



June 15, 2026

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City of Madison Department of Planning & Community and Economic Development
Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

Re: Letter of Intent

Land Use – UDC (major alteration to the Planned Development – General Development Plan and Specific Implementation Plan (SIP) for the Oakwood Village University Woods campus)
Oakwood Village University Woods – New Independent Living (IL) Building
EUA Project Number: 125988-01

On behalf of Oakwood Lutheran Senior Ministries (OLSM), we are pleased to submit this Letter of Intent in support of a request for approval of a major alteration to the Planned Development (PD), including amendments to the General Development Plan (GDP) and Specific Implementation Plan (SIP), for the Oakwood Village University Woods campus. This submittal is intended for review and consideration by the Urban Design Commission (UDC), Planning Commission, and Common Council.

OLSM is a recognized leader in senior living, committed to fostering a thriving community for older adults in the Madison area. Their mission reflects a long-standing emphasis on independence, community, and quality of life:

“We are called to serve a thriving community where seniors live with dignity, connection, and purpose.”

This project represents a continuation of that mission through targeted reinvestment in the University Woods campus.

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Project Overview

The proposed project is located at 6201–6209 Mineral Point Road and centers on the development of a new 92-unit independent living (IL) building, along with associated site and infrastructure improvements.

To support this investment, select existing structures will be removed and the campus will be reconfigured to better align with current needs. The new building will be a four-story wood-frame structure over a two-story concrete podium and will introduce a range of resident-focused amenities, including informal gathering spaces, a small fitness area, a grab-and-go café, and a multipurpose room that will temporarily function as chapel space. The building will connect to existing campus infrastructure through a new below-grade parking connection.

In parallel, the project reimagines the surrounding landscape to strengthen arrival sequences, improve accessibility, and enhance the overall campus experience. A defining element of this effort is the Ravine Walk, which transforms an area of historic drainage challenges into an integrated stormwater and landscape feature while creating a meaningful pedestrian connection to the Mineral Point Road BRT corridor.

Architectural Design Narrative

The existing campus context is defined by an aging building stock and a visually inconsistent mix of building scales, forms, materials, and architectural expression. Rather than attempting to replicate or blend into this condition, the proposed design responds directly to Oakwood Village’s aspiration to embrace change—fostering stronger connections, attracting a broader and younger resident demographic, and establishing a more contemporary independent living experience.

Positioned near the center of the campus, the new building is conceived as an intentional counterpoint, introducing a more cohesive and confident architectural language. The design emphasizes clarity and restraint through simplified massing, consistent geometry, and a refined material palette. This approach establishes a sense of order while carefully breaking down the overall building scale, allowing the project to serve as both a visual anchor and a unifying element within the campus.

The architectural expression reflects the interior residential program, with upper levels designed to maximize daylight and enhance resident well-being. Increased transparency at key building corners reduces perceived mass and strengthens visual connections to the surrounding landscape.

Living areas are articulated through a pattern of vertically proportioned punched openings, coordinated with subtle façade reveals to introduce rhythm and variation across the building. These elements reinforce human scale while creating measured visual interest and subtle connections to the surrounding natural environment.

Recessed, screened balconies are integrated into the building envelope, providing functional outdoor space for residents while contributing depth and shadow to the façades. These features further modulate the building mass and introduce a level of animation to the overall composition.

At the base of the building, a natural stone masonry expression anchors the structure at the pedestrian level. This material provides durability and tactility while establishing a visual connection to elements of the existing campus, reinforcing a sense of permanence and quality.

Through a measured and cohesive architectural approach, the building is designed to serve as both a physical and symbolic center of the campus - representing a thoughtful evolution of Oakwood Village and a continued commitment to its residents and community.

