



Project Address: 1018 Mound Street
Application Type: Demolition Permit and PD-SIP Alteration
Legistar File ID # [29872](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant & Property Owner: Gerard Rabas, Meriter Hospital, Inc.; 202 S. Park Street; Madison.

Contact Person: Bill Suick, D’Onofrio Kottke and Associates, Inc.; 7530 Westward Way; Madison.

Requested Action: Approval of a demolition permit and alteration to an approved Planned Development-Specific Implementation Plan to allow a two-family residence to be demolished and a playground for a nearby daycare to be constructed at 1018 Mound Street.

Proposal Summary: Meriter Hospital wishes to demolish the existing 2.5-story, two-family residence to allow construction of a playground and open space for a new hospital daycare facility currently under construction to the south of the site at 1021 Mound Street at the southeastern corner of S. Mills Street. The applicant wishes to proceed as soon as all regulatory approvals have been granted, with completion scheduled for August 2013.

Applicable Regulations & Standards: Section 28.185 of the Zoning Code provides the process and standards for the approval of demolition and removal permits. Section 28.098(6) states that “No alteration of a Planned Development District shall be permitted unless approved by the Plan Commission, provided however, the Zoning Administrator may issue permits for minor alterations that are approved by the Director of Planning and Community and Economic Development and are consistent with the concept approved by the Common Council.” The Plan Commission shall use the review standards in Section 28.098(2) to review this request.

Review Required By: Plan Commission.

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit and alteration to an approved Planned Development-Specific Implementation Plan to allow the existing two-family residence to be demolished and a playground to be constructed at 1018 Mound Street, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 4 of this report.

Background Information

Parcel Location: The subject site is a 9,000 square-foot (0.2-acre) parcel located on the north side of Mound Street, approximately 150 feet east of S. Mills Street; Aldermanic District 13 (Ellingson); Madison Metropolitan School District.

Existing Conditions and Land Use: Two-family residence and surface parking, zoned PD (Planned Development) District.

Surrounding Land Use and Zoning:

North: College Station Apartments, zoned PD (Planned Development) District;

South: Longfellow School (Meriter Hospital administrative uses, a staff daycare and staff gym), zoned PD;

East: McConnell Hall (Meriter Hospital administrative uses, Bolz Auditorium), zoned PD;

West: Two- and three-family residences and Meriter Hospital staff daycare, zoned PD.

Adopted Land Use Plan: The subject site is located on the boundary between an area recommended in the Comprehensive Plan for Low-Density Residential uses that includes most of the Greenbush and Vilas neighborhoods, and an area for Employment uses that encompasses Meriter Hospital, the Davis Duehr Dean Eye Clinic, and the UW Health facility at 1 S. Park Street.

The subject site is also located within the boundaries of the Greenbush Neighborhood Plan, which includes a similar residential/ employment boundary as the one included in the Comprehensive Plan, except that the residential land use recommendation calls for medium-density residential between 16 and 25 units an acre.

Zoning Summary: The property is zoned PD. The PD-SIP alteration will be reviewed in the following sections.

Other Critical Zoning Items	
Yes:	Urban Design (PD District – Final plans to be reviewed by staff), Barrier Free, Utility Easements
No:	Wellhead Protection, Floodplain, Landmarks, Waterfront Development
<i>Prepared by: Pat Anderson, Asst. Zoning Administrator</i>	

Environmental Corridor Status: The property is not located within a mapped environmental corridor (Map D8).

Public Utilities and Services: The site is served by a full range of urban services.

Previous Approvals

On May 5, 2009, the Common Council approved a request to rezone the 13.2-acre Meriter Hospital campus generally addressed as 202 S. Park Street and generally bounded by Milton Street on the north, S. Mills Street on the west, Chandler Street on the south and S. Park Street on the east from R4 and R6 (General Residence Districts) and C2 (General Commercial District) to Planned Unit Development-General Development Plan-Specific Implementation Plan (PUD-GDP-SIP) to establish a 10-year master general development plan for the campus and a specific implementation plan to recognize existing uses and approve two small projects within the campus area, subject to conditions.

Approval of the 2009 PUD-GDP-SIP granted no specific authority to demolish or remove any principal structures contained in the planned unit development. However, the general intent to demolish certain structures was recognized as part of the approval of the general development plan, with a condition that specific approval to demolish structures would be granted as part of the review of amended specific implementation plans using the standards for approval of demolition permits in the Zoning Code.

Project Description

The applicant is requesting approval to demolish the existing 2.5-story, two-family residence, which was constructed in 1909 according to City records. The residence is clad in aluminum siding and includes a front

porch extending across the first floor facing Mound Street. The rear yard of the building is improved as a surface parking lot that extends north to the edge of the subject property adjacent to St. James Court, and east-west public alley that runs across the block bounded by Mound, S. Brooks, Milton and S. Mills streets. In general, St. James Court is lined with a series of surface parking areas for the residential and institutional uses owned by Meriter on this block.

Following demolition, the portion of the property occupied by the two-family residence will be improved as a temporary playground for a Meriter daycare facility currently being constructed across Mound Street from the site at the southeastern corner of S. Mills and Mound streets (1021 Mound Street). One of the playgrounds for the new daycare facility was approved on the adjacent Longfellow School property at 210 S. Brooks Street, which is owned by Meriter Hospital and is used for administrative offices and a staff daycare. A proposal was recently submitted to amend the Meriter Hospital Planned Development District general development plan and approve a specific implementation plan to renovate the locally designated landmark school building into 40 apartments and construct a new 88-unit apartment building along its western wall. That request is scheduled to be considered by the Plan Commission on July 8, 2013. If the proposed residential redevelopment of the Longfellow School site is approved, construction of the new apartment building will temporarily prevent construction of the daycare playground, hence the need to relocate it to the subject site on the north side of Mound Street. Once the apartment project is completed, the playground will be constructed in its approved permanent location adjacent to the daycare and the temporary playground will be removed and that portion of the subject site will be left as landscaped open space.

