

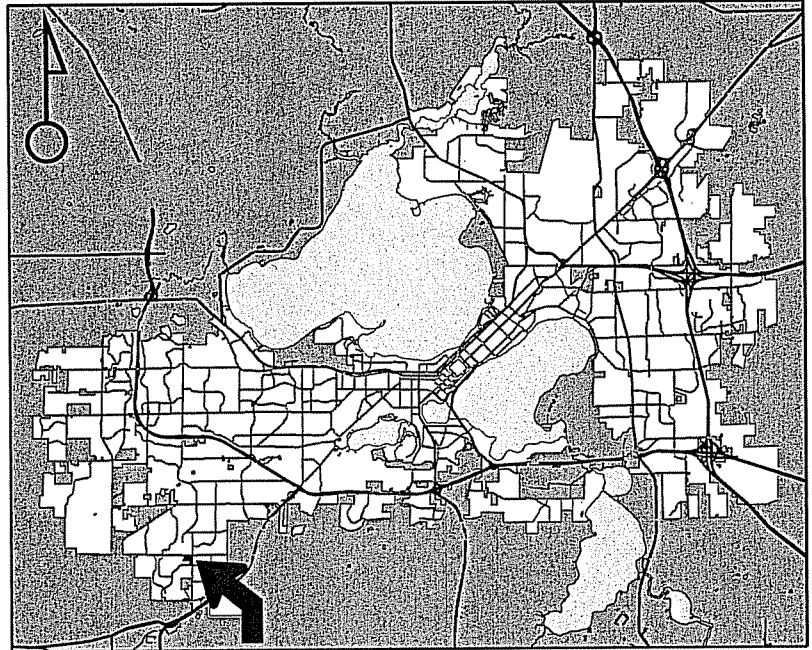


Location  
6901 – 6921 McKee Road

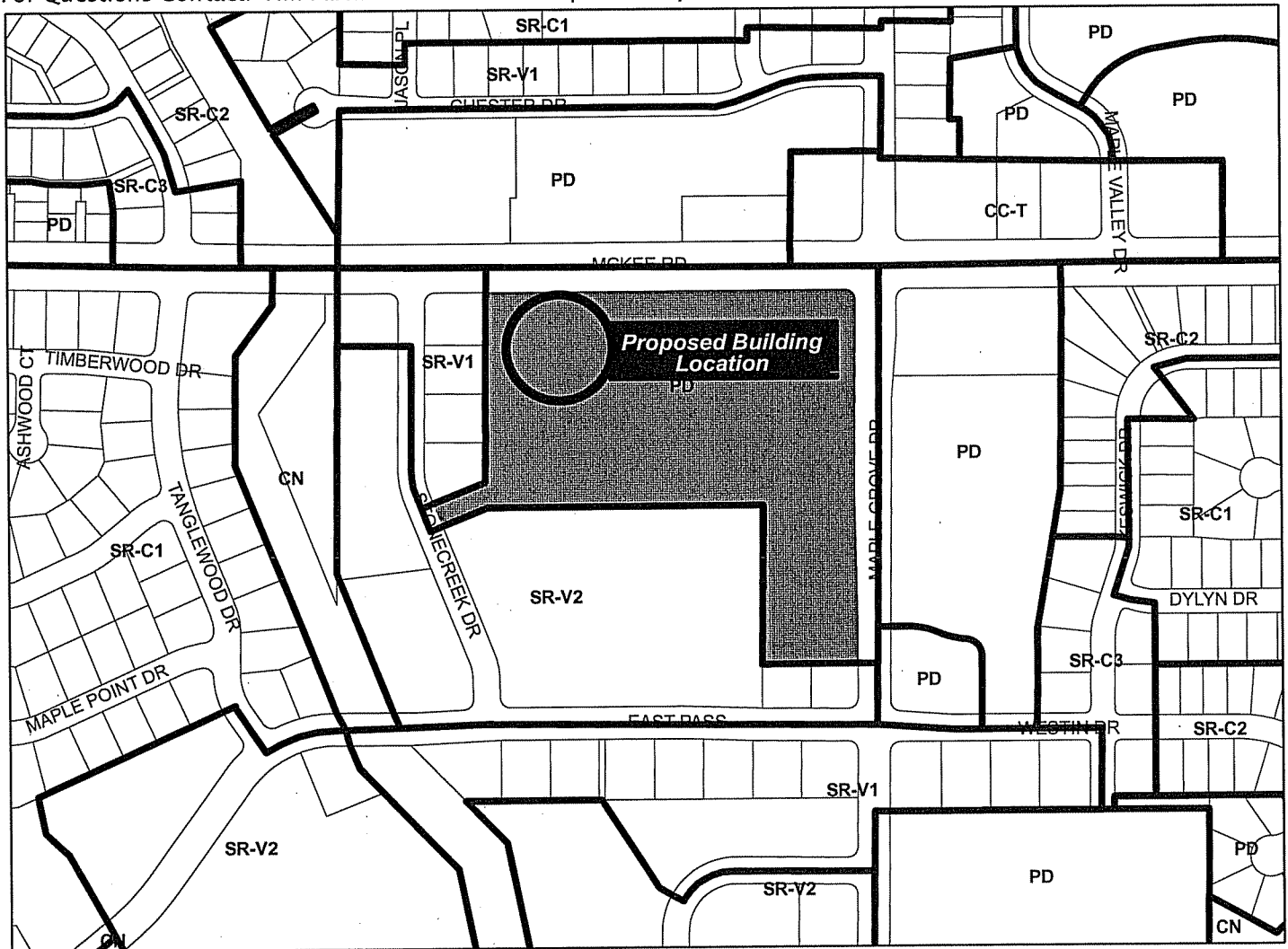
Applicant  
Mad Grove, LLC/Randy Bruce-Knothe & Bruce Architects

Proposed Use  
Amend general development plan to call for future 80-unit apartment building to be used for family housing instead of senior housing as previously approved

Public Hearing Date  
Plan Commission  
12 January 2015

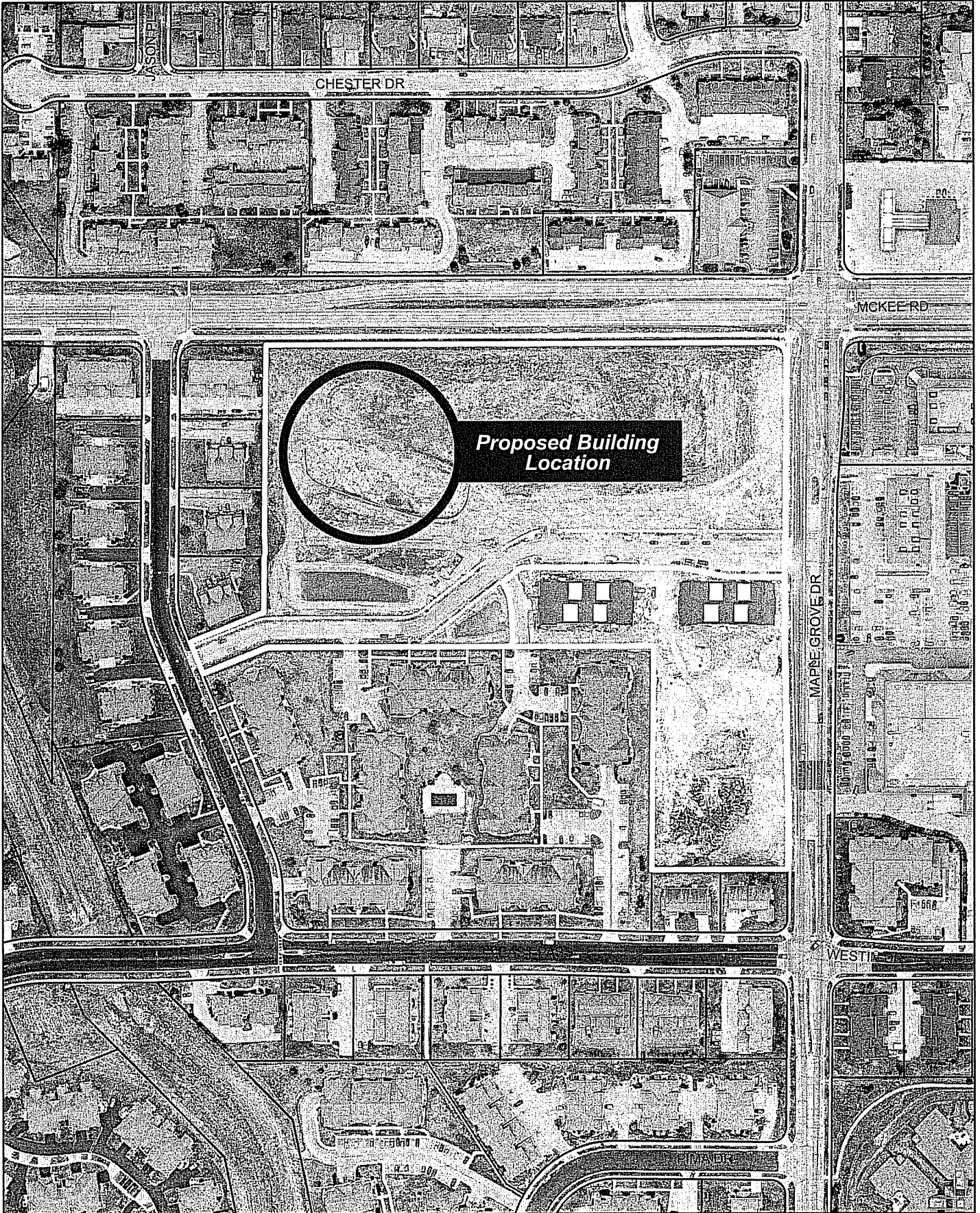


For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 05 January 2015





# LAND USE APPLICATION

CITY OF MADISON

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

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at: [www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

