

URBAN DESIGN COMMISSION APPLICATION

UDC

10

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District 17

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Legistar # 55394

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: 5565 Tancho Drive, Madison, WI 53718

Title: Oakwood Village Prairie Ridge

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

UDC meeting date requested 7-31 2019

- New development Alteration to an existing or previously-approved development
 Informational Initial approval Final approval

3. Project Type

- Project in an Urban Design District
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
 Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
 Planned Development (PD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP)
 Planned Multi-Use Site or Residential Building Complex

Signage

- Comprehensive Design Review (CDR)
 Signage Variance (i.e. modification of signage height, area, and setback)

Other

- Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Jennylynde Packham
Street address 5565 Tancho Drive
Telephone (608) 230-4510

Company Oakwood Lutheran Senior Ministires
City/State/Zip Madison, WI 53718
Email jennylynde.packham@oakwoodvillage.net

Project contact person Tia Endres
Street address 5460 Fen Oak Drive
Telephone (608) 241-5454

Company Vogel Bros. Building Co.
City/State/Zip Madison, WI 53718
Email tendres@vogelbldg.com

Property owner (if not applicant) _____
Street address _____ City/State/Zip _____
Telephone _____ Email _____

OAKWOOD VILLAGE PRAIRIE RIDGE

5565 TANCHO DRIVE

COMPREHENSIVE DESIGN REVIEW ADDITIONAL INFORMATION

This is a follow up to the Comprehensive Design Review meeting on May 8th for Oakwood Village Prairie Ridge at 5565 Tancho Drive. During the Comprehensive Design Review, it was agreed by all that having three ground signs on the Oakwood site was appropriate given the circumstances, but the committee requested additional information regarding the request to enlarge the signs from what the city code allows.

Please recall that the three signs requested are located at the Oakwood main entrance off of Tancho Drive, Oakwood entrance off of American Parkway, and the corner of Tancho Drive and American Parkway. Each of the signs is proposed to be not less than 10' off of the property line, and at no more than 18 sf. The exception is the American Parkway sign is to be double sided (36 sf) due the location of the entrance situated along American Parkway. A main reason 18 sf was selected for the size of the sign is that this is the minimum size required to have the addresses internally lit up at night. Any smaller font, and the addresses will not be properly lit up enough to read.

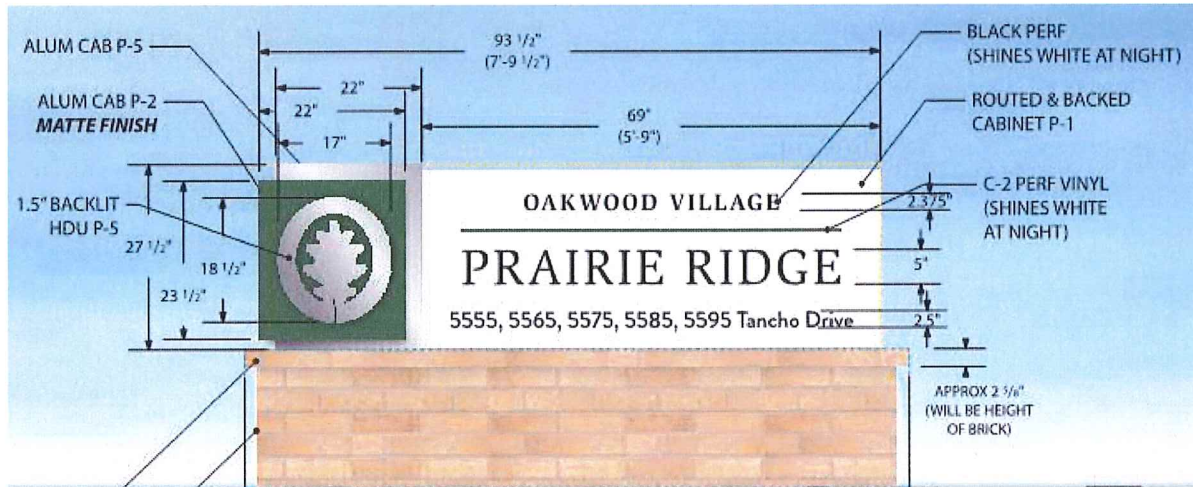
Below is additional context on each of the three signs.



Location of Oakwood Prairie Ridge

TANCHO DRIVE SIGN

The sign located off of the Oakwood entrance from Tancho Drive is the main entrance into the campus. The sign proposed is single sided at 18 sf not less than 10' back from the property line. Below shows pictures of the proposed sign, representations of the sign to scale at that location, a picture of the existing sign, and location of the sign.



