



Project Addresses: 6145-6301 Mineral Point Road and 510 Genomic Drive

Application Type: Amended Planned Development District

Legistar File ID # [93984](#)

Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant & Property Owners: Jan Hamilton-Crawford, Oakwood Lutheran Senior Ministries (and affiliated entities, as noted in the letter of intent); 6411 Mineral Point Road, Suite 200; Madison.

Contact Person: Chris Leinss, Eppstein Uhen Architects, Inc.; 333 E Chicago Street; Milwaukee.

Requested Actions: Approval of an amended Planned Development–General Development Plan and Specific Implementation Plan for the Oakwood Village University Woods campus at 6145-6301 Mineral Point Road and 510 Genomic Drive to allow construction of a five-story, 92-unit multi-family dwelling and restore portions of the site following demolition of five existing buildings on the campus.

Proposal Summary: Oakwood Village is seeking approval of an Amended General Development Plan and Specific Implementation Plan for its University Woods campus generally located at 6145-6301 Mineral Point Road and 510 Genomic Drive to allow a new five-story 92-unit independent living facility with one level of under-building parking to be constructed near the center of the 35-acre campus. As part of the Amended PD(GDP-SIP), the applicant will be demolishing the “Tower,” “Gallery,” “Old Hebron/Hebron Oaks,” existing chapel, and recreation buildings located across the campus. The demolitions were reviewed by the Landmarks Commission at their July 20, 2026 meeting, at which time they found none of the buildings to be demolished had historic value as defined in Section 41.28(c) of the Historic Preservation Code. The proposed independent living building will be located near where the current Hebron building is located. A campus stormwater management feature will replace the recreation building along the eastern edge of the campus, while the area currently developed with the Gallery and Tower buildings will be graded and seeded with grass in anticipation of future redevelopment.

The letter of intent indicates that demolition of the Hebron, chapel, and recreation buildings will occur in the first quarter of 2027, with demolition to occur any time between January 1, 2027 and January 1, 2032. Construction of the 92-unit multi-family dwelling and stormwater infrastructure is scheduled to commence in April 2027, with completion scheduled by the end of 2028. There is currently no timeline for redevelopment of the Tower and Gallery site, which will be considered as part of a subsequent zoning request.

Applicable Regulations & Standards: Section 28.182 of the Zoning Code provides the process for zoning map amendments. The approval process and standards for the Planned Development zoning district are outlined in Section 28.098 of the Zoning Code. The requirements for properties located in the Transit-Oriented Development (TOD) overlay district are outlined in Section 28.104 of the Zoning Code.

The various demolitions proposed across the campus are governed by Section 28.185 of the Zoning Code. Due to the Landmarks Commission’s finding of no known historic value, the final review of those demolitions may proceed administratively without review by the Plan Commission.

Review Required By: Urban Design Commission, Plan Commission, and Common Council.

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards met and forward Zoning Map Amendment ID 28.022–00755, approving an Amended Planned Development–General Development Plan for Oakwood Village University Woods at 6145-6301 Mineral Point Road and 510 Genomic Drive, and ID 28.022–00756, approving a Specific Implementation Plan to construct a five-story, 92-unit multi-family dwelling on the campus, to the Common Council with recommendations of **approval** subject to input at the public hearing, the recommendation of the Urban Design Commission, and the conditions from reviewing agencies beginning on **page 6** of this report.

Background Information

Parcel Location: The Oakwood Village University Woods Planned Development district is comprised of four parcels addressed as 6145, 6175, and 6301 Mineral Point Road, and 510 Genomic Drive. The campus totals approximately 35 acres of land area in Alder District 19 (Guequierre) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The Oakwood Village University Woods is currently developed with 1,193,363 gross square feet of floor area spread across eleven buildings spread across the campus, which is entirely zoned PD. The buildings include the 70-bed “Hebron” skilled nursing facility; the 56-unit “Gallery,” 147-unit “Tower,” 124-unit “Heritage Oaks,” and 90-unit “The Oaks,” independent living buildings; the 60-bed “Tabor Oaks” and 40-bed “Covenant Oaks” community-based residential facilities (CBRF); a 23,450 square-foot “Village Inn” auditorium and dining facility for the campus; a 9,340 square-foot chapel; and a 4,620 square-foot recreation building. The campus is served by 784 surface and structured automobile parking stalls and 164 bicycle parking stalls. A wooded 9.0-acre private nature conservancy forms the western edge of the campus.

Surrounding Land Uses and Zoning:

North: Across Mineral Point Road, one-story multi-tenant commercial buildings and two-story Isle View Apartments, zoned CC-T (Commercial Corridor–Transitional District); Nautilus Point Park;

South: Illumina facility, zoned SE (Suburban Employment District);

West: Brookdale senior living facility, Otto’s Restaurant, Summit Credit Union, and two-story general office building, zoned SE;

East: Undeveloped land, zoned RMX (Regional Mixed-Use District).