Project Team

Provider/Operator:	Oakwood Lutheran Senior Ministries (OLSM)
Construction Manager:	Vogel Bros. Building Co.
Architect of Record:	Eppstein Uhen Architects, Inc. (EUA)
Structural Engineer of Record:	Spire Engineering, Inc.
MEP Scope Engineering:	RTM Engineering Consultants
Civil Engineer of Record :	Mead & Hunt
Certified Survey Map	D'Onofrio, Kottke & Associates
Landscape Architect:	Damon Farber

Summary of Proposed Planned Development Amendments

The following amendments to the approved Planned Development (GDP/SIP) are proposed as part of this application:

- (GDP) Reconfiguration of the lot line between Lots 2 and 3 to consolidate the proposed Independent Living (IL) building entirely within Lot 3. A Certified Survey Map (CSM) is currently in progress and will formalize this adjustment.
- (GDP) Demolition of the existing Old Hebron building and Chapel.
- (GDP) Demolition of the Recreation Center, with site restoration to accommodate new stormwater infrastructure.
- (GDP) Demolition of the existing Tower and Gallery, with flexibility for this work to occur following completion of the new IL building.
- (GDP/SIP) Construction of new stormwater management infrastructure, including a stormwater pond, bioretention areas, and associated grading and conveyance improvements.
- (SIP) Construction of a new 92-unit Independent Living (IL) building and associated site improvements.
- (SIP) Development of the Ravine Walk and associated pedestrian network improvements, including enhanced connections to the Mineral Point Road BRT corridor.
- (SIP) Construction of underground parking and a new below-grade vehicular connection to the existing Heritage Oaks parking structure.
- (SIP) Modifications to existing service and receiving areas at the Village Inn to accommodate new building connections and campus circulation.

Collectively, these amendments support a phased reinvestment of the Oakwood Village campus while maintaining operational continuity and positioning the site for future evolution.

Planning Considerations

The proposed development reflects prior City feedback and is guided by a set of integrated planning, design, and operational strategies that support the continued evolution of the Oakwood Village campus.

These considerations establish the framework for the detailed coordination and technical responses outlined in the following sections.

Campus Evolution and Phased Redevelopment

This project represents a strategic reinvestment in the University Woods campus, replacing aging and underutilized facilities with a modern independent living building that aligns with current resident expectations while maintaining continuity of operations. The proposed phasing approach allows demolition and construction to be sequenced to minimize disruption to residents and campus services.

The proposed project includes the demolition of the existing Tower and Gallery buildings, with this area identified for future redevelopment. Currently, a specific development program is not being advanced. As reflected in the accompanying plans, there is intentionally little to no detail regarding what will replace these structures following demolition. Oakwood Village is committed to the construction of the proposed Independent Living building, along with the demolition of the existing Rec Center, Old Hebron, and Chapel buildings to support that effort, in addition

to the demolition of the Tower and Gallery as part of a broader, long-term strategy for continued campus reinvestment.

While ownership has the financial capacity to complete the Independent Living project and the associated demolitions, redevelopment of the Tower and Gallery site is anticipated to occur as part of a future phase. Given this longer-term horizon - as well as the evolving nature of resident preferences, building technologies, and campus amenities - Oakwood Village seeks to maintain flexibility in determining the ultimate use of this site. In the interim, the area is expected to be restored to a simple turf condition to provide a safe, maintainable, and visually cohesive open space. Over time, the site is conceptually envisioned as a potential central amenity hub for the campus, including the possibility of a permanent spiritual space; however, these elements remain undefined in scope and timing. This application is intended to allow demolition to proceed in coordination with the Independent Living project without committing to a specific redevelopment plan at this time.

Transit Integration and TOD Alignment

Located within the Transit-Oriented Development (TOD) Overlay District along the Mineral Point Road Bus Rapid Transit (BRT) corridor, the project is designed to reinforce transit connectivity through building orientation and enhanced pedestrian access.

Investment in the pedestrian experience, including the Ravine Walk and improvements to the BRT connection, strengthens accessibility, safety, and comfort while creating a meaningful relationship between the building and transit.

While the proposed building does not meet the prescriptive setback requirement, this approach balances TOD objectives with preservation of mature trees and the broader campus landscape framework.

Integrated Stormwater and Landscape Design

The project addresses long-standing stormwater challenges through a site-integrated approach that combines infrastructure performance with landscape design.

