

APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL

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

DATE SUBMITTED: <u>7/25/11</u>	<input checked="" type="checkbox"/> Action Requested
UDC MEETING DATE: <u>8/3/11</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 1135 MILLS STREET

ALDERMANIC DISTRICT: 13

OWNER/DEVELOPER (Partners and/or Principals)

HERITER HOSPITAL, INC.

ARCHITECT/DESIGNER/OR AGENT:

PULLKETT RAYSICH ARCHITECTS

202 S. PARK STREET

2310 CROSSROADS DRIVE, SUITE 2000

MADISON, WI 53715-1596

MADISON, WI 53718

CONTACT PERSON: KIRK KELLER, AIA, NCARB

Address: 2310 CROSSROADS DRIVE, SUITE 2000  
MADISON, WI 53718

Phone: 608. 240. 9900 x 353

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

E-mail address: ~~kirk@prarch.com~~  
kkellen@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 \_\_\_\_\_

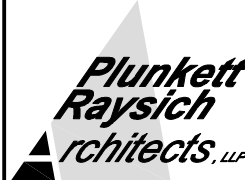
\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

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





○ PHOTO FROM CORNER OF MOUND & MILLS

 <b>Plunkett Raysich Architects, 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 Mound Street



View from Mill Street



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View from St. James Place



ASPHALT SHINGLES

CEMENT BOARD ACCENT TRIM

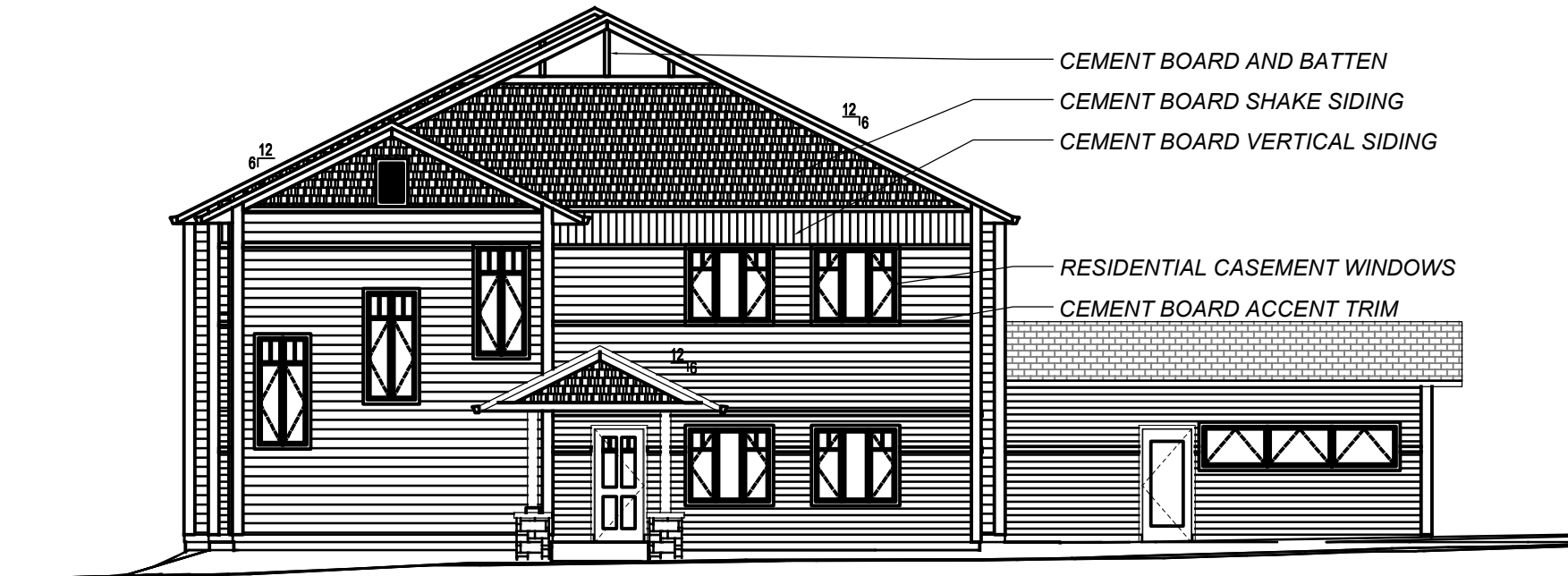
CEMENT BOARD LAP SIDING

CEMENT BOARD SHAKE SIDING

CEMENT BOARD ACCENT TRIM

PLAYGROUND FENCE

○ EAST ELEVATION



CEMENT BOARD AND BATTEN


CEMENT BOARD SHAKE SIDING

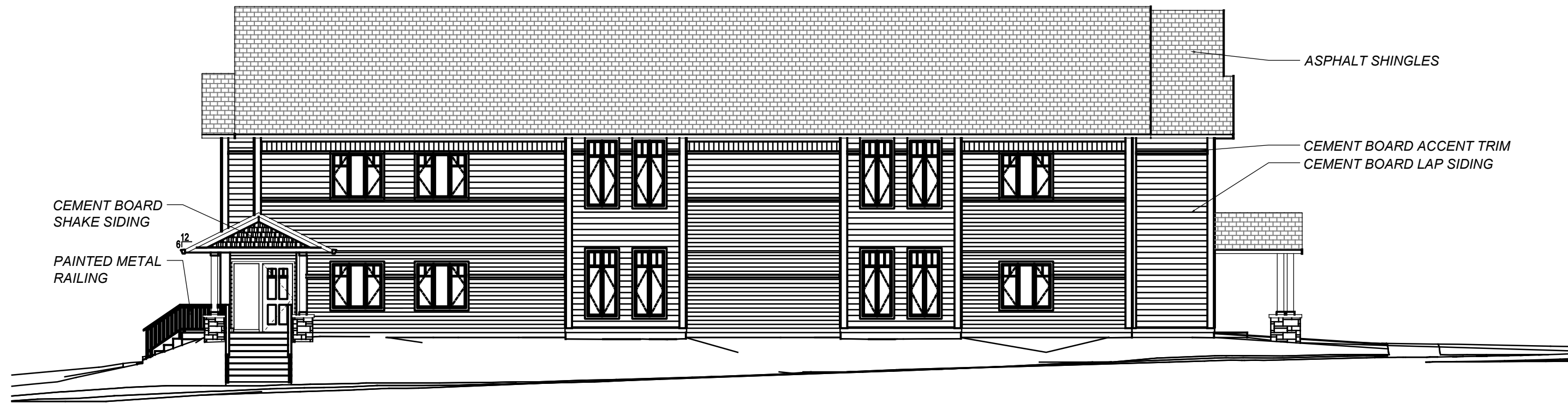
CEMENT BOARD VERTICAL SIDING

RESIDENTIAL CASEMENT WINDOWS

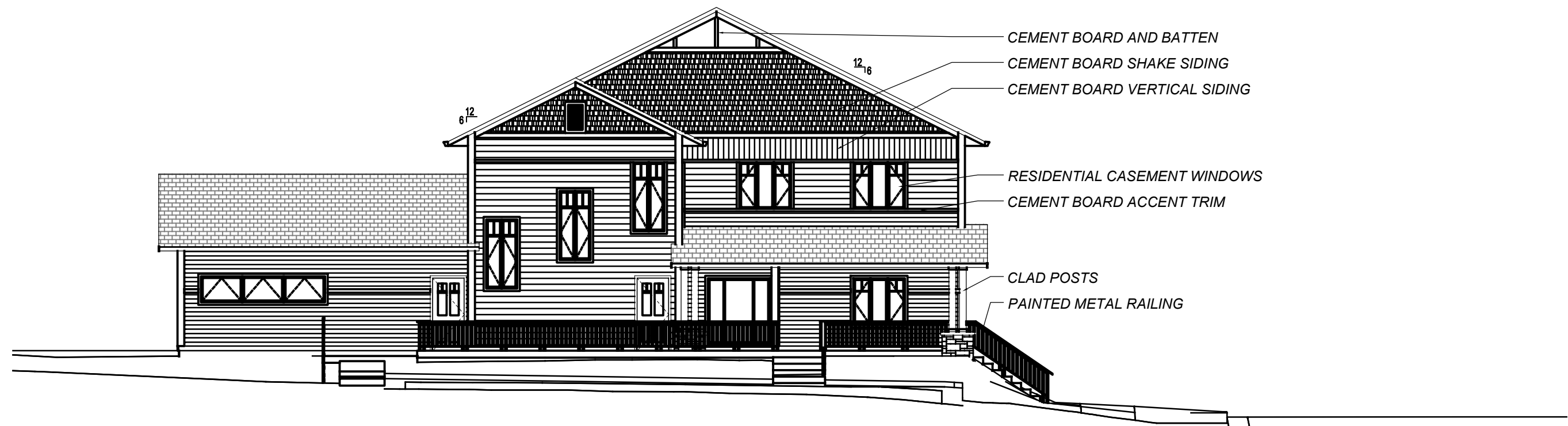
CEMENT BOARD ACCENT TRIM

○ SOUTH ELEVATION - MOUND STREET

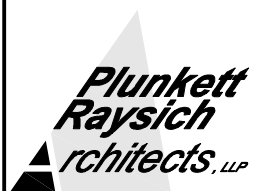
 <b>Plunkett Raysich Architects</b> 11000 West Park Place Milwaukee, WI 53224 FAX 414 359-3070 TEL 414 359-3060 Email: pra@prarch.com Web: http://www.prarch.com	Meriter Hospital Childcare Facility Madison, WI		DATE 7/25/11	JOB NUMBER 10137
	DRAWN BY JM	SHEET NUMBER XX		



