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Madison, WI 53713
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December 2, 2009

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, the 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, The 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.

We are now submitting a General Development Plan (GDP) 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 38,900 square feet of retail space.

- 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). Approximately 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.
- Up to six single-story commercial buildings ranging in size from 4,000 to 15,000 square feet will anchor the corner lot. It is anticipated that the tenant mix will include restaurants, retail and office space. There will be approximately surface 225 parking stalls (5.8 per thousand).

The property will have strong pedestrian and bicycle linkages, carefully planned parking areas and green space and four-sided architecture. Mader Drive (a private road which presently connects to Stone Creek Drive) will be connected with the retail development, which will permit access to Maple Grove Road.

Both properties are in Aldermanic District 7 and the alder is Steve King. We met with him on August 10th and September 28th to discuss the project and his feedback was positive.

We request that the Plan Commission review this GDP application on the January 11 meeting. We will be appearing before the Urban Design Commission to discuss our plans in October and November.

Sincerely,

LIVSEY COMPANY / MAD GROVE LLC

Alex J. Weis

Executive Vice President / Member