

PROPOSED PROJECTS: 10 YEAR PLAN

⑩ Central Physical Plant and Greenbush Apartment Site

The existing central physical plant is near capacity and will need to be replaced in the future. The existing physical plant may continue to function for the Hospital for the next ten years, as Meriter makes its buildings more energy efficient and moves the data center off-site. When the plant is eventually replaced, it will need to be relocated so that the existing physical plant can remain functional during the construction.

The Greenbush Apartment site has been identified as a good location for a new physical plant. It is centrally located on the Campus, the existing steam tunnels run to the site, and it is fairly isolated from the nearby residential neighborhood. The new physical plant will be more efficient than the existing facility.

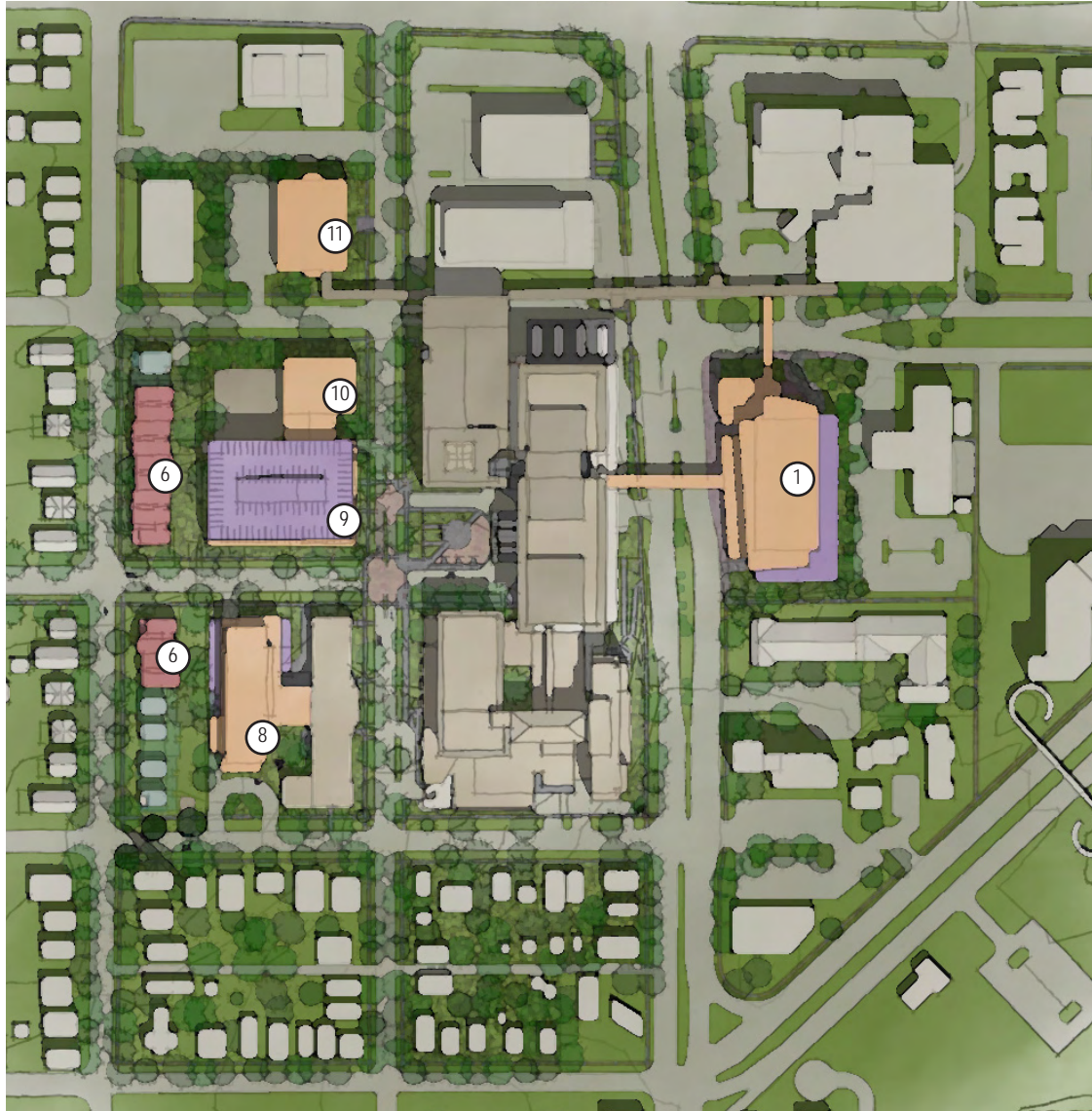
The new plant would be built in two phases. The first phase would be located on the corner of Brooks and Milton streets, and the second phase would be added further west along Milton Street.

The exterior design of the plant will follow the Hospital design principles. Materials will be used to tie the building in with the other campus buildings; options include a warm brick, precast panels, and warm-colored metal panels. The exterior facades will be articulated with a variety of materials and a change in surfaces to avoid solid, flat blank facades. Additional scale-giving elements will be used to make the building pedestrian friendly along Milton Street and Brooks Street. Noise and emissions will be monitored.



Figure 01: Aerial View of Mound Street, showing possible development massing.

PROPOSED PROJECTS: 10 YEAR PLAN



⑪ Meriter General Lab Building

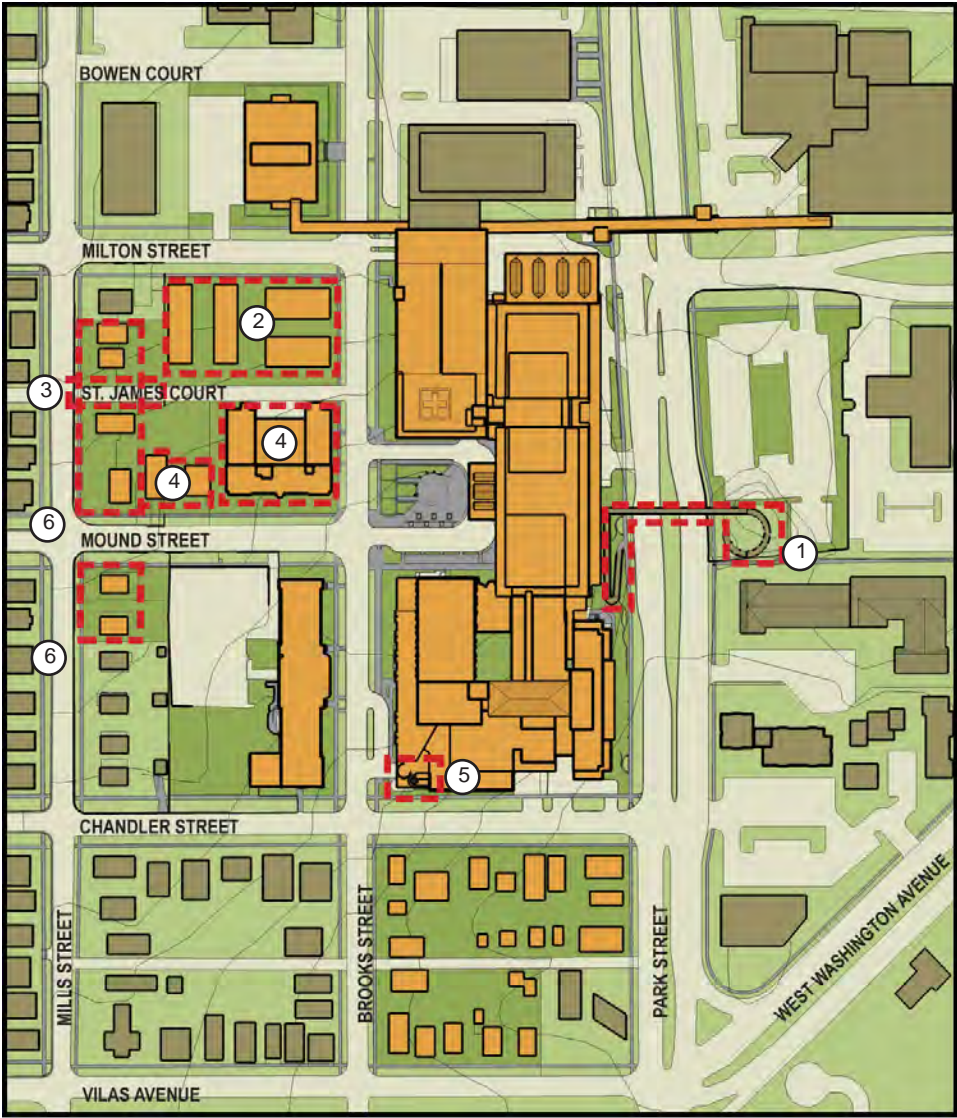
The Meriter Lab Building was originally built to allow the addition of two floors onto the present two-story building. As the Park Campus focuses more on inpatient diagnostics and treatment, it is expected that the expansion of the Lab Building may be required. The addition will probably also include some exterior maintenance of the existing facades and some interior remodeling. The addition is not expected to reach beyond the current footprint of the existing building.

Relocate Clinical Services from East and West Wings

Following the recommendations of the existing conditions report prepared by Kurt Salmon Associates, the East, Center and West wings are no longer good candidates for reinvestment for clinical uses. All clinical uses for these wings are projected to be relocated within the next ten to fifteen years. The future of the physical buildings cannot be decided at this stage of planning. Depending on the direction of growth over the next fifteen to twenty years, these buildings may be renovated or demolished. This will be decided when the direction for the next phase of hospital growth can be determined.

Figure 01: 10 Year Development Concept

DEMOLITION: 10 YEAR PLAN



- 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 **Greenbush Apartments:** The new physical plant will be located on the existing site of the existing Greenbush Apartments.
- ③ **St James Court:** St James Court will be closed 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 SIP for Transition Zone Development.

