



Location

6701-6801 McKee Road &
3210 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 110
Apartments in 4 Residential Buildings &
39,000 SF of Retail in 6 Commercial Buildings

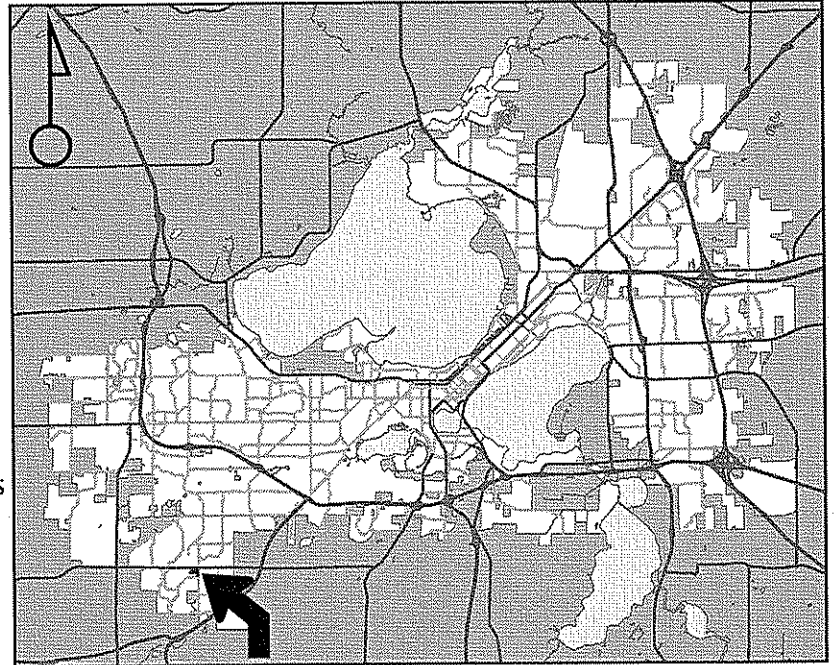
Public Hearing Date

Plan Commission

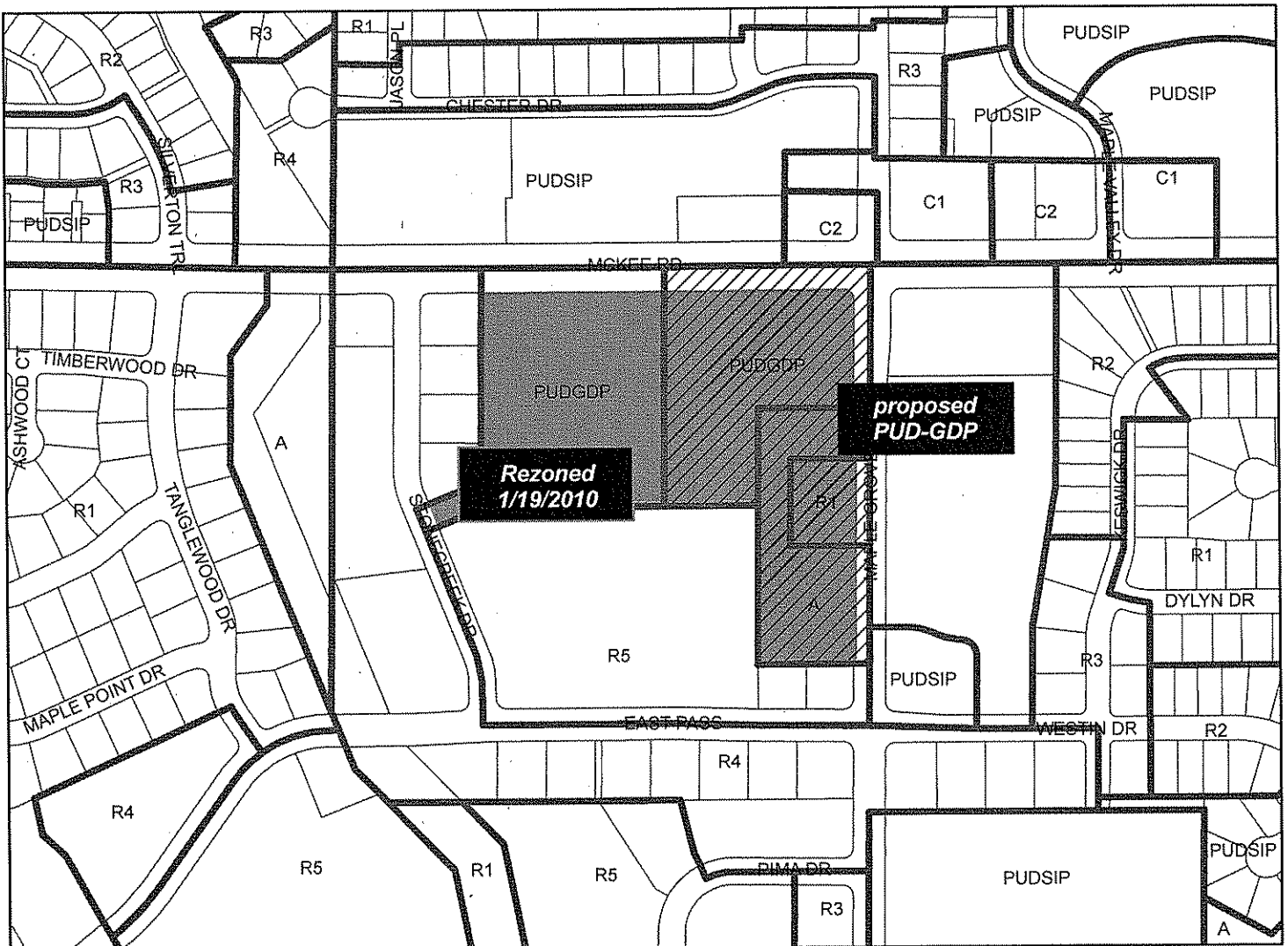
22 February 2010

Common Council

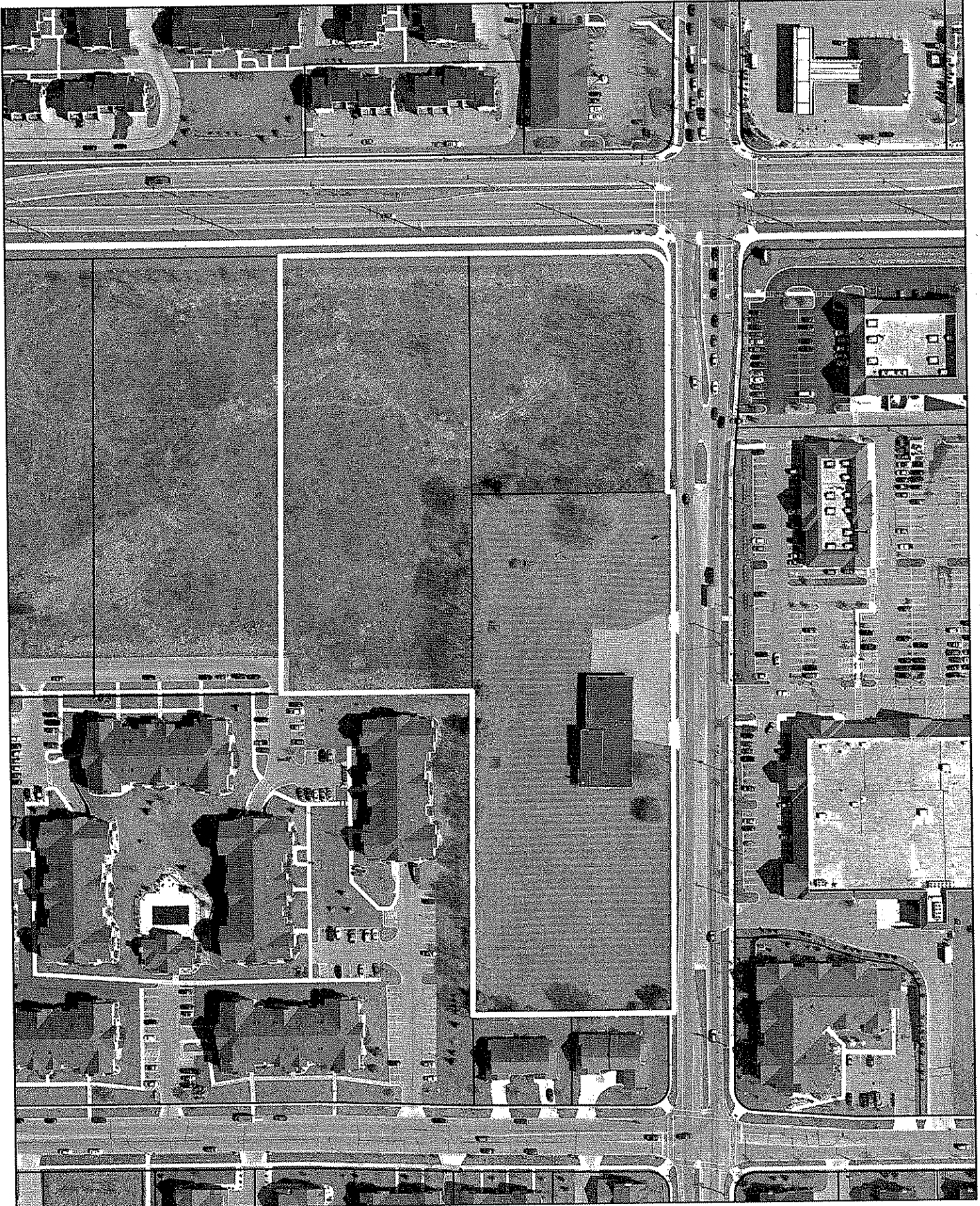
02 March 2010



For Questions Contact: Tim Parks at: 261-9632 or tparks@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.html
- 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"/>
Nbrhd. 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"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<input checked="" type="checkbox"/> Rezoning to or Amendment of a PUD or PCD District: <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"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

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. 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:

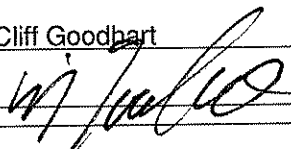
Steve King, District 7 Alder _____

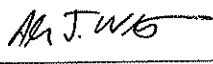
NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning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

February 22, 2010

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, 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 3.25 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.

On January 11, we appeared before the Plan Commission with a General Development Plan (GDP) application 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 between 44,000 and 59,000 square feet of commercial space. This "range" of square footage is explained by our desire to construct multi-story buildings should market demand warrant doing so.

- 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 219 surface parking stalls (4.88-3.76 per thousand).