FOR OFFICE USE ONLY:	
Amt. Paid	<u>\$500</u> Receipt No. <u>160396</u>
Date Received	<u>11-19-14</u>
Received By	<u>DJM</u>
Parcel No.	<u>0608-122-0906-8</u>
Aldermanic District	<u>7-King</u>
Zoning District	<u>PD</u>
Special Requirements	_____
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 6901-6921 McKee Road, Madison  
**Project Title (if any):** Maple Grove Commons - Oakbrook Development

### 2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to Approved PD-GDP Zoning       Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: \_\_\_\_\_

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

**Applicant Name:** Michael Morey      **Company:** Oakbrook Corporation  
**Street Address:** 2 Science Court      **City/State:** Madison, WI      **Zip:** 53711  
**Telephone:** (608) 443-1053      **Fax:** (608) 443-1153      **Email:** mcmorey@oakbrookcorp.com

**Project Contact Person:** J. Randy Bruce      **Company:** Knothe & Bruce Architects, LLC  
**Street Address:** 7601 University Avenue, Suite 201      **City/State:** Middleton, WI      **Zip:** 53562  
**Telephone:** (608) 836-3690      **Fax:** ( )      **Email:** rbruce@knothebruce.com

**Property Owner (if not applicant):** Mad Grove LLC; c/o Livesey Company, Mr. John K. Livesey  
**Street Address:** 2248 Deming Way, Suite 200      **City/State:** Middleton, WI      **Zip:** 53562

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: \_\_\_\_\_  
 A multi-family development consisting of 80 residential rental units

**Development Schedule:** Commencement Fall 2015      Completion Fall 2016

16

## 5. Required Submittal Information

All Land Use applications are required to include the following:

**Project Plans including:\***

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/alterd buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

\* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

**Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- |   |   |  |
|---|---|--|
| • Project Team                                | • Building Square Footage                       | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

**Filing Fee:** Refer to the Land Use Application Instructions & Fee Schedule. 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 as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

**Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

## 6. Applicant Declarations

**Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:  
Mr. Steve King, Alderman for District 7; Notice sent on October 3, 2014


→ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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: Mr. Tim Parks Date: 10/30/2014 Zoning Staff: Mr. Matt Tucker Date: 10/30/2014

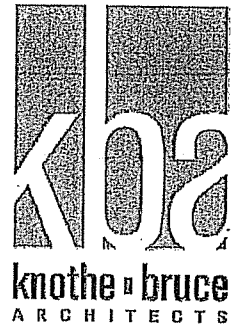
The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Michael Morey Relationship to Property: Developer

Authorizing Signature of Property Owner  Date 11/18/2014

John K. Livesey, for Mad Grove LLC

November 19, 2014



Ms. Katherine Cornwell  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison, Wisconsin 53701

Re: Letter of Intent – Alteration of Existing GDP  
Maple Grove, Madison, WI  
**KBA Project # 1355**

Ms. Katherine Cornwell:

The following is submitted together with the plans and application for the staff and Plan Commission's consideration of approval.

**Organizational structure:**

Applicant Oakbrook Corporation  
/Developer: 2 Science Court  
Madison, WI 53711  
608-238-2600  
608-238-2625 fax  
Contact: Michael C. Morey  
[mcmorey@oakbrookcorp.com](mailto:mcmorey@oakbrookcorp.com)

Architect: Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste 201  
Middleton, WI 53562  
608-836-3690  
608-836-6934 fax  
Contact: Randy Bruce  
[rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

Engineer: D'Onofrio & Kottke  
7530 Westward Way  
Madison, WI 53717  
(608) 833-7530  
(608) 833-1089 fax  
Contact: Bruce Hollar  
[bhollar@donofrio.cc](mailto:bhollar@donofrio.cc)

Landscape Ken Saiki Design  
Design: 303 South Paterson Street  
Madison, WI 53703  
(608) 251-3600  
Contact: Ken Saiki  
[ksaiki@ksd-la.com](mailto:ksaiki@ksd-la.com)

Please note that the Applicant/Developer is not the current owner of the property; the current owner is Mad Grove LLC. The Applicant/Developer intends to purchase the property from Mad Grove LLC in the fall of 2015.

**Introduction:**

This development is located adjacent to the corner of McKee Road and Maple Grove Drive on Lot 244 and 245 of the East Pass addition to Country Grove. The site is currently zoned under an original Planned Development. This application is an amendment to the original General Development Plan that was approved for senior housing on March 2, 2010 and January 19, 2010.

**Site Planning & Building Architecture:**

The site plan is designed to provide an integrated medium-density housing environment with a variety of rental apartments. Vehicular access to the site is achieved from a secondary street between McKee Road and Mader Drive. The site entry drive will provide access to the surface level parking and lower level enclosed parking. Pedestrian access to the site is from both McKee Road and Mader Drive via sidewalks that have terraces, street lighting, and street trees.

The two new buildings will be three stories and contain 80 apartments, including a mix of market rate and affordable housing units. The development will incorporate underground vehicle and bike parking with additional surface parking provided on site.

The building façades will reflect variations in color, texture and material with high-quality materials. The exterior materials will be a combination of masonry and siding.

**Site Development Data:**

**Densities:**

Lot Area	131,910 S.F. or 3.02 acres
Dwelling Units	80 units
Lot Area / D.U.	1,648 S.F./unit
Density	26.5 units/acre
Lot Coverage	72,055 S.F.
Usable Open Space	42,422 S.F.

**Floor Area Ratio:**

Bldg #1	59,457 S.F.
Bldg #2	35,190 S.F.
Gross Floor Area	94,647 S.F.
Floor Area Ratio	.71
<i>(Excludes parking)</i>	

**Dwelling Unit Mix: Apartments**

One Bedroom	36
Two Bedroom	34
Three Bedroom	10
Total	80

**Vehicle Parking Stalls**

Surface	63
Underground	82
Total	145

**Bicycle parking Stalls**

Surface	19
Underground	82
Total	101

**Building Height:** 3 Stories

**Project Schedule:**

This project will be a phased development with construction commencing in the fall of 2015 with a 10 to 12 month timeline and scheduled completion/occupancy slated for late summer or early fall 2016.

**Hours of Operation:**

The property will be operated as a residential housing facility. The building will have an on-site management office. Hours of operation are expected to be from 8:00 A.M. – 5:00 P.M., Monday through Friday, with previously scheduled appointments on Saturdays.

**Social & Economic Impacts:**

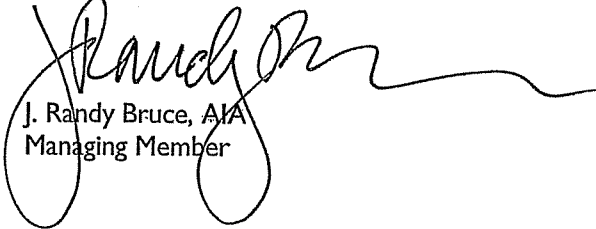
The development will have a positive social and economic impact through the creation of additional affordable housing targeting families, seniors, persons with disabilities, and those that require additional supportive services in order to live independently. The project will create 12-15 new construction jobs as well as two permanent, full-time positions at the property dedicated to managing and maintaining the facility and servicing the residents.

**Value of Land/Estimated Project Costs:**

The value of multifamily land is driven by the number of dwelling units that can be developed on a given parcel. The land price agreed upon by the owner and developer is based on a project size of 80 units at a total value of \$960,000. The total project budget, including land, hard/soft costs, operating reserves and other fees is approximately \$11,985,000. The City of Madison, through their Affordable Housing Initiative (AHI), has agreed to provide financial resources in the amount of \$1,000,000 in order to support the project and meet the goals and objectives of the city's initiative.

Thank you for your time in reviewing our proposal.

Very Truly Yours,



J. Randy Bruce, AIA  
Managing Member

## GDP ZONING TEXT

Neighborhood Mixed Use Development  
SW Corner of McKee Road and Maple Grove Drive  
6901 - 6921 McKee Road, 3210 Maple Grove Drive

### Legal Description

Lot 1 Certified Survey Map 13302, recorded in Vol, 86 of Certified Survey Maps, page 32, as #4883711, in the City of Madison, Dane County, Wisconsin. Parcel Number: 251-0608-122-0914-1.

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 mixed-income apartment development will have approximately 80 rental units. There will be approximately 143 parking stalls for this portion of the development (1.7 per unit). Approximately 82 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 or SR-V2 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 0.75  
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

