



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

This form may also be completed online at:
<http://www.cityofmadison.com/planning/documents/UDCApplication.pdf>

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>4.6.2017</u>	<input checked="" type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>4.26.2017</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input type="checkbox"/> Final Approval

1. Project Address: 5969 TAYLOR DRIVE MADISON, WI
Project Title (if any): OAKWOOD VILLAGE PRAIRIE RIDGE EXPANSION

2. This is an application for (Check all that apply to this UDC application):

☒ New Development ☐ Alteration to an Existing or Previously-Approved Development

A. Project Type:

- ☐ Project in an Urban Design District* (public hearing-\$300 fee)
- ☐ Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- ☐ Suburban Employment Center (SEC) or 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 Planned Residential Complex

APR 5 2017

11:20
Planning & Community
& Economic Development

AGENDA ITEM #	
LEGISTAR #	<u>46734</u>
ALD. DIST.	<u>17</u>

B. Signage:

- ☐ Comprehensive Design Review* (public hearing-\$300 fee) ☐ Street Graphics Variance* (public hearing-\$300 fee)
- ☐ Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other:

☐ Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: MICHELLE GODFREY
Street Address: 6205 MINERAL POINT ROAD
Telephone: (608) 230 4250 Fax: (608) 230 4489

Company: OAKWOOD LUTHERAN SENIOR MINISTRIES
City/State: MADISON, WI Zip: 53705
Email: michelle.godfrey@oakwoodvillage.com

Project Contact Person: THOMAS MILLER
Street Address: 44 E. NIFFLIN ST.
Telephone: (608) 229 4040 Fax: ()

Company: KAHLER SLATER
City/State: MADISON, WI Zip: 53703
Email: tmiller@kahlerslater.com

Project Owner (if not applicant): _____
Street Address: _____
Telephone: () Fax: ()

City/State: _____ Zip: _____
Email: _____

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with CHRIS WELLS / AL MARTIN on 1.11.2017
(name of staff person) (date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant THOMAS MILLER

Relationship to Property ARCHITECT

Authorized Signature [Signature]

Date 4.3.2017



Milwaukee
Madison

April 5, 2017

111 West Wisconsin Avenue
Milwaukee, WI 53203.2501 USA
P 414.272.2000 F 414.272.2001

Urban Design Commission
City of Madison
126 S. Hamilton St.
Madison, WI 53701

LETTER OF INTENT - UDC INFORMATIONAL PRESENTATION

To whom it may concern,

Oakwood Lutheran Senior Ministries is an organization that has served generations of aging adults, encouraging individuality, worth and well-being throughout life. Their vision is to be recognized as a sustainable Wisconsin model of excellence promoting the highest level of independence for a diverse community of older adults. For more than six decades, the focus of Oakwood Lutheran Senior Ministries has been helping older adults lead lives of growth, happiness, health and security. To maintain this mission, Oakwood Lutheran Senior Ministries has decided to invest in updating their facilities at their Oakwood Village Prairie Ridge (OVPR) campus in Madison, Wisconsin. This is one of two non-profit continuing care retirement communities they own and manage in the Madison area.

Although this Community still holds a strong position in this market, new trends in the retirement industry need to be addressed. The last decade has seen retirement communities expanding their fitness and wellness programs, adding alternative dining venues and reevaluating their skilled care, memory support and assisted living programs. With these trends in mind, OVPR recognized the campus would benefit from renovations and expansions to their existing facilities. In November of 2016 Kahler Slater and SFCS were awarded the commission for this project and have included a concept documents for UDC review as part of this application.

Located about 10 miles northeast from Madison's downtown, the OVPR is located at the corner of American Parkway and Tancho Drive. The campus is approximately 18 acres, and is situated amidst park, commercial office and residential uses.

In the preparation of this application SFCS and Kahler Slater would like to recognize the following organizations and firms for the input and creativity:

- Client: Oakwood Village Prairie Ridge Leadership Team
- Development Consultant: Vogel Bros. Building Co.
- Architecture: Kahler Slater/SFCS
- Structural Engineering: GRAEF
- Civil Engineering: Mead & Hunt
- Landscape Architecture: GRAEF

The project will be undergoing a modification to the current PUD/SIP through designation of the property as a Planned Development District (PD). The expansion of the existing facility works within standards of the PD zoning code to help define the proposed solution. Primary examples of how the PD standards are being incorporated to the project design include:

- Promotion of green building technologies, low-impact development techniques for stormwater management and other innovative measures that encourage sustainable development.
- Preservation and enhancement of important environmental features through careful and sensitive placement of buildings and facilities.
- Positive impact on the economic health of the area of the City where the development is proposed.
- Coordination of architectural styles and building forms achieving greater compatibility with surrounding land uses creating an environment of sustained aesthetic desirability compatible with the existing or intended character of the area.
- Inclusion of open space suitable to the type and character of development proposed, including a mix of structured and natural spaces for use by residents and visitors.
- Implementation of phasing to be completed in a manner that will not have an adverse effect upon the community in the event of termination of the project.

