

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Date Received 8/26/24 1:57 a.m.

Initial Submittal Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed [Land Use Application](#) and accompanying submittal materials are also required to be submitted.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

1. Project Information

Address (list all addresses on the project site): 6701 McKee Road

Title: McKee Rd. Mixed-Use

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested September 11, 2024

- New development Alteration to an existing or previously-approved development
 Informational Initial Approval Final Approval

3. Project Type

- Project in an Urban Design District
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
 Project in the Suburban Employment Center District (SEC), 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 Residential Building Complex

Signage

- Comprehensive Design Review (CDR)
 Modifications of Height, Area, and Setback
 Sign Exceptions as noted in [Sec. 31.043\(3\)](#), MGO

Other

- Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Mad Grove LLC
Street address 2248 Deming Way Suite 200
Telephone 608-833-2929

Company Livesey Company LLC
City/State/Zip Middleton, WI 53562
Email aweis@liveseyco.com

Project contact person Alex Weis
Street address 2248 Deming Way Suite 200
Telephone 608-833-2929

Company Livesey Company LLC/Mad Grove LLC
City/State/Zip Middleton, WI 53562
Email aweis@liveseyco.com

Property owner (if not applicant) _____
Street address _____ **City/State/Zip** _____
Telephone _____ **Email** _____

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- Initial Approval. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

*** All plans must be legible, including the full-sized landscape and lighting plans (if required)*

2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in **both** black & white and color for all building sides, including material and color callouts
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- Grading Plan
- Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials
- Proposed sign areas and types (if applicable)

4. Signage Approval (*Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per [Sec. 31.043\(3\)](#))*)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Illustration of the proposed signage that meets [Ch. 31, MGO](#) compared to what is being requested
- Graphic of the proposed signage as it relates to what the [Ch. 31, MGO](#) would permit

5. Required Submittal Materials

Application Form

- A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.

Letter of Intent

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
- For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.

Development Plans (Refer to checklist on Page 4 for plan details)

Filing Fee (Refer to Section 7 (below) for a list of application fees by request type)

Electronic Submittal

- Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

Notification to the District Alder

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Development Assistance Team on 8/25/2022.
2. 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 Mad Grove LLC Relationship to property Owner

Authorizing signature of property owner *Alex J. Weis* Date 8/26/2024

7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350 (per [§33.24\(6\) MGO](#)).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per [§33.24\(6\)\(b\) MGO](#))
- Comprehensive Design Review: \$500 (per [§31.041\(3\)\(d\)\(1\)\(a\) MGO](#))
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per [§31.041\(3\)\(d\)\(1\)\(c\) MGO](#))
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: \$300 (per [§31.041\(3\)\(d\)\(2\) MGO](#))

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex



August 26, 2024

City of Madison Urban Design Commission
Jessica Vaughn
Madison Municipal Building, Suite 017
Madison, WI 53703

Re: Letter of Intent for Informational Presentation- SIP of McKee Rd. Mixed-Use Development
Project Location: 6701 McKee Road

Dear Urban Design Commission Members:

On behalf of our client, Livesey Company LLC, JLA Architects is pleased to submit an SIP proposal for a mixed-use development located at 6701 McKee Rd. at the SW corner of McKee Rd. and Maple Grove Dr. The enclosed UDC informational application materials provide necessary detail for the project which will include 125 units, comprised of studios, 1-bedroom, and 2-bedroom units across two buildings with a lower level parking garage connecting the buildings and feature 107 parking stalls.

The undeveloped property will have strong pedestrian and bicycle linkages, carefully planned parking areas and green spaces. The buildings will be designed with four-sided architecture consistent with the existing buildings located on adjacent properties, following guidelines reviewed as part of the original GDP. The mixed-use building will be oriented toward Maple Grove Dr, with entrances to the parking areas located on Mader Dr. (a private road which presently connects Stone Creek Dr. to Maple Grove Dr.) The commercial building is anticipated to have an entrance located on Mader Dr.

The development will feature a variety of amenities that enhance the quality of life for the residents including a fitness center, clubroom with access to an outdoor amenity patio featuring a pool and lounge seating around multiple fire tables, secure bicycle storage, private resident storage lockers, and electric vehicle charging stations. Additionally, a 2,500 SF commercial space will be developed to provide residents access to urban amenities within the comfort of the peaceful McKee Rd. neighborhood. The property is ideal for fostering a vibrant and connected community, making it an attractive option for potential tenants.

Development Unit/Parking Mix:

Building Name	TOTAL UNITS	TOTAL RESIDENT SURFACE PARKING	TOTAL COVERED PARKING	PARKING RATIO
A1	60	19 (+19 Commercial Use)	50	1.15/unit
A2	65	43	54	1.49/unit
TOTALS:	125	62	104	1.33/unit

JLA Architects and Livesey Company LLC respectfully requests the Urban Design Commission review the application materials at its September 11, 2024 meeting. Thank you very much for considering our proposal. We are excited for the opportunity to contribute to the City of Madison's west-side housing development initiatives.

Sincerely,



Joseph Lee & Associates, LLC
By: Joseph M. Lee, AIA
It's: Managing Member

MCKEE ROAD MIXED USE DEVELOPMENT

MADISON, WISCONSIN



UDC INFORMATIONAL

SEPTEMBER 18, 2024



JLA
ARCHITECTS

JLA PROJECT NUMBER: W22-0201

McKEE ROAD MIXED-USE DEVELOPMENT
SCHEMATIC PROJECT DATA
September 18, 2024



BUILDING 'A1'

UNIT NAME	STUDIO			1 BEDROOM		2 BEDROOMS	(1) TOTAL UNITS	(1) TOTAL BEDROOMS	COMMERCIAL NET AREA LEASABLE	RESIDENTIAL NET AREA LEASABLE	(2) GROSS AREA (S.F.)	EFFICIENCY	PARKING AREA (S.F.)	COVERED PARKING	SURFACE PARKING	PARKING RATIOS	
	A1	A2	A3	B1	B2	D1											
BEDROOMS	1	1	1	1	1	2											
AREA (S.F.)	558	559	584	718	782	1,249											
3	2	1	4	9	2	4	22	26	-	16,933	19,460	87.0%					
2	2	1	4	9	2	4	22	26	-	16,933	19,460	87.0%					
1	2	0	3	9	2	0	16	16	2,500	10,819	19,460	68.4%			19	7.6	PER 1K SF
LL											24,628	-					
TOTALS	6	2	11	27	6	8	60	68	2,500	44,685	83,008	53.8%	21,350	54	38	1.22	1.07
PERCENT	10.0%	3.3%	18.3%	45.0%	10.0%	13.3%											

