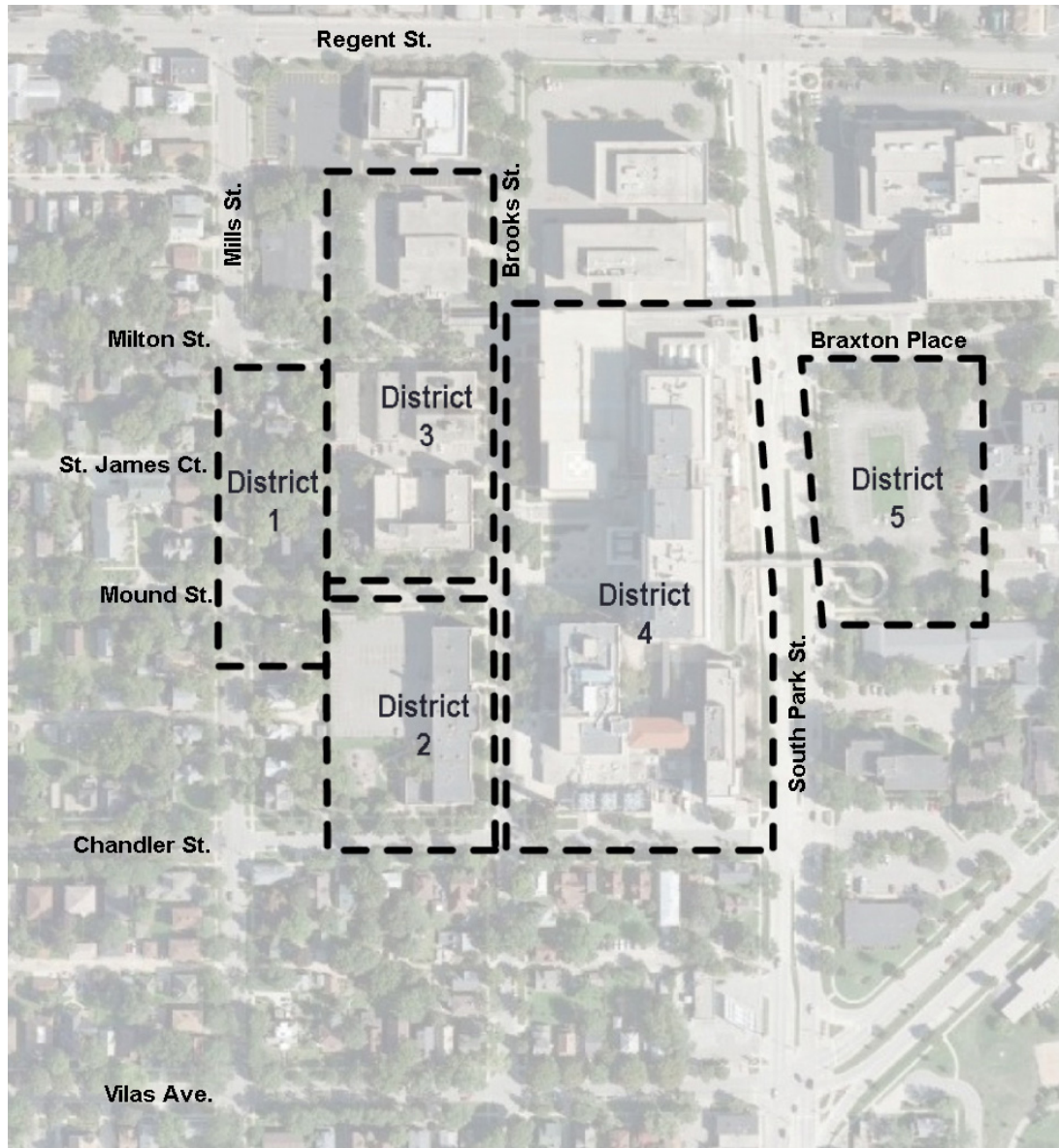


# MERITER PARK CAMPUS DISTRICT PLANS



## Meriter Park Campus Districts:

To simplify the GDP/SIP zoning text, the Meriter South Park Street Campus has been divided into five districts. These districts have been created solely for the use of the GDP/SIP submittal and are not meant to demarcate any present or future boundaries within the Campus itself. Future SIP's or GDP revisions can maintain or revise these districts as it best suits those future documents.

## DISTRICT ONE: MILLS STREET

**A. Statement of Purpose:** Existing uses as shown on pages 69&70 to remain in interim.  
Neighborhood Transition Zone: Future residential development, or mixed use development with predominantly residential use. Future demolition as indicated on page 63.