Adopted Land Use Plan: The 2024 [West Area Plan](#) recommends most of the Oakwood Village campus for High Residential (HR). The 9.0-acre conservancy located in the northwestern corner of the campus is recommended for Park and Open Space (P). The adjacent land to the east along the Mineral Point Road frontage is recommended for Regional Mixed-Use (RMU), while the commercial parcels across Mineral Point are recommended for Community Mixed-Use (CMU) and Employment (E). The remaining neighboring properties to the south and east of the campus are designated E, while land west of the campus is recommended for Medium Residential (MR) and RMU.

Zoning Summary: The site is zoned PD; the Specific Implementation Plan will be reviewed in the following sections. The Zoning Administrator has determined that **107 bike stalls** are required to serve the proposed multi-family dwelling, as noted in condition 46 on page 14 of the report. The 107 stalls are based on the general parking requirements in Section 28.141(4) of one bike stall per unit for up to two-bedroom units, and a half-stall per

additional bedroom above two, plus one guest space per 10 dwelling units. A total of **30 bike stalls** is proposed (20 garage and 10 surface), thereby requiring that an exception to the general requirements be granted with the approval of the Amended PD(GDP-SIP), as allowed by Section 28.098, Planned Development District.

Other Critical Zoning Items	
Yes:	Urban Design (Planned Development), Utility Easements, Barrier Free, Transit-Oriented Development (TOD) Overlay District
No:	Floodplain, Wellhead Protection, Waterfront Development, Landmark, Adjacent to a Park
Prepared by: Planning and Zoning staff	

Environmental Corridor Status: The nature conservancy located on the western edge of the campus is located within a mapped environmental corridor.

Public Utilities and Services: The site is served by a full range of urban services. Metro Transit's Route A (Bus Rapid Transit) operates daily all-day service along Mineral Point Road on the northern edge of the University Woods campus, with a stop at Island Drive.

Previous Approvals

Beginning around September 1973, the Plan Commission and Common Council established Planned Unit Development (PUD) zoning [1966 Zoning Code] for approximately 30 acres of land developed with a Lutheran Church nursing home that dated back to 1948. The 1973 Oakwood Village "University Woods" PUD allowed for construction of the four-story Gallery and 12-story Tower retirement facilities containing 209 units and resident dining and auditorium facilities, which were completed in 1977.

On August 16, 1983, the Common Council approved an Amended PUD(GDP-SIP) to allow construction of a 40-bed addition to the Hebron Hall skilled nursing facility on the Oakwood Village campus.

On November 1, 1983, the Common Council approved a rezoning from PUD(GDP) to PUD(SIP) to convert the Tabor Lodge skilled nursing facility into a community based residential facility (CBRF).

On February 6, 1991, the Common Council approved an Amended PUD(GDP-SIP) to allow construction of the 60-unit Tabor Oaks CBRF.

On August 18, 1998, the Common Council approved an Amended PUD(GDP-SIP) to allow construction of the 40-unit Covenant Oaks CBRF, an addition to the Hebron Hall skilled nursing facility, and a 5,000 square-foot utility building to be used as a resale shop.

On April 3, 2001, the Common Council approved an Amended PUD(GDP-SIP) to allow demolition of Tabor Hall and construction of The Oaks four-story, 90-unit independent living apartment building.

On November 18, 2003, the Common Council approved an Amended PUD(GDP-SIP) to allow construction of the eight-story, 125-unit Heritage Oaks independent living building, a three-story addition to the Tabor Oaks CBRF, and renovation of the Hebron Oaks skilled nursing facility.

On November 17, 2020, the Common Council approved an Amended PD(GDP-SIP) [2013 Zoning Code] to construct a five-story, 77-unit apartment building in the northeastern corner of the campus adjacent to Mineral Point Road and the Island Drive entrance. Construction of the approved building did not proceed within the five years allowed by the Zoning Code, and that approval is now null and void. The proposed General Development Plan amendment requests to remove references to the approved “Age Better” project, which the applicant no longer intends to build (see note at the bottom of page 6 of the letter of intent).

On July 6, 2021, the Common Council approved a request to rezone 502 Genomic Drive from MXC (Mixed-Use Center District) to PD (Planned Development District) and approved an amended Planned Development–General Development Plan and Specific Implementation Plan to construct a 60-bed skilled nursing facility building to replace the existing skilled nursing facility, which was demolished following completion of the new facility. The Plan Commission approved the demolition permit for the former skilled nursing facility at its June 21, 2021 meeting.

There have also been numerous minor alterations to the Oakwood Village University Woods Planned Development approved since the initial 1973 approvals.

Project Description

Oakwood Village is requesting approval of an amended Planned Development–General Development Plan and Specific Implementation Plan for the University Woods campus to facilitate construction of a five-story tall multi-family dwelling near the center of their approximately 35-acre parcel addressed as 6145-6301 Mineral Point Road and 510 Genomic Drive.

The Oakwood Village University Woods campus is currently developed with 1,193,363 gross square feet of floor area spread across 11 buildings. The campus contains 70 skilled nursing beds, 100 assisted living units in two community-based residential facilities (CBRF), and 417 independent living units. Parking for 784 automobiles is provided across the campus, including in 480 structured stalls and 304 surface stalls. There are 164 bike stalls spread across the site according to a summary provided by the applicant.