○ WEST ELEVATION - MILLS STREET ELEVATION

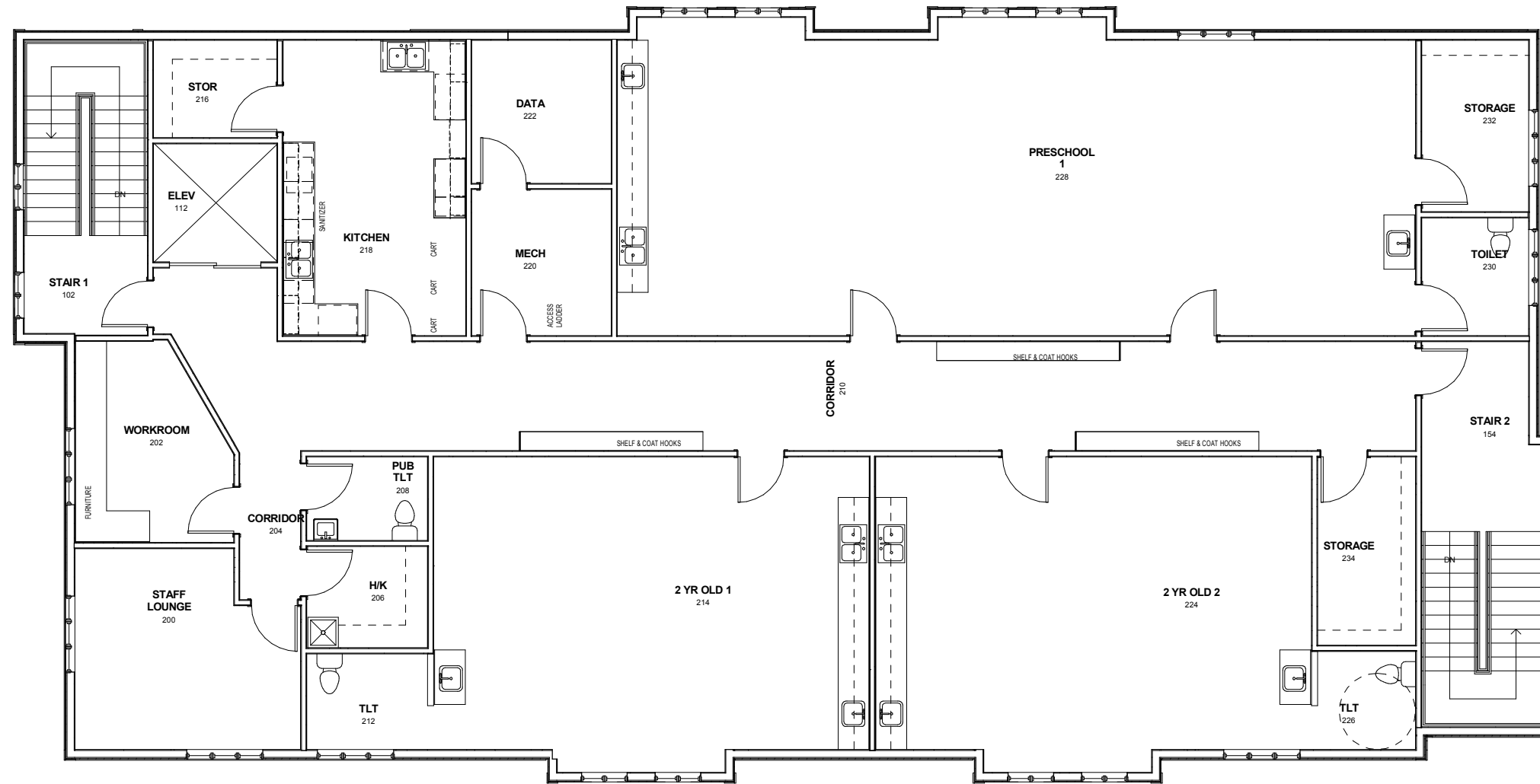


○ NORTH ELEVATION - ST. JAMES PLACE

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	<p>DRAWN BY JM</p>	<p>SHEET NUMBER XX</p>		

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1 SECOND FLOOR PLAN-DD  
202DD 1/4" = 1'-0"



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**Meriter Hospital**  
202 S. Park Street, Madison WI 53715