New stormwater features, including a bioretention pond and bioswales, are carefully sited to work with existing topography and minimize impacts to mature trees while managing runoff, improving water quality, and reducing peak discharge.

The Ravine Walk serves as both a drainage corridor and a defining landscape feature, transforming previously constrained areas into accessible open space and strengthening campus connectivity.

Parking Strategy and Campus-Wide Mobility

Parking is managed as a shared campus resource, allowing supply to be balanced across buildings and uses. The project recalibrates parking by reducing surface stalls and increasing structured parking integrated within the new building.

This approach is supported by Transportation Demand Management (TDM) strategies tailored to a senior living context, including enhanced pedestrian connectivity, proximity to transit, and emerging mobility options such as e-bike infrastructure.

Fire Access and Life Safety Performance

The design has been developed in coordination with the City of Madison Fire Department to address site constraints including topography, infrastructure limitations, and building adjacencies.

Where prescriptive requirements cannot be fully achieved, the project incorporates coordinated, performance-based strategies to enhance life safety, including upgraded construction type, improved fire apparatus access, and prioritized aerial access.

Tree Preservation and Environmental Stewardship

Preservation of mature trees has been a primary driver of site planning and design decisions. The project prioritizes canopy protection along Mineral Point Road and within key landscape areas, with stormwater infrastructure and site improvements aligned to minimize removal.

Where impacts are necessary, replacement and mitigation strategies are incorporated through the landscape plan and supported by broader sustainability goals focused on long-term campus performance.

Project Schedule:

Design

03.30.2026 – 05.31.2026	Schematic Design Phase
06.01.2026 – 08.23.2026	Design Development Phase
06.15.2026	Land Use + UDC Final Approval Submittal
08.24.2026 – 11.15.2026	Construction Document Phase

Demolition

01.01.2027 – 03.31.2027	Old Hebron and Chapel (abatement to begin in 2026)
01.01.2027 – 03.31.2027	Recreation Center
01.01.2027 – 01.01.2032	Tower and Gallery (final start date TBD)

Construction

04.01.2027 – 12.31.2028	New IL building and stormwater infrastructure
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Proposed Development Summary (GDP/SIP)

The following General Development Plan (GDP) and Specific Implementation Plan (SIP) summaries provide a comprehensive overview of existing and amended campus conditions in support of the requested Planned Development amendment. These materials document site coverage, building program, parking supply, and resident population at both the campus-wide (GDP) and project-specific (SIP) levels.

Consistent with previous submittals, the information is presented in detailed tabular format to clearly illustrate existing conditions, proposed modifications, and net changes resulting from the project. Collectively, these summaries demonstrate that while the campus is undergoing targeted redevelopment, overall site coverage, open space relationships, and operational functionality are maintained, with improvements that better align with current resident needs and long-term campus planning objectives.

Oakwood Village Land Ownership Summary - Existing

Lot 1	Approximately 9.89 acres, Oakwood Village Lutheran Homes Association, Inc.
Lot 2	Approximately 8.50 acres, Oakwood Village University Homes, Inc.
Lot 3	Approximately 9.58 acres, Oakwood Village University Woods Apartments, Inc.
Lot 4	Approximately 6.82 acres, Oakwood Village University Woods Homes, Inc.
Lot 5	Approximately 0.23 acres, Oakwood Acquisition, LLC
Total GDP site area (existing) Approximately 35 acres	

Oakwood Village Land Ownership Summary – Amended

Lot 1	Approximately 9.89 acres, Oakwood Village Lutheran Homes Association, Inc.
Lot 2	Approximately 8.11 acres, Oakwood Village University Homes, Inc.
Lot 3	Approximately 9.97 acres, Oakwood Village University Woods Apartments, Inc.
Lot 4	Approximately 6.82 acres, Oakwood Village University Woods Homes, Inc.
Lot 5	Approximately 0.23 acres, Oakwood Acquisition, LLC
Total GDP site area (existing) Approximately 35 acres	

Site Coverage Summary

Oakwood Village Campus GDP Site Coverage - Existing	
Land Area (Lots 1-4)	35.0 acres (1,525,742 sf)
Building Coverage (footprint)	232,188 sf (15.2%)
Impervious Area	685,728 sf (44.9%)
Open Space	840,014 sf (55.1%)