745 Average N.S.F. per unit
1,383 Average G.S.F. per unit
(Not including parking level)

395 Average S.F. per space

BUILDING 'A2'

UNIT NAME	STUDIO			1 BEDROOM		2 BEDROOMS	(1) TOTAL UNITS	(1) TOTAL BEDROOMS	COMMERCIAL NET AREA LEASABLE	RESIDENTIAL NET AREA LEASABLE	(2) GROSS AREA (S.F.)	EFFICIENCY	PARKING AREA (S.F.)	COVERED PARKING	SURFACE PARKING	PARKING RATIOS	
	A1	A2	A3	B1	B2	D1											
BEDROOMS	1	1	1	1	1	2											
AREA (S.F.)	558	559	584	718	782	1,249											
3	2	1	4	9	2	4	22	26	-	16,933	19,460	87.0%					
2	2	1	4	9	2	4	22	26	-	16,933	19,460	87.0%					
1	2	0	4	9	2	4	21	25	-	16,374	19,460	84.1%					
LL											24,628	-					
TOTALS	6	2	12	27	6	12	65	77	-	50,240	83,008	60.5%	24,300	50	43	1.43	1.21
PERCENT	10.0%	3.3%	20.0%	45.0%	10.0%	20.0%											

773 Average N.S.F. per unit
1,277 Average G.S.F. per unit
(Not including parking level)

486 Average S.F. per space

NOTES:

- TOTAL UNIT & BEDROOM COUNT ASSUMES IDENTICAL FOOTPRINT ON FLOORS 2 & 3.
- BUILDING 'A1' TABLE ABOVE ASSUMES 3,500 S.F. (+/-) OF COMMON AMENITY SPACE ON 1st FLOOR. ADDITIONAL COMMON AMENITY SPACE WOULD REDUCE NET LEASABLE S.F. OF THE BUILDING.
- GROSS AREA DOES NOT INCLUDE PARKING AREAS.
- 1st FLOOR IN EACH BUILDING CONTAINS THE MAIN ENTRY LOBBY AT HALF LEVEL.
- PARKING AREAS INCLUDE THE STAIRS & ELEVATOR.
- LOWER LEVEL GROSS SQUARE FOOTAGE IS DIVIDED EQUALLY BETWEEN BUILDINGS A1 & A2

SHEET INDEX		
SHEET DISCIPLINE AND NUMBER	REVISIONS	
	Mark	Date
GENERAL		
G000	COVER	
G001	INDEX SHEET	

ARCHITECTURAL SITE	
ASP-100	MASTERPLAN

ARCHITECTURAL	
A100	LOWER LEVEL PLAN
A101	FIRST FLOOR PLAN
A102	TYPICAL FLOOR PLAN
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A950	3d EXTERIOR VIEWS
A951	3d EXTERIOR VIEWS
A970	SITE CONTEXT PHOTOS
A971	SITE CONTEXT PHOTOS



JLA
ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: W22-0201



MCKEE ROAD MIXED USE DEVELOPMENT
UDC INDFORMATIONAL

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: SEPTEMBER 18, 2024

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

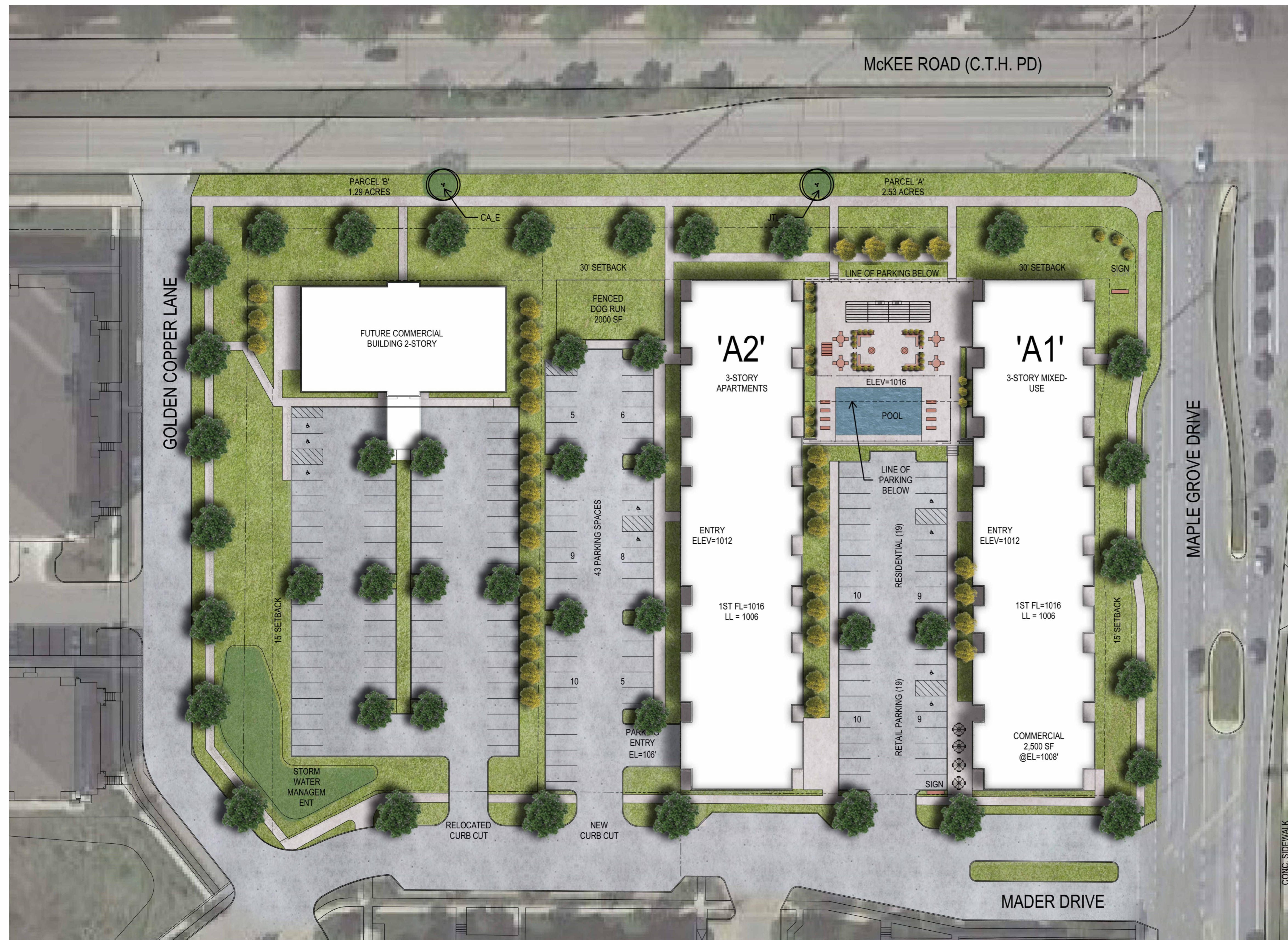
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SHEET NUMBER

