

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: _____	Action Requested
UDC MEETING DATE: _____	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 5833 American Parkway

ALDERMANIC DISTRICT: 17

OWNER/DEVELOPER (Partners and/or Principals) Oakwood Village ARCHITECT/DESIGNER/OR AGENT: Jerry Bourquin

_____ Dimension IV - Madison, LLC

CONTACT PERSON: Jerry Bourquin Dimension IV - Madison, LLC

Address: 313 W. Beltline Hwy., Suite 161
Madison WI 53713

Phone: 608-229-4444, ext. 18

Fax: 608-229-4445

E-mail address: jbouquin@dimensionivmadison.com

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other Minor Alteration Informational

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

DIMENSION IV-MADISON

Architecture, Engineering and Interior Design

313 West Beltline Hwy., Suite 161 Madison, WI 53713 Phone (608) 229-4444



OAKWOOD VILLAGE EAST RETIREMENT COMMUNITY PROPOSED NEW BUILDING, ADDITIONS & RENOVATIONS 5565 TANCHO ROAD, MADISON, WISCONSIN

REVISIONS TO ORIGINAL GDP/SIP

General Contractor: J.H. Findorff & Son Inc.,
Madison, WI

Civil Engineers and Surveyors: Mead & Hunt, Inc.,
Madison, WI

Landscape Architect: Ken Saiki Design Inc.,
Madison, WI

CODE DATA

NEW INDEPENDENT LIVING APARTMENT BUILDING
OCCUPANCY: R2, RESIDENTIAL
S2, PARKING GARAGE

CONSTRUCTION TYPE: VA, RESIDENTIAL
IA, PARKING GARAGE
STORIES: 4 RESIDENTIAL STORIES
1 BASEMENT PARKING LEVEL

BUILDING AREA:
PARKING LEVEL 1 45,010 GSF
FIRST FLOOR 53,115 GSF
SECOND FLOOR 43,815 GSF
THIRD FLOOR 43,815 GSF
FOURTH FLOOR 37,815 GSF

NEW RESIDENT ASSEMBLY ACTIVITY AREA
OCCUPANCY: A3
CONSTRUCTION TYPE: VB
STORIES: 1

BUILDING AREA:
FIRST FLOOR 11,785 GSF

NEW SKILLED NURSING BUILDING
OCCUPANCY: I2
CONSTRUCTION TYPE: VA
STORIES: 1

BUILDING AREA:
FIRST FLOOR 12,810 GSF
SECOND FLOOR 12,450 GSF

OUTPATIENT AND REHABILITATION ADDITION
OCCUPANCY: B, BUSINESS
CONSTRUCTION TYPE: VA
STORIES: 1

BUILDING AREA:
FIRST FLOOR 3,550 GSF

PARKING	STALLS	ACCESSIBLE PROVIDED	ACCESSIBLE REQUIRED
GRADE	173	9	5
PARKING LEVEL 1	96	5	5

475 CAMPUS PARKING TOTAL

LIST OF DRAWINGS

LANDSCAPING:

EL1.0 OVERALL LANDSCAPE PLAN
EL1.1 NORTH LANDSCAPE PLAN
EL1.2 SOUTH LANDSCAPE PLAN
EL2.0 PLANT LIST

SITE:

EC1.0 OVERALL SITE PLAN
EC1.1 NORTHWEST SITE PLAN
EC1.2 CENTRAL SITE PLAN
EC1.3 SOUTH SITE PLAN
EC1.4 NORTHEAST SITE PLAN
EC2.0 NORTHWEST GRADING PLAN
EC2.1 CENTRAL GRADING PLAN
EC2.2 SOUTH GRADING PLAN
EC2.3 NORTHEAST GRADING PLAN
EC2.4 EROSION CONTROL PLAN
EC3.0 OVERALL UTILITY PLAN
EC3.1 NORTH UTILITY PLAN
EC3.2 CENTRAL UTILITY PLAN
EC3.3 SOUTH UTILITY PLAN
EC4.0 SITE DETAILS
EC4.1 SITE DETAILS
EC4.2 EROSION CONTROL DETAILS
EC4.3 SANITARY SEWER DETAILS
EC4.4 STORM SEWER DETAILS
EC4.5 WATERMAIN DETAILS
EC4.6 POND OUTLET & INFILTRATION TRENCH DETAILS

ARCHITECTURAL:

NEW INDEPENDENT LIVING APARTMENT BUILDING

EA2.0 BASEMENT FLOOR PLAN
EA2.1 FIRST FLOOR PLAN
EA2.2 SECOND FLOOR PLAN
EA2.3 THIRD FLOOR PLAN
EA2.4 FOURTH FLOOR PLAN
EA2.5 ELEVATIONS
EA2.6 ELEVATIONS

NEW SKILLED NURSING BUILDING

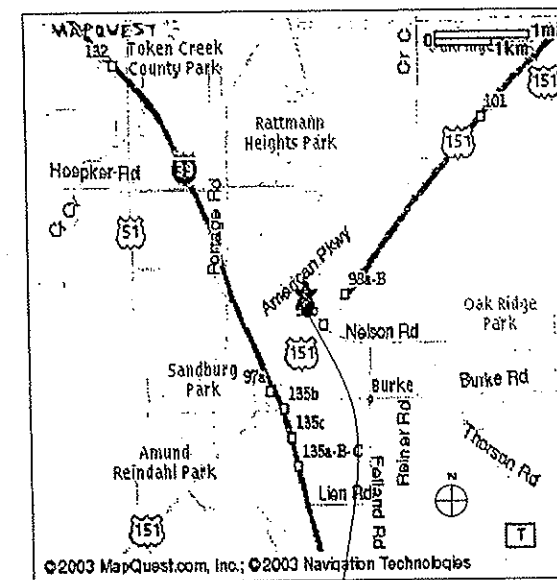
EA3.1 FLOOR PLANS
EA3.2 ELEVATIONS

OUTPATIENT AND REHABILITATION ADDITION

EA4.1 FLOOR PLANS AND ELEVATIONS

SITE LIGHTING

EE1.0 SITE LIGHTING PLAN



PROJECT SITE

I.D. # 46
2-25-05
Original

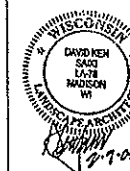
FINAL APPROVAL SET

DATE: FEBRUARY 24, 2005

**DIMENSION 1,
MADISON**

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Engineering
Interior Design

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DAVID KEN SISK
LANDSCAPE ARCHITECT
313 S. PATTERSON
E. 12119 LIC
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www.dimension1.com

**OAKWOOD VILLAGE
EAST CAMPUS**

**REVISED GDP/SIP
PLAN COMMISSION
SUBMITTAL**

5565 Tancho Drive
Madison, WI 53718

**① SKILLED NURSING
COURTYARD**

- SEATING IN SHADE
- ORNAMENTAL LIGHTS
- MULTI-SEASONAL PLANTING
- FLOWER BOXES AT WINDOWS
- RAISED PLANTERS FOR RESIDENTS

② DEMENTIA GARDEN EAST

- FOUNTAIN
- PRIVACY SCREENING WITH VINES ON TRELLIS
- FLOWER BOXES AT WINDOWS

③ DEMENTIA GARDEN WEST

- FOUNTAIN
- PATH WITH SEATING
- LOW GARDEN LIGHTS
- SHADE GARDENING FOR RESIDENTS
- PRIVACY SCREENING WITH VINES ON TRELLIS

④ ISLAND AT PARKING LOT

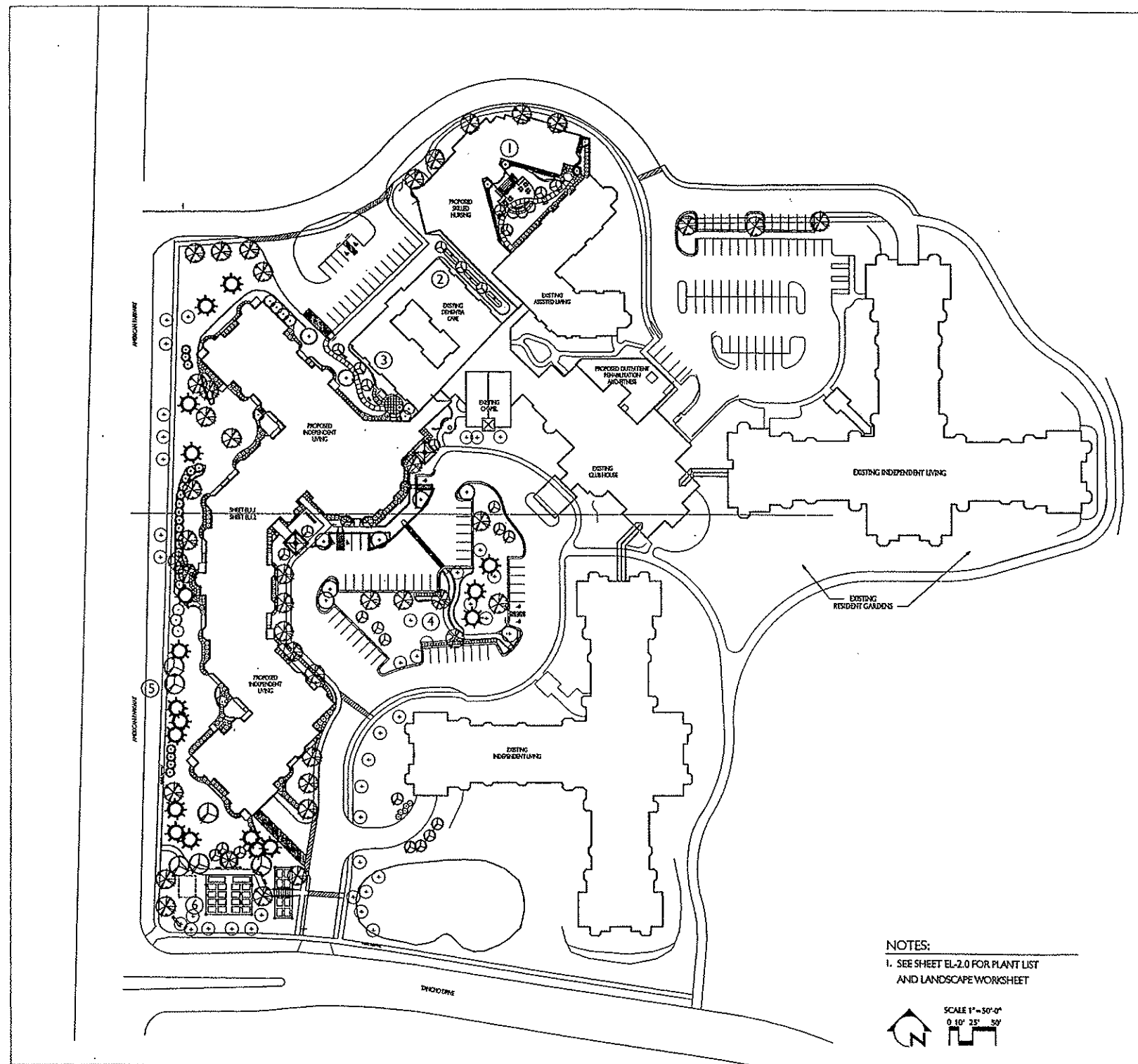
- ADD ACCESSIBLE WALKWAY
- ADD EVERGREEN AND ORNAMENTAL TREES
- ADD DRIFTS OF PERENNIALS AND ORNAMENTAL SHRUBS
- OPPORTUNITY FOR RESIDENT PLANTING AREAS

