

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Date Received 6/15/26 11:32 am. _____

☒ Initial Submittal _____

☐ Revised Submittal _____

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed [Land Use Application](#) and accompanying submittal materials are also required to be submitted.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua hwm hom ntawv los sis hwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

1. Project Information

Address (list all addresses on the project site): 6201, 6203, and 6209 Mineral Point Road

Title: Oakwood Village - IndependentLiving - University Woods

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested July 29, 2026

- ☐ New development ☐ Alteration to an existing or previously-approved development
☐ Informational ☐ Initial Approval ☒ Final Approval

3. Project Type

- ☐ Project in an Urban Design District
☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
☐ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
☒ Planned Development (PD)
☒ General Development Plan (GDP)
☒ Specific Implementation Plan (SIP)
☐ Planned Multi-Use Site or Residential Building Complex

Signage

- ☐ Comprehensive Design Review (CDR)
☐ Modifications of Height, Area, and Setback
☐ Sign Exceptions as noted in [Sec. 31.043\(3\)](#), MGO

Other

- ☒ Please specify
Project is in Transit Oriented Development (TOD) Overlay

4. Applicant, Agent, and Property Owner Information

Applicant name Jan Hamilton-C rawford
Street address 6411 Mineral Point Road, Suite 200
Telephone 608.230. 4252

Project contact person Chris Leinss
Street address 333 E. C hicagoStreet
Telephone 414.298.2243

Property owner (if not applicant) s ame as a plicant

Street address _____
Telephone _____

Company Oakwood Lutheran Senior Ministries
City/State/Zip Madison, WI 53705
Email [REDACTED]

Company Eppstein Uhen Archi tets, I rc. (EUA)
City/State/Zip Milwaukee, WI 53202
[REDACTED]

City/State/Zip _____
Email _____

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- Initial Approval. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan
- ☐ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

**** All plans must be legible, including the full-sized landscape and lighting plans (if required)**

2. Initial Approval

- ☒ Locator Map
- ☒ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☒ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☒ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☒ Landscape Plan and Plant List (*must be legible*)
- ☒ Building Elevations in both black & white and color for all building sides, including material and color callouts
- ☒ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- ☒ Grading Plan
- ☒ Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- ☒ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☒ Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- ☒ PD text and Letter of Intent (if applicable)
- ☒ Samples of the exterior building materials
- ☐ Proposed sign areas and types (if applicable)

4. Signage Approval (*Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per [Sec. 31.043\(3\)](#))*)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Illustration of the proposed signage that meets [Ch. 31, MGO](#) compared to what is being requested
- ☐ Graphic of the proposed signage as it relates to what the [Ch. 31, MGO](#) would permit

5. Required Submittal Materials☒ **Application Form**

- A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.

☒ **Letter of Intent**

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
- For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.

☒ **Development Plans** (Refer to checklist on Page 4 for plan details)☒ **Filing Fee** (Refer to Section 7 (below) for a list of application fees by request type)☒ **Electronic Submittal**

- Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

☒ **Notification to the District Alder**

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn on 03.10.2026.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Jan Hamilton-CrawfordRelationship to property President & CEO, OLSM Inc.Authorizing signature of property owner Date 06.15.2026**7. Application Filing Fees**

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

Please consult the schedule below for the appropriate fee for your request:

- ☐ Urban Design Districts: \$350 (per [§33.24\(6\) MGO](#)).
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per [§33.24\(6\)\(b\) MGO](#))
- ☐ Comprehensive Design Review: \$500 (per [§31.041\(3\)\(d\)\(1\)\(a\) MGO](#))
- ☐ Minor Alteration to a Comprehensive Sign Plan: \$100 (per [§31.041\(3\)\(d\)\(1\)\(c\) MGO](#))
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: \$300 (per [§31.041\(3\)\(d\)\(2\) MGO](#))

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- **Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)**
- Planned Multi-Use Site or Residential Building Complex



June 15, 2026

milwaukee : 333 E Chicago St	414.271.5350
madison : 309 W Johnson St, Ste 202	608.442.5350
green bay : 1155 Lombardi Ave, Ste 200	920.336.9929
denver : 1899 Wynkoop St, Ste 700	303.595.4500
atlanta : 1401 Peachtree St NE, Ste 350N	404.596.8006

eua.com

City of Madison Department of Planning & Community and Economic Development
Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

Re: Letter of Intent

Land Use – UDC (major alteration to the Planned Development – General Development Plan and Specific Implementation Plan (SIP) for the Oakwood Village University Woods campus)
Oakwood Village University Woods – New Independent Living (IL) Building
EUA Project Number: 125988-01

On behalf of Oakwood Lutheran Senior Ministries (OLSM), we are pleased to submit this Letter of Intent in support of a request for approval of a major alteration to the Planned Development (PD), including amendments to the General Development Plan (GDP) and Specific Implementation Plan (SIP), for the Oakwood Village University Woods campus. This submittal is intended for review and consideration by the Urban Design Commission (UDC), Planning Commission, and Common Council.

OLSM is a recognized leader in senior living, committed to fostering a thriving community for older adults in the Madison area. Their mission reflects a long-standing emphasis on independence, community, and quality of life:

“We are called to serve a thriving community where seniors live with dignity, connection, and purpose.”

This project represents a continuation of that mission through targeted reinvestment in the University Woods campus.

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Project Overview

The proposed project is located at 6201–6209 Mineral Point Road and centers on the development of a new 92-unit independent living (IL) building, along with associated site and infrastructure improvements.

To support this investment, select existing structures will be removed and the campus will be reconfigured to better align with current needs. The new building will be a four-story wood-frame structure over a two-story concrete podium and will introduce a range of resident-focused amenities, including informal gathering spaces, a small fitness area, a grab-and-go café, and a multipurpose room that will temporarily function as chapel space. The building will connect to existing campus infrastructure through a new below-grade parking connection.

In parallel, the project reimagines the surrounding landscape to strengthen arrival sequences, improve accessibility, and enhance the overall campus experience. A defining element of this effort is the Ravine Walk, which transforms an area of historic drainage challenges into an integrated stormwater and landscape feature while creating a meaningful pedestrian connection to the Mineral Point Road BRT corridor.

Architectural Design Narrative

The existing campus context is defined by an aging building stock and a visually inconsistent mix of building scales, forms, materials, and architectural expression. Rather than attempting to replicate or blend into this condition, the proposed design responds directly to Oakwood Village’s aspiration to embrace change—fostering stronger connections, attracting a broader and younger resident demographic, and establishing a more contemporary independent living experience.

Positioned near the center of the campus, the new building is conceived as an intentional counterpoint, introducing a more cohesive and confident architectural language. The design emphasizes clarity and restraint through simplified massing, consistent geometry, and a refined material palette. This approach establishes a sense of order while carefully breaking down the overall building scale, allowing the project to serve as both a visual anchor and a unifying element within the campus.

The architectural expression reflects the interior residential program, with upper levels designed to maximize daylight and enhance resident well-being. Increased transparency at key building corners reduces perceived mass and strengthens visual connections to the surrounding landscape.

Living areas are articulated through a pattern of vertically proportioned punched openings, coordinated with subtle façade reveals to introduce rhythm and variation across the building. These elements reinforce human scale while creating measured visual interest and subtle connections to the surrounding natural environment.

Recessed, screened balconies are integrated into the building envelope, providing functional outdoor space for residents while contributing depth and shadow to the façades. These features further modulate the building mass and introduce a level of animation to the overall composition.

At the base of the building, a natural stone masonry expression anchors the structure at the pedestrian level. This material provides durability and tactility while establishing a visual connection to elements of the existing campus, reinforcing a sense of permanence and quality.

Through a measured and cohesive architectural approach, the building is designed to serve as both a physical and symbolic center of the campus - representing a thoughtful evolution of Oakwood Village and a continued commitment to its residents and community.

Project Team

Provider/Operator:	Oakwood Lutheran Senior Ministries (OLSM)
Construction Manager:	Vogel Bros. Building Co.
Architect of Record:	Eppstein Uhen Architects, Inc. (EUA)
Structural Engineer of Record:	Spire Engineering, Inc.
MEP Scope Engineering:	RTM Engineering Consultants
Civil Engineer of Record :	Mead & Hunt
Certified Survey Map	D'Onofrio, Kottke & Associates
Landscape Architect:	Damon Farber

Summary of Proposed Planned Development Amendments

The following amendments to the approved Planned Development (GDP/SIP) are proposed as part of this application:

- (GDP) Reconfiguration of the lot line between Lots 2 and 3 to consolidate the proposed Independent Living (IL) building entirely within Lot 3. A Certified Survey Map (CSM) is currently in progress and will formalize this adjustment.
- (GDP) Demolition of the existing Old Hebron building and Chapel.
- (GDP) Demolition of the Recreation Center, with site restoration to accommodate new stormwater infrastructure.
- (GDP) Demolition of the existing Tower and Gallery, with flexibility for this work to occur following completion of the new IL building.
- (GDP/SIP) Construction of new stormwater management infrastructure, including a stormwater pond, bioretention areas, and associated grading and conveyance improvements.
- (SIP) Construction of a new 92-unit Independent Living (IL) building and associated site improvements.
- (SIP) Development of the Ravine Walk and associated pedestrian network improvements, including enhanced connections to the Mineral Point Road BRT corridor.
- (SIP) Construction of underground parking and a new below-grade vehicular connection to the existing Heritage Oaks parking structure.
- (SIP) Modifications to existing service and receiving areas at the Village Inn to accommodate new building connections and campus circulation.

Collectively, these amendments support a phased reinvestment of the Oakwood Village campus while maintaining operational continuity and positioning the site for future evolution.

Planning Considerations

The proposed development reflects prior City feedback and is guided by a set of integrated planning, design, and operational strategies that support the continued evolution of the Oakwood Village campus.

These considerations establish the framework for the detailed coordination and technical responses outlined in the following sections.

Campus Evolution and Phased Redevelopment

This project represents a strategic reinvestment in the University Woods campus, replacing aging and underutilized facilities with a modern independent living building that aligns with current resident expectations while maintaining continuity of operations. The proposed phasing approach allows demolition and construction to be sequenced to minimize disruption to residents and campus services.

The proposed project includes the demolition of the existing Tower and Gallery buildings, with this area identified for future redevelopment. Currently, a specific development program is not being advanced. As reflected in the accompanying plans, there is intentionally little to no detail regarding what will replace these structures following demolition. Oakwood Village is committed to the construction of the proposed Independent Living building, along with the demolition of the existing Rec Center, Old Hebron, and Chapel buildings to support that effort, in addition

to the demolition of the Tower and Gallery as part of a broader, long-term strategy for continued campus reinvestment.

While ownership has the financial capacity to complete the Independent Living project and the associated demolitions, redevelopment of the Tower and Gallery site is anticipated to occur as part of a future phase. Given this longer-term horizon - as well as the evolving nature of resident preferences, building technologies, and campus amenities - Oakwood Village seeks to maintain flexibility in determining the ultimate use of this site. In the interim, the area is expected to be restored to a simple turf condition to provide a safe, maintainable, and visually cohesive open space. Over time, the site is conceptually envisioned as a potential central amenity hub for the campus, including the possibility of a permanent spiritual space; however, these elements remain undefined in scope and timing. This application is intended to allow demolition to proceed in coordination with the Independent Living project without committing to a specific redevelopment plan at this time.

Transit Integration and TOD Alignment

Located within the Transit-Oriented Development (TOD) Overlay District along the Mineral Point Road Bus Rapid Transit (BRT) corridor, the project is designed to reinforce transit connectivity through building orientation and enhanced pedestrian access.

Investment in the pedestrian experience, including the Ravine Walk and improvements to the BRT connection, strengthens accessibility, safety, and comfort while creating a meaningful relationship between the building and transit.

While the proposed building does not meet the prescriptive setback requirement, this approach balances TOD objectives with preservation of mature trees and the broader campus landscape framework.

Integrated Stormwater and Landscape Design

The project addresses long-standing stormwater challenges through a site-integrated approach that combines infrastructure performance with landscape design.

New stormwater features, including a bioretention pond and bioswales, are carefully sited to work with existing topography and minimize impacts to mature trees while managing runoff, improving water quality, and reducing peak discharge.

The Ravine Walk serves as both a drainage corridor and a defining landscape feature, transforming previously constrained areas into accessible open space and strengthening campus connectivity.

Parking Strategy and Campus-Wide Mobility

Parking is managed as a shared campus resource, allowing supply to be balanced across buildings and uses. The project recalibrates parking by reducing surface stalls and increasing structured parking integrated within the new building.

This approach is supported by Transportation Demand Management (TDM) strategies tailored to a senior living context, including enhanced pedestrian connectivity, proximity to transit, and emerging mobility options such as e-bike infrastructure.

Fire Access and Life Safety Performance

The design has been developed in coordination with the City of Madison Fire Department to address site constraints including topography, infrastructure limitations, and building adjacencies.

Where prescriptive requirements cannot be fully achieved, the project incorporates coordinated, performance-based strategies to enhance life safety, including upgraded construction type, improved fire apparatus access, and prioritized aerial access.

Tree Preservation and Environmental Stewardship

Preservation of mature trees has been a primary driver of site planning and design decisions. The project prioritizes canopy protection along Mineral Point Road and within key landscape areas, with stormwater infrastructure and site improvements aligned to minimize removal.

Where impacts are necessary, replacement and mitigation strategies are incorporated through the landscape plan and supported by broader sustainability goals focused on long-term campus performance.

Project Schedule:

Design

03.30.2026 – 05.31.2026	Schematic Design Phase
06.01.2026 – 08.23.2026	Design Development Phase
06.15.2026	Land Use + UDC Final Approval Submittal
08.24.2026 – 11.15.2026	Construction Document Phase

Demolition

01.01.2027 – 03.31.2027	Old Hebron and Chapel (abatement to begin in 2026)
01.01.2027 – 03.31.2027	Recreation Center
01.01.2027 – 01.01.2032	Tower and Gallery (final start date TBD)

Construction

04.01.2027 – 12.31.2028	New IL building and stormwater infrastructure
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Proposed Development Summary (GDP/SIP)

The following General Development Plan (GDP) and Specific Implementation Plan (SIP) summaries provide a comprehensive overview of existing and amended campus conditions in support of the requested Planned Development amendment. These materials document site coverage, building program, parking supply, and resident population at both the campus-wide (GDP) and project-specific (SIP) levels.

Consistent with previous submittals, the information is presented in detailed tabular format to clearly illustrate existing conditions, proposed modifications, and net changes resulting from the project. Collectively, these summaries demonstrate that while the campus is undergoing targeted redevelopment, overall site coverage, open space relationships, and operational functionality are maintained, with improvements that better align with current resident needs and long-term campus planning objectives.

Oakwood Village Land Ownership Summary - Existing

Lot 1	Approximately 9.89 acres, Oakwood Village Lutheran Homes Association, Inc.
Lot 2	Approximately 8.50 acres, Oakwood Village University Homes, Inc.
Lot 3	Approximately 9.58 acres, Oakwood Village University Woods Apartments, Inc.
Lot 4	Approximately 6.82 acres, Oakwood Village University Woods Homes, Inc.
Lot 5	Approximately 0.23 acres, Oakwood Acquisition, LLC
Total GDP site area (existing) Approximately 35 acres	

Oakwood Village Land Ownership Summary – Amended

Lot 1	Approximately 9.89 acres, Oakwood Village Lutheran Homes Association, Inc.
Lot 2	Approximately 8.11 acres, Oakwood Village University Homes, Inc.
Lot 3	Approximately 9.97 acres, Oakwood Village University Woods Apartments, Inc.
Lot 4	Approximately 6.82 acres, Oakwood Village University Woods Homes, Inc.
Lot 5	Approximately 0.23 acres, Oakwood Acquisition, LLC
Total GDP site area (existing) Approximately 35 acres	

Site Coverage Summary

Oakwood Village Campus GDP Site Coverage - Existing	
Land Area (Lots 1-4)	35.0 acres (1,525,742 sf)
Building Coverage (footprint)	232,188 sf (15.2%)
Impervious Area	685,728 sf (44.9%)
Open Space	840,014 sf (55.1%)

Oakwood Village Campus GDP Site Coverage - Amended	
Land Area (Lots 1-4)	35.0 acres (1,525,742 sf)
Building Coverage (footprint)	239,137 sf (15.7%)
Impervious Area	711,230 sf (46.6%)
Open Space	814,512 sf (53.4%)

Parking Summary

Oakwood Village Campus GDP Parking Summary - Existing	
Parking Type	Quantity of Stalls
Surface Lots	304
Underground	480
Short Term Bicycle	164 total stalls
Long Term Bicycle	

Oakwood Village Campus GDP Parking Summary - Amended	
Parking Type	Quantity of Stalls
Surface Lots	262 (net loss of 42)
Underground	572 (net add of 92)
Short Term Bicycle	194 total stalls
Long Term Bicycle	

Amended GDP Parking Summary includes a net add of 10 short-term bicycle stalls and 20 long-term bicycle stalls.

The proposed plan reflects a rightsizing of parking across the University Woods campus, resulting in a net reduction of 42 surface stalls. Parking is managed at a campus-wide level under a unified operational structure, allowing demand to be balanced across shared facilities and uses. The project looks to strengthen access to alternative transportation through the new Ravine Walk pedestrian connection to Bus Rapid Transit (BRT), supporting a reduced but appropriately calibrated parking supply.

Unit and Population Summary

Oakwood Village Campus GDP Unit/Bed Summary				
Building	Facility Type	Existing Units/Beds	Amended Units/Beds	Difference Units/Beds
Old Hebron (offline not renting)	Skilled Nursing Facility (SNF) (proposed demolition)	0 Beds	0 Beds	0
Gallery (offline not renting)	Independent Living (IL) (proposed demolition)	0 Units	0 Units	0
Tower	Independent Living (IL) (proposed demolition)	147 Units	0 Units	-147
Chapel	Spiritual Space (proposed demolition)	N/A	N/A	0
Recreation Center	Pickleball Courts (proposed demolition)	N/A	N/A	0
Heritage Oaks	Independent Living (IL)	124 Units	124 Units	0
The Oaks	Independent Living (IL)	90 Units	90 Units	0
Tabor Oaks	Community Based Residential Facility (CBRF)	60 Beds	60 Beds	0
Covenant Oaks	Community Based Residential Facility (CBRF)	40 Beds	40 Beds	0
Hebron	Skilled Nursing Facility (SNF)	70 Beds	70 Beds	0
Village Inn	Auditorium + Dining	N/A	N/A	0
New IL Building	Independent Living (IL)	0 Units	92 Units	+92
TOTAL CAMPUS		531	476	-55

Note that Age Better was listed in the previous Planned Development (GPD) amendment for Oakwood Village. This building was listed as "approved but not built." This building was being developed by another entity other than Oakwood Village and is no longer being considered for the property. As such, it has been removed from this list.

Oakwood Village Campus GDP Resident Summary				
Building	Facility Type	Existing Residents	Amended Residents	Difference Residents
Old Hebron (offline not renting)	Skilled Nursing Facility (SNF) (proposed demolition)	0	0	0
Gallery (offline not renting)	Independent Living (IL) (proposed demolition)	0	0	0
Tower	Independent Living (IL) (proposed demolition)	10	0	-10
Chapel	Spiritual Space (proposed demolition)	N/A	N/A	0
Recreation Center	Pickleball Courts (proposed demolition)	N/A	N/A	0
Heritage Oaks	Independent Living (IL)	162	162	0
The Oaks	Independent Living (IL)	114	114	0
Tabor Oaks	Community Based Residential Facility (CBRF)	60	60	0
Covenant Oaks	Community Based Residential Facility (CBRF)	36	36	0
Hebron	Skilled Nursing Facility (SNF)	45	45	0
Village Inn	Auditorium + Dining	N/A	N/A	0
New IL Building	Independent Living (IL)	0	120	+120
TOTAL CAMPUS		427	537	+110

New IL Building resident count assumes 1.3 residents per apartment, which is similar to the occupancy trends of other independent living campuses (e.g., 92 units x 1.3 residents per unit = 120 residents).

Building Area Summary

Oakwood Village Campus GDP Building Gross Floor Area				
Building	Facility Type	Existing Gross SF	Amended Gross SF	Difference Gross SF
Old Hebron (offline not renting)	Skilled Nursing Facility (SNF) (proposed demolition)	89,000 gsf	0 gsf	-89,000 gsf
Gallery (offline not renting)	Independent Living (IL) (proposed demolition)	170,940 gsf	0 gsf	-170,940 gsf
Tower (not renting)	Independent Living (IL) (proposed demolition)			
Chapel	Spiritual Space (proposed demolition)	9,340 gsf	0 gsf	-9,340 gsf
Recreation Center	Pickleball Courts (proposed demolition)	4,620 gsf	0 gsf	-4,620 gsf
Heritage Oaks	Independent Living (IL)	442,530 gsf	442,530 gsf	0 gsf
The Oaks	Independent Living (IL)	235,760 gsf	235,760 gsf	0 gsf
Tabor Oaks	Community Based Residential Facility (CBRF)	60,880 gsf	60,880 gsf	0 gsf
Covenant Oaks	Community Based Residential Facility (CBRF)	50,960 gsf	51,330 gsf	0 gsf
Hebron	Skilled Nursing Facility (SNF)	105,883 gsf	105,883 gsf	0 gsf
Village Inn	Auditorium + Dining	23,450 gsf	23,450 gsf	0 gsf
New IL Building	Independent Living (IL)	0 gsf	243,700 gsf	+243,700 gsf
TOTAL CAMPUS		1,193,363 sf	1,163,533	-29,830 sf

Site and Building Data

Oakwood Village New IL SIP Amended Site		Oakwood Village New IL SIP Amended Building	
PD/GDP Site Area		Proposed IL Building	
Density	35.0 ac	Lower Level	48,350 sf
FAR	13.6 units/acre*	First Floor	39,750 sf
	0.76**	Second Floor	38,650 sf
SIP Site Area	177,169 sf	Third Floor	38,650 sf
Existing Impervious Coverage	114,441 sf / 65%	Fourth Floor	38,650 sf
Proposed Impervious Coverage	139,913 sf / 79%	Fifth Floor	38,650 sf
Existing Pervious Coverage	62,758 sf / 35%	Connector	1,000 sf
Proposed Pervious Coverage	37,256 / 21%	Total	232,700 gsf
		Building Height	50 – 60 feet*
		Covenant Oaks Trash/Recycle Room	
		Trash/Recycle Room**	370 sf

* Amended total units / total PD/GDP site acres

** Amended total bldg. gsf / total PD/GDP site area

Oakwood Village New IL SIP Amended IL Apartment Mix	
One Bedroom w/ Den	28
Two Bedroom	16
Two Bedroom w/ Den	35
Three Bedroom	13* (see below)
Total Apartments	92

* Building height varies due to changes in topography

** Located on northeast corner of existing Covenant Oaks

* As a registered RCAC under DHS 89, the new IL building will adhere to lease limits of no more than two permanent residents per unit. Three-bedroom layouts are provided to support resident flexibility. The additional bedroom is intended exclusively for short-term guest use and not for permanent occupancy.

Parking and Bicycle Data

Oakwood Village New IL SIP Amendment Parking Summary	
Parking Stalls Project Area*	
Parking Surface (exist)	26 (57)
Parking Surface ADA (exist)	6 (17)
Parking Underground (exist)	88 (0)
Parking Underground ADA (exist)	4 (0)
Total Stalls	124 (74)
Bicycle Parking Stalls Project Area*	
Long Term (exist)	20 (0)
-within building	
Short Term (exist)	10 (0)
-within 100' of front entry	

*Indicative of all new and existing surface parking within project area and underground and bike parking serving new IL building only

EV Parking:

EV-installed (2% / 4 min),

EV-ready (40% / 37max)

Bicycle Parking:

See "Parking" under "Project Impacts and Operational Overview"

E-bike Parking:

While quantities are not confirmed, e-bike charging is being considered for short-term and long-term parking areas.

