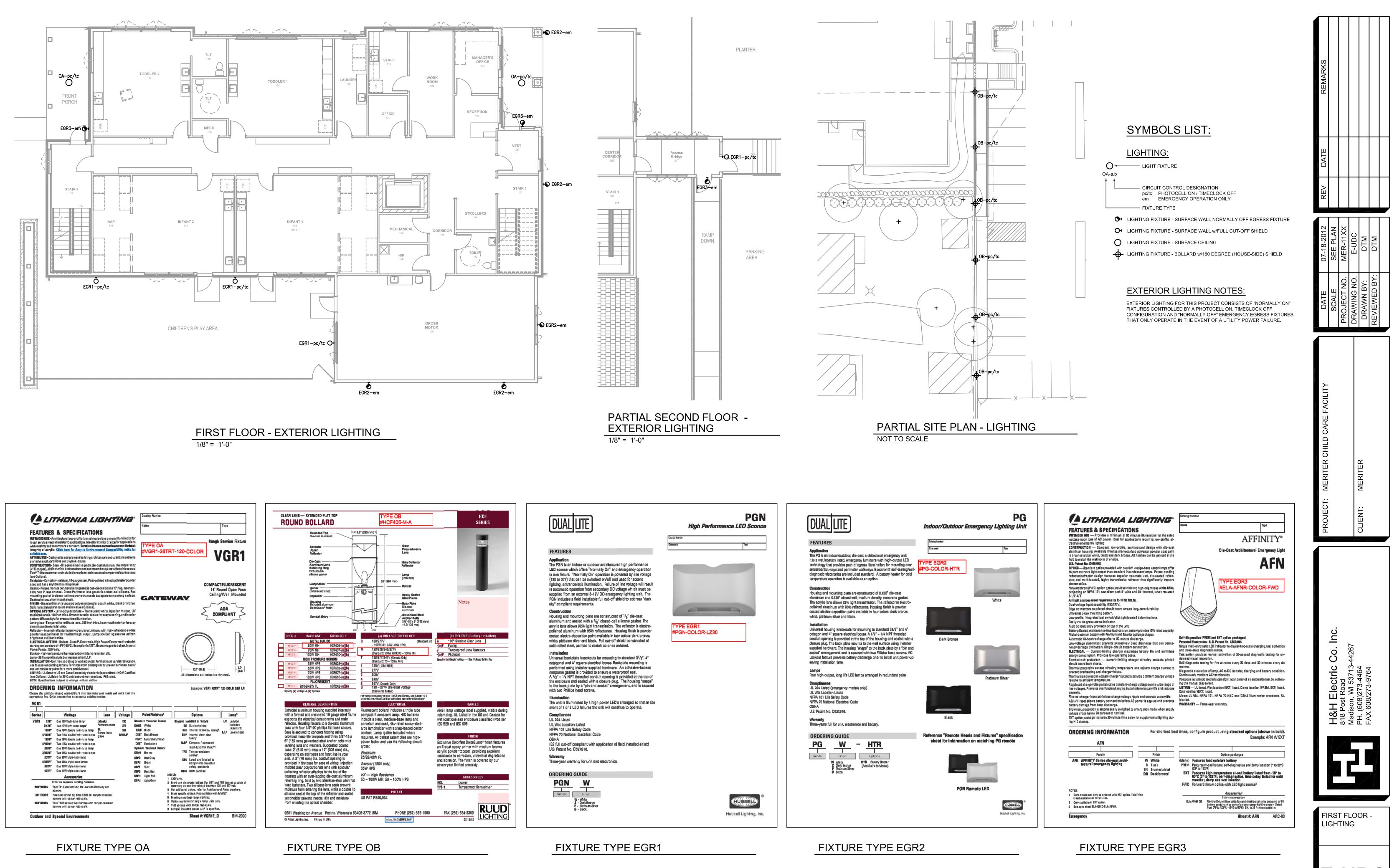
VIEW FROM SOUTH MILLS STREET



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Hospital	Date:	Job Number:
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		Generalis	TRypet		
	FEATURES			Application	Contraviti
	Application The PGN is an indeer or outdoor architectural high performance LED sconce which offens "Normally On" and emergency operation in one fixture. "Normally On" operation is powered by line voltage (120 or 277) that can be awitched on/off and used for accent			The PG is an indoor/outdoor, die-cast architectural emergency unit. It is a wet location listed, emergency luminaire with high-output LED technology that provides path of egress illumination for mounting over entrance/exit ways and perimeter walkways. Spectron® self-testing/self- diagnosito electronics are included standard. A battery heater for cold temperature operation is available as an option.	TYPE EGR2 #PG-COLOR
	lighting, entrance/exit illumination. Failure of line voltage will result in automatic operation from secondary DC voltage which must be aupplied from an external 8-12V DC emergency lighting unit. The PGN includes a field installable full out-off shield to address "dark aky" compliant requirements. Construction			Construction Housing and mounting plate are constructed of 0.128° die-cast aluminum and 0.128° closed-cell, madium density, naoprena gasket. The acrylic lans allows 92% light transmission. The reflector is electro- polished siuminum with 93% reflectance. Housing finish is powder coated electro-deposition paint available in four colors: dark bronze,	
	Housing and mounting plate are constructed of $1/s^{2}$ discost aluminum and sealed with a $1/s^{2}$ closed-cell silicone gaskst. The			white, platinum sliver and black. Installation	
	acrylic lens allows 92% light transmission. The reflector is electro- polished aluminum with 95% reflectance. Housing finish is powder costed electro-deposition paint available in four colors: dark bronze, white, platinum silver and black. Full out-off shield constructed of cold-rolled steel, painted to match color as ordered.	TYPE EGR1 #PGN-COLOR-LZ30		Universal housing knockouts for mounting to standard 31/2" and 4" octagon and 4" square electrical boxes. A 1/2" – 1/4 NPT threaded conduit opening is provided at the top of the housing and sealed with a closure plug. The back plate mounts to the wall surface using installer	Dark
