

City of Madison

Proposed Rezoning

Location

9502-9602 Silicon Prairie Parkway & 101, 102 & 202 St. Philomena Way

Applicant

Kurtis D. Wleton – NEW WEI, LLC/ Joanna Burish – Welton Enterprises, LLC

From: RPSM

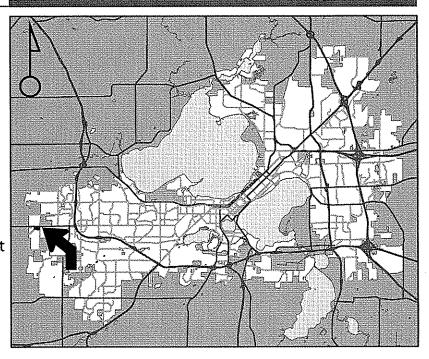
To: RDC

Existing Use Vacant Land

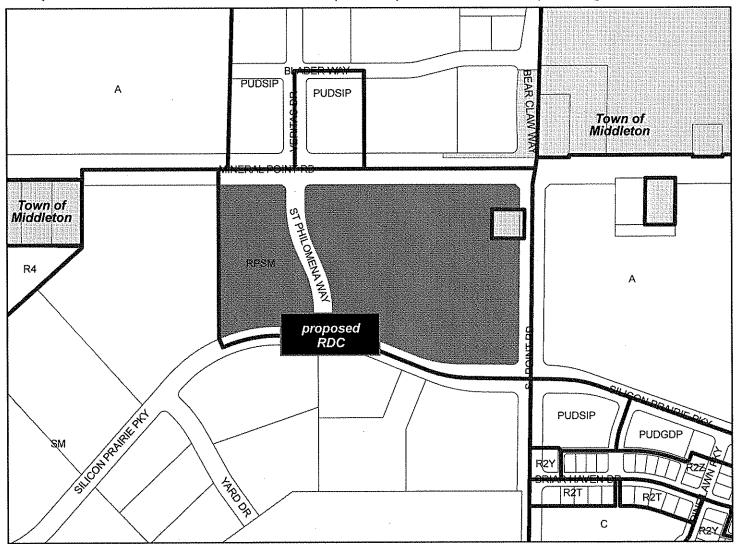
Proposed Use

Rezone 5 Lots from RPSM to RDC with Master Plan for Future Office Development

Public Hearing Date Plan Commission 20 April 2009 Common Council 05 May 2009



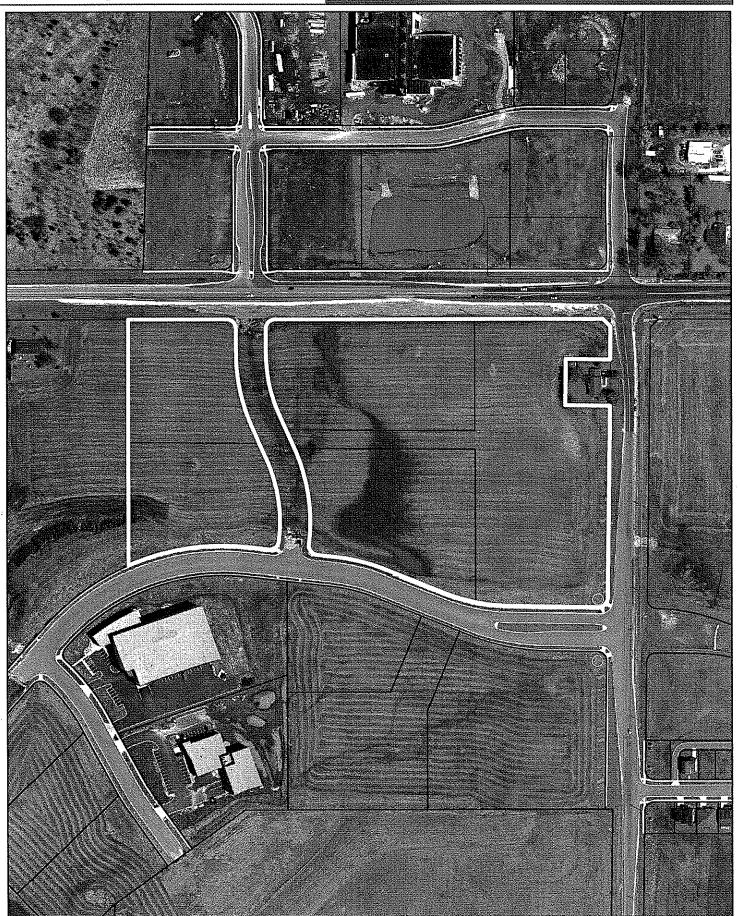
For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale: 1" = 400'

