

APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL

AGENDA ITEM # \_\_\_\_\_  
Project # \_\_\_\_\_  
Legistar # 03712

DATE SUBMITTED: <u>10.26.11</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>11.09.11</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 115 MILLS ST. (FORMERLY SUBMITTED AS 113 MILLS ST.)

ALDERMANIC DISTRICT: 13

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:

MERITER HOSPITAL, INC.

202 S. PARK

MADISON, WI 53715-1596

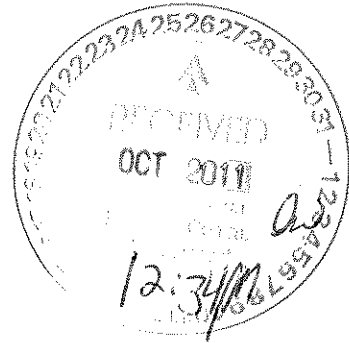
CONTACT PERSON: KIRK KELLER, AIA, NCARB

Address: 2310 CROSSROADS DR. SUITE 2000  
MADISON, WI 53718

Phone: 608.240.9900 X 353

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

E-mail address: kkeller@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.

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:

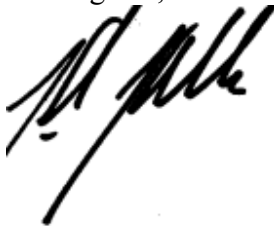
- Notice of intent for demolition was filed electronically for the buildings located at 113 S. Mills Street and 1022 Mound Street.

- 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 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.
- On August 3<sup>rd</sup> the Informational Presentation was made to the Urban Design Commission.
- On August 3<sup>rd</sup> the Plan Commission submittal was made.
- October 19<sup>th</sup> 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 19<sup>th</sup> 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 in a cursive style.