**B. Permitted Uses:**

**Principal Uses:** Planned residential developments-dwellings  
Single-family, two-family or multiple-family dwelling units  
Rowhouse dwelling unit  
Day care centers  
Day treatment and day care service facilities for persons with emotional disabilities and persons with developmental disabilities  
Adult day care facility  
Community living arrangements  
Convalescent homes and nursing homes  
Parking

**Accessory Uses:** On-site management offices for the leasing and/or rental of dwelling units  
Recreational buildings and community centers  
Park or playground  
Laundry  
Temporary buildings for storage of building materials and equipment, and construction purposes  
Temporary construction Parking

**C. Lot Area:** As existing, lot area of future use TBD in SIP.

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

**Maximum Heights:** 4 stories, 42 foot Max.

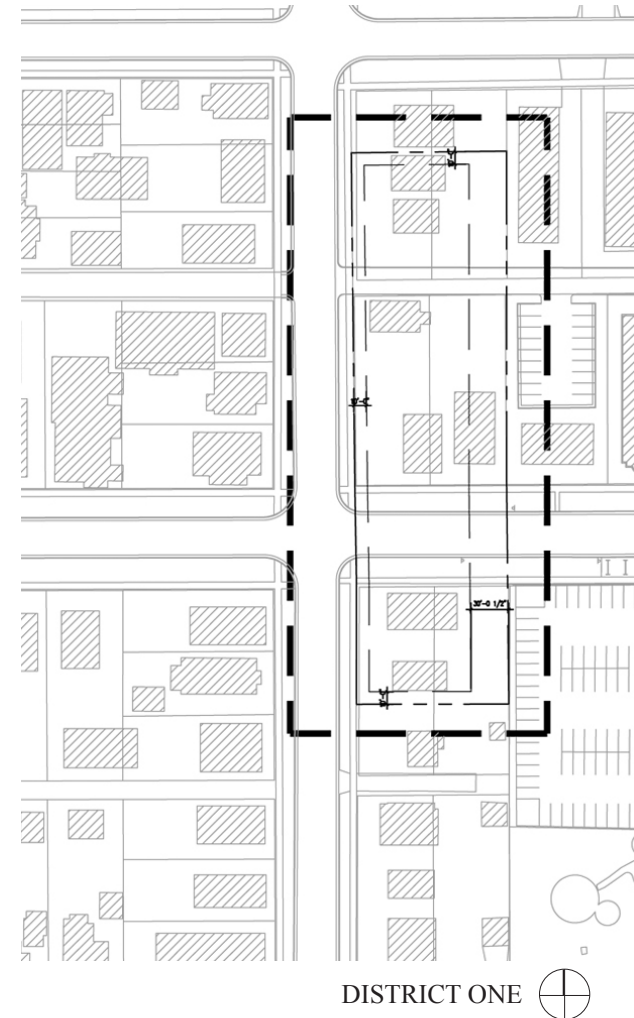
**E. Yard Requirements:**

Floors	Frontage Street	Setback
Floors 1-4	Mill St.	10' Minimum

Front: 10'. The intent is to allow a variation in setback.

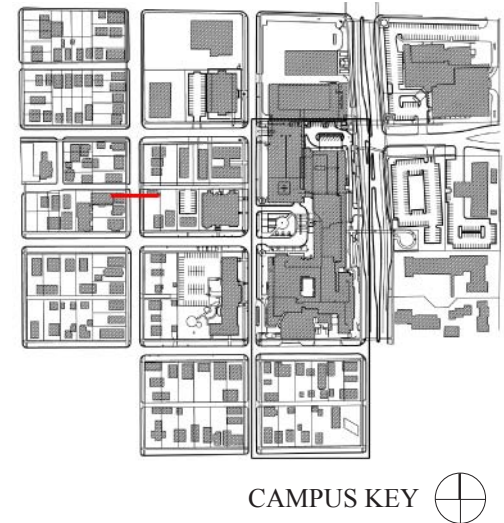
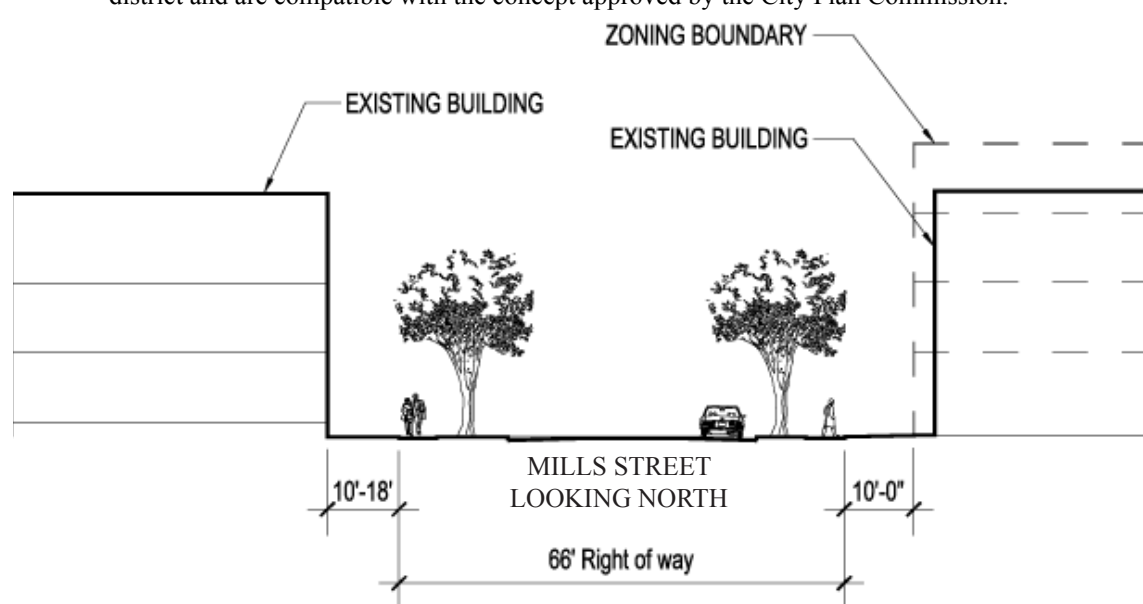
Side lots: 0' except end units when abutting adjacent, non-Meriter property, or a street, then 10'.

