

6701 McKee Road / 6702 Mader Drive Mixed Use

UDC Presentation
Context Map



6701 McKee Road / 6702 Mader Drive Mixed Use

UDC Presentation
Context Map



NORTHEAST CORNER - McKEE RD (LOOKING WEST)



NORTHWEST CORNER - McKEE RD (LOOKING SOUTHEAST)



NORTHEAST CORNER - McKEE RD & MAPLE GROVE DR (SITE CORNER)



SOUTHEAST CORNER - MAPLE GROVE DR (LOOKING TOWARDS MADER DR)

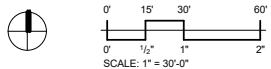
6701 McKee Road / 6702 Mader Drive Mixed Use

UDC Presentation
Site Plan



1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"



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SIGNAGE



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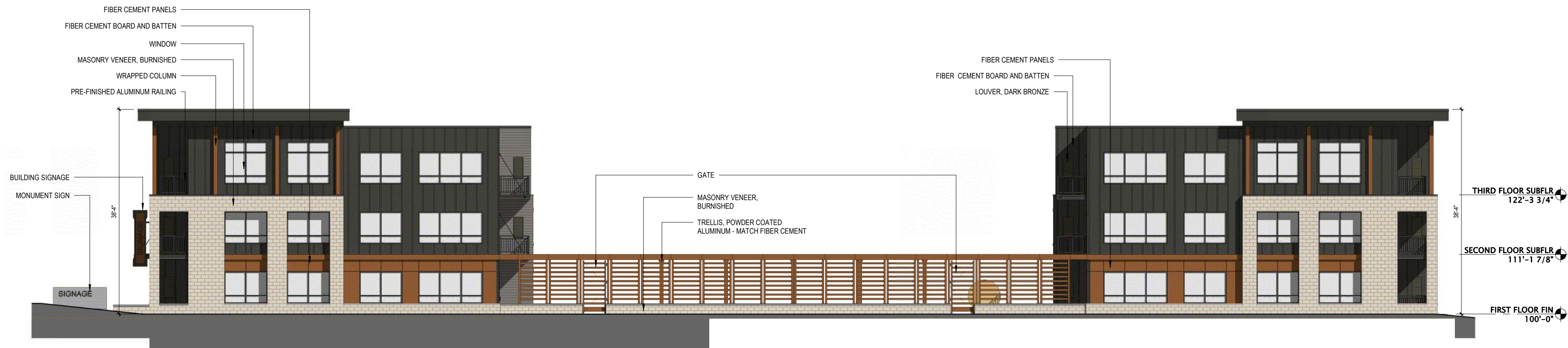
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6701 McKee Road / 6702 Mader Drive Mixed Used

UDC Presentation
McKee Rd Elevation



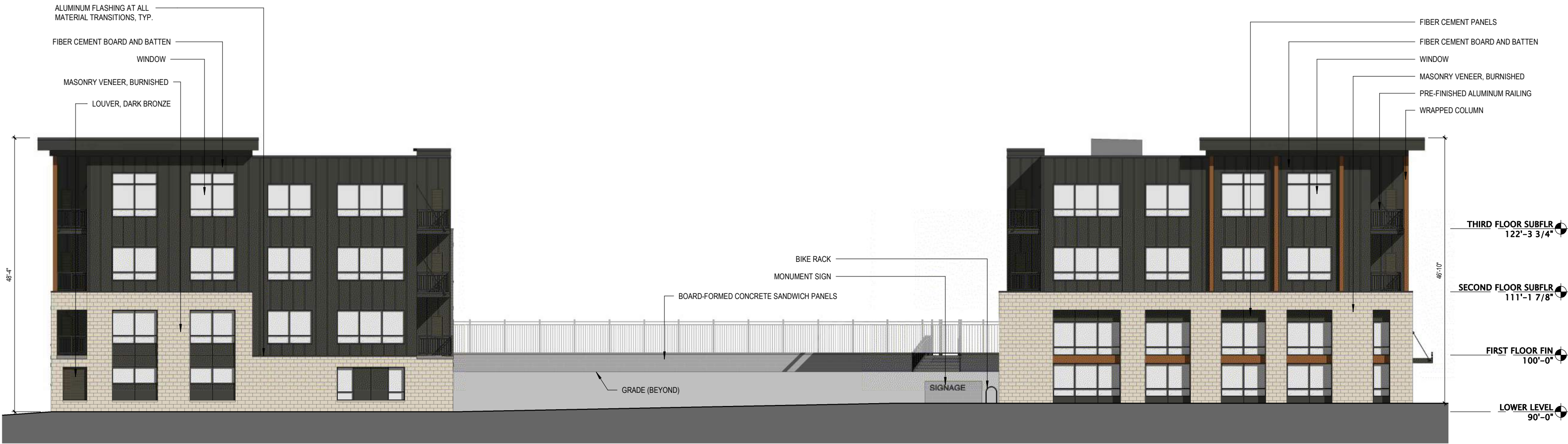
6701 McKee Road / 6702 Mader Drive Mixed Use