Kirk Keller, AIA, NCARB  
Project Manager

Enclosure

**MONUMENT**

**QUANTITY**

1  2  3  4  Other

**SURVEY**

N/A  Required  Completed

**DECORATION**

S/F  D/F

**VOLTAGE**

120v  277v  Other

**LIGHTING**

Non-Lit  
 Internal / Fluorescent

**INSTALLATION**

Flush mount to wall  
 Between structures  
 Pole mount  
 On brick base

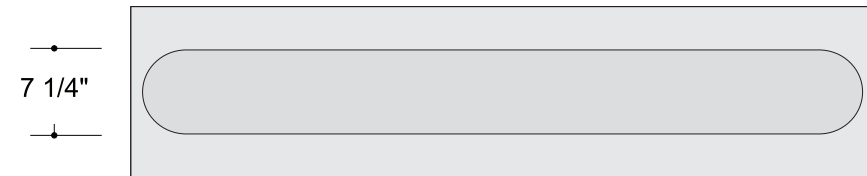
**1** Akzo Nobel Brushed Aluminum

**2** Paint to match 3M 3630-157 Sultan Blue vinyl

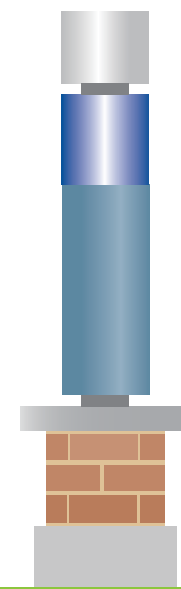
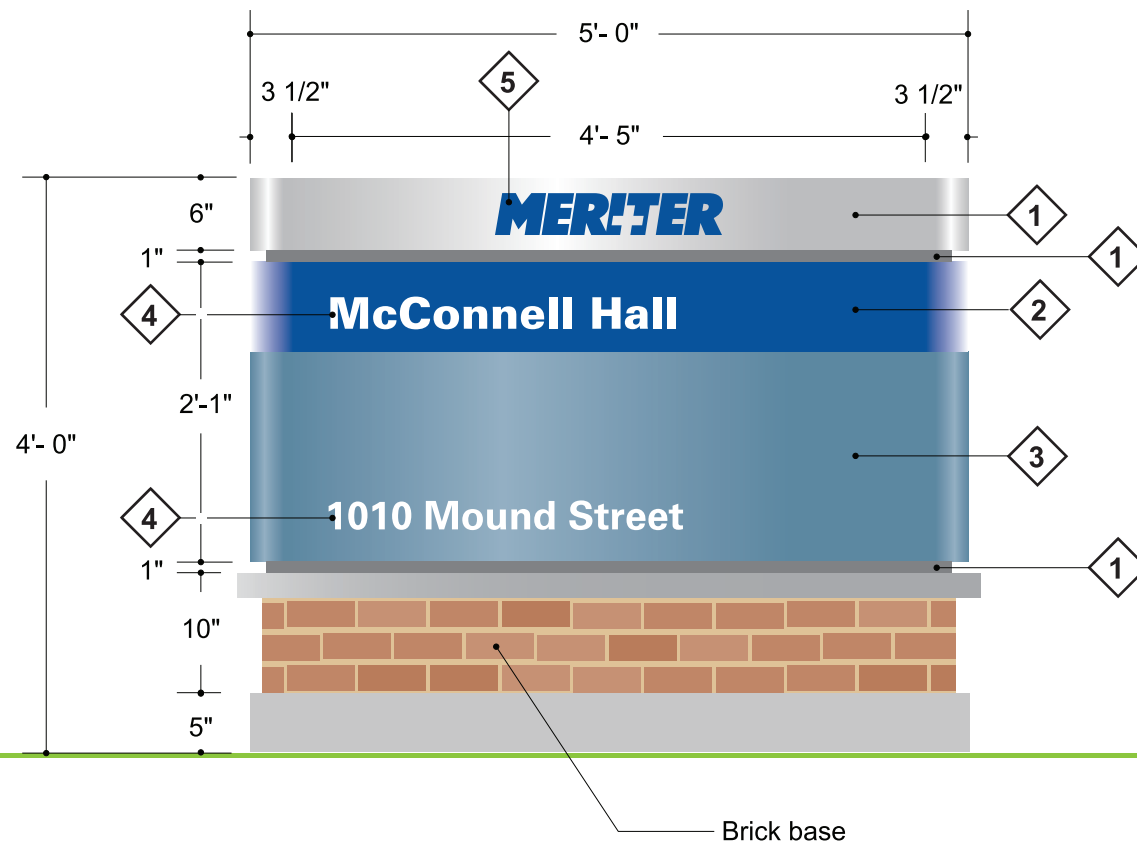
**3** Paint to match PMS 5405 Blue (Satin Finish)

**4** White acrylic push-thru flush

**5** White acrylic push-thru flush with 3M 3630-157 Sultan Blue vinyl on 1st surface



Top View



Side View



**POBLOCKI**  
SIGN COMPANY

414.453.4010 fax: 414.453.3070  
922 S. 70th St., West Allis WI 53214

POBLOCKI.COM

PROJECT:

**Meriter  
Hospital**

202 S. Park St.  
Madison, WI 53715

This document represents only an approximation of material colors specified. Actual product colors may vary from this print or digital image.

CUSTOMER APPROVAL:

AUTHORIZED SIGNATURE

DATE

WORK ORDER NO.

**J52508-0004**

REVISION NO.

03 lbs 07/20/11 delete copy

MISSING INFORMATION

- Color (s)
- Copy
- Accurate size (s)
- Clean artwork
- Other

REPRESENTATIVE

Jim Maertz

DRAWN BY

lbs

DATE

06 / 20 / 11

SCALE

3/4" = 1'-0"

SHEET

20

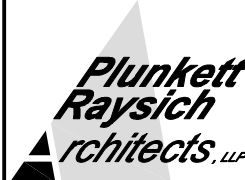
DRAWING NO.

**39307**





○ PHOTO FROM CORNER OF MOUND & MILLS

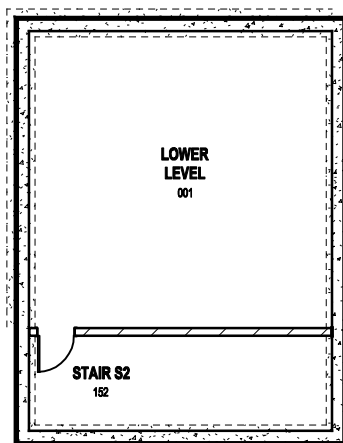
 <b>Plunkett Raysich Architects, LLP</b>	<b>Plunkett Raysich Architects</b> 11000 West Park Place Milwaukee, WI 53224 FAX 414 359-3070 TEL 414 359-3060 Email: pra@prarch.com Web: http://www.prarch.com	Meriter Hospital Childcare Facility Madison, WI		DATE 7/25/11	JOB NUMBER 10137
		DRAWN BY JM	SHEET NUMBER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





