



Project Address: 6209 Mineral Point Road
Application Type: Demolition Permit
Legistar File ID # [74541](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant & Property Owner: Oakwood Village, Inc.; 6201 Mineral Point Road; Madison; David Bertsch, representative.

Contact Person: Ken Saiki, Saiki Design, Inc.; 1110 S Park Street; Madison.

Requested Action: Consideration of a demolition permit to allow demolition of six-story residential building at 6209 Mineral Point Road on the Oakwood Village University Woods campus.

Proposal Summary: Oakwood Village is requesting approval to raze the six-story "Gallery" residential building addressed as 6209 Mineral Point Road. The building contains 56 independent living apartments and is connected to the 13-story "Tower" residential building to the north. Demolition of the Gallery building is scheduled to commence as soon as all regulatory approvals have been granted, with completion anticipated in spring 2023.

Applicable Regulations & Standards: Section 28.185 provides the process and standards for the approval of demolition and removal permits.

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to allow demolition of a six-story residential building at 6209 Mineral Point Road on the Oakwood Village University Woods campus subject to input at the public hearing and the conditions from reviewing agencies beginning on page 4 of this report.

Background Information

Parcel Location: The current Oakwood Village University Woods Planned Development district encompasses approximately 35 acres of land located on the south side of Mineral Point Road at Island Drive, Alder District 19 (Furman); Madison Metropolitan School District.

Existing Conditions and Land Use: The Oakwood Village University Woods is developed with a 1,178,811 gross square feet of floor area spread across eight buildings spread across the campus, which is zoned PD. The buildings include the 70-bed "Hebron Oaks" skilled nursing facility; the 56-unit "Gallery," 147-unit "Tower," 125-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; and a 4,500 square-foot recreation building. The campus is served by approximately 800 surface and structured auto 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, 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: Vacant two-story University of Wisconsin-Madison laboratory and fleet parking, zoned CC-T, and undeveloped land, zoned MXC (Mixed-Use Center District).

Adopted Land Use Plans: The 2018 [Comprehensive Plan](#) recommends the overall 35-acre subject site for High Residential. HR areas include large multi-family buildings or complexes that are generally four to twelve stories tall and are recommended close to major streets, mixed-use areas, or commercial/employment areas to provide convenient, walkable access to transit, shopping, restaurants, and other amenities. The adjacent land to the east along the Mineral Point Road frontage is recommended for Community Mixed-Use development, while the commercial parcels across Mineral Point are recommended for Neighborhood Mixed-Use development. Most of the remaining neighboring properties to the south, east, and west are recommended for Employment.

The site and surrounding land are located within the boundaries of the 2008 [Southwest Neighborhood Plan](#), which provides a series of neighborhood reinvestment strategies for the area generally bounded by Mineral Point Road on the north, Gammon Road on the west, Raymond Road on the south and Whitney Way on the east. The plan makes no specific recommendations related to the physical development of the Oakwood Village property.

Finally, the site is located within the boundaries of the 2021 [Odana Area Plan](#), which recommends the site for High Residential (HR) uses. A northerly extension of Genomic Drive to Mineral Point Road is recommended for official mapping along the eastern edge of the Oakwood Village University Woods campus.

Zoning Summary: The site is zoned PD; no new construction is proposed concurrent with the Gallery demolition.

Other Critical Zoning Items	
Yes:	Urban Design (Planned Development–required prior to new construction), Utility Easements, Barrier Free
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 operates daily all-day service along Mineral Point Road on the northern edge of the University Woods campus, with stops at the Island Drive intersection. The future east-west Bus Rapid Transit Line will extend along Mineral Point Road past the site, with a stop proposed 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-to six-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 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) and PD(SIP) 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 SIP is pending an award of low-income housing tax credits for the project from the Wisconsin Housing and Economic Development Authority (WHEDA).

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 for Oakwood Village University Woods at 6145-6301 Mineral Point Road. On June 21, 2021, the Plan Commission approved a demolition permit to raze the existing 70-bed skilled nursing facility following completion of the proposed facility.

In addition, there have been numerous minor alterations to the Oakwood Village University Woods Planned Development since the initial 1973 approvals.