UDC Presentation
Maple Grove Dr Elevation



6701 McKee Road / 6702 Mader Drive Mixed Used

UDC Presentation
Mader Dr. Elevation





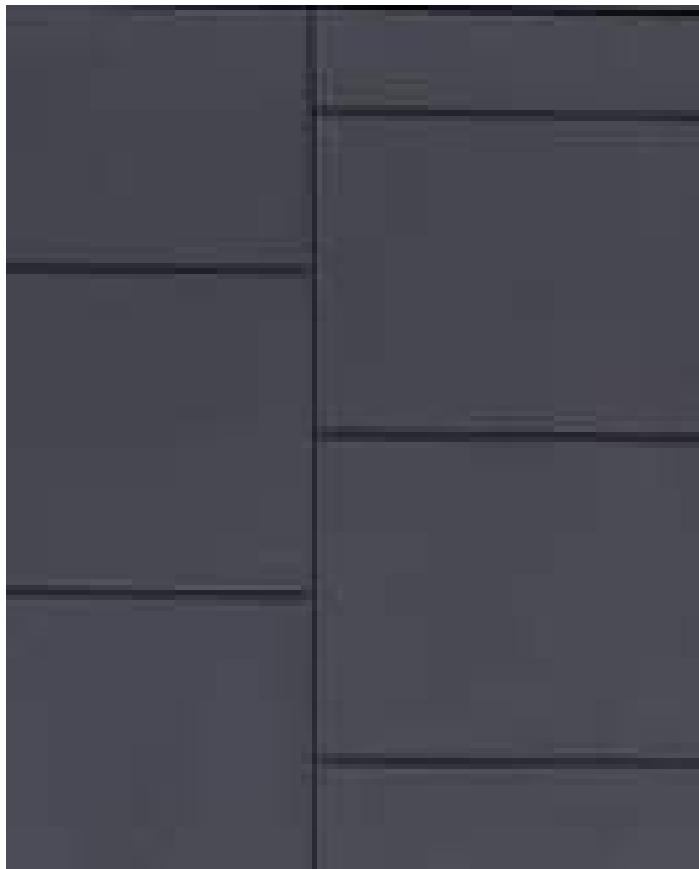
DARK BRONZE FINISH:
WINDOWS, LOUVERS, COPING,
RAILINGS, PICKET FENCES



FIBER CEMENT LAP SIDING:
AGED PEWTER



METALIC BRONZE: FIBER CEMENT
CLADDING AND ARCHITECTURAL
SCREEN POWDER COAT



FIBER CEMENT PANEL:
IRON GRAY



CMU: BURNISHED CREAM COLOR



FIBER CEMENT BOARD AND BATTEN:
IRON GRAY



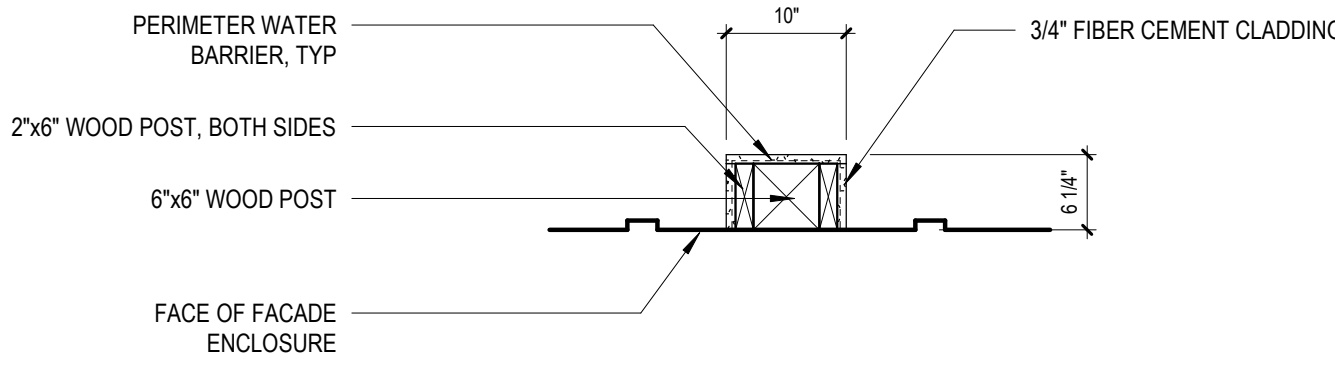
CMU: SPLITFACE CREAM COLOR



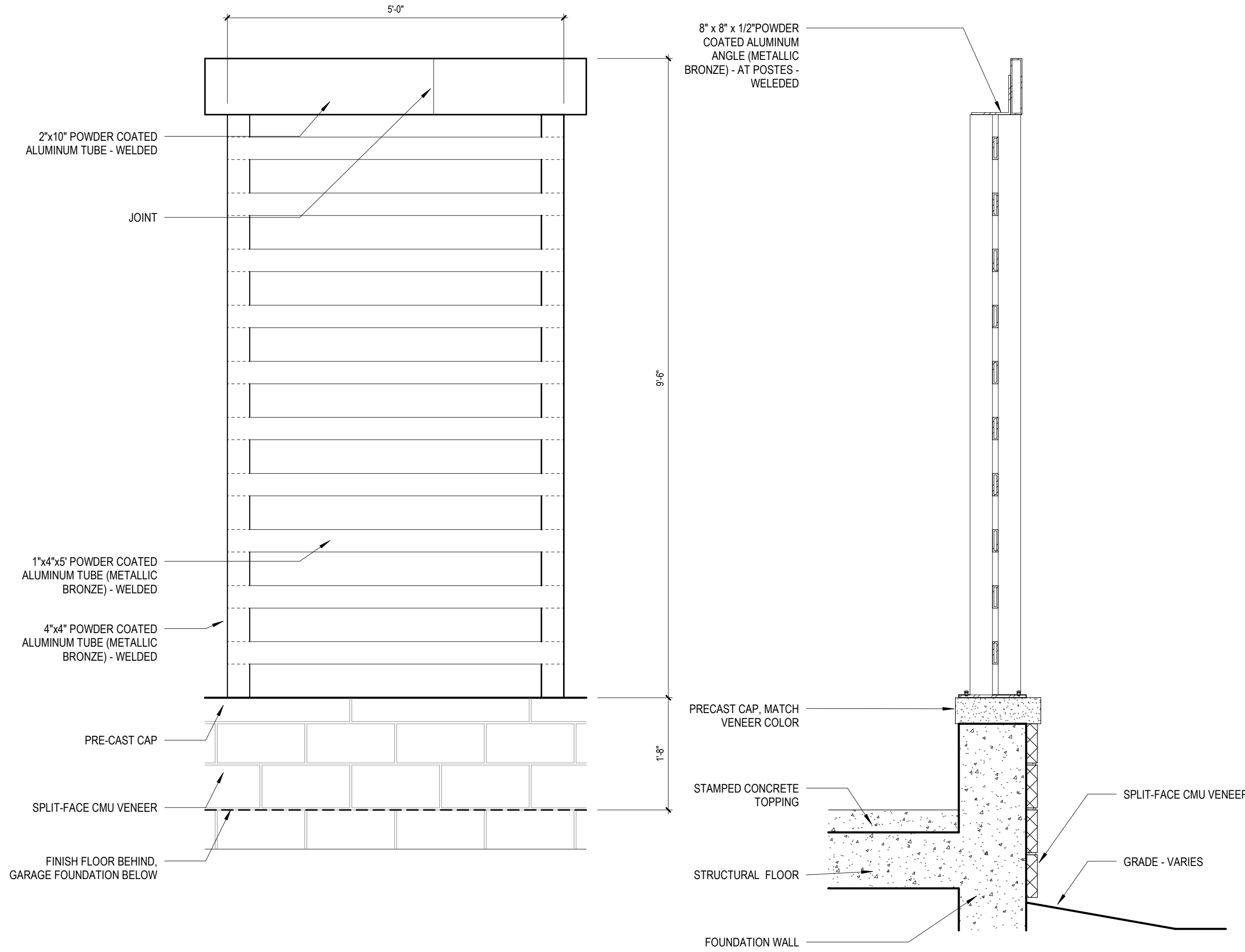
PRECAST CONCRETE: LINTEL, SILL,
WALL CAPS



BOARD FORMED CONCRETE

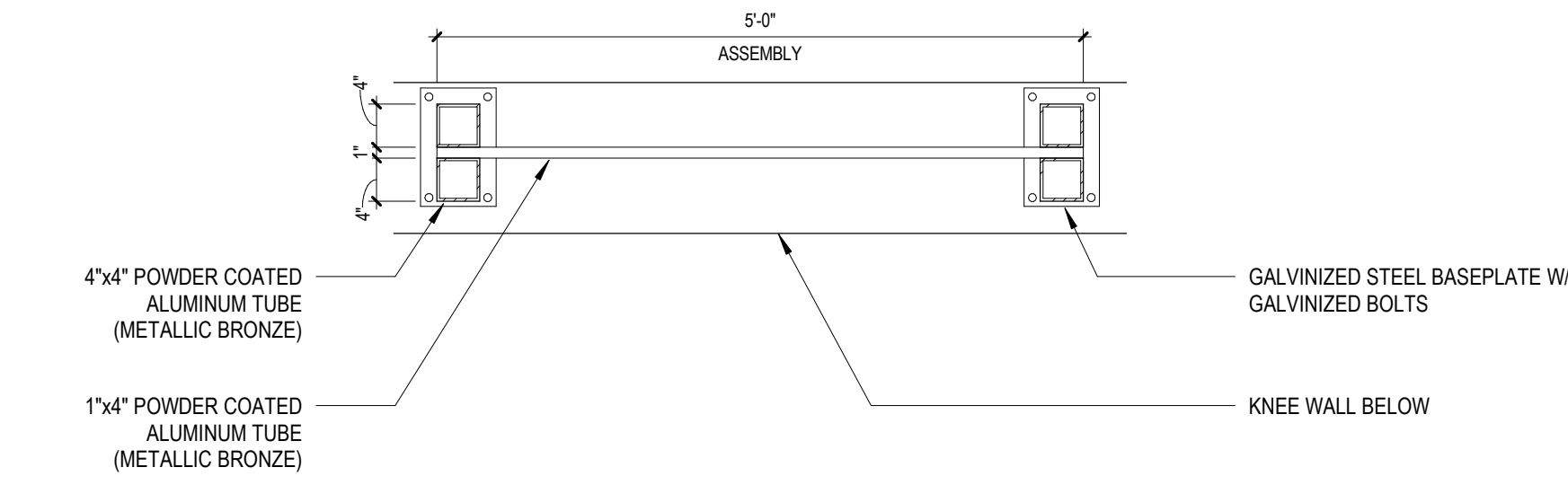


PLAN DETAIL: CLAD PILASTER



ENLARGED ELEVATION:
ARCHITECTURAL SCREEN PANEL

WALL SECTION:
ARCHITECTURAL SCREEN PANEL



ENLARGED PLAN: ARCHITECTURAL
SCREEN PANEL



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MADISON : MILWAUKEE
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JLA PROJECT NUMBER: W22-0201