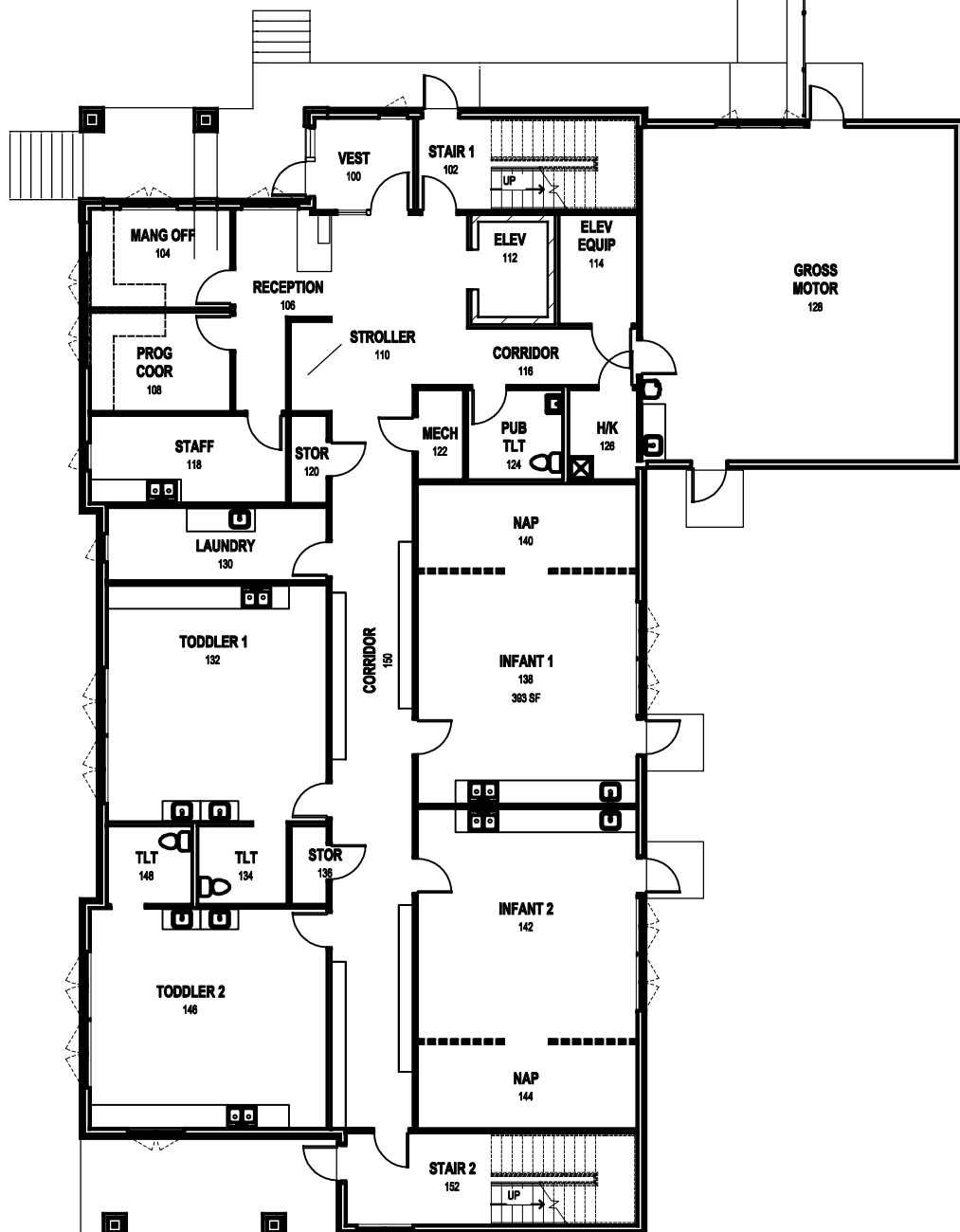






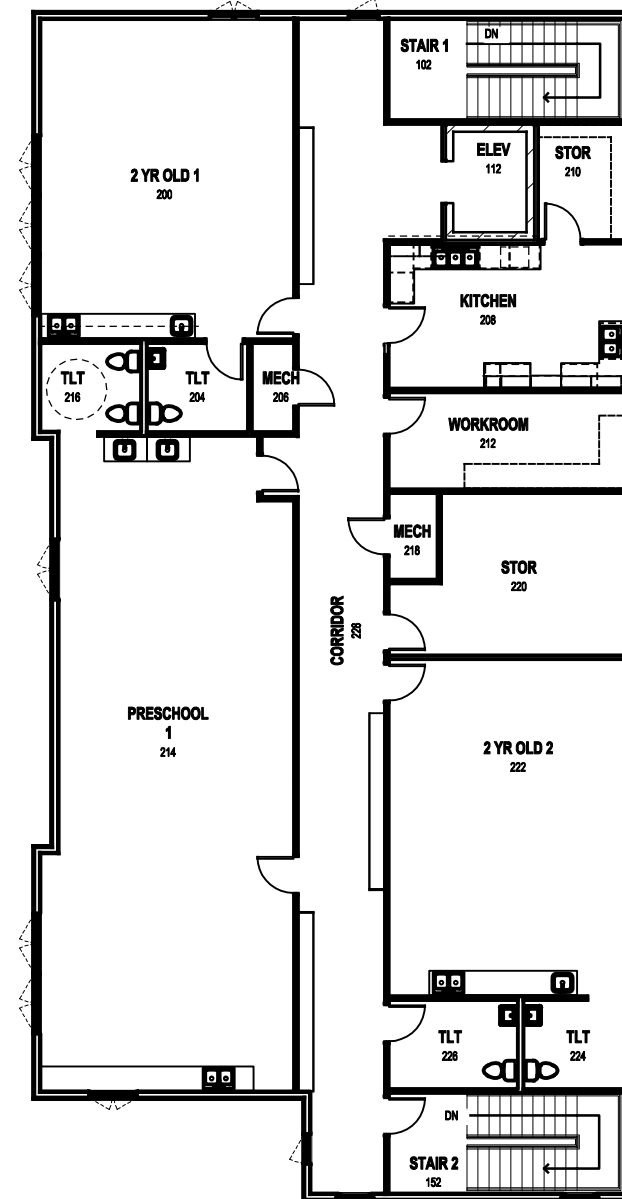
LOWER LEVEL FLOOR PLAN

1/16" = 1'-0"