City of Madison, Planning Division: RPJ: Date: 06 April 2009





	9502 SILICON PRAIRIE PKWY	102 St. PHILOMENA 070828203011
3	9602 SILICON PRAIRIE NEWY 07082	82 02021 20 St. PHILOMENA 0708 282 03029
	101 ST. PHILOMENA WAY 0708282	CK#1675
	LAND USE APPLICATION 02039	FOR OFFICE USE ONLY:
	Madison Plan Commission	Amt. Paid 5000 Receipt No. 98/19
2	215 Martin Luther King Jr. Blvd; Room LL-100	Date Received 2/18/09
F	O Box 2985; Madison, Wisconsin 53701-2985	Received By
F	Phone: 608.266.4635 Facsimile: 608.267.8739	Parcel No. 070828202013
	The following information is required for all applications	Aldermanic District 9 - SKIDMORE
571	for Plan Commission review.	GQ ENG. PL
•	Please read all pages of the application completely and	Zoning District マアSM
	fill in all required fields.	For Complete Submittal
•	This application form may also be completed online at	Application Letter of Intent
	www.cityofmadison.com/planning/plan.html	IDUP Legal Descript.
•	All zoning application packages should be filed directly	Plan Sets Zoning Text —
	with the Zoning Administrator's desk.	Alder Notification 1/16/09 Waiver Proposition
•	All applications will be reviewed against the applicable standards found in the City Ordinances to determine if	Ngbrhd. Assn Not
	the project can be approved.	Date Sign Issued 2/18/09
1. F	Project Address: Lots 101, 102, 116 201 & 202 St. Phi	ilomena Project Area in Acres: 19.22 acres
Pro	ject Title (if any): Silicon Prairie™ Business Park	
Z.	This is an application for: (check at least one)	
X	Zoning Map Amendment (check only ONE box below for re	ezoning and fill in the blanks accordingly)
X	Rezoning from RPSM to RDC	Rezoning from to PUD/ PCD—SIP
	Rezoning from to PUD/ PCD—GDP	Rezoning from PUD/PCD—GDP to PUD/PCD—SIP
	Conditional Use Demolition Permit C	Other Requests (Specify):
3. /	Applicant, Agent &Property Owner Information:	
Appli	cant's Name: Kurtis D. Welton	Company: NEW WEI, LLC
Stree	et Address: 559 D'Onofrio Drive, Suite 222 City/Sta	
Telep	phone: (608) 833-5590 Fax: (608) 833-7417	Email: kurtw@buildtosuit.com
Proje	ect Contact Person: Joanna Burish	Company:Welton Enterprises, Inc.
Stree	et Address: 559 D'Onofrio Drive, Suite 222 City/Sta	
Telep	ohone: (608) 833-5590 Fax: (608) 833-7417	
Prop	erty Owner (if not applicant): Same as Applicant	
		te: Zip:
	Project Information:	This property is a part of the
	ide a general description of the project and all proposed use	
	on Prairie™ Business Park and is currently zoned as RPSM.	
to co	mpliment the Silicon Prairie™ Community Plat across the st	reet of South Point.
Deve	elopment Schedule: Commencement 2009	Completion 2020

5. R	legu	ired	Subn	nittals	5:
------	------	------	------	---------	----

Authorizing Signature of Property Owner

- Site Plans submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - Seven (7) copies of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - Seven (7) copies of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- One (1) copy of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
 Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
 Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor.
 Filing Fee: \$ 5000.00 See the fee schedule on the application cover page. Make checks payable to: City Treasurer.
 IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:
 For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a Reuse and Recycling Plan approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.
 A project proposing ten (10) or more dwelling units may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT PLAN application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this

A Zoning Text must accompany all Planned Community or Planned Unit Development (PCD/PUD) submittals.

