

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 4/20/26 11:38 a.m Initial Submittal

Paid _____ 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 lwm hom ntawv los sis lwm 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 Mineral Point Rd, Madison, WI 53705

Title: Oakwood Village Independent Living - University Woods

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

UDC meeting date requested April 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-Crawford
Street address 6411 Mineral Point Road, Suite 200
Telephone 608.230.4252

Company Oakwood Lutheran Senior Ministries
City/State/Zip Madison, WI 53705
Email jan.hamilton-crawford@oakwoodvillage.net

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

Company Eppstein Uhen Architects, Inc. (EUA)
City/State/Zip Milwaukee, WI 53202
Email chrisl@eua.com

Property owner (if not applicant) same as applicant

Street address _____ **City/State/Zip** _____
Telephone _____ **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) ← **not applicable per correspondence with Jessica Vaughn on 04.16.2026**

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 **John P. Guequierre has been made aware of this project and was in attendance for the DAT meeting on 03.19.2026 and the Neighborhood Meeting on 04.13.2026**

- 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 + Tim Parks on 03.10.2026 (planning meeting).
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-Crawford Relationship to property President & CEO, OLSM Inc.

Authorizing signature of property owner  Date 4/20/2026

7. Application Filing Fees ← **not applicable per correspondence with Jessica Vaughn on 04.16.2026**

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



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

April 20, 2026

Ms. Jessica Vaughn
Urban Design Commission Secretary
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Blvd.
Madison, WI 53701-2985

Re: Letter of Intent
UDC Informational Submittal
Oakwood Village – New Independent Living (IL) Building
EUA Project Number: 125988-01

On behalf of Oakwood Village Lutheran Senior Ministries (OLSM), the following is submitted along with plans and application to request an Informational Presentation to the Urban Design Commission (UDC) as a means to seek early feedback and direction before undertaking detailed design efforts.

OLSM is recognized as a leader in senior living that promotes the highest level of independence for a diverse community of older adults. Their mission is simple:

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

To advance this mission, OLSM will be updating their facilities at their Oakwood Village University Woods (OVUW) campus in Madison, Wisconsin. This is one of two non-profit continuing care retirement communities that they own and manage in the Madison area. They are committed to improving the community of Madison.

Project Description

The project is located at **6201 Mineral Point Road** in Madison, Wisconsin. See attached drawings for detail.

Summary of Amendments to the existing Planned Development (PD) General Development Plan (GDP) and Specific Implementation Plan (SIP)

- Reconfiguration of the lot line between Lots 2 and 3 so the entire proposed new Independent Living (IL) facility will be entirely on either Lot 2 or Lot 3 as part of the Planned Development (GDP). OLSM has yet to determine which lot the new IL building will reside on. A Certified Survey Map (CSM) is being developed to accommodate this reconfiguration.
- Demolition of the existing Hebron and Chapel building as part of the Planned Development (GPD).
- Demolition and site restoration of the existing Gallery and Tower as part of the Planned Development (GDP). Gallery and Tower will not be demolished until after the new IL construction is completed. See the project schedule below for details.
- Construction of a new 92 bed Independent Living (IL) facility and site improvements as part of the Specific Implementation Plan (SIP). Construction will occur in the area where the Existing Hebron and Chapel building were removed.
- Demolition and site restoration of the existing Recreation Building as part of the Planned Development (GDP). Site restoration includes the addition of stormwater infrastructure serving construction of the new IL building.

Project Team

The Project team consists of the following:

Provider/Operator:	Oakwood Village – University Woods Leadership Team
Construction Manager:	To be determined
Architect of Record:	Eppstein Uhen Architects, Inc. (EUA)
Structural Engineer of Record:	Spire Engineering, Inc.
MEP Engineering:	RTM Engineering Consultants (providing scope services only)
Civil Engineer of Record:	Mead & Hunt
Landscape Architect:	Damon Farber

Project Details

The proposed IL building and related site improvements will be located on the central east side of the Oakwood Village campus.

The proposed building will include ninety-two (92) life lease apartments with apartment layouts to provide market flexibility and to broaden resident appeal. To accommodate the new IL building, the existing Hebron building and adjacent Chapel will be demolished. The replacement IL building will consist of a four-story, wood-frame residential building situated over a two-story concrete podium. Existing underground connections to the adjacent Covenant Oaks and Tabor Oaks buildings will not be maintained. The project also includes removal of the bridge connection to the south face of Heritage Oaks.