Oakwood Village Campus GDP Site Coverage - Amended	
Land Area (Lots 1-4)	35.0 acres (1,525,742 sf)
Building Coverage (footprint)	239,137 sf (15.7%)
Impervious Area	711,230 sf (46.6%)
Open Space	814,512 sf (53.4%)

Parking Summary

Oakwood Village Campus GDP Parking Summary - Existing	
Parking Type	Quantity of Stalls
Surface Lots	304
Underground	480
Short Term Bicycle	164 total stalls
Long Term Bicycle	

Oakwood Village Campus GDP Parking Summary - Amended	
Parking Type	Quantity of Stalls
Surface Lots	262 (net loss of 42)
Underground	572 (net add of 92)
Short Term Bicycle	194 total stalls
Long Term Bicycle	

Amended GDP Parking Summary includes a net add of 10 short-term bicycle stalls and 20 long-term bicycle stalls.

The proposed plan reflects a rightsizing of parking across the University Woods campus, resulting in a net reduction of 42 surface stalls. Parking is managed at a campus-wide level under a unified operational structure, allowing demand to be balanced across shared facilities and uses. The project looks to strengthen access to alternative transportation through the new Ravine Walk pedestrian connection to Bus Rapid Transit (BRT), supporting a reduced but appropriately calibrated parking supply.

Unit and Population Summary

Oakwood Village Campus GDP Unit/Bed Summary				
Building	Facility Type	Existing Units/Beds	Amended Units/Beds	Difference Units/Beds
Old Hebron (offline not renting)	Skilled Nursing Facility (SNF) (proposed demolition)	0 Beds	0 Beds	0
Gallery (offline not renting)	Independent Living (IL) (proposed demolition)	0 Units	0 Units	0
Tower	Independent Living (IL) (proposed demolition)	147 Units	0 Units	-147
Chapel	Spiritual Space (proposed demolition)	N/A	N/A	0
Recreation Center	Pickleball Courts (proposed demolition)	N/A	N/A	0
Heritage Oaks	Independent Living (IL)	124 Units	124 Units	0
The Oaks	Independent Living (IL)	90 Units	90 Units	0
Tabor Oaks	Community Based Residential Facility (CBRF)	60 Beds	60 Beds	0
Covenant Oaks	Community Based Residential Facility (CBRF)	40 Beds	40 Beds	0
Hebron	Skilled Nursing Facility (SNF)	70 Beds	70 Beds	0
Village Inn	Auditorium + Dining	N/A	N/A	0
New IL Building	Independent Living (IL)	0 Units	92 Units	+92
TOTAL CAMPUS		531	476	-55

Note that Age Better was listed in the previous Planned Development (GPD) amendment for Oakwood Village. This building was listed as "approved but not built." This building was being developed by another entity other than Oakwood Village and is no longer being considered for the property. As such, it has been removed from this list.

Oakwood Village Campus GDP Resident Summary				
Building	Facility Type	Existing Residents	Amended Residents	Difference Residents
Old Hebron (offline not renting)	Skilled Nursing Facility (SNF) (proposed demolition)	0	0	0
Gallery (offline not renting)	Independent Living (IL) (proposed demolition)	0	0	0
Tower	Independent Living (IL) (proposed demolition)	10	0	-10
Chapel	Spiritual Space (proposed demolition)	N/A	N/A	0
Recreation Center	Pickleball Courts (proposed demolition)	N/A	N/A	0
Heritage Oaks	Independent Living (IL)	162	162	0
The Oaks	Independent Living (IL)	114	114	0
Tabor Oaks	Community Based Residential Facility (CBRF)	60	60	0
Covenant Oaks	Community Based Residential Facility (CBRF)	36	36	0
Hebron	Skilled Nursing Facility (SNF)	45	45	0
Village Inn	Auditorium + Dining	N/A	N/A	0
New IL Building	Independent Living (IL)	0	120	+120
TOTAL CAMPUS		427	537	+110

New IL Building resident count assumes 1.3 residents per apartment, which is similar to the occupancy trends of other independent living campuses (e.g., 92 units x 1.3 residents per unit = 120 residents).