The proposed multi-family dwelling will be an independent living facility with 92 apartments located above one level of parking, which will contain 92 automobile parking spaces. The footprint of the underground parking level will extend beyond the footprint of the residential floors above and will include an underground connection to the “Heritage Oaks” independent living building located to the north. The 92 units proposed will include 28 one-bedroom units, 51 two-bedroom units, and 13 three-bedroom units. The building will be clad primarily with vertical metal panels located above a stone veneer base along most of the first floor. Above the first floor, the proposed building will include two distinct wings, each with their own stair and elevator cores. To distinguish between the two wings, the color of the paneling for each wing will be varied. Screened balconies will be provided for each proposed unit. The space between the proposed 92-unit building and Heritage Oaks building and above the underground parking will be restored as an at-grade drive with drop-off loops for both buildings; 16 parking stalls will also be located along this drive. Access to the drive between buildings and underground parking will be provided from the north-south private drive that extends through the University Woods campus from the intersection of Mineral Point Road and Island Drive to the cul-de-sac at the northern end of Genomic Drive.

The proposed independent living facility will replace the “Old” Hebron skilled nursing facility and chapel complex. Additionally, Oakwood Village is currently seeking demolition approvals for three other buildings located across

the campus. A one-story, 4,620 square-foot recreation center located in the northeastern corner of the campus will be demolished to accommodate stormwater management improvements to be constructed with the proposed multi-family dwelling, while the 56-unit “Gallery” and 147-unit “Tower” apartment buildings located in the west-central portion of the campus will also be razed. The Amended PD(GDP-SIP) calls for the site of the Gallery and Tower buildings to be graded and seeded in anticipation of future redevelopment plans for that part of the campus. In addition, the Amended PD(GDP-SIP) formally removes the 77-unit “Age Better” project approved in 2020 from the projects to be developed on the University Woods campus. Following the demolitions and the construction of the proposed 92-unit independent living building, the number of independent living units on the campus will be 306; no changes to the other units/beds are proposed with the pending PD amendment.

The demolition of the five buildings was reviewed by the Landmarks Commission on July 20, 2026 using the process outlined in Section 28.185 of the Zoning Code. The Landmarks Commission found that none of the buildings to be demolished had historic value as defined in Section 41.28(c) of the Historic Preservation Code. As a result, final review of those demolitions may proceed administratively without review by the Plan Commission.

As part of the implementation of the proposed building, the applicant will submit a Certified Survey Map (CSM) to reconfigure two of the four lots that currently comprise the 35-acre campus so that those lot lines correspond to the proposed buildings. Review of the proposed CSM will be subject to the process and standards for land divisions in MGO Section 16.23(4)(f). If approved, the amended zoning plans will be required to reflect the lot lines on the approved CSM. The existing and proposed lot lines are shown for reference on Sheets C006 and C007 of the project plans, respectively.

Analysis

Consistency with Adopted Plans

Major amendments or alterations to approved Planned Development District General Development Plans and Specific Implementation Plans are treated as zoning map amendments according to Section 28.098 of the Zoning Code. In order to approve a zoning map amendment, the Common Council shall find that the zoning map amendment is *consistent with* the City’s Comprehensive Plan as required by Section 66.1001(3) of Wisconsin Statutes. “Consistent with” is defined as “furthers or does not contradict the objectives, goals and policies contained in the comprehensive plan.” The Comprehensive Plan notes that sub-area plans (neighborhood, area, etc.) are adopted as “a supplement to the Comprehensive Plan” to reflect their function and status in providing more detailed planning recommendations to implement the Comprehensive Plan, which provides a broad, long-term generalized policy framework for land use, growth, and large-scale investment priorities for the City, while sub-area plans provide more detailed recommendations for a specific geographic area.

Most of the Oakwood Village University Woods campus is recommended in the 2024 West Area Plan for High Residential (HR) with the exception of the private 9.0-acre nature conservancy in the northwestern corner of the campus, which is recommended for Park and Open Space (P). Consistent with the definition of High Residential in the Comprehensive Plan, HR areas in the West planning area include large multi-family buildings or complexes that are generally four to 12 stories (or taller, if recommended by an approved neighborhood plan). HR areas are located close to major streets, mixed-use areas, or commercial/employment areas to provide convenient, walkable access to transit, shopping, restaurants, and other amenities. HR areas should be interconnected with surrounding development as part of a complete neighborhood and should be transit oriented. Specifically, the

West Area Plan recommends the Oakwood Village University Woods campus and other properties fronting the south side of Mineral Point Road between Yellowstone Drive and S Rosa Road for building heights up to 16 stories.

The Planning Division believes that the Amended PD(GDP-SIP) proposed to guide the continued redevelopment and reimagining of the Oakwood Village University Woods campus is generally consistent with the High Residential (HR) designation recommended for the site by the West Area Plan.

