



Location
 113 South Mills St & 1022 Mound St
 Applicant
 Meriter Hospital, Inc./
 Kirk Keller – Plunkett Raysich Architects

From: PUD-SIP To: Amended PUD-SIP

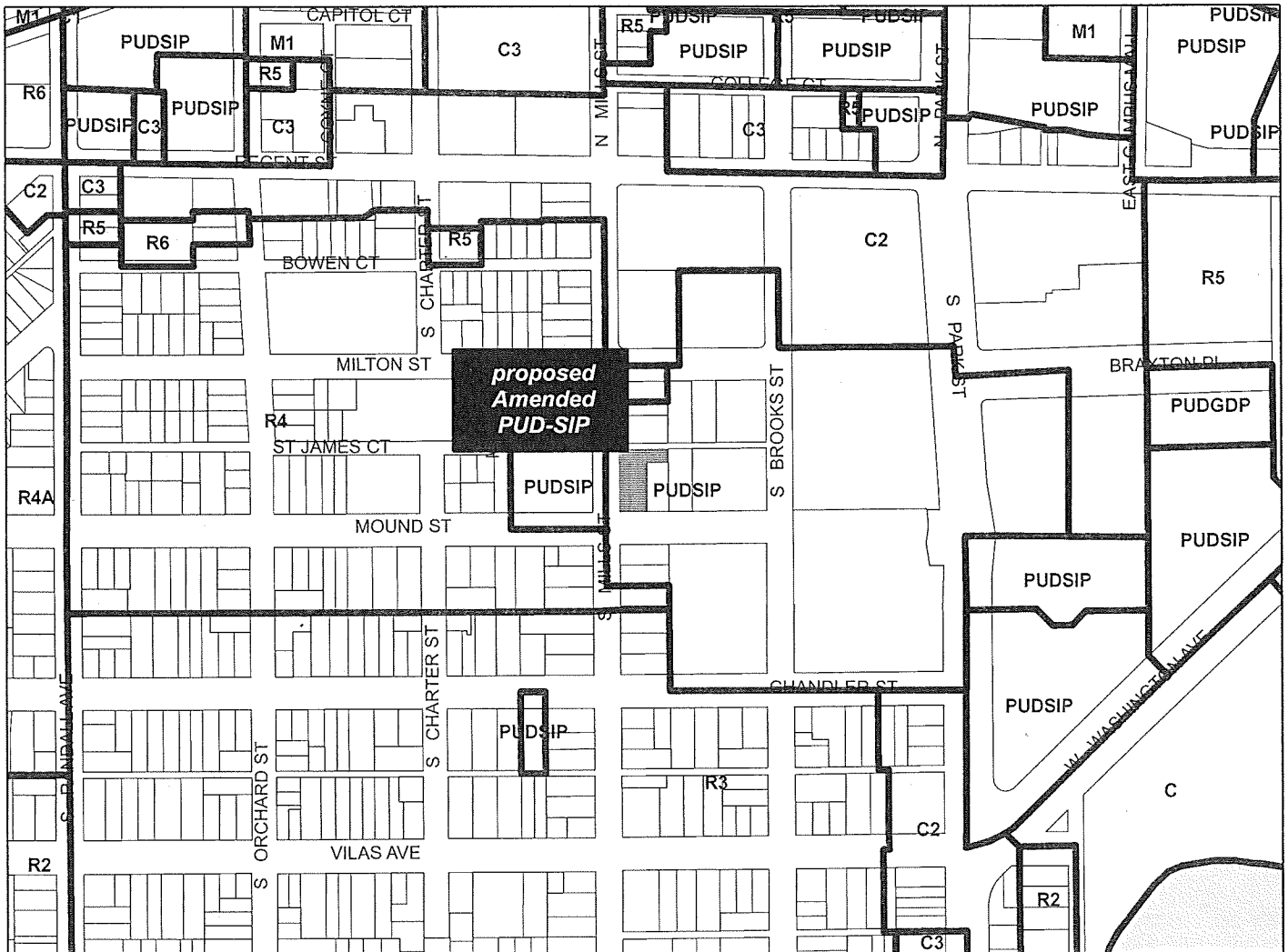
Existing Use
 2 residential buildings

Proposed Use
 Demolish 2 residences to allow construction of daycare facility for Meriter Hospital

Public Hearing Date
 Plan Commission
 21 November 2011
 Common Council
 29 November 2011



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 09 November 2011





LAND USE APPLICATION Madison Plan Commission

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

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All Land Use Applications should be filed directly with the Zoning Administrator.

JR OFFICE USE ONLY:	
Amt. Paid <u>1750</u>	Receipt No. <u>123381</u>
Date Received <u>8/3/11</u>	
Received By <u>PDA.</u>	
Parcel No. <u>0709-233-0407-9+0406-1</u>	
Aldermanic District <u>13 SOB ELLINGWOOD</u>	
GQ <u>-</u>	
Zoning District <u>PUDS1P</u>	
For Complete Submittal	
Application <u>✓</u>	Letter of Intent <u>✓</u>
IDUP <u>✓</u>	Legal Descript. <u>✓</u>
Plan Sets <u>✓</u>	Zoning Text <u>?</u>
Alder Notification <u>?</u>	Waiver <u>✓</u>
Ngrbrhd. Assn Not. <u>?</u>	Waiver <u>✓</u>
Date Sign Issued <u>8/2/11</u>	

1. Project Address: 113 S. MILLS STREET Project Area in Acres: 0.27
+ 1022 MOUND ST.
Project Title (if any): MERITER HOSPITAL, INC. - CHILD CARE FACILITY

2. This is an application for: MERITER HOSPITAL, INC.

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)

<input checked="" type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: <u>PLD: GDP</u> to Proposed Zoning (ex: R1, R2T, C3): <u>PLD: S1P</u>	Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit
<input type="checkbox"/> Other Requests (Specify): _____	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: DEBORAH SCHERER Company: MERITER HOSPITAL, INC
 Street Address: 202 S. PARK STREET City/State: MADISON, WI Zip: 53715-1596
 Telephone: (608.417.6424) Fax: (608.417.6546) Email: dscherer@meriter.com

Project Contact Person: KIRK KELLER Company: PUNNETT RYSLICH ARCHITECTS
 Street Address: 2310 CROSSROADS #2000 City/State: MADISON, WI Zip: 53718
 Telephone: (608.240.9900) Fax: () Email: kkeller@prarch.com
EXT. 353

Property Owner (if not applicant): MERITER HOSPITAL, INC
 Street Address: 202 S. PARK STREET City/State: MADISON, WI Zip: 53715-1596

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: NEW STORY BUILDING TO HOUSE THE MERITER HOSPITAL CHILD CARE FACILITY RELOCATING FROM 2 LOCATIONS.

