

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Legistar # _____

12/14/2020
9:50 a.m.

RECEIVED

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: _____

Title: _____

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested _____

New development

Alteration to an existing or previously-approved development

Informational

Initial approval

Final approval

3. Project Type

Project in an Urban Design District

Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

Project in the Suburban Employment Center District (SEC), 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 Residential Building Complex

Signage

Comprehensive Design Review (CDR)

Signage Variance (i.e. modification of signage height, area, and setback)

Signage Exception

Other

Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name _____

Street address _____

Telephone _____

Project contact person _____

Street address _____

Telephone _____

Property owner (if not applicant) _____

Street address _____

Telephone _____

Company _____

City/State/Zip _____

Email _____

Company _____

City/State/Zip _____

Email _____

City/State/Zip _____

Email _____

5. Required Submittal Materials

Application Form

Letter of Intent

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
- For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.

Development Plans (Refer to checklist on Page 4 for plan details)

Filing fee

Electronic Submittal*

Notification to the District Alder

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**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 udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. 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 _____.
2. 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 _____ Relationship to property _____

Authorizing signature of property owner _____ Date _____

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

Urban Design Districts: \$350 (per §35.24(6) MGO).

Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150
(per §33.24(6)(b) MGO)

Comprehensive Design Review: \$500
(per §31.041(3)(d)(1)(a) MGO)

Minor Alteration to a Comprehensive Sign Plan: \$100
(per §31.041(3)(d)(1)(c) MGO)

All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- ☒ Locator Map
- ☒ Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☒ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☒ Site Plan
- ☒ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

**** All plans must be legible, including the full-sized landscape and lighting plans (if required)**

2. Initial Approval

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☐ Landscape Plan and Plant List (*must be legible*)
- ☐ Building Elevations in both black & white and color for all building sides (include material callouts)
- ☐ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- ☐ Grading Plan
- ☐ Proposed Signage (if applicable)
- ☐ Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- ☐ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☐ PD text and Letter of Intent (if applicable)
- ☐ Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (*Signage applications only*)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested.
- ☐ Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

December 16, 2020

City of Madison
Planning Division
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215 Martin Luther King, Jr. Blvd.
Madison, Wisconsin 53701

Letter of Intent – UDC Informational Presentation

Oakwood Lutheran Senior Ministries is recognized as a leader in senior living that promotes the highest level of independence for a diverse community of older adults. To advance this mission, Oakwood Lutheran Senior Ministries will be updating their facilities at their Oakwood Village University Woods (OVUW) campus in Madison Wisconsin. This is one of two non-profit continuing care retirement communities that they own and manage in the Madison area. They are committed to improving the community of Madison and have recently completed a major redevelopment project on their Prairie Ridge campus.

This project will upgrade the Oakwood Village University Woods Campus and provide improved and modernized services for its residents. a new Skilled Nursing Facility (SNF) will be constructed to replace the existing Hebron (SNF). See the attached drawings for project detail.

The Project team consists of the following members:

- Client: Oakwood Village -University Woods Leadership Team
- Construction Manager: Vogel Brothers Building Company
- Architect: Eppstein Uhen Architects
- Structural Engineers: Pierce Engineers
- MEP Engineer: Bear Valley
- Civil Engineering: Mead & Hunt
- Landscape design: Saiki Design

Project description

The project is located at 6202 Mineral Point Road in Madison, Wisconsin. See attached drawings for detail. This is an informational submittal for an amendment to an existing PUD (GDP-SIP)

The project will consist of the construction of a new skilled nursing facility building with a ground floor connector to the existing Covenant Oaks assisted living building.

Project details are as follow:

- Vehicle and bicycle parking will be provided as indicated below.
- The lower level will include a clinic, commercial kitchen, mechanical/service spaces and a connector to the existing Covenant building. The space where the connector meets the Covenant building will be remodeled to be a new pharmacy.
- The first floor will include physical/occupational therapy spaces, a public amenity space for refreshments, 12 single resident rooms and a resident dining space.

- The second and third floors will include 48 single resident rooms (24 per floor) and resident dining spaces.
- Mechanical equipment will be provided on the roof. All equipment will be screened from view.
- The site will be designed to comply with storm water management, fire apparatus access and landscape requirements.
- Trash will be collected within the building and kept in carts that will be picked up by the Owners trash management company on a scheduled basis.

The following is the redevelopment impact on the approximate overall campus resident counts:

Independent Living	Current	Future	Difference
The Oaks	90	90	
Heritage Oaks	124	124	
Tower/Gallery	200	200	
TOTAL IL	414	414	
Assisted Living (AL)			
Tabor Oaks	60	60	
Covenant Oaks	40	40	
Existing Hebron (current)	45	0	-45
TOTAL AL	145	100	-45
Skilled Nursing	0	60	+60
TOTAL CAMPUS	559	574	+15

The following is the redevelopment impact of this project on the parking counts (there will be no change to the parking counts on the remainder of the campus as a part of this project):

Project Area Stalls	Current	Future	Difference
Standard	201	209	+8
ADA	5	9	+4
TOTAL	206	218	+12

The following is the redevelopment addition of bicycle spaces:

Resident	0	15	+15
Staff	0	8	+8
TOTAL	0	23	+23

Project Schedule (Estimated)

Schematic Design Phase	12 Weeks	7/27/20	10/30/20
Design Development Phase	14 Weeks	11/16/20	2/19/21
Construction Document Phase	12 Weeks	3/08/21	5/28/21
Construction Administration	13 Months	7/26/21	8/26/22



INDEX

AP001	LOCATION MAP & CONTEXT	AP010	EXISTING SITE PLAN
AP002	AERIAL	AP011	NEW SITE PLAN
		AP012	FUTURE BUILDING DEMOLITION PLAN
C0100	OVERALL EXISTING SITE	AP013	FUTURE SITE PLAN
C0110	OVERALL EXISTING UTILITIES	AP100	LOWER LEVEL FLOOR PLAN
C0120	OVERALL EXISTING CONTOURS	AP101	1ST FLOOR PLAN
C0160	EXISTING TREE SURVEY PLAN	AP102	2ND FLOOR PLAN
C0210	EXISTING SITE PLAN	AP103	3RD FLOOR PLAN
C0410	SITE REMOVALS PLAN	AP104	ROOF PLAN
C1010	SITE PAVEMENTS PLAN	AP200	ELEVATIONS
C1060	FIRE ACCESS PLAN	AP201	ELEVATIONS
C1310	SITE STORMWATER PLAN	AP300	SECTIONS
C1410	SITE UTILITIES PLAN	AP400	LOOKING SOUTH FROM CONNECTOR ROOF
		AP401	LOOKING SOUTHWEST
		AP402	LOWER DROP OFF LOOKING SOUTHEAST
		AP403	AERIALS
		AP500	PHOTOS OF EXISTING SITE



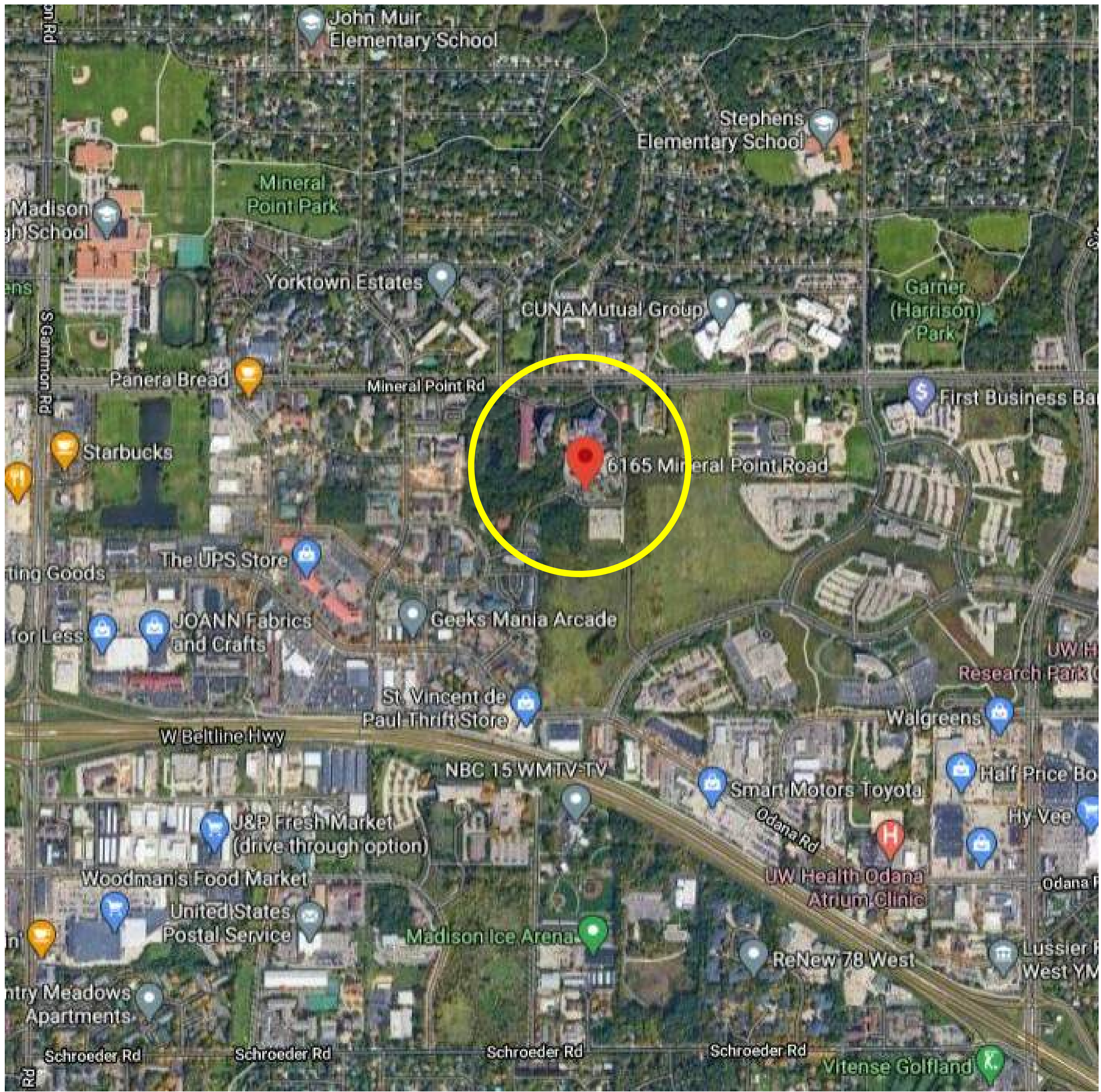
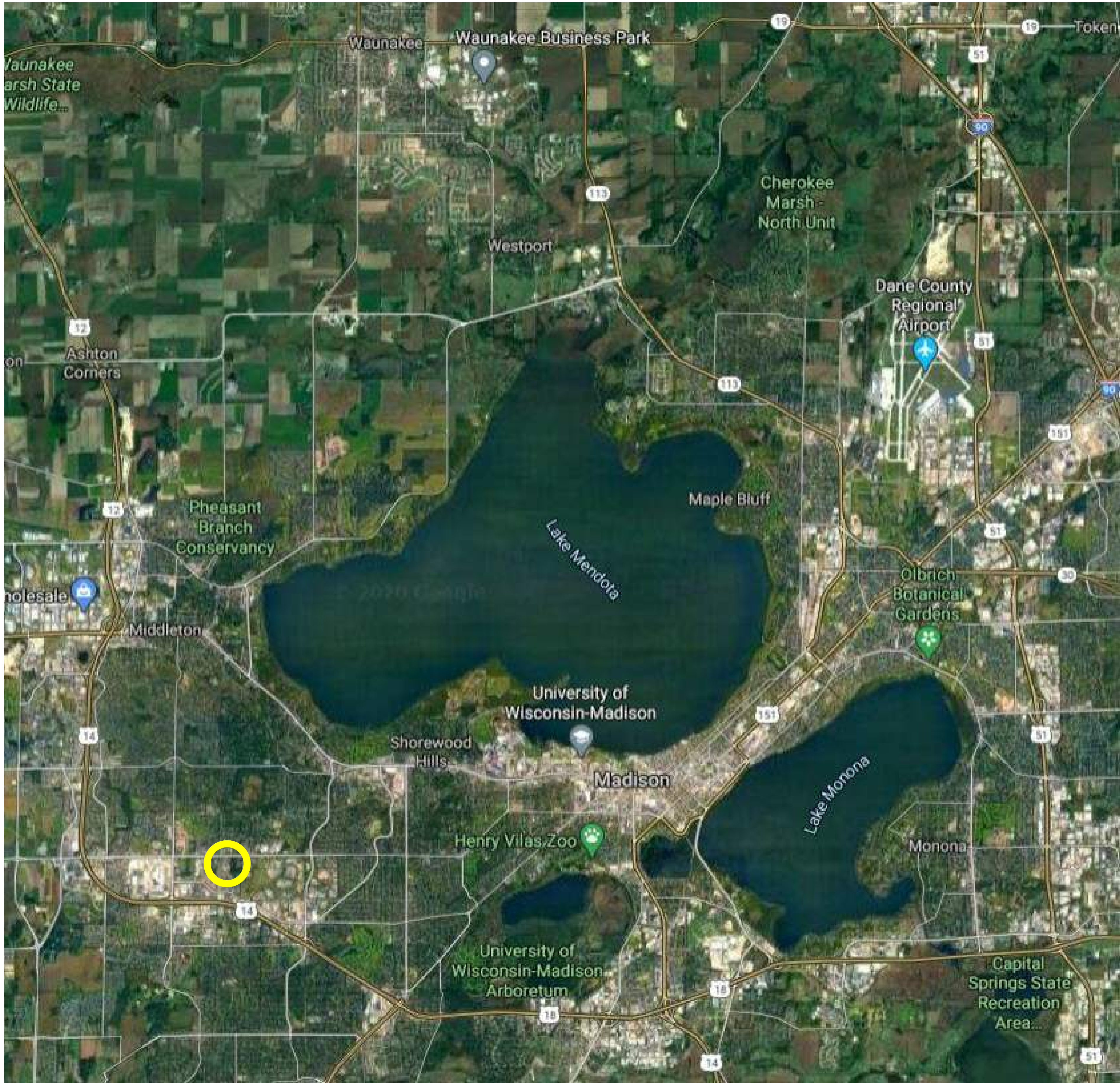
OAKWOOD VILLAGE
UNIVERSITY WOODS
MADISON, WISCONSIN



