



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, June 26, 2019
6:00 PM**

Room 128 – City Hall – 7525 W. Greenfield Ave.

- 2A. Application for Special Use Permit for proposed new construction of a behavior health hospital to be located at 1706 S. 68 St. and adjacent commercial parking lot at 1700 Block S. 68 St.**
- 2B. Site, Landscaping and Architectural Plans for a proposed new construction of a behavior health hospital and off-street parking to be located at 1706 S. St. and adjacent commercial parking lot at 1700 Block S. 68 St., submitted by Brian C. Randall, Davis & Kuelthau, s.c. on behalf of Milwaukee Behavior Health, LLC c/o Diane Henneman of Universal Health Services. (Tax Key No. 453-0776-003 & 453-0747-001)**

Items 2A and 2B may be considered together.

Overview and Zoning

The owner of the property is the City of West Allis Community Development Authority.

Milwaukee Behavior Health, LLC c/o Diane Henneman of Universal Health Services (UHS), has submitted an offer to purchase the property for a behavior health hospital. The subject property includes an approximate 7.5 acre (former Milwaukee Ductile manufacturing property) and a privately owned 0.25 acre commercial parking lot located in the 1700 block of S. 68 St. (located directly west).

The 1706 S. 68 St. property is zoned M-1, Manufacturing District and permits hospitals as a special use.

The privately owned parking lot property in the 1700 block of S. 68 St. is zoned C-2, Neighborhood Commercial District. Stand-alone parking lot (principal) uses are special uses within the C-2 District.

As part of the UHS requested special use permit application, Plan Commission consideration of the zoning and site, landscaping and architectural review are standard. Furthermore, a Community Development Authority meeting on the sale of public land is scheduled for July 9, 2019 and a Common Council public hearing is scheduled for July 16, 2019.

The Applicant expects to acquire the properties and begin construction in 2019. Construction will take approximately 1 year and UHS will open the Hospital in 2021.

Project description - the applicant has submitted a Description of Project which is included as an [Exhibit](#) for your review.



Site background. A history of previous uses on the 1706 S. 68 St. is provided below:

- o Milwaukee Machine and Tool Co ~ 1910-1927
- o LeRoi Compressor Corporation ~ 1927-1960
- o Briggs & Stratton Corp. ~ 1960-1999
- o Milwaukee Ductile Iron ~ 1999-2013
- o MRD Group ~ 2013-2016 (foundry demolished 2014)
- o City of West Allis Community Development Authority ~ 2016-present

2010 View looking north on S. 68 St.



2010 Aerial View



2018 Aerial View



UHS Conceptual Rendering for the 1706 S. 68 St site



New Behavioral Health Hospital - UHS - West Allis, Wisconsin

UHS

UHS
Universal Health Services, Inc.

STENGEL-HI
ARCHITECTU

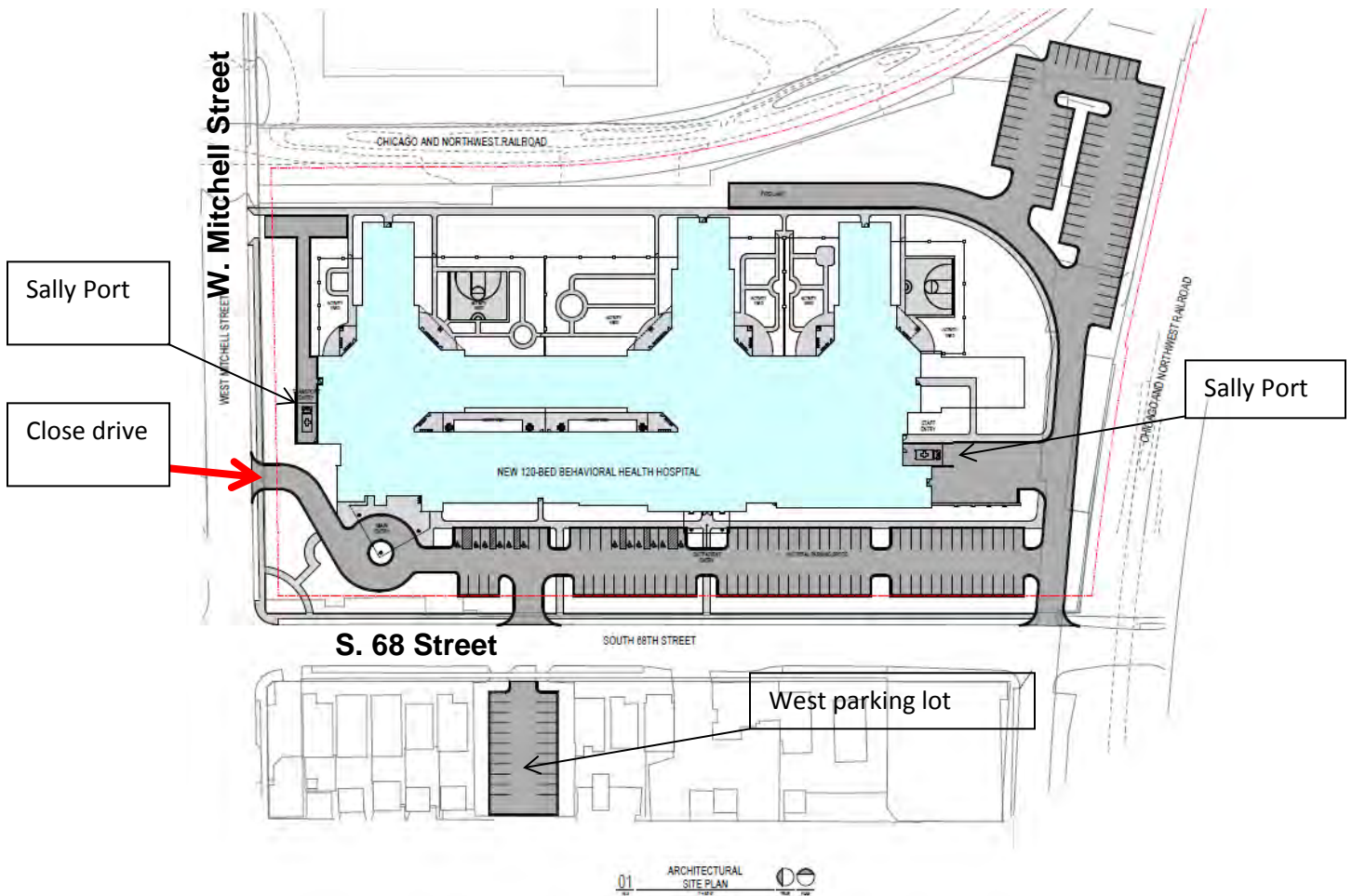
Site and Landscaping Plan

The plans submitted for staff review are comprehensive and well done. However, there are a few items that will require some follow up. *Staff has noted its recommendations as bulleted points.*

Driveways. Public access to the site will be via 3 driveways one on W. Mitchell St. and two more on S. 68 St. The off-site parking lot just west of S. 68 St. will be accessible only from S. 68 St. (there will not be an access to the alley).

- *S. 68 & W. Mitchell Street. Staff is recommending the removal of the driveway on W. Mitchell St. closest to the intersection to/for the UHS site. It serves little to no purpose in regards to the functionality of the parking lot and if removed allows for a nice uninterrupted greenspace area along W. Mitchell St. which would face a major upcoming redevelopment to the north.*

Sally Port. The hospital will provide a sally port for ambulance vehicles. One of the sally ports will be located on the north side of the building and the access drive is located on the north east side of the site. The opening to the sally port will face east (away from the main entrance). Another sally port is located on the south end of the building within a service area.



Landscaping. The landscaping plan includes planting a substantial number of trees on the Site (43 shade trees: Autumn Blaze Maple, Skyline Honeylocust, Glenleven Linden, New Horizon Hybrid Elm; 39 ornamental trees: Autumn Brilliance Serviceberry, Firebird Crabapple, American

Hophombeam, Ivory Silk, Japanese Tree Lilac; and 32 evergreen trees: Eastern Red cedar, Black Hills Spruce).

UHS's plan also features walking paths and pedestrian connections throughout and to the Site as well as landscaped activity yards programmed with furniture and equipment as indicated on the plans. Many thousands of square feet of plants and turf grass will be planted throughout the Site and at the entrance points to replace the current condition that is a relatively barren, vacant site.

New grass terrace areas will be added along both W. Mitchell St. and S. 68 St. The grass terrace will be located between the sidewalk and street curb. A place-making feature will be established at the Site's most prominent corner (the southeast corner of South 68th Street & West Mitchell Street) where the Landscape Architect has designed prominent features including a curved entrance walk, seat wall and colorful plantings.

- *Revised plan. Staff is recommending that an updated landscaping plan be submitted as a condition of approval. The updated landscaping plan should reference the landscaping key to the site/landscaping plan.*
- *West parking lot. Additional greenspace being added to the off-site parking lot (west of S. 68 St.). As proposed there are landscaping buffers on both east and west sides of the lot, but the west perimeter has very little greenspace area in comparison. The addition of more landscaping would result in the loss of one or two parking stalls.*

Storm water. The project is designed to be managed through a bio-retention basin system in the southeast corner of the Site.

- *Submittal of a storm water management plan by the applicant's civil engineer. A storm water permit must be obtained from the City.*

Parking

The project will provide a total of 177 parking stalls. Based on the proposed 120 bed facility 50 parking stalls are required (1 space for every 2.5 beds plus meet the individual requirements for associated uses). With the inclusion of other associated base support areas like administration/office, outpatient, clinical and admissions areas adds another 80 parking stalls (23,600-sf @ 1/300) for a total requirement of 130 parking stalls.

Architectural Plan





New Behavioral Health Hospital - UHS - West Allis, Wisconsin



The UHS architectural team has made significant revision to the plans submitted for Plan Commission review. *Staff has noted its architectural recommendations as bulleted points below.*

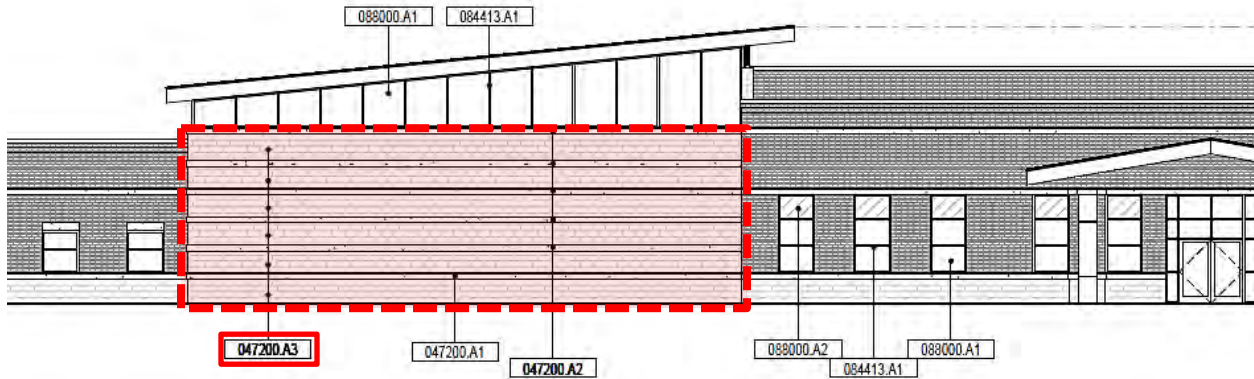
The exterior will be predominantly masonry veneer with intermittent accent materials. The masonry veneer is comprised of modular face brick, split-face and smooth face concrete masonry units, and cast stone trim in a ranging, earth-tone color palette. Accent materials are metal plate panels and fiber-cement siding.

The roof will consist of both standing seam metal and membrane systems with pre-finished metal copings and trim and it will also feature a two-story, half court gymnasium. Architectural openings will be aluminum storefront with a combination of vision and spandrel glazing. Parapet walls are part of the buildings design and will also serve as a visual buffer to any proposed roof top systems (HVAC).

- *Staff is recommending brick or an alternate to the proposed split faced veneer material on the west elevation of the gymnasium portion of the building.*
- *Window transparency detail being indicated on the north elevation of the main entrance.*
- *Color details of the exterior materials being provided.*

- Elevation labels being updated

Highlighted - Area recommended for brick or an alternate to the proposed split faced veneer shown (west elevation of the gymnasium portion)



Signage and Lighting

Signage. Details will be submitted separately as part of the sign permit process. UHS will sign the building with wall signage and a monument sign will be located at the southeast corner of S. 68 St. and W. Mitchell St. directional wayfinding directional signage.