Analysis and Conclusion

The building to be demolished with this request was identified for removal as part of the Meriter Hospital Planned [Unit] Development-General Development Plan (PD-GDP) approved in 2009, which anticipated that most of the woodframe buildings along the east side of S. Mills Street and in the 1000-block of Mound Street would be demolished in order for the development anticipated in the master plan to be implemented. The subject property is located on the "McConnell Block" in the 2009 PD-GDP, which called for the demolition of all of the Meriter-owned buildings on the block including the subject residence and adjacent McConnell Hall. Following demolition of McConnell Hall, the PD called for the development of a multi-story combination parking structure and office building along the north side of Mound Street east of a predominantly residential neighborhood transition zone called for along the east side of S. Mills Street. Excerpts of the 2009 PD-GDP are included for reference (see references to "Project 9", "District Three", and "McConnell Hall/ Block"). Parks and playgrounds are accessory uses in the zoning text for the McConnell Block (page 86 of attached excerpts).

Staff did not conduct an inspection of the interior of the existing building but has observed them from the public street and believes that it is in average to below-average condition commensurate with its age and primary use during the last few decades as student-oriented rental apartments. Photos of the interior and exterior of the residence are included in the Plan Commission materials for this application. The City's preservation planner, Amy Scanlon, reviewed the application and expressed no concerns about the proposed demolition.

In closing, Planning staff believes that the proposed use of as a temporary playground for the nearby daycare and the longer-term interim use of the subject site as landscaped open space pending redevelopment of McConnell Hall can meet the demolition permit and Planned Development district standards.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit and alteration to an approved Planned Development-Specific Implementation Plan to allow the existing two-family residence to be demolished and a playground to be constructed at 1018 Mound Street, subject to input at the public hearing and the following conditions:

The following conditions of approval have been submitted by reviewing agencies:

Major/Non-Standard Conditions are Shaded

City Engineering Division (Contact Janet Dailey, 261-9688)

1. Informational note: Meriter Hospital has requested that the City vacate the adjacent public alley (St. James Court) to accommodate a redevelopment plan proposal. City Engineering staff will prepare a resolution accordingly for introduction to the Common Council.
2. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the City Engineering Division. (Lori Zenchenko) lzenchenko@cityofmadison.com. The digital copies shall be drawn to scale and represent final construction including: building footprints, internal walkway areas, internal site parking areas, lot lines/ numbers/ dimensions, street names, and other miscellaneous impervious areas. All other levels (contours, elevations, etc) are not to be included with this file submittal. E-mail file transmissions are preferred. The digital CAD file shall be to scale and represent final construction. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format. Please include the site address in this transmittal.
3. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
4. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
5. Prior to final approval of the demolition permit, the owner shall obtain a permit to plug each existing sanitary sewer and/ or storm sewer lateral that serves a building that is proposed for demolition. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing lateral that serves a building which is proposed for demolition. For each lateral to be plugged, the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. Note: New plugging procedures and permit fees are in effect as of January 1, 2013.

Traffic Engineering Division (Contact Eric Halvorson, 266-6527)

6. When the applicant shall submit plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing and proposed property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, semitrailer movements and vehicle routes, dimensions of radii, aisles, driveways, stalls including the 2 feet overhang, and a scaled drawing at 1" = 20'. Contact City Traffic Engineering if you have questions.
7. The developer shall post a deposit and reimburse the City for all costs associated with any modifications to traffic signals, street lighting, signing and pavement marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
8. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Zoning Administrator (Contact Pat Anderson, 266-5978)

9. Provide a reuse/recycling plan, to be reviewed and approved by the City's Recycling Coordinator, George Dreckmann, prior to a demolition permit being issued. Section 28.185(7)(a)5. of the Zoning Ordinance requires the submittal of documentation demonstrating compliance with the approved reuse and recycling plan. Please note, the owner must submit documentation of recycling and reuse within 60 days of completion of demolition.
10. Exterior lighting provided shall be in accordance with MGO Section 10.085. Provide an exterior lighting plan and fixture cut sheets with the final plan submittal.
11. Provide a detailed landscape plan that complies with the provisions of Section 28.142 of the Zoning Code.

Fire Department (Contact Bill Sullivan, 261-9658)

12. Note: Please consider allowing the Madison Fire Department to conduct training sequences on this site prior to demolition. Contact the MFD Training Division at 246-4587 to discuss this possibility.

Water Utility (Contact Dennis Cawley, 261-9243)

13. The Madison Water Utility shall be notified to remove the water meter prior to demolition. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Parks Division (Contact Kay Rutledge, 266-4714)

