



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:

<http://www.cityofmadison.com/planning/documents/UDCApplication.pdf>

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>8/16/17</u>	☒ Informational Presentation
UDC Meeting Date: <u>9/6/17</u>	☐ Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	☐ Final Approval

1. Project Address: 36 SOUTH BROOKS STREET
Project Title (if any): UNITY POINT MERITER ELECTRICAL SERVICES FACILITY

2. This is an application for (Check all that apply to this UDC application):

☒ New Development ☐ Alteration to an Existing or Previously-Approved Development

A. Project Type:

- ☐ Project in an Urban Design District* (public hearing-\$300 fee)
☐ Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
☐ Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
☒ Planned Development (PD)
☐ General Development Plan (GDP)
☒ Specific Implementation Plan (SIP)
☐ Planned Multi-Use Site or Planned Residential Complex

B. Signage:

- ☐ Comprehensive Design Review* (public hearing-\$300 fee) ☐ Street Graphics Variance* (public hearing-\$300 fee)
☐ Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other:

☐ Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: KEVIN SNITCHLER
Street Address: 202 S. PARK STREET
Telephone: (608) 417-6591 Fax: ()

Company: UNITY POINT HEALTH - MERITER
City/State: MADISON, WI Zip: 53715
Email: KEVIN.SNITCHLER@UNITYPOINT.ORG

Project Contact Person: JAMES MORAVEL
Street Address: 749 UNIVERSITY ROW STE 300
Telephone: (608) 274-2741 Fax: ()

Company: POTTER LAWSON INC
City/State: MADISON WI Zip: 53705
Email: JIMM@POTTERLAWSON.COM

Project Owner (if not applicant): _____
Street Address: _____
Telephone: () Fax: ()

City/State: _____ Zip: _____
Email: _____

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with KEVIN FIRTHAW on 6/22/17.
(name of staff person) (date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant: JAMES MORAVEL
Authorized Signature: [Signature]