Project Impacts and Operational Overview

The following summarizes the anticipated economic, financial, and operational characteristics of the proposed redevelopment as they relate to both the Oakwood Village campus and the broader community.

Economic Impacts

The project will add ninety-two (92) independent living units for seniors, owned and operated by a nonprofit organization (OLSM). Projects of this type are generally considered property tax-exempt. While increased density may result in incremental demand on fire/EMS, water, and sewer services, all infrastructure costs and public utility fees associated with the development will be borne by the project. No disproportionate increase in municipal service demand is anticipated.

Although the project is not expected to directly expand the local tax base, it provides meaningful community benefits. Chief among these is the expansion of safe, supportive housing for older adults—an area of significant and growing demand. Additionally, by leveraging economies of scale, the development will help OLSMA maintain more attainable living costs for residents in a market experiencing rising rents and increasing cost pressures.

Financial Capability

Oakwood Village has met with three investment banking firms that specialize in financing for senior living organizations, each of whom has presented viable funding options. All three firms have indicated their ability to provide financing for the project through either public or private municipal bond placements. The anticipated funding will fully support both construction of the new 92-unit independent living building and demolition of the Old Hebron, Chapel, Recreation Center, Tower, and Gallery buildings.

Operational Structure + Campus Integration

The new independent living building will be incorporated into the Oakwood Village University Woods Apartments, Inc. (OVUWA) legal entity along with the other University Woods IL buildings. This legal entity and the legal entity Oakwood Village University Woods Homes (OVUWH) comprise the University Woods campus. The University Woods campus operates under a unified management structure, with shared facilities and maintenance responsibilities across all buildings.

Planning Department Coordination

The following summarizes coordination with City of Madison departments, incorporating direct engagement with select agencies and responses to applicable requirements and initial review comments. These sections expand upon the planning strategies described above and document how the proposed design addresses specific regulatory and operational considerations.

Transit-Oriented Development (TOD) Overlay District

The project is located within the TOD Overlay District and has been evaluated relative to applicable setbacks and design expectations.

While the proposed development does not meet the prescriptive 20-foot setback requirement, the building orientation and primary entrance are aligned with Mineral Point Road to reinforce the functional relationship to the BRT corridor. Targeted improvements to the pedestrian corridor between the existing BRT station and the building entrance enhance accessibility, safety, and usability for residents.

Full compliance with the setback requirement would require removal of a substantial number of mature trees and disruption of established landscape systems. The proposed approach maintains strong pedestrian-transit connectivity while minimizing impacts to the campus environment.

Sustainability

The project is responsive to City of Madison sustainability comments and reflects Oakwood Village's broader approach to environmental stewardship, emphasizing practical and durable solutions aligned with long-term campus operations.

The design prioritizes preservation of existing natural features and integrates stormwater and open space as visible and functional components of the site. Landscape strategies emphasize native plantings, reduced turf areas, and long-term maintainability, while stormwater systems are designed to contribute to the overall site experience.

Targeted building and site strategies will be implemented to improve environmental performance, including leveraging Focus on Energy incentives to support efficient building systems and reduce long-term operating costs. While formal certification is not being pursued, sustainable design measures are actively incorporated into the project.

Additional measures include EV-ready infrastructure for approximately 40% of the underground parking stalls, supported by dedicated electrical capacity to accommodate future demand. Roof areas are also designed as solar-ready to allow for future photovoltaic installation as feasibility and funding allow.

The project builds upon existing Oakwood operational practices, including a campus-wide composting program in partnership with Green Box Compost. In 2025, over 27,000 pounds of food waste were diverted from landfills, reducing greenhouse gas emissions. This program will continue and expand to serve residents of the new Independent Living building.

Stormwater

Stormwater management has been designed to meet City of Madison and WDNR requirements while addressing existing site constraints and drainage challenges.

The proposed system utilizes landscape-integrated solutions, including a bioretention pond and bioswales, to manage runoff, improve water quality, and reduce peak discharge. These features are located to minimize impacts to existing tree canopy while functioning as visible and accessible site elements.

In response to City feedback regarding a potential pumping strategy for the below-grade parking structure, the system has been designed to operate entirely by gravity. The proposed infrastructure is sufficiently deep to eliminate the need for pumping, providing a simpler and more resilient long-term solution.

Sanitary

Sanitary sewer service is designed as a gravity system, with all infrastructure within the project limits remaining private and maintained by Oakwood Village.

The project team will provide all required documentation, including sewer plug permitting (as applicable), MMSD capacity confirmation and associated fees, and utility plans illustrating proposed connections and system modifications.

Mapping

A new Certified Survey Map (CSM) is being prepared to reconfigure lot lines and consolidate the proposed Independent Living building within Lot 3.

Associated updates to reciprocal easements and cross-access agreements are being evaluated to ensure continued functionality of shared access, utilities, and infrastructure across the campus. Code-related considerations, including fire access and separation distances, are incorporated into this process.

Coordination with Madison Gas & Electric (MG&E) is ongoing to document existing and proposed infrastructure and easements for incorporation into title documents and plans.

Traffic Engineering

Traffic and circulation have been coordinated with City of Madison Traffic Engineering to confirm compliance with applicable access, parking, and accessibility requirements.

Accessible routes are provided from parking areas to the building entrance and integrated with internal campus pathways. While topographic constraints limit the ability to provide a fully compliant route to Mineral Point Road, accessible circulation within the project area is improved to the extent feasible.

The proposed use is expected to generate low traffic volumes consistent with similar senior living developments. The design does not preclude a potential future connection between Mineral Point Road and Genomic Drive as identified in broader planning efforts.

Parking

A comprehensive, campus-wide Transportation Demand Management (TDM) strategy has been prepared as part of this submittal, recognizing that Oakwood Village is an established campus with buildings constructed over multiple decades prior to the adoption of current TDM requirements.

This approach reflects a “worst-case” compliance scenario for the campus, where TDM point requirements are largely driven by employment-related parking and associated trip generation. The proposed Independent Living (IL) building introduces minimal employee-related square footage and parking; however, Oakwood has proactively addressed the full campus demand to ensure that applicable thresholds are met.

In response, this submittal presents a holistic TDM strategy that combines new initiatives associated with the proposed development alongside existing transportation demand management practices implemented across the campus. While many legacy buildings were not originally designed with TDM strategies in mind, Oakwood has incrementally incorporated operational and programmatic measures that align with the City’s goals of reducing single-occupancy vehicle trips, promoting alternative transportation modes, and improving overall mobility.

The proposed development serves as a catalyst to further strengthen and formalize these efforts, introducing targeted improvements such as enhanced pedestrian and bicycle infrastructure, expanded mobility options, and improved connections to transit and on-campus amenities. At the same time, the plan builds upon established campus conditions, including internal circulation patterns, shared services, and resident-focused mobility programs.

Given the scale and age of the campus, the strategies outlined herein demonstrate a good-faith, campus-wide effort to meet contemporary TDM expectations while recognizing the constraints and opportunities inherent to a long-established environment. Oakwood has made significant, project-specific, and campus-wide commitments to achieve compliance under these parameters.

The project’s bicycle parking approach is aligned with broader Transportation Demand Management (TDM) goals by supporting alternative modes of transportation while calibrating supply to the anticipated needs of the independent living resident population. While Madison Zoning would require 99 long-term and 10 short-term bicycle parking stalls for this development, Oakwood Village is seeking approval for a reduced long-term count based on anticipated travel behavior for this demographic. Although Oakwood actively encourages multimodal transportation options, projected bicycle utilization is expected to be limited relative to typical multifamily

residential benchmarks. Accordingly, the project proposes 20 long-term bicycle parking stalls for residents while maintaining the required 10 short-term stalls near the primary entry for visitors, balancing TDM objectives with resident needs while avoiding overbuilding underutilized facilities.

The final location and configuration of the long-term indoor bicycle parking is still being evaluated, with potential placement on the lower level, first floor, or distributed across both levels to best integrate with the building layout. The design also maintains flexibility to expand capacity over time should observed usage trends demonstrate a need for additional bicycle accommodation.

Fire Department

The design of the proposed Independent Living building has been closely coordinated with the City of Madison Fire Department to address existing site constraints that affect emergency access and operations. The Oakwood campus presents inherent challenges related to topography, existing infrastructure, and building adjacencies, which limit the ability to fully satisfy certain prescriptive fire access requirements.

Key considerations include segments of existing drive aisles that are unable to support fire apparatus loading and topographic conditions that restrict the extent of aerial ladder access along portions of the building frontage. Earlier design iterations also identified limited access along the west side of the building due to the configuration of the connector to the Village Inn.

In response, the project has been refined through ongoing coordination with the Fire Department to prioritize life safety and improve overall emergency response performance.

Primary measures focus on increasing available time for emergency response and occupant safety. The west building has been upgraded from Type VA to Type IIIB construction, increasing the fire resistance of primary structural elements and extending the duration before structural compromise during a fire event. This enhanced construction classification provides critical additional time for fire fighters and emergency personnel to conduct suppression operations and support safe occupant evacuation.

Secondary measures address fire apparatus access and aerial operations. These include clearly defined limits of fire apparatus access through paving delineation and posted weight restriction signage, along with relocation of fire hydrants to prevent an apparatus from traversing structurally limited areas. Aerial access is prioritized along the north and east elevations, with ongoing coordination to confirm coverage and operational acceptability. A key design modification includes reconfiguration of the connector between the new Independent Living building and the Village Inn from a fully above-grade condition to a combined at-grade and below-grade connection, opening access along the north side and allowing emergency responders to reach the west façade, significantly improving site circulation and operational flexibility. In addition, the project is evaluating targeted aerial access to the northeast corner of the west building roof, further enhancing Fire Department operational reach within the constraints of the site.

Supporting measures improve perimeter access and operational flexibility. These include providing roof access via ship ladders and access hatches at all stair towers, as well as improved pedestrian pathways around the building perimeter to facilitate hose deployment and responder movement. Removal of the existing retaining wall on the east side and the introduction of new accessible routes further strengthen connectivity while maintaining access to adjacent campus buildings.

These strategies provide a coordinated, performance-based approach that balances site constraints with life safety objectives and reflects continued collaboration with the City of Madison Fire Department to achieve an acceptable level of fire protection for the project.

Parks

The project has been evaluated in response to Parks Division comments regarding park impact fees and unit counts.

While redevelopment results in a net reduction in dwelling units, changes in occupancy may result in an increase in total resident population. The project provides both unit and population data to support the City's evaluation, and further coordination will be required to confirm the appropriate fee methodology.

The campus includes significant on-site open space, including a preserved conservancy area accessible to both residents and the public, helping offset demand on the broader park system.

Forestry

The project is responsive to comments provided by the City of Madison Forestry Division regarding tree preservation, replacement, and documentation. Trees to be removed and preserved are clearly identified on the project plans.

The design has been guided by a defined hierarchy that prioritizes preservation of existing mature trees wherever feasible. Site planning and stormwater design have been closely coordinated to minimize impacts to tree canopy, particularly along the Mineral Point Road frontage and within key landscape areas of the campus. Where removal is necessary, the project team is evaluating opportunities to salvage and repurpose existing trees, incorporating materials into interior design elements or future campus improvements where feasible.

Tree replacement is addressed through a comprehensive landscape plan that introduces a diverse mix of new plantings across the site. Replacement trees are strategically located to restore canopy coverage and support long-term tree health.

During construction, measures will be implemented to protect trees designated to remain, including installation of tree protection fencing and adherence to best practices for minimizing disturbance within root zones.

We appreciate your consideration of this project and look forward to any feedback you are willing to provide. If you have any questions, please contact me at (414) 298-2243.

Sincerely,



Chris Leinss, RA, CDT
Studio Director | Principal | Living Environments



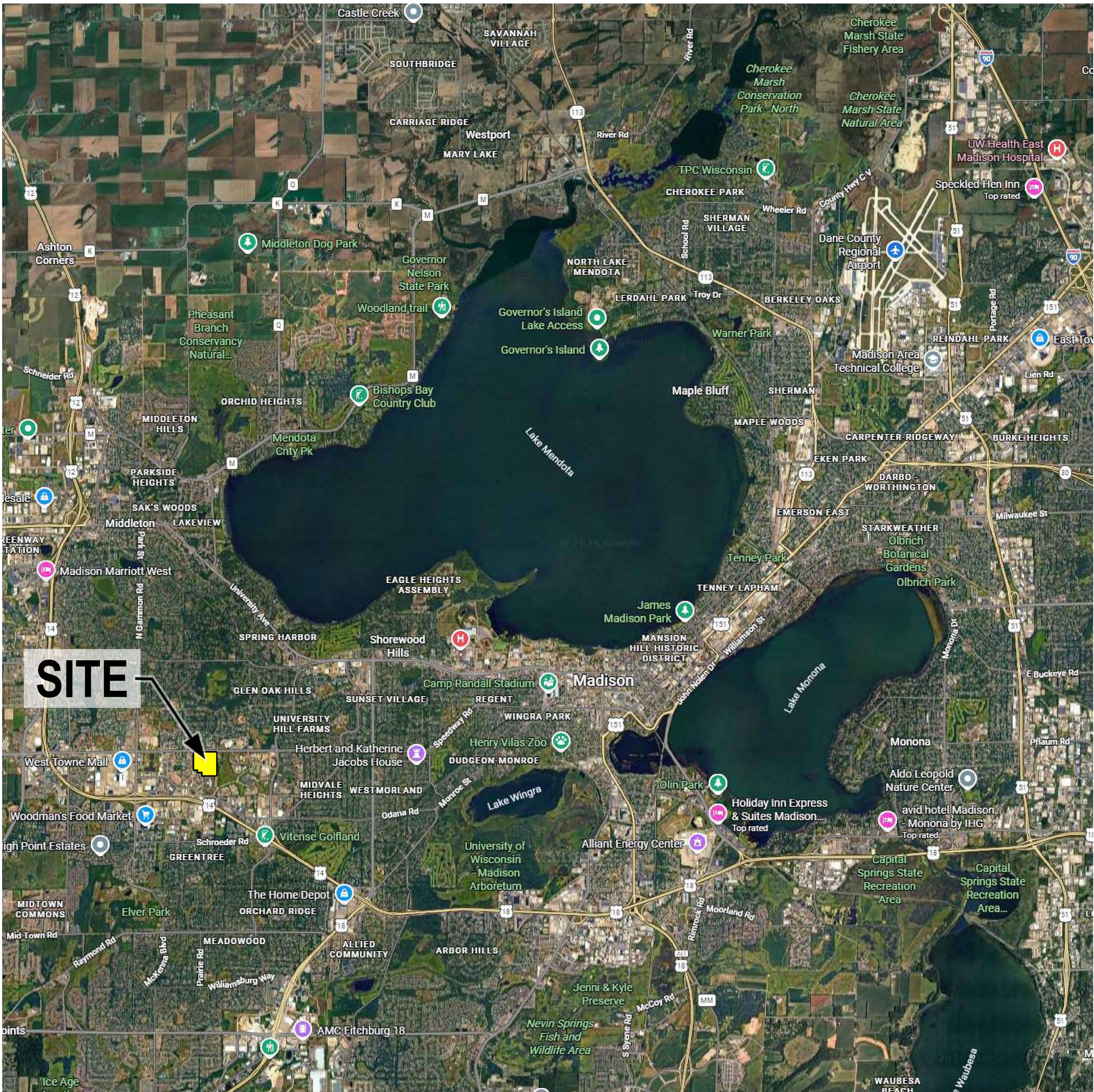
OAKWOOD VILLAGE
UNIVERSITY WOODS
INDEPENDENT LIVING
MADISON, WISCONSIN

INDEX

A001	LOCATION MAP AND CONTEXT	L101	SITE MATERIALS PLAN
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A004	TRANSIT ORIENTED DEVELOPMENT PLAN	A100	LOWER LEVEL PLAN
A005	FIRE ACCESS PLAN	A101	GROUND FLOOR PLAN
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C011	EXISTING CAMPUS UTILITY PLAN	A202	ELEVATIONS
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C141	SITE UTILITIES PLAN	A600	SOLAR STUDY
L010	SITE MATERIALS & PLANTINGS SCHEDULES		
L100	SITE MATERIALS PLAN		



UDC SUBMITTAL



REGIONAL MAP



LOCAL MAP



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www.eua.com

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EMAIL ADDRESS: name@eua.com



OAKWOOD VILLAGE

UNIVERSITY WOODS

KEY PLAN

ISSUANCE AND REVISIONS

06-15-2026 UDC + LAND USE SUBMITTAL

PROJECT INFORMATION

OAKWOOD VILLAGE - INDEPENDENT LIVING
UNIVERSITY WOODS

6201 MINERAL POINT ROAD
MADISON, WI 53705

PROJECT NUMBER: 125988-01
PROJECT MANAGER: CL

SHEET INFORMATION

SHEET NAME:

LOCATION MAP

A001

SHEET NUMBER:

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6201 MINERAL POINT ROAD
MADISON, WI 53705

PROJECT NUMBER: 125988-01
PROJECT MANAGER: CL

SHEET INFORMATION

SHEET NAME:

SHEET NUMBER:

AERIAL
A002

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■ BUILDING TO BE RAZED



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6201 MINERAL POINT ROAD
MADISON, WI 53705

PROJECT NUMBER: 125988-01
PROJECT MANAGER: CL

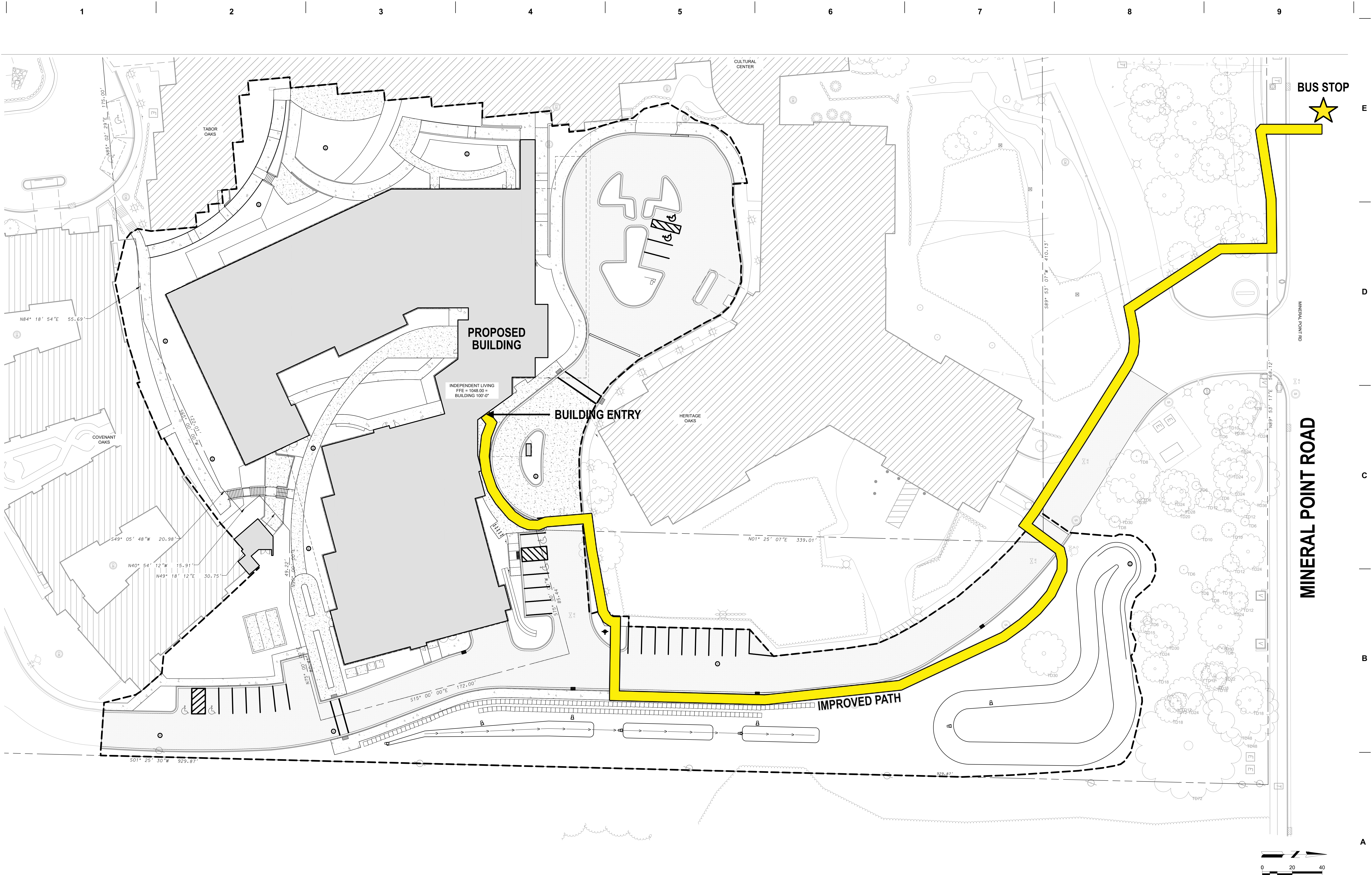
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AERIAL WITH PROP. DEMOLITION.