Building Area Summary

Oakwood Village Campus GDP Building Gross Floor Area				
Building	Facility Type	Existing Gross SF	Amended Gross SF	Difference Gross SF
Old Hebron (offline not renting)	Skilled Nursing Facility (SNF) (proposed demolition)	89,000 gsf	0 gsf	-89,000 gsf
Gallery (offline not renting)	Independent Living (IL) (proposed demolition)	170,940 gsf	0 gsf	-170,940 gsf
Tower (not renting)	Independent Living (IL) (proposed demolition)			
Chapel	Spiritual Space (proposed demolition)	9,340 gsf	0 gsf	-9,340 gsf
Recreation Center	Pickleball Courts (proposed demolition)	4,620 gsf	0 gsf	-4,620 gsf
Heritage Oaks	Independent Living (IL)	442,530 gsf	442,530 gsf	0 gsf
The Oaks	Independent Living (IL)	235,760 gsf	235,760 gsf	0 gsf
Tabor Oaks	Community Based Residential Facility (CBRF)	60,880 gsf	60,880 gsf	0 gsf
Covenant Oaks	Community Based Residential Facility (CBRF)	50,960 gsf	51,330 gsf	0 gsf
Hebron	Skilled Nursing Facility (SNF)	105,883 gsf	105,883 gsf	0 gsf
Village Inn	Auditorium + Dining	23,450 gsf	23,450 gsf	0 gsf
New IL Building	Independent Living (IL)	0 gsf	243,700 gsf	+243,700 gsf
TOTAL CAMPUS		1,193,363 sf	1,163,533	-29,830 sf

Site and Building Data

Oakwood Village New IL SIP Amended Site		Oakwood Village New IL SIP Amended Building	
PD/GDP Site Area		Proposed IL Building	
Density	35.0 ac	Lower Level	48,350 sf
FAR	13.6 units/acre*	First Floor	39,750 sf
	0.76**	Second Floor	38,650 sf
SIP Site Area	177,169 sf	Third Floor	38,650 sf
Existing Impervious Coverage	114,441 sf / 65%	Fourth Floor	38,650 sf
Proposed Impervious Coverage	139,913 sf / 79%	Fifth Floor	38,650 sf
Existing Pervious Coverage	62,758 sf / 35%	Connector	1,000 sf
Proposed Pervious Coverage	37,256 / 21%	Total	232,700 gsf
* Amended total units / total PD/GDP site acres		Building Height	50 – 60 feet*
** Amended total bldg. gsf / total PD/GDP site area		Covenant Oaks Trash/Recycle Room	
		Trash/Recycle Room**	370 sf
		* Building height varies due to changes in topography	
		** Located on northeast corner of existing Covenant Oaks	
Oakwood Village New IL SIP Amended IL Apartment Mix			
One Bedroom w/ Den	28		
Two Bedroom	16		
Two Bedroom w/ Den	35		
Three Bedroom	13* (see below)		
Total Apartments	92		

* As a registered RCAC under DHS 89, the new IL building will adhere to lease limits of no more than two permanent residents per unit. Three-bedroom layouts are provided to support resident flexibility. The additional bedroom is intended exclusively for short-term guest use and not for permanent occupancy.

Parking and Bicycle Data

Oakwood Village New IL SIP Amendment Parking Summary	
Parking Stalls Project Area*	
Parking Surface (exist)	26 (57)
Parking Surface ADA (exist)	6 (17)
Parking Underground (exist)	88 (0)
Parking Underground ADA (exist)	4 (0)
Total Stalls	124 (74)
Bicycle Parking Stalls Project Area*	
Long Term (exist)	20 (0)
-within building	
Short Term (exist)	10 (0)
-within 100' of front entry	

*Indicative of all new and existing surface parking within project area and underground and bike parking serving new IL building only

EV Parking:

EV-installed (2% / 4 min),
EV-ready (40% / 37max)

Bicycle Parking:

See "Parking" under "Project Impacts and Operational Overview"

E-bike Parking:

While quantities are not confirmed, e-bike charging is being considered for short-term and long-term parking areas.

