



August 22, 2014

City of Madison
Department of Planning & Development
215 Martin Luther King Jr. Blvd Room LL-100
Madison, WI 53703

Re: Dane County Lake View Sanatorium Dormitory for Help
1206 Northport Drive
Madison, WI 53704

Dear Members of the Plan Commission and Staff:

Following please find a Project Narrative for the proposed deconstruction of the Former Sanatorium Dormitory for Help for consideration of approval of a demolition permit. Revisions included in this submittal address the November 2013 Plan Commission discussion to preserve additional architectural features and provide a Stormwater Management Plan with further public input.

Proposed Use

Significant architectural features of the building will be retained to create a historic interpretive site to provide the public with the ability to experience the built history of the site and continue the site's original connection with the natural environment. The open air Veranda to the Superintendent Doctors Apartment will continue to provide refuge and prospect from the hilltop site. The Veranda also creates a small covered area on the lower level that once entered the Nurse's Living Room. The Veranda is located along the path of historic cultural features which will continue to promote connectivity to the site.

The two stone arches and surrounds will be salvaged for reinstallation. The first arch will be reinstalled on the east elevation over an original opening and the site will be graded to provide on grade access into the Veranda from this location. The second arch will be displayed within the Veranda as part of an interpretive display about the history of the site and the Dormitory for Help. An example of this interpretive signage is included in this submittal.

Low concrete or masonry elements will demarcate the original footprint of the sleeping porch and building footprint. Deconstruction is designed to occur in alignment with original building sills or jambs and descends in height towards the ground plane. The datestone will be salvaged and reinstalled along the approach to the original Veranda entry.

Stormwater management features will be integrated while preserving the cultural features of the landscape in support of the Lake View Hill Park Master Plan and recommendations in the Lake View Hill Park Cultural Landscape Evaluation. The upper basin is designed to dissipate the energy of the runoff following a rock lined swale leading to lower basins to provide water quality treatment, particularly sediment reduction and some peak flow reduction. The route of the channel is similar to that of the historic watercourse and is designed to preserve and protect trees identified in the tree inventory. The site restoration plan includes maintaining an area of mowed lawn near the Veranda and grotto wall with a sedge/grass mix and small selection of native forbs more representative of oak savanna vegetation surrounding the basins.

The property is zoned Conservancy. Park hours are 5:00 AM-10:00 PM. 192 vehicle parking stalls and 12 bicycle parking stalls currently serve the campus.

Project Team and Design Process

Members of the public, the Friends of Lake View Hill Park, focus groups and other park users, preservationists and area elected officials were engaged in the exploration of the development of the historic interpretive area and the stormwater management and landscape plans. Dane County Public Works and Dane County Parks contracted with Dorschner|Associates, Inc., Ken Saiki Design, SCS Engineering and Urban Assets. Enclosed with this submittal please find the meeting minutes from our most recent public design meetings.

The project is also being designed in coordination with the State Historic Preservation Officer in developing a mitigation plan providing an ongoing public benefit.

The Landmarks Commission reviewed the proposed demolition at their August 12, 2013 meeting and recommend to the Plan Commission that the neighborhood requested the public space and interpretive use preserve the historical existence of the footprint of the structure. The design includes stone/masonry elements at grade to demarcate the footprint and the preservation of the Veranda.

Present Use

The Lake View Campus was converted to Dane County Human Services office use in the 1960's. The Dormitory for Help underwent a renovation in 1976. By the early 1990's the Dormitory for Help was no longer occupied and used for file storage. The three story 19,260 SF building is unoccupied.

Historical Significance and Alternatives Studied

The Dormitory for Help (also referred to as the Nurse's Dormitory) is one of the contributing structures of the Lake View Sanatorium State and National Register of Historic Places 1993 listing. Per the listing, the Dormitory for Help was constructed in 1934 to house the entire staff to allow the staff living quarters on the fourth floor of the Main Sanatorium Building constructed in 1929-1930, serve as additional patient rooms.

The National Register Listing statement of significance indicates the distinctive design characteristics of the tuberculosis sanatorium include the isolated, hill-top location with landscaped grounds for patients in support of the open air treatment philosophy and the essential curative effects of open space for exercise and fresh air before the discovery of penicillin to cure the disease. Architectural features of significance noted are features of the Main Sanatorium Building. While listed as a contributing building within the property, the physical features of the Dormitory for Help are not essential physical features in the ability of the property to convey its significance.