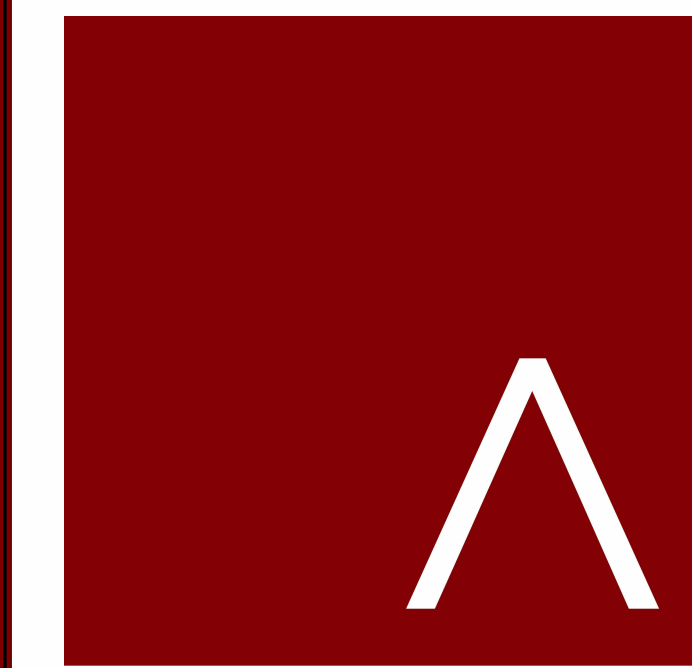
G001



PROJECT LOCATOR MAP



1 ARCHITECTURAL SITE PLAN
1" = 30'-0"



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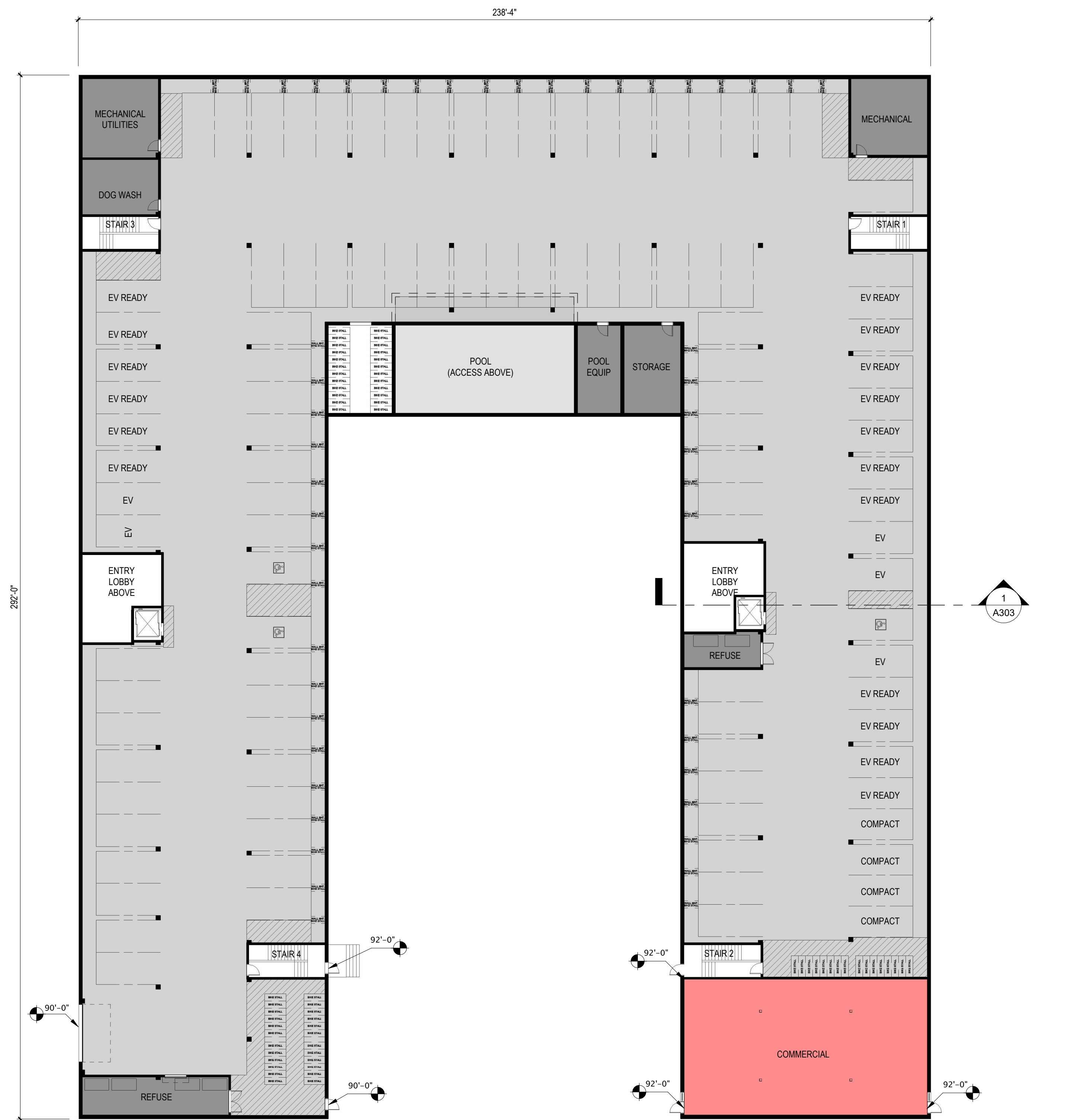
Mark	Description	Date

SHEET TITLE

MASTERPLAN

SHEET NUMBER

ASP-100



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



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Mark	Description	Date
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SHEET TITLE

LOWER LEVEL PLAN

SHEET NUMBER

A100



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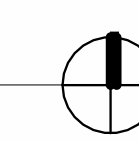
FIRST FLOOR PLAN