Project Impacts and Operational Overview

The following summarizes the anticipated economic, financial, and operational characteristics of the proposed redevelopment as they relate to both the Oakwood Village campus and the broader community.

Economic Impacts

The project will add ninety-two (92) independent living units for seniors, owned and operated by a nonprofit organization (OLSM). Projects of this type are generally considered property tax-exempt. While increased density may result in incremental demand on fire/EMS, water, and sewer services, all infrastructure costs and public utility fees associated with the development will be borne by the project. No disproportionate increase in municipal service demand is anticipated.

Although the project is not expected to directly expand the local tax base, it provides meaningful community benefits. Chief among these is the expansion of safe, supportive housing for older adults—an area of significant and growing demand. Additionally, by leveraging economies of scale, the development will help OLSMA maintain more attainable living costs for residents in a market experiencing rising rents and increasing cost pressures.

Financial Capability

Oakwood Village has met with three investment banking firms that specialize in financing for senior living organizations, each of whom has presented viable funding options. All three firms have indicated their ability to provide financing for the project through either public or private municipal bond placements. The anticipated funding will fully support both construction of the new 92-unit independent living building and demolition of the Old Hebron, Chapel, Recreation Center, Tower, and Gallery buildings.

Operational Structure + Campus Integration

The new independent living building will be incorporated into the Oakwood Village University Woods Apartments, Inc. (OVUWA) legal entity along with the other University Woods IL buildings. This legal entity and the legal entity Oakwood Village University Woods Homes (OVUWH) comprise the University Woods campus. The University Woods campus operates under a unified management structure, with shared facilities and maintenance responsibilities across all buildings.

Planning Department Coordination

The following summarizes coordination with City of Madison departments, incorporating direct engagement with select agencies and responses to applicable requirements and initial review comments. These sections expand upon the planning strategies described above and document how the proposed design addresses specific regulatory and operational considerations.

Transit-Oriented Development (TOD) Overlay District

The project is located within the TOD Overlay District and has been evaluated relative to applicable setbacks and design expectations.

While the proposed development does not meet the prescriptive 20-foot setback requirement, the building orientation and primary entrance are aligned with Mineral Point Road to reinforce the functional relationship to the BRT corridor. Targeted improvements to the pedestrian corridor between the existing BRT station and the building entrance enhance accessibility, safety, and usability for residents.

Full compliance with the setback requirement would require removal of a substantial number of mature trees and disruption of established landscape systems. The proposed approach maintains strong pedestrian-transit connectivity while minimizing impacts to the campus environment.

Sustainability

The project is responsive to City of Madison sustainability comments and reflects Oakwood Village's broader approach to environmental stewardship, emphasizing practical and durable solutions aligned with long-term campus operations.

The design prioritizes preservation of existing natural features and integrates stormwater and open space as visible and functional components of the site. Landscape strategies emphasize native plantings, reduced turf areas, and long-term maintainability, while stormwater systems are designed to contribute to the overall site experience.

Targeted building and site strategies will be implemented to improve environmental performance, including leveraging Focus on Energy incentives to support efficient building systems and reduce long-term operating costs. While formal certification is not being pursued, sustainable design measures are actively incorporated into the project.

Additional measures include EV-ready infrastructure for approximately 40% of the underground parking stalls, supported by dedicated electrical capacity to accommodate future demand. Roof areas are also designed as solar-ready to allow for future photovoltaic installation as feasibility and funding allow.

The project builds upon existing Oakwood operational practices, including a campus-wide composting program in partnership with Green Box Compost. In 2025, over 27,000 pounds of food waste were diverted from landfills, reducing greenhouse gas emissions. This program will continue and expand to serve residents of the new Independent Living building.

Stormwater

Stormwater management has been designed to meet City of Madison and WDNR requirements while addressing existing site constraints and drainage challenges.