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



07 FIRST PHASE SPECIFIC IMPLEMENTATION PLAN

Meriter Park Street Property Information

Meriter Park Street Survey

Existing Property

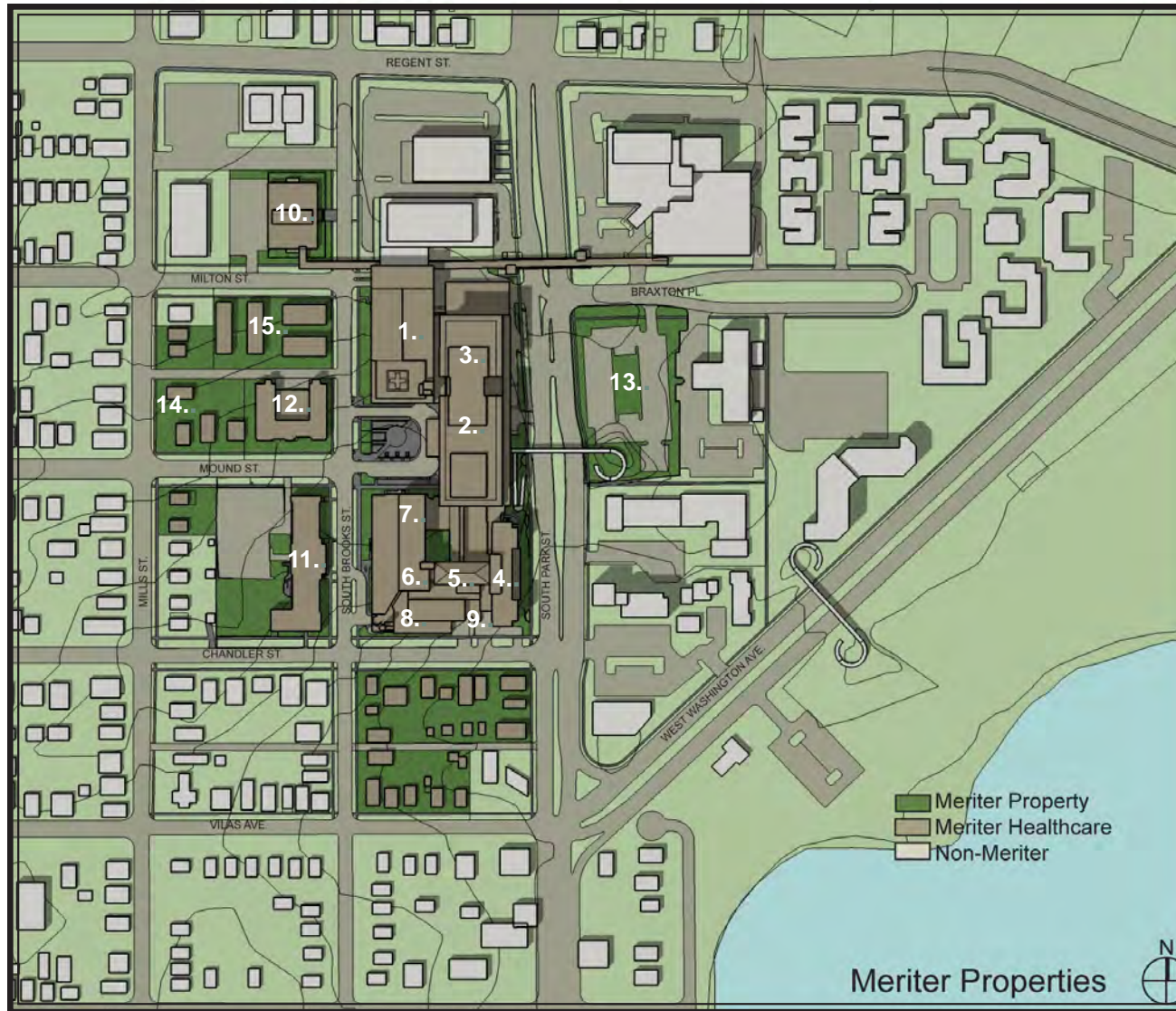
Meriter Labs Building
McConnell Hall Block
Longfellow Block
Braxton Place
Main Hospital

New Construction

Park Street Expansion
Chandler Street Generator Enclosure

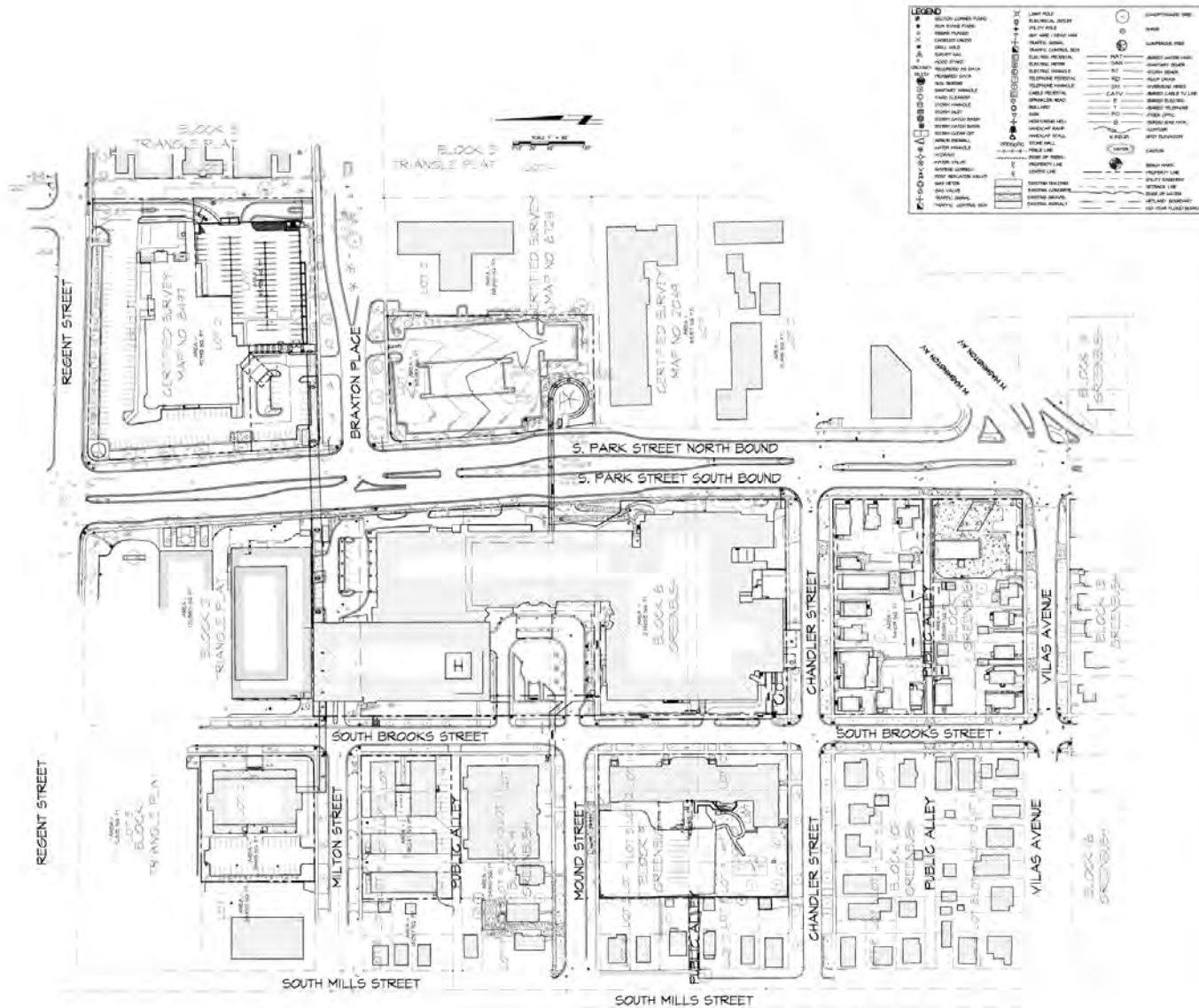


MERITER PARK STREET PROPERTY INFORMATION



- 1. Parking Garage:** Structured parking
9 floors*; 932 stalls
 - 2. Atrium:** Clinical
12 floors*; 202,283 sq ft.
 - 3. Tower:** Clinical
12 floors*; 338,170 sq ft.
 - 4. East Wing:** Clinical
8 floors*; 95,895 sq ft.
 - 5. Central Wing:** Clinical
7 floors*; 90,416 sq ft.
 - 6. West Wing:** Clinical
6 floors; 35,015 sq ft.
 - 7. North Wing:** Clinical
12 floors; 102,905 sq ft.
 - 8. Facility Plant:** Included in Center Wing
 - 9. Loading Dock:** Included in Central Wing
 - 10. Meriter Labs Building:**
Medical Laboratory
2 Floors; 33,254 sq ft.
 - 11. Longfellow Building:** Day-care,
Admin., Education
3 Floors 51,300 sq ft.
 - 12. McConnell Hall:** Admin.,
Education
5 Floors; 71,000 sq ft.
 - 13. Braxton Place Parking Lot:**
139 stalls
 - 14. Residential Rentals:**
See pages 69-70
 - 15. Greenbush Apartments:**
3 floors; 61,000 sq ft.;
73 units
- * Including basement/lower level.

Meriter Park Street Survey



MERITER CAMPUS PLAN
 202 SOUTH PARK STREET
 MADISON, WISCONSIN
 MERITER HEALTH SERVICES

DATE: 08/23/08
 MASTER PLAN

NO.	DATE	BY	REVISION

DATE: 08/23/08
 DRAWN BY: FRT
 DATE: 07-30-08
 CHECKED BY: FRT

SV-1

Meriter Labs Building



A. 1011 Milton St.
View of north elevation.



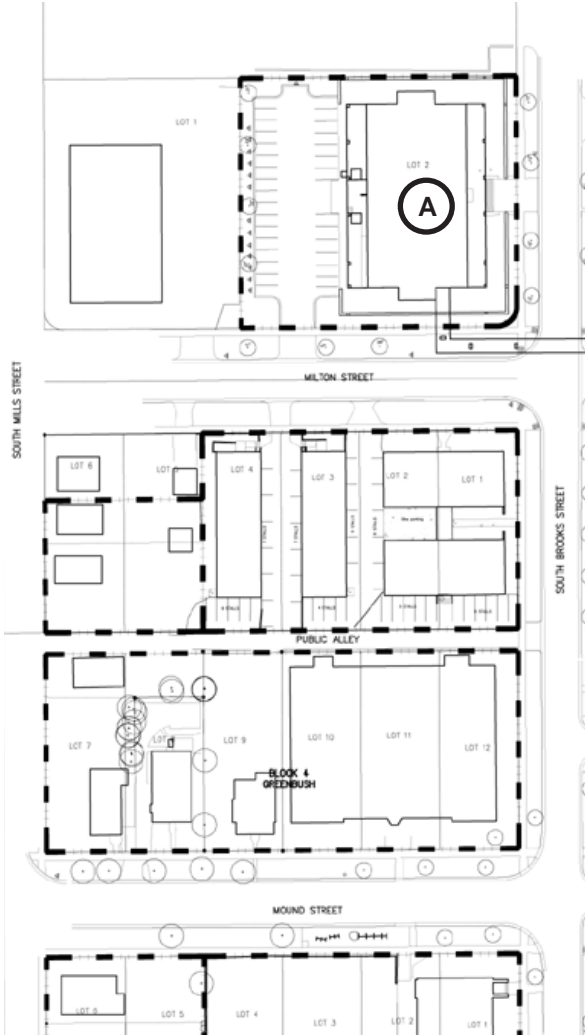
A. 1011 Milton St.
View of west elevation on Brooks St.



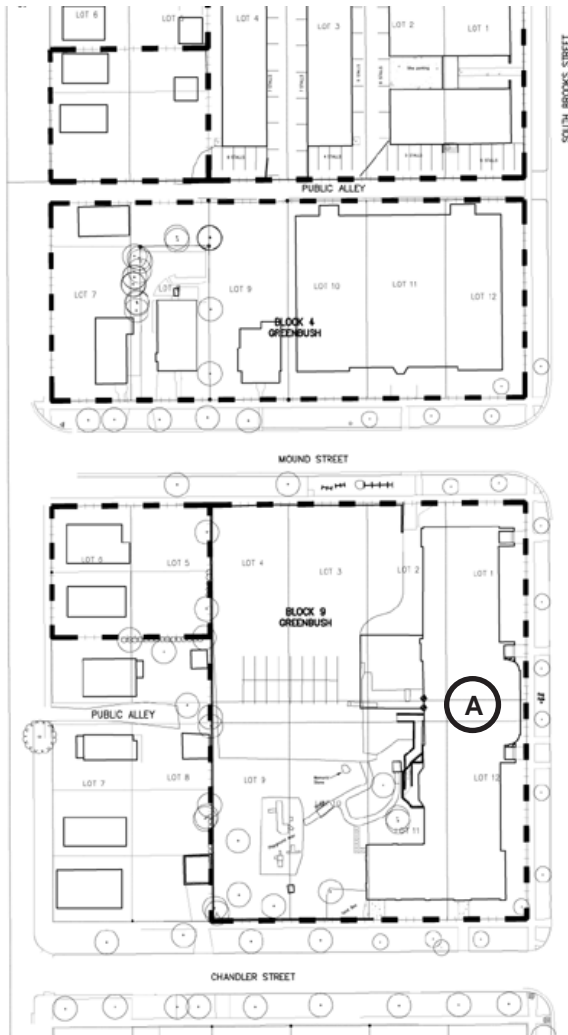
A. 1011 Milton St.
View of south and west elevations from Brooks St..