SHEET NUMBER

A101



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





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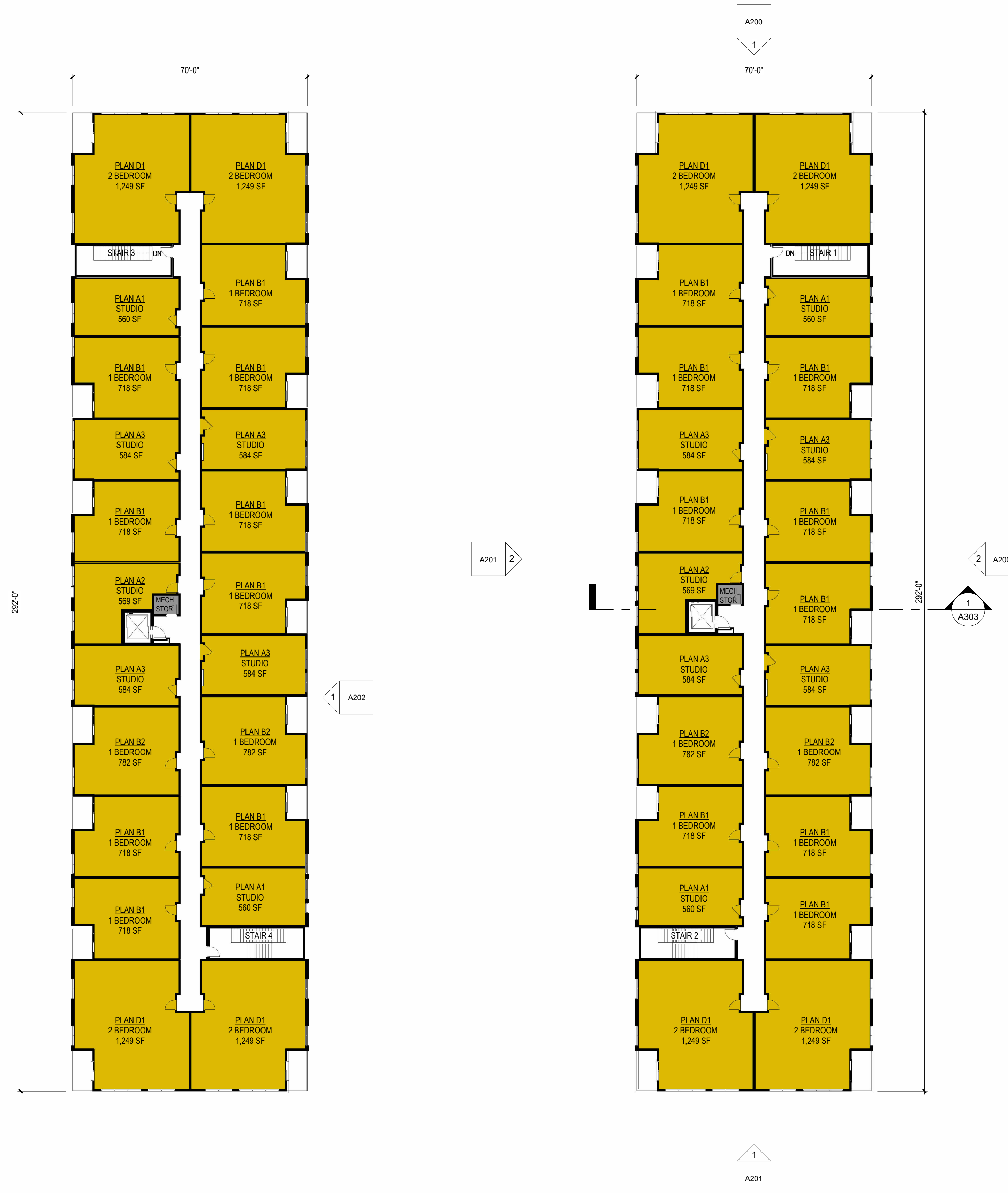
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Mark	Description	Date

SHEET TITLE

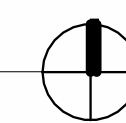
TYPICAL FLOOR PLAN

SHEET NUMBER

A102



1 SECOND FLOOR PLAN
1" = 20'-0"





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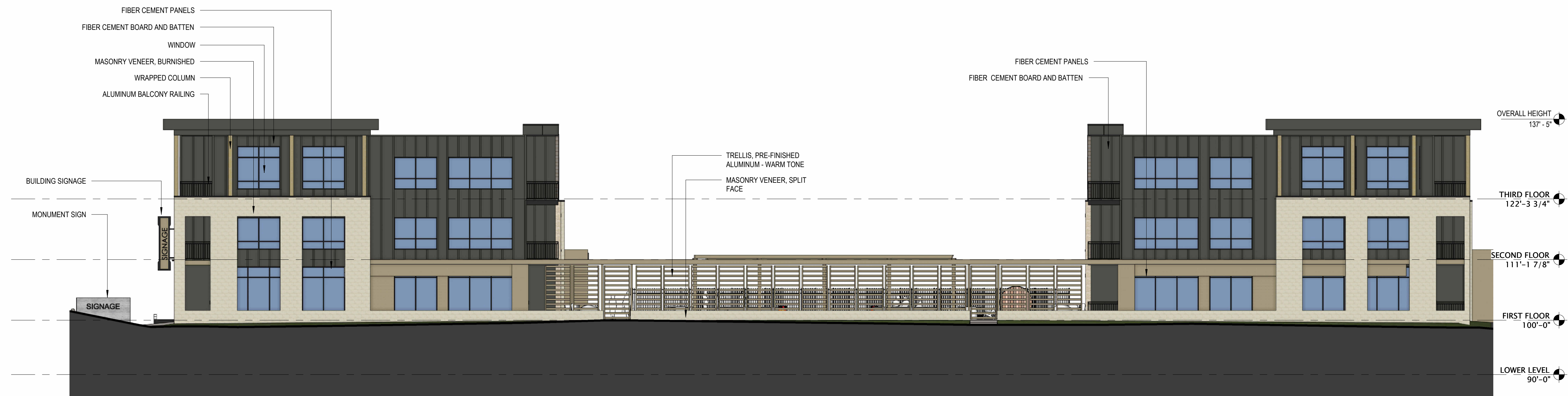
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200



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



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



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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A201



① SOUTH ELEVATION
3/32" = 1'-0"



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



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Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A202



① EAST ELEVATION - A2 BLDG
3/32" = 1'-0"



② WEST ELEVATION - A2 BLDG
3/32" = 1'-0"



