



City of Madison

Proposed Rezoning

Location

5565 Tancho Drive

From: PD To: Amended PD(GDP-SIP)

Existing Use

Assisted Living Facility

Proposed Use

Construct 73-unit apartment building, construct addition to assisted living facility to add 30 units, and expand community center in existing residential building complex

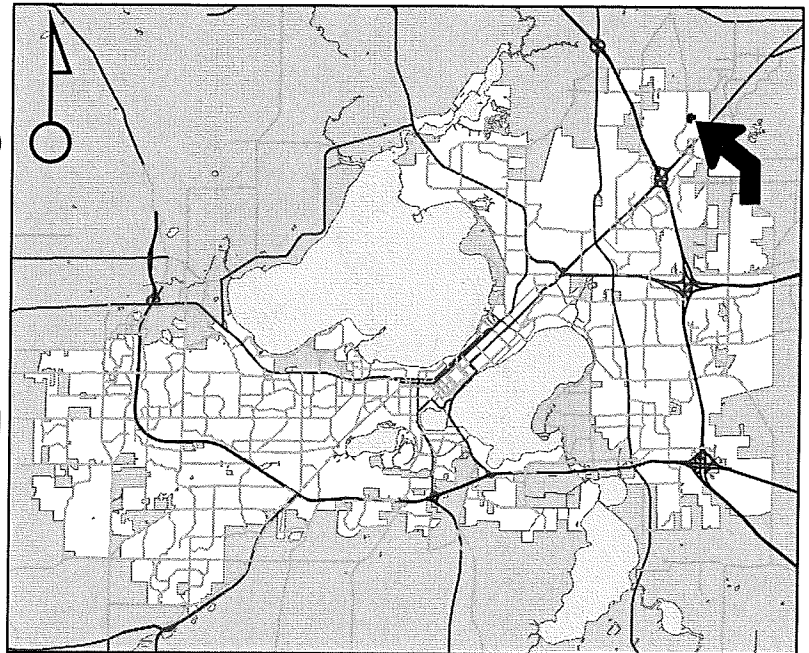
Public Hearing Date

Plan Commission

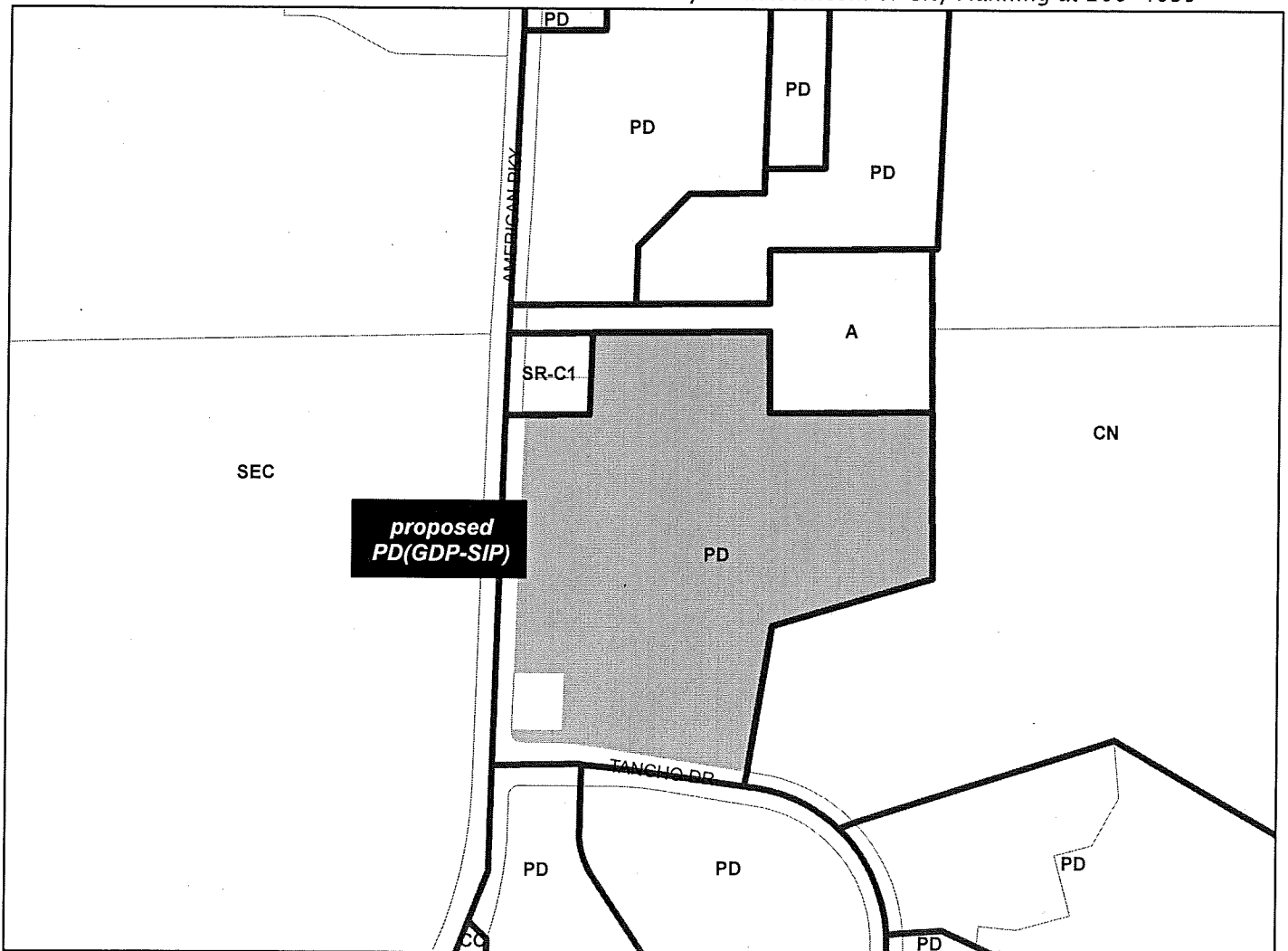
10 July 2017

Common Council

18 July 2017

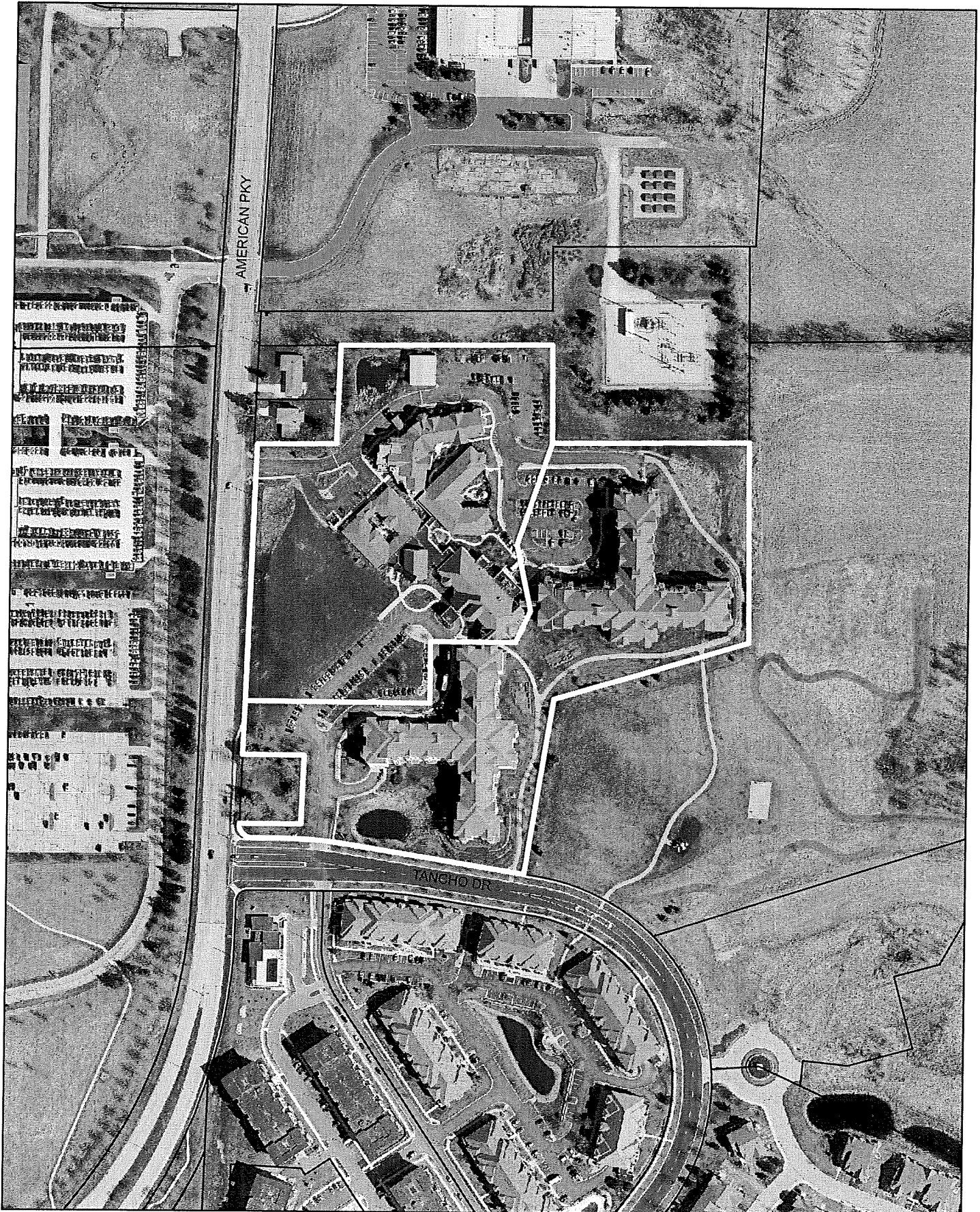


For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date 3 July 2017



LAND USE APPLICATION

LND-B

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
Date received 5/10/17
Received by JJK
Parcel # 0810-143-0107-2
Aldermanic district 17-Samba Baldeh
Zoning district PD
Special requirements zoned PD
Review required by _____
 UDC PC
 Common Council Other _____
Reviewed By _____

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

1. Project Information

Address: 5565 Tancho Drive, Madison, WI 53718
Title: Oakwood Village Prairie Ridge Expansion and Renovation

2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from _____ to _____
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests

3. Applicant, Agent and Property Owner Information

Applicant name Michelle Godfrey **Company** Oakwood Lutheran Senior Ministries (OLSM)
Street address 6205 Mineral Point Road **City/State/Zip** Madison, WI 53705
Telephone (608) 230-4250 **Email** michelle.godfrey@oakwoodvillage.net

Project contact person Thomas Miller **Company** Kahler Slater, Inc.
Street address 111 W. Wisconsin Av. **City/State/Zip** Milwaukee, WI 53203
Telephone (608) 225-4040 **Email** tmiller@kahlerslater.com

Property owner (if not applicant) _____
Street address _____ **City/State/Zip** _____
Telephone _____ **Email** _____

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

Expansion and renovation of Oakwood Village Prairie Ridge senior living campus including 73 independent-living units, 30 assisted-living units and renovation and expansion of the community center.

Scheduled start date November 2017 Planned completion date May 2019

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Checklist of required materials including Filing fee, Land Use Application, Letter of intent, Legal description, Pre-application notification, Vicinity map, Survey or existing conditions site plan, Development plans, Land Use Application Checklist (LND-C), Supplemental Requirements, and Electronic Submittal*.

*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to pcapplications@cityofmadison.com.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary.