A. 1011 Milton St.
View of east elevation.



Longfellow Block



A. 210 S. Brooks St.
View looking south on Brooks St.



A. 210 S. Brooks St.
View looking north on Brooks St.



A. 210 S. Brooks St.
View looking east on Chandler St.



A. 210 S. Brooks St.
View looking north on Chandler St.

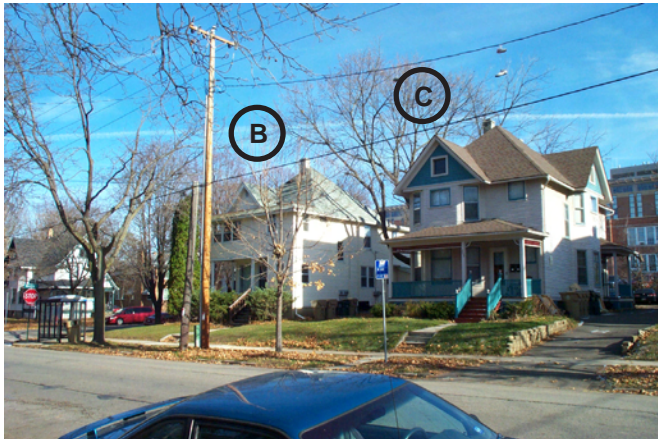
Longfellow Block



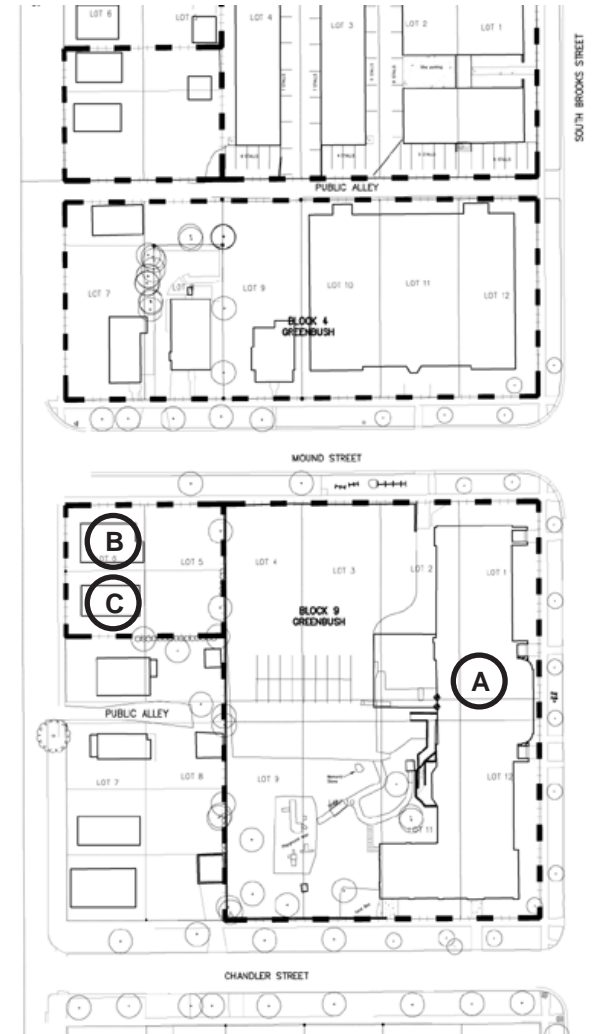
A. 210 S. Brooks St.
View looking west on Brooks St.



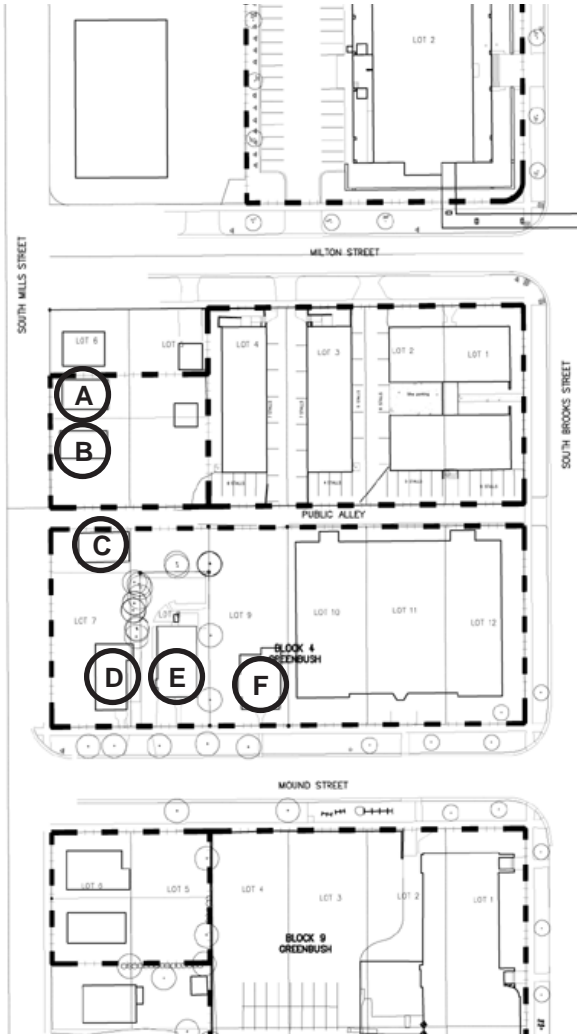
A. 210 S. Brooks St.
View looking southeast on Mound St.



B. 201 S. Mills St.: 2 floors; 2,500 sq ft; 3 Units
C. 205 S. Mills St.: 2 floors; 1,998 sq ft; 2 Units



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.

McConnell Block



G. 1014 Mound Street
Aerial view from Brooks St.



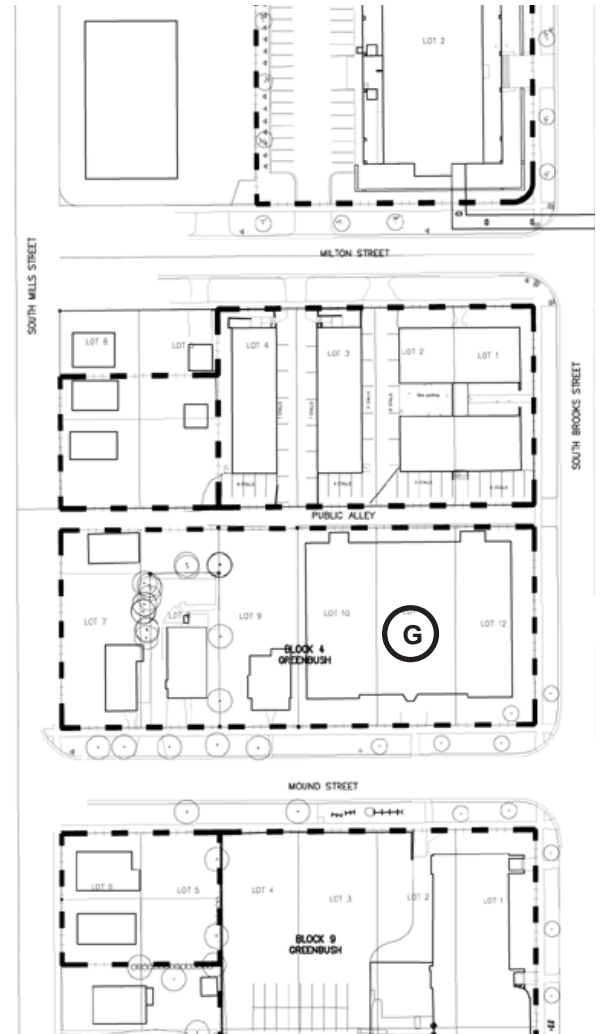
G. 1014 Mound Street
View looking northwest on Brooks St.



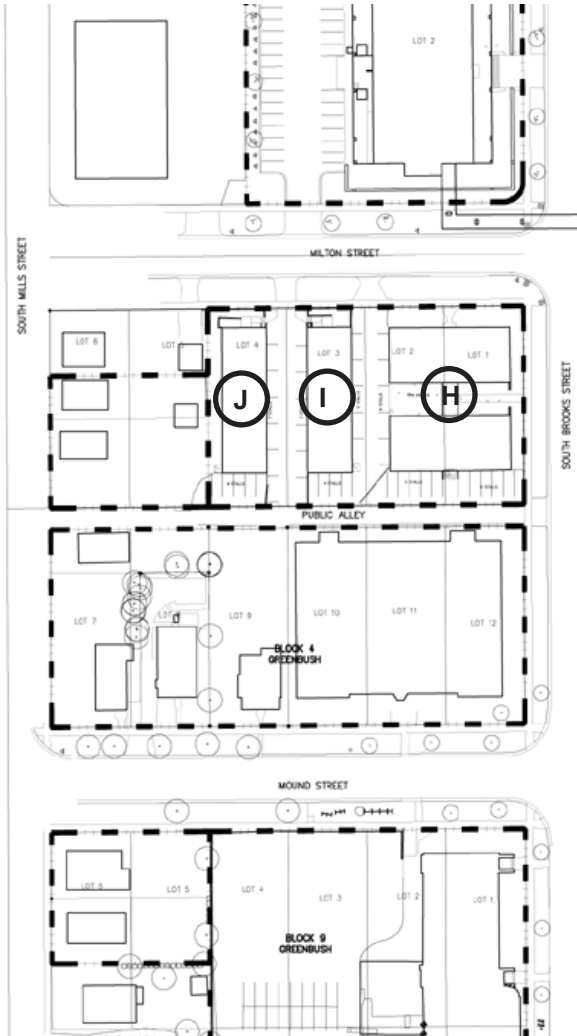
G. 1014 Mound Street
View looking northeast on Mound St.



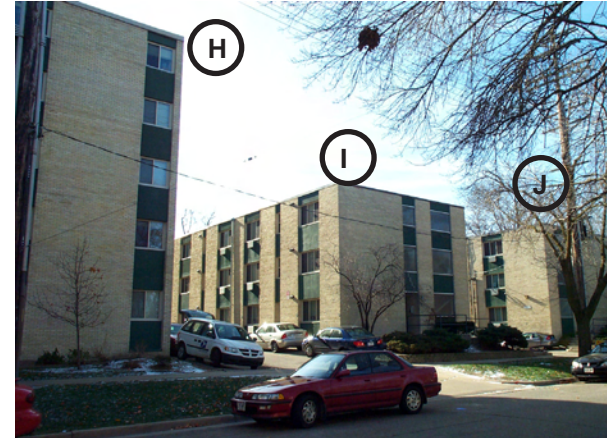
G. 1014 Mound Street
View looking southeast on St. James Ct.