SHEET NUMBER:

A003

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OAKWOOD VILLAGE

UNIVERSITY WOODS

KEY PLAN

ISSUANCE AND REVISIONS

06-15-2026 UDC + LAND USE SUBMITTAL

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OAKWOOD VILLAGE - INDEPENDENT LIVING
UNIVERSITY WOODS

6201 MINERAL POINT ROAD
MADISON, WI 53705

PROJECT NUMBER: 125988-01
PROJECT MANAGER: CL

SHEET INFORMATION

SHEET NAME:

TRANSIT ORIENTED
DEVELOPMENT PLAN

SHEET NUMBER:

A004

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KEY PLAN

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
06-15-2026	UDC - LAND USE SUBMITTAL

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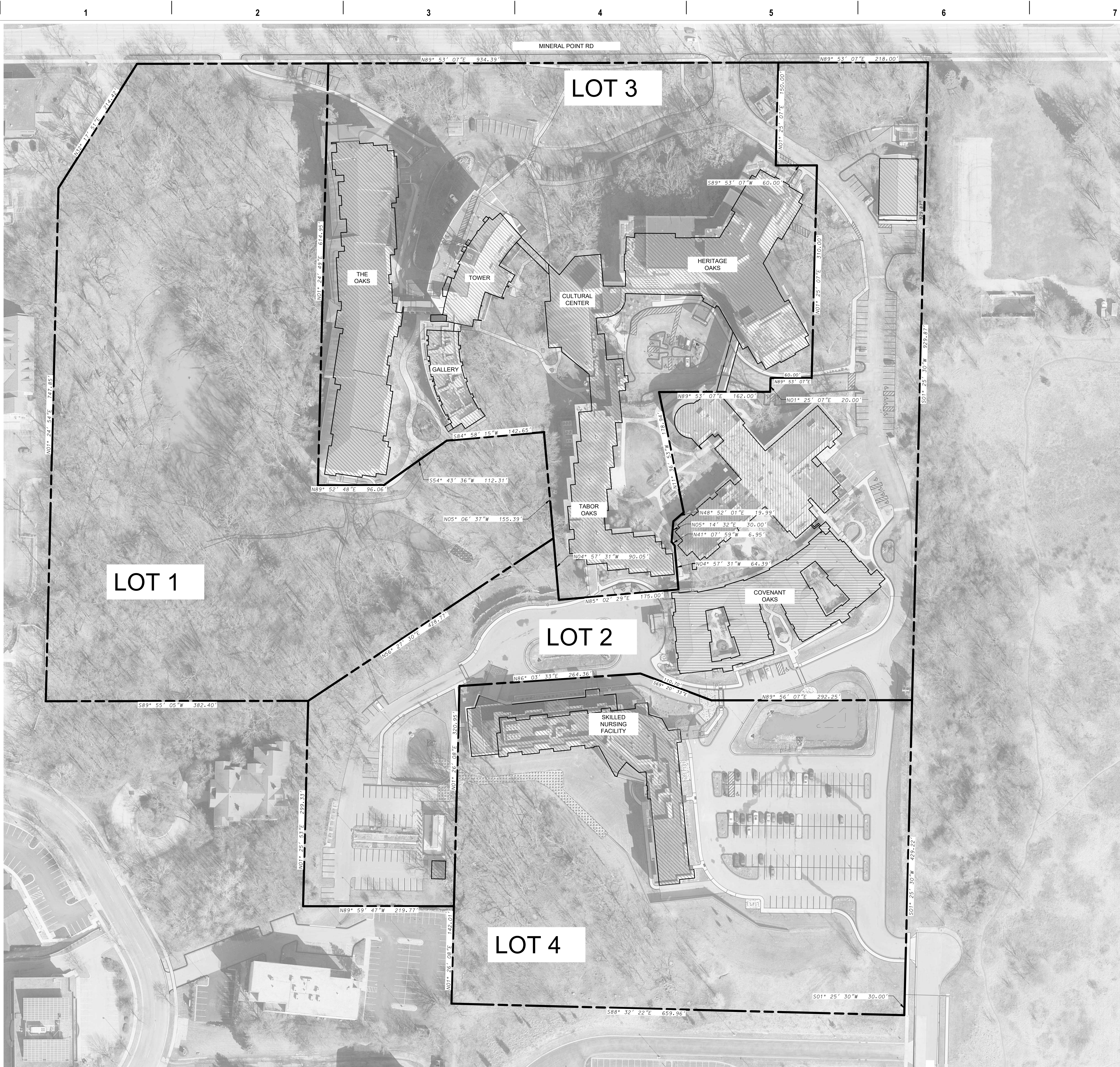
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UNIVERSITY WOODS

6201 MINERAL POINT ROAD
MADISON, WI 53705

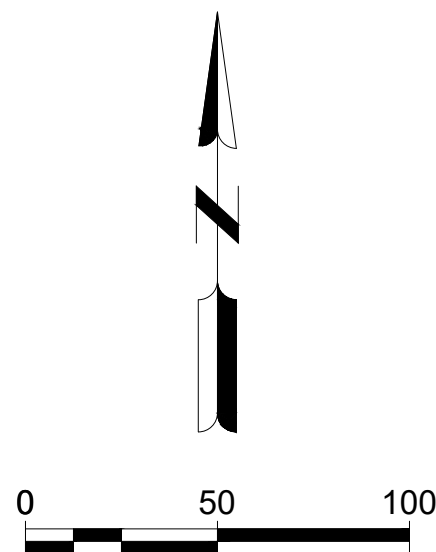
PROJECT NUMBER: 125988-01
PROJECT MANAGER: CL

SHEET INFORMATION

SHEET NAME: FIRE ACCESS PLAN
SHEET NUMBER: A005



LOTS 1-4	
LAND AREA	35.0 ACRES / 1,525,742 SF
BUILDING COVERAGE	232,168 SF / 15.2%
IMPERVIOUS AREA	686,728 SF / 44.9%
OPEN SPACE	840,014 SF / 55.1%



KEY PLAN



ISSUANCE AND REVISIONS

06-15-2026 | UDC - LAND USE SUBMITTAL

**PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION**

These documents reflect progress and intent and may be subject to change, including additional details. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT INFORMATION

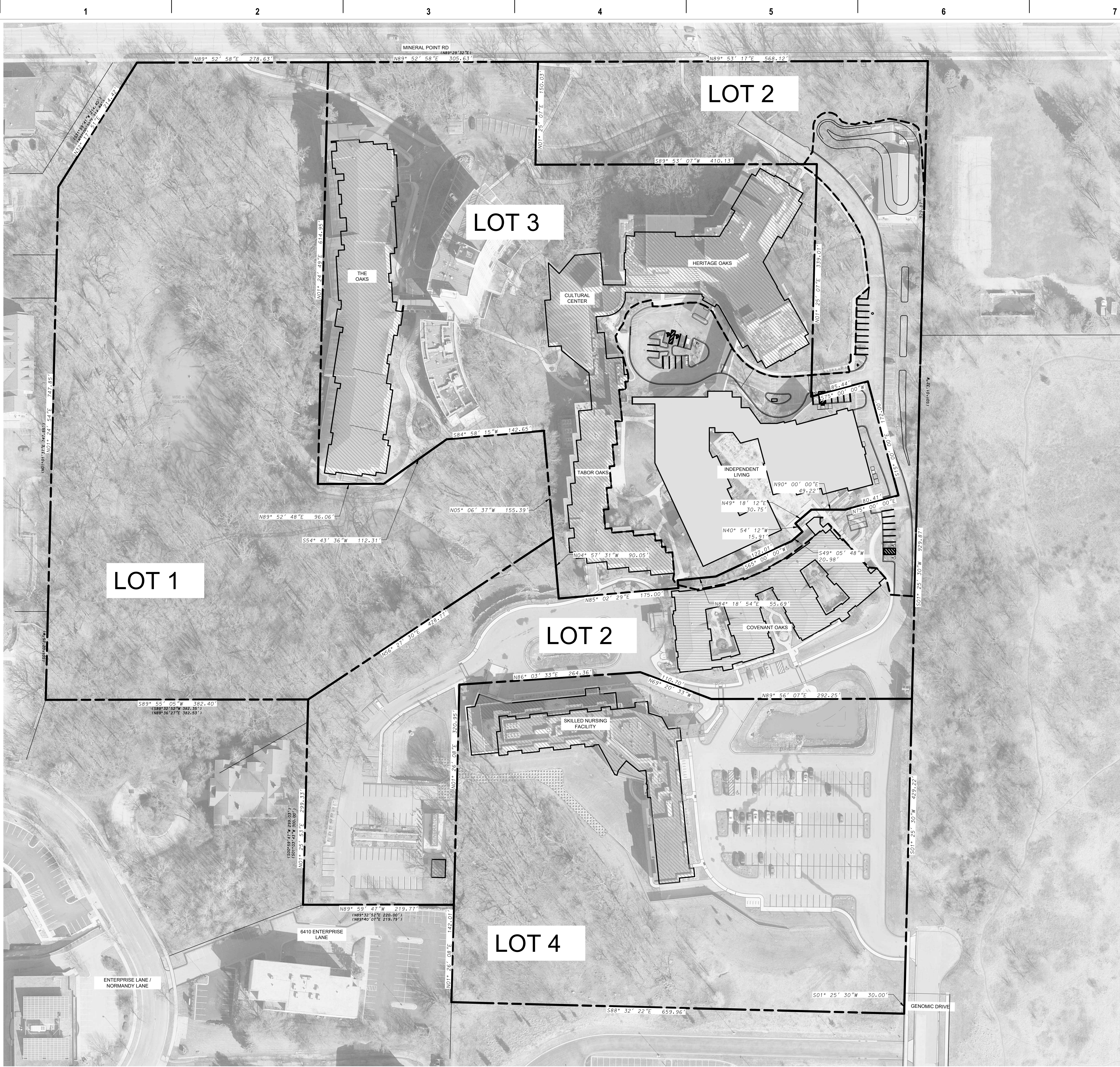
OAKWOOD VILLAGE - INDEPENDENT LIVING
UNIVERSITY WOODS

6201 MINERAL POINT ROAD
MADISON, WI 53705

PROJECT NUMBER: 125988-01
PROJECT MANAGER: CL

SHEET INFORMATION

OAKWOOD VILLAGE
CAMPUS EXISTING LOT
LINES
C006
SHEET NAME:
SHEET NUMBER:



LOTS 1-4	
LAND AREA	35.6 ACRES / 1,525,742 SF
BUILDING COVERAGE	239,137 SF / 15.7%
IMPERVIOUS AREA	711,230 SF / 46.6%
OPEN SPACE	814,512 SF / 53.4%

KEY PLAN



ISSUANCE AND REVISIONS

06-15-2026 | UDC + LAND USE SUBMITTAL

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UNIVERSITY WOODS

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MADISON, WI 53705

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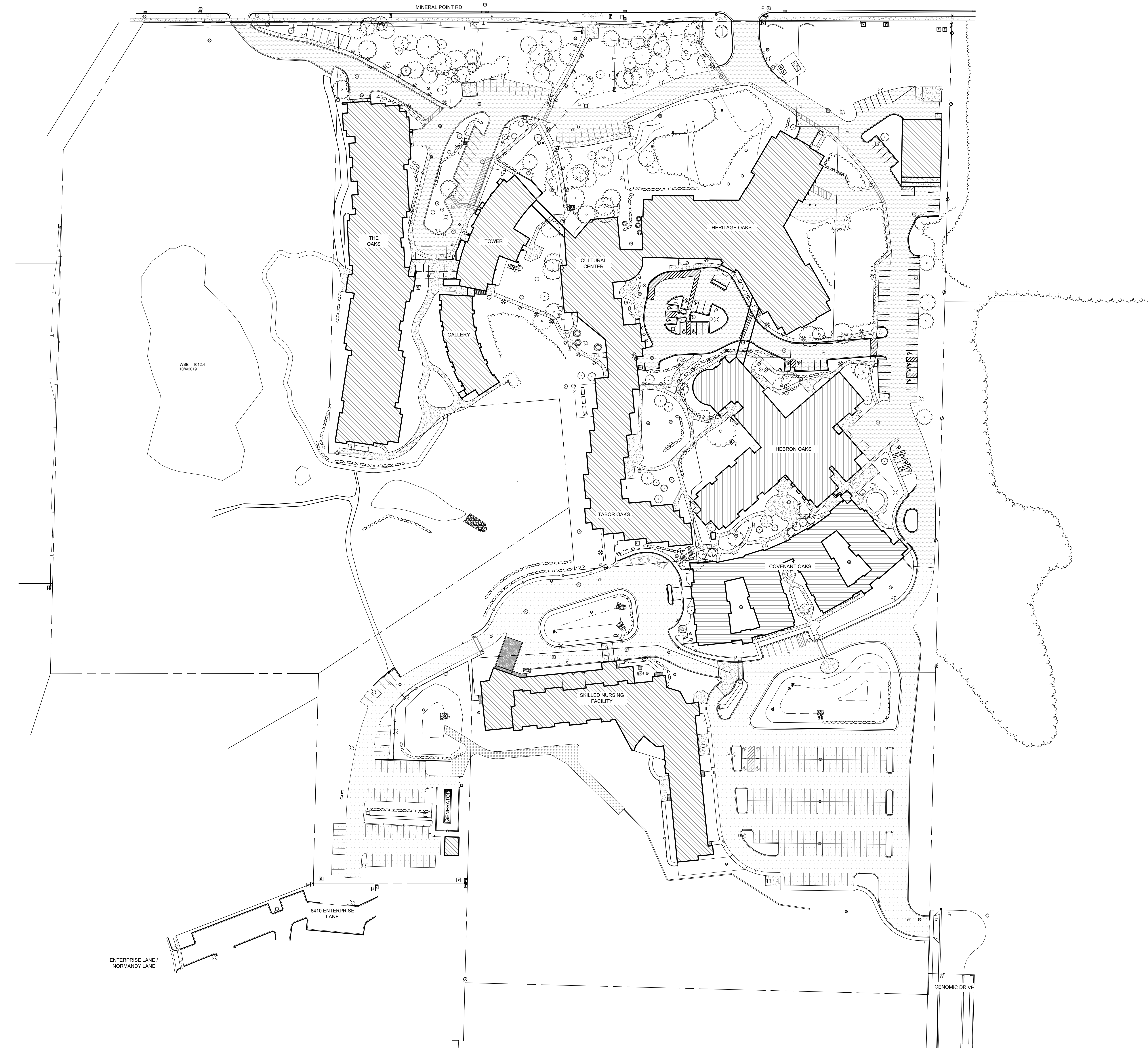
PROJECT MANAGER: CL

SHEET INFORMATION

OAKWOOD VILLAGE
CAMPUS PROPOSED LOT
LINES
C007

SHEET NAME:

SHEET NUMBER:



- SHEET NOTES:**
1. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATIONS / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
 2. ALL ITEMS IN RIGHT-OF-WAY AND CITY EASEMENTS SHALL BE CONSTRUCTED TO CITY SPECIFICATIONS AND STANDARD CITY DETAILS.

LEGEND:	
	BENCHMARK
	BOLLARD
	CONTROL POINT
	CLEANOUT, SANITARY OR STORM
	DOWNSPOUT
	ELECTRICAL METER
	ELECTRICAL / COMMUNICATIONS PEDESTAL
	ELECTRICAL TRANSFORMER BOX
	ELECTRICAL SERVICE PANEL
	ELECTRICAL HANDHOLE/PULLBOX
	FIRE HYDRANT
	FLAGPOLE
	GAS METER
	GAS VALVE
	GUY WIRE
	INLET, CURB
	INLET, ROUND
	IRON PIN
	LIGHT POLE (SINGLE)
	MANHOLE, ELECTRIC
	MANHOLE, SANITARY SEWER
	MANHOLE, STORM SEWER
	MANHOLE, TELECOMMUNICATIONS
	POWER POLE
	SIGN (SINGLE POST)
	SHRUB
	STORM FLARED END SECTION
	TREE, DECIDUOUS
	TREE, CONIFEROUS
	WATER VALVE
	STONE RETAINING WALL



SHEET NOTES:

1. CONTRACTOR SHALL COORDINATE WATER SERVICE OUTAGE WITH 6004 RESEARCH PARK BLVD IN ACCORDANCE WITH CITY STANDARD SPECS.
<https://www.cityofmadison.com/business/pwd/documents/StdSpecs/2021/Part7.pdf>

SANITARY STRUCTURE TABLE				
STRUCTURE NAME	DESCRIPTION	RIM ELEV	PIPE	INVERT ELEV
MHS1	SANITARY MANHOLE	1049.26	8" DI NW	1043.18
MHS2	SANITARY MANHOLE	1033.09	8" DI	1043.11
MHS3	SANITARY MANHOLE	1047.58	8" DI PVC	1043.20
MHS4	SANITARY MANHOLE	BURIED?	8" DI PVC	1046.97
MHS5	SANITARY MANHOLE	1037.38	8" PVC NW	1045.33
MHS6	SANITARY MANHOLE	1030.73	8" PVC SE	1045.26
MHS7	SANITARY MANHOLE	1028.93	8" PVC NE	1042.63
MHS8	SANITARY MANHOLE	1023.16	8" PVC SW	1042.63
MHS9	SANITARY MANHOLE	1018.96	8" PVC NE	1041.76
MHS10	SANITARY MANHOLE	1022.93	8" PVC SW	1031.79
MHS11	SANITARY MANHOLE	1037.34	8" PVC NW	1031.78
MHS12	SANITARY MANHOLE	1032.52	8" PVC SE	1034.94
MHS13	SANITARY MANHOLE	1029.44	8" PVC NW	1019.22
MHS14	SANITARY MANHOLE	1020.46	8" PVC NE	1017.66
MHS15	SANITARY MANHOLE	1020.46	8" PVC SW	1014.45
MHS16	SANITARY MANHOLE	1016.50	10" PVC NW	1014.36
MHS17	SANITARY MANHOLE	1009.25	10" PVC NW	1014.34
MHS18	SANITARY MANHOLE	1012.96	8" VC SE	1013.90
MHS19	SANITARY MANHOLE	1012.96	8" VC NE	1013.76
MHS20	SANITARY MANHOLE	1053.33	8" VC SE	1031.19
MHS21	SANITARY MANHOLE	1052.72	8" VC S	1031.19
MHS22	SANITARY MANHOLE	1052.92	8" PVC W	1032.70
MHS23	SANITARY MANHOLE	1052.99	8" PVC E	1031.15
MHS24	SANITARY MANHOLE	1044.83	8" PVC N	1030.94
MHS25	SANITARY MANHOLE	1044.83	8" PVC N	1034.99
GB1	GREASE SEPARATOR	1046.73	8" PVC NW	1046.00
MHS26	SANITARY MANHOLE	1053.33	8" PVC SE	1045.15
MHS27	SANITARY MANHOLE	1052.72	8" PVC W	1044.55
MHS28	SANITARY MANHOLE	1052.92	8" PVC E	1044.60
MHS29	SANITARY MANHOLE	1052.99	8" PVC NE	1046.00
MHS30	SANITARY MANHOLE	1052.99	8" PVC SE	1038.83
MHS31	SANITARY MANHOLE	1052.99	8" PVC SW	1038.74
MHS32	SANITARY MANHOLE	1052.99	8" PVC N	1037.04
MHS33	SANITARY MANHOLE	1052.99	8" PVC N	1035.42
MHS34	SANITARY MANHOLE	1052.99	8" PVC N	1034.99

LEGEND:

- BOLLARD
- CLEANOUT, SANITARY OR STORM
- DOWNSPOUT
- ELECTRICAL METER
- ELECTRICAL / COMMUNICATIONS PEDESTAL
- ELECTRICAL TRANSFORMER BOX
- ELECTRICAL SERVICE PANEL
- ELECTRICAL HANDHOLE/PULLBOX
- FIRE HYDRANT
- FLAGPOLE
- GAS METER
- GAS VALVE
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- IRON PIN
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- MANHOLE, STORM SEWER
- MANHOLE, TELECOMMUNICATIONS
- POWER POLE
- SIGN (SINGLE POST)
- SHRUB
- STORM FLARED END SECTION
- TREE, DECIDUOUS
- TREE, CONIFEROUS
- WATER VALVE
- GAS
- ELECTRIC, OVERHEAD
- ELECTRIC, UNDERGROUND
- FENCE
- FIBER OPTIC CABLE
- HANDRAIL
- PROPERTY LINE
- SANITARY SEWER
- STONE RETAINING WALL
- STORM SEWER / CULVERT
- SWALE
- TELEPHONE
- WATER

STORM STRUCTURE TABLE				
STRUCTURE NAME	DESCRIPTION	RIM ELEV	PIPE	INVERT ELEV
DRN1	ENDWALL	1054.22	18" PVC W	1053.03
INL3	CURB	1052.63	(2) 8" PVC S	1050.82
INL4	CURB	1052.72	12" PVC SE	1047.56
CB2	ROUND INLET	1059.45	12" RCP N	1047.63
EW4	ENDWALL	1050.86	18" RCP SW	1047.46
CB3	ROUND INLET	1044.52	12" RCP SW	1049.02
CB4	ROUND INLET	1043.00	12" RCP NW	1049.10
MHD1	STORM MANHOLE	1053.05	15" PVC NE	1052.55
YINL	(2) SQ INLET	1051.68	15" PVC SE	1052.86
CB17	ROUND INLET	1052.50	15" PVC NW	1050.86
CB5	ROUND INLET	1052.22	8" PVC SW	1042.97
CB6	ROUND INLET	1041.97	8" PVC SW	1039.72
MHD2	STORM MANHOLE	1051.68	18" PVC SE	1037.70
EW5	ENDWALL	1025.49	21" SW	1037.70
CB7	ROUND INLET	1008.08	15" PVC NE	1037.60
INL5	CURB	1008.72	8" PVC SW	1037.60
EW6	ENDWALL	1005.78	8" PVC S	1037.60
INL6	CURB	1013.76	4" PVC SW	1037.60
CB8	ROUND INLET	1016.44	8" PVC SW	1037.60
INL7	CURB	1017.38	15" PVC NW	1037.60
CB9	ROUND INLET	1017.07	15" PVC SW	1037.60
EW7	ENDWALL	1009.96	21" PVC NW	1037.60
CB10	ROUND INLET	1019.41	36" HDPE NW	1037.60
EW8	ENDWALL	1014.10	8" PVC SE	1037.60
CB11	ROUND INLET	1041.28	12" RCP NE	1037.60
CB12	ROUND INLET	1044.34	12" RCP NW	1036.24
CB13	ROUND INLET	1037.18	15" RCP NW	1036.24
EW9	ENDWALL	1027.35	15" RCP SE	1036.24
EW10	ENDWALL	1013.97	24" RCP SE	1036.24
CB14	ROUND INLET	1013.73	24" RCP NW	1036.24
CB15	ROUND INLET	1062.90	10" PVC S	1036.24
CB16	ROUND INLET	1042.37	6" PVC S	1036.24
DRN3	TRENCH DRAIN	1043.37	6" PVC NW	1042.97
CO1	CLEANOUT	1050.00	6" PVC N	1045.50
CO2	CLEANOUT	1049.00	6" PVC S	1045.50
CB32	ROUND INLET	1055.00	12" RCP NW	1045.50
MHD6	MANHOLE	1056.17	12" RCP SE	1044.16
INL1	CURB	1055.36	12" RCP NE	1044.05
MHD7	MANHOLE	1053.14	12" RCP SW	1044.05
MHD8	MANHOLE	1052.62	12" RCP NW	1044.05
EW16	ENDWALL	1016.00	12" RCP SE	1044.05
CB31	ROUND INLET	1051.00	30" RCP SE	1038.00
DRN4	TRENCH DRAIN	1049.38	6" PVC W	1048.84
CO3	CLEANOUT	1047.00	6" PVC NE	1048.84
CO4	CLEANOUT	1047.00	6" PVC W	1048.84
EW18	ENDWALL	1047.30	18" RCP E	1047.30
MHD3	MANHOLE	1055.84	30" RCP NW	1042.00
CB22	ROUND INLET	1061.00	30" RCP E	1042.00
YD2	YARD INLET	1063.75	30" RCP W	1045.00
YD4	YARD INLET	1057.75	6" PVC NE	1060.33
YD3	YARD INLET	1055.75	6" PVC SE	1060.33
INL9	CURB	1056.48	6" PVC W	1053.20
INL8	CURB	1056.26	12" RCP SE	1052.25
CB24	ROUND INLET	1056.75	12" RCP NE	1052.25
INL10	DBL CURB	1054.21	12" RCP NW	1052.75
CB26	ROUND INLET	1052.00	12" RCP NW	1048.37
YD1	YARD INLET	1053.25	12" RCP N	1048.48
EW12	ENDWALL	1048.00	4" PVC S	1048.17
CB29	ROUND INLET	1053.00	8" PVC W	1051.00
EW14	ENDWALL	1049.50	12" RCP SE	1048.00
CB17	ROUND INLET	1074.92	12" RCP W	1048.71
CB19	ROUND INLET	1066.35	18" PVC N	1049.88
CB18	ROUND INLET	1065.84	24" RCP N	1049.50
CB20	ROUND INLET	1065.15	24" RCP E	1049.50
CB21	ROUND INLET	1064.41	24" RCP S	1049.50
EW11	ENDWALL	1059.42	24" RCP N	1049.50



