



# 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/UDApplication.pdf>

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

Date Submitted: _____	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>11/30/2016</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input type="checkbox"/> Final Approval

1. Project Address: 4325 NAKOMA RD  
Project Title (if any): OAK PARK PLACE - NAKOMA

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

- REFERRAL FROM PLANNING COMMISSION

**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: WILLIAM SIMPSON Company: ADCI  
 Street Address: 5100 EAST PARK BLVD, SUITE 310 City/State: MADISON, WI Zip: \_\_\_\_\_  
 Telephone: (608) 254-6181 Fax: (608) \_\_\_\_\_ Email: b.simpson@adcidesign.com

Project Contact Person: SAME Company: \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_ Email: \_\_\_\_\_

Project Owner (if not applicant): SCOTT FRANK Company: ALTERNATIVE CONTINUUM OF CARE, LLC  
 Street Address: 719 JUPITER DR City/State: MADISON, WI Zip: 53718  
 Telephone: (608) 663-6800 Fax: (608) 268-1067 Email: sfrank@oakparkplace.com

**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 \_\_\_\_\_ on \_\_\_\_\_.

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: WILLIAM SIMPSON Relationship to Property: ARCHITECT  
 Authorized Signature: [Signature] Date: 11/14/16



## 4325 NAKOMA RD LETTER OF INTENT

Alternative Continuum of Care, LLC purchased the Sunny Hill Healthcare Center on 4325 Nakoma Road a few months ago. The existing facility is a 68 bed skilled nursing facility. Oak Park Place is the company that is currently managing the existing 24 hour facility and will act as the general contractor for the new facility and will manage the new facility. All former residents have been relocated to other facilities.

The other members of the team are Architectural Design Consultants Inc (ADCI) representing as the architects for the new building and coordinating the civil; Professional Engineering, LLC is preparing the civil design; the mechanical and electrical contractors will be design-build to be determined.

The project schedule is to start as soon as approvals are set, estimating demolition to start at the end of November. The estimated construction schedule is twelve months. It is critical for us to get the DHS review of the completed structure complete and the relocated residents back into the facility by approximately the end of December 2017, or we will lose the existing DHS licenses.

The proposed 24 hour facility will have twenty memory care units (CBRF) on the first floor (16,830 S.F.); thirty-three skilled nursing units (SNF) on the second floor (21,765 S.F.) and twenty-one assisted living units (RCAC) on the third floor (19,890 S.F.). The building will have a ground floor (12,190 S.F.) partially above grade with common areas for the residents and their families, staff areas, and therapy areas. The building will also have a basement (20,285 S.F.) the is completely below grade and will have twenty-seven vehicle parking stalls and sixteen bicycle parking stalls for employees and the assisted living residents. The basement will also have a kitchen, laundry, mechanicals and storage. The overall approximate building square footage is 90,960 S.F. There are an additional eighteen vehicle parking stalls and eight bicycle parking stalls on grade for visitors and some assisted living residents to meet the requirements of the code. We feel the overall number of interior and exterior on grade parking stalls meet the minimum for what we will need for the combination of visitors, assisted living residents and approximately twenty-seven staff members per shift. However, we also want to insure we have adequate parking for the aforementioned, so we don't want to decrease this parking count either.

The overall existing site area is 52,320 S.F. (1.20 Acres). The proposed building foot print and trash enclosure area is 13,634 S.F. The proposed lot impervious area for drives and sidewalks is 17,648 S.F. Therefore, the overall lot coverage is 31,282 S.F. (59.79%). The useable open space required for the seventy-four resident units is 11,100 S.F. We are providing balconies off each resident floor off of public areas for a total of 1,354 S.F. and a combination of seating/ garden path areas on grade for a total of 9,853 S.F. The overall total of the useable open space is 11,207 S.F. exceeding the required area.

The value of the land can be based off City of Madison tax assessor's information of \$320,000. The estimated construction cost is approximately \$9,000,000. The estimated number of construction jobs created is 75 over a year period of time. The estimated new full-time staff jobs created is 35. We are not requesting any public subsidy.