A curated suite of amenities is planned to foster community engagement and enhance resident convenience. These features include a welcoming front porch with package services and informal gathering space, a small fitness room, a grab-and-go café, and a multipurpose meeting room that will temporarily function as chapel space until a new chapel is constructed. Hybrid business-office spaces for resident use may also be incorporated. Parking will be provided at an approximate 1:1 ratio, primarily in an underground structure beneath the residential levels, with additional surface parking stalls in accordance with City of Madison zoning requirements. A new below-grade vehicular and pedestrian connection will be made between the new IL parking structure and existing Heritage Oaks parking structure.

The development includes construction of a new at-grade connection to the east side of the Village Inn. This work will require reconfiguration of the Village Inn receiving areas and associated below-grade modifications at the southwest corner of the Heritage Oaks below-grade parking structure.

Landscape improvements will enhance the building's primary entry sequence, re-envision the west courtyards between the IL building and Tabor Oaks/Covenant Oaks with regraded and terraced outdoor spaces aligned to interior program areas, and will incorporate an intensive green roof over lower-level parking structure to support active outdoor use.

Stormwater infrastructure is being proposed on the northeast corner of the campus, which *may* require demolition of the existing Recreation Center. The final size, configuration and location of a proposed pond has yet to be determined. The goal is to design the pond in such a way so as to avoid removal of existing trees along Mineral Point Road.

Following construction of the new IL building, demolition of the Tower and Gallery is being proposed. The site will be returned to green space with final design of this area to be determined at a later date.

Project Schedule:

- 03.30.2026 – 05.31.2026 Schematic Design Phase
- 06.01.2026 Land Use + UDC Final Approval Submittal
- 06.01.2026 – 08.23.2026 Design Development Phase
- Oct 2026 – Jan 2027 Demolition of existing Hebron and Chapel buildings
- 08.24.2026 – 11.15.2026 Construction Document Phase
- Jan 2027 – Jun 2028 Construction of new IL building
 - Construction start and duration will be validated by selected Construction Manager
- Begin demolition of the existing Gallery and Tower buildings within five years of receiving approval of the PD (GDP/SIP) amendment.

Architectural Design Narrative

The existing campus context is characterized by an aging building stock and a visually incongruous mix of building scales, forms, materials, textures, and colors. Rather than blending in with this, the design deliberately responds to the client's aspiration to embrace change—fostering meaningful connections, attracting younger residents, and offering a distinctly modern independent living experience.

Positioned at the center of this visual discord, the new building is conceived as an elegant counterpoint. Its architecture emphasizes clarity and restraint through simplified massing, consistent geometry, and a refined material palette. This calm, deliberate composition establishes a sense of order and confidence, while thoughtfully breaking down the overall scale of the project and creating a strong visual anchor within the campus.

The upper floors express the interior program with honesty and purpose, maximizing daylight within living spaces and enhancing resident well-being. Increased transparency at the building corners further lightens the overall form, reinforcing openness and visual connection to the surrounding environment.

Bedrooms and ancillary spaces are articulated with smaller punched openings arranged in playful, organic patterns. These moments of variation introduce texture and visual interest, reinforce human scale, and establish subtle connections to nature.

Recessed screened balconies are carefully integrated into the facade, functionally breaking down building mass while adding depth and animation to facades.

At the lowest exposed level, the building is grounded by a predominantly stone or cast stone masonry base. This material provides both durability and tactility, while visually weaving the new construction to the existing campus fabric and reinforcing continuity, permanence, and quality at the pedestrian level.

With clarity of purpose and confidence of expression, this building is designed to stand proudly at the heart of the campus—both physically and symbolically. It represents renewed faith, enduring commitment to current and future generations, and a compelling vision for the next chapter of Oakwood Village.

Campus Unit/Bed Count

Oakwood Village Campus GDP/SIP Building Summary				
Building	Facility Type	Existing Units/Beds	Future Units/Beds	Difference Units/Beds
Hebron Oaks (offline)	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 (not renting)	Independent Living (IL) (proposed demolition)	147 Units	0 Units	-147
Chapel	Spiritual Space (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
New Hebron	Skilled Nursing Facility (SNF)	70 Beds	70 Beds	0
Village Inn	Auditorium + Dining	N/A	N/A	0
Recreation Center	Pickleball Courts (potential demolition)	N/A	N/A	0
New IL Building	Independent Living (IL)	0 Units	92 Units	+92
TOTAL CAMPUS		608	553	-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.