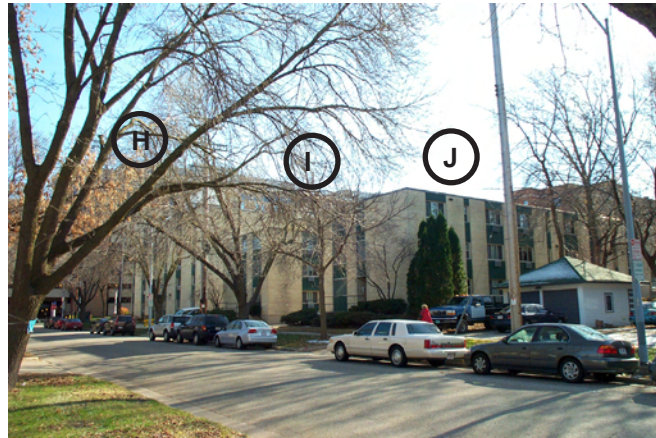
McConnell Block



H. 104 S. Brooks St.
I. 1013 Milton St.



H. 104 S. Brooks St.
I. 1013 Milton St.
J. 1019 Milton St.



H. 104 S. Brooks St.
I. 1013 Milton St.
J. 1019 Milton St.

Braxton Place



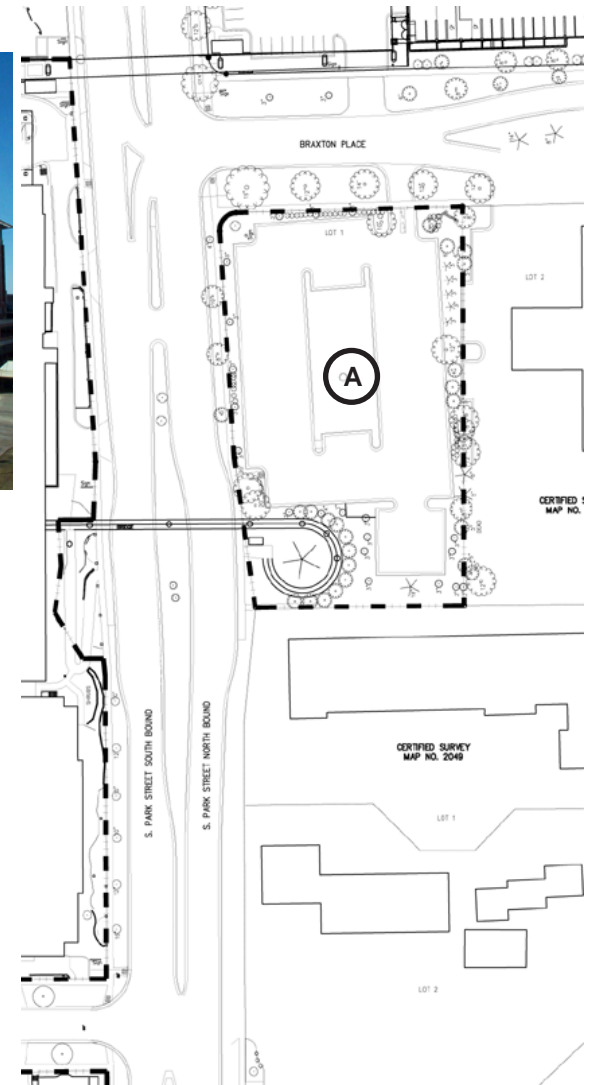
A. 829 Braxton Place
View looking south from Park St.



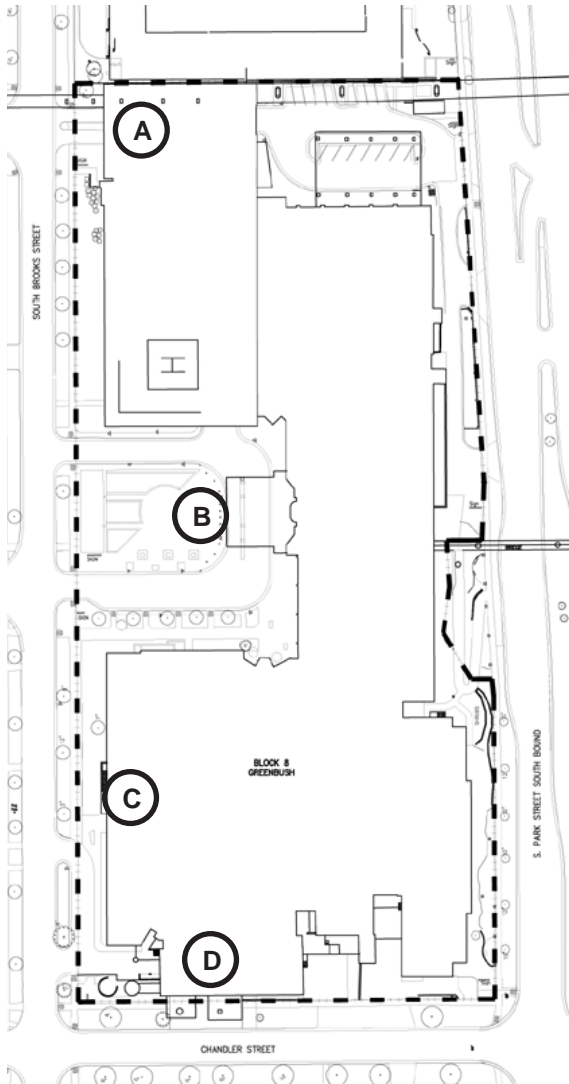
A. 829 Braxton Place
View looking southwest from Braxton Place.



A. 829 Braxton Place
View looking south from Braxton Place.



Main Hospital Block



A. 202 S. Park St.
View looking southeast at the parking garage on Brooks St.



B. 202 S. Park St.
View looking east at main entrance from Brooks St.



C. 202 S. Park St.
View looking east at the North Wing from Brooks St.



D. 202 S. Park St.
View looking northeast on Chandler St.

Main Hospital Block



E. 202 S. Park St.
View looking northwest on Chandler St.



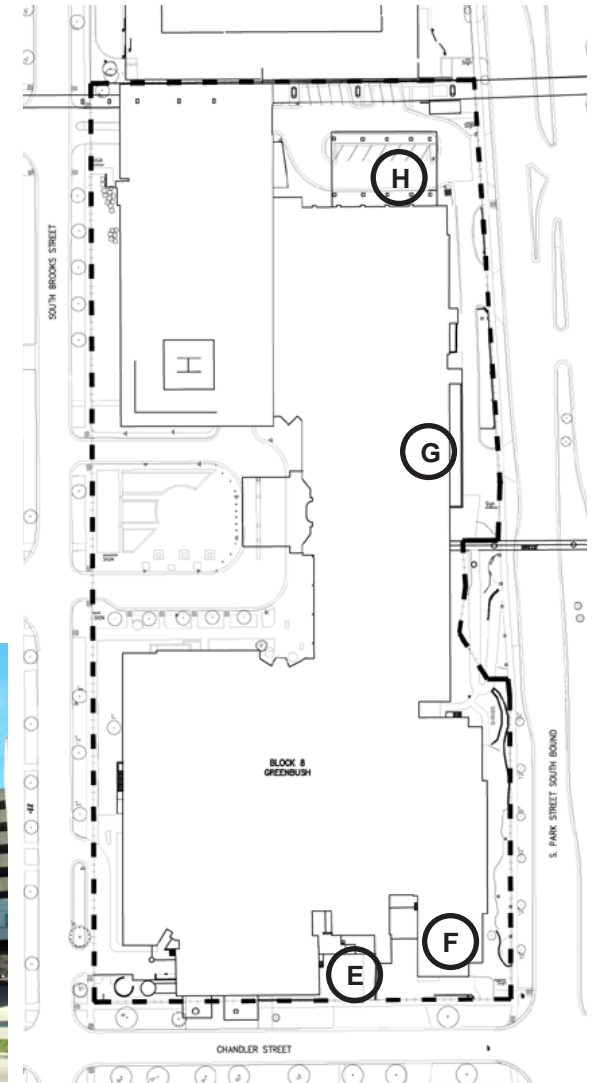
F. 202 S. Park St.
View of south elevation of East Wing from Chandler St.



G. 202 S. Park St.
View of east elevation from across Park St.



H. 202 S. Park St.
View of emergency entrance from Park St.



PARK STREET EXPANSION

The Park Street expansion is an addition over the existing second story terrace facing Park Street. This is an expansion of the Post-OP recovery rooms.

This includes approximately 10,748 sq. ft. of interior renovation with approximately 4,712 sq. ft. of new construction.

This addition does not encroach beyond the existing first floor and has no associated landscape, site utility, or site lighting alterations.

Exterior materials of glass and metal panels will match existing materials and colors.