Lighting. A lighting photometric plan has been submitted which shows the distribution of parking lot lighting poles, sidewalk path lighting and wall mounted area lighting. All light fixtures selected will feature full cut off lighting to reduce glare and light play beyond property limits. Parking lot lighting fixtures will be mounted on a 25-ft tall pole (round steel tapered pole painted black). If needed lighting fixtures may be equipped with house side shields.

- Staff is recommending house side shield options being provided for the light poles on site and within the off-site parking lot.

Recommendation: Common Council approval of the Application for Special Use Permit for proposed new construction of a behavior health hospital to be located at 1706 S. 68 St. and adjacent commercial parking lot at 1700 Block S. 68 St., and to approve the Site, Landscaping and Architectural Plans for a proposed new construction of a behavior health hospital and off-street parking to be located at 1706 S. St. and adjacent commercial parking lot at 1700 Block S. 68 St., submitted by Brian C. Randall, Davis & Kuelthau, s.c. on behalf of Milwaukee Behavior Health, LLC c/o Diane Henneman of Universal Health Services. (Tax Key No. 453-0776-003 & 453-0747-001), subject to the following conditions:

(Items 1 thru 5 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: (a) removal of the driveway on W. Mitchell St. closest to the intersection to/for the UHS site; (b) revised landscaping plan to reference the landscaping key as it corresponds to the site/landscaping plan; (c) additional greenspace being added to the off-site parking lot (west of S. 68 St.); (d) City Forester approval of the landscaping species type and quantity; (e) brick or an alternate to the proposed split faced veneer material on the west elevation of the gymnasium portion of the building; (f) window transparency detail being indicated on the north elevation of the main entrance; (g) color details of the exterior

materials being provided; (h) exterior building elevation directional labels being updated; (i) house side shield options being provided for the light poles on site and within the off-site parking lot. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.

2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
4. Common Council approval of the special use (scheduled for July 16, 2019) and applicant's acknowledgement of the special use resolution.
5. Documentation and approval showing compliance with the City of West Allis Storm water Management Ordinance, to be submitted to the Building Inspections and Neighborhood Services Department by a registered Civil Engineer. A storm water permit must be obtained from the City. Contact Mike Romans, Plumbing Inspector at 414-302-8413.

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

6. Signage permit plans being provided for staff review and approval.
7. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

Exhibit - UHS Project Description



Universal Health Services, Inc.

**Description of Project
and
Statement of Reasons for the Special Use Permit Request
in connection with a
Hospital at 1706 South 68th Street**

May 31, 2019

This Description of Project and Statement of Reasons for the Special Use Permit Request (the “*Statement*”) is submitted by Milwaukee Behavioral Health, LLC, an affiliate of the Behavioral Health Division of UHS of Delaware, Inc., a subsidiary of Universal Health Services, Inc. (collectively “*UHS*” or “*Applicant*”), and its attorneys, Davis & Kuelthau, project architects Stengel Hill Architecture, and project engineers Harwood Engineering Consultants, pursuant to §§ 12.13 and 12.16, Ordinances.

UHS requests approval of its applications for a Special Use Permit and its Site, Landscaping/Screening, and Architectural Plan to construct and operate a hospital providing behavioral health care through inpatient and outpatient services (the “*Hospital*”) and on-site and off-site parking for employees, patients and visitors (the “*Parking Area*”) (collectively the “*Project*”).

The Hospital will be located at 1706 S. 68th Street, an approximately 7.5-acre site at the southeast corner of South 68th Street & West Mitchell Street (the “*Site*”), with Parking Areas located along 68th Street and to the rear of the Site and off-site across South 68th Street at 17** S. 68th Street.

A. INTRODUCTION TO UHS.

Founded in 1979, UHS, through its subsidiaries, owns and operates acute care hospitals, behavioral health facilities, as well as ambulatory centers in 37 states, Washington, D.C., Puerto Rico, the U.S. Virgin Islands and the United Kingdom. Across all of its facilities, UHS employs over 87,000 individuals and it treated 2.6 million patients in 2018.

UHS operates more than 350 highly-regulated facilities (with 188 inpatient and 19 outpatient behavioral health facilities located in the U.S.), all of which eligible hospitals have been accredited by The Joint Commission. As the largest facilities-based behavioral health provider in the United States, UHS focuses on “total patient care” and provides a broad range of services addressing behavioral health and substance use disorder needs for adults, adolescents, and children. UHS’s

behavioral health services include acute inpatient, outpatient services such as partial hospitalization and intensive outpatient programs, and residential treatment options, many of which include educational components. UHS's specialty programs, including niche programs for military veterans, are constantly identified and expanded to respond to the needs of diverse populations.

B. OVERVIEW OF UHS OPERATIONS AND HOSPITAL.

The new Hospital will be a state-of-the-art, community-based facility with an innovative environment to provide care designed to support the supervision, treatment and safety of children/adolescents, adults, and older adults on a 24/7/365 basis. The Hospital will offer the only adolescent unit in Milwaukee County. The Project will have 120 beds, outpatient facilities, a half-court gymnasium, secured outdoor activity areas, administrative areas, and Parking Areas for employees, patients and visitors.

While the Hospital will receive referrals from Milwaukee County to provide behavioral health services, UHS will operate as a solely-owned, independent hospital that is open to all members of the community. UHS's proposal does not include a crisis psychiatric emergency department because Milwaukee County continues to serve patients in need of those services in Wauwatosa at the Milwaukee County Behavioral Health Complex.

Patients at UHS's new hospital will typically be admitted for inpatient care for 7 to 12 days (or less) and then discharged with an aftercare plan that is designed and approved by their supervising physician and the clinical team, which may include outpatient services at the Hospital.

C. PROJECT OPERATIONS.

1. Hospital Services. UHS will offer behavioral health care services through inpatient and outpatient services and on-site and off-site parking for employees, patients and visitors. The Hospital will also provide outpatient services, including Partial Hospitalization ("**PHP**") and Intensive Outpatient ("**IOP**") programs to qualifying patients.

- a. *Treatment Plans.* UHS uses data to shape individualized treatment plans, measure progress, and track outcomes. The psychiatrist leads the multi-disciplinary treatment team. Staff will be trained in various patient treatment modalities including, but not limited to, group and individual therapies, evidence-based treatments, art and music therapy, fitness/movement therapy, pet therapy, daily meditation, and physical health services. The hospital will serve individuals with a primary behavioral health diagnosis as well as those with co-occurring disorders (behavioral health and substance use). The Hospital will not have an emergency department, but will have a medical staff to support and treat patients' physical health needs.

- b. *Operational Plan.* UHS has extensive performance and procedure manuals and recommended practices, which will guide the operation of the Hospital. These performance and procedure manuals and recommended practices are based on best practices, as well as requirements by state health agencies and The Joint Commission (“*TJC*”), an independent, not-for-profit organization that accredits and certifies a variety of health care organizations and programs in the United States. *TJC* accreditation and certification is recognized nationwide as a symbol of quality that reflects an organization’s commitment to meeting certain performance standards. These resources cover a broad range of operations including clinical processes, life safety and patient care. While these manuals and procedures help to form the basis of a facility’s operations, UHS also incorporates guidance from state health agencies and licensing bodies to ensure it is providing the best care possible for the individual patients.

- c. *Transportation and Traffic.* UHS has substantial experience and expertise in the field of behavioral health care and it operates its hospitals with best practices that have proven successful at its other locations.
 - i. Inpatient/Outpatient Services – The Hospital will provide outpatient services, including PHP and IOP programs. While the ramp-up of patient volume is different in almost every market, the ultimate outpatient capacity (anticipated to be reached by year five) will likely not exceed thirty (30) outpatients. Many patients will be transported to and from the facility in unmarked passenger vans to minimize the volume of traffic.

 - ii. Patients/Visitors – “Walk-ins” are generally infrequent at similarly-sized UHS facilities in other locations, but it is possible that an individual could present directly to the Hospital should such individual feel he/she is in need of behavioral health services. Most patients are expected to be directed to the facility by referral sources such as area hospitals and mental health professionals. Visitors are welcome at the facility during posted visitor hours.

 - iii. Sally Port Transportation – The ambulance entrances will be designed to include sally ports. A sally port is a building entrance with two sets of doors in sequence where only one set of doors open at a time. The sally port entrances will receive patients brought to the Hospital by one ambulance or police vehicle at a time (no lights/sirens) and it allows patients to enter into a secure, designated reception area.

- iv. **Traffic – Behavioral health hospitals** experience a relatively small number of vehicle trips. The majority of vehicles travelling to and from the UHS facility on a daily basis will belong to employees. UHS will ultimately employ approximately 250-300 full time equivalent employees encompassing all disciplines. Given that administration and support departments are generally working during normal business hours, two-thirds (2/3) of the staff employed will be present during normal business hours. The largest overlap in employees arriving and departing at any one time will be during shift changes, which occur during non-peak hours and non-visiting hours. Traffic patterns will mimic those found at similarly sized medical facilities in the City with the exception that ambulance volume will likely be reduced because UHS will not have an emergency department (no lights/sirens used).

2. **Accreditation.** UHS hospitals are fully accredited by independent organizations, including TJC and/or Commission on Accreditation of Rehabilitation Facilities (“**CARF**”). TJC accreditation and certification is recognized nationwide as a symbol of quality that reflects an organization’s commitment to meeting certain performance standards.

3. **Hours of Operation.** The Hospital will operate and be staffed 24/7/365.

4. **Patients.** The Hospital will serve children/adolescent, adult, and older adult patients. The Hospital will offer the only adolescent unit in Milwaukee County.

5. **Employees and Wages.** Upon the Hospital reaching approximately 80% occupancy, UHS will have approximately 200 full time equivalent jobs with an expected annual payroll of more than \$10 million (average base wage of \$26 per hour plus benefits). At full operations, UHS will have 250-300 full time equivalent staff members. UHS will hire local employees whenever possible.

6. **Site Maintenance.** UHS will maintain the Site in an attractive condition. Exterior landscaping will be maintained during the growing season by a third-party contractor. The dumpster area will be routinely cleaned by staff. Trash and recycling services will occur on a regular basis under contract with a licensed service provider.

7. **Safety and Security.** The Hospital will be operated with safety and security as a key point of emphasis starting with the Hospital’s physical features and design: controlled door access, video monitoring, strategic placement of phones and alarms, exterior lighting, security fencing, and interior facility layout (including separation of patient and staff areas and separation of different patient populations). In addition, UHS’s security policies and procedures will include periodic updates with the Police Department, extensive and continual staff training, and constant monitoring of patients by video and real time. Police will visit the facility when transporting involuntary patients. These patients are then handed off to assessment personnel and clinical staff

in the admissions area. Police do not need to enter the patient care areas. UHS's facility staff is trained to address patient behavioral issues, making it a rare occurrence that such issues necessitate calls to the police. UHS's behavioral health hospitals are not significant utilizers of paramedic services as the facilities have doctors, nurses, and other trained personnel who provide routine medical care to patients. Paramedics will only be called if there is a medical emergency requiring a patient be transported to the nearby emergency department of a medical surgical hospital.

8. Education. Staff are encouraged to continue to grow, learn and embrace the advancements of behavioral health treatment through continuing medical education programs. In addition to its behavioral health medical functions, UHS periodically hosts a variety of students from multiple disciplines to foster an academic learning environment to help train the next generation of mental health professionals.

D. REFERRALS FROM MILWAUKEE COUNTY.

The new Hospital will be solely owned and operated by UHS as an independent hospital open to all members of the community. Designated beds at the new hospital will provide care for patients referred from the Milwaukee County Behavioral Health Division ("**BHD**"). Milwaukee County will continue serving patients at the Behavioral Health Complex in Wauwatosa until 2021 and, once UHS's Hospital opens, Milwaukee County will transition and patients from the Behavioral Health Complex to UHS's Hospital over a period of about two years and refer patients to UHS for inpatient and outpatient behavioral health care.

However, UHS's proposal does not include a crisis psychiatric emergency department because Milwaukee County continues to operate a psychiatric emergency department and crisis resource centers at the Behavioral Health Complex in Wauwatosa. UHS will not offer such services at the new hospital.