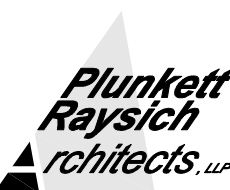
FIRST FLOOR PLAN

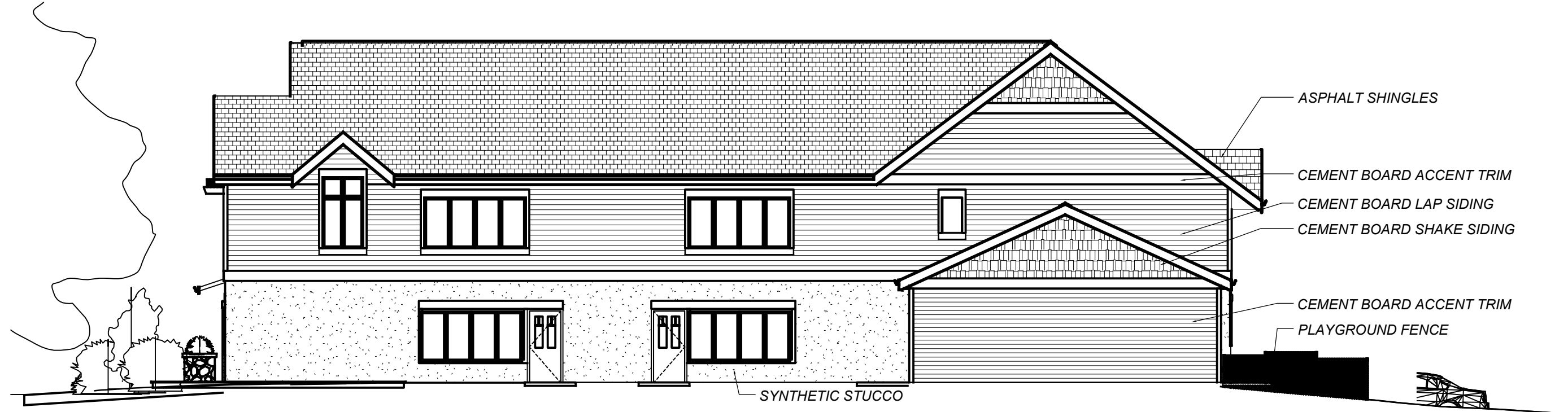
1/16" = 1'-0"