KEY PLAN



ISSUANCE AND REVISIONS

06-15-2026 | UDC + LAND USE SUBMITTAL

**PROGRESS DOCUMENTS
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PROJECT INFORMATION

**OAKWOOD VILLAGE - INDEPENDENT LIVING
UNIVERSITY WOODS**

**6201 MINERAL POINT ROAD
MADISON, WI 53705**

PROJECT NUMBER: 125988-01

PROJECT MANAGER: CL

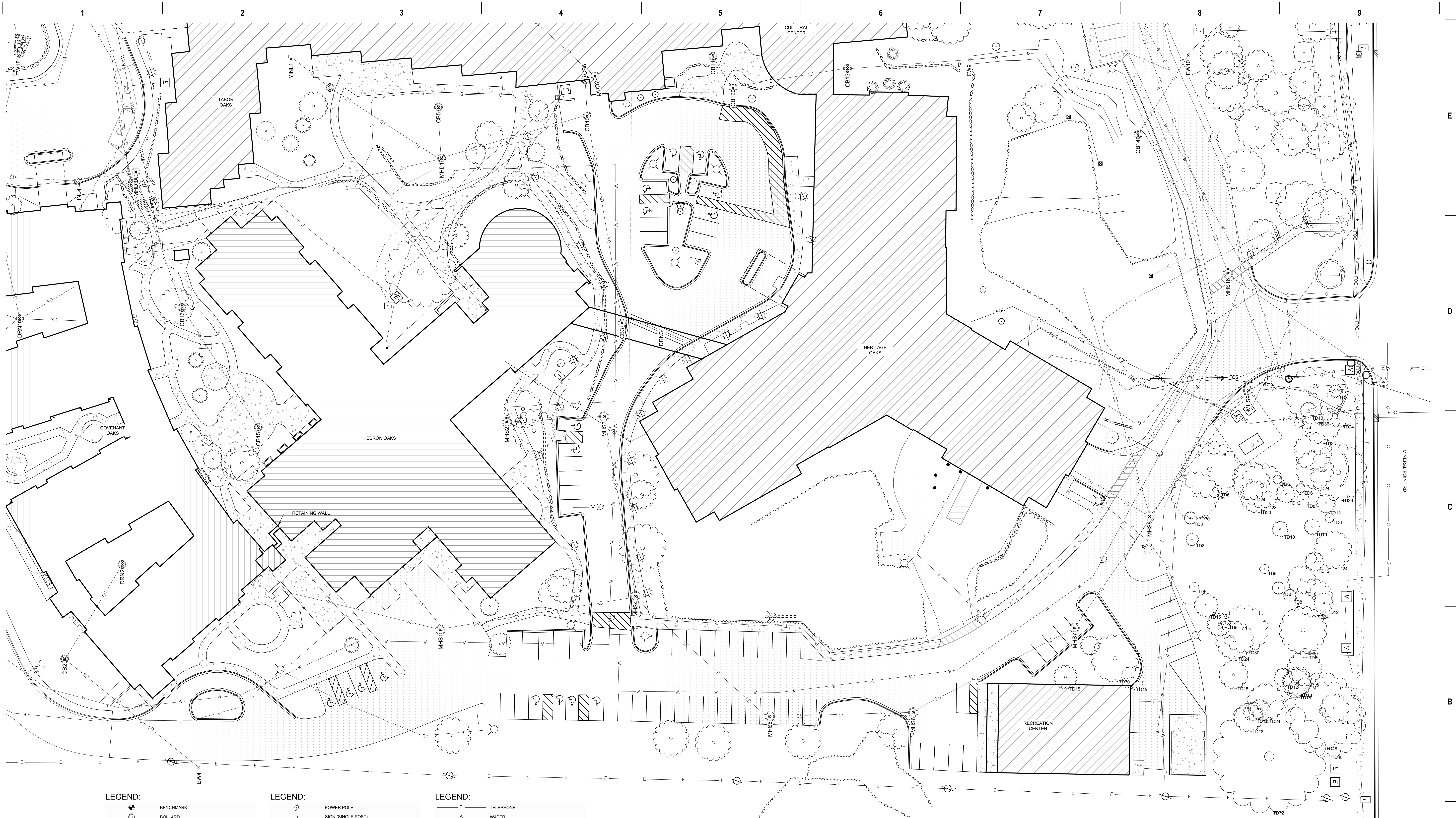
SHEET INFORMATION

SHEET NAME:

SHEET NUMBER:

**EXISTING CAMPUS
CONTOURS PLAN**

C012



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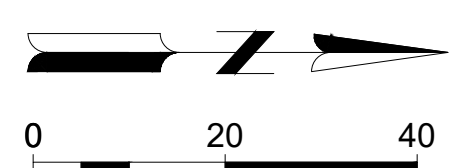
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- BOLLARD
- CONTROL POINT
- CLEANOUT, SANITARY OR STORM
- DOWNSPOUT
- ELECTRICAL METER
- ELECTRICAL / COMMUNICATIONS PEDESTAL
- ELECTRICAL TRANSFORMER BOX
- ELECTRICAL SERVICE PANEL
- ELECTRICAL HANDHOLE/PULLBOX
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- GUY WIRE
- INLET, CURB
- INLET, ROUND
- MANHOLE, SANITARY SEWER
- MANHOLE, STORM SEWER

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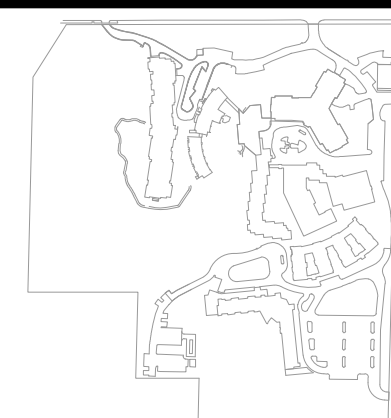
- POWER POLE
- SIGN (SINGLE POST)
- SHRUB
- STORM FLARED END SECTION
- TREE, DECIDUOUS
- TREE, CONIFEROUS
- WATER VALVE
- GAS
- ELECTRIC OVERHEAD
- ELECTRIC UNDERGROUND
- FENCE
- FIBER OPTIC CABLE
- HANDRAIL
- PROPERTY LINE
- SANITARY SEWER
- STONE RETAINING WALL
- STORM SEWER / CULVERT
- SWALE

LEGEND:

- TELEPHONE
- WATER
- ASPHALT
- CONCRETE



KEY PLAN



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PROJECT INFORMATION

**OAKWOOD VILLAGE - INDEPENDENT LIVING
UNIVERSITY WOODS**

6201 MINERAL POINT ROAD
MADISON, WI 53705

PROJECT NUMBER: 125988-01
PROJECT MANAGER: CL

SHEET INFORMATION

SHEET NAME: **EXISTING SITE PLAN**
SHEET NUMBER: **C021**



KEYED NOTES:

- 1.041 DEMOLISH BUILDING
- 1.042 DEMOLISH CONCRETE SIDEWALK
- 1.043 DEMOLISH CONCRETE PAD
- 1.044 DEMOLISH ASPHALT
- 1.045 DEMOLISH CURB AND GUTTER
- 1.046 SAW CUT PAVEMENT
- 1.047 DEMOLISH BOULDER WALL
- 1.048 REMOVE TREE
- 1.049 EXISTING TREE TO REMAIN, PROTECT
- 1.050 REMOVE VEGETATION
- 1.051 REMOVE WATER MAIN
- 1.052 REMOVE FENCE
- 1.053 REMOVE HYDRANT
- 1.054 REMOVE/ABANDON WATER MAIN
- 1.055 REMOVE WATER VALVE
- 1.056 REMOVE SANITARY SEWER MANHOLE
- 1.057 REMOVE/ABANDON SANITARY SEWER PIPE
- 1.058 REMOVE/ABANDON STORM PIPE
- 1.059 REMOVE STORM STRUCTURE
- 1.060 REMOVE UNDERGROUND ELECTRIC
- 1.061 REMOVE TRANSFORMER
- 1.062 REMOVE ELECTRICAL / COMMUNICATION PEDESTAL
- 1.063 REMOVE LIGHT
- 1.064 REMOVE GAS LINE
- 1.065 REMOVE SIGN
- 1.066 REMOVE COMM/FIBER OPTIC LINE
- 1.067 REMOVE TRENCH DRAIN
- 1.068 REMOVE AND SALVAGE FLAGPOLE

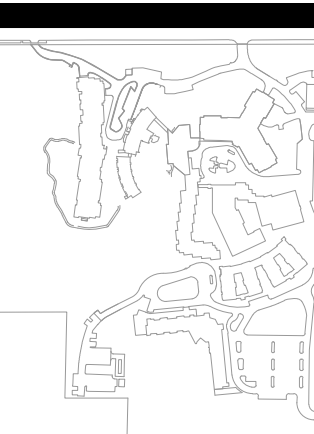
LEGEND:

- REMOVE
- REMOVE
- REMOVE CONDUIT
- REMOVE ELECTRIC, UNDERGROUND
- REMOVE ELECTRIC, OVERHEAD
- REMOVE FENCE
- REMOVE FIBER OPTIC CABLE
- REMOVE GAS LINE
- REMOVE SANITARY SEWER
- REMOVE STORM SEWER
- REMOVE TELEPHONE
- REMOVE WATER LINE
- SAW CUT PAVEMENT
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- REMOVAL PATTERN

TREE REMOVAL KEY

- | | | | |
|----|----------------------------------|----|---------------------------------|
| 1 | 7" TRICOLOR BEECH | 24 | 10" AMERICAN HOPHORNBEAM |
| 2 | 3" CRABAPPLE | 25 | 17" MULTI-STEM WHITESPIRE BIRCH |
| 3 | 6" IVORY SILK LILAC TREE | 26 | 12" APPLE |
| 4 | 7" IVORY SILK LILAC TREE | 27 | 23" HONEYLOCUST |
| 5 | 8" IVORY SILK LILAC TREE | 28 | 20" OAK |
| 6 | 12" RED OAK | 29 | 25" OAK |
| 7 | 8" WHITE OAK | 30 | 20" OAK |
| 8 | 12" CRABAPPLE | 31 | 15" OAK |
| 9 | 21" MAPLE | 32 | 13" OAK |
| 10 | 7" WHITESPIRE BIRCH | 33 | 17" OAK |
| 11 | 8" BLUE SPRUCE | 34 | 15" MULBERRY |
| 12 | 6" BLUE SPRUCE | 35 | 12" HICKORY |
| 13 | 11" TAMARACK | 36 | 6" CHERRY |
| 14 | 9.5" MULTI-STEM WHITESPIRE BIRCH | 37 | 6" SILVER MAPLE |
| 15 | 11" HONEYLOCUST | 38 | 8" CHERRY |
| 16 | 28" MULTI-STEM RIVER BIRCH | 39 | 8" MAPLE |
| 17 | 9" MULTI-STEM WHITESPIRE BIRCH | 40 | 15" CHERRY |
| 18 | 11" WHITESPIRE BIRCH | 41 | 11" CRABAPPLE |
| 19 | 17" HONEYLOCUST | 42 | 10" MULTI-STEM BIRCH |
| 20 | 7" BLUE SPRUCE | 43 | 12" OAK |
| 21 | 10" CRABAPPLE | | |
| 22 | 5" BIRCH | | |
| 23 | 7" BIRCH | | |

KEY PLAN



ISSUANCE AND REVISIONS

06-15-2026 | UDC + LAND USE SUBMITTAL

PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION

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PROJECT INFORMATION

OAKWOOD VILLAGE - INDEPENDENT LIVING
UNIVERSITY WOODS

6201 MINERAL POINT ROAD
MADISON, WI 53705

PROJECT NUMBER: 125988-01

PROJECT MANAGER: CL

SHEET INFORMATION

SHEET NAME: SITE DEMOLITION PLAN

SHEET NUMBER: C041



333 East Chicago Street
Milwaukee, WI 53202
(414) 271-5350
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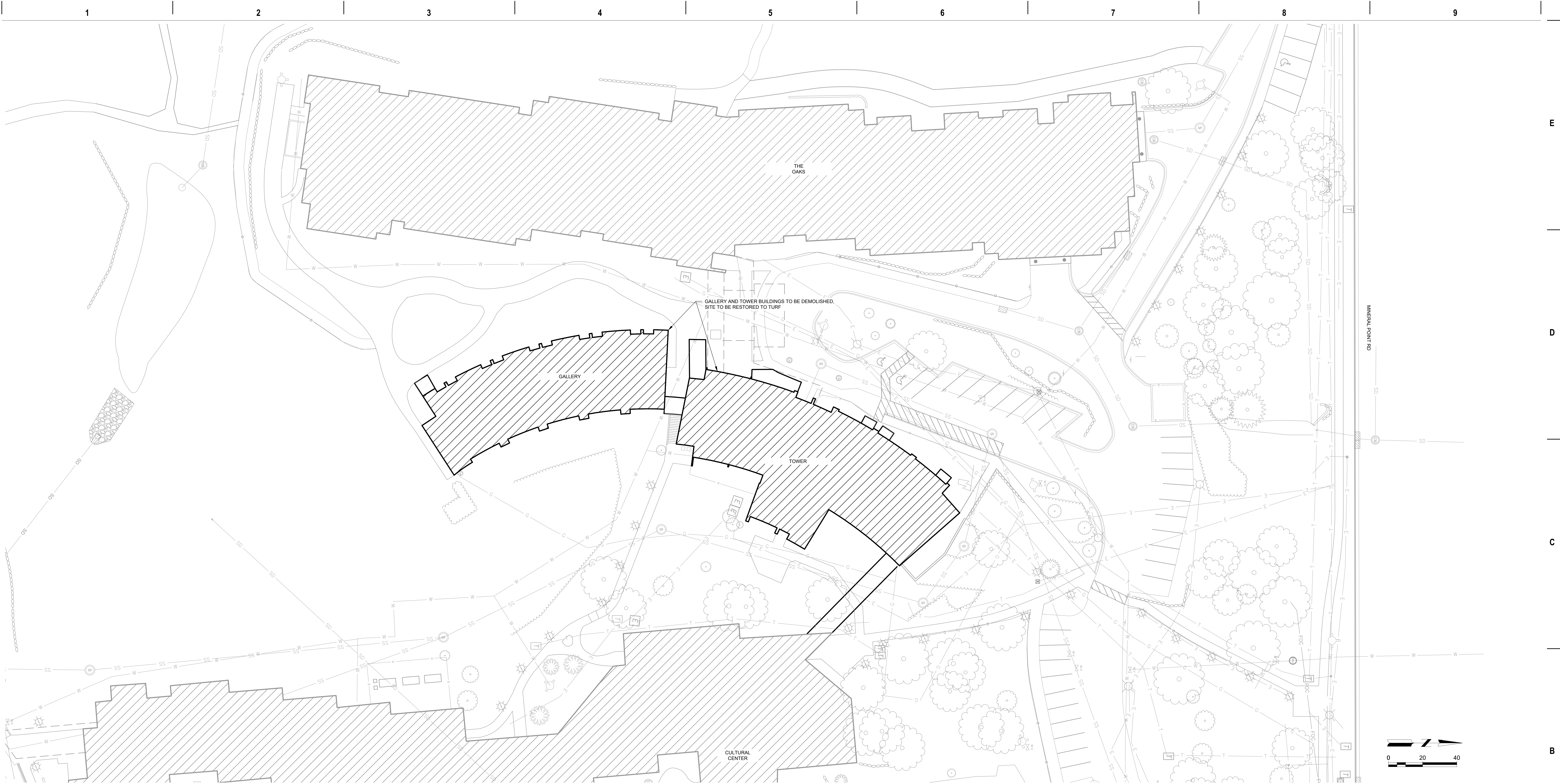


OAKWOOD VILLAGE
UNIVERSITY WOODS



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KEY PLAN



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UNIVERSITY WOODS

6201 MINERAL POINT ROAD
MADISON, WI 53705

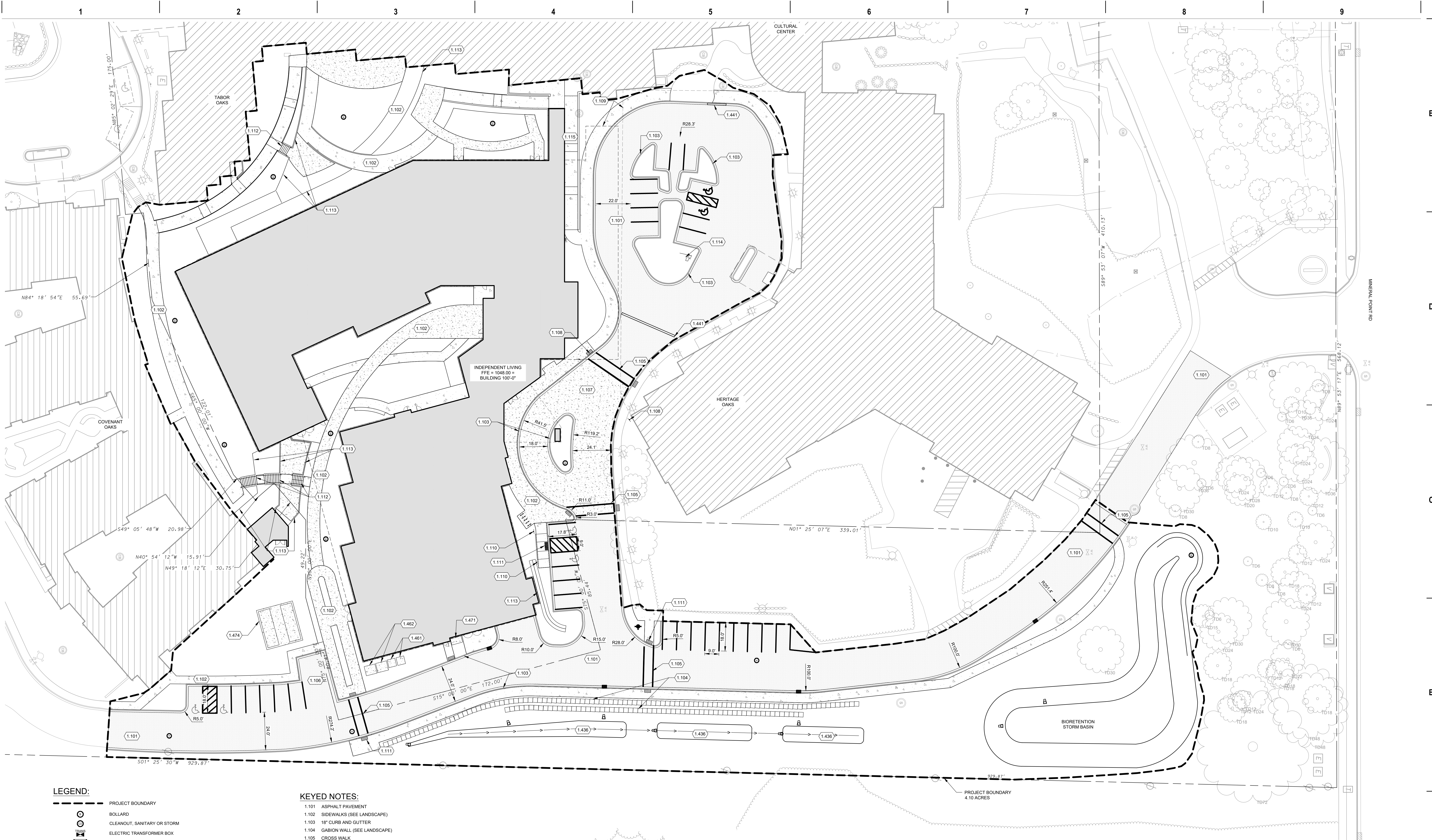
PROJECT NUMBER: 125988-01

PROJECT MANAGER: CL

SHEET INFORMATION

SHEET NAME:
GALLERY AND TOWER
DEMOLITION PLAN

SHEET NUMBER:
C042



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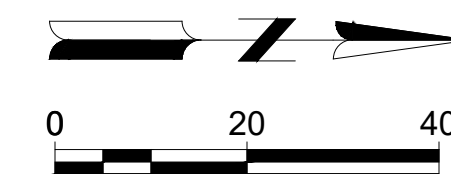
- PROJECT BOUNDARY
- BOLLARD
- CLEANOUT, SANITARY OR STORM
- ELECTRIC TRANSFORMER BOX
- ELECTRIC SERVICE PANEL
- ELECTRIC HANDHOLE (PULLBOX)
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- STORM INLET, CURB
- STORM INLET, ROUND
- STORM FLARED END SECTION
- STORM DRAIN MANHOLE
- WATER VALVE
- ASPHALT
- CONCRETE

KEYED NOTES:

- 1.101 ASPHALT PAVEMENT
- 1.102 SIDEWALKS (SEE LANDSCAPE)
- 1.103 18" CURB AND GUTTER
- 1.104 GABION WALL (SEE LANDSCAPE)
- 1.105 CROSS WALK
- 1.106 MOVE IN DROP OFF
- 1.107 CONCRETE PAVEMENT
- 1.108 SIGN "NO FIRE TRUCK ACCESS BEYOND THIS POINT"
- 1.109 UNDERGROUND PARKING
- 1.110 ADA PARKING SIGN
- 1.111 DETECTABLE WARNING FIELD
- 1.112 STEPS
- 1.113 RETAINING WALL (SEE LANDSCAPE)
- 1.114 REINSTALL FLAGPOLE
- 1.115 8FT WIDE ACCESS PATH
- 1.436 TERRACED BIOSWALE
- 1.441 TRENCH DRAIN
- 1.461 EV TRANSFORMER PAD AND TERMINATION CABINET PAD, EACH 84"x70"
- 1.462 TRANSFORMER PAD AND TERMINATION CABINET PAD, EACH 60"x60"
- 1.471 GAS METER PAD, 3'x7'
- 1.474 CONCRETE PAD FOR CHILLERS (SEE MECHANICAL)

SITE PLAN NOTES:

- SEE LANDSCAPE PLAN FOR EXTERIOR BIKE RACK LOCATION, SIDEWALK AND RETAINING WALLS.