Sincerely,

Scott Frank  
CEO  
Alternative Continuum of Care, LLC



North Elevation



West Elevation



**Architectural Design  
Consultants, Inc.**

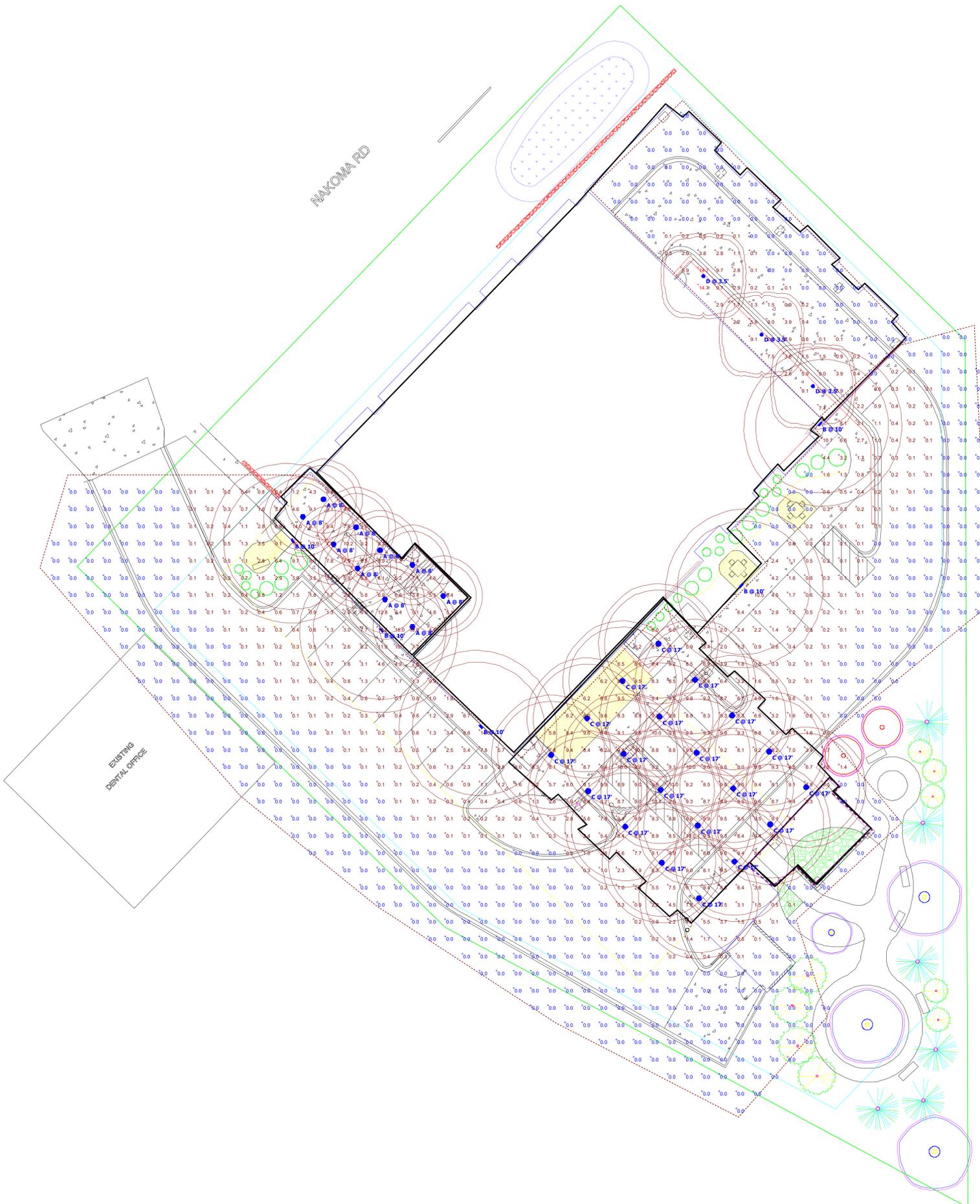
Oak Park Place  
Nakoma



South Elevation



East Elevation



Plan View  
Scale - 1" = 16ft

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	10	Lithonia Lighting	6BPMW HL LED	6" 3000K CCT, 950 Lumens 120v Matte White LED Module, 80CRI	3000K LED	1	6BPMW_HL_LED.ies	944	0.95	15.26
	B	5	Lithonia Lighting	OLWX1 LED 40W 40K DDB	40W 4000K LED WALL PACK	LED	1	OLWX1_LED_40W_40K_500.ies	4000	0.95	38.82
	C	20	Lithonia Lighting	LDN6 40 /25 LOGAR LD	6IN LDN, 4000K, 2500LM, 80CRI, CLEAR, MATTE DIFFUSE REFLECTOR	LED	1	LDN6_40_25_LO6A_R_LD.ies	2204	0.95	27.1
	D	3	Lithonia Lighting	KBR8 LED 16C 700 40K SYM MVOLT	KBR8 WITH 4 LIGHT BOARDS (16 LEDs), 700mA DRIVER, 4000K COLOR TEMP, AND SYMMETRIC OPTIC.	LED	1	KBR8_LED_16C_700_40K_SYM_MVOLT.ies	2022	0.95	39



## Architectural Design Consultants, Inc.

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Web: [www.adcidesign.com](http://www.adcidesign.com)

### EXISTING PHOTOS - EXTERIOR



NORTHEAST ELEVATION (NAKOMA ROAD)



NORTH ELEVATION (NAKOMA ROAD)



NORTHWEST ELEVATION (NAKOMA ROAD)



WEST ELEVATION (NORTH)



WEST ELEVATION (SOUTH)