MCKEE ROAD MIXED
USE DEVELOPMENT

NEIGHBORHOOD PRESENTATION

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE NOVEMBER 7, 2024

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
**EXTERIOR MATERIALS
& BUILDING DETAILS**

SHEET NUMBER
U220



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THANK YOU

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WEB: www.olsontoon.com



MCKEE ROAD MIXED
USE DEVELOPMENT

CITY OF MADISON LAND USE AND
URBAN DESIGN COMMISSION
SUBMITTAL

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DATE OF ISSUANCE

10/18/2024

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L100

MAPLE GROVE DRIVE

MADER DRIVE

SIDEWALK

EXISTING
JAPANESE TREE
LILAC TO REMAIN

SIDEWALK

POOL

'A2'
THREE STORY
APARTMENTS

'A1'
THREE STORY
MIXED-USE

COMMERCIAL

FENCED DOG RUN

CITY OF MADISON LANDSCAPE WORKSHEET					
Total Developed Area	SQUARE FEET	5 points per 300 sq ft		LANDSCAPE POINTS REQ.	
111,071 sf (lot) - 50,551 sf (building footprint)	59,723			995	
		CREDITS / EXISTING LANDSCAPING		NEW / PROPOSED LANDSCAPING	
PLANT TYPE / ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED
Overstory Deciduous (2.5" caliper)	35	0	19	665	
Tall Evergreen Tree (5'-6')	35	0	0	0	
Ornamental Tree (1.5" caliper)	15	0	14	210	
Upright Evergreen Shrub (i.e. arbovitae) 3'-4' tall	10	0	51	510	
Shrub, deciduous (#3 gal cont)	3	0	95	285	
Shrub, evergreen (#3 gal. cont)	4	0	8	32	
Ornamental Grasses/Perennials (#1 gal cont)	2	0	337	674	
Ornamental/Decorative Fencing or Wall (4pts / 10LF)	4	0	0	0	
Existing Significant Specimen Tree (2.5" dbh)	14	0	0	0	
Landscape Furniture for public seating and/or transit connections (5pts. per seat)	5	0	0	0	
		0		2376	

PLANT LIST

KEY	SCIENTIFIC NAME	QTY	SIZE	ROOT	STEM
DECIDUOUS TREES					
AF	Acer x freemanii 'Armstrong'	5	2.5"	B&B	
GB	Ginkgo biloba 'Princeton Sentry'	4	2"	B&B	
GD	Gymnocladus dioica 'Espresso-JFS'	1	2"	B&B	
GS	Gleditsia inaequalis var. inermis 'Skyline'	2	2"	B&B	
GT	Gleditsia inaequalis 'Drawes' PP21,698	2	2"	B&B	
PA	Platanus x auriculata 'Morton Circle'	2	2.5"	B&B	
QW	Quercus x warei 'Long'	3	2.5"	B&B	
ORNAMENTAL TREES					
CC	Cercis canadensis	3	6"	B&B	CLUMP
MR	Malus 'Jewelcole'	4	2"	B&B	
SR	Syringa reticulata 'Ivory Silk'	7	2"	B&B	TF
UPRIGHT EVERGREEN SHRUBS					
JC	Juniperus chinensis 'Mountbatten'	4	6"	B&B	
JS	Juniperus x 'J.N. Select Blue'	18	6"	B&B	
JT	Juniperus virginiana 'Taylor'	7	6"	B&B	
JV	Juniperus virginiana 'Caneberry'	5	6"	B&B	
TS	Thuja occidentalis 'Smaragd'	17	5"	B&B	
EVERGREEN SHRUBS					
To	Thuja occidentalis 'Limeville'	6	#5	Cont.	
Pm	Pinus mugo 'Stemound'	2	#3	Cont.	
DECIDUOUS SHRUBS					
Dk	Diervilla 'G2X885411'	9	#3	Cont.	
lv	llex virginica 'Spartan'	18	#3	Cont.	
Ha	Hydrangea arborescens 'Abelwe'	7	#3	Cont.	
Hp	Hydrangea paniculata 'Jame'	9	#3	Cont.	
Hq	Hydrangea paniculata 'Bulk'	12	#3	Cont.	
Po	Physocarpus opulifolius 'Donna May'	12	#3	Cont.	
Sb	Spiraea betulifolia 'Tor'	16	#3	Cont.	
Sd	Syringa 'SN5JBP7'	9	#3	Cont.	
Vd	Viburnum dentatum 'Christom'	3	#5	Cont.	
ORNAMENTAL GRASSES & PERENNIALS					
as	Allium 'Mikemink13'	39	#1	Cont.	
ca	Calamagrostis x acutiflora 'Karl Foerster'	75	#1	Cont.	
hg	Hosta 'Guacamole'	24	#1	Cont.	
hk	Hosta 'Krossa Regal'	8	#1	Cont.	
nc	Nepeta 'Cat's Pajamas'	20	#1	Cont.	
ph	Plencom virgatum 'Heavy Metal'	30	#1	Cont.	
ps	Panicum virgatum 'Shenandoah'	23	#1	Cont.	
sh	Sporobolus heterolepis	74	#1	Cont.	
rt	Rudbeckia fulgida 'Vitte's Little Suzy'	44	#1	Cont.	

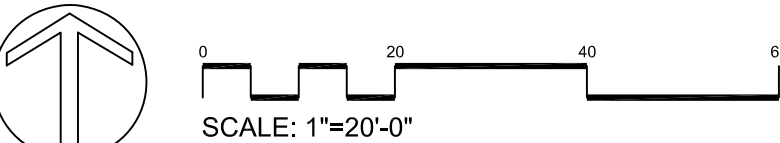
LANDSCAPE NOTES:

- Please refer to Grading & Erosion Control Plan for final contour information.
- Individual trees in lawn areas to receive wood mulch rings

1.5" diameter washed stone mulch spread to 3" depth, over weed barrier fabric with Dimex EdgePro polyvinyl edging or equivalent.

Brown Dyed Wood Mulch spread to 3" depth, with Dimex EdgePro polyvinyl Edging or equivalent.

Premium grass seed with straw mat erosion blanket.



STREET TREE NOTE:

Existing street trees shall be protected. Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry at (608-266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry prior to the start of construction. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction.

<http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>.


Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.

At least one week prior to street tree planting, Contractor shall contact City Forestry (608-266-4816) to schedule inspection and approval of nursery tree stock and review planting specifications with the landscaper.