UDC INFORMATIONAL SUBMITTAL

12/16/20

PROJECT NUMBER: 120290-01





- CAMPUS BOUNDARY
- NEW BUILDING LOCATION ON CAMPUS



EXISTING PARKING STALLS	
PARKING STALLS	295
ADA PARKING STALLS	24
TOTAL STALLS	319



milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
414.271.5350

madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
608.442.2590

denver 1899 Wynkoop Street, Suite 300
Denver, Colorado 80202
303.595.4500

PROJECT INFORMATION

OAKWOOD VILLAGE
UNIVERSITY WOODS
- SKILLED NURSING
FACILITY

6165 Mineral Point Rd,
Madison, WI 53705

ISSUANCE AND REVISIONS	
DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

**PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION**

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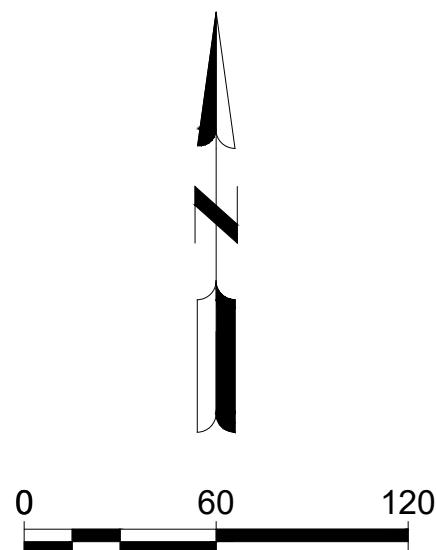
PROJECT MANAGER MO

PROJECT NUMBER 120290-01

OVERALL EXISTING
SITE

C0100

© Eppstein Uhen Architects, Inc.





STORM STRUCTURE TABLE					
STRUCTURE NAME	DESCRIPTION	RIM ELEV	PIPE	INVERT ELEV	CONNECT TO
EW1	ENDWALL	1052.04	12" HDPE SE	1052.04	INL1
INL1	CURB	1055.37	12" HDPE NW	1052.87	EW1
INL2	DITCH INLET	1042.96	24" RCP N	1042.96	CB1
CB1	ROUND INLET	1046.24	24" RCP N	1043.04	EW2
EW2	ENDWALL	1041.91	24" RCP S	1041.91	CB1
DRN1	ENDWALL	1064.22	18" PVC W	1053.03	INL3
			(2) 6" PVC N	1060.82	DS
			(2) 6" PVC S	1060.92	DS
INL3	CURB	1052.63	12" OR 18" PVC E	1047.56	DRN1
			12" RCP N	1047.63	INL4
			12" RCP NW	1047.46	EW3
INL4	CURB	1052.72	12" RCP SW	1049.02	INL3
			12" RCP N	1049.05	
			6" PVC E	1050.95	
EW3	ENDWALL	1043.59	12" RCP SE	1043.59	INL3
CB2	ROUND INLET	1059.45	12" RCP NW	1049.10	
EW4	ENDWALL	1050.86	12" PVC SW	1050.86	CB2
			6" PVC NW	1042.97	DRN3
			15" PVC SW	1039.72	CB4
CB3	ROUND INLET	1044.52	15" PVC NE	1037.70	CB3
CB4	ROUND INLET	1043.00	18" PVC NW	1037.70	CB6
			15" PVC SE	1037.90	MHD1
			15" PVC NW	1045.00	CB4
MHD1	STORM MANHOLE	1053.05	8" PVC SW	1045.48	CB5
			6" PVC SW	1047.60	CB17
			8" PVC S	1045.17	
YINL	(2) SQ INLET	1051.68	4" PVC NE	1050.18	CB17
CB17	ROUND INLET	1052.50	4" PVC SW	1050.25	YINL1
CB5	ROUND INLET	1052.22	6" PVC NE	1048.40	MHD1
CB6	ROUND INLET	1041.97	18" PVC NW	1036.92	CB4
			18" PVC NW	1034.42	
			18" PVC SE		CB6
MHD2	STORM MANHOLE		21" SW		EW5
EW5	ENDWALL	1025.49	21" NE	1025.49	
CB7	ROUND INLET	1008.08	10" PVC NE	1006.78	INL5
INL5	CURB	1008.72	8" PVC SW	1006.57	CB7
			8" PVC W	1005.65	OUT1
EW6	ENDWALL	1005.78	24" RCP N	1005.78	INL8
INL8	DBL CURB	1008.91	24" RCP S	1004.66	EW6
INL6	CURB	1013.76	12" PVC SE	1011.86	CB8
			12" PVC NW	1011.04	INL6
			15" PVC NE	1011.24	CB9
CB8	ROUND INLET	1016.44	12" PVC SW	1011.24	INL7
			12" PVC NE	1012.03	CB8
			6" PVC NW	1016.33	
CB9	ROUND INLET	1017.07	15" PVC SW	1010.52	CB8
			21" PVC NW	1010.42	EW7
			12" PVC E	1012.97	
EW7	ENDWALL	1009.96	21" PVC SE	1009.96	CB9
CB10	ROUND INLET	1019.41	36" HDPE NW	1014.21	EW8
			8" PVC SE	1014.21	
EW8	ENDWALL	1014.10	36" HDPE SE	1014.10	CB10
CB11	ROUND INLET	1041.28	12" RCP NE	1037.05	CB12
CB12	ROUND INLET	1044.34	12" RCP SW	1036.24	CB11
			15" RCP NW	1036.24	CB13
CB13	ROUND INLET	1037.18	15" RCP SE	1034.24	CB12
			18" RCP NW	1029.46	EW9
EW9	ENDWALL	1027.35	18" RCP SE	1027.35	CB13
EW10	ENDWALL	1013.97	24" RCP SE	1013.97	CB14
CB14	ROUND INLET	1017.78	24" RCP NW	1013.73	EW10
CB15	ROUND INLET	1062.90		1058.55	CB16
CB16	ROUND INLET	not found			
DRN3	TRENCH DRAIN	1043.37	6" PVC NW	1042.97	CB3

SANITARY STRUCTURE TABLE					
STRUCTURE NAME	DESCRIPTION	RIM ELEV	PIPE	INVERT ELEV	CONNECT TO
MHS1	SANITARY MANHOLE	1049.26	8" DI NW	1043.18	MHS4
			8" DI	1043.11	
			8" DI	1043.20	
MHS2	SANITARY MANHOLE	1053.09	8" DI PVC	1045.97	
			8" VC	1045.33	
			8" PVC NW	1045.26	MHS3
MHS3	SANITARY MANHOLE	1047.58	8" PVC SE	1042.63	MHS2
			8" PVC NE	1042.63	MHS4
			8" PVC SW		MHS3
MHS4	SANITARY MANHOLE	BURIED 7'	8" PVC NE		MHS5
MHS5	SANITARY MANHOLE	1037.38	8" PVC SW	1031.78	MHS4
			8" PVC NW	1031.78	MHS6
MHS6	SANITARY MANHOLE	1030.73	8" PVC SE	1024.94	MHS5
			8" PVC NW	1024.94	MHS7
MHS7	SANITARY MANHOLE	1028.53	8" PVC SE	1019.22	MHS6
			8" PVC NW	1019.22	MHS8
MHS8	SANITARY MANHOLE	1023.16	6" PVC NE	1017.66	
			10" PVC SW	1014.45	
			8" PVC SE	1014.36	MHS7
MHS9	SANITARY MANHOLE	1018.96	10" PVC NW	1014.34	MHS9
			10" PVC SE	1013.72	MHS8
			10" NW	1012.56	MHS17
MHS10	SANITARY MANHOLE	1022.93	8" VC SE	1013.90	
			8" VC NE	1013.76	MHS15
MHS11	SANITARY MANHOLE	NF			MHS12
MHS12	SANITARY MANHOLE	1032.52		1023.89	MHS11
				1023.89	MHS13
MHS13	SANITARY MANHOLE	1029.44		1020.96	MHS12
				1020.96	MHS14
MHS14	SANITARY MANHOLE				MHS13
MHS 15	SANITARY MANHOLE	1020.45	8" VC NW	1014.85	MHS14
			8" VC SW	1013.23	MHS10
			PVC NE	1013.20	MHS 16
MHS16	SANITARY MANHOLE	1016.50	PVC SW	1008.54	MHS15
			10" PVC NE	1008.47	MHS17
MHS17	SANITARY MANHOLE		10" SE		MHS9
MHS18	SANITARY MANHOLE	1009.25	10" PVC SW		MHS16
			8" VC SE	1003.40	
MHS19	SANITARY MANHOLE	1012.95	8" VC NW	1003.40	MHS19
			8" VC SE	1002.22	MHS18
			8" VC S	1001.39	
			8" PVC W	1002.70	
			8" PVC E	1001.15	
			8" PVC N	1000.94	



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PROJECT INFORMATION

OAKWOOD VILLAGE
UNIVERSITY WOODS
- SKILLED NURSING
FACILITY

6165 Mineral Point Rd,
Madison, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
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KEY PLAN