SECOND FLOOR PLAN

1/16" = 1'-0"

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ASPHALT SHINGLES  
 CEMENT BOARD ACCENT TRIM  
 CEMENT BOARD LAP SIDING  
 CEMENT BOARD SHAKE SIDING  
 CEMENT BOARD ACCENT TRIM  
 PLAYGROUND FENCE

SYNTHETIC STUCCO

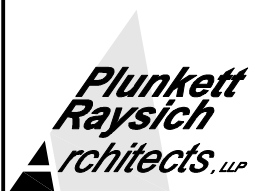

 EAST ELEVATION



CEMENT BOARD SHAKE SIDING  
 CEMENT BOARD LAP SIDING  
 WOOD TRELLIS  
 RESIDENTIAL CASEMENT WINDOWS  
 WOOD PLANTER AND BENCH  
 WOOD DECKING

SYNTHETIC STUCCO


 SOUTH ELEVATION - MOUND STREET

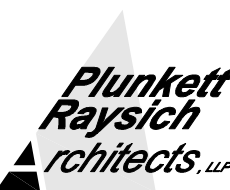
 <b>Plunkett Raysich Architects</b> 11000 West Park Place Milwaukee, WI 53224 FAX 414 359-3070 TEL 414 359-3060 Email: pra@prarch.com Web: http://www.prarch.com	Meriter Hospital Childcare Facility Madison, WI		DATE 10/26/11	JOB NUMBER 10137
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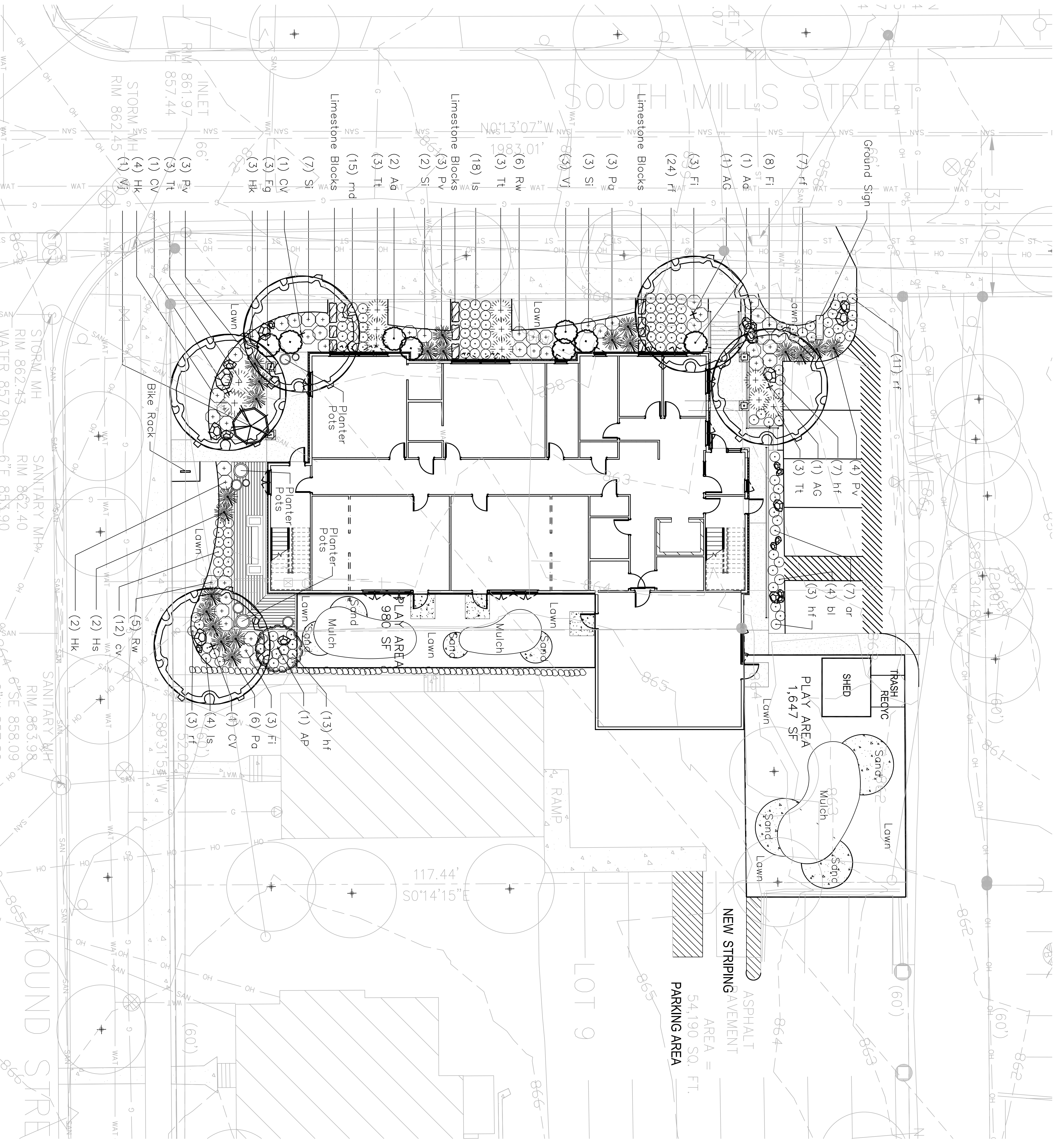