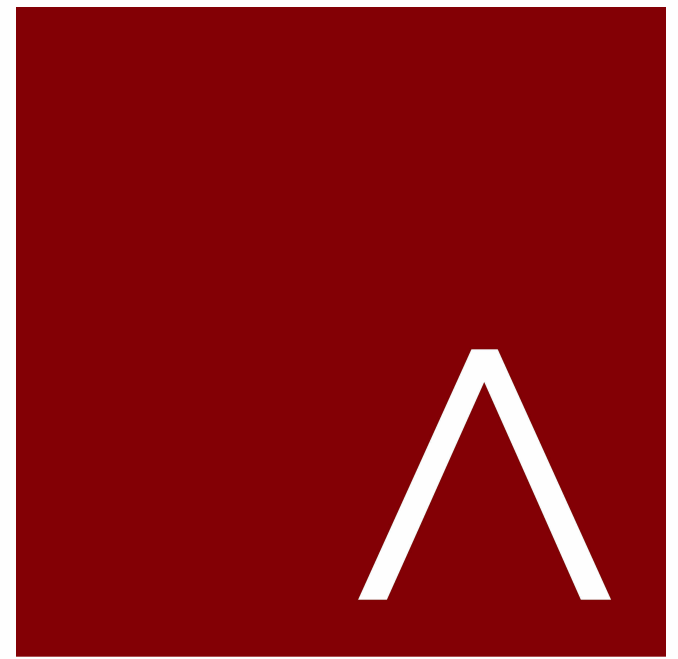
POOLSIDE VIEW



TERRACE VIEW UNDER PERGOLA



TERRACE VIEW FROM 3RD FLOOR BALCONY



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: W22-0201



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Mark	Description	Date
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SHEET TITLE

3d EXTERIOR VIEWS

SHEET NUMBER

A950



McKEE ROAD PERSPECTIVE



MAPLE GROVE AND MADER DR INTERSECTION



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: W22-0201



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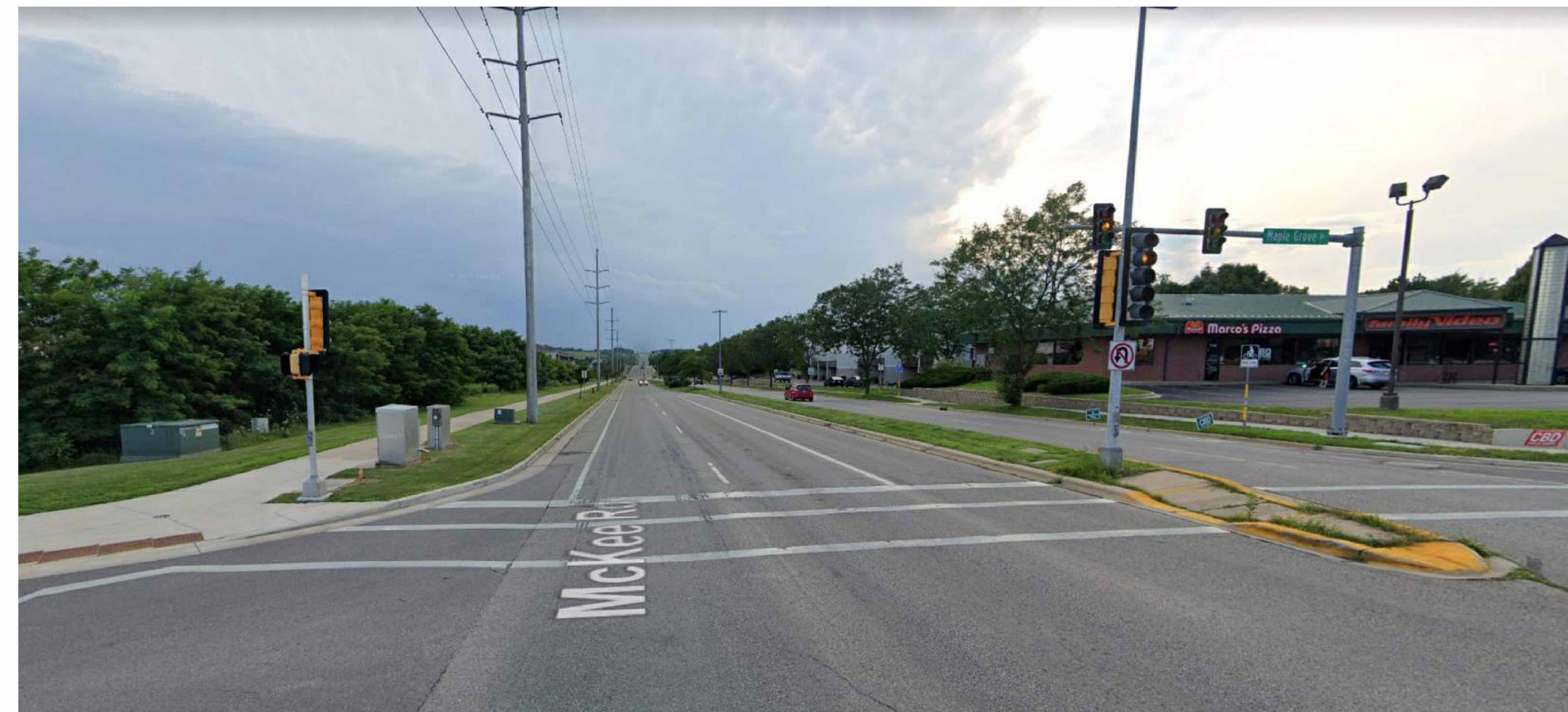
Mark	Description	Date