In 2008 and 2009, Dane County contracted with Dorschner|Associates, Inc. to complete a study of the Lake View Campus to determine goals and requirements for future projects for the continued rehabilitation of the Lake View Campus to provide office space to meet the needs of Dane County departments, divisions and offices. This study concluded Dane County does not have the demand for office space for the rehabilitation of the Nurse's Dormitory to provide additional office space. The estimate of probable construction cost for the rehabilitation of the Nurse's Dormitory for office use was in excess of \$3M in 2009. Relocation of other departments to the Lake View Campus is not suitable due to required departmental adjacencies and public access. The building is currently insured for approximately \$1.7M.

In 2008-2009, Ken Saiki Design completed the Lake View Hill Park Master Plan. The Master Plan provides recommendations on the role of the park and landscape providing information and interpretive opportunities that highlight the history of the site. The Park's adjacency to residential neighborhoods and schools creates opportunities to enhance the site's diverse educational potential.

In July 2011, The Lake View Hill Park Cultural Landscape Evaluation prepared by Quinn Evans Architects provided Dormitory Area Conceptual Treatment Recommendations including that the dormitory be rehabilitated for an adaptive reuse that is compatible with the current use and historic character of the Lake View property. Dane County does not have funds for rehabilitating the dormitory and does not need the building for office or storage space. The county has given permission to the Friends of Lake View Hill to explore possibilities for rehabilitating the building. The Friends of Lake View Hill will pursue a grant to fund a feasibility study and will seek partners who have interest, experience, and funding that could be used toward rehabilitating the building. The feasibility study will assess the financial potential of rehabilitating the dormitory for a specific use or list of uses that are compatible with the Human Services Campus and park use. The study will be unique in that it will facilitate a decision-making process that will result in the stakeholders stating acceptable uses for the property, and parameters that apply. The proposed use should be compatible with the existing site limitations related to parking, vehicular circulation, storm water management, and the Conservancy zoning of the overall property. The study will clearly indicate if there is an identified need for the proposed use in this location. If the Friends of Lake View Hill are not successful in finding partners by January 2012, Dane County will pursue steps toward demolition of the building. Following demolition, the county will develop a plan for a park gathering space with interpretive materials related to the historic aspects of the property. The design of the space will strive to respect the integrity of the remaining historic landscape.

In July, 2012 Dane County contracted with Urban Assets to help determine the future of the Nurse's Dormitory. The report concluded Dane County does not have a use for the building, but at the request of the various stakeholders had allowed the opportunity to explore if there were a viable reuse of the building. Of the suggestions for various uses raised interesting possibilities, they lacked two key elements – a champion willing to lead the project and the prospect of financial feasibility, based on the history of similar projects and current market conditions.

The report also summarizes the 2009 Northport-Warner Park-Sherman Neighborhood Plan and Friends of Lake View Hill Park efforts in the entire property's land use designation as conservancy. Based on the zoning code, the only permitted use would be the construction of a gathering area and shelter. All other uses would either require the approval of the Planning Director, approval through a conditional use process, or a full rezoning as a Planned Development.

The report indicates an Ad Hoc committee formed in 2012 to guide the recommended next steps developed three principles for decision making to guide the future of the Nurses' Dormitory. First, the solution should be a shared community asset that is available to the public, creates an opportunity to educate, and has a positive impact on the neighborhood and the community. Second, the solution should contribute to the conservation of the natural and historical landscape and its role in the story of healing. And third, the solution should be financially feasible.

The report indicates that given the results of the research, and within the context of the decision making principals, Urban Assets recommended the following:

1. While the Nurses' Dormitory is a contributing factor to the historic designation of the former sanatorium and the Lake View Hill Park, it is not a determining factor. There are many elements within the park that will continue to tell the story of the property and the proper reuse of the site will facilitate that story.
2. Due to the current condition of the building and the lack of a feasible reuse within a reasonable time frame, the Nurses' Dormitory should be demolished.
3. Based on the Conservancy zoning, the only permitted use for the site, beyond allowing it to return to its natural state, is as a gathering area or park shelter. *The 2009 Lake View Hill Park Master Plan* recommends the development of additional gathering areas and structures (LVHPMP p.33) within the park which would allow opportunities for environmental education and historical-cultural resource interpretation. Not including, however, covered shelters (LVHPMP p. 35).
4. While the plan recommends the fountain as a potential site for a gathering area, the demolition of the Nurses' Dorm creates an additional opportunity for creating a gathering space that incorporates both the natural environment **and** the history of the park's built environment. Indeed, the plan identifies the site of the Nurses' Dorm as an appropriate location for historical-cultural resource interpretation (LVHPMA p.25). The creation of a gathering space that incorporates elements of the original building within a natural setting will provide a space for the education and enjoyment of the community.
5. Working collaboratively, the County, the Friends of Lake Hill View Park, and neighborhood residents should develop a clear plan for the site's reuse within the context of the park's history, current use, existing plans, and opportunities for their implementation. The hiring of a professional consultant to guide this process is highly recommended.
6. Future reuse of the site should address the storm water management issues including restoration of the historic watercourse to the south to accommodate roof drainage from the DCDHS building (LVHPMP p. 30) as well as other issues related to the drainage of the parking area.
7. The DCDHS should relinquish management of the property to Public Works to coordinate the demolition of the building followed by the Parks Department to coordinate the planning and future reuse of the site.
8. The County should carefully deconstruct the building in order to preserve key architectural and historical elements that could be used in the future reuse of the site to help depict the historical-cultural interpretation.