application form. Note that some IDUP materials will coincide with the above submittal materials.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as INDIVIDUAL Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. K	Applicant Declarations: Conformance with adopted City plar	s: Applications	s shall be in accordance with	all adopted City of Madison plans:
	→ The site is located within the limits of	Pioneer Neigl	hborhood Development	Plan, which recommends:
		<u> </u>		for this property.
X	Pre-application Notification: Section 2 any nearby neighborhood or business a	8.12 of the Zon	ing Ordinance requires that th mail no later than 30 days p	e applicant notify the district alder and rior to filing this request:
	→ List below the Alderperson, Neighborho	ood Association(s), Business Association(s) ANE	dates you sent the notices:
	Paul Skidmore meeting 1/16/09 and N	eighborhood m	neeting 3/12/09.	
	If the alder has granted a waiver to this req	uirement, please	attach any such correspondent	ce to this form.
X	Pre-application Meeting with staff: I proposed development and review pro-	<u>Prior</u> to prepara cess with Zonin	ation of this application, the g Counter and Planning Unit	applicant is required to discuss the staff; note staff persons and date.
	Planner Tim Parks Date	1/23/09	Zoning Staff	Date
Th	e signer attests that this form has bee	en completed a	accurately and all required	materials have been submitted:
Pri	nted Name Kurtis D. Welton			Date 7-18-2009
Sia	nature		Relation to Property C	owner Owner



February 18, 2009
Brad Murphy
City of Madison
Department of Planning & Development
215 Martin Luther King, Jr. Blvd., Room LL-100
Madison, WU 53701-2985

RE: Silicon PrairieTM Community Plat and Silicon PrairieTM Business Park Re-Zone Request

Dear Brad,

NEW WEI, LLC is presenting our proposal for the re-zone and platting of Outlot 15 of the Cardinal Glenn Plat and of the re-zoning of lots 1 through 5 of the Silicon PrairieTM Business Park. Please find the following information enclosed:

- I. Land Use Applications for Silicon PrairieTM Community Plat and Silicon PrairieTM Business Park.
- II. Proposed Silicon Prairie[™] Community Plat re-zone and platting request from Agricultural to RDC, and the re-zone request of Silicon Prairie[™] Business Park from RPSM to RDC.

III. The Exhibits

- Map of the location & Legal Description of Silicon Prairie™ Community Plat
- 2. Pictures of buildings on site on Silicon Prairie™ Community Plat
- 3. Overview map of surrounding developments
- 4. Final Plat of Silicon PrairieTM Community Plat
- 5. Preliminary Conceptual Master Plan of Silicon PrairieTM Community Plat
- Preliminary Conceptual Master Plan & Legal Description of Silicon Prairie™ Business Park Lots 1 − 5

Organizational Structure

Owner:

NEW WEI, LLC Kurtis D. Welton, Preside

Kurtis D. Welton, President 559 D'Onofrio Drive, Suite 222 Madison, WI 53719 (608)833-5590 kurtw@buildtosuit.com

http://www.buildtosuit.com/. 559 D'Onofrio Drive • Madison, WI 53719-2842 P.O. Box 44580 • Madison, WI 53744-4580 • (608) 833-5590, FAX (608) 833-7417 Real Estate Management, Consulting, Development & Brokerage February 18, 2009

Page 2 Brad Murphy

Civil Engineering and Land Planning:

Michelle L. Burse
Burse Surveying & Engineering
1400 E. Washington Avenue
Suite 158
Madison, WI 53703
(608)250-9263
burse@chorus.net

Location

Silicon PrairieTM Community Plat is located at 9414 Silicon PrairieTM Parkway (**Exhibit 1**). This location is at the corner of Mineral Point Road and South Point Road in Madison, WI. The existing site is a farmstead with 10 farm buildings in various states of disrepair including an old farm house. The integrity of these buildings and structures is far below city standards and demolition is indicated. (Photos of the farm house is **Exhibit 2**).

Silicon PrairieTM Business Park. Lots 1-5 are currently zoned RPSM and located across South Point Road to the west of the proposed Silicon PrairieTM Community Plat.

