

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>December 8, 2009</u>	Action Requested
UDC MEETING DATE: <u>December 16, 2009</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 6701 McKee Road, 3210 Maple Grove Drive

ALDERMANIC DISTRICT: 7

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:

Livesey Company

Eppstein Uhen Architects, Madison

D'Onofrio & Kottke Associates, Madison

CONTACT PERSON: Alex Weis

Address: 1818 West Beltline Highway
Madison, WI 53713

Phone: Office (608) 833-2929 Cell (608) 516-2394

Fax: _____

E-mail address: aweis@liveseyco.com

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



2275 Deming Way
Suite 300
Middleton, WI 53562
(608) 833-2929, (608) 824-9020 (Facsimile)

December 9, 2009

City of Madison Urban Design Commission
c/o Mr. Al Martin
215 Martin Luther King Jr. Boulevard
Madison 53703

RE: SW Corner of McKee Road and Maple Grove Drive

Dear Mr. Martin:

In late 2005, the Livesey Company purchased approximately 10 acres from Dean Medical on the SW corner of the intersection of McKee Road and Maple Grove Drive. The property (including Parcel Number: 0608-122-0908-4) is zoned PUD with Predominant Land Use: Undeveloped and unused land area (vacant land) and is ultimately planned to be "Neighborhood Mixed Use" in the City's comprehensive plan.

In October 2008, Livesey Company purchased approximately 3.5 acres on Maple Grove Drive, adjacent to the above referenced property. That property (Parcel Number: 0608-122-0913-3) is zoned Agricultural with Predominant Land Use: Churches, synagogues and temples and is ultimately planned to be "Medium Density Residential" in the City's comprehensive plan.

In September 2008, we presented a site development plan to the UDC that included over 90,000 square feet of commercial retail space and 85,000 square feet of residential. That plan is no longer viable in the marketplace. In response to demand, significant alterations to the commercial/residential mix have been made.

We are now submitting a General Development Plan (GDP) for a new Planned Unit Development (PUD) on the entire 13.25 acre site that could ultimately have up to 110 apartment units, 80 senior independent living units and 38,900 square feet of retail space.

- The apartment buildings on the south and east portion of the site will consist of one 26-unit building that is two stories high and three 28-story buildings that are three stories high. There will be approximately 235 parking stalls for this portion of the development (2.1 per unit). 109 parking stalls will be below the buildings.
- The senior independent living building will have approximately 80 rental units and will be three stories high. There will be approximately 140 parking stalls for this portion of the development (1.75 per unit). Approximately 100 of the parking stalls for this building will be below the buildings.
- The commercial buildings will anchor the corner lot and it is anticipated that the tenant mix will include restaurants, retail and office space. A drive-through window along the north portion of the commercial site may be provided. There will be approximately 225 surface parking stalls (5.8 per thousand).

The property will have strong pedestrian and bicycle linkages, carefully planned parking areas and green space and four-sided architecture. Mader Drive (a private road which presently connects to Stone Creek Drive) will be connected with the retail development, which will permit access to Maple Grove Road.

Both properties are in Aldermanic District 7 and the alder is Steve King. We met with Mr. King on August 10th and September 28th of this year to discuss the project and his feedback was positive.

We request that the Plan Commission review this GDP application at the December 14, 2009 meeting. We will be appearing before the Urban Design Commission to discuss our plans in November and December.

Sincerely,

LIVESEY COMPANY

Alex J. Weis

Executive Vice President & Member of LLC entity which owns the property

PROJECT NARRATIVE

Neighborhood Mixed Use Development – SW Corner of McKee Road and Maple Grove Drive

The proposed 13.25 acre neighborhood and mixed use development project includes a mix of neighborhood-serving retail, office and multi-family residential uses. The project site is surrounded by neighborhood retail uses on the east and north, and medium density multi-family residential uses on the north, west and south. The site slopes from the NE corner (approx. el. 1018) to the SW corner (approx el. 987). Maple Grove Drive and McKee Road provide transit and bicycle facilities that connect the project site to the surrounding neighborhood and community. The 2006 traffic counts for McKee Road are 9,400 ADT west of Maple Grove Drive and 19,550 ADT east of Maple Grove Drive. The 2006 traffic counts for Maple Grove Drive are 16,550 ADT south of McKee Road.

