



JLA
ARCHITECTS

October 7, 2024

City of Madison Plan Commission & Urban Design Commission
c/o City of Madison Planning Division
215 Martin Luther King Jr. Blvd, Suite 017
Madison, WI 53701

Sent via email only:

Plan Commission: PCApplications@cityofmadison.com

Urban Design Commission: UDCApplications@cityofmadison.com

Re: Letter of Intent
Plan Commission Land Use Application & Urban Design Commission Final Approval
Project: 6701 McKee Rd Mixed-Use Development

City of Madison Plan Commission and Urban Design Commission Members:

On behalf of our client, Livesey Company LLC, JLA Architects is pleased to submit SIP application materials to the City of Madison Plan Commission and Urban Design Commission for final land use for a mixed-use development located at 6701 McKee Rd. This Letter of Intent serves as a summary to the enclosed submittal documents for this Project.

Project Team:

Owner: Livesey Company LLC, 2248 Deming Way, Suite 200 Middleton, WI 53562

Architect of Record: JLA Architects, 800 W. Broadway, Suite 200, Monona, WI 53713

Civil Engineer: D'Onofrio Kottke and Associates, 7530 Westward Way, Madison, WI 53717

Landscape Designer: Olson Toon Landscaping, Inc. 3570 Pioneer Rd. Verona, WI 53593

Site & Surroundings:

The lot is comprised of 111,071 SF (2.55 acres) of currently undeveloped land at the SW corner of McKee Rd. and Maple Grove Dr. The property will have strong pedestrian and bicycle linkages, carefully planned parking areas and green spaces. The building 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.)

Lot Size = 111,071 SF/ 2.55 acres

Lot Area/Dwelling Unit = 889 SF/Unit

Open Space Requirement = 40 SF/Unit

Proposed Impervious Area = 32,366 SF

Total Building Area = 51,348 SF

Impervious Surface Ratio = 0.754

UDC and PD Zoning History:

Content for this section has been taken from the 'Planning Division Staff Report' for the Urban Design Commission dated September 25, 2024.

- UDC made an advisory recommendation to the Plan Commission to grant Final Approval of the Planned Development- General Development Plan (PD-GDP) on January 11, 2023.
- Plan Commission conditionally approved the PD-GDP on January 23, 2023.
- The Common Council conditionally approved the PD-GDP on February 7, 2023.
 - The common council conditionally approved the PD-GDP, which included conditions of approval, including a condition to "Reduce the on-site parking to create more green space, especially adjacent to the Building Area A2 on the northwest side of the building."
- The project site is located within the Maple Grove Commons General Development Plan- Planned Development (est. 2010).
- The site holds the Neighborhood Mixed-Use land use recommendation per the Comprehensive Plan adopted by the City for the area.

Project Overview:

The project is a 3-story multi-family/commercial mixed-use building of approximately 60,000 developed square feet as illustrated in the submitted design documents. The lower level connects the two sections of multi-family apartments and contains 2500 SF of ground floor tenant commercial/retail space, refuse enclosures, and resident parking. The exact square footage of the project may vary slightly as the design is refined and finalized.

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 extensive 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. The property is ideal for fostering a vibrant and connected community, making it an attractive option for potential tenants.

The 125 residential units will have the following unit mix- as illustrated in the submitted design document.

- Studio Units: 40 (32%)
- 1 Bedroom: 65 (52%)
- 2 bedrooms: 20 (16%)

Parking and Traffic Circulation:

Parking is available for the commercial tenant(s), residents and their guests over two surface parking lots while 104 restricted-access parking stalls for residents is available within the lower level parking garage. Both surface parking lots are accessible from Mader Dr., at the south end of the property, with lower level garage access at the southwest corner of the lot. Refuse and recycling rooms will be accessed by Waste Management from the southwest approach on Mader Dr.

The final parking counts contain:

- 104 Total Below-Grade Parking Stalls
- 84 Above-Ground Off-Street Parking Stalls
- 188 Total Parking Stalls
- 9 Accessible Parking Stalls (6 surface lot, 3 below-grade)
- 11 (10%) 'Electric Vehicle Ready' Spaces – per MGO 28.141(8)(e)
- 3 (2%) "Electrical Vehicle Installed' Spaces – per MGO 28.141(8)(e)

In addition to vehicular parking, the project will have 131 bicycle parking spaces to meet the requirements of MGP 28.141(11).

- Residential Long Term (Interior) = 125
- Commercial Short Term (Exterior) = 6

Urban Design Commission Informational:

The project was presented to the Urban Design Commission on September 25, 2024 for an informational meeting and received the following notable comments, which have been addressed in the submitted documentation:

- Include louver panels in the SIP submittal elevations:
 - All visible louver panels have been added to the elevations and measures taken to reduce the visibility of them from street-facing facades by matching the panel color to the surrounding exterior material and recessing panels under balconies and behind railings.
- Consider adding interest or design elements to the building entries at the NE corner of the site to connect to the east façade street level.
 - An additional patio amenity space has been added to the NE corner off the resident fitness center to connect the building to the pedestrian entry off Maple Grove Dr. and connect the resident experience to the neighboring businesses surrounding the intersection of McKee Rd. and Maple Grove Dr.
- Make improvements to the landscape to soften exposed base level of structures and add taller landscaping to building elements facing McKee Rd.
 - Landscaping has been significantly enhanced and added to on and along the amenity patio screen wall. A uniquely designed fencing screen wall and plantings have been added around the dog run at the NW corner of the lot and additional plantings have been incorporated along all facades where exposed parking level is present, most notably the west-facing façade of the property facing the neighboring commercial building.

Neighborhood Engagement:

- Pre-Application Alder Engagement/Notification: August 26, 2024
- Pre-Application Meeting with Alder Wehelie, District 7 and Planning Staff: September 10, 2024
- UDC Informational Meeting: September 25, 2024

- Land Use Application Submittal: October 7, 2024
- Neighborhood Meeting: November 7, 2024
- UDC Meeting: November 20, 2024
- Plan Commission Meeting: December 2, 2024
- Common Council Meeting: December 10, 2024

Project Schedule:

Construction is anticipated to start in March 2025 and be completed for resident leases beginning in Spring 2026.

JLA Architects and Livesey Company LLC respectfully requests the Urban Design Commission review the application materials for the upcoming UDC meeting on November 20, 2024. 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,



Abby Hultman
JLA Architects- Project Manager