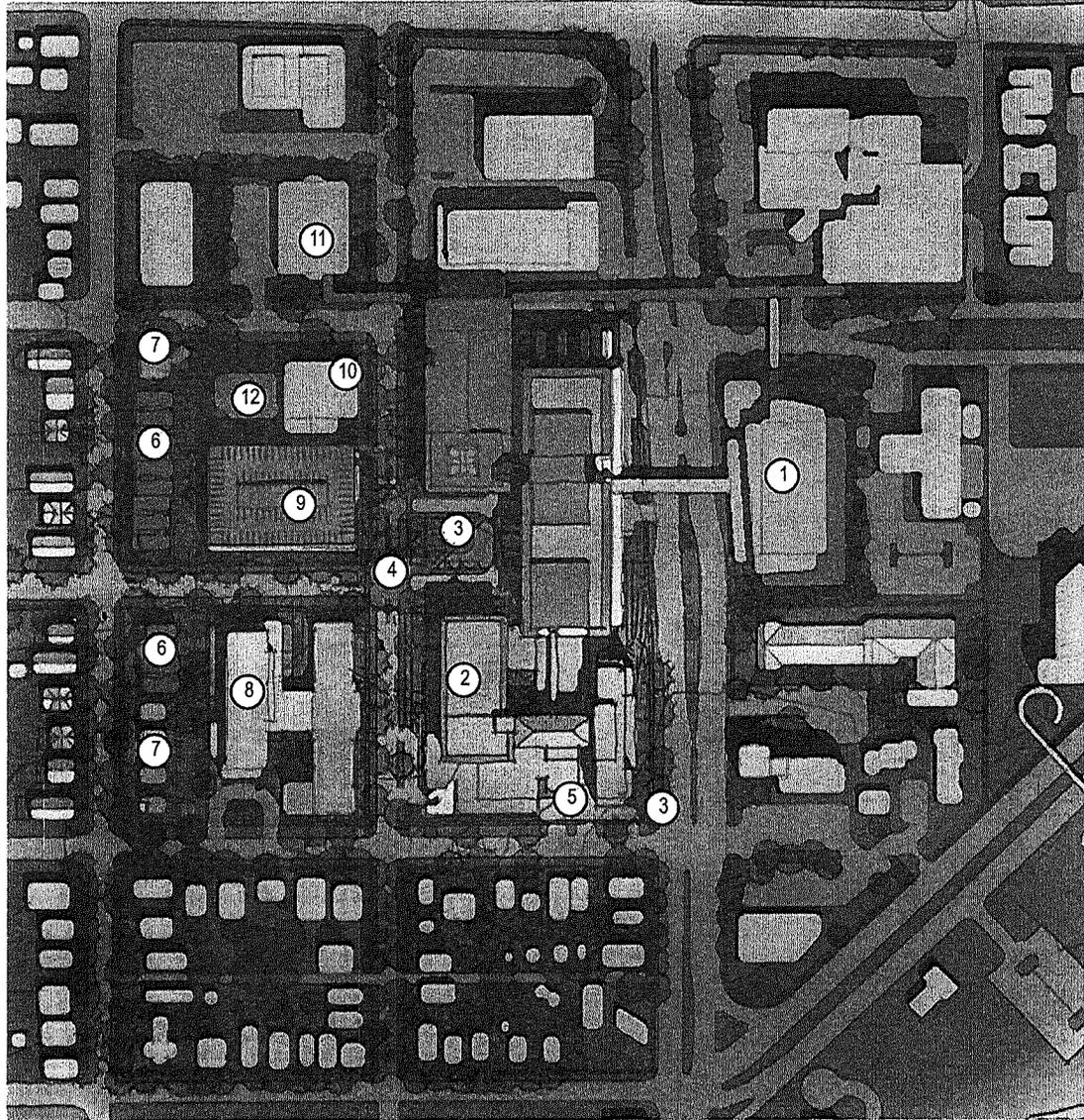
14. Existing street trees shall be protected. Please include the following note on the site plan: "Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry." Tree protection specifications can be found in Section 107.13 of the City

of Madison Standard Specifications for Public Works Construction. Please reference ID#13129 when contacting Parks Division staff about this project.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not provide comments for this request.

PREFERRED PHASING PLAN



1-4 YEARS

- 1. Braxton Street Building
- 2. North Wing, Women's Pavilion Renovation
- 3. Campus Landscape Plan
- 4. Pedestrian Safety Measures
- 5. Loading Dock Facade Improvements

3-7 YEARS

- 6. Neighborhood Transition Zone Development on Meriter Owned property
- 7. Property indicated is not owned by Meriter and not part of this GDP. It is indicated as a possible future portion of the Neighborhood Transition Zone through Joint Development or Land acquisition.
- 9. McConnell Hall Site Development
- 10. Physical Plant Phase One

6-10 YEARS

- 8. Longfellow Addition
- 11. Meriter Laboratory Expansion

10+ YEARS

- 12. Physical Plant Phase Two

Figure 01: 10 Year Plan, possible development massing.