The scope of the project impacts the site in three distinct areas. Each of these areas involves a different type of construction and each has unique site challenges. Although it is the owner's intent to execute all portions of the project simultaneously, the owner may wish to phase or start early in a particular area. To that end, an effort has been made to segregate the work into three basic areas. These three areas will be referred to as new independent living, renovation and expansion to the community center and expansion to entry care assisted living.

There are currently 202 existing independent living units in two buildings on site. Both the existing and new units range in size from approximately 1000 sf to 1550 sf. The independent living scope of work will include 73 new apartments structured over 88 parking stalls of which 5 are HC accessible stalls in a total area of 169,819 gsf.

The community center will be increased by 7,790 gsf and 19,000 gsf of the existing community center will be renovated to include new uses. The renovations of the existing community center area will include, but are not limited to:

- Gathering Area and Bistro food service venues
- Main Street corridor on the south side of the community center
- Service corridor on the north side of the community center
- Lifelong learning, Store and Gifts
- Equipment Training and Exercise Floor
- Marketing Suite
- Renovation for a new Spa
- Relocation of the Clinic to the basement
- Relocation of the Business Center and Library to the basement
- Renovations to the existing Chapel

The campus currently includes 40 studio-sized assisted living units. The 36,387 gsf expansion to the assisted living entry care includes 30 one-bedroom assisted living apartments in a three-story building including the appropriate common areas and support spaces.

The attached drawings show the overall scope of the project and give areas by floor for each portion of the work.

Sincerely,

KAHLER SLATER, INC.

A handwritten signature in black ink, appearing to read 'Tom', with a long horizontal flourish extending to the right.

