



# Letter of Intent

To: City of Madison Planning/Zoning & Urban Design Commission  
From: Kevin Yeska, JSD Professional Services, Inc.  
Re: UnityPoint Health – Meriter CAP Center Exterior Space Improvements  
JSD Project #: 24-14067  
Date: October 7, 2024  
cc: Jenny Nelson, Meriter

---

On behalf of UnityPoint Health – Meriter, JSD Professional Services, Inc. is submitting a Land Use - Conditional Use application and UDC Initial-Final application for review and consideration for **exterior space improvements** at the existing **UnityPoint Health - Meriter - Child & Adolescent Psychiatry** facility located at 8198 McKee Road Unit SL, Madison, WI.

## Background

UnityPoint Health – Meriter - Child & Adolescent Psychiatry (CAP) offers community-based inpatient and outpatient psychiatric programs for children and adolescents in South Central Wisconsin. Children & adolescents can experience mental health challenges that impact their lives and the lives of those who support them. These challenges may require the help of mental health professionals. CAP provides sensitive, responsive and innovative treatment for youth experiencing mental health challenges.

The Child and Adolescent Psychiatry program treats patients affected by a variety of psychiatric illnesses; common patient concerns include: depressive disorders, bipolar disorders (manic-depressive illness), social withdrawal, self-harming behaviors, attention and concentration difficulties, phobias and other anxiety disorders, thought disorders and more.

Based on evaluation results, CAP's hospital staff work with the patient's psychiatrist and family to develop an individualized treatment plan. Treatment ranges from intensive one-on-one counseling to group activities. Typical treatment activities include:

- One-on-one support and counseling
- Crisis intervention with a focus on recovery
- Problem-solving
- Training in assertive communication
- Social skills enhancement, focused on managing emotions and developing mindfulness
- Educational programs
- Dialectical Behavior Therapy (DBT)
- Occupational therapy
- Exercise and movement activities
- Individual tutoring
- Family sessions
- Parent education and support sessions

### **CAP Facility Hours of Operation**

- Monday:12:00 AM - 11:59 PM
- Tuesday:12:00 AM - 11:59 PM
- Wednesday:12:00 AM - 11:59 PM
- Thursday:12:00 AM - 11:59 PM
- Friday:12:00 AM - 11:59 PM
- Saturday:12:00 AM - 11:59 PM
- Sunday:12:00 AM - 11:59 PM

### **Proposed Improvements**

CAP is located on approximately 57-acres and houses several exterior program elements for both inpatient and outpatient therapy. These features are contained on the north side of the building within an enclosed/secure space. Program elements include gardens, basketball courts, a small running track/play field, shade structures, water features and inspiration for children and adolescents in recovery.

This proposal will expand CAP's outdoor amenities for outpatient therapy, while building upon the existing program elements. To the east of the facility, approximately 2-acres of open space are intended to be transformed for growth, development and recovery of outpatients children and adolescents. The existing space includes a simple gazebo, basketball hoop, council ring, fire lane and garden shed. The UnityPoint – Meriter organization, staff, and supporters wish to convert this area into a dynamic space for refuge, education and activity! The proposal will preserve the existing gazebo, while adding the following program elements:

- Screened gazebo
- Labyrinth
- Acrylic color coat asphalt sport courts and games
  - o basketball hoop and removal bocce nets to maintain fire access
- Walking paths
  - o Both concrete and limestone screened paths
- Extensive plantings beds
- Dry riverbed swale
- Ten (10) raised planter boxes for gardening
- Shade sails overtop of the existing adirondack chair council ring
- Staff/Patient patio adjacent to CAP facility
- Improved bio-retention basin plantings to diversify species and beautify the space
- Garden shed and vegetable garden
- Bench seating opportunities

CAP wishes to construct said improvements in Spring of 2025 with completion by October of 2025. The project may move ahead in phases depending upon donations received leading up to Spring, 2025.

We thank you for your time and consideration. Please don't hesitate to contact our team should you have questions.