Rear lot: 30'



## DISTRICT ONE: MILLS STREET

- 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:** That signage shall be limited to the maximum permitted in the R4 zoning district and as approved by the Urban Design Commission and Zoning Administrator, until a comprehensive signage package is approved.
- J. Family Definition:** Existing family definition to be per R3 District, family definition of future use TBD in SIP.
- 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.



**MERITER**

Park Campus

## DISTRICT TWO: LONGFELLOW BLOCK

**A. Statement of Purpose:** Allow the renovation to the Longfellow School Building and a new addition on the existing surface parking lot behind the Longfellow Building. Future demolition as indicated on page 63.

**B. Permitted Uses:**

Principal Uses: Medical offices, administration, and education  
 Day care centers  
 Day treatment and day care service facilities for persons with emotional disabilities and persons with developmental disabilities  
 Adult day care facility  
 Community living arrangements  
 Convalescent homes and nursing homes  
 Parking  
 Medical clinic

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

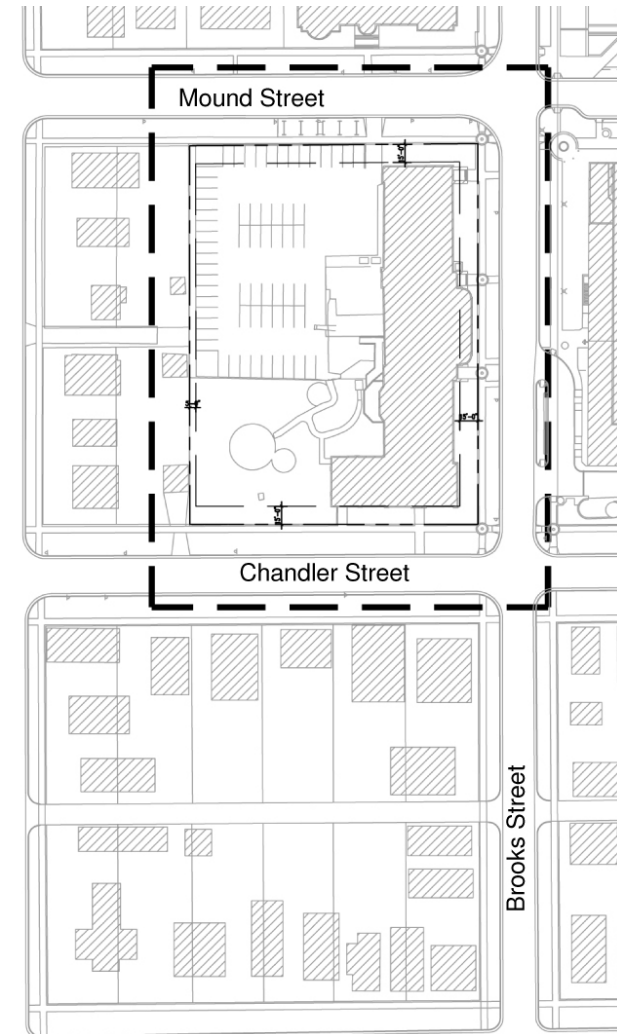
**D. Floor Area Ratio:** As existing, FAR of future use TBD in SIP.

**Maximum Heights:** 6 building stories 88 foot Max.  
 8 stories of structured parking, 88 foot Max.

**E. Yard Requirements:**

Setbacks are taken from existing right of way or property line.  
 The intent is to have similar setbacks as the Longfellow School.