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06-15-2026 | UDC - LAND USE SUBMITTAL

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PROJECT INFORMATION

OAKWOOD VILLAGE - INDEPENDENT LIVING
UNIVERSITY WOODS

6201 MINERAL POINT ROAD
MADISON, WI 53705

PROJECT NUMBER: 125988-01

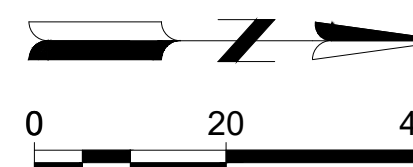
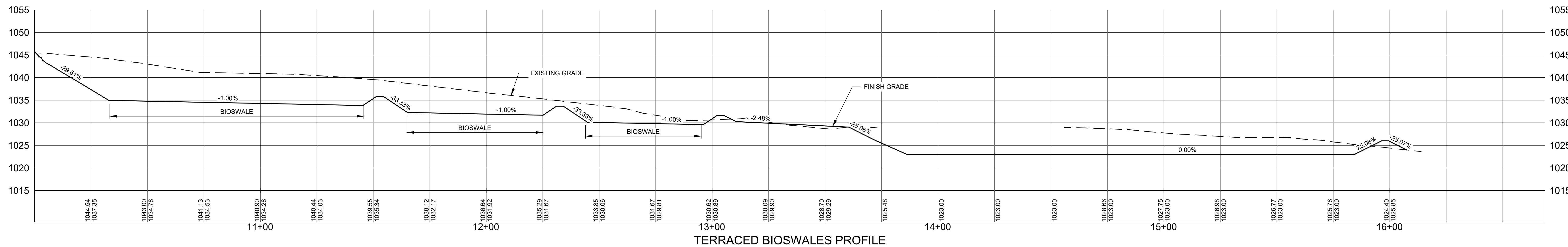
PROJECT MANAGER: CL

SHEET INFORMATION

SHEET NAME:

SHEET NUMBER:

SITE PLAN
C101



- LEGEND:**
- EXISTING CONTOUR LINES
 - - - - - PROPOSED CONTOUR LINES
 - GRADING LIMITS
 - XX XX FINISHED / PROPOSED SPOT ELEVATION
 - XX% FINISHED / PROPOSED SLOPE





LEGEND:

- CLEANOUT, SANITARY OR STORM
- ELECTRIC TRANSFORMER BOX
- ELECTRIC SERVICE PANEL
- ELECTRIC HANDHOLE (PULLBOX)
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- STORM INLET, CURB
- STORM INLET, ROUND
- STORM FLARED END SECTION
- STORM DRAIN MANHOLE
- WATER VALVE
- ELECTRIC, UNDERGROUND
- FOC FIBER OPTIC CABLE
- SS SANITARY SEWER
- SD STORM DRAIN
- UD UNDERDRAIN
- W WATER

KEYED NOTES:

- 1.401 FIELD VERIFY LOCATION OF EXISTING WATERMAIN
- 1.402 WATER MAIN
- 1.403 HYDRANT WITH 8" LEAD AND 6" GATE VALVE
- 1.404 CONNECT TO EXISTING WATERMAIN
- 1.405 COMBINED 10" DOMESTIC AND FIRE WATER SERVICE
- 1.421 SANITARY SEWER PIPE
- 1.422 SANITARY SEWER MANHOLE
- 1.423 CONNECT TO EXISTING SANITARY SEWER MANHOLE
- 1.431 STORM CATCH BASIN
- 1.432 STORM MANHOLE
- 1.433 STORM DRAIN PIPE
- 1.434 CONNECT TO EXISTING CATCH BASIN
- 1.435 CONNECT EXISTING STORM PIPE TO MANHOLE
- 1.436 TERRACED BIOSWALE
- 1.437 STORM BASIN OVERFLOW
- 1.438 CURB INLET
- 1.439 APRON ENDWALL
- 1.440 CONNECT TO EXISTING DRAIN
- 1.441 TRENCH DRAIN
- 1.460 NEW ELECTRICAL FEED
- 1.461 EV TRANSFORMER PAD AND TERMINATION CABINET PAD, EACH 84"x70"
- 1.462 TRANSFORMER PAD AND TERMINATION CABINET PAD, EACH 60"x60"
- 1.470 NATURAL GAS PIPE
- 1.471 GAS METER PAD, 3'x7'
- 1.472 EXISTING GAS METER
- 1.473 CONNECT TO EXISTING GAS LINE
- 1.474 CONCRETE PAD CHILLERS (SEE MECHANICAL)

KEY PLAN



ISSUANCE AND REVISIONS

06-15-2026 | UDC - LAND USE SUBMITTAL

PROGRESS DOCUMENTS
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PROJECT INFORMATION

OAKWOOD VILLAGE - INDEPENDENT LIVING
UNIVERSITY WOODS

6201 MINERAL POINT ROAD
MADISON, WI 53705

PROJECT NUMBER: 125988-01

PROJECT MANAGER: CL

SHEET INFORMATION

SHEET NAME: SITE UTILITIES PLAN

SHEET NUMBER: C141



333 East Chicago Street
Milwaukee, WI 53202
(414) 271-5350
www.eua.com



OAKWOOD VILLAGE
UNIVERSITY WOODS

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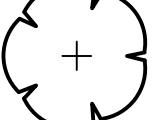
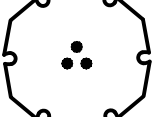
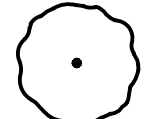
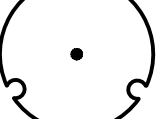
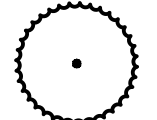
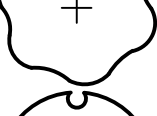
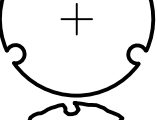
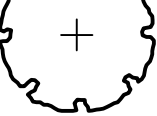
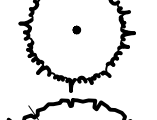
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REFERENCE NOTES SCHEDULE

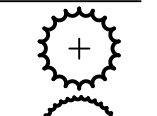
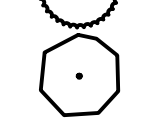
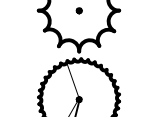
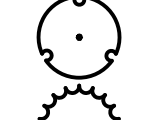
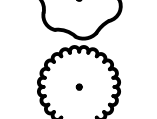
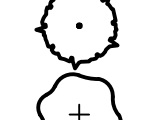
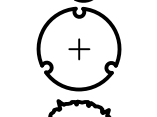
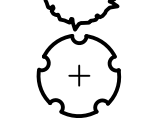
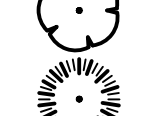
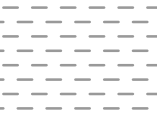
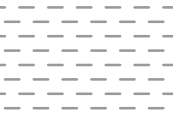
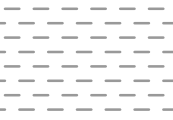
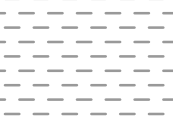
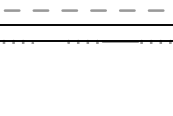
CODE	DESCRIPTION	QTY	DETAIL	SPECIAL PROVISIONS	SPEC #	MATERIAL PROFILE / ASSEMBLY	MANUFACTURER	PRODUCT / MODEL	COLOR / FINISH
EDGING									
ED-01	EDGING TYPE 01	1,490 LF							
FENCE & GUARDRAIL									
FE-01	GUARDRAIL TYPE 01	77 LF							
HANDRAIL									
HR-01	HANDRAIL TYPE 01	539 LF							
MINERAL MULCH									
MM-01	MINERAL MULCH TYPE 01	751 SF							
PAVING									
P-01	PAVING TYPE 01 - CONCRETE PAVING TYPE 1	13,362 SF						STANDARD GRAY, BROOM FINISH	
P-02	PAVING TYPE 02A - CONCRETE PAVING TYPE 2 (VEHICULAR)	10,084 SF						INTEGRAL COLOR WITH TOP CAST	
P-03	PAVING TYPE 02B - CONCRETE PAVING TYPE 2 (PEDESTRIAN)	2,603 SF							
P-04	PAVING TYPE 03 - ASPHALT PAVING (SEE CIVIL)	63,333 SF							
SITE FURNITURE									
SF-01	SITE FURNISHING TYPE 01 - GAS FIREPIT	1							
SF-02	SITE FURNISHING TYPE 02 - BIKE RACK	5							
SF-03	SITE FURNISHING TYPE 03 - RAISED PLANTER	23							
STAIRS									
ST-01	STAIRS TYPE 01 - CONCRETE STAIRS	32 LF							
WALL									
WL-01	WALL TYPE 01 - SEGEMENTAL BLOCK WALL	427 LF							
WL-02	WALL TYPE 02 - DRY STACK STONE WALL	334 LF							
WL-03	WALL TYPE 03 - GABION WALL	449 LF							

- NOTE:
- MOVEABLE SITE FURNISHINGS (TABLES, CHAIRS, BENCHES) TO BE 'BY THE YARD' IN FFE
 - VERIFY QUANTITIES

PLANTING SCHEDULE

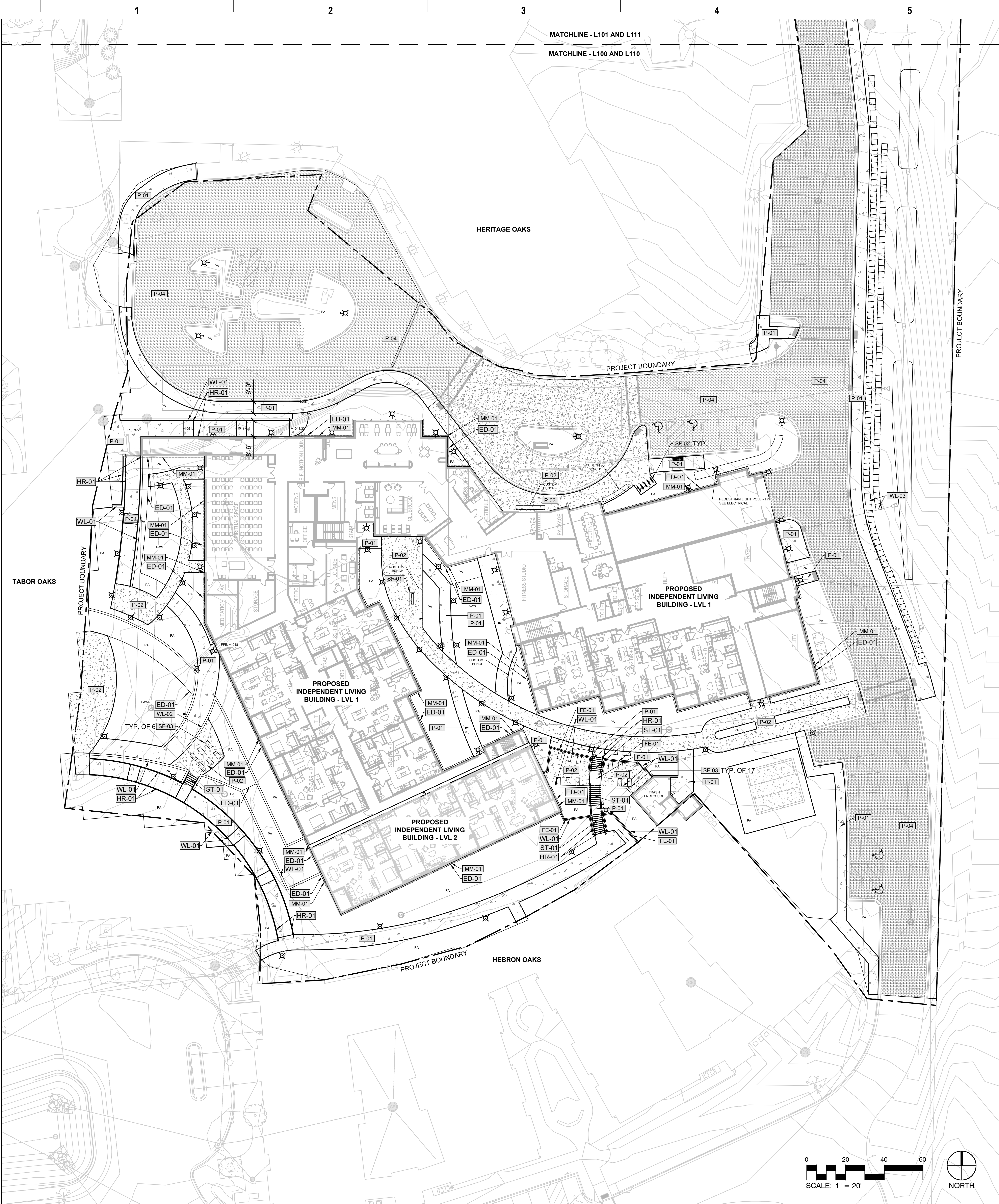
SYMBOL	CODE	QTY	DETAIL	BOTANICAL / COMMON NAME	SIZE	CONT.
TREES						
	AP	14		ACER PENSYLVANICUM STRIPED MAPLE	#5	CONT.
	AG	3		AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY	#20	CONT.
	BN2	14		BETULA NIGRA RIVER BIRCH MULTI-TRUNK	10" - 12" HT	B&B
	BN	2		BETULA NIGRA RIVER BIRCH	6" - 8" HT	B&B
	CJ	31		CARPINUS CAROLINIANA 'J.N. UPRIGHT' FIRESPIRE® AMERICAN HORNBEAM	2" CAL.	B&B
	CO	3		CELTIS OCCIDENTALIS COMMON HACKBERRY	2.5" CAL.	B&B
	CC	6		CERCIS CANADENSIS EASTERN REDBUD	2.5" CAL.	B&B
	CI	5		CRATAEGUS CRUS-GALLI INERMIS THORNLESS COCKSPUR HAWTHORN	2" CAL.	B&B
	FT	2		FAGUS SYLVATICA 'TRICOLOR' TRICOLOR EUROPEAN BEECH	2.5" CAL.	B&B
	GP	4		GINKGO BILOBA 'PRINCETON SENTRY' PRINCETON SENTRY GINKGO	2.5" CAL.	B&B
	GD	6		GYMNOCLADUS DIOICUS 'ESPRESSO-JFS' ESPRESSO™ KENTUCKY COFFEETREE	2.5" CAL.	B&B
	JV	7		JUNIPERUS VIRGINIANA 'TAYLOR' TAYLOR EASTERN REDCEDAR	6" - 8" HT	B&B
	LF	6		LIRIODENDRON TULIPIFERA 'FASTIGIATA' COLUMNAR TULIP POPLAR	2.5" CAL.	B&B
	MS	13		MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE	2.5" CAL.	B&B
	OV	2		OSTRYA VIRGINIANA AMERICAN HOPHORNBEAM	2.5" CAL.	B&B
	QB	5		QUERCUS MACROCARPA BURR OAK	2.5" CAL.	B&B
	QM	6		QUERCUS MUEHLENBERGII CHINKAPIN OAK	2.5" CAL.	B&B
	QR	3		QUERCUS ROBUR X 'BICOLOR 'LONG' REGAL PRINCE® OAK	2.5" CAL.	B&B
	QR2	6		QUERCUS RUBRA NORTHERN RED OAK	2.5" CAL.	B&B
	TO	6		THUJA OCCIDENTALIS 'SMARAGO' EMERALD GREEN ARBORVITAE	6" - 8" HT	B&B
	TG	2		TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	2.5" CAL.	B&B

PLANTING SCHEDULE CONT.

SYMBOL	CODE	QTY	DETAIL	BOTANICAL / COMMON NAME	SIZE	CONT.	SPACING
SHRUBS							
	AM-M	69		ARONIA MELANOCARPA 'MORTON' IROQUOIS BEAUTY™ BLACK CHOKEBERRY	#5	CONT.	72" o.c.
	CE-A	31		CEANOTHUS AMERICANUS NEW JERSEY TEA	#3	CONT.	36" o.c.
	CA-C	33		CLETHRA ALNIFOLIA 'CALEB' VANILLA SPICE® SUMMERSWEET	#3	CONT.	36" o.c.
	CA-L	98		CLETHRA ALNIFOLIA 'RUBY SPICE' RUBY SPICE SUMMERSWEET	#3	CONT.	36" o.c.
	CO-S	20		CORNUS SERICEA RED TWIG DOGWOOD	#5	CONT.	84" o.c.
	HV-I	5		HAMAMELIS VIRGINIANA COMMON WITCH HAZEL	#5	CONT.	96" o.c.
	HQ-R	66		HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS' RUBY SLIPPERS OAKLEAF HYDRANGEA	#5	CONT.	36" o.c.
	IW-V	33		ILEX VERTICILLATA WINTERBERRY	#5	CONT.	72" o.c.
	IV-R	42		ILEX VERTICILLATA 'RED SPRITE' RED SPRITE WINTERBERRY	#3	CONT.	36" o.c.
	IV-S	50		ITEA VIRGINICA 'SPRICH' LITTLE HENRY® SWEETSPICE	#5	CONT.	22" o.c.
	RN-Z	13		RHODODENDRON X 'NOVA ZEMBLA' NOVA ZEMBLA RHODODENDRON	#3	CONT.	48" o.c.
	RG-L	29		RHUS GLABRA SMOOTH SUMAC	#5	CONT.	96" o.c.
	RPF	10		RUBUS PARVIFLORUS THIMBLEBERRY	#3	CONT.	58" o.c.
	SC-N	22		SAMBUCUS CANADENSIS AMERICAN ELDERBERRY	#5	CONT.	96" o.c.
	SP-A	207		SPIRAEA ALBA WHITE MEADOWSWEET	#3	CONT.	36" o.c.
	SP-M	20		SYRINGA PATULA 'MISS KIM' MISS KIM KOREAN LILAC	#5	CONT.	43" o.c.
	TM-E	27		TAXUS X MEDIA 'EVERLOW' EVERLOW ANGLO-JAPANESE YEW	#5	CONT.	48" o.c.
GROUND COVERS							
		2,634 SF					
	AC-R3	9		MEADOW MIX			
	AFO	28		ACTAEA RACEMOSA BLACK SNAKEROOT	#1	CONT.	3" @ 36" o.c.
	ACA	328		AGASTACHE FOENICULUM BLUE GIANT HYSSOP	#1	CONT.	4" @ 24" o.c.
	AQC	21		ANEMONE CANADENSIS CANADIAN ANEMONE	PLUG	PLUG	12" @ 12" o.c.
	BAL	28		AQUILEGIA CANADENSIS EASTERN COLUMBINE	#1	CONT.	3" @ 24" o.c.
	BCU	329		BAPTISIA ALBA WHITE WILD INDIGO	#1	CONT.	4" @ 24" o.c.
	CMW	21		BOULEAU CURTIPENDULA SIDE OATS GRAMA	PLUG	PLUG	12" @ 12" o.c.
	CPE	329		CALAMINTHA NEPETA 'MONTROSE WHITE' MONTROSE WHITE LESSER CALAMINT	#1	CONT.	3" @ 24" o.c.
	CZA	21		CAREX PENNSYLVANICA PENNSYLVANIA SEDGE	PLUG	PLUG	12" @ 12" o.c.
	DPU	21		COREOPSIS VERTICILLATA 'ZAGREB' ZAGREB TICKSEED	#1	CONT.	3" @ 24" o.c.
	ESP	330		DALEA PURPUREA PURPLE PRAIRIE CLOVER	#1	CONT.	3" @ 24" o.c.
	HRI	330		ERAGROSTIS SPECTABILIS PURPLE LOVEGRASS	PLUG	PLUG	12" @ 12" o.c.
	PBE	28		HEUCHERA RICHARDSONII PRAIRIE ALUMROOT	PLUG	PLUG	12" @ 12" o.c.
				PHLOX SUBULATA 'BLUE EMERALD' BLUE EMERALD CREEPING PHLOX	#1	CONT.	4" @ 24" o.c.

PLANTING SCHEDULE CONT.

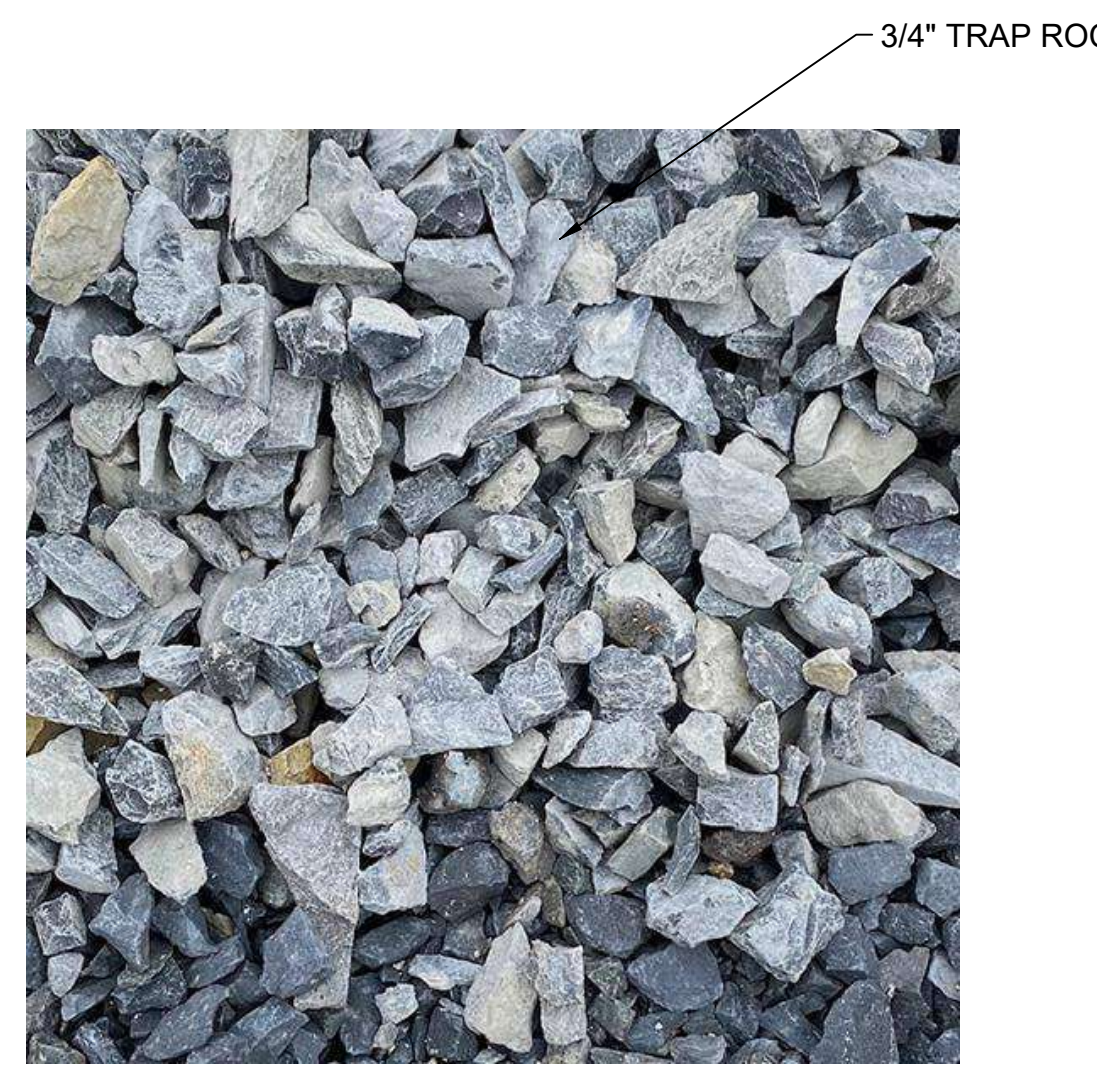
		4,589 SF		FRONT PORCH					
	AC-R2	33		ACTAEA RACEMOSA BLACK SNAKEROOT	#1	CONT.	6" @ 36" o.c.		
	AD-A	96		ADANTUM AETHIOPICUM MAIDENHAIR FERN	#1	CONT.	8" @ 24" o.c.		
	AJ-R	72		AJUGA REPTANS 'BURGUNDY GLOW' BURGUNDY GLOW CARPET BUGLE	PLUG	PLUG	6" @ 24" o.c.		
	AB-I2	286		AMSONIA X 'BLUE ICE' BLUE ICE BLUESTAR	#1	CONT.	6" @ 12" o.c.		
	AC-N3	72		ANEMONE CANADENSIS CANADIAN ANEMONE	#1	CONT.	6" @ 24" o.c.		
	AQ-C2	60		AQUILEGIA CANADENSIS EASTERN COLUMBINE	#1	CONT.	5" @ 24" o.c.		
	AS-A2	33		ASTILBE X ARENDSII 'DEUTSCHLAND' DEUTSCHLAND ASTILBE	#1	CONT.	6" @ 36" o.c.		
	AF-F3	72		ATHYRIUM FILIX-FEMINA COMMON LADY FERN	#1	CONT.	6" @ 24" o.c.		
	CA-P3	72		CAREX PENNSYLVANICA PENNSYLVANIA SEDGE	#1	CONT.	6" @ 24" o.c.		
	GP-R2	96		GAULTHERIA PROCUMBENS WINTERGREEN	#1	CONT.	8" @ 24" o.c.		
		11,626 SF		RAVINE WALK					
	AG-P	61		AGASTACHE X 'PURPLE HAZE' PURPLE HAZE ANISE HYSSOP	#1	CONT.	2" @ 24" o.c.		
	AS	61		ALLIUM X 'SUMMER BEAUTY' SUMMER BEAUTY ORNAMENTAL ONION	#1	CONT.	2" @ 24" o.c.		
	BL-C	726		BLEPHILIA CILIATA DOWNY WOOD MINT	PLUG	PLUG	6" @ 12" o.c.		
	CA-A	846		CAMPANULA AMERICANA TALL BELLFLOWER	PLUG	PLUG	7" @ 12" o.c.		
	CS-S	726		CAREX SPRENGELII SPRENGEL'S SEDGE	PLUG	PLUG	6" @ 12" o.c.		
	EC-C2	61		ECHINACEA X 'CHEYENNE SPIRIT' CHEYENNE SPIRIT CONEFLOWER	#1	CONT.	2" @ 24" o.c.		
	EY	61		ERYNGIUM YUCCIFOLIUM RATTLESNAKE MASTER	#1	CONT.	2" @ 24" o.c.		
	LO-C	726		LOBELIA CARDINALIS CARDINAL FLOWER	PLUG	PLUG	6" @ 12" o.c.		
	PO-R	846		POLEMONIUM REPTANS SPREADING JACOB'S LADDER	PLUG	PLUG	7" @ 12" o.c.		
	PY-V	846		PYCNANTHEMUM VIRGINIANUM MOUNTAIN MINT	PLUG	PLUG	7" @ 12" o.c.		
	RU-T	846		RUDBECKIA TRILOBA BROWN EYED SUSAN	PLUG	PLUG	7" @ 12" o.c.		
	SO-F	846		SOLIDAGO FLEXICAULIS ZIGZAG GOLDENROD	PLUG	PLUG	7" @ 12" o.c.		
	ST	61		SPOROBOLOUS HETEROLEPIS 'TARA' TARA PRAIRIE DROPSSEED	#1	CONT.	2" @ 24" o.c.		
	SE-R	846		SYMPHYOTRICHUM ERICOIDES HEATH ASTER	PLUG	PLUG	7" @ 12" o.c.		
		5,514 SF		BIRCH WALK					
	AC-R2	31		ACTAEA RACEMOSA BLACK SNAKEROOT	#1	CONT.	5" @ 36" o.c.		
	AB-I	71		AMSONIA X 'BLUE ICE' BLUE ICE BLUESTAR	#1	CONT.	5" @ 24" o.c.		
	AC-N2	400		ANEMONE CANADENSIS CANADIAN ANEMONE	PLUG	PLUG	7" @ 12" o.c.		
	AF-F2	71		ATHYRIUM FILIX-FEMINA COMMON LADY FERN	#1	CONT.	5" @ 24" o.c.		
	CA-G2	400		CAREX GRAYI GRAY'S SEDGE	PLUG	PLUG	7" @ 12" o.c.		
	CA-M2	400		CAREX MOLESTA TROUBLESOME SEDGE	PLUG	PLUG	7" @ 12" o.c.		
	CA-P2	400		CAREX PENNSYLVANICA PENNSYLVANIA SEDGE	PLUG	PLUG	7" @ 12" o.c.		
	CO-C2	400		CORNUS CANADENSIS BUNCHBERRY DOGWOOD	PLUG	PLUG	7" @ 12" o.c.		
	GP-R	400		GAULTHERIA PROCUMBENS WINTERGREEN	PLUG	PLUG	7" @ 12" o.c.		
	GM-A	400		GERANIUM MACULATUM SPOTTED GERANIUM	PLUG	PLUG	7" @ 12" o.c.		
	HR-I	344		HEUCHERA RICHARDSONII PRAIRIE ALUMROOT	PLUG	PLUG	6" @ 12" o.c.		
	HF-F	71		HOSTA X 'FIRST FROST' FIRST FROST HOSTA	#1	CONT.	5" @ 24" o.c.		
	HO-F2	71		HOSTA X 'FRANCES WILLIAMS' FRANCES WILLIAMS HOSTA	#1	CONT.	5" @ 24" o.c.		
	HL-L	71		HOSTA X 'LIMEY LISA' LIMEY LISA HOSTA	#1	CONT.	5" @ 24" o.c.		
	HP-H	71		HOSTA X 'PRAYING HANDS' PRAYING HANDS HOSTA	#1	CONT.	5" @ 24" o.c.		
		2,747 SF		OAK CATHEDRAL					
	AC-R3	20		ACTAEA RACEMOSA BLACK SNAKEROOT	#1	CONT.	6" @ 36" o.c.		
	AL-O	77		ALLIUM X 'MILLENNIUM' MILLENNIUM ORNAMENTAL ONION	#1	CONT.	6" @ 18" o.c.		
	AB-I3	77		AMSONIA X 'BLUE ICE' BLUE ICE BLUESTAR	#1	CONT.	6" @ 18" o.c.		
	AC-N4	77		ANEMONE CANADENSIS CANADIAN ANEMONE	#1	CONT.	6" @ 18" o.c.		
	AQ-C3	63		AQUILEGIA CANADENSIS EASTERN COLUMBINE	#1	CONT.	5" @ 18" o.c.		
	AS-A3	20		ASTILBE X ARENDSII 'DEUTSCHLAND' DEUTSCHLAND ASTILBE	#1	CONT.	6" @ 36" o.c.		
	BP-A	89		BAPTISIA ALBA WHITE WILD INDIGO	#1	CONT.	7" @ 18" o.c.		
	CA-P4	89		CAREX PENNSYLVANICA PENNSYLVANIA SEDGE	#1	CONT.	7" @ 18" o.c.		
	HR-I2	77		HEUCHERA RICHARDSONII PRAIRIE ALUMROOT	#1	CONT.	6" @ 18" o.c.		
	SA-A2	115		SALVIA AZUREA AZURE SAGE	#1	CONT.	9" @ 18" o.c.		
		4,329 SF		CAFE LAWN					
	AC-C	180		ACHILLEA MILLEFOLIUM COMMON YARROW	PLUG	PLUG	4" @ 12" o.c.		
	AC-M2	44		ACHILLEA X 'MOONSHINE' MOONSHINE YARROW	#1	CONT.	4" @ 24" o.c.		
	AB-F	44		AGASTACHE X 'BLUE FORTUNE' BLUE FORTUNE ANISE HYSSOP	#1	CONT.	4" @ 24" o.c.		
	AL-M2	44		ALLIUM X 'MILLENNIUM' MILLENNIUM ORNAMENTAL ONION	#1	CONT.	4" @ 24" o.c.		
	AM-T	135		AMSONIA TABERNAEMONTANA EASTERN BLUESTAR	PLUG	PLUG	3" @ 12" o.c.		
	AS-G	178		ASARUM CANADENSE WILD GINGER	PLUG	PLUG	4" @ 12" o.c.		
	CA-P5	178		CAREX PENNSYLVANICA PENNSYLVANIA SEDGE	PLUG	PLUG	4" @ 12" o.c.		
	EC-P	44		ECHINACEA PALLIDA PALE PURPLE CONEFLOWER	PLUG	PLUG	4" @ 24" o.c.		
	EC-P	44		ECHINACEA PURPUREA 'WHITE SWAN' WHITE SWAN CONEFLOWER	#1	CONT.	4" @ 24" o.c.		
	ER-S2	135		ERAGROSTIS SPECTABILIS PURPLE LOVEGRASS	PLUG	PLUG	3" @ 12" o.c.		
	HR-I3	178		HEUCHERA RICHARDSONII PRAIRIE ALUMROOT	PLUG	PLUG	4" @ 12" o.c.		
	LI-L2	178		LIATRIS LIGULISTYLIS MEADOW BLAZING-STAR	PLUG	PLUG	4" @ 12" o.c.		
	MO-L2	44		MONARDA X 'LEADING LADY PLUM' LEADING LADY PLUM BEE BALM	#1	CONT.	4" @ 24" o.c.		
	PA-L	14		PAEONIA LACTIFLORA 'MOON RIVER' MOON RIVER CHINESE PEONY	#2	CONT.	3" @ 36" o.c.		
	PA-V2	178		PANICUM VIRGATUM SWITCH GRASS	PLUG	PLUG	4" @ 12" o.c.		
	PE-D2	44		PENSTEMON X 'DARK TOWERS' DARK TOWERS BEARD-TONGUE	#1	CONT.	4" @ 24" o.c.		
	SA-A3	44		SALVIA AZUREA AZURE SAGE	#1	CONT.	4" @ 24" o.c.		
	VE-V2	79		VERONICASTRUM VIRGINICUM CULVER'S ROOT	PLUG	PLUG	4" @ 18" o.c.		
	HE-B2	44		X HEUCHERELLA X 'BRASS LANTERN' BRASS LANTERN FOAMY BELLS	#1	CONT.	4" @ 24" o.c.		
	HE-P2	44		X HEUCHERELLA X 'PINK REVOLUTION' PINK REVOLUTION FOAMY BELLS	#1	CONT.	4" @ 24" o.c.		
		16,248 SF		LOW PRAIRIE SEEDMIX					
		20,102 SF		LAWN					