At the January 11 meeting the Plan Commission recommended approval of an Alternate PUD-GDP zoning for the portion of the site to be developed with the senior apartment complex. The Commission recommended referral of the remainder of the proposed PUD zoning so that we could address issues that were raised about the GDP in the staff report.

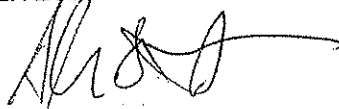
With this resubmittal and in direct response to the comments of the Plan Commission and City Staff, we've made the following improvements:

- We've strengthened the connection of Mader Drive between Stone Creek Drive and Maple Grove Drive. We've also provided a direct connection from the McKee Road entrance to Mader Drive, which terminates in a 'T' intersection. This creates a connected street system within the development.
- We have increased building frontage and entrances along adjacent streets. Commercial and Residential uses will now front Mader Drive, creating a framed gateway to the development from Maple Grove Drive. We have also provided more emphasis on pedestrian connections to the commercial buildings from McKee and Maple Grove.
- The plan has been modified to accommodate for a multi-story commercial building along Mader Drive (Building 'D').

From the moment we purchased this property we have made considerable efforts to be accommodating to all the various parties affected by, or involved with it. We have done nearly all that has been asked of us. We have the support of the neighborhood, the Alderperson, the UDC, City Staff, and even some potential users in the marketplace. We believe that this is the best general plan that can or will be submitted in the foreseeable future and we ask that the process not be delayed another moment and that the Plan Commission give a positive recommendation of this submittal at the February 22nd meeting.