PROPOSED PROJECTS

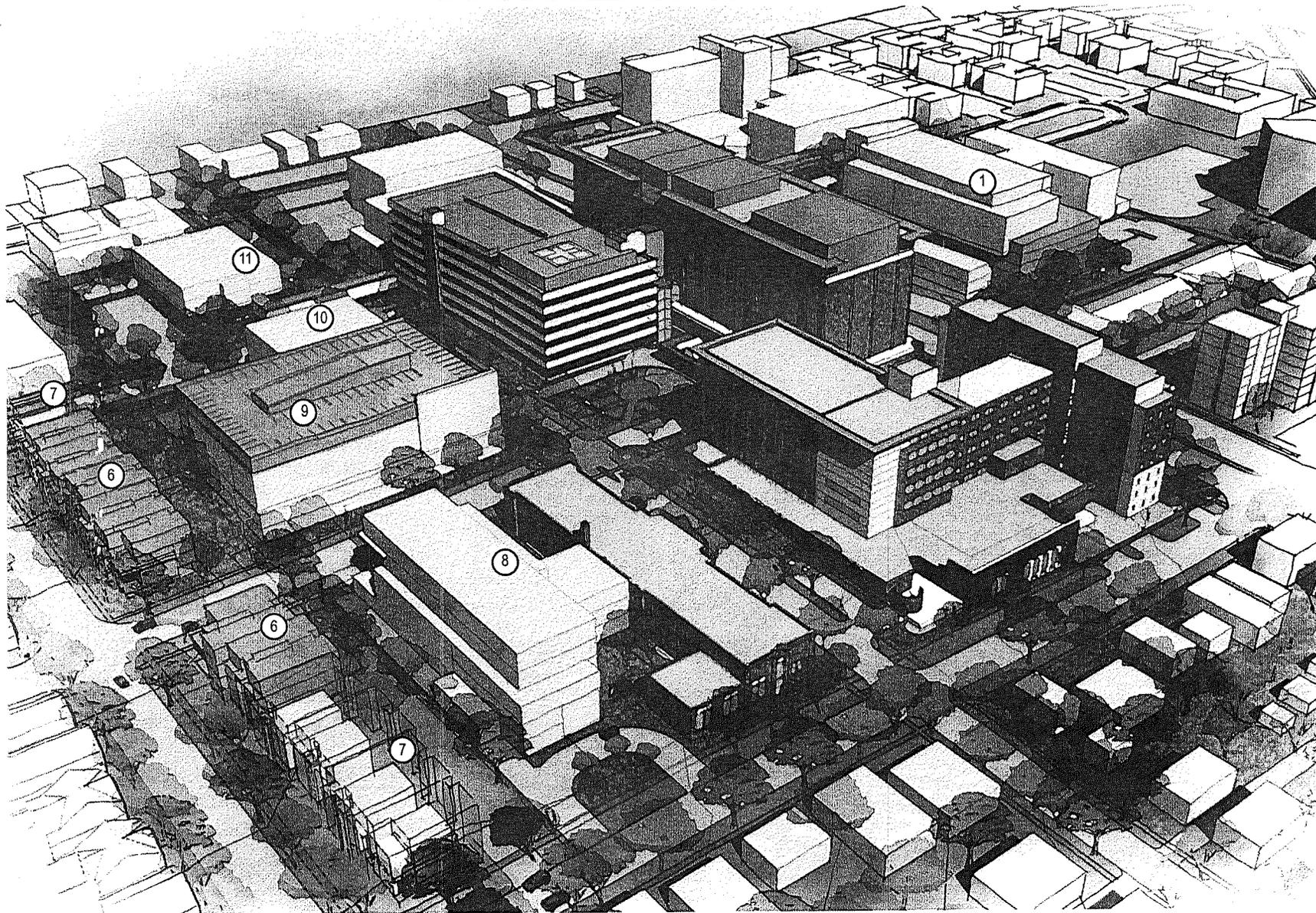


Figure 01: Aerial view across the Longfellow addition of possible development massing.

PROPOSED PROJECTS: 10 YEAR PLAN

9 McConnell Hall Site

The existing McConnell Hall was built as a nurse's dormitory and has been retrofitted into administrative offices. The building has inefficient HVAC systems and low, residential height ceilings that make it difficult to incorporate a new HVAC system.

Currently, McConnell Hall houses the majority of the Hospital's administrative staff. Meriter will be relocating some administrative positions off-site from the Park Campus in 2009. Relocating administrative positions off of the Campus will free up space within the main Hospital to allow clinical and inpatient expansion. This will also reduce the parking demand on the Park Campus.

The McConnell hall site will be redeveloped to provide a multi-story, above-grade parking structure to support the Longfellow Building addition and the future addition to the General Lab Building and mediate the Campus parking shortage.

The first and second floors on both Mound and Brooks Streets will include office space to activate the pedestrian experience along each street.

The future construction on McConnell Hall will close St. James Court at Mills Street, and use Brooks Street as the main parking entrance. By doing this, most of the vehicular traffic generated by the parking structure will be kept central to the Park Campus, along Brooks Street.

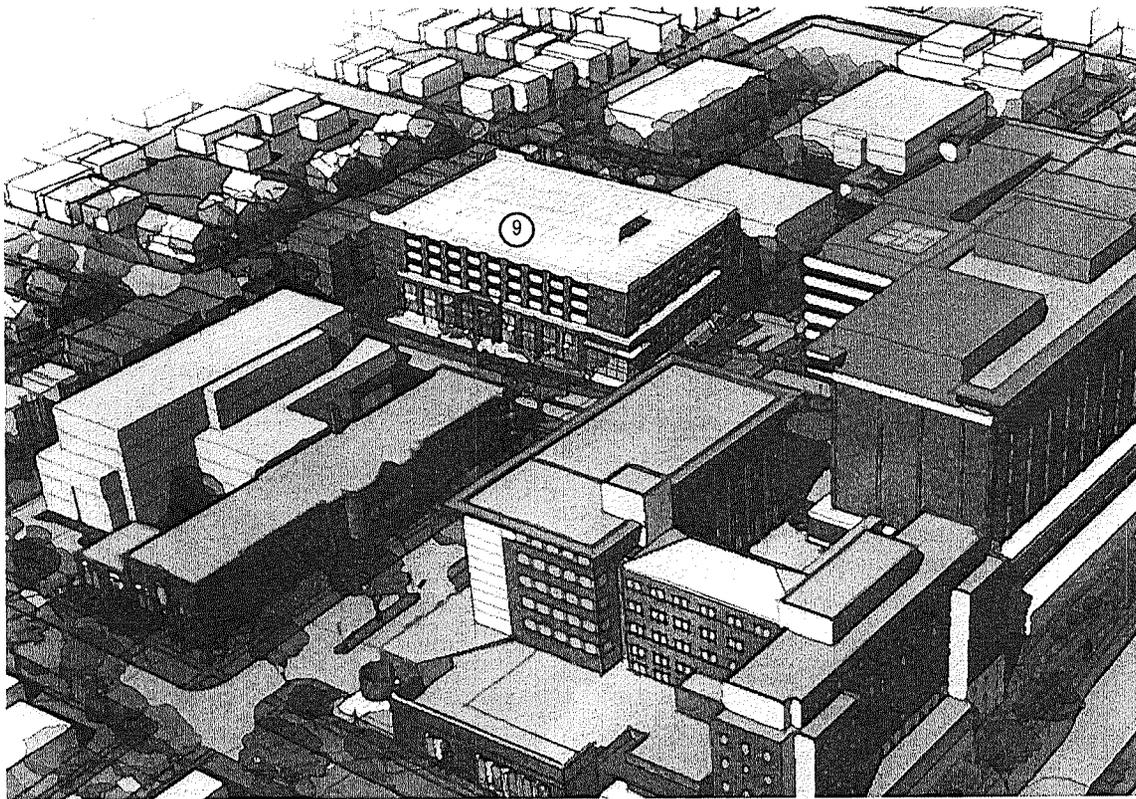


Figure 01: Aerial view of Brooks Street, showing possible massing of new McConnell Hall Building Development.

