

City of Madison, Wisconsin

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**REPORT OF:** URBAN DESIGN COMMISSION

**PRESENTED:** September 26, 2018

**TITLE:** 8001 Raymond Road – Expansion of  
UnityPoint Health-Meriter Inpatient Child  
and Adolescent Psychiatry Program. 7<sup>th</sup>  
Ald. Dist. (52700)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

**AUTHOR:** Janine Glaeser, Secretary

**ADOPTED:**

**POF:**

**DATED:** September 26, 2018

**ID NUMBER:**

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Members present: Richard Wagner, Chair; Cliff Goodhart, Lois Braun-Oddo, Rafeeq Asad, Tom DeChant and Christian Harper.

**SUMMARY:**

At its meeting of September 26, 2018, the Urban Design Commission **REFERRED** consideration of expansion of the UnityPoint Health-Meriter Inpatient Child and Adolescent Psychiatry Program located at 8001 Raymond Road to their October 3, 2018 meeting. Registered in support of the project were Dan Morgan, Devin Little, Pete Goepfert, John Thousand and Garret Perry.

This service is highly needed and needs to grow. The existing site is accessed off Raymond Road to the north. Currently as you approach the building the entry is in the center and difficult to find; this will increase the identity of the entry as well as add beds that are much needed. The addition would be on the southwest side of the building with a walk-up canopy. Staff and patient parking would become separated. The new wing would house 10 additional beds for a total of 30. Building materials for the new addition would be cohesive with existing; they are replicating the band around the building and panels for horizontal articulation. The roof is flat TPO. North facing clearstories are provided with stone identifying the new from the old.

There has been ongoing discussion between the applicant, Traffic Engineering and Planning staff regarding the extension of Stratton Road that crosses right over the lot and how it affects the site layout. They rotated the staff lot further to the west for a proposed new right-of-way for Stratton to come a bit south of where it was. Kevin Firchow, Planning staff noted that a lot of these adjustments are last minute so there is not approval from all City agencies at this point. This is under consideration now to address concerns with the original proposal. The original proposal had a much sharper curve that wasn't approved by City Engineering or Traffic Engineering. As far as options for the Commission, they could approve it have it come back administratively. At this point there are no changes proposed to the building itself in regards to this parking lot/right-of-way adjustment. The easement goes back to 2007-2008 as an earlier phase of the Meriter development. The building was built and the parking lot placed there prior to the right-of-way.

Discussion was as follows:

- I was having some difficulty understanding the building and site context. When I think of context I think of standing at the driveway entrance and see what the building looks like. Nowhere on the site plan does it say “existing” or “new” building. It’s very hard for us to review this and figure out what’s going on and what’s new from a contextual and building/site plan perspective. If you could show us more views of the building it would benefit.
- Also the context of street changes being made in this area.
- The elevations are also printing really dark so it’s hard to see the materials, the details of how they’re connected.
- Because it’s a one-story all horizontal building it’s very hard to read. We’d like to see more perspective views.
- Understanding the context is one of the things we need to weigh.
- Current access off Raymond Road isn’t even shown on the plans. I’m confused even as to existing conditions.
- Come back with a full presentation and application and conceivably get final approval.

Firchow pulled up the recently adopted neighborhood plan for the area. In regards for the long-range plan for Raymond Road, the piece in front of this development won’t change, but further to the east there’s a potential vacation down the road. A portion of that is being reconstructed right now. They are changing that intersection but closer down at the five points. The Commission doesn’t have that context to be able to make a decision. Morgan noted they made sure the entrance could be adjusted based on that change to the road.

**ACTION:**

On a motion by Braun-Oddo, seconded by Goodhart, the Urban Design Commission **REFERRED** consideration of this item to the October 3, 2018 meeting. The motion passed on a vote of (5-0).

The motion for referral noted that it wasn’t a reflection on the project itself but a lack of information.