SHEET TITLE

3d EXTERIOR VIEWS

SHEET NUMBER

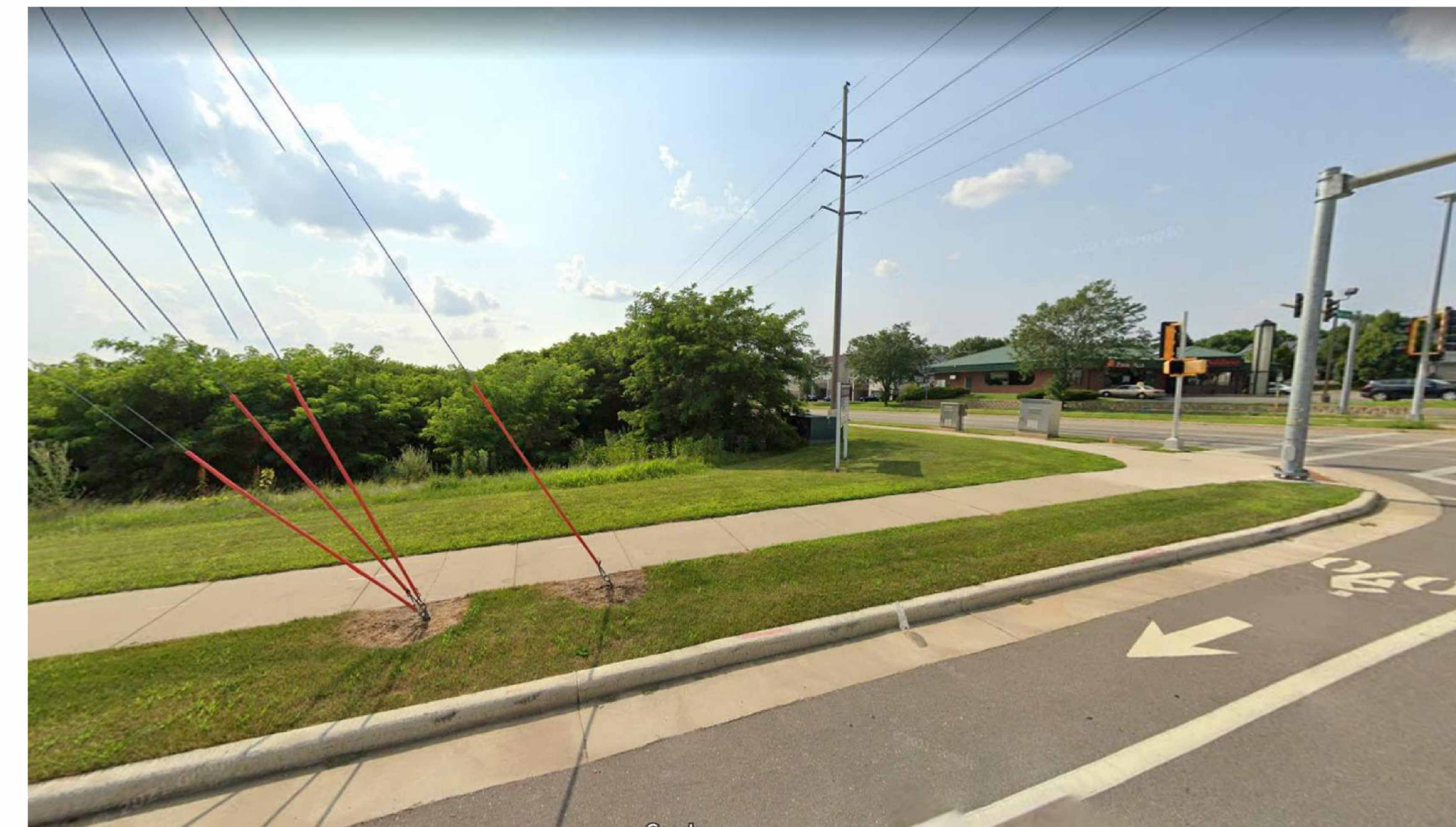
A951



NORTHEAST CORNER - McKEE RD (LOOKING WEST)



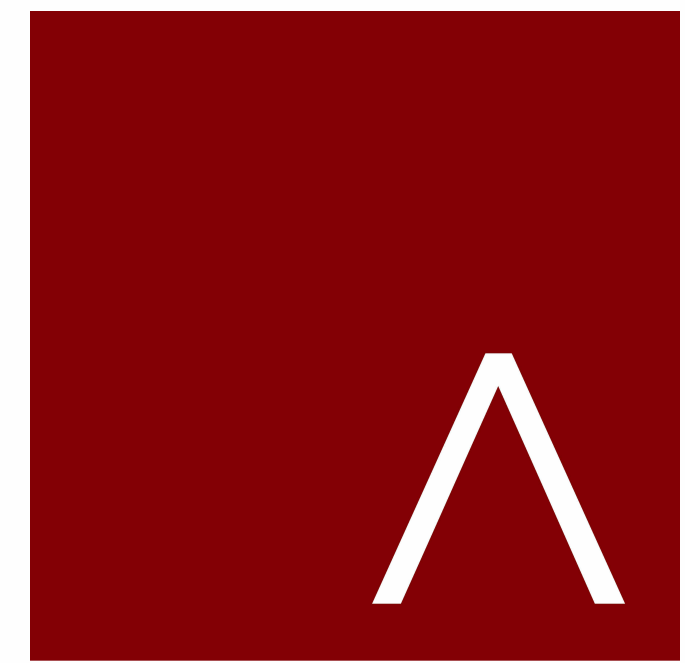
NORTHEAST CORNER - McKEE RD & MAPLE GROVE DR (OPPOSITE CORNER)



NORTHEAST CORNER - MAPLE GROVE DR (LOOKING WEST)



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



JLA
ARCHITECTS
MADISON : MILWAUKEE
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JLA PROJECT NUMBER: W22-0201



MCKEE ROAD MIXED
USE DEVELOPMENT
UDC INDFORMATIONAL

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 SEPTEMBER 18, 2024

REVISION SCHEDULE

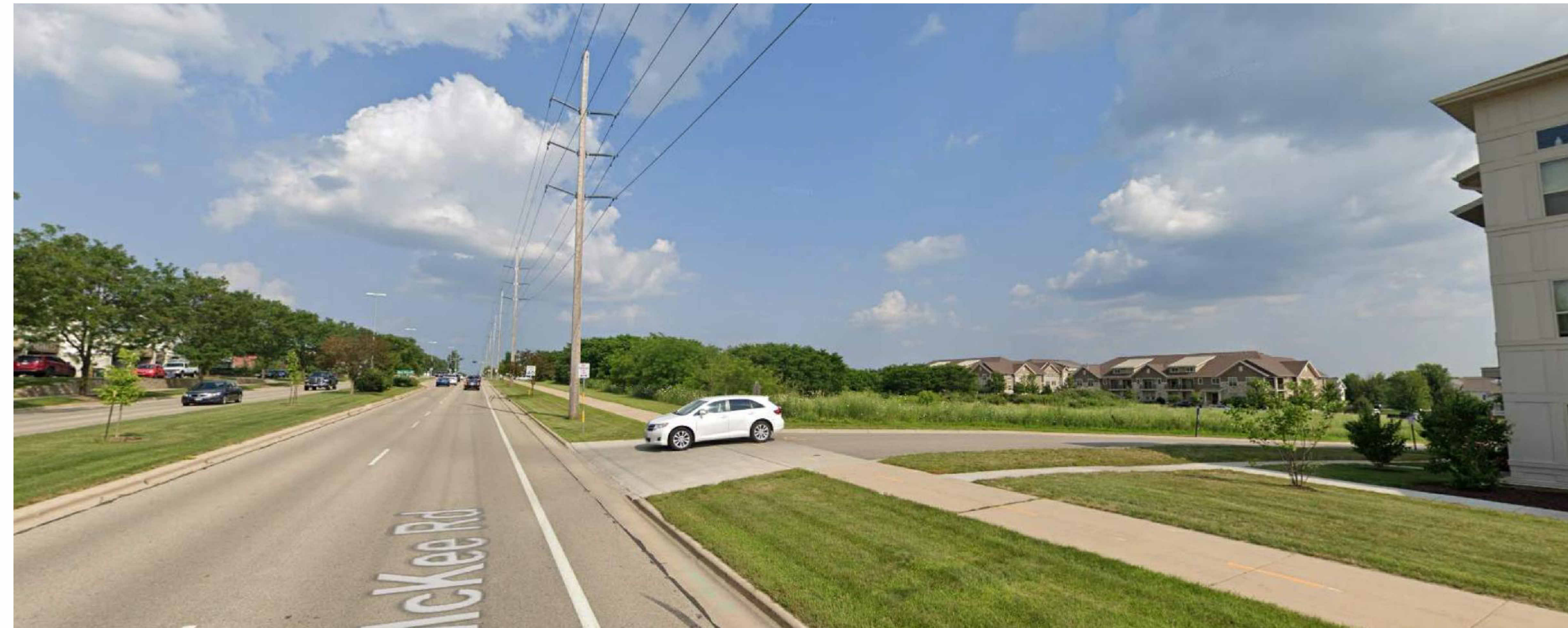
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SHEET TITLE