Drawn By:  
JM

Date:  
07/19/11

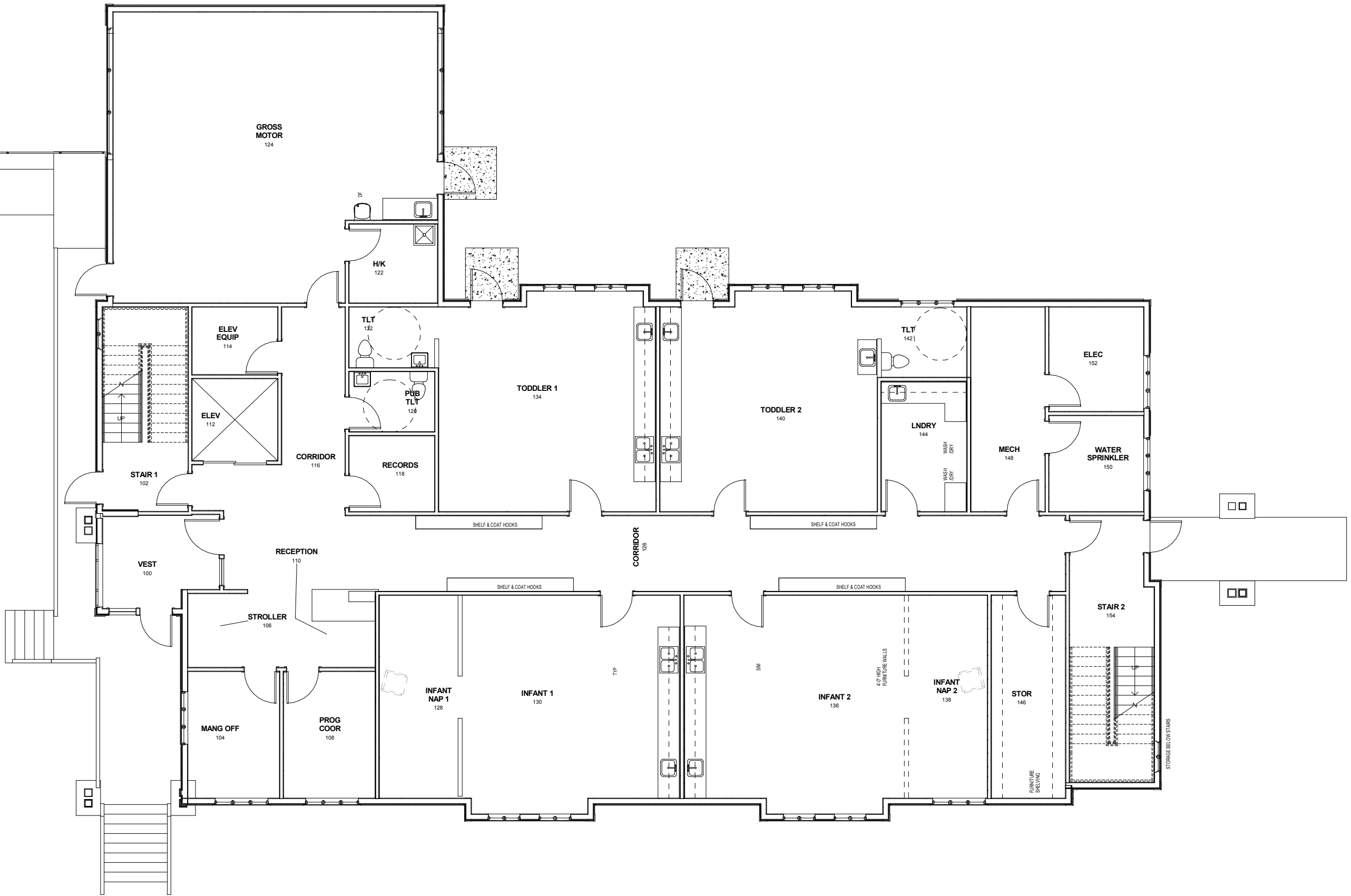
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**202DD**



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**1** FIRST FLOOR PLAN-DD  
**201DD** 1/4" = 1'-0"

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**Meriter Hospital**  
 202 S. Park Street, Madison WI 53715