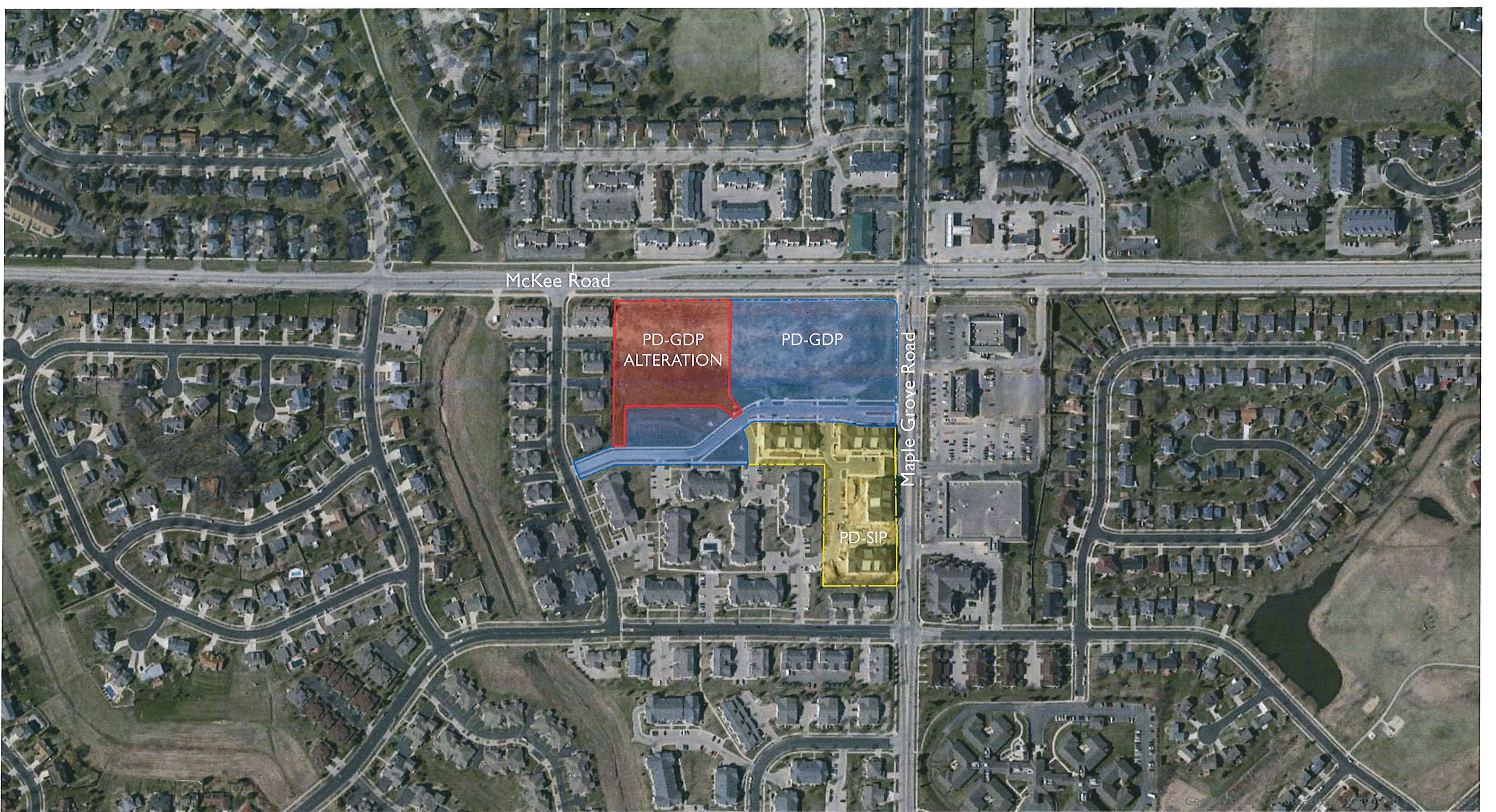
Signage will be provided as shown conceptually on attached plans. Signage size and placement will be subject to the requirements of the subsequent approved SIP plan(s).

J. Family Definition

The family definition of this PUD-GDP shall coincide with the definition given in Chapter 28.211 of the Madison General Ordinances of the SR-V2 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.



McKee Road

PD-GDP  
ALTERATION

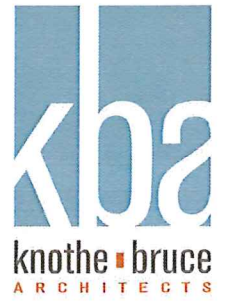
PD-GDP

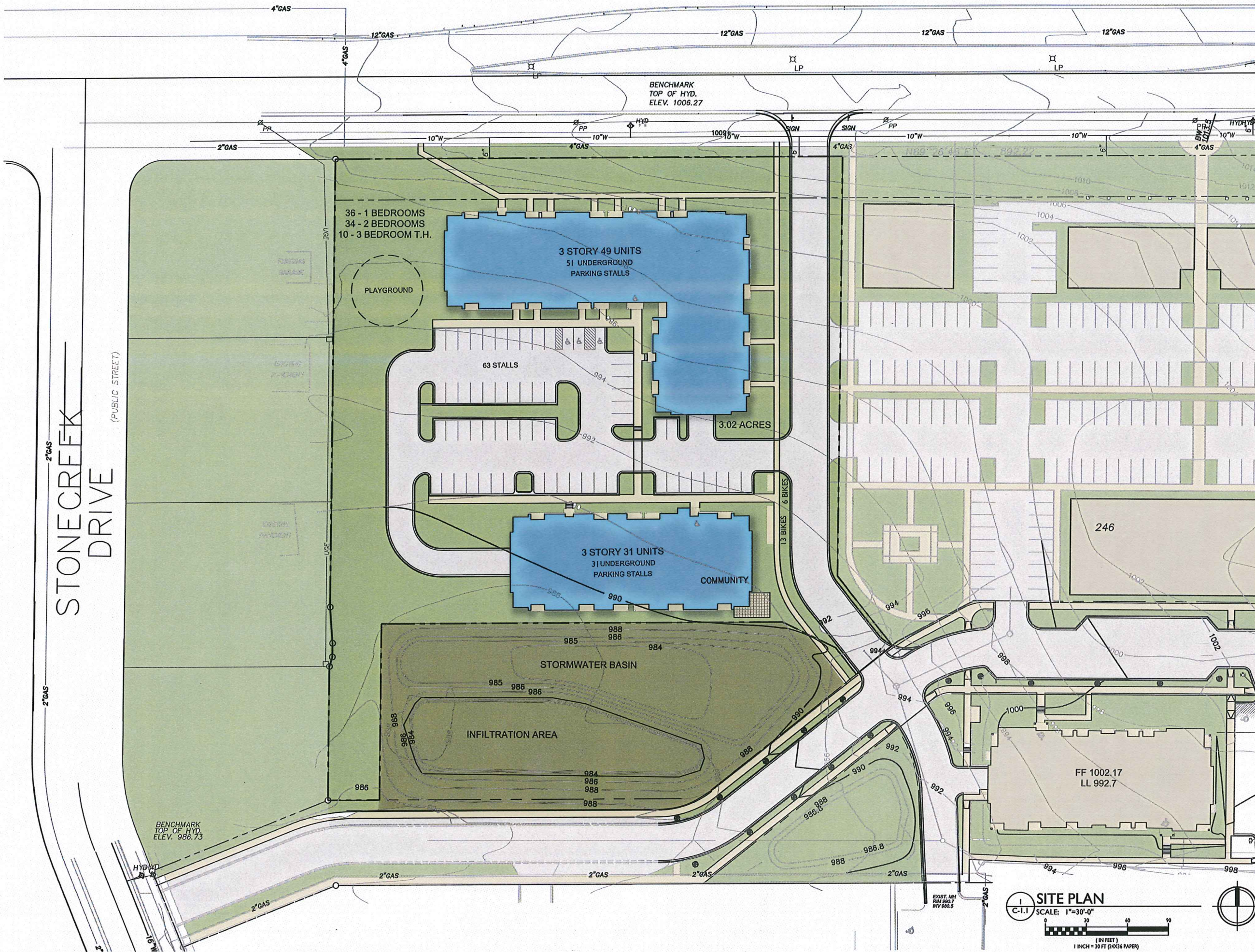
Maple Grove Road

PD-SIP



Aerial Map  
Maple Grove  
November 19, 2014





ISSUED  
 GDP Amendment - November 19, 2014

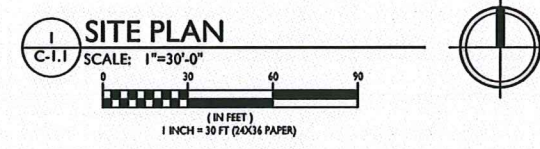
PROJECT TITLE  
**Oakbrook  
 Housing  
 Development**

McKee Road, Madison  
 SHEET TITLE  
**SITE PLAN**

SHEET NUMBER

**C-1.1**

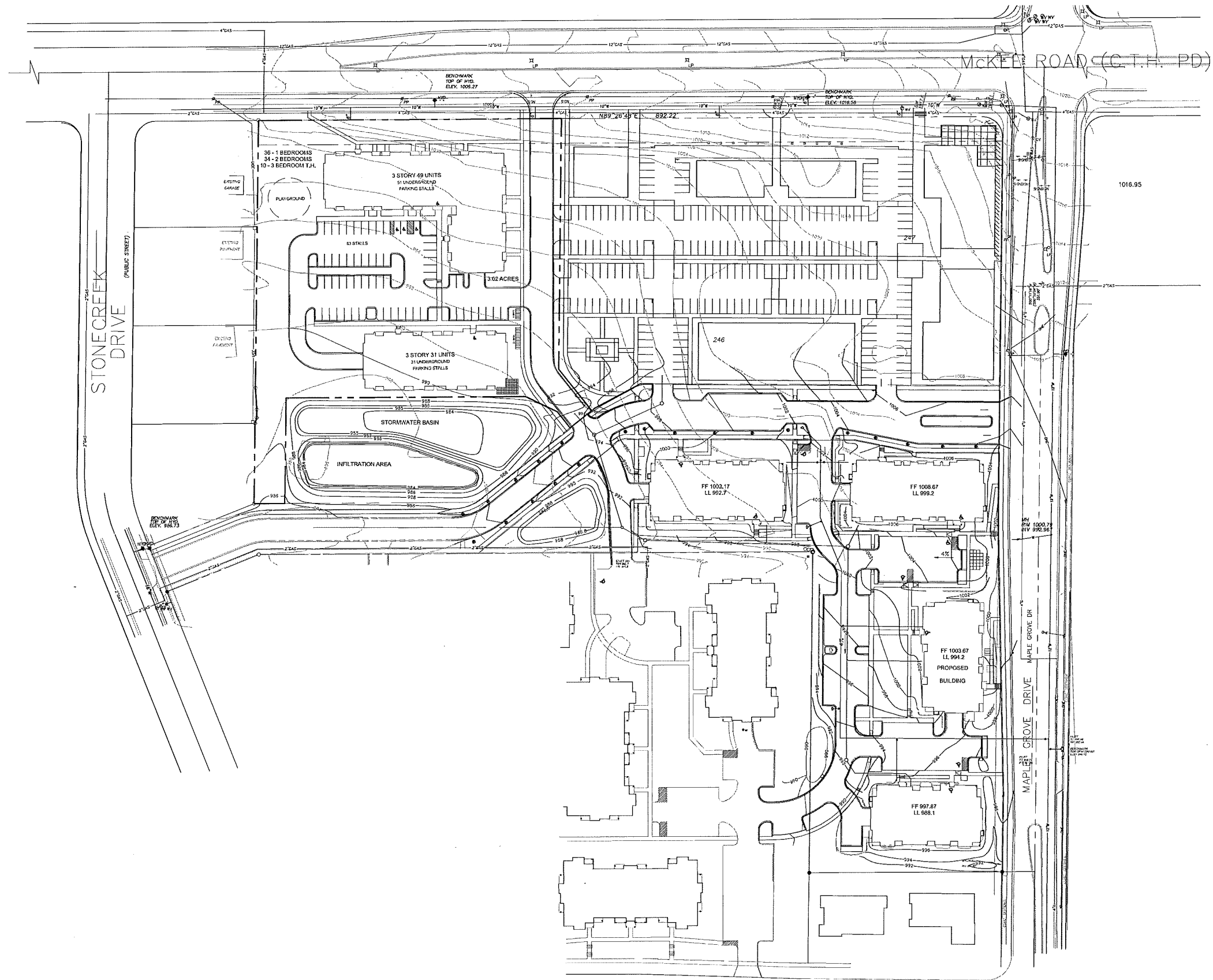
PROJECT NO. **1355**  
 © 2013 Knothe & Bruce Architects, LLC