Thomas Miller, AIA
Principal
Kahler Slater

OAKWOOD VILLAGE PRAIRIE RIDGE ADDITION AND RENOVATION

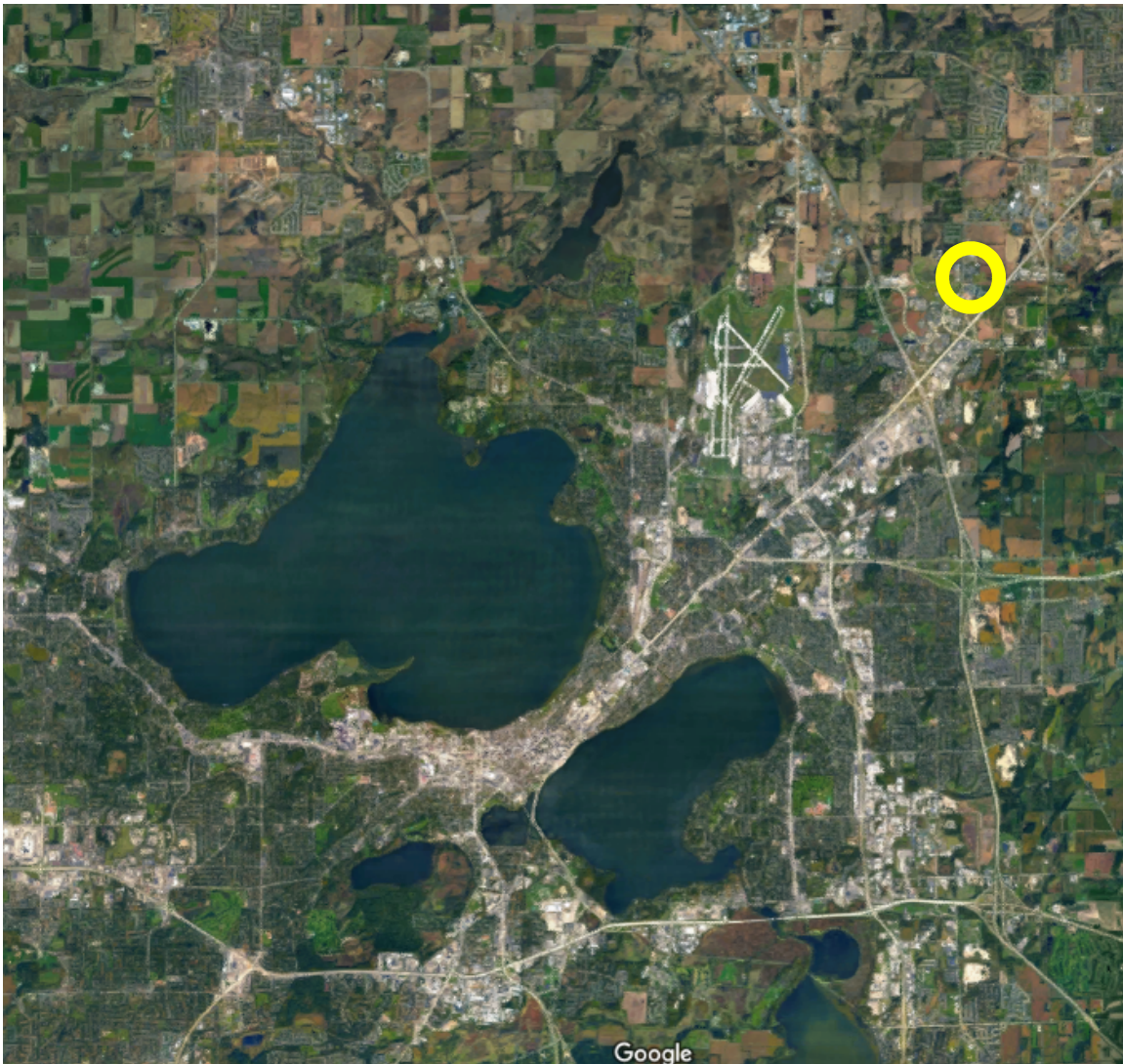
URBAN DESIGN COMMISSION SUBMITTAL

4/5/2017



5565 Tancho Drive, Madison, WI

OAKWOOD VILLAGE PRAIRIE RIDGE: LOCATOR



CONTEXT



CONTEXT PHOTOS - OVPR CAMPUS

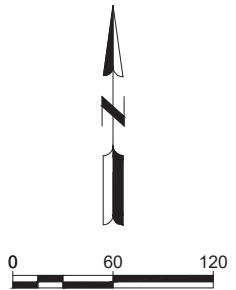


CONTEXT PHOTOS - NEIGHBORS



LEGEND:

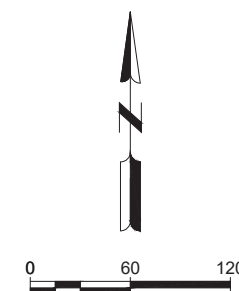
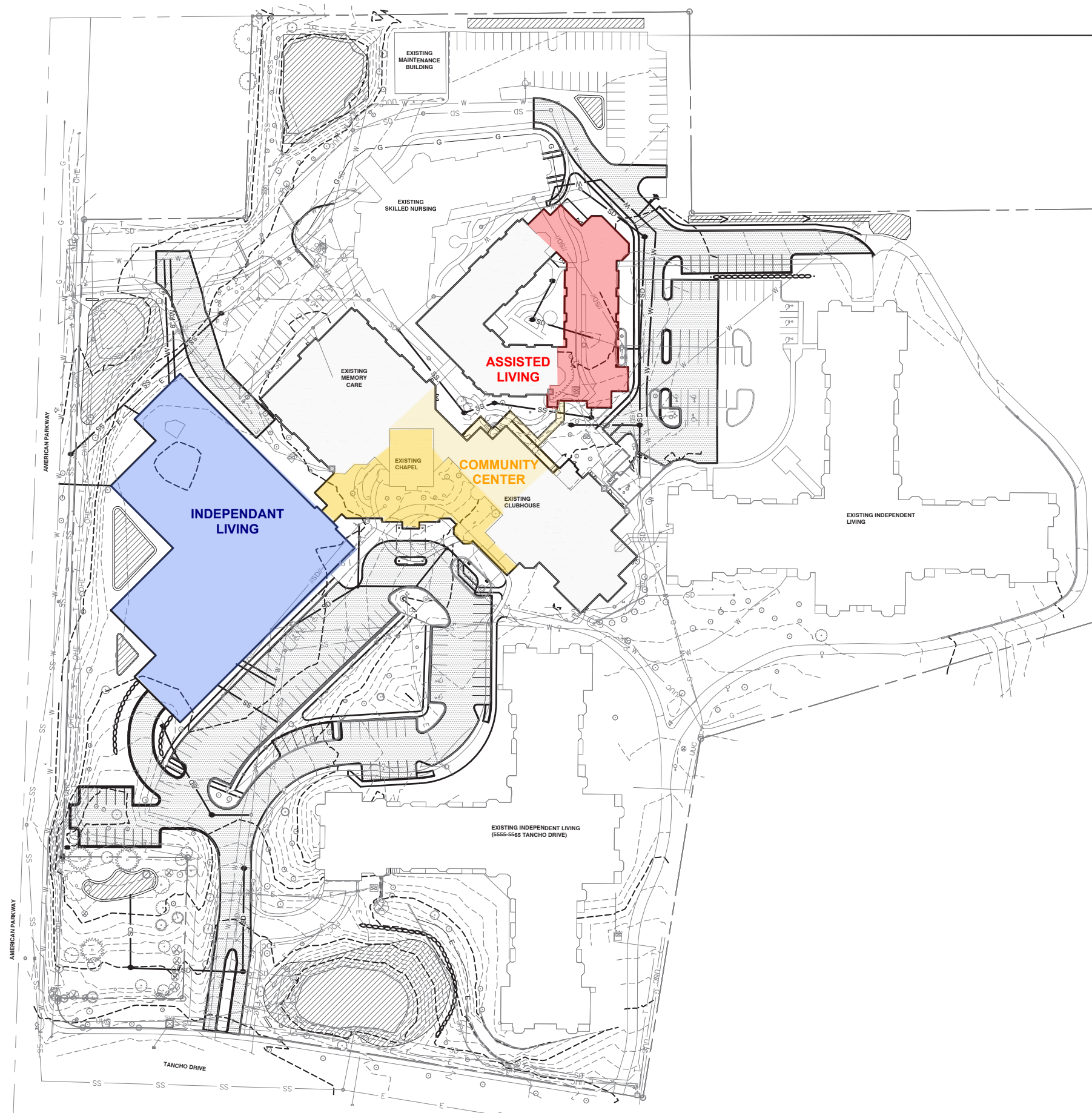
- | | |
|--|--------------------------------------|
| | CLEANOUT, SANITARY OR STORM |
| | DOWNSPOUT |
| | ELECTRICAL / COMMUNICATIONS PEDESTAL |
| | ELECTRICAL TRANSFORMER BOX |
| | ELECTRICAL SERVICE PANEL |
| | ELECTRICAL HANDHOLE/PULLBOX |
| | FIRE HYDRANT |
| | GAS METER |
| | GAS VALVE |
| | INLET, CURB |
| | INLET, ROUND |
| | INLET, SQUARE |
| | IRON PIN |
| | FLAGPOLE |
| | LIGHT POLE |
| | MANHOLE, SANITARY SEWER |
| | MANHOLE, STORM SEWER |
| | MANHOLE, TELECOMMUNICATIONS |
| | POWER POLE |
| | SIGN (SINGLE POST) |
| | SHRUB |
| | STORM FLARED END SECTION |
| | TREE, DECIDUOUS |
| | TREE, CONIFEROUS |
| | WATER VALVE |
| | WATER SHUT OFF |
| | WATER METER |
| | GAS |
| | ELECTRIC, OVERHEAD |
| | ELECTRIC, UNDERGROUND |
| | EXISTING CONTOUR LINES |
| | FENCE |
| | FIBER OPTIC CABLE |
| | HANDRAIL |
| | PROPERTY LINE |
| | SANITARY SEWER |
| | STONE RETAINING WALL |
| | STORM SEWER / CULVERT |
| | TELEPHONE |
| | TV CABLE |
| | WATER |