SOUTH ELEVATION



SOUTHEAST ELEVATION

## EXISTING PHOTOS - INTERIOR



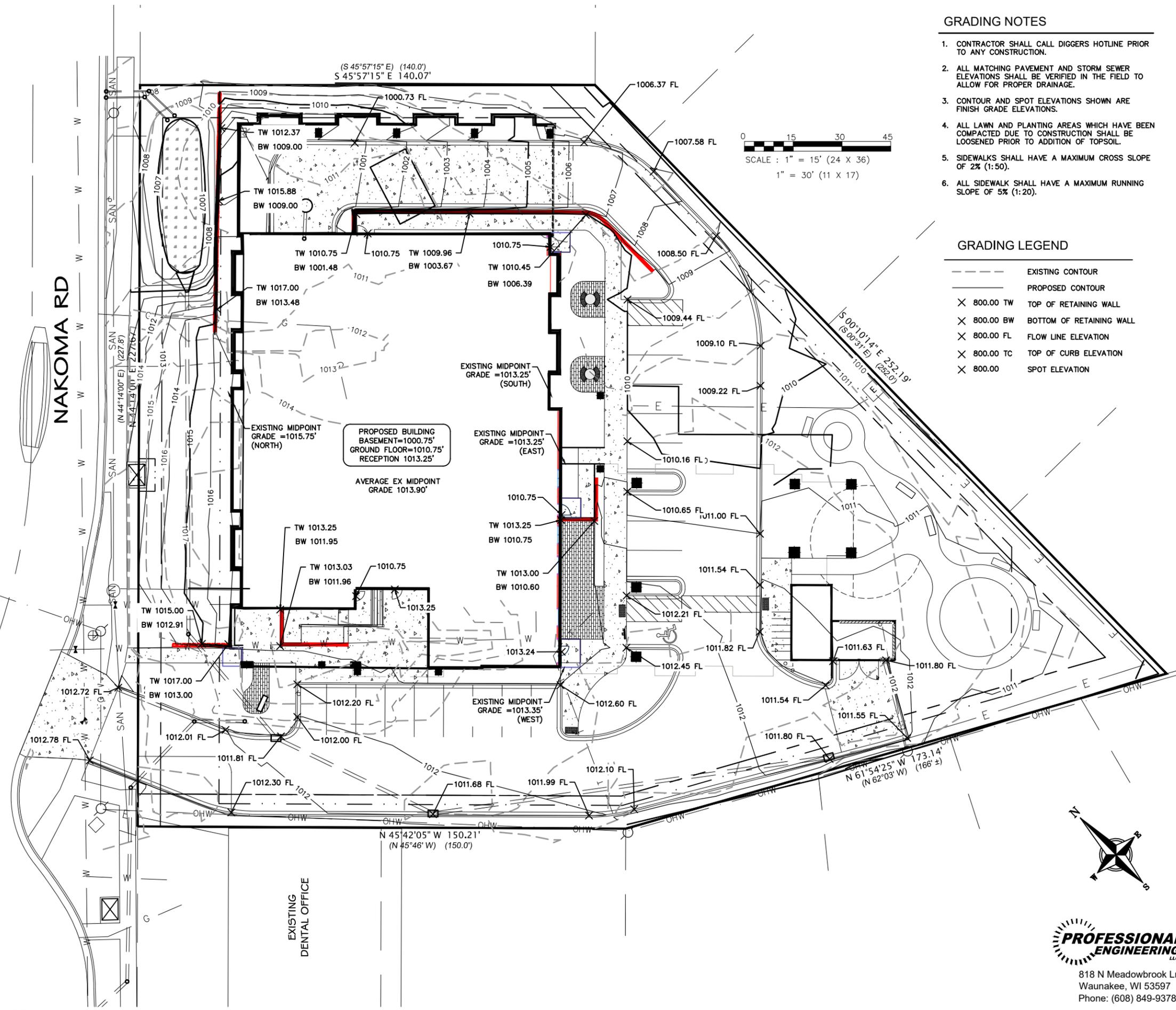












**GRADING NOTES**

1. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
2. ALL MATCHING PAVEMENT AND STORM SEWER ELEVATIONS SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.
3. CONTOUR AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS.
4. ALL LAWN AND PLANTING AREAS WHICH HAVE BEEN COMPACTED DUE TO CONSTRUCTION SHALL BE LOOSENED PRIOR TO ADDITION OF TOPSOIL.
5. SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% (1:50).
6. ALL SIDEWALK SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5% (1:20).