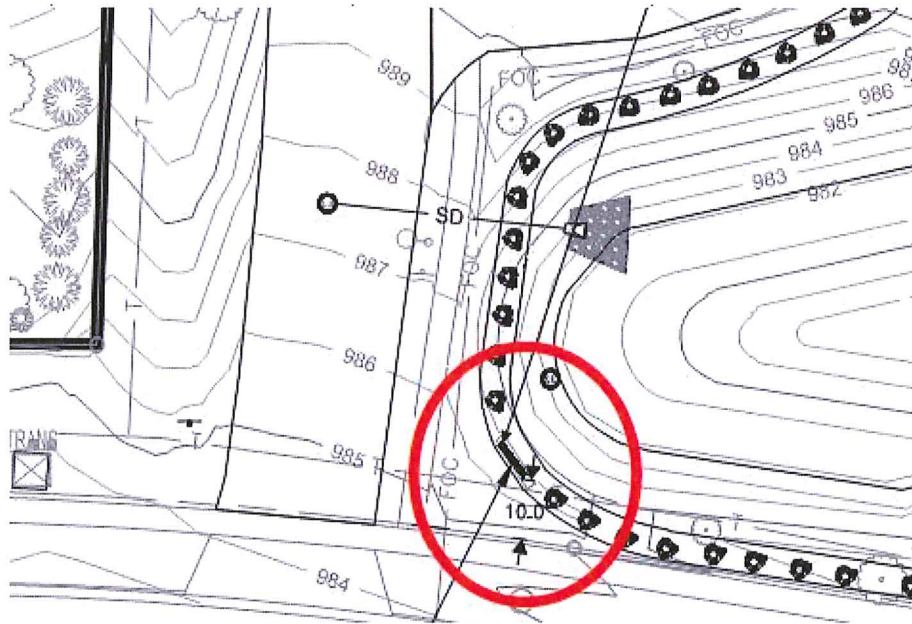
Proposed Sign to Scale



Proposed Sign to Scale



Existing Sign



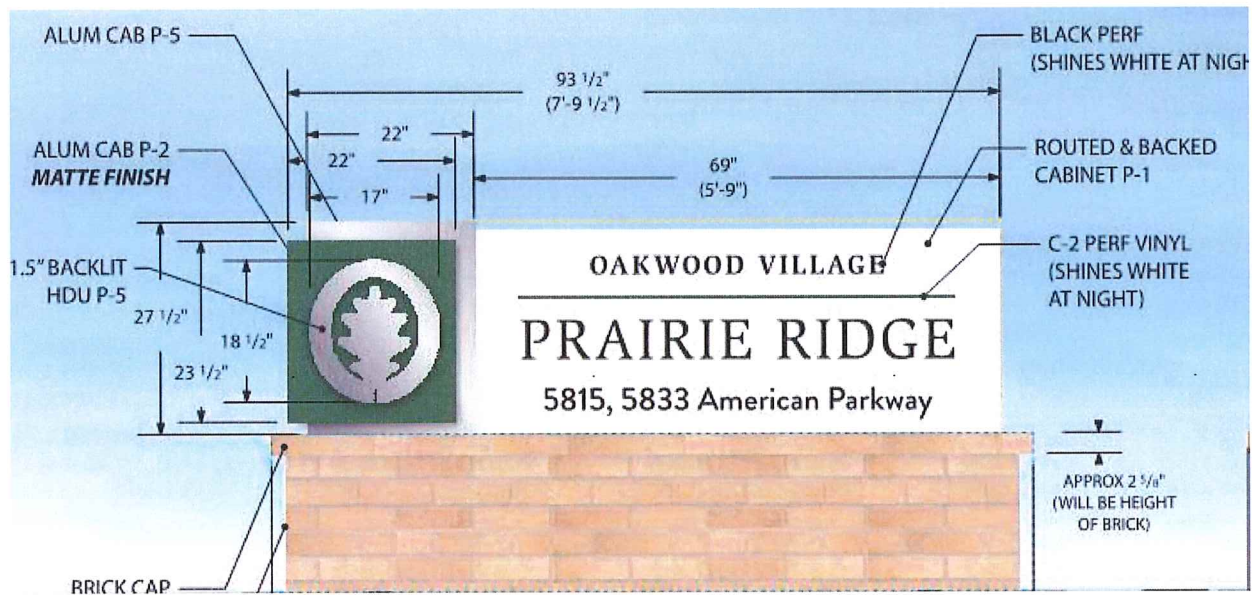
Enlarged Site Plan



Sign Location

AMERICAN PARKWAY SIGN

The sign located off of the Oakwood entrance from American Parkway is the secondary entrance into campus, and the primary entrance into the Health and Rehab Center, and a 100 unit independent living apartment home. The sign proposed is double sided at 18 sf per side, total of 36 sf not less than 10' back from the property line. Below shows pictures of the proposed sign, representations of the sign to scale at that location, a picture of the existing sign, and location of the sign.