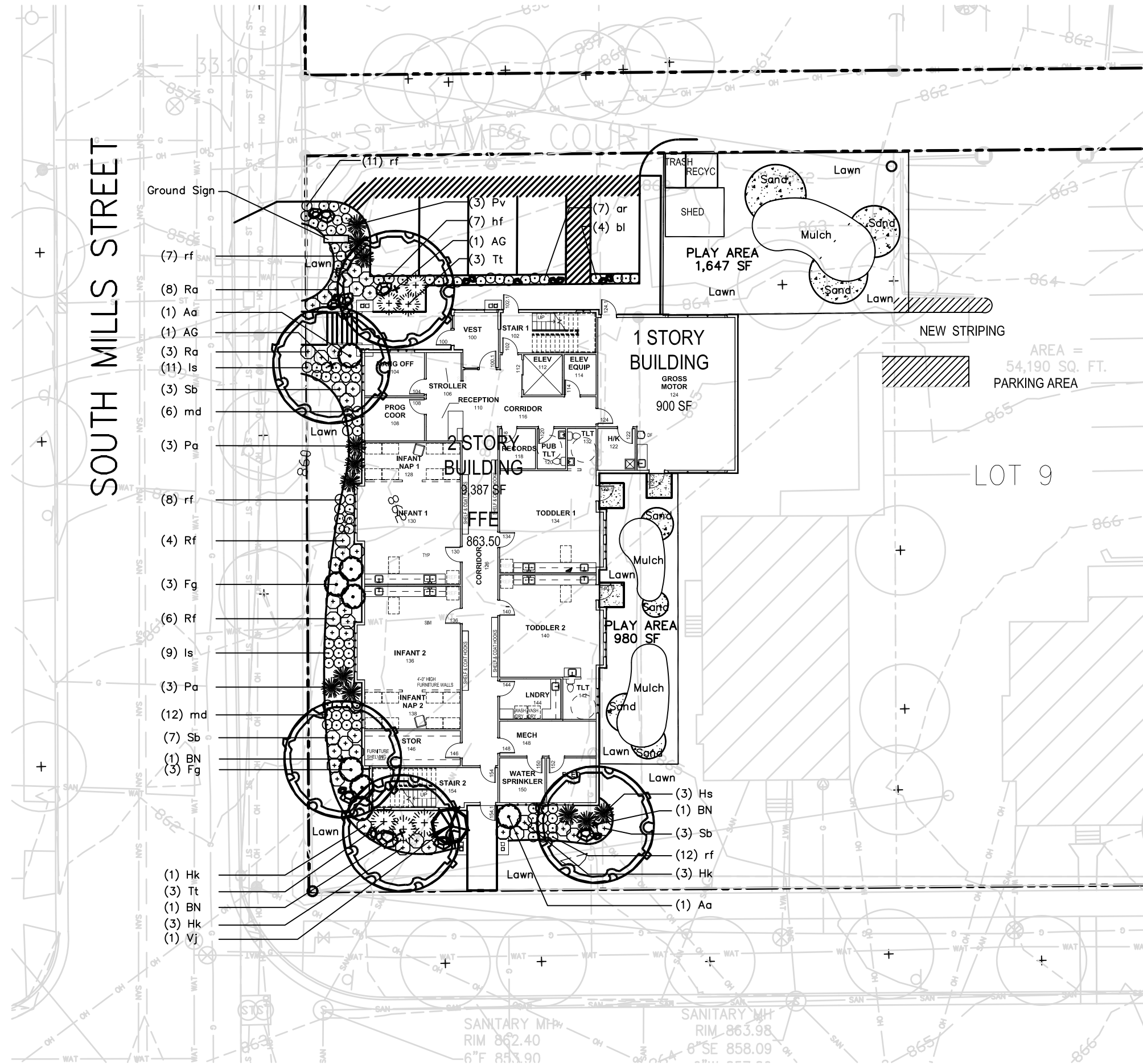
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 JM

Date:  
 07/19/11

Job No.:  
 10137

Sheet No.:

**201DD**



**LANDSCAPE PLANT SCHEDULE**

Symbol	Botanical Name	Common Name	Size	Root	Quantity
<b>DECIDUOUS TREES</b>					
AG	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1-3/4"	B&B	
BN	Betula nigra	River Birch	2.5"	clump	

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

Symbol	Botanical Name	Common Name	Size	Root	Quantity
<b>DECIDUOUS SHRUBS and GRASSES</b>					
Aa	Aronia arbutifolia 'Brilliantima'	Brilliant Red Chockberry	5 Gal.	CG	
Fg	Fothergilla gardenii 'Mount Airy'	Mount Airy Fothergilla	5 Gal.	CG	
Hk	Hypericum kalmianum 'Ames'	Ames St. Johns Wort	3 Gal.	CG	
Ha	Helictotrichon sempervirens	Blue Oat Grass	3 Gal.	CG	
Pa	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	3 Gal.	CG	
Pv	Panicum virgatum 'Shenadoah'	Shenadoah Swith Grass	1 Gal.	CG	
Ra	Rhus aromatica 'Gro-Low'	Grow Low Sumac	3 Gal.	CG	
Rw	Rosa 'The Fairy'	The Fairy Rose	2 Gal.	CG	
Sb	Spiraea japonica 'Froebelii'	Froebel spirea	2 Gal.	CG	
Vj	Viburnum x Juddii	Judd Viburnum	5 Gal.	CG	