Relationship to Property: ARCHITECT
Date: 8/15/17



Unity Point - Meriter Proposed Electrical Services Facility

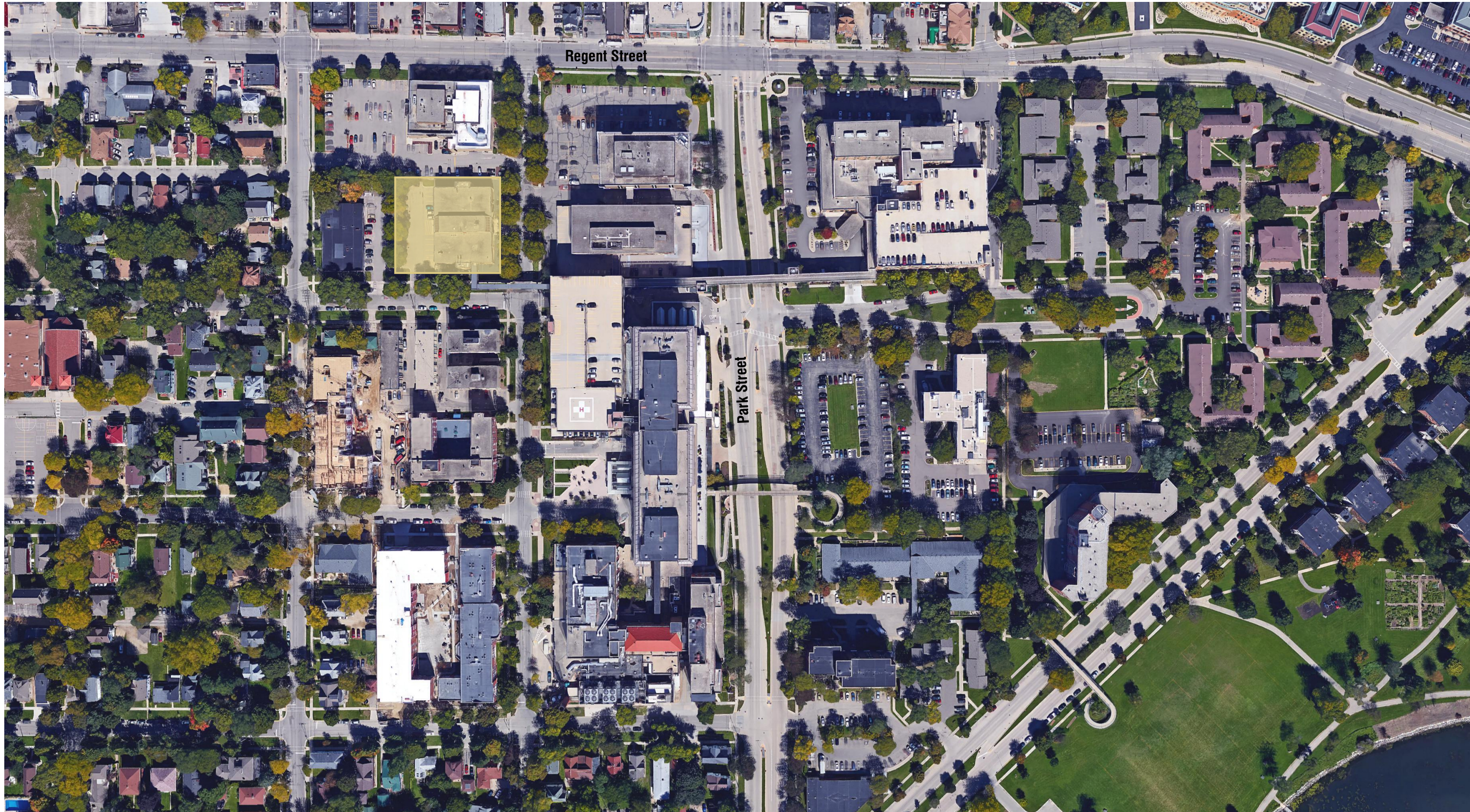
During 2016 and early 2017, Unity Point Health - Meriter completed an in-depth analysis of their electrical systems. This study utilized the collective expertise of MG&E, Meriter engineering and operations staff, local electrical contractors and the professional engineering services of Ring & DuChateau Engineers. The result of this comprehensive systems analysis resulted in recommendations for necessary upgrades to the system, as well as creating a long-term path forward for the facility.

One of the core areas of concern is the capacity and operational condition of the emergency electrical generation systems. Hospitals must follow a set of very strict emergency power system guidelines as developed by local, state and federal governmental agencies. These regulations demand that Meriter maintain sufficient on-site emergency generation capacity to allow the hospital to maintain essential services indefinitely in the event of a major area-wide electrical services failure.

Currently that source of emergency power is provided by two generators located on the Meriter campus. These generators are nearing the end of their dependable useful life and their generation capacity is nearly at its maximum safe limit. Compounding this capacity and aging issue, is an ever increasing need for more emergency power requirements as medical technology continues to evolve in its complexity and scope.

The proposed project involves the construction of a new two story Electrical Services Facility on the far north end of the Meriter campus. The building is designed to meet the emergency generation requirements for the next decade and will have adequate expansion capacity to meet expected needs for the foreseeable future. The initial phase of work will include new generator capacity of 5 MW of power, and also provide the necessary electrical switch gear to safely manage the complex task of switching from normal utility power to emergency power.

It is important to note that the only time these generators run is for a short monthly test mandated by governing agencies and obviously for whatever period of time required to provide backup power to the hospital.