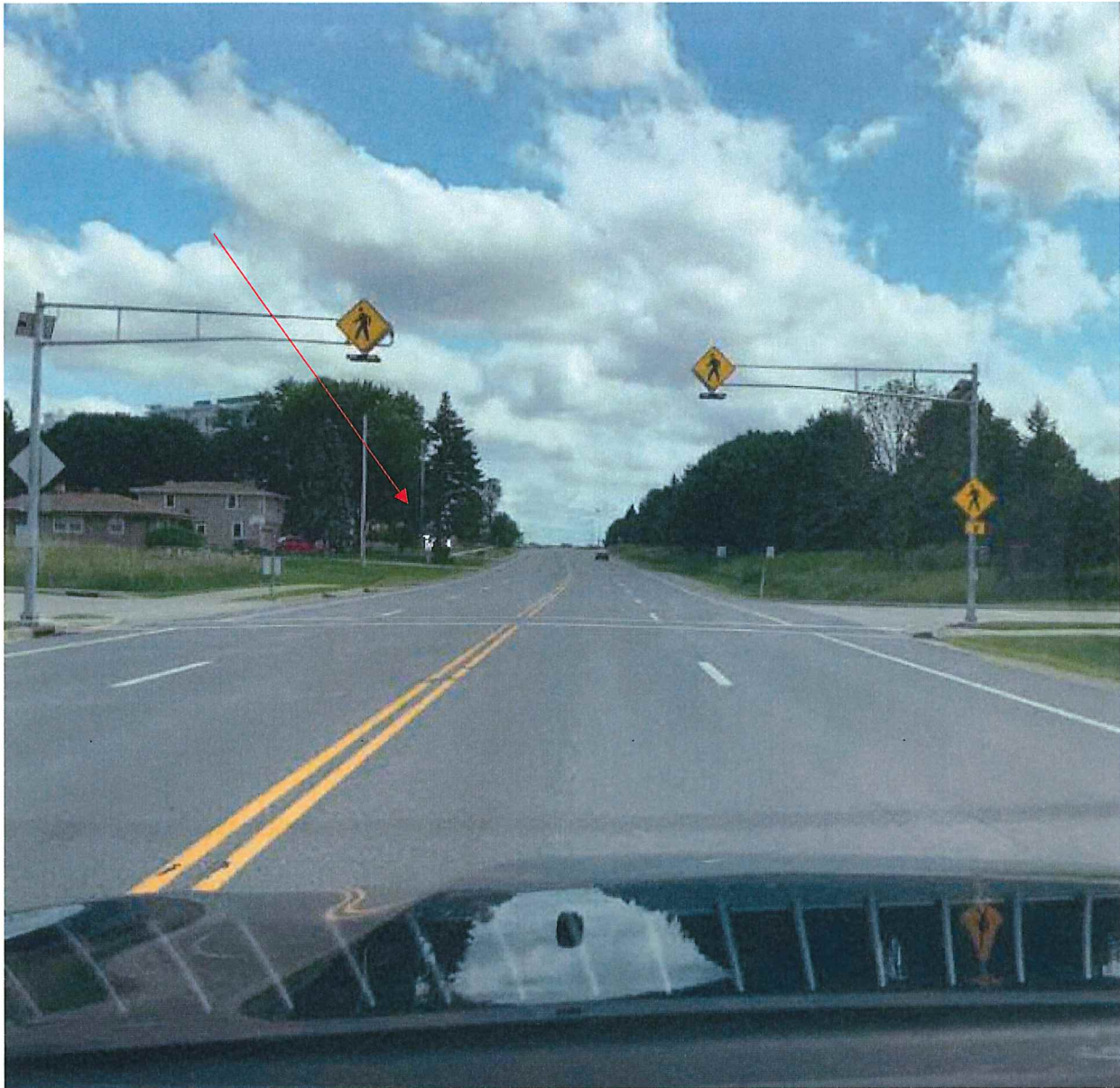




Proposed Sign to Scale – Heading North on American Parkway



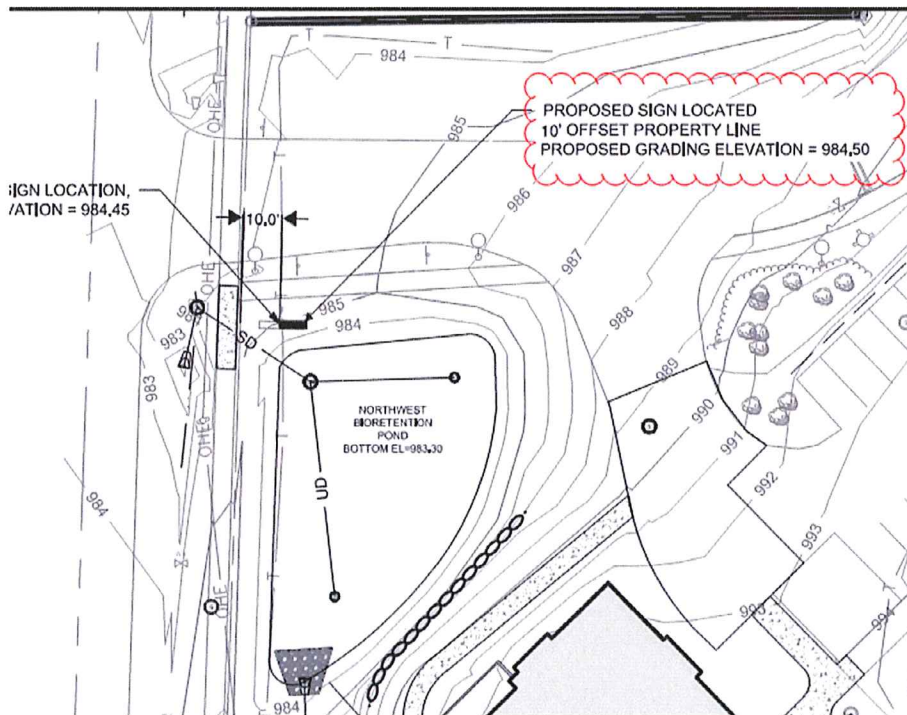
Proposed Sign to Scale – Heading North on American Parkway