Campus Resident Count

Oakwood Village Campus GDP/SIP Building Summary				
Building	Facility Type	Existing Residents	Future Residents	Difference Residents
Hebron Oaks (offline)	Skilled Nursing Facility (SNF) (proposed demolition)	0	0	0
Gallery (offline)	Independent Living (IL) (proposed demolition)	0	0	0
Tower (not renting)	Independent Living (IL) (proposed demolition)	10	0	-10
Chapel	Spiritual Space (proposed demolition)	0	0	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
New Hebron	Skilled Nursing Facility (SNF)	45	45	0
Village Inn	Auditorium + Dining	N/A	N/A	0
Recreation Center	Pickleball Courts (potential demolition)	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).

Proposed Project Parking Counts

The following is the redevelopment impact on parking counts (there will be no change to the parking counts on the remainder of the campus as part of this project).

Type of Parking	Location	Existing Stall Qty	New Stall Qty	Difference Stall Qty
Covered	New IL Building (lower level)	0	88 Standard 4 Accessible	+88 Standard +4 Accessible
Surface	Covenant Oaks New IL Building	209 Standard 9 Accessible	202 Standard 9 Accessible	-7 Standard 0 Accessible
TOTAL CAMPUS		209 Standard 9 Accessible	290 Standard 13 Accessible	+81 Standard +4 Accessible

- Final bike stall quantities have yet to be solidified or located.
- A campus-wide parking matrix will be provided to validate total parking counts as they relate to City of Madison zoning.

Stormwater

The existing site has had historic drainage problems. A Redevelopment Stormwater Management Plan (SWMP) is being developed for this project. A SWMP is being developed to accommodate the construction of the new IL building and any adjacent areas being disturbed. See sheet C220. A SWMP is not being developed for the area where the Tower and Gallery buildings are being demolished.

A pumping plan will be provided to accommodate the proposed underground parking structure.

Sanitary

A full utility plan will be provided in the final UDC approval submittal. Sewer Plug Permit will be as will remittance of MMSD fees due.

Mapping

The existing CSM being amended to move the lot line described above and will address easements tied to fire code requirements, MG&E items and title work and will address stormwater maintenance responsibilities. Note that the CSM will still be in development and will not be included as part of the final UDC Approval submittal. It is understood that the CSM will required to be submitted prior to gaining final approval.

Traffic Engineering

All parking will be designed via the City of Madison's Code of Ordinances, section 10.08. In order to alleviate concerns with capacities at the traffic signal on Mineral Point Road, a net resident unit breakdown will be provided.

There are no plans to extend Genomic Drive north to Mineral Point Road as part of this project.

Electrical service for e-bike charging is being considered for this project.

Parking

A Transportation Demand Management (TDM) Plan will be submitted as part of this project. The plan will include the total amount of dwelling units and parking stalls within the entire Oakwood Village campus.

Fire Department

While not included in the UDC Informational Submittal, a fire access plan is currently in development for the UDC Final Approval submittal. This fire access plan will include the following information:

- Validation that existing and new lower level parking structures can support 85,000 pound ladder truck (75psi point load).
- Sixteen-foot clearance is being provided overhead along the entire fire truck vehicular route.
- Fire lane inside turning radii confirmation.
- Fire hose overlay and hydrant diagram.
- Aerial access diagram.

Parks

Design team will include the net increase in unit count to determine required park impact fees.

Forestry

An existing tree survey is currently underway on the northeast corner of the University Woods campus where a stormwater pond is being proposed and within the vicinity where new construction is being proposed for the new IL building. This will be provided as part of the UDC Final Approval submittal. Protection designation will be shown for all existing trees that may be impacted by construction activities.

Rapid Transit

Oakwood Village University Woods is located in a Transit-Oriented Development (TOD) overlay zone. Newly constructed buildings within the TOD overlay zone are required to be within twenty feet of the primary street (e.g., Mineral Point Road). The distance between the proposed IL building and the primary street will exceed these requirements. As such, being in a Planned Development (PD), this project will be formally asking for an exception to this requirement – reasoning as to why moving the new IL building closer to the primary street would not work with the overall campus plan.