Transit-Oriented Development (TOD) Zoning Overlay and Standards for Planned Developments

The subject site is located within the boundaries of the Transit-Oriented Development (TOD) zoning overlay district in Section 28.104 of the Zoning Code, which was enacted by the Common Council on January 17, 2023. Per Section 28.104(2), the requirements of the overlay district apply to all parcels within or partially within the boundaries depicted on the maps included in the Zoning Code. The TOD overlay district specifies the uses and intensity of uses allowed in the overlay as well as specifies bulk and design requirements intended to “support investment in and use of public transit and bicycle connections... by fostering development that intensifies land use and economic value around transit stations and by promoting a mix of uses that will enhance the livability of station areas.” The TOD overlay is also intended to “provide increased mobility choices;” “improve pedestrian connections, traffic and parking conditions,” and “foster high-quality buildings and public spaces that help create and sustain long-term economic vitality.” The TOD overlay standards are applicable to all new principal buildings and major expansions that are 50% or more of building floor area for non-residential uses and buildings with over two residential units; the standards apply only to the portion of a building that is new or expanded, so the existing clinic building is exempt.

Zoning staff have determined that the 92-unit multi-family dwelling proposed will not comply with the building placement requirements in Section 28.104(7) of the TOD overlay. That sub-section requires at least 30% of primary street-facing building facades be set back no more than 20 feet from the primary street and that buildings occupy at least 30% of the primary street frontage. When more than one principal building is developed on a zoning lot, additional buildings shall be exempt from the maximum setback requirement if approved and constructed concurrently with or after a principal building or buildings that comply with the maximum setback requirements and which occupy at least 30% of each street frontage of the zoning lot.

At this time, none of the buildings on the Oakwood Village University Woods campus comply with the building placement requirements in the TOD overlay district, including the two buildings near the center of the 35-acre campus that will be razed to accommodate the 92-unit independent living facility.

Section 28.098(3)(a) states that a Planned Development shall comply with all standards, procedures, and regulations of the Zoning Code that are applicable to the individual uses within the development, including the General Regulations of Subchapter 28I and the Supplemental Regulations, Section 28.151 of Subchapter 28J. Where the applicant proposes a development that does not comply with one or more of the regulations in those subchapters, they shall specifically request that the Plan Commission consider the application of those regulations in making its recommendations on the development, including specific language in the zoning text or depiction on the plans.

In this case, the Zoning Administrator has determined that the requirements in the TOD overlay district in Section 28.104 can be varied or waived through Planned Development approval in a manner similar to how the General Regulations and Supplemental Regulations can be varied or waived.

Per its statement of purpose in Section 28.0908 of the Zoning Code, 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, goals of the PD district include promotion of green building technologies, encouraging sustainable development, promotion of integrated land uses allowing for a mixture of residential, commercial, and public facilities with enhanced pedestrian, bicycle and transit connections and amenities, and facilitation of high-quality development that is consistent with the goals, objectives, policies, and recommendations of the Comprehensive Plan and adopted sub-area plans. There are no predetermined requirements for lot area, lot width, height, floor area ratio, yards, usable open space, signage, or off-street parking and loading in the PD district, but because of this substantial flexibility, the PD district should only be used in situations where none of the base zoning districts address the type of development or site planning proposed, including but not limited to large-scale master planned developments and projects that create exceptional employment or economic development opportunities.

Similarly, the standards for approval of a zoning map amendment to the PD District, or any major alteration to an approved General Development Plan, shall facilitate the development or redevelopment goals of the Comprehensive Plan and of adopted neighborhood, corridor or special area plans; not adversely affect the economic health of the City or the area where the development is proposed or the City’s ability to provide services; not create traffic or parking demands disproportionate to the facilities and improvements designed to meet those demands; and 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, among other criteria.

In the case of the proposed amended General Development Plan and Specific Implementation Plan to construct the 92-unit multi-family dwelling, staff believes that the Plan Commission may grant the applicant a waiver to the building placement requirements in the TOD overlay district to allow the new building to be located near the center of the campus and at a significant remove from the Mineral Point Road frontage. The Planned Development zoning district is intended to provide considerable flexibility in site design in part due to factors such as steep topography or other unusual physical features. As noted in the materials filed with the original approvals for the Oakwood Village campus in 1973, the development of the campus was intended to “conform” to the “rolling” and heavily wooded terrain, which characterizes the topography of the campus then as now. Staff concludes that the proposed building placement is consistent with the historic development pattern the Oakwood Village campus has followed over the last 50-plus years. Staff will also note that the site improvements planned to accompany the proposed building are intended to improve the pedestrian connectivity between the buildings on the campus and the transit service located along Mineral Point Road, as noted in the letter of intent.

Urban Design Commission Review

Staff believes that the proposed building will also create an environment of sustained aesthetic desirability compatible with the existing or intended character of the area consistent with the purpose of the Planned Development zoning district. As required by Section 28.098, the Urban Design Commission reviewed the Amended PD(GDP-SIP) at its July 29, 2026 meeting and recommended **initial** approval subject to conditions in the following section and discussed in the draft report of the meeting attached to the legislative file for this request. As part of its conditions, the Urban Design Commission is requesting that the proposed building return for final approval to address the detailed design comments that are part of its report. Staff believes that the Urban

Design Commission would be the most appropriate forum for those details to be reviewed and approved prior to final sign-off of the Amended PD(GDP-SIP) and issuance of building permits for the new building.