Proposed Sign to Scale - Heading South on American Parkway



Existing Sign



Enlarged Site Plan



American Pkwy

53 ft

American Pkwy

American Pkwy

35 mph Speed Limit

Proposed
American
Pkwy Sign

Oakwood Village Seasons

Oakwood Village
Prairie Ridge

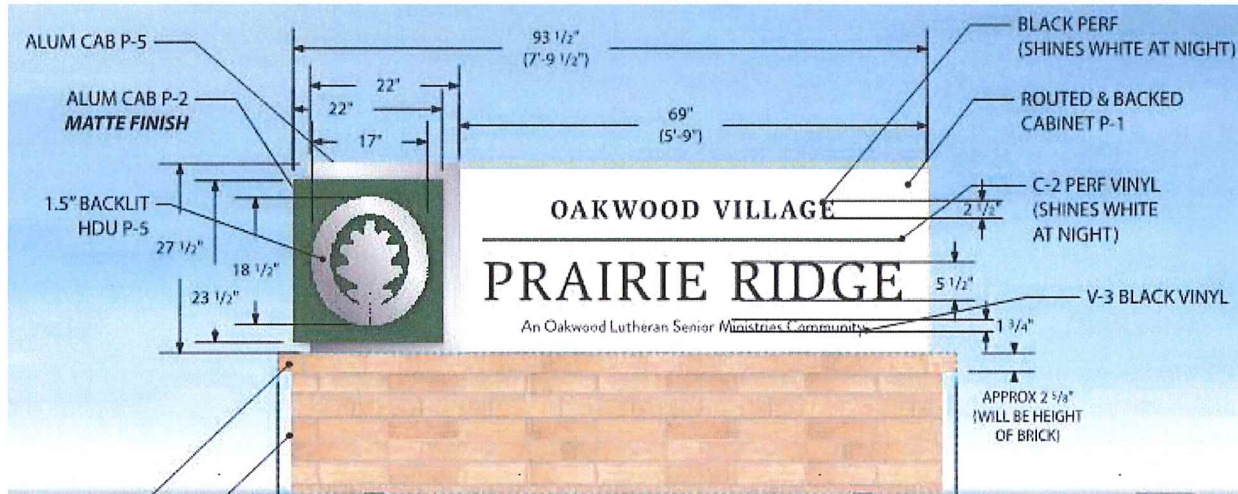
Google

Imagery ©2019 Google, Map data ©2019 United States Terms Send feedback 100 ft

Location of Sign

CORNER SIGN

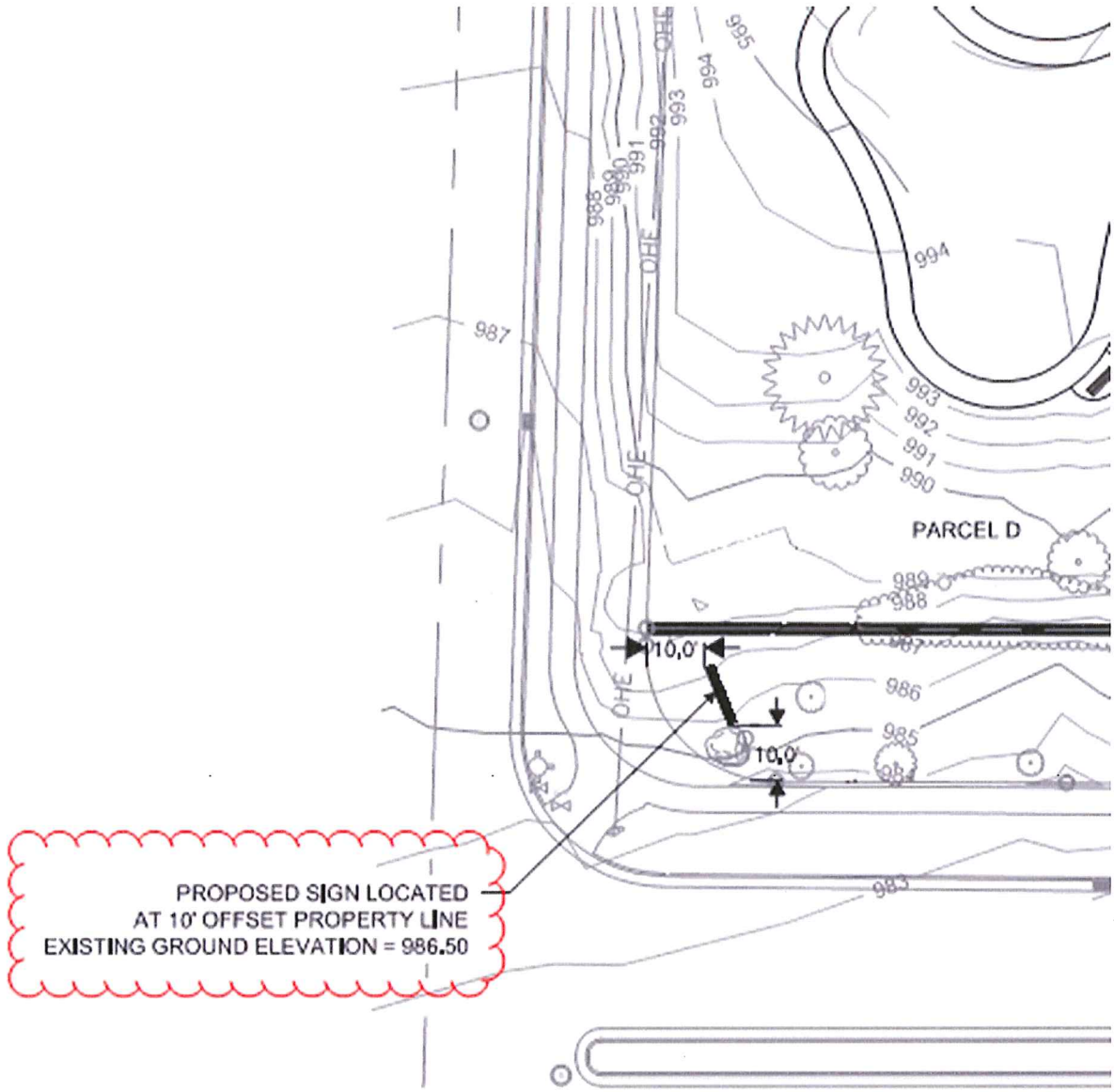
The proposed sign located at the corner of Tancho Drive and American Parkway is a new sign. This sign signifies that drivers are approaching the campus. The sign proposed is single sided at 18 sf, not less than 10' back from the property line. Below shows pictures of the proposed sign, representations of the sign to scale at that location, and location of the sign.



Proposed Sign to Scale



Proposed Sign to Scale

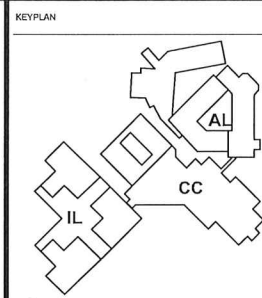
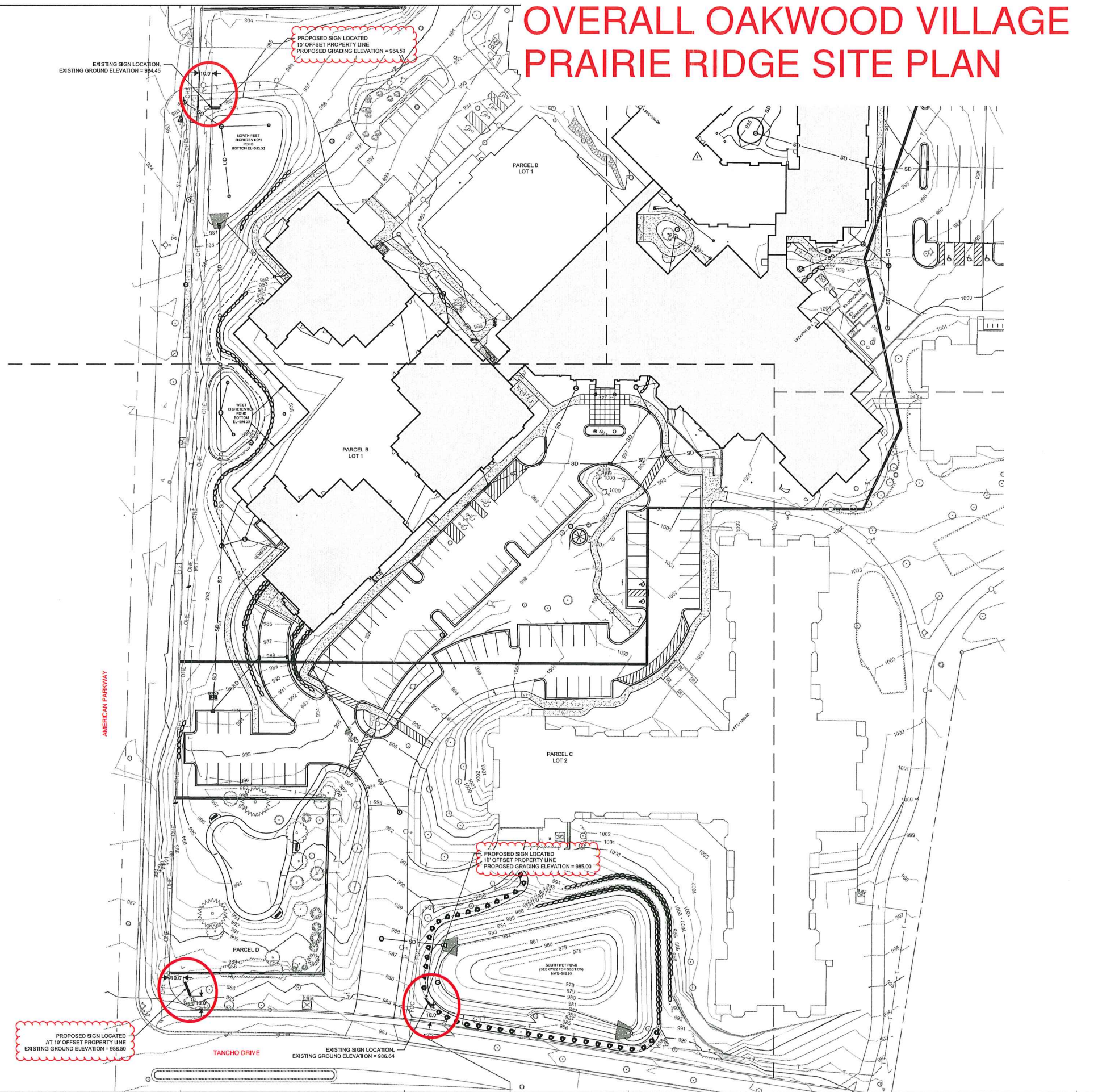


