

August 12, 2020

*REVISED August 27, 2020*  
*REVISED October 29, 2020*

Ms. Heather Stouder  
Director, Planning Division  
City of Madison Department of Planning & Community & Economic Development  
215 Martin Luther King Jr. Blvd., Ste 017  
Madison, WI 53703

**RE: Letter of Intent**

Land Use – UDC (Amendment to an approved PD-GDP and PD-GDP to PD-SIP rezoning request)  
Age Better Community Living  
**(JSD Project #: 20-9748)**

Ms. Heather Stouder,

On behalf of Gorman & Company, the following is submitted together with plans and application for staff, Urban Design Commission, Planning Commission and Common Council's consideration of approval.

**Team Structure:**

<b>Owner:</b>	Gorman & Company Attn: Ted Matkom 200 N. Main Street Oregon, WI 53575	<b>Architect:</b>	Korb & Associates Architects Attn: Mark Larson 648 N. Plankinton Ave #240 Milwaukee, WI 53203
<b>Survey &amp; Engineer:</b>	JSD Professional Services, Inc. Attn: Kevin Yeska 161 Horizon Drive, Suite 101 Verona, WI 53593	<b>Landscape Design:</b>	JSD Professional Services, Inc. Attn: Kevin Yeska 161 Horizon Drive, Suite 101 Verona, WI 53593

**Overview:**

Age Better Community Living is a five-story, affordable senior living apartment complex comprised of 77 one- and two-bedroom units to be located at 6125 Mineral Point Road. The proposed 1.39-acre site is generally located in the northeast corner of the greater Oakwood Village senior living complex. The greater Oakwood Village complex is currently zoned Planned Development. The existing General Development Plan dates back to 1973 and has had several SIP building expansion approvals since inception. The following application is a request to amend the approved PD-GDP to allow for a 77-unit, four-story senior living facility and rezone the subject site from PD-GDP to PD-SIP. The subject site will later be subdivided from the parent parcel(s) via CSM. A preliminary property boundary to designate the proposed 1.39-acres is included in the site development plans.

**Project Overview:**

The project site is currently occupied by a small rec building on the Oakwood Village campus that will be demolished in order to accommodate the proposed 77-unit senior living facility. The building design will incorporate two wings configured into an L-shape. An east-west wing will front Mineral Point Road while a north-south wing will parallel the east property line. The pair of wings will flank an accessible resident drop-off and parking lot along an existing private drive on the Oakwood Village property. The building will include ground floor resident amenities, bike and tenant storage with additional tenant storage and apartments above. Interior parking is provided at the lower and first levels which will provide a safe, covered location for tenant pick-up & drop-off. Public pedestrian entrances are located at both the entry courtyard to the south and along Mineral Point Road to the north. These entrances will provide easy, accessible routes to the Oakwood Village campus and to the Mineral Point Road bus stop. The Mineral Point Road entrance will provide visitors and tenant access to elevators and an open stair leading to the first-floor main lobby and amenity spaces. A full-service trash and recycling refuse area is provided within the building at the first floor, while rooftop solar provides alternative energy sources for the facility.

The Mineral Point Road building façade will be clad with a combination of stone veneer, modular brick, and fiber-cement siding. These materials continue alongside the west and south of the building at the entry court. The east façade of the building is faced with the stone veneer at the first floor and fiber-cement siding above. Aluminum balconies are provided at most apartments for private tenant outdoor access. The balconies are partially recessed along the north, west and south elevations, and fully suspended on the east elevation.

The building's tenant amenities will include a club room and tenant lounge/library, fitness room, and a 5<sup>th</sup> floor sunroom with adjacent outdoor rooftop patios. Tenants will have additional outdoor patio spaces located adjacent to the main entry, gardens surrounding the rain water retention area, and gardens on the Oakwood Village campus in addition to the public conservancy location to the west. Partnerships with the Oakwood Village will also provide tenant access to a pharmacy, physical therapies, dining rooms, and more.

The site includes a bio-retention area which will capture and infiltrate site and rooftop rain water to meet Chapter 37 stormwater requirements. Bicycle parking will also be provided on site; both long-term secure spaces easily accessed with an exterior entrance, while 16 short-term surface stalls will abut the entrance walks. The foundation of the building will be planted with an impressive amount of deciduous and evergreen shrubs as well as perennial flowering plants to provide summer and winter interest throughout.