E. DEVELOPMENT DESCRIPTION.

1. Location. The Site is located at 1706 S. 68th Street, the southeast corner of South 68th Street & West Mitchell Street and includes an off-site parking area that has historically been operated in conjunction with the Site located across South 68th Street at 17** S. 68th Street.

2. Surrounding Uses. The Project is surrounded by a mix of residential uses (single family and multi-family buildings), industrial uses (vacant or underutilized buildings designated for redevelopment as well as Glenn Rieder Inc.'s new headquarters and manufacturing facility), commercial uses (bars and plumbing/HVAC business), and vacant lots.

3. Site Zoning. The Site at 1706 S. 68th Street is zoned M-1: Manufacturing District in which a hospital is a special use, and the Parking Area at 17** S. 68th Street is zoned C-2: Neighborhood Commercial District in which a parking lot is a special use.

4. Project Components. The Project components are depicted and described in detail in the plans accompanying the applications, which are summarized as follows:

- a. *Size and Accessory Uses*. Construction of an 82,493 gross square foot hospital building and associated parking areas, landscaping, lighting and other improvements.
- b. *Site and Building Layout and Features*. Totalling 82,493 gross square feet, the Hospital will be a de novo one-story, free-standing facility comprised of 120 licensed psychiatric beds. The Hospital will consist of 5 distinct patient units, each with 24 licensed beds, as well as the following departments and support services: admissions, administration, dining/kitchen, outpatient services, activity therapy (including half-court gymnasium and secured outdoor activity areas), additional support spaces, and parking areas for employees, patients and visitors. The interior of the Hospital generally and patient rooms specifically are intentionally designed to promote a therapeutic environment, which design includes a calming color palette, natural wall décor and art, and natural light throughout the building design. Outdoor activity yards and courtyards and the indoor gymnasium all help to promote and ensure the physical wellness of each patient all year long.
- c. *Building Design*. The Hospital will have a non-combustible, concrete foundation and steel framed construction, fully sprinkled. The exterior will be predominantly masonry veneer with intermittent accent materials. The masonry veneer is comprised of modular face brick with split-faced cast stone wainscot and smooth-face cast stone trim, all in a ranging, earth-tone color palette. Fiber-cement siding is incorporated as an accent material. The roof shall consist of both standing seam metal and membrane systems with pre-finished metal copings and trim. Architectural openings shall be aluminum storefront and curtain wall with a combination of vision and limited spandrel glazing. The Hospital will also feature a main entrance with gabled roof and a two-story, half court gymnasium with a raised, angled roof. In sum, the building is specifically scaled to the surrounding neighborhood incorporating many of the architectural forms, volumes and details from this rich setting.
- d. *Exterior Signage*. Signage includes on-building signage, a monument sign located at the southeast corner of South 68th Street & West Mitchell Street, and wayfinding directional signage.
- e. *Site Landscaping and Storm Water Management*. A full landscaping plan that is designed to create a therapeutic environment that is calming and an appropriate setting for patients and visitors, and that is designed to

complement the Hospital building design, is proposed with the details set forth in the project plan set.

A key feature of the comprehensive landscaping plan includes planting a substantial number of trees on the Site (40 shade trees: Autumn Blaze Maple, Skyline Honeylocust, Glenleven Linden, New Horizon Hybrid Elm; 35 ornamental trees: Autumn Brilliance Serviceberry, Firebird Crabapple, American Hophornbeam, Ivory Silk Japanese Tree Lilac; and 39 evergreen trees: Eastern Redcedar, Black Hills Spruce). UHS's landscaping plan also features fully planted crosswalk zones, walking paths and pedestrian connections throughout and to the Site, as well as landscaped activity yards programmed with furniture and equipment as indicated on the plans. Many thousands of square feet of plants and turf grass will be planted throughout the Site and at the entrance points to replace the current condition that is a relatively barren, vacant site. A place-making feature will be established at the Site's most prominent corner (the southeast corner of South 68th Street & West Mitchell Street) where the Landscape Architect has designed prominent features including a curved entrance walk, seat wall and colorful plantings.

Storm water for the Project is designed to be managed through a bio-retention basin system in the southeast corner of the Site.

- f. *Fencing.* The activity areas will each have security fencing installed. A black, aluminum vertical post fencing with turn back at the top (at a height of 12') will be used at perimeter locations of activity areas. Precast walls (at a height of 10') will be utilized at demising walls between activity areas to prevent interaction between different patient populations. The precast walls will be complimentary to the building in color and texture.
- g. *Sally Port Facilities.* The ambulance entrances will be designed to include sally ports. A sally port is a building entrance with two sets of doors in sequence where only one set of doors open at a time. The sally port entrances will receive patients brought to the Hospital by one ambulance or police vehicle at a time (no lights/sirens) and it allows patients to enter into a secure, designated reception area.
- h. *Deliveries.* All deliveries will occur through the service entrance and loading dock area at the south end of the Hospital. A screen wall will be constructed for the residents who may live across from the Hospital.
- i. *Project Cost.* The total project cost for the Hospital will exceed \$33 million.

- j. *Construction Details.* UHS expects to acquire the properties and begin construction in 2019. Construction will take approximately 1 year, and UHS anticipates that it will open the Hospital in 2021. The Project will create a significant number of construction jobs in addition to the employment needs for the new hospital once it opens.

F. CONCLUSION.

It is respectfully requested that the applications for a Special Use Permit and the Site, Landscaping/Screening, and Architectural Plan be approved.

Submitted and filed at West Allis, Wisconsin this 31st day of May, 2019.

Milwaukee Behavioral Health, LLC, an affiliate of the Behavioral Health Division of UHS of Delaware, Inc., a subsidiary of Universal Health Services, Inc.

Diane Henneman
Divisional Vice President

Davis & Kuelthau, s.c.

Brian C. Randall, Esq.

Attorneys for Milwaukee Behavioral Health, LLC, an affiliate of the Behavioral Health Division of UHS of Delaware, Inc., a subsidiary of Universal Health Services, Inc.

Stengel Hill Architecture

Mark L. Spies, AIA, LEED AP BD+C
Darren W. McKinnon, AIA, LEED AP BD+C

Architects for Milwaukee Behavioral Health, LLC, an affiliate of the Behavioral Health Division of UHS of Delaware, Inc., a subsidiary of Universal Health Services, Inc.

Harwood Engineering Consultants

Thomas B. Olejniczak, PE, LEED A.P.

Civil Engineers for Milwaukee Behavioral Health, LLC, an affiliate of the Behavioral Health Division of UHS of Delaware, Inc., a subsidiary of Universal Health Services, Inc.

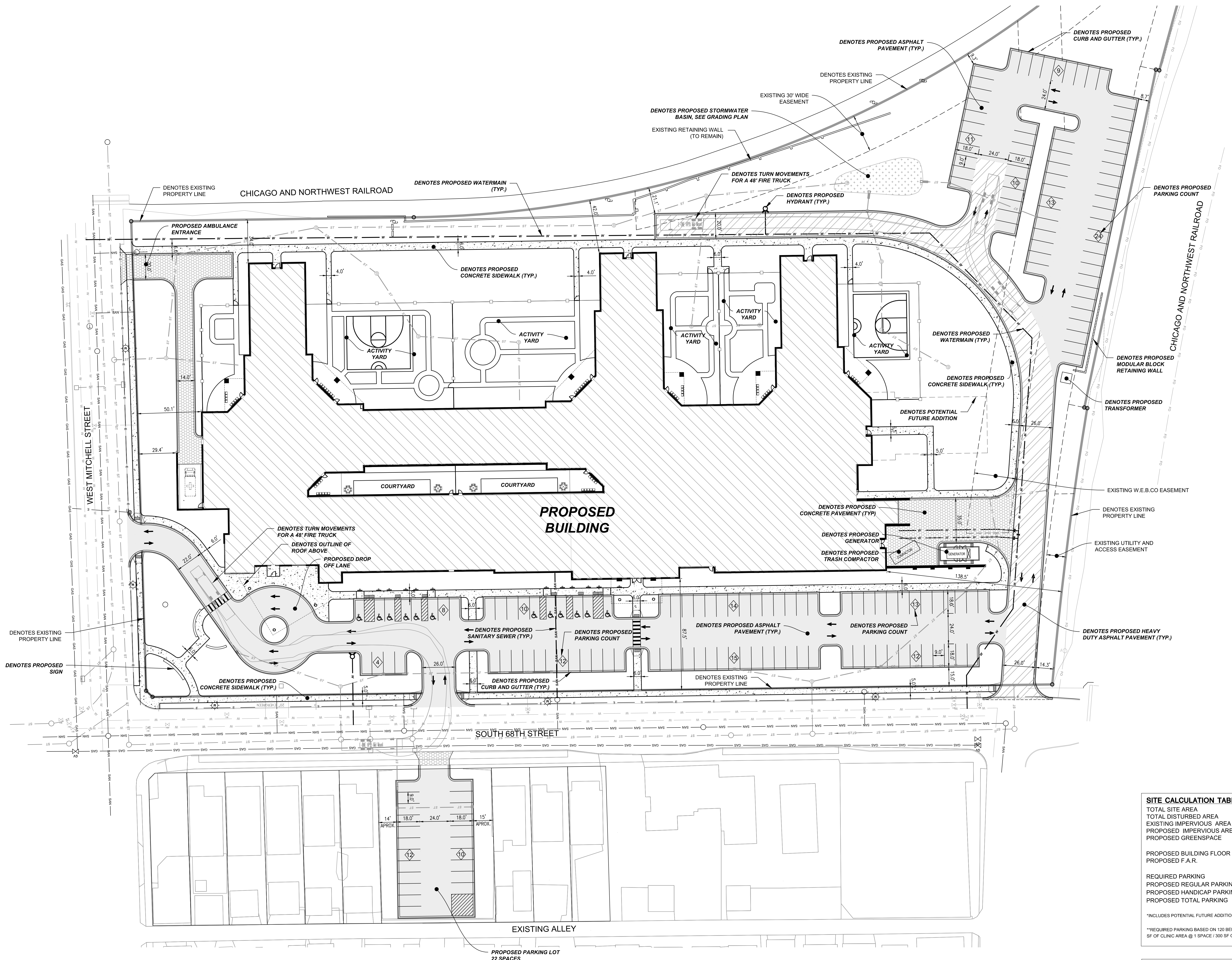
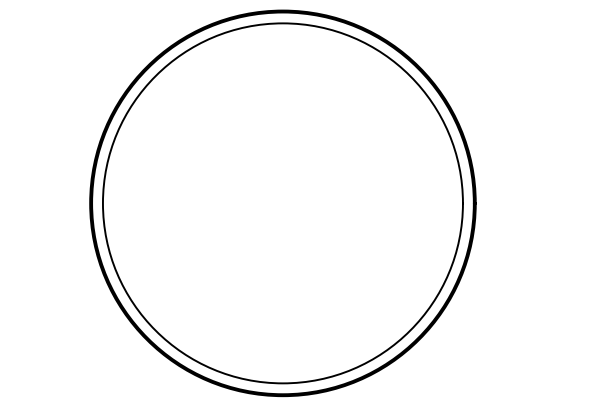
New Behavioral Health Hospital

Fact Sheet

draft – 05/27/19

Location	Universal Health Services (UHS) plans to construct a new state-of-the-art Behavioral Health Hospital to serve the needs of the surrounding region. The new facility will be located at 1706 South 68 th Street at the southeast corner of South 68 th Street and West Mitchell Street in West Allis, Wisconsin.
Patient Population	When operational, the new hospital will provide care for adolescents, adults and older adults.
Hospital Facts	<p>The new \$33 million, 120-bed facility will span 83,000 square feet, is expected to open in 2021 and will consist of five distinct 24-bed units:</p> <ul style="list-style-type: none"> • Three 24-bed distinct adult units allowing us to provide customized level of care for adults • Dedicated adolescent unit • Specialized older adult unit
Patient Treatment Modalities	<p>UHS uses data to shape individualized treatment plans, measure progress and track outcomes. A psychiatrist leads the multi-disciplinary treatment team. Staff are trained in various patient treatment modalities including, but not limited to:</p> <ul style="list-style-type: none"> • Group and Individual therapy • Evidence-based treatments such as Trauma Focused Cognitive Behavioral Therapy (TF-CBT), Dialectical Behavioral Therapy (DBT) and Motivational Interviewing • Art and Music Therapy • Fitness/Movement Therapy • Pet Therapy • Daily Meditation • Physical health services <p>Patients will typically be admitted for inpatient care for 7 to 12 days (or less) and then discharged with an after care plan that was designed and approved by the supervising physician and clinical team, which may include outpatient step-down services at the facility.</p>
Safety-centered Care of Patients	<p>Patient rooms will be equipped with state-of-the-art safety features that facilitate healing and compassionate care including:</p> <ul style="list-style-type: none"> • Indoor gymnasium ensures physical wellness is promoted all year long • Intentionally designed therapeutic environment that includes calming color palette, natural wall décor and art and natural light throughout building design • Secured outdoor activity areas for each patient unit promotes general patient wellness

