



PREPARED FOR THE PLAN COMMISSION

Project Addresses: 6145-6301 Mineral Point Road**Application Type:** Planned Development District–Amended General Development Plan and Specific Implementation Plan**Legistar File ID #** [62136](#)**Requested Actions:** Approval of an amended Planned Development–General Development Plan for Oakwood Village University Woods at 6145-6301 Mineral Point Road and approval of a Specific Implementation Plan to construct a five-story, 77-unit apartment building.**Prepared By:** Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted**Reviewed By:** Heather Stouder, Planning Division

Addendum

At its October 19, 2020 meeting, the Plan Commission recommended referral to November 9 of an Amended General Development Plan for the Oakwood Village University Woods campus and Specific Implementation Plan to construct a four-story, 77-unit apartment building in the northeastern corner of the campus to address concerns about the design of the proposed building.

Following the referral and a subsequent discussion between staff and the project team, the developer, Gorman & Company submitted revised plans on October 30 in anticipation of the November 9 Plan Commission meeting. The plans for the proposed affordable senior housing building have changed significantly in response to feedback about the prior version of the project by the Urban Design Commission, Planning staff, and Plan Commission. While still proposing 77 units in an L-shaped building in the northeastern corner of the campus adjacent to Mineral Point Road, the proposed building most notably will now stand five stories in height. As noted in the attached ‘Narrative of Revisions,’ both wings of the building have also been shortened modestly, a full entrance and lobby have been added adjacent to Mineral Point Road, and the parking for the project broken into two separate areas, with a 54-stall garage below the building footprint, and 12-stall garage in the southern wing of the first floor, which will be accessed from the vehicular courtyard located between the Oakwood Village private drive and proposed building. On the first floor, the revised plans also call for increased space dedicated to “resident amenities” and three dwelling units in addition to the parking. Above the first floor, the upper four floors will contain the remaining 74 dwelling units. The western wall of the fifth floor will be stepped back approximately 20 feet to provide a terrace and sunroom for residents.

In addition to the added story, the project team has increased the articulation of the building and introduced balconies to most of the units. The material palette for the building has also been revised to include more contrast to the exterior through the proposed use of red brick, cream-gray-colored stone veneer, and a dark gray composite siding. The applicant indicates that a combination of spandrel and vision glass will be used along the north wall of the exposed lower level parking garage to reduce the solid base of the building. Finally, in addition to the more prominent entrance from Mineral Point Road, the applicant has also accentuated the entrance to the building from the vehicular court.

In reviewing the proposed October 30 revisions to the building, the Planning Division believes that the applicant has addressed most of the concerns raised about the previous version of the building. Whereas the Urban Design Commission and Planning staff did not believe that the earlier four-story building created an environment of

sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose of the PD District as required by standard (2)(d), staff believes that the proposed five-story building can meet the standards for approval as a result of incorporating many of the design recommendations outlined in the previous staff report ([link](#)). The building now includes more prominent entrances, including from Mineral Point Road, where a well-defined entrance and resident lobby is proposed. Balconies have been added to improve the residential feel of the building and to provide open space for residents, which also addressed the flatness of the prior building design. Staff also feels that the applicant has improved the ratio of solids to voids and that the revised plans reflect a more residential character compared to the institutional or office building form suggested by the previous plans.

In closing, the development proposes to add much needed affordable senior apartments to the west side of the City in a manner that is generally consistent with the High Residential uses recommended for the Oakwood Village campus by the 2018 Comprehensive Plan. Staff feels that the proposed five-story version of the building reflected on the revised October 30 plans can meet the standards for approval in the Planned Development zoning district as a more appropriate design solution for the prominent project site at the entrance to the Oakwood Village campus from Mineral Point Road.

Recommendation

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00466, approving an Amended Planned Development–General Development Plan for Oakwood Village University Woods at 6145-6301 Mineral Point Road, and ID 28.022–00467, approving a Specific Implementation Plan to construct a 77-unit apartment building, subject to input at the public hearing, the revised Planning Division conditions below, and the conditions from reviewing agencies beginning on **page 10 of the staff report dated October 19, 2020** ([link](#)).

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

Planning Division

1. The final plans shall include a plan to be approved by the Planning Division in consultation with the Traffic Engineering Division that shows adequate pedestrian connections between the proposed building and other buildings and shared facilities with the Oakwood Village University Woods campus.
2. The applicant and property owner should clarify the relationship between the proposed 77-unit building and the rest of the Oakwood Village campus, including whether residents of the proposed building will have access to the open space amenities elsewhere on the 27.4-acre property. Said access shall be memorialized in the final PD zoning documents, on the forthcoming Certified Survey Map to create the 1.4-acre development parcel, and in any easements or reciprocal agreements needed to serve the project.
3. Consistent with previous approvals on the Oakwood Village University Woods campus and the development of other tax-exempt parcels around the City, the developer shall enter into a Payment In Lieu of Taxes (PILOT) agreement for the 77-unit building to reflect the value of municipal services provided to the additional development on the subject property. Said agreement shall be drafted in consultation with the City Attorney’s Office and shall be adopted by the Common Council prior to issuance of building permits for the project.

4. The applicant shall use close-spray foam insulation (or equivalent insulation type) and high-grade, highly sound-proof windows to provide additional sound-proofing in the place of traditional insulation, at least along the northern eastern elevation facing Mineral Point Road.
5. In response to the letter dated October 21, 2020 by Park Towne Development Corp. (attached to the file), the Madison Fire Department (MFD) notes that the loss of the Emergency Access Easement from 6410 Enterprise Lane could be a hindrance to MFD access during a significant event on the Oakwood Village campus. An additional access point would enhance MFD's ability to get fire apparatus and personnel to buildings set back from Mineral Point Road. The Planning Division and Madison Fire Department recommend a condition of General Development Plan approval notifying that additional development of the Oakwood Village University Woods campus may be conditioned upon Oakwood Village securing a permanent secondary access for the campus from the south, east or west to replace the expired Park Towne easement. A future connection of the campus to Genomic Drive to the south is recommended.
6. Any proposed HVAC or utility penetrations for the building shall not face a public right of way or adjacent residential property. Any such penetrations elsewhere on the exterior of the building shall be designed to be perpendicular to the facades to limit their visibility to the greatest extent possible. No utility or HVAC pedestals or penetrations, including HVAC wall packs for units, and gas meters or electric meters for buildings/ units shall be permitted without specific approval by the Plan Commission.