	Instaliation Universal backplate knockoute for mounting to standard 31/2", 4" octagonal and 4" square electrical boxes. Backplate mounting le performed using installer supplied hardware. An adhesive-backed			supplied hardware. The housing "anaps" to the back plate by a "pin and socket" arrangement, and is secured with two Fillister head screws. AC Lookout feature prevents bettery discharge prior to initial unit power-up saving installation time.	
	neoprene gasket is provided to ensure a waterproof seal. A 1/z" - 1/4 NPT threaded conduit opening is provided at the top of the enclosure and sealed with a closure plug. The housing "enspe" to the back plate by a "pin and socket" arrangement, and is secured with two Phillips head scraws.			Lamps Four high-output, long life LED lampa arranged in redundant pairs. Compliances UL 924 Listed (emargency models only)	
iuring	Illumination The unit is illuminated by 4 high power LED's amanged so that in the event of 1 or 2 LED failures the unit will continue to operate.			UL Wet Loostion Listed NFPA 101 Life Sefety Code NFPA 70 Netionel Electricel Code OSHA U.S. Petenti No. D522916.	
a for 5 par	Compliances UL 924 Listed UL Wet Lopation Listed NFPA 101 Life Safety Code			Warranty Three-years full for unit, electronics and battery.	BI
11,63	NFRA 70 National Electrical Code OSHA IES fuil cut-off compliant with application of field installed shield			ORDERING GUIDE PG W – HTR	Reference "R sheet for
ze t tion	U.S. Patent No. D527,916. Warmanty			Series Finish Options	
	Three-year warranty for unit and electronics.			W Write Z Dark Branze P Rajinum Silver (Add Suffix to Model)	
	ORDERING GUIDE			8 Black	
D	Series Finish W - White Z - Dark Branzes P - Pistham Silver B - Biack		(IUSELL)		
NG	BU - UMERUR		Hubbell Lighting, Inc.		
					20

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

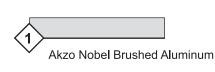
INSTALLATION

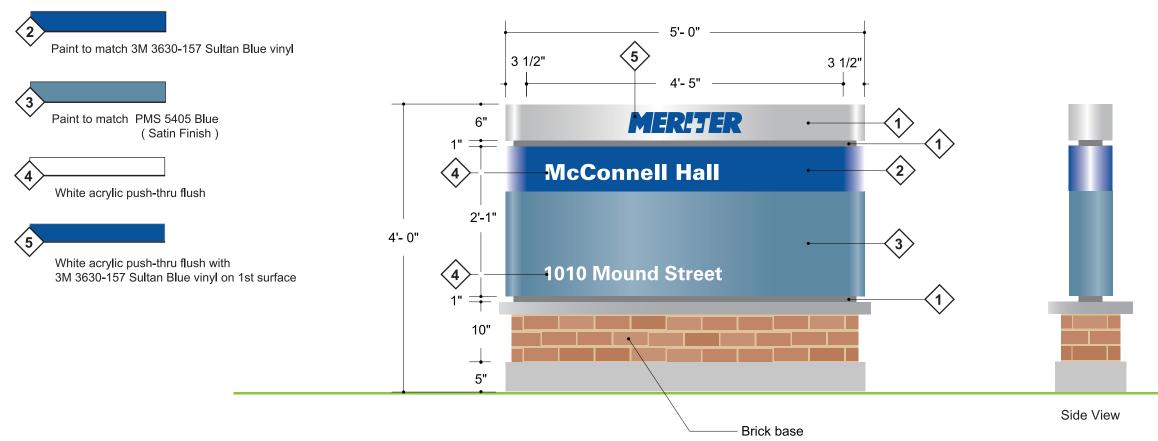
Flush mount to wall

Between structures

Pole mount

On brick base





Top View

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PROJECT:

Meriter Hospital

202 S. Park St. Madison, WI 53715

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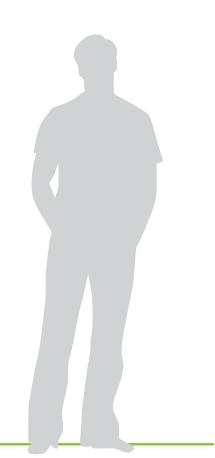
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