Type of mental health issues	Depression, anxiety and substance use disorders are among the most widespread behavioral health issues in the Milwaukee County area.
Hospital Staff	<p>When operational, the hospital will employ over 250-300 jobs including physicians, nurses, clinicians, mental health technicians and support staff. Staff are encouraged to continue to grow, learn and embrace the advancements of behavioral health treatment through continuing medical education programs. The hospital will also host a variety of students from multiple disciplines to foster an academic learning environment that will help train the next generation of mental health professionals.</p> <p>UHS expects to hire talent from the local area.</p>
Partnership	<p>The Milwaukee County Behavioral Health Division’s board voted to contract with Universal Health Services for a limited number of beds at the new hospital to provide inpatient care.</p> <p>Universal Health Services has been granted a seven-year contract with five five-year extensions.</p> <p>In addition to its partnership with Milwaukee County, the new behavioral health hospital will be an independent hospital open to all members of the community.</p>



SITE CALCULATION TABLE

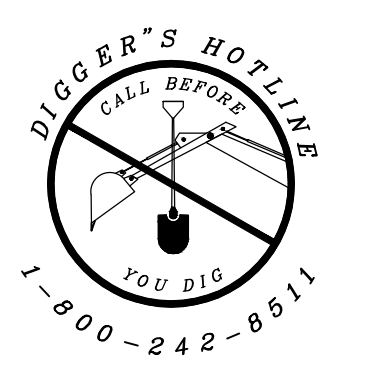
TOTAL SITE AREA	7.464 AC
TOTAL DISTURBED AREA	7.250 AC
EXISTING IMPERVIOUS AREA	7.464 AC
PROPOSED IMPERVIOUS AREA	4.806 AC*
PROPOSED GREENSPACE	2.858 AC
PROPOSED BUILDING FLOOR AREA	82,493 GSF*
PROPOSED F.A.R.	0.25
REQUIRED PARKING	59**
PROPOSED REGULAR PARKING SPACES	165
PROPOSED HANDICAP PARKING	12
PROPOSED TOTAL PARKING	177

*INCLUDES POTENTIAL FUTURE ADDITION SHOWN
**REQUIRED PARKING BASED ON 120 BEDS @ 1 SPACE / 2.5 BEDS PLUS 3,100 SF OF CLINIC AREA @ 1 SPACE / 300 SF OF CLINIC AREA

HATCH LEGEND

	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE PAVEMENT
	PROPOSED REGULAR DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT

SCALE: 1" = 30'



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



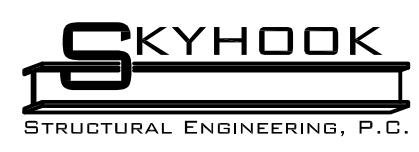
STENGEL-HILL
ARCHITECTURE

613 West Main Street
Louisville, Kentucky 40202
502.893.1875
502.893.1875 fax

Civil Engineering



Structural Engineering



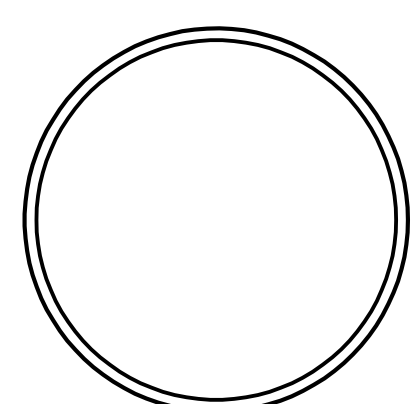
Mechanical/Electrical Engineering



Foodservices Design



Universal Health Services, Inc.

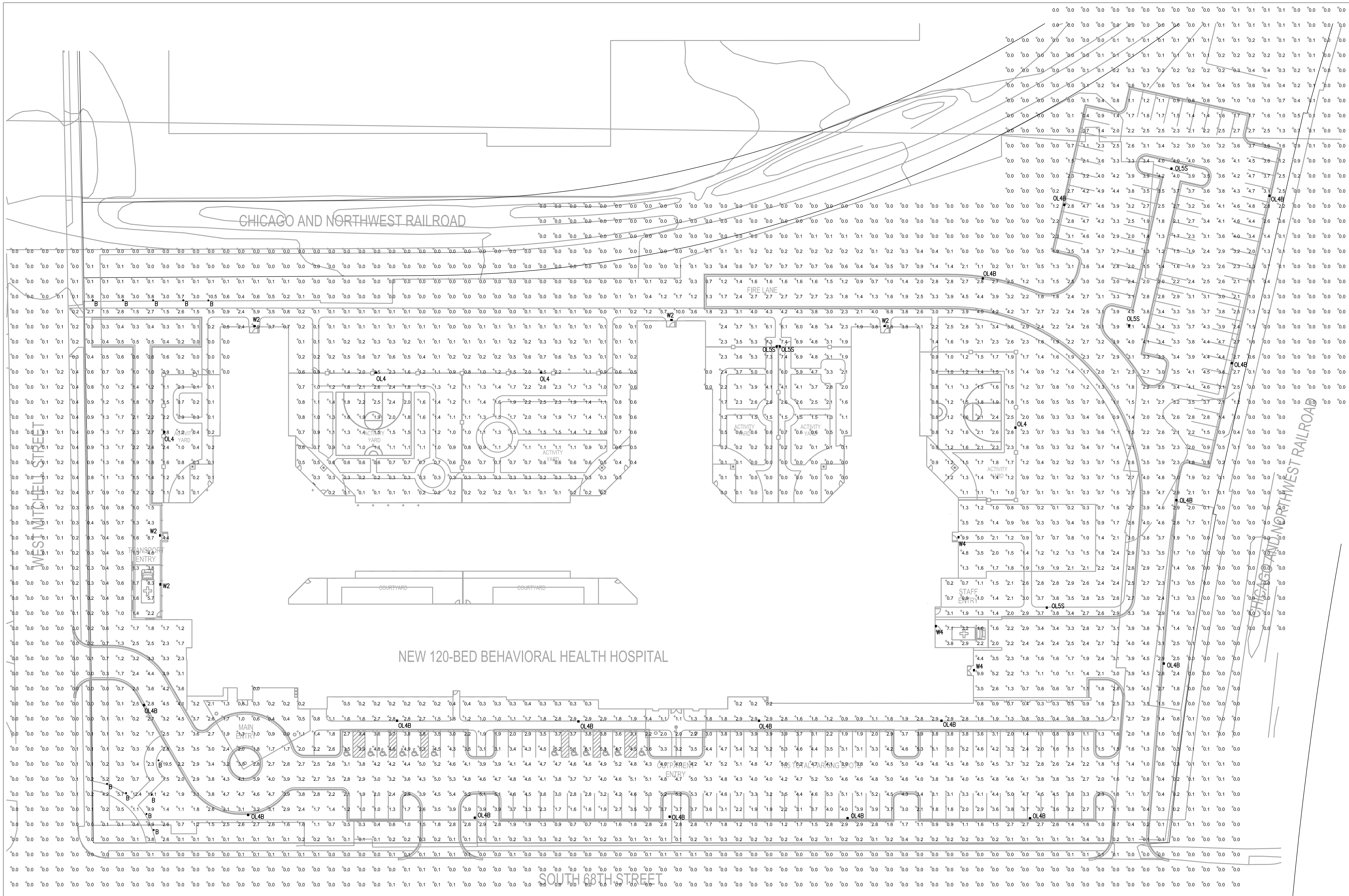


NEW BEHAVIORAL HEALTH HOSPITAL
UNIVERSAL HEALTH SERVICES, INC.
WEST ALLIS, WISCONSIN

31 MAY 2019
UHS1710

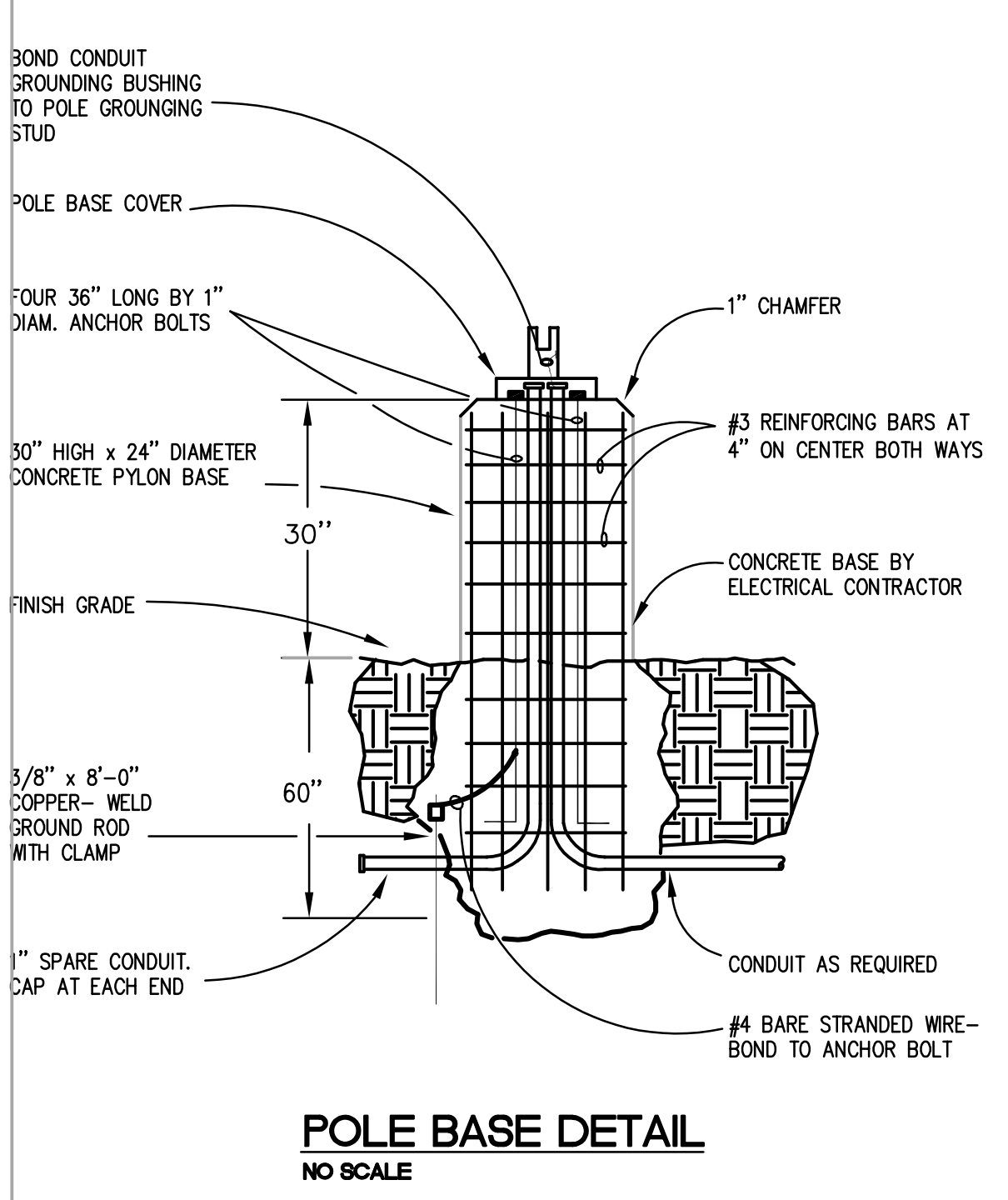
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SCHMATIC DESIGN - NOT FOR CONSTRUCTION