In 2013 Dane County contracts with consultants to work with a neighborhood steering committee to develop three design concepts, one of which is selected for further development. The selected concept was not approved by the Plan Commission in November 2013.

In 2014 Dane County contracts with consultants to develop the new concept and stormwater management plan. Dane County and the consultants reconvene the major stakeholders to review a new concept and stormwater management plan in July/August.

Deconstruction Strategy

Key elements observed to be in good condition with excellent potential to be salvaged and reused have been identified in coordination with the Wisconsin Historical Society. Deconstruction will involve carefully removing materials that can be reused and recycled.

A Reuse and Recycling plan will be submitted for approval by the City's Recycling Coordinator. Hazardous materials will be appropriately removed and disposed of.

The historic cultural landscape will be protected during the deconstruction and Dane County would identify a protected environment to store salvaged materials prior to their reuse.

Operations and Maintenance

Currently, most of the grounds maintenance work is contracted out on a yearly basis and typically includes leaf collection and mulching, turf mowing, vegetation management (mowing for managed meadows), and pruning of hedges and shrubs around the buildings. Maintenance contracts are coordinated and overseen by Dane County Parks and Dane County Health and Human Services. Maintenance needs related to the Nurses' Dorm Historical Interpretive Area will be evaluated and incorporated into yearly maintenance contracts. The Friends of Lake View Hill Park and volunteers will also assist with vegetation management.

- Grounds around the existing Nurses Dorm building up to the edge of the rock retaining wall are currently mowed and will continue to be mowed after the building is taken down. The extent of the original footprint of the building, except for the veranda area that will be salvaged, will be added to the mowed area. Additional mowing costs will be minimal.
- Salvaged bricks will be used to create an edge around the veranda walls so that mowers can mow right up to the walls without requiring any additional trimming.
- The managed meadows are mowed annually. Annual mowing is recommended for the proposed stormwater basins, which will largely be located within the managed meadows, therefore the basins will not increase the mowing needs at the park.

Dane County Parks will work with the Friends of Lake View Hill Park on establishing and maintaining suitable, low-maintenance plantings and landscape enhancements over time.

Preserved landscape trees will continue to be maintained by the Dane County Arborist.

Maintenance of sidewalks will be a joint responsibility of Dane County Parks and Dane County Health and Human Services.

Security lighting and camera(s) will be installed as necessary to limit vandalism and other illegal activities. Lighting would include fixtures located inside the Veranda and lower covered area to uplight the ceilings only with no visible source.

Fencing, vegetative barriers, and signage will be evaluated for deterring winter recreational uses such as sledding and snowboarding.

Stormwater Management

Maintenance requirements for the proposed stormwater management practices are as follows:

Energy Dissipation Basin, Forebay, Water Quality Basin

- Visually inspect basin outlet structure and basin perimeter annually.
- The basin shall be mowed a minimum of once per year. Mowing shall maintain a minimum vegetation height of 6-8 inches. All undesirable vegetation and volunteer tree growth shall be removed, paying special attention to the outlet structure.
- No plantings (other than those in the plan) or structures of any kind are permitting within the basin or on any basin embankments.
- Siltation within the basin shall be dredged and disposed offsite in accordance with NR 347. Dredging within the forebay or water quality basin shall be required when the basin depth decreases by 1-foot or more. The energy dissipation basin shall be cleaned of silt, debris, and trash a minimum of once per year.

Stone Lined Channel

- The stone in the channel should be inspected after all storm events for displaced stones or erosion. All necessary repairs shall be made immediately.
- Accumulated sediment shall be removed periodically.
- Woody vegetation shall be removed as necessary

Proposed Schedule and Economic Impacts

It is anticipated that deconstruction would start during the winter of 2014 and construction complete in the summer of 2015. The construction phase is anticipated to create the equivalent of 10 full-time jobs. City of Madison will implement the first phase of the water tower plan and County will implement the first phase of stormwater management plan in the Fall (implementation contingent on available funds).

In summary, the deconstruction of the Dormitory for Help creates an opportunity for a public asset that incorporates both the natural environment, the history of the built environment and will continue the site's historic significance in connecting people with the natural environment. This gathering area will be located to preserve the Historic Cultural Landscape and is a permitted use within the Conservancy Zoning.

