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November 22, 2022

Via Email

Department of Planning, Community and Economic Development - Planning Division

City of Madison Plan Commission
Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

**Re: Letter of Intent for Planned Development General Development Plan – SW Corner of
McKee Road and Maple Grove Drive
6853 McKee Road, 6801 McKee Road**

Dear Planning Staff & Plan Commission Members:

Mad Grove LLC is pleased to submit this letter in connection with the enclosed Land Use Application.

In 2010, Mad Grove LLC received approval for a Planned Unit Development-General Development Plan for property located at 6701 McKee Road and 3210 Maple Grove Drive for the construction of 110 apartments in 4 residential buildings and up to 90,000 square feet of retail space in 6 commercial buildings, and a Planned Unit Development-General Development for property located at 6901-6921 McKee Road for the construction of an 80-unit senior apartment building (collectively, the “Original GDP”). The majority of the property covered by the Original GDP has been developed since the approval of the Original GDP. The enclosed Land Use Application applies to the undeveloped portion of remaining property covered by the Original GDP (the “Subject Property”). To complete development of the Subject Property in a manner generally consistent with the Original GDP, while also adapting for current market trends, as well as feedback from City Planning staff and the City’s zoning code adopted after the Original GDP, Mad Grove LLC submits the enclosed Land Use Application for a Planned Development-General Development Plan (the “New GDP”). The New GDP is intended to “refresh” the Original GDP, to account for these factors, and to integrate this final piece of the overall development with the surrounding properties that have been developed since approval of the Original GDP.

The Subject Property is intended to have two phases/components:

- A three story mixed-use apartment building located on the east half of the site that will contain approximately 120 apartment units of varying types and approximately 2,500 square feet of retail space. To accommodate demand for this sort of suburban project, approximately 201 parking stalls are planned for this portion of the development

(approximately 1.67 parking stalls per dwelling unit), with 107 of these parking stalls being located under the building. Please note that on the plans, the building appears to be two buildings but since there is one continuous foundation and a parking garage beneath the entire structure plus, we refer to it as one building.

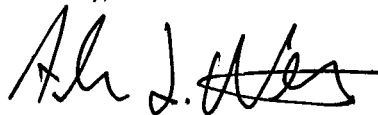
- A one to two story commercial building consisting of up to 10,000 square feet of retail/commercial space on the western portion of the Subject Property, with a minimum of 4 parking stalls per 1000sf.

The Subject Property will have strong pedestrian and bicycle linkages, carefully planned parking areas and green space. The buildings will have four-sided architecture consistent with the existing buildings located on neighboring properties which were developed as part of the Original GDP. The mixed use building will be oriented toward Maple Grove Drive, with ingress/egress to the parking areas accessed only from Mader Drive (a private road which presently connects Stone Creek Drive to Maple Grove Drive). The commercial building is anticipated to have an entrance located on Mader Drive. There is currently parallel street parking and landscaped areas bordering Mader Drive which create a pedestrian street scape.

The Subject Property is located in Aldermanic District 7, represented by Alder Nasra Wehelie. The Mad Grove LLC team has discussed the project (the New GDP) numerous times and during multiple meetings with Alder Wehelie at multiple meetings. The Mad Grove LLC team has also attended multiple meetings with City planning and zoning staff, multiple DAT meetings, and also a UDC informational meeting on October 12, 2022. We have received and incorporated feedback from those meetings and multiple City departments into the New GDP proposal.

Mad Grove LLC respectfully requests that the Plan Commission review the New GDP at its January 23, 2023 meeting.

Sincerely,



Alex J. Weis

Member – Mad Grove LLC

Executive Vice President – Livesey Company

cc: (all via email)

Alder Nasra Wehelie

Matthew Wachter, Director of Planning, Community and Economic Development

Heather Stouder, Planning Division Director

Timothy Parks, Planner

Katherine Bannon & Jenny Kirchgatter, Zoning

Angie Black & Kyle Jones, Carlson Black O'Callaghan & Battenberg LLP