SHEET INFORMATION

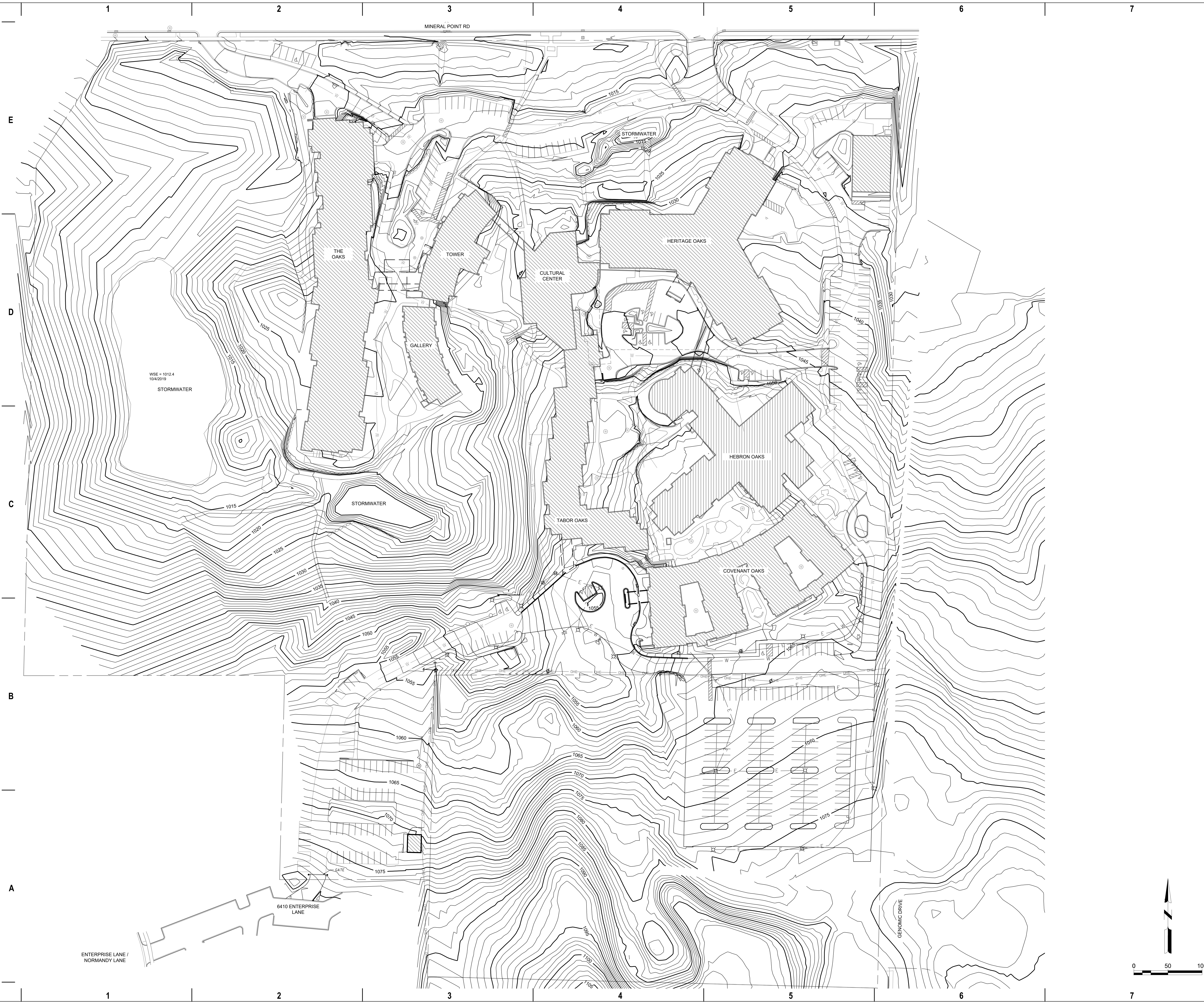
PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER MO
PROJECT NUMBER 120290-01

OVERALL EXISTING
UTILITIES

C0110



milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
414.271.5350

madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
608.442.2590

denver 1899 Wynkoop Street, Suite 300
Denver, Colorado 80202
303.595.4500

PROJECT INFORMATION

**OAKWOOD VILLAGE
UNIVERSITY WOODS
- SKILLED NURSING
FACILITY**

6165 Mineral Point Rd,
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ISSUANCE AND REVISIONS

DATE	DESCRIPTION
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KEY PLAN

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**PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION**

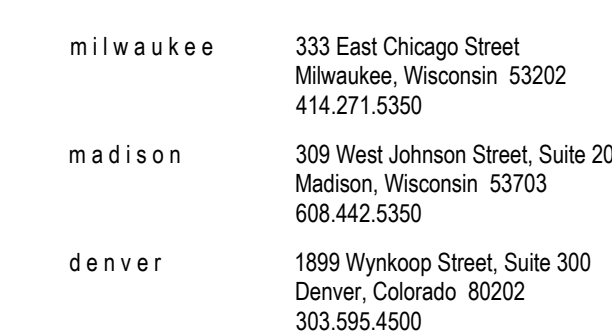
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PROJECT MANAGER MO

PROJECT NUMBER 120290-01

OVERALL EXISTING
CONTOURS

C0120



OAKWOOD VILLAGE
UNIVERSITY WOODS
- SKILLED NURSING
FACILITY

D 6165 Mineral Point Rd,
Madison, WI 53705

DATE	DESCRIPTION
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DATE	DESCRIPTION
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PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION

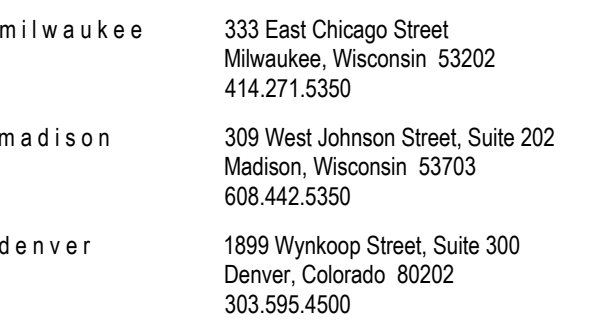
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT NUMBER 120290-01

EXISTING TREE SURVEY PLAN

C0160

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PROJECT INFORMATION

OAKWOOD VILLAGE UNIVERSITY WOODS - SKILLED NURSING FACILITY

6165 Mineral Point Rd,
Madison, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
------	-------------

KEY PLAN

SHEET INFORMATION

**PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER MO

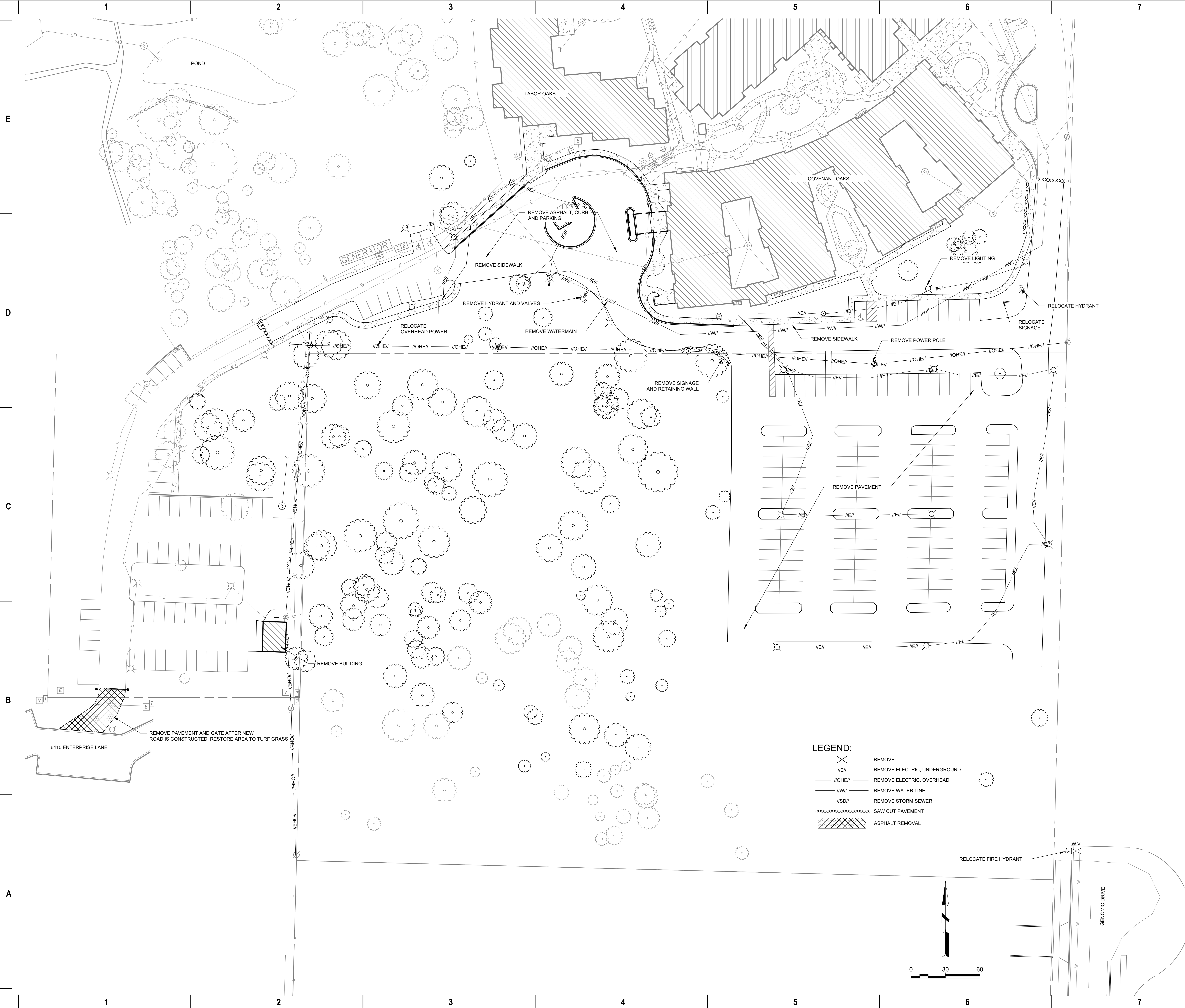
PROJECT NUMBER 120290-01

EXISTING SITE PLAN

C0210

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milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
414.271.5350
madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
608.442.2590
denver 1899 Wynkoop Street, Suite 300
Denver, Colorado 80202
303.595.4500

PROJECT INFORMATION
**OAKWOOD VILLAGE
UNIVERSITY WOODS
- SKILLED NURSING
FACILITY**

**6165 Mineral Point Rd,
Madison, WI 53705**

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
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KEY PLAN

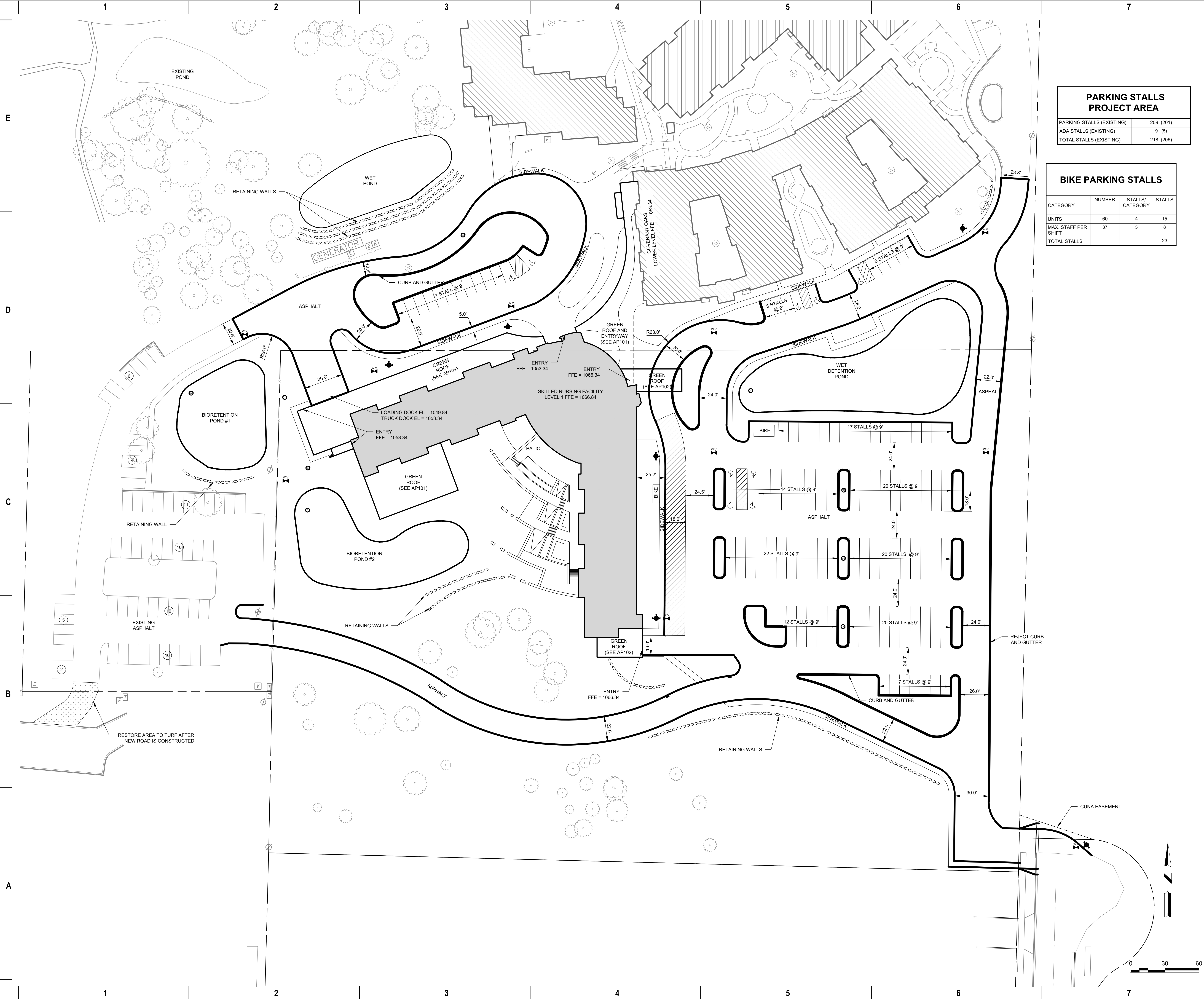
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PROJECT MANAGER MO
PROJECT NUMBER 120290-01