○ WEST ELEVATION - MILLS STREET ELEVATION



○ NORTH ELEVATION - ST. JAMES COURT

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LANDSCAPE PLANT SCHEDULE

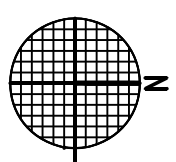
Symbol	Botanical Name	Common Name	Size	Root	Quantity
	DECIDUOUS TREES				
AG	Amencher x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1-3/4"	B&B	
AP	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	6"-8"	dump	
CV	Castopus virdis 'Winter King'	Winter King Hawthorne	2.5"	dump	

Symbol	Botanical Name	Common Name	Size	Root	Quantity
	EVERGREEN TREES/SHRUBS				
Tt	Taxus x media 'Tantoni'	Tantoni'ew	18"-24"	B&B	

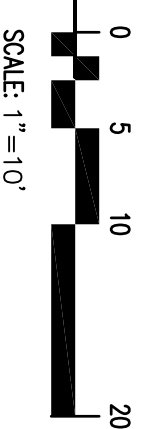
Symbol	Botanical Name	Common Name	Size	Root	Quantity
	DECIDUOUS SHRUBS and GRASSES				
Ag	Aronia obusifolia 'Brilliantissimo'	Brilliant Red Chokeberry	5 Gal.	CG	
Fg	Fothergilla gardenii 'Mount Airy'	Mount Airy Fothergilla	5 Gal.	CG	
Fi	Forsythia x intermedia 'Courtsof'	Cold Tide Forsythia	3 Gal.	CG	
Hk	Hysterium kalmianum 'Knees'	Ames St. Johns Wort	3 Gal.	CG	
Hs	Helleborus viridis 'Sensation'	Blue Oat Grass	3 Gal.	CG	
Pa	Panicum virgetum 'Shenandoah'	Dwarf Fountain Grass	3 Gal.	CG	
Pv	Panicum virgetum 'Shenandoah'	Shenandoah Smith Grass	1 Gal.	CG	
Rw	Rosa 'The Fairy'	The Fairy Rose	2 Gal.	CG	
Si	Stephanandra incisa 'Crispa'	Cut Leaf Stephanandra	2 Gal.	CG	
Vj	Viburnum x juddii	Judd Viburnum	5 Gal.	CG	

Symbol	Botanical Name	Common Name	Size	Root	Quantity
	PERENNIALS				
ar	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	1 Gal.	CG	
bl	Phlox divaricata 'Clouds of Perlume'	Woodland Phlox	1 Gal.	CG	
cf	Colonyrosette x oculifera 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 Gal.	CG	
cv	Coreopsis verticillata 'Zigzag'	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	4"	CG	
rt	Rudbeckia 'Rulinda var. sullivantii Goldsturm Black-Eyed-Sasson'	Black-Eyed-Sasson	4"	CG	

Limestone Boulders 18" - 36"