Floors	Frontage Street	Setback
1-6	Mound Street	15' Minimum
	South Brooks	15' Minimum
	Chandler	15' Minimum
	District 1	5' Minimum

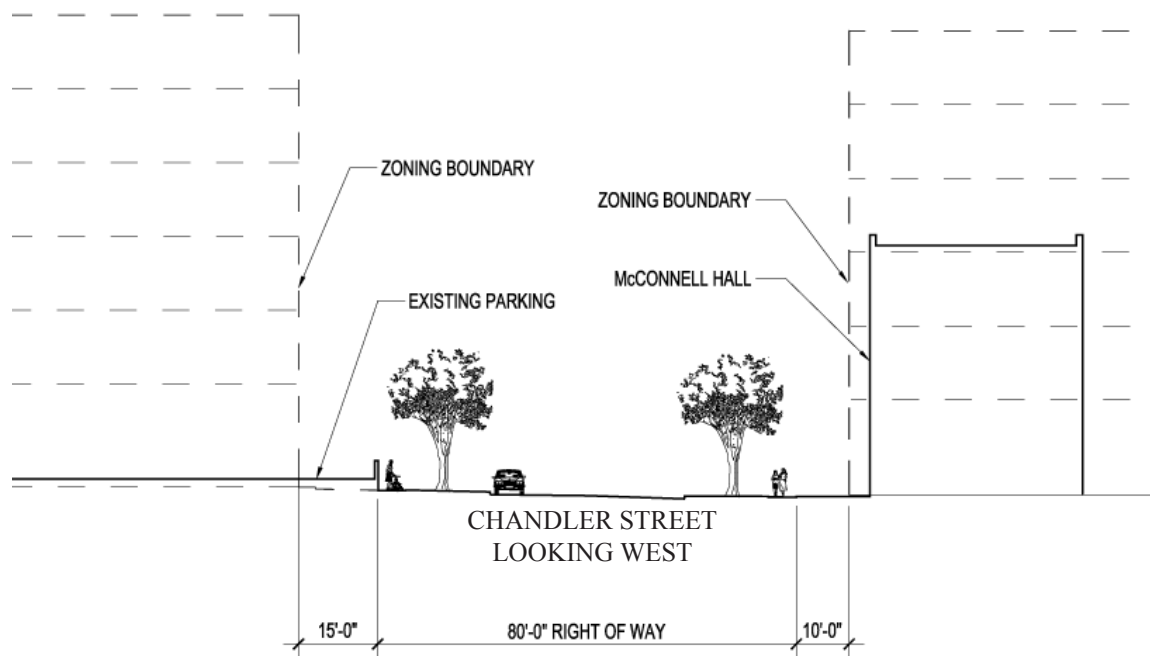
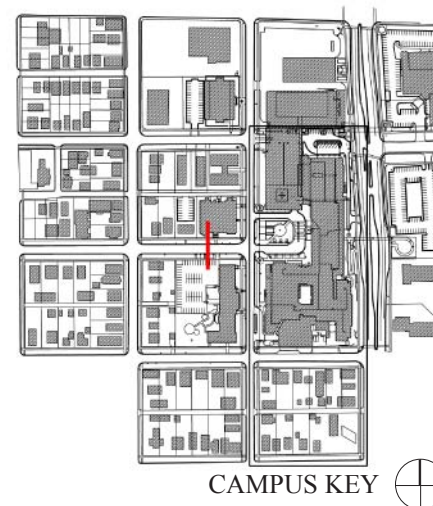


DISTRICT TWO 



## DISTRICT TWO: LONGFELLOW 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:** That 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



## 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:**

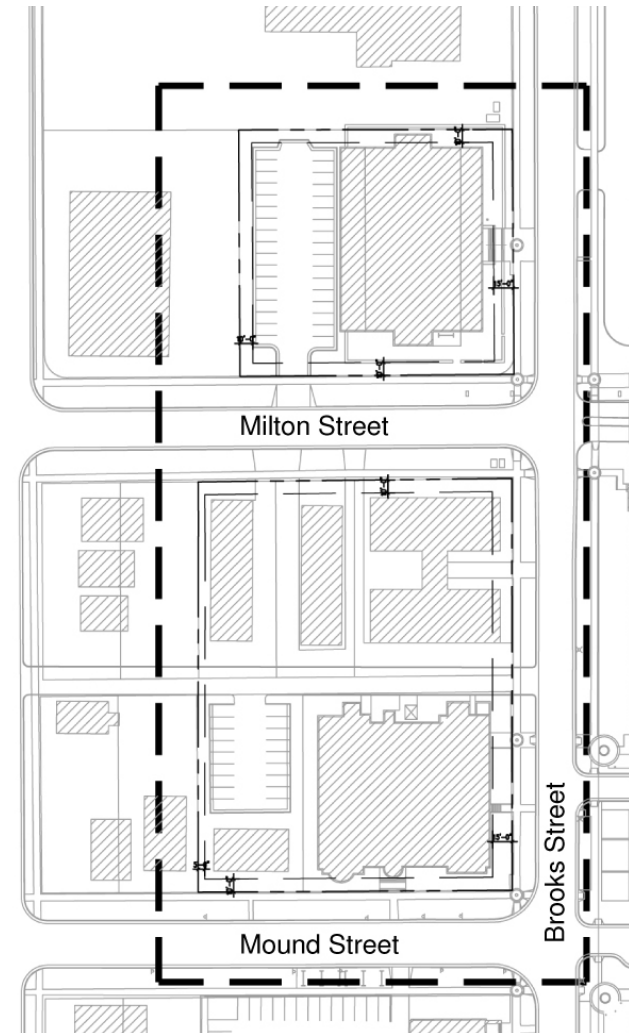
Between Mound and Milton Streets: 6 building stories, 88 foot Max.  
8 stories of structured parking. 88 foot Max.