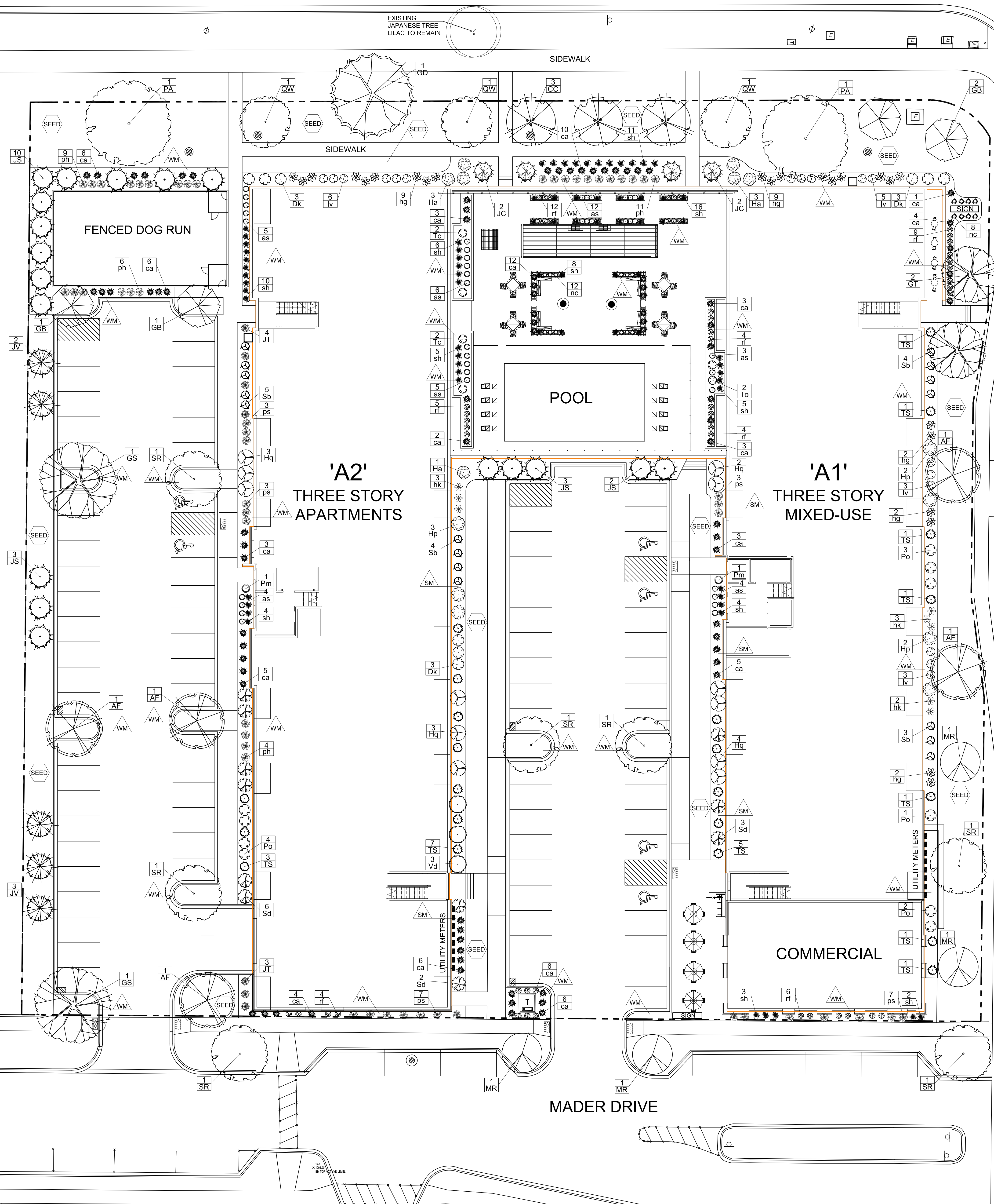


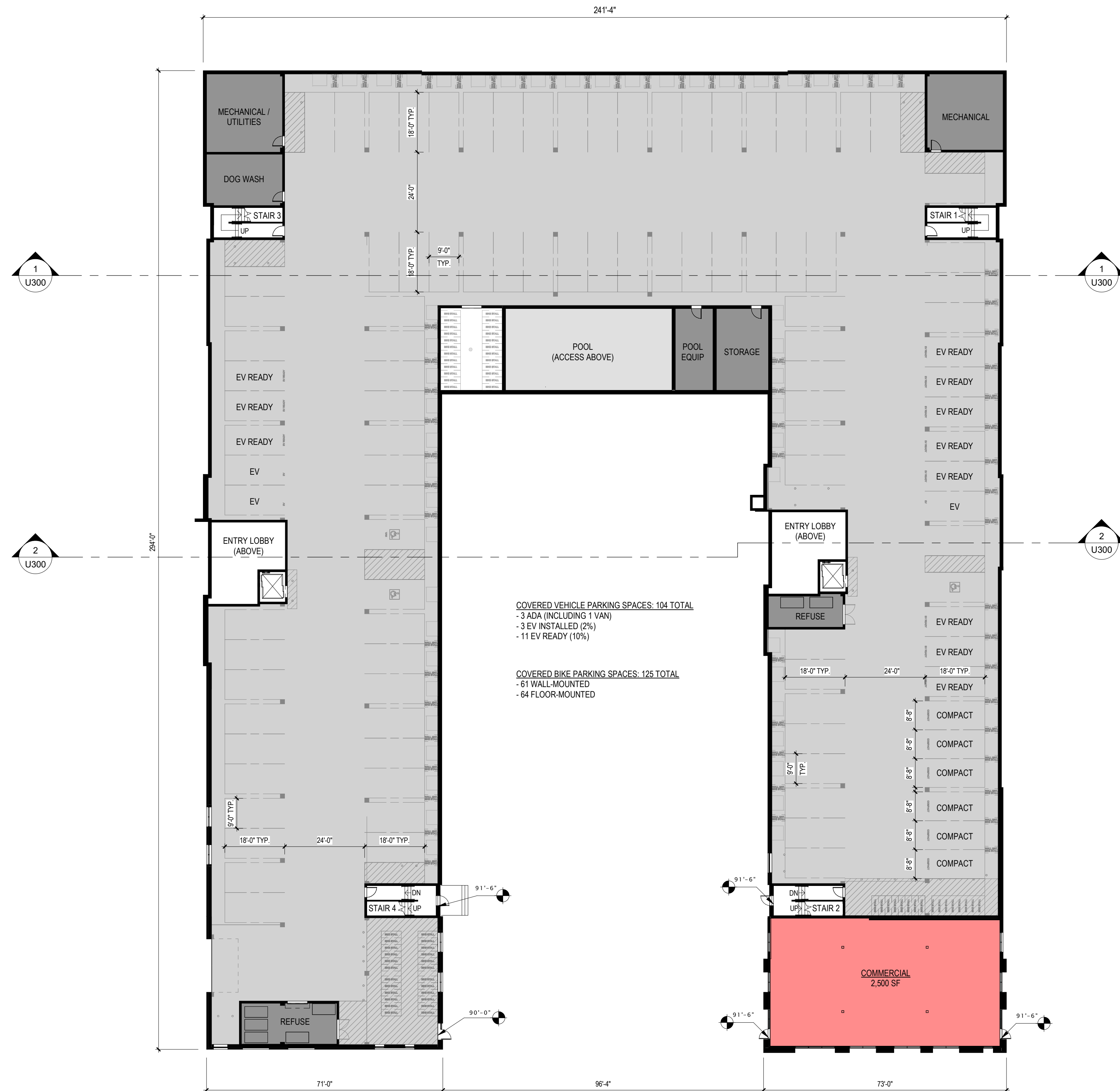
ORNAMENTAL GRASSES & PERENNIALS					
as	<i>Allium 'MGMsmkpb13'</i>	Summer Peek-A-Boo Allium	39	#1	Cont.
ca	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	77	#1	Cont.
hg	<i>Hosta 'Guacamole'</i>	Guacamole Hosta	24	#1	Cont.
hg	<i>Hosta 'Krossa Regal'</i>	Krossa Regal Hosta	8	#1	Cont.
nc	<i>Nepeta 'Cat's Pajamas'</i>	Cat's Pajamas Catmint	29	#1	Cont.
ph	<i>Panicum virgatum 'Heavy Metal'</i>	Heavy Metal Switch Grass	30	#1	Cont.
ps	<i>Panicum virgatum 'Shenandoah'</i>	Shenandoah Red Switch Grass	23	#1	Cont.
sp	<i>Scindoloba heptaphylla</i>	Pinkie Dimples Grass	74	#1	Cont.
rf	<i>Rudbeckia fulgida 'Violet's Little Suzy'</i>	Little Suzy Black Eye Susan	50	#1	Cont.

 Premium grass seed with straw mat erosion blanket.

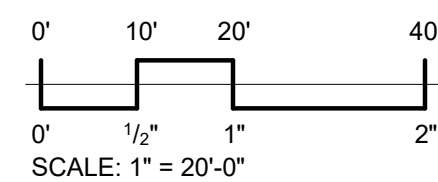


At least one week prior to street tree planting, Contractor shall contact City Forestry (608-266-4816) to schedule inspection and approval of nursery tree stock and review planting specifications with the landscaper.