PROPOSED PROJECTS: 10 YEAR PLAN

10 Central Physical Plant and Greenbush Apartment Site

The current central physical plant is near capacity and will need to be replaced in the future. The existing physical plant may continue to function for the Hospital for the next ten years, as Meriter makes its buildings more energy efficient and moves the data center off-site. When the plant is eventually replaced, it will need to be relocated so that the existing physical plant can remain functional during the construction.

The College Station Apartment site has been identified as a good location for a new physical plant. It is centrally located on the Campus, the existing steam tunnels run to the site, and it is fairly isolated from the nearby residential neighborhood. The new physical plant will be more efficient than the existing facility.

The new plant would be built in two phases. The first phase would be located on the corner of Brooks and Milton streets, and the second phase if needed, would be added further west along Milton Street.

The exterior design of the plant will follow the Hospital design principles. Materials will be used to tie the building in with the other Campus buildings; options include a warm brick, precast panels, and warm-colored metal panels. The exterior facades will be articulated with a variety of materials and a change in surfaces to avoid solid, flat blank facades. Additional elements will be used to make the building pedestrian friendly along Milton Street and Brooks Street. Noise and emissions will be monitored, and reports will be made available to the City.

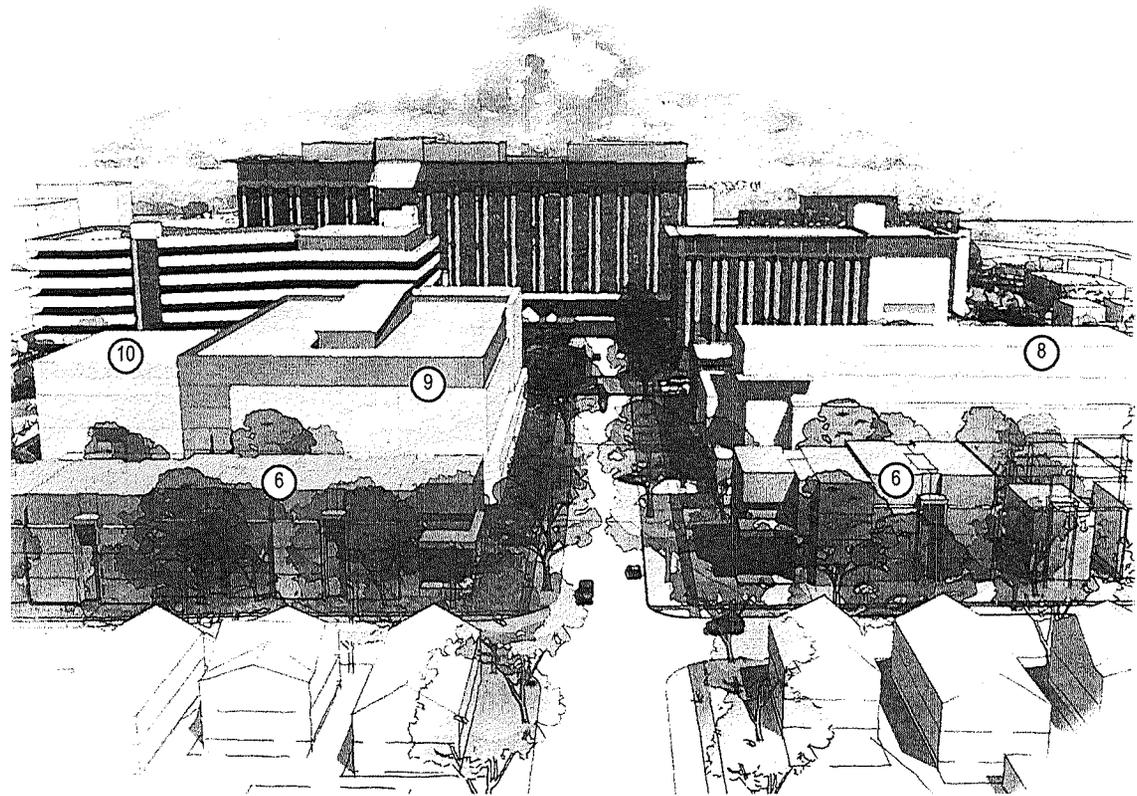
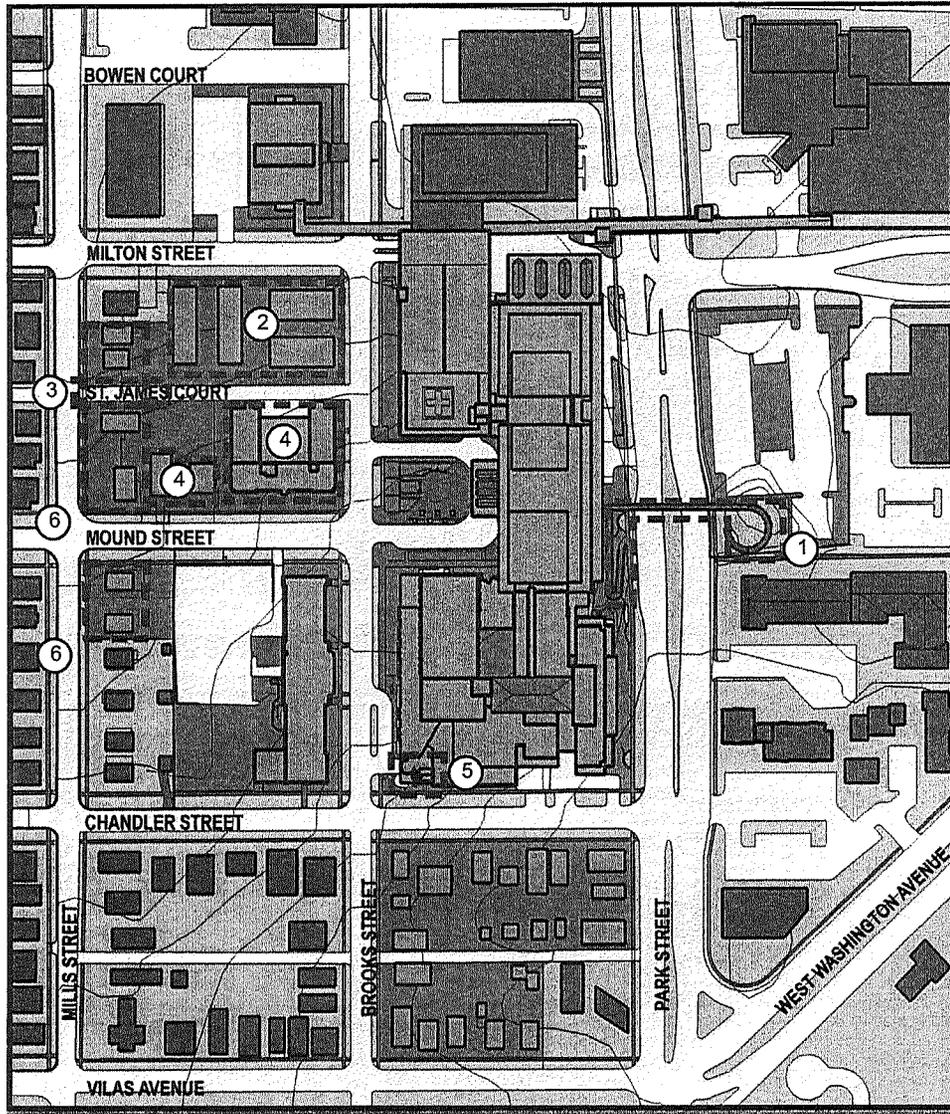