Existing View from Park Street - Looking South

Figure 01: Existing View from park Street, Looking South



Concept Perspective of Meriter Recovery Addition

Figure 02: Proposed View from park Street, Looking South



PARK STREET EXPANSION

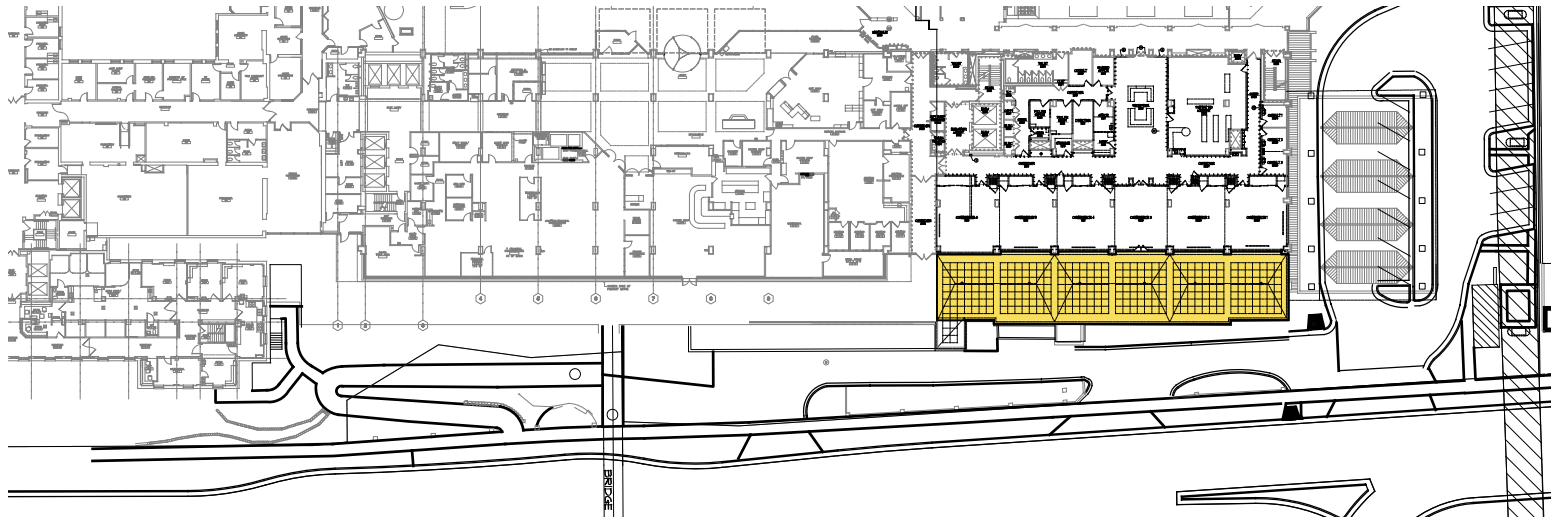


Figure 01: Existing Plan of Park Street Expansion Area

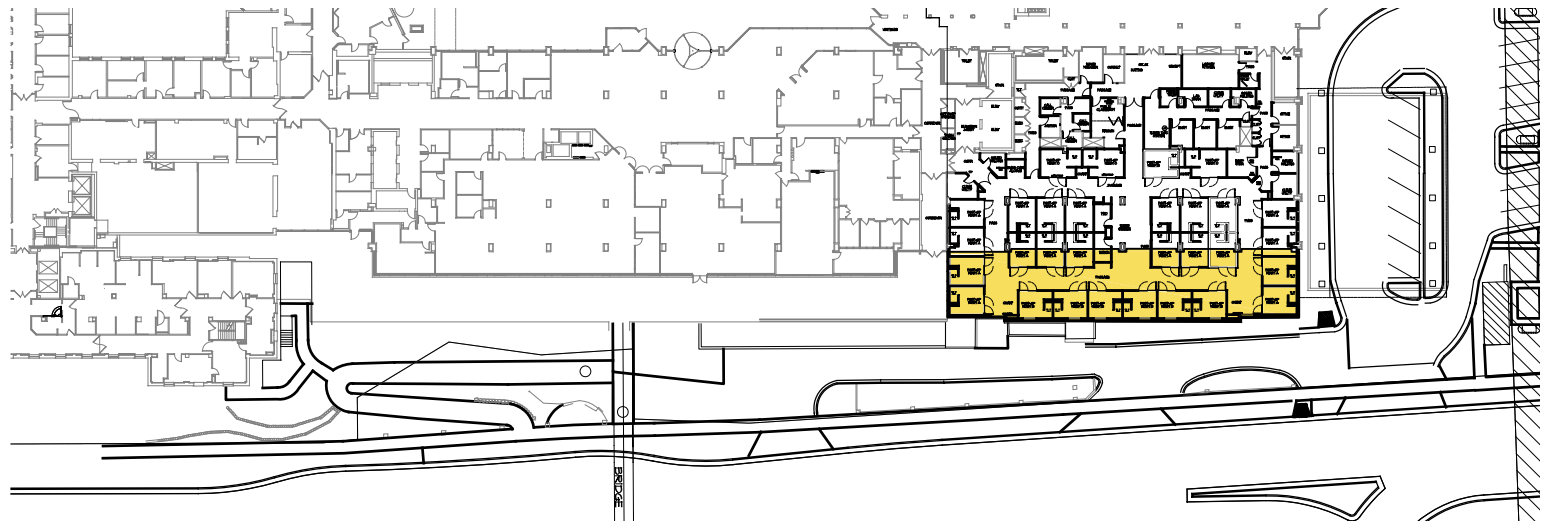


Figure 02: Proposed Plan of Park Street Expansion Area

CHANDLER STREET GENERATOR ENCLOSURE

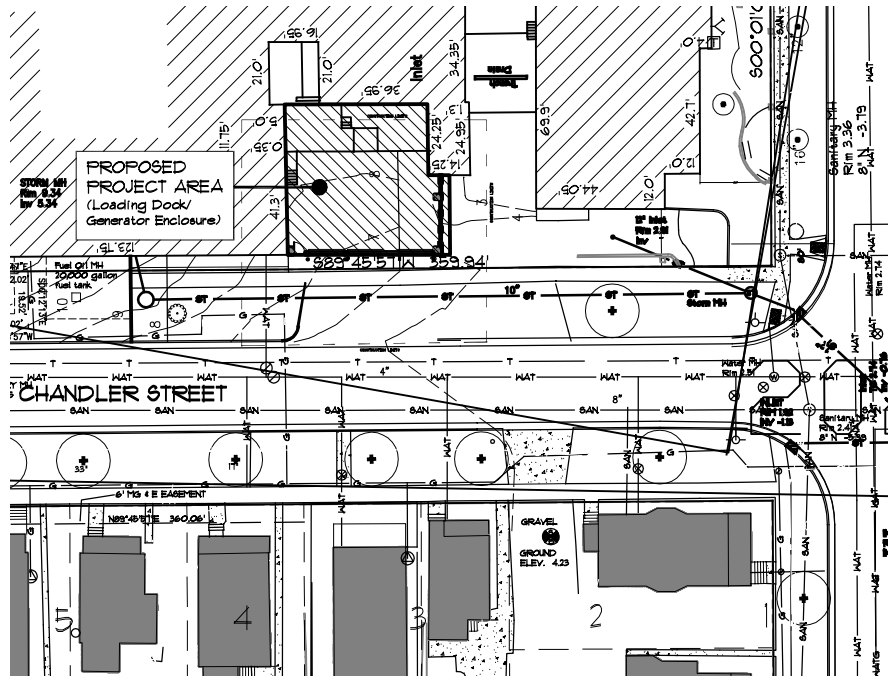


Figure 01: Partial Site Plan Showing Project Location

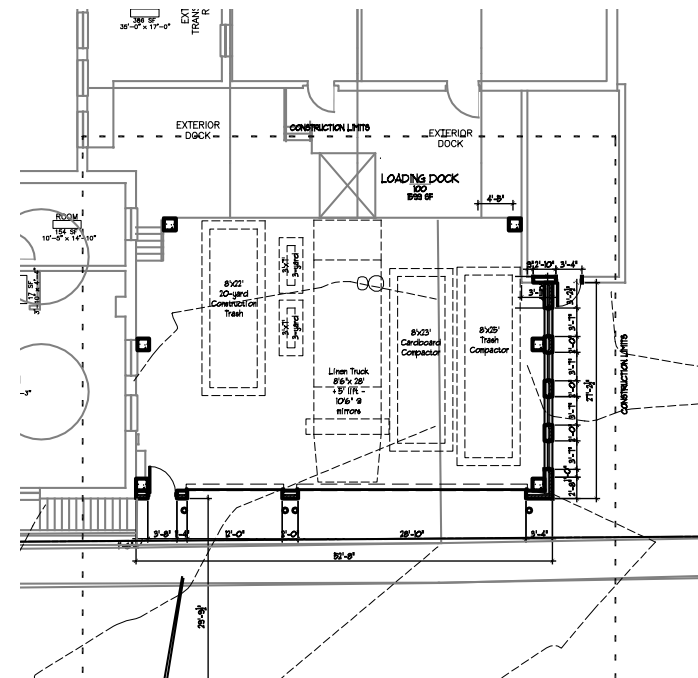


Figure 02: Project Floor Plan

The Chandler Street Generator Enclosure and Facade Renovation involves enclosing a portion of the receiving area on Chandler Street, approximately 2,700 sq. ft., to accommodate a roof mounted back-up generator.

This project does not expand the current curb cut on Chandler Street and does not affect any landscape or site utilities. The roof mounted unit will be fully screened from the sidewalk.

Addition materials will match the existing with brick and precast. The face of the enclosure will match the existing setback and provide screen for the loading and trash removal areas. This will greatly improve the facade of the loading area on Chandler Street.

CHANDLER STREET GENERATOR ENCLOSURE

Meriter Health Services – Madison, WI



Figure 01: Photo of Existing Loading Area

Meriter Health Services – Madison, WI



Figure 02: Photo of Existing Loading Area

Meriter Hospital, Madison, WI



Figure 03: Rendering of Proposed Loading Area Enclosure

Meriter Hospital, Madison, WI



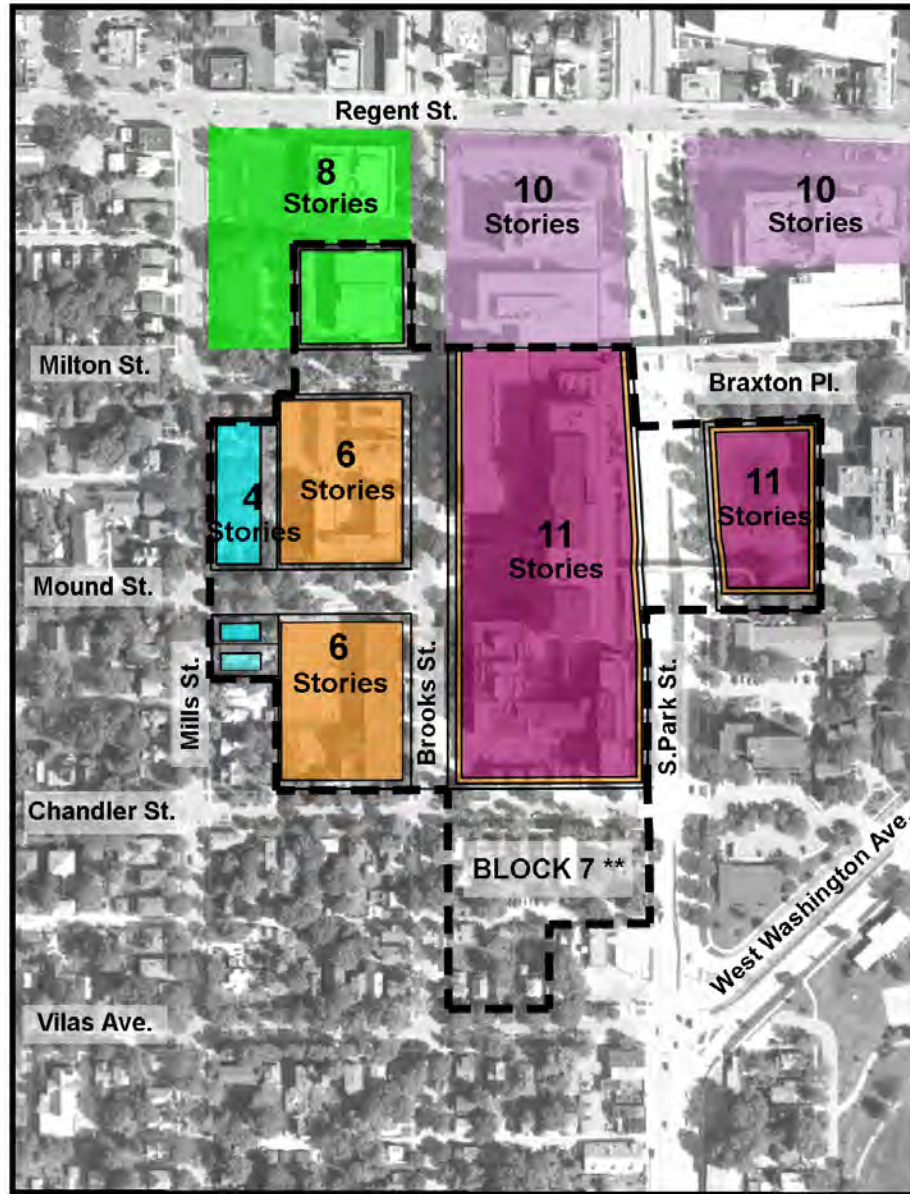
Figure 04: Rendering of Proposed Loading Area Enclosure