Sincerely,

A handwritten signature in dark ink, appearing to be 'Dawn O'Kroley', written in a cursive style.

Dawn O'Kroley, AIA, NCARB
Principal

Dane County Nurses' Dormitory Public Information Meeting
Meeting Notes
6:00 p.m., Monday, August 4th, 2014
Dane County Department of Human Services, Room 110

Members of the public present:

- Jan Axelson
- Jason Tish
- Jon Becker
- Annette Eisman
- Nelson Eisman
- Arlo Chapple
- Jessica Ma
- Paul Bluestone
- Gary Dosemangen
- BJ Schwartz
- Michele Ritt, Dane County Board of Supervisors
- Alder Anita Weier

Staff, consultants, and others present:

- Sara Kwitek, Dane County Land and Water Resources Department
- Jeremy Balousek, Dane County Land and Water Resources Department
- Lynn Green, Director of Dane County Human Services
- Dawn O'Kroley, Principal, Dorschner Associates
- Melissa Huggins, Principal, Urban Assets
- Emma Schumann, Urban Assets

Question: Why not keep piece looking north from south, the old kitchen and leave building intact until it reaches that point?

Comment: Please add more vegetation (i.e. bushes) along the border of the Nurses' Dorm.

Comment: It would nice to be if there was a sidewalk leading out to Lake View Avenue, as many people walk that direction now.

Comment: Recommend a mowed path starting where temporary parking lot is located leading to the Nurses' Dorm.

Comment: You could provide temporary parking as a driveway and include some parking spaces at grade, making it more accessible.

Comment: Fix the route leading from the existing parking lot. That stairway is the biggest problem for wheelchairs.

Question: Are you replacing the original footbridge over culvert?

Answer (Sara Kwitek): No, the idea is to maintain it.

Comment: Recommend considering meandering the path to the east to follow the basin and swales' undulations.

Comment: The area where the straight line path is planned for along the eastern part of site will be dug up by MG&E in 2015.

Comment (Jason Tish): The draft design concept leaves an inside corner, which could be mistaken as an exterior corner. Is there another way to interpret those walls? If the interpretive signage is located on the vestibule wall, it might be more difficult to interpret. Outside the vestibule wall might work better. Stormwater management information as a part of the interpretive sign is a very cool idea, but should be kept separate from the historical signage.

Question: Will the interpretation link the two buildings (Dorm and Sanatorium)? Has there been any archaeological survey of this land? What was found?

Response (Sara Kwitek): The archaeological study found there likely are not any burial mounds on site.

Comment (Nelson Eisman): Recommend keeping the lynette and preserving three stories of the building. Doing so would keep that original cornerstone in place. Likes the idea of having the connectedness of the dimensions. Not aesthetically pleasing to have the two pieces disconnected.

Comment (Jon Becker): Concept reminds me of Victorian Folly – they make fake rooms and castles. Losing the Nurses' Dorm is a huge mistake. I did not hear the Plan Commission make a claim about needing to save this stuff. Could do interior displays in the Sanatorium building. Definitely wouldn't want signage facing outward toward the site. Signage should be low, near the ground so residents won't be looking at it. I would suspect people would try to knock the walls down. I think stormwater management plan will be best implemented.

Comment (Alder Weier): I like this concept, stormwater looks great.

Question: Have you presented this to the SHPO?

Answer (Dawn O'Krole): Yes, he walked the site and is reviewing the concept now.

Question: Have you looked at stormwater on other areas of the park?

Answer: Based on the master plan, this area is the priority where the most erosion has been experienced. We're getting a large portion of it in this plan. We're missing the driveway area due to the grade.

Comment (Annette Eisman): Regarding interior signage, I don't think it would be as distasteful as one might think. Friends group has done great things with signage.

Comment: Recommend landscaping to delineate the footprint of the building. This might be an effective way to integrate vegetation and also show where the building footprint was.

Comment: I like what Nelson said about preserving more of the building by including the third story, as this would provide a better picture of what was. The more we can save of it the better. I'm thrilled about the landscaping and stormwater management plans.

Comment (Michele Ritt): I love the concept of saving as much of the building as possible. The stormwater management plan is amazing. I'll be doing as much as I can to secure funding. If this is what we ended up deciding on, we will push it to secure as much funding as needed.

Comment: Regarding the draft plant list, the Siberian Ivy and others are not native plants. I don't see any reason to use nonnative plants.

Comment (Jon Becker): I agree, especially on removing Day Lilies from the list. Those are aggressive. There are nice native lilies.

Comment (Nelson Eisman): I understand they are going to keep the propane tanks. That would open up a small place to the driveway, pave it, and allow the handicapped to enjoy the site.