EXISTING SITE

C-1

OAKWOOD VILLAGE - PRAIRIE RIDGE
SITE EXPANSION
SCHEMATIC DESIGN
1508900-170109.01
FEBRUARY 28, 2017



SITE LAYOUT (OVERALL)

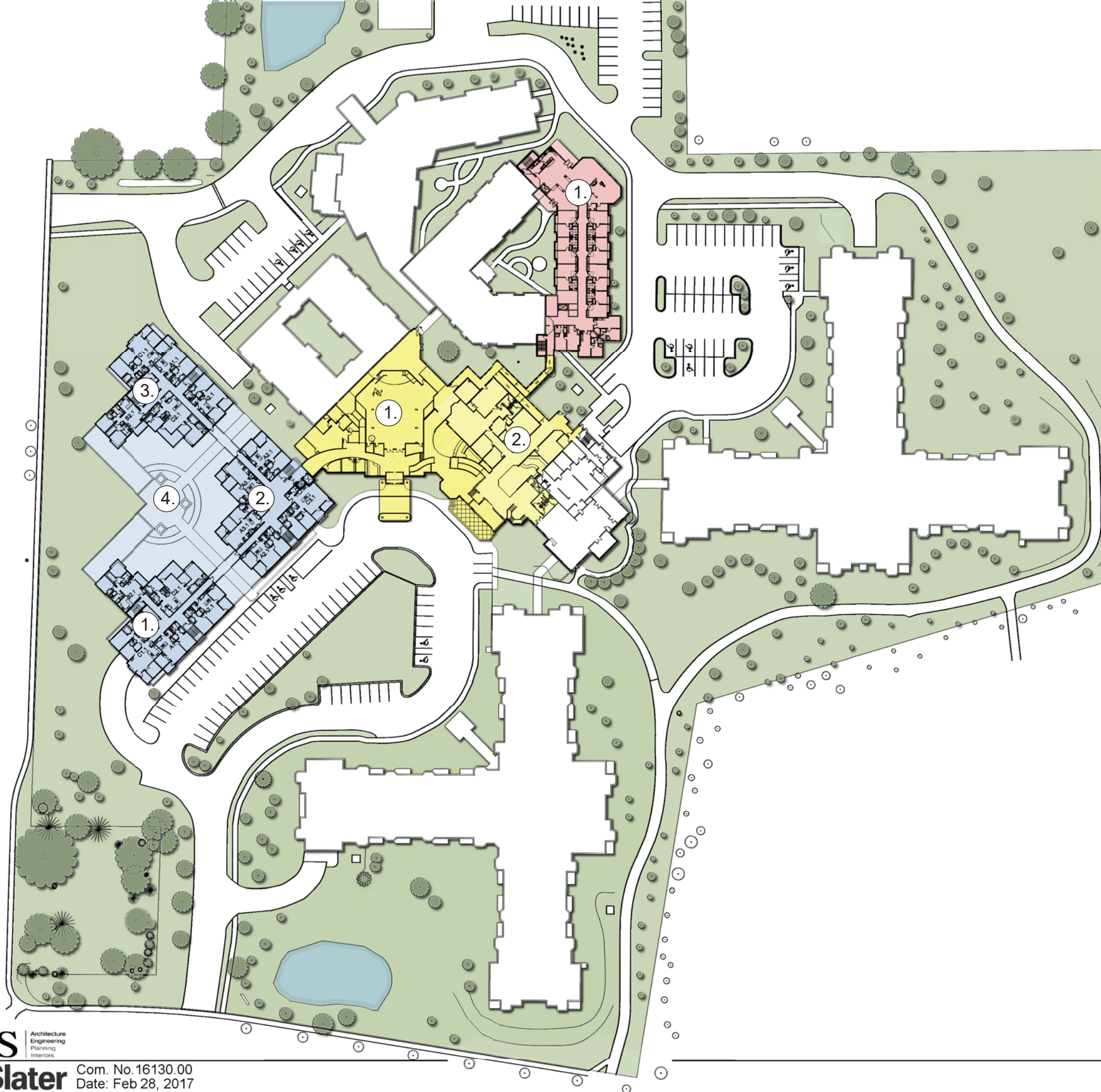
C-2

OAKWOOD VILLAGE - PRAIRIE RIDGE
SITE EXPANSION
SCHEMATIC DESIGN
1508900-170109.01
FEBRUARY 28, 2017

Overall First Floor

Scope Areas:

- Independent Living Building
 - 1. 8,686 SF Tower 1
 - 2. 8,668 SF Tower 2
 - 3. 8,686 SF Tower 3
 - 4. 16,079 Plaza Deck
- Community Center
 - 1. 17,848 SF Heavy Reno/New Const
 - 2. 9,518 SF Renovation
- Entry Care Assisted Living
 - 1. 12,129 SF New Expansion



Overall Second Floor

Scope Areas:

- Independent Living Building
 - 1. 8,686 SF Tower 1
 - 2. 8,668 SF Tower 2
 - 3. 8,686 SF Tower 3
 - 4. 666 SF Pedestrian Bridges (333 SF Each)
- Entry Care Assisted Living
 - 1. 12,129 SF New Expansion



0 20 40 60 80

Overall Third Floor

Scope Areas:

- Independent Living Building
 - 1. 8,686 SF Tower 1
 - 2. 8,668 SF Tower 2
 - 3. 8,686 SF Tower 3
- Entry Care Assisted Living
 - 1. 12,129 SF New Expansion



0 20 40 60 80

Overall Fourth Floor

- Scope Areas:
- Independent Living Building
 - 1. 8,686 SF Tower 1
 - 2. 8,668 SF Tower 2
 - 3. 8,686 SF Tower 3



Overall Fifth Floor

Scope Areas:

■ Independent Living Building

1. 7,363 SF Tower 1
2. 8,668 SF Tower 2
3. 7,363 SF Tower 3



0 20 40 60 80



Basement Level

- Scope Areas:
- Independent Living Building
 - 1. 42,193 SF Garage Level
 - Community Center
 - 1. 3,066 SF
 - 2. 855 SF





executive summary

chapter two

Overall Rendering 1



executive summary

chapter two

Overall Rendering 2



INDEPENDENT LIVING

73 Units
5 stories - 128,920 grsf



OVPR IL Unit Mix		
Unit Name	GSF	Total Units
A1.1	1007	10
A2.1	1065	8
A3.1	1082	10
B1.1	1328	12
B2.1	1240	8
C1.1	1514	10
C2.1	1534	10
C3.1	1520	5
Total		73



independent living

chapter three 1.10

Rendering 1



independent living

chapter three 1.11

Rendering 2





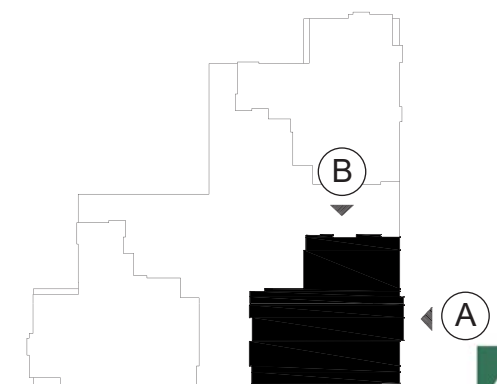
independent living

chapter three 1.40

NE NW Elevations



KEY PLAN

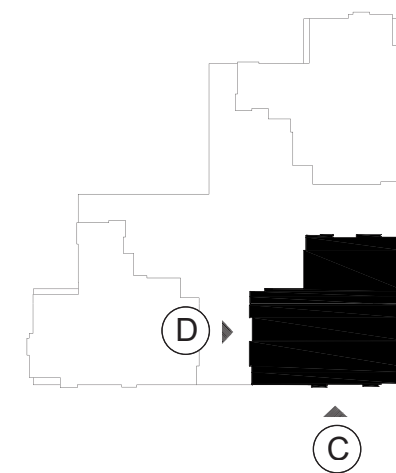




independent living
chapter three 1.41
SE SW Elevations



KEY PLAN



E

10'-2"
11'-4"
11'-4"
11'-4"
11'-4"
12'-10"