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

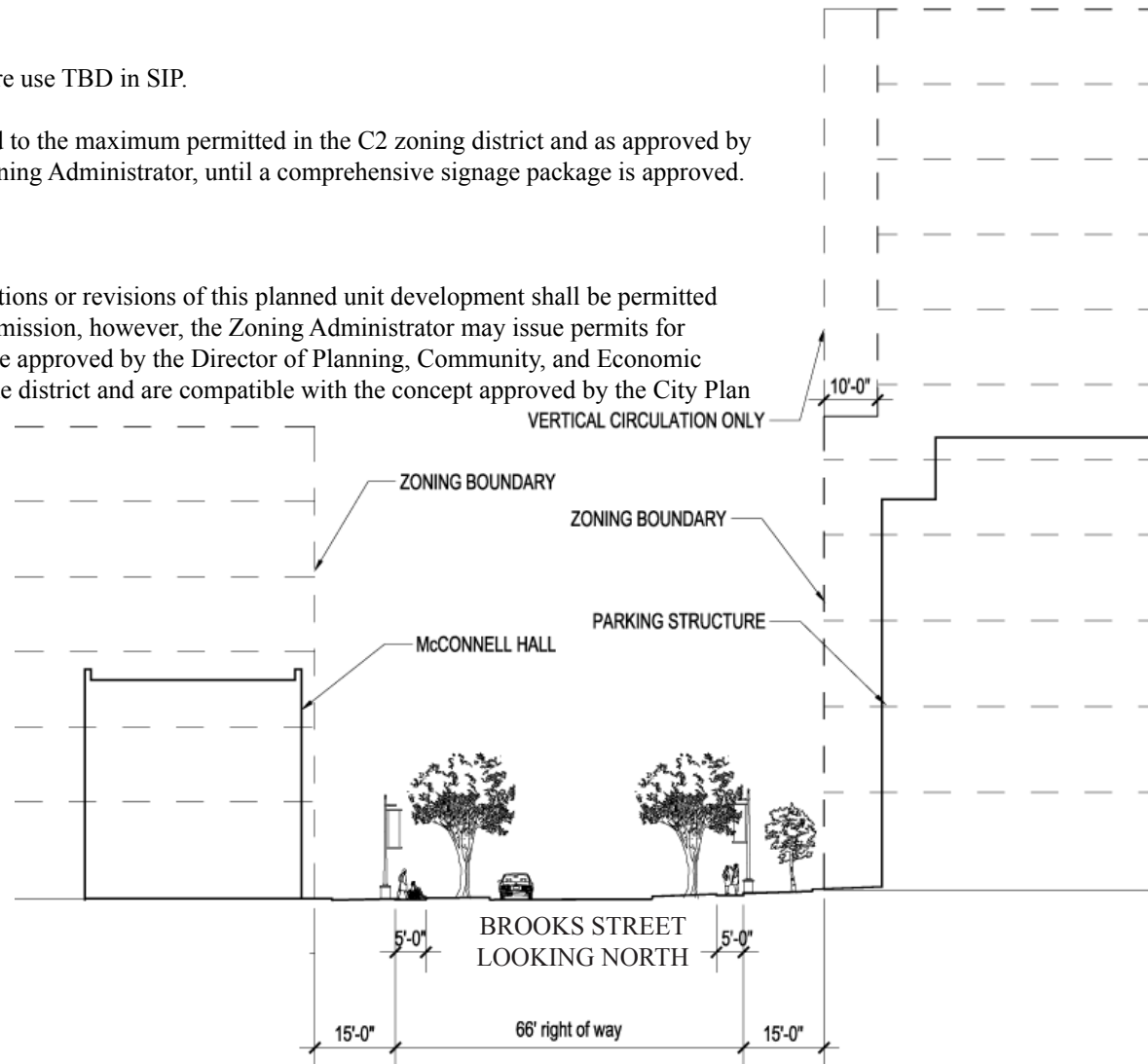
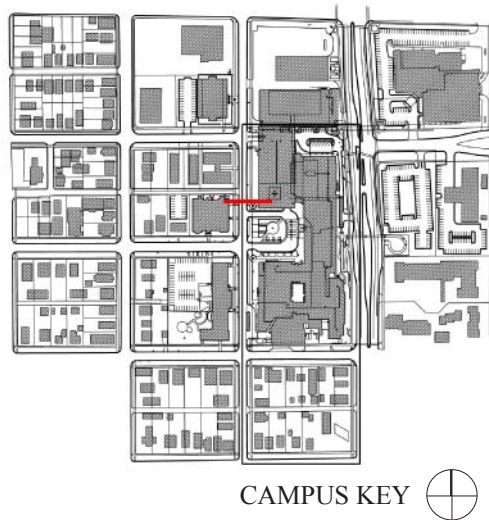
Floors	Frontage Street Setback	
Floors 1-6	South Brooks St.	15' Minimum
	Milton St.	10' Minimum
	Mound St.	10' Minimum
	District 1	5' Minimum
Floors 7-8	South Brooks St.	25' Minimum
	Milton St.	20' Minimum
	Mound St.	20' Minimum



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:** That 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.