Enlarged Site Plan



Location of Sign

OVERALL OAKWOOD VILLAGE PRAIRIE RIDGE SITE PLAN



PLAN NOTES

GENERAL NOTES

IL SITE AND FOUNDATION CONSTRUCTION DOCUMENTS

PROJECT TITLE

OAKWOOD VILLAGE PRAIRIE RIDGE ASSISTED LIVING ADDITION

SFCS Architecture Engineering Planning Interiors
 SFCS Inc. • 305 South Jefferson Street
 Roanoke, Virginia 24011.2003
 540.344.6664 • Fax 540.343.6925
 www.sfcs.com

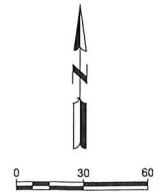
Kahler Slater experience design
 44 East Millin Street
 Madison, Wisconsin 53703
 608.283.6300
 www.kahlerslater.com

PROJECT	: SFCS	
PROJECT	: JJ	
PROJECT	: MEAD & HUNT	
DRAWN	: CAJ	
CHECKED	: ACA	
APPROVED	: LGK	
NO.	REVISION	DATE
1	SIGN LOCATIONS	APRIL 8, 2019

DRAWING TITLE
SIGN LOCATION PLAN

COMMA NO. 151030 DATE OCTOBER 30, 2017

DRAWING
C-105



Mead & Hunt
 Mead and Hunt, Inc.

6/21/2017 11:55:09 AM
 2.1
 2.1



505 LAWRENCE DR, DE PERE, WI 54115
920.336.8900 GREENBAYSIGNS.COM

CLIENT: OAKWOOD VILLAGE

LOCATION: MADISON, WI
DRAWN BY: NICOLE P
SALESPERSON: TRACY B
DATE: 06/13/2018
DESIGN #: D13031
PAGE: 1

REVISION LOG:	INTL	DATE	DESCRIPTION
	NP	10/02/2018	COLORS/BRICK/LIT
	NP	02/18/2019	32 SQ FT
	NP	04/08/2019	20 SQ FT
	NP	05/08/2019	18 SQ FT

MONUMENT

- QUANTITY:** 1
- SIDES:** S/F
- MAIN CABINET:** FABRICATED ALUM (10")
- LIGHTING:** LED ILLUMINATED (WHITE)
- FACES:** 1/8" ALUM ROUTED & BACKED W/ LEXAN
- GRAPHICS:** BLACK PERF (COPY)
DIGITAL PRINT, PERF VINYL (GREEN)
- VINYL:** PERF W/ OPTICALLY CLEAR LAM
- FONT:** LOGO, BRANDON GROTESQUE REGULAR
- LOGO ICON:** BACKLIT CHANNEL LETTER
- LIGHTING:** LED AROUND PERIMETER (GREEN)
- FACES:** .063 ALUM
- RETURNS:** 1.5" HDU
- BACKING:** 3/16" WHITE LEXAN
- MOUNTING:** 1.5" OFFSET FROM BACK CABINET
- BACK CABINET:** FABRICATED ALUM (14")
- PHOTO EYE:** TBD
- CAP & BASE:** BRICK BY OTHERS
- MOUNTING:** DIRECT EMBEDMENT
- INSTRUCTION:** PRODUCE & INSTALL.