Comment (Lynn Green): Those will be removed. We found out the lines aren't modern enough.

Question: Has the Sanatorium been informed?

Answer (Sara Kwitek): It has. There are several more general kiosks around the building. We can dive deeper into the history in the new interpretive signage.

Comment: There is a lot of "trashy" vegetation on northwest area of nurses' dorm site on the east side of the Sanatorium. Would that be included in the landscape plan?

Answer: We're identifying species that could be included for that location.

Question: The area north of the Nurses' Dorm is so unkempt. Are there plans to rehabilitate that area?

Answer (Lynn Green): Cars used to drive in there, drop people off at the Nurses' Dorm when it was an office building.

Question: Any plans to use that space? Improve the way it looks?

Answer: That area will be the stormwater basin.

Comment (Jon Becker): The City Water Utility is planning for the water tower parking lot to be impervious. The rationale is that the slope is too steep, however, you can use a pervious pavement on up to a 16% slope. The more pervious the pavement, the warmer the ground becomes. This reduces the need for salt in the winter. Also, how will all of these plans and phases connect? I would like to request that we think as much as possible about the phases of this project.

Dane County Nurses' Dormitory

Public Information Meeting

August 4, 2014

Questions

To make sure the draft concepts reflect what you envision for the future of the Dane County Nurses' Dormitory building and site, we need your feedback!

Please answer the following three questions as they pertain to the **proposed building design concept, interpretive signage, and stormwater management** and leave this sheet at the door. If you need more room, please grab extra paper at the sign in table. If you need more time to answer the questions or provide comments, please email them to Emma Schumann of Urban Assets by August 8th. Email: emma@urbanassetsconsulting.com.

Thank you for participating!

1. What have you seen that you like?

Love the building preservation

Amazing stormwater system

2. What have you seen that you don't like?

Not sure about the interpretive signage. Is this the best place? I'm thinking brass plaques hidden around the site. Less museum-like and more set into the natural elements.

3. Is anything missing?

Only native plants.

Sign for Sputum Pond.

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Thank you for participating!

1. What have you seen that you like?

I like the stormwater management plan with the rock and grasses.

I'm happy that so many people like this concept. This historic project looks neat and tidy. The old parking lot will be changed to a storm water basin.

2. What have you seen that you don't like?

How will park users see this space and this memorial? Will they understand why it's important? Will they have a place to sit (benches) and contemplate? I think the signage will be so important!

4. Is anything missing?

I worry about the budget! This will cost more \$ than we think – more than we can budget for.

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Thank you for participating!

5. What have you seen that you like?

This design gives an opportunity to memorialize the facility itself and the efforts of its occupants.

Please do not let negative comments at this meeting dampen the pride your consultants and designers should have in this project.

The stormwater plan really successfully tackled a plethora of issues. Let's work to find a solution to salt use.

One suggestion: Replace the current bridge that crosses the culvert with one bridge that replaces this and is a bridge over the rocks (i.e. both concrete culvert and rock swale with one new bridge across).

6. What have you seen that you don't like?

7. Is anything missing?

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Thank you for participating!

8. What have you seen that you like?

Some of the building's distinctive features have been saved. I like the stormwater plan and saving trees.

Alder Anita Weier

9. What have you seen that you don't like?

10. Is anything missing?

Dane County Nurses' Dormitory Friends of Lake View Hill Park
Meeting Minutes
6:00 p.m., Thursday, July 31st, 2014
Dane County Department of Human Services, Room 110

Friends of Lake View Hill Park members present:

- Mike Bacsi, Friends of Lake View Hill Park
- Dorothy Wheeler, Friends of Lake View Hill Park
- Brenda Williams, Friends of Lake View Hill Park
- Sue Gleason, Friends of Lake View Hill Park
- Janet Battista, Friends of Lake View Hill Park
- Nelson Eisman, Friends of Lake View Hill Park

Staff and consultants present:

- Sara Kwitek, Dane County Land and Water Resources Department
- Jeremy Balousek, Dane County Land and Water Resources Department
- Melissa Huggins, Principal, Urban Assets
- Emma Schumann, Urban Assets

1. Introductions
2. Review project timeline and past outcomes

Melissa discussed project background, timeline, and past outcomes.

Sara discussed the City Plan Commission's recommendations, indicating the main recommendation was to maintain the archway.

Brenda indicated SHPO may not agree with Plan Commission.

3. Goals of current project

Sara explained the goal new concept is to memorialize the site and integrate the building into the park. The concept reflects the neighbors', Plan Commission's comments on wanting to preserve more.