1 LOWER LEVEL PLAN
SCALE: 1" = 20'-0"



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MCKEE ROAD MIXED USE DEVELOPMENT

CITY OF MADISON LAND USE AND
URBAN DESIGN COMMISSION
SUBMITTAL

PROGRESS DOCUMENTS

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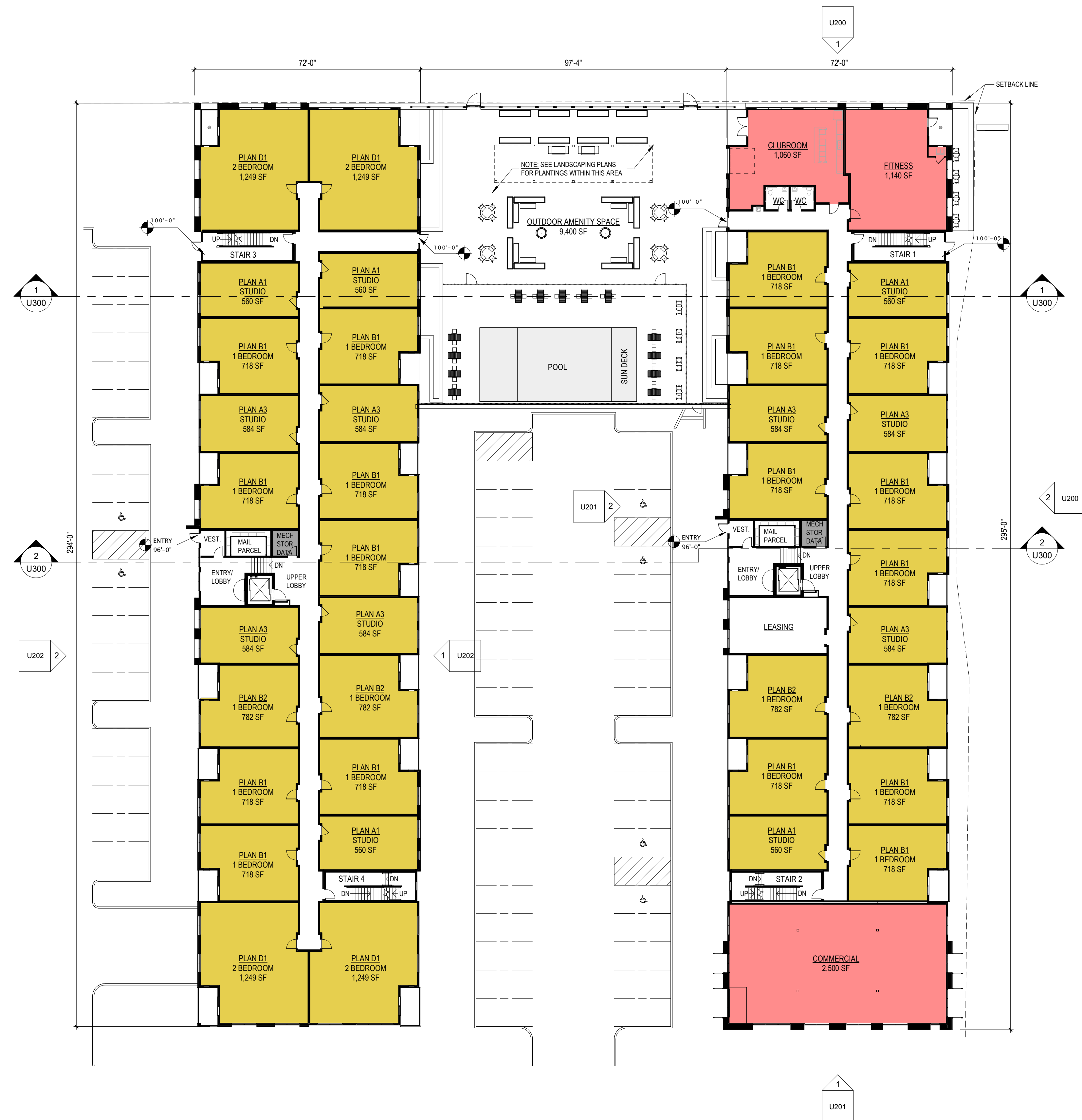
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Mark	Description	Date

SHEET TITLE

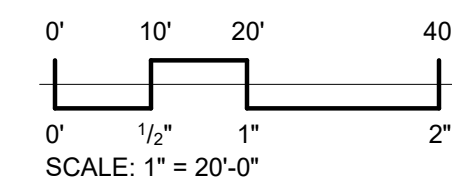
LOWER LEVEL PLAN

SHEET NUMBER

U100



1 FIRST FLOOR PLAN
SCALE: 1" = 20'-0"



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Mark	Description	Date

SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

U101



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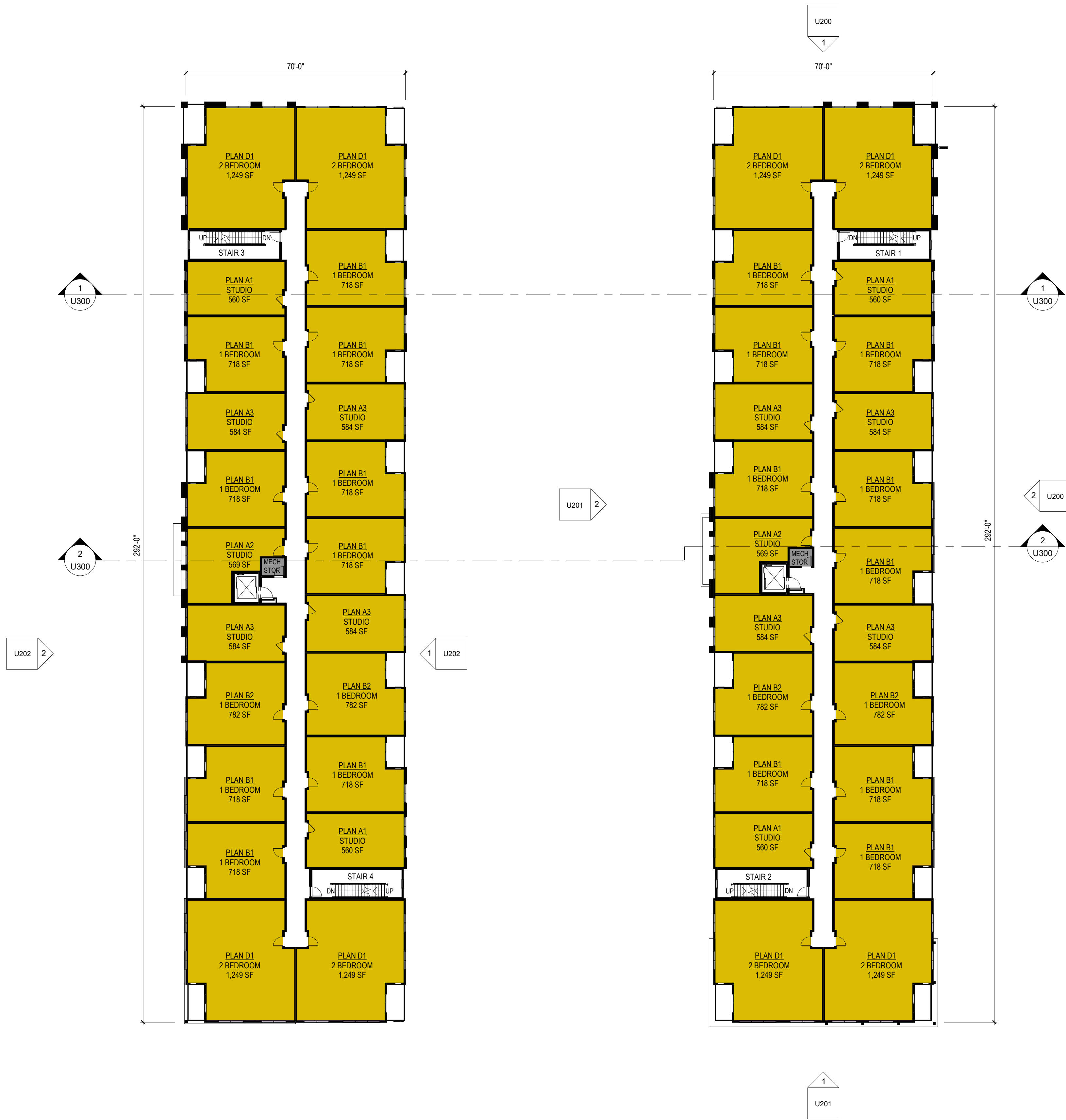
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Mark	Description	Date