F

10'-2"
11'-4"
11'-4"
11'-4"
11'-4"
12'-10"

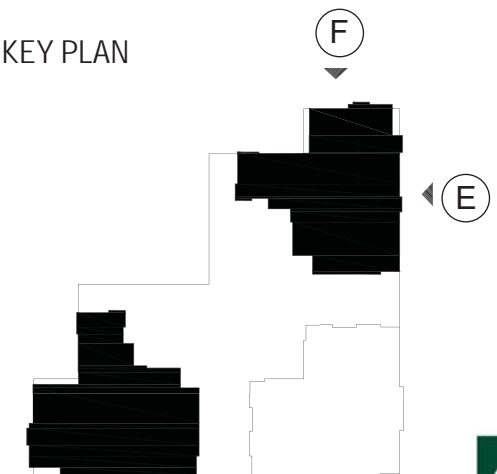


independent living

chapter three 1.42

NE NW Elevations

KEY PLAN

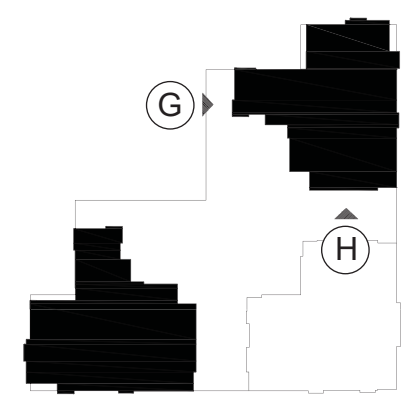




independent living
 chapter three 1.43
 SE SW Elevations



KEY PLAN



ASSISTED LIVING ADDITION

30 Units
3 stories - 33,096 grsf

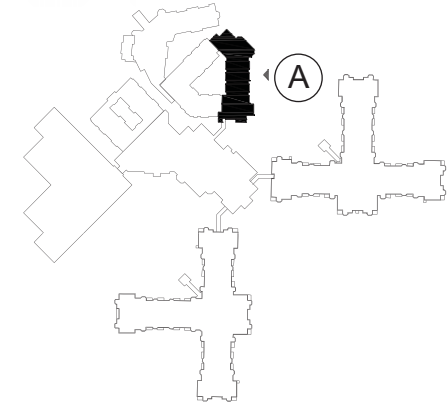


OVPR AL Unit Mix		
Unit Name	GSF	Total Units
Unit A	551	21
Unit B	564	3
Unit C	550	6
Total		30