Janet questioned who would pay for the concept. She questioned if any funds for the cell tower concept would be used for this. Sara indicated it would come out of the County budget, but there is nothing budgeted for the concept. More money needs to be budgeted to cover the demolition and preservation. She indicated it would likely come out of the Dept. of Human Services' budget. Stormwater management could come from Land and Water Resources' budget.

Jim indicated the five year maintenance plan would likely be removed from budget. Sara indicated that could come from the segregated cell tower budget.

Nelson indicated the original budget was for the restoration of the property, not the maintenance.

4. Review and discuss design concept

Melissa explained the design concept.

Re: informational pieces, Melissa explained there are a number of options for presenting the information, including weather resistant electronics. Brenda indicated those are expensive, should do something “tried and true.” There are a lot of things that can be done working with the structure, especially since it will have a roof.

Janet indicated the south arch will need to be re-casted.

Sue explained the concept is “neat, cool.” She explained she pictures weeds growing around it, questioned how it would be maintained, hand trimming. Sara explained one solution would be an outline of gravel that would be a buffer. Brenda suggested doing a solid paving, as gravel would allow weeds to come in. Nelson suggested using the salvaged bricks. Brenda indicated that would need paving below the bricks. She suggested a 12” wide band of concrete, simple detail.

Nelson questioned if the structure would be lit. Melissa indicated that needs to be thought out, notably security lighting.

Brenda indicated there is a maintenance issue since it is partially inside.

Janet questioned why there is a wall on the east side. Melissa indicated the Plan Commission loves the wall, as it holds the arch. Sue questioned if the arch could be moved to be a part of the exhibit. Sara indicated Dorschner explained the arch would need to be rebuilt. Sue suggested locating the stone arch as an exhibit, not as an architectural feature. Brenda agreed.

Brenda questioned what the SHPO would think. Melissa indicated this could change based on SHPO’s comments.

Jim indicated snowboarders, partiers would likely be attracted to the spot. He emphasized Parks would need to think about the new asset, how it is used. Sara explained Darren suggested putting up a snow fence to deter snowboarders, etc.

Brenda indicated the building may not have bathrooms, but will need regular maintenance.

Jim questioned if the fill of the building would be from on-site. Sara indicated the fill for the basement of the dorm would be from elsewhere, for the most part. Brenda indicated it will be filled with clay with top soil on top.

Brenda questioned how the tunnel will be treated. Sara explained it will be filled. Brenda asked if anything will be taken out so it doesn’t corrode. Sara is unsure.

5. Review and discuss stormwater plan and landscaping concepts

Jeremy discussed the draft stormwater management plan. He indicated the plan references the park master plan. The purpose was to capture as much runoff as possible from all parking areas to the north. Trying to redirect water going down Lake View Drive that currently goes untreated. Trying to manage how quickly runoff

leaves site. Storm sewer inlet on north site of site is clogged with leaves most often. Goal is to not rely on inlet, provide armored rock chute to direct water into first basin, which creates a flat spot to take out energy. Proposing hard, pervious surface so basin is easily maintained.

Sue questioned size of the pervious area. Jeremy indicated it is likely 10' x 20'.

Jeremy explained the next practice is a stone lined waterway. Needs to be armored to slow water momentum. To make concept look less engineered, concept recommends using quartzite instead of limestone. Won't fill up with dirt as quickly, stay cleaner.

Dorothy questioned whether the concept lines entire concept. Jeremy indicated the quartzite would line the entire concept.

Sue questioned why a native stone couldn't be used. Jeremy explained quartzite is native to the Baraboo area. Limestone appears more engineered. He explained it will stay cleaner, is a harder material, more angular, which locks rocks together. Also, rock is likely 40 pounds, making it harder to pick up.

Janet indicated different lithologies will be brought in to decorate other aspects of the concept.

Jeremy explained a member of the Ad Hoc Committee questioned if making the swale more natural or oblong to make it more natural.

Jim questioned if there would be existing vegetation other than what is planted. Jeremy explained the plan finished today will include plantings.

Nelson explained master plan calls for any design like this would follow the historic walk. He questioned if it were moved further to the west, would line up more with the historic water path that led to Spetum Pond. County had indicated some of the trees would be thinned out in the future. Nelson suggested swinging the bottom of the concept to the west to not disturb the path. Jeremy explained the main reason it is located there is to avoid trees. Nelson, Janet indicated many of the trees on the plan do not exist. Jeremy will look into it.

Sara discussed the potential for enough light penetration if swung west.

Brenda questioned if the swale would lay on the existing grade.

Jeremy discussed the forebay, which includes a smaller sediment construct. This will be vegetated, reinforced with turf, which provides material for the vegetation to clamp on to. The larger, "water quality" basin is where the water quality improvement would happen. It will be dry, have native plants, function like a large rain garden.

Sue questioned if they would be wet only with heavy rain. According to Jeremy, yes.