- COLORS:**
- P-1 WHITE
 - P-2/C-2 PMS 349 U MATTE FINISH/PMS 349 U
 - V-3 ORACAL 751-070 BLACK VINYL
 - C-4 BLACK PERF
 - P-5 STANDARD SILVER METALLIC (MP 41 342SP)

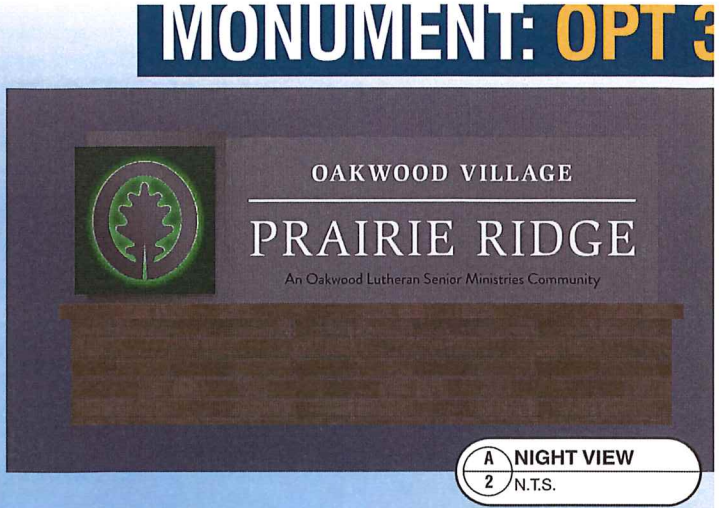
CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

DATE



A LOCATION VIEW (AFTER)
1 SCALE: 1/16" = 1'

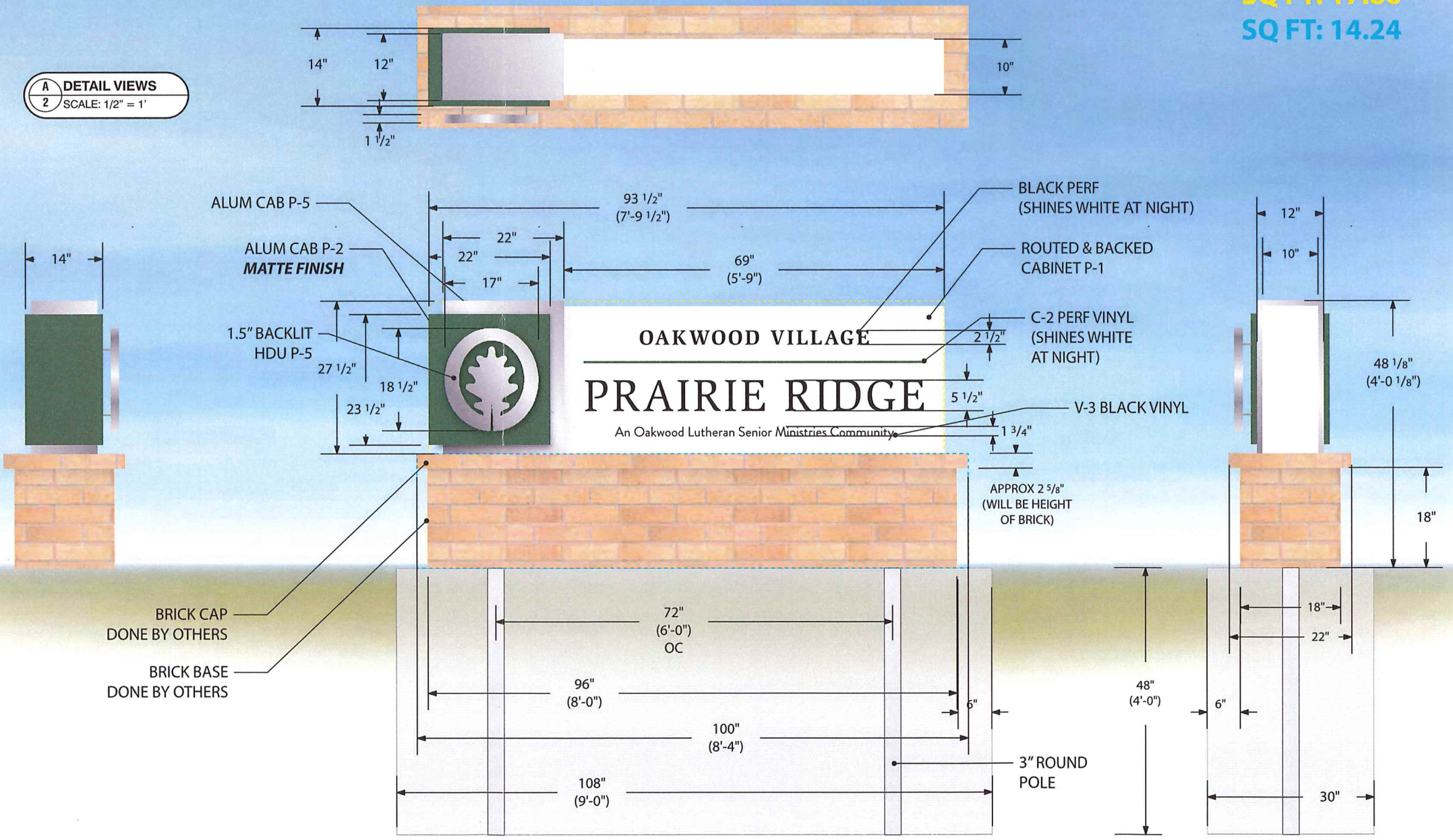
Letter Height	Max. Readable Dist.	Readable Dist. for Max Impact
3"	100'	30'
4"	150'	40'
6"	200'	60'
8"	350'	80'
9"	450'	90'
10"	500'	100'
12"	600'	120'
15"	630'	150'
18"	750'	180'
24"	1000'	240'
30"	1250'	300'
36"	1500'	360'
42"	1750'	420'
48"	2000'	480'



A NIGHT VIEW
2 N.T.S.

SQ FT: 17.86
SQ FT: 14.24

A DETAIL VIEWS
2 SCALE: 1/2" = 1'



CONCEPTUAL DRAWING ONLY - NOT FOR FABRICATION PURPOSES (SIZES ARE APROX)

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LOCATION: MADISON, WI
DRAWN BY: NICOLE P
SALESPERSON: TRACY B
DATE: 06/13/2018
DESIGN #: D13031
PAGE: 5

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	NP	04/08/2019	20 SQ FT
	NP	05/08/2019	18 SQ FT

MONUMENT

QUANTITY: 1
SIDES: S/F
MAIN CABINET: FABRICATED ALUM (10")
LIGHTING: LED ILLUMINATED (WHITE)
FACES: 1/8" ALUM ROUTED & BACKED W/ LEXAN
GRAPHICS: BLACK PERF (COPY)
DIGITAL PRINT, PERF VINYL (GREEN)
VINYL: PERF W/ OPTICALLY CLEAR LAM
FONT: LOGO, BRANDON GROTESQUE REGULAR

LOGO ICON: BACKLIT CHANNEL LETTER
LIGHTING: LED AROUND PERIMETER (GREEN)
FACES: .063 ALUM
RETURNS: 1.5" HDU
BACKING: 3/16" WHITE LEXAN
MOUNTING: 1.5" OFFSET FROM BACK CABINET
BACK CABINET: FABRICATED ALUM (14")
PHOTO EYE: TBD

CAP & BASE: BRICK BY OTHERS
MOUNTING: DIRECT EMBEDMENT

INSTRUCTION: PRODUCE & INSTALL.