Symbol	Botanical Name	Common Name	Size	Root	Quantity
<b>PERENNIALS</b>					
ar	Festuca Glauca 'Elijah Blue'	Elijah Blue Fescue	1 Gal.	CG	
bl	Phlox diversicata 'Clouds of Perfume'	Woodland Phlox	1 Gal.	CG	
cf	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 Gal.	CG	
cv	Careopsis verticillata 'Zagreb'	Threadleaf Coreopsis	4"	CG	
hf	Heuchera 'Frosted Violet'	Frosted Violet Heuchera	4"	CG	
ls	Liatris spicata 'Blazing Star'	Blazing Star	4"	CG	
md	Monarda didyma 'Marshall's Delight'	Marshall's Delight Beebalm	4"	CG	
rf	Rudbeckia fulgida var. sullivantii 'Goldsturm'	Goldsturm Black-Eyed-Susan	4"	CG	

Limestone Boulders 18" -36"

**PROGRESS PLOT DATE: 7-24-2011**  
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**MERITER HOSPITAL - CHILD CARE FACILITY**  
 202 S. PARK STREET  
 MADISON, WI

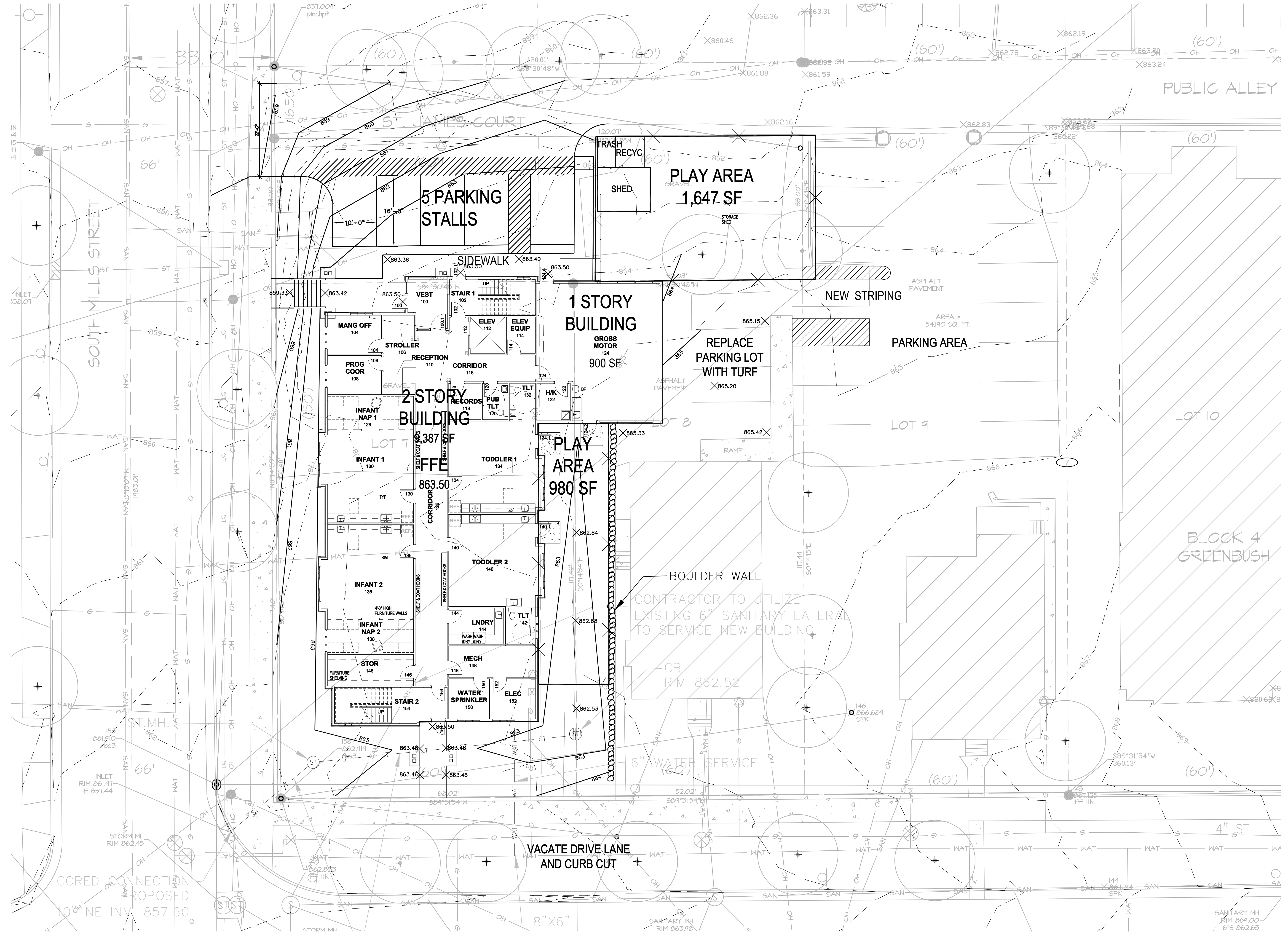
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 7/25/11

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11000 West Park Place • Milwaukee WI 53224 • Tel 414.355.3060 • Fax 414.359.3070  
  