Project Description, Analysis and Conclusion

Oakwood Village is requesting approval to raze the six-story, 56-unit “Gallery” apartment building addressed as 6209 Mineral Point Road on its University Wood campus (6145-6301 Mineral Point). The approximately 35-acre campus is currently developed with a 1,200,693 gross square feet of floor area spread across nine buildings containing 70 skilled nursing beds (a new 60-bed facility approved in 2021 will come online soon, after which the existing 70-bed facility will be razed (see history above)), 100 assisted living units in two community-based

residential facilities (CBRF), and 418 independent living units. Parking for 801 automobiles is provided across the campus, including in 480 structured stalls and 321 surface stalls; there are 140 bike stalls spread across the site. [The above data is based on a summary provided by the Oakwood Village with a 2021 amendment to the General Development Plan for the campus.]

The Gallery building and attached 12-story, 147-unit “Tower” building located to the north were completed in 1977 according to available records. According to the applicant, the Gallery building has been vacant for over three years. The applicant indicates that the utilities in the building have been terminated and the building left without climate control since the decision was made to decommission it approximately four years ago. Photos of the interior and exterior of the building are included in the application materials. The applicant indicates that the portion of the site occupied by the Gallery will be restored as open space and that the south wall of the Tower where the buildings connect will be enclosed with materials to match the rest of its exterior.

In order to approve a demolition request, the Plan Commission shall consider the factors and information specified in Section 28.185(9)(c) and find that the proposed demolition or removal is consistent with the statement of purpose of the demolition permits section and with the health, prosperity, safety, and welfare of the City of Madison. The standards for demolition approval state that the Plan Commission shall consider the report of the City's historic preservation planner regarding the historic value of the property as well as any report that may be submitted by the Landmarks Commission. At its November 14, 2022 meeting, the Landmarks Commission voted to recommend to the Plan Commission that the building at 6209 Mineral Point Road has no known historic value.

The Planning Division has no information otherwise to suggest that the demolition of the Gallery apartment building at 6209 Mineral Point Road would not meet the standards of approval in Section 28.185(9)(c) and recommends that the demolition be approved. At time of writing this report, staff is unaware of any written comments from the public regarding the proposed demolition.

In approving a demolition permit, the Plan Commission may stipulate conditions and restrictions on the proposed building demolition as deemed necessary to promote the public health, safety and general welfare of the community, and to secure compliance with the standards of approval. The proposed conditions for this demolition may be found in the ‘Recommendation’ section of the report, which follows.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, (608) 261-9632)

The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to allow demolition of a six-story residential building at 6209 Mineral Point Road on the Oakwood Village University Woods campus subject to input at the public hearing and the conditions from reviewing agencies:

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

City Engineering Division (Contact Tim Troester, (608) 267-1995)

1. 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.
2. An Erosion Control Permit is required for this project.

3. This project will disturb 20,000 square feet or more of land area and requires an Erosion Control Plan. Please submit an 11- x 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.
4. 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.
5. 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.
6. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the City Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).

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

7. Provide a full demolition plan. It shall include lot/ownership lines and all proposed demolitions of buildings and improvements. Show buildings, parking stalls, driveways, sidewalks and those impervious areas that are to remain or any new impervious areas to be constructed as part of the plan.

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

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

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

8. Section 28.185(7)(a)5 requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Bryan Johnson (266-4682). Section 28.185(10) requires that every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(7)(a)5 shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition. A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
9. Submit a demolition plan identifying the Gallery building, structures, sidewalks, paved areas, and landscaping proposed for removal.
10. Provide a dwelling unit summary for Oakwood Village University Woods campus. Include the total number of existing dwelling units in each building and the proposed number of dwelling units following demolition of the Gallery building.
11. A minor alteration to the Oakwood Village University Woods Planned Development with a site plan review will be required following the Plan Commission approval for the proposed demolition. Submit the proposed restoration site plan and landscape plan for review.
12. 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 final site compliance date.

Fire Department (Contact Bill Sullivan, (608) 261-9658)

13. Please consider allowing the Madison Fire Department to conduct training sequences prior to demolition. Contact Division Chief Jeff Larson at jtlarson@cityofmadison.com or (608) 266- 5946 to discuss this possibility.

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

14. The Madison Water Utility shall be notified to remove the water meters at least two working days prior to demolition. Contact the Water Utility Meter Department at (608) 266-4765 to schedule the meter removal appointment.

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

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

Parks Division (Contact Ann Freiwald (608) 243-2848)

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

City Forestry Section (Brandon Sly, (608) 266-4816)

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