COLORS:

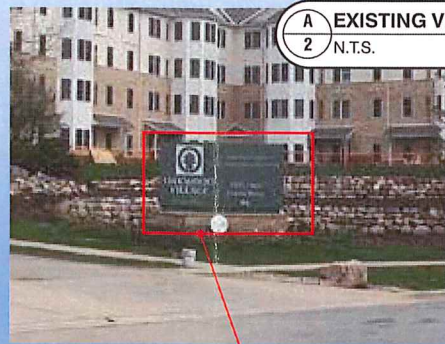
- P-1 WHITE
- P-2/C-2 PMS 349 U MATTE FINISH/PMS 349 U
- V-3 ORACAL 751-070 BLACK VINYL
- C-4 BLACK PERF
- P-5 STANDARD SILVER METALLIC (MP 41 342SP)

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

DATE



A
1 LOCATION VIEW (AFTER)
SCALE: 3/32" = 1'

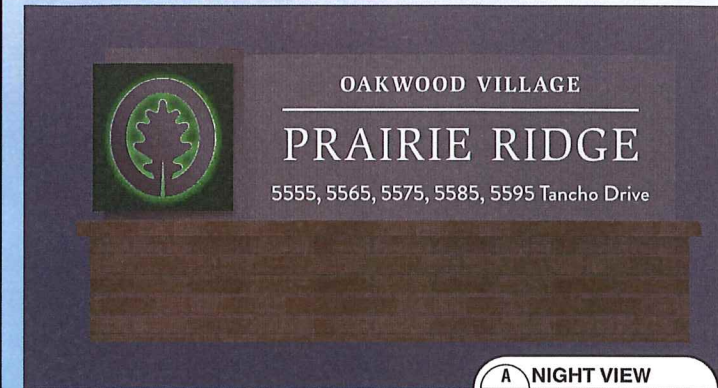


A
2 EXISTING VIEW
N.T.S.

REMOVAL OF EXISTING BY OTHERS

Letter Height	Max. Readable Dist.	Readable Dist. for Max Impact
3"	100'	30'
4"	150'	40'
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8"	350'	80'
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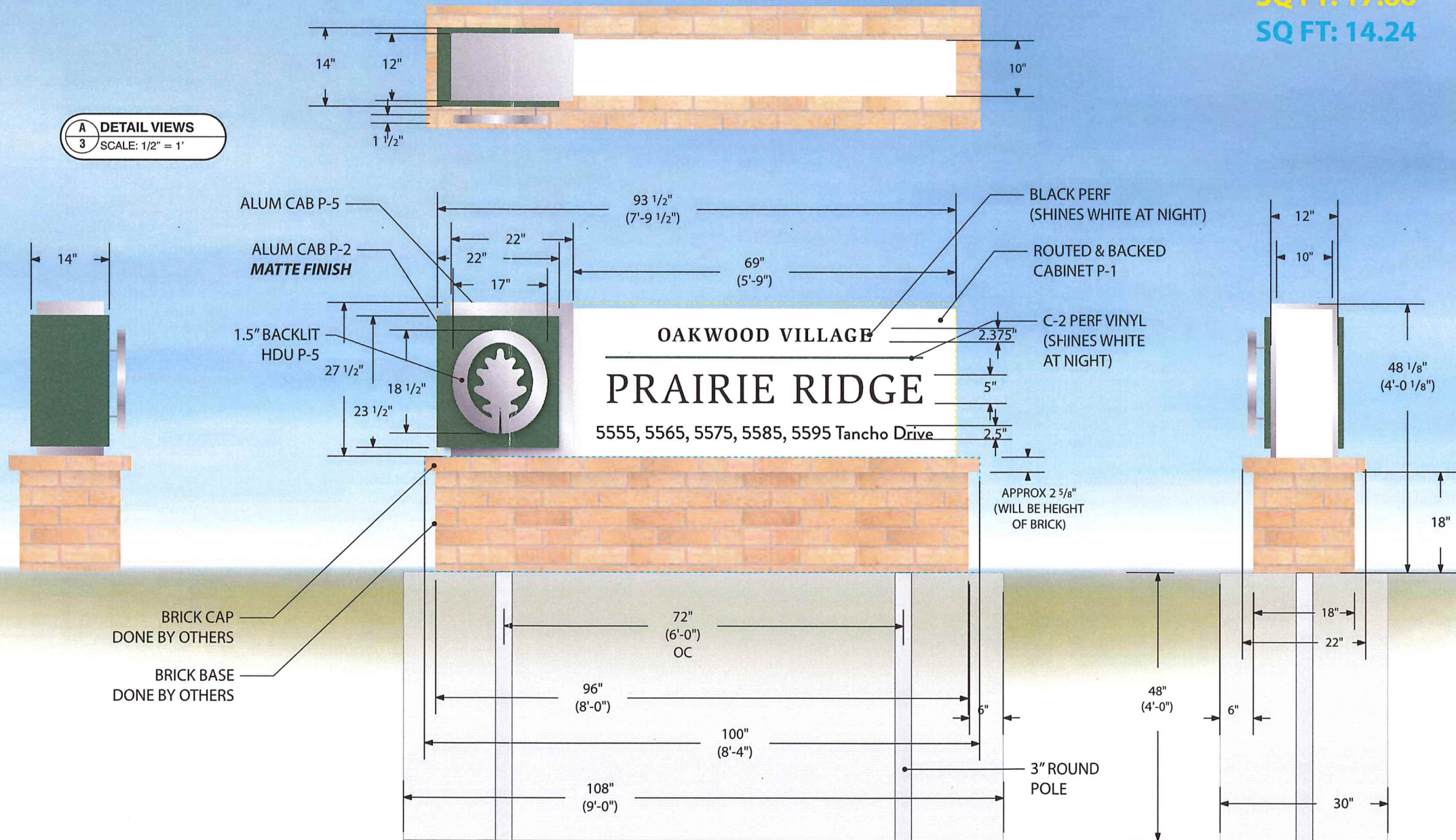
MONUMENT: OPT 5



A
2 NIGHT VIEW
N.T.S.