Site Design

The proposed General Development Plan (GDP) for the site includes 38,900 square feet of retail space, up to 110 apartment units and 80 senior independent living units. The site is organized with the commercial retail buildings fronting the corner of McKee Road and Maple Grove Drive, two and three-story residential buildings with enclosed parking along Maple Grove Drive, and a three-story independent living senior residential building along McKee Road.

- The commercial buildings will anchor the corner lot and it is anticipated that the tenant mix will include restaurants, retail and office space. A drive-through window along the north portion of the commercial site may be provided. There will be approximately 225 surface parking stalls (5.8 per thousand).
- The apartment buildings on the south and east portion of the site will consist of one 26-unit building that is two stories high and three 28-story buildings that are three stories high. There will be approximately 235 parking stalls for this portion of the development (2.1 per unit). 109 parking stalls will be below the buildings.
- The senior independent living building will have approximately 80 rental units and will be three stories high. There will be approximately 140 parking stalls for this portion of the development (1.75 per unit) Approximately 100 of the parking stalls for this building will be below the buildings.

This project proposes the extension of Mader Drive (a private road which presently connects to Stone Creek Drive), connecting it with the retail development, which will in turn permit access to Maple Grove Road. The buildings and parking areas are interconnected by wide landscaped walkways and pedestrian amenities (ornamental lighting, benches, outdoor courtyards near buildings and colored/textured pavements and crosswalks), creating a pedestrian friendly environment. A unified architectural and streetscape design will create a strong identity for the development as a neighborhood destination.

The stormwater management for this site is divided into two different drainage zones. Approximately 75% of the development drains to the West through the Country Grove development and 25% drains to the east. Stormwater management will be handled utilizing both a stormwater retention basin to be located in the southwest portion on the site and thru bioretention basins. Stormwater Management for this site will include volume control, sediment oil and grease and thermal controls.

Architectural Design

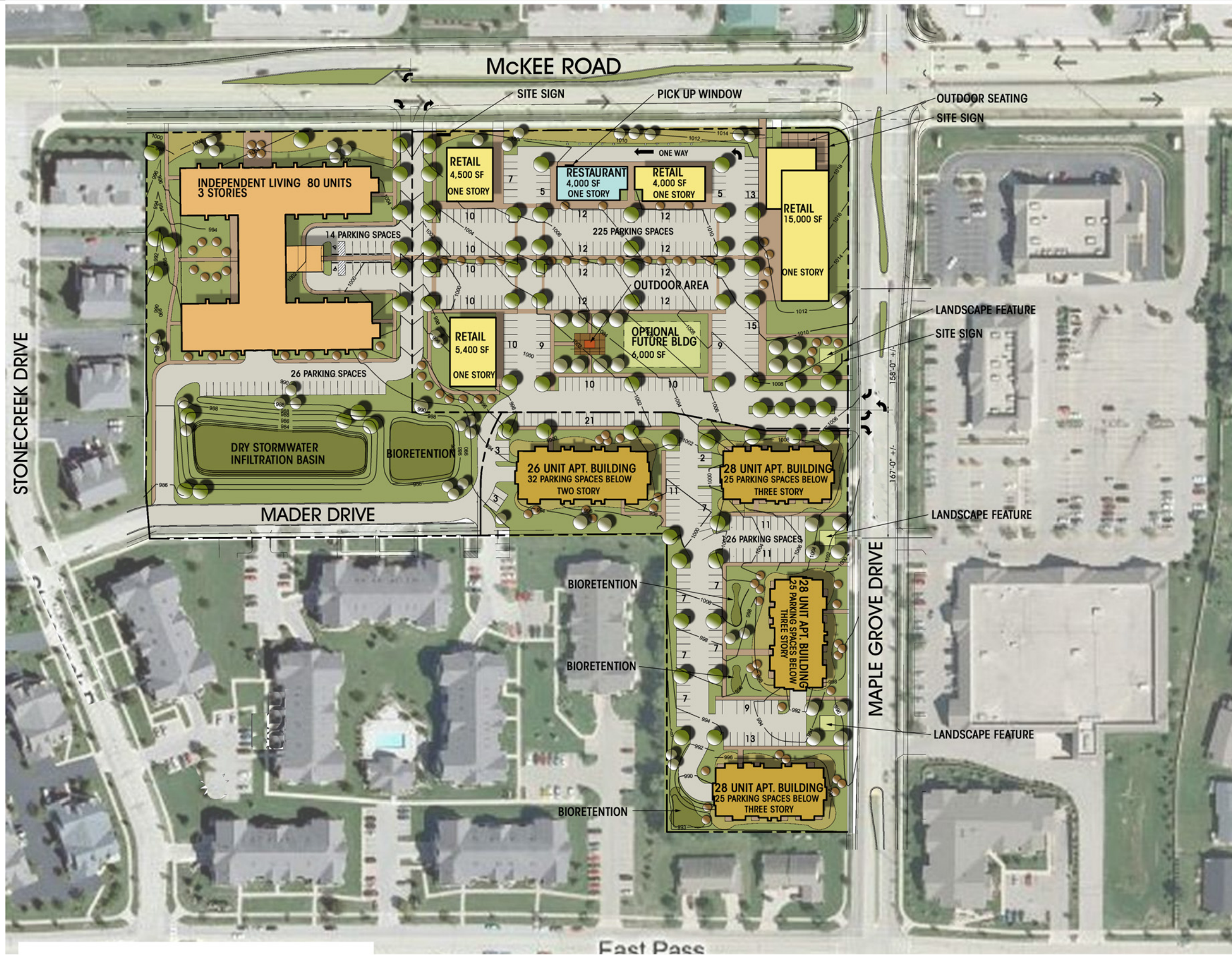
The commercial retail buildings will be one story in height. They will be designed with pitched roof forms and tower-like elements that will increase the height of the buildings and provide a unified roofscape with the residential buildings. The commercial buildings will have masonry and lapped siding, and punched window openings. The primary retail entrances will be located on the interior of the site. Building entrances will be inter connected by landscaped walkways within the development.