Conclusion

The Planning Division believes that the Plan Commission may find that the standards of approval for planned developments are met with the proposed Amended General Development Plan and Specific Implementation Plan, including the proposed 92-unit independent living multi-family dwelling and the changes to the General Development Plan to account for the proposed demolitions. Staff feels that the continued redevelopment and reimagining of the Oakwood Village University Woods campus represented by the Amended PD(GDP-SIP) is generally consistent with the High Residential (HR) designation recommended for the site by the West Area Plan despite the proposed building being considerably shorter than maximum height recommended by the area plan. Staff is unaware of any public comments or comments or conditions by reviewing agencies that would suggest that the application could not meet the standards for approval subject to the conditions in the following section.

The applicant is requesting relief through the Planned Development zoning approval to specific requirements in the Transit-Oriented Development (TOD) zoning overlay in Section 28.104 of the Zoning Code. If the Plan Commission finds that the standards for approval are met, the Plan Commission's recommendation should include specific findings regarding relief from the following provisions of the TOD zoning overlay:

- That the proposed 92-unit building is hereby approved with a waiver, variance or exception to the requirements in Section 28.104(7), Site Standards for Buildings, which require at least 30% of primary street-facing building facades be set back no more than 20 feet from the primary street and that buildings shall occupy at least thirty percent (30%) of the primary street frontage.

As noted in the preceding section, staff feels that a waiver to the building placement requirements of the TOD overlay would be appropriate for the proposed building due to the long-established development pattern of the Oakwood Village campus, which has historically sought to conform to the rolling and heavily wooded terrain present across most of the 35-acre site and the intent of the Planned Development zoning district to provide flexibility in site design in part due to factors such as steep topography or other unusual physical features.

Final approval of the project by the Urban Design Commission will be required as a condition of approval of the Amended PD(GDP-SIP).

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission find the standards met and forward Zoning Map Amendment ID 28.022-00755, approving an Amended Planned Development-General Development Plan for Oakwood Village University Woods at 6145-6301 Mineral Point Road and 510 Genomic Drive, and ID 28.022-00756, approving a Specific Implementation Plan to construct a five-story, 92-unit multi-family dwelling on the campus, to the Common Council with recommendations of **approval** subject to input at the public hearing, the recommendation of the Urban Design Commission, and the following conditions from reviewing agencies:

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

Planning Division

1. For continuity, revise Sheet A100 to show the salient features of the Heritage Oaks building to which the lower level of the proposed building will connect, including parking stalls, drive aisles, pedestrian features, etc.
2. Revise the floorplans to label the dwelling units on each floor by type ("One-Bedroom," etc.) and provide the approximate square-footages of the units and tenant spaces on each floor.
3. The final materials recorded with this Amended PD(GDP-SIP) shall include a count of bicycle parking stalls located around the entire Oakwood Village campus (including structured and surface stalls) in a manner similar to how automobile parking is counted.

Urban Design Commission (Contact Jessica Vaughn, (608) 267-8740)

The Urban Design Commission recommended **initial approval** of the Amended PD(GDP-SIP) on July 29, 2026 subject to the following conditions, which the Planning Division recommends be made part of the Plan Commission's recommendation on the application:

4. That the proposal return to Urban Design Commission for final approval prior to the final approval of the Amended Planned Development and issuance of building permits for the independent living building. As part of its submittal for final approval, the following shall be addressed:
 - a) The building corner elements shall be refined to reduce the amount of materials and mass, especially at the top of the building including but not limited to integrating material changes, recesses, lids, protrusions, for example.
 - b) The applicant shall provide more details and definition related to the metal panel materials and joint lines.
 - c) The applicant shall provide the design progressions in the resubmittal materials.
 - d) The landscape plan shall be updated to incorporate additional screening around above ground utilities.

City Engineering Division (Contact Kathleen Kane, (608) 266-4098)

4. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder at (608) 261-9250 to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering sign-off.
5. Obtain a permanent sewer plug permit for each existing sanitary sewer lateral serving a property that is not to be reused, and a temporary sewer plug permit for each sewer lateral that is to be reused by the development.
6. Revise the site plan to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.
7. Obtain a Permit to Excavate in the Right-of-Way to complete the improvements in the Mineral Point Road public right of way. The permit application is available on the City Engineering Division website. As a condition of the permit, a deposit to cover estimated City expenses will be required.

8. An Erosion Control Permit is required for this project.
9. A Storm Water Management Report and Storm Water Management Permit are required for this project.
10. A Storm Water Maintenance Agreement (SWMA) is required for this project.
11. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or Capital Area Regional Planning Commission (CARPC) is required for this project to proceed.
12. Revise the plans to show a proposed private internal drainage system on the site. Include the depths and locations of structures and the type of pipe to be used.
13. Revise plan set to show more information on proposed drainage for the site. Use either spot elevations and drainage arrows or proposed contours to show the required drainage information. It is necessary to show the location of drainage leaving the site to the public right of way. It may be necessary to provide information off the site to fully meet this requirement.
14. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE and therefore will be regulated to meet a higher standard.
15. This project will disturb 20,000 square feet or more of land area and require an Erosion Control Plan. Please submit an 11- by 17-inch copy of an erosion control plan (PDF electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.
16. Demonstrate compliance with MGO Section 37.07 and 37.08 regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
17. Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by MGO Chapter 37.
18. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Stormwater Management Permit application can be found on City Engineering's website. The Storm Water Management Plan & Report shall include compliance with the following:

Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.

Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering.

By design, detain the 10-year post construction design storm such that the peak discharge during this event is reduced 15% compared to the peak discharge from the 10-year design storm in the existing condition of the site. Further, the volumetric discharge leaving the post development site in the 10-year storm event shall be reduced by 5% compared to the volumetric discharge from the site in an existing condition during the 10-year storm event. These required rate and volume reductions shall be completed, using green infrastructure that captures at least the first half inch of rainfall over the total site impervious area. If additional stormwater controls are necessary beyond the first half inch of rainfall, either green or non-green infrastructure may be used.

Reduce TSS by 80% off of the proposed development when compared with the existing site.

Treat the first half inch of runoff over the proposed parking facility.

The applicant shall demonstrate that water can leave the site and reach the public right of way without impacting structures during a 100-year event storm. This analysis shall include reviewing overflow elevations and unintended storage occurring on site when the storm system has reached capacity.

Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project.

19. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).

City Engineering Division–Mapping Section (Contact Jeffrey Quamme, (608) 266-4097)

20. Provide for review an amendment to the comprehensive reciprocal easements and agreement per Document No. 5806003 including, but not limited to, access, parking, utilities, common areas, storm management, skywalk, fire access that are subject to changes with this proposed development area. Also, the amendment shall update the subject properties after the recording of the proposed Certified Survey Map adjusting the lot lines. The easement amendment document shall be executed and recorded immediately subsequent to the CSM recording and prior to final site plan sign off. Provide a draft of the amendment for review and comment.

21. The addresses of 6201, 6203 and 6209 Mineral Point Road will be retired and archived with the demolition of the existing buildings. The address of the new independent living building will be determined by the City Engineer during final review. The site plan and floor plans shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
22. The existing lot lines exhibit shall show and Identify on the plans all the existing property lines and underlying lot lines. Label the current lot numbers and underlying lot lines of CSM 15851 and CSM 1616.

23. All of the proposed site plans shall clearly show the final lot lines to be created by the proposed CSM. If the chiller for this new building is on the adjacent lot, a recorded private easement agreement shall be provided prior to final site plan sign-off.
24. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds, the new parcel data created by the Assessor's Office, and the parcel data available to Zoning and Building Inspection staff prior to issuance of building permits for new construction or early start permit.
25. Submit a site plan and a complete building Floor Plan in PDF format that includes a floor plan of each floor level on a separate sheet/page for the development of a complete interior addressing plan. Also, include a unit matrix for apartment buildings indicating the number of apartments on each floor. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) PRIOR to the verification submittal stage of this LNDUSE with Zoning. The final approved Addressing Plan shall be included in said Site Plan Verification application materials. Per MGO Section 34.505, a full copy of the approved addressing plan shall be kept at the building site at all times during construction until final inspection by the Madison Fire Department. For any changes pertaining to the location, deletion, or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Addressing Plan shall be resubmitted to review addresses that may need to be changed and/or re-approved.

Traffic Engineering Division (Contact Sean Malloy, (608) 266-5987)

26. The applicant shall provide a clearly defined five (5)-foot walkway clear of all obstructions to assist citizens with disabilities, especially those who use a wheelchair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway. The applicant shall work with staff to minimize crossing of driveways for the pedestrian route. Current design has pedestrians crossing driveway and running along east side of driveway adjacent to the Heritage Oaks building. This should be revised to keep the pedestrian way on the west side of the driveway, adjacent to the Heritage Oaks Tower area.
27. The applicant is encouraged to consider raised crosswalks to help with pedestrian circulation.
 28. The applicant shall submit for review a Waste Removal Plan, which shall include vehicular turning movements, times, vehicle size, use of loading zones, and all related steps to remove trash from its location.
 29. The applicant shall submit for review a Commercial Delivery Plan, which includes times, vehicle size, use of loading zones and all related turning movements.
 30. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; vision triangles; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of

vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

31. The developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
32. The City Traffic Engineer may require public signing, marking, and street lighting related to the development; the developer shall be financially responsible for such signing, marking, and street lighting.
33. All parking facility design shall conform to MGO Section 10.08(6).
34. "Stop" signs shall be installed at a height of seven (7) feet from the bottom of the sign at all Class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
35. Lower-level parking is not dimensioned and as such not reviewable at this time; Traffic Engineering reserves the right to make any comment up to and including comments that may require a redesign and cause the applicant to return to Plan Commission for approval. The applicant should be aware that standard parking stalls are 9 feet by 18 feet with 24 feet of back-up. Stall widths shall not be encroached upon by any items including columns.
36. All parking stalls must be clear of any and all obstructions (including columns) to be considered a legal parking stall. For large cars, this means 9- by 18-feet clear; for one-size-fits-all stalls, this means 8.75- by 17-foot clear.
37. The driveway slope to the underground parking is not identified in the plan set. The Traffic Engineering Division recommends driveway slope under 10%. If the slope is to exceed 10%, the applicant shall demonstrate inclement weather mitigation techniques to provide safe ingress/egress to be approved by the City Traffic Engineer.
38. To allow for proper pedestrian movement and prevent encroachment from irregularly parked bicycles or bicycle with trailers, all bicycle racks shall have five feet of backup space.
39. All pedestrian walkways adjacent parking stalls shall be seven (7) feet wide to accommodate vehicle overhang, signage and impediments to walkway movements. Any request for variance shall be submitted to and reviewed by the Traffic Engineering Division.
40. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineering to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds three stories prior to sign-off to be reviewed and approved by Andrew Oliver, ((608) 267-1979, aoliver@cityofmadison.com) Traffic Engineering Shop, 4151 Nakoosa Trail. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering main office with final plans for sign off.