NEW 120-BED BEHAVIORAL HEALTH HOSPITAL

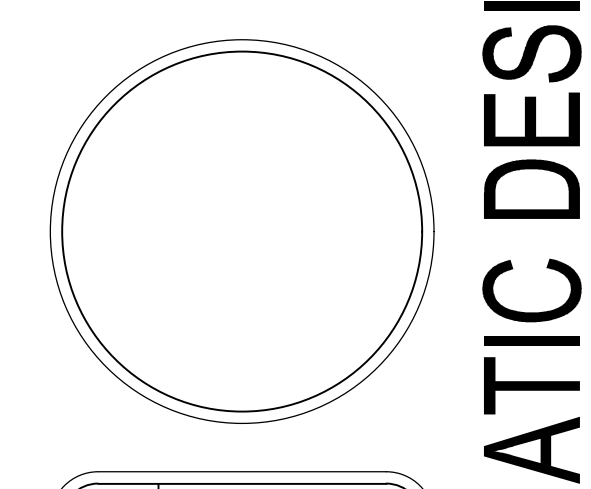
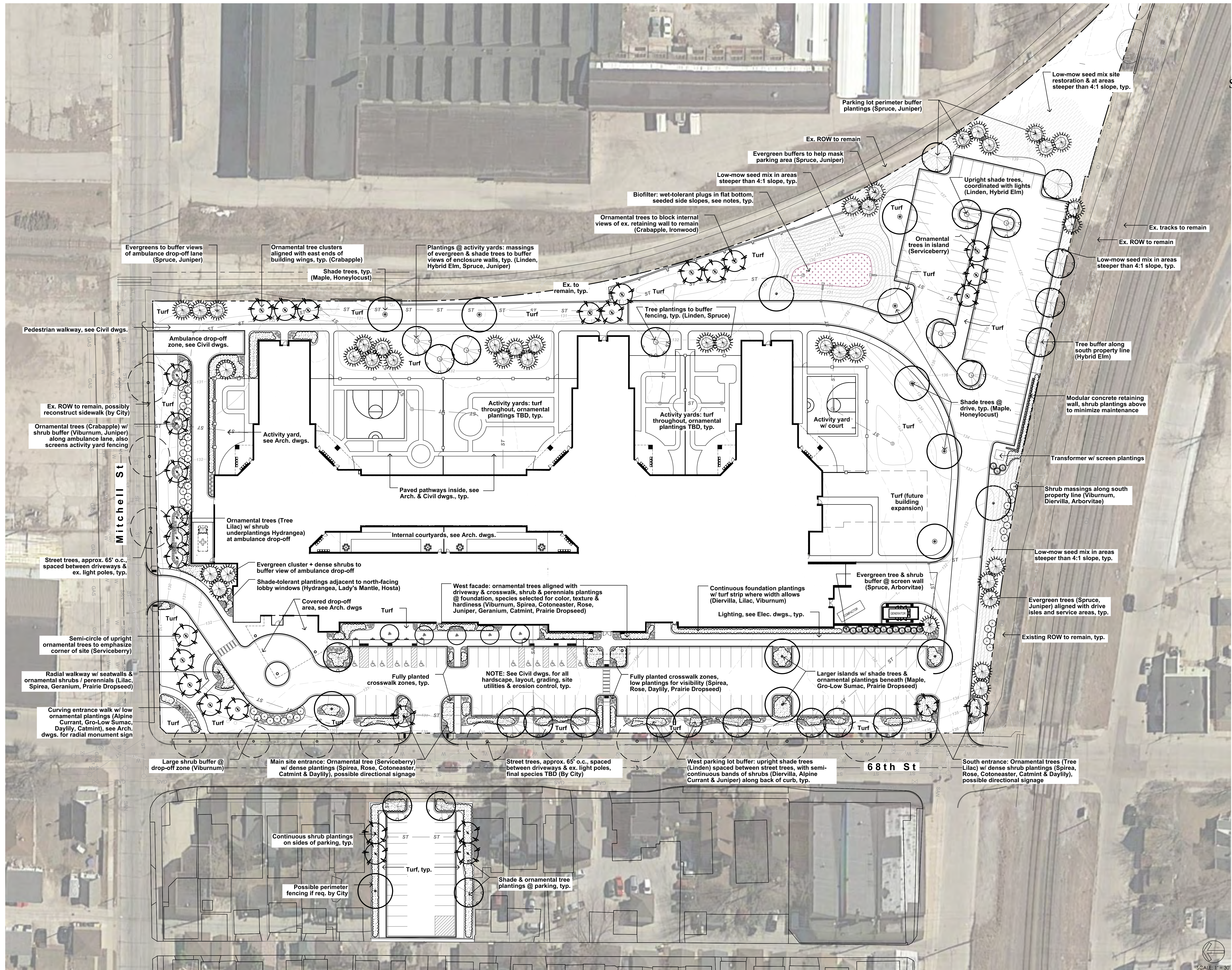
EXTERIOR LIGHT FIXTURE SCHEDULE I



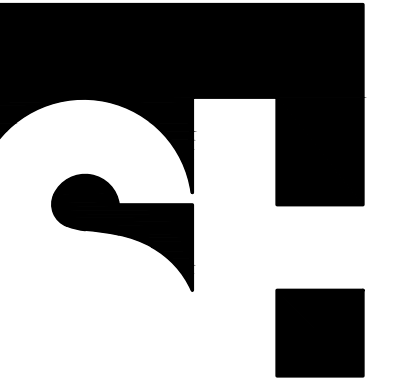
POLE BASE DETAIL
NO SCALE

01 SITE LIGHTING
1" = 40'

TYPE	DESCRIPTION	MODEL	LAMPS	REMARKS	VOLTAGE
B	3' ROUND LED BOLLARD FIXTURE	LITHONIA # KBR8-LED-16C-350-40K-SYM-MVOLT APPROVED EQUAL	LED, 2,000 LUMENS, 20W, 4000K	ARCHITECT TO SELECT CUSTOM FINISH.	277V
OL4	SINGLE (1 HEAD) LED AREA LIGHTING FIXTURE WITH MEDIUM FORWARD THROW DISTRIBUTION MOUNTED ON A 25'-0" ROUND TAPERED STEEL POLE. FIXTURE SHALL BE FULL-CUTOFF WITH HOUSE SIDE SHIELD.	LITHONIA #DSX1-P5-40K-TAM-HS	LED, 15,000 LUMENS, 138W, 4000K, 70 CRI	COMPLETE POLE SHALL ASSEMBLY BE RATED TO CARRY FIXTURE(S) EPA AND WEIGHT IN WIND SPEED LIST AS LISTED ON STRUCTURAL DRAWINGS.	480V
OL4B	SINGLE (1 HEAD) LED AREA LIGHTING FIXTURE WITH BACK LIGHT CONTROL DISTRIBUTION MOUNTED ON A 25'-0" ROUND TAPERED STEEL POLE. FIXTURE SHALL BE FULL-CUTOFF.	LITHONIA #DSX1-P7-40K-BLC	LED, 16,000 LUMENS, 183W, 4000K, 70 CRI	PROVIDE CUSTOM FINISH FOR POLE AND LIGHT FIXTURE AS SELECTED BY ARCHITECT. PROVIDE BASE PER POLE BASE DETAIL. FIXTURE HEIGHT TO BE 30' INCLUDING BASE	
OL4BS	SINGLE (1 HEAD) LED AREA LIGHTING FIXTURE WITH BACK LIGHT CONTROL DISTRIBUTION MOUNTED ON A 15'-0" ROUND TAPERED STEEL POLE. FIXTURE SHALL BE FULL-CUTOFF.	LITHONIA #DSX1-P7-40K-BLC	LED, 20,000 LUMENS, 183W, 4000K, 70 CRI		
OL5S	SINGLE (1 HEAD) LED AREA LIGHTING FIXTURE WITH TYPE 5 SHORT DISTRIBUTION MOUNTED ON A 25'-0" ROUND TAPERED STEEL POLE. FIXTURE SHALL BE FULL-CUTOFF.	LITHONIA #DSX1-P5-40K-TSS	LED, 15,000 LUMENS, 138W, 4000K, 70 CRI		
OL5S2	TWO (2 HEADS @ 180 DEGREES) LED AREA LIGHTING FIXTURE WITH TYPE 5 SHORT DISTRIBUTION MOUNTED ON A 25'-0" ROUND TAPERED STEEL POLE. FIXTURE SHALL BE FULL-CUTOFF.	LITHONIA #DSX1-P5-40K-TSS	LED, 15,000 LUMENS, 138W, 4000K, 70 CRI		
W2	SURFACE MOUNTED LED ARCHITECTURAL AREA LIGHT WITH WIDE OPTIC. FIXTURE SHALL BE FULL CUTOFF.	LITHONIA #WST LED-P2-VW-VG LITHONIA EQUAL APPROVED EQUAL	LED INCLUDED, 50W, 6000 LUMEN, 4000K, 70 CRI	REFER TO ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHT AND LOCATION. ARCHITECT TO SELECT CUSTOM FINISH.	277V
W4	SURFACE MOUNTED LED ARCHITECTURAL AREA LIGHT WITH FORWARD THROW OPTIC. FIXTURE SHALL BE FULL CUTOFF.	LITHONIA #WST LED-P3-VF-VG LITHONIA EQUAL APPROVED EQUAL	LED INCLUDED, 50W, 6000 LUMEN, 4000K, 70 CRI		



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STENGENL HILL ARCHITECTURE

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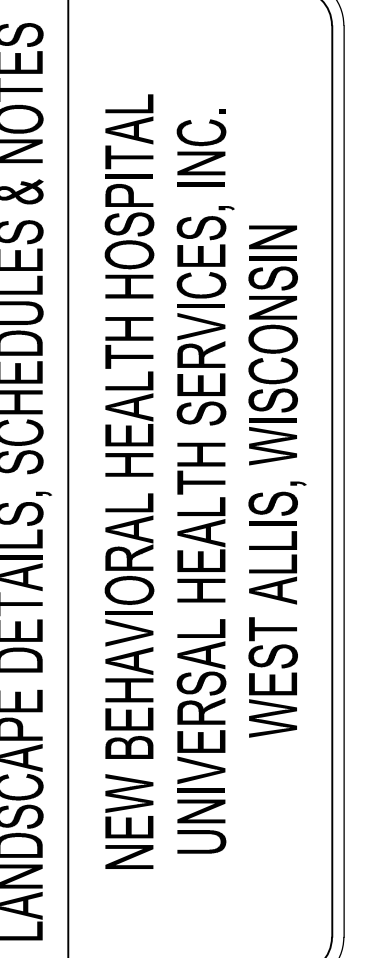
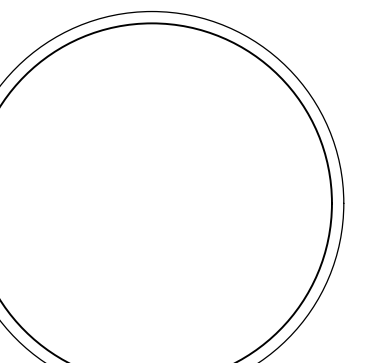
Structural Engineering