The proposed system utilizes landscape-integrated solutions, including a bioretention pond and bioswales, to manage runoff, improve water quality, and reduce peak discharge. These features are located to minimize impacts to existing tree canopy while functioning as visible and accessible site elements.

In response to City feedback regarding a potential pumping strategy for the below-grade parking structure, the system has been designed to operate entirely by gravity. The proposed infrastructure is sufficiently deep to eliminate the need for pumping, providing a simpler and more resilient long-term solution.

Sanitary

Sanitary sewer service is designed as a gravity system, with all infrastructure within the project limits remaining private and maintained by Oakwood Village.

The project team will provide all required documentation, including sewer plug permitting (as applicable), MMSD capacity confirmation and associated fees, and utility plans illustrating proposed connections and system modifications.

Mapping

A new Certified Survey Map (CSM) is being prepared to reconfigure lot lines and consolidate the proposed Independent Living building within Lot 3.

Associated updates to reciprocal easements and cross-access agreements are being evaluated to ensure continued functionality of shared access, utilities, and infrastructure across the campus. Code-related considerations, including fire access and separation distances, are incorporated into this process.

Coordination with Madison Gas & Electric (MG&E) is ongoing to document existing and proposed infrastructure and easements for incorporation into title documents and plans.

Traffic Engineering

Traffic and circulation have been coordinated with City of Madison Traffic Engineering to confirm compliance with applicable access, parking, and accessibility requirements.

Accessible routes are provided from parking areas to the building entrance and integrated with internal campus pathways. While topographic constraints limit the ability to provide a fully compliant route to Mineral Point Road, accessible circulation within the project area is improved to the extent feasible.

The proposed use is expected to generate low traffic volumes consistent with similar senior living developments. The design does not preclude a potential future connection between Mineral Point Road and Genomic Drive as identified in broader planning efforts.

Parking

A comprehensive, campus-wide Transportation Demand Management (TDM) strategy has been prepared as part of this submittal, recognizing that Oakwood Village is an established campus with buildings constructed over multiple decades prior to the adoption of current TDM requirements.

This approach reflects a “worst-case” compliance scenario for the campus, where TDM point requirements are largely driven by employment-related parking and associated trip generation. The proposed Independent Living (IL) building introduces minimal employee-related square footage and parking; however, Oakwood has proactively addressed the full campus demand to ensure that applicable thresholds are met.

In response, this submittal presents a holistic TDM strategy that combines new initiatives associated with the proposed development alongside existing transportation demand management practices implemented across the campus. While many legacy buildings were not originally designed with TDM strategies in mind, Oakwood has incrementally incorporated operational and programmatic measures that align with the City’s goals of reducing single-occupancy vehicle trips, promoting alternative transportation modes, and improving overall mobility.

The proposed development serves as a catalyst to further strengthen and formalize these efforts, introducing targeted improvements such as enhanced pedestrian and bicycle infrastructure, expanded mobility options, and improved connections to transit and on-campus amenities. At the same time, the plan builds upon established campus conditions, including internal circulation patterns, shared services, and resident-focused mobility programs.

Given the scale and age of the campus, the strategies outlined herein demonstrate a good-faith, campus-wide effort to meet contemporary TDM expectations while recognizing the constraints and opportunities inherent to a long-established environment. Oakwood has made significant, project-specific, and campus-wide commitments to achieve compliance under these parameters.

The project’s bicycle parking approach is aligned with broader Transportation Demand Management (TDM) goals by supporting alternative modes of transportation while calibrating supply to the anticipated needs of the independent living resident population. While Madison Zoning would require 99 long-term and 10 short-term bicycle parking stalls for this development, Oakwood Village is seeking approval for a reduced long-term count based on anticipated travel behavior for this demographic. Although Oakwood actively encourages multimodal transportation options, projected bicycle utilization is expected to be limited relative to typical multifamily

residential benchmarks. Accordingly, the project proposes 20 long-term bicycle parking stalls for residents while maintaining the required 10 short-term stalls near the primary entry for visitors, balancing TDM objectives with resident needs while avoiding overbuilding underutilized facilities.