LANDSCAPE PLAN

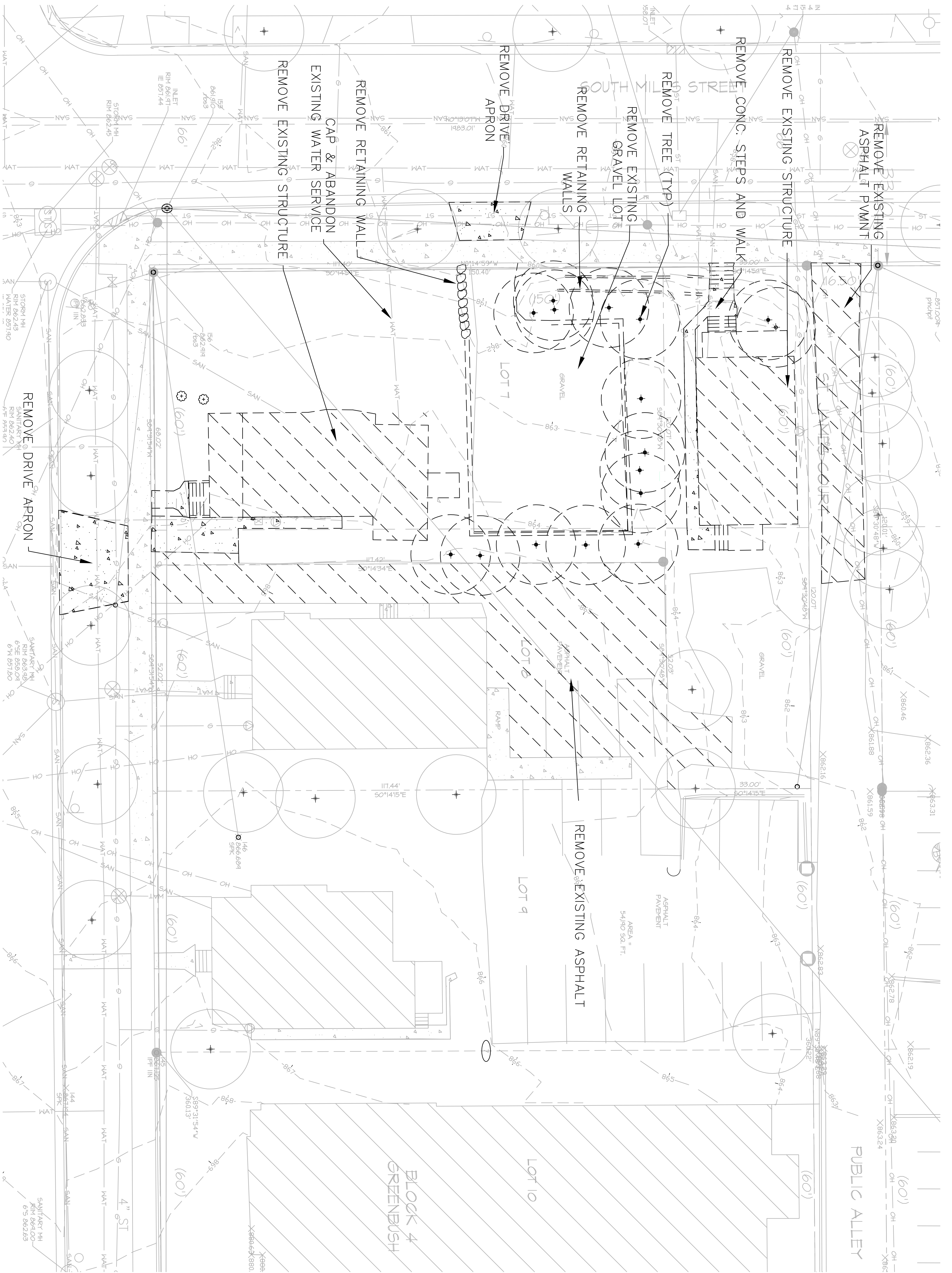


PROGRESS PLOT DATE: 10-26-2011

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<p><b>L100</b></p>	<p>11_MER-01 Sheet No.:</p>	<p>Job No.:</p>	<p>Date: 10/26/11</p>	<p>Drawn By: DSE</p>	<p><b>MERITER HOSPITAL - CHILDCARE FACILITY</b>                  202 S. PARK STREET                  MADISON, WI</p>	<p><b>etc</b> design studio 330 West Lakeside Street Madison, WI 53715 608.358.6344</p>	<p><b>plunkett raysich architects</b> 11000 West Park Place • Milwaukee WI 53224 • Tel 414 359-3060 • Fax 414 359-3070  <b>intelligent Designs</b>   <b>inspired Results</b>                  www.prarch.com</p>
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DEMOLITION PLAN  
 1" = 10'-0"