Development Schedule: Commencement OCTOBER 2011 Completion JULY 2012

5. Required Submittals:

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ 1,750 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.* **LEGAL DESCRIPTION IS INCLUDED ON THE SUBMITTAL CD AND ATTACHED**
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals. **SEE ATTACHED LETTER**

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of THE MERITER GENERAL DEVELOPMENT Plan, which recommends: THIS PORTION OF THE MERITER CAMPUIS BE DEVELOPED AS A TRANSITIONAL ZONE for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30 days** prior to filing this request:
 - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
SHE ELLINGSON, GREENBLUSH NEIGHBORHOOD, JULY 20th MEETING HELD
 - NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.
 - Planning Staff: AL MARTIN Date: 6.9.11 Zoning Staff: MATT THCKER Date: 6.9.11
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name KIRK KELLER Date 8.2.11

Signature [Signature] Relation to Property Owner ARCHITECT

Authorizing Signature of Property Owner [Signature] Date 8/2/2011



11000 West Park Place
Milwaukee, WI 53224
Tel 414 359-3060
Fax 414 359-3070
www.prarch.com

2310 Crossroads Drive
Suite 2000
Madison, WI 53718
Tel 608 240-9900
Fax 608 240-9690

03 August 2011



Plan 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 – Land Use Application
PRA Project 10137

Madison Plan Commission,

At this time Meriter Hospital is planning on relocating its existing two child care facilities into one new facility. The 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. To meet this schedule to deliver the new building to the staff and children, construction is intended to begin in October of 2011. J. H. Findorff Corporation will manage all construction activities as the project General Contractor. In addition, the General Contractor will manage all project schedules and coordinate reclamation of salvageable construction from the two residences that will be removed.

In keeping with the existing approved Meriter Hospital General Development Plan (GDP) this proposal is for a new residential style building at the western edge of the Hospital campus. The GDP references this area of the Hospital property as intended for buildings in a relative scale with the surrounding area. To support the overall design intent of this area as a 'transition zone' to the surrounding Greenbush neighborhood a new two story wood frame building is envisioned.

The exterior of this new building will be clad with several textures and colors of cement board siding, wood detailing, clad residential style windows and stone accents. The new two level facility will total approximately 9,387 gross square foot and will occupy two vacated lots. The combined area of these lots known as 113 S. Mills and 1022 Mound Street is 11,950 square feet.

Partners: Kim D. Hassell, Mark C. Herr, Abie A. Khatchadourian, Scott A. Kramer, David J. Raysich, Michael H. Scherbel, Michael J. Sobczak

The proposed building is designed to meet the specific needs of a child care user in an urban environment. Infant and toddler programs are located on the first level and older children up to pre-school age are located on the second level. This design on these properties supports the overall intent of Meriter Hospital to provide a new modern facility that appropriately meets the needs of both employee's children and the child care staff. Currently Meriter Hospital's two child care locations are licensed for approximately one hundred children. The new facility will be licensed for seventy two children. With intended hours of operation from approximately 7:00 am to 6:00 pm the staff size will vary with an approximate average of twelve employees.

Since this project is a relocation of an existing business from two existing locations currently on the Meriter campus the parking for staff is currently accounted for within existing parking counts. Approximately three new public parking spots will be created on Mound Street and S. Mills Street with the vacating of two existing driveways. Three regular and two handicap accessible handicap parking stalls will be developed on the Child Care property to serve as drop-off and pick-up spots. These new onsite parking stalls will be accessible from St. James Court. The Meriter child care facility in the Longfellow Building currently has four drop-off and pick-up spots and the staff indicates the five proposed parking stalls are adequate for their business.

The project team for the Meriter Child Care Building includes:

- Meriter Hospital - Construction Management
- J. H. Findorff – General Contractor
- Hooper Corporation – Plumbing
- Hooper Corporation – Fire Protection
- General Heating And Air Conditioning - HVAC
- H&H Electric - Electrical
- Arnold and O'Sheridan – Consulting MEP Engineer
- Arnold and O'Sheridan – Civil Engineering
- Design Studio Etc – Landscaping
- Plunkett Raysich Architects, LLP – Project Architects

The public process 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, Meriter construction manager and I 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 to the fourteen day timeline.
- On Wednesday July 20th the Alder hosted a neighborhood meeting where Meriter and design team staff presented the entire project. General support was received at this meeting.
- The Informational Meeting to the Urban Design Commission is August 3rd.

With the initial public process completed and combined with the positive support received during these initial project design steps with the Alder and Greenbush Neighborhood Association Meriter Hospital is submitting required design documents and requesting reviews and approvals by the Madison Plan Commission.

We look forward to providing this new child care facility to Meriter families and moving forward through the City review and approvals process to answer any questions these documents and submittal may bring up.

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



11000 West Park Place
Milwaukee, WI 53224
Tel 414 359-3060
Fax 414 359-3070
www.prarch.com

2310 Crossroads Drive
Suite 2000
Madison, WI 53718
Tel 608 240-9900
Fax 608 240-9690

26 October 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 clad with cement board, stone, synthetic stucco, and wood 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 20th the Alder hosted a neighborhood meeting where Meriter and design team staff presented the entire project. General support was received at this meeting.
- On August 3rd the Informational Presentation was made to the Urban Design Commission.
- On August 3rd the Plan Commission submittal was made.
- October 19th Urban Design Commission Initial Approval Received

Requested design detail alterations have been made to the exterior elevations and perspectives per the comments received at the UDC October 19th meeting. With the positive support received during these initial project design steps, and the UDC Initial Approval, Meriter Hospital, Inc. is requesting Final Approval from the Urban Design Commission.

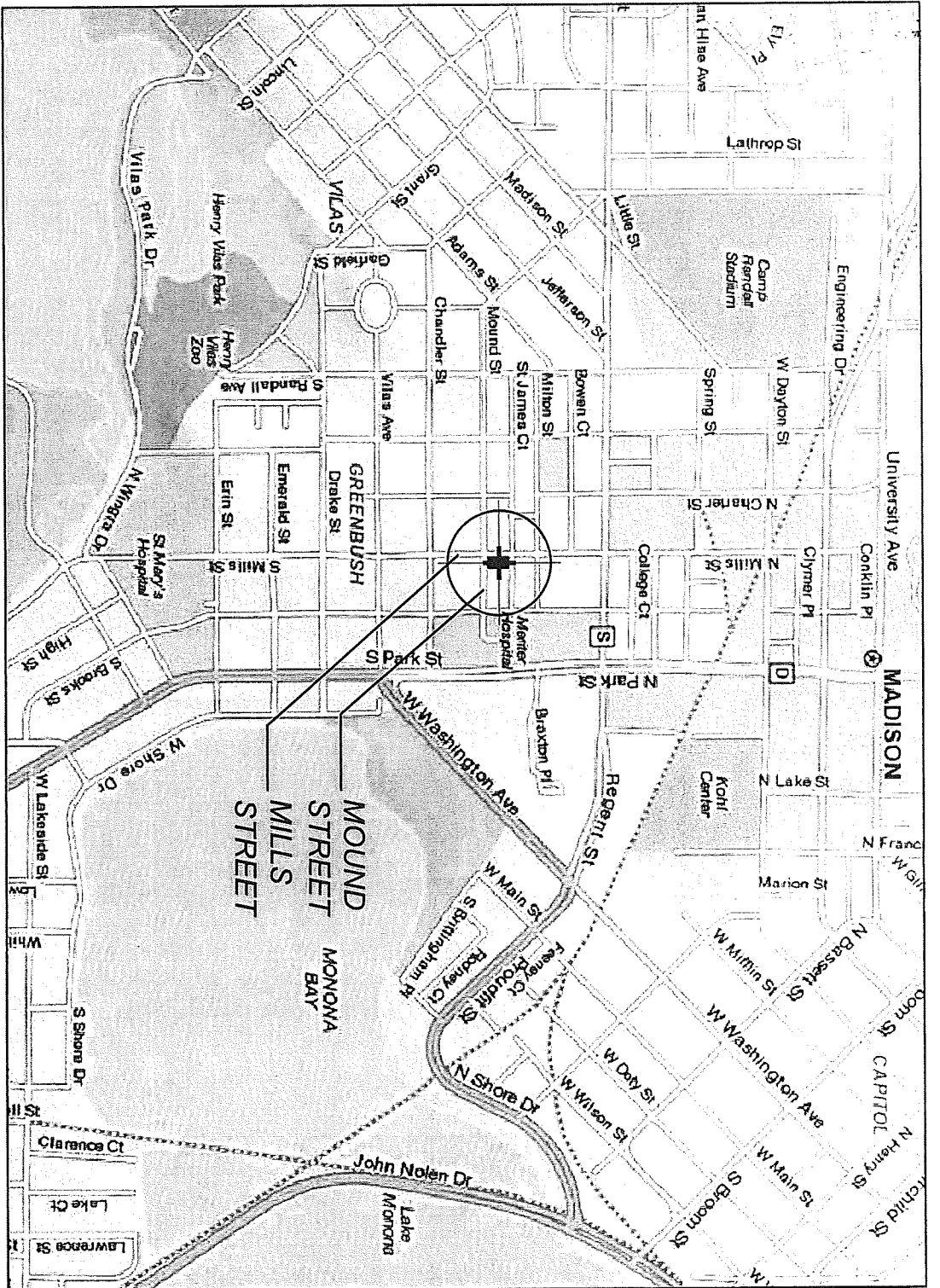
We look forward to moving forward through the City review and approvals process and answering any unanswered questions this Initial Approval document outlines.