The three-story independent living senior residential building will be designed using residential forms and materials including masonry, lapped siding, and private balconies. The majority of the parking will be below the building. Two exterior courtyards are proposed. The west courtyard is landscaped for the privacy and enjoyment of the residents and the east courtyard provides a covered drop-off / pick-up as well as visitor parking. Strong visual and pedestrian connections between the east courtyard and the commercial buildings will be provided.

The two and three-story residential buildings located along Maple Grove Drive will also be designed using residential forms and materials including masonry, lapped siding, and private balconies. Buildings fronting Maple Grove will be located close to the property line and will be provided with 1st floor patios and building entrances that address the street.

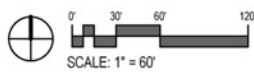
Site Statistics

Total Site Area	577,534 SF	(13.25 acres)
Total Building Area		
Commercial Retail	38,900 SF	(including optional 6,000 sf building)
Residential	118,500 SF	(not including parking)
Independent Sr. Living	<u>121,800 SF</u>	(not including parking)
Total:	279,200 SF	
Total Building Footprint	120,000SF	(2.75 acres)
Total Parking, Drives, Sidewalks	226,100 SF	(5.19 acres)
Total Unpaved Open Space	231,250 SF	(5.31 acres)
Residential Units	190	
Parking Count		
Commercial Retail	Approximately 225 surface stalls	
Residential	166 surface stalls, 209 enclosed stalls	
Total:	600 total stalls	