SHEET TITLE

TYPICAL FLOOR PLAN

SHEET NUMBER

U102



1 SECOND FLOOR PLAN (THIRD FLOOR PLAN SIM.)
SCALE: 1" = 20'-0"



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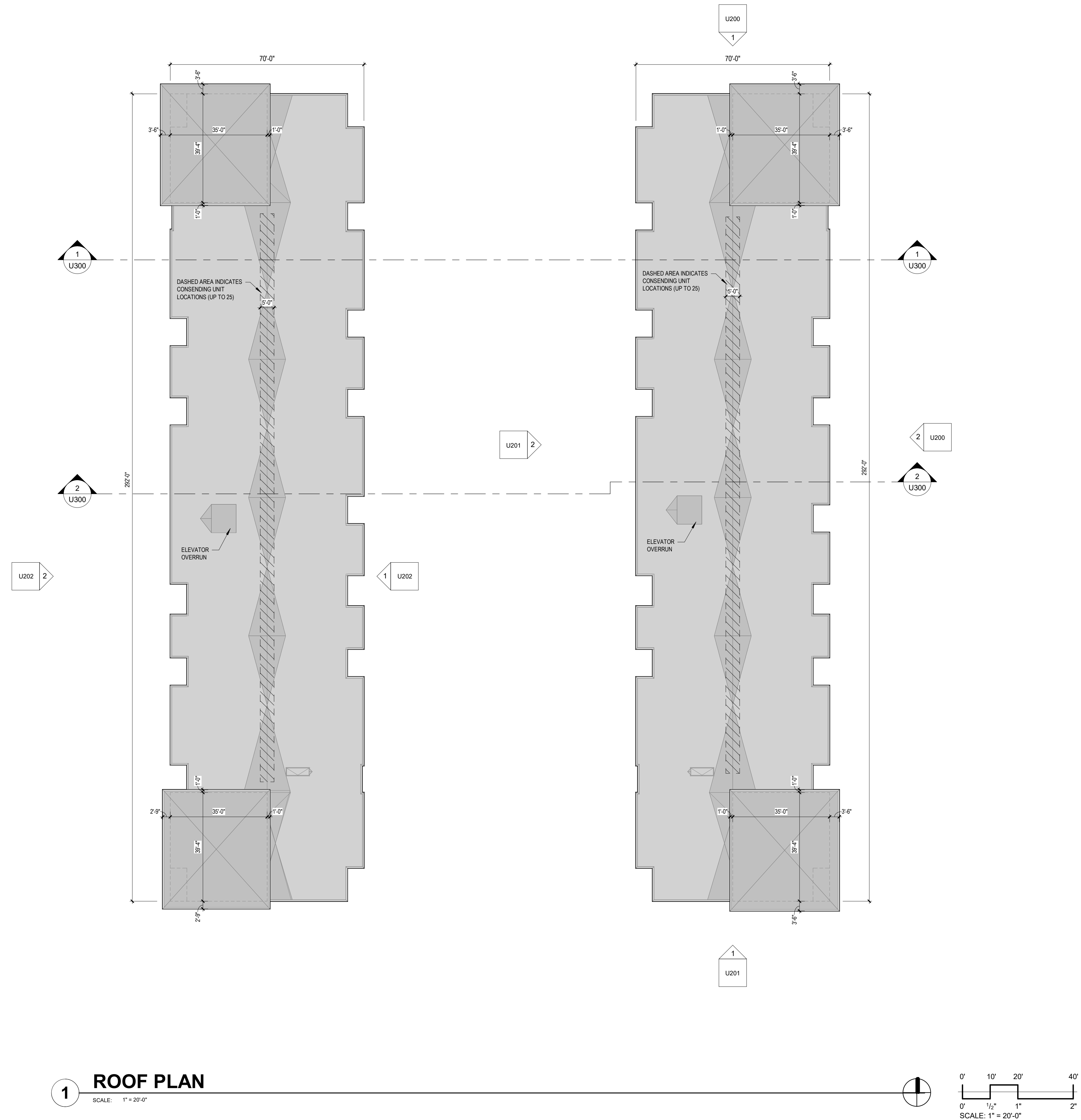
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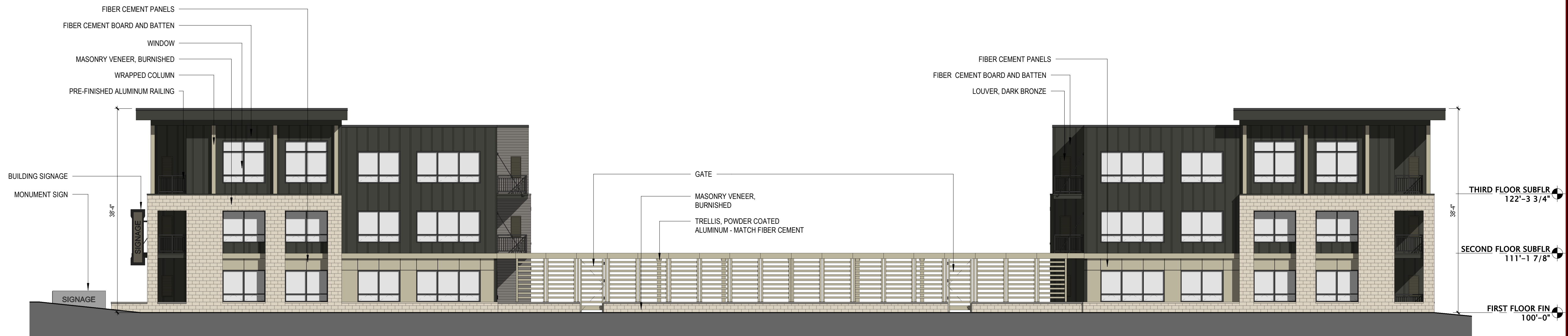
REVISION SCHEDULE		
Mark	Description	Date

NET TITLE

ET NUMBER

U103





1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



2 EAST ELEVATION - A1 BLDG
SCALE: 3/32" = 1'-0"



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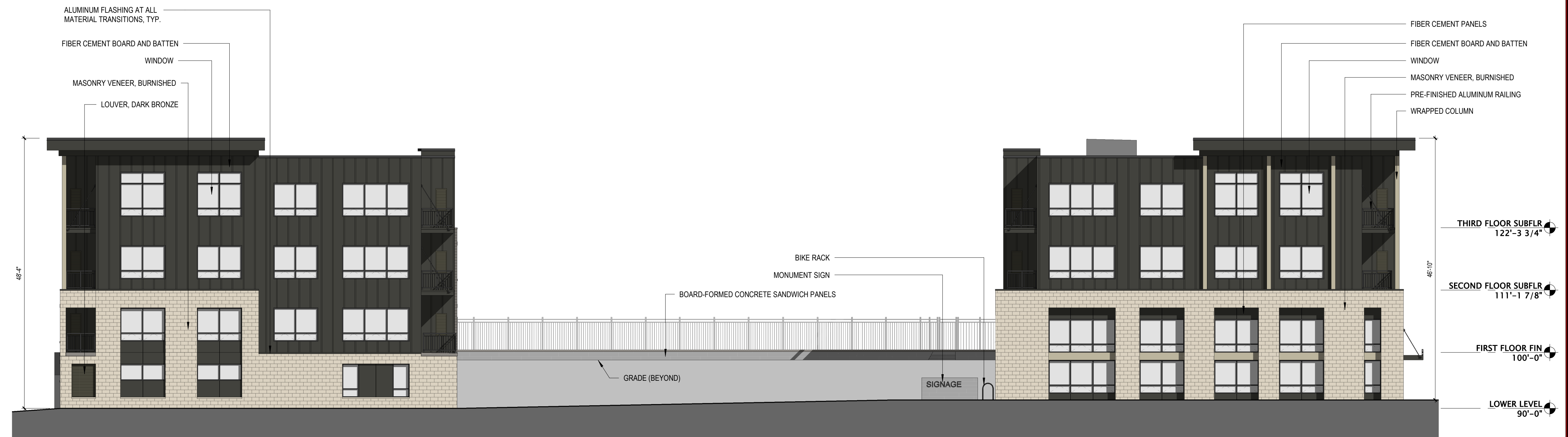
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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