⑤ STREET PLANTING

- MULTI-LAYERED SCREENING, INCLUDING: EVERGREEN TREES, ORNAMENTAL TREES, SHADE TREES, LARGE AND MEDIUM SHRUBS

⑥ RESIDENT GARDENS

- VEGETABLE/FLOWER GARDENS
- RAISED PLANTERS
- GAZEBO
- ENTRANCE SIGN
- ORNAMENTAL LIGHTS
- ORNAMENTAL FENCE



NOTES:

1. SEE SHEET EL-2.0 FOR PLANT LIST AND LANDSCAPE WORKSHEET



DATE OF ISSUE:	05/28/03
REVISIONS:	
UPDATES:	12/22/04
	2/09/05
PROJECT #:	02001

**OVERALL
LANDSCAPE PLAN**

EL1.0

DIMENSION IV
MADISON

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Engineering
Interior Design

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phone (608) 228-4444 fax (608) 228-4445



**OAKWOOD VILLAGE
EAST CAMPUS**

**REVISED GDP/SIP
PLAN COMMISSION
SUBMITTAL**

5565 Tancho Drive
Madison, WI 53718

LEGEND

- EXISTING TREE TO REMAIN
- ANNUAL, PERENNIAL OR GROUND COVER PLANTING BED

NOTES:

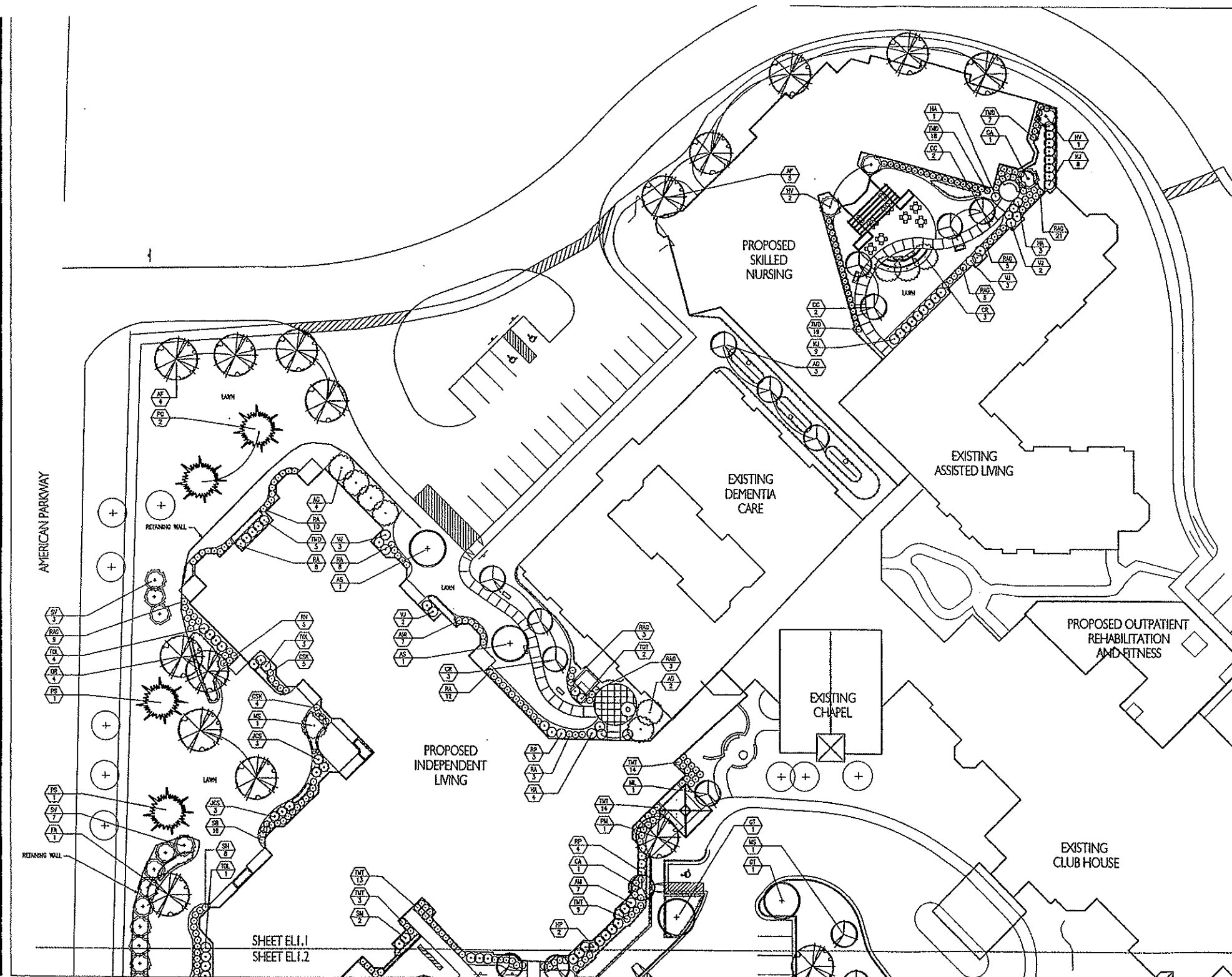
1. SEE SHEET EL-2.0 FOR PLANT LIST AND LANDSCAPE WORKSHEET

SCALE 1" = 20'-0"
0 3' 10' 20'

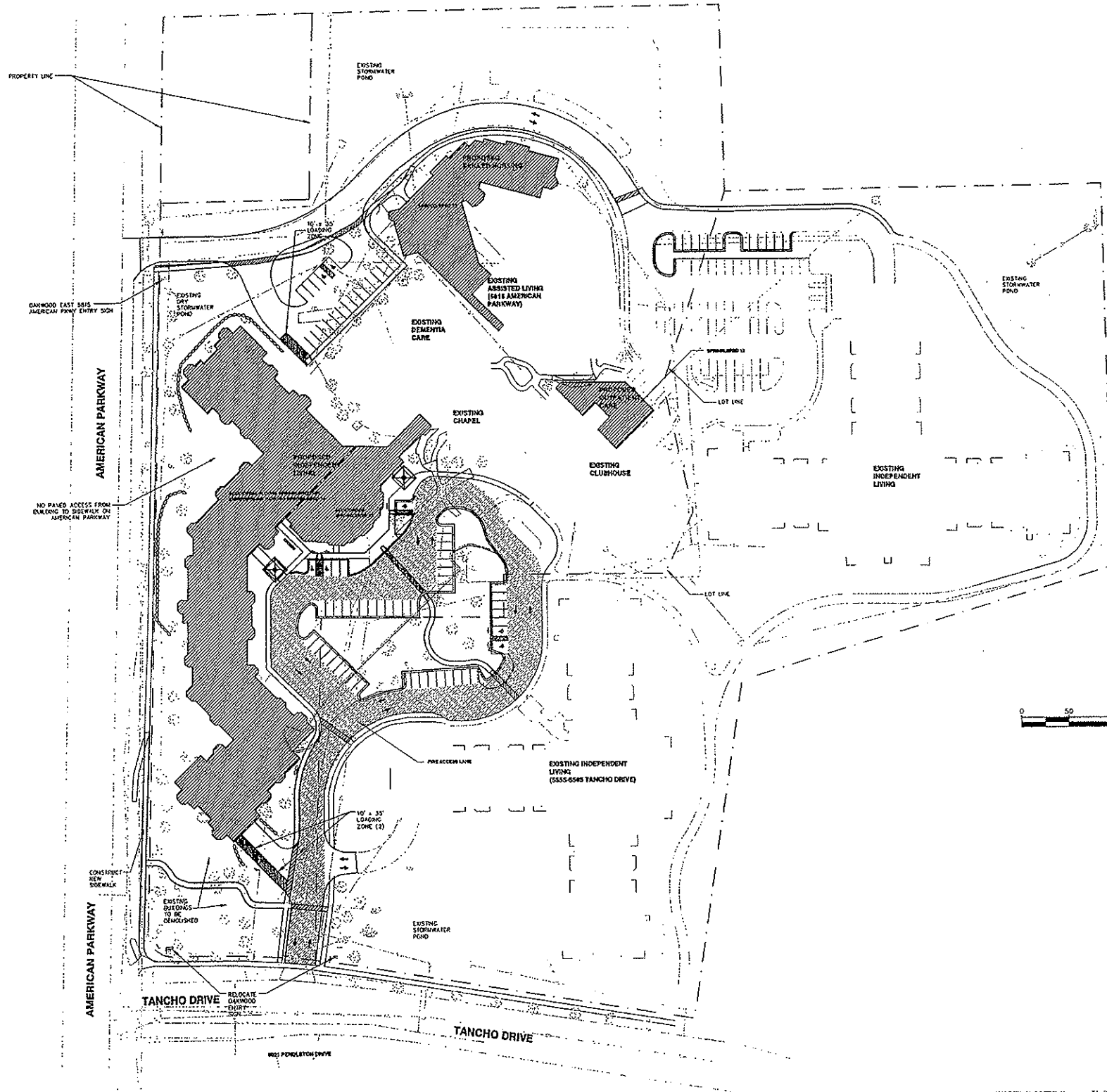
DATE OF ISSUE:	08/28/03
REVISIONS:	
UPDATES	12/22/04
	2/09/05
PROJECT #:	0201