Perspective  
Maple Grove - Alteration to GDP  
November 19, 2014





**knothe + bruce**  
ARCHITECTS

Phone: 7601 University Ave, Ste 201  
608.836.3690 Middleton, WI 53562

ISSUED  
GDP Amendment - November 19, 2014

PROJECT TITLE  
**Oakbrook  
Housing  
Development**

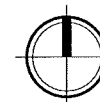
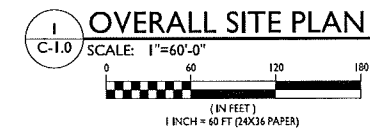
McKee Road, Madison  
SHEET TITLE  
**OVERALL GDP  
SITE PLAN**

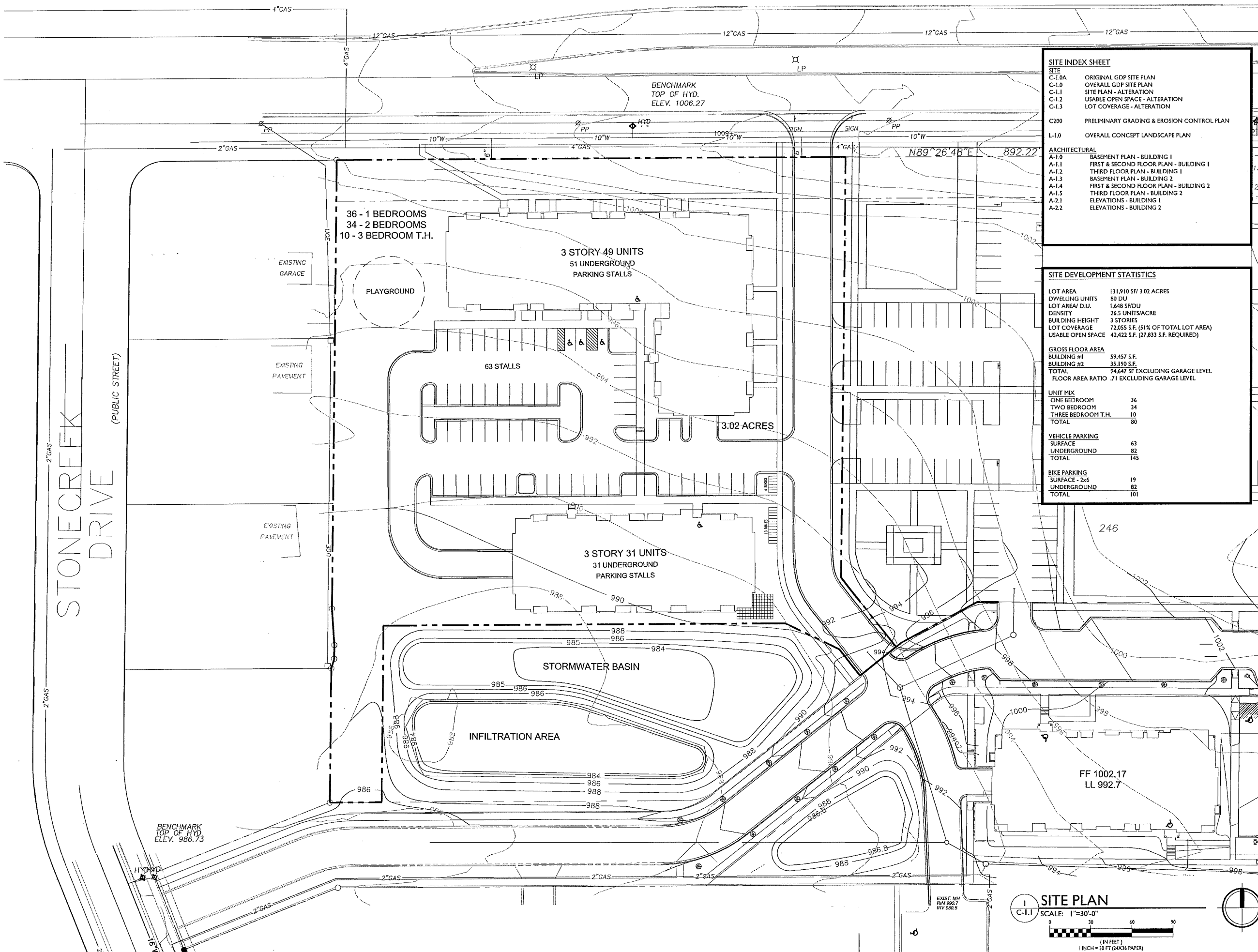
SHEET NUMBER

**C-1.0**

PROJECT NO. **1355**

© 2013 Knothe + Bruce Architects, LLC





**SITE INDEX SHEET**

SITE	
C-1.0A	ORIGINAL GDP SITE PLAN
C-1.0	OVERALL GDP SITE PLAN
C-1.1	SITE PLAN - ALTERATION
C-1.2	USABLE OPEN SPACE - ALTERATION
C-1.3	LOT COVERAGE - ALTERATION
C200 PRELIMINARY GRADING & EROSION CONTROL PLAN	
L-1.0 OVERALL CONCEPT LANDSCAPE PLAN	
ARCHITECTURAL	
A-1.0	BASEMENT PLAN - BUILDING 1
A-1.1	FIRST & SECOND FLOOR PLAN - BUILDING 1
A-1.2	THIRD FLOOR PLAN - BUILDING 1
A-1.3	BASEMENT PLAN - BUILDING 2
A-1.4	FIRST & SECOND FLOOR PLAN - BUILDING 2
A-1.5	THIRD FLOOR PLAN - BUILDING 2
A-2.1	ELEVATIONS - BUILDING 1
A-2.2	ELEVATIONS - BUILDING 2

**SITE DEVELOPMENT STATISTICS**

LOT AREA	131,910 SF/ 3.02 ACRES
DWELLING UNITS	80 DU
LOT AREA/D.U.	1,648 SF/DU
DENSITY	26.5 UNITS/ACRE
BUILDING HEIGHT	3 STORIES
LOT COVERAGE	72,055 S.F. (51% OF TOTAL LOT AREA)
USABLE OPEN SPACE	42,422 S.F. (27,833 S.F. REQUIRED)
GROSS FLOOR AREA	
BUILDING #1	59,457 S.F.
BUILDING #2	35,190 S.F.
TOTAL	94,647 SF EXCLUDING GARAGE LEVEL
FLOOR AREA RATIO	.71 EXCLUDING GARAGE LEVEL
UNIT MIX	
ONE BEDROOM	36
TWO BEDROOM	34
THREE BEDROOM T.H.	10
TOTAL	80
VEHICLE PARKING	
SURFACE	63
UNDERGROUND	82
TOTAL	145
BIKE PARKING	
SURFACE - 2x6	19
UNDERGROUND	82
TOTAL	101

ISSUED  
 GDP Amendment - November 19, 2014

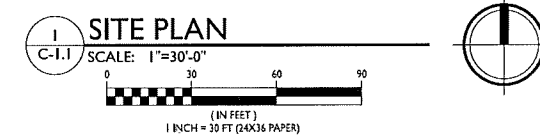
PROJECT TITLE  
**Oakbrook  
 Housing  
 Development**

McKee Road, Madison  
 SHEET TITLE  
**SITE PLAN -  
 AREA OF  
 ALTERATION**

SHEET NUMBER

**C-1.1**

PROJECT NO. **1355**  
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ARCHITECTS