**GRADING LEGEND**

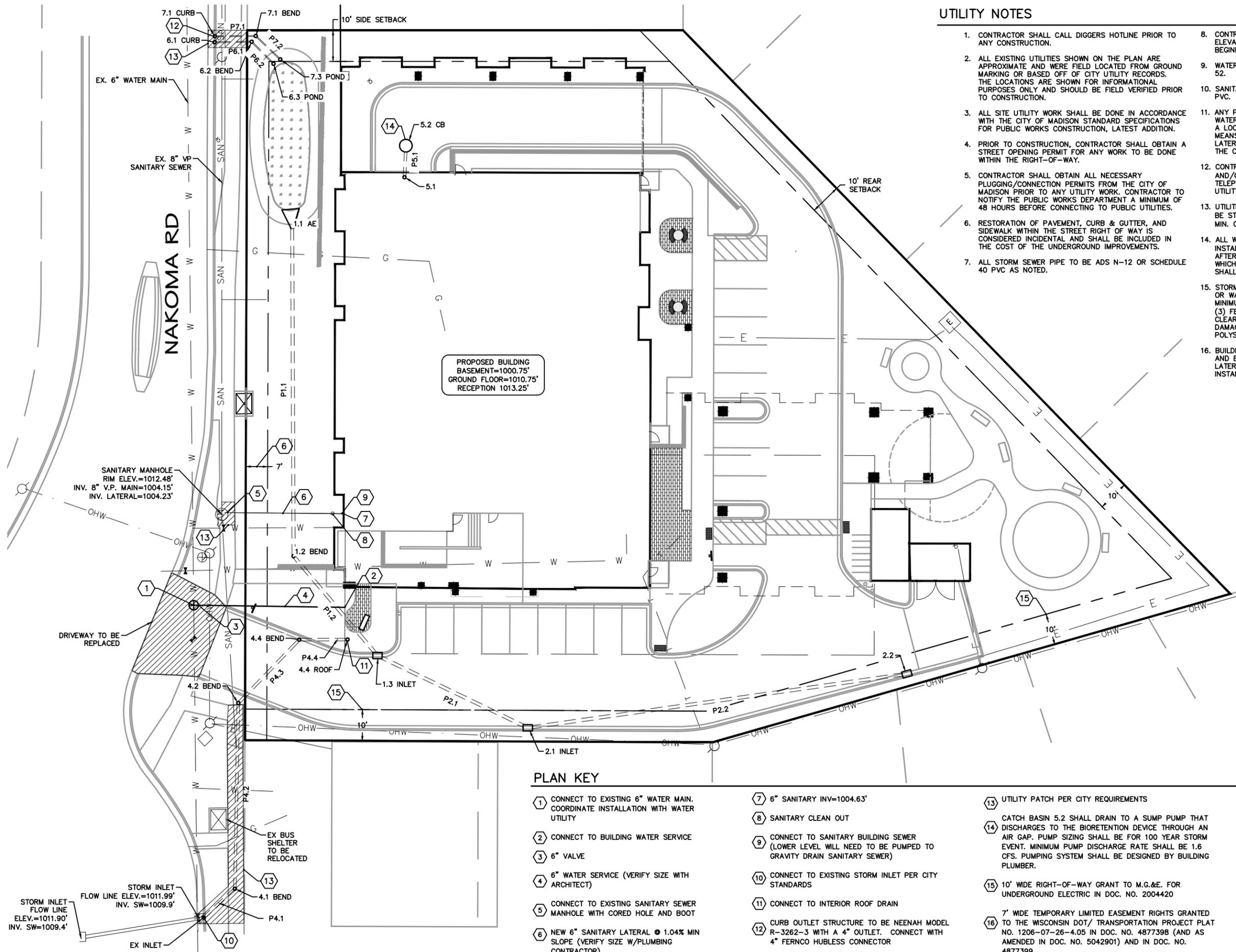
- EXISTING CONTOUR
- PROPOSED CONTOUR
- X 800.00 TW TOP OF RETAINING WALL
- X 800.00 BW BOTTOM OF RETAINING WALL
- X 800.00 FL FLOW LINE ELEVATION
- X 800.00 TC TOP OF CURB ELEVATION
- X 800.00 SPOT ELEVATION

<p><b>ADCI Architectural Design Consultants, Inc.</b>                  5100 Eastpark Boulevard • Suite 310                  Madison, WI 53718                  Phone: (608) 254-6181 Fax: (608) 254-2139</p> <p><small>This document contains confidential or proprietary information of Architectural Design Consultants, Inc. Neither this document nor the information herein is to be reproduced, distributed, used or disclosed either in whole or in part except as specifically authorized by Architectural Design Consultants, Inc.</small></p>	<p style="text-align: center;">WISCONSIN</p> <p style="text-align: center;"><b>OAK PARK PLACE</b>                  NAKOMA</p> <p style="text-align: center;"><b>GRADING PLAN</b></p> <p style="text-align: center;">MADISON</p> <hr/> <p>Drawn By: K. JOHNSON                  Checked By: K. JOHNSON                  Date: 09-20-2016                  Scale: AS NOTED                  Job Number: 14-010</p> <hr/> <p style="text-align: center;">SHEET NUMBER  <b>C300</b></p>
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**PROFESSIONAL ENGINEERING LLC**