7 DETAIL- RAISED PLANTER (SF-03)
NTS P-26.109-08



6 DETAIL- CUSTOM BENCH
NTS P-26.109-07



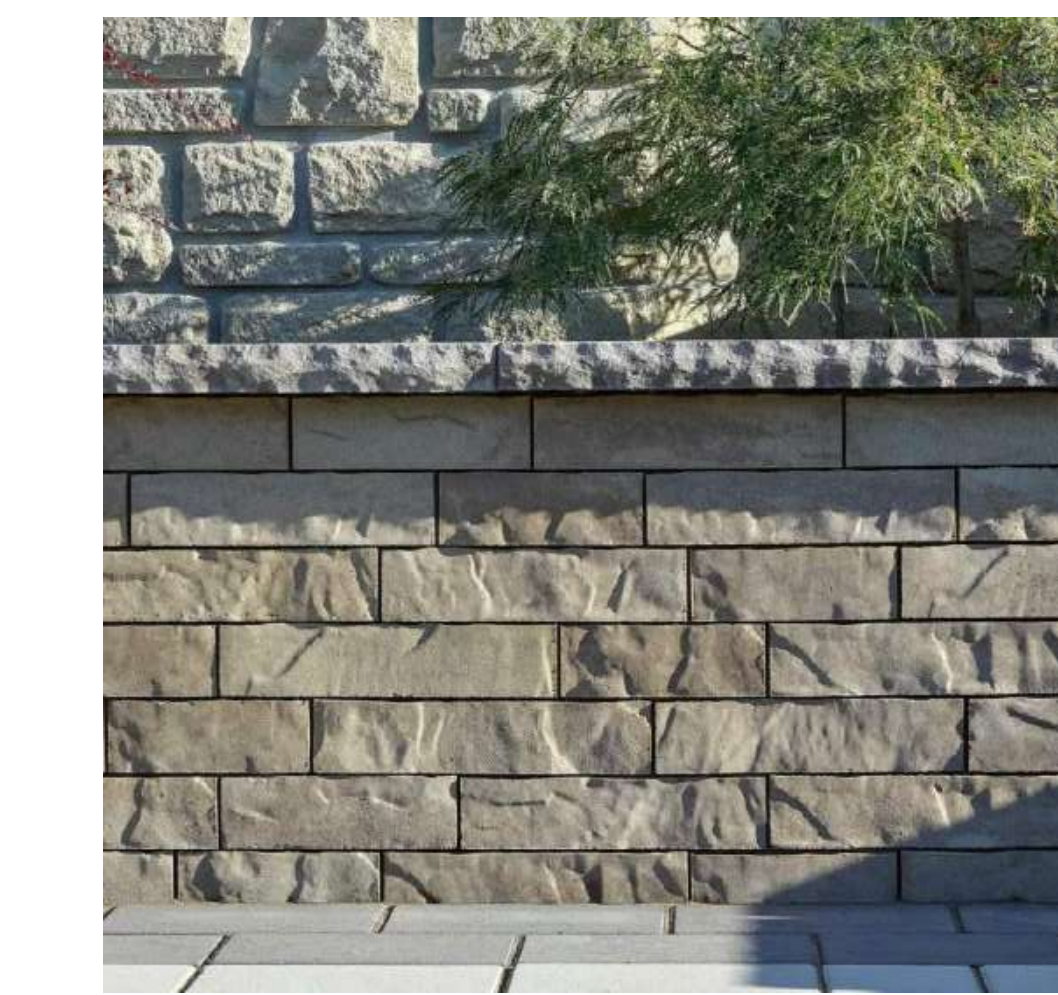
5 DETAIL- MINERAL MULCH (MM-01)
NTS P-26.109-06



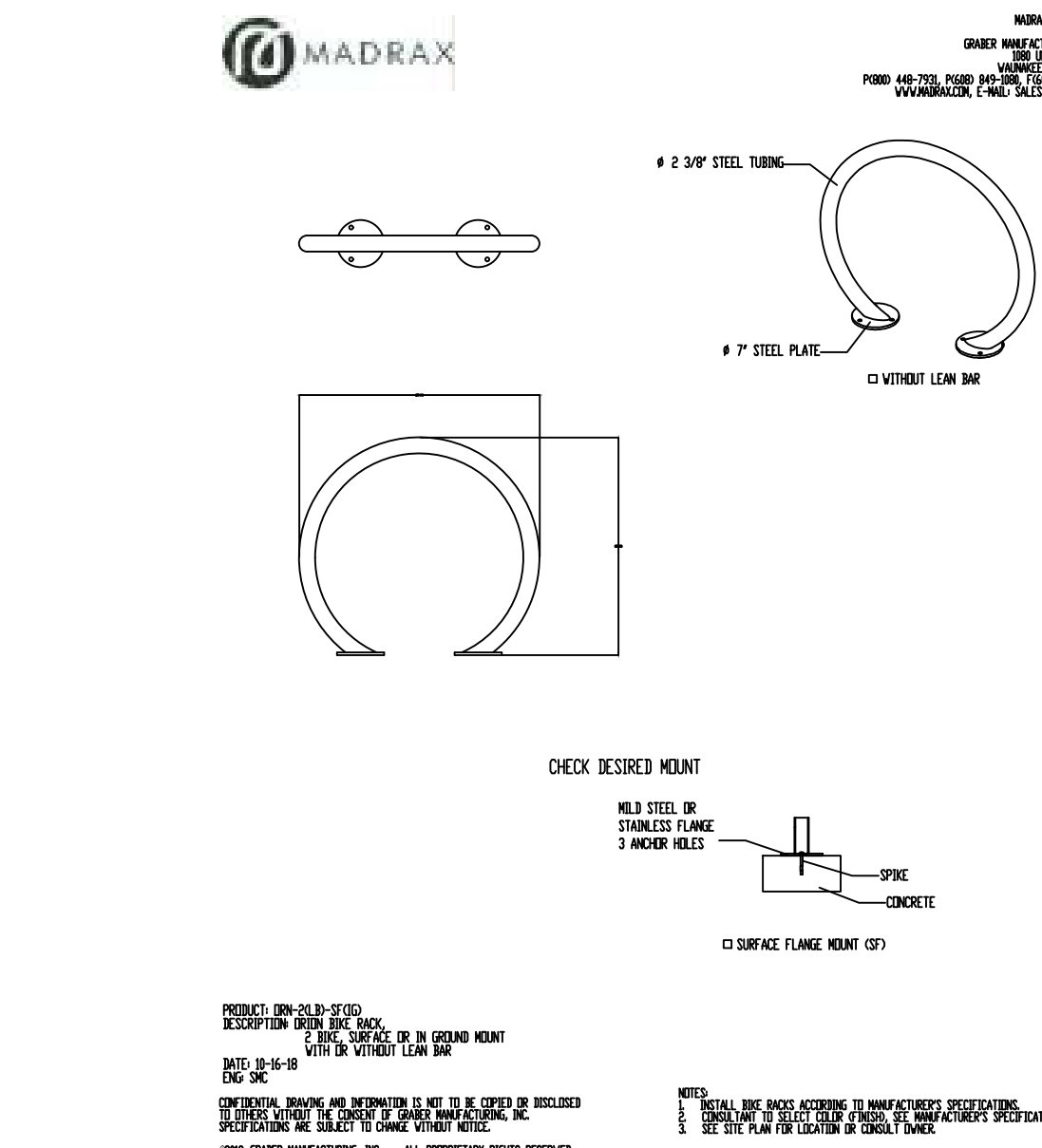
4 DETAIL- GABION WALL (WL-03)
NTS P-26.109-04



3 DETAIL- LIMESTONE BLOCK WALL (WL-02)
NTS P-26.109-02

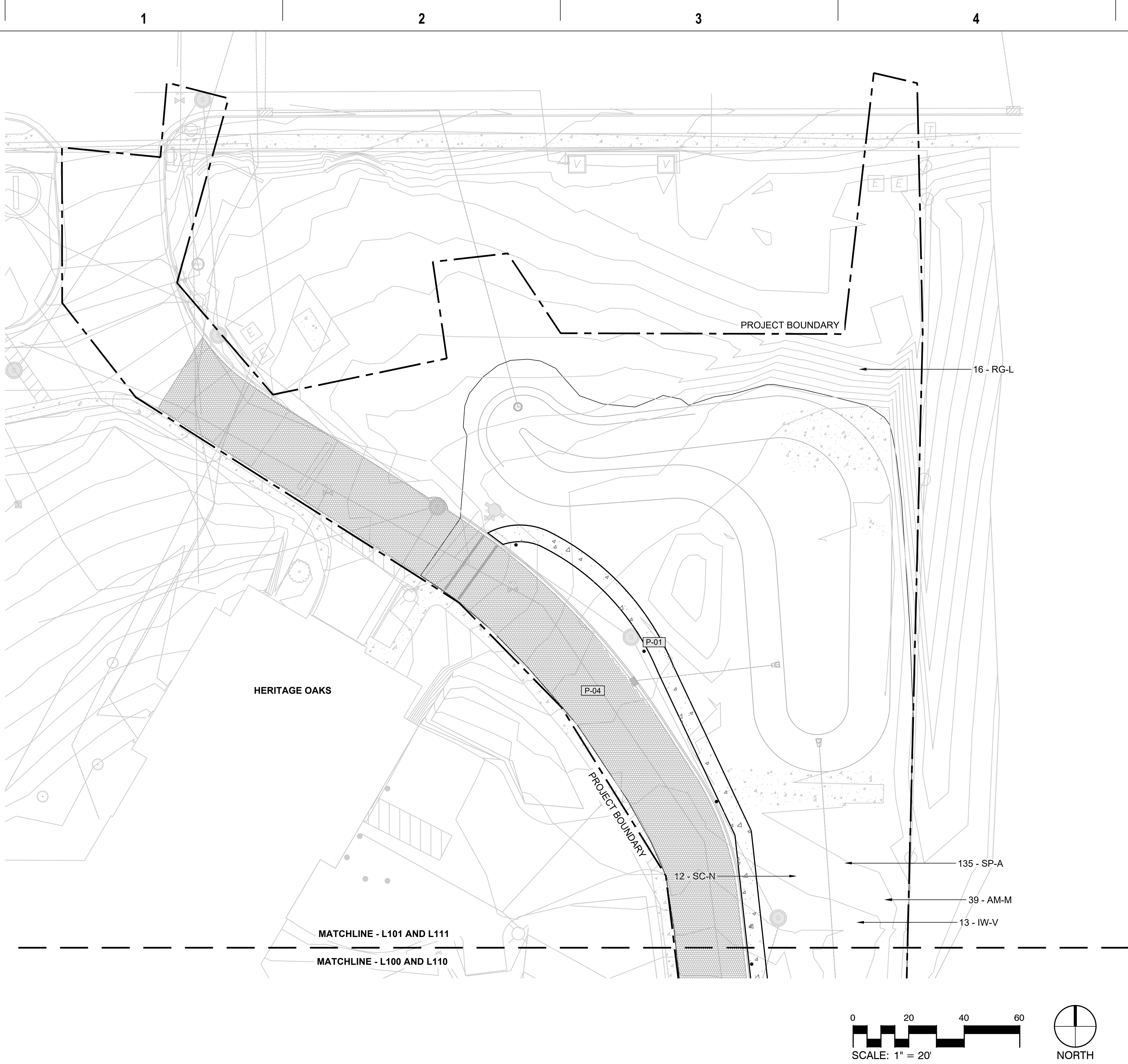


2 DETAIL- SEGMENTAL BLOCK WALL (WL-01)
NTS P-26.109-03



1 DETAIL- BIKE RACK (SF-01)
NTS P-26.109-01

MATERIALS LEGEND		
SYMBOL	CODE	DESCRIPTION
EDGING		
	ED-01	EDGING TYPE 01
FENCE & GUARDRAIL		
	FE-01	GUARDRAIL TYPE 01
HANDRAIL		
	HR-01	HANDRAIL TYPE 01
MINERAL MULCH		
	MM-01	MINERAL MULCH TYPE 01
PAVING		
	P-01	PAVING TYPE 01 - CONCRETE PAVING TYPE 1
	P-02	PAVING TYPE 02A - CONCRETE PAVING TYPE 2 (VEHICULAR)
	P-03	PAVING TYPE 02B - CONCRETE PAVING TYPE 2 (PEDESTRIAN)
	P-04	PAVING TYPE 03 - ASPHALT PAVING (SEE CIVIL)
SITE FURNITURE		
	SF-01	SITE FURNISHING TYPE 01 - GAS FIREPIT
	SF-02	SITE FURNISHING TYPE 02 - BIKE RACK
	SF-03	SITE FURNISHING TYPE 03 - RAISED PLANTER
STAIRS		
	ST-01	STAIRS TYPE 01 - CONCRETE STAIRS
WALL		
	WL-01	WALL TYPE 01 - SEGEMENTAL BLOCK WALL
	WL-02	WALL TYPE 02 - DRY STACK STONE WALL
	WL-03	WALL TYPE 03 - GABION WALL



MATERIALS LEGEND

SYMBOL CODE DESCRIPTION

EDGING

ED-01 EDGING TYPE 01

FENCE & GUARDRAIL

FE-01 GUARDRAIL TYPE 01

HANDRAIL

HR-01 HANDRAIL TYPE 01

MINERAL MULCH

MM-01 MINERAL MULCH TYPE 01

PAVING

P-01 PAVING TYPE 01 - CONCRETE PAVING TYPE 1

P-02 PAVING TYPE 02A - CONCRETE PAVING TYPE 2 (VEHICULAR)

P-03 PAVING TYPE 02B - CONCRETE PAVING TYPE 2 (PEDESTRIAN)

P-04 PAVING TYPE 03 - ASPHALT PAVING (SEE CIVIL)

SITE FURNITURE

SF-01 SITE FURNISHING TYPE 01 - GAS FIREPIT

SF-02 SITE FURNISHING TYPE 02 - BIKE RACK

SF-03 SITE FURNISHING TYPE 03 - RAISED PLANTER

STAIRS

ST-01 STAIRS TYPE 01 - CONCRETE STAIRS

WALL

WL-01 WALL TYPE 01 - SEGEMENTAL BLOCK WALL

WL-02 WALL TYPE 02 - DRY STACK STONE WALL

WL-03 WALL TYPE 03 - GABION WALL

KEY PLAN

ISSUANCE AND REVISIONS

06-15-2026 UDC - LAND USE SUBMITTAL

**PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

FOR REFERENCE ONLY

PROJECT INFORMATION

OAKWOOD VILLAGE - INDEPENDENT LIVING
UNIVERSITY WOODS

6201 MINERAL POINT ROAD
MADISON, WI 53705

PROJECT NUMBER: 125988-01

PROJECT MANAGER: CL

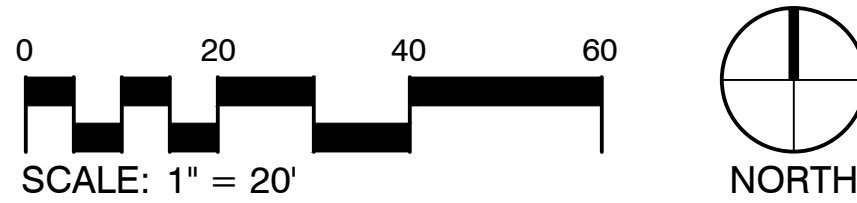
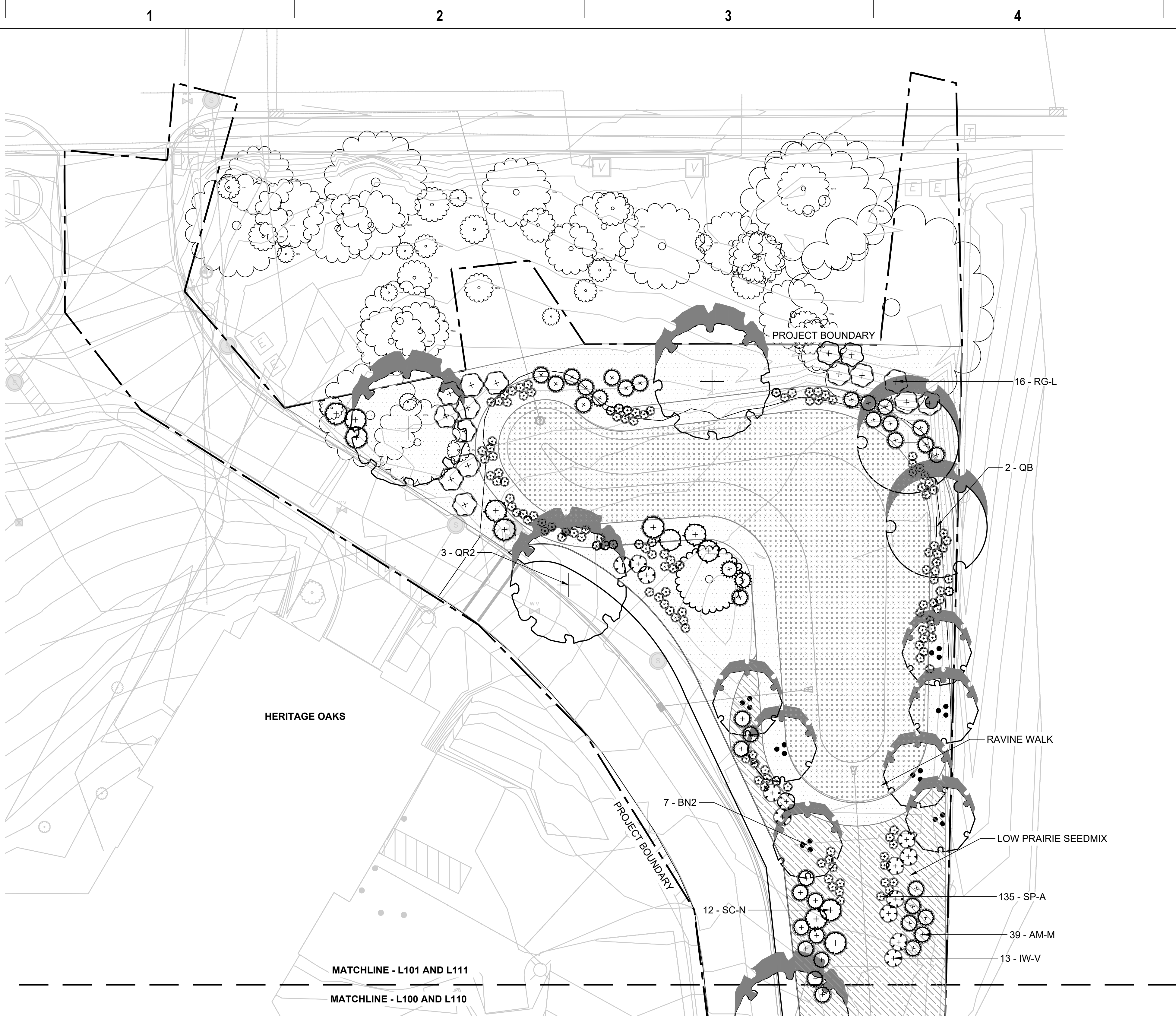
SHEET INFORMATION

