



April 14, 2021

Ms. Heather Stouder  
Director, Planning Division  
City of Madison Department of Planning & Community and Economic Development  
Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd.  
Madison, Wisconsin 53703

**Re: Letter of Intent**

Land Use – UDC (Amendment to an approved PD-GDP and PD-GDP to PD-SIP rezoning request)  
Oakwood Village – New Skilled Nursing Facility (SNF)  
EUA Project Number: 120290-01

On Behalf of Oakwood Village Senior Ministries, the following is submitted along with plans and application for staff, Urban Design Commission, Planning Commission and Common Council for consideration of approval.

Oakwood Village 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.

**Project description**

The project is located at 6145-6301 Mineral Point Road in Madison, Wisconsin. See attached drawings for detail.

Summary of Amendments to the existing Planned Development (PD) General Development Plan (GDP) and Specific Implementation Plan (SIP)

- Rezone Lot 4 from MXC to PD and incorporate into the existing Planned development (GDP)
- Reconfiguration of the lot line between Lots 2 and 4 so the entire proposed new Skilled Nursing Facility (SNF) will be entirely on Lot 4 as part of the Planned Development (GDP)
- Demolition and site restoration of the existing Hebron Oaks building as part of the Planned development (GDP)
- Relocation of the existing MG&E backup generator as part of the Planned development (GDP). The generator is currently on Lot 2. It will remain on Lot 2 but will be moved to the south. See attached site development drawings.
- Construction of a new 60 bed Skilled Nursing Facility (SNF) and site improvements as part of the Specific Implementation Plan (SIP), to replace the existing Hebron Oaks building that will be demolished (Hebron will not be demolished until the New SNF construction is completed. See the project schedule below for details)

**Project details are as follow:**

The proposed Skilled Nursing Building and related site improvements will be located on the south side of the Oakwood Village campus.

The proposed building will have an “L” shaped plan that consists of two resident wings and a central hub that includes resident common spaces. The building will be located in a sloped site which will create a four-story north elevation and three-story elevations at the remainder of the building.

The lower level will include a commercial kitchen, mechanical space, campus central storage area off of the loading dock, ambulance bay, employee spaces, building storage and a tunnel that connects to the lower level of the existing Covenant Oaks building. The tunnel will connect to the campus tunnel system that connects all buildings. A portion of the Covenant Oaks lower level will become a new pharmacy that services the campus.

The first floor will enter at grade from the east and be the location of the main building entry with a drop off canopy. Functions on this level include a reception common space with a library, bistro and contemplation room. The north south wing includes the physical therapy/occupational therapy gym and salon. The north south resident wing will include a hospice household that consists of 12 single occupancy rooms and common spaces.

The second and third floors will have the same layout and include 12 single occupancy room households on each wing with common spaces. The hub will have back of house functions such as laundry, trash and a kitchen pantry. The building will have a post tensioned concrete structural system with a masonry veneer at the majority of the building. The bays and the central hub will be clad in Cementous panel material. Mechanical equipment will be located on the roof of the building and screened from view.

The site includes the addition of the Skilled Nursing Facility, a new drop-off at the first floor, patio space on the south side of the building, and stormwater management practices. The site also includes the redevelopment of the drop-off area at Covenant Oaks and Tabor, redevelopment of the southwest and southeast parking lots and various driveways and sidewalks to accommodate the new building.

The drop-off area service functions for the building will be located along the north elevation of the building. This includes a loading dock and ambulance bay. Deliveries and trash removal will take place at the loading dock. Trash will be compacted internal to the building and will be stored inside the building. The ambulance bay will allow for an ambulance to fully enter the building through an overhead door and be fully concealed during patient transfers

The stormwater management practices consist of green roof space, a wet detention pond in the southeast parking lot, and two bioretention basins west of the new building to meet Chapter 37 stormwater requirements.

Bicycle parking will be provided on site near the first-floor entry of the new building and will consist of 24 short-term surface stalls. The site will be re-vegetated with a

multitude of native trees and native grasses in the native wooded lands on the south side of the new building. Other previously developed spaces such as the southeast parking lot will be vegetated with island trees and shrubs. Trees will be replaced throughout the project area.

There will also be a new vehicular site access point at the South East corner of the site. This access point will improve the fire apparatus access to the site.

The site lighting and landscape screening of vehicle access and parking areas will conform with zoning requirements.

Hebron Oaks demolition will be included as a component of the General Development Plan (GDP Amendment). The building has the following characteristics:

- Approximately 89,000 GSF
- 70 beds
- Year of construction: 1961, 1967, 1982
- Address 6201 Mineral Point Road, Madison, WI 53705
- 3 stories
- Concrete structural frame with exterior brick veneer cavity walls.

The 1961 and 1967 sections of the building will be demolished. The 1982 section (chapel) will remain in place along with the skywalk that connects to Heritage Oaks.

The site area where demolition occurs will be restored to a green space for resident use.