818 N Meadowbrook Ln  
 Waunakee, WI 53597  
 Phone: (608) 849-9378



**UTILITY NOTES**

- CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
- ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKING OR BASED OFF OF CITY UTILITY RECORDS. THE LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST ADDITION.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUGGING/CONNECTION PERMITS FROM THE CITY OF MADISON PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
- RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.
- ALL STORM SEWER PIPE TO BE ADS N-12 OR SCHEDULE 40 PVC AS NOTED.
- CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.
- WATER MAIN SHALL BE DUCTILE IRON, CLASS 52.
- SANITARY SEWER SERVICES SHALL BE SDR-35 PVC.
- ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION WIRE OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.
- CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.
- UTILITIES SERVING PROPOSED BUILDINGS SHALL BE STUBBED INTO THE PROPOSED BUILDING(S) A MIN. OF 5' AND STAKED.
- ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.5'. AFTER REGRADING, EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.
- STORM SEWERS WHICH CROSS AN ACTIVE SEWER OR WATER MAIN OR LATERAL SHALL HAVE A MINIMUM CLEAR VERTICAL CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER VERTICAL CLEARANCE SHALL BE PROTECTED FROM FROST DAMAGE BY PLACEMENT OF 2-INCH THICK POLYSTYRENE BOARD INSULATION.
- BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.

**PLAN KEY**

- |   |  |  |
|---|--|--|
| ① CONNECT TO EXISTING 6" WATER MAIN. COORDINATE INSTALLATION WITH WATER UTILITY | ⑦ 6" SANITARY INV=1004.63'   | ⑬ UTILITY PATCH PER CITY REQUIREMENTS  |
| ② CONNECT TO BUILDING WATER SERVICE   | ⑧ SANITARY CLEAN OUT   | ⑭ CATCH BASIN 5.2 SHALL DRAIN TO A SUMP PUMP THAT DISCHARGES TO THE BIORETENTION DEVICE THROUGH AN AIR GAP. PUMP SIZING SHALL BE FOR 100 YEAR STORM EVENT. MINIMUM PUMP DISCHARGE RATE SHALL BE 1.6 CFS. PUMPING SYSTEM SHALL BE DESIGNED BY BUILDING PLUMBER. |
| ③ 6" VALVE  | ⑨ CONNECT TO SANITARY BUILDING SEWER (LOWER LEVEL WILL NEED TO BE PUMPED TO GRAVITY DRAIN SANITARY SEWER)      | ⑮ 10' WIDE RIGHT-OF-WAY GRANT TO M.G.&E. FOR UNDERGROUND ELECTRIC IN DOC. NO. 2004420  |
| ④ 6" WATER SERVICE (VERIFY SIZE WITH ARCHITECT)                                 | ⑩ CONNECT TO EXISTING STORM INLET PER CITY STANDARDS   | ⑯ 7' WIDE TEMPORARY LIMITED EASEMENT RIGHTS GRANTED TO THE WISCONSIN DOT/ TRANSPORTATION PROJECT PLAN NO. 1206-07-26-4.05 IN DOC. NO. 4877398 (AND AS AMENDED IN DOC. NO. 5042901) AND IN DOC. NO. 4877399.  |
| ⑤ CONNECT TO EXISTING SANITARY SEWER MANHOLE WITH CORED HOLE AND BOOT           | ⑪ CONNECT TO INTERIOR ROOF DRAIN   |  |
| ⑥ NEW 6" SANITARY LATERAL @ 1.04% MIN SLOPE (VERIFY SIZE W/PLUMBING CONTRACTOR) | ⑫ CURB OUTLET STRUCTURE TO BE NEENAH MODEL R-3262-3 WITH A 4" OUTLET. CONNECT WITH 4" FERNCO HUBLESS CONNECTOR |  |



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**OAK PARK PLACE**  
**NAKOMA**  
**UTILITY PLAN**

Drawn By: K. JOHNSON  
 Checked By: K. JOHNSON  
 Date: 09-20-2016  
 Scale: AS NOTED  
 Job Number: 14-010