Figure 01: Aerial View of Mound Street, showing possible development massing.

DEMOLITION: 10 YEAR PLAN

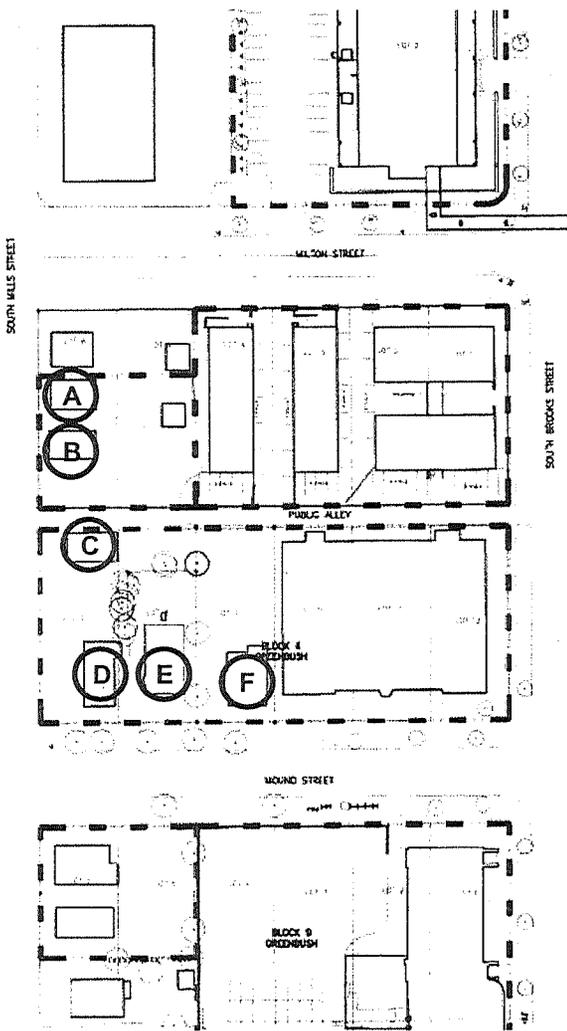


- ① **Pedestrian Bridge.** The existing pedestrian bridge over South Park Street is nearing the end of its useful life. Its age, physical condition, and lack of accessibility limit its use. With the construction of a new building on Braxton Place, the pedestrian bridge will be removed. With the new construction on Braxton Place, Meriter may be constructing a connector to the enclosed pedestrian bridge already in use over South Park Street. This connection will continue to have public access to serve as a public crossing point during business hours.
- ② **College Station Apartments:** The new physical plant will be located on the site of the existing apartments.
- ③ **St James Court:** St James Court will be vacated at Mills Street with the development of the McConnell Hall site or development of the Mills Street transition zone.
- ④ **McConnell Hall:** McConnell Hall and the three rental properties, 1013, 1018 and 1020 Mound Street will be demolished and replaced with a medical office, structured parking and green space.
- ⑤ **Smoke Stack:** Once the first phase of the physical plant is completed, the existing smoke stack will be removed to make room for a future service area renovation.
- ⑥ **Rental Units:** Demolition to be determined with the SIP for Transition Zone Development.

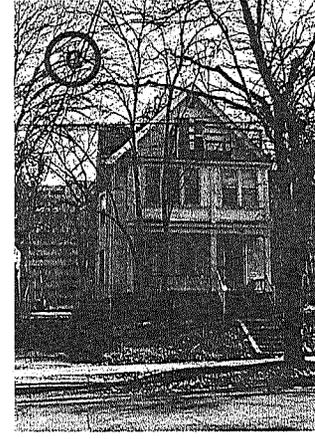
- PROPERTY TO BE DEMOLISHED
- MERITER PROPERTY
- NON-MERITER PROPERTY
- MERITER BUILDING
- NON-MERITER BUILDING



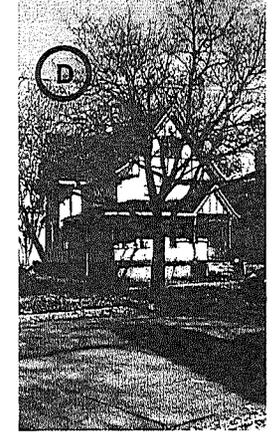
McConnell Block



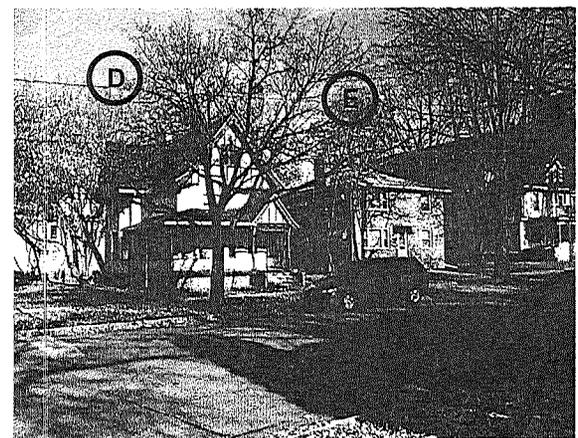
B. 107 S. Mills St.: 2 unit; 2.5 floors; 1,812 sq ft.