SQ FT: 17.86
SQ FT: 14.24

A
3 DETAIL VIEWS
SCALE: 1/2" = 1'



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505 LAWRENCE DR, DE PERE, WI 54115
920.336.8900 GREENBAYSIGNS.COM

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DESIGN #: D13031
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	NP	04/08/2019	20 SQ FT
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PHOTO EYE: TBD
- CAP & BASE:** BRICK BY OTHERS
MOUNTING: DIRECT EMBEDMENT
- INSTRUCTION:** PRODUCE & INSTALL.

- COLORS:**
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 - P-2/C-2 PMS 349 U MATTE FINISH/PMS 349 U
 - V-3 ORACAL 751-070 BLACK VINYL
 - C-4 BLACK PERF
 - P-5 STANDARD SILVER METALLIC (MP 41 342SP)

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

DATE



A
1 LOCATION VIEW (AFTER)
SCALE: 3/32" = 1'



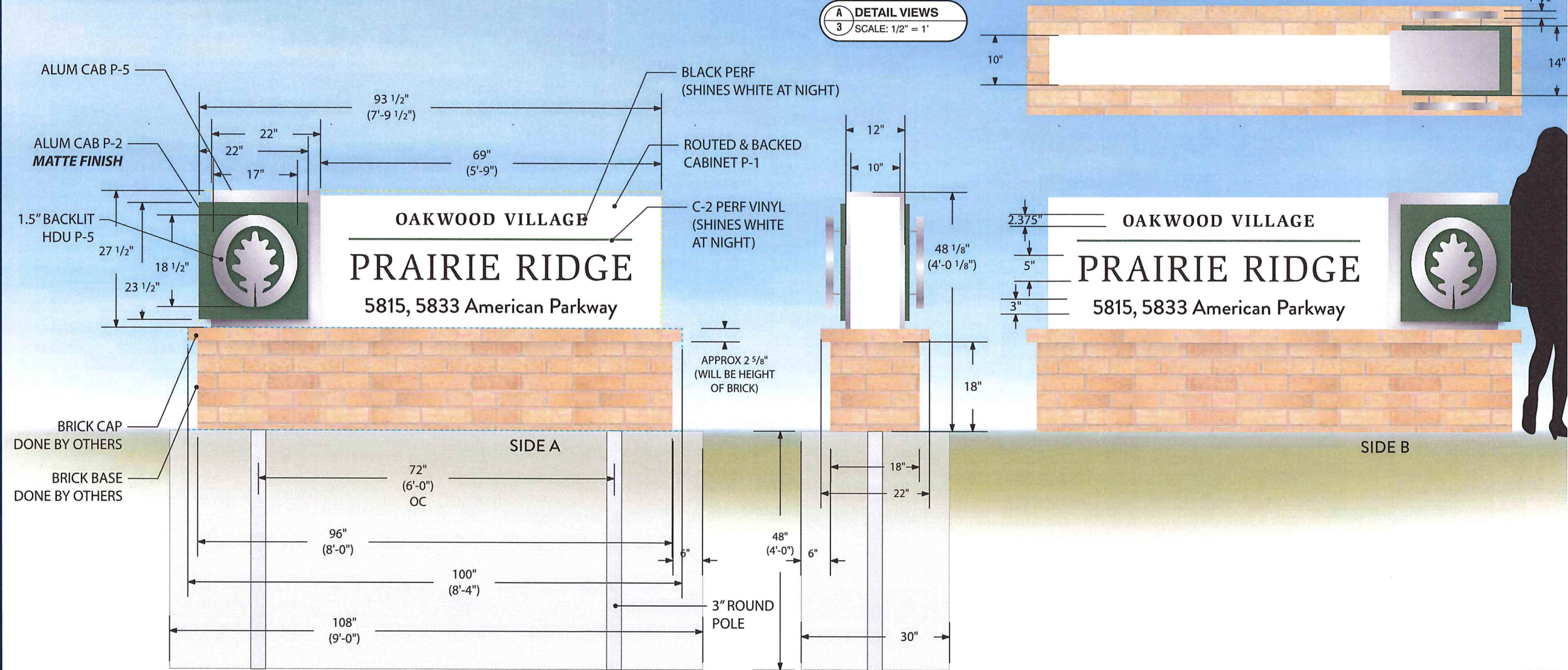
A
2 EXISTING VIEW
N.T.S.

REMOVAL OF EXISTING BY OTHERS

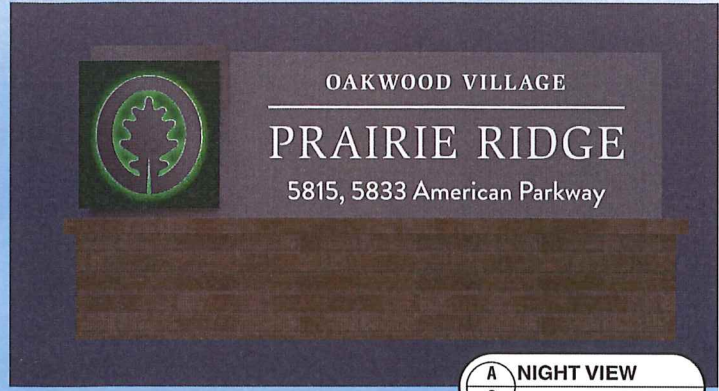
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24"	1000'	240'
30"	1250'	300'
36"	1500'	360'
42"	1750'	420'
48"	2000'	480'

A
2 NIGHT VIEW
N.T.S.

SQ FT: 17.86
SQ FT: 14.24



MONUMENT: OPT 4



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