Phone: 7601 University Ave, Ste 201  
608.836.3690 Middleton, WI 53562

ISSUED  
GDP Amendment - November 19, 2014

PROJECT TITLE  
**Oakbrook  
Housing  
Development**

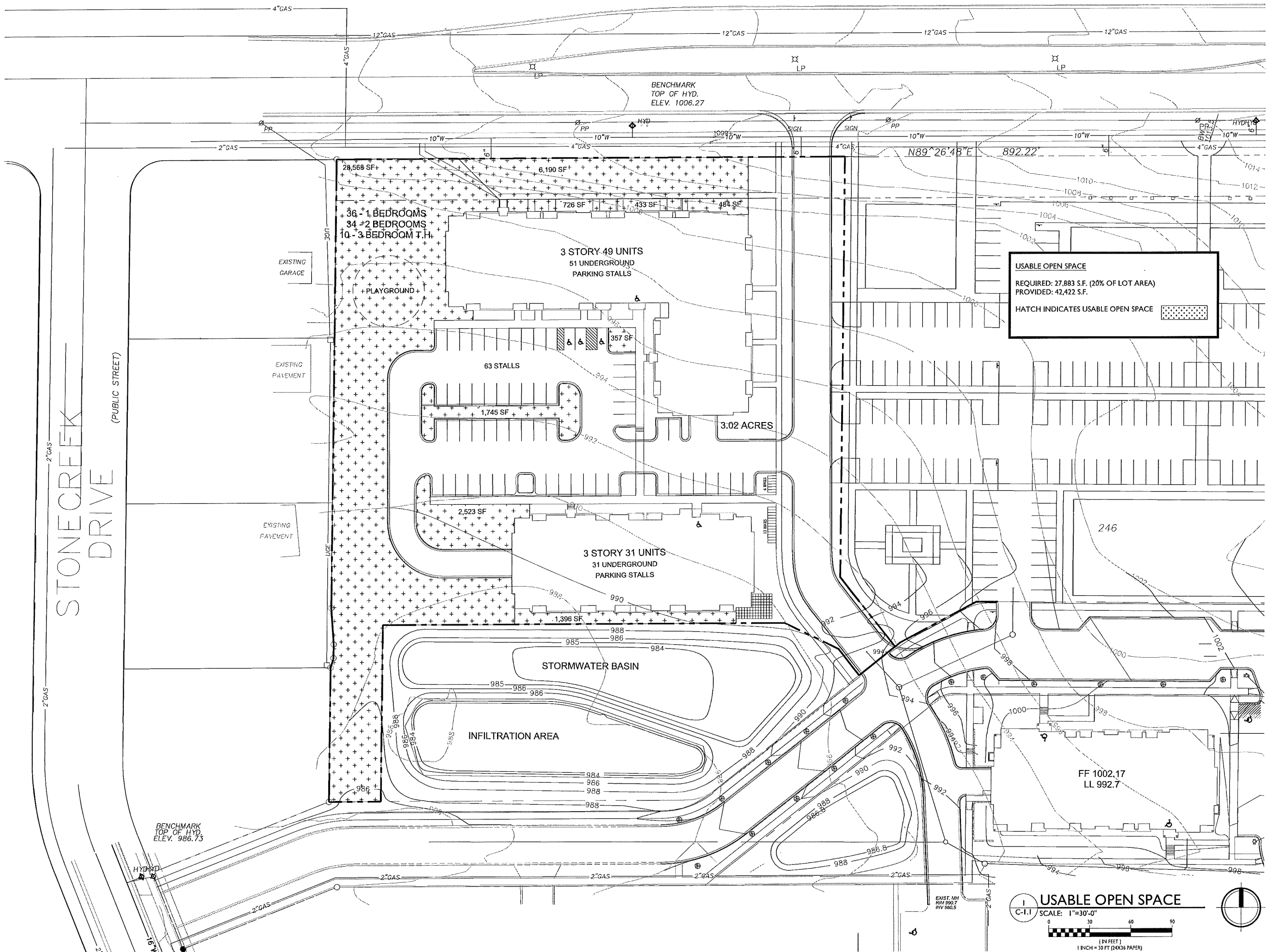
McKee Road, Madison  
SHEET TITLE  
**USABLE OPEN  
SPACE - AREA  
OF  
ALTERATION**

SHEET NUMBER

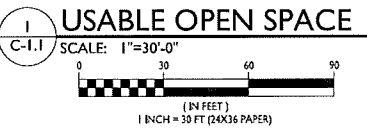
**C-1.2**

PROJECT NO. **1355**

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**USABLE OPEN SPACE**  
 REQUIRED: 27,883 S.F. (20% OF LOT AREA)  
 PROVIDED: 42,422 S.F.  
 HATCH INDICATES USABLE OPEN SPACE







**knothe & bruce**  
ARCHITECTS

Phone: 7601 University Ave. Ste 201  
608.836.3690 Middleton, WI 53562

ISSUED  
GOP Amendment - November 19, 2014

PROJECT TITLE  
**Oakbrook  
Housing  
Development**

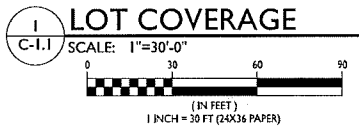
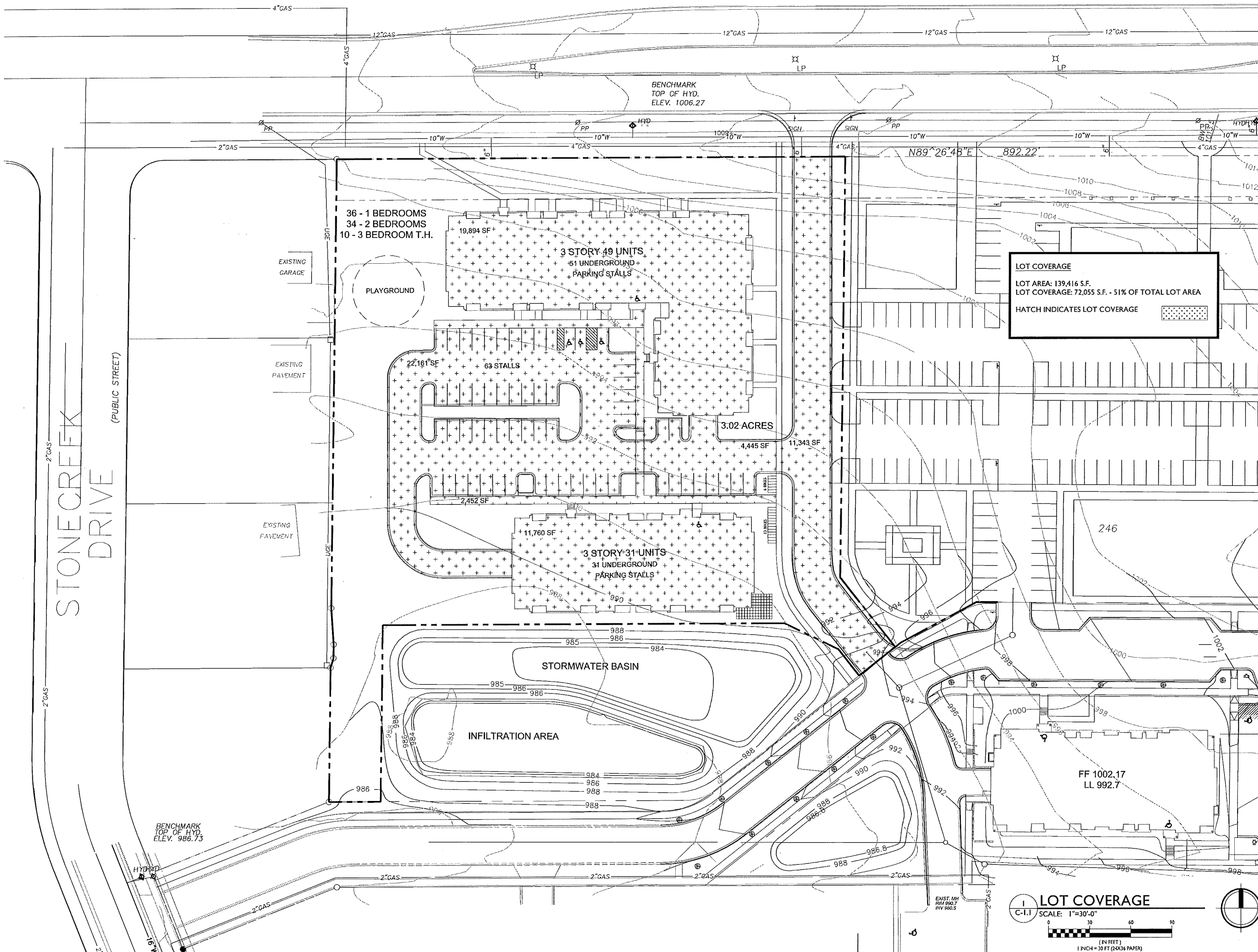
McKee Road, Madison  
SHEET TITLE  
**LOT  
COVERAGE -  
AREA OF  
ALTERATION**

