

August 12, 2020

Ms. Heather Stouder
Director, Planning Division
City of Madison Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd., Ste 017
Madison, WI 53703

RE: Letter of Intent

Land Use – UDC (Amendment to an approved PD-GDP and PD-GDP to PD-SIP rezoning request)
Oakwood Village - Age Better Senior Living Apartments
(JSD Project #: 20-9748)

Ms. Heather Stouder

On behalf of Gorman & Company, the following is submitted together with plans and application for staff, Urban Design Commission, Planning Commission and Common Council's consideration of approval.

Team Structure:

Owner:	Gorman & Company Attn: Ted Matkom 200 N. Main Street Oregon, WI 53575	Architect:	Korb & Associates Architects Attn: Mark Larson 648 N. Plankinton Ave #240 Milwaukee, WI 53203
Survey & Engineer:	JSD Professional Services, Inc. Attn: Kevin Yeska 161 Horizon Drive, Suite 101 Verona, WI 53593	Landscape Design:	JSD Professional Services, Inc. Attn: Kevin Yeska 161 Horizon Drive, Suite 101 Verona, WI 53593

Overview:

The Oakwood Village - Age Better apartments is a four-story, affordable senior living apartment complex comprised of 77 one- and two-bedroom units to be located at 6125 Mineral Point Road. The proposed 1.39-acre site is generally located in the northeast corner of the greater Oakwood Village senior living complex. The greater Oakwood Village complex is currently zoned Planned Development. The existing General Development Plan dates back to 1973 and has had several SIP building expansion approvals since inception. The following application is a request to amend the approved PD-GDP to allow for a 77-unit, four-story senior living facility and rezone the subject site from PD-GDP to PD-SIP. The subject site will later be subdivided from the parent parcel(s) via CSM. A preliminary property boundary to designate the proposed 1.39-acres is included in the site development plans.

Project Overview:

The development proposes to remove the existing Oakwood Village recreational building and existing site infrastructure to construct a 77-unit senior living facility. Site improvements will include a rain garden which will capture and infiltrate rooftop rain water in combination with a partial green roof. Rooftop solar will provide alternative energy source for the facility. Accessible routes to the Oakwood Village campus and to the Mineral Point Road bus stop are provided. The foundation of the building will be planted with an impressive amount of deciduous and evergreen shrubs as well as perennial flowering plants to provide summer and winter interest throughout.

The building design incorporates two wings configured into an L-shape. An east-west wing will front on Mineral Point Road and the other is oriented north-south on the site along the eastern property line. The pair of wings flank a resident drop-off and outdoor parking courtyard along an existing private road on the Oakwood Village property. The Mineral Point Road façade will be clad in a modular brick veneer, while the same brick veneer will continue along the first floor for the remainder of the building with fiber-cement siding above, on floors 2-4.

The site will be accessed from Mineral Point Road via an existing private roadway leading to either the resident drop-off or underground parking. A small surface parking lot will also be provided, which includes a covered drop-off for residents and 13 parking spaces for visitors. The underground parking provides 64 spaces that will primarily be used as resident parking. Bicycle parking will also be provided on site, both long-term secure spaces will be located on various levels throughout the building while 16 short-term surface stalls border the entrance walks. A full-service trash and recycling refuse area will be provided within the lower level basement near the underground access drive as well.

Site Development Summary

- Site Area: 1.39 acres
- Building Square Footage: 21,108 SF
- Gross Square Footage: 105,291 GSF
- Building Coverage: 34.8%
- Existing Impervious Area: 25,029 SF
- Existing Pervious Area: 35,857 SF
- Existing Impervious Coverage: 41.1%
- Proposed Impervious Area: 42,986 SF
- Proposed Pervious Area: 17,900 SF
- Proposed Impervious Coverage: 70.6%

- Dwelling Units: 77
- Density: 55 units/acre
- Building Height: 4 stories (w/ 1 underground story)
 - North Elevation: 61'-10" (Exposed Basement to top of parapet)
 - South Elevation: 50'-7" (First floor to top of parapet)
- Setbacks (Refer to C100 dated "Land Use Submittal 8-12-2020")
- FAR: 1.738

Oakwood Village Age Better Apartment Statistics:

Apartment unit mix

One bedroom	62
Two bedroom	15
Total units:	77

Parking

Surface spaces	13
Underground Parking	63
Total spaces:	76

Bicycle Parking

Exterior (short-term)	16
Interior (long-term)	49
Interior (long-term Structured)	22
Total:	87

Project Schedule

The project site is currently occupied by a small rec building on the Oakwood Village campus that will be demolished in order to accommodate the proposed development. Construction is expected to commence December of 2021.

Thank you for considering our proposal. Please do not hesitate to reach out if you have questions.

Respectfully submitted,



Kevin Yeska, PLA
Project Consultant/Landscape Architect