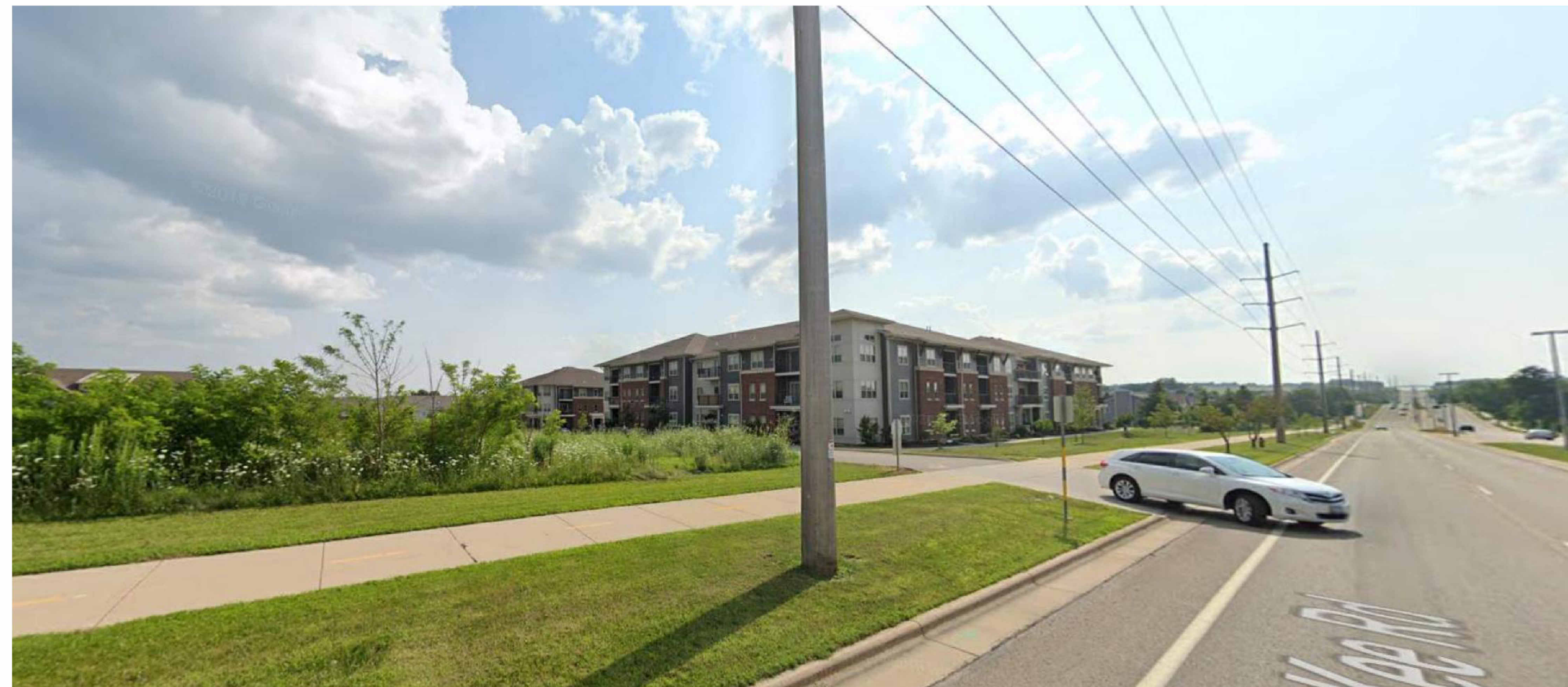
SITE CONTEXT PHOTOS

SHEET NUMBER

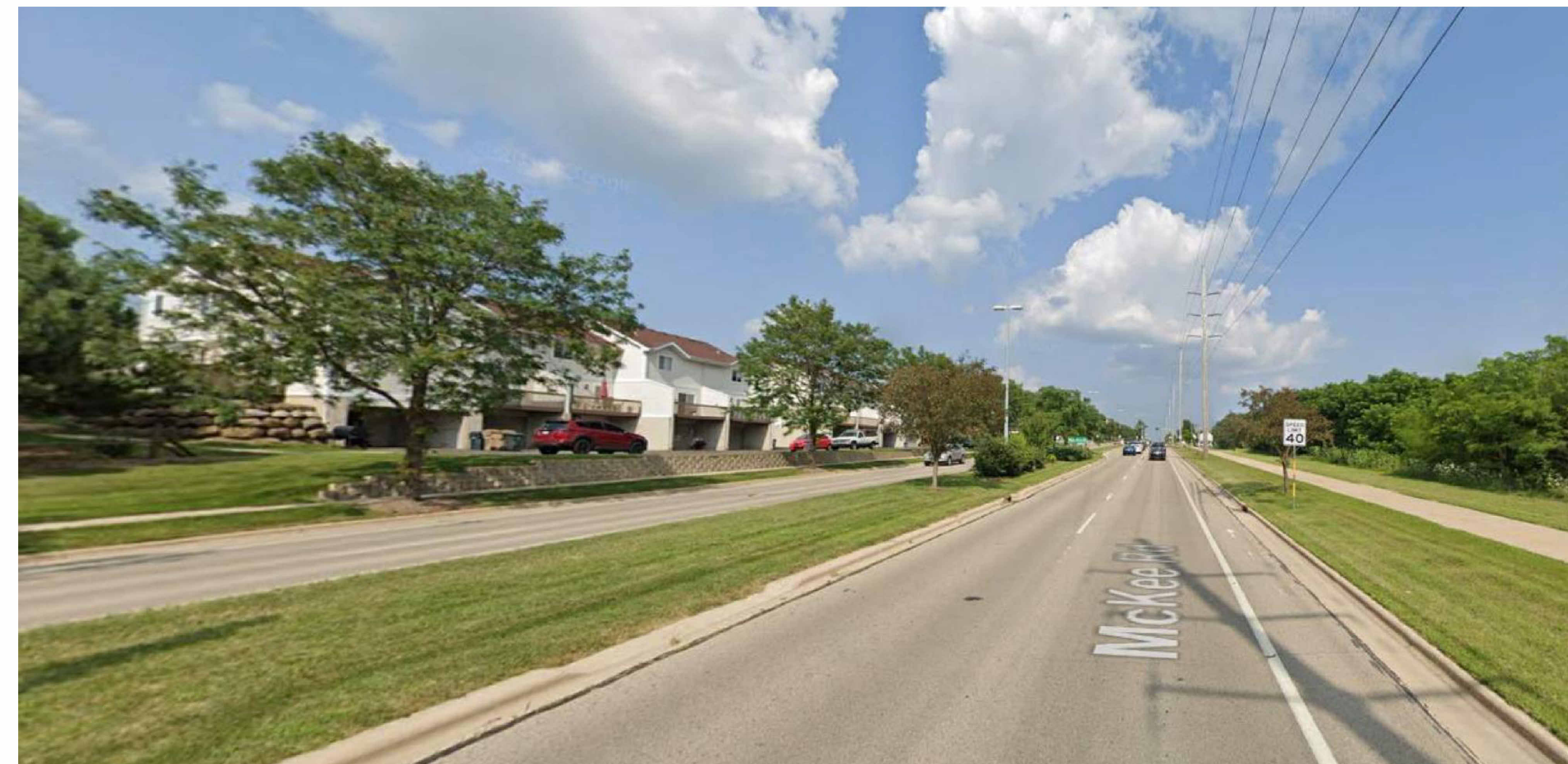
A970



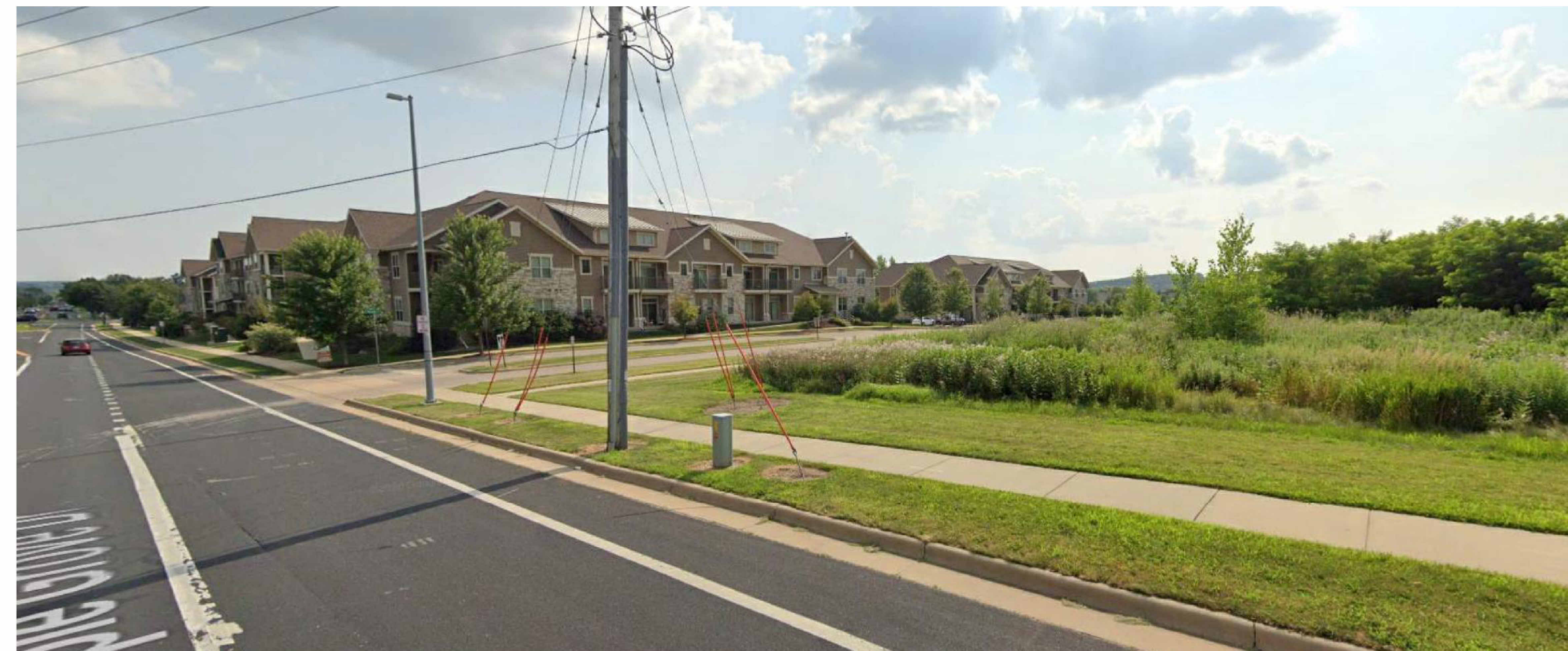
NORTHWEST CORNER - McKEE RD (LOOKING SOUTHEAST)