## DISTRICT FOUR: MAIN HOSPITAL

**A. Statement of Purpose:** Maintain existing Hospital and to allow additions and renovations that do not hinder the eventual replacement of the main hospital diagnostic and treatment platform for the long-term use of the Park Campus. Future demolition as indicated on page 63.

**B. Permitted Uses:**

Principal Use: Hospital  
 Retail as allowed in C2 District  
 Parking  
 Accessory Uses: Hospital accessory uses  
 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.

**E. Yard Requirements/Setbacks:**

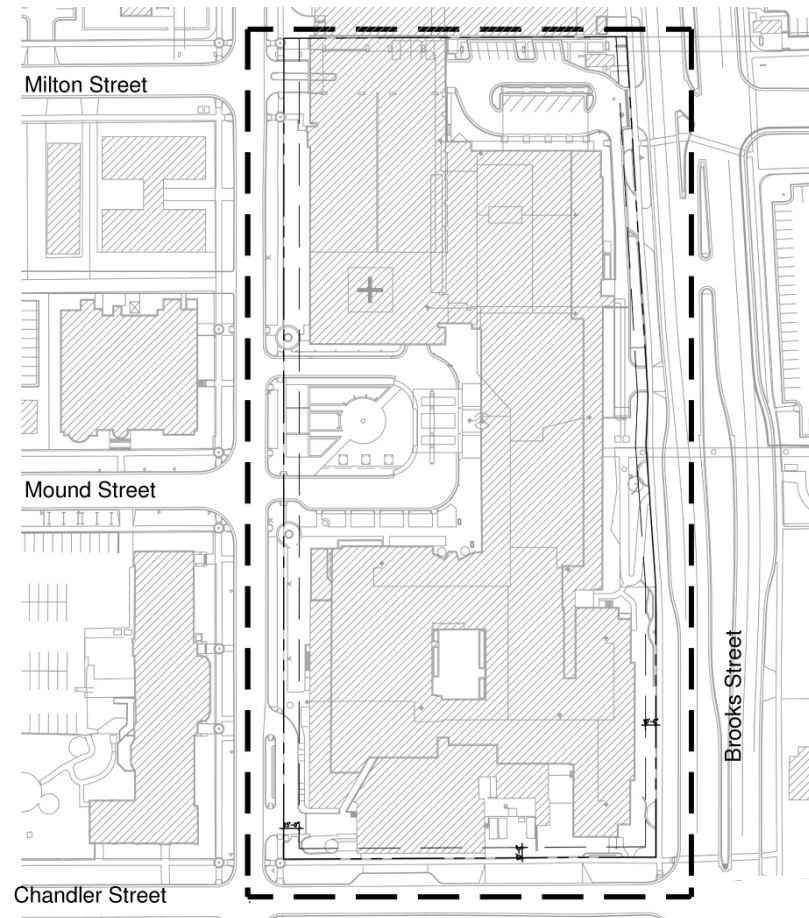
Setbacks are taken from existing right of way or property line

**Maximum Heights:** 11 building stories, 164 foot Max.

North End of Property: 0' setback.

Additions to existing buildings can match existing building setbacks.

Floors	Frontage Street	Setback
Floors 1-6 and vertical circulation through floor 11	Park Street. Brooks Street Chandler Street Vilas Avenue	10' Minimum 15' Minimum 10' Minimum 10' Minimum
Floors 7-11	Park Street. Brooks Street Chandler Street Vilas Avenue	20' Minimum 35' Minimum 20' Minimum 20' Minimum