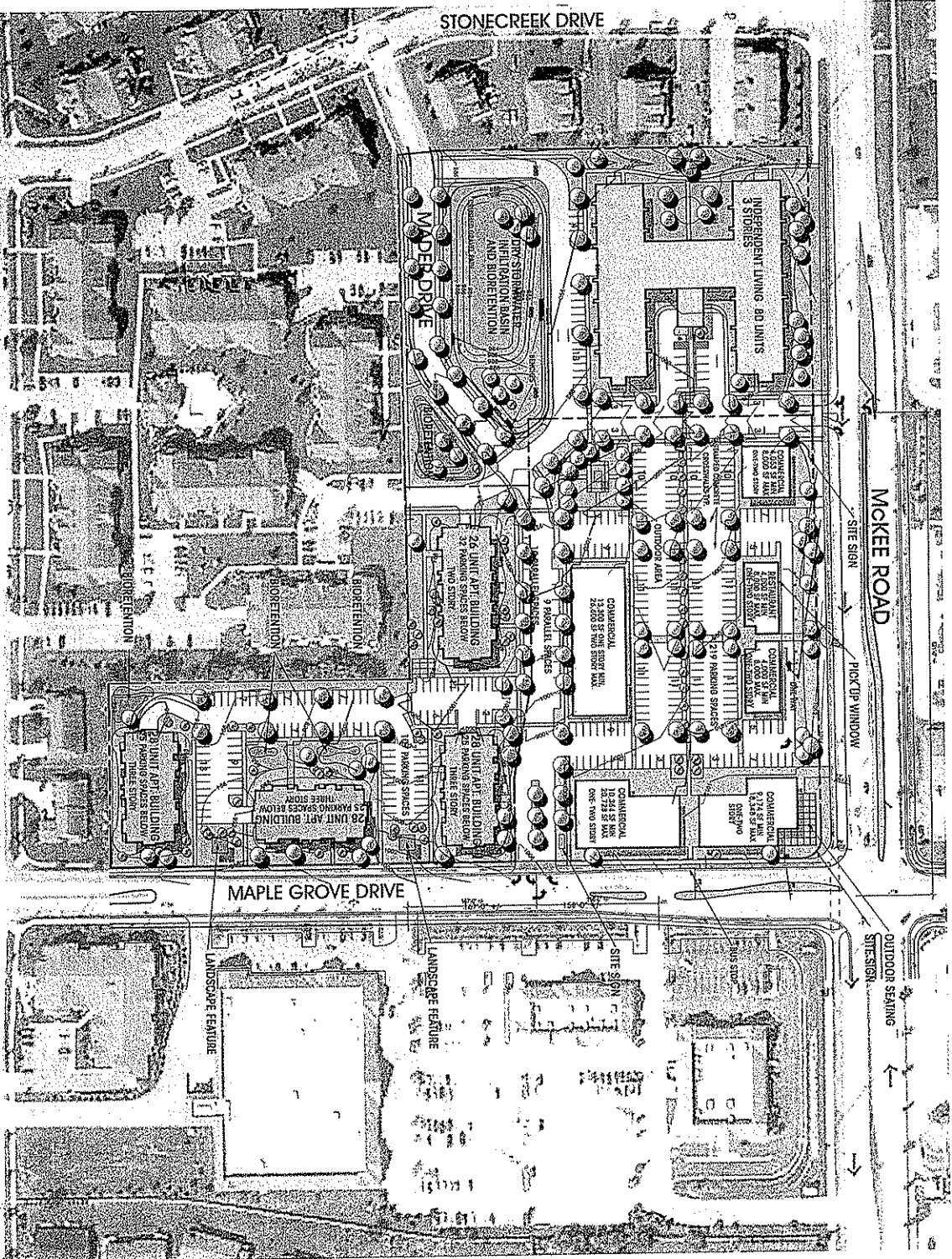
Sincerely,

LIVESEY COMPANY / MAD GROVE LLC



Alex J. Weis
Executive Vice President / Member

REVISED
PLANS



LIVESEY MCKEE ROAD MASTER PLAN 2-22-10

CONCEPTUAL LANDSCAPE PLAN

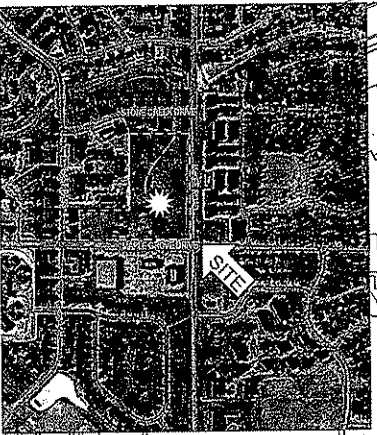


epstein ohen : architects

6320 Livesey Drive, Suite 100
22201-1402



SITE LOCATION
 200' SCALE
 200' SCALE



STONECREEK DRIVE

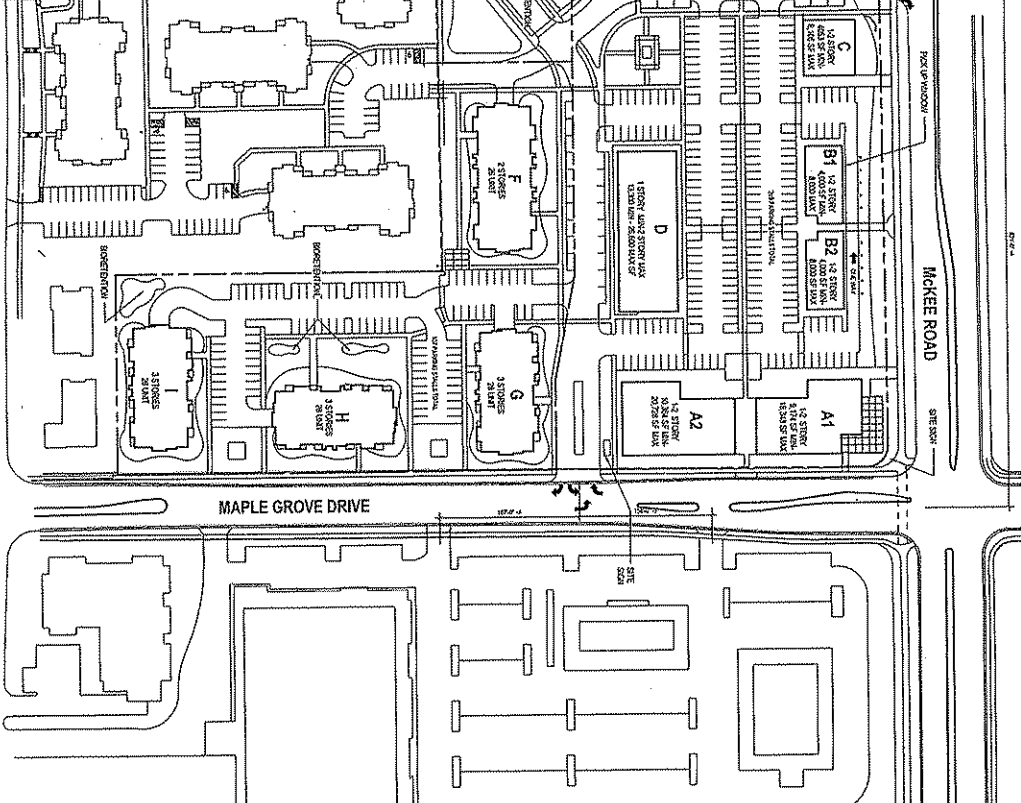
MADER DRIVE

PACK UP WINDOW

MCKEE ROAD

SITE SIGN

MAPLE GROVE DRIVE



SITE STATISTICS

SITE ACREAGE

NW SITE	4.53 ACRES
NE SITE	4.94 ACRES
SE SITE	3.79 ACRES
TOTAL	13.26 ACRES

GROSS SQUARE FOOTAGE

BUILDING A1	9,174-18,348 SF SF
BUILDING A2	10,384-20,728 SF
BUILDING B1	4,000-8,000 SF
BUILDING B2	4,000-8,000 SF
BUILDING C	4,053-8,106 SF
BUILDING D (80 UNITS)	13,300-26,600 SF
BUILDING E (26 UNITS)	121,800 SF
BUILDING F (28 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
TOTAL	258,191-330,082 SF