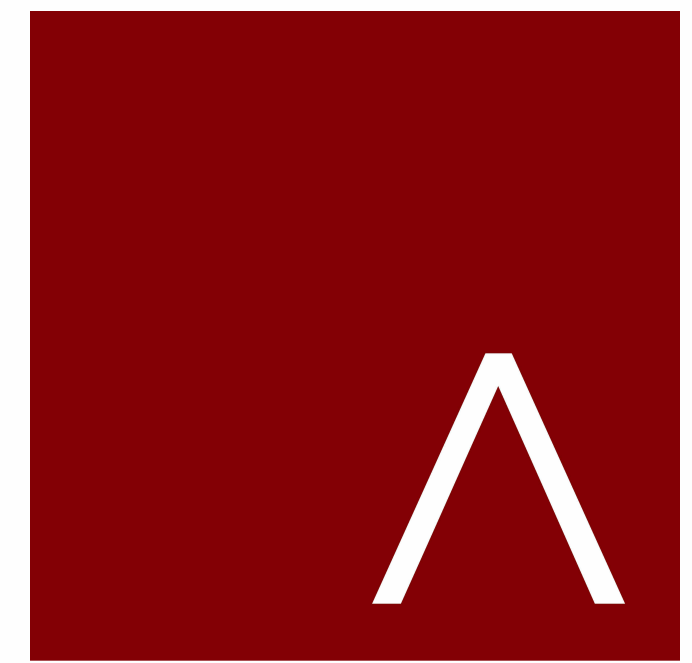
NORTHWEST CORNER - McKEE RD (LOOKING SW)



NORTHWEST CORNER - McKEE RD (LOOKING EAST)



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



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A971