08 ZONING TEXT

Zoning Heights

Meriter Park Campus District Plan

District Zoning Texts

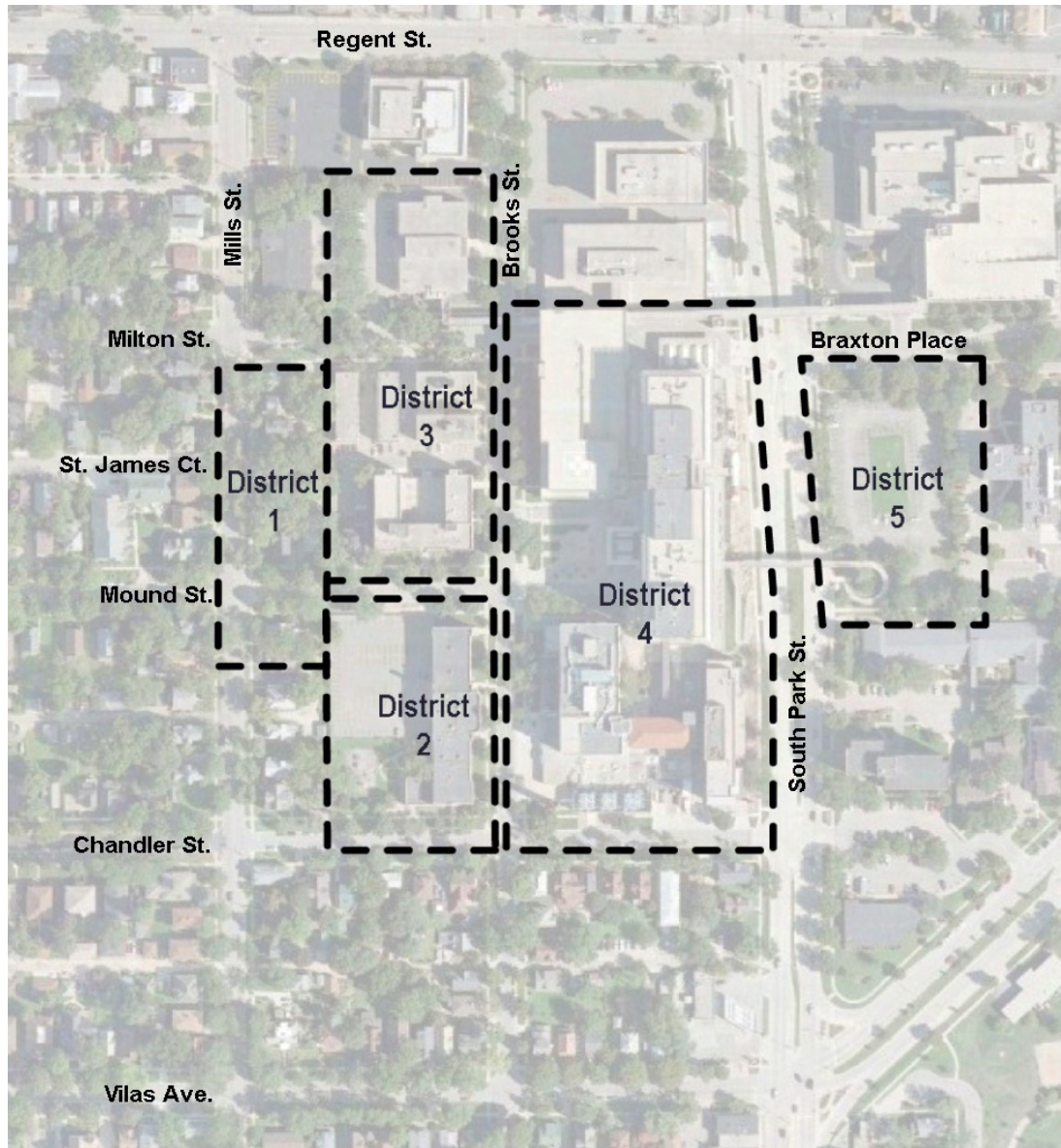


Maximum Building Heights



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



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.

DISTRICT ONE: MILLS STREET

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
 - Parking

- 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

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

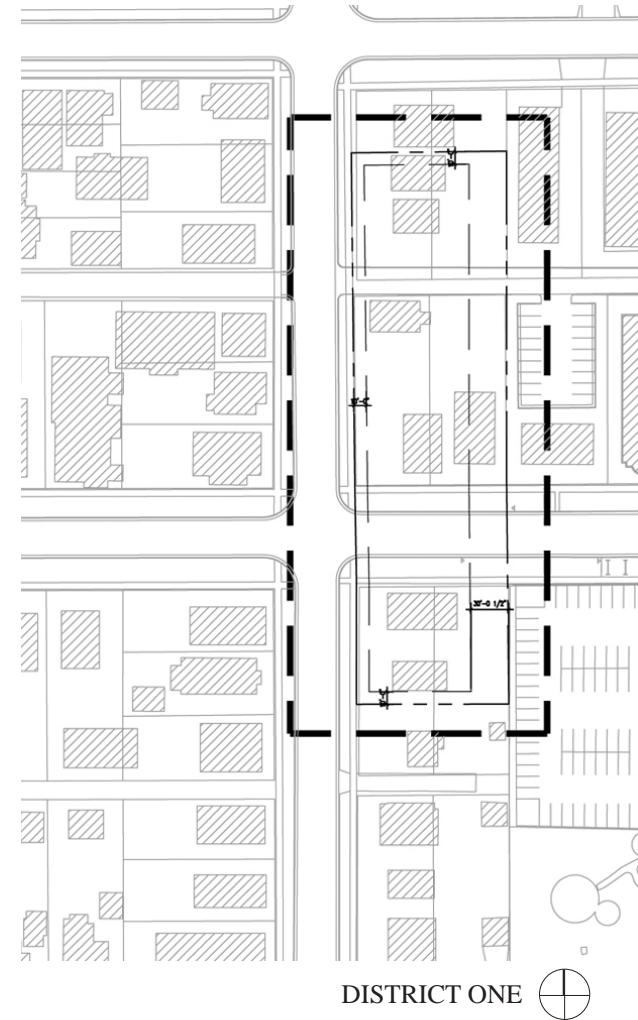
D. Floor Area Ratio: As existing, FAR of future use TBD in SIP.

Maximum Heights: 4 stories, 42 foot Max.

E. Yard Requirements:

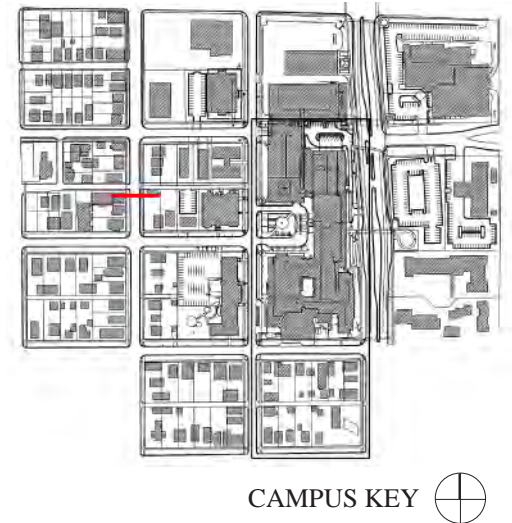
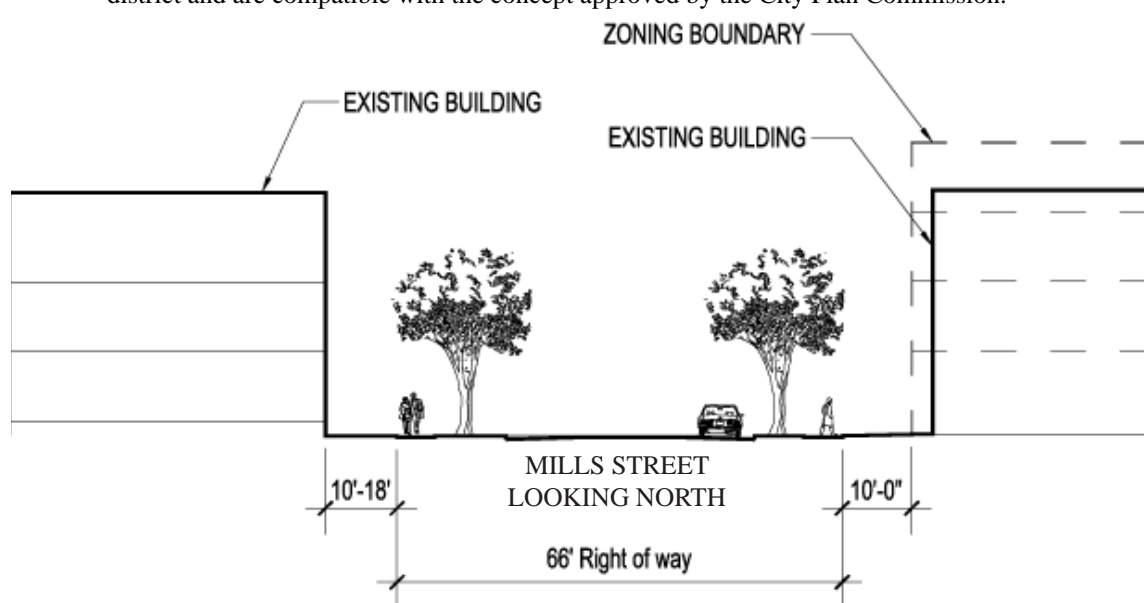
Floors	Frontage Street	Setback
Floors 1-4	Mill St.	10' Minimum

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: 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:** That 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.



DISTRICT TWO: LONGFELLOW BLOCK

A. Statement of Purpose: Allow the renovation to the Longfellow School Building and a new addition on the existing surface parking lot behind the Longfellow Building. Future demolition as indicated on page 63.

B. Permitted Uses:

- Principal Uses: Medical offices, administration, and education
 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
 Parking
 Medical clinic
- Accessory Uses: Park or playground
 Temporary buildings for storage of building materials and equipment, and construction purposes
 Temporary construction Parking

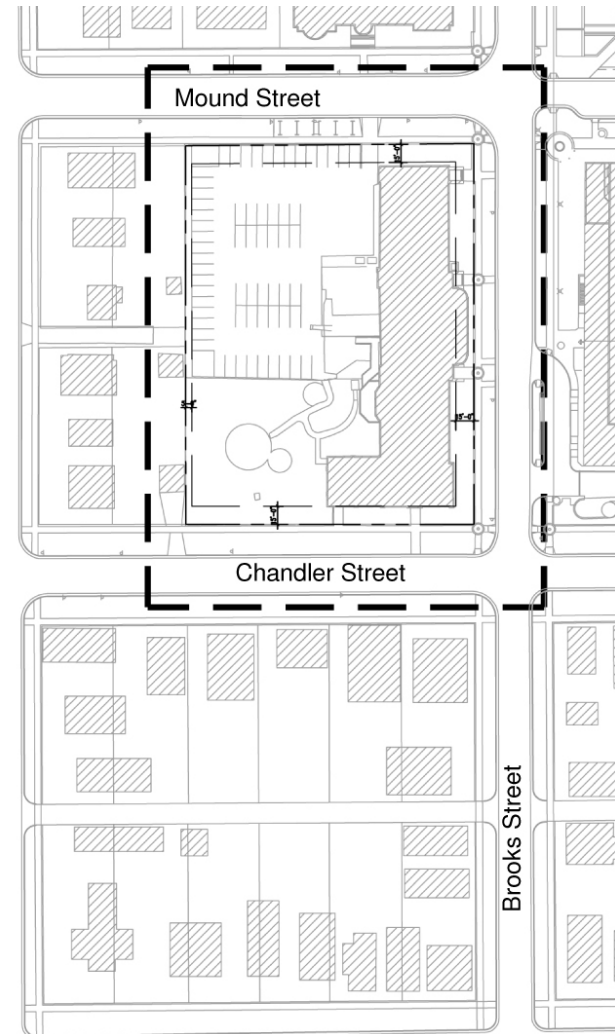
C. Lot Area: N/A

D. Floor Area Ratio: As existing, FAR of future use TBD in SIP.
Maximum Heights: 6 building stories 88 foot Max.
 8 stories of structured parking, 88 foot Max.

E. Yard Requirements:

Setbacks are taken from existing right of way or property line.
 The intent is to have similar setbacks as the Longfellow School.