Brenda questioned the slope of the basin. Jeremy explained it is almost the same as the slope of the hill.

Brenda questioned if the County would eventually require a fence around the basin. According to Sara, no.

Brenda explained you could get a better grade if the basins came down further, closer to where the pond was. Jeremy explained the purpose was to avoid the pond and feed clean water into it.

Brenda questioned that as all remnants of historic system is removed, what would happen to those, specifically remnants of the ornamental system. Jeremy explained the swale is parallel to it. Re: grade, will be one foot excavation, trying to stay as far away from drift lines of trees.

Jeremy explained the stormwater management concept can occur before or after the Nurses' Dorm project and the water tower project. He indicated funding to build the first two basins this fall is being tracked down.

Brenda questioned the width of the swale. Jeremy indicated it will be 12' wide at the top, 6' wide near the bottom.

Dorothy questioned what would be seen in the basin. Jeremy explained vegetation will be visible, not the basin.

Jim questioned how the vegetation would line up to the rock lined swale. Jeremy indicated vegetation will be located directly next to the swale. Will be managed meadow, cut likely once per year.

Discussion: success of the project is contingent on the vegetation's salt tolerance. Jeremy indicated vegetation will be selected based on its salt tolerance. Sue indicated an issue is the slope of the upper parking lot.

Brenda questioned how the vegetation would be protected at a 17% slope on the swale. Jeremy explained the rock will protect the vegetation, channel will take out lots of energy.

Brenda questioned if there were more trees that could be removed, could the basins be widened to make the basins less steep. She explained the more gentle the side slopes are on basins, the more natural it will look. Also, will be easier to mow and maintain.

Brenda explained it would be "awesome" to avoid trees that are of most concern. For example, a Black Walnut near Speutum Pond. Janet indicated there are evergreens that are not native to the Midwest in the area.

Comment summary: don't affect cultural aspect, ornamental features near swale; look at tree plan, see if ponds can move west and be larger.

Brenda requested to see the grading and that the swale be drawn to scale.

Nelson suggested showing a cross section of the channel for the public meeting. Jeremy indicated there will be examples, will be able to see vegetation close to channel.

6. Review and discuss sample interpretive signage

Brenda asked that these materials would be worked through with Sara, rather than put into a demolition budget. She indicated exhibit designers are helpful, even in a half an hour meeting.

Janet suggested including "The Weeze" (the newspaper) in the exhibit. Lynn Green, Laura have great stuff.

Sue questioned if there was anything in the building that would be auctionable. Sara indicated there is and a demolition and recycle plan.

Dane County Nurses' Dormitory
Draft Meeting Minutes
6:00 p.m., Tuesday, July 29st, 2014
Dane County Department of Human Services, Room 110

ATTENDEES

Present: Greg Brockmeyer; Lisa Pearson, Friends of Lake View Hill Park; Jim Power, Friends of Lake View Hill Park; Jon Becker, Lake View Hill Neighborhood; Annette Eisman, Nelson Eisman; Janet Battista; Melissa Sargent; Jimmy Camacho, Urban Assets; Jeremy Balousek, Dane County Land and Water Resources Department; Lynn Greene, Department of Human Health Services; Michele Ritt, Dane County Board of Supervisors

DISCUSSION

Timeline

- Analysis includes multiple planning studies
 - Lake View Hill Park Master Plan
 - Lake View Campus Study
 - Lake View Hill Park Historic Evaluation
 - Feasibility Study
 - First Conceptual Plan (Framed View)
 - Second Conceptual Plan
- Includes instances of engagement
 - Neighborhood Association meetings and survey in 2011
 - Interviews with developers and stakeholder meetings in 2012, 2013 and 2014
 - Public meetings in 2013 and 2014 (open comment period week of August 4th)
 - Formal State Historical approval 2013 and 2014
 - City of Madison approval process in 2013 and 2014

Goals and Conceptual Design – General Comments

- Preserve portions of the building and create a new space that can be incorporated into the Lake View Hill Park
- Create historical cultural site that is part of conservancy park and the larger city park system.
- Create a new space that can honor the building and site, and balances the natural aspects of the park.