**PROFESSIONAL ENGINEERING LLC**  
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SHEET NUMBER  
**C400**

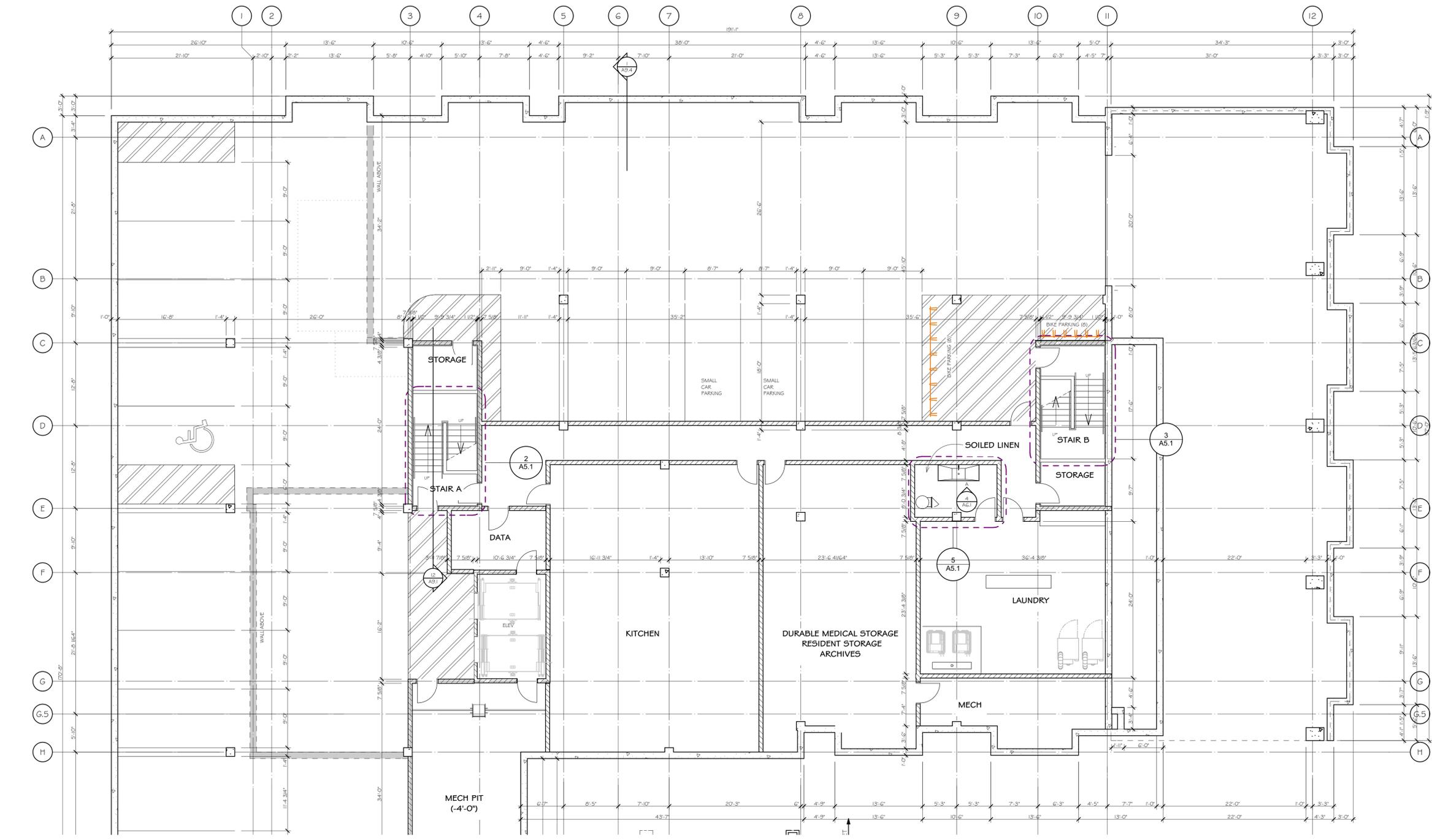












**○ PARTIAL BASEMENT PLAN**  
SCALE: 1/8" = 1'-0"

**ZONING SUBMITTAL - NOT FOR CONSTRUCTION**

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**OAK PARK PLACE**  
**OAK PARK PLACE NAKOMA**  
MADISON WISCONSIN  
**PARTIAL BASEMENT PLAN**

Drawn By: ADCI STAFF  
Checked By: B.SERVIN  
Date: 09-20-2016  
Scale: AS NOTED  
Job Number: 14-010

SHEET NUMBER  
**A0.2**



