C. 113 S. Mills St.; 3 unit; 2.5 floors; 2,366 sq ft.

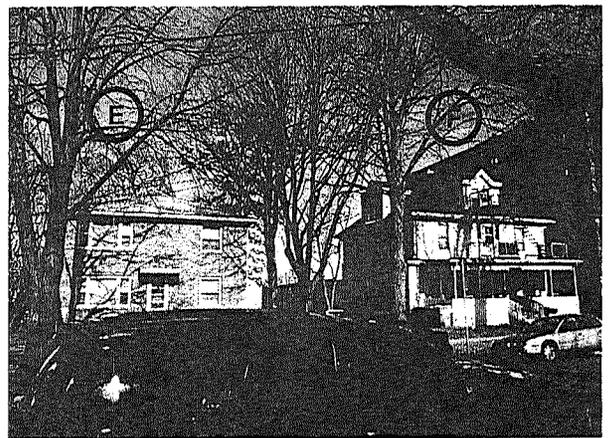


D. 1022 Mound St.; 2 unit; 2 floors; 2,076 sq ft.



D. 1022 Mound St.; 2 unit; 2 floors; 2,076 sq ft.

E. 1020 Mound St.; 3 unit; 2 floors; Day Care Center, 3,600 sq ft.



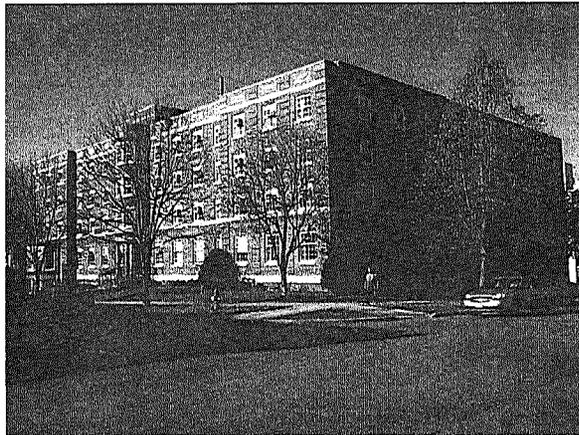
E. 1020 Mound St.; 3 unit; 2 floors; Day Care Center, 3,600 sq ft.

F. 1018 Mound St.; 2 unit; 2.5 floors; 2,769 sq ft.

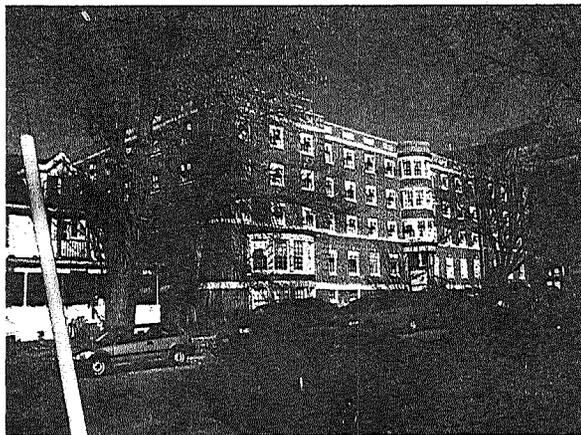
McConnell Block



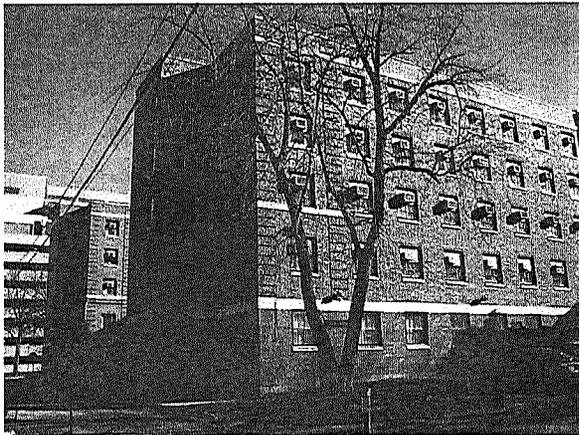
G. 1014 Mound Street
Aerial view from Brooks St.



