

Parks, Timothy

From: John Perkins [john@cs.wisc.edu]
Sent: Tuesday, July 10, 2012 8:52 PM
To: Parks, Timothy
Cc: dscherer@meriter.com; Caitlin Seifert; John Perkins
Subject: Comments regarding the proposed Meriter daycare center construction plans

The Greenbush Neighborhood Council met last night and discussed, among other things, Meriter's revised plans for a daycare center 201-205 S. Mills St.

The Neighborhood Council, as well as the standing Meriter relations committee within the Greenbush Neighborhood Association would like to go on record as having no objections to the project at the revised location.

Sincerely,
John Perkins
GNA Secretary and chair of GNA Meriter relations committee

cc: Caitlin Seifert, president of GNA
Debbie Scherer, Facilities Management at Meriter

Regarding: 201 Mound Street – New Meriter Hospital Day Care facility adjacent to designated Madison Landmark, Longfellow School. 13th Ald Dist.
Contact: Kirk Keller, Plunkett Raysich Architects, LLP (Legistar #26724)

Date: June 25, 2012
Prepared By: Amy Scanlon, Preservation Planner

General Information:

The Applicant is proposing to construct a new building adjacent to the Longfellow School, a designated landmark.

Applicable Landmarks Ordinance sections:

The Landmarks Ordinance does not address development adjacent to Landmarks. The Zoning Code section states:

28.04(3) Scope of Regulations

- (n) Any development on a zoning lot adjoining a landmark or landmark site for which Plan Commission or Urban Design Commission review is required shall be reviewed by the Landmark Commission to determine whether the proposed development is so large or visually intrusive as to adversely affect the historic character and integrity of the adjoining landmark or landmark site. Landmark Commission review shall be advisory to the Plan Commission and the Urban Design Commission.
(Cr. By Ord. 11,648, 8-20 & 8-26-96)
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Staff comments and recommendation:

Staff recommends that the Landmarks Commission advise the Plan Commission and Urban Design Commission that the Landmarks Commission finds that the current design of the new development does not adversely affect the adjacent landmark due to its residential design elements and overall scale which relates to the historic context of the landmark.

AGENDA #6

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION	PRESENTED: June 25, 2012
TITLE: 201 Mound Street – New Meriter Hospital Day Care facility adjacent to a designated Madison Landmark, Longfellow School. 13 th Ald. District. Contact: Kirk Keller, Plunkett Raysich Architects, LLP (26724)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Amy Scanlon, Secretary	ADOPTED: POF:
DATED: June 25, 2012	ID NUMBER:

Members present were: Stu Levitan, Chair; Vice Chair; Christina Slattery, David McLean, Marsha Rummel, Robin Taylor and Michael Rosenblum. Gehrig excused.

SUMMARY:

Kirk Keller, Plunkett Raysich Architects, representing Meriter Hospital, Inc., registered in support, wishing to speak, and available to answer questions. Mr. Keller provided a brief description of the proposed project. Mr. Keller explained that the proposed building retains the residential character of the neighborhood context. He explained that he brought renderings that are more developed than the drawings included in the packets.

Rummel requested clarification with site plan. Mr. Keller provided clarification and explained additional site characteristics.

ACTION:

A motion was made by Rummel, seconded by Rosenblum, to advise the Plan Commission/Urban Design Commission that the design does not adversely affect the adjacent landmark.

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** July 25, 2012

TITLE: 201 South Mills Street – Demolition of
Two Residential Buildings for a PUD-SIP
for Meriter Hospital Child Care Facility.
13th Ald. Dist. (27135)

REFERRED:
REREFERRED:
REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary **ADOPTED:** **POF:**

DATED: July 25, 2012 **ID NUMBER:**

Members present were: Richard Wagner, Chair; Marsha Rummel, Henry Lufler, Richard Slayton, Cliff Goodhart and Tom DeChant.

*Due to a computer hard drive failure relative to recording of the meeting; this is a brief summary of the review by the Urban Design Commission.

SUMMARY:

At its meeting of July 25, 2012, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD-SIP located at 201 South Mills Street. Appearing on behalf of the project were Deborah Scherer, Garret Perry, Kevin Snitchler, representing Meriter Hospital; and Kirk Keller, representing Plunkett Raysich Architects.

Comments and concerns from the Commission were as follows:

- The signage associated with this project can be approved by staff if consistent with the Meriter Campus sign standards within the existing PUD-SIP.
- The veneer stone should be utilized for both the project and the existing retaining wall.
- Suggest miniature Lilac as an alternative to Cut Leaf Stephanandra.
- Struggling with bridge design; should be designed to have accessibility on two levels.
- Make children's way to playground more comfortable.
- Resolve concern with secure access versus non-secure access at rear with bridge and Mound Street entry.
- Create more balance on the north elevation with the center gable element as well as window patterning.
- Lower windows on side addition (west elevation) and match roof slope treatments consistently around the building; provide consistent muntin treatment, especially on upper windows.
- Provide bridge details that address concerns for Plan Commission consideration.
- Green-up kid's cattle run; enhance and widen.
- Take off painted end islands to add width to kid's cattle run with consideration for "Hollyhock" plantings to add color in addition to vining.

- The applicant should study the detailing of the historic style which is being emulated and execute in modern construction. It appears Arts & Crafts is the heaviest reference, these comments are based on that style.
- Regarding the view from the northwest, a dominant gable needs to be established. If this is the long gable, the secondary gable on the north, shown in the northwest perspective, should not spring from the corner, but allow the dominant gable to return the corner.
- The 'eyebrown' type dormer detailing needs to be resolved.
- The porch should have a fourth column against the side wall. The porch dentals are too small of a scale, study four larger brackets at each column.
- The overhang of the stair tower should project beyond or equal to the pergola. Study window pattern in the stair to create a larger read with a continuous sill trim.
- Each smaller portion of the building should read as its own composition to break down the scale of the building to pedestrian scale.
- Fascia and trim termination at the corners require resolution, and the relationship to downspouts/gutters. Square corners would strengthen the roofline.
- The pergola relationship to the concrete wall should be studied to give the pergola enough breathing room.
- Metal railing and fences require detail.
- Study the use of wider trim between some windows to create a second dialog in the windows.
- Reduce the effect of the cattle run. Capture the corner of the parking lot not used for parking as playground space.
- The enclosed connection seems uncomfortable, study an open porch.
- Study the circulation pattern into the building from the upper parking lot separate from the cattle run.
- Do the children need to exit the second floor at the double loaded condition or can that access create a bridge over the ravine and use the ravine to create a walk as a design feature?

ACTION:

On a motion by Rummel, seconded by Lufler, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-0). The motion required address of the above stated comments with staff approval.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 6, 7, 7 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 201 South Mills Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	6	7		8			
	6	6	6			6	5	6
	7	7	7	7			7	7
	7	7	7	7		7	8	7
								7

General Comments:

- Flipping location makes a lot of sense to better utilize existing parking lot and leave other/previous site for more intensive use. Attractive building.
- Great improvement for this corner site.