Mechanical/Electrical Engineering

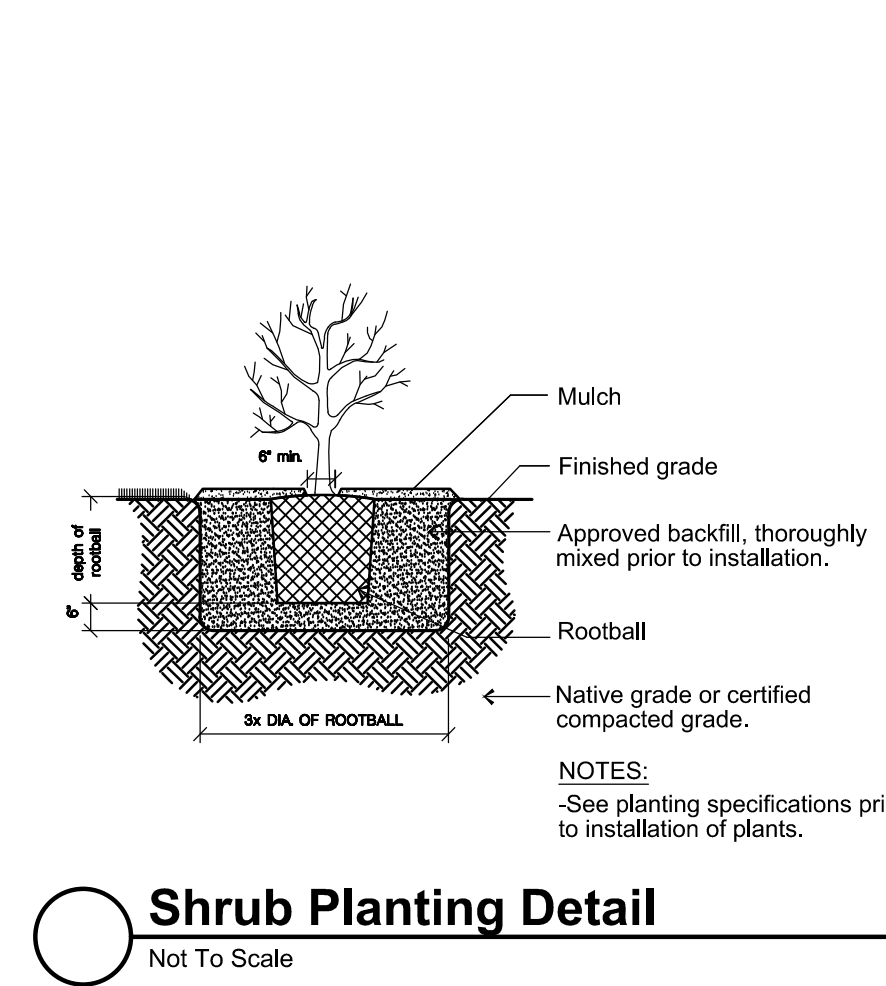
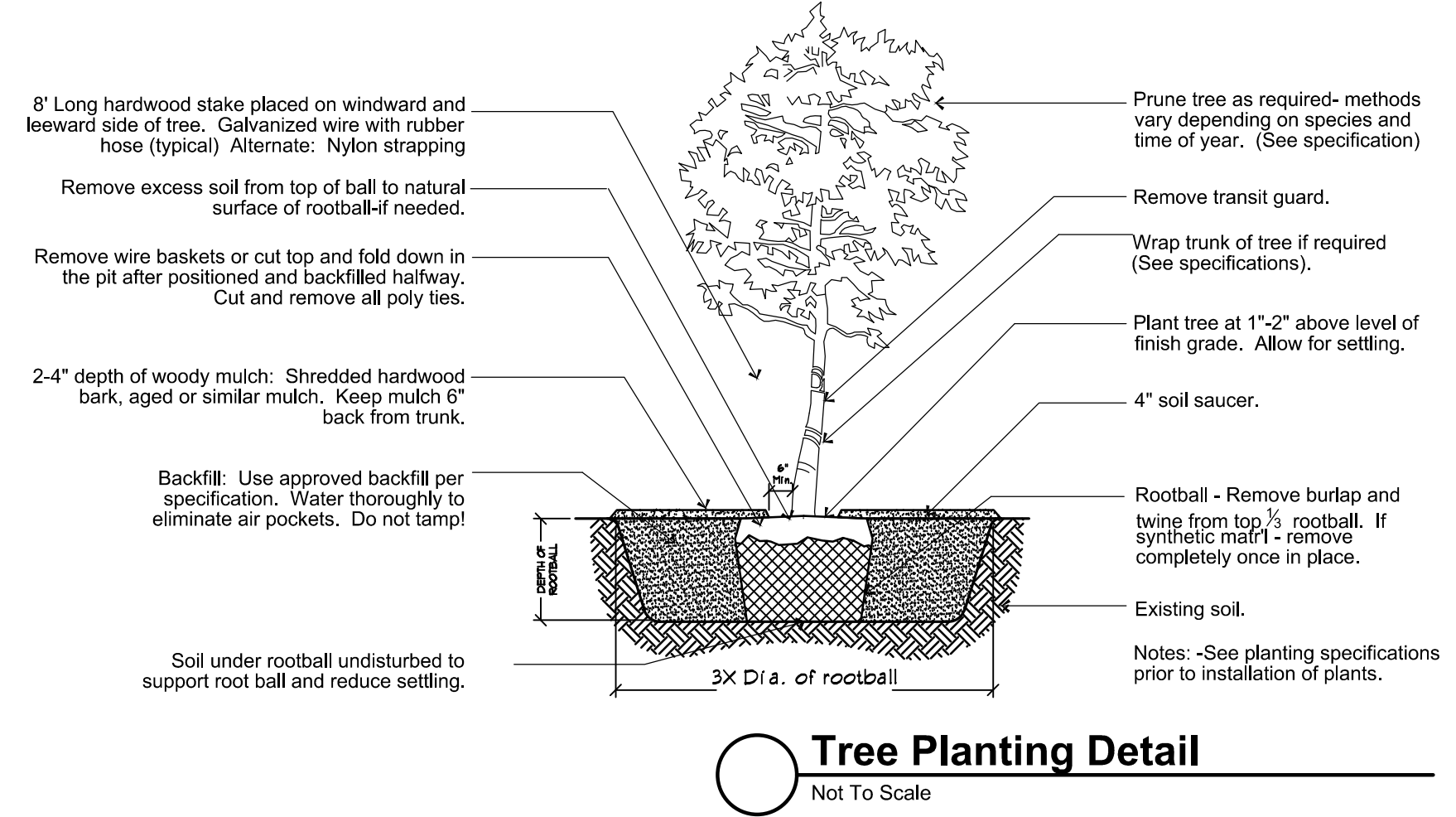


Interior Design



31 MAY 2019
UHS1710

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General Notes

- 1.01 All landscape installation & maintenance to conform with all applicable local codes & ordinances, including (but not limited to) City of West Allis Municipal Code.
- 1.02 See Site dwgs. for work limits, scope of construction, hardscape, dimensions &/or construction notes. See Civil dwgs. for all grading, stormwater management, site utilities & erosion control. See Landscape dwgs. for landscape plans, site amenities, details, schedules, notes. See Architectural dwgs. for all construction. See Electrical drawings for all power, circuiting, lighting & access control.
- 1.03 Contractor shall provide shop drawings and material submittals of all hardscape & landscape construction elements shown in plan set for Landscape Architect review prior to construction, including (but not limited to) ornamental fencing & all access control equipment.
- 1.04 Contractor to provide samples for Landscape Architect's approval on all colors, finishes & materials prior to construction, including (but not limited to) topsoil, gravels, mulches, seed mixes et al.
- 1.05 Caution: underground utilities are present on site. The Contractor shall verify location of all above- and below-grade utilities, both public & private, prior to commencement of site construction. If unanticipated above- or below-grade conditions are encountered, notify Client & Landscape Architect prior to proceeding. Coordinate with local public utility locating entity as needed.
- 1.06 Contractor to verify hardscape layout prior to construction. Contact Landscape Architect if discrepancies are found.
- 1.07 Contractor to limit construction traffic to within work limit lines. All adjacent damage shall be the responsibility of the contractor to restore. See Civil drawings for limits of disturbance.
- 1.08 All written dimensions supersede scaled dimensions. All dimensions are taken from face of curb, wall or existing building foundations.

Landscape Notes

- 2.01 Rough grading & topsoil import/spreading are to be completed by others. Finish grading, seed area and ornamental planting bed preparation shall be the landscape contractor's responsibility. Verify all existing site and grading conditions prior to construction.
 - 2.02 All areas disturbed by site construction shall be fine graded and restored with vegetative cover as shown. See plans for cover types & locations, see specifications for materials & installation.
 - 2.03 Contractor shall verify plant quantities shown on plan. Symbol quantities take precedence over plant keys. Forward a material list to the Landscape Architect prior to construction identifying species, sizes & plant sources to be used on the project.
 - 2.04 All plant materials shall conform to the schedule and shall meet quality requirements outlined in the ANLA "American Standard for Nursery Stock", ANSI Z60.1-2004. The Landscape Architect reserves the right to reject any substandard planting material. Such rejected material shall be removed from the project site immediately.
 - 2.05 All nursery tags/labels shall be left on plant materials until the project punch-list inspection is completed by the Landscape Architect. Untagged materials will be assumed to be deficient.
 - 2.06 All planting beds shall contain screened blended topsoil mix to a min. depth of 18". All lawn areas shall have min. 6". Suitable existing soil may be used & mixed if previously approved. Contractor shall be responsible for obtaining soil tests for existing or imported topsoil. Soil testing results shall include (but is not limited to) soil pH, % organic matter, phosphorus, potassium, calcium & texture (percentages of sand, silt and/or clay.) Remove excessive clay, gravel & stones detrimental to healthy plant growth. Remove all debris greater than 1" diameter.
 - 2.07 Contractor is responsible for ensuring that all tree pits & planting areas drain properly. Notify Landscape Architect if drainage or moisture problems are encountered while planting.
 - 2.08 Contractor shall backfill all trees, shrubs & evergreens with a mix of 1/3 plant starter mix & 2/3 remaining soil. Plant Starter Mix to be provided by Liesener Soils, Cedarburg WI, or approved equal.
 - 2.09 All perennial and groundcover areas shall receive a 3" layer of plant starter mix and perennial starter fertilizer, rototilled into the top 6" of blended topsoil in beds.
 - 2.10 All perennial areas shall receive a 1-2" layer of shredded hardwood bark mulch. Groundcover beds do not receive a cover of shredded bark mulch. Do not allow mulch to touch stems or leaves of perennials! All woody planting areas shall receive a 3" layer. Unless otherwise shown in the plans, no landscape fabric or weed barrier is to be installed.
 - 2.11 Unless otherwise shown, all perennials & shrubs to be planted in triangular arrangements. For plants not shown individually, refer to the spacing shown in the plant schedule.
 - 2.12 All edging to be 3/16" x 4" alum. mill-finish. Permaloc "CleanLine" or "ProSlide", or approved equal.
 - 2.13 Stone mulch areas to consist of decorative stone installed over poly weed barrier. Stone shall be Mississippi washed @ min. 1" dia, or approved equal. Coordinate final material selection with LA.
 - 2.14 Contractor shall provide positive drainage away from all structures for a minimum of 10'.
 - 2.15 Contractor shall be responsible for providing base bid comprehensive landscape establishment, maintenance and warranty care for one year after installation.
- Work shall include (but is not limited to) spring & fall clean-ups, shrub trimming / fertilizing / pruning, perennial fertilizing / deadheading & all integrated pest management.
- Prior to beginning installation, the contractor shall submit a 12-mo. calendar for review/approval including all anticipated maintenance activities.

Seeding Notes & Mixes

- 3.01 This work shall consist of preparing the seed beds and furnishing, sowing and mulching the required seed on the various seeded areas, as outlined in the site plans and specifications. All turf restoration shall be seeded turf unless otherwise noted.
 - 3.02 Rough grading, drainage work, topsoiling and fine grading shall be completed before sowing the seed mixes. The areas to be seeded shall be worked with plow chisels, disc & harrows, soil finishers and/or other appropriate equipment until a reasonably even and loose seedbed is obtained. Seed beds shall be prepared immediately in advance of the seeding. If proposed seed areas are weedy, contractor to apply herbicide or other weed control measures to eliminate weeds. Conform with seed supplier's specifications if required.
 - 3.03 Confirm that anticipated project schedule date(s) fall within the respective seed supplier's approved calendar prior to installation. Installations completed outside of acceptable seeding dates shall be performed at the sole responsibility and expense of the contractor. For dormant seeding, a min. of one over-seed application in the following season will be required.
 - 3.04 Seeds shall be PLS and will be mixed in accordance w/ mfr's specifications. Provide invoices, bag-tags or mix analysis results for approval prior to installation.
 - 3.05 The seed mixtures shall be sown by means of equipment adapted to the purpose. Mechanical distribution of seed (i.e. Truax seed drill, Brillion seeder, cultipacker, silt-seeder, drop spreader or broadcast spreader) are the only accepted methods. No hand-broadcasting of seed.
 - 3.06 No seeding shall occur if the wind exceeds 12 MPH.
 - 3.07 Coordinate erosion control and/or mulching with Civil dwgs. In sloped areas steeper than 4:1, erosion matting shall be installed by others (see 3.09); installation coordination will be required. In areas with slopes between 4:1 and 8:1, landscape contractor shall apply clean hay or straw mulch, free of debris and seeds, on all newly seeded areas. Mulch shall be uniformly spread over the designated area at a rate of 55 bales per acre or as indicated in the respective seed supplier's specifications. Mulch material shall be chopped and blown into the seeded area. Lightweight E.C. matting and/or hydromulch will be accepted as a no-cost alternate if approved by Landscape Architect.
 - 3.08 See Civil dwgs for erosion control devices. Coordinate with erosion control contractor where required to ensure that topsoil, seeding and/or mat installations are properly coordinated.
 - 3.09 Contractor is responsible for obtaining soil tests for all seeded areas. Soil testing results shall include (but is not limited to) soil pH, % organic matter, phosphorus, potassium, calcium & texture (percentages of sand, silt and/or clay.) Contaminated soil shall be removed from the project site if discovered. If necessary, supply soil amendments required for specified seed mixes and/or coordinate alternate mixes if soils cannot be properly conditioned.
 - 3.10 Seed mix substitutions will be considered only if submitted for approval 10 days before the close of bidding. All mixes shall be installed & maintained per supplier's specifications.
- BLUEGRASS MIX:
"Deluxe 50 Mix" shall be supplied by Reinders, Elm Grove WI, 262-786-3300. Apply @ 6 lbs per 1000 GSF.
- SHADE TOLERANT BLUEGRASS MIX:
"Shade Lawn Seed Mix" shall be supplied by Reinders. Apply @ 5 lbs per 1000 GSF. Install where lawn areas will be shaded by buildings, trees etc. for more than 50% of the day.
- LOW-MOW MIX:
"No-Mow Lawn Mix" shall be supplied by Prairie Nursery, Westfield WI, 800-476-9453. Apply @ 200 lbs per AC, including Annual Rye cover crop.