SITE REMOVALS
PLAN
C0410



PARKING STALLS PROJECT AREA	
PARKING STALLS (EXISTING)	209 (201)
ADA STALLS (EXISTING)	9 (5)
TOTAL STALLS (EXISTING)	218 (206)

BIKE PARKING STALLS			
CATEGORY	NUMBER	STALLS/ CATEGORY	STALLS
UNITS	60	4	15
MAX. STAFF PER SHIFT	37	5	8
TOTAL STALLS			23

PROJECT INFORMATION
**OAKWOOD VILLAGE
UNIVERSITY WOODS
- SKILLED NURSING
FACILITY**

6165 Mineral Point Rd,
Madison, WI 53705

ISSUANCE AND REVISIONS	
DATE	DESCRIPTION

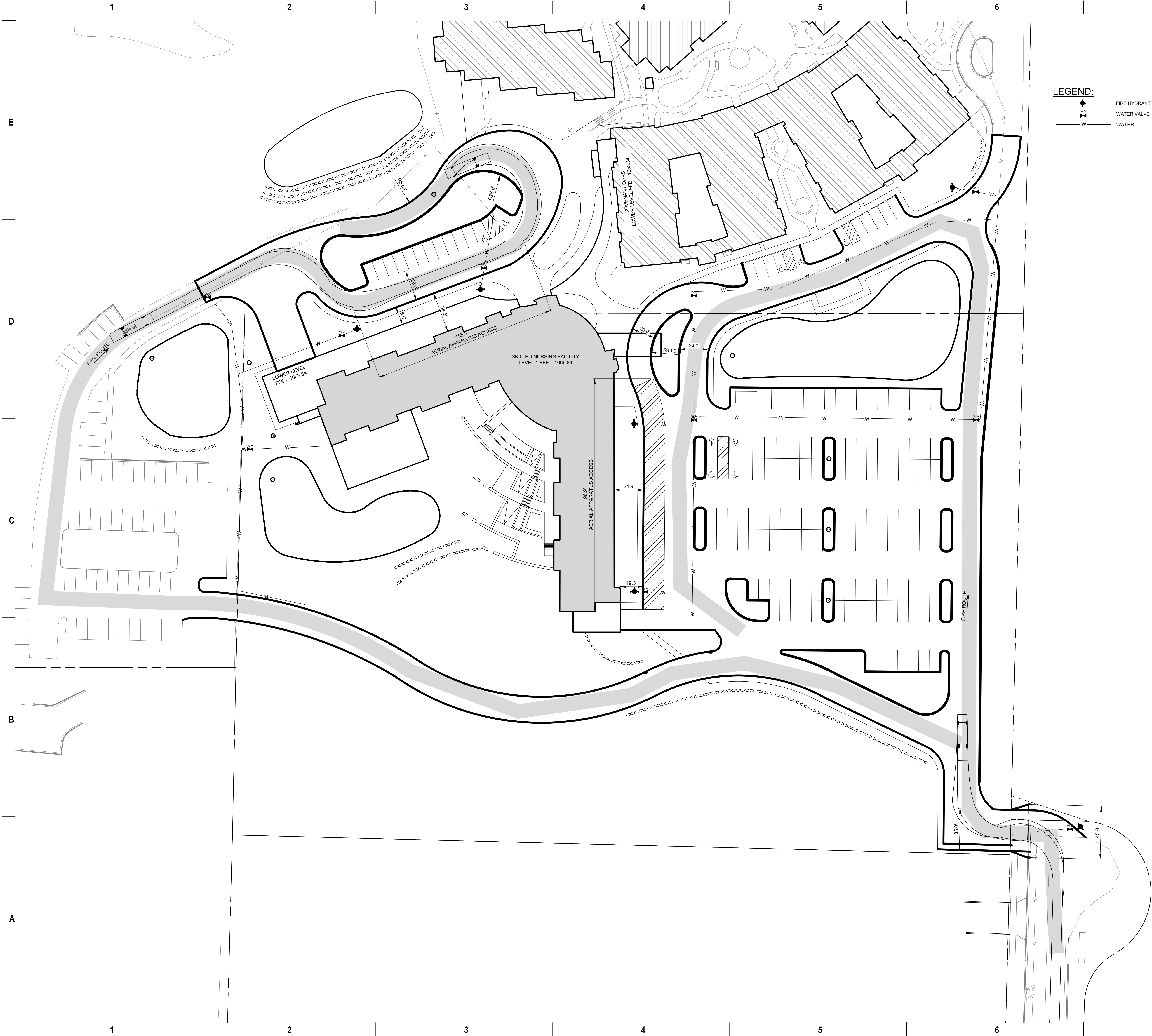
KEY PLAN

SHEET INFORMATION
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PROJECT MANAGER MO
PROJECT NUMBER 120290-01

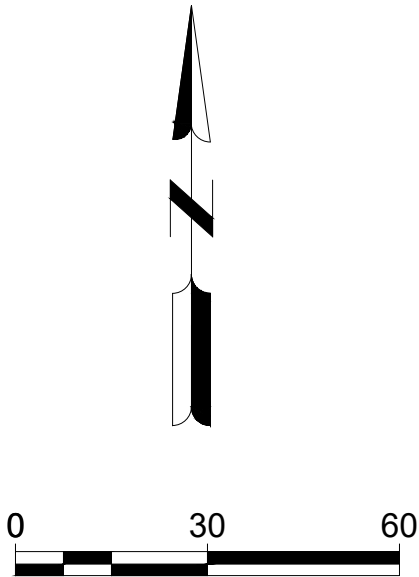
SITE PAVEMENTS
PLAN

C1010
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LEGEND:

FIRE HYDRANT
 WATER VALVE
 WATER



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Denver, Colorado 80202
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PROJECT INFORMATION

OAKWOOD VILLAGE
UNIVERSITY WOODS
- SKILLED NURSING
FACILITY

**6165 Mineral Point Rd,
Madison, WI 53705**

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
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KEY PLAN

SHEET INFORMATION

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PROJECT MANAGER MO

PROJECT NUMBER 120290-01

FIRE ACCESS PLAN

C1060



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Denver, Colorado 80202
303.595.4500

PROJECT INFORMATION
**OAKWOOD VILLAGE
UNIVERSITY WOODS
- SKILLED NURSING
FACILITY**

D 6165 Mineral Point Rd,
Madison, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
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KEY PLAN

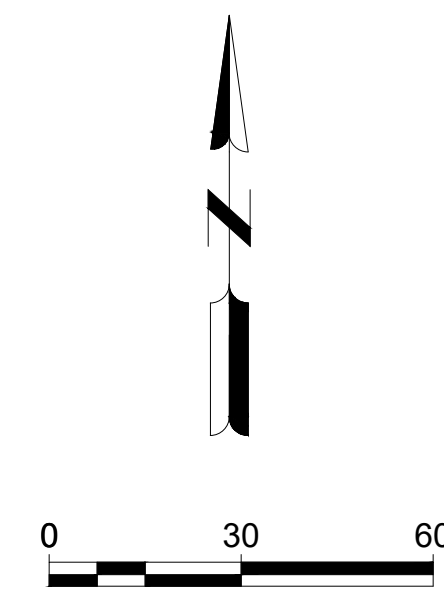
SHEET INFORMATION
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PROJECT MANAGER MO
PROJECT NUMBER 120290-01
A

SITE STORMWATER
PLAN

C1310

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- LEGEND:**
- FIRE HYDRANT
 - SANITARY SEWER MANHOLE
 - WATER VALVE
 - E — ELECTRIC, UNDERGROUND
 - SS — SANITARY SEWER
 - SD — STORM SEWER / CULVERT
 - W — WATER