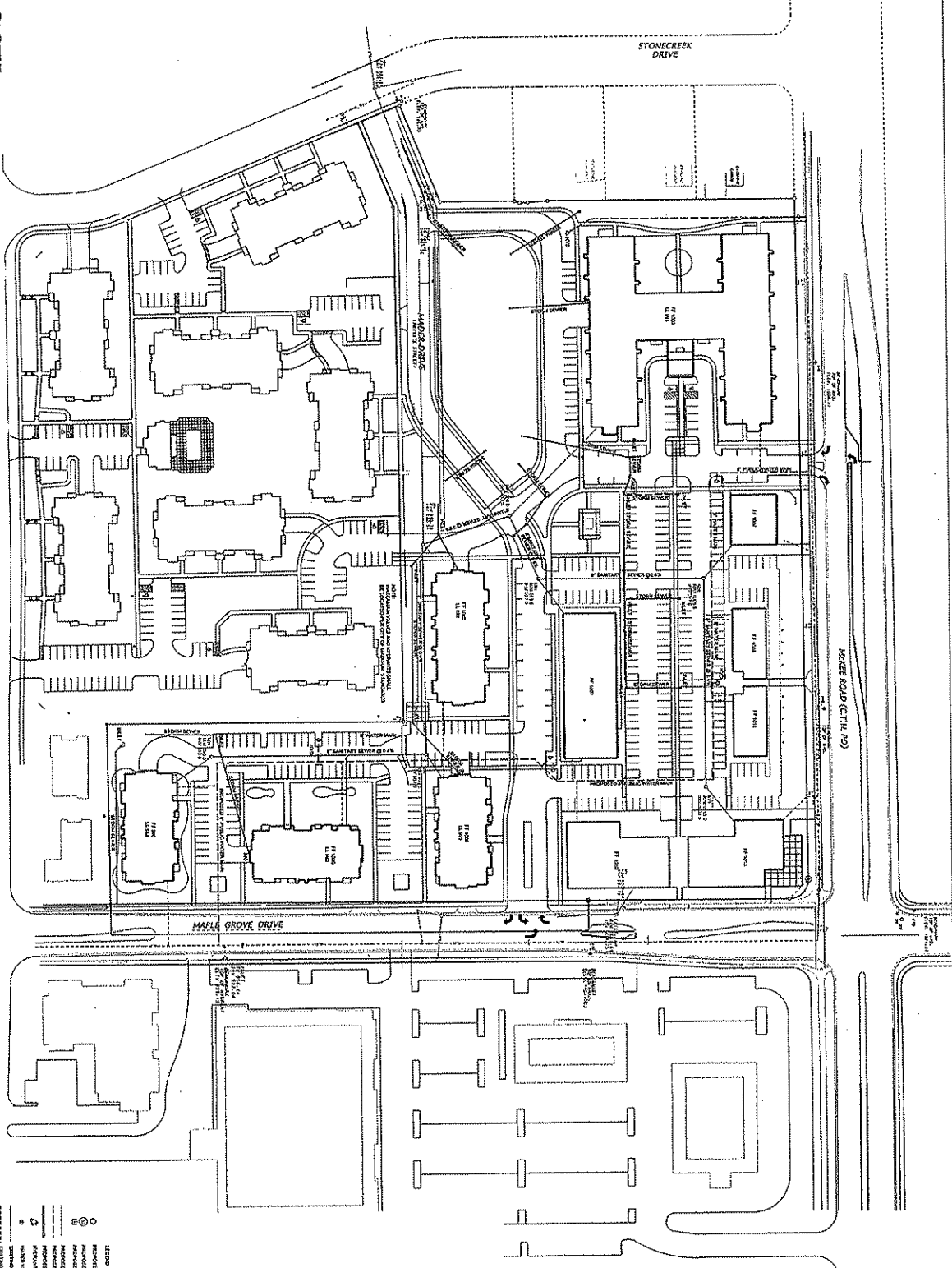
FLOOR AREA RATIO: 0.56



appstein urban architects

2009
 4100 North Main Street, Suite 100
 Denver, CO 80202

LIVESEY MCKEE ROAD MASTER PLAN
SITE PLAN



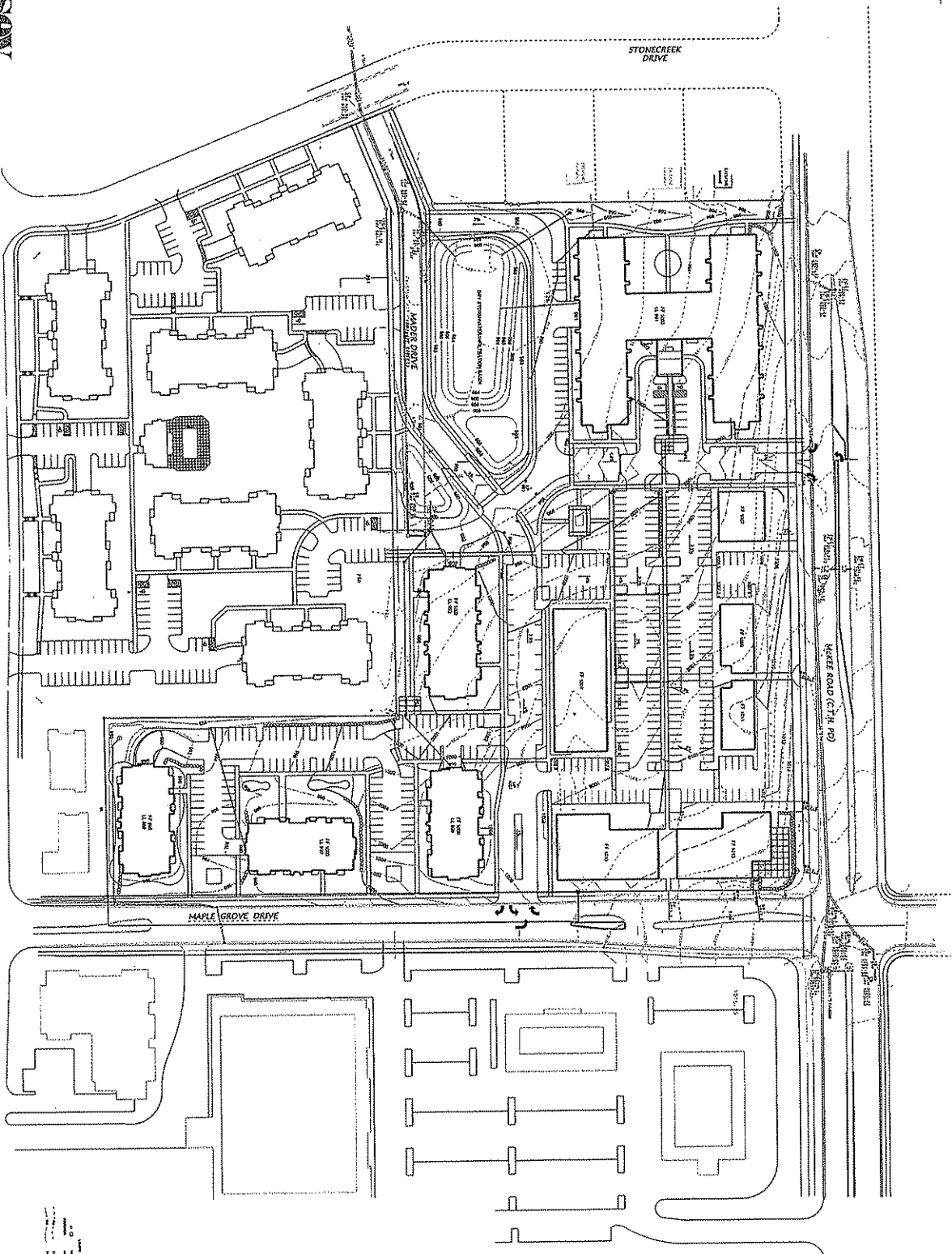
LIVESEY MCKEE ROAD MASTER PLAN
PRELIMINARY UTILITY PLAN