Best regards,

A handwritten signature in black ink, appearing to read 'Kirk Keller', written over a horizontal line.

Kirk Keller, AIA, NCARB
Project Manager

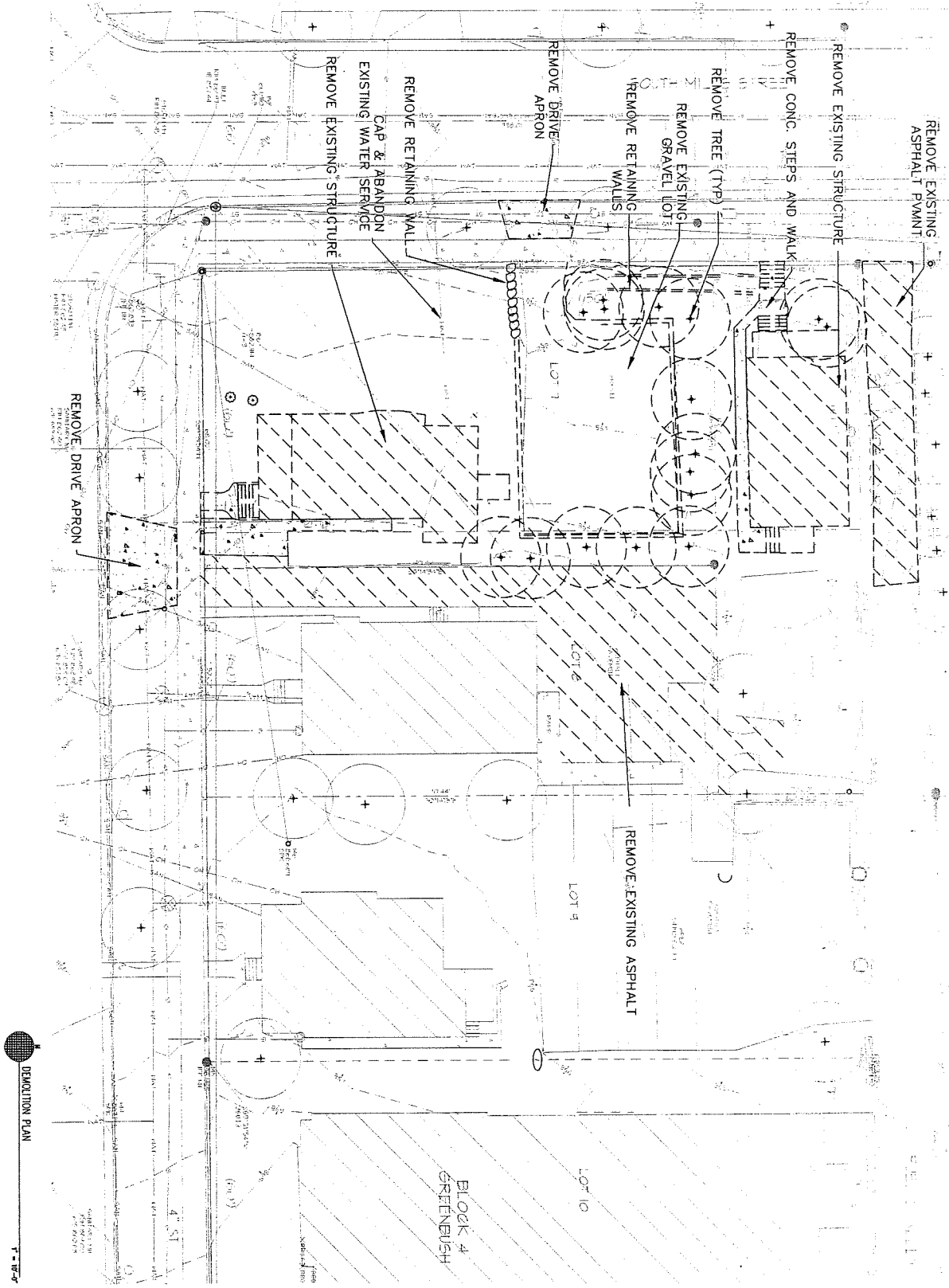
Enclosure



LOCATOR MAP

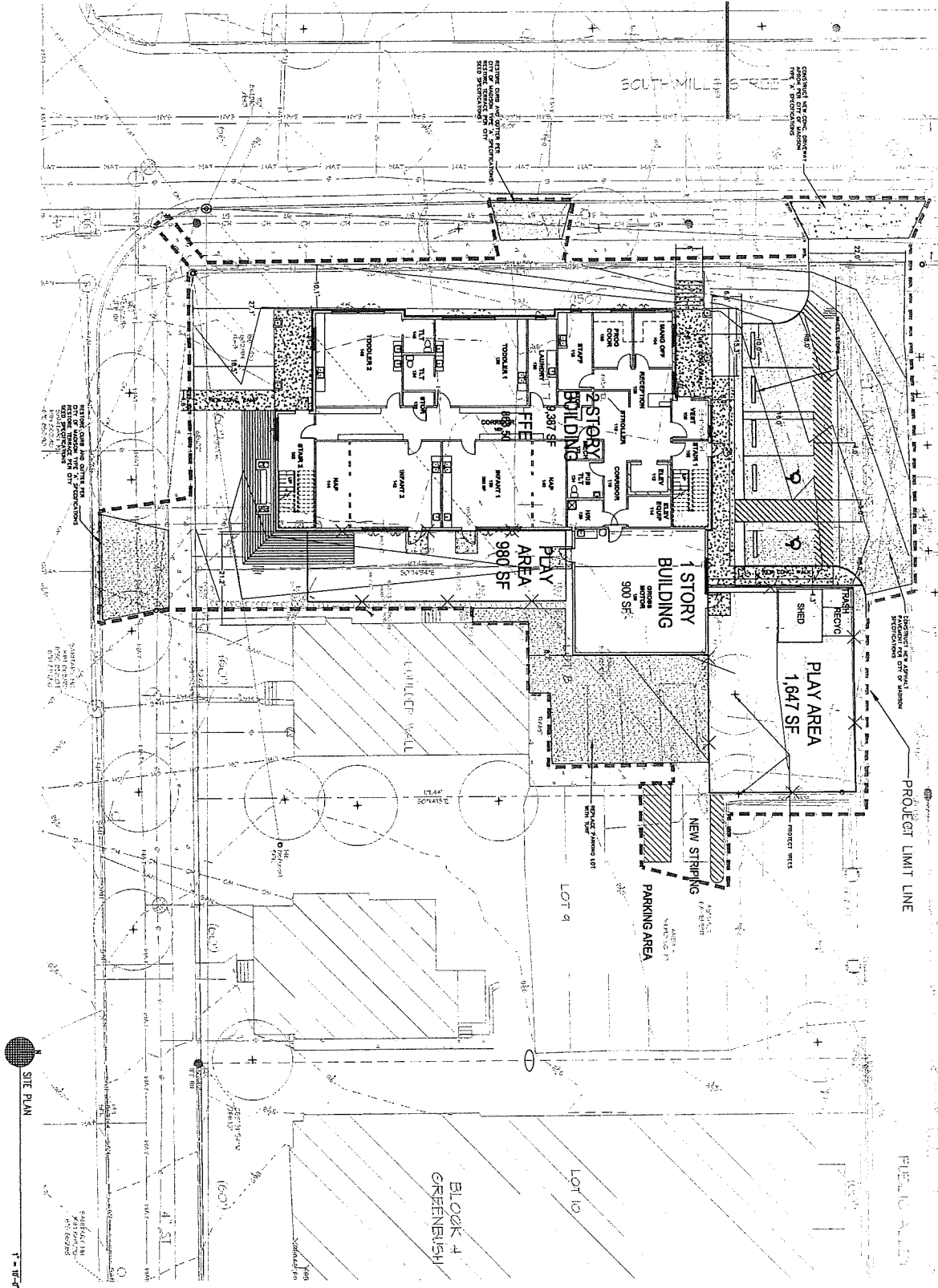
- INDEX**
- A. Locator / Index
 - B. Existing & Proposed Site Plans
 - C. Landscaping Plan
 - D. Building Elevations and Images
 - E. Contextual Photo
 - F. PUD text and letter of intent

<p>Plunkett Raysich Architects</p> <p>Plunkett Raysich Architects 11000 West Park Place Milwaukee, WI 53224 TEL: 414 359-3070 TEL: 414 359-3060 Email: pr@prarch.com Web: http://www.prarch.com</p>	<p>Meriter Hospital Childcare Facility Madison, WI</p>	<p>DATE 10/12/11</p>	<p>JOB NUMBER 10137</p>
	<p>DRAWN BY JM</p>	<p>SHEET NUMBER XX</p>	



PROGRESS PLOT DATE: 1-20-2011
 © 2011 Phunkert Raysich Architects, LLP

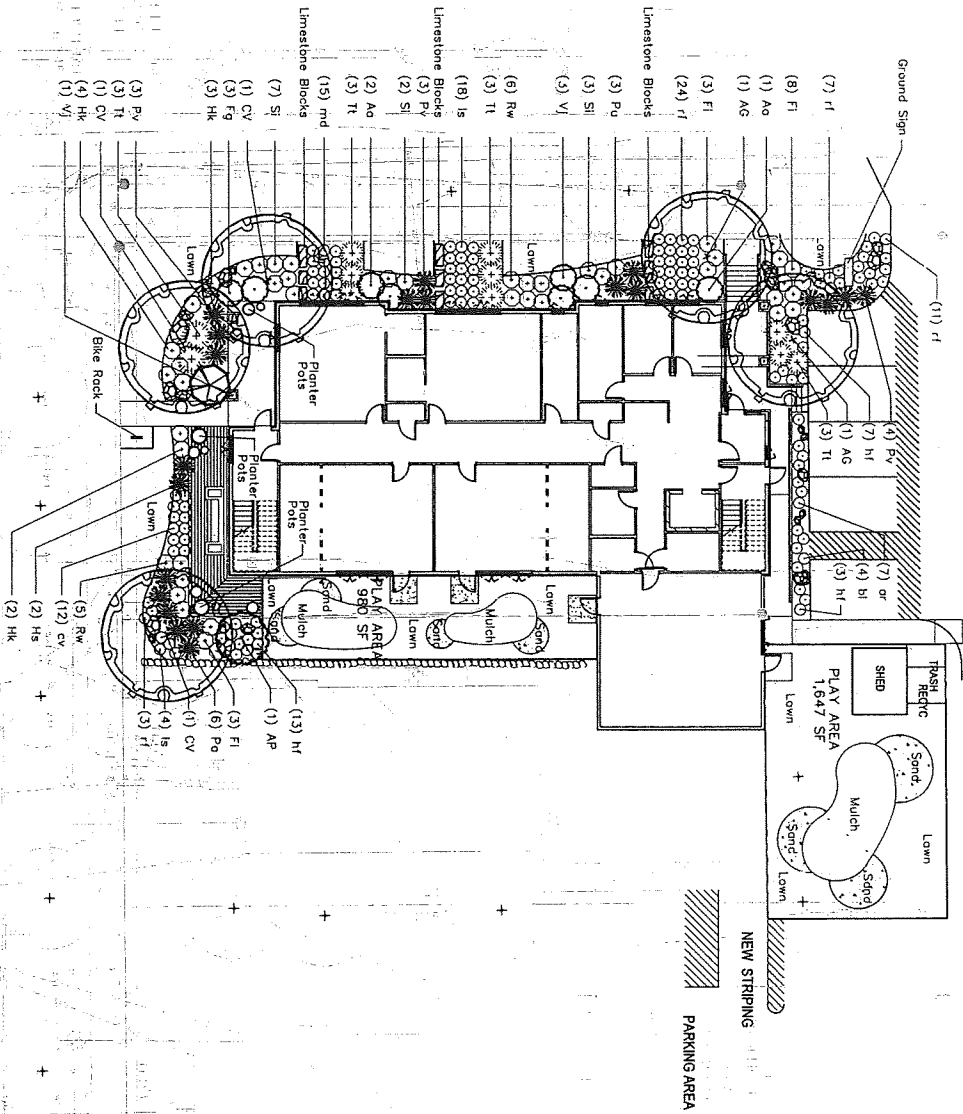
C100	Sheet No.	10137	Job No.	303111	Date	3/21/11	Drawn By	MAO	MERITER HOSPITAL - CHILDCARE FACILITY 202 S. PARK STREET MADISON WI	Intelligent Designs Inspired Results www.prarch.com	11000 West Park Place • Milwaukee WI 53224 • Tel 414 255-3090 • Fax 414 255-3070
		10137		303111		3/21/11		MAO			