- 3.11 Contractor shall be responsible for providing base bid comprehensive seed area establishment, maintenance and warranty care for all seeded areas.
- Bluegrass areas shall be for one year after installation. Maintenance shall include (but is not limited to) 24 mowings per season plus all watering, fertilizing, weed control & bed edge maintenance. Bare areas larger than 1 sq. foot shall be re-seeded in spring.
- All other seed areas (low-mow, wet-tolerant) shall be for two years after installation. Maintenance shall include (but is not limited to) spring & fall clean-ups and mowings; 4-5 times in year one, 3-4 times in year two, 2-3 times in year three, with mowings timed to cut weeds but not desirable plants. Bare areas larger than 1 sq. foot shall be re-seeded each spring or fall.
- Prior to beginning installation, the contractor shall submit a 24-mo. calendar for review/approval including all anticipated maintenance activities.

Wet Tolerant Plug Notes

- 5.01 This work shall consist of preparing the plug areas and furnishing, installing and mulching the required wet-tolerant perennial plugs on the various seeded areas, as outlined in the site plans and specifications.
- 5.02 Rough grading, drainage work & engineered soil spreading shall be completed by others before installing the plugs. See the Civil plans for the areas of engineered soil and its placement.
- 5.03 Install plugs during the respective plug supplier's approved calendar. Installations completed outside of acceptable install dates shall be performed at the sole responsibility and expense of the contractor.
- 5.04 See Civil dwgs for erosion control req's. Plugs are to be installed into the engineered soil via slits cut through the mat. See Civil dwgs for balance of site erosion control measures.
- 5.05 Plug kit / source substitutions will only be considered if submitted & approved prior to seven days before the close of bidding.
- 5.06 Rain Garden Plugs: Shall be based on "Rain Garden For Sandy Soil in Part Sun." Materials shall be provided by Prairie Nursery. Or approved equal. PN hort staff shall modify species & percentages to increase A) reduce total diversity down to 5-8 species, B) boost overall drought tolerance / upland species and C) reduce the number of floodplain-loving varieties. Final species & density information to be provided to LA for approval prior to ordering. Plugs shall be installed & maintained per supplier's specifications. Install @ 12-15" o.c., staggered / triangular spacing throughout entire bottom of biofilter (i.e. from slope to slope). Organize species together in distinct clusters for ease of maintenance.
- 5.07 Contractor shall be responsible for providing base bid comprehensive plug area establishment, maintenance and warranty care for three years after installation.

Maintenance shall include spring & fall clean-ups, twice-monthly inspections including weed removals (by hand unless prior Owner authorization is received to use herbicides), twice-monthly trash removals, twice-monthly repair of any erosion control & spring replacements of any plugs that did not survive the winter.

Prior to beginning installation, the contractor shall submit a 36-mo. calendar for review/approval including all anticipated maintenance activities.

Hardscape / Amenity Notes

- 4.01 Add-alternate irrigation system: Furnish, install, maintain (for one year) & warranty a fully-automated design-build irrigation system. System shall consist of all required components for a functional system, including (but not limited to) irrigation sub-meter (or deduct meter), master valve, RPZ or RPBP, digital controller w/ two-week programmable calendar, rain sensor, all wiring, manifolds, lines, valves, laterals & heads. System to be designed by a Certified Irrigation Designer & installed by a Certified Irrigation Contractor.
- Layout shall be based on the landscape plan. Irrigate all bluegrass turf & ornamental planting areas. No irrigation required in low-mow turf or biofilter areas. Shop drawings, details & specs shall be provided for review/approval.
- 4.02 Segmental concrete retaining wall: See Civil dwgs. for wall alignment, layout & elevations. Wall shall be segmental concrete unit system, color TBD from standard range. Wall contractor shall submit fully engineered shop drawings (stamped by a WI-licensed engineer) for review / approval prior to construction. Wall shall be constructed per its manufacturer requirements.

- Wall systems approved for use, others shall be submitted for review / approval prior to seven days before the close of bidding:
- Keystone Compac Straight Split
- Rockwood Classic 8 Straight
- Unilock Pisa 2

Preliminary Plant Schedule

NOTE: Final planting design & species selections shall be coordinated with City of West Allis staff prior to permitting, typ.

Symbol	Qty Prop.	Botanical Name	Common Name	Installed Size	Root	Spacing	Notes
[Qty. 40] Shade Trees							
Ace Aut		Acer x. fremantli 'Autumn Blaze'	Autumn Blaze Maple	3" Cal.	B/B	As Shown	
Gle Sky		Gleditsia tri. 'Skyline'	Skyline Honeylocust	3" Cal.	B/B	As Shown	
Tl Gle		Tilia x. flavens 'Glenleven'	Glenleven Linden	3" Cal.	B/B	As Shown	
Ulm New		Ulmus s. 'New Horizon'	New Horizon Hybrid Elm	2.5" Cal.	B/B	As Shown	
[Qty. 35] Ornamental Trees							
Ame Aut		Amenlanchier x. 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8-10' HL	B/B	As Shown	Heavy Three Stem
Mal Fir		Malus argentea 'Firebird'	Firebird Crabapple	5-6' HL	B/B	As Shown	Single Stem
Ost Vir		Ostrya virginiana	American Hophornbeam	2.5" Cal.	B/B	As Shown	Single Stem
Syr Ivo		Syringa ret. 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2.5" Cal.	B/B	As Shown	
[Qty. 39] Evergreen Trees							
Jun Vir		Juniperus virginiana	Eastern Redcedar	5-6' HL	B/B	As Shown	
Pic Gla		Picea glauca var. densata	Black Hills Spruce	7-8' HL	B/B	As Shown	
[Qty. 54] Large Shrubs							
Ham Ver		Hamamelis vernalis	Vernal Wiltchazel	49" HL	B/B	As Shown	
Thu Tec		Thuja occ. 'Technio'	Dwarf Techny Arborvitae	5' HL	B/B	As Shown	
Vib Red		Viburnum dentatum 'JN Select'	Red Feather Arrowwood Viburnum	48" HL	B/B	72" o.c.	
[Qty. 7,000sf] Deciduous Shrubs (Approx. 430 shrubs @ ave. 48" o.c.)							
Aro Mor		Aronia melanocarpa 'Morton'	Iroquois Beauty Dwarf Chokeberry	15-18" HL	2 Gal.	42" o.c.	
Cot Api		Cotoneaster apiculatus	Cranberry Cotoneaster	15-18" HL	2 Gal.	48" o.c.	
Die Lon		Diervilla lonicera 'Jewel'	Jewel Dwarf Bush Honeysuckle	18-24" HL	2 Gal.	54" o.c.	
Hyd Gra		Hydrangea arb. 'Grandiflora'	Snowhill Hydrangea	15-18" HL	2 Gal.	48" o.c.	
Phy Cen		Physocarpus 'Center Glow'	Center Glow Ninebark	30-36" HL	5 Gal.	60" o.c.	
Rhu Gro		Rhus aromatica 'Gro Low'	Gro-Low Fragrant Sumac	15-18" HL	2 Gal.	48" o.c.	
Rib Gre		Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	18-24" HL	2 Gal.	42-48" o.c.	
Ros CFW		Rosa 'Carefree Wonder'	Carefree Wonder Rose	15-18" HL	2 Gal.	36" o.c.	
Spi Fri		Spiraea fritschiana	Fritsch Spiraea	15-18" HL	2 Gal.	42" o.c.	
Syr Pal		Syringa meyeri 'Palibin'	Palibin Dwarf Lilac	30-36" HL	7 Gal.	54-60" o.c.	
Vib Spt		Viburnum carlesii 'Spiced Bouquet'	Spiced Bouquet Comp. Spice Vib.	30-36" HL	7 Gal.	60" o.c.	
Vib Cas		Viburnum cassinoides	Withrod Viburnum	30-36" HL	7 Gal.	60" o.c.	
Weig Flo		Weigela florida 'Alexandra'	Wine & Roses Weigela	18-24" HL	2 Gal.	48" o.c.	
[Qty. 2,400sf] Evergreen Shrubs (Approx. 115 shrubs @ ave. 54" o.c.)							
Jun Kal		Juniperus chinensis 'Kally'	Kally Compact Juniper	24" sprd.	7 Gal.	54-60" o.c.	
Jun Nan		Juniperus procumbens 'Nana'	Dwarf Japanese Garden Juniper	24" sprd.	7 Gal.	48" o.c.	
Jun Bro		Juniperus sabina 'Broadmoor'	Broadmoor Juniper	24" sprd.	7 Gal.	48-54" o.c.	
[Qty. 1,550sf] Perennials & Grasses (Approx. 380 plants @ ave. 24" o.c.)							
Alc Mol		Achenillea mollis	Lady's Mantle	1 Gal.	Cont.	24" o.c.	
Ger Roz		Geranium 'Rozanne'	Rozanne Geranium	4.5"	Cont.	18-24" o.c.	
Hem Hap		Heimerocallis 'Happy Returns'	Happy Returns Daylily	4.5"	Cont.	18-24" o.c.	
Hos Big		Hosta 'Big Daddy'	Big Daddy Hosta	1 Gal.	Cont.	30" o.c.	
Hos Roy		Hosta 'Royal Standard'	Royal Standard Hosta	1 Gal.	Cont.	24-30" o.c.	
Mis Mor		Miscanthus 'Morning Light'	Morning Light Maidenhairgrass	1 Gal.	Cont.	30-36" o.c.	
Pan Hea		Panicum 'Heavy Metal'	Heavy Metal Switchgrass	1 Gal.	Cont.	30-36" o.c.	
Nep Wal		Nepeta 'Walker's Low'	Walker's Low Catmint	4.5"	Cont.	18" o.c.	
Spo Het		Sporobolus heterolepis	Prairie Dropseed	1 Gal.	Cont.	18-24" o.c.	Qty's per plant keys
[Qty. 300sf] Groundcovers (Approx. 300 plants @ ave. 12" o.c.)							
Euo Col		Euonymus fortunei 'Colorata'	Purple Leaf Wintercreeper	1 Gal.	Cont.	As Shown	

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION



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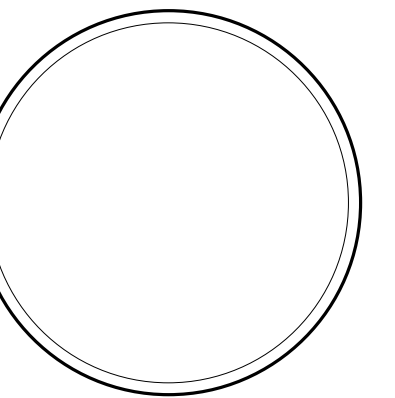


Interior Design



STENGENL HILL
ARCHITECTURE

UHS
Universal Health Services, Inc.