Meriter Park Street Campus
Unity Point Meriter Electrical Services Facility - 2017.14.00
September 6, 2017



Existing Lab Building and Adjacent Parking Lot



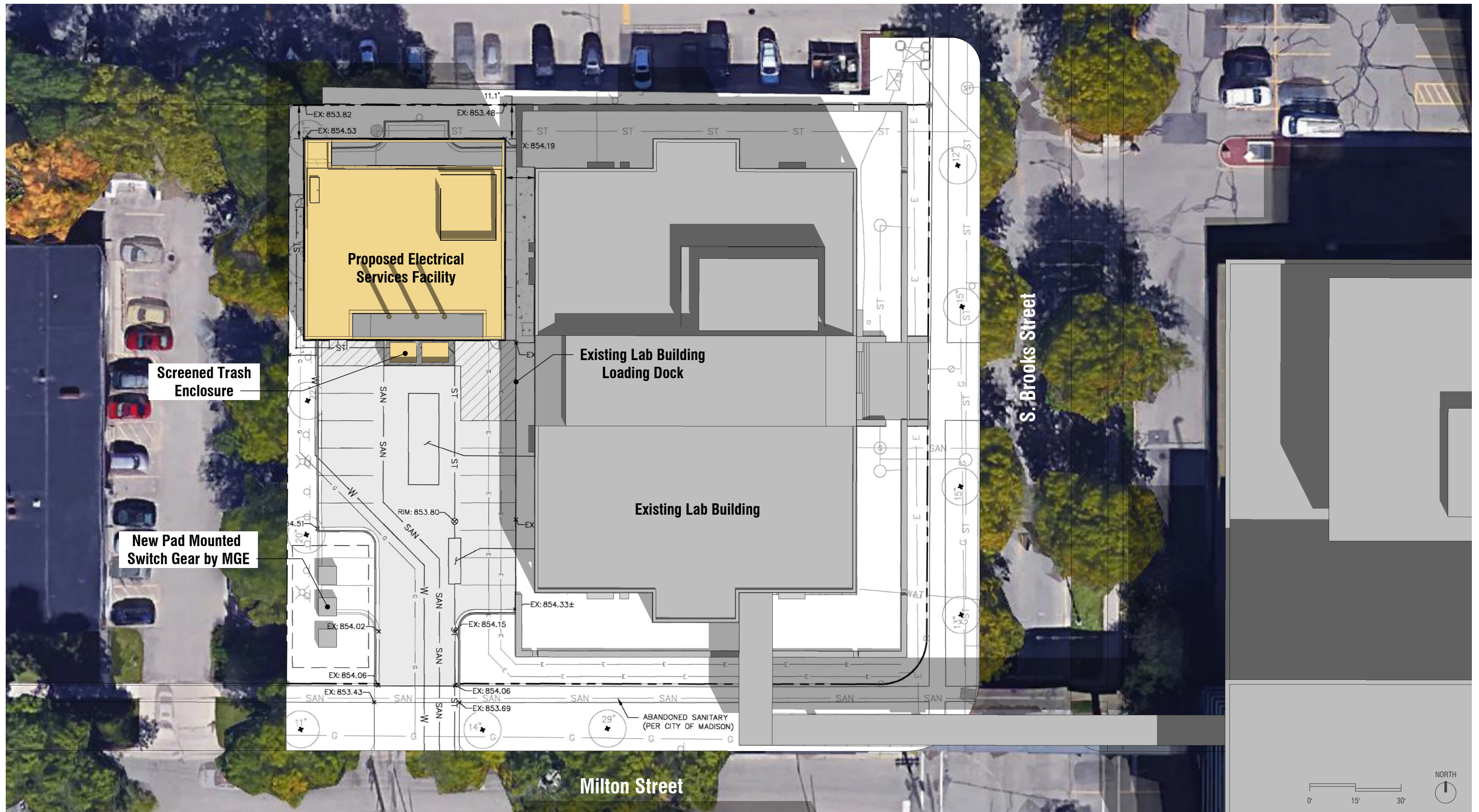
Neighborhood House Community Center (West of Existing Lab Building)