- Incorporate feedback provided by the City of Madison Planning Commission and community to preserve more of the original building and architectural features (i.e. t-crosses between windows and door archways), and develop a stormwater management plan, specifically to manage runoff from parking lot and contiguous impervious surfaces, and mitigate stormwater affecting the Nurse's Dormitory
- Incorporate interpretive signage to share the history of the building and honor those who worked in the sanatorium, in order to foster a sense of appreciation for the park and property.
- Comment expressing appreciation for the creation of a memorial site honoring the people that helped patients.
- Memorialize dormitory and the people that lived and worked in the sanatorium by preserving key architecture features, and then telling the story through interpretive signage.
- Need to allow county to mow around demarcated portions – reclaimed bricks will be used to highlight demarcated portions
- Comment regarding whether the proposed conceptual design will be built or developed using the existing infrastructure – noted that the existing structure will be used to develop conceptual design.
- Plan to salvage decorative wreath to be included on kitchen's door
- Comment that sills and archway are not stone (they are precast concrete), but the wreaths are stone. Question of whether project will include use of precast concrete- concern that it may crumble – informed that contractor hired by County will make decision according to the conditions of the individual building portions.
- Salvaged brick and column caps not needed to develop site but may be incorporated in future projects
- Comment expressed regarding the open space between veranda and east side of site: how do we implement safety measure to prevent people from jumping from site – informed that railings will be included, and window sills will likely require a rail as prescribed by building regulations

Stormwater Management Plan

- Goal is to alleviate existing stormwater runoff and improve water quality of discharge.
- Started with park master plan that incorporated a conceptual stormwater master plan.
- Need to dissipate water flow and treat water captured from campus area and collected in basin.
- Proposed concept will reduce flow onto private property.
- Decorative boulders to be included to make it look like a dry river run

- 6-8inch stones line channel
- Forebay consists of small sediment basin that's dry – to improve maintenance
- Larger basins will be connected by a vegetative channel, use TRM - like erosion mat - buried 2-inches to allow vegetation to root (anchor)
- no permanent water will remain in basins
- Envision deeper rain gardens with vegetation
- Concern regarding view of upper left basin from visitor deck –responded that the vegetative slopes will maintain/improve view, only the bottom will be a hard surface
- Comment that system will catch all water in the surrounding area
- Water pipe replacement by City will be in coordination with Nurse's Dorm Project
- Concern regarding the saturation of surrounding trees caused by water channels and slope – responded that slope will reduce saturation, and that saturation of trees adjacent to channel is unlikely
- Concern regarding salt during winter – no solution – chloride used at Badger Rock – no definitive answer or solution
- Keep older gutter system, but reduce load (reduce flooding)
- Concern regarding whether pipe in larger basin on the far right will be visible – responded that pipe is underground except for the two ends
- Concern regarding existing walkways responded that upper walkway may be removed
- Comment that landscape plan is pending but will be forthcoming shortly
- Comment to widen channels in certain areas to “naturalize” it more so that its not a straight channel- responded that staff will consider comment but intends to avoid tree removal
- Comment that stormwater management plan was primary intention of the Master Plan – concept is very interesting – asked if plan should include the Great Lawn – how does this come out in the end – natural hydrology – if you used Great Lawn could it be better? Responded that nothing would limit us from doing it in the future
- Eisman - excited with presentation and details
- Parking Conversions
- Question asked to increase stormwater management from 70% to 80-90%
- Question regarding fencing during construction – responded that a tree protection plan will be developed and enforced to make sure trees are protected during construction, demolition, etc.

- Comment that Planning Commission granted parking around County facilities – coordination needs to occur
 - Make sure water is diverted to stormwater system
 - Looking for funding for lower basins – grant – internal and external County funding – in place prior to other proposed activities.
- Propane tanks – backup system - required
- Question regarding the type of vegetation – deferred answer until Landscape Plan is presented
- Question regarding maintenance funding
 - Responded- 5 year maintenance plan included and budget will include additional years
- Question regarding trees growing in lower basin- responded that County will mow or burn trees
- Question regarding whether County will follow City's permanent maintenance program – responded that it's planned
- Asked whether Oak Savannah should be planted – responded that Oak Savannah is not a stormwater issue, it's a ecological restoration issue – County currently trying to maintain site and integrate stormwater system into existing site.

Next Steps

- July 31: Friends of Lake View Hill Park
- August 4: Public Meeting (all consultants present)
- August 26: Deadline for comments by State Historical Society
- Aug 1: Meeting with Heather Stouder (City of Madison Planning Division) to prepare for Aug 4th Public Meeting
- Sept 22 – Planning Commission
- Fall: Identify funding sources for stormwater management
- Fall/Winter: Demolition
- Spring/Summer – complete Landscape Plan
- Comment expressing need for funding and other ways County can be involved – executives and board

Interpretive Signage

- (2) specific to Nurse's Dorm – history
- Location in interior veranda and possibly exterior

- Outdoor option to construct kiosk from salvaged materials
- Comment to maintain signage in the interior of the building since it's a conservancy – example: earth to heritage project – question regarding whether signage can include LED displays
- Comment concerning liability and safety involving snowboarders jumping off veranda – question whether area will be fenced off during demolition and whether snow fence can be installed permanent around the area.

ADJOURNMENT

7:00PM