**AgeBetter Community Living Site Development Summary**

- Site Area: 1.39 acres, part of original GDP area
- Building First Floor Square Footage: 18,848 SF
- Gross Square Footage 110,290 GSF
- Building Coverage: 30.9%
- Existing Impervious Area: 25,029 SF
- Existing Pervious Area: 35,857 SF
- Existing Impervious Coverage 41.1%
- Proposed Impervious Area: 40,008 SF
- Proposed Pervious Area: 20,878 SF
- Proposed Impervious Coverage 66.0%
- Dwelling Units: 77

- Density: 55 units/acre
- Building Height: 5 stories (w/ 1 enclosed parking story below)
  - North Elevation: 73'-6" (Exposed Basement to top of parapet)
  - South Elevation: 62'8" (First floor to top of parapet)
- Setbacks Refer to C100 dated "Land Use Resubmittal 10-30-2020"
- FAR: 1.811

**AgeBetter Community Living Apartment Statistics:**

**Apartment unit mix**

One bedroom	61
<u>Two bedroom</u>	<u>16</u>
Total units:	77

**Parking**

Surface Stalls	6
1 <sup>st</sup> Floor (Interior)	12
<u>Lower Level</u>	<u>54</u>
Total spaces:	72

**Bicycle Parking**

Exterior (short-term)	16
Interior (long-term)	49
<u>Interior (long-term Structured)</u>	<u>22</u>
Total:	87

**Project Schedule**

The project site is currently occupied by a small rec building on the Oakwood Village campus that will be demolished in order to accommodate the proposed development. Construction is expected to commence Spring of 2022.

**Oakwood Village GDP Statistics**

**Oakwood Village Ownership Information:**

- Oakwood Lutheran Home – conservancy (Approx. 9.01 acres, refer to Lot 1 on the GDP exhibits)
- Oakwood Village Inc. – residential (Approx. 9.67 acres, refer to Lot 3 on the GDP exhibits)
- Oakwood Lutheran Home Association – residential and southwest surface parking area, also includes the project site (aka Oakwood AgeBetter) (Approx. 8.71 acres, refer to Lot 2 on the GDP exhibits)
- Oakwood Acquisition LLC – southeast surface parking area, which is not a part of the GDP area, but does provide parking for the site (Approx. 6.82 acres)

**GDP Site Area:** 27.39 acres, including roughly 9.01 acres of conservancy area

<b>Oakwood Village Existing/Proposed Building Summary</b>				
	<b>Type of Facility</b>	<b>Total Gross Floor Area</b>	<b>Total Units/Beds</b>	<b>Current Occupied Units</b>
<b>Hebron Oaks</b>	Skilled Nursing	89,000 square-feet	70 beds	46
<b>Gallery</b> (offline)	Independent Living	170,940 square-feet	56 units	0
<b>Tower</b> (not renting)	Independent Living		147 units	52
<b>PROPOSED AgeBetter</b>	Independent Living	105,291 square-feet	77 units	N/A
<b>Heritage Oaks</b>	Independent Living	442,530 square-feet	125 units	116
<b>The Oaks</b>	Independent Living	235,760 square-feet	90 units	87
<b>Tabor Oaks</b>	Community Based Residential Facility	60,880 square-feet	60 beds	40
<b>Covenant Oaks</b>	Community Based Residential Facility	50,960 square-feet	40 beds	38
<b>Village Inn</b>	Auditorium and Dining	23,450 square-feet	N/A	N/A
<b>Recreation Center</b> (to be demolished)	N/A	(4,500 square-feet)	N/A	N/A
<b>Totals</b>		1,183,810 square-feet	665	379

<b>Oakwood Village Existing/Proposed Parking Summary</b>			
<b>Type</b>	<b>Total Number of Spaces</b>		<b>Total</b>
	<b>Existing</b>	<b>Proposed</b>	
<b>Surface Lot</b>	310	6	316
<b>Enclosed</b>	417	66	483
<b>Short-Term Bicycle</b>	53	16	140
<b>Long-Term Bicycle</b>		71	

**Number of Employees:** 403; 292 full- and part-time and 111 per diem and on-call

The proposed Age Better development will not add additional employees.

Thank you for considering our proposal. Please do not hesitate to reach out if you have questions.

Respectfully submitted,



Kevin Yeska, PLA  
 Project Consultant/Landscape Architect