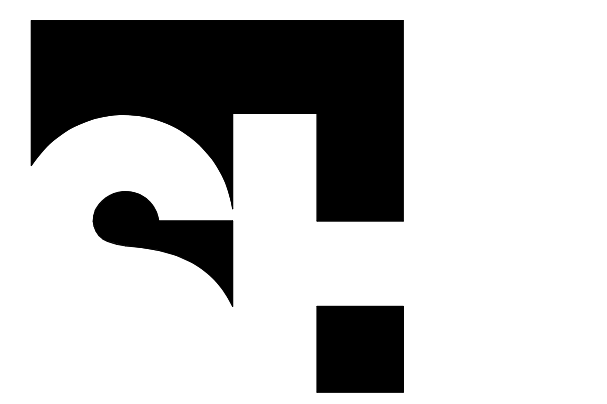
ARCHITECTURAL RENDERINGS
NEW BEHAVIORAL HEALTH HOSPITAL
UNIVERSAL HEALTH SERVICES, INC.
MILWAUKEE, WISCONSIN

31 MAY 2019
UHS1710

A0.2

PLAN COMMISSION

AREA SUMMARY	
Base/Support Area	34,073 SF CSF
Admissions Area	7,635 NSF
Administration Area	3,686 NSF
Dietary Area	4,343 NSF
Activity Therapy Area	3,114 NSF
Outpatient Area	5,039 NSF
Support Services Area	4,900 NSF
Horizontal Circulation	
Clinical Nursing Area	48,420 SF CSF
Clinical Support Area	9,299 NSF
Patient Activity/Group Area	7,841 NSF
Patient Bedroom Area	16,995 NSF
Horizontal Circulation	10,080 NSF
Shell Area	2,000 NSF
Building Total	42,493 SF CSF



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Harwood Engineering
Consultants

Structural Engineering

SKYHOOK
STRUCTURAL ENGINEERING, P.C.

Mechanical/Electrical Engineering

CMTA

Interior Design



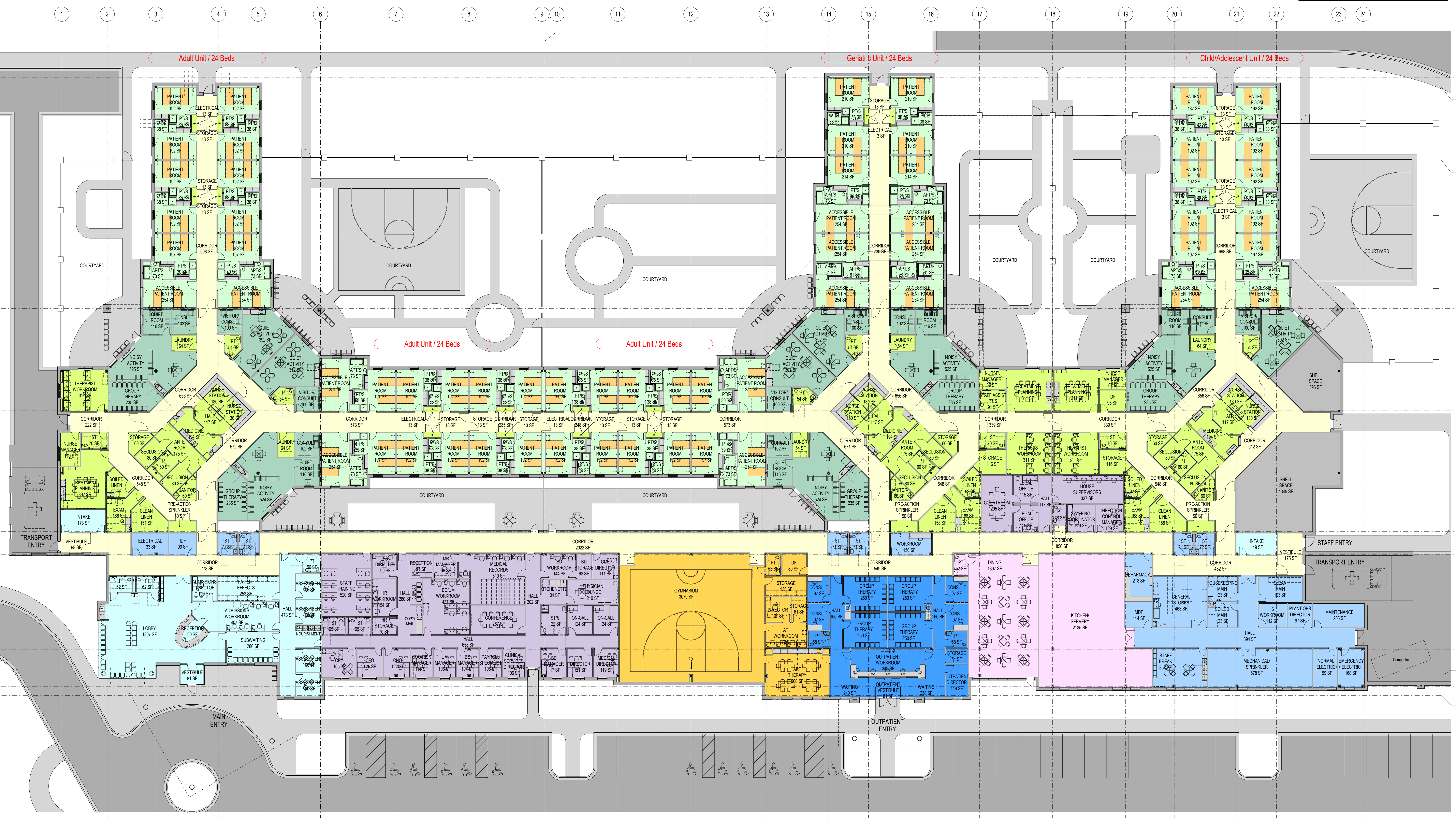
UHS
Universal Health Services, Inc.

PLAN COMMISSION

COMPOSITE FLOOR PLAN
NEW BEHAVIORAL HEALTH HOSPITAL
UNIVERSAL HEALTH SERVICES, INC.
MILWAUKEE, WISCONSIN

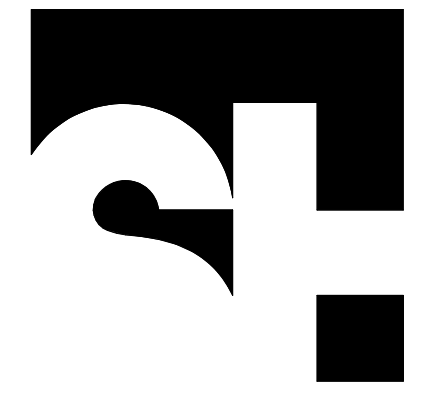
31 MAY 2019
UHS1710

A4.1



ELEVATION KEYNOTES

- 033000.A1 CONCRETE COLUMN, BUSH-HAMMERED FINISH
- 042300.A1 MODULAR FACE BRICK
- 042300.A2 MODULAR FACE BRICK - SOLDIER COURSE CORNICE
- 047200.A1 ARCHITECTURAL CAST STONE WATERTABLE
- 047200.A2 ARCHITECTURAL CAST STONE TRIM
- 047200.A3 ARCHITECTURAL CAST STONE VENEER - SPLIT FACE
- 074646.A1 FIBER-CEMENT LAP SIDING
- 076100.A1 STANDING-SEAM METAL ROOF
- 076200.B6 PREFINISHED ALUMINUM CAP FLASHING
- 084113.A1 ALUMINUM STOREFRONT SYSTEM AS SCHEDULED
- 084113.A1 GLAZED ALUMINUM CURTAIN WALL AS SCHEDULED
- 088000.A1 TRANSLUCENT GLASS
- 088000.A2 SPANDREL GLASS
- 323100.A1 AUTOMATIC SWINGING GATE



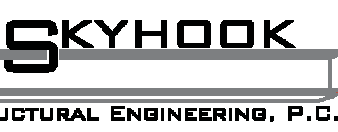
STENGE L HILL
ARCHITECTURE

613 WEST MAIN STREET
LOUISVILLE, KENTUCKY 40202
502.893.1875
502.893.1876 fax

Civil Engineering



Structural Engineering



Mechanical/Electrical Engineering

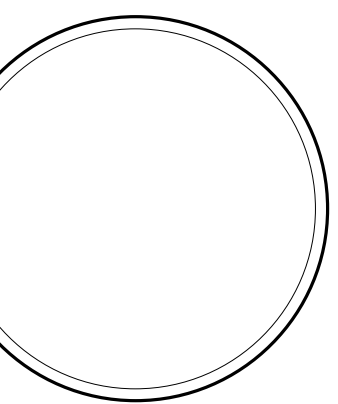


Interior Design



UHS
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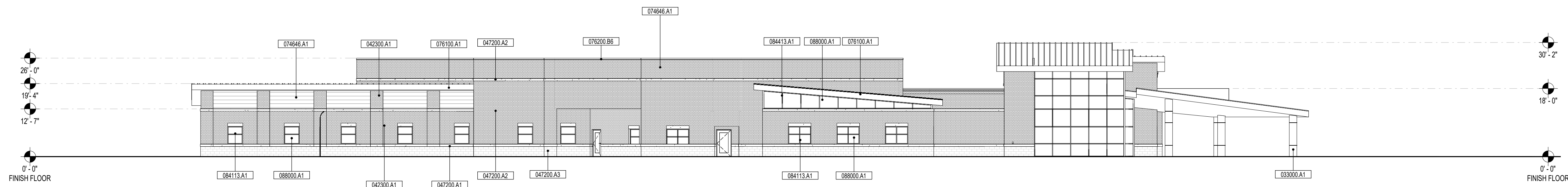
PLAN COMMISSION



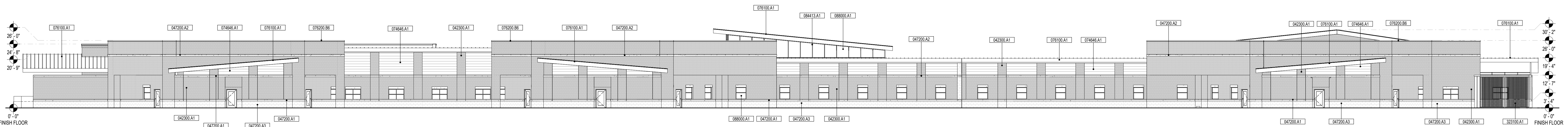
EXTERIOR ELEVATIONS
NEW BEHAVIORAL HEALTH HOSPITAL
UNIVERSAL HEALTH SERVICES, INC.
MILWAUKEE, WISCONSIN

31 MAY 2019
UHS1710

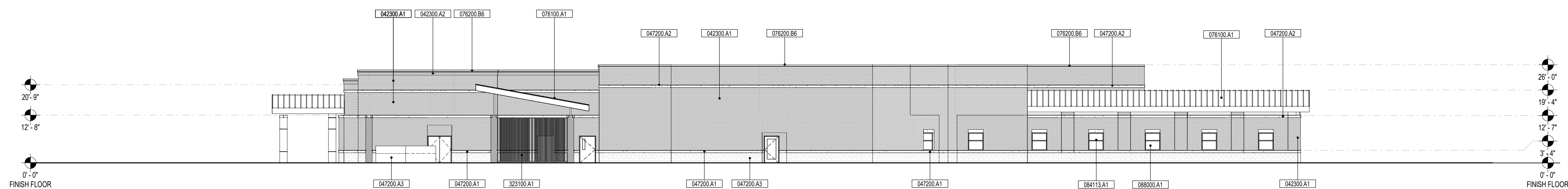
A7.1



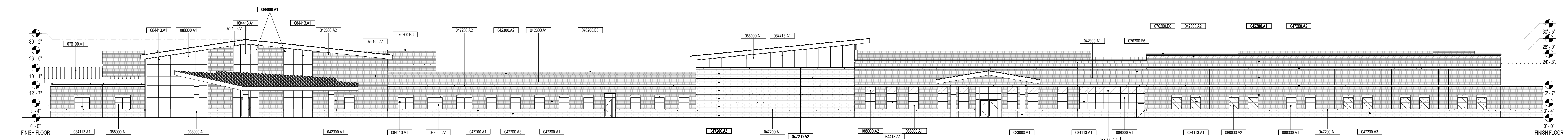
04
COMPOSITE
WEST ELEVATION
A7.1 1/16" = 1'-0"



03
COMPOSITE
NORTH ELEVATION
A7.1 1/16" = 1'-0"



02
COMPOSITE
EAST ELEVATION
A7.1 1/16" = 1'-0"



01
COMPOSITE
SOUTH ELEVATION
A7.1 1/16" = 1'-0"