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303.595.4500

PROJECT INFORMATION

**OAKWOOD VILLAGE
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FACILITY**

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ISSUANCE AND REVISIONS

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KEY PLAN

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PROJECT MANAGER MO

PROJECT NUMBER 120290-01

SITE UTILITIES PLAN

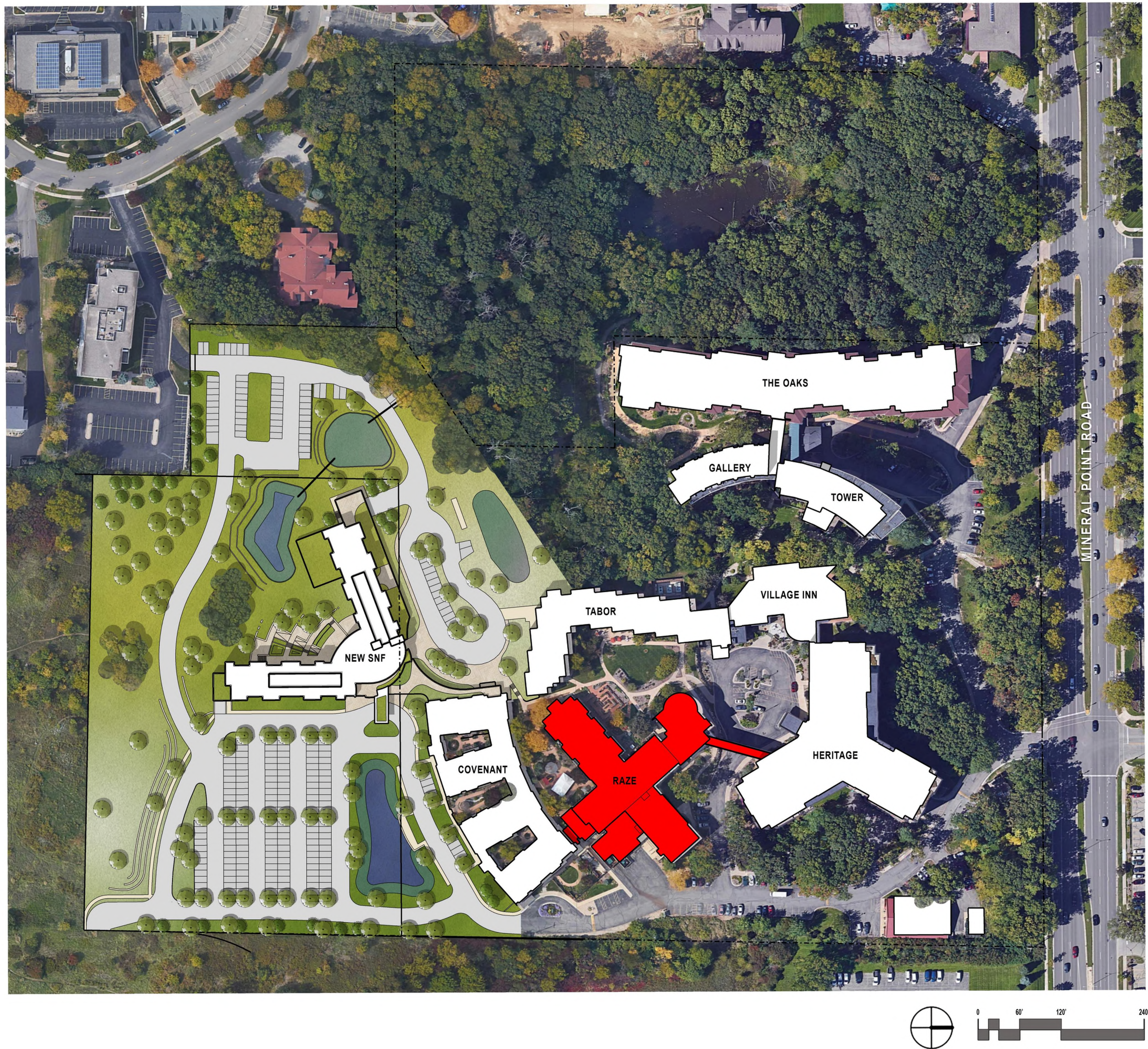
C1410

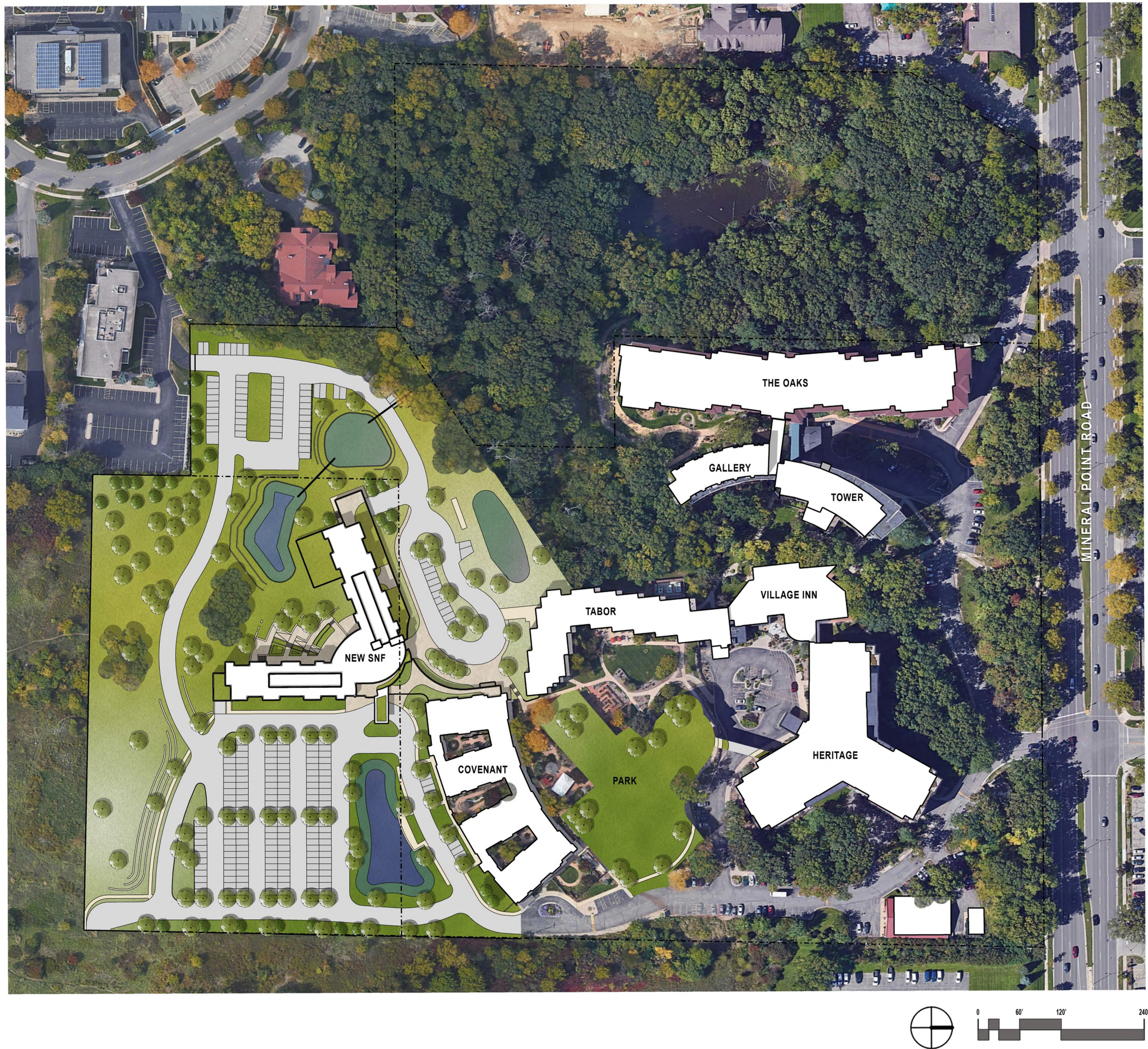
© Epstein Uhan Architects, Inc.

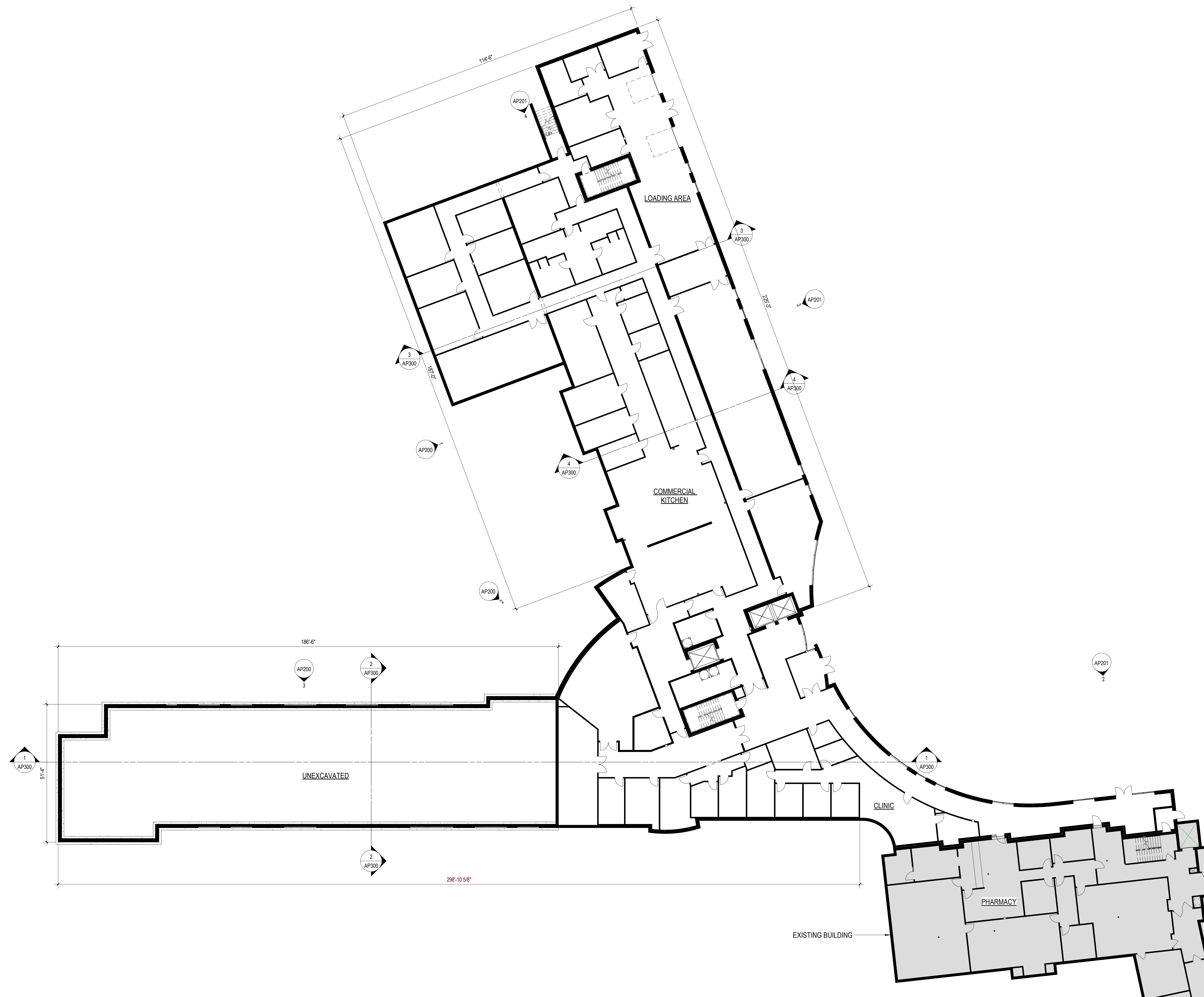


EXISTING SITE PLAN

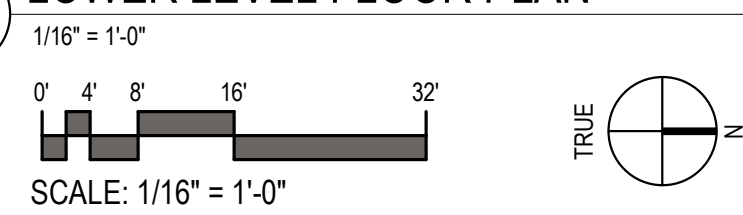


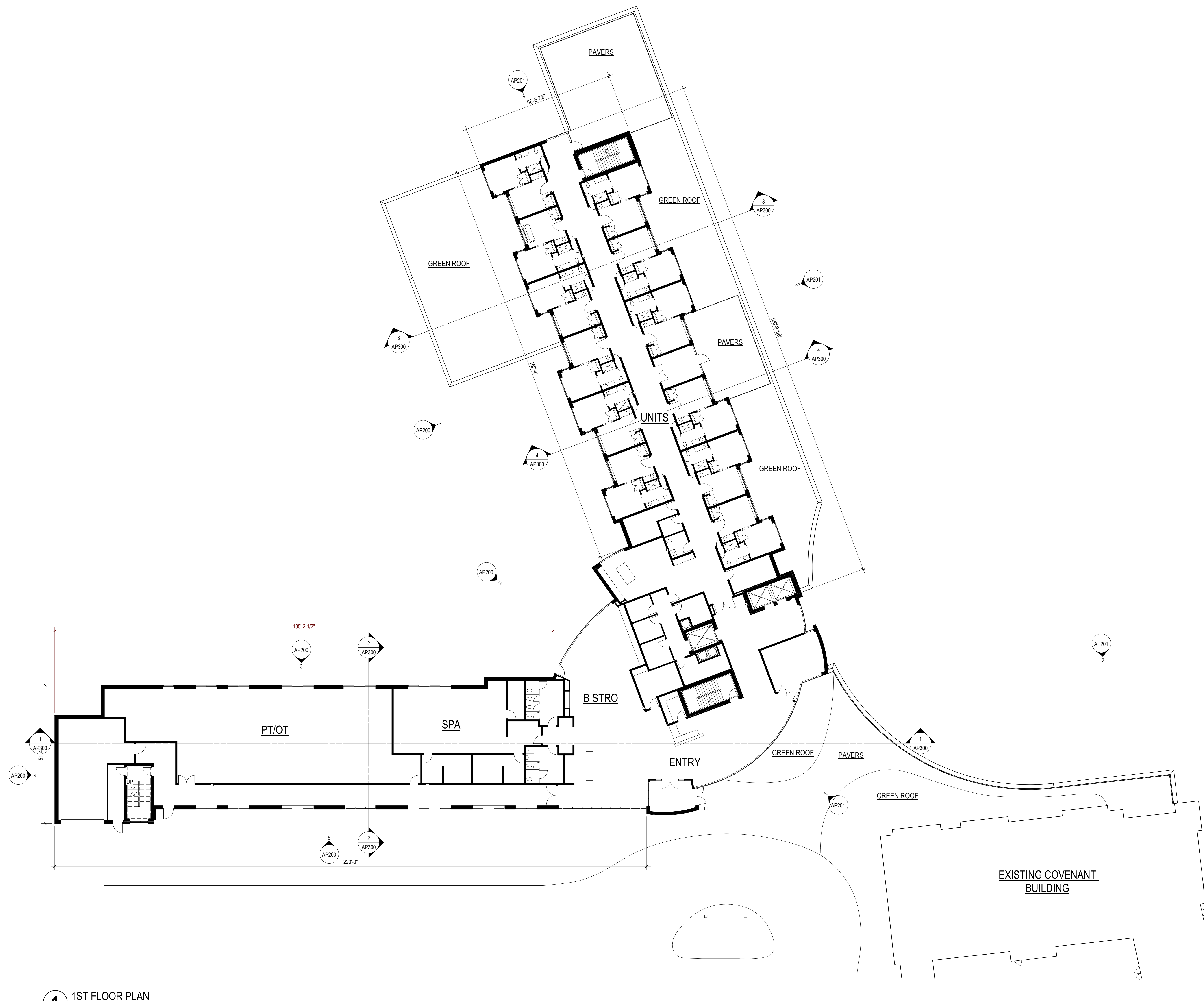






1 LOWER LEVEL FLOOR PLAN

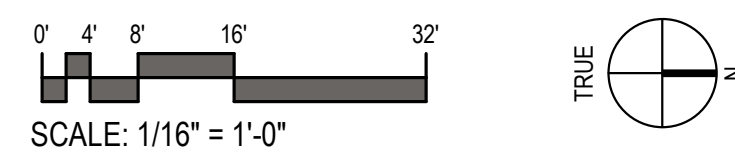




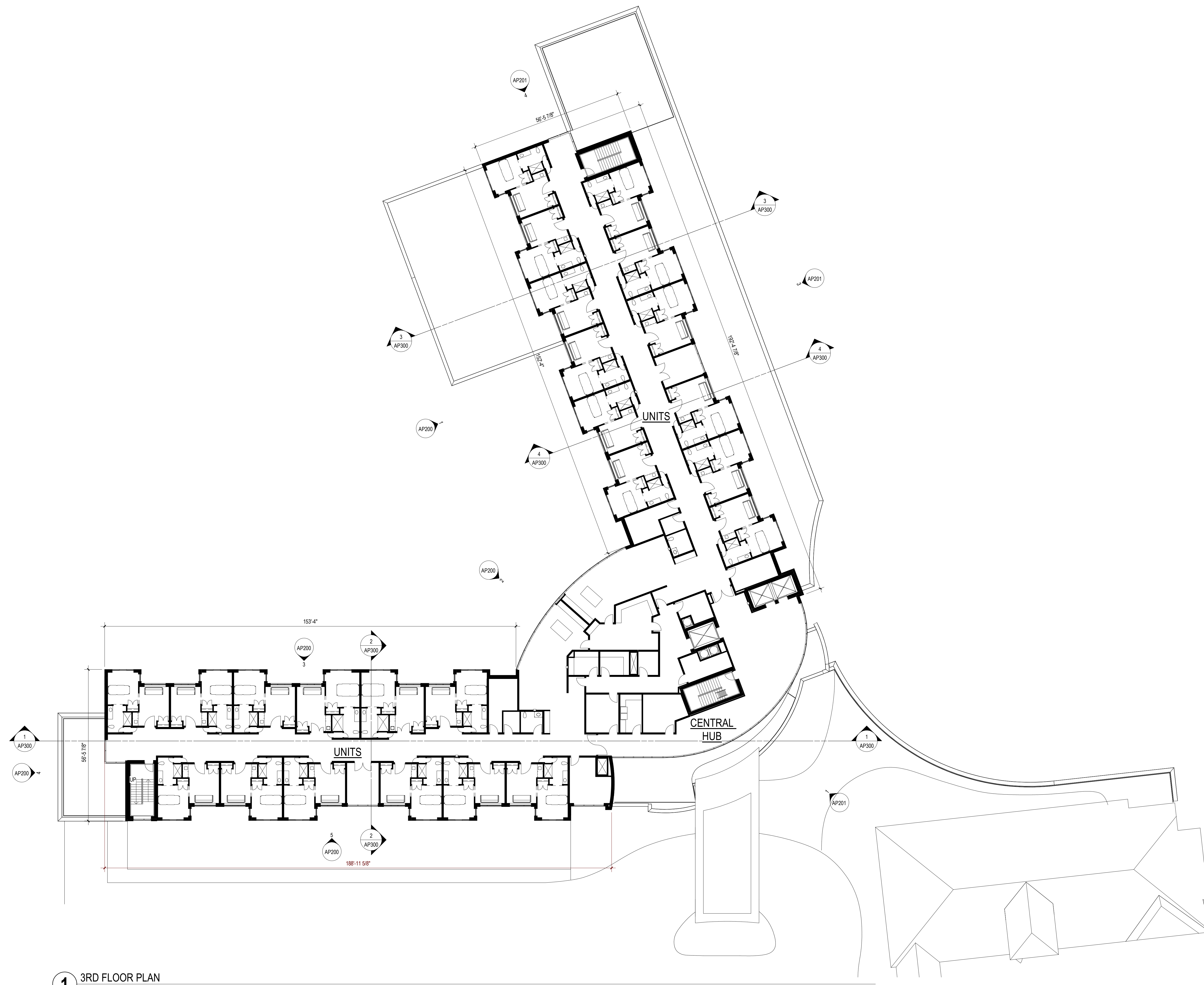
1 1ST FLOOR PLAN
 1/16" = 1'-0"
 SCALE: 1/16" = 1'-0"
 N

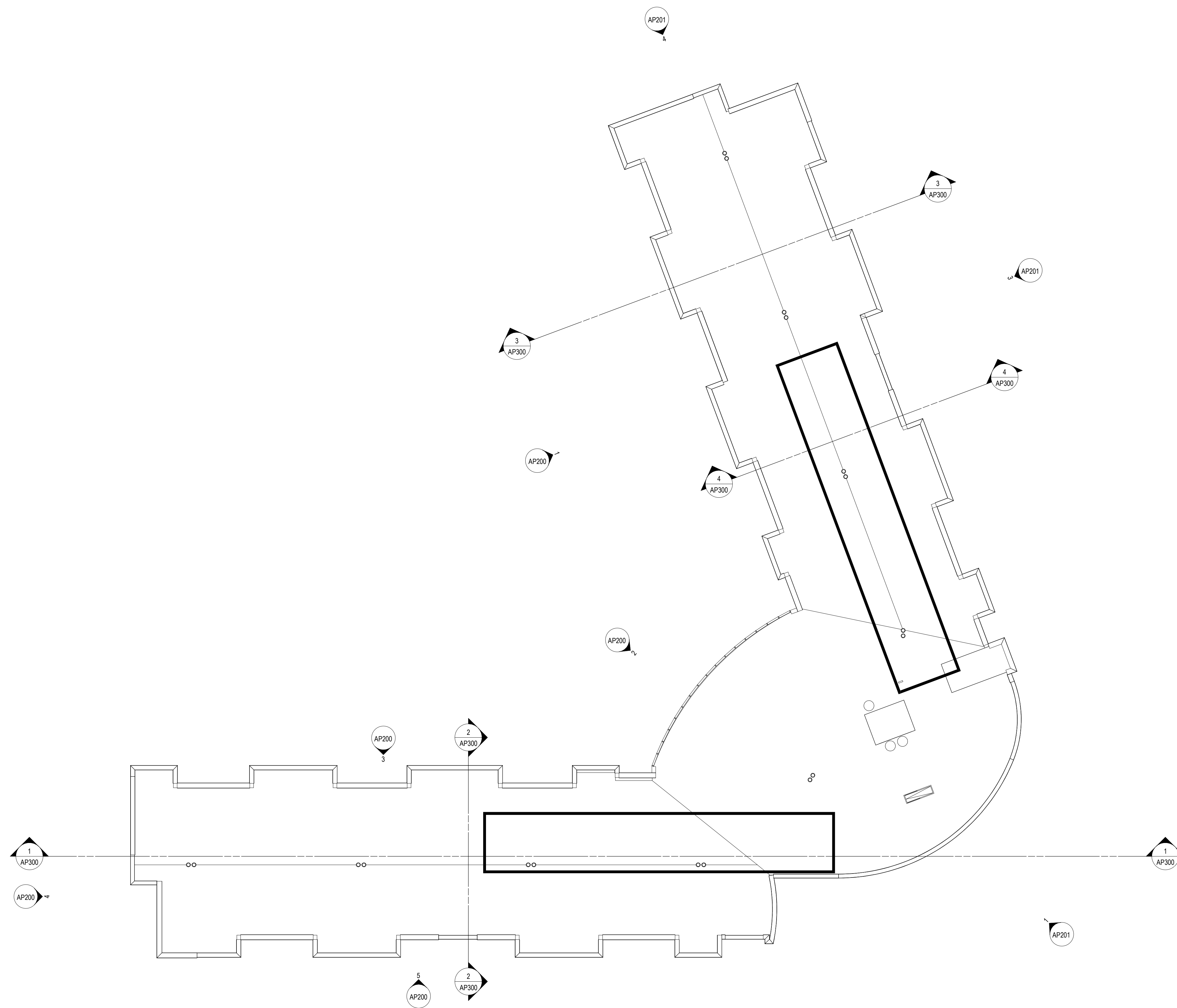


1 2ND FLOOR PLAN
1/16" = 1'-0"



2ND FLOOR PLAN



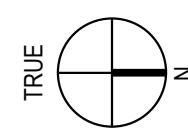


1 ROOF PLAN

1/16" = 1'-0"

0' 4' 8' 16' 32'

SCALE: 1/16" = 1'-0"