Floors	Frontage Street	Setback
1-6	Mound Street	15' Minimum
	South Brooks	15' Minimum
	Chandler	15' Minimum
	District 1	5' Minimum

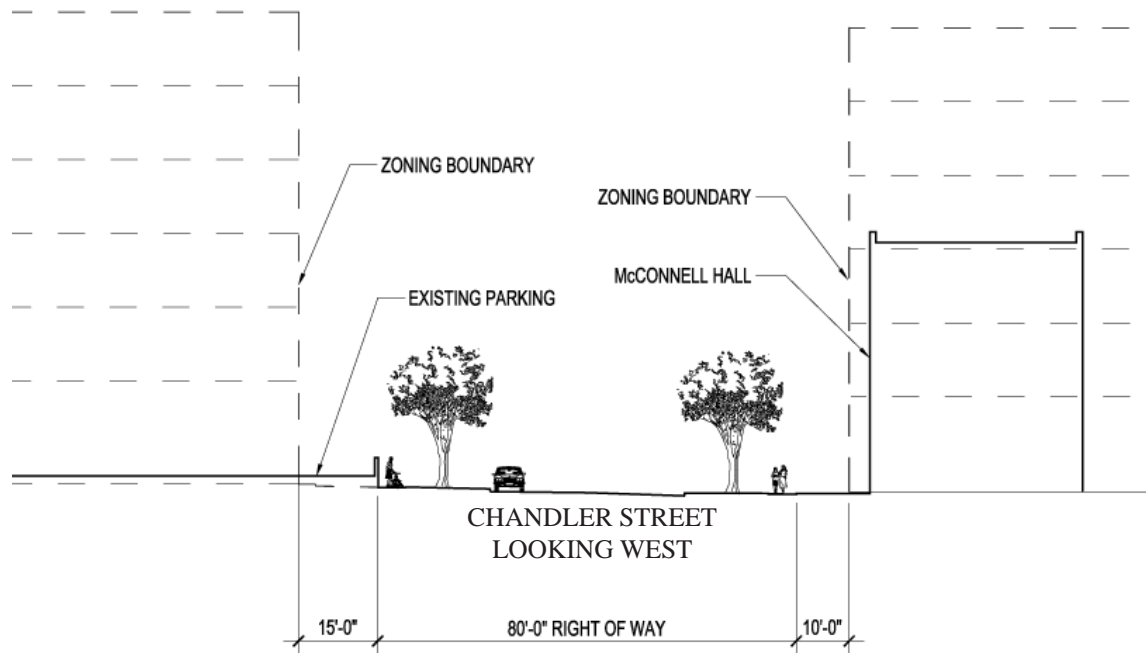
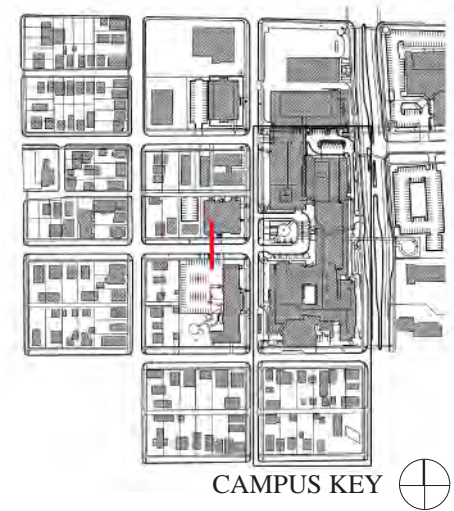


DISTRICT TWO



DISTRICT TWO: LONGFELLOW BLOCK

- 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:** That signage shall be limited to the maximum permitted in the C2 zoning district and as approved by the Urban Design Commission and Zoning Administrator, until a comprehensive signage package is approved.
- J. Family Definition:** NA
- 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



DISTRICT THREE: McCONNELL BLOCK

A. Statement of Purpose: Allow the redevelopment of the core of the Meriter Campus to create a new, phased physical plant, medical office building, and parking.
Future demolition as indicated on page 63.

B. Permitted Uses:

- Principal uses: Physical Plant
Structured parking
Medical office, administration, and education
Clinical
Medical laboratory
- Accessory Uses: Park or playground
Temporary buildings for storage of building materials and equipment, and construction purposes
Temporary construction Parking

C. Lot Area: N/A

D. Floor Area Ratio: As existing, FAR of future use TBD in SIP.

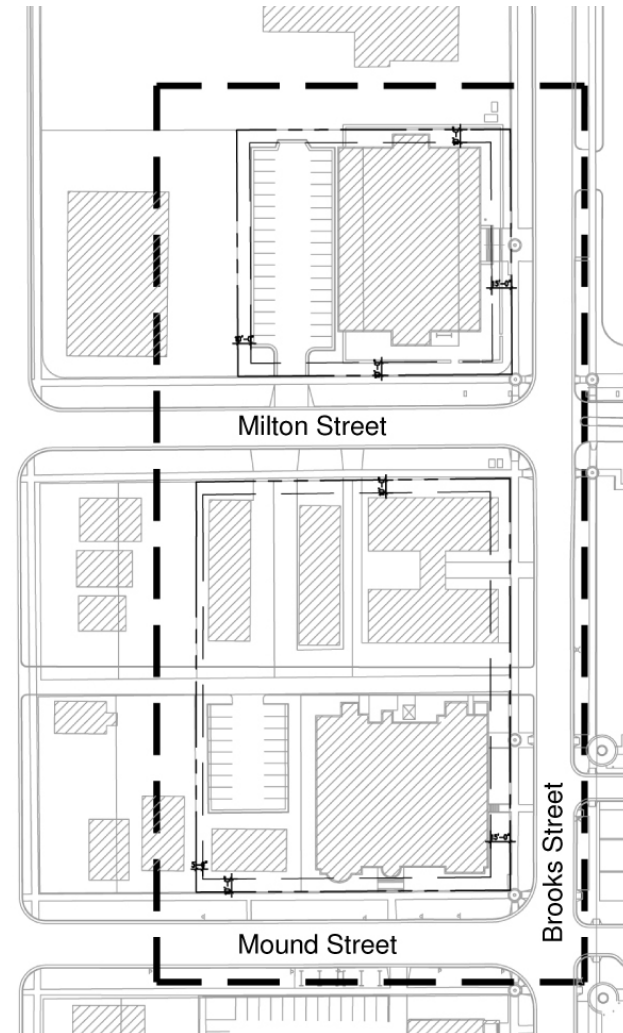
Maximum Heights:

- Between Mound and Milton Streets: 6 building stories, 88 foot Max.
8 stories of structured parking. 88 foot Max.
- North of Milton Street: 8 building stories. 116 foot Max. to Match the Regent Street South Campus Plan.

E. Yard Requirements:

Setbacks are taken from existing right of way or property line

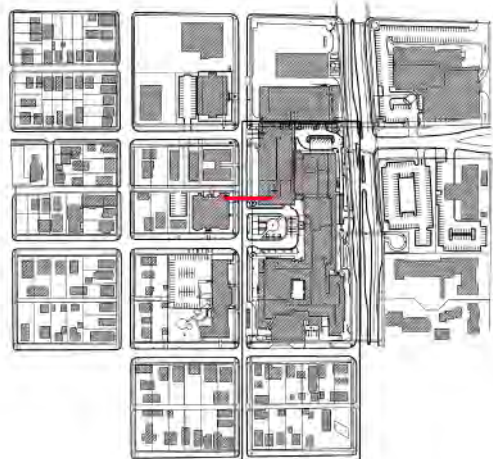
Floors	Frontage Street Setback	
Floors 1-6	South Brooks St.	15' Minimum
	Milton St.	10' Minimum
	Mound St.	10' Minimum
	District 1	5' Minimum
Floors 7-8	South Brooks St.	25' Minimum
	Milton St.	20' Minimum
	Mound St.	20' Minimum



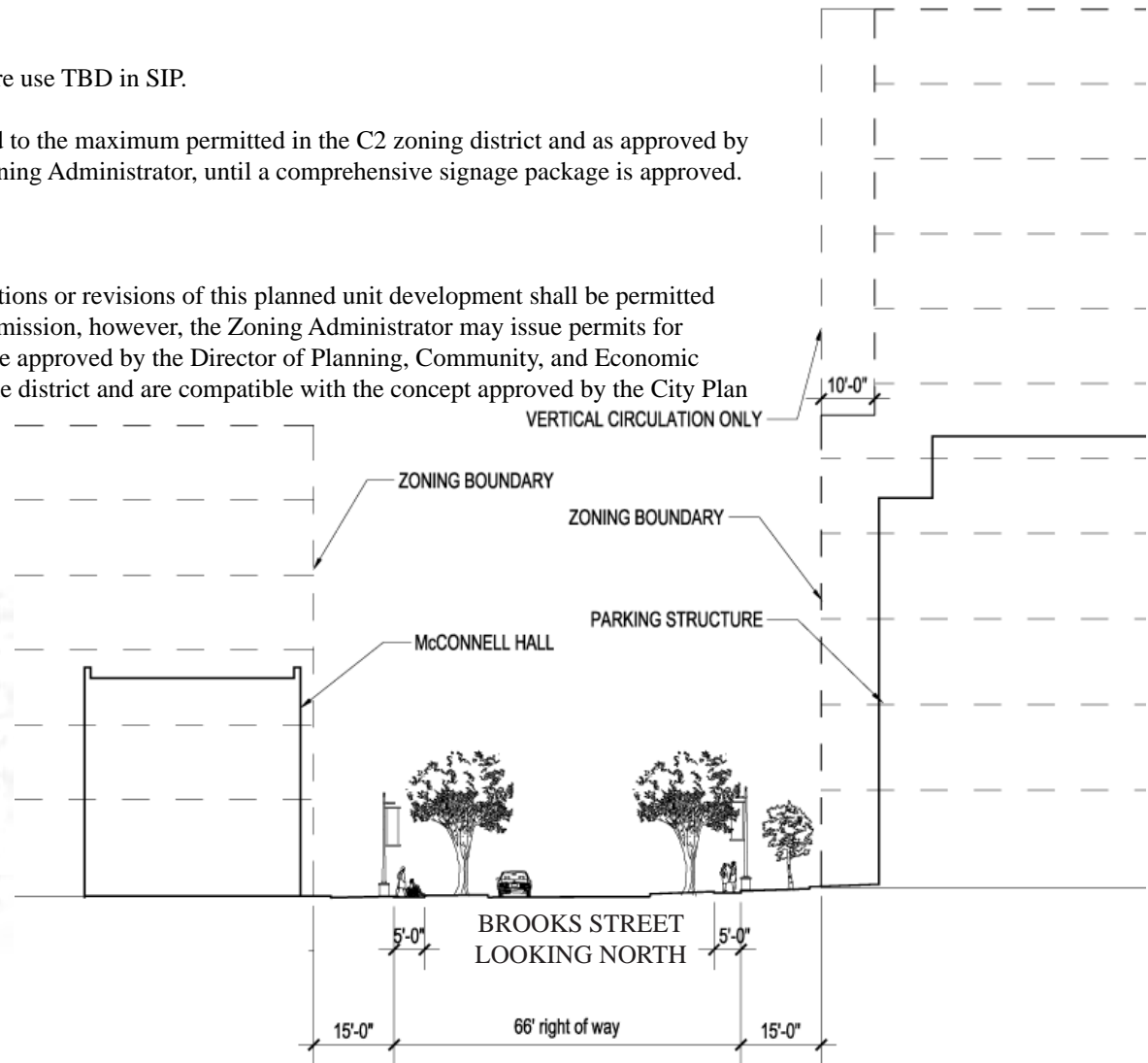
DISTRICT THREE

DISTRICT THREE: McCONNELL BLOCK

- 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:** That signage shall be limited to the maximum permitted in the C2 zoning district and as approved by the Urban Design Commission and Zoning Administrator, until a comprehensive signage package is approved.
- J. Family Definition:** NA
- 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.



