



# URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:  
<http://www.cityofmadison.com/planning/documents/UDCApplication.pdf>

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>10/12/2016</u>	<input checked="" type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>10/26/2016</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input type="checkbox"/> Final Approval

1. Project Address: 302 S. GAMMON ROAD  
Project Title (if any): WEST PLACE REDEVELOPMENT

2. This is an application for (Check all that apply to this UDC application):

New Development     Alteration to an Existing or Previously-Approved Development

**A. Project Type:**

- Project in an Urban Design District\* (public hearing-\$300 fee)
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or 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 Planned Residential Complex

**B. Signage:**

- Comprehensive Design Review\* (public hearing-\$300 fee)     Street Graphics Variance\* (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

**C. Other:**

Please specify: MXC - MIXED COMMERCIAL CENTER

**3. Applicant, Agent & Property Owner Information:**

Applicant Name: JOHN LIVESSEY  
Street Address: 2248 DEMING WAY  
Telephone: (608) 833-2929 Fax: ( )

Company: LIVESSEY COMPANY  
City/State: MIDDLETON, WI Zip: 53562  
Email: livesseyjk@liveseyco.com

Project Contact Person: MELISSA HUGGINS  
Street Address: 16 N. CARROL STREET-SUITE 530  
Telephone: (608) 819-6566 Fax: ( )

Company: URBAN ASSETS  
City/State: MADISON, WI Zip: 53703  
Email: melissa@urbanassetsconsulting.com

Project Owner (if not applicant): N/A  
Street Address: \_\_\_\_\_  
Telephone: ( ) Fax: ( )

City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email: \_\_\_\_\_

**4. Applicant Declarations:**

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with AL MARTIN on AUGUST 31, 2016  
(name of staff person) (date of meeting)

B. 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: DOUGLAS KOZEL  
Authorized Signature: *Douglas Kozel*

Relationship to Property: ARCHITECT  
Date: 10/12/2016



## West Place

KEE Project #Z908D

10/12/16

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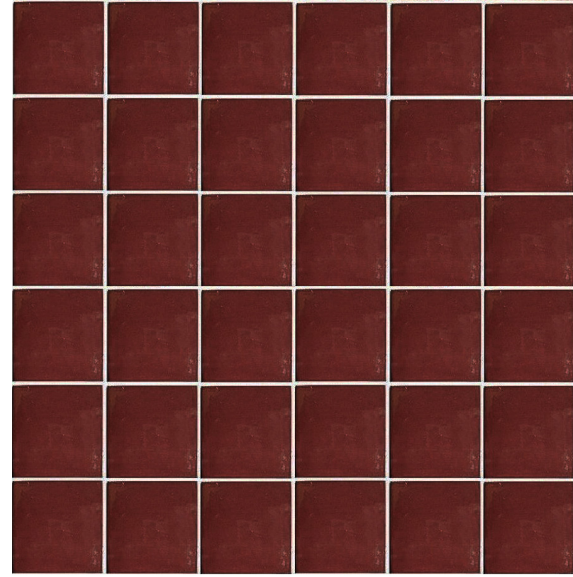




3



4



4  
(colors TBD)



5



6



7a & 9



7b



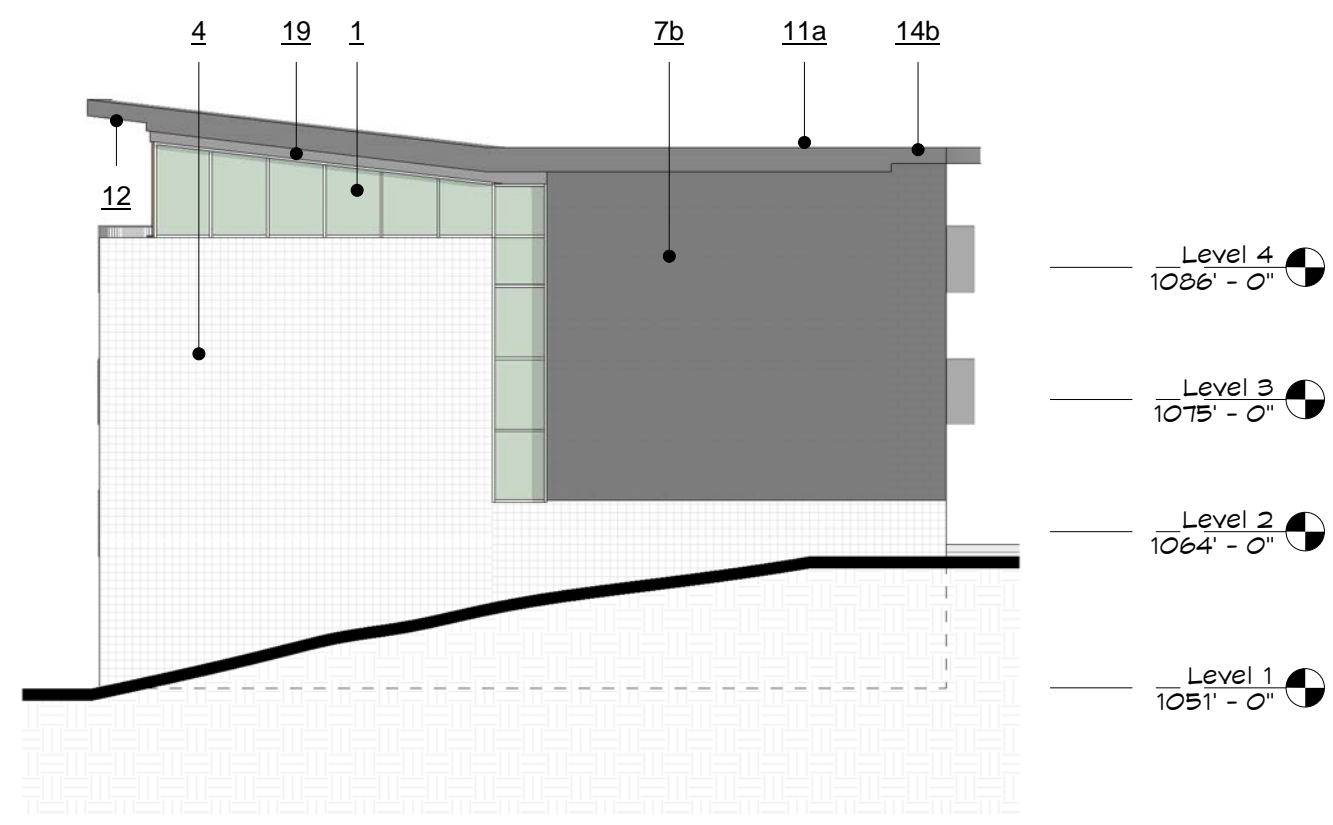
8  
(colors TBD)



13

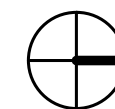
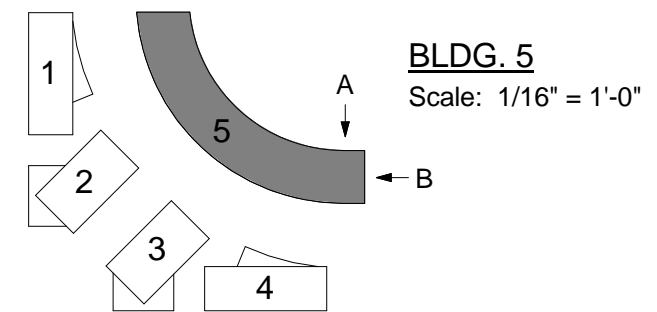


**(A)** Partial West Elevation (Bldg.5)



**(B)** Partial North Elevation (Bldg.5)

1. ALUMINUM WINDOW SYSTEM
2. ANDERSON 100 SERIES WINDOWS
3. HEAVY SANDBLASTED CONCRETE
4. GLAZED MASONRY UNIT
5. BRICK MASONRY
6. THIN STONE VENEER MASONRY
7. METAL PANEL
  - 7a. METAL PANEL (CONCEALED FASTENERS)
  - 7b. TILED METAL PANEL
8. FIBER CEMENT LAP SIDING
9. METAL PANEL w/ CONCEALED FASTENERS PARAPET WALL
10. BALLASTED SINGLE PLY EPDM ROOF
11. ADHERED SINGLE PLY EPDM ROOF
  - 11a. NO PAVERS
  - 11b. PAVERS
12. EXTERIOR SOFFIT TYPE "1" WITH EXTERIOR FINISH SYSTEM
13. EXTERIOR SOFFIT TYPE "2" - T&G CEDAR
14. ROOF EDGE
  - 14a. PAINTED METAL ROOF EDGE
  - 14b. PAINTED METAL ROOF EDGE WITH PAINTED FASCIA
15. PAINTED METAL LOUVERS
16. WOOD COLUMNS
  - 16a. TYPE "1" - DOUGLAS FIR GLULAM
  - 16b. TYPE "2" - DOUGLAS FIR SOLID - SIZE VARIES
17. STEEL RAILING
  - 17a. TYPE "1" - STEEL RAILING - VERTICAL STEEL PIPES
  - 17b. TYPE "2" - STEEL RAILING - VERTICAL STEEL BARS
18. VERTICAL T&G CEDAR WOOD TRIM
19. 1/8" ANODIZED ALUMINUM PANELS (CONCEALED FASTENERS)
20. INTENSIVE GREEN ROOF
21. STEEL CHANNEL
22. INSULATED OVERHEAD DOOR WITH ALL GLASS LITES



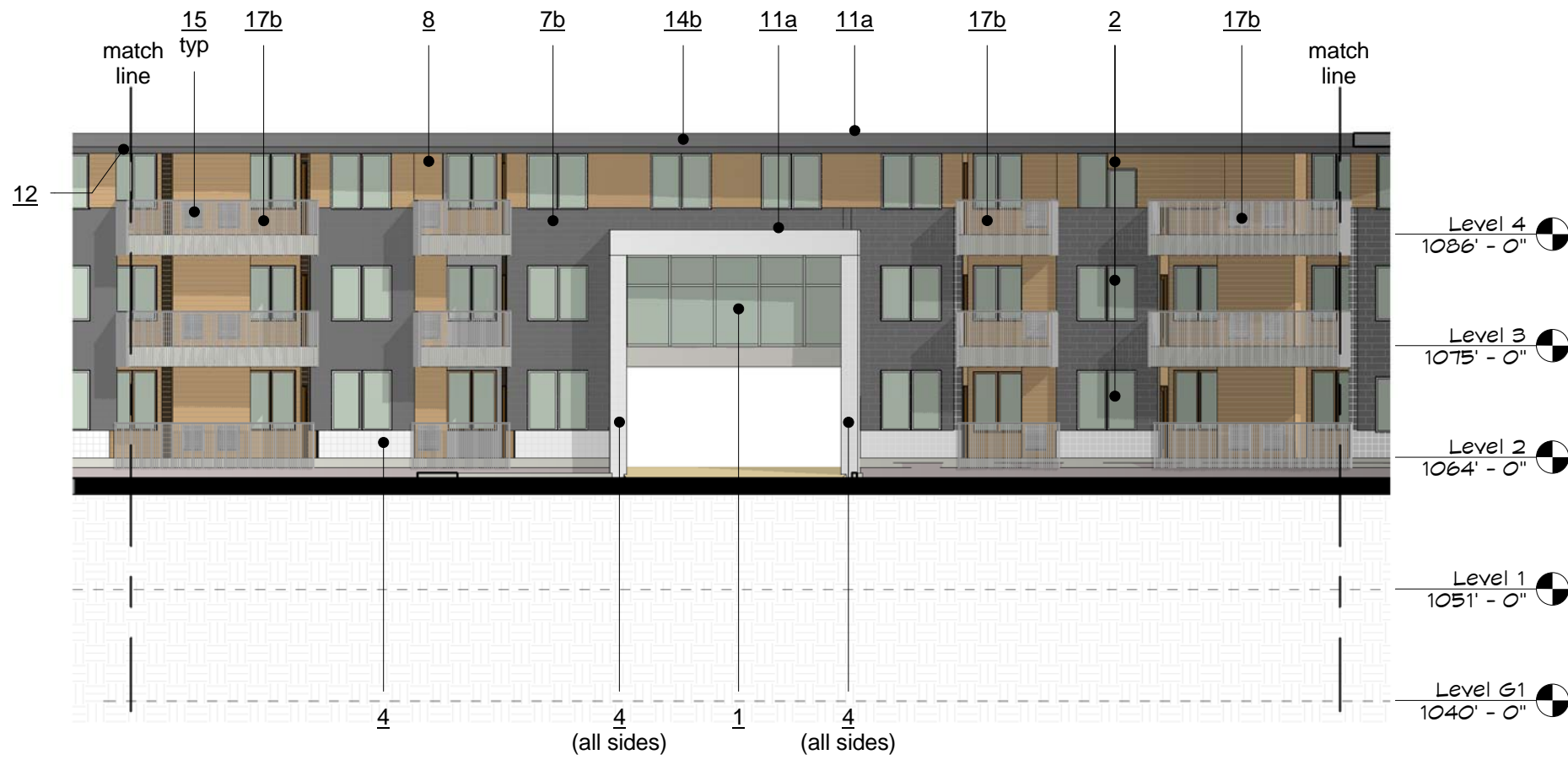
**West Place**

KEE Project #Z908D

10/12/2016

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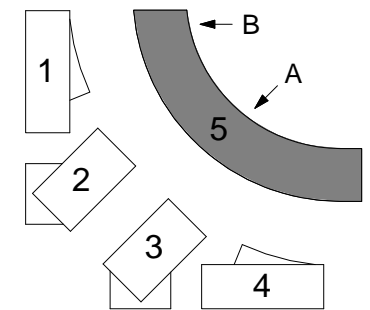


**(A)** Partial North/West Elevation (Bldg.5)

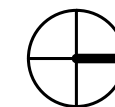


**(B)** Partial North Elevation (Bldg.5)

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**BLDG. 5**  
Scale: 1/16" = 1'-0"



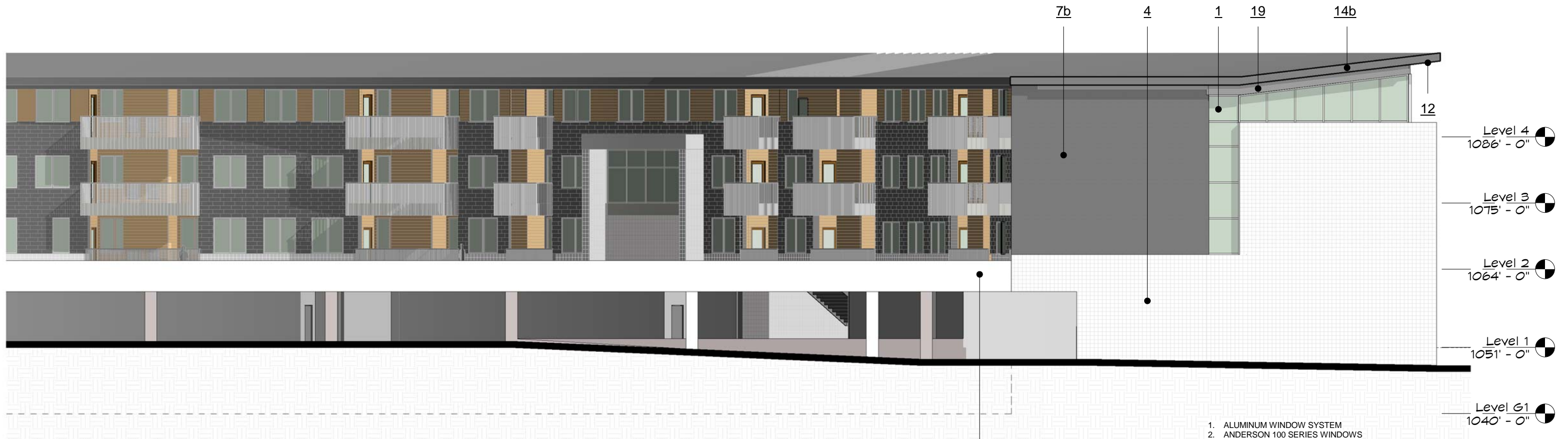
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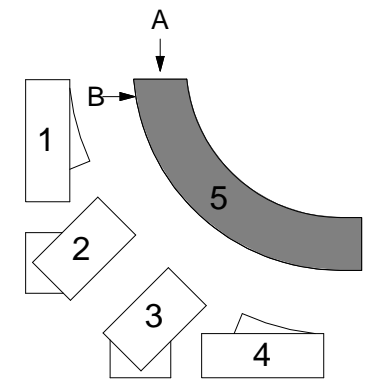