PROGRESS PLOT DATE: 10-12-2011
 © 2011 Plunkett Rayrich Architects, LLP

C200	Sheet No.:	10137	Drawn By:	AAO	MERITER HOSPITAL - CHILDCARE FACILITY 202 S. PARK STREET MADISON, WI	11000 West Park Place • Milwaukee WI 53224 • Tel 414 259-3350 • Fax 414 356-3070 Intelligent Designs Inspired Results www.prarch.com
	Drawn No.:	101211	Drawn By:	AAO		

7-8



LANDSCAPE PLANT SCHEDULE

Symbol	Botanical Name	Common Name	Size	Plant	Quantity
AG	Asplenium	Asplenium	1-1/2"	BBB	
AP	Asplenium	Asplenium	1-1/2"	BBB	
AV	Asplenium	Asplenium	1-1/2"	BBB	
AV	Asplenium	Asplenium	1-1/2"	BBB	

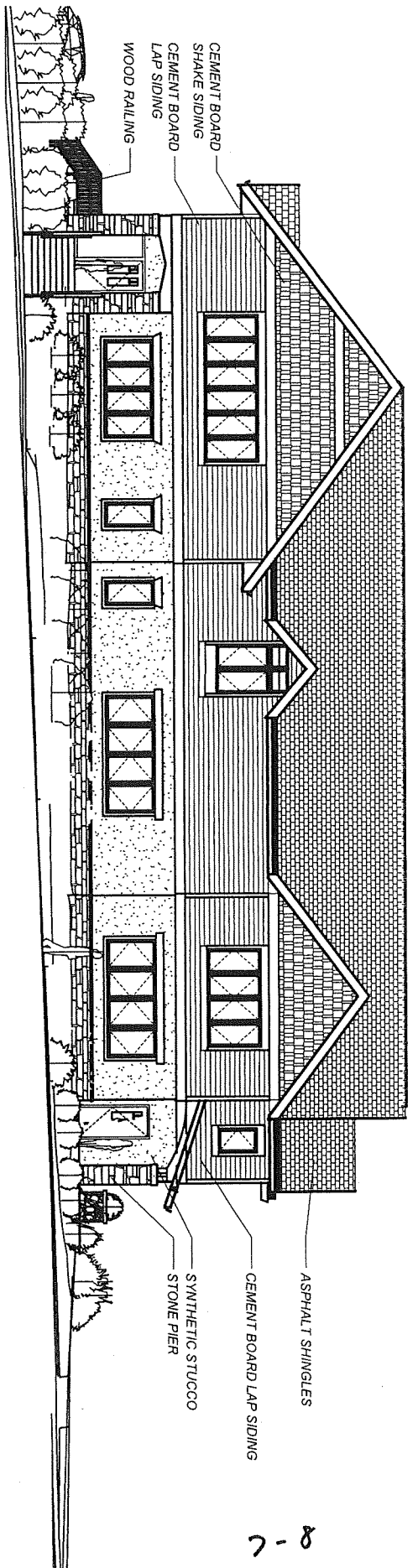
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AV	Asplenium	Asplenium	1-1/2"	BBB	
AV	Asplenium	Asplenium	1-1/2"	BBB	
AV	Asplenium	Asplenium	1-1/2"	BBB	
AV	Asplenium	Asplenium	1-1/2"	BBB	

Symbol	Botanical Name	Common Name	Size	Plant	Quantity
AV	Asplenium	Asplenium	1-1/2"	BBB	
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AV	Asplenium	Asplenium	1-1/2"	BBB	
AV	Asplenium	Asplenium	1-1/2"	BBB	
AV	Asplenium	Asplenium	1-1/2"	BBB	

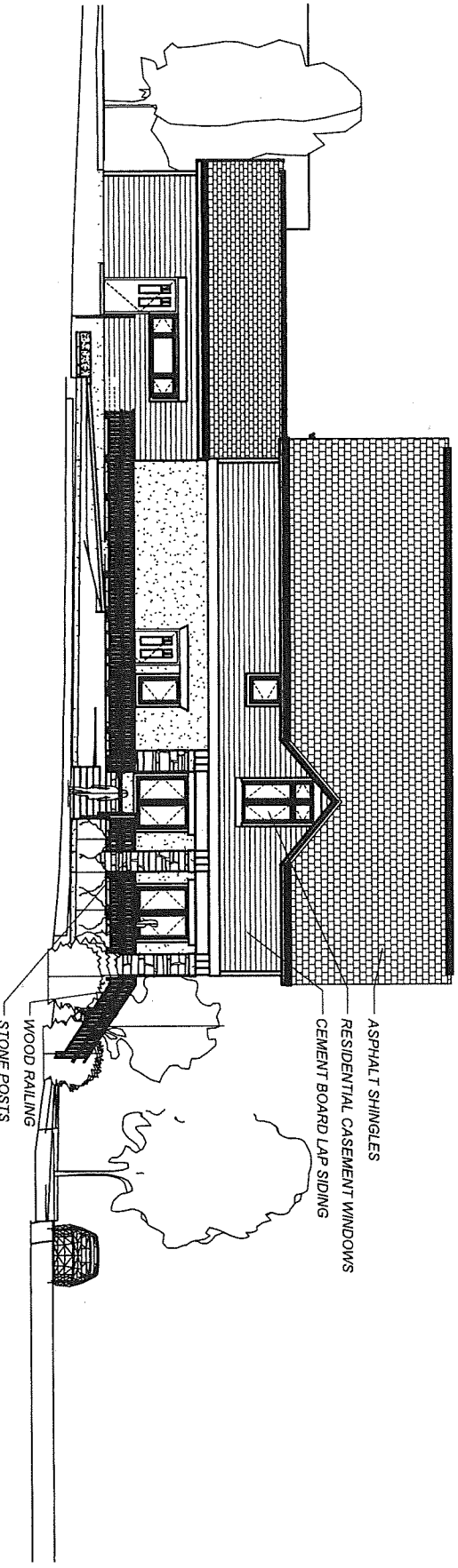
LANDSCAPE PLAN
 SCALE: 1"=10'