CAMPUS KEY 



DISTRICT FOUR: MAIN HOSPITAL

A. Statement of Purpose: Maintain existing Hospital and to allow additions and renovations that do not hinder the eventual replacement of the main hospital diagnostic and treatment platform for the long-term use of the Park Campus. Future demolition as indicated on page 63.

B. Permitted Uses:

- Principal Use: Hospital
 Retail as allowed in C2 District
 Parking
- Accessory Uses: Hospital accessory uses
 Temporary buildings for storage of building materials and equipment, and construction purposes
 Temporary construction Parking

C. Lot Area: N/A

D. Floor Area Ratio: As existing, FAR of future use TBD in SIP.

E. Yard Requirements/Setbacks:

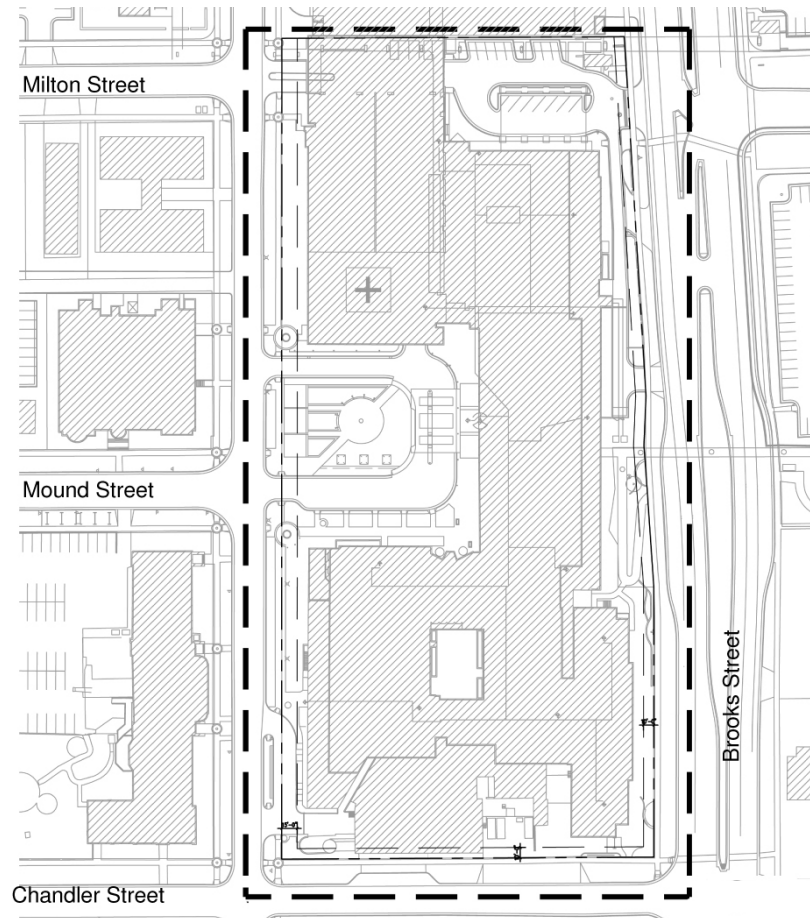
Setbacks are taken from existing right of way or property line

Maximum Heights: 11 building stories, 164 foot Max.

North End of Property: 0' setback.

Additions to existing buildings can match existing building setbacks.

Floors	Frontage Street	Setback
Floors 1-6 and vertical circulation through floor 11	Park Street.	10' Minimum
	Brooks Street	15' Minimum
	Chandler Street	10' Minimum
	Vilas Avenue	10' Minimum
Floors 7-11	Park Street.	20' Minimum
	Brooks Street	35' Minimum
	Chandler Street	20' Minimum
	Vilas Avenue	20' Minimum



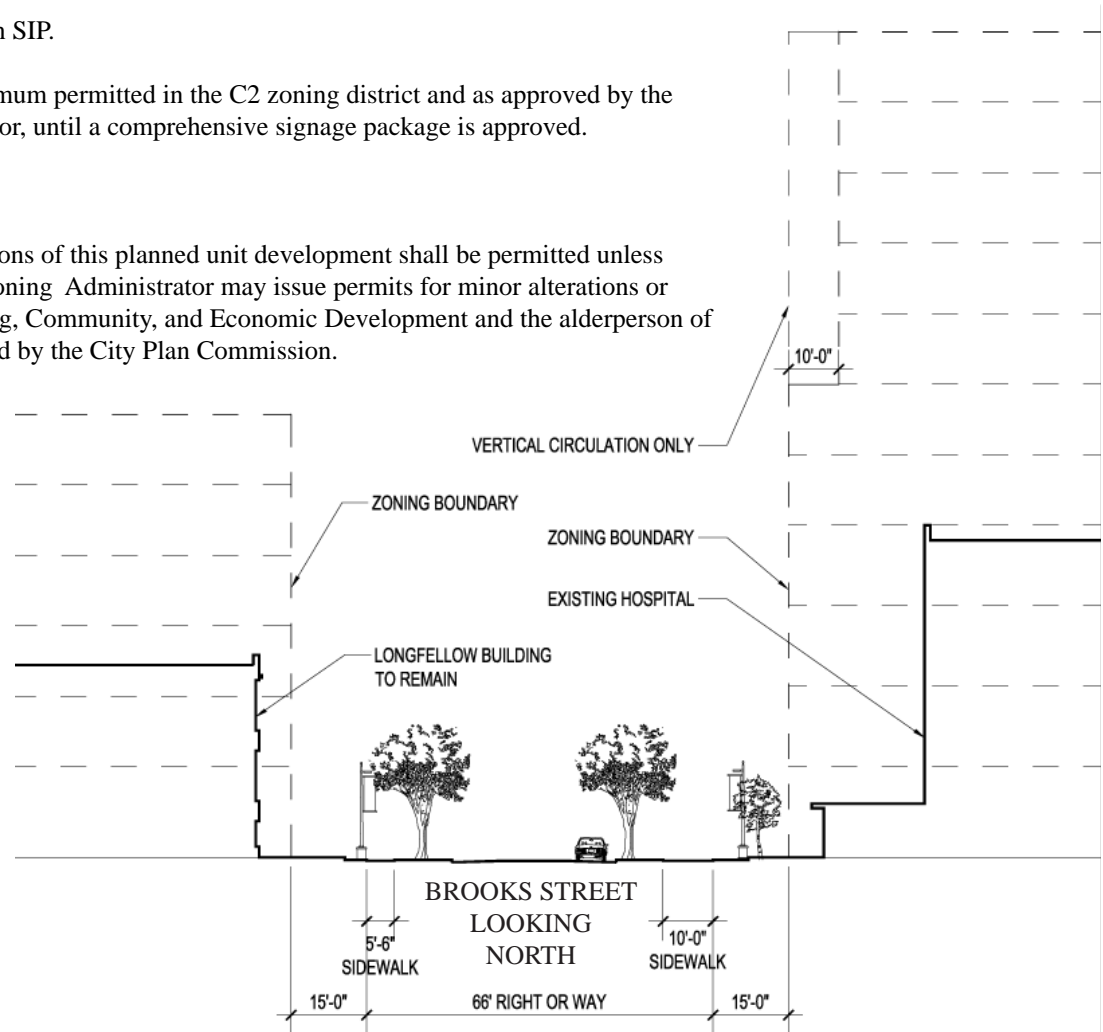
DISTRICT FOUR

DISTRICT FOUR: MAIN HOSPITAL

- 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:** That signage shall be limited to the maximum permitted in the C2 zoning district and as approved by the Urban Design Commission and Zoning Administrator, until a comprehensive signage package is approved.
- J. Family Definition:** NA
- 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.



CAMPUS KEY



DISTRICT FIVE: BRAXTON PLACE

- A. Statement of Purpose:** To develop the surface parking lot on Braxton Place.
Future demolition as indicated on page 63.

- B. Permitted Uses:**
 - Principal Use: Hospital
 - Ground level retail as allowed in C2 District
 - Medical office, administration, and education
 - Medical Clinic
 - Parking
 - Accessory Uses: Hospital accessory uses
 - Temporary buildings for storage of building materials and equipment, and construction purposes
 - Temporary construction Parking

- C. Lot Area:** N/A

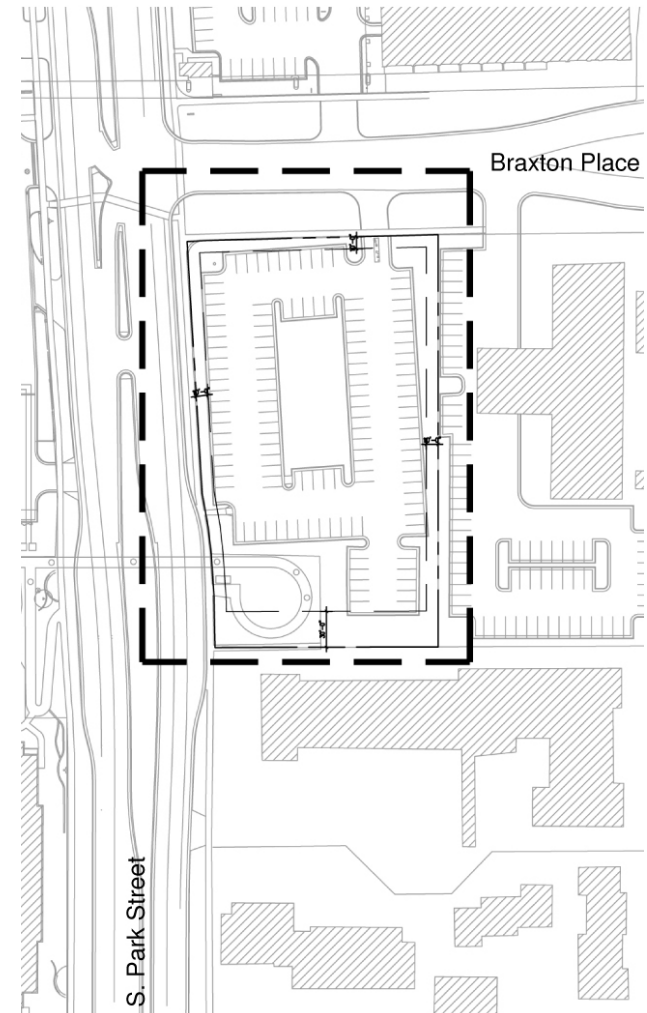
- D. Floor Area Ratio:** As existing, FAR of future use TBD in SIP.

- E. Yard Requirements:**
 - Setbacks are taken from existing right of way or property line
 - Maximum Heights:** 11 building stories, 164 foot Max.

Floors	Frontage Street Setback	
Floors 1-6 and vertical circulation through floor 11	Park Street.	10' Minimum
	Braxton Place	10' Minimum
	Side Yard	10' Minimum
	Rear Yard	30' Minimum
Floors 7-11	Park Street.	20' Minimum
	Braxton Place	20' Minimum
	Side Yard	20' Minimum
	Rear Yard	30' Minimum

District Requirements

South of Braxton Place property, a 30' setback for as long as it borders a residential zone. If this area is zoned non-residential, then rear yard requirements shall match the side yard requirements.



DISTRICT FIVE

DISTRICT FIVE: BRAXTON PLACE

- F. Landscaping:** Site landscaping shall be provided 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:** That signage shall be limited to the maximum permitted in the C2 zoning district and as approved by the Urban Design Commission and Zoning Administrator, until a comprehensive signage package is approved.
- J. Family Definition:** NA
- 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.



CAMPUS KEY 