Sheet A004 shows the path between the existing bus stop and proposed IL building. This project intends to provide improvements to this pedestrian corridor to foster an accessible, enjoyable walking experience to encourage active adults to utilize the Bus Rapid Transit (BRT) system. Updates to railings, paving and landscaping along this corridor will be conveyed in the final approval submittal.

Sustainability

Sustainability goals are being actively pursued as part of this project. Specific environmental accreditation is not being pursued as part of this project. Focus on Energy design assistance and other sustainable elements are being considered.

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



INDEX

A001	LOCATION MAP AND CONTEXT
A002	AERIAL
A003	AERIAL WITH PROPOSED DEMOLITION
A004	TRANSIT ORIENTED DESIGN PLAN
C010	EXISTING SITE PLAN WITH PROPOSED DEMOLITION
C100	SITE PLAN
C200	STORMWATER PLAN
A100	LOWER LEVEL PLAN
A101	GROUND FLOOR PLAN
A102	TYPICAL UPPER LEVEL PLAN
A200	ELEVATIONS
A300	EXTERIOR MASSING IMAGES
A400	SITE PHOTOS



OAKWOOD VILLAGE

UNIVERSITY WOODS

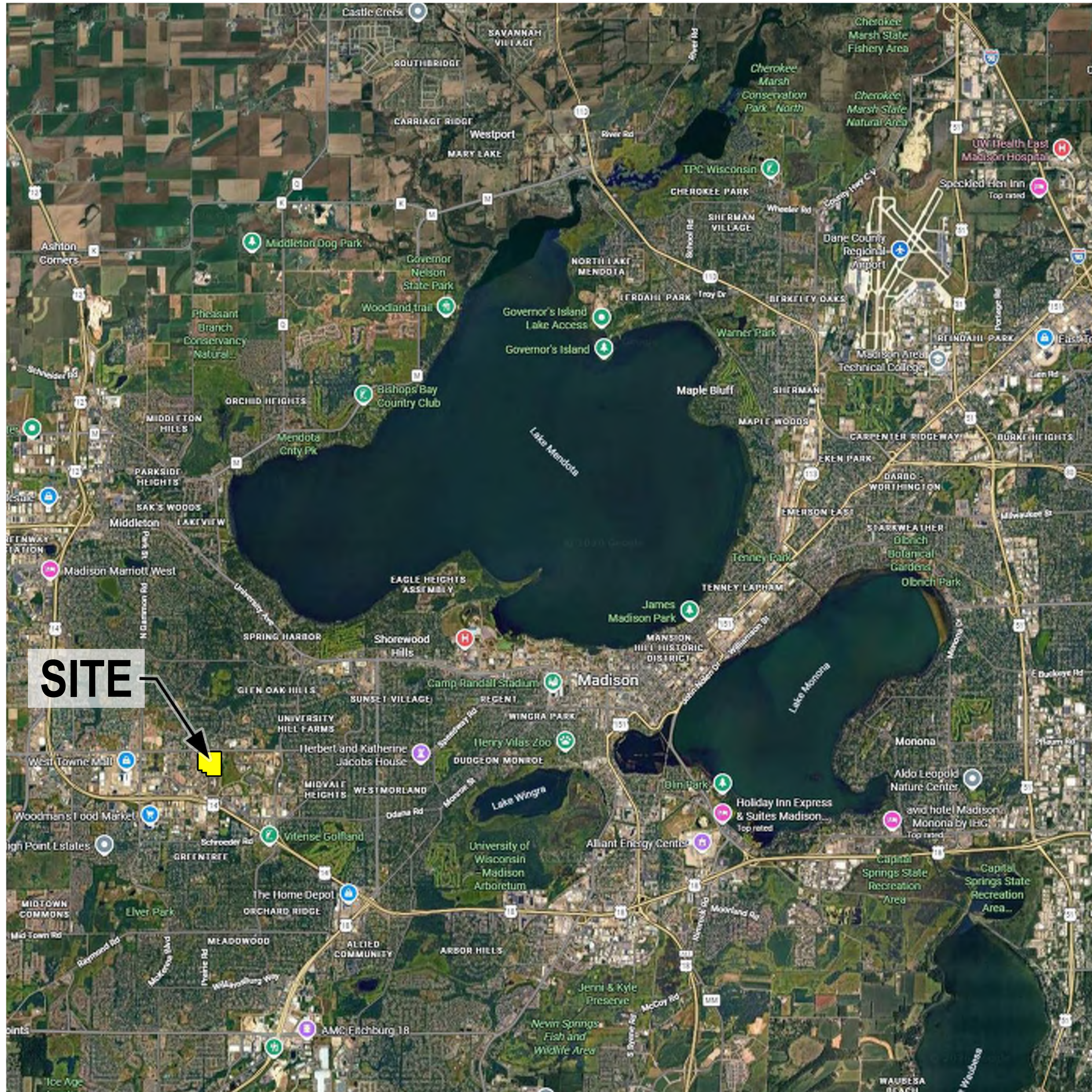
**INDEPENDENT LIVING
MADISON, WISCONSIN**