entry care assisted living

chapter five 1.30

Elevation

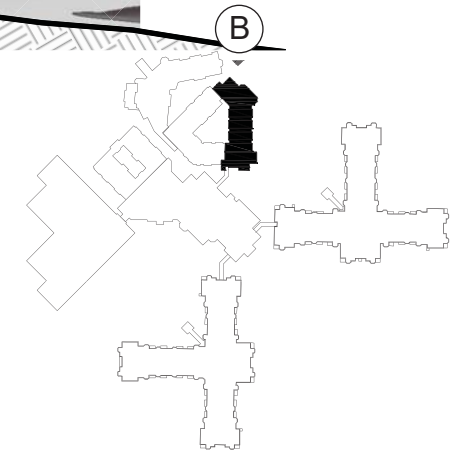


KEY PLAN

entry care assisted living

chapter five 1.30

Elevation



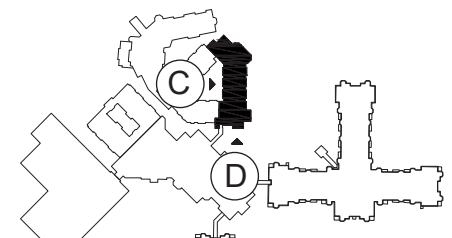
KEY PLAN



entry care assisted living

chapter five 1.31

Elevation



entry care assisted living

chapter five 1.10

Rendering



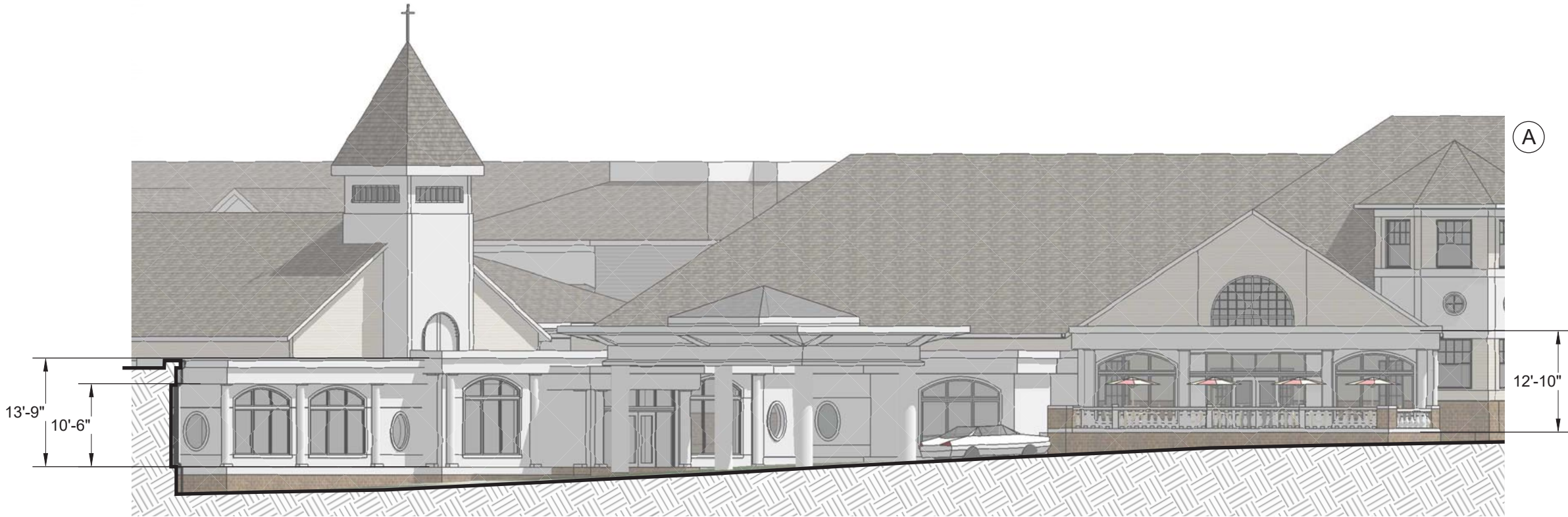
COMMUNITY CENTER

30 Units
New Addition - 7,790 sf
Renovations - 19,000 sf



OVPR COMMUNITY CENTER PROGRAM	
New Construction	7790 gsf
Heavy Renovation	9500 gsf
Light Renovation	9500 gsf
Total New Programmed Space 26,790 gsf	





(A)

community center

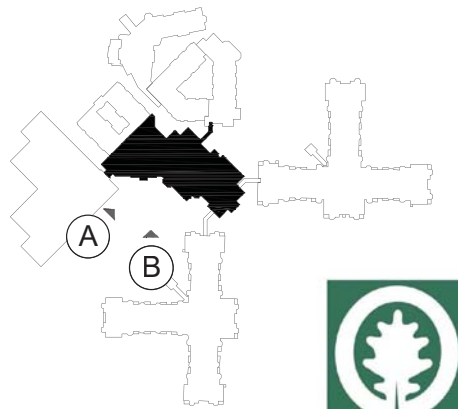
chapter four 1.30

Entrance Elevations

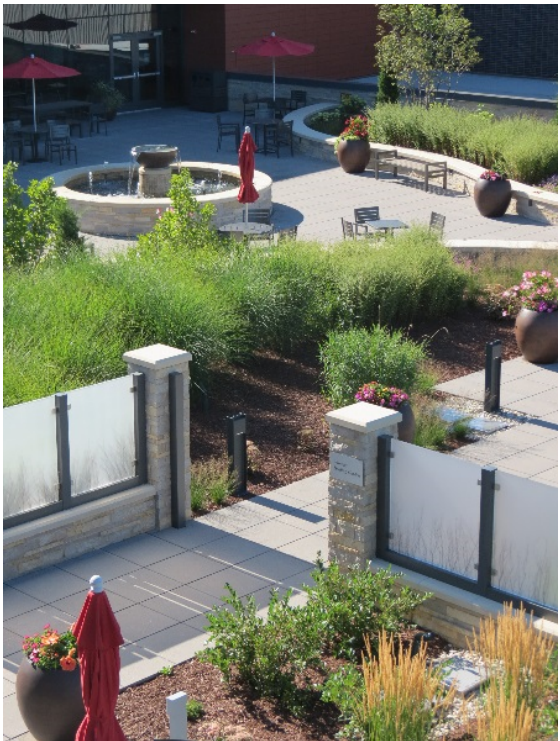


(B)