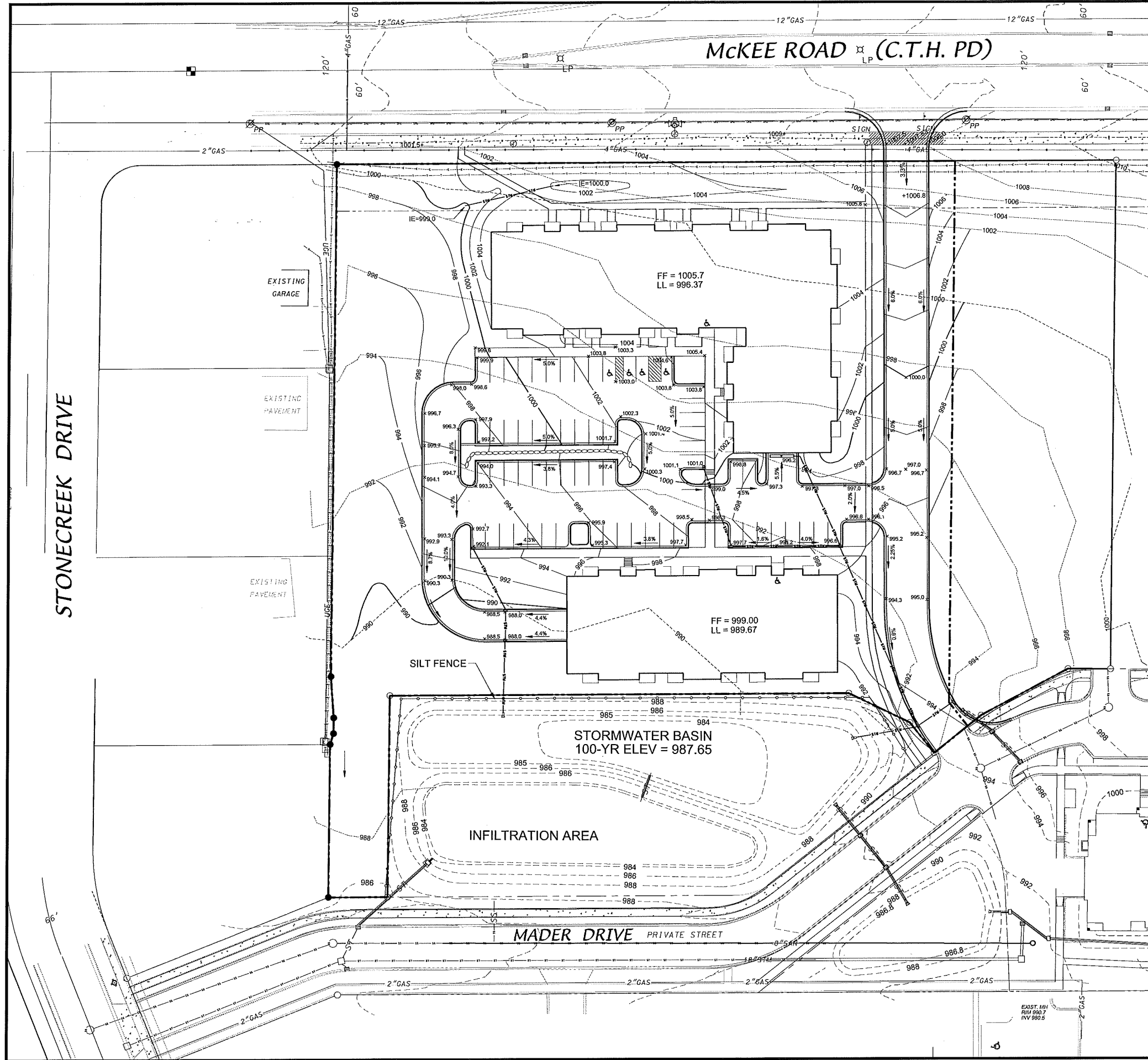
SHEET NUMBER

**C-1.3**

PROJECT NO. **1355**

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**SITE GRADING AND EROSION CONTROL NOTES**

1. All site grading and erosion control shall conform to the City of Madison Chapter 37 Ordinance and any addendums prior to the contract bid date.
2. Silt fence and the stone tracking pad shall be installed at the start of site grading and maintained until the site has been stabilized.
3. Areas disturbed within the McKee Road right-of-way shall be restored with 4" topsoil, fertilizer, seed and mulch.
4. Disturbed areas within the site shall be restored per the approved landscape plan.
5. McKee Rd and Mader Dr shall be cleaned daily as necessary. Hydraulic flushing will not be allowed.
6. Erosion control shall be the responsibility of the Earthwork Contractor until the site has been stabilized. Erosion measures as listed shall be the minimum that will be acceptable.
7. The Contractor shall install additional erosion measures as requested in writing by the project superintendent or the City of Madison within 24 hours of notification.
8. Once the site has undergone final restoration and vegetation has established, the silt fence shall be removed and if necessary, restored with fertilizer, seed and mulch. Alternatively, if vegetation has not established, erosion matting must be placed on all disturbed areas that may drain toward the silt fence.
9. Type D inlet filter bags shall be installed in all inlets receiving runoff immediately upon placement of structure. They shall be cleaned and maintained throughout construction and removed after a satisfactory stand of grass has been achieved.
10. Slopes 4:1 or steeper shall be restored with 4" topsoil, fertilizer, seed and Class I, Type A erosion mat. Seed mix shall be consistent with the approved landscape plan.

**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**  
 7530 Westward Way, Madison, WI 53717  
 Phone: 608.833.7530 • Fax: 608.833.1089  
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

PRELIMINARY GRADING AND EROSION CONTROL

## OAKBROOK HOUSING DEVELOPMENT

CITY OF MADISON, DANE COUNTY, WISCONSIN



SCALE: 1" = 30'  
 (PAGE SIZE: 24x36)

DATE: 11-05-14  
 REVISED:

DRAWN BY: NGO

FN: 14-03-100

Sheet Number:

**C200**

ISSUED  
 GDP Amendment - November 5, 2014

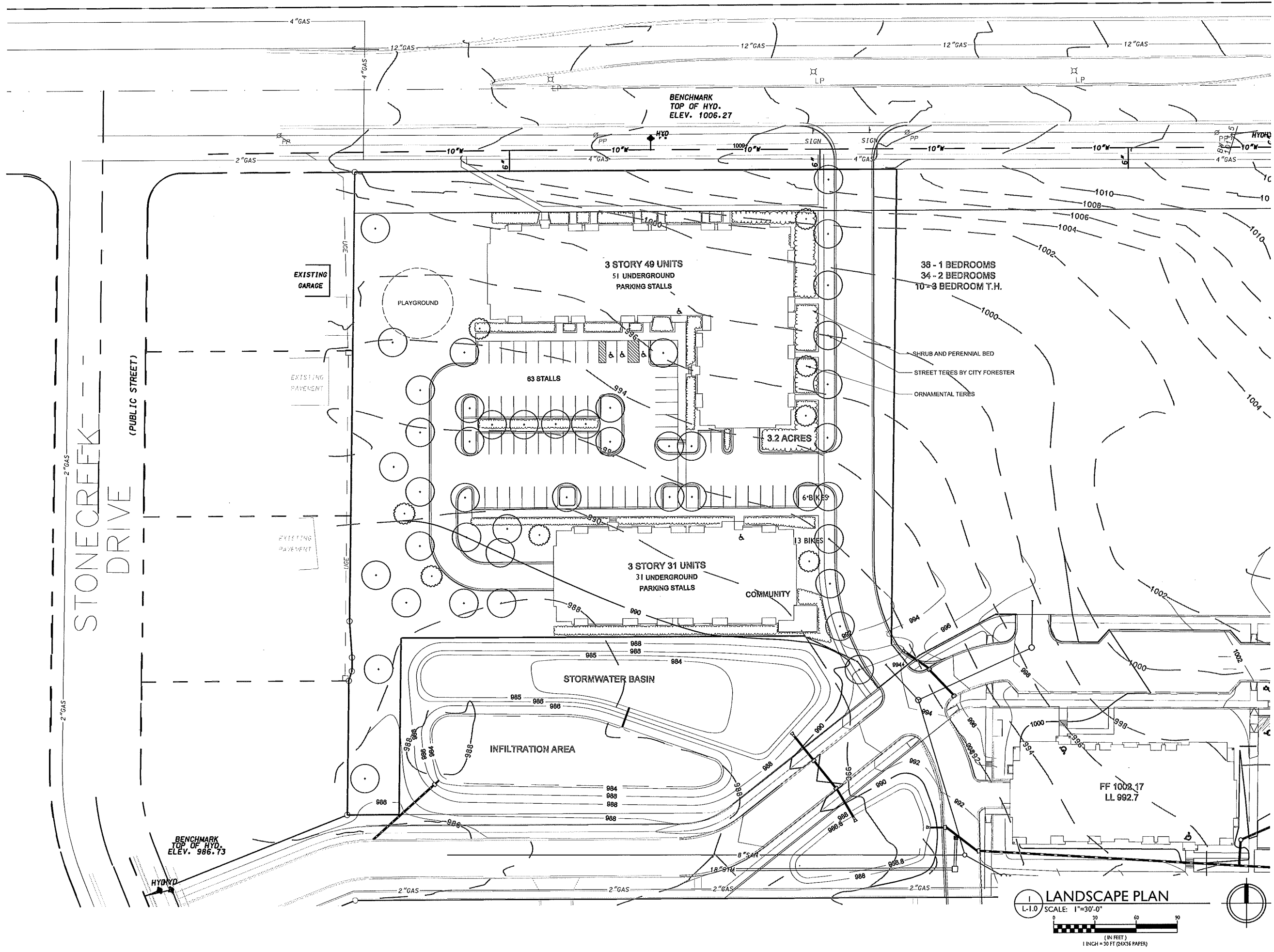
PROJECT TITLE

SHEET TITLE  
**LANDSCAPE PLAN**

SHEET NUMBER

**L-1.0**

PROJECT NO.  
 © 2013 Knothe & Bruce Architects, LLC



**LANDSCAPE PLAN**  
 L-1.0 SCALE: 1"=30'-0"  
 (IN FEET)  
 1 INCH = 30 FT (24X36 PAPER)



**knothe • bruce**  
ARCHITECTS

Phone: 7601 University Ave., Ste 201  
608.836.3690 Middleton, WI 53562

ISSUED  
Revised GDP - November 19, 2014

PROJECT TITLE  
**Oakbrook  
Housing  
Development**

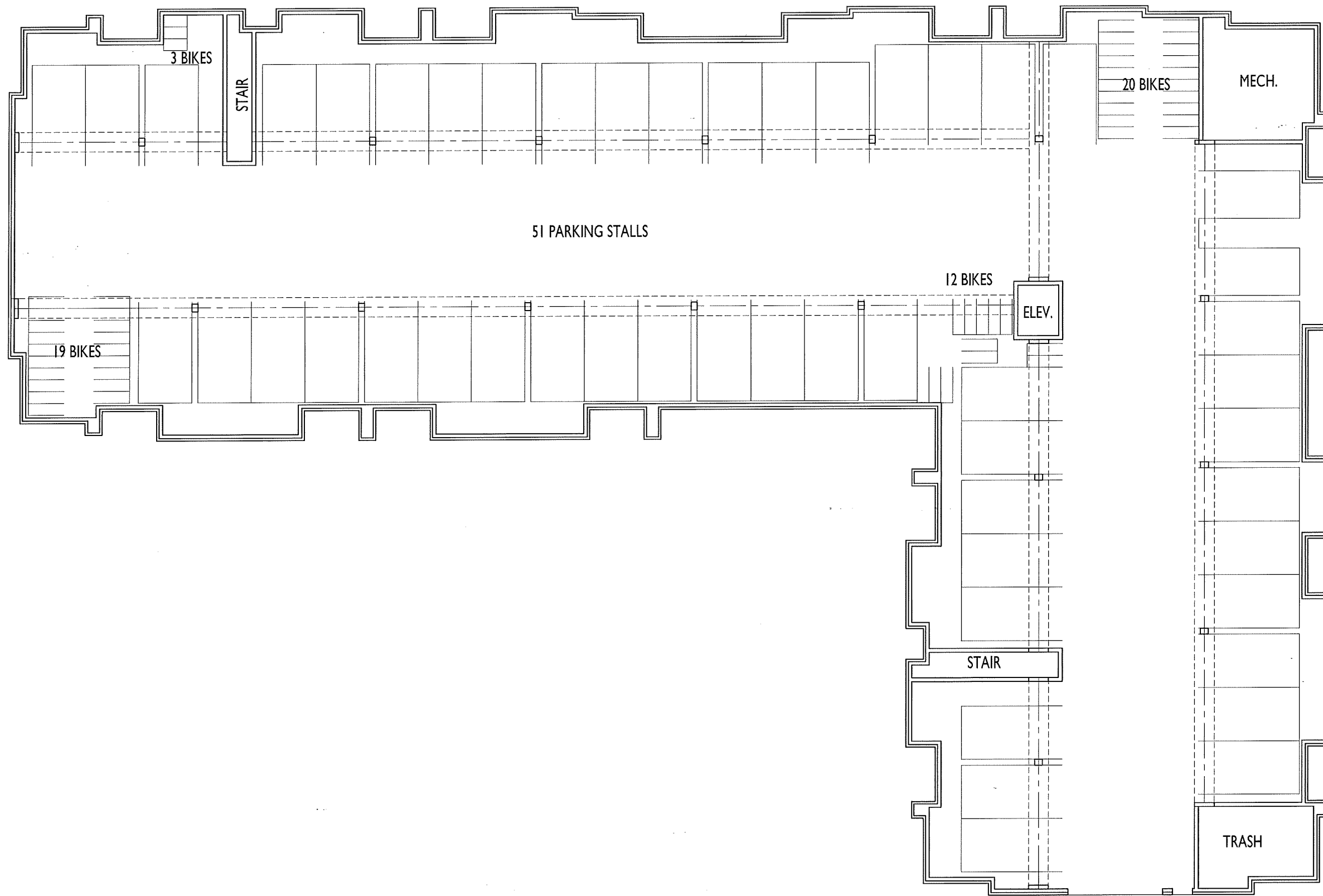
McKee Road, Madison  
SHEET TITLE  
**Concept  
Basement Plan -  
Building I**

SHEET NUMBER

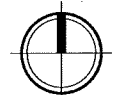
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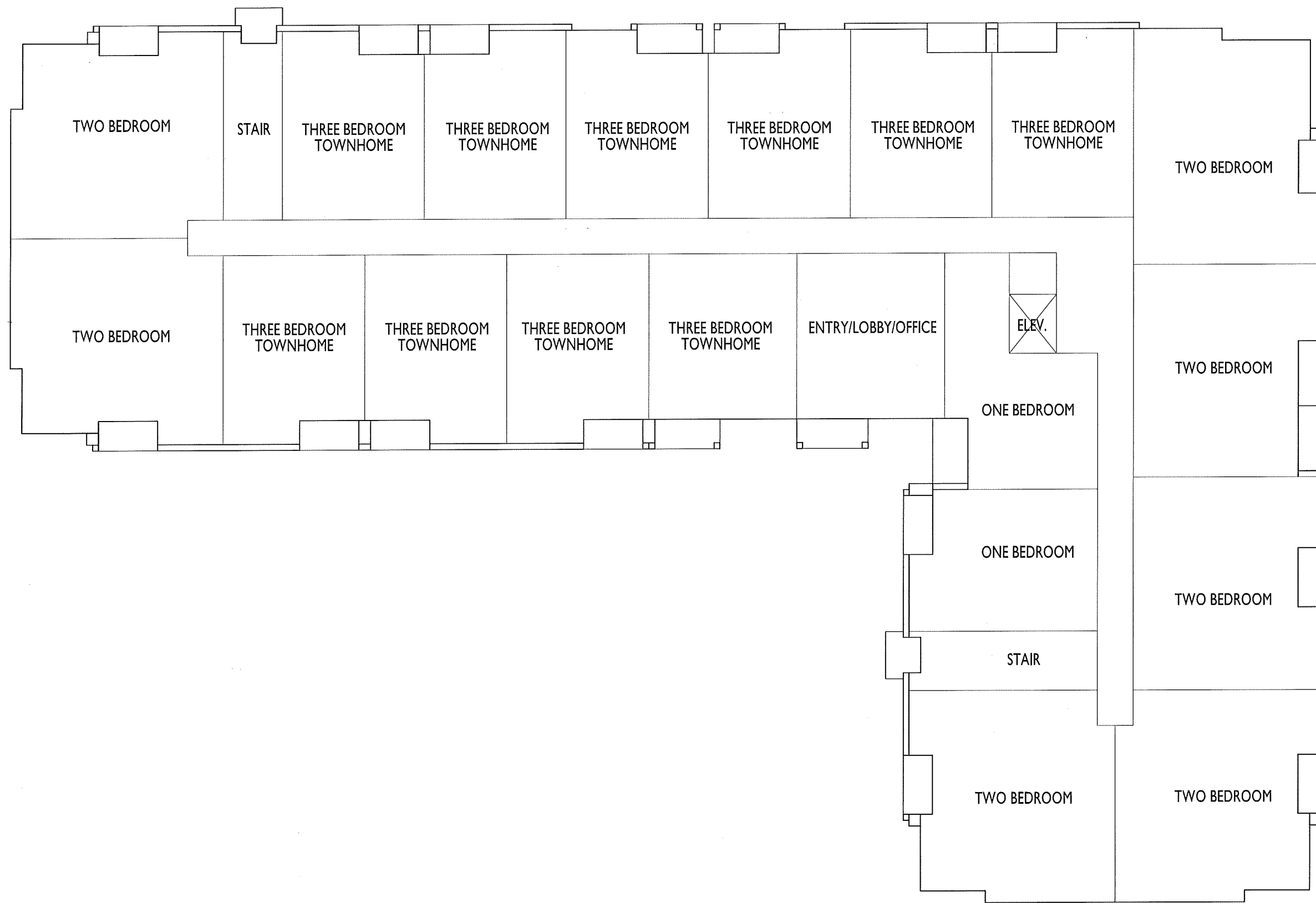
PROJECT NO. **1355**

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**1** CONCEPT BASEMENT PLAN  
A-1.0 SCALE: 1/8"=1'-0"





ISSUED  
 Revised GDP - November 19, 2014

PROJECT TITLE  
**Oakbrook  
 Housing  
 Development**

McKee Road, Madison  
 SHEET TITLE  
**Concept Floor  
 Plans - Building I  
 - 49 Unit**

SHEET NUMBER

**A-1.1**

PROJECT NO. **1355**  
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**CONCEPT FIRST & SECOND FLOOR PLAN**  
 SCALE: 1/8"=1'-0"





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608.836.3690 Middleton, WI 53562

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PROJECT TITLE  
**Oakbrook  
Housing  
Development**

McKee Road, Madison  
SHEET TITLE  
**Concept Floor  
Plans - Building I  
- 49 Unit**

SHEET NUMBER

**A-1.2**

PROJECT NO. **1355**

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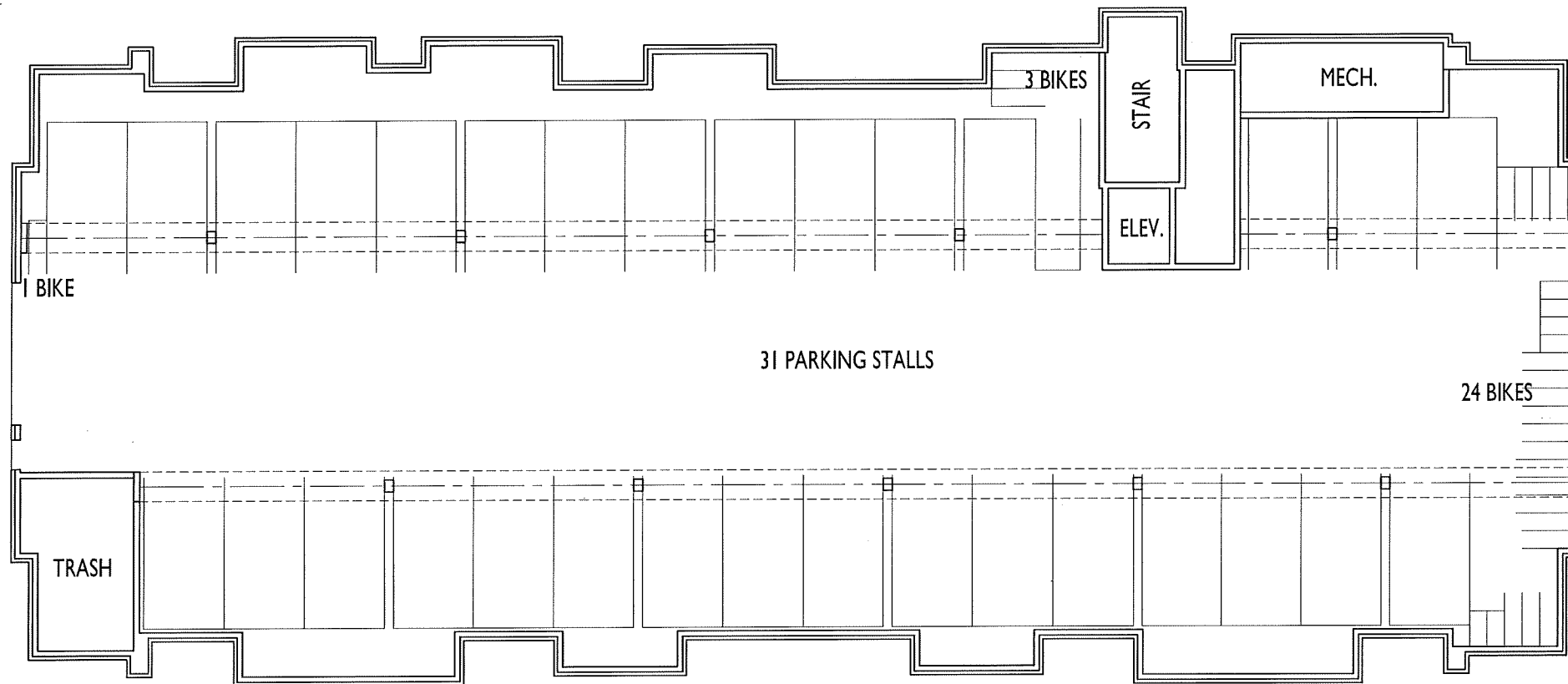
**1** CONCEPT THIRD FLOOR PLAN  
A-1.2 SCALE: 1/8"=1'-0"