UDC INFORMATIONAL SUBMITTAL

4/20/2026

PROJECT NUMBER: 125988-01



REGIONAL MAP



LOCAL MAP



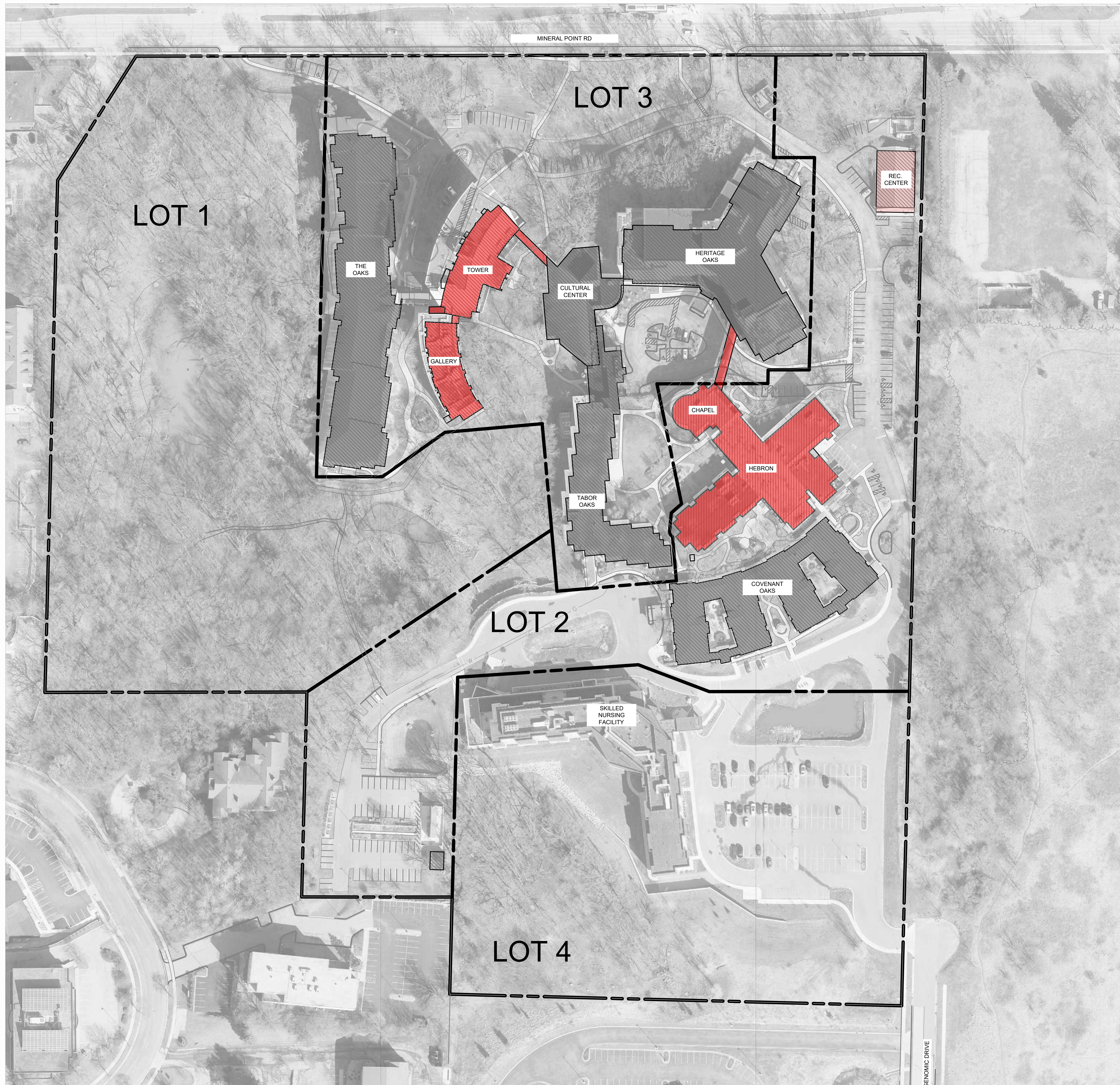




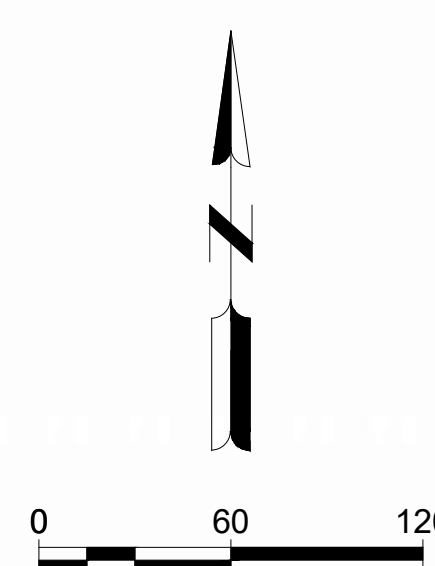
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■ BUILDING MAY NEED TO BE RAZED