**NORTH
LANDSCAPE PLAN**

EL1.1



SHEET EL1.1
SHEET EL1.2



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OAKWOOD VILLAGE EAST CAMPUS

REVISED GDP/SIP PLAN COMMISSION SUBMITTAL

5565 Tancho Drive
Madison, WI 53718

DATE OF ISSUE: 05/28/03

REVISIONS:	
UPDATES	12/29/04
	1/27/05
	2/18/05

PROJECT #: 02001

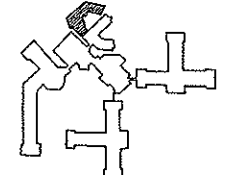
OVERALL SITE PLAN

EC1.0

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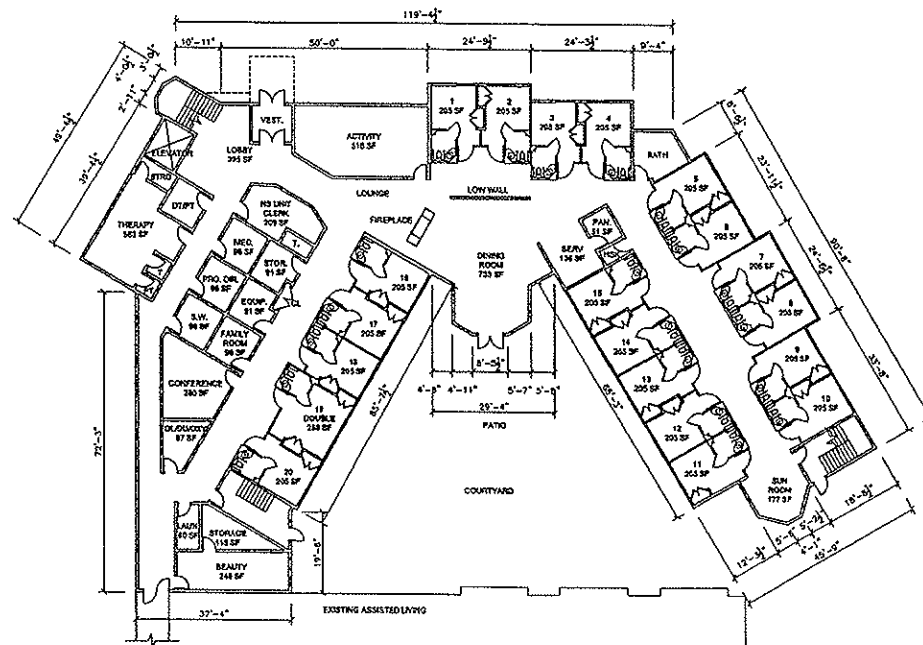


KEY PLAN

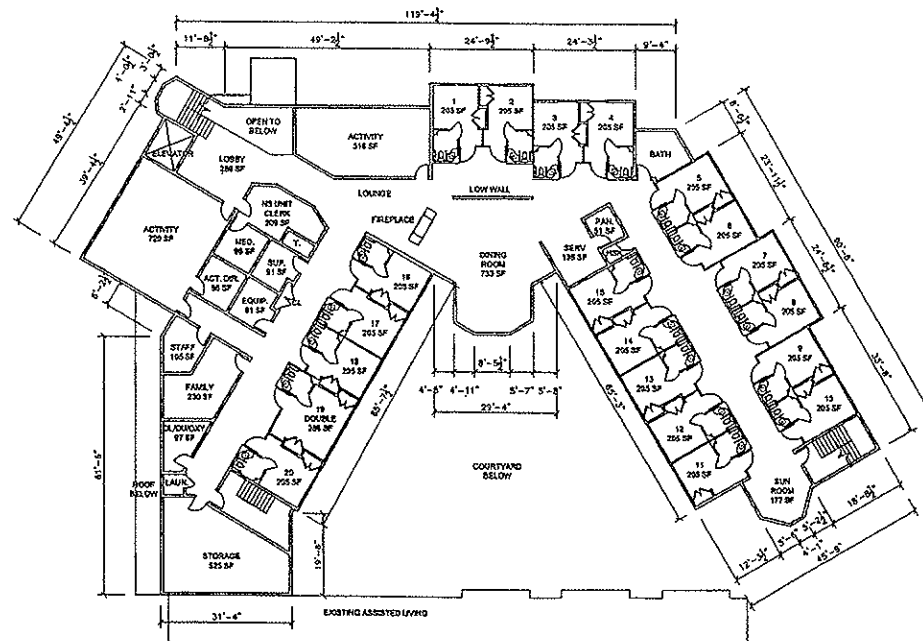
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EAST CAMPUS**

**REVISED GDP/SIP
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SUBMITTAL**

5565 Tancho Drive
Madison, WI 53718



1 SKILLED NURSING FIRST FLOOR PLAN
SCALE:



2 SKILLED NURSING SECOND FLOOR PLAN
SCALE:



DATE OF ISSUE:	02/24/05
REVISIONS:	
UDC SUBMITTAL	07.18.03
UDC SUBMITTAL	08.13.03
UDC SUBMITTAL	09.24.03
FINAL APPROVAL	02.24.05
PROJECT #:	02001

**SKILLED NURSING
FLOOR PLANS**

EA3.1

**DIMENSION IV
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CONSULTANTS:



**OAKWOOD VILLAGE
EAST
CAMPUS**

5565 TANCHO
DRIVE
MADISON, WI 53718

GENERAL NOTES

1. LANDSCAPE CONTRACTOR SHALL RESTORE ALL EXISTING LAWN AND LANDSCAPING THAT HAS BEEN DISTURBED BY CONSTRUCTION ACTIVITIES TO ORIGINAL CONDITION.
2. ALL PLANT BEDS ARE TO BE MULCHED WITH AVE. THICKNESS 3" OF SHREDDED CYPRESS MULCH WITH NO LANDSCAPE FABRIC. EXCEPTIONS ARE NOTED ON THE PLAN. PREEMERGENT HERBICIDE SHALL BE APPLIED PRIOR TO MULCHING.
3. ALL PLANT BEDS SHALL BE DEEP TILLED TO A DEPTH OF 18" TO ALLEVIATE COMPACTION FROM CONSTRUCTION EQUIPMENT. 3" OF CERTIFIED COMPOST SHALL BE FILLED INTO THE TOP 6" OF PLANTING BED.
4. SEE SHEET L1.1 FOR TYPICAL PLANTING DETAILS.
5. SEE SHEET L2.3 FOR PLANT LIST.
6. SEE UTILITY PLAN EC3.1 FOR LOCATIONS OF PROPOSED UTILITIES.

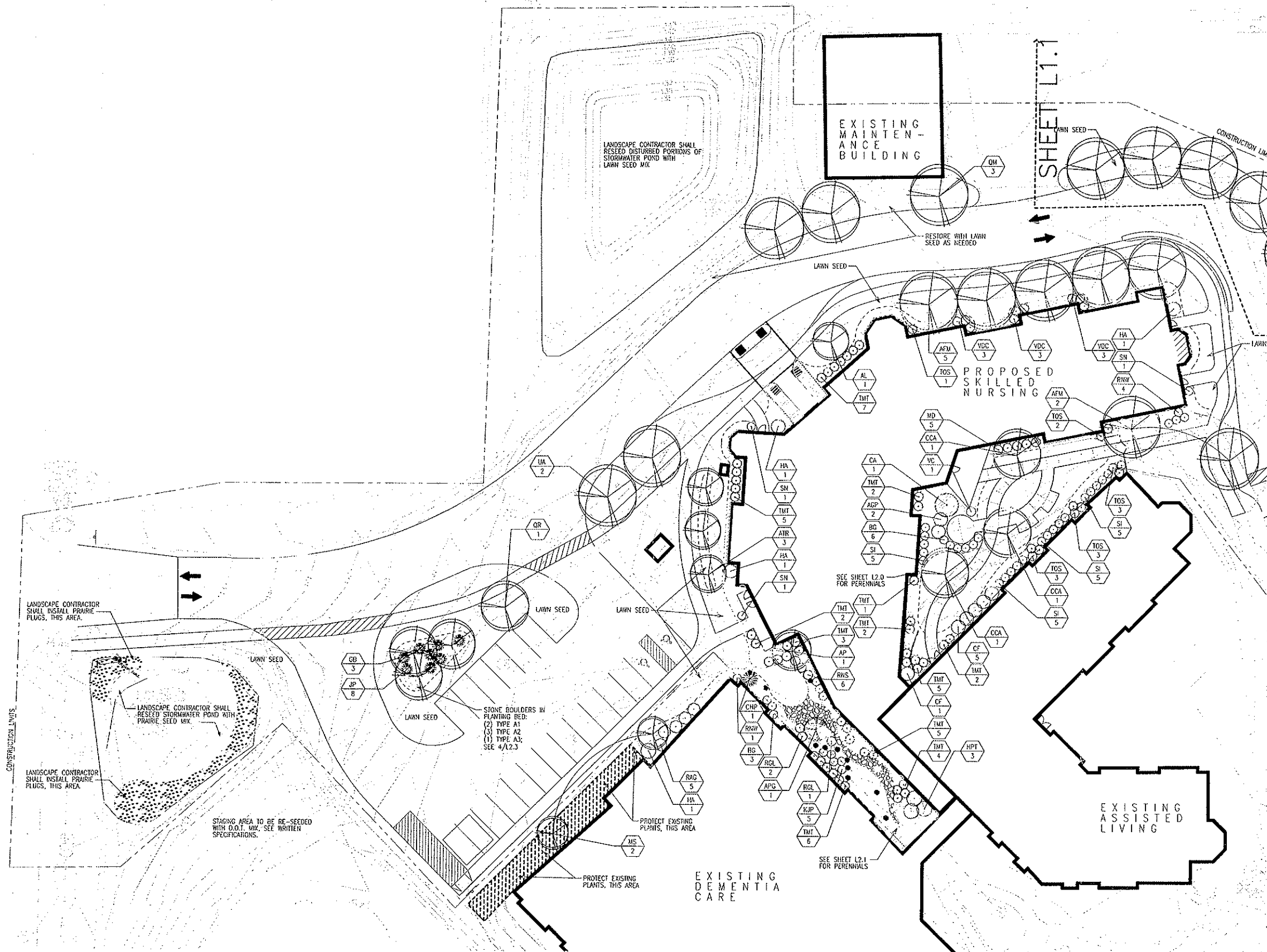
DATE OF ISSUE: 12/29/06

ADDENDUM 2

REVISIONS:

PROJECT # 03034

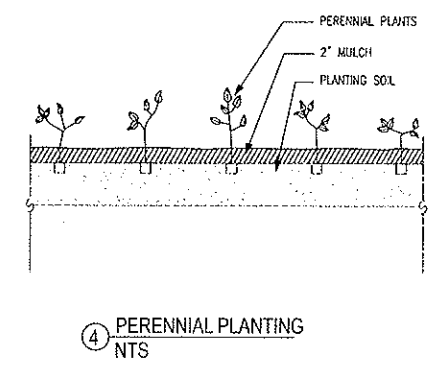
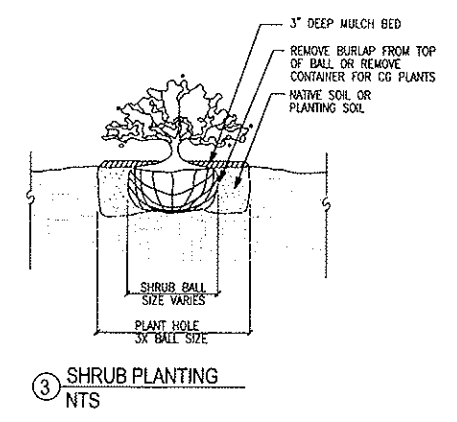
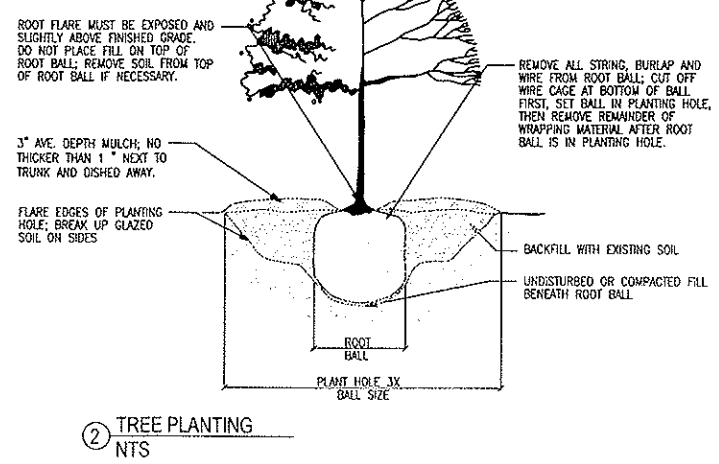
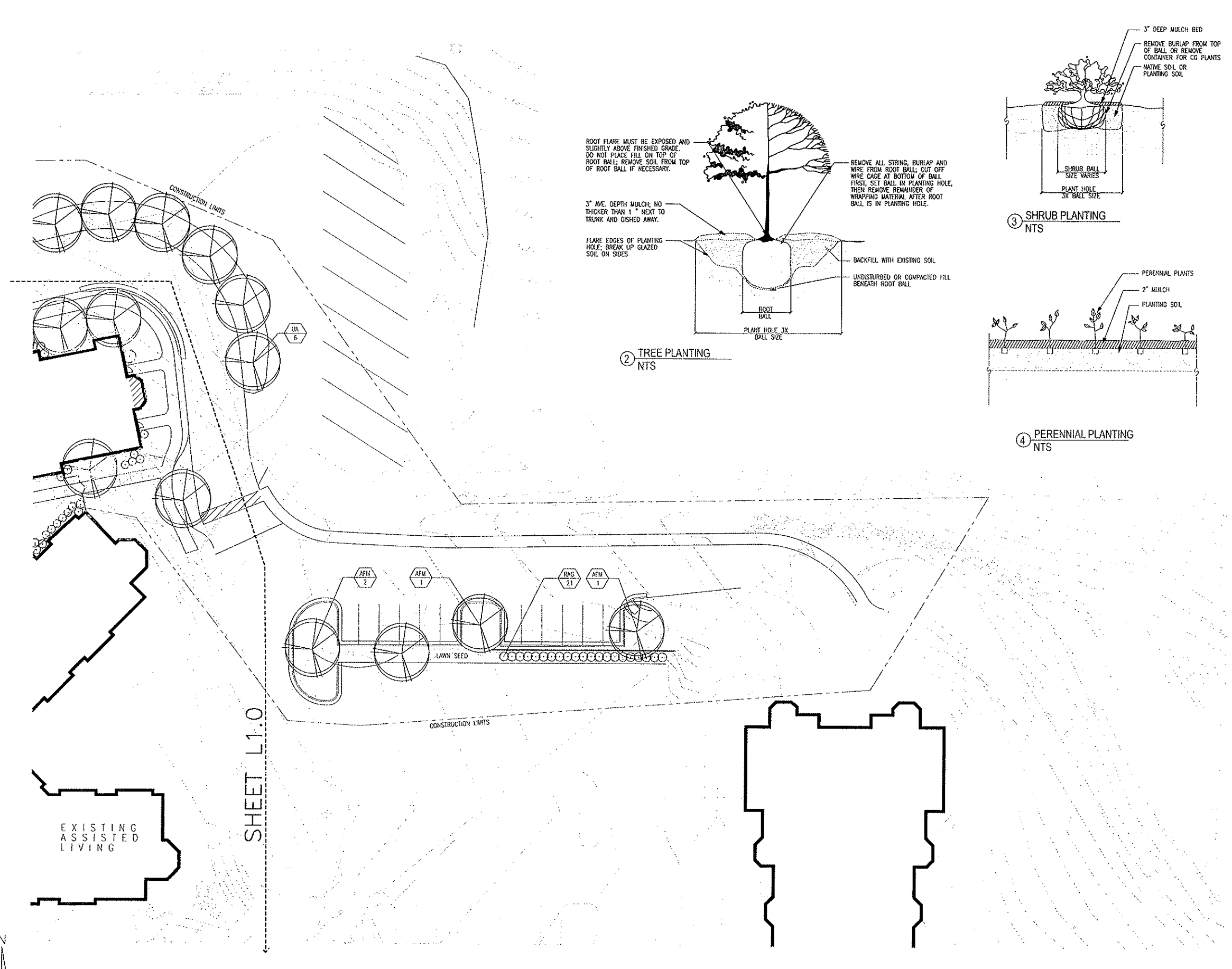
**NORTHWEST
PLANTING PLAN**



1 NORTHWEST PLANTING PLAN
1"=20'

--- SHOVEL CUT EDGE
--- ALUMINUM EDGE

L1.0



1 NORTH EAST PLANTING PLAN
1"=20'

--- SHOVEL CUT EDGE
- - - ALUMINUM EDGE

**DIMENSION IV
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CONSULTANTS:



**OAKWOOD VILLAGE
EAST
CAMPUS**

5565 TANCHO
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MADISON, WI 53718

GENERAL NOTES

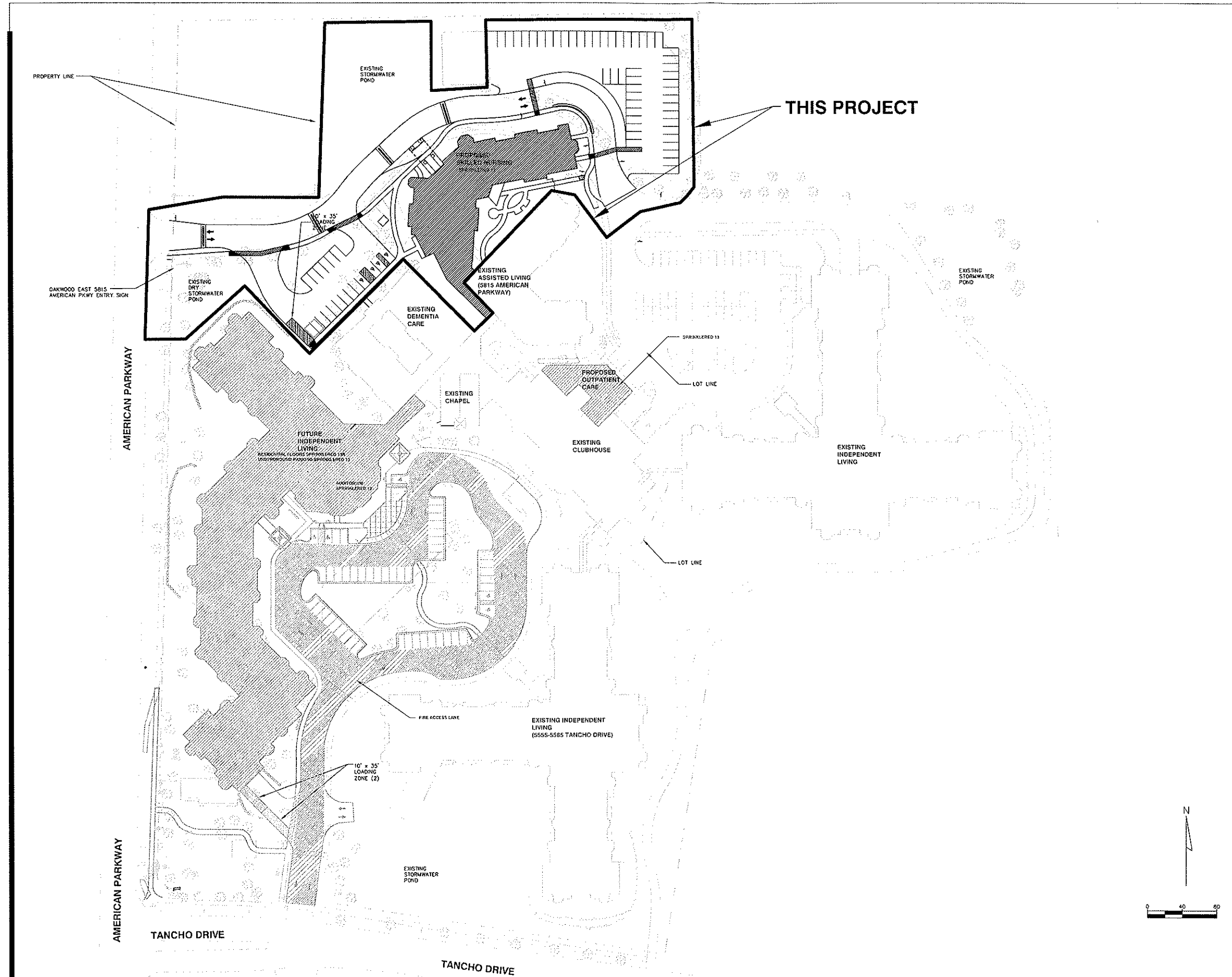
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4. SEE SHEET L1.1 FOR TYPICAL PLANTING DETAILS
5. SEE SHEET L2.3 FOR PLANT LIST
6. SEE UTILITY PLAN EC3.1 FOR LOCATIONS OF PROPOSED UTILITIES