The final location and configuration of the long-term indoor bicycle parking is still being evaluated, with potential placement on the lower level, first floor, or distributed across both levels to best integrate with the building layout. The design also maintains flexibility to expand capacity over time should observed usage trends demonstrate a need for additional bicycle accommodation.

Fire Department

The design of the proposed Independent Living building has been closely coordinated with the City of Madison Fire Department to address existing site constraints that affect emergency access and operations. The Oakwood campus presents inherent challenges related to topography, existing infrastructure, and building adjacencies, which limit the ability to fully satisfy certain prescriptive fire access requirements.

Key considerations include segments of existing drive aisles that are unable to support fire apparatus loading and topographic conditions that restrict the extent of aerial ladder access along portions of the building frontage. Earlier design iterations also identified limited access along the west side of the building due to the configuration of the connector to the Village Inn.

In response, the project has been refined through ongoing coordination with the Fire Department to prioritize life safety and improve overall emergency response performance.

Primary measures focus on increasing available time for emergency response and occupant safety. The west building has been upgraded from Type VA to Type IIIB construction, increasing the fire resistance of primary structural elements and extending the duration before structural compromise during a fire event. This enhanced construction classification provides critical additional time for fire fighters and emergency personnel to conduct suppression operations and support safe occupant evacuation.

Secondary measures address fire apparatus access and aerial operations. These include clearly defined limits of fire apparatus access through paving delineation and posted weight restriction signage, along with relocation of fire hydrants to prevent an apparatus from traversing structurally limited areas. Aerial access is prioritized along the north and east elevations, with ongoing coordination to confirm coverage and operational acceptability. A key design modification includes reconfiguration of the connector between the new Independent Living building and the Village Inn from a fully above-grade condition to a combined at-grade and below-grade connection, opening access along the north side and allowing emergency responders to reach the west façade, significantly improving site circulation and operational flexibility. In addition, the project is evaluating targeted aerial access to the northeast corner of the west building roof, further enhancing Fire Department operational reach within the constraints of the site.

Supporting measures improve perimeter access and operational flexibility. These include providing roof access via ship ladders and access hatches at all stair towers, as well as improved pedestrian pathways around the building perimeter to facilitate hose deployment and responder movement. Removal of the existing retaining wall on the east side and the introduction of new accessible routes further strengthen connectivity while maintaining access to adjacent campus buildings.

These strategies provide a coordinated, performance-based approach that balances site constraints with life safety objectives and reflects continued collaboration with the City of Madison Fire Department to achieve an acceptable level of fire protection for the project.

Parks

The project has been evaluated in response to Parks Division comments regarding park impact fees and unit counts.

While redevelopment results in a net reduction in dwelling units, changes in occupancy may result in an increase in total resident population. The project provides both unit and population data to support the City's evaluation, and further coordination will be required to confirm the appropriate fee methodology.

The campus includes significant on-site open space, including a preserved conservancy area accessible to both residents and the public, helping offset demand on the broader park system.

Forestry

The project is responsive to comments provided by the City of Madison Forestry Division regarding tree preservation, replacement, and documentation. Trees to be removed and preserved are clearly identified on the project plans.

The design has been guided by a defined hierarchy that prioritizes preservation of existing mature trees wherever feasible. Site planning and stormwater design have been closely coordinated to minimize impacts to tree canopy, particularly along the Mineral Point Road frontage and within key landscape areas of the campus.

Where removal is necessary, the project team is evaluating opportunities to salvage and repurpose existing trees, incorporating materials into interior design elements or future campus improvements where feasible.

Tree replacement is addressed through a comprehensive landscape plan that introduces a diverse mix of new plantings across the site. Replacement trees are strategically located to restore canopy coverage and support long-term tree health.

During construction, measures will be implemented to protect trees designated to remain, including installation of tree protection fencing and adherence to best practices for minimizing disturbance within root zones.

We appreciate your consideration of this project and look forward to any feedback you are willing to provide. If you have any questions, please contact me at (414) 298-2243.

Sincerely,



Chris Leinss, RA, CDT
Studio Director | Principal | Living Environments