PROGRESS PLOT DATE: 1-20-2011  
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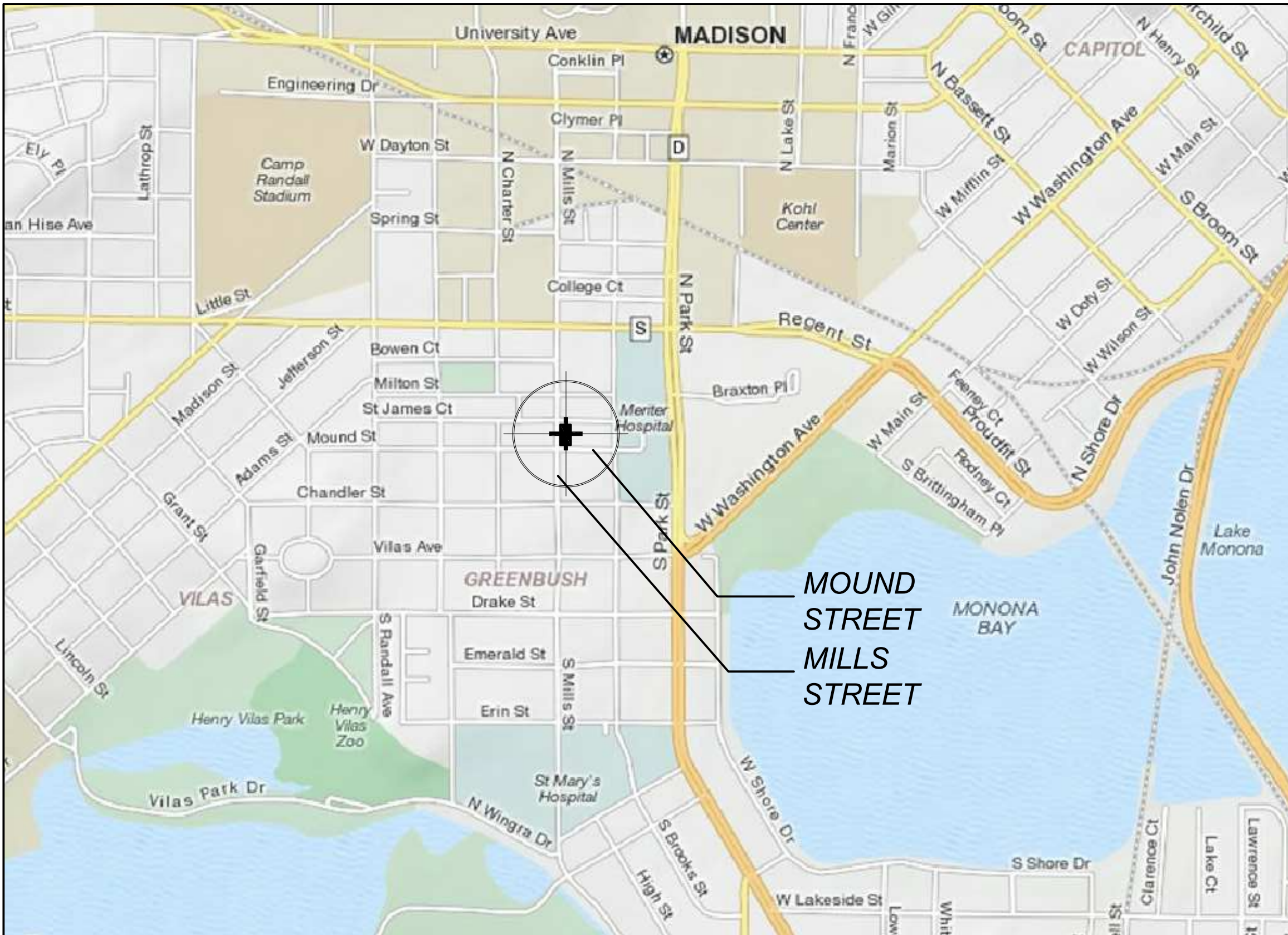
C100	10137	Job No.:	Date:	Drawn By:
			3/31/11	

**MERITER HOSPITAL - CHILDCARE FACILITY**  
 202 S. PARK STREET  
 MADISON, WI

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## INDEX

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- 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 10/12/11	JOB NUMBER 10137
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