DATE OF ISSUE: 12/29/06
ADDENDUM 2

REVISIONS:

PROJECT # 03034

**NORTHEAST
PLANTING PLAN**



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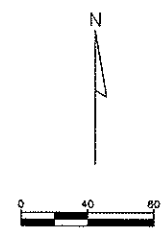
**OAKWOOD VILLAGE
EAST CAMPUS**

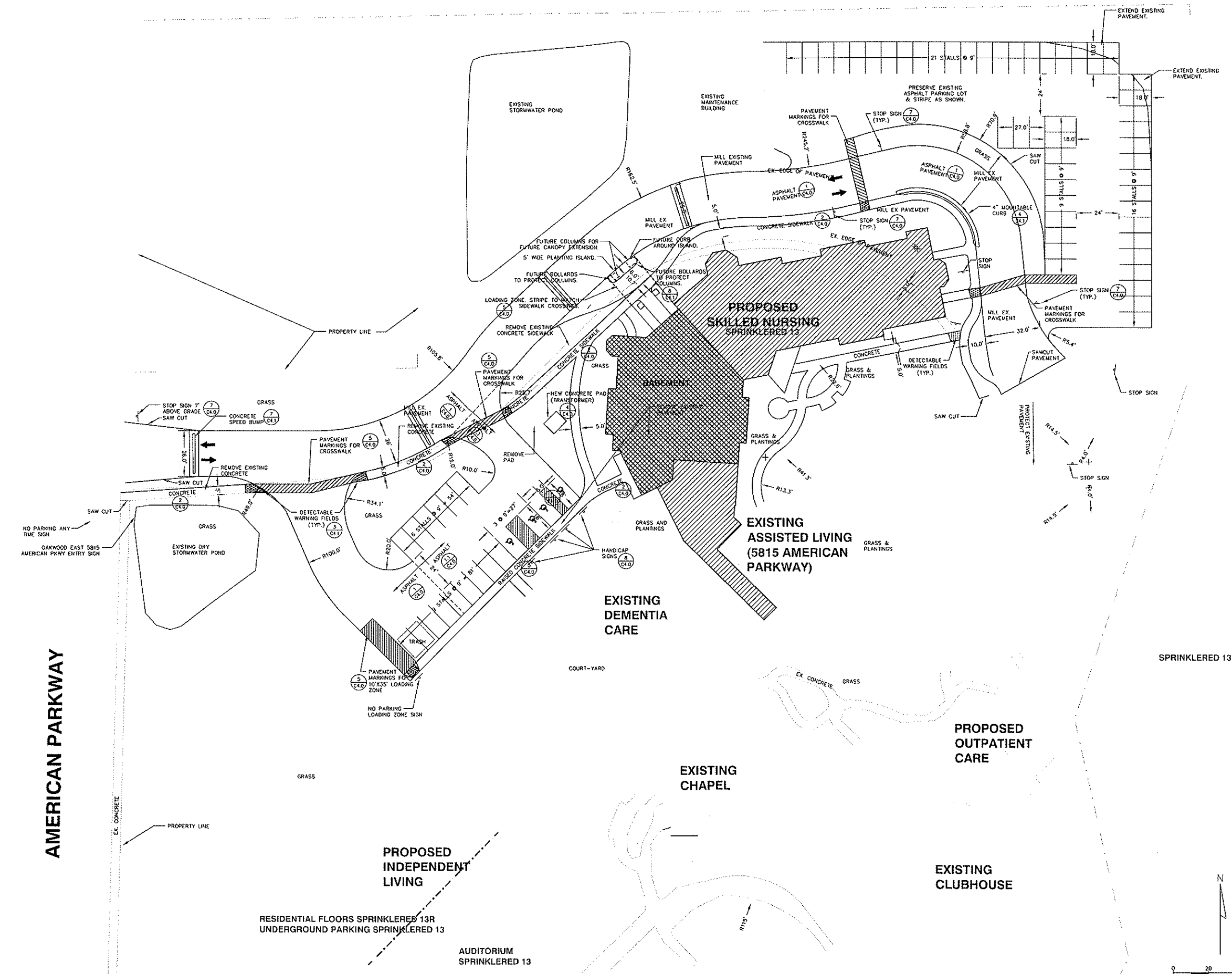
5833 American Parkway
Madison, WI 53718

DATE OF ISSUE:	12/12/06
REVISIONS:	
UPDATES:	
N. SW. EX. PARKING LOT STRIPING:	4/23/07
PROJECT #:	02001

OVERALL SITE PLAN

EC1.0





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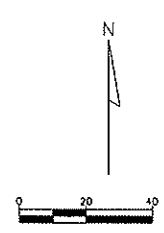
**OAKWOOD VILLAGE
EAST CAMPUS**

5833 American Parkway
 Madison, WI 53718

DATE OF ISSUE:	12/12/05
REVISIONS:	
UPDATES:	
N. SW. EX. PARKING LOT STRIPING	4/23/07
SIGNAGE, SIDEWALK RAMP UPDATES	5/14/07
PROJECT #:	02001

**NORTHWEST
SITE PLAN**

EC1.1



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Fax: 608-273-6391
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**OAKWOOD VILLAGE
EAST CAMPUS**

5833 American Parkway
Madison, WI 53718

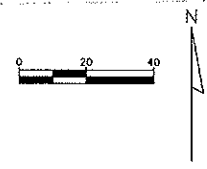
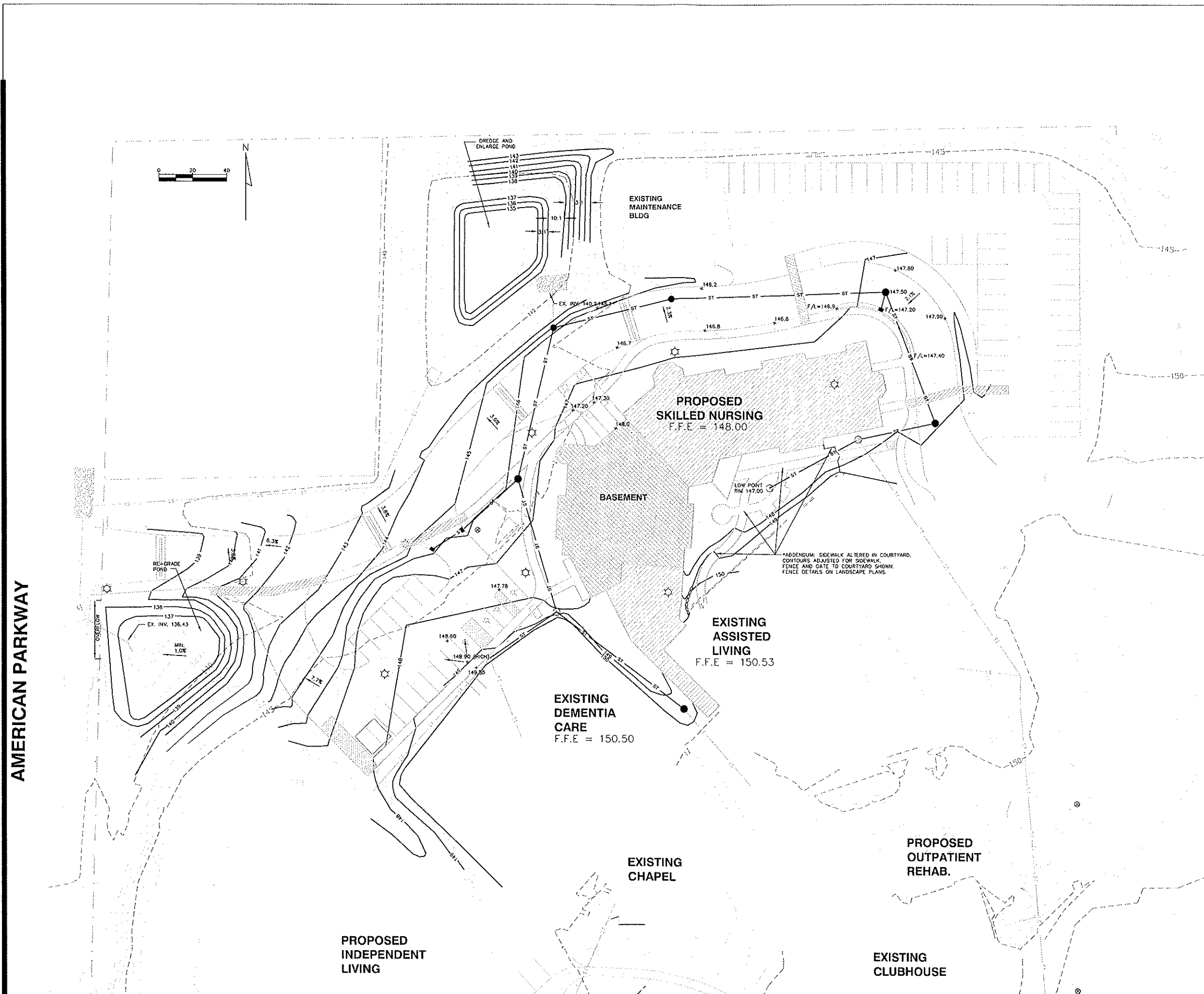
DATE OF ISSUE: 12/12/05