U200



1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



2 WEST ELEVATION - A1 BLDG
SCALE: 3/32" = 1'-0"



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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

U201



1 EAST ELEVATION - A2 BLDG

SCALE: 3/32" = 1'-0"



2 WEST ELEVATION - A2 BLDG

SCALE: 3/32" = 1'-0"



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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

U202

BIRD GLASS KEYNOTES - SEE SALCULATIONS

- A

WINDOW: 3'-0"W x 6'-0"H
- B

WINDOW: 6'-0"W x 3'-0"H
- C

WINDOW: 6'-0"W x 6'-0"H
- D

WINDOW: 6'-0"W x 8'-0"H
- E

WINDOW: 8'-0"W x 3'-0"H
- F

WINDOW: 8'-0"W x 6'-0"H
- G

WINDOW: 8'-0"W x 8'-0"H
- H

WINDOW: 9'-0"W x 8'-0"H
- J

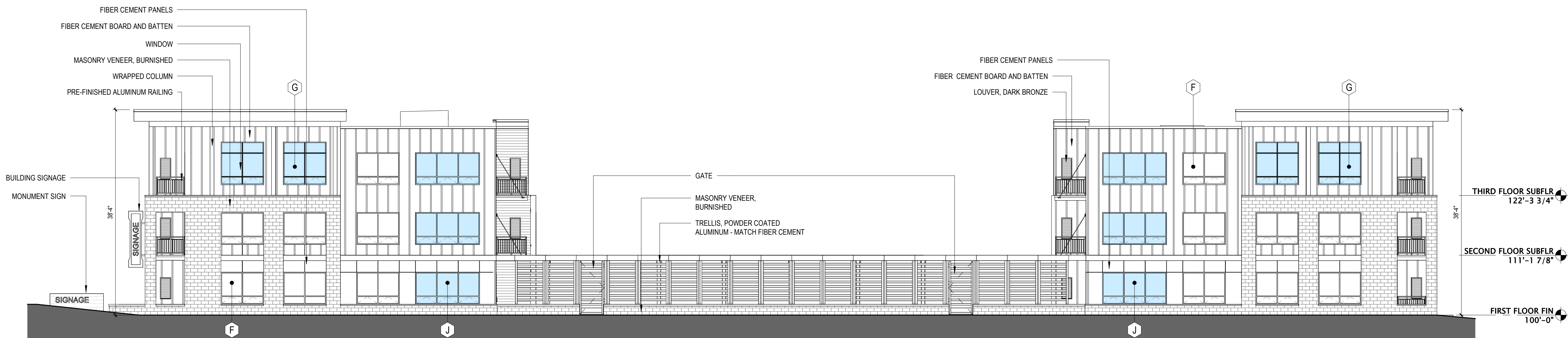
WINDOW: 12'-0"W x 6'-0"H
- K

SINGLE DOOR: 3'-0"W x 7'-0"H
- L

SINGLE DOOR w/ TRANSOM: 3'-0"W x 9'-4"H
- M

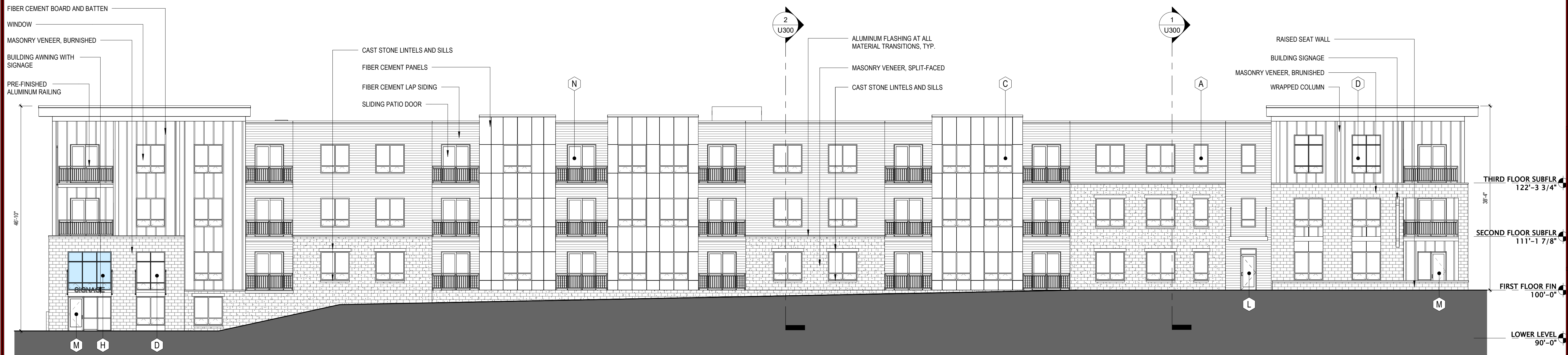
SINGLE DOOR w/ SIDELITE: 6'-0"W x 8'-0"H
- N

PATIO DOOR / DOUBLE DOOR: 6'-0"W x 8'-0"H
- BIRD GLASS LOCATIONS



1 NORTH ELEVATION (BIRD GLASS)

SCALE: 3/32" = 1'-0"



2 EAST ELEVATION - A1 BLDG (BIRD GLASS)

SCALE: 3/32" = 1'-0"



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MCKEE ROAD MIXED
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SHEET TITLE