41. The applicant shall adhere to all vision triangle requirements as set in MGO Section 27.05 (No visual obstructions between the heights of 30 inches and 10 feet at a distance of 25 feet behind the property line at streets and 10 feet at driveways.). If the applicant believes public safety can be maintained, they shall apply for a reduction of MGO Section 27.05(2)(bb) - Vision Clearance Triangles at Intersections Corners. Approval or denial of the reduction shall be the determination of the City Traffic Engineer. Contact Jeremy Nash with Traffic Engineering at (608) 266-6585 or jnash@cityofmadison.com to begin waiver process.
42. The applicant is encouraged to provide 120-volt electrical service for resident E-bike charging.
43. Note: The applicant is advised that Genomic Drive may be extended northward to Mineral Point Road and a street between Enterprise Lane to the west and the proposed Woodford Drive to the east at some future date. The applicant is encouraged to consider this when designing their site plan and internal circulation.

Parking Division (Contact Trent W. Schultz, (608) 246-5806)

44. The applicant shall receive final approval of a Transportation Demand Management (TDM) Plan as part of project resubmittal following Urban Design Commission, Plan Commission, and Common Council approval. TDM Plan review fees will be required as part of final site plan review sign-off.

Zoning Administrator (Contact Jenny Kirchgatter, (608) 266-4429)

45. The applicant proposes a development that does not comply with the Transit Oriented Development (TOD) overlay district requirements of Section 28.104(7). A Planned Development shall comply with all standards, procedures, and regulations of the Zoning Code that are applicable to the individual uses within the development, including the General Regulations of Subchapter 28I and the Supplemental Regulations in Section 28.151, of Subchapter 28J. Where the applicant proposes a development that does not comply with one or more of the regulations in those subchapters, they shall specifically request that the Plan Commission consider the application of those regulations in making its recommendations on the development, including specific language in the zoning text or depiction on the plans.
46. The applicant proposes a development that does not comply with the bicycle parking requirements of Sections 28.141(4)(g) and 28.141(11). A Planned Development shall comply with all standards, procedures, and regulations of the Zoning ordinance that are applicable to the individual uses within the development, including the General Regulations of Subchapter 28I and the Supplemental Regulations, Section 28.151 in Subchapter 28J. Where the applicant proposes a development that does not comply with one or more of the regulations in those subchapters, they shall specifically request that the Plan Commission consider the application of those regulations in making its recommendations on the development, including specific language in the zoning text or depiction on the plans.

Zoning has determined that 107 bike stalls are required based on the general parking requirements in Section 28.141(4) (one bike stall per unit for up to two-bedroom units, and a half-stall per additional bedroom above two, plus one guest space per 10 dwelling units). A total of 30 bike stalls is proposed (20 garage and 10 surface), thereby requiring that an exception be granted with this approval.

47. Provide a site restoration plan for the Gallery and Tower demolition area.

48. Verify that the second story of the independent living building covers 75% of the building footprint. A minimum of two stories is required for a minimum of 75% of the building footprint.
49. Bicycle parking for the residential dwelling units shall comply with the requirements of MGO Sections 28.141(4)(g) and 28.141(11) and shall be designated as short-term or long-term bicycle parking. A minimum of 98 resident bicycle stalls is required plus a minimum of nine (9) short-term guest stalls. Show the dimensions of the bicycle stalls and the access aisles within the bike storage room. Identify the location of the short-term surface bicycle stalls and show the dimensions of the bicycle parking pad. Up to 25% of bicycle parking may be structured parking, vertical parking or wall mount parking, provided there is a five (5) foot access aisle for wall mount parking. Note: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5)-foot wide access area. Submit a detail showing the model of bike rack to be installed.
50. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than 10,000 square feet in size must be prepared by a registered landscape architect.
51. Show the underground connection to the Heritage Oaks underground parking level and floor plan for the Heritage Oaks underground parking level.
52. Provide details demonstrating compliance with bird-safe glass requirements Section 28.129. For building façades where the first sixty (60) feet from grade are comprised of less than 50% glass, at least 85% of the glass on glass areas 50 square feet or over must be treated. Of all glass areas over 50 square feet, any glass within 15 feet of a building corner must be treated. All glass railings must be treated. Identify which glass areas are 50 square feet or greater and which glass areas will be treated. Provide the window and door schedule to verify the sizes of the glazed areas and mullions. Provide a detail of the specific treatment product that will be used.
53. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a project completion date.
54. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Chapter 31 Sign Codes. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Fire Department (Contact Matt Hamilton, (608) 266-4457)

This agency has reviewed this request and recommended no conditions of approval. The Madison Fire Department has asked that the applicant consider allowing the Fire Department to conduct training sequences prior to demolition. Contact Division Chief Tim Gorzalski of the MFD Training Division at TGorzalski@cityofmadison.com or (608) 267-8674 to discuss this possibility.