6. Applicant Declarations

Pre-application meeting with staff. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Chris Wells, Planner & Al Martin, UDC Date January 11, 2017
Zoning staff Jenny Kirchgatter, Assistant Zoning Administrator Date January 11, 2017

- Demolition Listserv
Public subsidy is being requested (indicate in letter of intent)

Pre-application notification: The zoning code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), business association(s), AND the dates you sent the notices:
April 10, 2017: District 17 Alder Samba Baldeh, Oakwood Village Prairie Ridge Residents and Madison Northside Business Association

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials. A copy of the notification letters or any correspondence granting a waiver is required as part of the application materials.

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of applicant Rick Bova Relationship to property CEO

Authorizing signature of property owner Date 5-8-17



Milwaukee
Madison

May 10, 2017

City of Madison Planning and Development
City of Madison
126 S. Hamilton St.
Madison, WI 53701

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

LETTER OF INTENT – LAND USE APPLICATION

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. 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, current 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 situated 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 storm water 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 existing site is 17.9135 acres with 7 buildings of the following uses: two buildings totaling 202 independent Living units with below grade parking, a series of interconnected buildings housing a community center, chapel, assisted living, memory care, and skilled nursing facilities and an outbuilding for vehicle and equipment storage.

The scope of the project includes one new building for independent living, additions to two existing buildings, the assisted living facility and the community center and associated landscaping and site improvements. Each of these areas involves a different type of construction and each has unique site challenges. It is the Owner's intent to execute the components in a staged manner and the Owner may wish to phase or start early in a particular area to avoid difficult winter conditions. 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 approximately 170,000 gsf.

The community center will be increased by approximately 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 37,000 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 duration of construction for the project is expected to start November 2017 and continue to May 2019. There will be approximately 125 temporary FTE jobs directly related to the construction of this project and approximately 50 permanent FTE jobs as a result of the development of this project.

The site is 17.91 acres and the completed project will have a lot coverage of 222,100 sf and useable open space of 314,500 sf. The attached drawings show the overall scope of the project and give areas by floor for each portion of the work.

There has been no public subsidy requested for this project.

Sincerely,

KAHLER SLATER, INC.

A handwritten signature in black ink, appearing to read 'Tom Miller', written over a horizontal line.

Thomas Miller, AIA
Principal
Kahler Slater

Kahler Slater

Milwaukee
Madison
Richmond
Singapore

Memorandum

44 East Mifflin Street
Madison, WI 53703
P 608.283.6300

Date May 10, 2017 **Distribution**

To City of Madison: LUA/UDC

From Leigh Allen

Project Oakwood Village Prairie Ridge
Addition and Renovation
5565 Tancho Drive, Madison, WI

Re Land Use Application Parking Counts

To Whom it May Concern,

The following are existing and proposed parking stall counts for the proposed Oakwood Village Prairie Ridge addition and expansion project:

Existing Surface Parking Stalls: **186 + 16hcp, Total: 202**
Proposed Surface Parking Stalls: **204 + 15hcp, Total: 219**

ZONING TEXT

PLANNED DEVELOPMENT (PD) – PLANNED UNIT DEVELOPMENT: GENERAL DEVELOPMENT
PLAN/SPECIFIC IMPLEMENTATION PLAN (PUD GDP/SIP)

Oakwood Village Prairie Ridge Expansion and Renovation

All of Lot 1, all of Lot 2, replat of Lot 2, Porter Plat, and part of the northwest ¼ of the southwest ¼ of
Section 14, Township 8 North, Range 10 East.

5565 Tancho Drive, Madison WI 53718
In the City of Madison, Dane County, Wisconsin
known as Oakwood Village Prairie Ridge

- Statement of Purpose:*** This PD (PUD: GDP/SIP) provides for amendment to the existing PUD – GDP/SIP increasing Independent-Living by 73 units, increasing Assisted-Living by 30 units, renovating common-area facilities and including site improvements on all of Lot 1 and all of Lot 2, replat of Lot 2, Porter Plat, and part of the northwest ¼ of the southwest ¼ of Section 14, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin, containing 780,314 square feet (17.9135 acres).
- Permitted Uses:*** Multi-family residential, Independent-Living facilities, Adult-family homes, Assisted-living facilities, Skilled-nursing facilities, facilities within multi-family buildings, Accessory uses related thereto, Parks, Place of worship, Community gardens, Management offices, Limited retail (health and wellness, spa and salon, gifts), Recreation, Restaurant, Surface parking, and Structured parking facilities. Building for vehicle and equipment storage and temporary building for storage of building materials and equipment for construction purposes for a period of use not to exceed the duration of such construction are included as permitted units as well.
- Family Definition:*** The family definition of the PD shall coincide with the definition given in Chapter 28.211 of the Madison General Ordinances.
- Yard Requirements:*** As shown on approved plans.
- Height Requirements:*** As shown on approved plans.
- Landscaping:*** As shown on approved plans.
- Accessory Off-Street parking:*** As shown on approved plans.
- Bicycle parking:*** As shown on approved plans.
- Site Lighting:*** Site lighting will be provided as shown on approved plans in compliance with the City’s Lighting Ordinance

Signage:

Signage will be allowed as approved by the Urban Design Commission.

Alterations and Revisions:

No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning & Community and Economic Development and the alderperson of the district as compatible with the concept approved by the City Plan Commission.



CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 5565 Tancho Drive, Madison, WI 53718
 Name of Project Oakwood Village - Prairie Ridge
 Owner / Contact Owner Rep: Tom Miller (Kahler Slater)
 Contact Phone 414-290-3748 Contact Email tmiller@kahlerslater.com

**** Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size
MUST be prepared by a registered landscape architect. ****

Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless **all** of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- (a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area 86,742 SF
 Total landscape points required 1446

- (b) **For lots larger than five (5) acres**, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area _____
 Five (5) acres = 217,800 square feet
 First five (5) developed acres = 3,630 points
 Remainder of developed area _____
 Total landscape points required _____

- (c) **For the Industrial – Limited (IL) and Industrial – General (IG) districts**, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area _____
 Total landscape points required _____

Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35	59	2065	43	1505
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35	12	420	6	210
Ornamental tree	1 1/2 inch caliper	15			54	810
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3				
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4				
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2				
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
Sub Totals				2485		2525

Total Number of Points Provided 5010

* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

OAKWOOD VILLAGE PRAIRIE RIDGE ADDITION AND RENOVATION

LAND USE APPLICATION

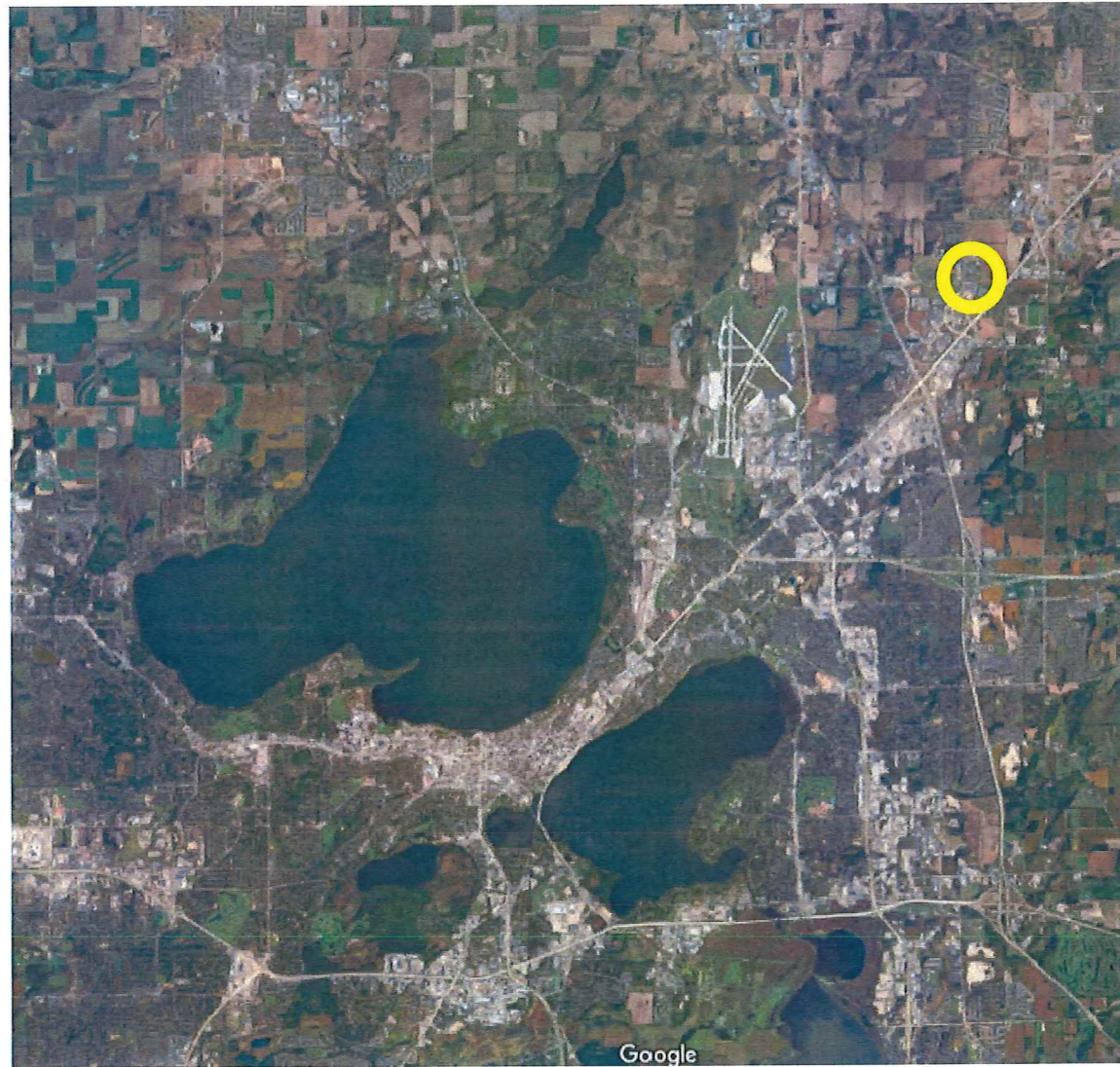
MAY 10, 2017



5565 TANCHO DRIVE, MADISON, WI



OAKWOOD VILLAGE PRAIRIE RIDGE: LOCATOR



CONTEXT



CONTEXT PHOTOS - OVPR CAMPUS

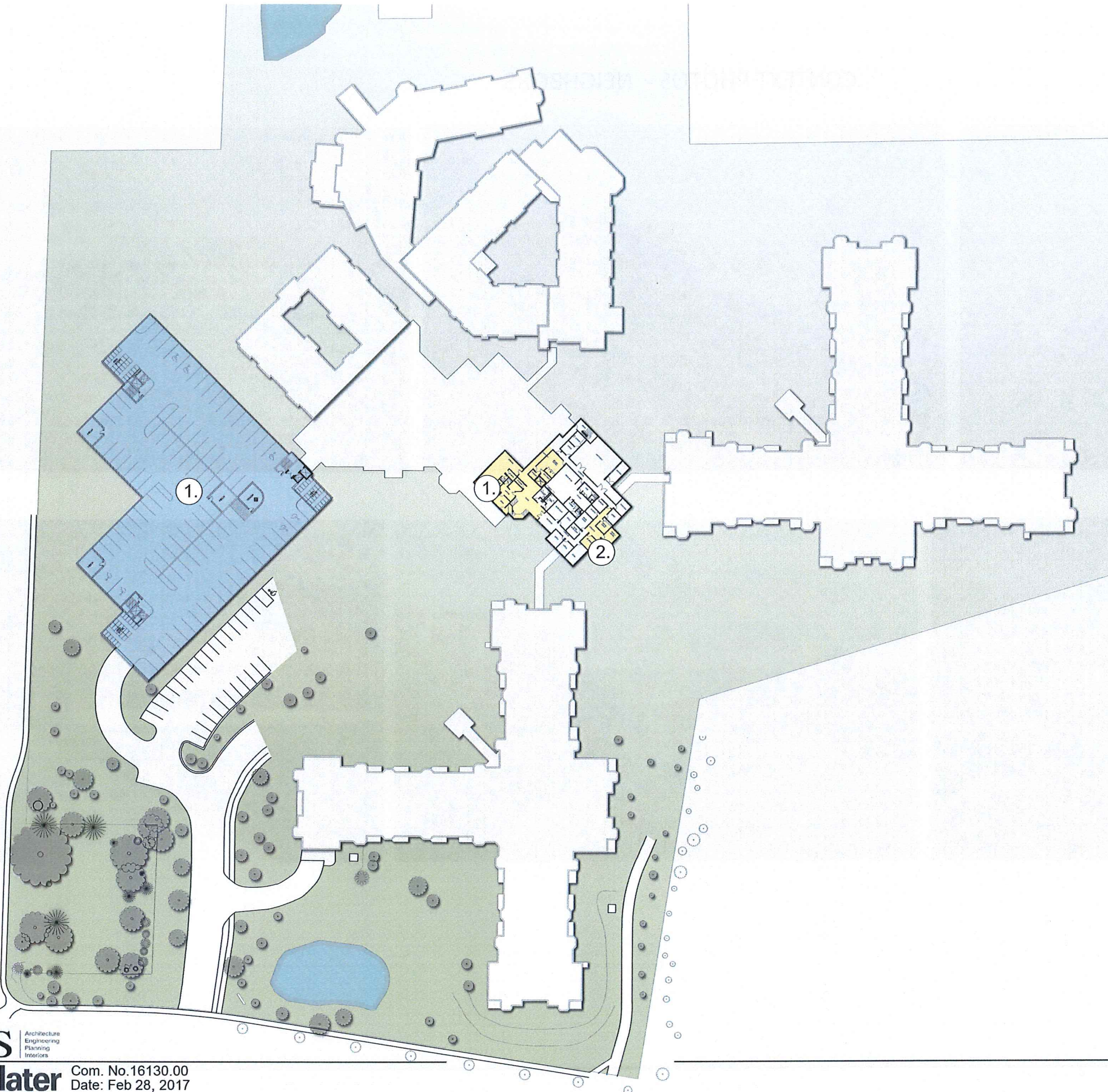


CONTEXT PHOTOS - NEIGHBORS



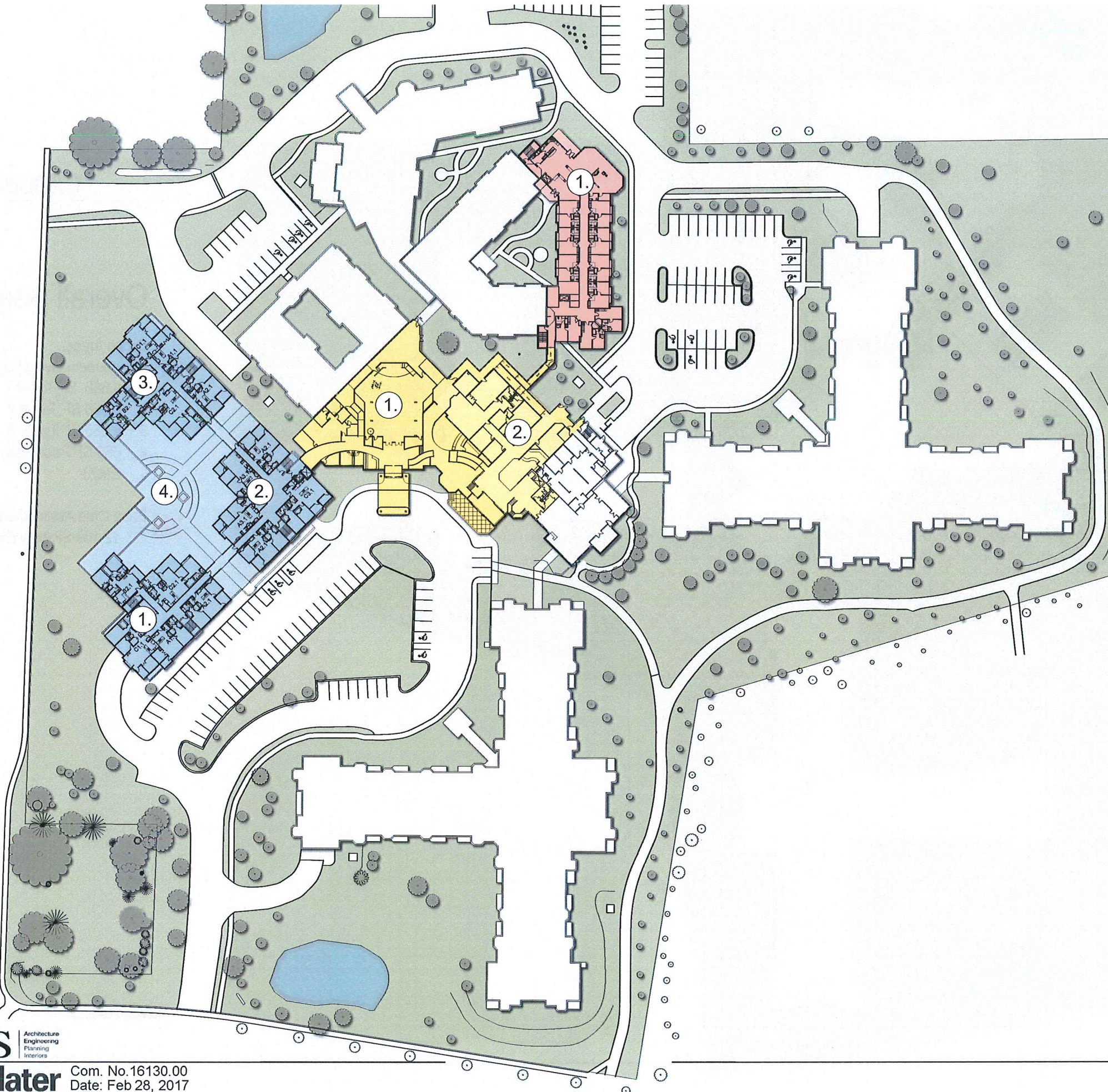
Basement Level

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



0 20 40 60 80

Overall First Floor

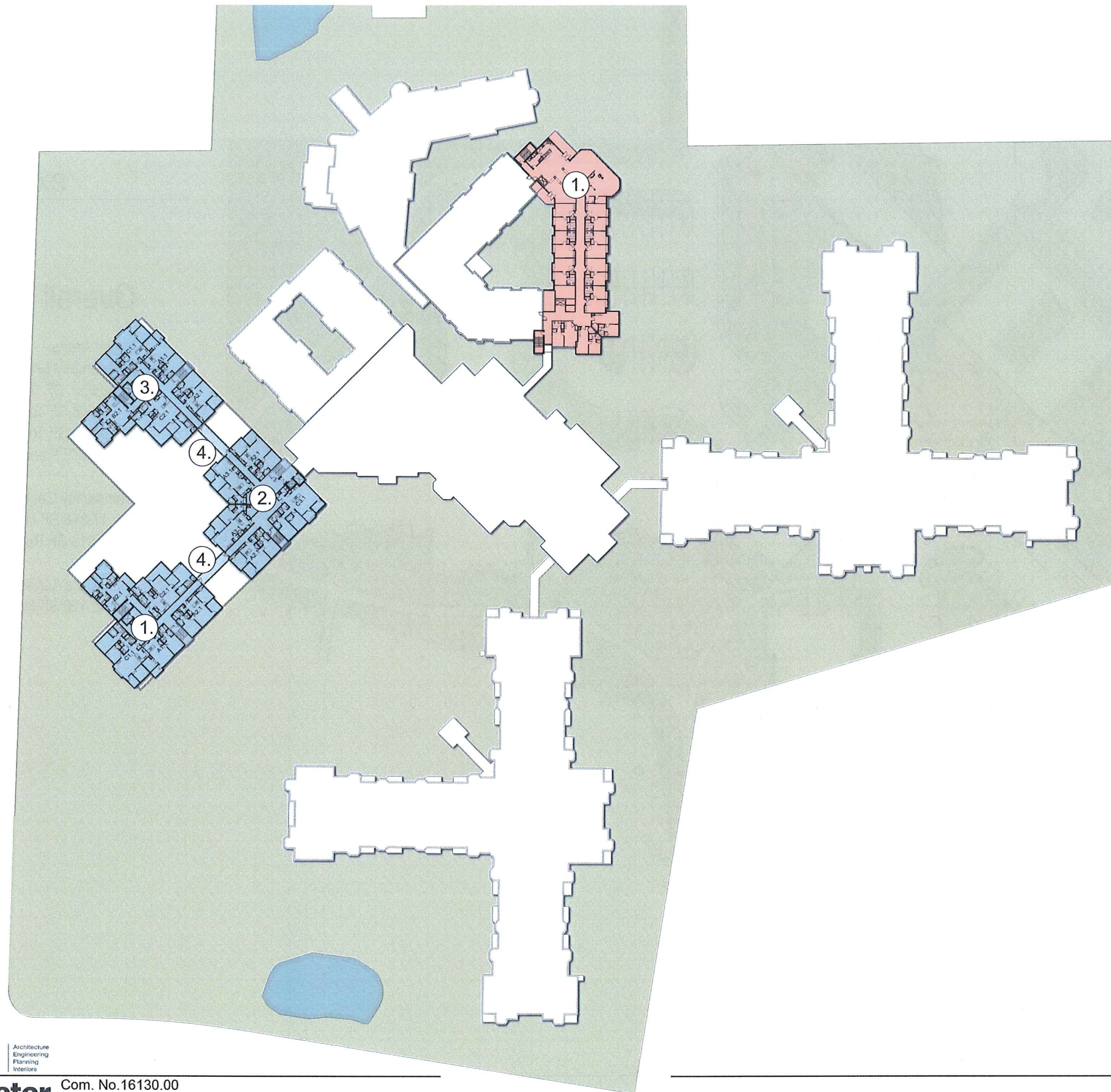


- Scope Areas:
- Independent Living Building
 - 1. 8,686 SF Tower 1
 - 2. 8,668 SF Tower 2
 - 3. 8,686 SF Tower 3
 - 4. 16,079 Plaza Deck
 - Community Center
 - 1. 17,848 SF Heavy Reno/New Const
 - 2. 9,518 SF Renovation
 - Entry Care Assisted Living
 - 1. 12,129 SF New Expansion

