



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 6201 Mineral Point Road

Application Type: Major Alteration to Previously Approved Planned Development for Oakwood Village Independent Living - University Woods
UDC is an Advisory Body

Legistar File ID #: [92813](#)

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Jan Hamilton-Crawford, Oakwood Lutheran Senior Ministries | Chris Leinss, Eppstein Uhen Architects, Inc.

Project Description: The applicant is proposing the construction of a new five-story independent living facility. As part of the proposed development, the existing Hebron and Chapel buildings will be demolished.

Project Schedule:

- The UDC received an Informational Presentation on April 29, 2026.
- The Plan Commission is scheduled to review this proposal on August 10, 2026 (Legistar File ID [93984](#)).

Approval Standards: For Planned Developments the UDC is an **advisory body** to the Plan Commission. The UDC is required to provide a recommendation to the Plan Commission with specific findings on the design objectives listed in the PD Standards for Approval (attached for reference), but including, more specifically:

PD Standard (e), which generally speaks to coordinating “...architectural styles and building forms to achieve greater compatibility with surrounding land uses and create 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.”

Staff note that as an advisory body, the UDC should structure a motion as a recommendation to the Plan Commission with or without specific findings and/or design-related conditions. For example, such a motion may look like one of the following:

“The UDC finds that the standards for Plan Developments have been met and recommends that the Plan Commission approve the proposed development.”

or

“The UDC finds that in order for the Plan Commission to find the standards for Planned Developments have been met, the following design modifications shall be made...”

Summary of Design Considerations

Staff request the UDC provide feedback and make findings as required for Planned Developments. Potential design considerations for the Commission’s review and comment are identified below:

- **Building Design and Composition.** While the proposed building will be nestled among existing buildings on the site and will have limited visibility from the street, it will nonetheless be experienced by those living, working and visiting the site, especially at the pedestrian level. As such, consideration should be given to:
 - Maintaining the same level of design and detailing across all elevations,
 - Minimizing blank walls, especially along pedestrian pathways (i.e., East Building North Elevation) and interior courtyards (i.e., East Building West Elevation and West Building Northwest and South Courtyard Elevations),
 - The design/detailing of building entrances for ease of wayfinding, and
 - Creating positive termination at the top of the buildings, including the finish/design details at the top of the building and screening of rooftop mechanical equipment, which will likely be the most visible design component external to the site.

Generally, and in summary, the Commission's Informational Presentation noted that consideration should be given to:

- The window placement and creating more standardization, including the datum lines of the headers and sills,
- Simplifying each tower element with one primary material and incorporating movement in the building massing so it doesn't read as a flat plane,
- Look at creating more movement in the building massing, and
- Explore ways to reduce blank walls on the north and east elevations, especially along the sidewalk locations, including adding detailing to add interest or movement in the massing.

Staff request the UDC's feedback and findings on the overall building design and composition.

- **Materials.** As reflected in the elevation drawings, the proposed building is comprised of five stories clad with metal panels on the upper levels and a stone veneer base, although it is not consistently applied across all elevations.

Staff note that several materials were not identified on the elevation drawings, including the precast material, the panel in the window openings, and the screened balcony.

Staff also note that while a materials board was provided, some material details were not noted, including as it relates to the metal panel (gauge, manufacturer, finish, texture/profile, installation method, or the rib pattern), metal rooftop screen, and the precast material.

Staff request the Commission's feedback and findings on the proposed material palette and recommend that the Commission address the material details in their motion.

- **Architectural/HVAC Louvers.** While parking garage louvers are shown on the elevation drawings, other HVAC-related louvers (wall packs) are commonly associated with residential uses. It has been the current practice to locate wall packs and their associated louvers so that they are not located on street-facing or on highly visible facades, although they have been approved in some situations when found to be well-integrated into the façade's design.

Staff recommend that the Commission address the design and detailing of louvers, both reflected on the elevation drawings, as well as those related to HVAC in their motion.

- **Landscape.** Staff request the Commission's feedback and findings on the proposed landscape plan and plant schedule, especially as it relates to softening and shading hardscape areas, creating an enhanced pedestrian environment with year-round color and texture, as well as screening blank walls and ground mounted mechanical equipment.

Staff note that planting details were not included in the submittal materials.

Generally, and in summary, the UDC's Informational Presentation comments focused on incorporating oak trees into the landscape, as well as screening of blank walls.

Summary of Informational Presentation Comments & Questions

As a reference, a summary of the Commission's comments and questions from the April 29, 2026, Informational Presentation are provided below.

The Commission noted that when the time comes to do landscape plans, it would make sense to replant oak trees where they can given the context and the namesake. There are a handful of oaks that will be removed. It would be helpful to understand the existing trees and what that impact will be. Any way to save those would be appreciated. The applicant replied that they are finalizing a tree survey, intending to preserve and replant where possible, and repurpose what they can't within the building materials.

The Commission noted paying attention to window placement as the project is refined; they need more standardization to them, including the datum lines of the headers and sills.

The Commission noted the one primary material on each tower, the tectonics of some volumes may help make it a better design so it doesn't read as a flat plane, where the punched openings are the only rhythm. Look at creating more movement in the building massing.

The Commission commented on the metal paneling and glazing at the windows, there are strong aligned windows on the righthand mass with a dappled rhythm, make it even stronger.

