

# Oakwood Village Planned Gallery Demolition

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Overall University Woods site plan. Gallery building is addressed 6209 Mineral Point Road. It shares the same address with the Tower, but they are separately constructed facilities.



# Overview

The Oakwood Gallery is a six-story free-standing building constructed in 1975. Each studio style one bedroom apartment has direct access to the outdoors via a main entry door, with a semi-covered exterior walkway that connects each floor to the Oakwood Tower building that serves as the connection point to all other amenities on the Oakwood campus. At time of construction there were 60 apartments, ten on each level. Since construction, Oakwood worked with structural engineers to create interior openings in bearing concrete walls between two apartment units that resulted in the decrease of available units to 56. This option had been pursued to meet the interest of residents seeking two-bedroom units that were not previously available. The building is not structurally a part of the Tower, although they are connected by an exterior walkway.

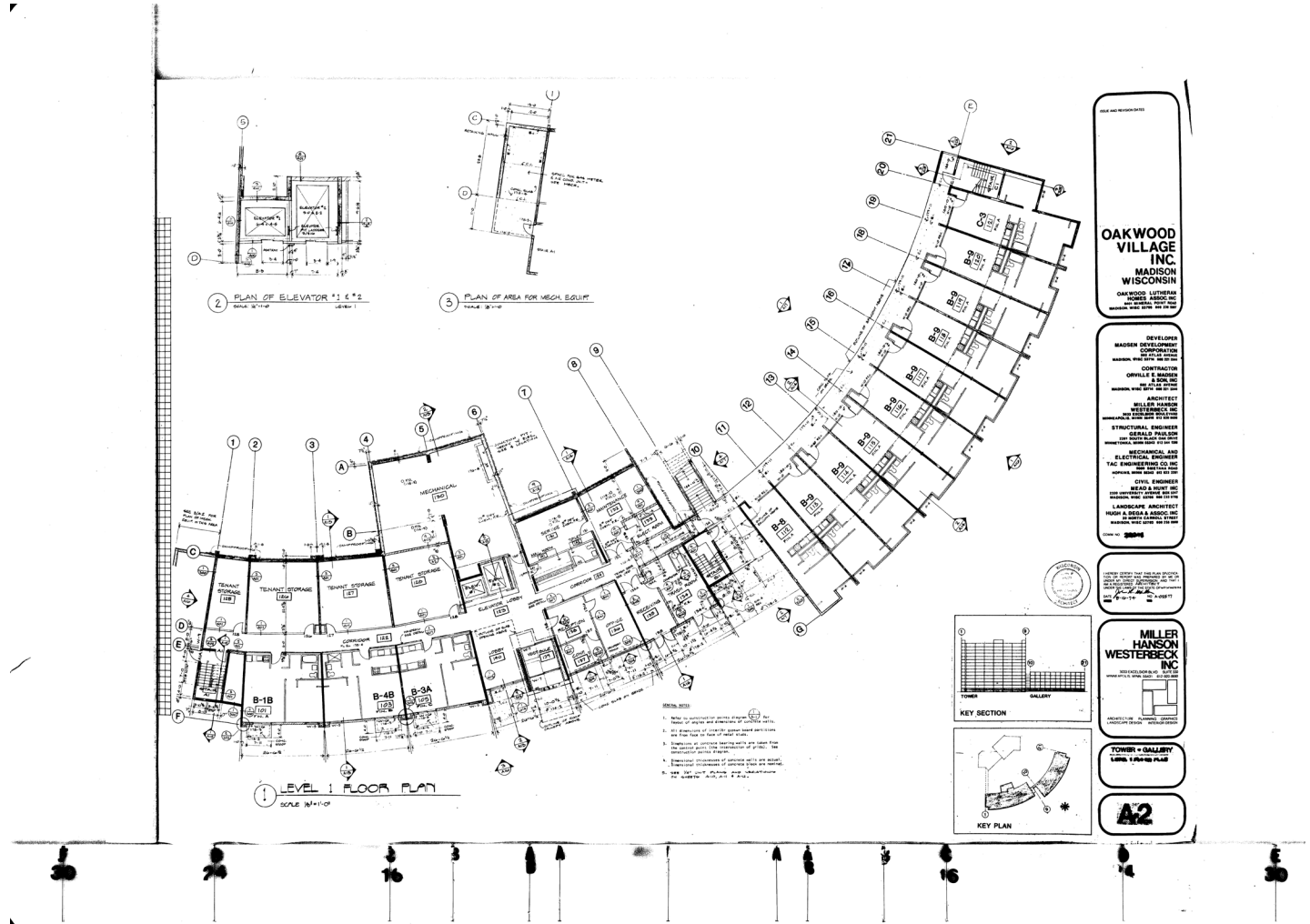
Oakwood pursued a decision approximately 4 years ago to begin to depopulate the few remaining residents in the building and relocated them to the Tower. The Gallery was a rental facility only (non life-lease in contrast to other Oakwood independent living resident apartments) and the sales team struggled to find residents interested in moving into the facility. In the previous ten years, occupancy rates always remained well below 50% as senior residents were less interested in an apartment on the campus where they had to exit to the outdoors, to connect to the Tower and other Oakwood amenities. The only elevator service to the Gallery is contained within the Tower building. Additionally, the MEP systems were aging and with a lower demand for the apartments, Oakwood decided to vacate the building approximately three years ago in anticipation of demolition. The current building is not accessible to residents or employees. After the Gallery was vacant, Oakwood worked with the city of Madison Fire department to terminate sprinkler protection as it would be unoccupied, and also terminate all utilities to the building. The building currently awaits deconstruction and is experiencing conditions expected in a building without climate conditioning.

Oakwood is currently pursuing a project that would fully renovate the Tower facility via a partnership with Gorman and Company. This plan includes interior and exterior of the building.

There is no immediate plan to construct anything on the site of the Gallery footprint upon removal. Oakwood is working with Saiki Design for restoration of the space to fit the natural landscape of the Oakwood Village campus.

Please see attached information with visual references.

The Gallery, as shown on the right of the page. Six stories of ten units each floor, although multiple units have been combined to create two-bedroom units, resulting in a 56-unit building. The Gallery is connected to the Tower via walkway but is not part of the Tower structure. All Gallery utilities were fed from the Tower.



# Tower to Gallery Connection

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West elevation view of where the two buildings come together. Each building is freestanding, connected by a common walkway.



# Tower to Gallery Connection

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East elevation of where the  
two buildings are  
connected via a walkway.



# Typical second floor unit

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Present condition due to non-conditioned space. Not currently accessible to residents or employees.



## Current Condition Fourth Floor Unit

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Present condition due to non-conditioned space. Not currently accessible to residents or employees.



# Typical unit combined 2 apts. into 1

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Note the opening of the  
structural wall between the  
adjoining units to create a  
single two-bedroom apt.





# Gallery SE Elevation

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Shows semi-covered  
walkways connecting  
Gallery apartments to the  
Tower.



# Gallery Walkway to Resident Apts.

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East Elevation from Tower  
side perspective



# Gallery SW Elevation

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Exterior of building  
opposite the covered  
walkways.



# Gallery NW Elevation

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Exterior of building opposite  
the covered walkways.