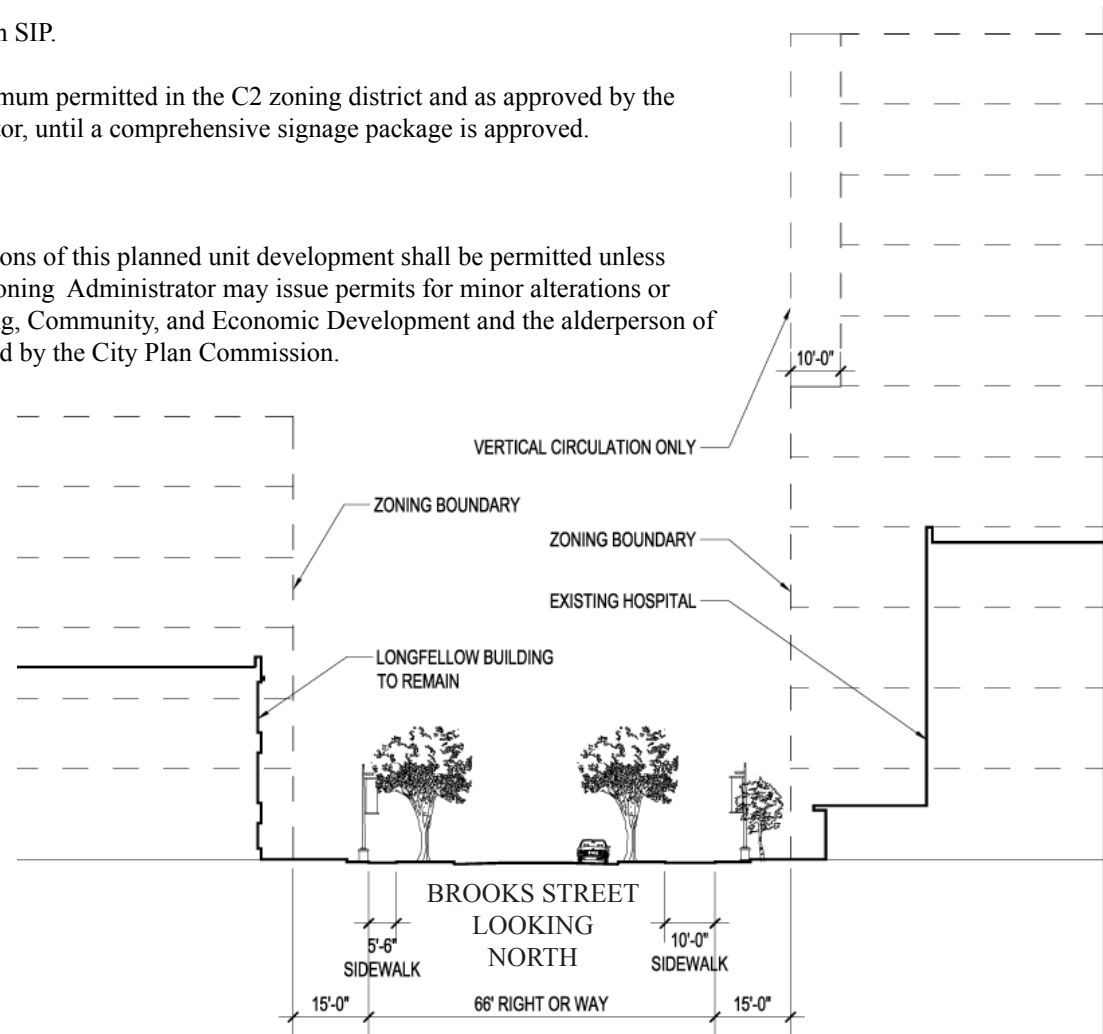
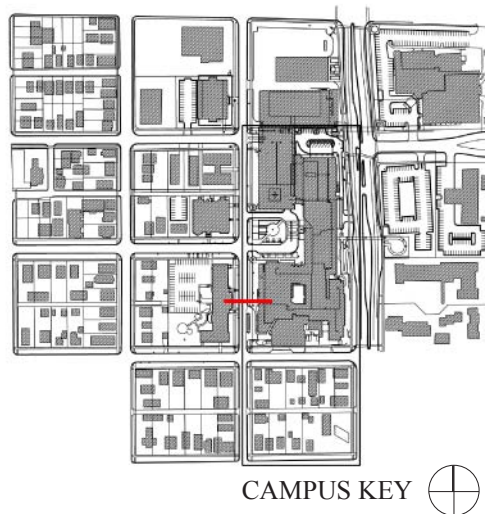


DISTRICT FOUR 



## DISTRICT FOUR: MAIN HOSPITAL

- 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:** That 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.



**MERITER**

Park Campus

## DISTRICT FIVE: BRAXTON PLACE

**A. Statement of Purpose:** To develop the surface parking lot on Braxton Place.  
Future demolition as indicated on page 63.

**B. Permitted Uses:**

Principal Use: Hospital  
Ground level retail as allowed in C2 District  
Medical office, administration, and education  
Medical Clinic  
Parking  
Accessory Uses: Hospital accessory uses  
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.