PROGRESS PLOT DATE: 10-26-2011
 © 2011 Munkelt Rayrich Architects, LLP

<p>DATE: 10/26/11 DRAWN BY: DSE</p>	<p>MERITER HOSPITAL - CHILDCARE FACILITY 202 S. PARK STREET MADISON, WI</p>	<p>design studio 5155 West Lakeside Street Madison, WI 53719 608.358.6344</p>	<p>11 MERIT Scale No.: L100</p>
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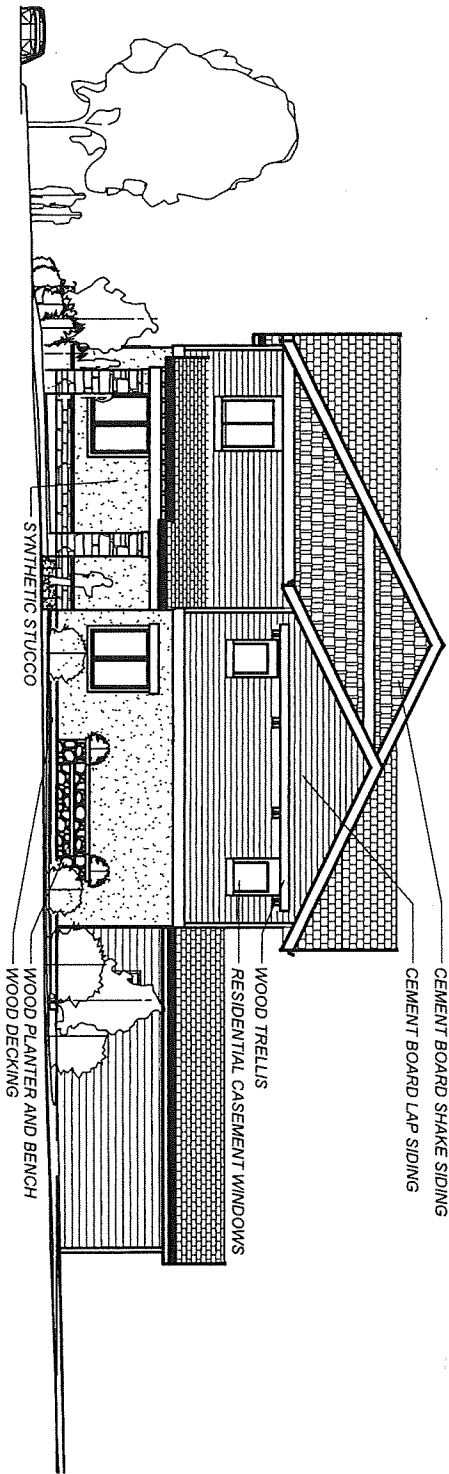
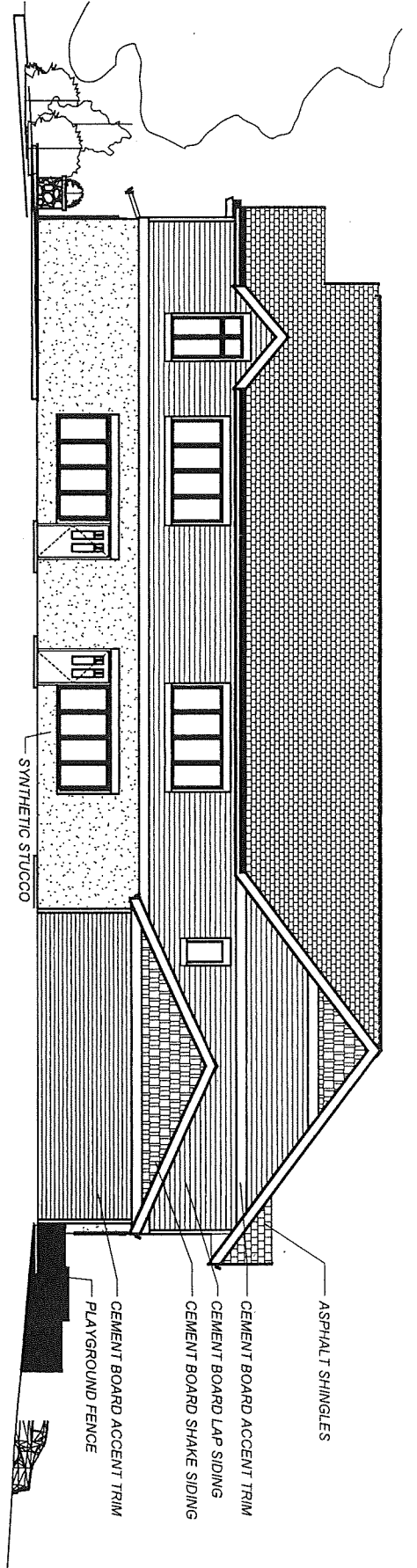
WEST ELEVATION - MILLS STREET ELEVATION



NORTH ELEVATION - ST. JAMES COURT

<p>Punkert Raysich Architects 17000 West Park Place Milwaukee, WI 53224 TEL: 414 339-3070 FAX: 414 339-3070 E-MAIL: info@prach.com Web: http://www.prach.com</p>	<p>Meriter Hospital Childcare Facility Madison, WI</p>	
	<p>DATE: 10/26/11</p>	<p>JOB NUMBER: 10137</p>
<p>DRAWN BY: JM</p>	<p>SHEET NUMBER: XX</p>	

EAST ELEVATION

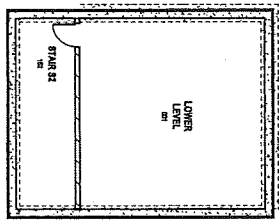


SOUTH ELEVATION - MOUND STREET

 <p>Punkett Raysich Architects 11000 West Park Place Milwaukee, WI 53224 TEL: 414 358-3070 FAX: 414 358-3070 Web: http://www.prsrch.com</p>		<p>Mentzer Hospital Childcare Facility Madison, WI</p>	
DATE	10/26/11	JOB NUMBER	10137
DRAWN BY	JM	SHEET NUMBER	XX

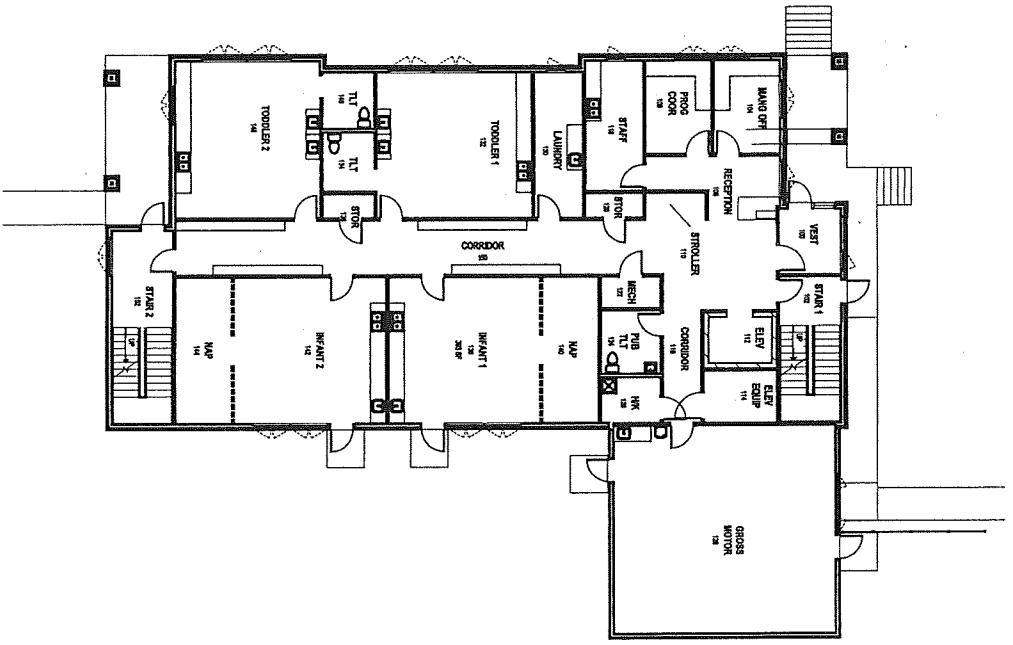
LOWER LEVEL FLOOR PLAN

1/16" = 1'-0"