SHEET NAME:

SHEET NUMBER:

SITE MATERIALS
PLAN

L101



PLANTING LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	AP	ACER PENSYLVANICUM STRIPED MAPLE
	AG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY
	BN2	BETULA NIGRA RIVER BIRCH MULTI-TRUNK
	BN	BETULA NIGRA RIVER BIRCH
	CJ	CARPINUS CAROLINIANA 'J.N. UPRIGHT' FIRESPIRE® AMERICAN HORNBEAM
	CO	CELTIS OCCIDENTALIS COMMON HACKBERRY
	CC	CERCIS CANADENSIS EASTERN REDBUD
	CI	CRATAEGUS CRUS-GALLI INERMIS THORNLESS COCKSPUR HAWTHORN
	FT	FAGUS SYLVATICA 'TRICOLOR' TRICOLOR EUROPEAN BEECH
	GP	GINKGO BILOBA 'PRINCETON SENTRY' PRINCETON SENTRY GINKGO
	GD	GYMNOCLADUS DIOICUS 'ESPRESSO-JFS' ESPRESSO™ KENTUCKY COFFEETREE
	JV	JUNIPERUS VIRGINIANA 'TAYLOR' TAYLOR EASTERN REDCEDAR
	LF	LIRIODENDRON TULIPIFERA 'FASTIGIATA' COLUMNAR TULIP POPLAR
	MS	MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE
	OV	OSTRYA VIRGINIANA AMERICAN HOPHORNBEAM
	QB	QUERCUS MACROCARPA BURR OAK
	QM	QUERCUS MUEHLENBERGII CHINKAPIN OAK
	QR	QUERCUS ROBUR X BICOLOR 'LONG' REGAL PRINCE® OAK
	QR2	QUERCUS RUBRA NORTHERN RED OAK
	TO	THUJA OCCIDENTALIS 'SMARAGD' EMERALD GREEN ARBORVITAE
	TG	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN
SHRUBS		
	AM-M	ARONIA MELANOCARPA 'MORTON' IROQUOIS BEAUTY™ BLACK CHOKEBERRY
	CE-A	CEANOTHUS AMERICANUS NEW JERSEY TEA
	CA-C	CLETHRA ALNIFOLIA 'CALEB' VANILLA SPICE® SUMMERSWEET
	CA-L	CLETHRA ALNIFOLIA 'RUBY SPICE' RUBY SPICE SUMMERSWEET
	CO-S	CORNUS SERICEA RED TWIG DOGWOOD
	HV-I	HAMAMELIS VIRGINIANA COMMON WITCH HAZEL
	HQ-R	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS' RUBY SLIPPERS OAKLEAF HYDRANGEA
	IW-V	ILEX VERTICILLATA WINTERBERRY
	IV-R	ILEX VERTICILLATA 'RED SPRITE' RED SPRITE WINTERBERRY
	IV-S	ITEA VIRGINICA 'SPRICH' LITTLE HENRY® SWEETSPIRE
	RN-Z	RHODODENDRON X 'NOVA ZEMBLA' NOVA ZEMBLA RHODODENDRON
	RG-L	RHUS GLABRA SMOOTH SUMAC
	RPF	RUBUS PARVIFLORUS THIMBLEBERRY
	SC-N	SAMBUCUS CANADENSIS AMERICAN ELDERBERRY
	SP-A	SPIRAEA ALBA WHITE MEADOWSWEET
	SP-M	SYRINGA PATULA 'MISS KIM' MISS KIM KOREAN LILAC
	TM-E	TAXUS X MEDIA 'EVERLOW' EVERLOW ANGLO-JAPANESE YEW

	RAVINE WALK
	AG-P AGASTACHE X 'PURPLE HAZE'
	AS ALLIUM X 'SUMMER BEAUTY'
	BL-C BLEPHILIA CILIATA
	CA-A CAMPANULA AMERICANA
	CS-S CAREX SPRENGELII
	EC-C2 ECHINACEA X 'CHEYENNE SPIRIT'
	EY ERYNGIUM YUCCIFOLIUM
	LO-C LOBELIA CARDINALIS
	PO-R POLEMONIUM REPTANS
	PY-V PYCNANTHEMUM VIRGINIANUM
	RU-T RUDBECKIA TRILOBA
	SO-F SOLIDAGO FLEXICAULIS
	ST SPOROBOLUS HETEROLEPIS 'TARA'
	SE-R SYMPHYOTRICHUM ERICOIDES
	HEATH ASTER

NOTES:
1. SEED ALL DISTURBED AREAS WITH PARKS MIX GRASS SEED.
2. SEED DEMOLISHED AREAS ASSOCIATED WITH (2) BUILDINGS WEST OF TABOR OAKS.

KEY PLAN

ISSUANCE AND REVISIONS

06-15-2026	UDC - LAND USE SUBMITTAL
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PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

FOR REFERENCE ONLY

PROJECT INFORMATION

**OAKWOOD VILLAGE - INDEPENDENT LIVING
UNIVERSITY WOODS**

6201 MINERAL POINT ROAD
MADISON, WI 53705

PROJECT NUMBER: 125988-01

PROJECT MANAGER: CL

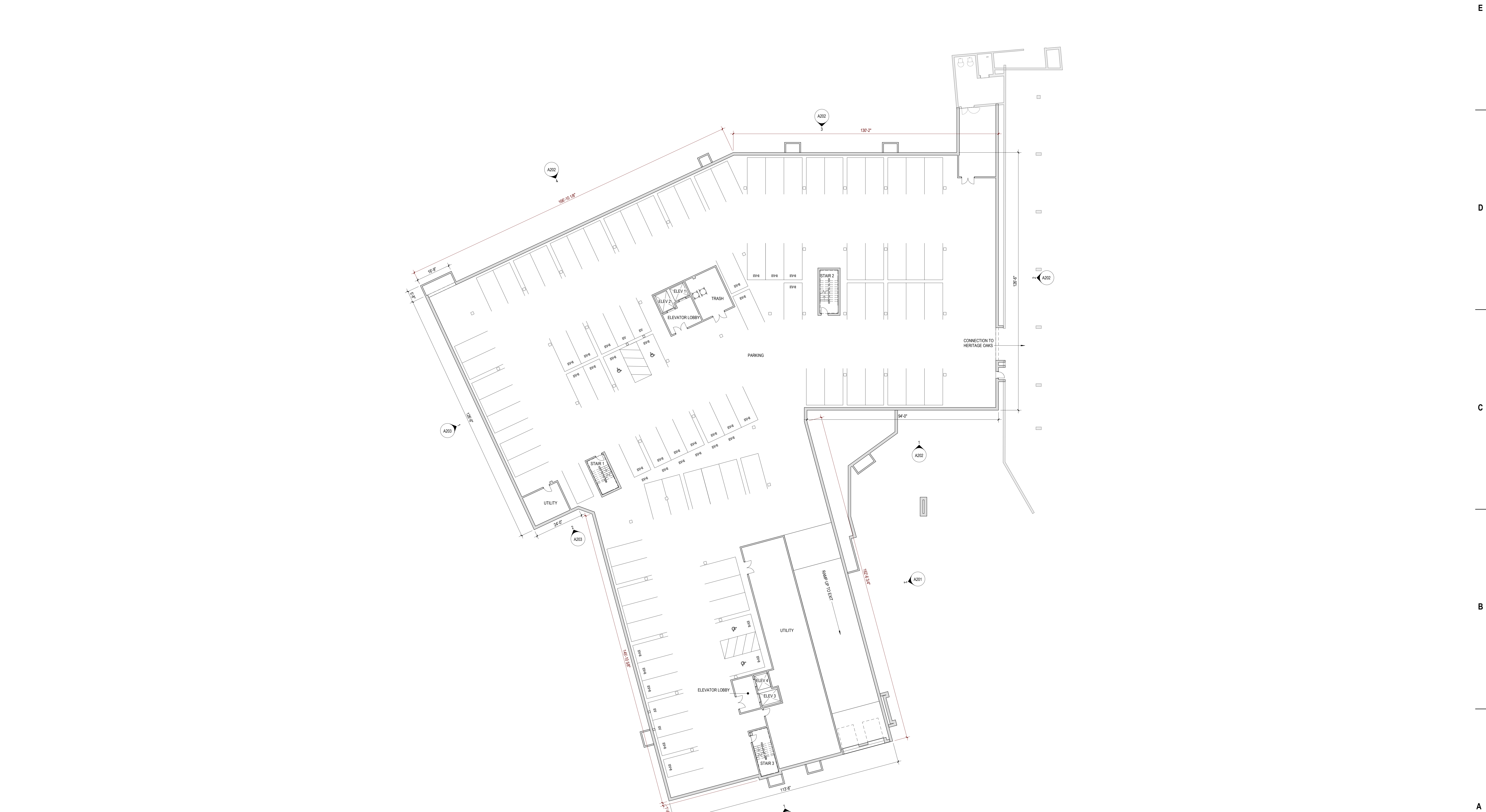
SHEET INFORMATION

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SHEET NUMBER:

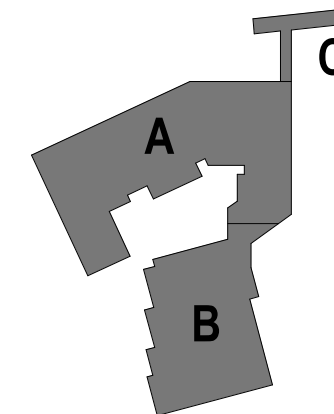
SITE PLANTING
PLAN

L111





KEY PLAN



ISSUANCE AND REVISIONS

DATE	DESCRIPTION
06-15-2026	UDC + LAND USE SUBMITTAL

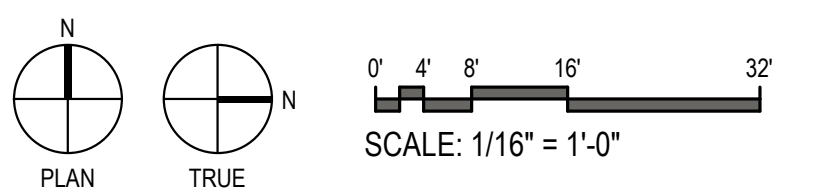
PROJECT INFORMATION

OAKWOOD VILLAGE - INDEPENDENT LIVING
UNIVERSITY WOODS

6201 MINERAL POINT ROAD
MADISON, WI 53705

PROJECT NUMBER: 125988-01

PROJECT MANAGER: CL



SHEET INFORMATION

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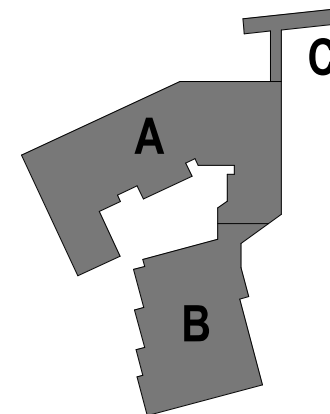
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FIRST FLOOR PLAN

A101

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KEY PLAN



ISSUANCE AND REVISIONS

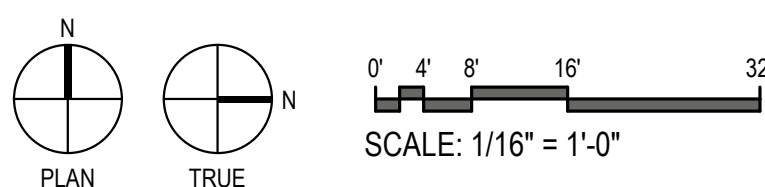
DATE	DESCRIPTION
06-15-2026	UDC - LAND USE SUBMITTAL

PROJECT INFORMATION

OAKWOOD VILLAGE - INDEPENDENT LIVING
UNIVERSITY WOODS

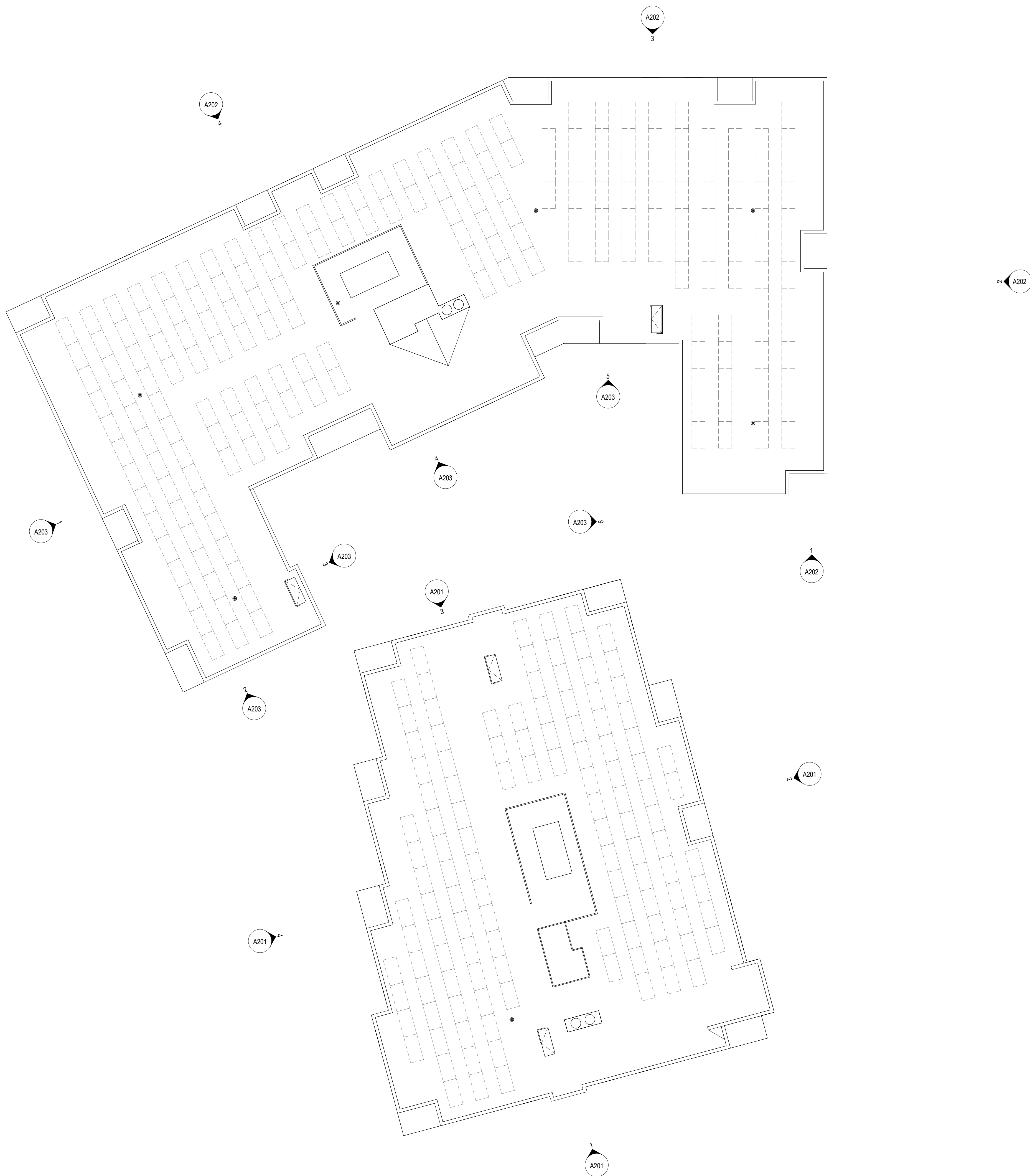
6201 MINERAL POINT ROAD
MADISON, WI 53705

PROJECT NUMBER: 125988-01
PROJECT MANAGER: CL

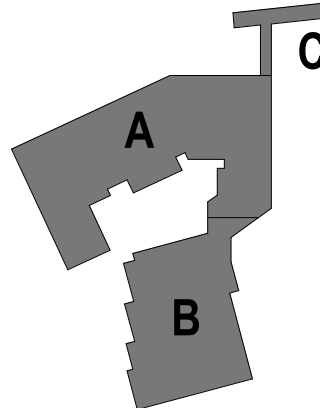


SHEET INFORMATION

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SHEET NUMBER: A102



KEY PLAN



ISSUANCE AND REVISIONS

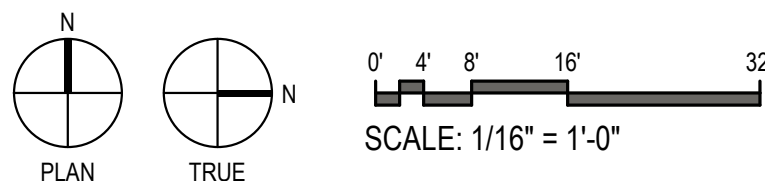
DATE	DESCRIPTION
06-15-2026	UDC - LAND USE SUBMITTAL

PROJECT INFORMATION

OAKWOOD VILLAGE - INDEPENDENT LIVING
UNIVERSITY WOODS

6201 MINERAL POINT ROAD
MADISON, WI 53705

PROJECT NUMBER: 125988-01
PROJECT MANAGER: CL

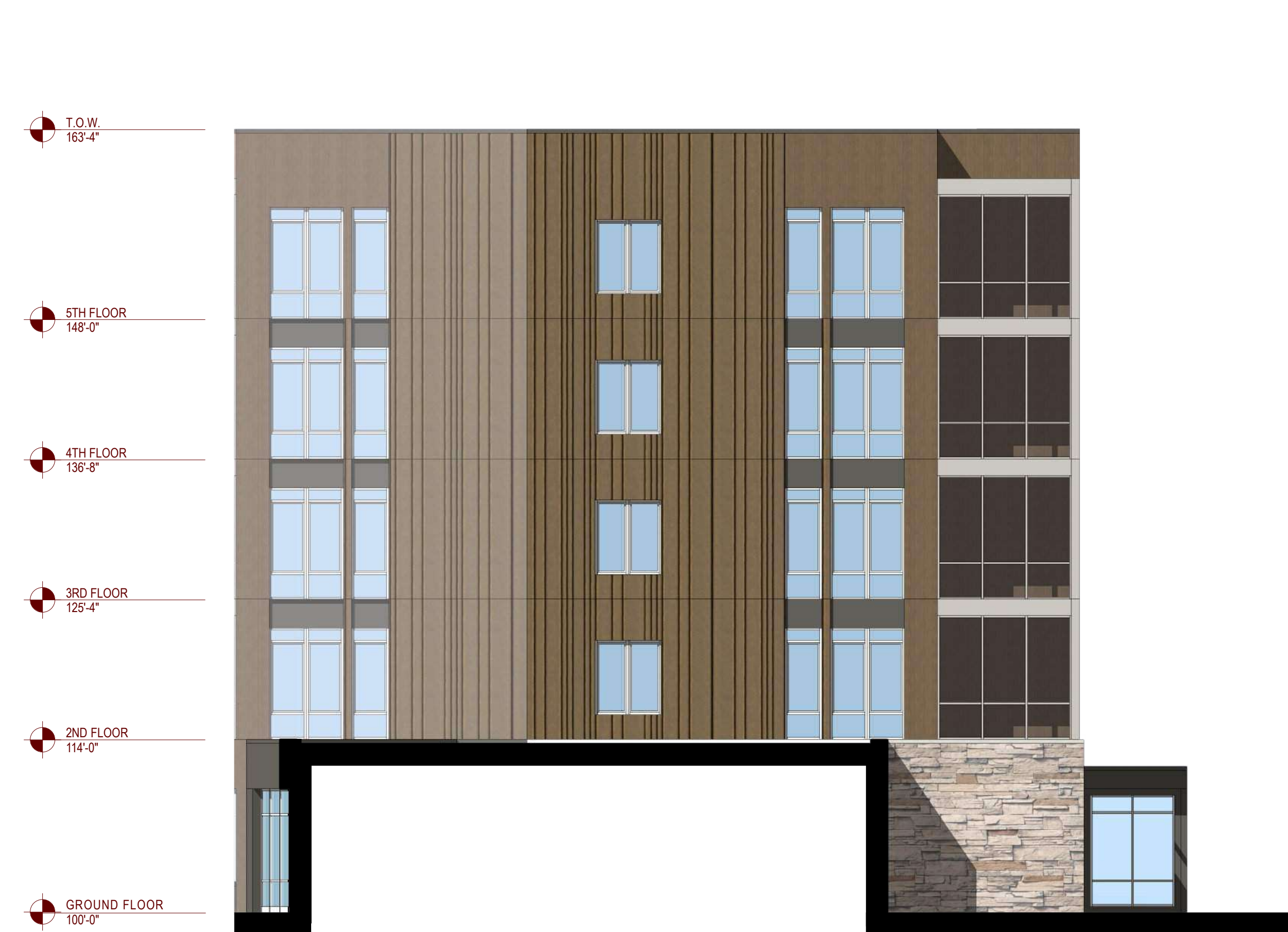


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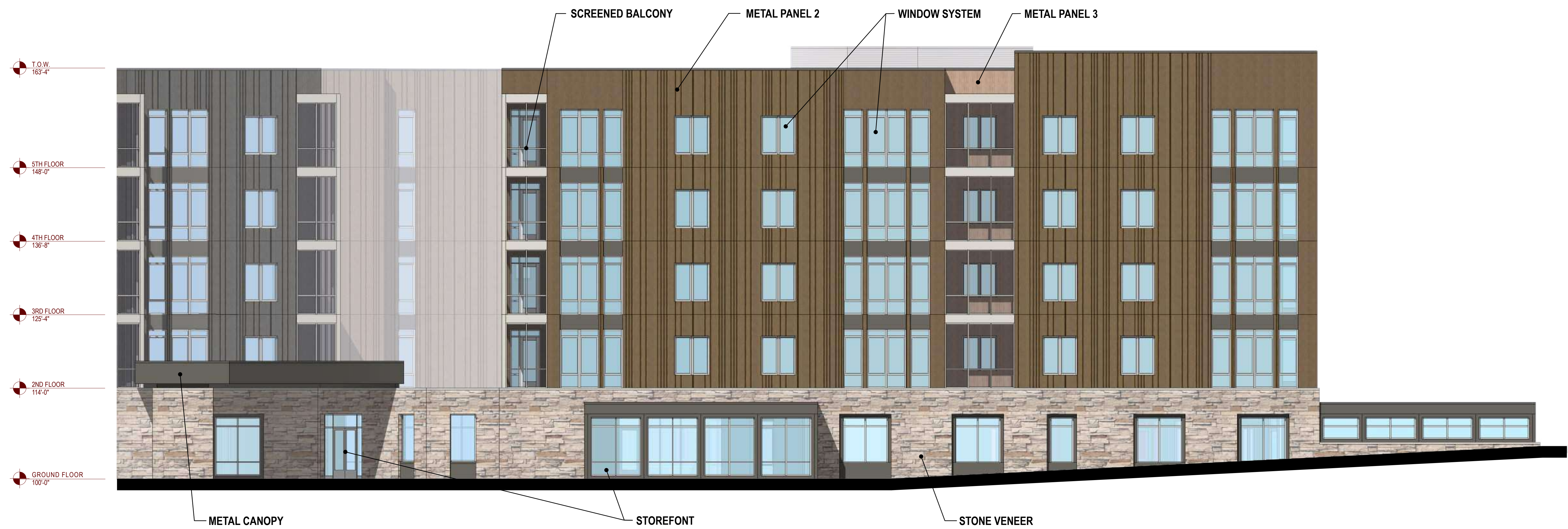
SHEET NAME:
SHEET NUMBER:

ROOF PLAN
A106





1 WEST BLDG. - EAST ELEVATION
1/8" = 1'-0"



2 WEST BLDG. - NORTH ELEVATION
1/8" = 1'-0"

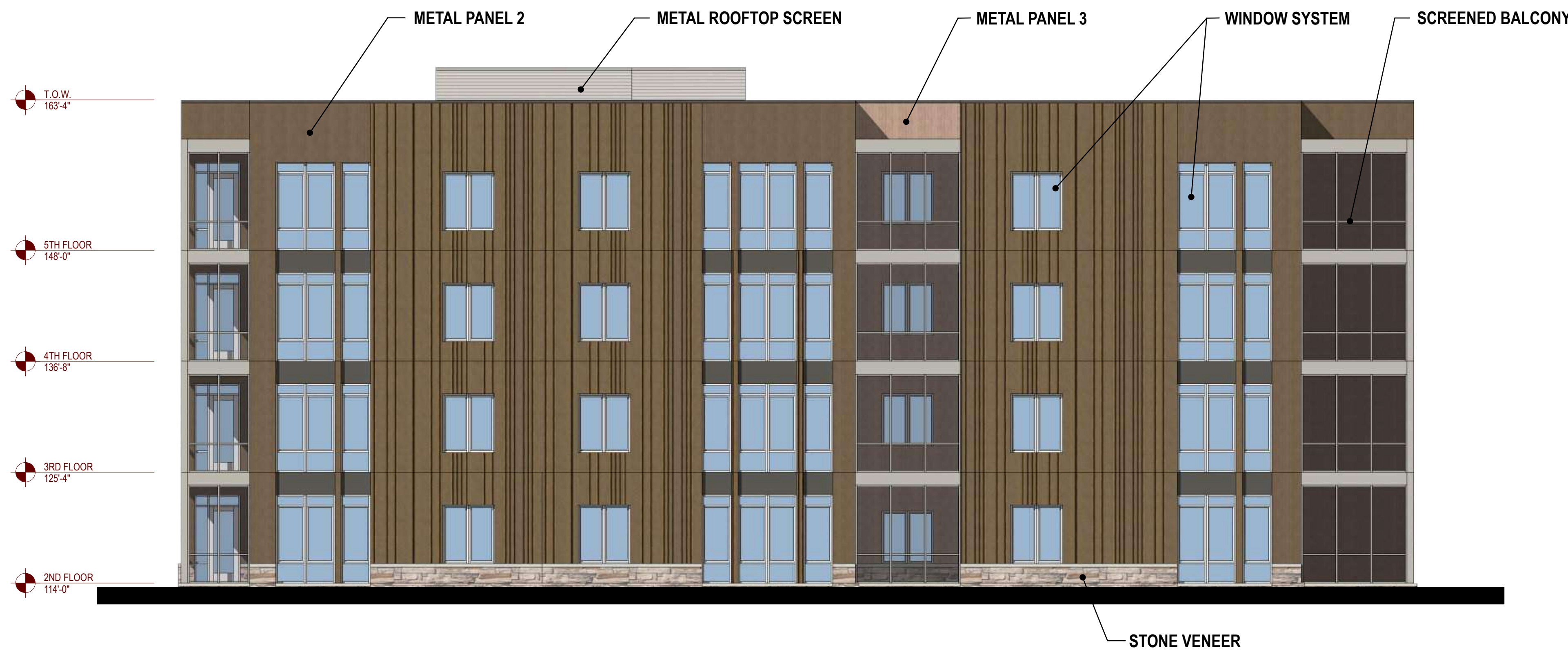


3 WEST BLDG. - WEST ELEVATION
1/8" = 1'-0"



4 WEST BLDG. - SOUTHWEST ELEVATION
1/8" = 1'-0"

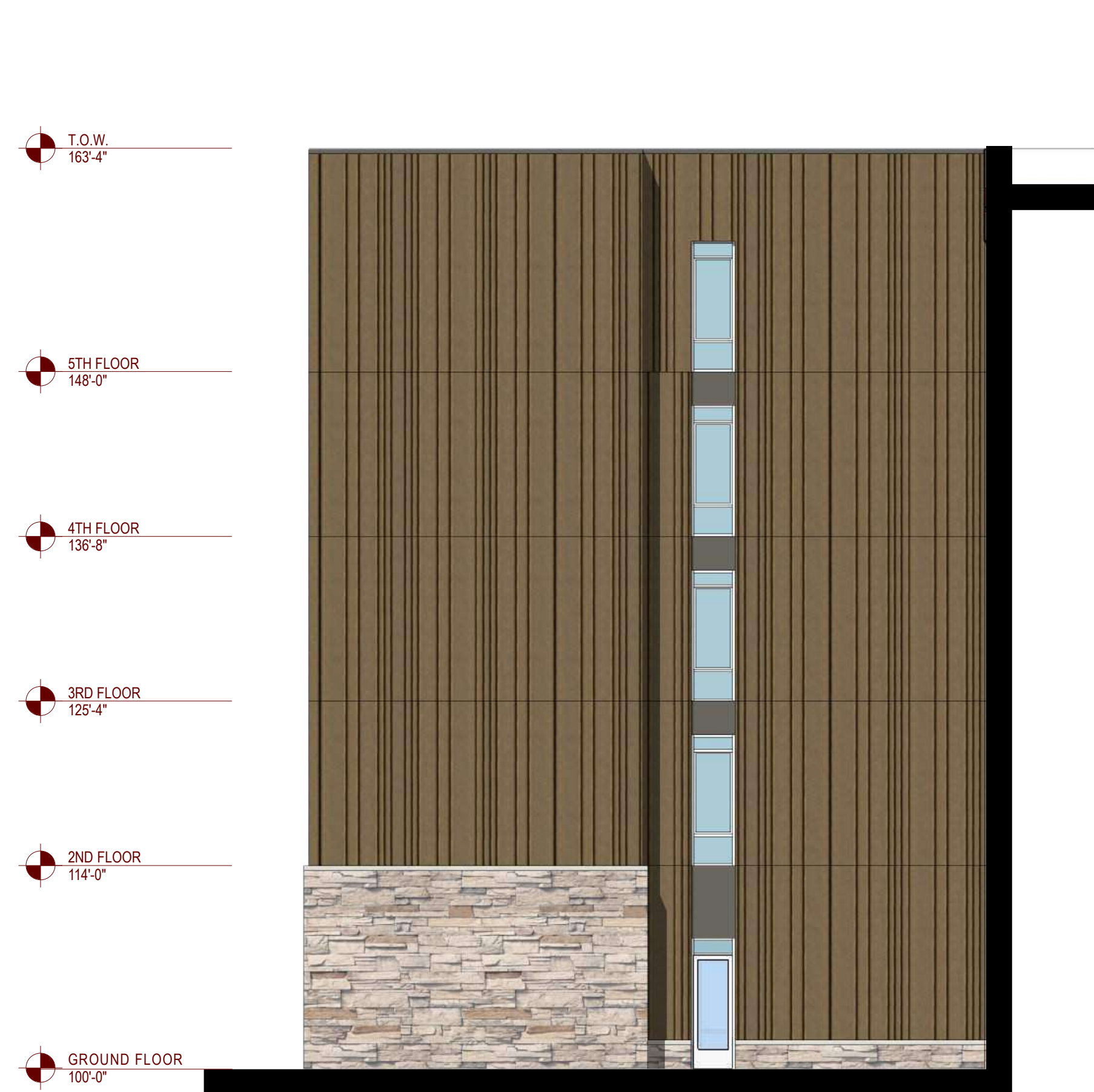




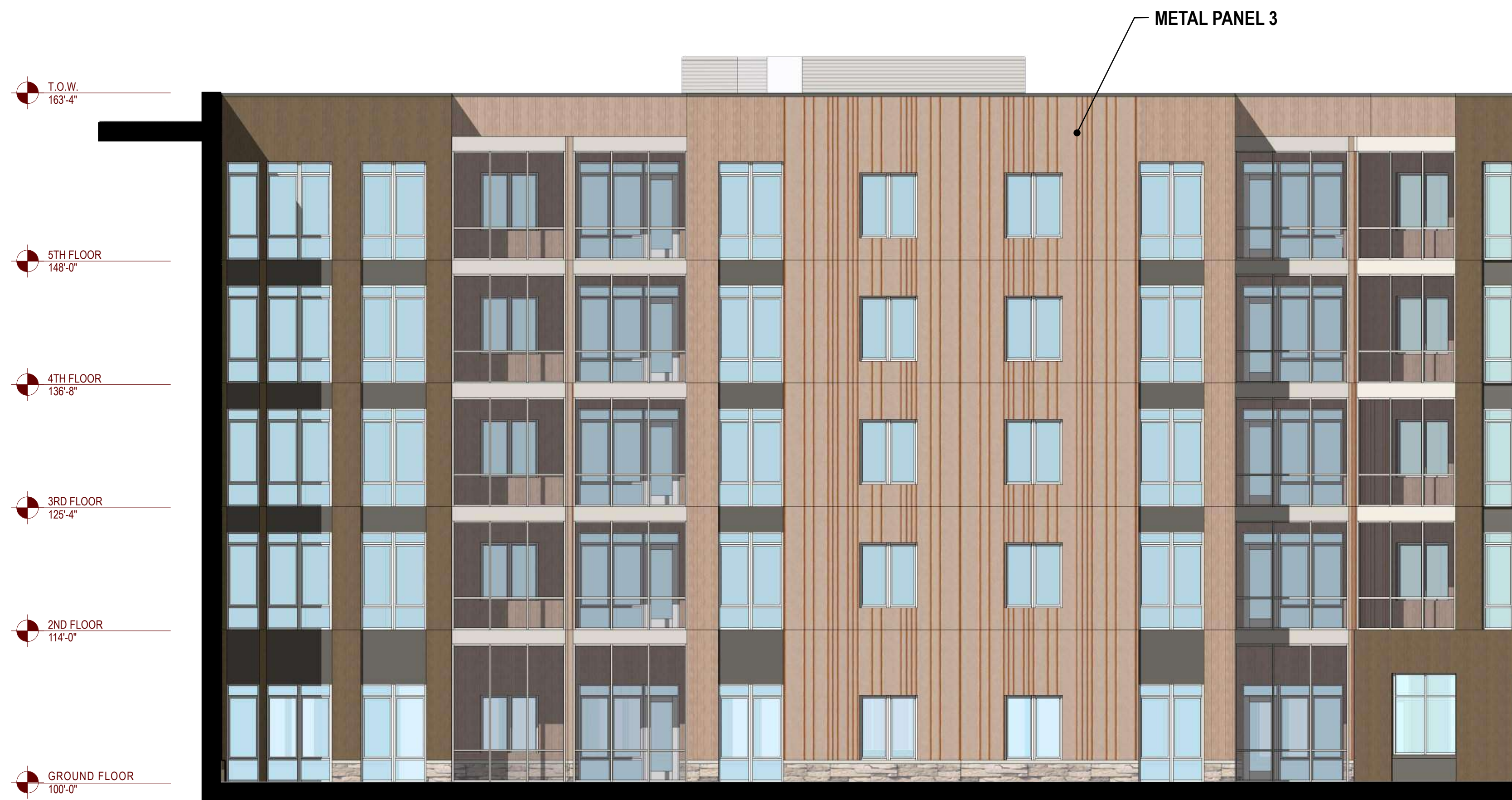
1 WEST BLDG. - SOUTHEAST ELEVATION
1/8" = 1'-0"



2 WEST BLDG. - NORTHEAST ELEVATION
1/8" = 1'-0"



3 WEST BLDG. - NORTHWEST COURTYARD ELEVATION
1/8" = 1'-0"



4 WEST BLDG. - NORTHEAST COURTYARD ELEVATION
1/8" = 1'-0"



5 WEST BLDG. - EAST COURTYARD ELEVATION
1/8" = 1'-0"



6 WEST BLDG. - SOUTH COURTYARD ELEVATION
1/8" = 1'-0"



EXTERIOR IMAGE OF NORTHEAST CORNER



EXTERIOR IMAGE OF NORTHWEST CORNER



333 East Chicago Street
Milwaukee, WI 53202
(414) 271-5350
www.eua.com

PROJECT CONTACT:
DIRECT PHONE:
EMAIL ADDRESS:

First and Last Name
(000) 000-0000
name@eua.com



OAKWOOD VILLAGE

UNIVERSITY WOODS

KEY PLAN

ISSUANCE AND REVISIONS

06-15-2026 UDC + LAND USE SUBMITTAL

PROJECT INFORMATION

OAKWOOD VILLAGE - INDEPENDENT LIVING
UNIVERSITY WOODS

6201 MINERAL POINT ROAD
MADISON, WI 53705

PROJECT NUMBER: 125988-01

PROJECT MANAGER: CL

SHEET INFORMATION

SHEET NAME:

EXTERIOR IMAGES

A300

SHEET NUMBER:

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EXTERIOR IMAGE OF MAIN ENTRY



EXTERIOR IMAG BUILDING CONNECTOR AT NORTHWEST CORNER



EXTERIOR IMAGE OF SOUTHEAST CORNER





EXTERIOR IMAGE FROM THE SOUTH



EXTERIOR IMAGE FROM THE SOUTHWEST



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OAKWOOD VILLAGE

UNIVERSITY WOODS

KEY PLAN

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PROJECT INFORMATION

OAKWOOD VILLAGE - INDEPENDENT LIVING
UNIVERSITY WOODS

6201 MINERAL POINT ROAD
MADISON, WI 53705

PROJECT NUMBER: 125988-01
PROJECT MANAGER: CL

SHEET INFORMATION

SHEET NAME:

EXTERIOR IMAGES

A302

SHEET NUMBER:



1 STONE MASONRY
MANUFACTURE: HALQUIST
PATTERN: ASHLAR
COLOR: MAYFAIR BUFF
JOINTS: RAKED



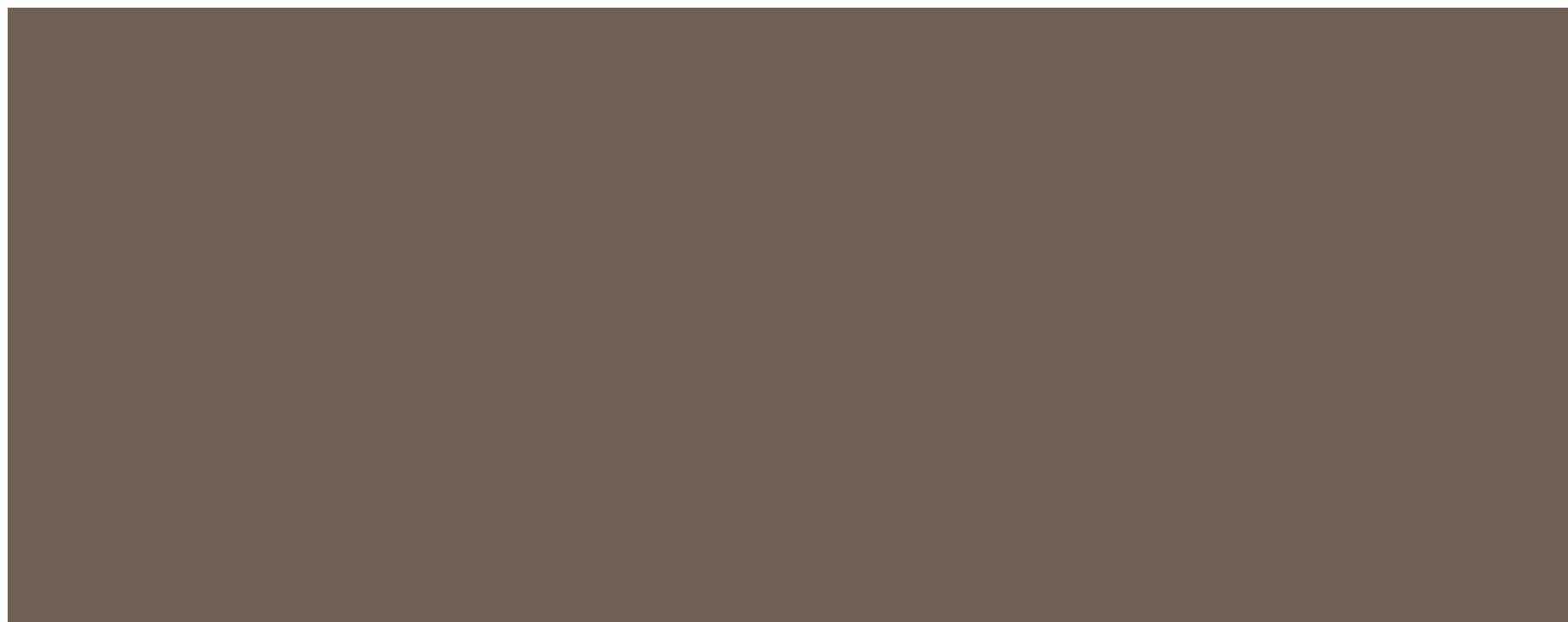
2 PRECAST
COLOR: LIMESTONE



3 WINDOW SYSTEMS
COLOR: WHITE



COLOR 1: DARK BRONZE



COLOR 2: SAGE BROWN



COLOR 3: PEBBLE



4 METAL PANEL
COLOR 1: DARK BRONZE
COLOR 2: SAGE BROWN
COLOR 3: PEBBLE



E

D

C

B

A



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www.eua.com

PROJECT CONTACT: First and Last Name
DIRECT PHONE: (000) 000-0000
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OAKWOOD VILLAGE
UNIVERSITY WOODS

KEY PLAN

ISSUANCE AND REVISIONS

06-15-2026 UDC + LAND USE SUBMITTAL

PROJECT INFORMATION

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UNIVERSITY WOODS

6201 MINERAL POINT ROAD
MADISON, WI 53705

PROJECT NUMBER: 125988-01
PROJECT MANAGER: CL

SHEET INFORMATION

SHEET NAME:

SHEET NUMBER:

SITE PHOTOS
A500

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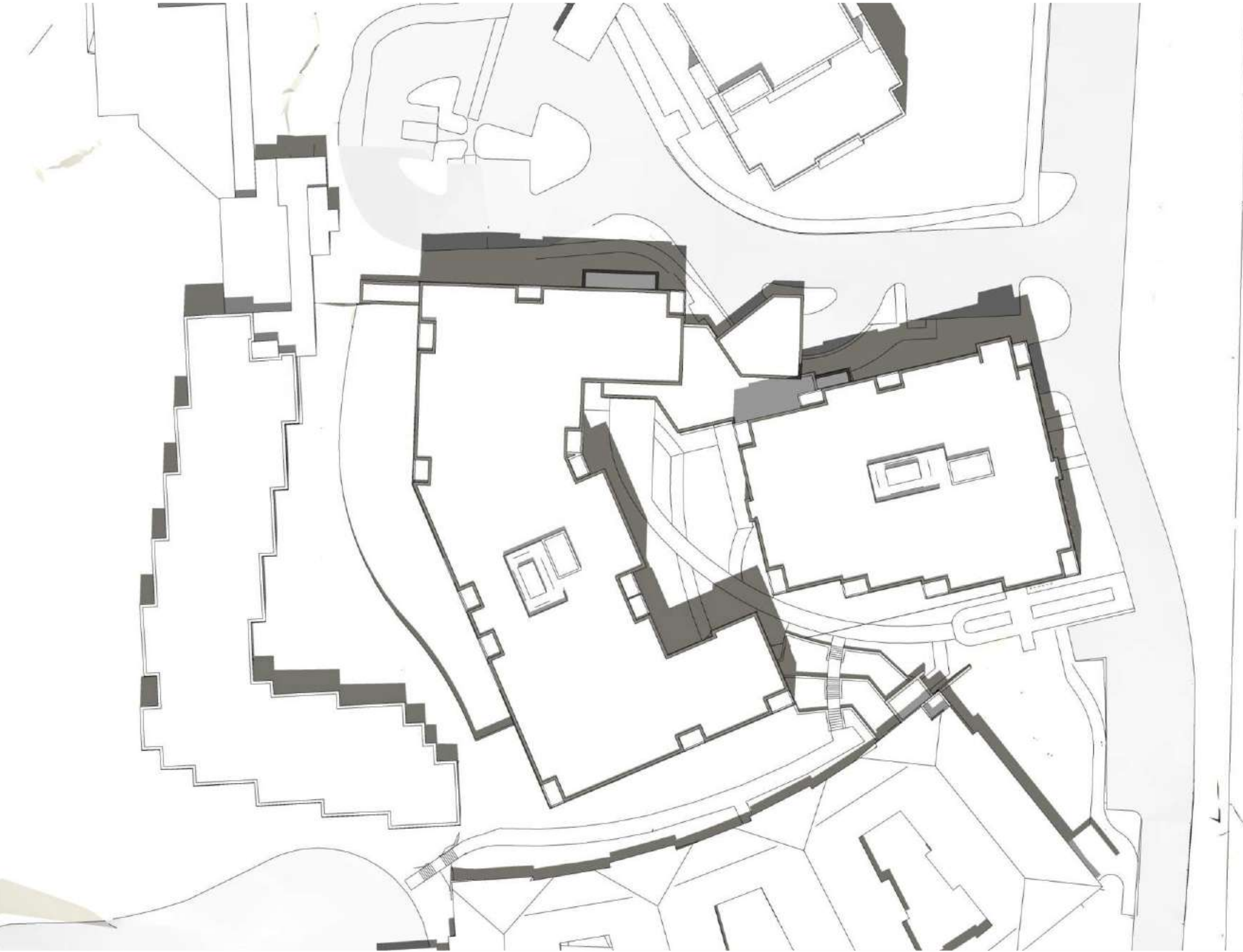
SUMMER SOLSTICE 9:30AM



EQUINOX 9:30AM



WINTER SOLSTICE 9:30AM



SUMMER SOLSTICE 12:00PM



EQUINOX 12:00PM



WINTER SOLSTICE 12:00PM



SUMMER SOLSTICE 2:30PM



EQUINOX 2:30PM



WINTER SOLSTICE 2:30PM

E

D

C

B

A



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Milwaukee, WI 53202
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DIRECT PHONE: (000) 000-0000
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OAKWOOD VILLAGE

UNIVERSITY WOODS

KEY PLAN

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6201 MINERAL POINT ROAD
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PROJECT NUMBER: 125988-01
PROJECT MANAGER: CL

SHEET INFORMATION

SHEET NAME:

SHEET NUMBER:

SOLAR STUDY
A600

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