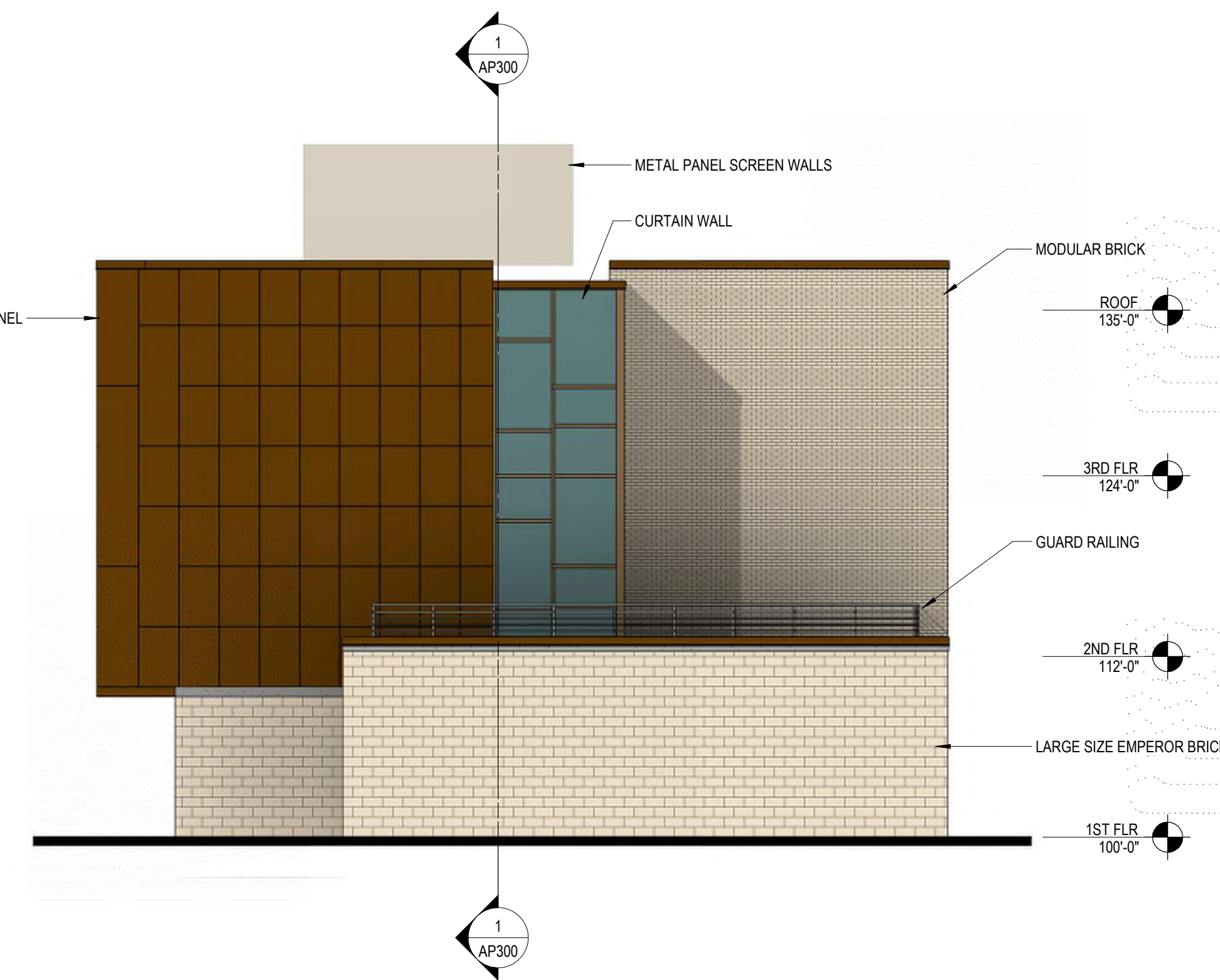




5 SOUTH WING EAST ELEVATION
1/8" = 1'-0"



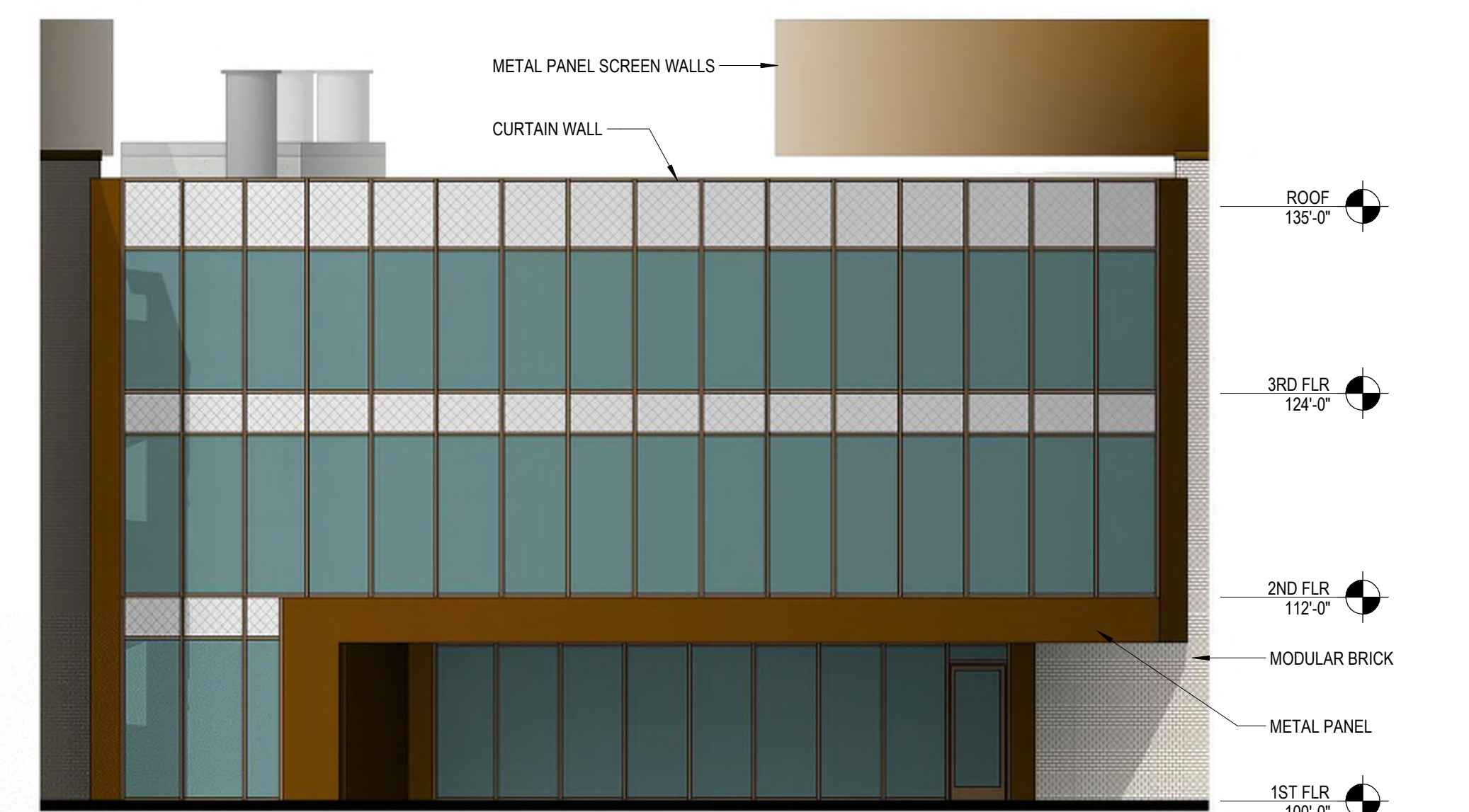
3 SOUTH WING WEST ELEVATION
1/8" = 1'-0"