- 1. WATER
- 2. SEWER
- 3. GAS
- 4. ELECTRIC
- 5. TELEPHONE
- 6. CABLE TV
- 7. FIBER OPTIC
- 8. UNASSIGNED
- 9. EXISTING UTILITY
- 10. PROPOSED UTILITY
- 11. PROPOSED UTILITY - 15' OFFSET
- 12. PROPOSED UTILITY - 30' OFFSET
- 13. PROPOSED UTILITY - 45' OFFSET
- 14. PROPOSED UTILITY - 60' OFFSET
- 15. PROPOSED UTILITY - 75' OFFSET
- 16. PROPOSED UTILITY - 90' OFFSET
- 17. PROPOSED UTILITY - 105' OFFSET
- 18. PROPOSED UTILITY - 120' OFFSET
- 19. PROPOSED UTILITY - 135' OFFSET
- 20. PROPOSED UTILITY - 150' OFFSET
- 21. PROPOSED UTILITY - 165' OFFSET
- 22. PROPOSED UTILITY - 180' OFFSET
- 23. PROPOSED UTILITY - 195' OFFSET
- 24. PROPOSED UTILITY - 210' OFFSET
- 25. PROPOSED UTILITY - 225' OFFSET
- 26. PROPOSED UTILITY - 240' OFFSET
- 27. PROPOSED UTILITY - 255' OFFSET
- 28. PROPOSED UTILITY - 270' OFFSET
- 29. PROPOSED UTILITY - 285' OFFSET
- 30. PROPOSED UTILITY - 300' OFFSET