**(A)** Partial West Elevation (Bldg.5)

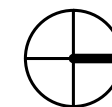
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**(B)** Partial South Elevation (Bldg.5)



**BLDG. 5**  
Scale: 1/16" = 1'-0"



**West Place**

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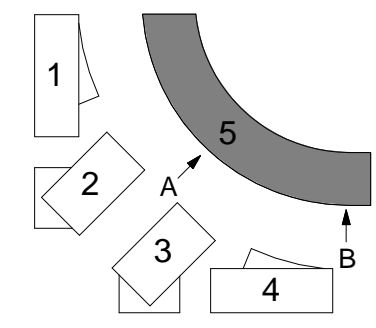


**(A) Partial South East Elevation (Bldg.5)**

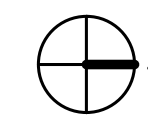
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**(B) Partial East Elevation (Bldg.5)**



**BLDG. 5**  
Scale: 1/16" = 1'-0"



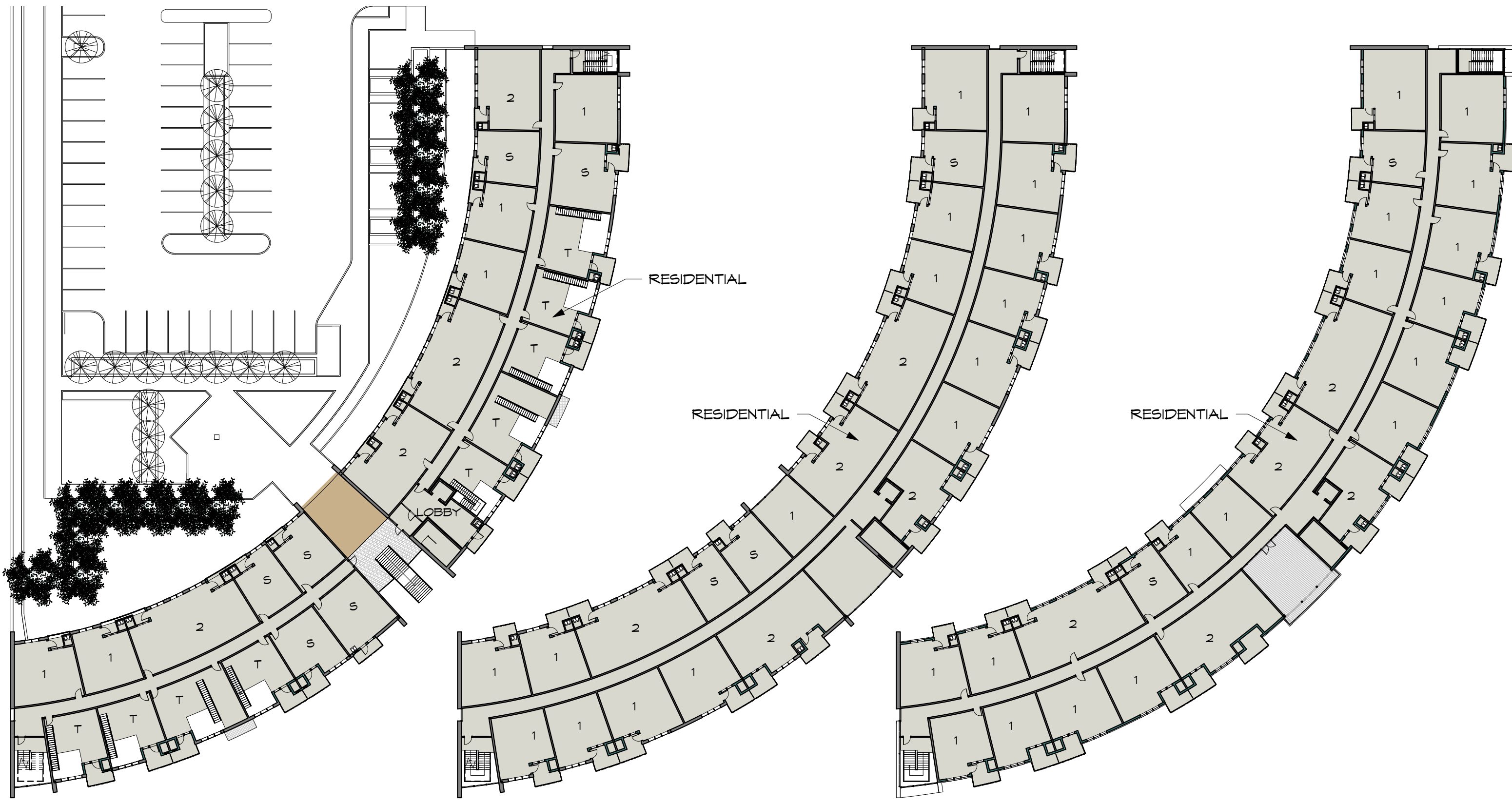
**West Place**

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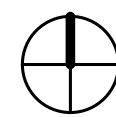


Level 2

Level 3

Level 4

**BLDG. 5**  
Scale: 1" = 40'-0"



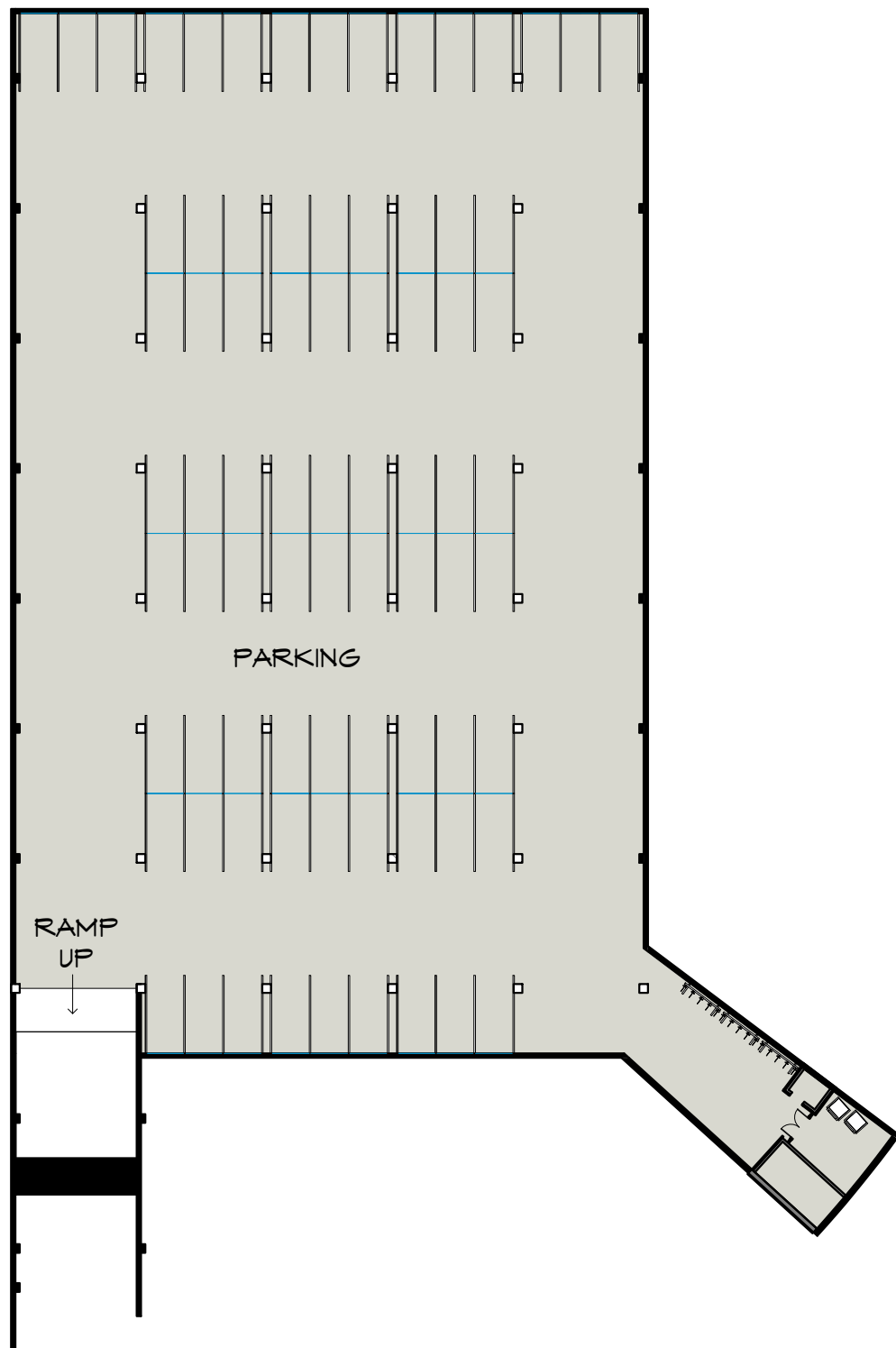
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KEE Project #Z908D

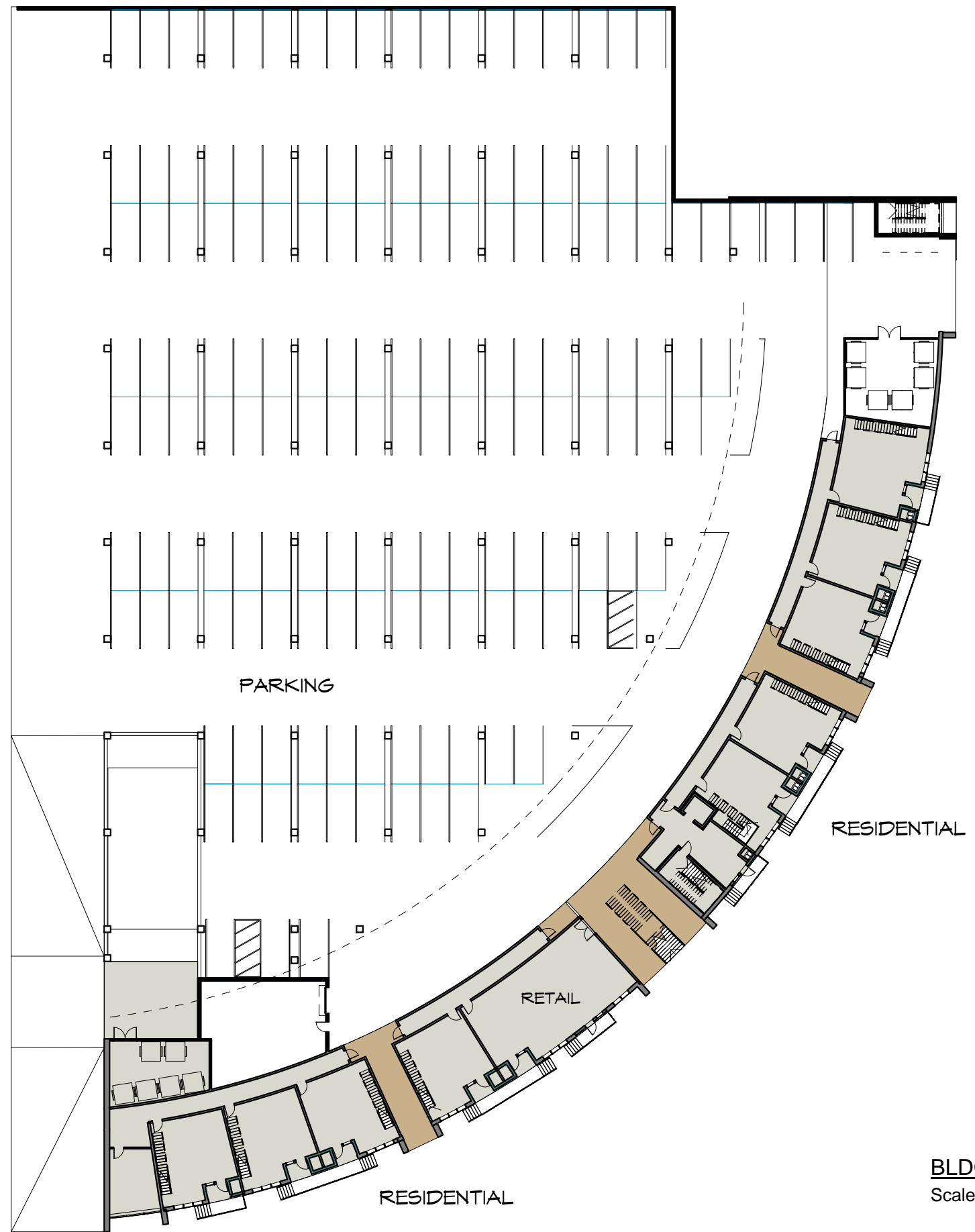
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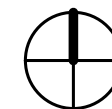


Level G1



Level 1

**BLDG. 5**  
Scale: 1" = 40'-0"



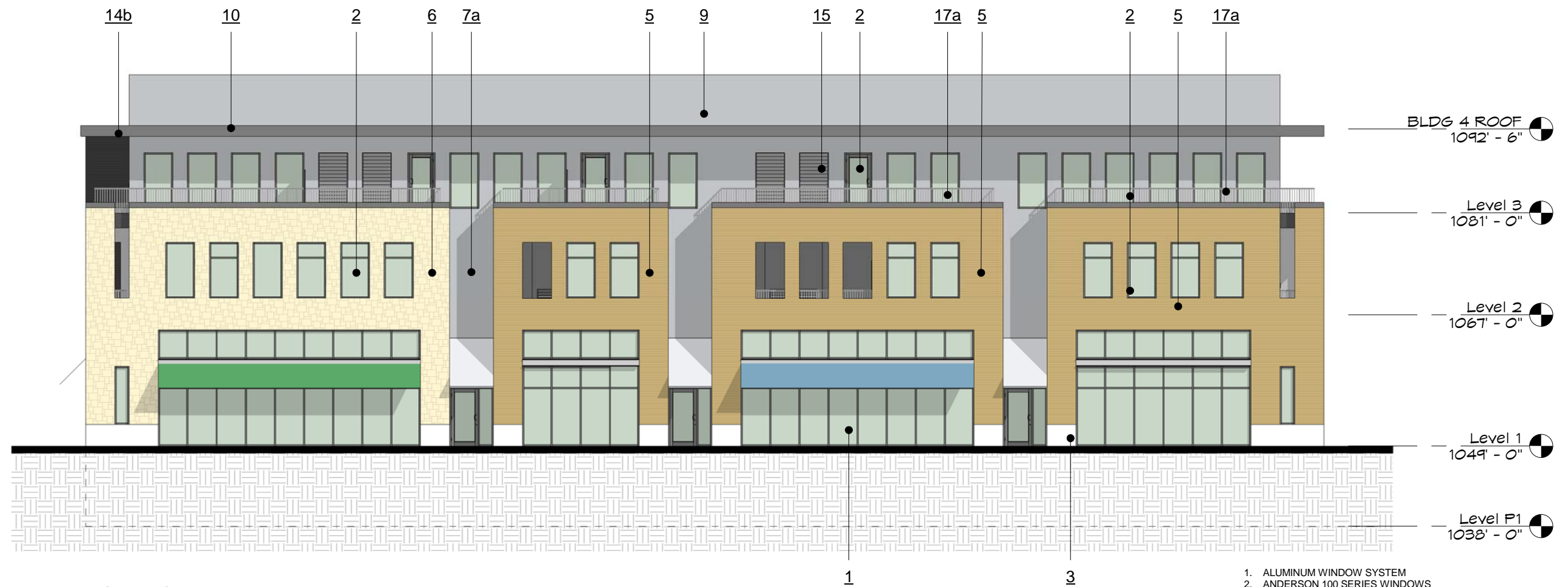
**West Place**

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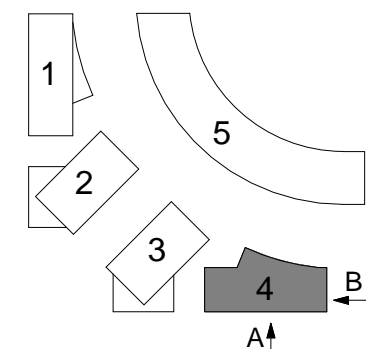


**(A) East Elevation (Bldg.4)**



**(B) North Elevation (Bldg.4)**

1. ALUMINUM WINDOW SYSTEM
2. ANDERSON 100 SERIES WINDOWS
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20. INTENSIVE GREEN ROOF
21. STEEL CHANNEL
22. INSULATED OVERHEAD DOOR WITH ALL GLASS LITES



**BLDG. 4**  
Scale: 1/16" = 1'-0"



**West Place**

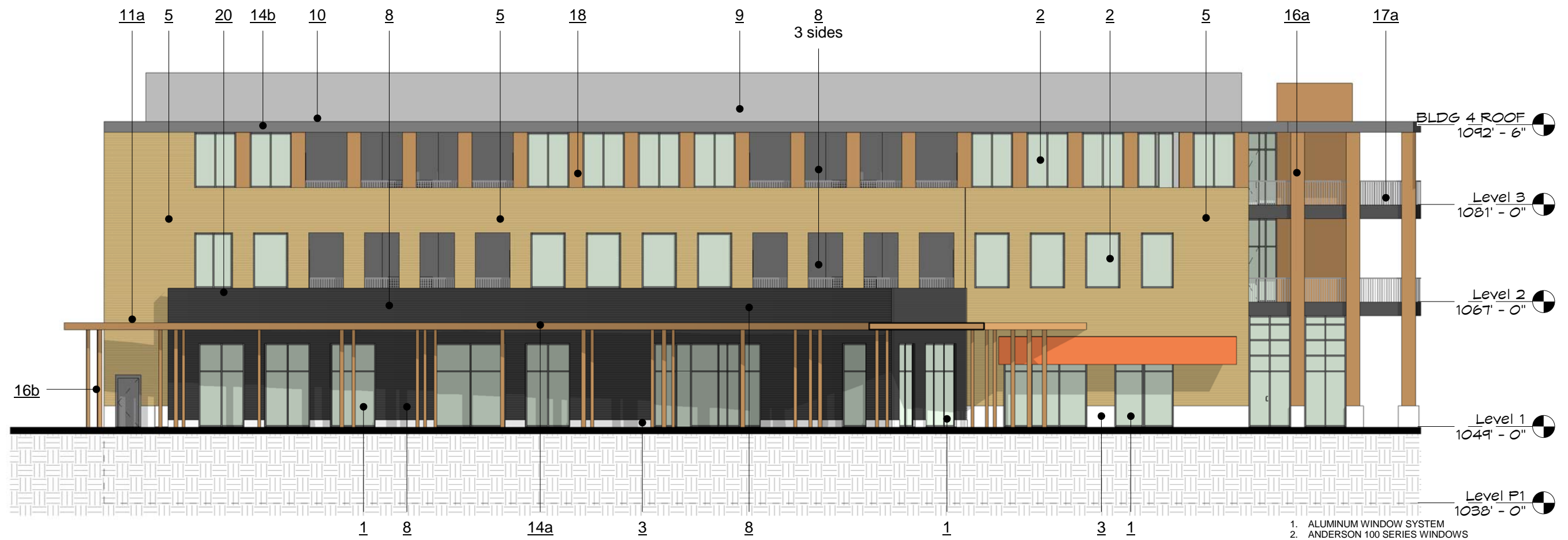
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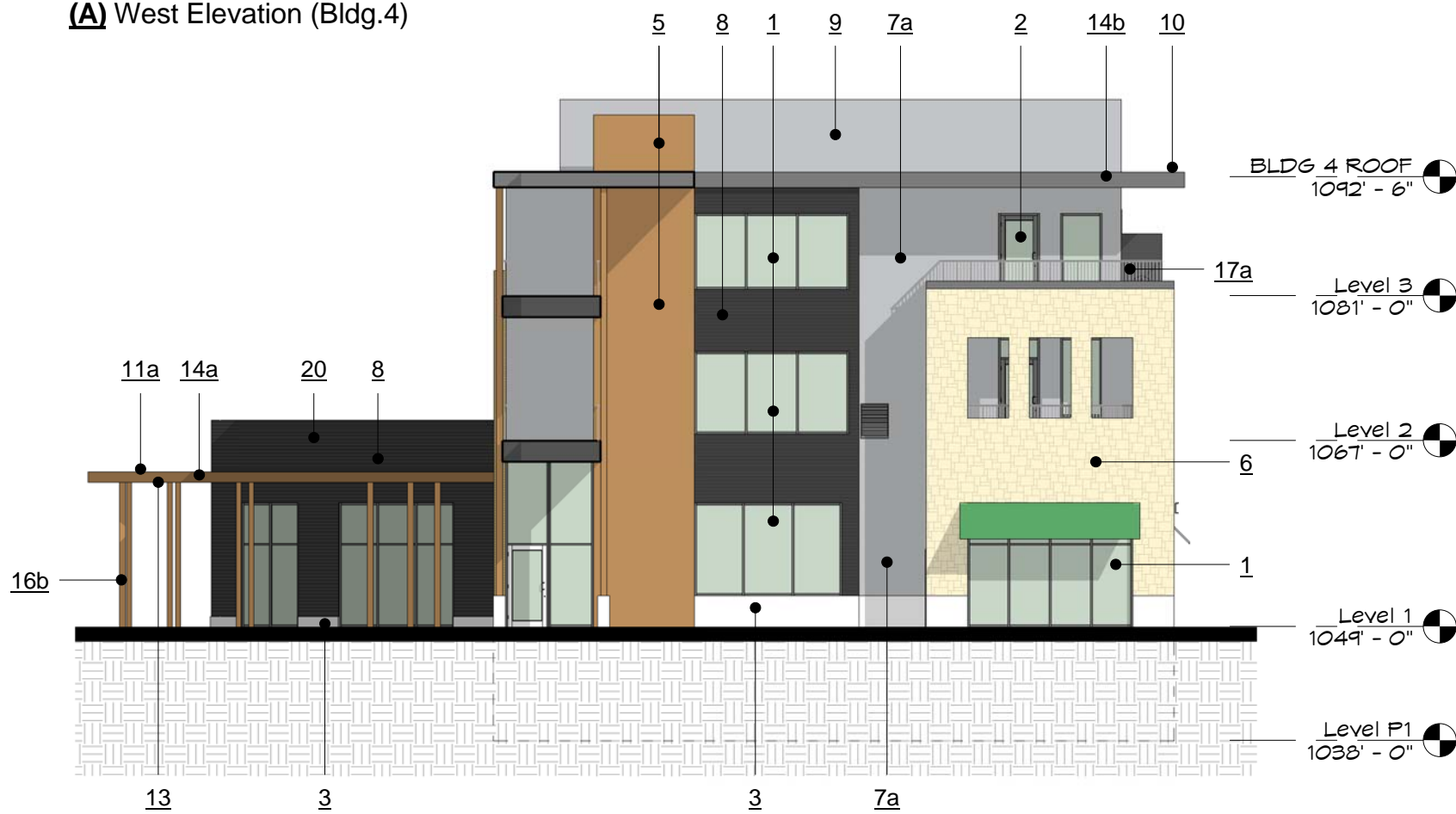
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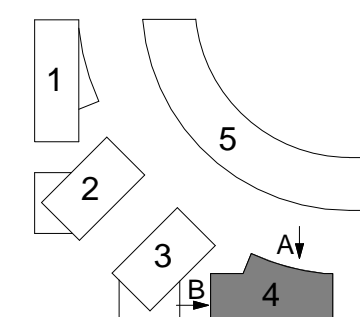


**(A) West Elevation (Bldg.4)**

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**(B) South Elevation (Bldg.4)**



**BLDG. 4**  
Scale: 1/16" = 1'-0"



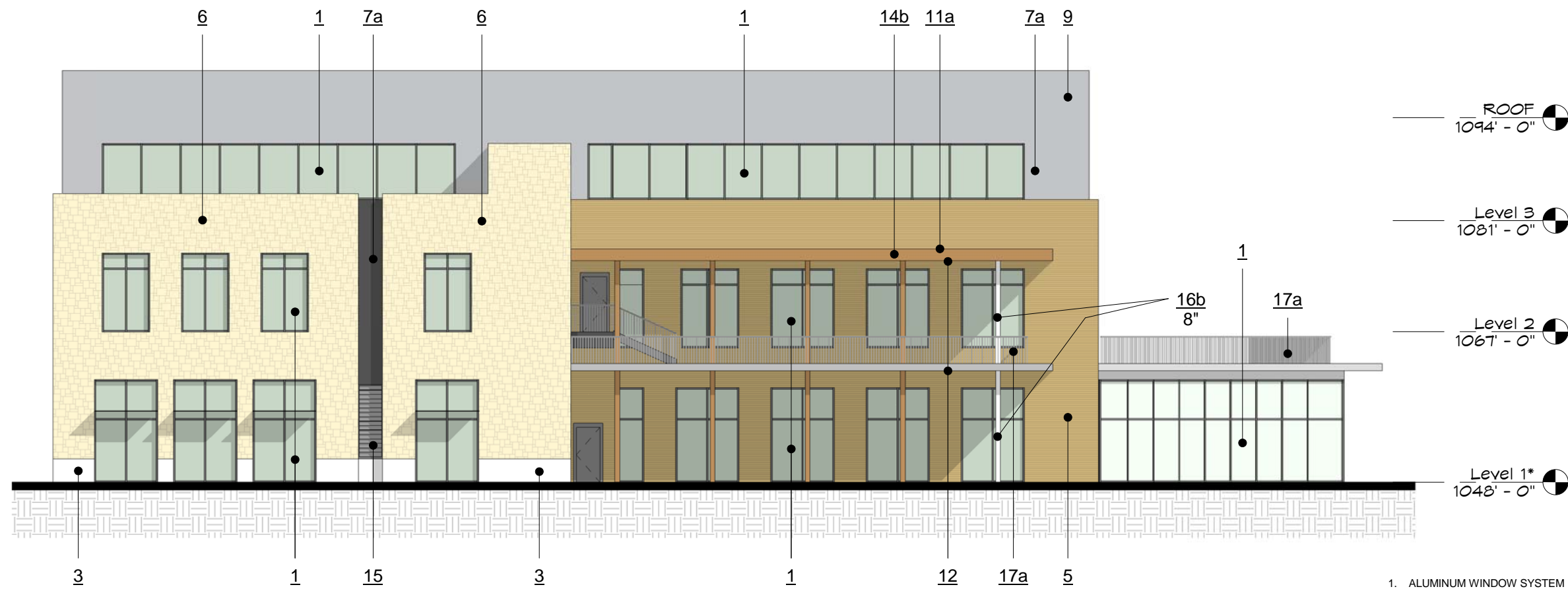
**West Place**

KEE Project #Z908D

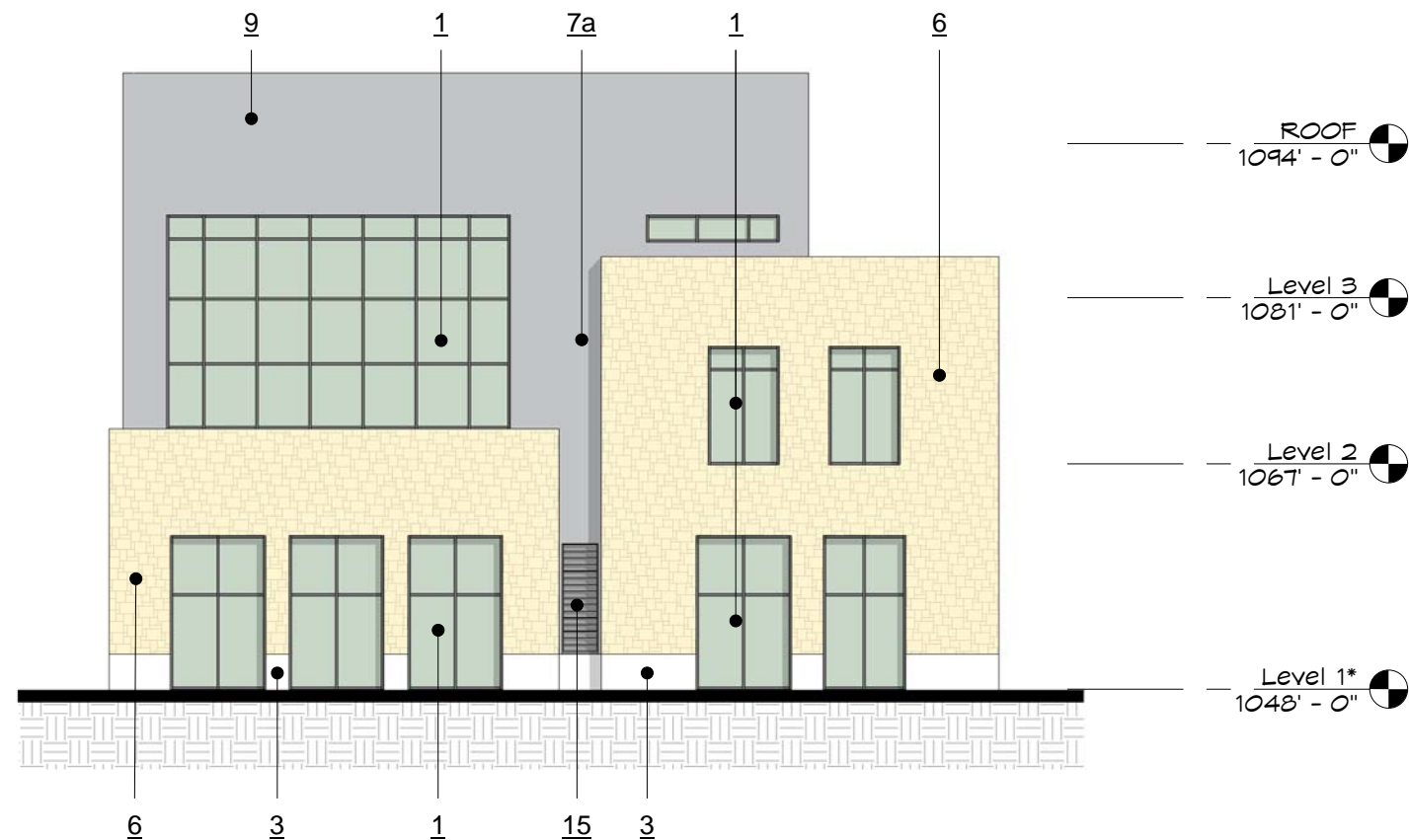
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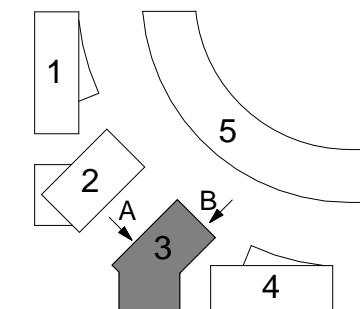


**(A)** South/West Elevation (Bldg.3)



**(B)** North/West Elevation (Bldg.3)

1. ALUMINUM WINDOW SYSTEM
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**BLDG. 3**  
Scale: 1/16" = 1'-0"



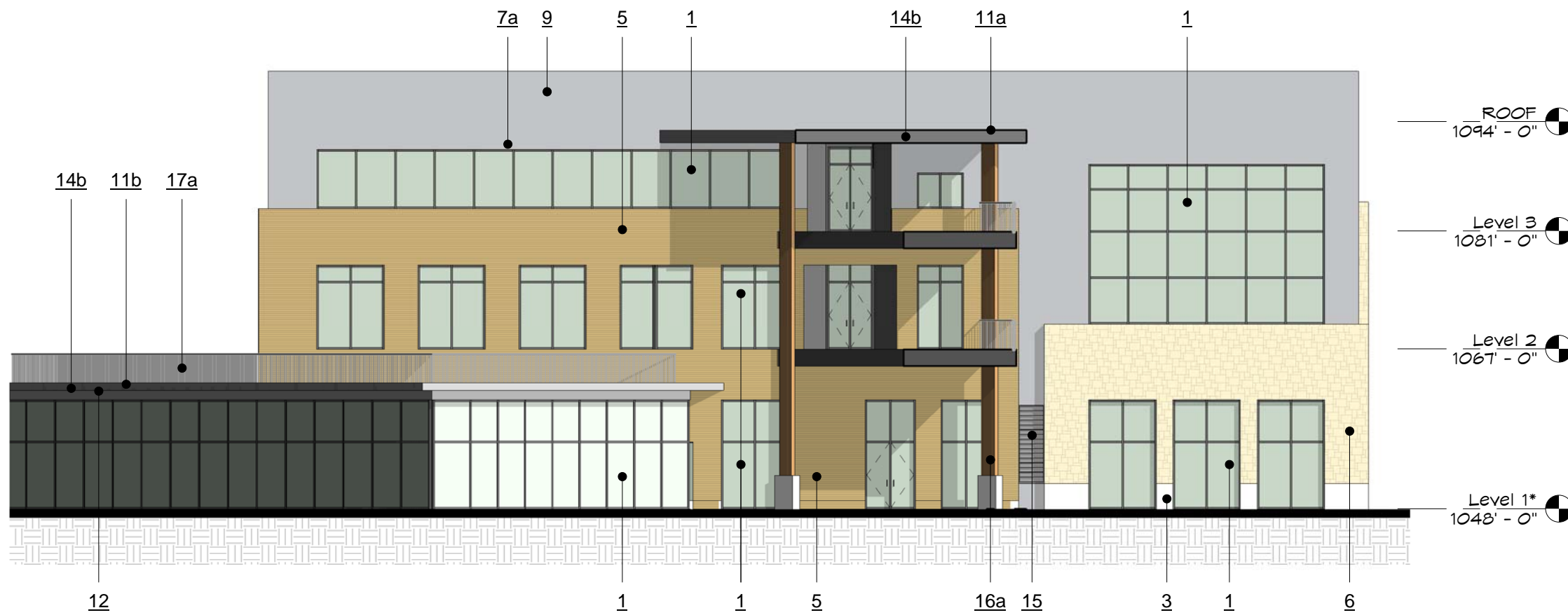
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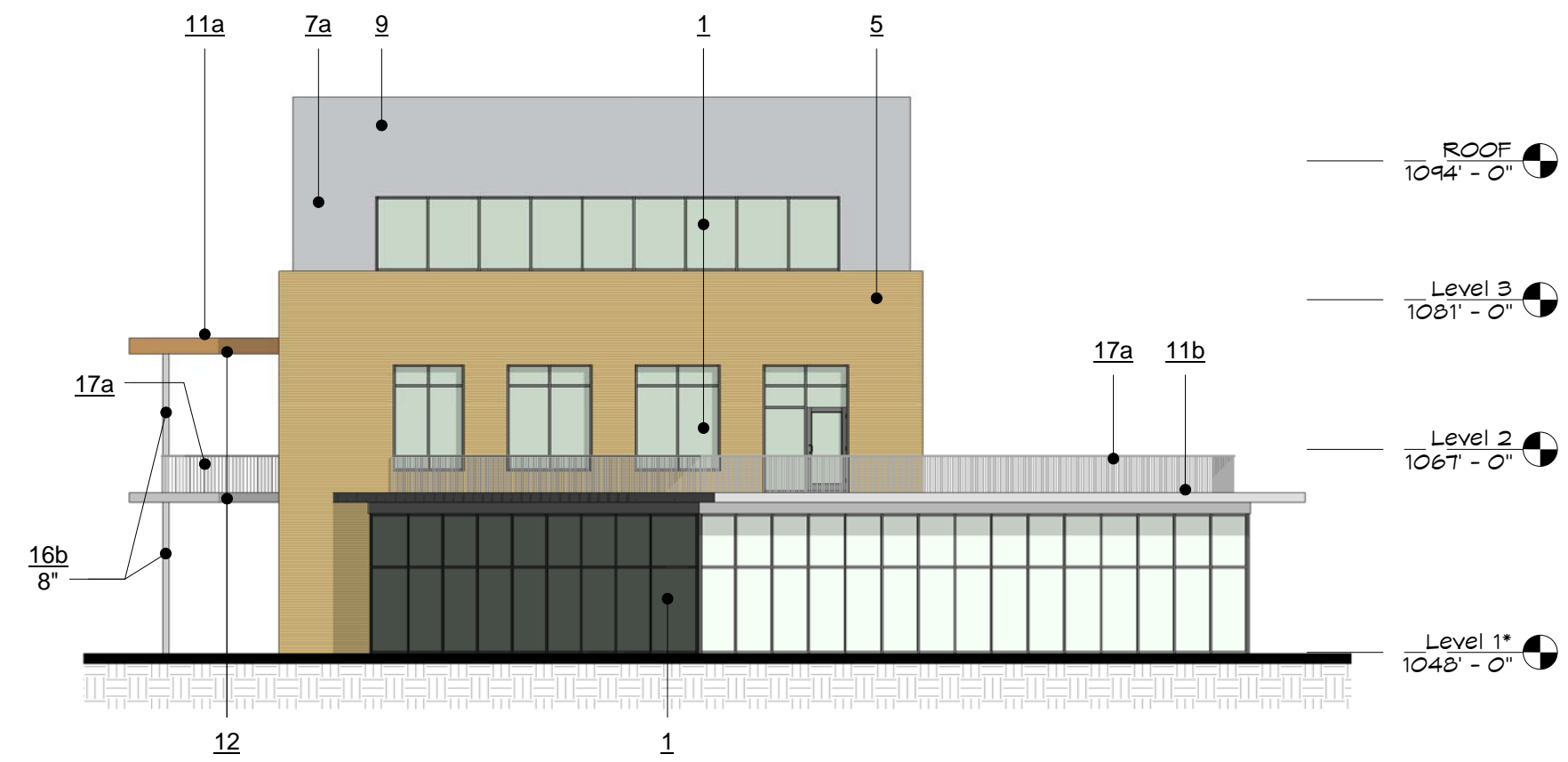
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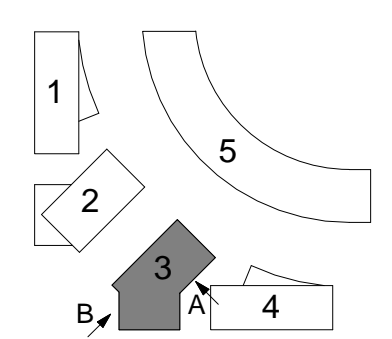


**(A)** North/East Elevation (Bldg.3)

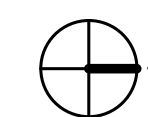
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5. BRICK MASONRY
6. THIN STONE VENEER MASONRY
7. METAL PANEL
  - 7a. METAL PANEL (CONCEALED FASTENERS)
  - 7b. TILED METAL PANEL
8. FIBER CEMENT LAP SIDING
9. METAL PANEL w/ CONCEALED FASTENERS PARAPET WALL
10. BALLASTED SINGLE PLY EPDM ROOF
11. ADHERED SINGLE PLY EPDM ROOF
  - 11a. NO PAVERS
  - 11b. PAVERS
12. EXTERIOR SOFFIT TYPE "1" WITH EXTERIOR FINISH SYSTEM
13. EXTERIOR SOFFIT TYPE "2" - T&G CEDAR
14. ROOF EDGE
  - 14a. PAINTED METAL ROOF EDGE
  - 14b. PAINTED METAL ROOF EDGE WITH PAINTED FASCIA
15. PAINTED METAL LOUVERS
16. WOOD COLUMNS
  - 16a. TYPE "1" - DOUGLAS FIR GLULAM
  - 16b. TYPE "2" - DOUGLAS FIR SOLID - SIZE VARIES
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  - 17a. TYPE "1" - STEEL RAILING - VERTICAL STEEL PIPES
  - 17b. TYPE "2" - STEEL RAILING - VERTICAL STEEL BARS
18. VERTICAL T&G CEDAR WOOD TRIM
19. 1/8" ANODIZED ALUMINUM PANELS (CONCEALED FASTENERS)
20. INTENSIVE GREEN ROOF
21. STEEL CHANNEL
22. INSULATED OVERHEAD DOOR WITH ALL GLASS LITES



**(B)** South/East Elevation (Bldg.3)



**BLDG. 3**  
Scale: 1/16" = 1'-0"



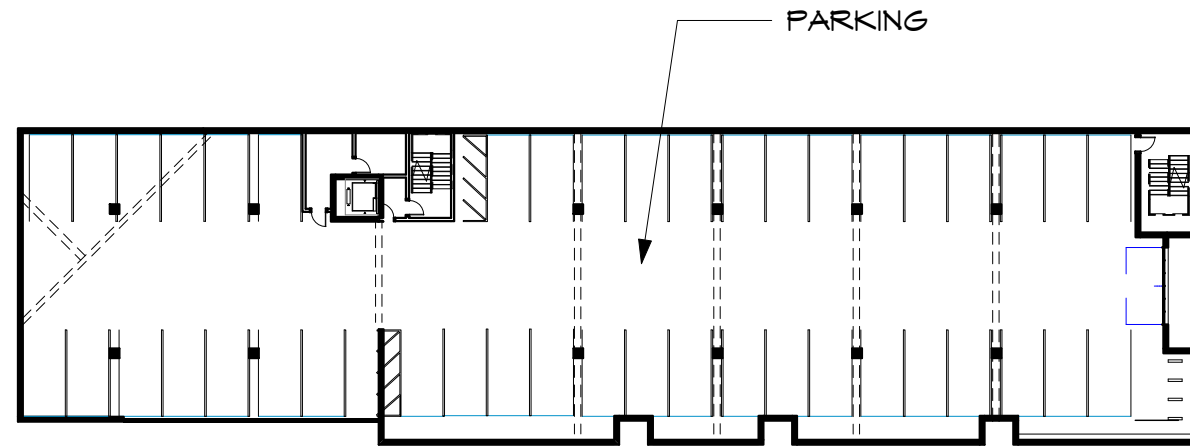
**West Place**

KEE Project #Z908D

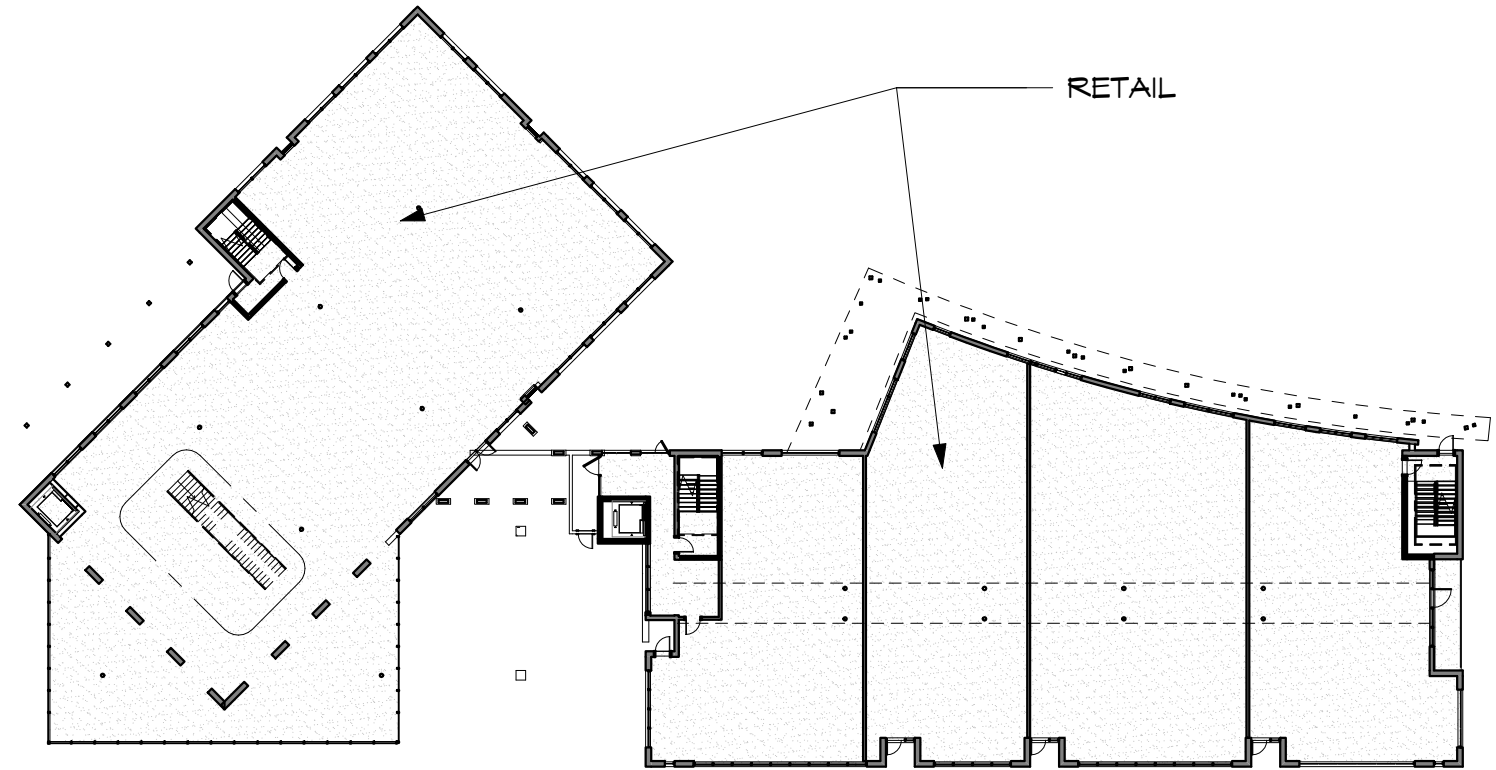
10/12/2016



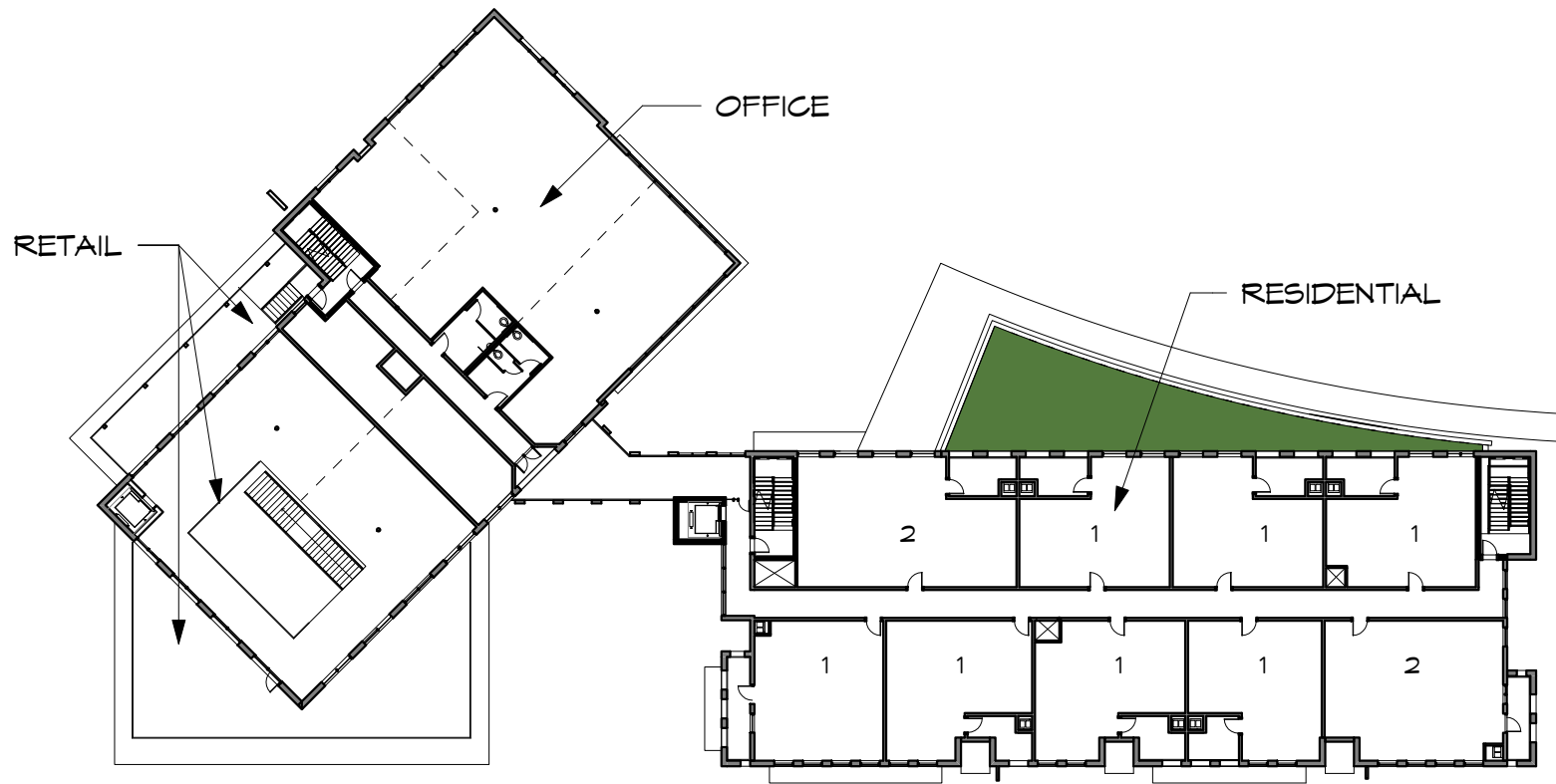
KEE Architecture 621 Williamson Street | Madison, WI



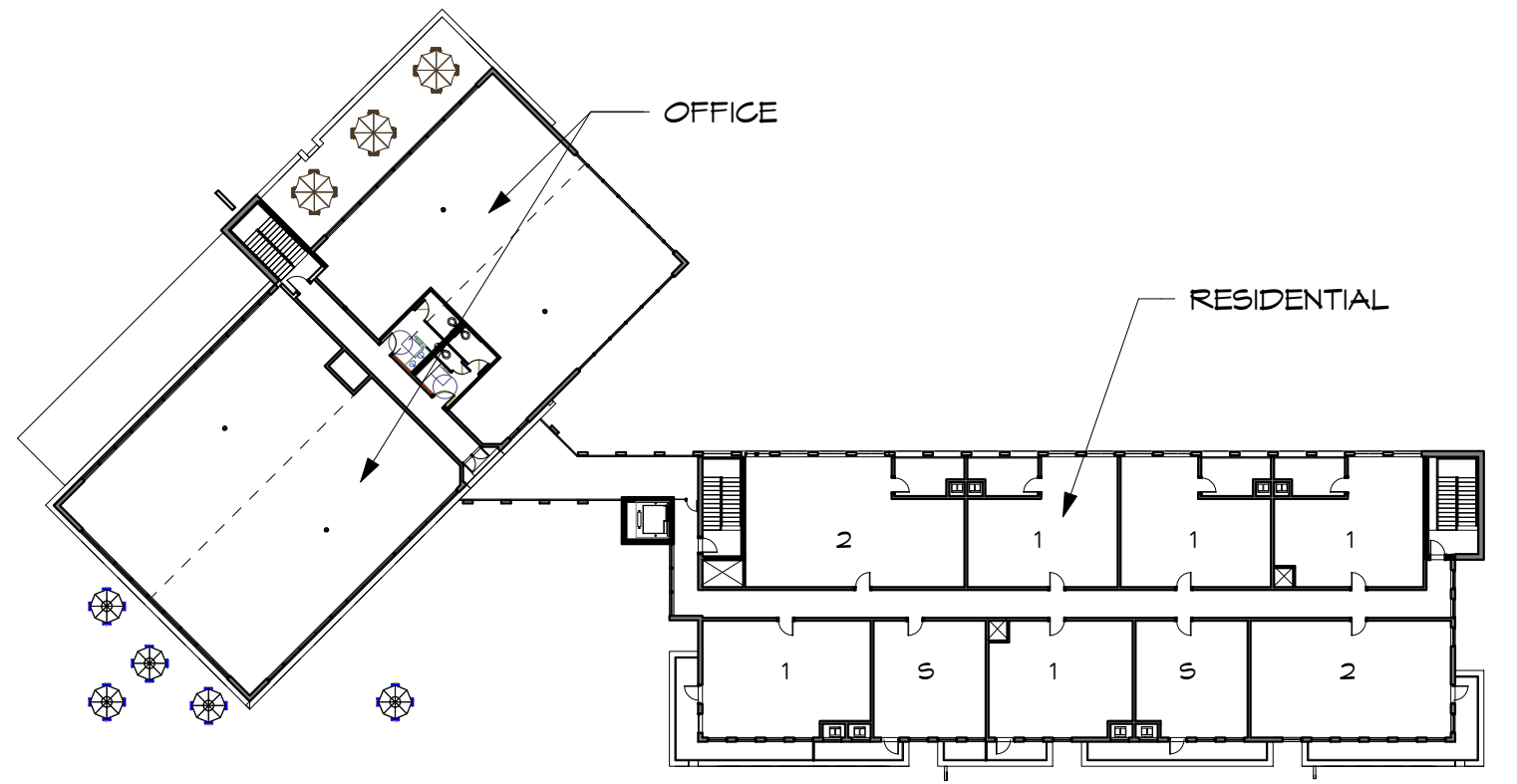
Level P1



Level 1

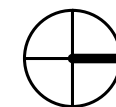


Level 2



Level 3

BLDGS. 3 & 4  
Scale: 1" = 40'-0"



**West Place**

KEE Project #Z908D

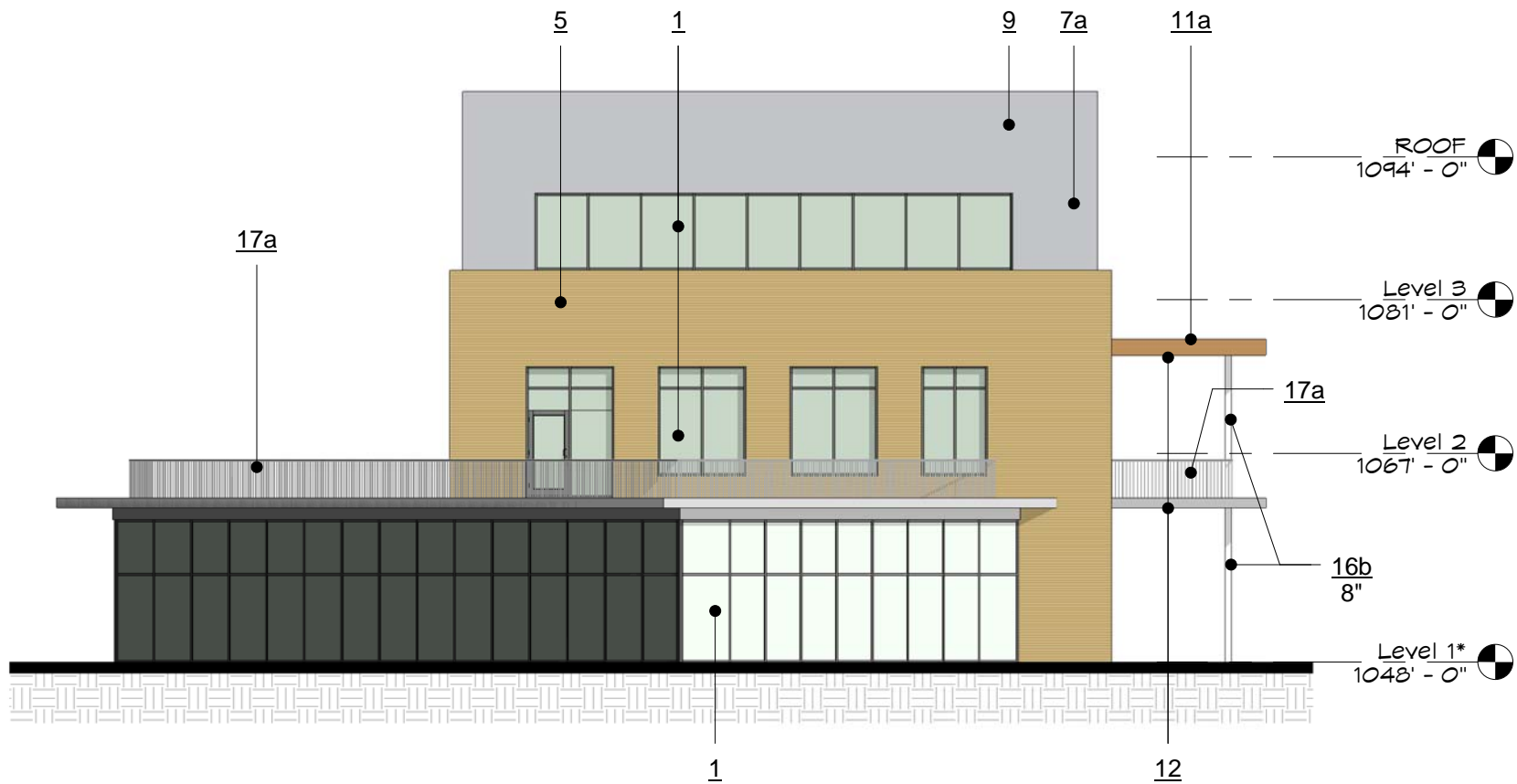
10/12/2016

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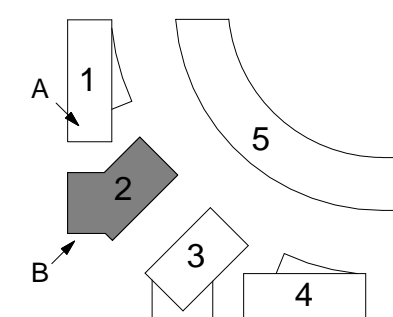


**(A)** South/West Elevation (Bldg.2)

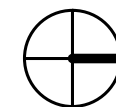


**(B)** South/East Elevation (Bldg.2)

- 1. ALUMINUM WINDOW SYSTEM
- 2. ANDERSON 100 SERIES WINDOWS
- 3. HEAVY SANDBLASTED CONCRETE
- 4. GLAZED MASONRY UNIT
- 5. BRICK MASONRY
- 6. THIN STONE VENEER MASONRY
- 7. METAL PANEL
  - 7a. METAL PANEL (CONCEALED FASTENERS)
  - 7b. TILED METAL PANEL
- 8. FIBER CEMENT LAP SIDING
- 9. METAL PANEL w/ CONCEALED FASTENERS PARAPET WALL
- 10. BALLASTED SINGLE PLY EPDM ROOF
- 11. ADHERED SINGLE PLY EPDM ROOF
  - 11a. NO PAVERS
  - 11b. PAVERS
- 12. EXTERIOR SOFFIT TYPE "1" WITH EXTERIOR FINISH SYSTEM
- 13. EXTERIOR SOFFIT TYPE "2" - T&G CEDAR
- 14. ROOF EDGE
  - 14a. PAINTED METAL ROOF EDGE
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- 15. PAINTED METAL LOUVERS
- 16. WOOD COLUMNS
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  - 16b. TYPE "2" - DOUGLAS FIR SOLID - SIZE VARIES
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  - 17a. TYPE "1" - STEEL RAILING - VERTICAL STEEL PIPES
  - 17b. TYPE "2" - STEEL RAILING - VERTICAL STEEL BARS
- 18. VERTICAL T&G CEDAR WOOD TRIM
- 19. 1/8" ANODIZED ALUMINUM PANELS (CONCEALED FASTENERS)
- 20. INTENSIVE GREEN ROOF
- 21. STEEL CHANNEL
- 22. INSULATED OVERHEAD DOOR WITH ALL GLASS LITES



**BLDG. 2**  
Scale: 1/16" = 1'-0"



**West Place**

KEE Project #Z908D

10/12/2016



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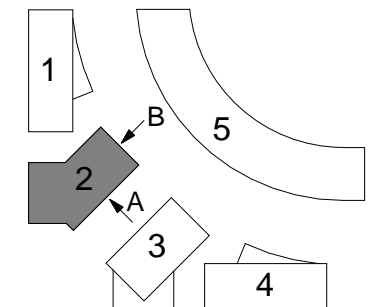


**(A)** North/East Elevation (Bldg.2)

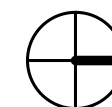


**(B)** North/West Elevation (Bldg.2)

1. ALUMINUM WINDOW SYSTEM
2. ANDERSON 100 SERIES WINDOWS
3. HEAVY SANDBLASTED CONCRETE
4. GLAZED MASONRY UNIT
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22. INSULATED OVERHEAD DOOR WITH ALL GLASS LITES



**BLDG. 2**  
Scale: 1/16" = 1'-0"



**West Place**

KEE Project #Z908D

10/12/2016

**KEE**  
architecture

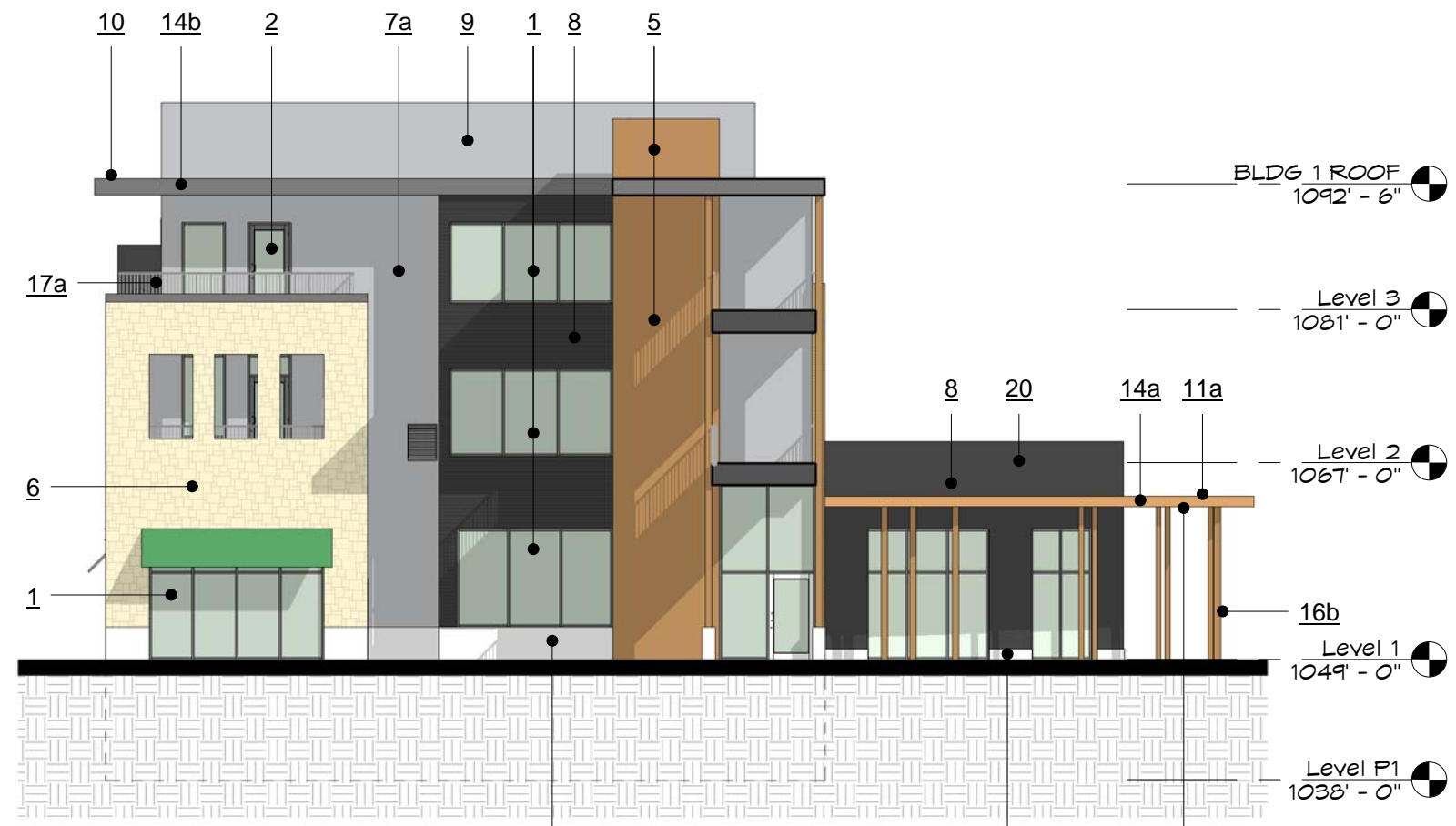
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**(A) North Elevation (Bldg.1)**

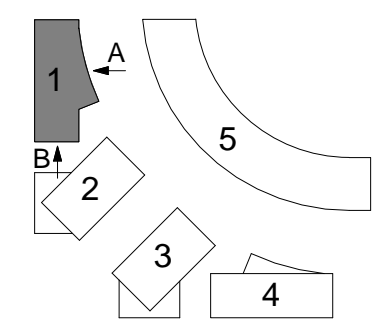
1 3 1 8 3 14a 8 1

1. ALUMINUM WINDOW SYSTEM
2. ANDERSON 100 SERIES WINDOWS
3. HEAVY SANDBLASTED CONCRETE
4. GLAZED MASONRY UNIT
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21. STEEL CHANNEL
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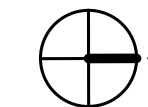


**(B) East Elevation (Bldg.1)**

3 3 13



**BLDG. 1**  
Scale: 1/16" = 1'-0"



**West Place**

KEE Project #Z908D

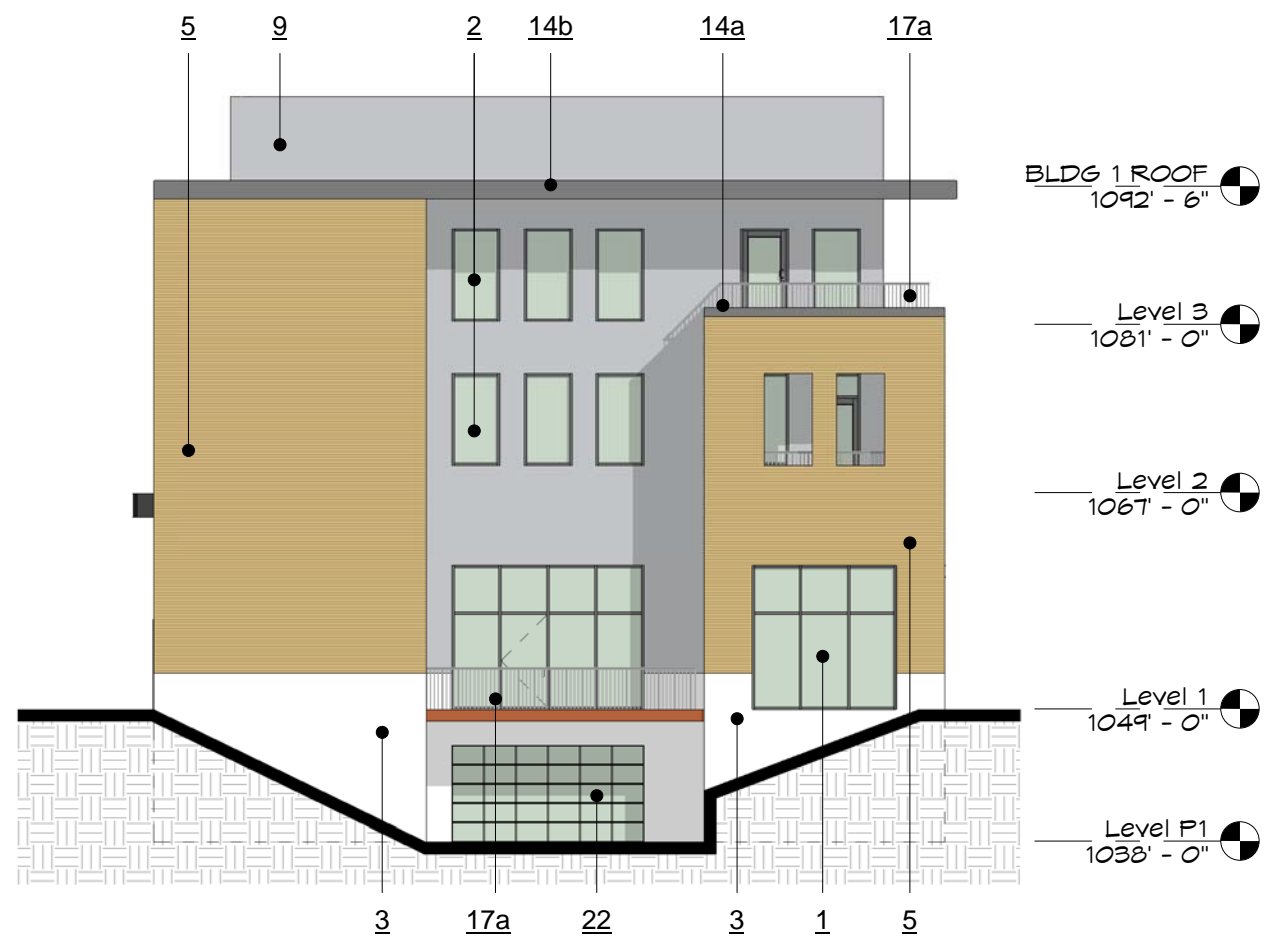
10/12/2016

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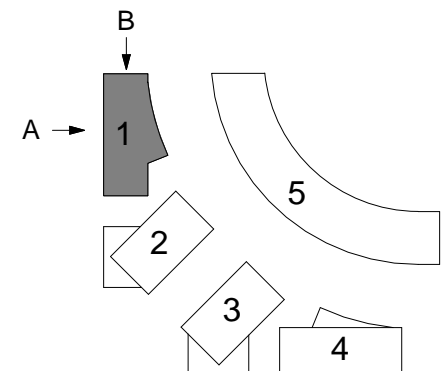


**(A)** South Elevation (Bldg.1)

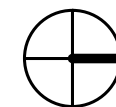


**(B)** West Elevation (Bldg.1)

1. ALUMINUM WINDOW SYSTEM
2. ANDERSON 100 SERIES WINDOWS
3. HEAVY SANDBLASTED CONCRETE
4. GLAZED MASONRY UNIT
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21. STEEL CHANNEL
22. INSULATED OVERHEAD DOOR WITH ALL GLASS LITES



**BLDG. 1**  
Scale: 1/16" = 1'-0"



**West Place**

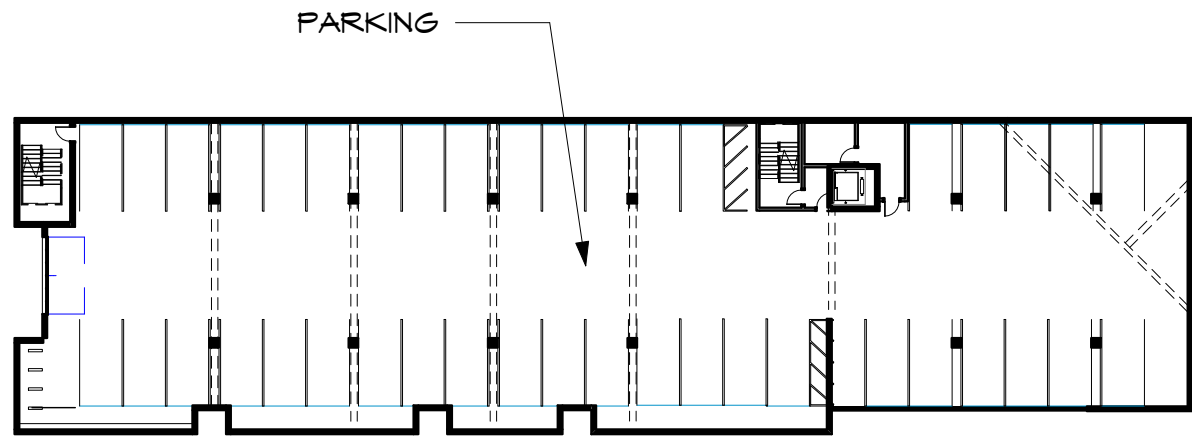
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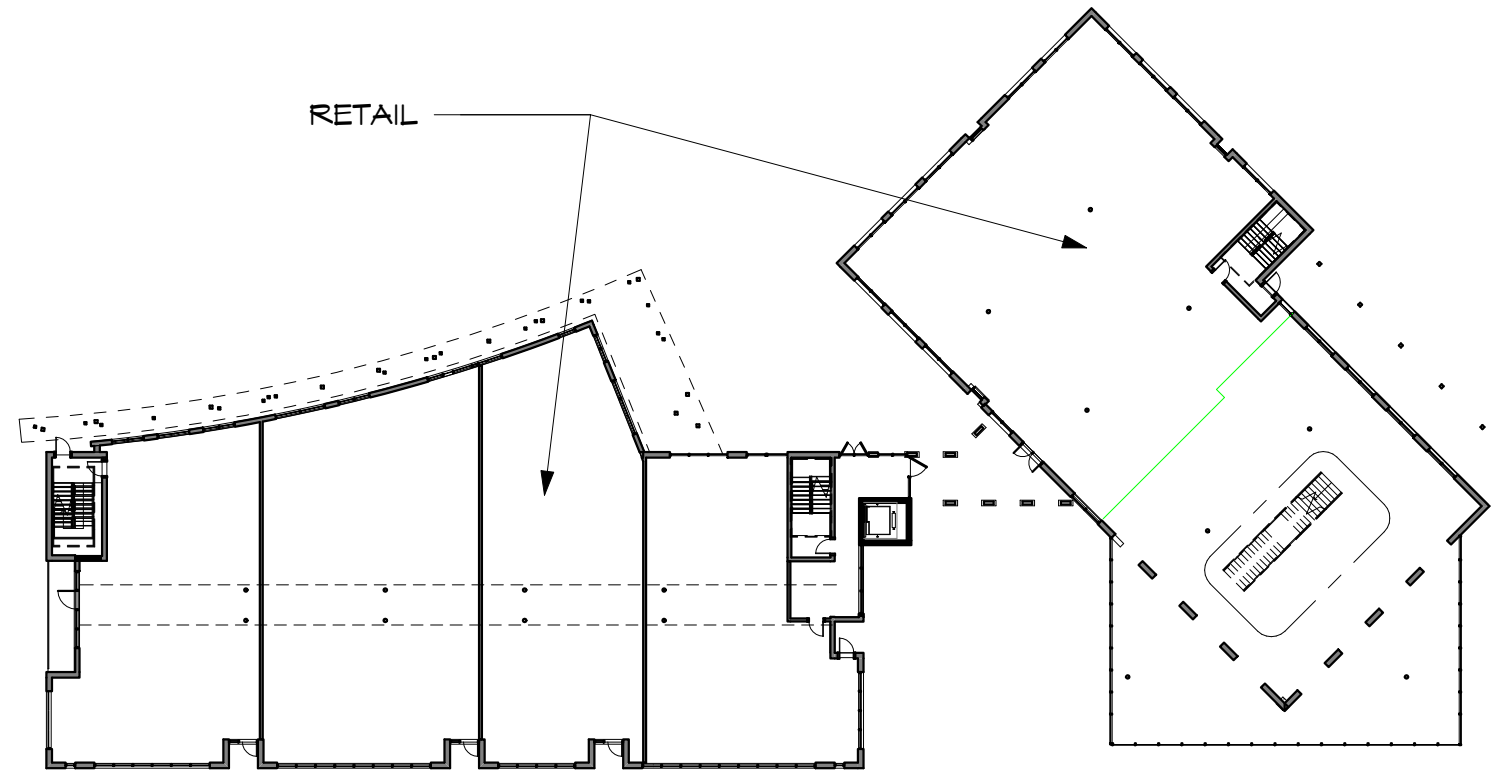
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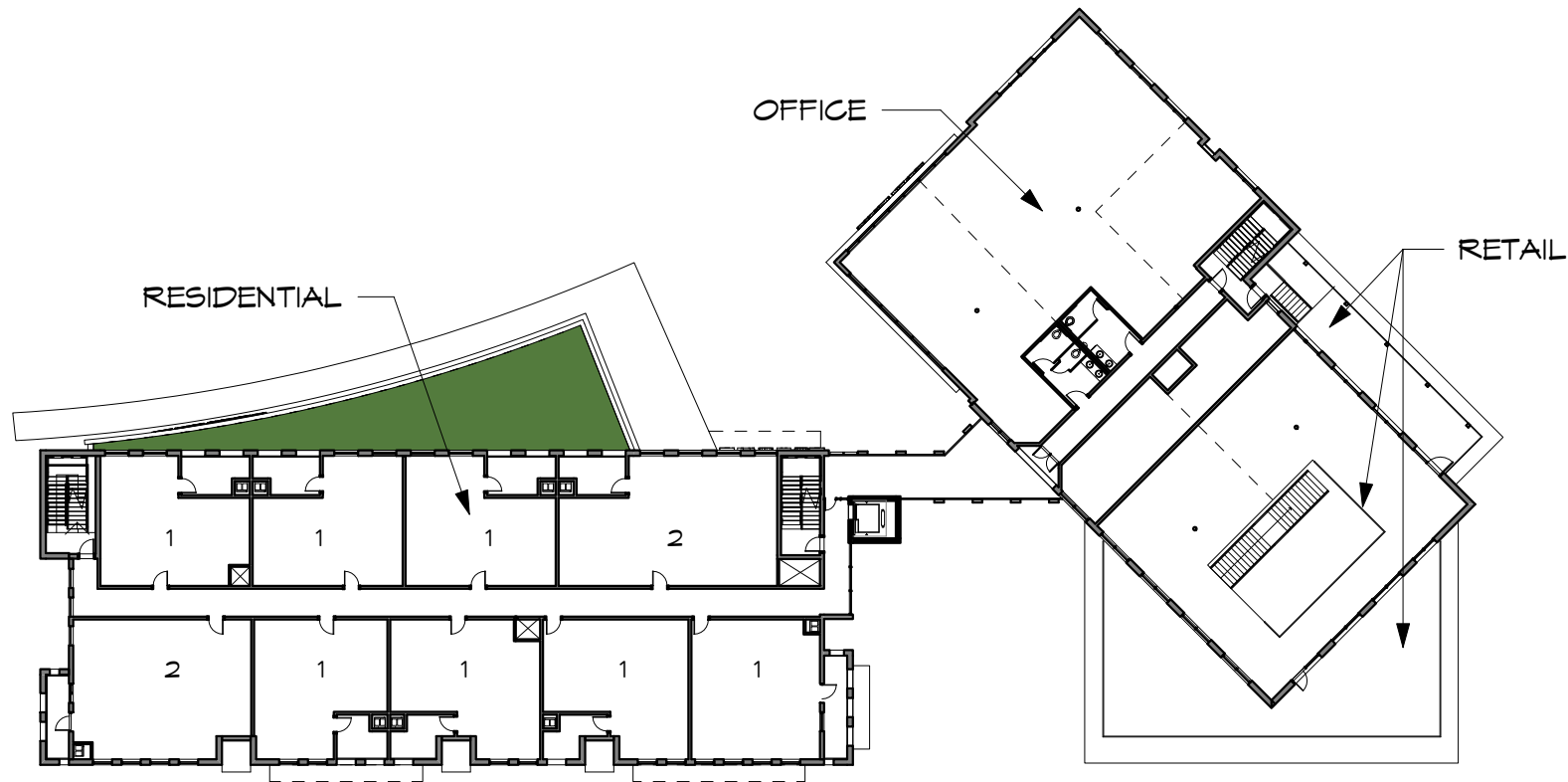




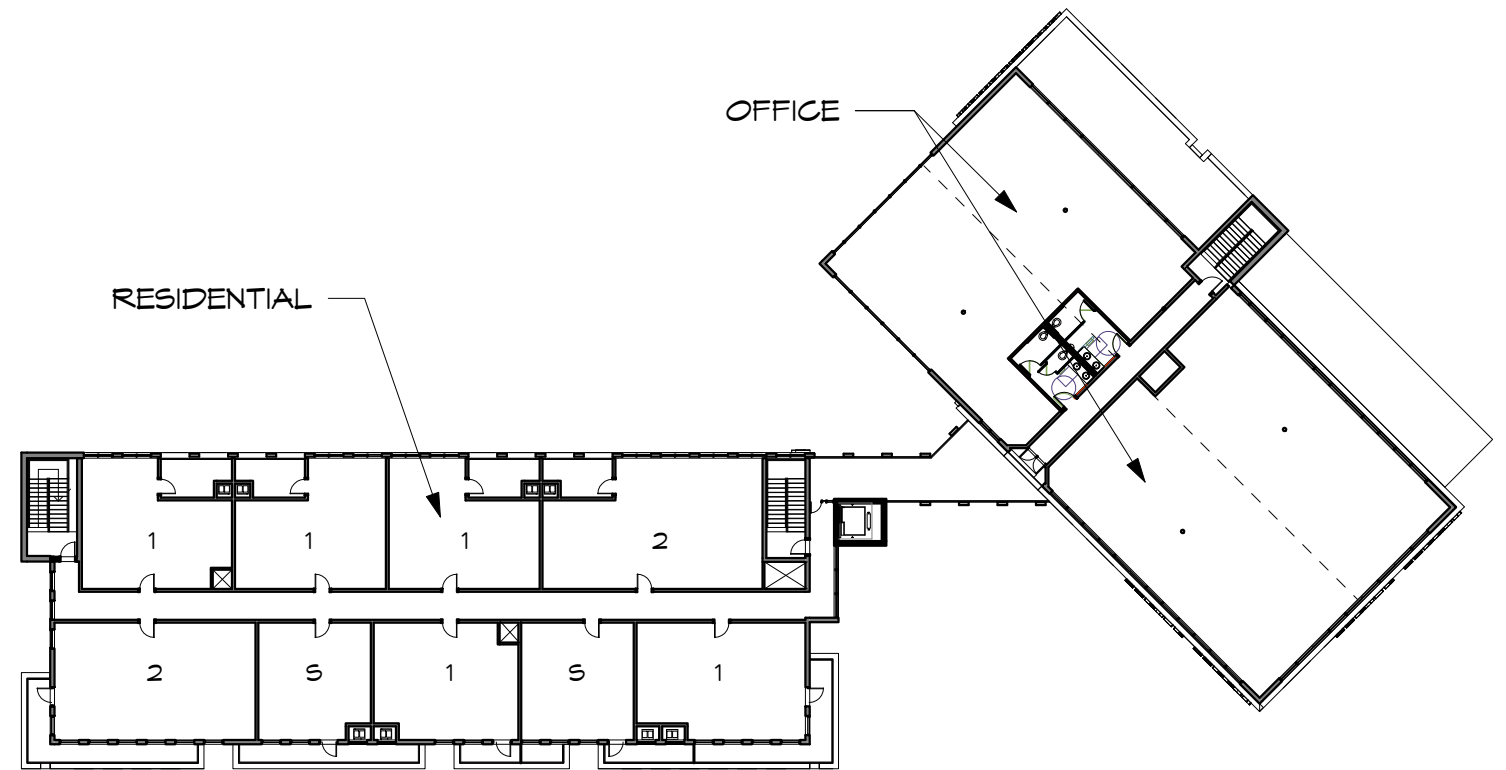
Level P1



Level 1

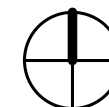


Level 2



Level 3

BLDGS. 1 & 2  
Scale: 1" = 40'-0"



West Place

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## PHASE 1

### APARTMENTS:

BUILDING 1:	18
BUILDING 4:	18
BUILDING 5:	70

**TOTAL** 106

### APARTMENT PARKING:

BUILDING 1:	18 STALLS
BUILDING 4:	18 STALLS
BUILDING 5:	70 STALLS

**TOTAL** 106 STALLS

### RETAIL:

BUILDING 1:	11,521 S.F.
BUILDING 2:	13,704 S.F.
BUILDING 3:	13,704 S.F.
BUILDING 4:	11,521 S.F.
NOODLES:	10,000 S.F.

**TOTAL:** 60,450 S.F.

### RETAIL PARKING:

CURVED SURFACE:	122 STALLS
COVERED UNDER PLAZA:	161 STALLS
PLAZA SURFACE:	47 STALLS
NOODLES (PROPOSED):	102 STALLS

**TOTAL:** 432 STALLS

### OFFICE:

BUILDING 2:	11,310 S.F.
BUILDING 3:	11,310 S.F.

**TOTAL:** 22,620 S.F.

### OFFICE PARKING:

BUILDING 2:	32 STALLS
BUILDING 3:	32 STALLS

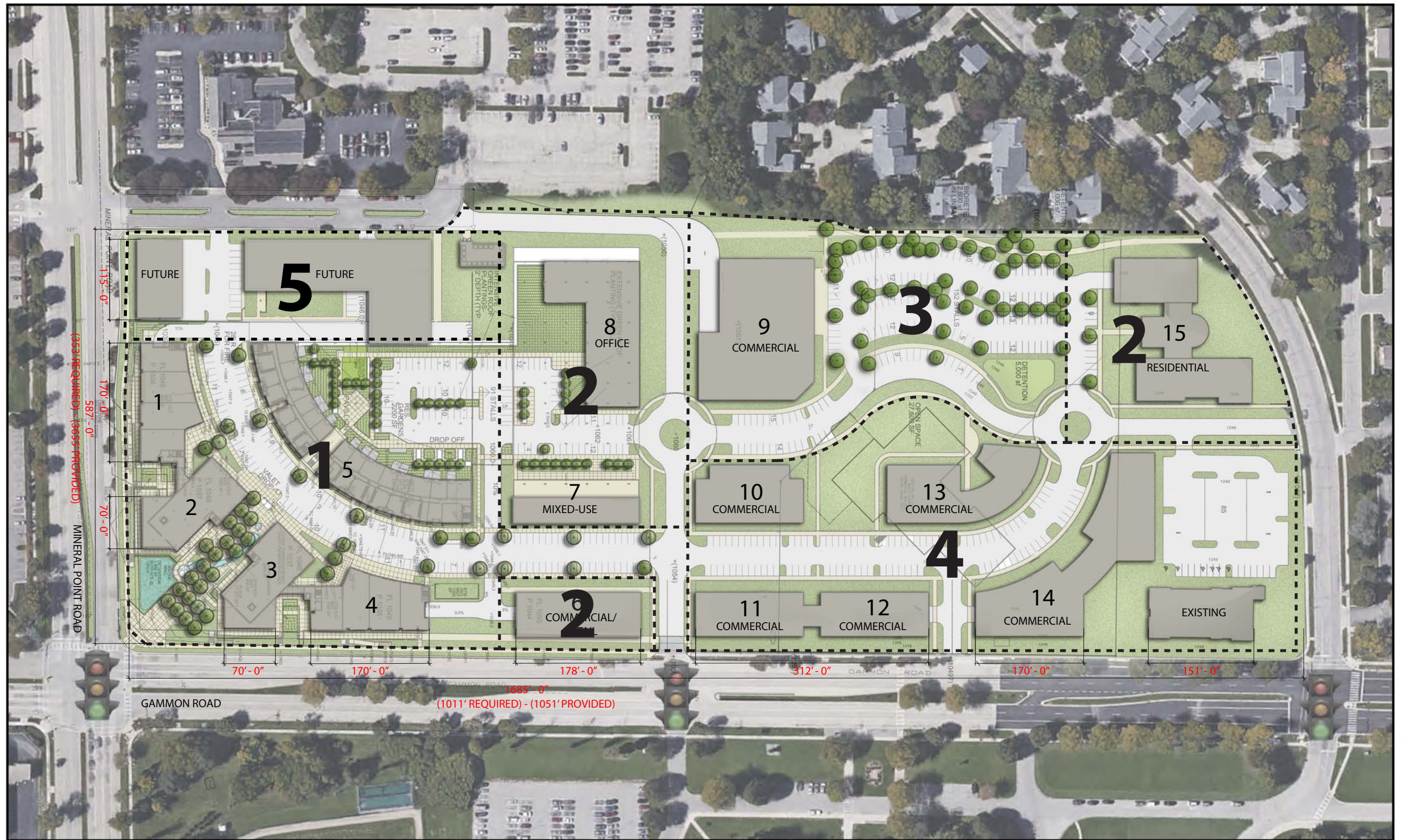
**TOTAL:** 64 STALLS

# MASTER PLAN: PHASE 1

West Place | Madison, WI | 10-12-2016

Scale: 1"=50'-0"  
(On 30x42 Sheet)





# MASTER PLAN

## 5 Phases Shown

West Place | Madison, WI | 10-12-2016

Scale: 1"=50'-0"  
(On 30x42 Sheet)



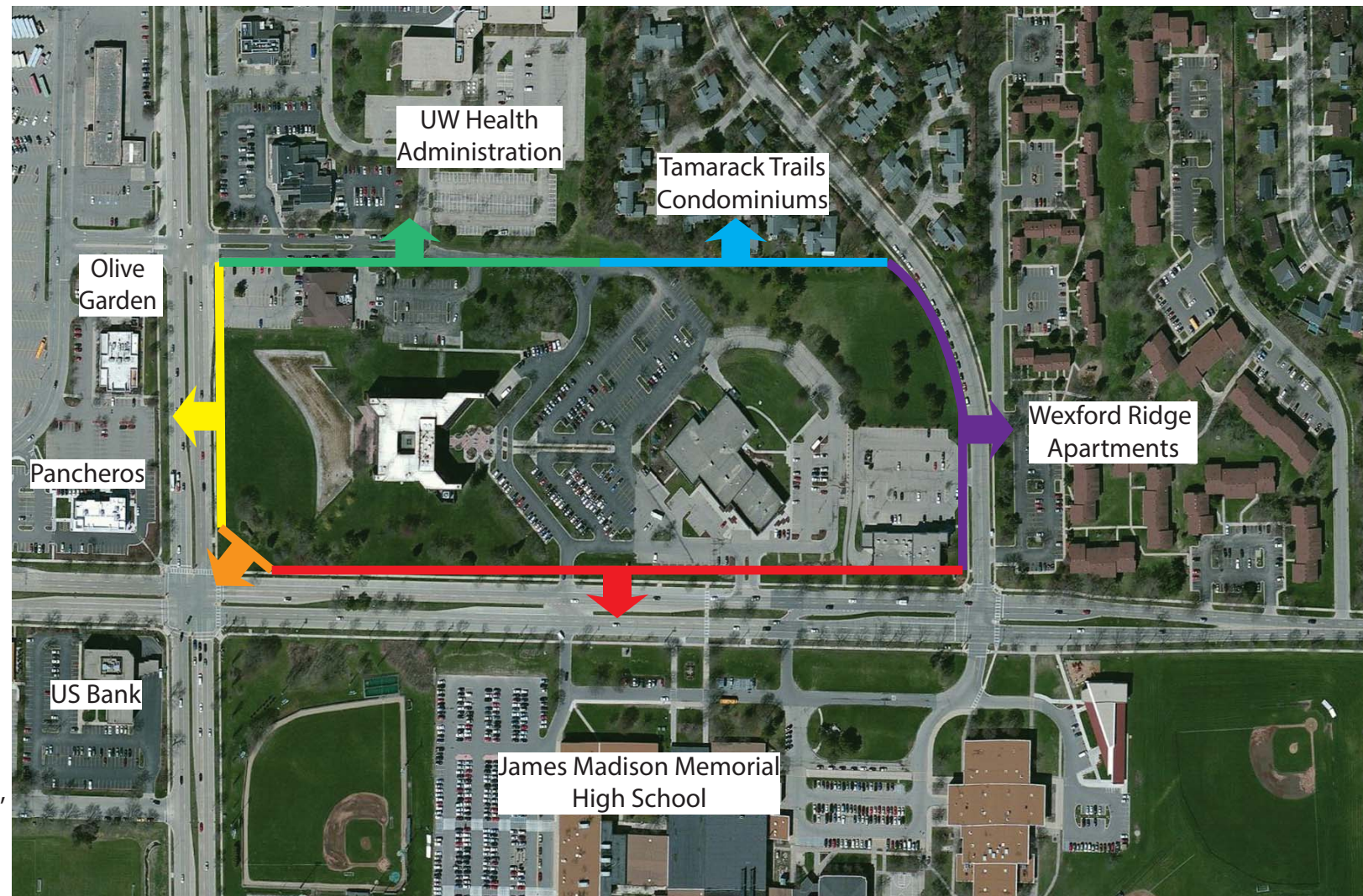


**UW Health Administration**  
301 S. Westfield Road, Madison

**Tamarack Trails Condominiums**  
Madison, WI

**Olive Garden / Pancheros**  
7017 Mineral Point Road, Madison

**US Bank**  
402 Gammon Place, Madison



**Wexford Ridge Apartments**  
7012 Tree Lane, Madison



**James Madison Memorial High School**  
101 S. Gammon Road, Madison

West Place

KEE Project #Z908D

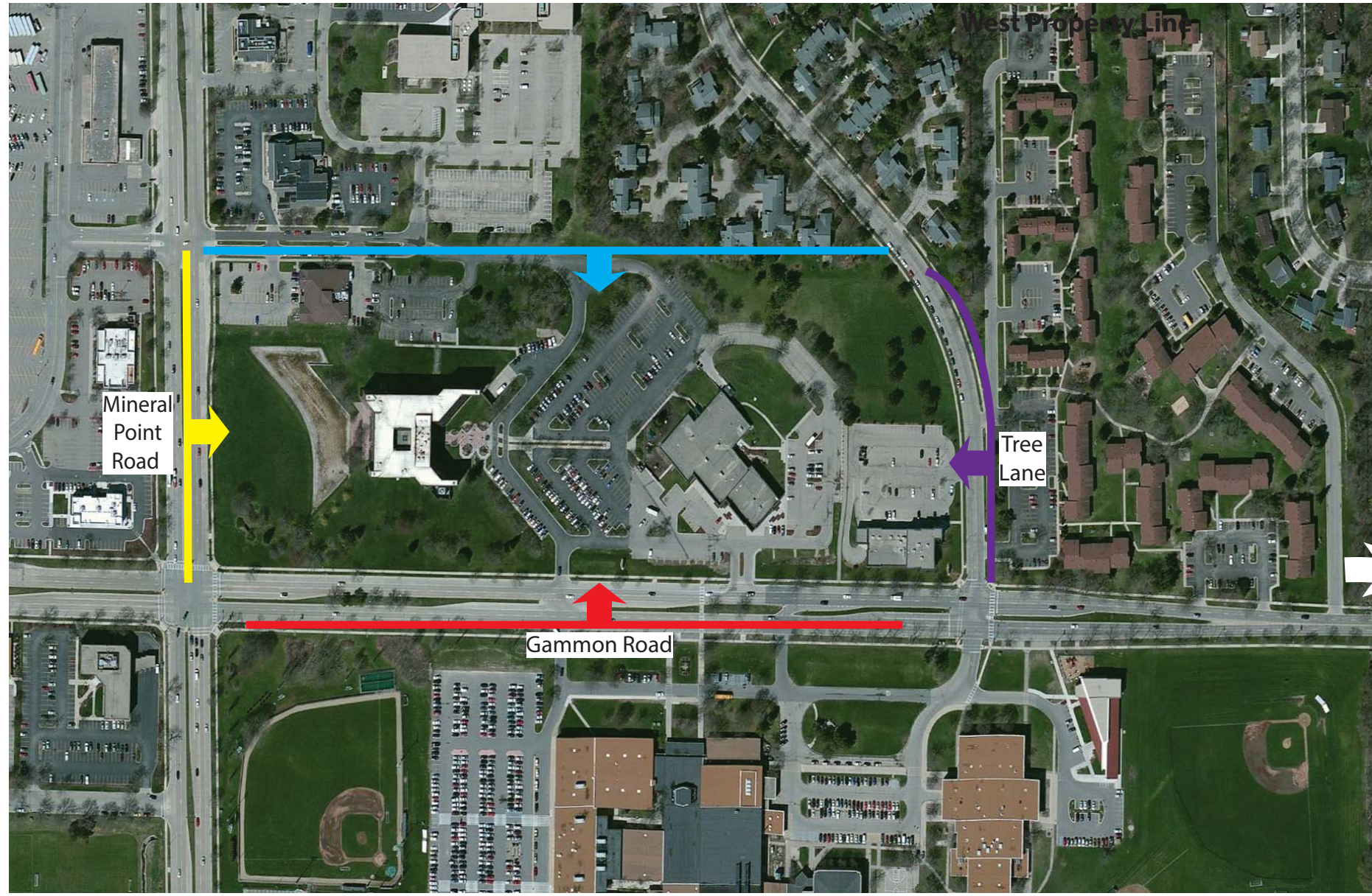
10/12/16

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West Property Line



Mineral Point Road

Tree Lane

Gammon Road



Gammon Road

West Place

KEE Project #Z908D

10/12/16

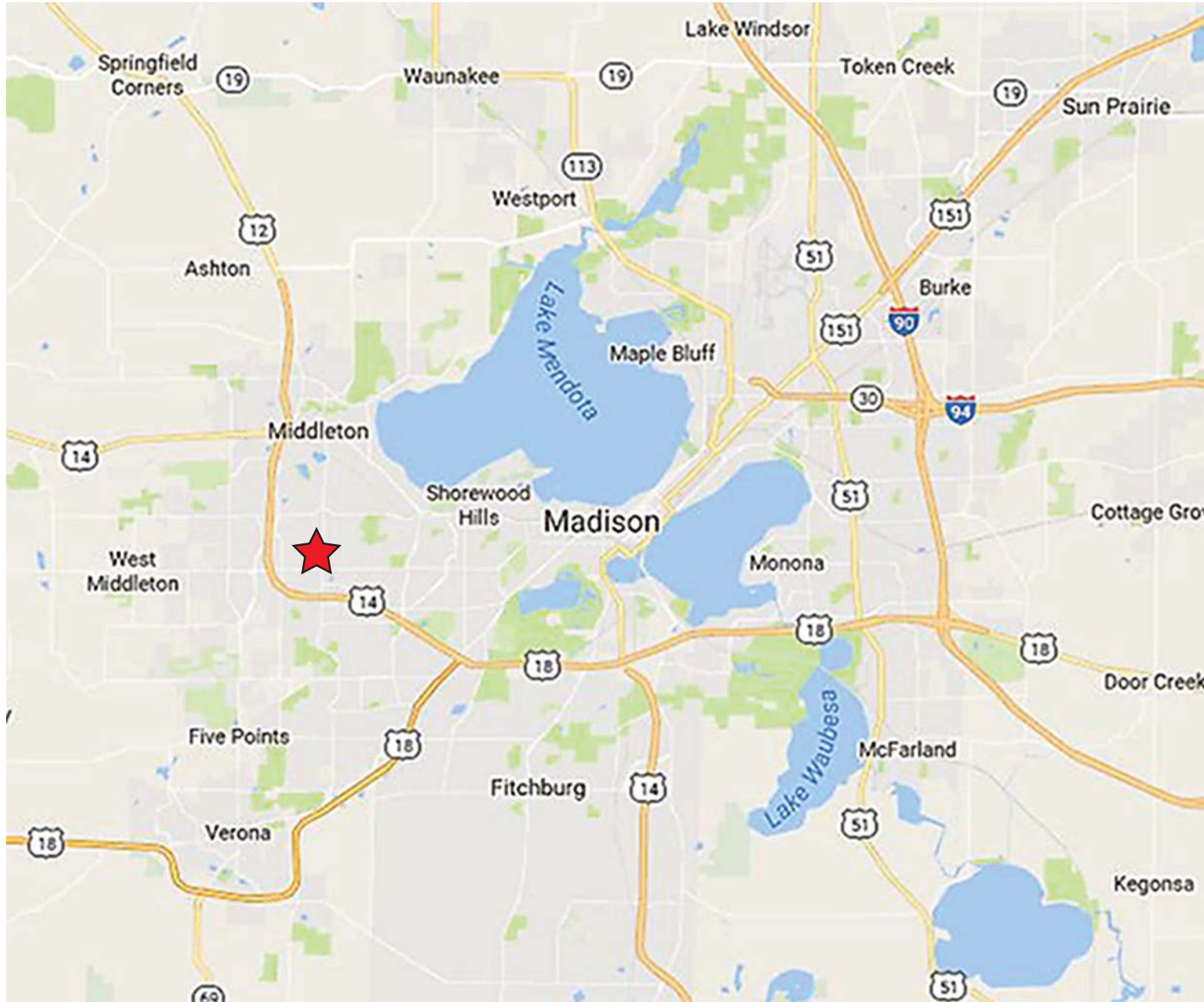


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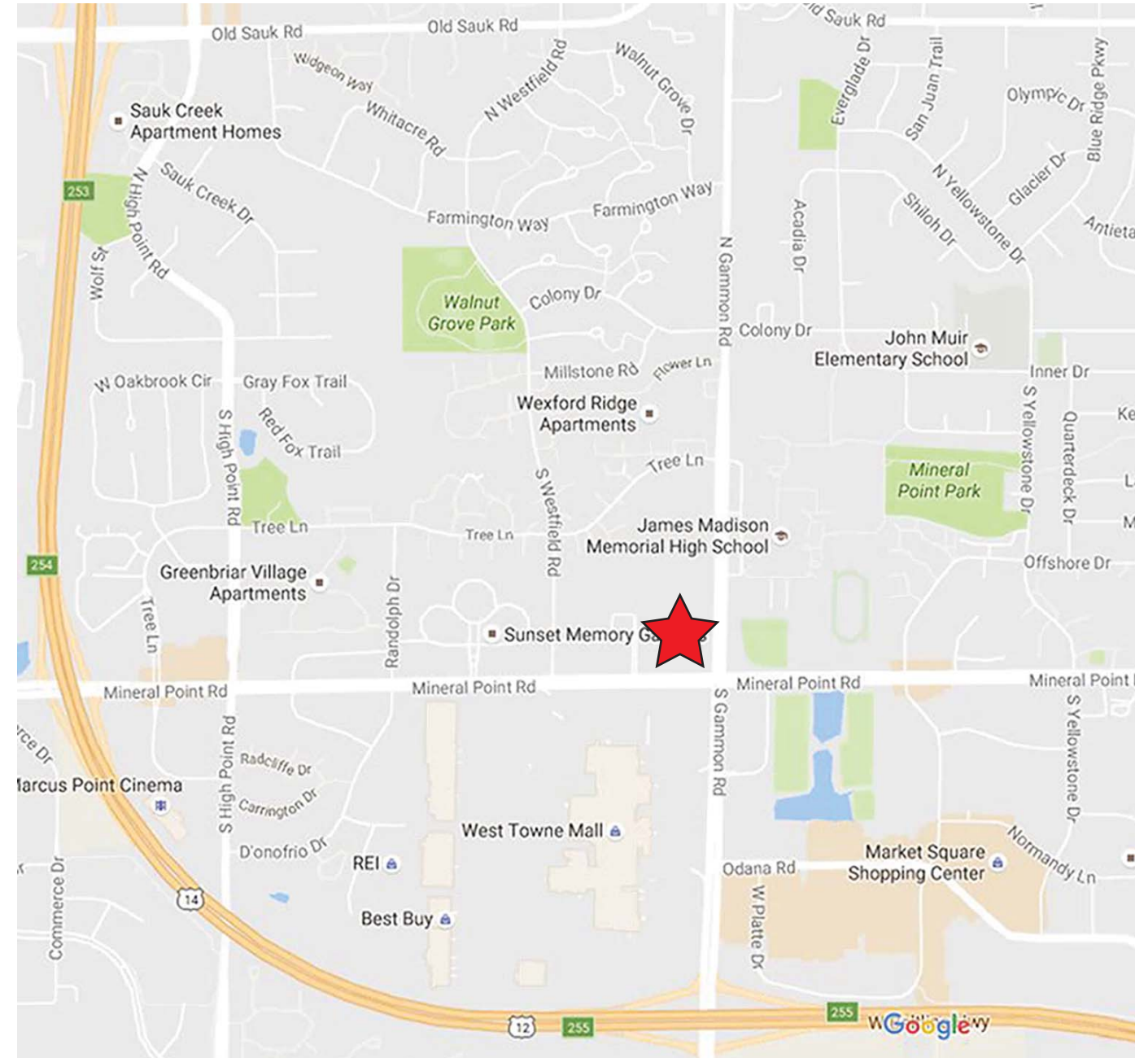
# WEST PLACE

LIVESEY COMPANY

302 S. GAMMON ROAD



**CITY OF MADISON**



**MINERAL POINT / GAMMON ROAD**

West Place

KEE Project #Z908D

10/12/16

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# WEST PLACE

# 10.12.2016

Issued for Urban Design Commission



Wednesday, October 12<sup>th</sup>, 2016

Urban Design Commission  
Madison Municipal Building  
215 Martin Luther King Jr. Boulevard  
Madison, Wisconsin 53703

Attention: Al Martin

Re: West Place Redevelopment – Informational Presentation

Dear Members of the Urban Design Commission:

The Livesey Company is proposing to redevelop the property bounded by Mineral Point Road, Gammon Road, Tree Lane, Tamarack Condominiums, and a private road. The property consists of 23 acres and is currently zoned Suburban Employment. Existing uses include the former Madison College West Campus (vacant), and three other retail/commercial office buildings.

The redevelopment will require rezoning the property to Mixed Commercial Center (MXC). The goal of MXC, a new zoning district, is to create a compact, cohesive, walkable development that includes a mix of uses (commercial, retail, residential) and is accessible by multiple modes of transportation (bikes, automobile, and transit). Similar to Planned Development, MXC requires a master plan and can be developed in phases.

The vision for West Place is to create a mixed use neighborhood that is both a destination for the community, a home for residents, and an employment center. Phase One of West Place Redevelopment is centered on the intersection of Mineral Point and Gammon roads and is organized around a large public plaza at the corner and a new street, Memorial Drive, which will eventually be extended to Tree Lane, providing connectivity throughout the site, and more importantly, a sense of place within the development.

Phase One includes buildings One through Five on the master plan and consists of 50,450 SF of new retail/restaurant, 22,620 SF of commercial/office, and 106 residential units. There is a mix of private and shared parking, the majority of which is located in a structure or under buildings. The parking along Memorial Drive is the most valuable for the mixed use development; the perpendicular configuration is the most efficient as it accommodates the most vehicles per square foot. Storm water management is a key place making feature and is woven throughout the project, including along the sidewalks on Memorial Drive and culminating in a pond located at the southwest corner of the plaza on Mineral Point.

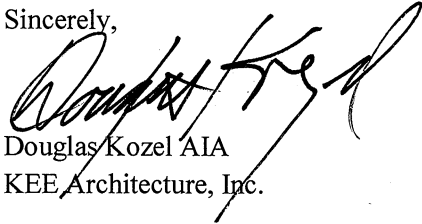




The future four phases will occur over the next five to ten years. As the project develops towards Tree Lane, uses will likely transition to employment except for the northwest corner, which abuts the Tamarack Condominiums, and will be residential.

The Livesey Company is pleased to present this exciting mixed use development to the Urban Design Commission and looks forward to your input and guidance.

Sincerely,



Douglas Kozel AIA  
KEE Architecture, Inc.

Cc The Livesey Company  
Urban Assets