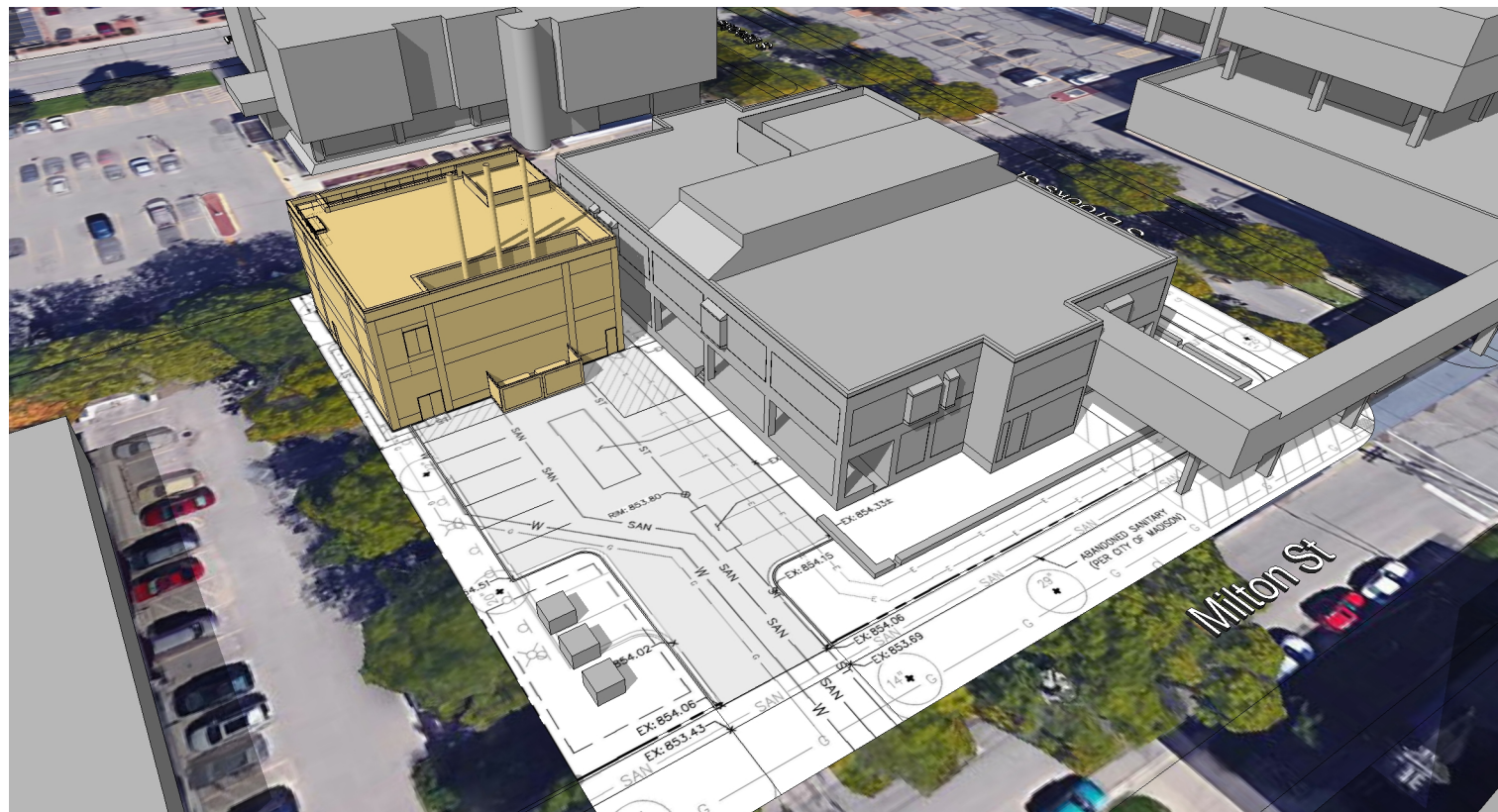


Vicinato Apartments at 115 S. Mills (Southwest of Existing Lab Building)



Apartment Building at 1019 Milton St. (South of Existing Lab Building)





3D Views
 Unity Point Meriter Electrical Services Facility - 2017.14.00
 September 6, 2017



Perspective View
Unity Point Meriter Electrical Services Facility - 2017.14.00
September 6, 2017