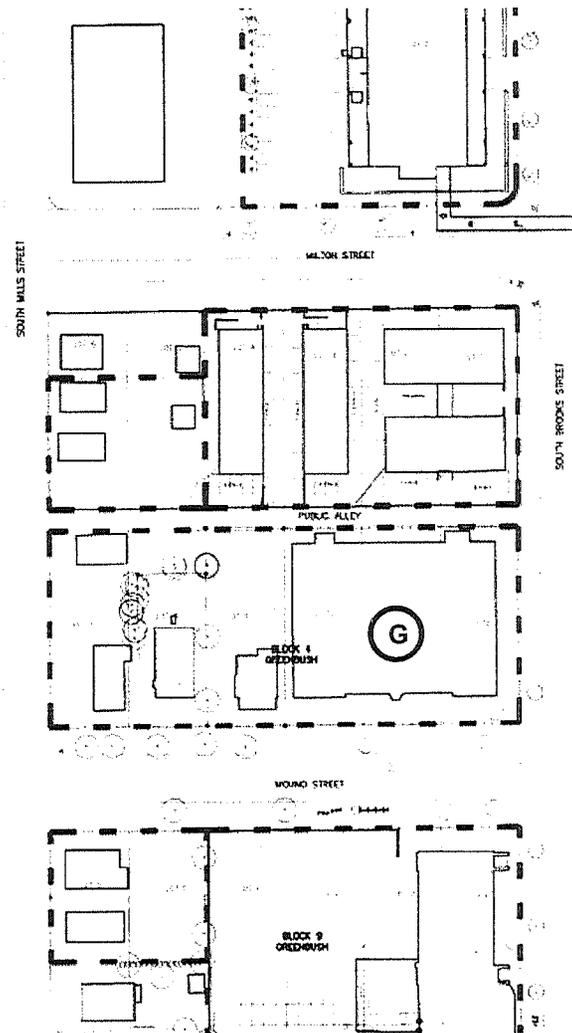
G. 1014 Mound Street
View looking northwest on Brooks St.



G. 1014 Mound Street
View looking northeast on Mound St.



G. 1014 Mound Street
View looking southeast on St. James Ct.



DISTRICT THREE: MCCONNELL BLOCK

A. Statement of Purpose: Allow the redevelopment of the core of the Meriter Campus to create a new, phased physical plant, medical office building, and parking. Future demolition as indicated on page 63.

B. Permitted Uses:

- Principal uses: Physical Plant
 Structured parking
 Medical office, administration, and education
 Clinical
 Medical laboratory
- Accessory Uses: Park or playground
 Temporary buildings for storage of building materials and equipment, and construction purposes
 Temporary construction parking

C. Lot Area: N/A

D. Floor Area Ratio: As existing, FAR of future use TBD in SIP.

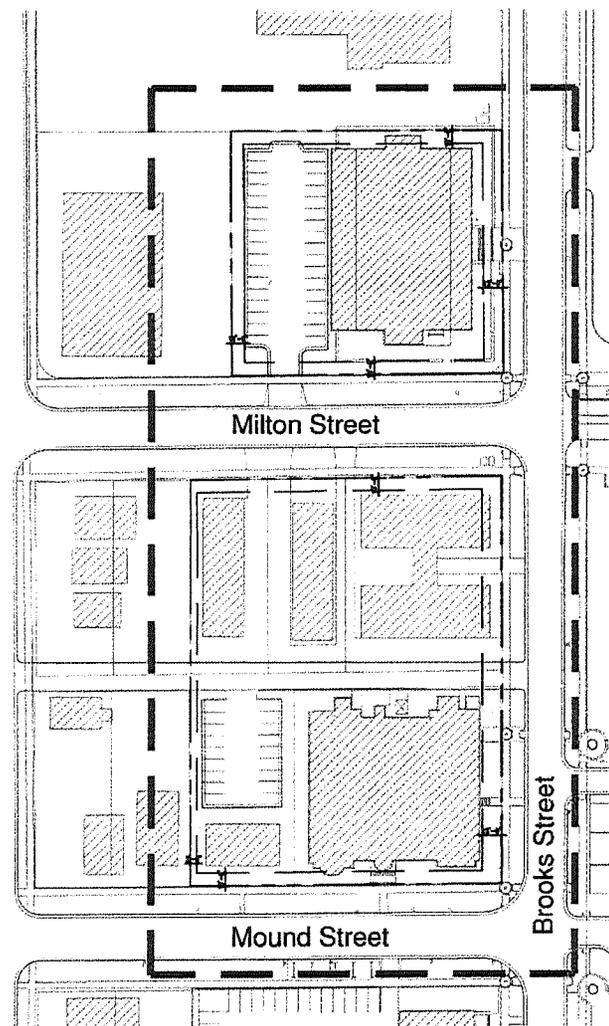
Maximum Heights:

- Between Mound and Milton Streets: 6 building stories, 88 foot Max.
 8 stories of structured parking. 88 foot Max.
- North of Milton Street: 8 building stories. 116 foot Max. to match the Regent Street South Campus Plan.

E. Yard Requirements:

Setbacks are taken from existing right of way or property line

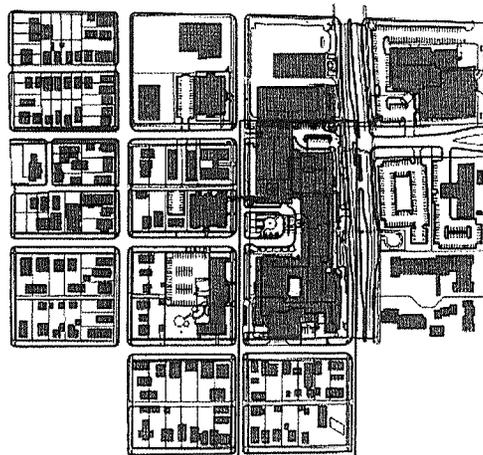
Floors	Frontage Street	Setback
Floors 1-6	South Brooks St.	15' Minimum
	Milton St.	10' Minimum
	Mound St.	10' Minimum
	District 1	5' Minimum
Floors 7-8	South Brooks St.	25' Minimum
	Milton St.	20' Minimum
	Mound St.	20' Minimum



DISTRICT THREE 

DISTRICT THREE: McCONNELL BLOCK

- F. **Landscaping:** As existing, landscaping of future use TBD in SIP.
- G. **Accessory Off-Street Parking & Loading:** As existing, parking and loading of future use TBD in SIP.
- H. **Lighting:** As existing, lighting of future use TBD in SIP.
- I. **Signage:** Signage shall be limited to the maximum permitted in the C2 zoning district and as approved by the Urban Design Commission and Zoning Administrator, until a comprehensive signage package is approved.
- J. **Family Definition:** NA
- K. **Alterations and Revisions:** No alterations or revisions of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning, Community, and Economic Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.



CAMPUS KEY