Overall Second Floor

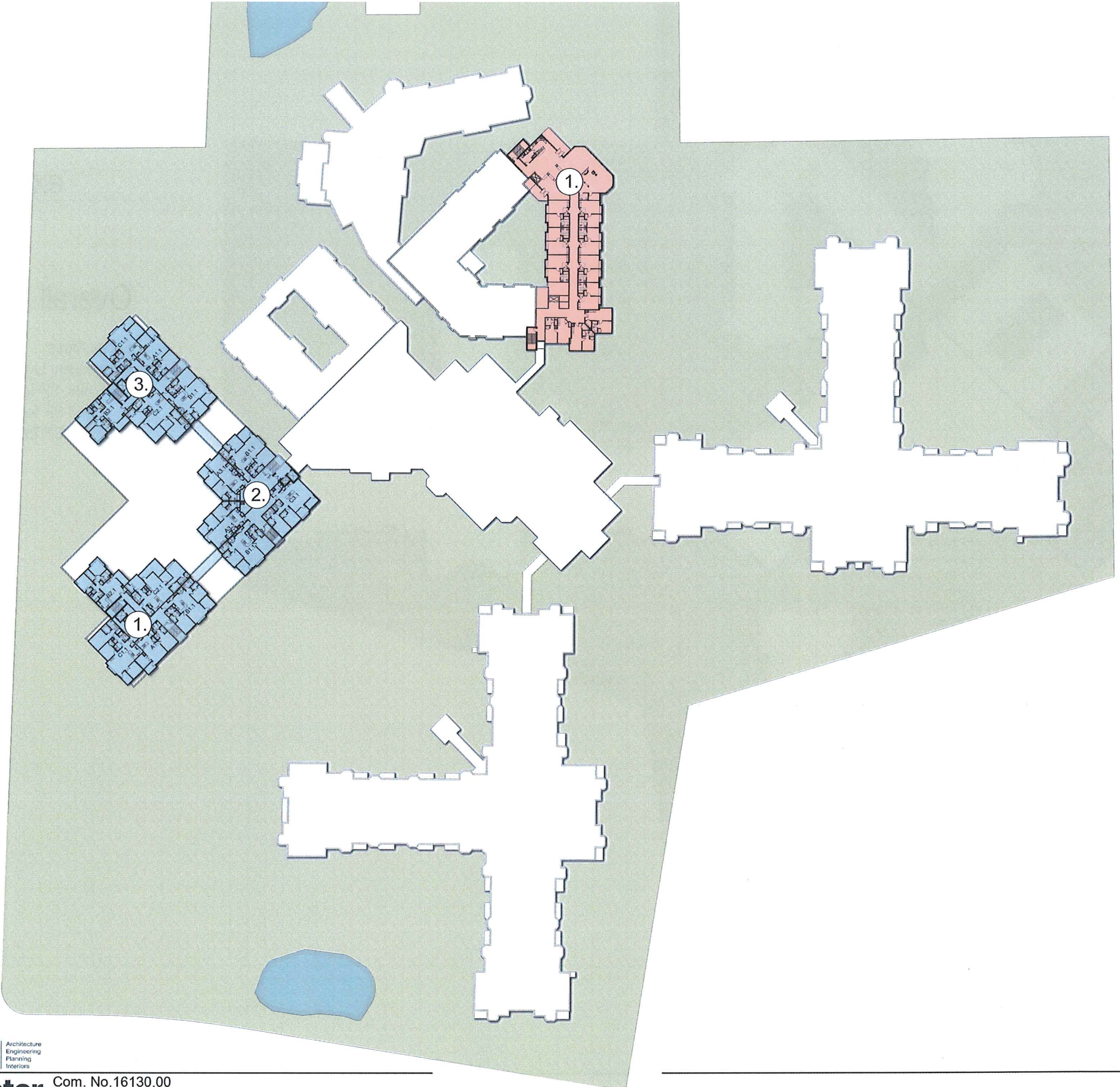
Scope Areas:

-  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



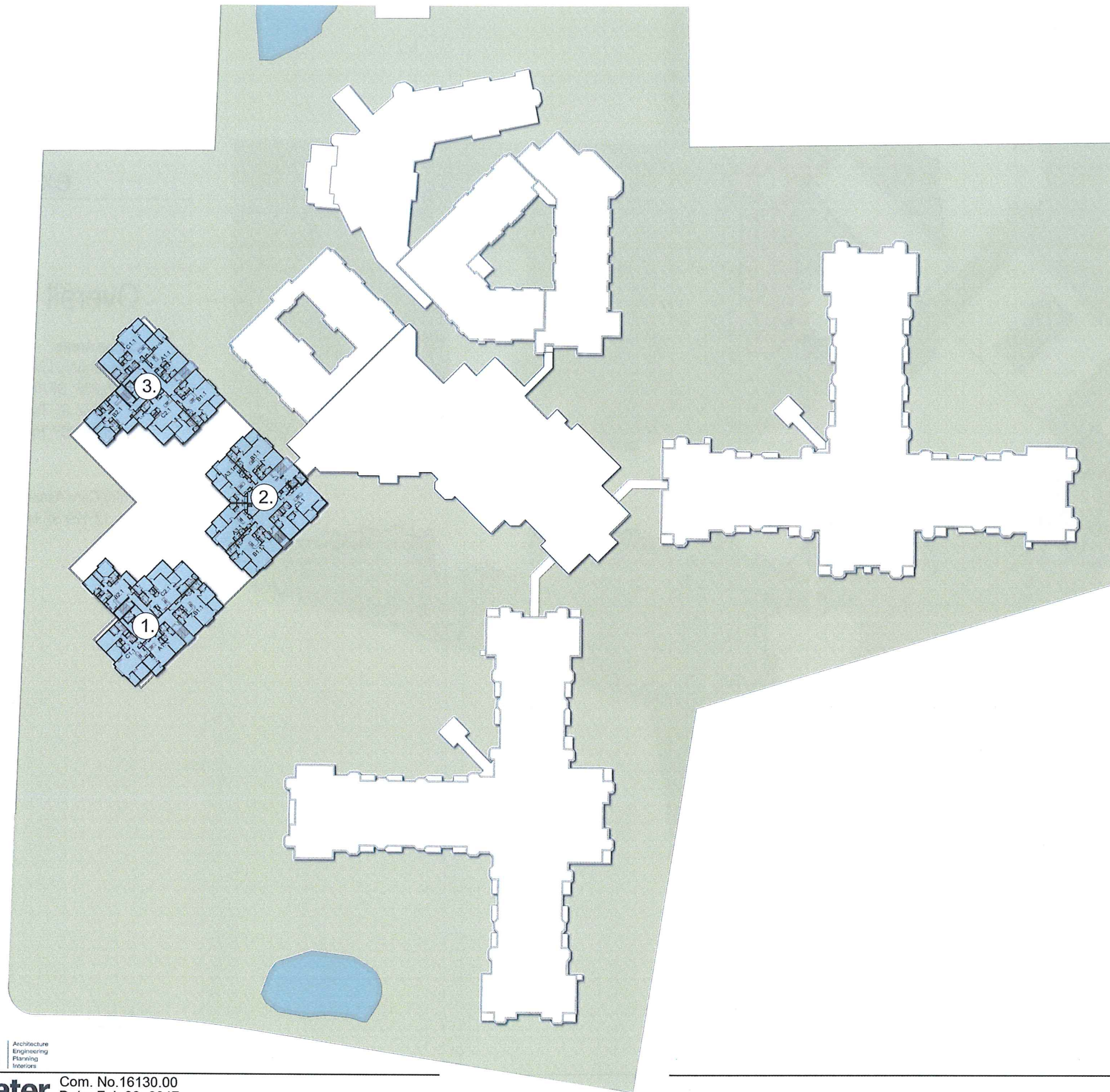
Overall Third Floor

- 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



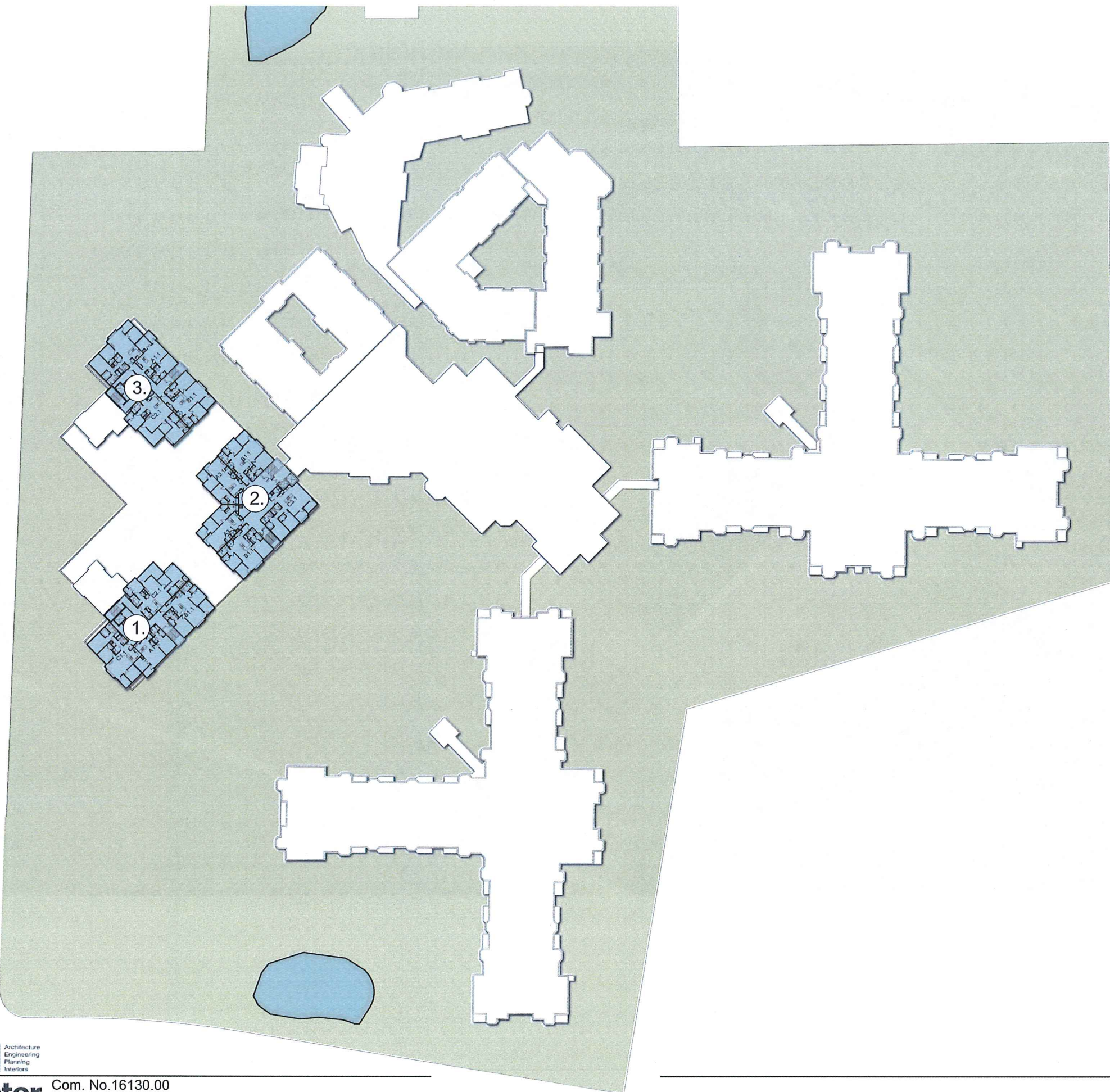
Overall Fourth Floor

- 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





executive summary
chapter two

Overall Rendering 1

KEY PLAN



executive summary
chapter two

Overall Rendering 2

KEY PLAN

SFCS

Kahler Slater
experience design

Com. No. 16130.00

Date: Feb. 28, 2017

REVISED: MAY 9, 2017



OAKWOOD
VILLAGE

PRAIRIE RIDGE

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