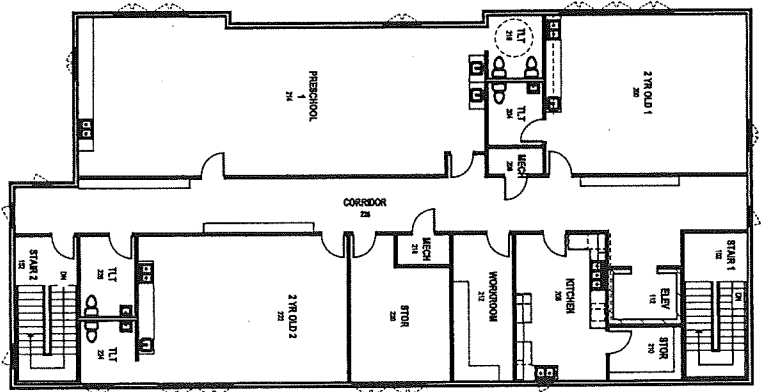
FIRST FLOOR PLAN

1/16" = 1'-0"

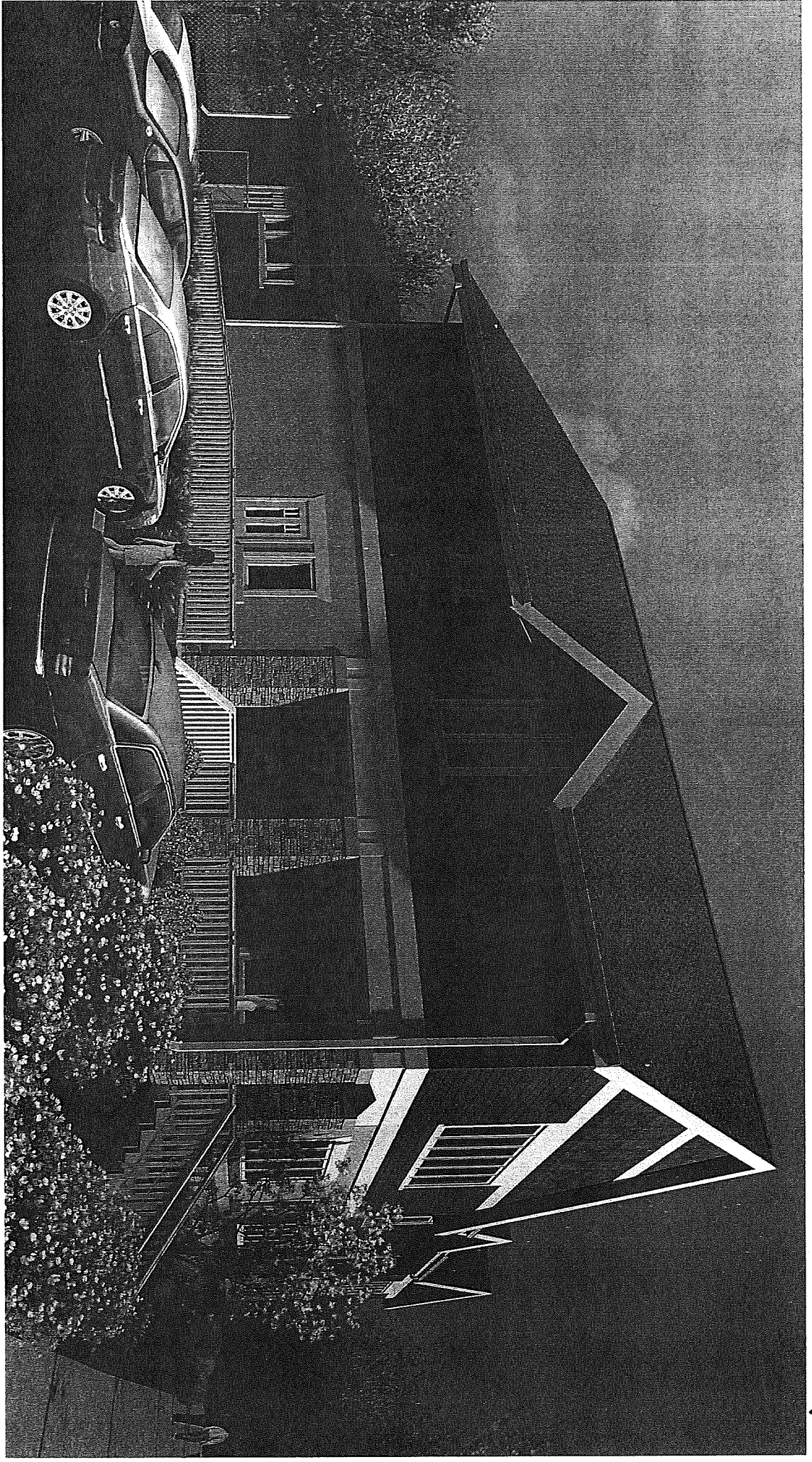


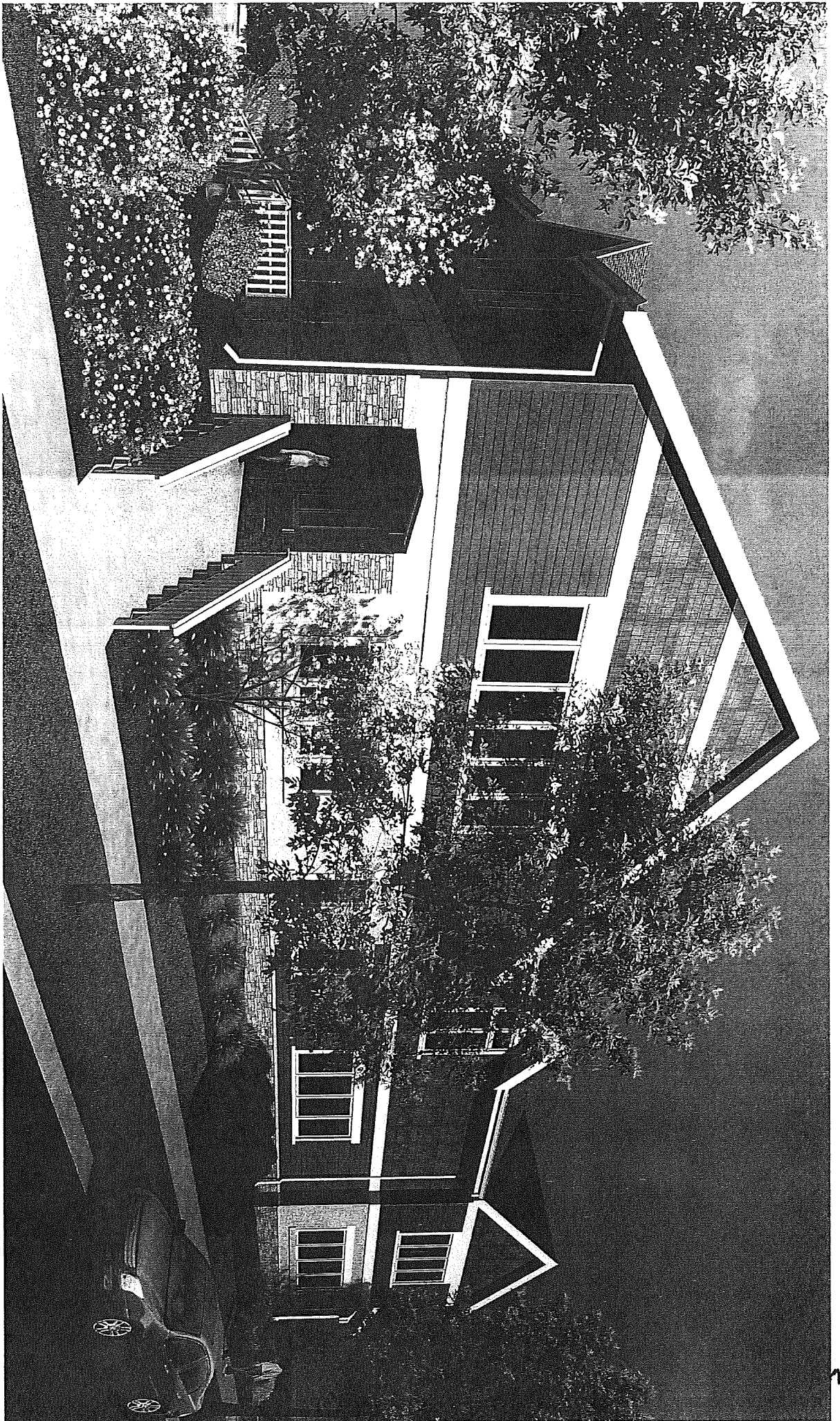
SECOND FLOOR PLAN

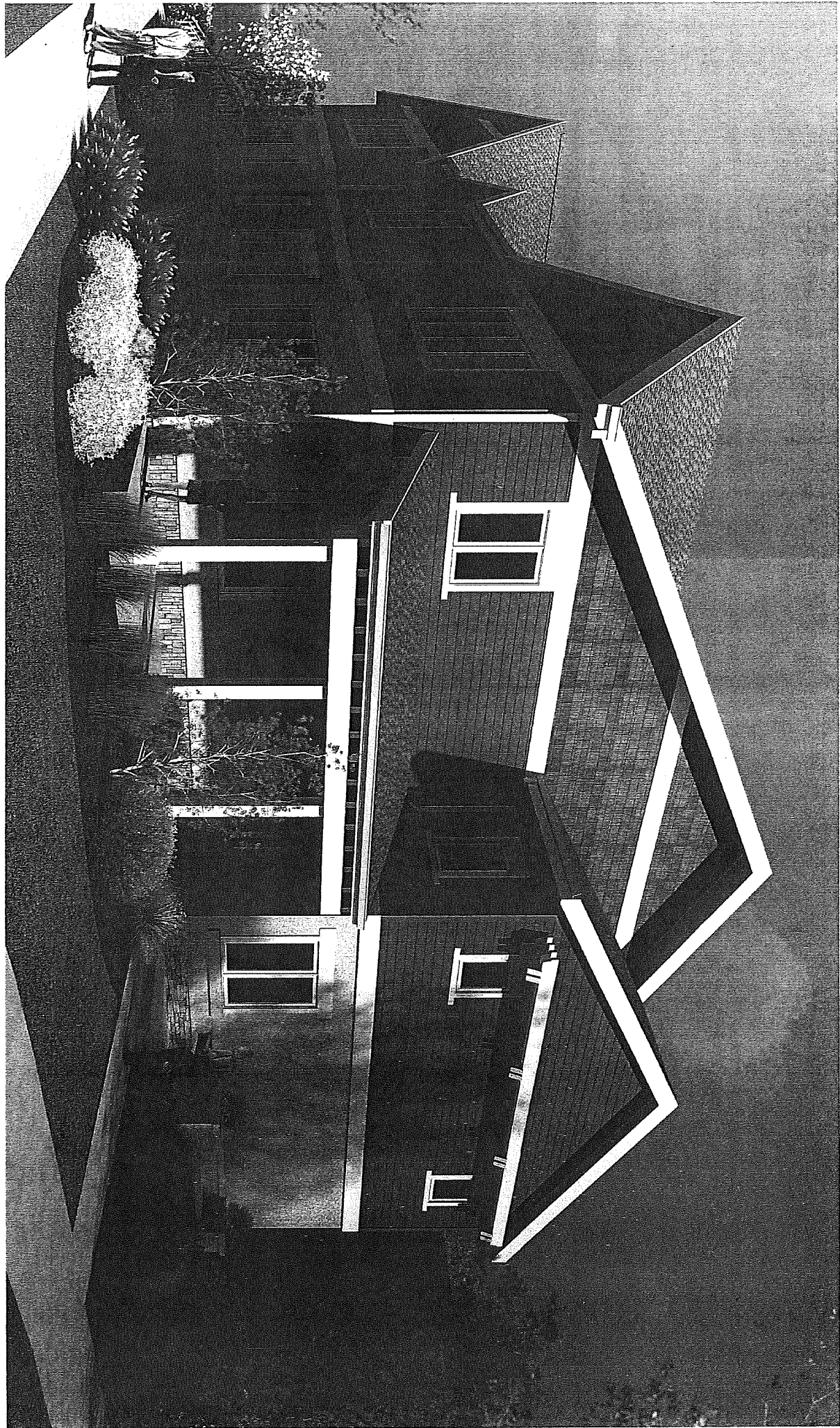
1/16" = 1'-0"



Punkert Rajstich Architects, LLC Plunkert Rajstich Architects 17000 West Park Place Milwaukee, WI 53224 FAX 414 388-3070 414 388-3070 Fax 414 388-3070 Email: info@prajstich.com Web: http://www.prajstich.com		Meriter Hospital Childcare Facility Madison, WI	
DATE	10/12/11	JOB NUMBER	10137
DRAWN BY	JM	SHEET NUMBER	XX







Plan Commission Members
City of Madison
Madison, WI

Re: Meriter Hospital Child Care Facility
PRA Project No. 10137

Copy: Debbie Scherer – Meriter Hospital

PLAN COMMISSION MEMBERS, As a requirement of the approved General Development Plan (GDP) for the Meriter Hospital campus, this letter and supporting photographs are being submitted to document the existing conditions of two older residences that are intended to be demolished. The removal of these now-vacant, multi-tenant properties is proposed to allow the construction of the new consolidated Meriter Child Care facility.

The two properties are known as 113 S. Mills Street and 1022 Mound Street. The attached photos are provided as documentation of the existing condition of these properties. In general the photos indicate the aged condition of the facilities. What the photos do not indicate clearly are the deteriorating foundations, evidence of organic growth in the exterior walls and poor conditions of the general systems in the buildings.

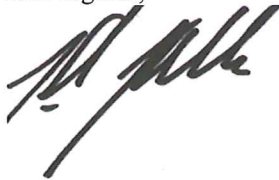
When the project was first discussed with the area's Alder, a visit to the site of these former homes was made. From this initial visual inspection, the Alder was in agreement with the general poor condition of the properties and waived the sixty day review period for consideration for demolition. I was in agreement with this decision as the properties had served out their usefulness as residences and did not represent any major historical or reclamation use.

In order to gain as much value from the demolition of these two properties and to ensure proper project safety, the following steps are being undertaken by the Meriter project team:

- Reclamation of as many interior materials as possible will be completed by Habitat for Humanity ReStore
- The Madison Fire Department may determine the best method to demolish the building as a part of their training exercises
- A Level 1 environmental assessment has been completed, and any materials determined to be hazardous will be abated prior to any action with either property

As a part of Meriter Hospital's request to the City for permission to build a new Child Care Facility, this request to demolish these two properties is being made. Should you have any questions feel free to contact me directly at (608) 240-9900 extension 353.

Best regards,



Kirk Keller, AIA, NCARB
Project Manager