KEY PLAN



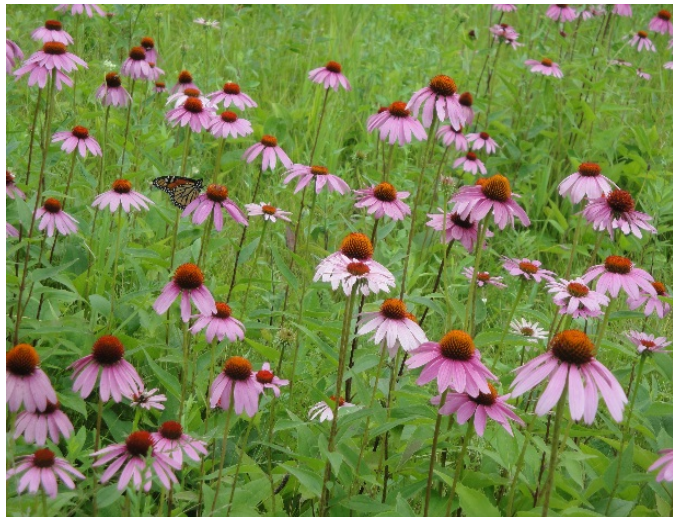
GREEN ROOF – IL COURTYARD



LANDSCAPE FEATURES



NATIVE PLANTINGS

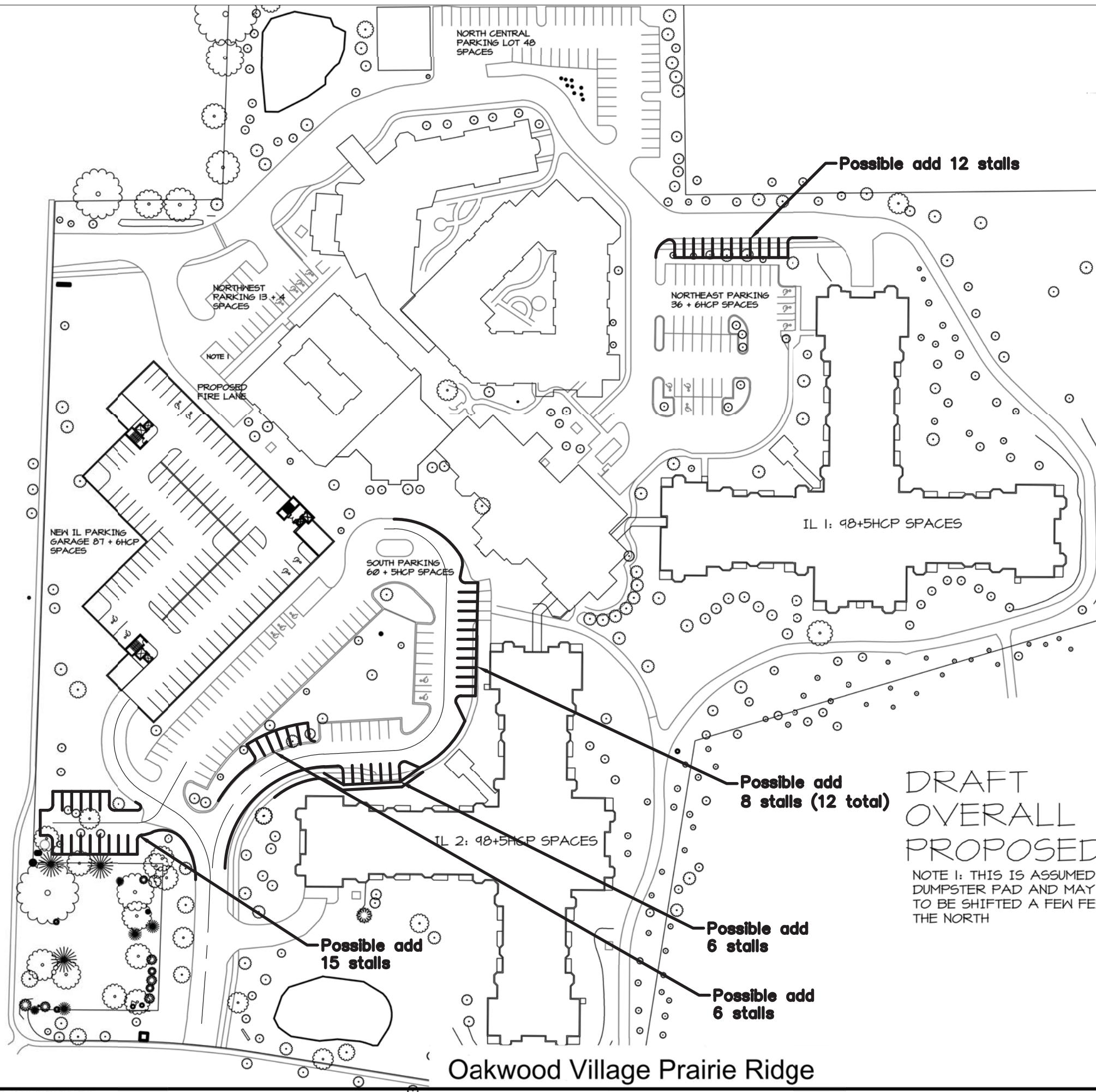


LANDSCAPE FEATURES



LANDSCAPE FEATURES





PROPOSED PARKING CALCULATION

SURFACE LOTS	NUMBER
NORTH CENTRAL LOT	48
NORTHEAST LOT	36 + 6HCP
SOUTH LOT	60 + 5HCP
NORTHWEST LOT	13 + 4HCP
TOTAL SPACES:	157 + 15 HCP
UNDER BUILDING	
NEW IL GARAGE	87 + 6 HCP
IL BLDG 1	98 + 5 HCP
IL BLDG 2	98 + 5 HCP
TOTAL SPACES:	283 + 16 HCP
OVERALL TOTAL:	440 + 31 HCP

DRAFT OVERALL PROPOSED PARKING

NOTE 1: THIS IS ASSUMED TO BE A DUMPSTER PAD AND MAY HAVE TO BE SHIFTED A FEW FEET TO THE NORTH

0 20 40 60 80