### SIP Site and Building Data

<b>Oakwood Village New SNF - SIP Amendment Building Summary</b>	
Site Area of SIP Area	294,051 sf (6.75 acres)
Building – Lower Level Area	31,770 sf
Gross Area	105,883 gsf
Building Coverage	10.80%
Existing Impervious Area	102,505 sf
Existing pervious area	191,546 sf
Existing Impervious Coverage	34.87%
Proposed Impervious Area	181,410 sf
Proposed pervious area	112,641 sf
Proposed Impervious Coverage	61.69%
Unit Count (all single occupancy)	48 SNF, 12 Hospice = 60 Total
Density	8.9 units/acre
Building Height	North Elevation - 4 stories (51'-6") East Elevation – 3 stories (39'-0")
Setbacks	As shown on site plan
FAR	.36

<b>Parking Stalls SIP Project Area</b>	
Parking Stalls (existing)	195 (202)
ADA Stalls (Existing)	7 (5)
Total Stalls (Existing)	202 (207)

<b>Bike Parking Stalls SIP Project Area</b>			
Category	Number	Stalls/Category	Stalls
Units	60	4	15
Max. Staff Per Shift	37	5	8
Total Required Stalls			23
Total Stalls Provided			24

### Existing GDP/SIP Site and Building Data

#### Oakwood Village land ownership summary

- Lot 1 Approximately 9.01 acres, Oakwood Lutheran Homes Conservancy
- Lot 2 Approximately 9.58 acres, Oakwood Lutheran Homes Association
- Lot 3 Approximately 9.38 acres, Oakwood Village, Inc.
- Lot 4 Approximately 7.05 acres, Oakwood Acquisitions, LLC
- Total Amended GDP site area = Approximately 35 acres

<b>Oakwood Village Campus Existing GDP Site Coverage Summary</b>	
Land Area (Lots 1-4)	35.0 Acres (1,525,742 sf)
Building Coverage (footprint)	200,335 sf (13.1%)
Impervious Area	554,980 sf (36.4%)
Open Space	970,762 sf (63.6%)

<b>Oakwood Village Campus Existing GDP Parking Summary</b>	
Parking Type	Total Number of Existing Spaces
Surface Lots	309
Underground	480
Short - Term Bicycle	140

<b>Oakwood Village Campus Existing GDP/SIP Building Summary</b>				
<b>Building</b>	<b>Type of Facility</b>	<b>Total Gross Floor Area</b>	<b>Total Units/Beds</b>	<b>Current Occupied Units/Beds</b>
Hebron Oaks	Skilled Nursing Facility (SNF)	89,000 sf	70 Beds	46
Gallery (offline)	Independent Living (IL)	170,940 sf	56 Units	0
Tower (not renting)	Independent Living (IL)		147 Units	52
Heritage Oaks	Independent Living (IL)	442,530 sf	124 Units	116
The Oaks	Independent Living (IL)	235,760 sf	90 Units	87
Tabor Oaks	Community Based Residential Facility (CBRF)	60,880 sf	60 Beds	40
Covenant Oaks	Community Based Residential Facility (CBRF)	50,960 sf	40 Beds	38
Age Better	Independent Living (IL) (Approved but not built)	110,290 sf	77 Units	0
Village Inn	Auditorium and Dining	23,450 sf	N/A	N/A
<b>Total</b>		<b>1,183,810 sf</b>	<b>664</b>	<b>379</b>

### **Amended GDP/SIP Site and Building Data**

<b>Oakwood Village Campus Proposed GDP/SIP Amendment Parking Summary</b>			
<b>Parking Type</b>	<b>Existing Spaces</b>	<b>Proposed Spaces</b>	<b>Total</b>
Surface Lots	309	Reduction of 5	304
Underground	480	0	480
Short - Term Bicycle	140	24	164
Long – Term Bicycle			

<b>Oakwood Village Campus Proposed GDP/SIP Amendment Site Coverage Summary</b>	
Land Area (Lots 1-4)	35.0 Acres (1,525,742 sf)
Building Coverage (footprint)	232,188 sf (15.2%)
Impervious Area	685,728 sf (44.9%)
Open Space	840,014 sf (55.1%)

<b>Oakwood Village Campus Proposed GDP/SIP Amendment Building Summary</b>				
<b>Building</b>	<b>Type of Facility</b>	<b>Total Gross Floor Area</b>	<b>Total Units/Beds</b>	<b>Current Occupied Units/Beds</b>
Hebron Oaks	Skilled Nursing Facility (SNF) (Proposed Demolition)	0 sf	0 Beds	0
Gallery (offline)	Independent Living (IL)	170,940 sf	56 Units	0
Tower (not renting)	Independent Living (IL)		147 Units	52
Heritage Oaks	Independent Living (IL)	442,530 sf	124 Units	116
The Oaks	Independent Living (IL)	235,760 sf	90 Units	87
Tabor Oaks	Community Based Residential Facility (CBRF)	60,880 sf	60 Beds	40
Covenant Oaks	Community Based Residential Facility (CBRF)	50,960 sf	40 Beds	38
Age Better	Independent Living (IL) (Approved but not built)	110,290 sf	77 Units	0
New Skilled Nursing Facility	Skilled Nursing Facility (SNF) (Proposed New Construction)	105,883 sf	60 Beds	N/A
Village Inn	Auditorium and Dining	23,450 sf	N/A	N/A
<b>Total</b>		1,200,693 sf	654	333

**Project Team**

- Owner: Oakwood Village Lutheran Senior Ministries
- Architect: Eppstein Uhen Architects
- Construction Manager: Vogel Brothers Building Company
- Structural Engineers: Pierce Engineers
- MEP Engineer: Bear Valley Engineers
- Civil Engineering: Mead & Hunt
- Certified Survey Map: D'Onofrio, Kottke & Associates
- Landscape design: Saiki Design

**Project Schedule**

- September 2021 – December 2022: New SNF building construction, site updates and MG&E generator relocation.
- Begin demolition of the Hebron building within 5 years of receiving approval of this PUD (GDP/SIP) Amendment.

Ms. Heather Stouder  
Oakwood Village – PUD (GDP/SIP) Amendment  
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We appreciate your consideration of this project. If you have any questions, please contact me at (414) 298-2221.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Oates", with a long horizontal flourish extending to the right.

Michael Oates, RA, CDT  
Senior Project Manager