100 ft



■ BUILDING TO BE RAZED
■ BUILDING MAY NEED TO BE RAZED

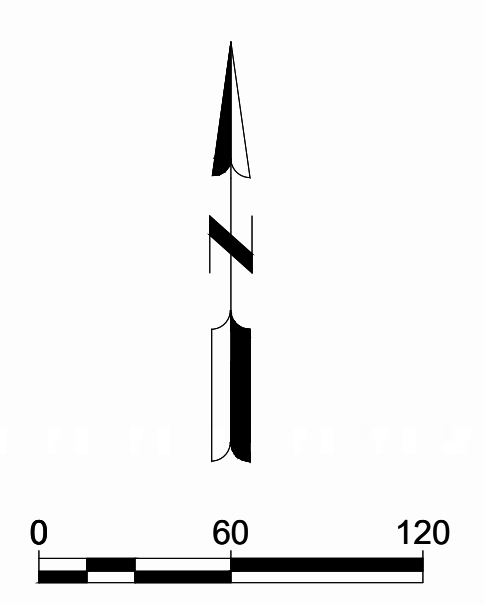


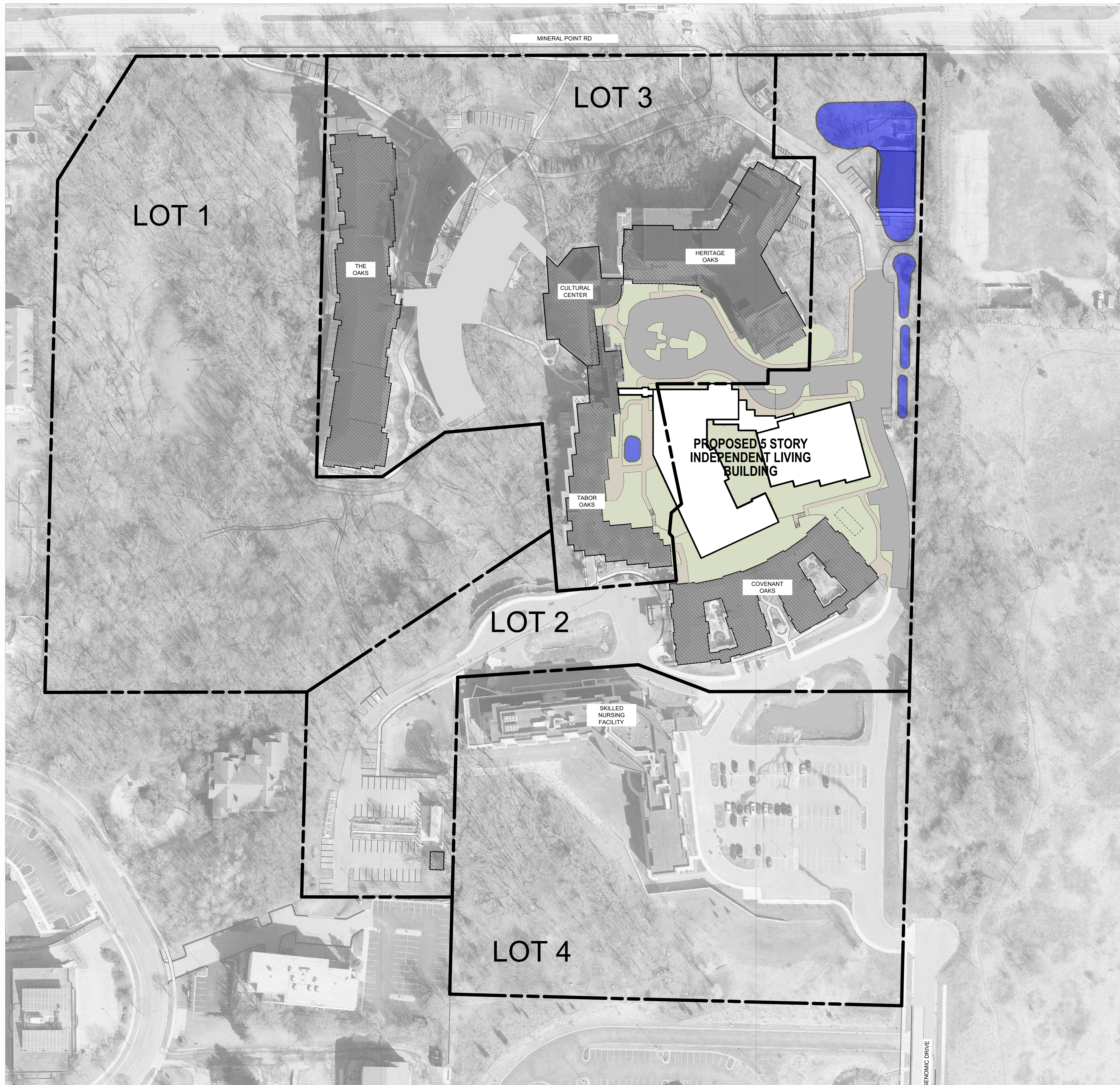
EXISTING SITE PLAN WITH PROPOSED DEMOLITION



PROPERTY LINE SHIFT BETWEEN LOT 2 AND 3:

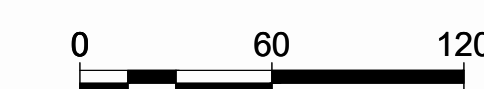
- OPTION 1
- OPTION 2





PROPERTY LINE SHIFT BETWEEN LOT 2 AND 3:

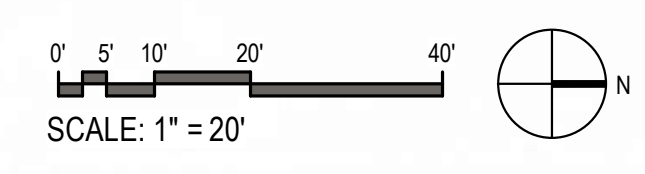
PROPOSED STORMWATER BIORETENTION





PROGRAM LEGEND

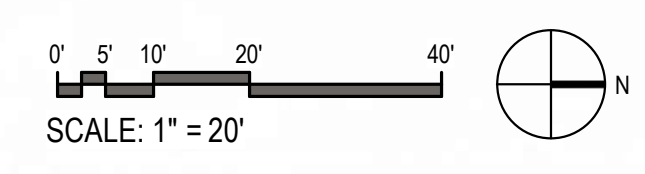
- AMENITY
- BUILDING SERVICE
- CIRCULATION
- PARKING
- VERTICAL CIRCULATION





PROGRAM LEGEND

- 1 BR + D
- 2 BR + D
- 3 BR
- AMENITY
- BUILDING SERVICE
- CIRCULATION
- ENTRY EXPERIENCE
- FITNESS
- MEETING
- SPIRITUAL
- SUPPORT
- VERTICAL CIRCULATION

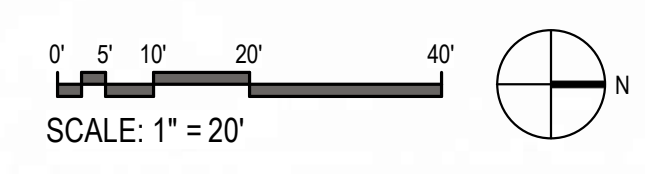


GROUND FLOOR PLAN

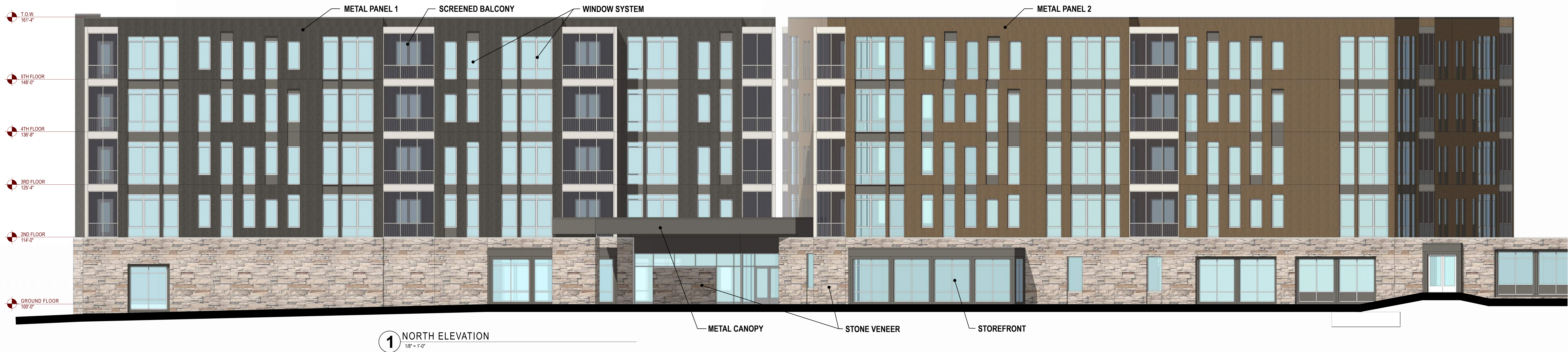


PROGRAM LEGEND

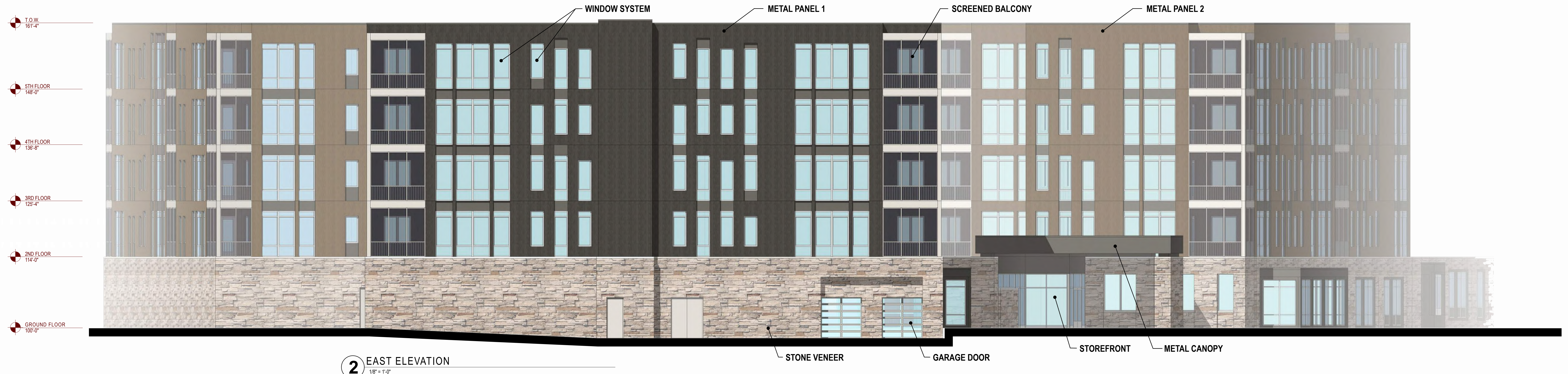
- 1 BR + D
- 2 BR
- 2 BR + D
- 3 BR
- AMENITY
- BUILDING SERVICE
- CIRCULATION
- SUPPORT
- VERTICAL CIRCULATION



TYPICAL UPPER LEVEL PLAN



1 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

0' 2' 4' 8' 16'
SCALE: 1/8" = 1'-0"





EXTERIOR IMAGES