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PROJECT TITLE  
**Oakbrook  
Housing  
Development**

McKee Road, Madison  
SHEET TITLE  
**Concept  
Basement Plan -  
Building 2**

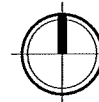
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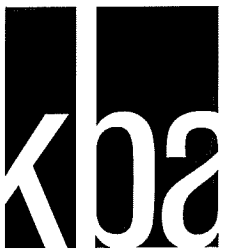
**A-1.3**

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**1**  
A-1.3 **CONCEPT BASEMENT PLAN**  
SCALE: 1/8"=1'-0"





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PROJECT TITLE  
Oakbrook  
Housing  
Development

McKee Road, Madison  
SHEET TITLE  
Concept Floor  
Plans - Building 2  
- 31 Unit

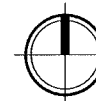
SHEET NUMBER

A-1.4

PROJECT NO. 1355

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1  
A-1.4 CONCEPT FIRST & SECOND FLOOR PLAN  
SCALE: 1/8"=1'-0"







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PROJECT TITLE  
Oakbrook  
Housing  
Development

McKee Road, Madison  
SHEET TITLE  
Concept Floor  
Plans - Building 2  
- 31 Unit

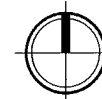
SHEET NUMBER

A-1.5

PROJECT NO. 1355

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1  
A-1.5 CONCEPT THIRD FLOOR PLAN  
SCALE: 1/8"=1'-0"

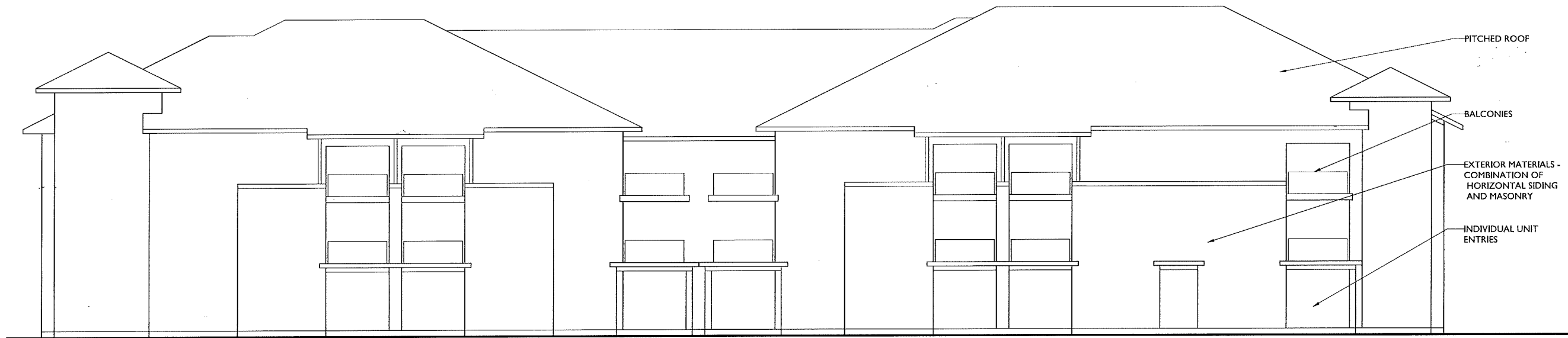




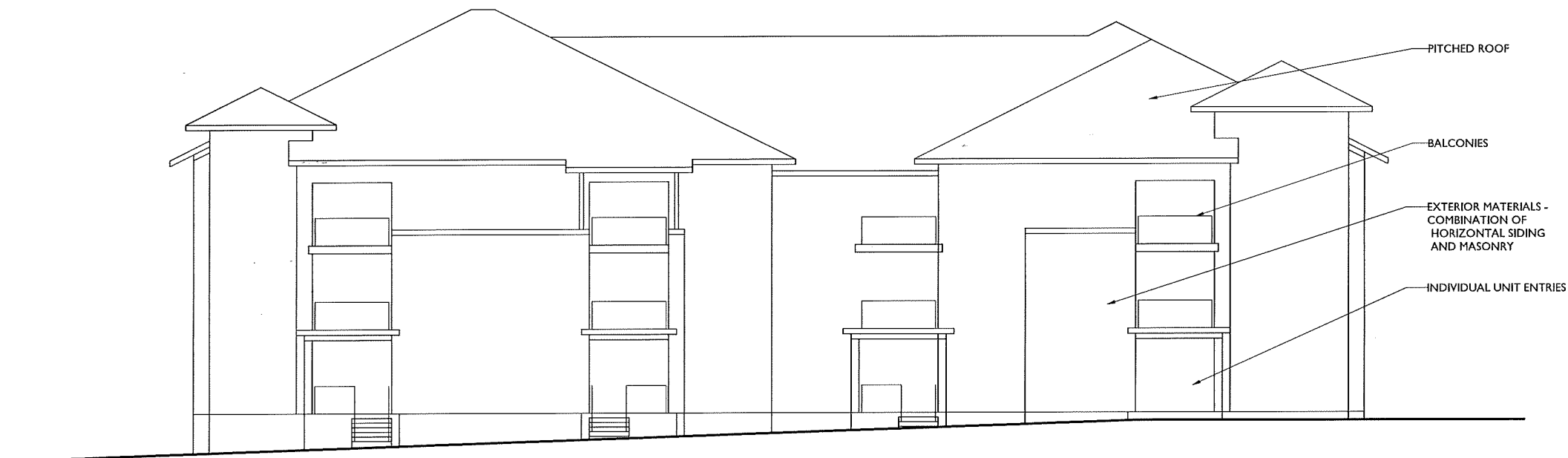
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1 CONCEPT ELEVATION - NORTH  
A-2.1 SCALE: 1/8"=1'-0"



2 CONCEPT ELEVATION - EAST  
A-2.1 SCALE: 1/8"=1'-0"

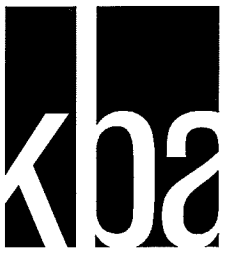
PROJECT TITLE  
**Oakbrook  
Housing  
Development**

McKee Road, Madison  
SHEET TITLE  
**Concept  
Elevations -  
Building I - 49  
Unit**

SHEET NUMBER

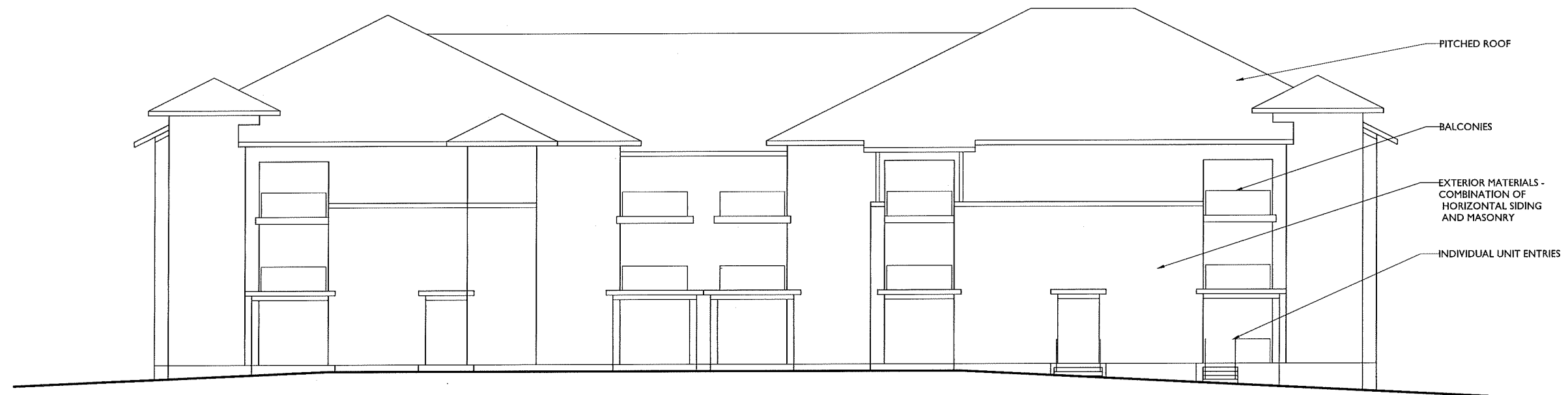
**A-2.1**

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PROJECT TITLE  
**Oakbrook  
Housing  
Development**

**CONCEPT ELEVATION - NORTH**  
SCALE: 1/8"=1'-0"

McKee Road, Madison  
SHEET TITLE  
**Concept  
Elevation -  
Building 2 - 31  
Unit**

SHEET NUMBER

**A-2.2**

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