The Commission noted the sidewalk locations on the north and east elevations, with a lot of unbroken stone surface. Any additions or detailing to that, something of interest in there would be welcome as you move forward.

The Commission inquired about the end of the auto court, sidewalks wrap around and connect the entries of existing buildings. Is there any reason to continue that and connect the pedestrian circulation around the loop? The applicant noted they are studying that.

The Commission asked about a public comment regarding underground vehicle tunnel. The applicant noted that they are confused by the comment. They are trying to connect to the existing parking under the Heritage Oaks building.

ATTACHMENT
PD Zoning Statement of Purpose and Standards

28.098 (1) Statement of Purpose.

The Planned Development (PD) District is established to provide a voluntary regulatory framework as a means to facilitate the unique development of land in an integrated and innovative fashion, to allow for flexibility in site design, and to encourage development that is sensitive to environmental, cultural, and economic considerations, and that features high-quality architecture and building materials. In addition, the Planned Development District is intended to achieve one or more of the following objectives:

- (a) Promotion of green building technologies, low-impact development techniques for stormwater management, and other innovative measures that encourage sustainable development.
- (b) Promotion of integrated land uses allowing for a mixture of residential, commercial, and public facilities along corridors and in transitional areas, with enhanced pedestrian, bicycle and transit connections and amenities.
- (c) Preservation and enhancement of important environmental features through careful and sensitive placement of buildings and facilities.
- (d) Preservation of historic buildings, structures, or landscape features through adaptive reuse of public or private preservation of land.
- (e) Provision of more adequate, usable, and suitably located open space, recreational amenities, and other public facilities than would otherwise be provided under conventional land development techniques.
- (f) Facilitation of high-quality development that is consistent with the goals, objectives, policies, and recommendations of the Comprehensive Plan and adopted neighborhood, corridor or special area plans.

28.098(2) Approval Standards for Project

The standards for approval of a zoning map amendment to the PD District, or any major alteration to an approved General Development Plan, are as follows:

- (a) The applicant shall demonstrate that no other base zoning district can be used to achieve a substantially similar pattern of development. Planned developments shall not be allowed simply for the purpose of increasing overall density or allowing development that otherwise could not be approved unless the development also meets one or more of the objectives of (1) above. Conditions under which planned development may be appropriate include:
 - 1. Site conditions such as steep topography or other unusual physical features; or
 - 2. Redevelopment of an existing area or use of an infill site that could not be reasonably developed under base zoning district requirements.
- (b) The PD District plan shall facilitate the development or redevelopment goals of the Comprehensive Plan and of adopted neighborhood, corridor or special area plans.
- (c) The PD District plan shall not adversely affect the economic health of the City or the area of the City where the development is proposed. The City shall be able to provide municipal services to the property where the planned development is proposed without a significant increase of the cost of providing those services or economic impact on municipal utilities serving that area.

- (d) The PD District plan shall not create traffic or parking demands disproportionate to the facilities and improvements designed to meet those demands. A traffic demand management plan may be required as a way to resolve traffic and parking concerns. The Plan shall include measurable goals, strategies, and actions to encourage travelers to use alternatives to driving alone, especially at congested times of day. Strategies and actions may include, but are not limited to, carpools and vanpools; public and private transit; promotion of bicycling, walking and other non-motorized travel; flexible work schedules and parking management programs to substantially reduce automobile trips.
- (e) The PD District plan shall coordinate architectural styles and building forms to achieve greater compatibility with surrounding land uses and create 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.
- (f) The PD District plan shall include open space suitable to the type and character of development proposed, including for projects with residential components, a mix of structured and natural spaces for use by residents and visitors. Areas for stormwater management, parking, or in the public right of way shall not be used to satisfy this requirement.
- (g) The PD district shall include suitable assurances that each phase could be completed in a manner that would not result in an adverse effect upon the community as a result of termination at that point.
- (h) When applying the above standards to an application for height in excess of that allowed in Section 28.071(2)(a) Downtown Height Map, except as provided for in Section 28.071(2)(a)1. and Section 28.071(2)(b), the Plan Commission shall consider the recommendations in adopted plans and no application for excess height shall be granted by the Plan Commission unless it finds that all of the following conditions are present:
 - 1. The excess height is compatible with the existing or planned (if the recommendations in the Downtown Plan call for changes) character of the surrounding area, including but not limited to the scale, mass, rhythm, and setbacks of buildings and relationships to street frontages and public spaces.
 - 2. The excess height allows for a demonstrated higher quality building than could be achieved without the additional stories.
 - 3. The scale, massing and design of new buildings complement and positively contribute to the setting of any landmark buildings within or adjacent to the project and create a pleasing visual relationship with them.
 - 4. For projects proposed in priority viewsheds and other views and vistas identified on the Views and Vistas Map in the City of Madison Downtown Plan, there are no negative impacts on the viewshed as demonstrated by viewshed studies prepared by the applicant.
- (i) When applying the above standards to an application to reduce or eliminate setbacks required by Section 28.071(2)(c) Downtown Setback Map, the Plan Commission shall consider the recommendations in adopted plans, including the downtown plan. No application to reduce or eliminate setbacks may be granted unless it finds that all of the following conditions are present:
 - 1. The lot is a corner parcel.
 - 2. The lot is not part of a larger assemblage of properties.
 - 3. The entire lot is vacant or improved with only a surface parking lot.
 - 4. No principal buildings on the lot have been demolished or removed since the effective date of this ordinance