4 SOUTH WING SOUTH ELEVATION
1/8" = 1'-0"

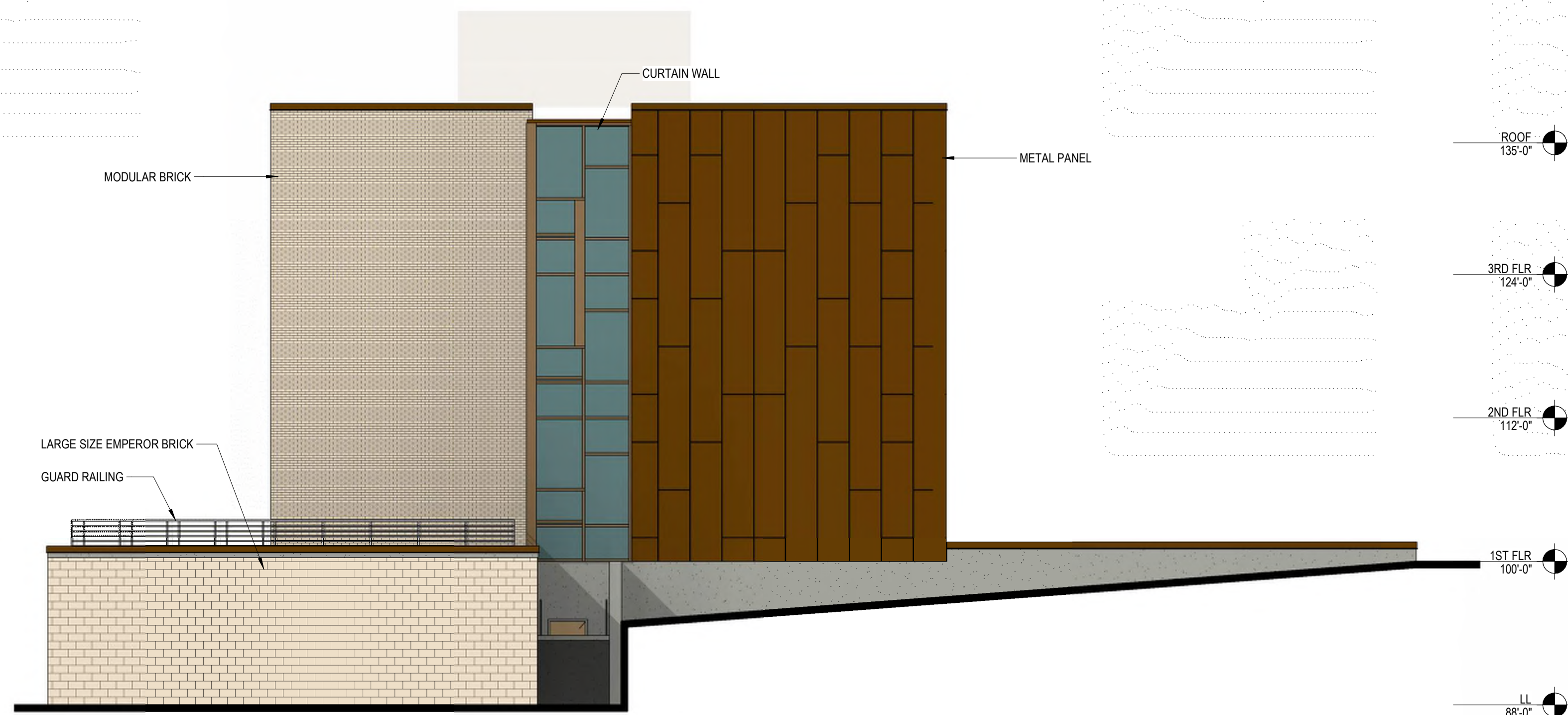


1 NORTH WING SOUTH ELEVATION
1/8" = 1'-0"



2 CENTRAL HUB - SW ELEVATION
1/8" = 1'-0"

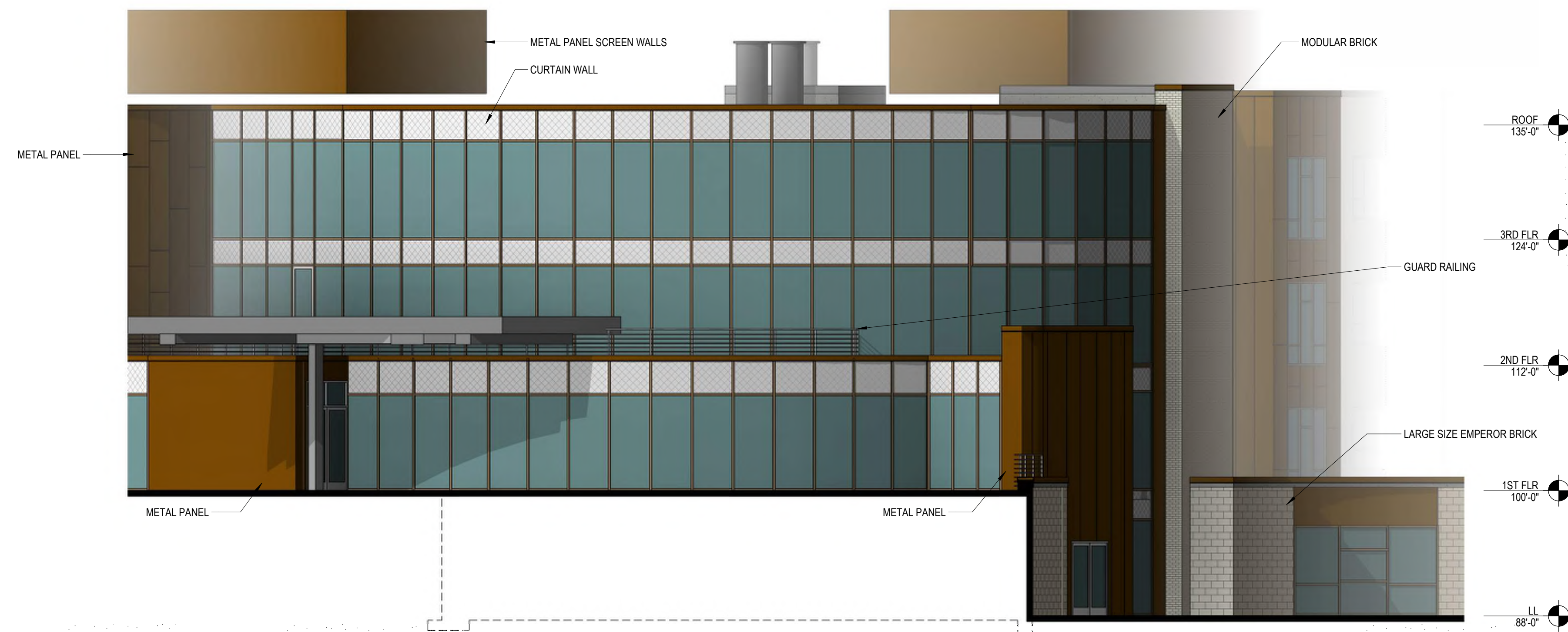
ELEVATIONS



4 NORTH WING WEST ELEVATION
1/8" = 1'-0"



3 NORTH WING NORTH ELEVATION
1/8" = 1'-0"

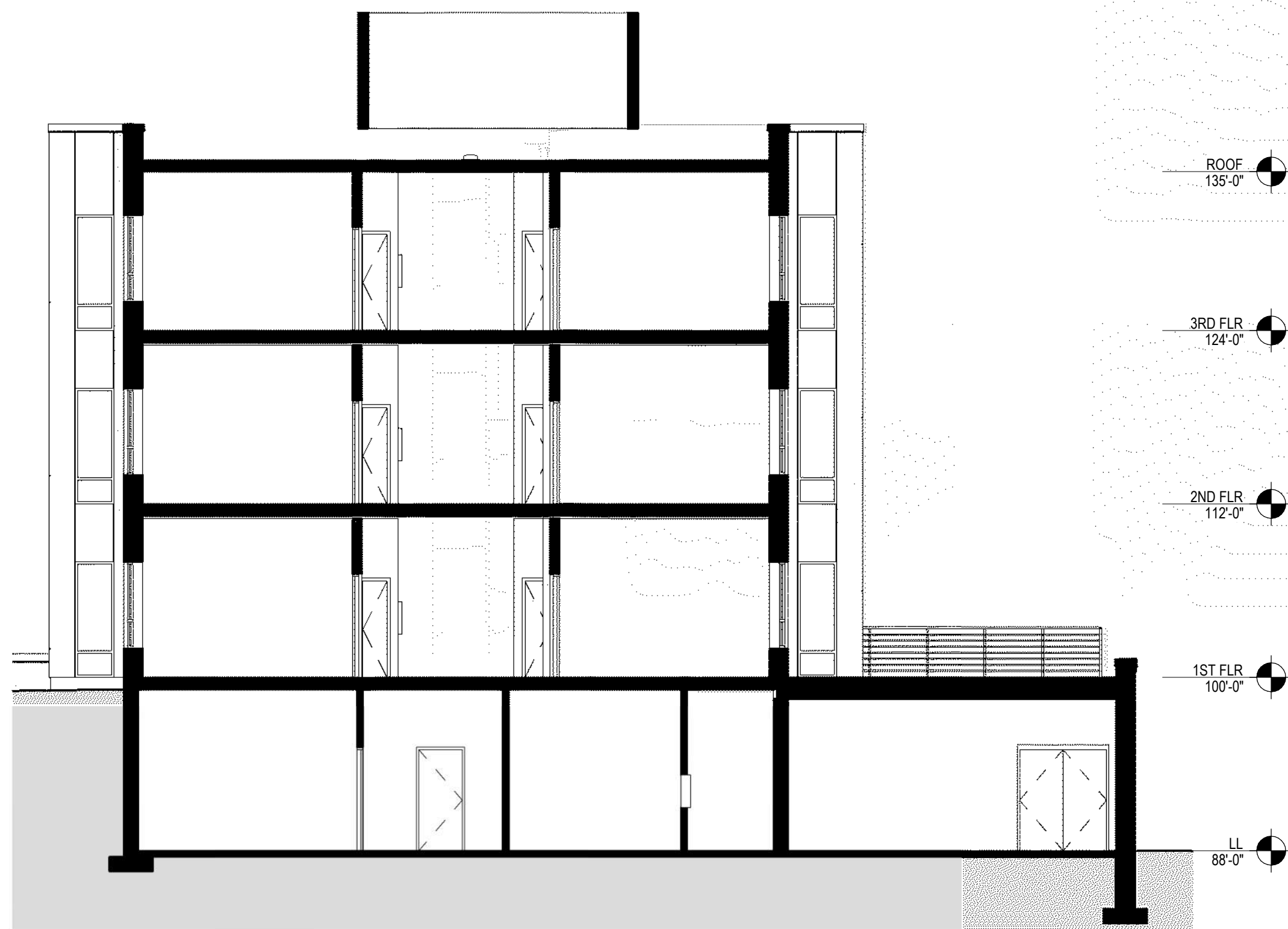


1 CENTRAL HUB - NE ELEVATION
1/8" = 1'-0"

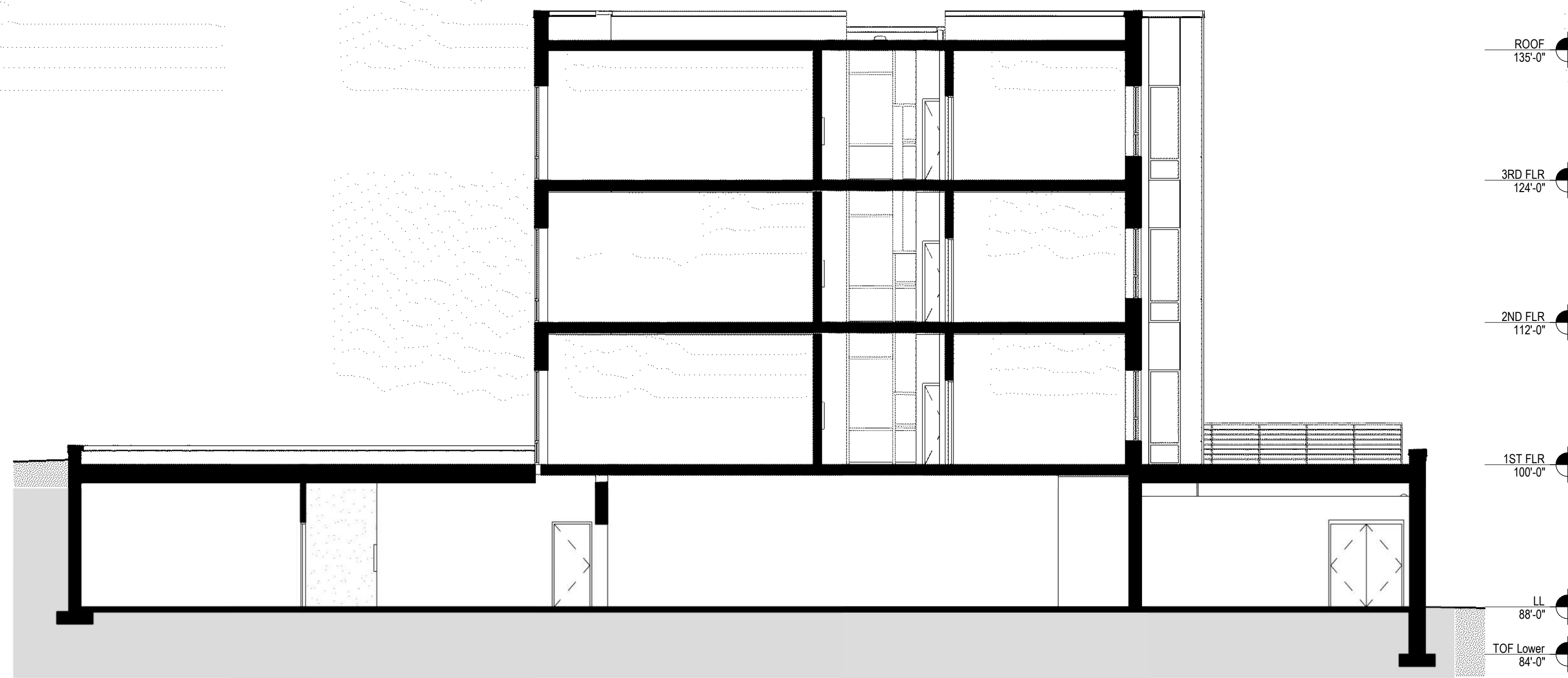


2 LOWER LEVEL CONNECTOR
1/8" = 1'-0"

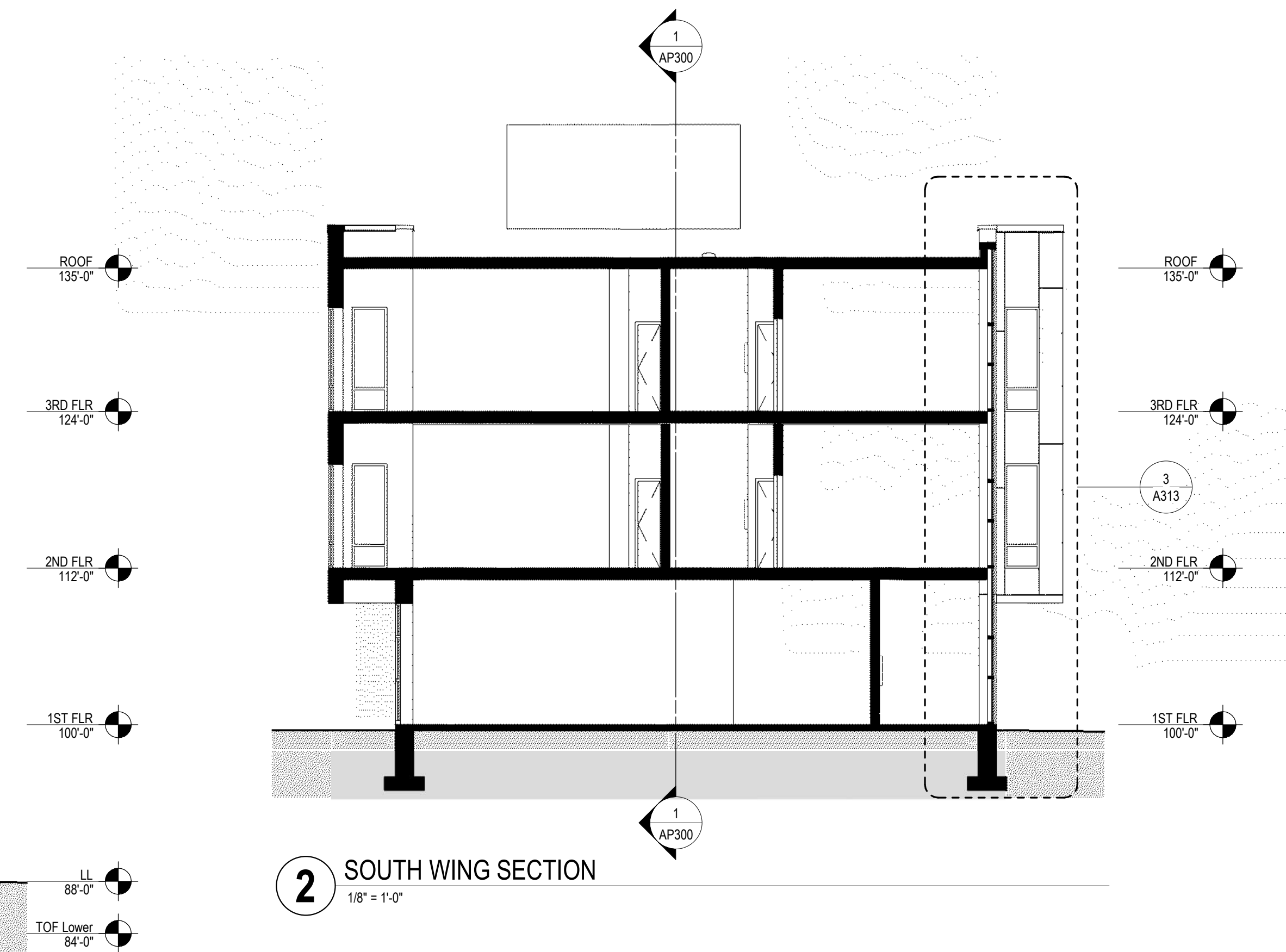
ELEVATIONS



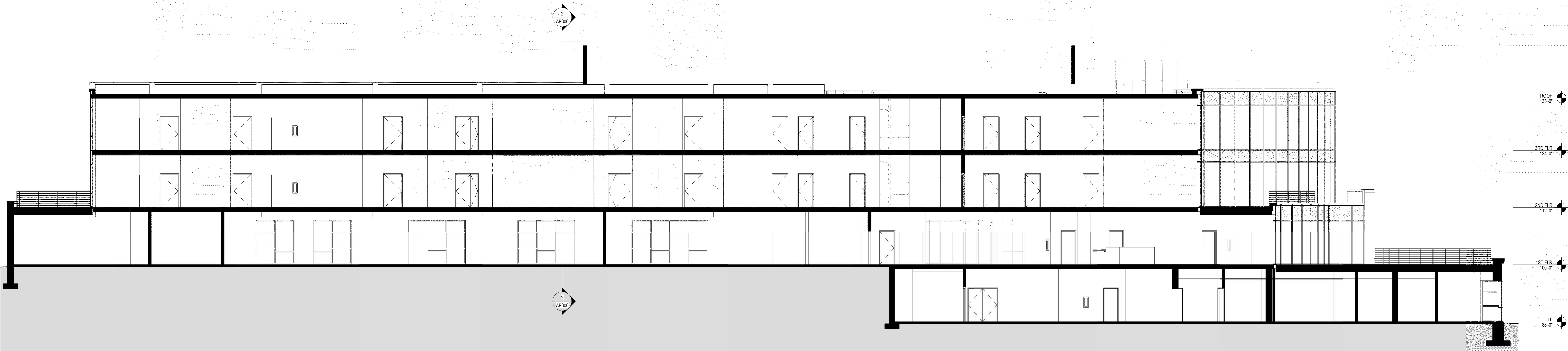
4 NORTH WING SECTION 1
1/8" = 1'-0"



3 NORTH WING SECTION 2
1/8" = 1'-0"



2 SOUTH WING SECTION
1/8" = 1'-0"



1 NORTH/SOUTH SECTION
1/8" = 1'-0"



LOOKING SOUTHWEST



LOOKING SOUTH FROM CONNECTOR ROOF



LOWER DROP OFF LOOKING SOUTHEAST





PHOTOS OF EXISTING SITE