



July 17, 2023

City of Madison
Planning Division / Urban Design Commission
Madison Municipal Building Suite. 017
215 Martin Luther King Jr. Blvd.
Madison WI 53701-2985

RE: Land Use Application
Planned Development Zoning Map Amendment

Urban Design Commission Application
Initial / Final Approval Request
6853 McKee Road (GDP) / 6728 Mader Drive (SIP)

Dear Commission members:

On behalf of Ryan Funeral Homes, Sketchworks Architecture, LLC is submitting this letter of intent and application for for the construction of a new Funeral Home located at 6728 Mader Drive. This lot is part of a larger General Development Plan (6853 McKee Rd) approved by Plan Commission on February 7, 2023. A pre-application meeting with city staff was conducted on March 31, 2023, with a Development Assistance Team (DAT) meeting held on April 13, 2023. An information presentation to the UDC was held on May 31, 2023 and a Neighborhood meeting was held on June 22, 2023.

Proposal Summary:

The proposed building will be used for holding memorial services and related functions, meetings, and gatherings. The preparation of any deceased will be completed at another location and not part of the building's functional spaces. As required by the GDP approval, the building will have a second floor primarily used for future office and storage/Mechanical.

The building is orientated to the adjoining streets of McKee Road and Golden Copper Lane (private) with the parking lot having south access off Mader Drive. Pedestrian access with be provided from both streets near the building, and include a sidewalk along the length of Golden Copper lane. Parking will include approximately 65 standard parking stalls with 2 accessible/van stalls. Loading areas are provided for flower deliveries and catering. The main entrance will be covered by an extended canopy and sidewalk access to the parking lot. The property will be maintained via private service for landscape and snow removal. Refuse removal will be conducted by the City of Madison. All trash/recycling will be stored inside the building.

Stormwater management will be located in the southwest corner of the property. It is designed under the GDP approval by the developer for the full development taking into account the proposed commercial building project submitted herein. City engineering is currently reviewing the proposed design for the full system and will be approved under the GDP process. Landscaping will be provided to meet the requirements of the city ordinance as well as site lighting.

As a Funeral Home, the owner's desire is to have a residential feel in its materials and details. The design includes similar materials of a high-end residential home, having natural stone along the base and integrated piers between large, multi-pane windows. Hand-laid stucco will be located above the first floor windows and second floor with embedded reveals providing scale and accent to the building elevations. Heavy Timber accents provide visual interest and depth from the stone piers to the roof overhang supports. The roof will be architectural asphalt shingles.

The building is organized into three major parts. The main entrance creates a gathering space for visitors that connects the other two main spaces of the building. The Chapel is located to the east, with the main function being funeral services and large gatherings. The ceiling will be a tray/coffered configuration to create an uplifting environment to the space. The Social Hall will be located west of the main entrance and be used for post service gatherings. A warming kitchen is available with an exterior patio/trellis adjacent for limited outdoor seating and enjoyment. Functional 'service' areas including restrooms, storage, and meeting room which are conveniently located adjacent to the social hall and main entrance.

As required by the Plan Commission approval, and staff recommendations, a second floor is required and provided above the Social Hall, located on the corner of McKee Road and Golden Copper Lane. This second floor will be utilized for additional office space and mechanical.

Main Building signage will be located at each end of the main entrance volume, with a monument sign in the northwest corner of the property along McKee Road.

Zoning District:

The property is currently zoned PD, with a base zoning of (CC-T) Commercial Center - Transitional
Urban Design District - None.

Project Schedule:

The project construction schedule will be as follows:

Pre-Application Meeting	03.31.2023
Development Assistance Team Mtg.	04.13.2023
Alder Notification – District 7	04.19.2023
UDC Meeting – Informational	05.31.2023
Neighborhood Meeting	06.22.2023
UDC Meeting – Initial/Final Approval	09.06.2023
Plan Commission Meeting	09.18.2023
Common Council Meeting	10.03.2023
Start Construction (TBD)	11.15.2023
Complete Construction (TBD)	06.01.2024



Project Team:

The key individuals and firms involved in this planning and design process include:

Building Owner:
Ryan Funeral Homes
2418 N. Sherman Ave.
Madison WI 53704
Contact: Roman Ryan
(608) 575-0662

Architect:
Sketchworks Architecture, LLC
2501 Parmenter St. Ste 100B
Middleton, WI 53562
Contact: Brad Koning
(608) 836-7570

Civil Engineer (Lot 2):
Burse Engineering & Surveying, Inc.
2801 International Lane, Suite 101
Madison WI 53704
Contact: Peter Fortlage
(608) 250-9263

Civil Engineer (GDP):
D'onofrio Kottke and Associates, Inc.
7530 Westward Way
Madison WI 53717
Contact: Bruce Hollar
(608) 833-7530

Please feel free to contact us with any questions you may have regarding this request.

Respectfully,

A handwritten signature in black ink that reads "Bradley Koning". The signature is written in a cursive, flowing style.

Brad Koning
Sketchworks Architecture, LLC



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Specific Implementation Plan (SIP) - Zoning Text
Ryan Funeral Home
6853 McKee Road (6728 Mader Road – Lot Specific)

Legal Description: The lands subject to this planned unit development shall include those described on sheet C-100; Existing Conditions Plan of the plan set, attached hereto.

A. Statement of Purpose: This zoning district is established to allow for the construction of a commercial building used for the purposes of a funeral home.

B. Permitted Uses:

1. Those that are stated as permitted uses in the CC-T zoning district.
2. Uses accessory to permitted uses as listed above.
3. Other uses listed here.

C. Lot Area: As stated on sheet C-400 Site Plan of the plan set, attached hereto.

D. Floor Area Ratio:

1. Maximum floor area ratio permitted is 85%
2. Maximum building height shall be 5 stories or as shown on approved plans.

E. Yard Requirements: Yard areas will be provided as shown on approved plans.

F. Landscaping: Site landscaping will be provided as shown on the approved plans.

G. Accessory Off-Street Parking & Loading: Accessory off-street parking and loading will be provided as shown on approved plans.

H. Lighting: Site lighting will be provided as shown on approved plans.

I. Signage: Signage will be allowed as per Chapter 31 of the Madison General Ordinances, or signage will be provided as approved on the recorded plans.

J. Alterations and Revisions: No alteration or revision of this specific implementation plan (SIP) 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 and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.