

19 June 2012



Plan 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 – Land Use Application
PRA Project 110358-01

Madison Plan Commission,

At this time Meriter Hospital is planning on relocating its existing two child care facilities into one new facility. The existing facilities are both currently located on the Meriter campus. One component of this business is located the lower level of the Longfellow School building and another portion is located in a residential building on Chandler Street.

The project intent is to have the new Child Care building ready for use in the early summer of 2012. To meet this schedule to deliver the new building to the staff and children, construction is intended to begin in October of 2012. J. H. Findorff Corporation will manage all construction activities as the project General Contractor. In addition, the General Contractor will manage all project schedules and coordinate reclamation of salvageable construction from the two existing residences that will be removed.

In keeping with the existing approved Meriter Hospital General Development Plan (GDP) this proposal is for a new residential style building at the western edge of the Hospital campus. The GDP references this area of the Hospital property as intended for buildings in a relative scale with the surrounding area. To support the overall design intent of this area as a 'transition zone' to the surrounding Greenbush neighborhood a new two story wood frame building is envisioned.

The exterior of this new building will be clad with several textures and colors of cement board siding, wood detailing, clad residential style windows and stone accents. The new two level facility will total approximately 9,387 gross square foot and will occupy two vacated lots. The combined area of the Lots known as Lots 5 and 6, Block 9, Greenbush Addition is 11,989 square feet. The proposed building is designed to meet the specific needs of a child care provider in an urban environment. Infant and toddler programs are located on the first level and older children, up to pre-school age, are located on the second level. This design on these properties supports the overall

intent of Meriter Hospital to provide a new modern facility that appropriately meets the needs of both the employee's children and the child care staff. Currently Meriter Hospital's two child care locations are licensed for approximately one hundred children. The new facility will be licensed for seventy two children. With intended hours of operation from approximately 7:00 am to 6:00 pm the staff size will vary. An approximate average of twelve employees will be on the premise at one time.

Since this project is a relocation of an existing business from two existing locations, on the Meriter campus, the parking for staff is currently accounted for within the existing parking counts. One new public parking spot will be created on S. Mills Street with the vacating of an existing driveway. Drop-off parking stalls will be designated on the existing surface parking that was the former play ground for Longfellow School. The Meriter child care facility in the Longfellow Building currently has four drop-off and pick-up spots and the staff indicates the five proposed parking stalls are adequate for their business.

The project team for the Meriter Child Care Building includes:

- Meriter Hospital - Construction Management
- J. H. Findorff – General Contractor
- Hooper Corporation – Plumbing
- Hooper Corporation – Fire Protection
- General Heating And Air Conditioning - HVAC
- H&H Electric - Electrical
- OTIE (Oneida Total Integrated Enterprises) – Consulting Structural Engineer
- Royal Oak & Associates, Inc. – Civil Engineering
- Design Studio Etc – Landscaping
- Plunkett Raysich Architects, LLP – Project Architects

The public process activities that have taken place in advance of this submittal include:

- Notice of intent for demolition was filed electronically for the buildings located on Lots 5 and 6, Block 9, Greenbush Addition.
- An initial informational meeting was held with the Alderperson. This meeting dealt with the scope and intent of the project.
- The Initial submission to the Urban Design Commission is scheduled for July 18th for the July 25th meeting.

We look forward to providing this new child care facility to Meriter families and moving forward through the City review and approvals process to answer any questions these documents and submittal may bring up.

Best regards,



Kirk Keller, AIA, NCARB
Project Manager

Enclosure