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**GRADING PLAN**

1" = 10'-0"

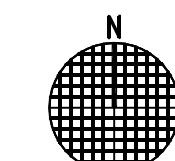
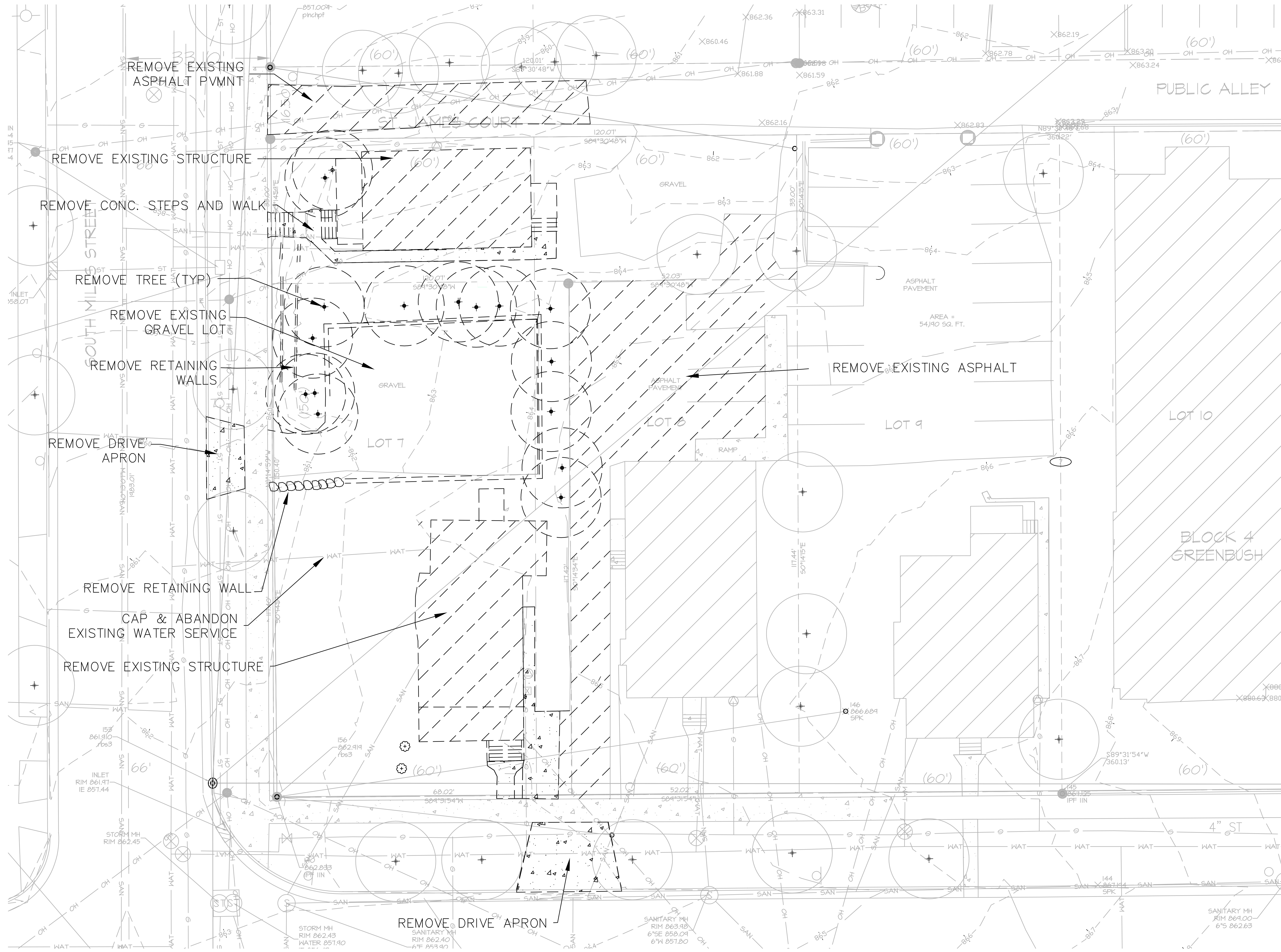
PROGRESS PLOT DATE: 1-20-2011  
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**Meriter Hospital - Childcare Facility**  
 202 S. PARK STREET  
 MADISON, WI