EXTERIOR ELEVATIONS-
BIRGLASS

SHEET NUMBER

U210

BIRD GLASS KEYNOTES - SEE SALCULATIONS

- A

WINDOW: 3'-0"W x 6'-0"H
- B

WINDOW: 6'-0"W x 3'-0"H
- C

WINDOW: 6'-0"W x 6'-0"H
- D

WINDOW: 6'-0"W x 8'-0"H
- E

WINDOW: 8'-0"W x 3'-0"H
- F

WINDOW: 8'-0"W x 6'-0"H
- G

WINDOW: 8'-0"W x 8'-0"H
- H

WINDOW: 9'-0"W x 8'-0"H
- J

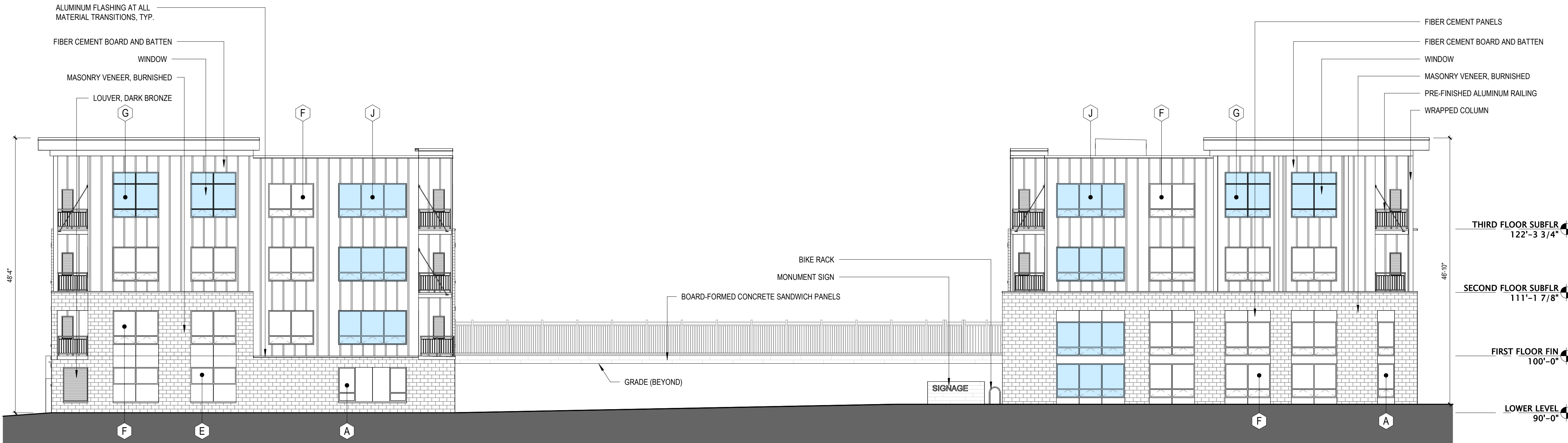
WINDOW: 12'-0"W x 6'-0"H
- K

SINGLE DOOR: 3'-0"W x 7'-0"H
- L

SINGLE DOOR w/ TRANSOM: 3'-0"W x 9'-4"H
- M

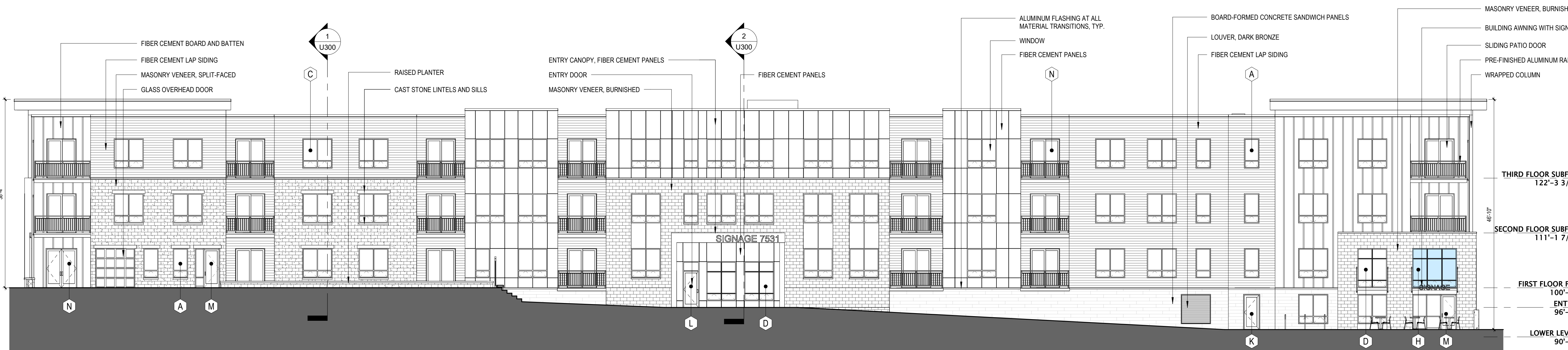
SINGLE DOOR w/ SIDELITE: 6'-0"W x 8'-0"H
- N

PATIO DOOR / DOUBLE DOOR: 6'-0"W x 8'-0"H
- BIRD GLASS LOCATIONS



1 SOUTH ELEVATION (BIRD GLASS)

SCALE: 3/32" = 1'-0"



2 WEST ELEVATION - A1 BLDG (BIRD GLASS)

SCALE: 3/32" = 1'-0"



MCKEE ROAD MIXED
USE DEVELOPMENT

CITY OF MADISON LAND USE AND
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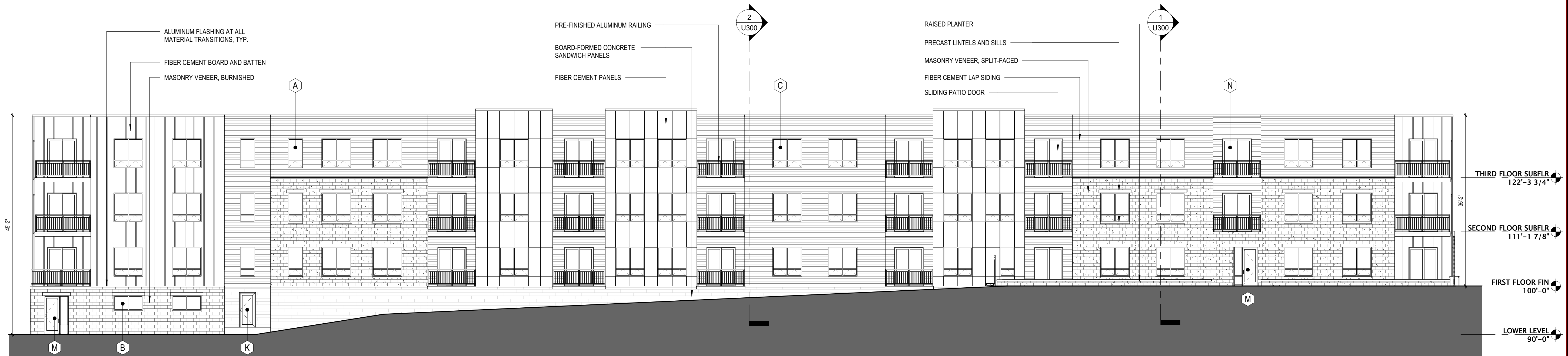
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS-
BIRGLASS

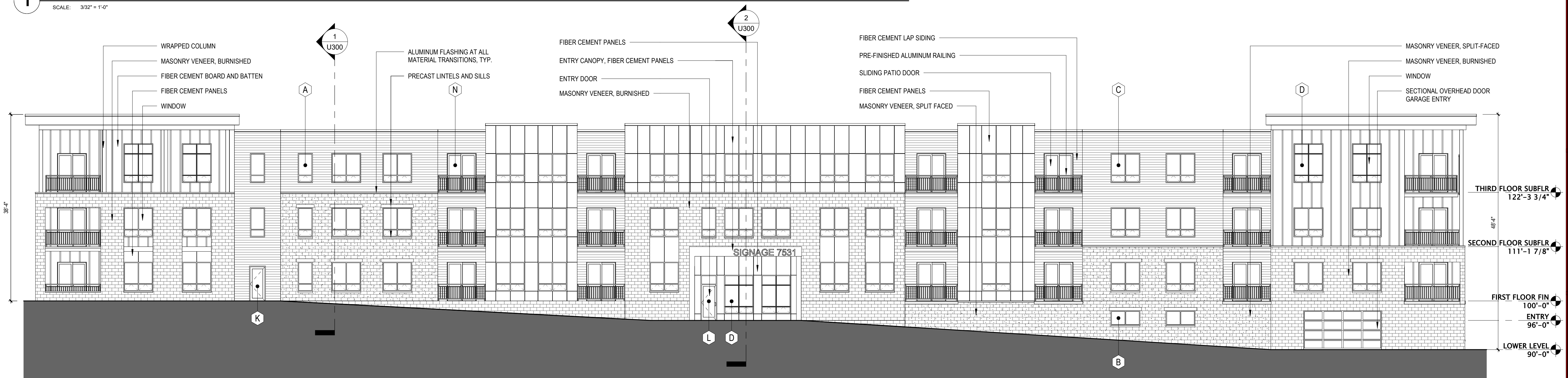
SHEET NUMBER

U211



1 EAST ELEVATION - A2 BLDG (BIRD GLASS)

SCALE: 3/32" = 1'-0"



2 WEST ELEVATION - A2 BLDG (BIRD GLASS)

SCALE: 3/32" = 1'-0"

BIRD GLASS KEYNOTES - SEE SALCULATIONS

- | | |
|----------------------------|---|
| A WINDOW: 3'-0"W x 6'-0"H | K SINGLE DOOR: 3'-0"W x 7'-0"H |
| B WINDOW: 6'-0"W x 3'-0"H | L SINGLE DOOR w/ TRANSOM: 3'-0"W x 9'-4"H |
| C WINDOW: 6'-0"W x 6'-0"H | M SINGLE DOOR w/ SIDELITE: 6'-0"W x 8'-0"H |
| D WINDOW: 6'-0"W x 8'-0"H | N PATIO DOOR / DOUBLE DOOR: 6'-0"W x 8'-0"H |
| E WINDOW: 8'-0"W x 3'-0"H | |
| F WINDOW: 8'-0"W x 6'-0"H | |
| G WINDOW: 8'-0"W x 8'-0"H | |
| H WINDOW: 9'-0"W x 8'-0"H | |
| J WINDOW: 12'-0"W x 6'-0"H | |
- BIRD GLASS LOCATIONS



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JLA PROJECT NUMBER: W22-0201



MCKEE ROAD MIXED
USE DEVELOPMENT

CITY OF MADISON LAND USE AND
URBAN DESIGN COMMISSION
SUBMITTAL

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE OCTOBER 18, 2024

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS-
BIRGLASS

SHEET NUMBER

U212