LIVESEY McKEE ROAD MASTER PLAN 12-2-09

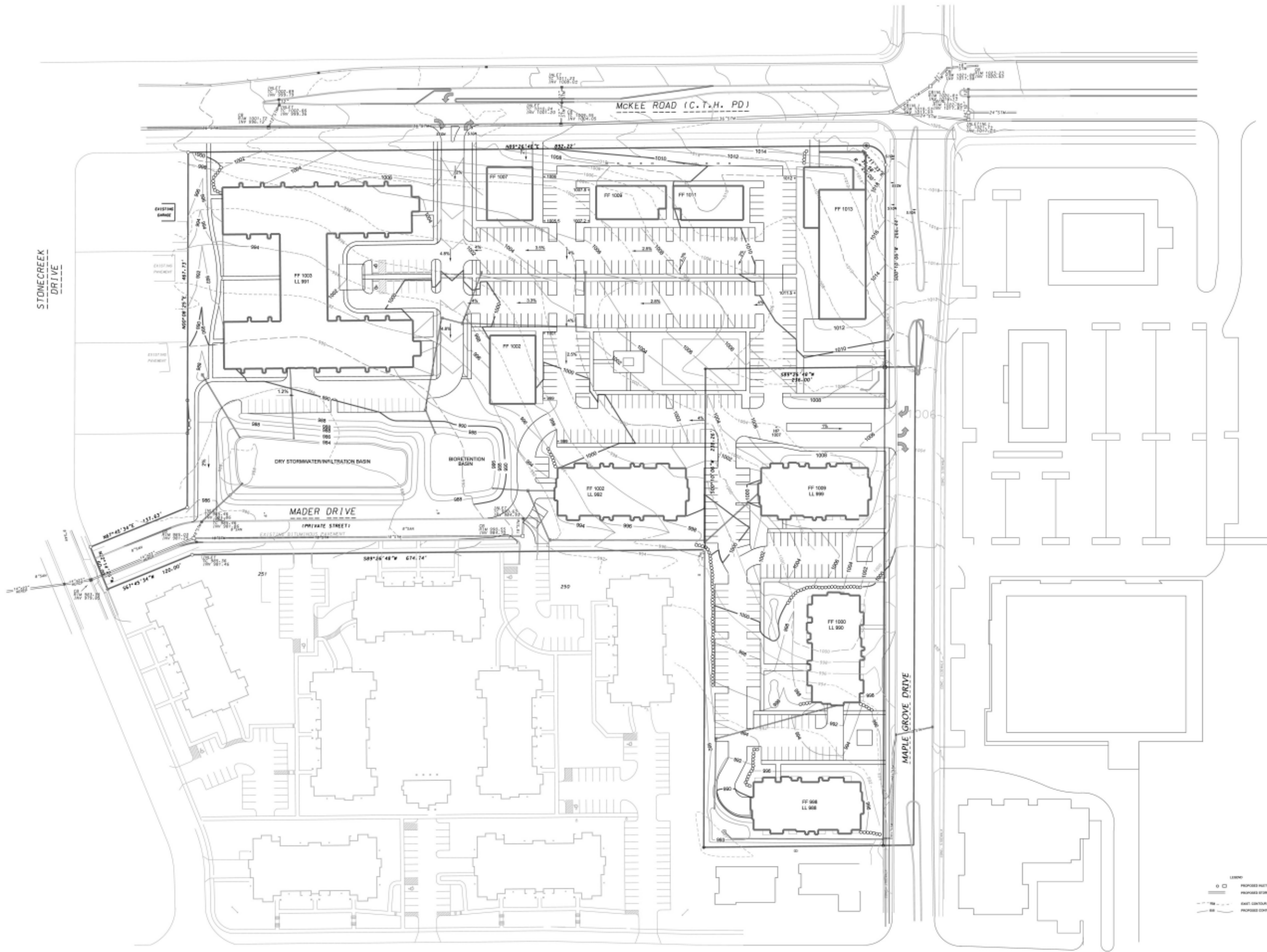
CONCEPTUAL LANDSCAPE PLAN



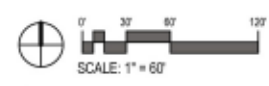
eppstein uhen : architects

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- LEGEND
- PROPOSED POST
 - PROPOSED SIGN
 - EXIST. CENTER
 - EXIST. CENTER
 - PROPOSED CENTER



LIVESEY McKEE ROAD MASTER PLAN

PRELIMINARY GRADING PLAN



NORTHEAST VIEW



LIVESEY McKEE ROAD MASTER PLAN 12/9/09



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SOUTHEAST VIEW



LIVESEY McKEE ROAD MASTER PLAN

12/9/09



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NORTHWEST VIEW



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VIEW AT MCKEE ROAD AND MAPLE GROVE DRIVE



VIEW AT MAPLE GROVE DRIVE ENTRY



SOUTHWEST VIEW