Drawn By: **A&O**  
 Date: 3/31/11  
 Job No.: **10137**  
 Sheet No.: **C300**

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 Inspired Results

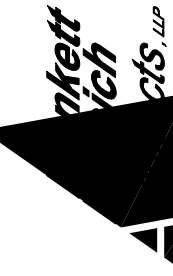
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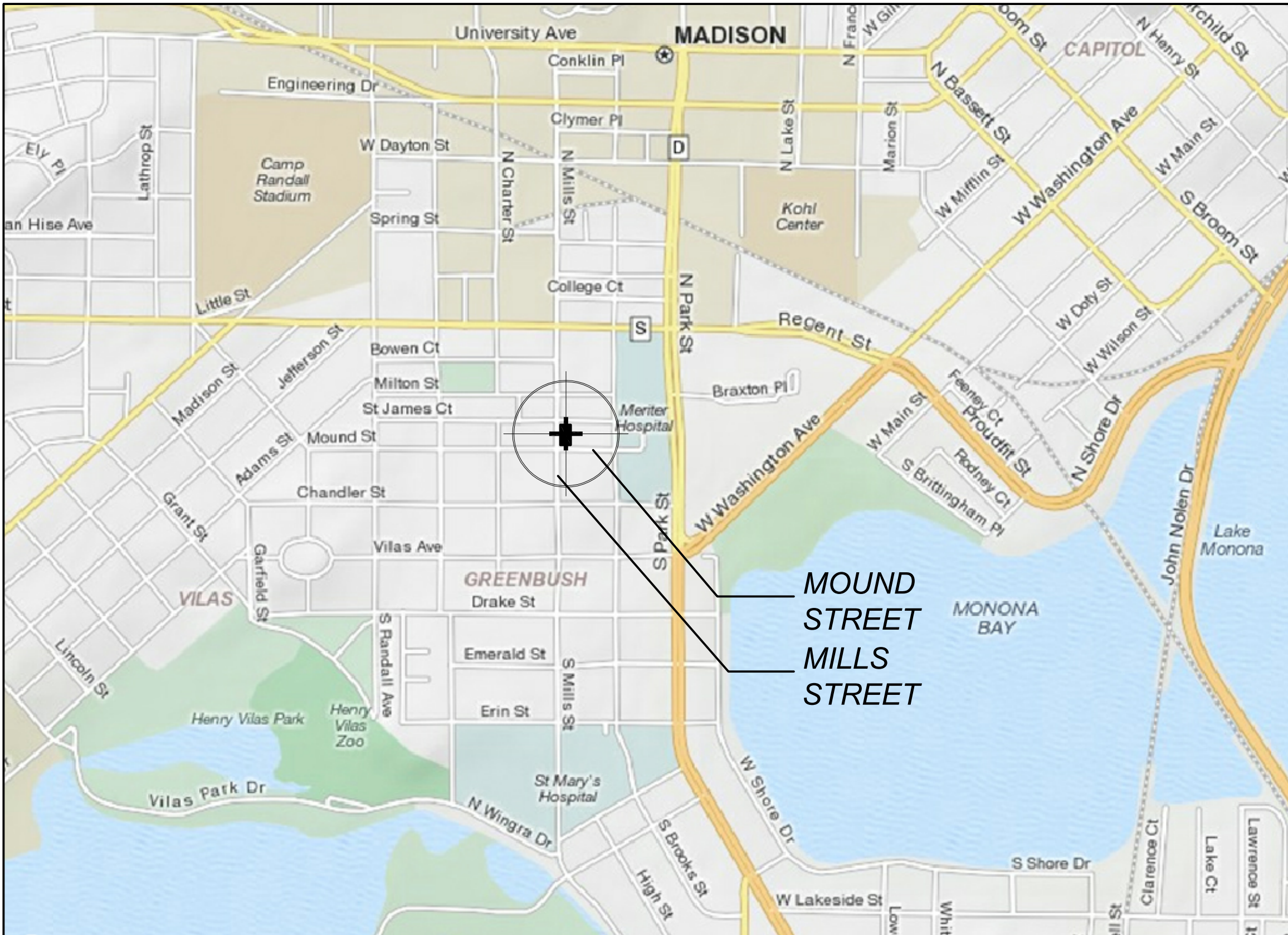


DEMOLITION PLAN

1" = 10'-0"

PROGRESS PLOT DATE: 1-20-2011  
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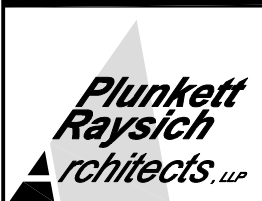
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<b>MERITER HOSPITAL - CHILDCARE FACILITY</b> 202 S. PARK STREET MADISON, WI	
Drawn By:	A&O
Date:	3/31/11
Job No.:	10137
Sheet No.:	C100



**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

LOCATOR MAP

 <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		

25 July 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 with cement board, wood and stone 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:

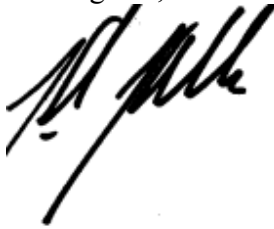
- Notice of intent for demolition was filed electronically for the buildings located at 113 S. Mills Street and 1022 Mound Street.

- 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

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 in a cursive style.

Kirk Keller, AIA, NCARB  
Project Manager

Enclosure