**E. Yard Requirements:**

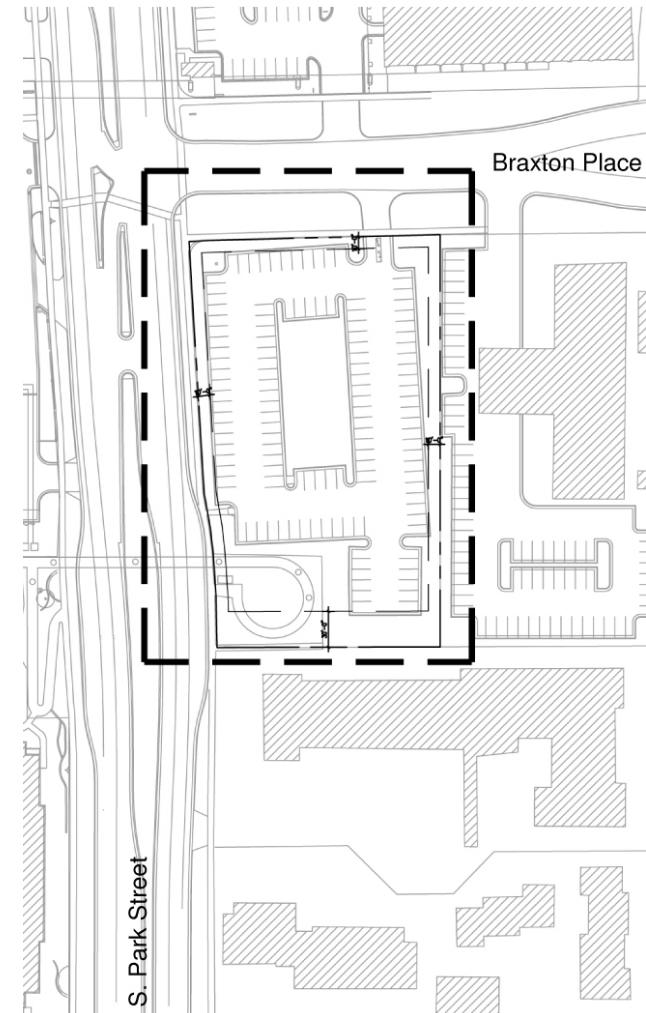
Setbacks are taken from existing right of way or property line

**Maximum Heights:** 11 building stories, 164 foot Max.

Floors	Frontage Street Setback	
Floors 1-6 and vertical circulation through floor 11	Park Street.	10' Minimum
	Braxton Place	10' Minimum
	Side Yard	10' Minimum
	Rear Yard	30' Minimum
Floors 7-11	Park Street.	20' Minimum
	Braxton Place	20' Minimum
	Side Yard	20' Minimum
	Rear Yard	30' Minimum

**District Requirements**

South of Braxton Place property, a 30' setback for as long as it borders a residential zone. If this area is zoned non-residential, then rear yard requirements shall match the side yard requirements.



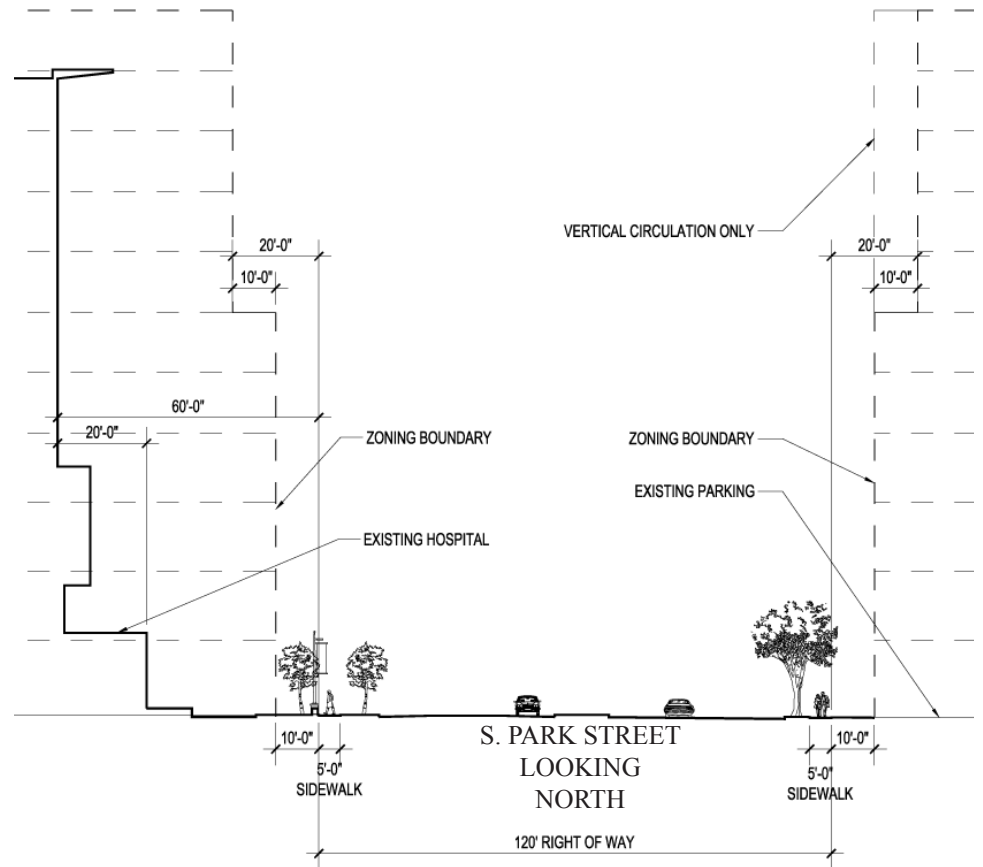
DISTRICT FIVE 

## DISTRICT FIVE: BRAXTON PLACE

- F. Landscaping:** Site landscaping shall be provided 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:** That 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 



**MERITER**

Park Campus