REVISIONS:	
UPDATES:	
CONTOURS AND DRIVE ALIGNMENT	3/29/07
N, SW, EX. PARKING LOT STRIPING	4/23/07

PROJECT #: 02001

NORTHWEST
GRADING PLAN

EC2.0



AMERICAN PARKWAY

**DIMENSION IV
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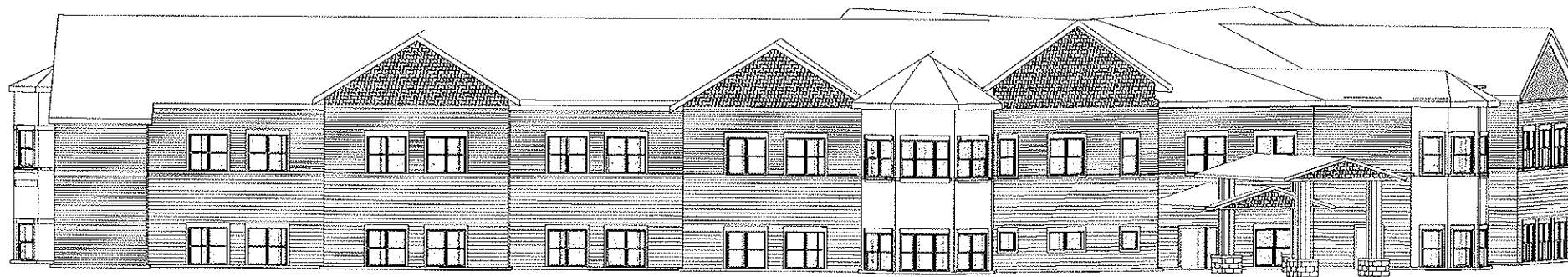
CONSULTANTS:

VOGEL

*We build with values,
solutions and accountability*

**SKILLED NURSING
OAKWOOD VILLAGE
EAST CAMPUS**

5833 AMERICAN PARKWAY
MADISON, WI 53718-8325



① 3D VIEW EAST TO WEST

DATE OF ISSUE: 12-29-05

REVISIONS:

PROJECT # 03034

EXTERIOR
BUILDING 3D
PERSPECTIVE

A0.0

**DIMENSION IV
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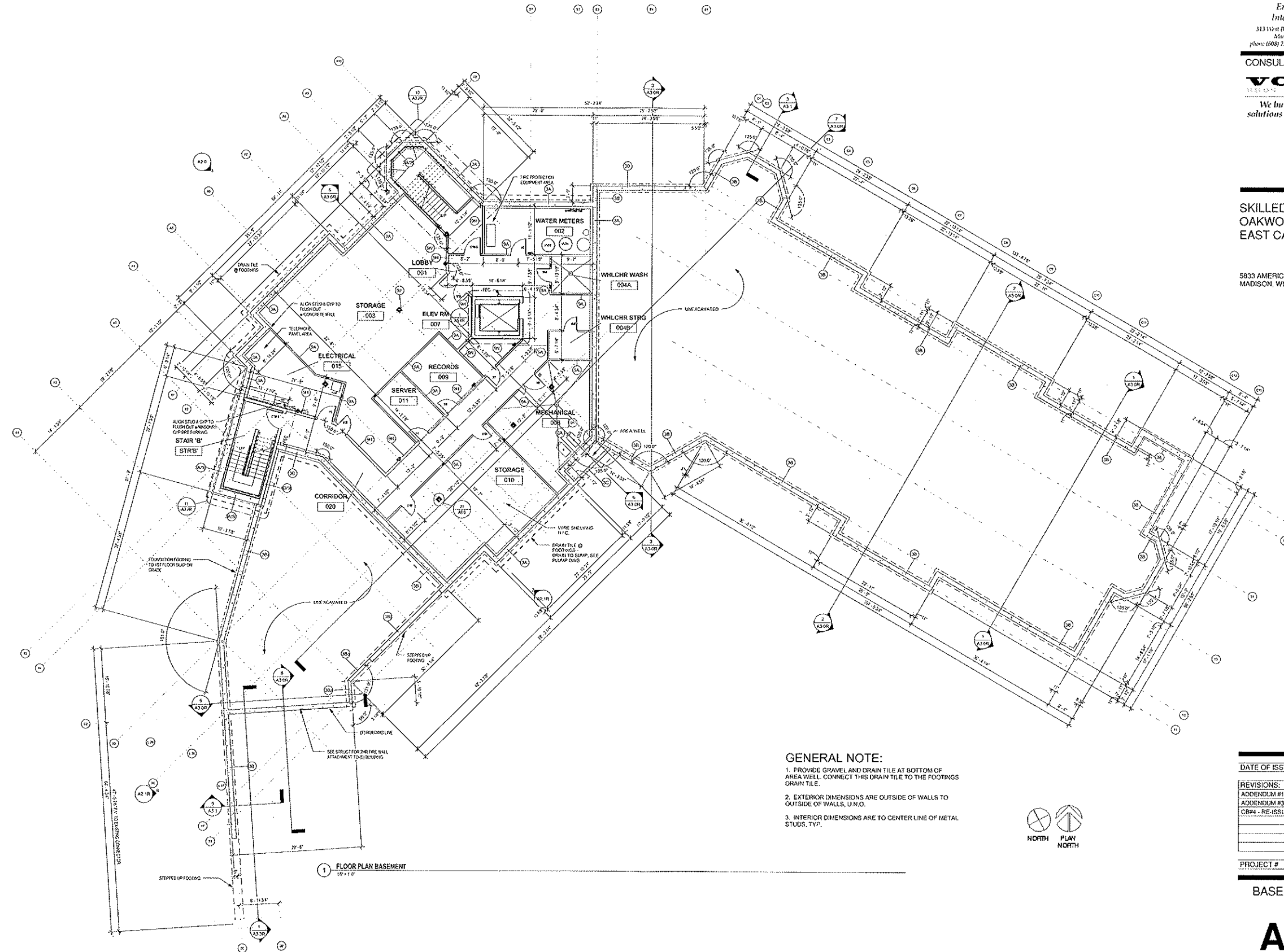
CONSULTANTS:

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**SKILLED NURSING
OAKWOOD VILLAGE
EAST CAMPUS**

5833 AMERICAN PARKWAY
MADISON, WI 53718-8325



GENERAL NOTE:

1. PROVIDE GRAVEL AND DRAIN TILE AT BOTTOM OF AREA WELL. CONNECT THIS DRAIN TILE TO THE FOOTINGS DRAIN TILE.
2. EXTERIOR DIMENSIONS ARE OUTSIDE OF WALLS TO OUTSIDE OF WALLS, U.N.O.
3. INTERIOR DIMENSIONS ARE TO CENTER LINE OF METAL STUDS, TYP.



DATE OF ISSUE: 12-29-06

REVISIONS:	
ADDENDUM #1	12-27-06
ADDENDUM #3	1-04-07
CR#4 - RE-ISSUE SHEET	5-10-07

PROJECT # 03034

BASEMENT FLOOR
PLAN

A1.0R

**DIMENSION IV
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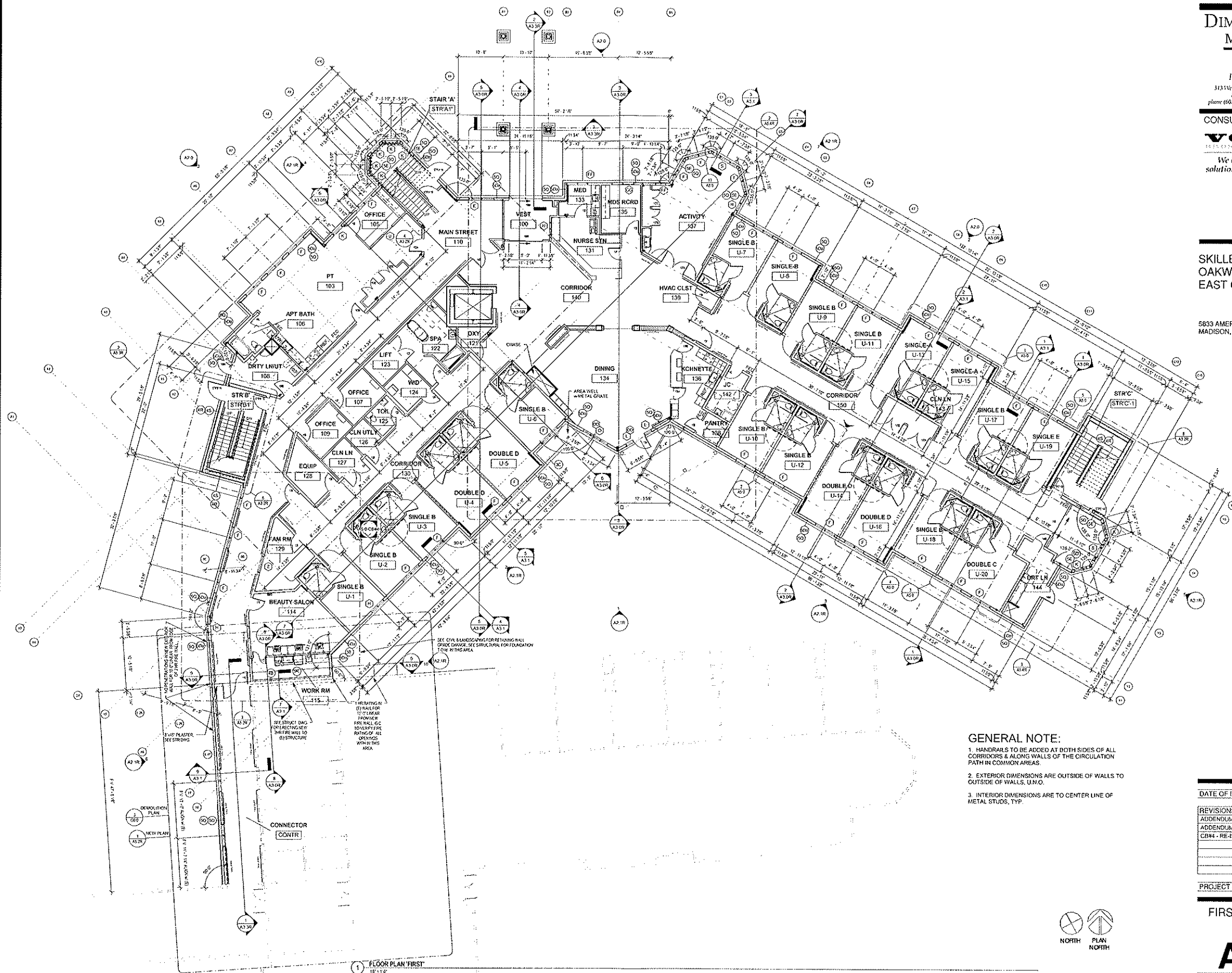
CONSULTANTS:

VOGEL

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solutions and accountability

**SKILLED NURSING
OAKWOOD VILLAGE
EAST CAMPUS**

5833 AMERICAN PARKWAY
MADISON, WI 53718-6325



GENERAL NOTE:

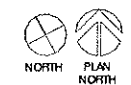
1. HANDRAILS TO BE ADDED AT BOTH SIDES OF ALL CORRIDORS & ALONG WALLS OF THE CIRCULATION PATH IN COMMON AREAS.
2. EXTERIOR DIMENSIONS ARE OUTSIDE OF WALLS TO OUTSIDE OF WALLS, U.M.O.
3. INTERIOR DIMENSIONS ARE TO CENTER LINE OF METAL STUDS, TYP.