Water Utility (Contact Jeff Belshaw, (608) 261-9835)

This agency has reviewed this request and recommended no conditions of approval.

Parks Division (Contact Izzy Wilde, (608) 261-9671)

55. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(6)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the West Park-Infrastructure Impact Fee district. The Park Impact Fee ID# for this project is 26016.
56. Pursuant to MGO Section 20.08 (2)(c)2.d., the park impact fee may be reduced for multi-family dwelling units that are limited to occupancy by persons 55 years of age or older by appropriated recorded restriction for a period of not less than 30 years. For the recorded restriction requirement, a Land Use Restriction Agreement (LURA) with the Parks Division is required. Requests can be emailed to parkimpactfees@cityofmadison.com.

Forestry Section (Contact Zachary Eckberg, zeckberg@cityofmadison.com)

57. An existing inventory of street trees located within the right of way shall be included on the site, demo, utility, landscape, grading, fire aerial apparatus and street tree plan sets. The inventory shall include the following: location, size (diameter at 4 1/2 feet), and species of existing street trees. The inventory should also note if a street tree is proposed to be removed and the reason for removal.
58. All proposed street tree removals within the right of way shall be reviewed by City Forestry. Street tree removals require approval and a tree removal permit issued by City Forestry. Any street tree removals requested after the development plan is approved by the Plan Commission or the Board of Public Works and City Forestry will require a minimum of a 72-hour review period, which shall include the notification of the alder within whose district is affected by the street tree removal(s) prior to a tree removal permit being issued. Add as a note on the street tree plan set.
59. The contractor shall take precautions during construction to not disfigure, scar, or impair the health of any street tree. The contractor shall operate equipment in a manner as to not damage the branches of the street tree(s). This may require using smaller equipment and loading and unloading materials in a designated space away from trees on the construction site. Any damage or injury to existing street trees (either above or below ground) shall be reported immediately to City Forestry at (608) 266-4816. Penalties and remediation shall be required. Add as a note on the site, grading, utility, demolition, and street tree plan set.
60. As defined by Section 107.13 of *City of Madison Standard Specifications for Public Works Construction*: No excavation is permitted within (DBH in feet) of the trunk of the street tree or when cutting roots over three (3) inches in diameter. If excavation is necessary, the contractor shall contact Madison City Forestry at (608) 266-4816 prior to excavation. City of Madison Forestry personnel shall assess the impact to the tree and to its root system prior to work commencing. Add as a note on the site, grading, utility, demolition and street tree plan sets. Note: Each individual tree may have its own unique tree protection zone.
61. Section 107.13(g) of *City of Madison Standard Specifications for Public Works Construction* addresses soil compaction near street trees and shall be followed by the contractor. The storage of parked vehicles, construction equipment, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots within (DBH in feet) of the tree or within the protection zone is prohibited. Add as a note on both the site and street tree plan sets. Note: each individual tree may have its own unique tree protection zone.

62. On this project, street tree protection zone fencing is required. The fencing shall be erected before the demolition, grading or construction begins. The fence shall include the entire width of terrace and extend at least on both sides of the outside edge of the tree trunk. Do not remove the fencing to allow for deliveries or equipment access through the tree protection zone. Add as a note on both the site and street tree plan sets. Note: Each individual tree may have its own unique tree protection zone.
63. Street tree pruning shall be coordinated with City Forestry at a minimum of two weeks prior to the start of construction for this project. Contact City Forestry at (608)266-4816. All pruning shall follow the American National Standards Institute (ANSI) A300 - Part 1 Standards for pruning. Add as a note on both the site and street plan sets.
64. The developer shall submit a Street Tree Report performed by International Society of Arboriculture Certified Arborist. This report shall identify all street trees on proposed project site, species type, canopy spread, tree condition, proposed tree removals, the impacts of proposed construction, and any requested pruning.
65. The developer shall post a security deposit prior to the start of the development to be collected by City Engineering as part of the Developer's Agreement. In the event that street trees are damaged during the construction process, City Forestry will draw from this deposit for damages incurred.
66. Additional street trees are needed for this project. Tree planting specifications can be found in Section 209 of *City of Madison Standard Specifications for Public Works Construction*. All street tree planting locations and tree species within the right of way shall be determined by City Forestry. A landscape plan and street tree planting plan shall be submitted in PDF format to City Forestry for approval of planting locations within the right of way and tree species. All available street tree planting locations shall be planted within the project boundaries. Add following note on both the landscape and street tree plan sets: "At least one week prior to street tree planting, the contractor shall contact City Forestry at (608) 266-4816 to schedule inspection and approval of nursery tree stock and review planting specifications with the landscaper."
67. The applicant shall work with City Forestry and Engineering during the right of way design process to address street tree and utility conflicts. Any street tree removals due to utility improvements within the right of way shall be reviewed and approved by the Board of Public Works. Any approval of Privilege in Streets Agreements shall be reviewed by City Forestry for street tree impacts.

Metro Transit (Contact Tim Sobota, (608) 261-4289)

This agency reviewed this request and has recommended no conditions of approval.