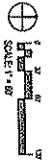


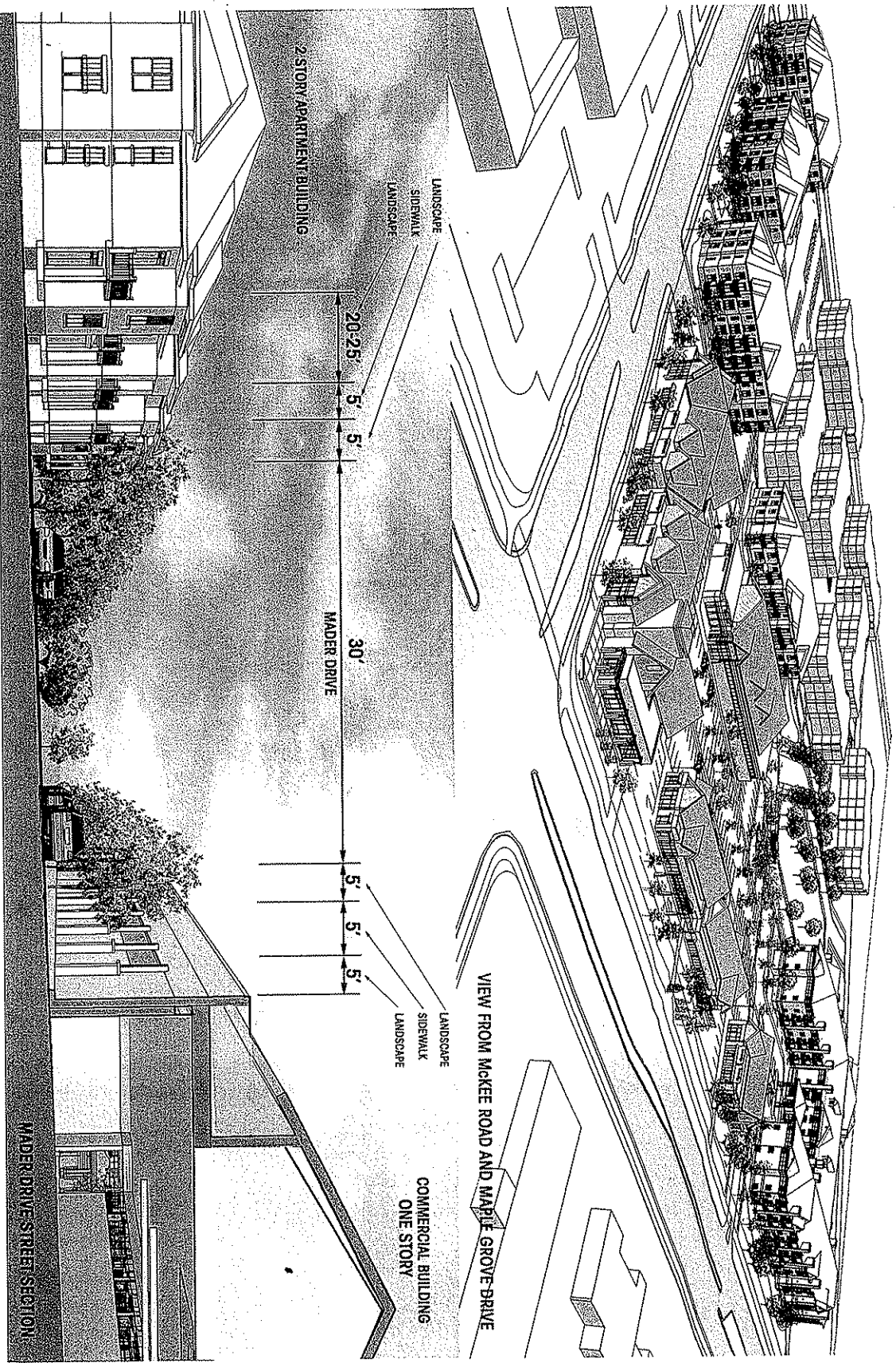


LIVESEY MCKEE ROAD MASTER PLAN
PRELIMINARY GRADING PLAN



Legend:
- - - - - Proposed
- - - - - Existing
- - - - - Elevation

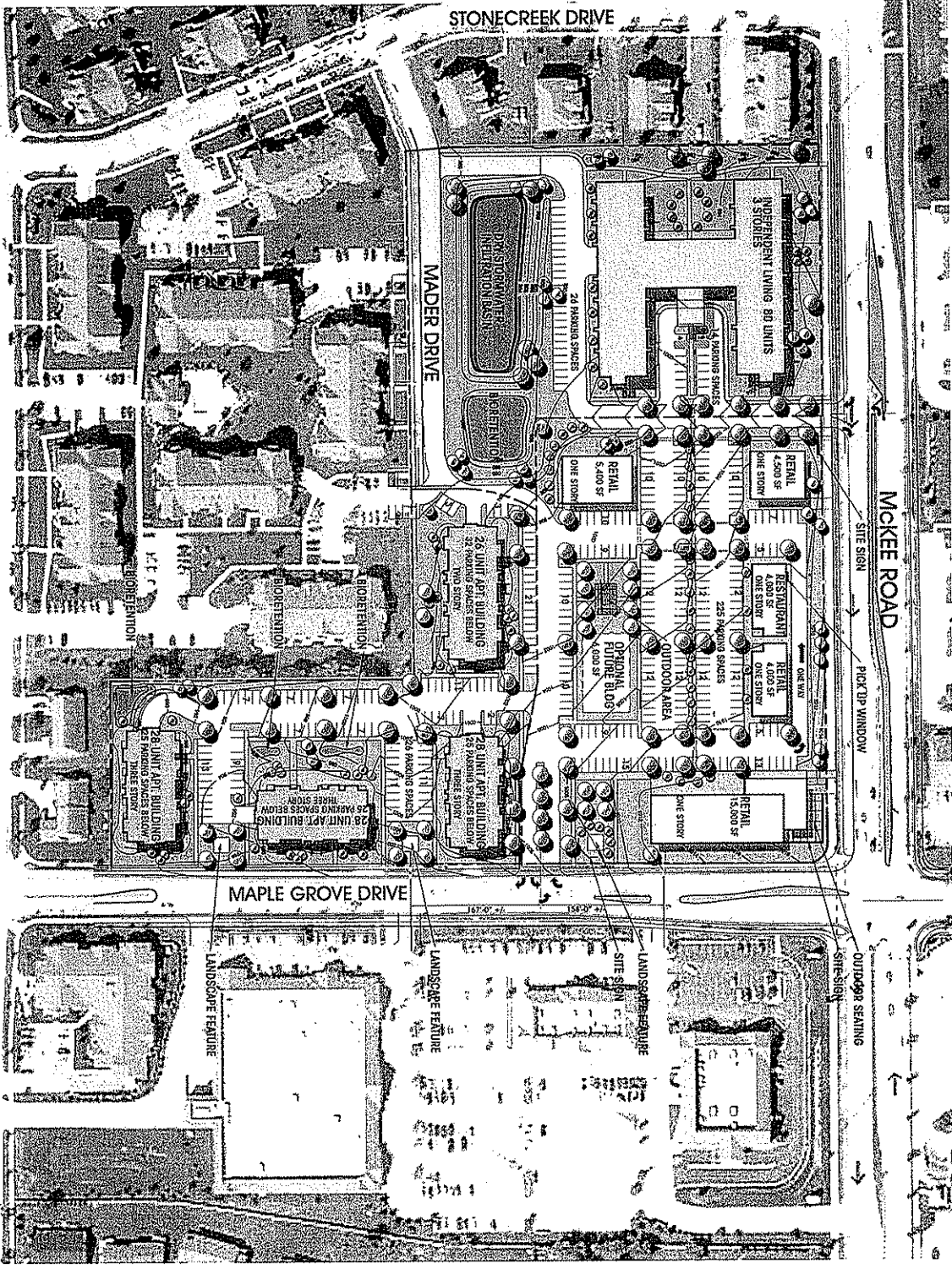




LIVESEY MCKEE ROAD MASTER PLAN

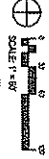


ORIGINAL
PLANS



LIVESEY MCKEE ROAD MASTER PLAN 12-2-09

CONCEPTUAL LANDSCAPE PLAN

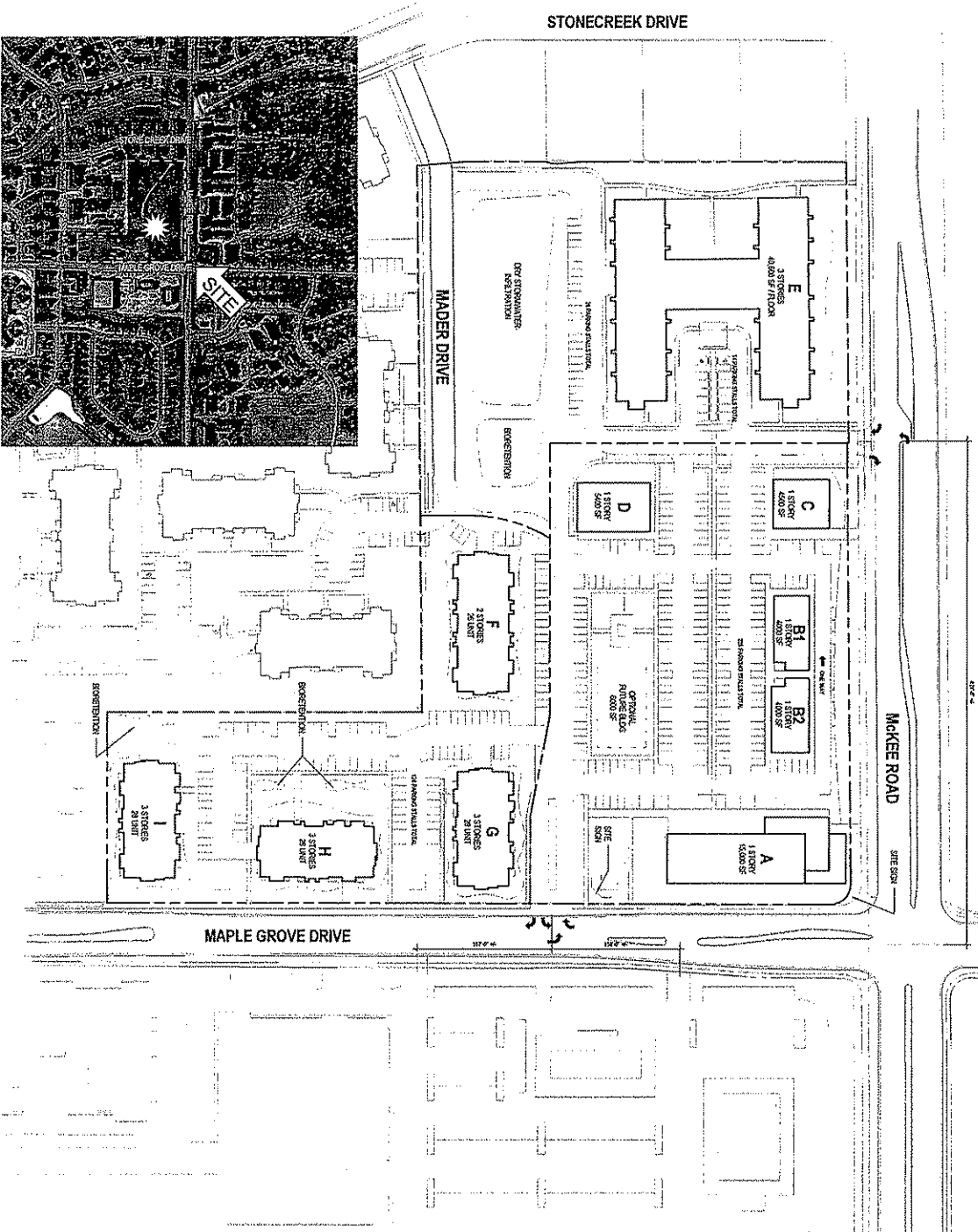
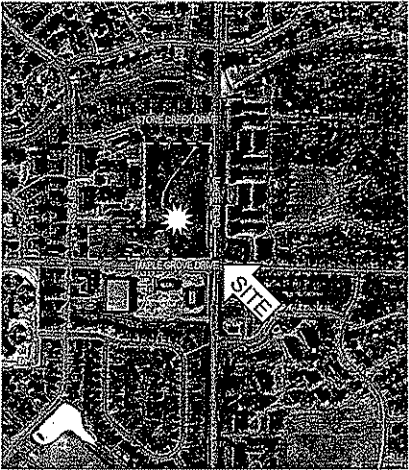


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2009.01.02

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SITE LOCATION
 2810 MAPLE GROVE DRIVE
 2810 MAPLE GROVE 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
TOTAL	13.26 ACRES

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
TOTAL	279,200 SF

FLOOR AREA RATIO: 0.48



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12/01/09 10/01/02