DATE OF ISSUE: 12-29-06

REVISIONS:	
ADDENDUM #1	12-22-06
ADDENDUM #3	1-04-07
CBM4 - RE-ISSUE SHEET	5-10-07

PROJECT # 03034

FIRST FLOOR PLAN



A1.1R

1 FLOOR PLAN FIRST

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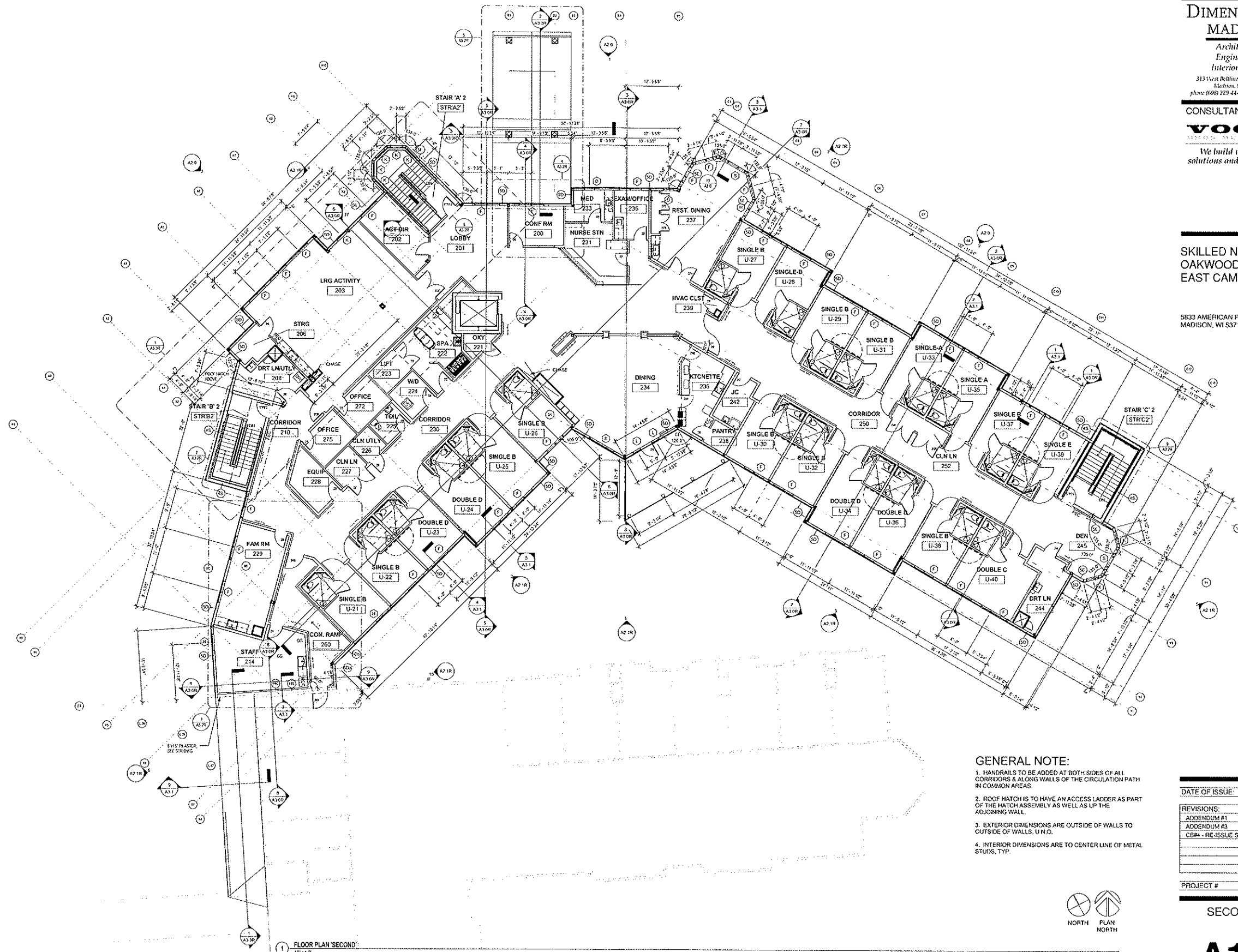
CONSULTANTS:

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solutions and accountability

**SKILLED NURSING
OAKWOOD VILLAGE
EAST CAMPUS**

5833 AMERICAN PARKWAY
MADISON, WI 53718-8325



GENERAL NOTE:

1. HANDRAILS TO BE ADDED AT BOTH SIDES OF ALL CORRIDORS & ALONG WALLS OF THE CIRCULATION PATH IN COMMON AREAS.
2. ROOF HATCH IS TO HAVE AN ACCESS LADDER AS PART OF THE HATCH ASSEMBLY AS WELL AS UP THE ADJOINING WALL.
3. EXTERIOR DIMENSIONS ARE OUTSIDE OF WALLS TO OUTSIDE OF WALLS, U.N.O.
4. INTERIOR DIMENSIONS ARE TO CENTER LINE OF METAL STUDS, TYP.

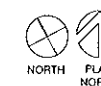
DATE OF ISSUE: 12-29-06

REVISIONS:	
ADDENDUM #1	12-22-06
ADDENDUM #3	1-04-07
CB#4 - RE-ISSUE SHEET	5-10-07

PROJECT # 03034

SECOND FLOOR
PLAN

A1.2R



FLOOR PLAN 'SECOND'
12-29-06

**DIMENSION IV
MADISON**

Architecture
Engineering
Interior Design

313 West Beltline Hwy., Suite 161
Madison, WI 53713
phone (608) 229-4444 fax (608) 229-4445

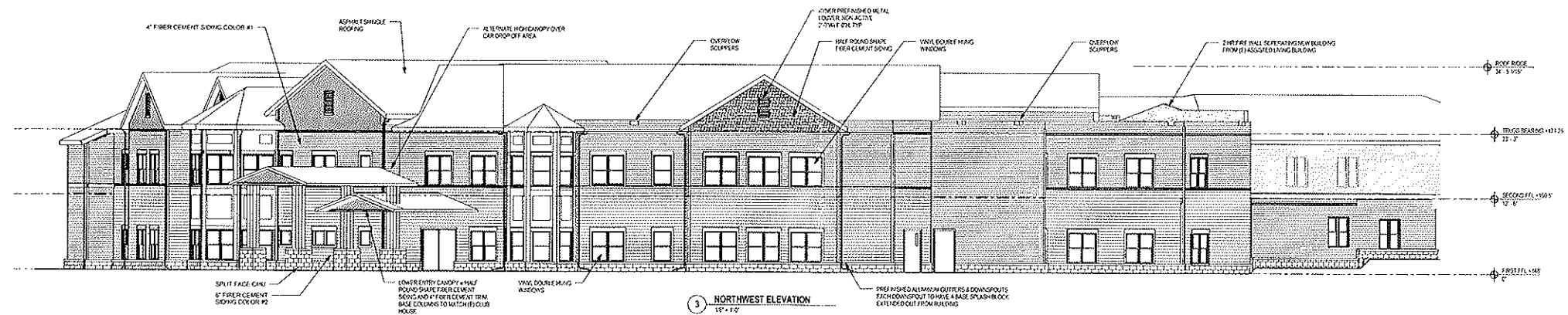
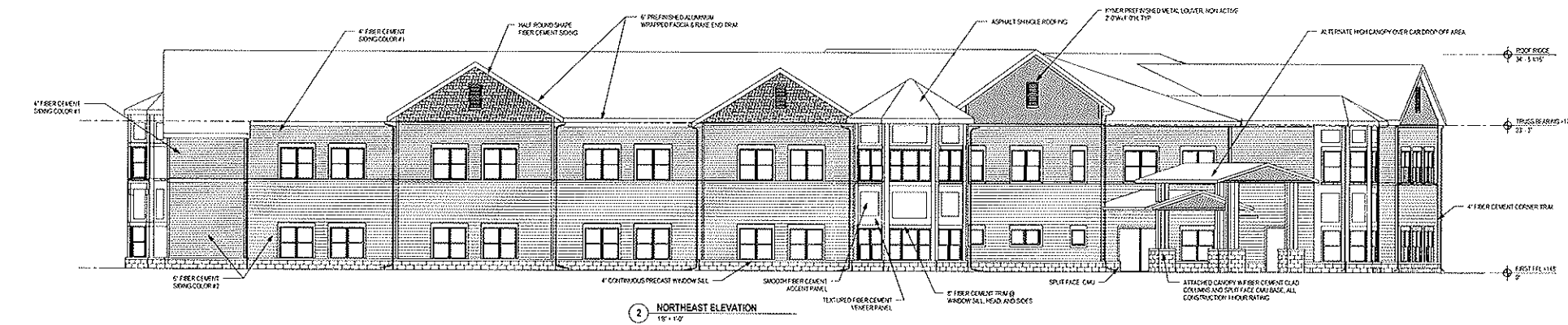
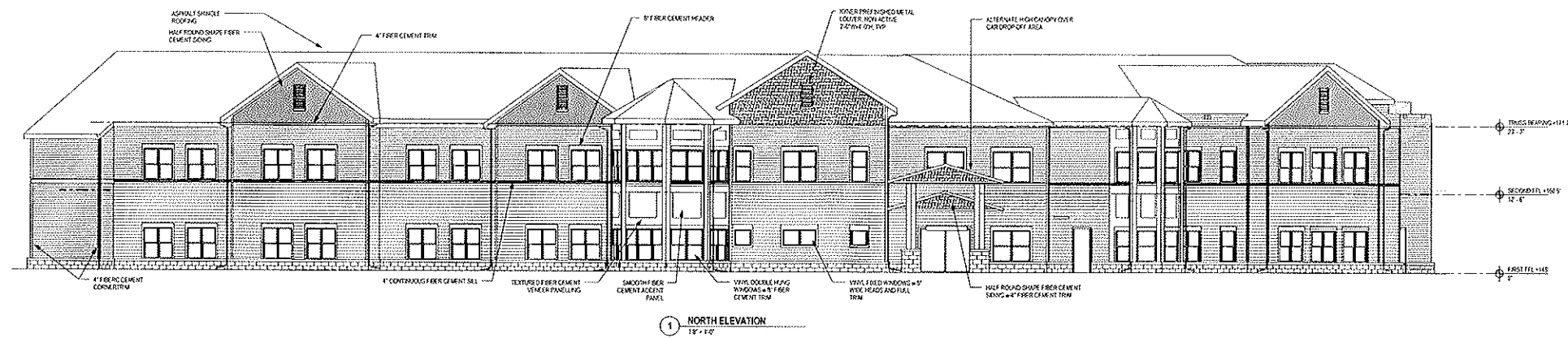
CONSULTANTS:

VOGEL

We build with values,
solutions and accountability

SKILLED NURSING
OAKWOOD VILLAGE
EAST CAMPUS

5833 AMERICAN PARKWAY
MADISON, WI 53718-8325



GENERAL NOTE:
1. SEE REVISED ROOF PLAN FOR
DOWNSPOUT LOCATIONS

DATE OF ISSUE:	12-29-06
REVISIONS:	
ADDENDUM #2	1-04-07

PROJECT # 03034

EXTERIOR
ELEVATIONS

A2.0

**DIMENSION IV
MADISON**

Architecture
Interior Design

313 1/2 N. Bolinas Hwy., Suite 161
Madison, WI 53713
phone (608) 229-4444 fax (608) 229-4445

CONSULTANTS:

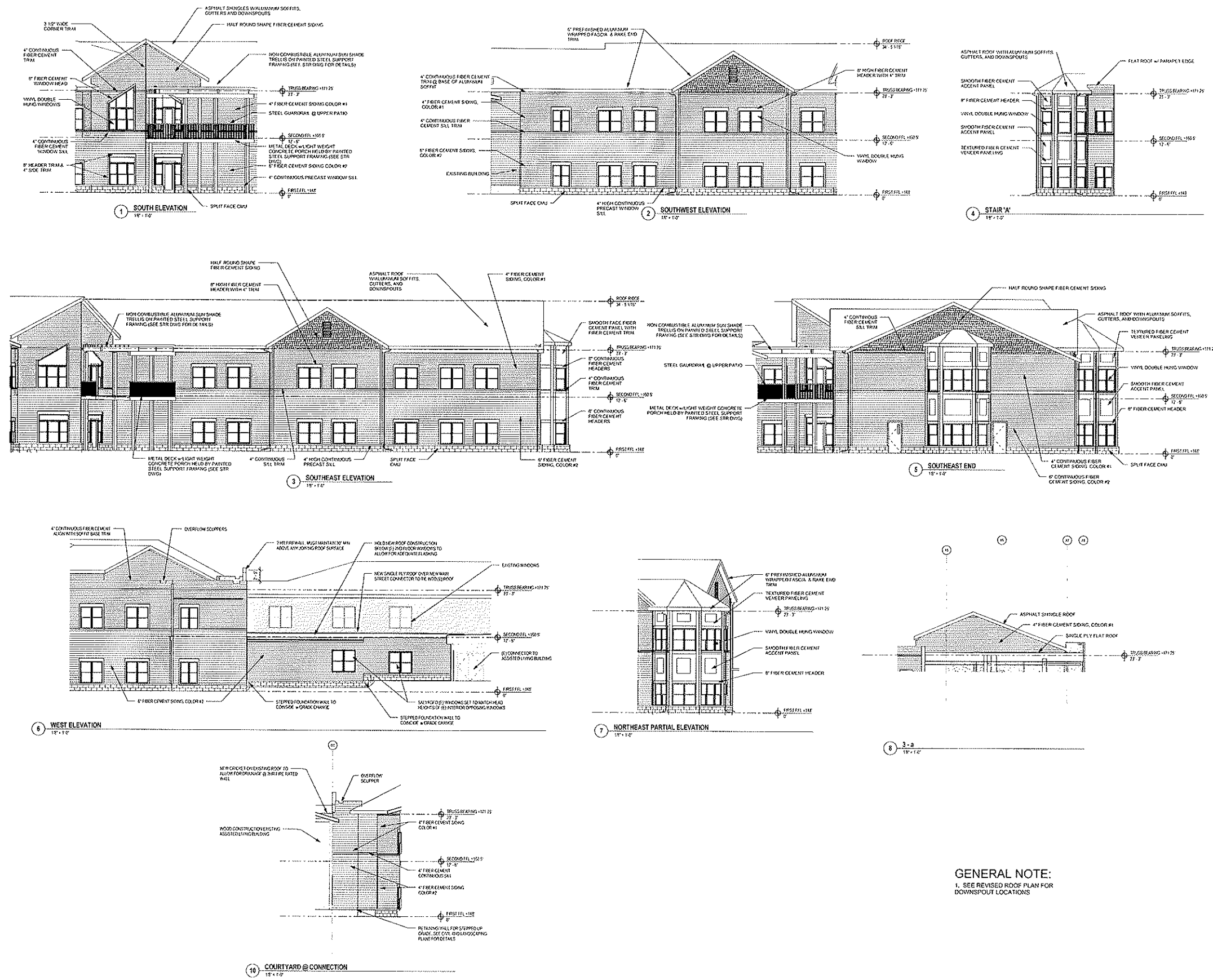
VOGEL

1000 1/2 N. ...

We build with values,
solutions and accountability

SKILLED NURSING
OAKWOOD VILLAGE
EAST CAMPUS

5833 AMERICAN PARKWAY
MADISON, WI 53718-6325



GENERAL NOTE:
1. SEE REVISED ROOF PLAN FOR
DOWNSPOUT LOCATIONS

DATE OF ISSUE:	12-29-06
REVISIONS:	
ADDENDUM #1	12-29-06
ADDENDUM #3	1-01-07
CB#4 - RE-ISSUE SHEET	5-10-07
PROJECT #	03034

EXTERIOR
ELEVATIONS
A2.1R



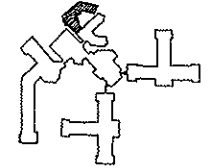
OAKWOOD EAST SKILLED NURSING ADDITION

DIMENSION IV MADISON
Architecture Engineering Interior Design

**DIMENSION IV
MADISON**

*Architecture
Engineering
Interior Design*

313 West Baltimore Hwy., Suite 101
Madison, WI 53713
Phone (608) 228-4444 Fax (608) 228-4445



KEY PLAN

**OAKWOOD VILLAGE
EAST CAMPUS**

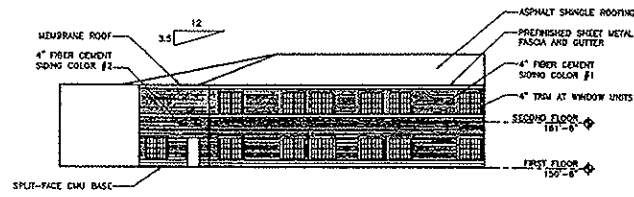
**REVISED GDP/SIP
PLAN COMMISSION
SUBMITTAL**

5565 Tancho Drive
Madison, WI 53718

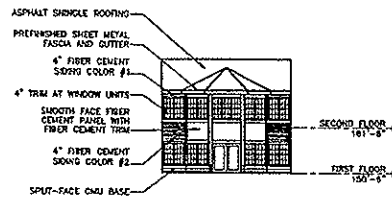
DATE OF ISSUE:	02/24/05
REVISIONS:	
UDC SUBMITTAL	07.18.03
UDC SUBMITTAL	08.13.03
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FINAL APPROVAL	02.24.05
PROJECT #:	02001

SKILLED NURSING
ELEVATIONS

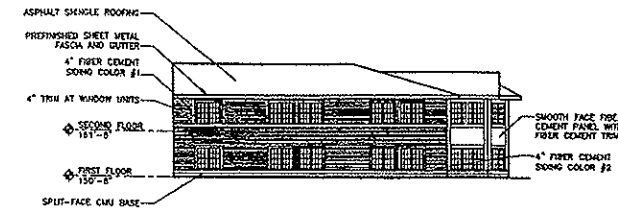
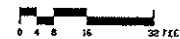
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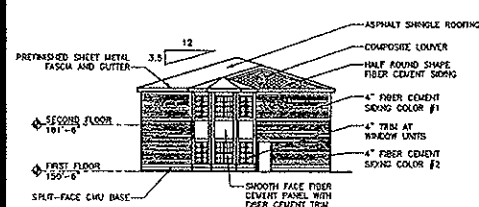
1 INTERIOR COURTYARD NORTHEAST ELEVATION
SCALE:



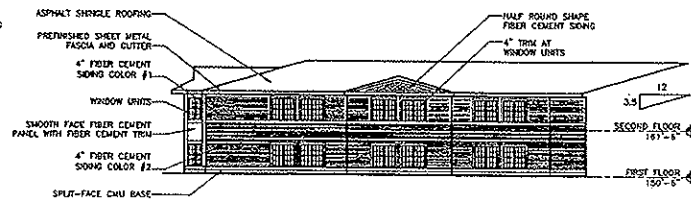
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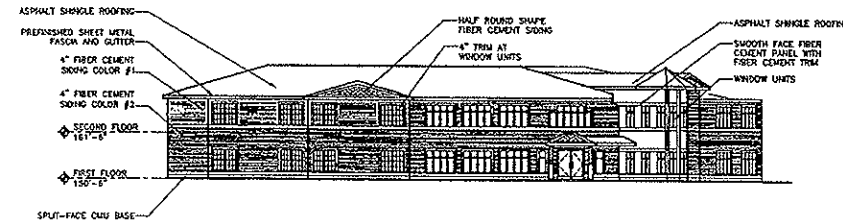
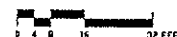
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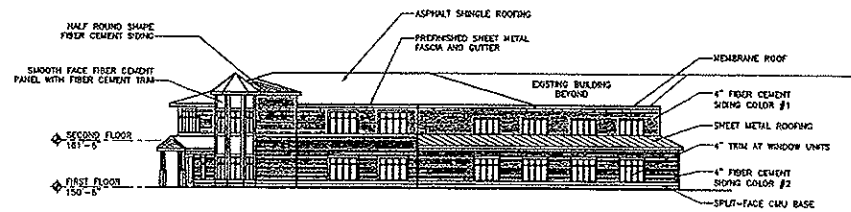
4 NORTHEAST ELEVATION
SCALE:



5 NORTHWEST ELEVATION
SCALE:



6 WEST ELEVATION
SCALE:



7 SOUTHWEST ELEVATION
SCALE:

