



### Location

6701-6921 McKee Road &  
3201 Maple Grove Drive

### Applicant

Alex Weis - Livesey Company

From: Temp A/R1 / PUD-GDP To: PUD-GDP

### Existing Use

Vacant Land

### Proposed Use

GDP for Future Construction of 190  
Apartments in 5 Residential Buildings &  
33,000 SF of Retail in 5 Commercial Buildings

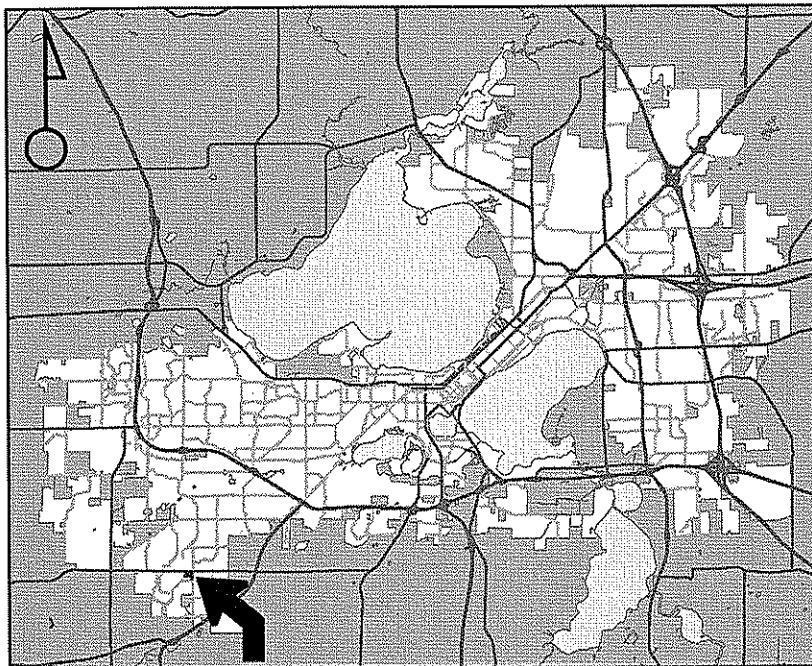
### Public Hearing Date

Plan Commission

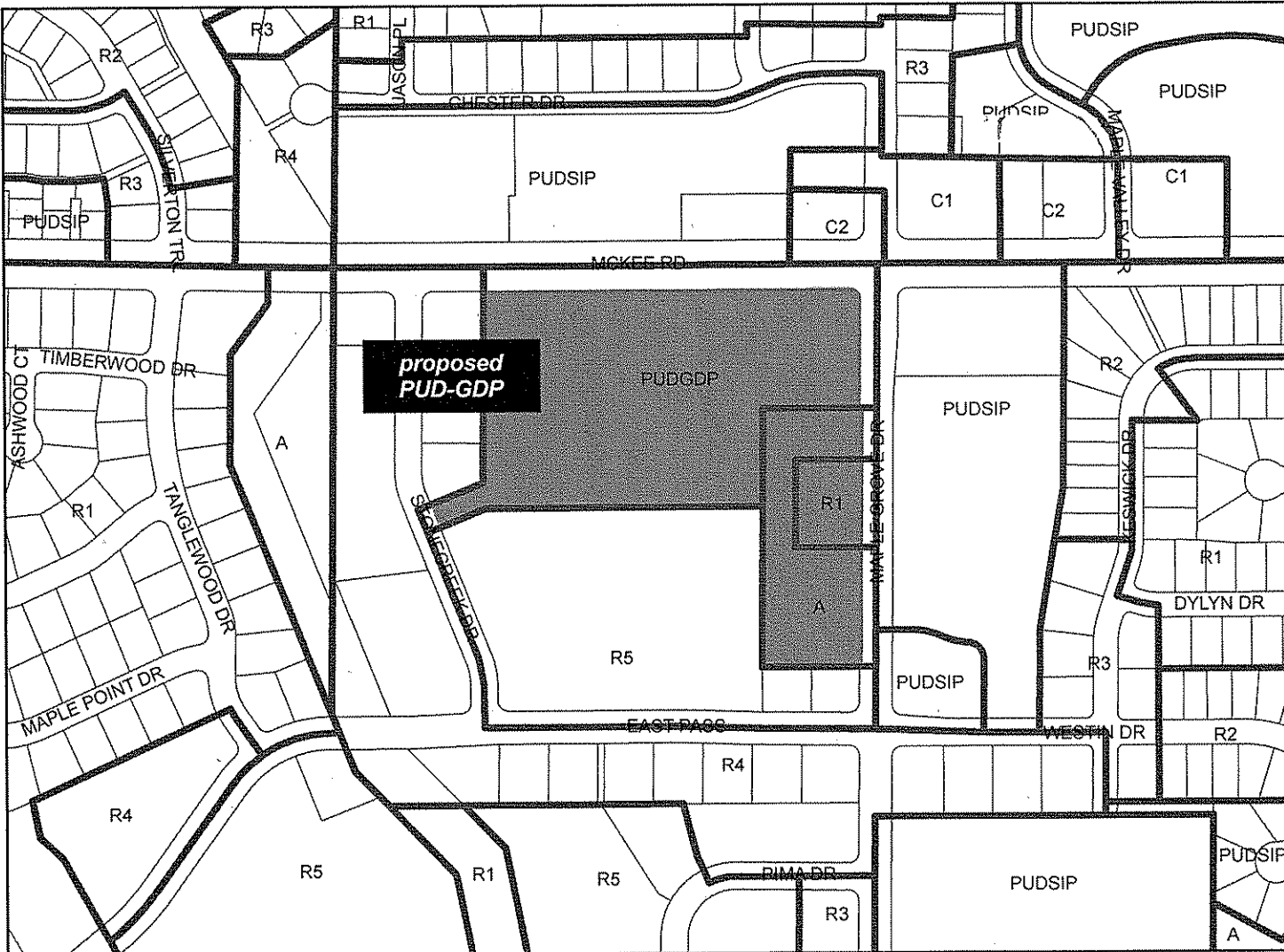
11 January 2010

Common Council

19 January 2010



For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'





# LAND USE APPLICATION Madison Plan Commission

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

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.htm](http://www.cityofmadison.com/planning/plan.htm)
- All Land Use Applications should be filed directly with the Zoning Administrator.

OR OFFICE USE ONLY:	
Amt. Paid	<u>1400</u> Receipt No. <u>105445</u>
Date Received	<u>11/11/09</u>
Received By	<u>APF</u>
Parcel No.	<u>060812209084</u>
Aldermanic District	<u>7 King</u>
GQ	<u>PUD6PP</u>
Zoning District	<u>PUD-60P/A/121</u>
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <input checked="" type="checkbox"/>
Alder Notification	Waiver <input checked="" type="checkbox"/>
Ngbrhd. Assn Not.	Waiver <input type="checkbox"/>
Date Sign Issued	<input type="checkbox"/>

**1. Project Address:** 6701 McKee Road, 3210 Maple Grove Road **Project Area in Acres:** 13.25  
**Project Title (if any):** \_\_\_\_\_

**2. This is an application for:**

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b> Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____		<input checked="" type="checkbox"/> <b>Rezoning to or Amendment of a PUD or PCD District:</b> <input checked="" type="checkbox"/> Ex. Zoning: <u>PUD / A</u> to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan
<input type="checkbox"/> <b>Conditional Use</b>	<input type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests (Specify):</b> _____

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

Applicant's Name: Alex Weis Company: Livesey Company  
Street Address: 1818 West Beltline Highway City/State: Madison Zip: 53713  
Telephone: (608) 833-2929 Fax: (608) 824-9020 Email: aweis@liveseyco.com  
Project Contact Person: \_\_\_\_\_ Company: \_\_\_\_\_  
Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: ( ) Fax: ( ) Email: \_\_\_\_\_  
Property Owner (if not applicant): \_\_\_\_\_  
Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

**4. Project Information:**

Provide a brief description of the project and all proposed uses of the site: Mixed use commercial retail and residential development

Development Schedule: Commencement Fall, 2010 Completion Unknown

**5. Required Submittals:**

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
  - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee: \$1,400** See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

**In Addition, The Following Items May Also Be Required With Your Application:**

- For any applications proposing demolition or removal of existing buildings, the following items are required:
  - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
  - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
  - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

**6. Applicant Declarations:**

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 

→ The site is located within the limits of \_\_\_\_\_ Madison Comprehensive Plan, which recommends: Neighborhood Mixed Use for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30 days** prior to filing this request:
 

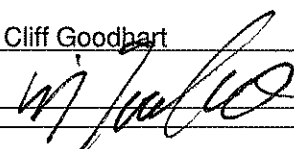
→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:  
Steve King, District 7 Alder

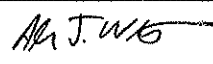
*NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.*
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.
 

Planning Staff: Tim Parks Date: 10/22, 10/27 Zoning Staff: \_\_\_\_\_ Date: \_\_\_\_\_
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

**The signer attests that this form is accurately completed and all required materials are submitted:**

Printed Name Cliff Goodhart Date November 11, 2009

Signature  Relation to Property Owner Architectural Consultant

Authorizing Signature of Property Owner  Date November 11, 2009



1818 West Beltline Highway  
Madison, WI 53713  
(608) 833-2929, (608) 824-9020 (Facsimile)

December 2, 2009

City of Madison Plan Commission  
215 Martin Luther King Jr. Boulevard  
Madison 53703

**RE: General Development Plan - SW Corner of McKee Road and Maple Grove Drive  
6701 McKee Road, 3210 Maple Grove Drive**

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, The Livesey Company purchased approximately 3.25 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). Approximately 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.
- Up to six single-story commercial buildings ranging in size from 4,000 to 15,000 square feet will anchor the corner lot. It is anticipated that the tenant mix will include restaurants, retail and office space. There will be approximately surface 225 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 him on August 10<sup>th</sup> and September 28<sup>th</sup> to discuss the project and his feedback was positive.

We request that the Plan Commission review this GDP application on the January 11 meeting. We will be appearing before the Urban Design Commission to discuss our plans in October and November.

Sincerely,

LIVSEY COMPANY / MAD GROVE LLC

Alex J. Weis  
Executive Vice President / Member

## GDP ZONING TEXT

### Neighborhood Mixed Use Development

SW Corner of McKee Road and Maple Grove Drive  
6701 McKee Road, 3210 Maple Grove Drive

#### Legal Description

Lots 245, 246, 247 and part of Lot 244, East Pass Addition to Country Grove, recorded in Volume 57-057B of Plats on Pages 228 and 229 as Document Number 2781492, Dane County Registry and a parcel of land, located in the NW 1/4 of the NW 1/4 of Section 12, T6N, R8E, City of Madison, Dane County, Wisconsin, more particularly described as follows: Commencing at the northwest corner of said Section 12; thence N89°26'48"E, 366.01 feet; thence S00°08'25"W, 60.00 feet to the point of beginning; thence N89°26'48"E, 892.22 feet to a point of curve; thence southeasterly on a curve to the right which has a radius of 25.00 feet and a chord which bears S45°10'57"E, 35.58 feet; thence S00°11'18"W, 266.55 feet; thence N89°28'14"E, 40.00 feet; thence S00°11'18"W, 629.69 feet; thence S89°24'18"W, 276.06 feet; thence N00°10'58"E, 391.77 feet; thence S89°26'48"W, 674.47 feet; thence S67°45'34"W, 120.00 feet; thence N22°14'26"W, 60.00 feet; thence N67°45'34"E, 137.63 feet; thence N00°08'25"E, 97.74 feet; thence N16°50'30"E, 7.29 feet; thence N00°08'25"E, 10.00 feet; thence N04°24'08"W, 26.44 feet; thence N00°08'25"E, 326.65 feet to the point of beginning. Contains 611,131 square feet (14.030 acres).

The lands subject to the Planned Unit development shall include those described in site plans attached hereto.

#### A. Statement of Purpose

This zoning district is established to allow for the construction of:

- Four apartment buildings consisting 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.
- A three story senior independent living building will have approximately 80 rental units. 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.
- Up to six single story commercial buildings ranging in size from 4,000 to 15,000 square feet that will anchor the corner lot. It is anticipated that the tenant mix will include restaurants, retail and office space. There will be approximately surface 225 parking stalls (5.8 per thousand)

#### B. Lot Area

As stated in plans, attached hereto

#### C. Permitted Uses

1. Those that are stated as permitted uses in the C1 Commercial District
2. Those that are stated as permitted uses in the R5 Residential District
3. Uses accessory to permitted uses as listed above
4. Establishments of the "drive-in" type including drive-up service windows for restaurants, banks and financial institutions.

#### D. Floor Area Ratio

Maximum floor area ratio permitted is 0.60

Maximum building height shall be three 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 conceptually on attached plans. Landscaping will be subject to the requirements of the subsequent approved SIP plan(s).

G. Accessory Off-Street Parking and Loading

Accessory off street parking and loading will be provided as shown conceptually on attached plans. Parking and loading will be subject to the requirements of the subsequent approved SIP plan(s).

H. Lighting

Site Lighting will be provided as shown conceptually on attached plans. Lighting design will be subject to the requirements of the subsequent approved SIP plan(s).

I. Signage

Signage will be provided as shown conceptually on attached plans. Signage size and placement will be subject to the requirements of the subsequent approved SIP plan(s).

J. Family Definition

The family definition of this PUD-GDP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R5 zoning district.

K. Alterations and Revisions

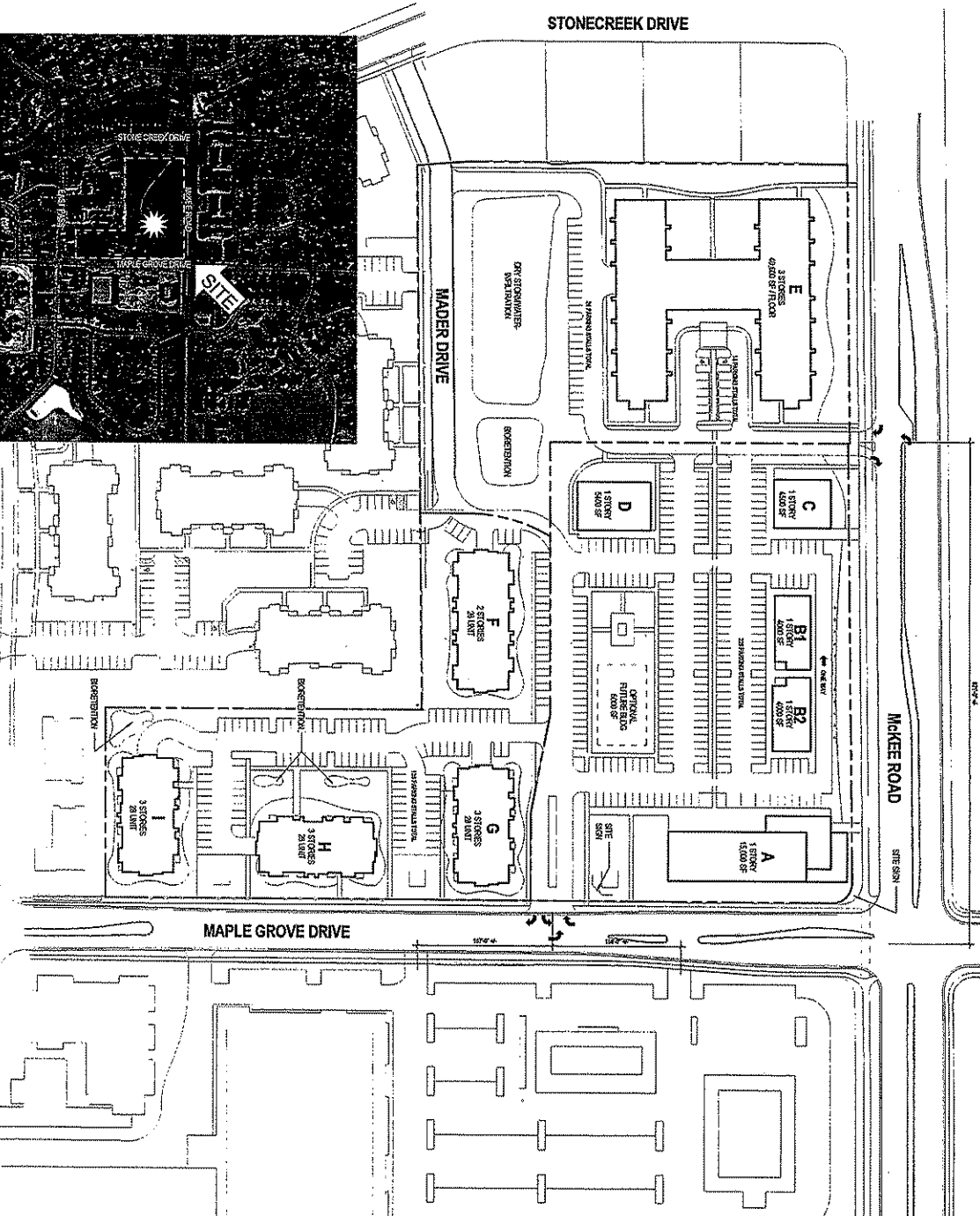
No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the Plan Commission.







**SITE LOCATION**  
 201 MCKER ROAD  
 201 MCKER ROAD DRIVE



**LIVESEY MCKEE ROAD MASTER PLAN**  
**SITE PLAN**

**SITE STATISTICS**

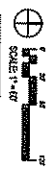
**SITE ACREAGE**

NW SITE	4.55 ACRES
NE SITE	4.94 ACRES
SE SITE	3.77 ACRES
<b>TOTAL</b>	<b>13.26 ACRES</b>

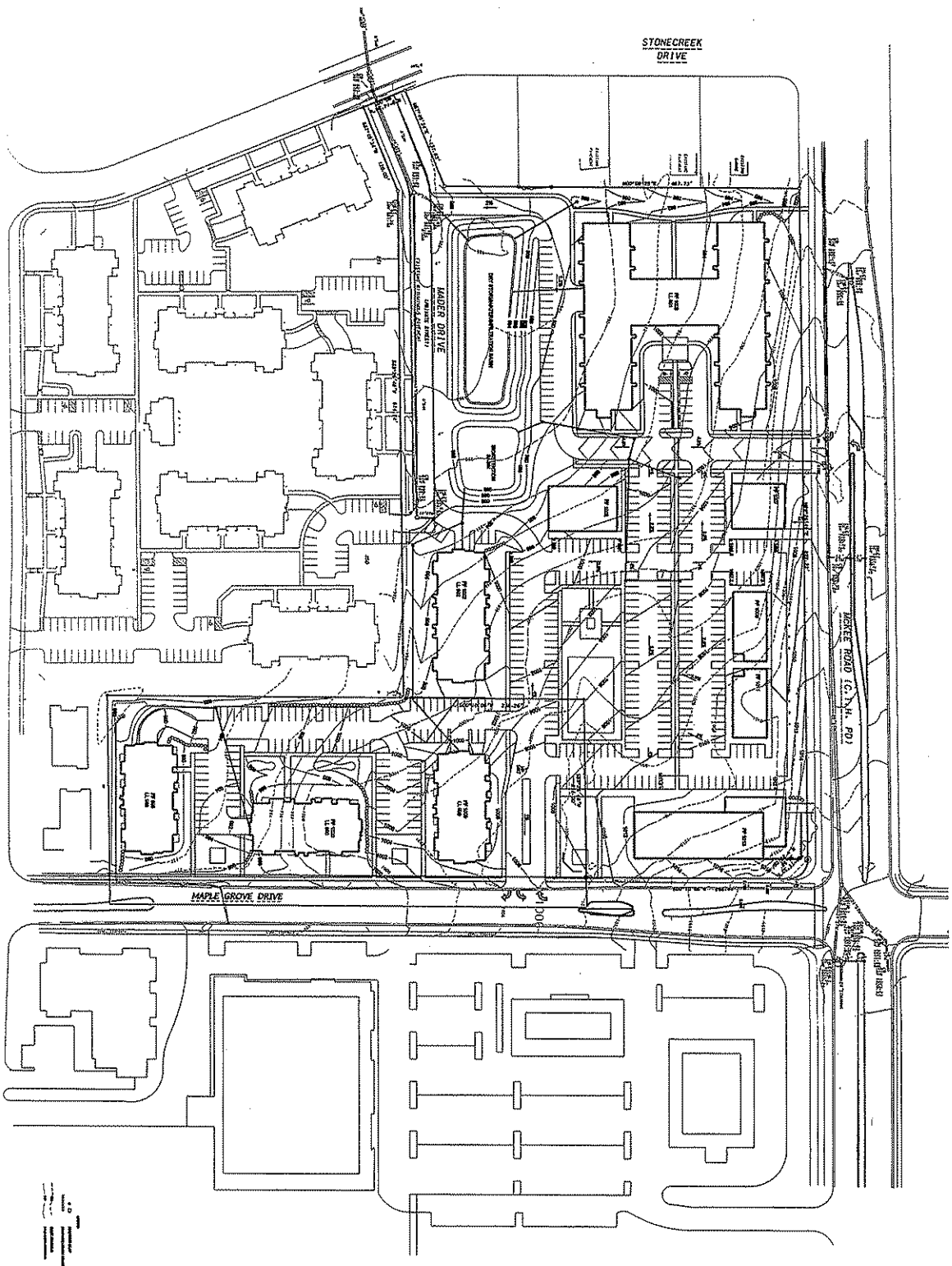
**GROSS SQUARE FOOTAGE**

BUILDING A	15,000 SF
BUILDING B1	4,000 SF
BUILDING B2	4,000 SF
BUILDING C	4,500 SF
BUILDING D	5,400 SF
OPTIONAL BUILDING	6,000 SF
BUILDING E (80 UNITS)	121,800 SF
BUILDING F (26 UNITS)	25,800 SF
BUILDING G (28 UNITS)	30,900 SF
BUILDING H (28 UNITS)	30,900 SF
BUILDING I (28 UNITS)	30,900 SF
<b>TOTAL</b>	<b>279,200 SF</b>

FLOOR AREA RATIO: 0.48



epstein uhlen : architects  
 12/20/08  
 20101422  
 © Epstein Uhlen Architects, Inc.



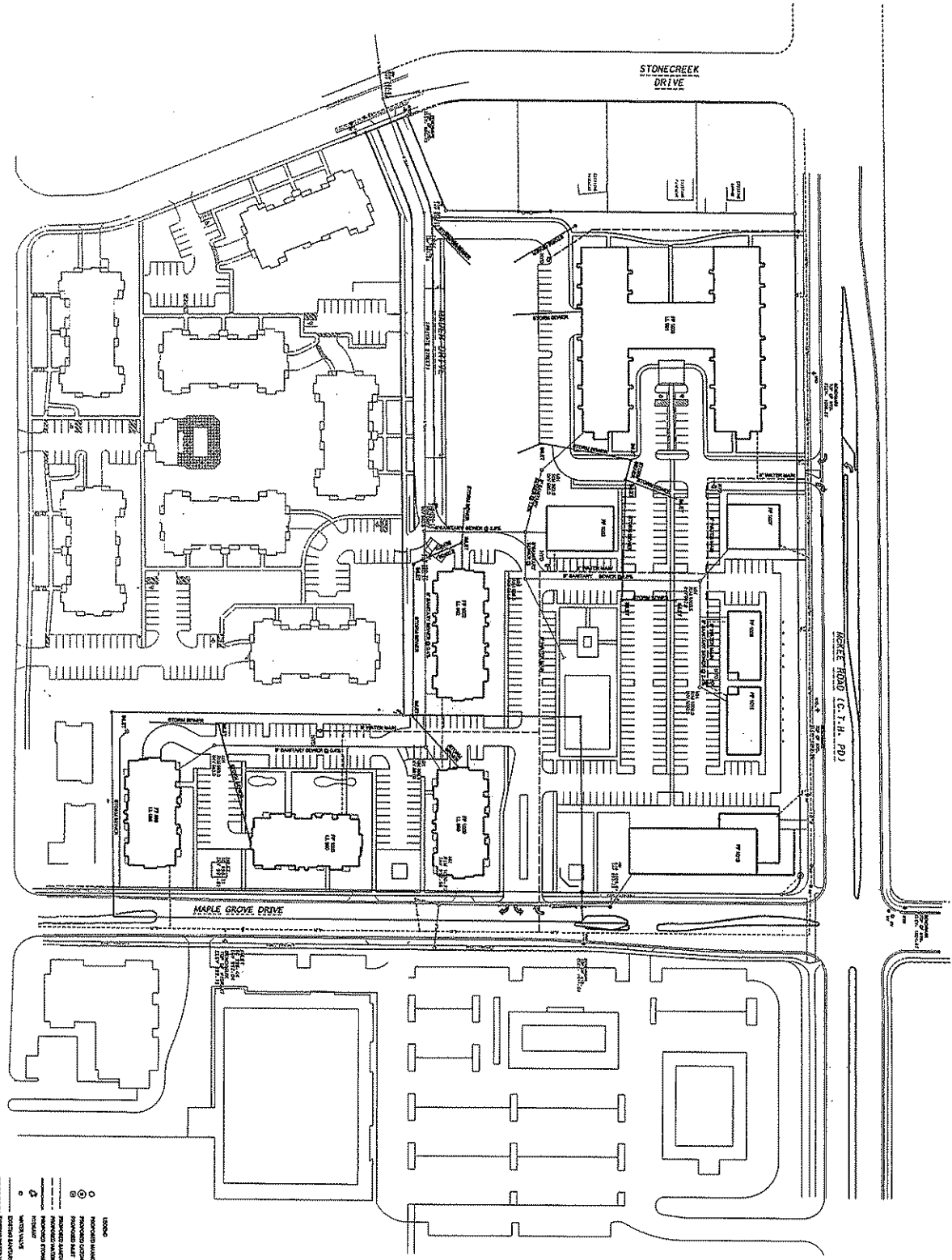
**LIVESEY MCKEE ROAD MASTER PLAN**  
**PRELIMINARY GRADING PLAN**



epstein uhen architects  
 12/20/09  
 SCALE: 1" = 60'  
 78001422  
 © 2009 Epstein Uhen Architects, Inc.

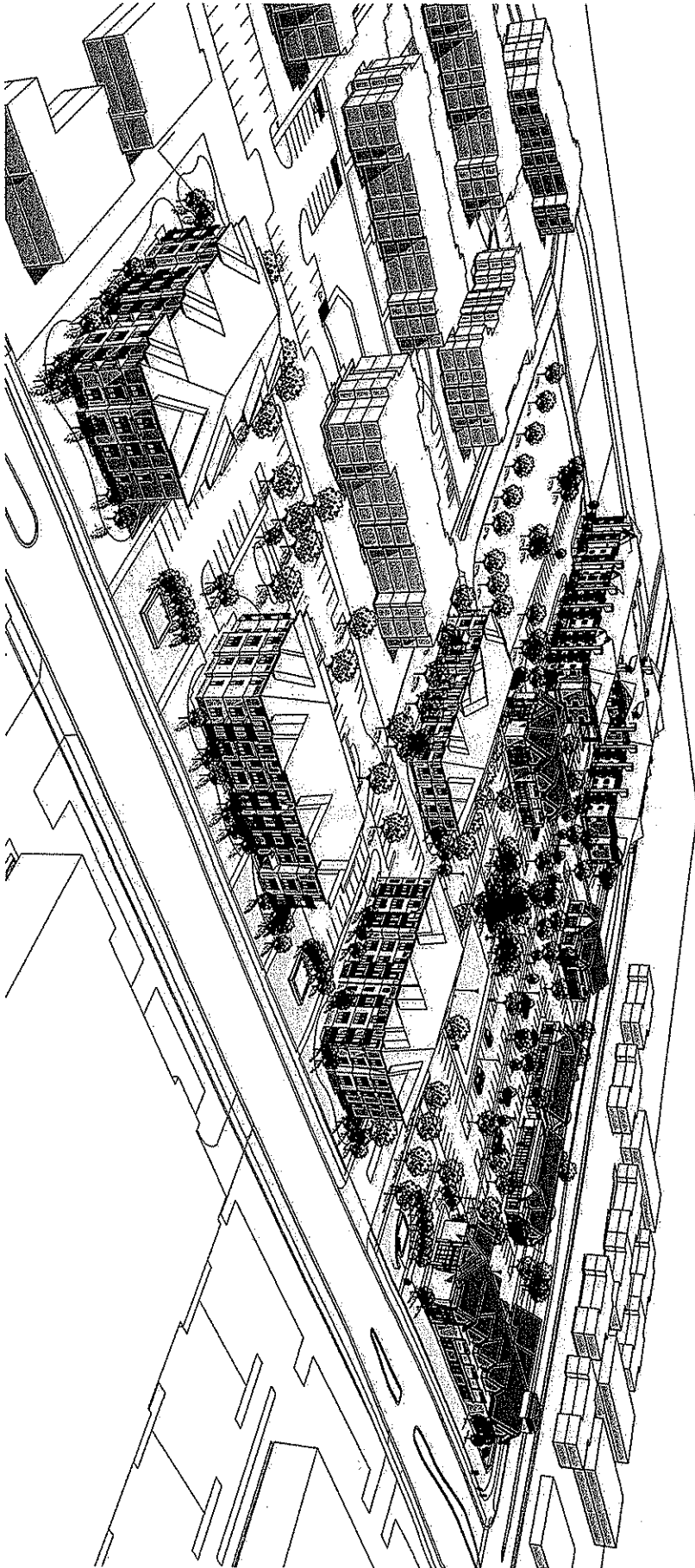
# LIVESEY MCKEE ROAD MASTER PLAN

## PRELIMINARY UTILITY PLAN



- LEGEND**
- PROPOSED MANHOLE
  - PROPOSED VALVE
  - PROPOSED MANHOLE WITH VALVE
  - PROPOSED MANHOLE WITH VALVE AND WATER MAIN
  - PROPOSED MANHOLE WITH VALVE AND SEWER MAIN
  - PROPOSED MANHOLE WITH VALVE AND GAS MAIN
  - PROPOSED MANHOLE WITH VALVE AND ELECTRIC MAIN
  - PROPOSED MANHOLE WITH VALVE AND FIBER OPTIC MAIN
  - PROPOSED MANHOLE WITH VALVE AND TELEPHONE MAIN
  - PROPOSED MANHOLE WITH VALVE AND CABLE TV MAIN
  - PROPOSED MANHOLE WITH VALVE AND OTHER MAIN





SOUTHEAST VIEW

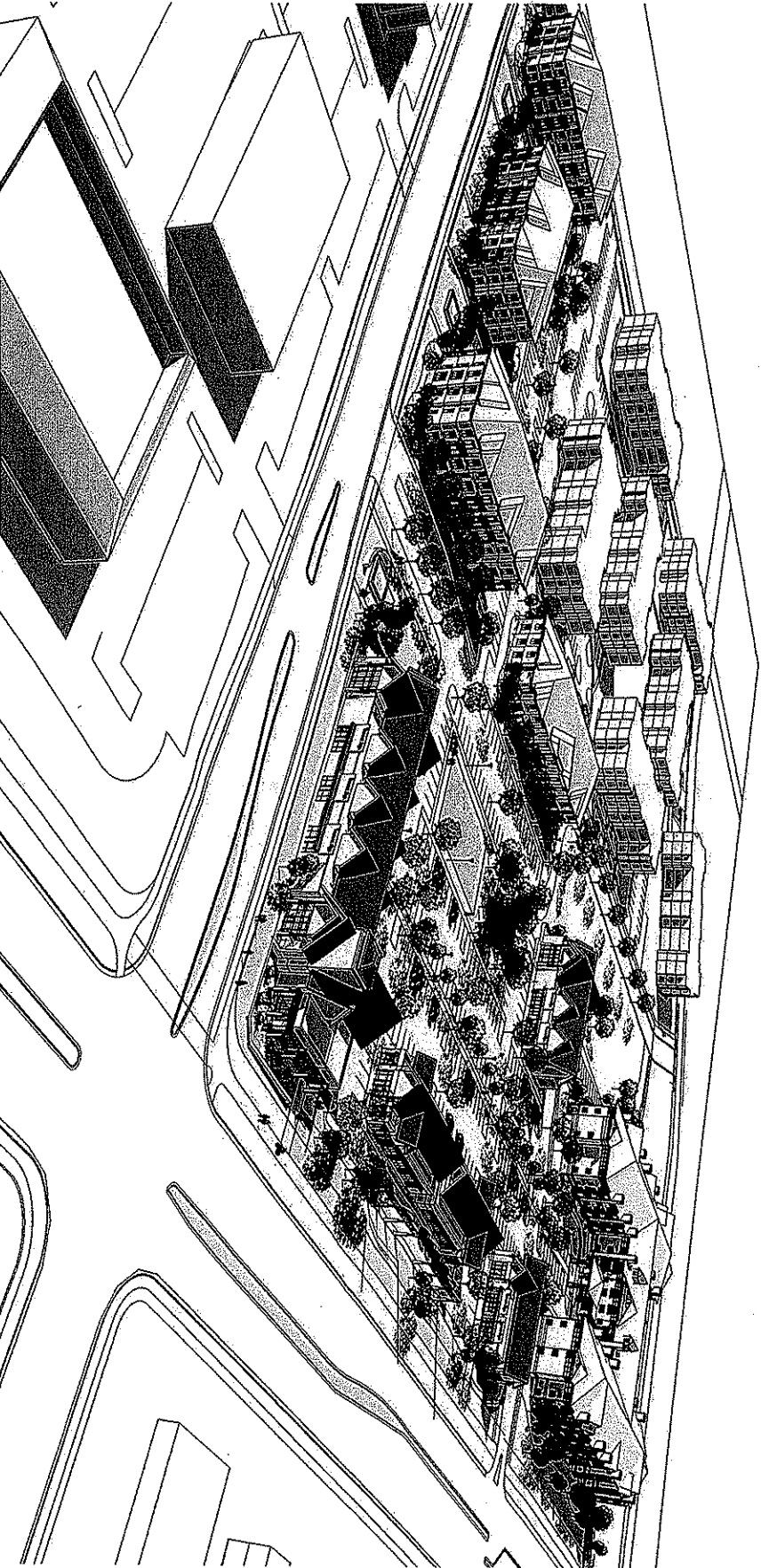
LIVESEY MCKEE ROAD MASTER PLAN

12/9/09



opstein Urban Architects

2009.12.09



NORTHEAST VIEW



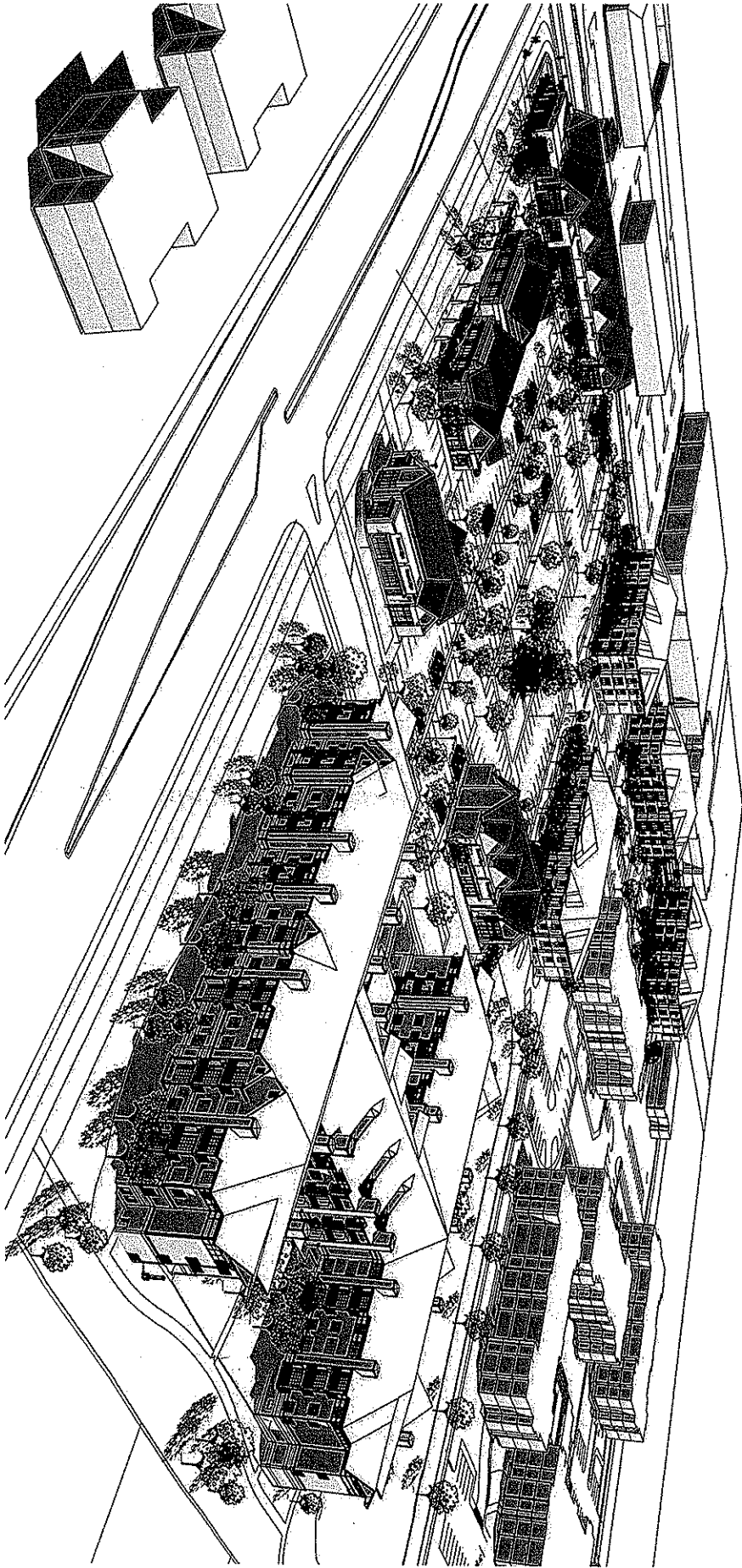
LIVESEY MCKEE ROAD MASTER PLAN

12/9/09



epstein@eura.com  
703.414.02

© Epstein & Associates, Inc.



NORTHWEST VIEW



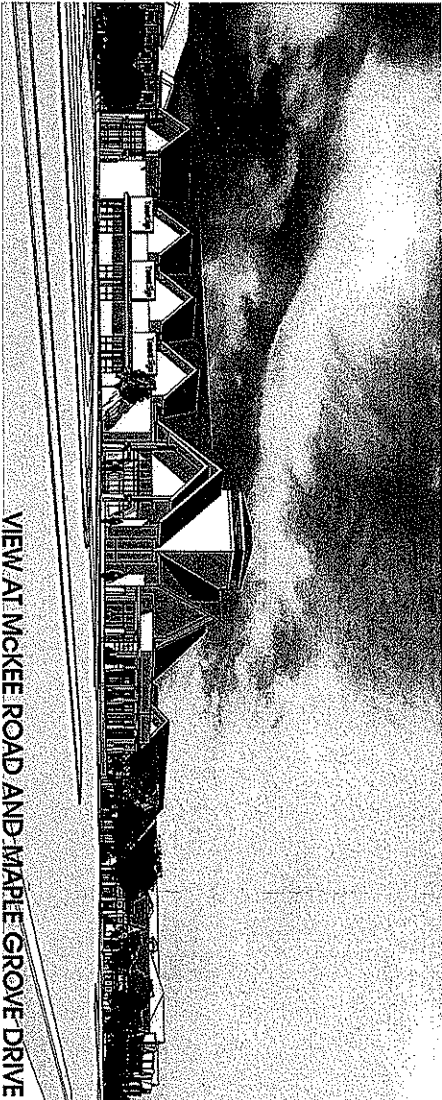
LIVESEY MCKEE ROAD MASTER PLAN

12/9/09

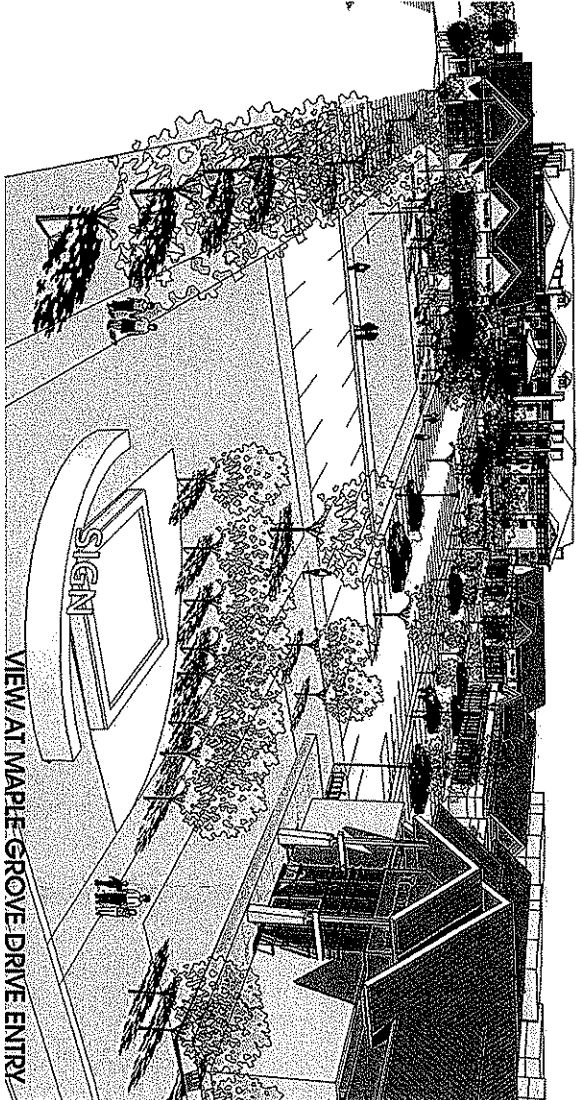


epstein ahern : architects

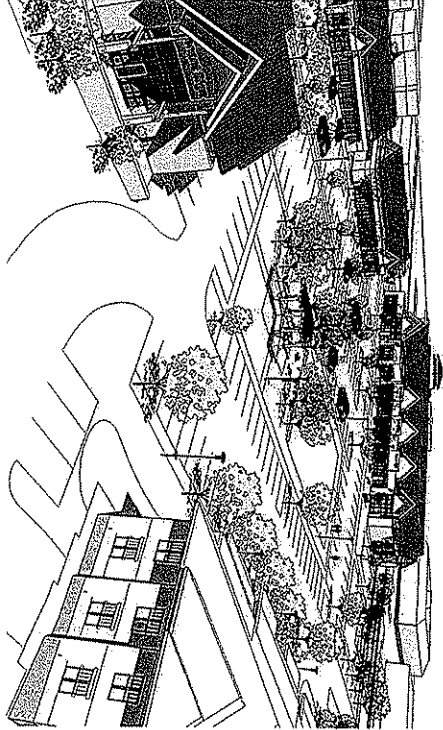
© 2009 Epstein Ahern Architects, Inc.  
703.011.4182



VIEW AT MCKEE ROAD AND MAPLE GROVE DRIVE



VIEW AT MAPLE GROVE DRIVE ENTRY



SOUTHWEST VIEW



LIVESEY MCKEE ROAD MASTER PLAN

1/29/09



epstein ahern architects

12030142  
© 2009 Epstein Ahern Architects, Inc.