Introduction

The proposed Silicon PrairieTM Community Plat contains approximately 26.88 acres in total with approximately 22 acres available for development after roadways, stormwater and greenspace features are subtracted. Our intention is to provide opportunities to business owners for growth of their companies, as well as balancing the growing needs and demand occurring on the west side of Madison, WI. Previously legally known as **Outlot 15, Plat of Cardinal Glenn**, it has rolling topography bordered by Mineral Point Road, South Point Road, Silicon PrairieTM Parkway and the Theis Farm. This site should be able to accommodate approximately 500,000 square feet of commercial and mixed-use developments. Along with the surrounding developments occurring, the requested zoning will accommodate a desired diversity in neighborhood land use. It builds employment opportunities within close proximity to residential developments. Hence, it will do a beautiful job of not only balancing the tax base allowing the city to avoid over reliance on one type of property tax, but will be a sustainable design with a minimal carbon footprint.

The proposed second re-zone location is the 19.22 acres (lots 1 – 5) currently zoned as RPSM. They are directly west along Mineral Point Road from our proposed rezone of Silicon PrairieTM Community Plat. Our vision is to compliment the uses of the two proposed rezone sites. Their synergy of uses will create a beautiful gateway into the Silicon PrairieTM

February 18, 2009

Page 3 Brad Murphy

community. Finally, our goal very much complements the current City of Madison's Pioneer Neighborhood Development Plan. Please look at **Exhibit 3**.

Welton's philosophy of Beyond GreenTM integrates thoughtful environmental design and places sustainability in the forefront of all aspects of our development process, including seeking the State's first ever Audobon International Signature certification for a commercial project as well as a Sustainable Land Development International certification.

Details of Rezoning Request

The purpose of this letter is to detail our request that the City support a re-zone and platting of the land comprising the proposed Silicon PrairieTM Community Plat from its current agricultural zoning to RDC zoning, and a re-zone of lots 1 - 5 of the Silicon PrairieTM Business Park from the current RPSM to RDC zoning. The final Silicon PrairieTM Community, the preliminary Silicon PrairieTM Community Plat master plan and the preliminary Silicon PrairieTM Business Park master plan are **Exhibit 4, 5 and 6** respectively.

Furthermore, we will deed restrict the property to eliminate the following land uses:

- 1. amusement park (permanent or temporary) or amusement arcades
- 2. animal hospital, kennel or boarding establishment
- 3. feed mixing and grinding plants
- 4. animal slaughtering/processing
- 5. shell egg business (candling, cartoning, or distribution)
- 6. motor vehicle salvage operation
- 7. adult entertainment establishment (including, but not limited to retail, live entertainment, video sale/rental)
- 8. asphalt and concrete batching or ready mix plants
- 9. junk/salvage yard

Data supporting our request comes from the appraisal done by D.L. Evans Company Inc., for Anchor Bank on March 20, 2008. His suggestions include: "Given the developing mixed-use character of the neighborhood, the representations made by the prospective property owner and by municipal officials regarding initial conversations about the prospective development of the property, and other property characteristics such as location, size and shape, the highest and best use of the property is viewed as being for a commercial development, or a mixed-use development with commercial and multi-tenant residential components."

February 18, 2009

Page 4 Brad Murphy

Current Neighborhood Plan

The proposed Silicon PrairieTM Community Plat and the Silicon PrairieTM Business Parks are surrounded already by quite a few new successful developments. The City of Madison's Pioneer Neighborhood is on its way to being a wonderful place to work, socialize and call home. The mixed uses that are currently either present and/or planned bring many opportunities to both home and business owners.

Across South Point Road to the west of the proposed Silicon PrairieTM Community Plat is the existing Silicon PrairieTM Business Park. This is a 107 acre business park is now the home to growing companies such as Full Compass and Coated Metals, and includes a daycare (the Academy for Little Learners). The success of this development is bringing great benefits to our city. Also currently located in the Pioneer Neighborhood are a blend of various density residential uses (with many more future developments platted), the UW's Research Park – Phase II, a new school and other neighborhood commercial mixed use offices. To the north across Mineral Point Road in the Elderberry Neighborhood there is the new Black Hawk Church complex including office uses. Please see **Exhibit 3** for an overview of surrounding developments.

Additional Information

We are happy to provide you with any additional information or materials you require to help you make an informed decision. We look forward to working with the City on this new, and exciting mixed-use project. Please feel free to contact me if you have any further questions.

Thank you for your consideration.

Sincerely,

WELTON ENTERPRISES, INC.

Kurtis D. Welton

President & Treasurer

Enclosures



April 13, 2009
Silicon Prairie[™] Business Park
Silicon Prairie[™] Community Plat
Madison, Wisconsin

Development Summary

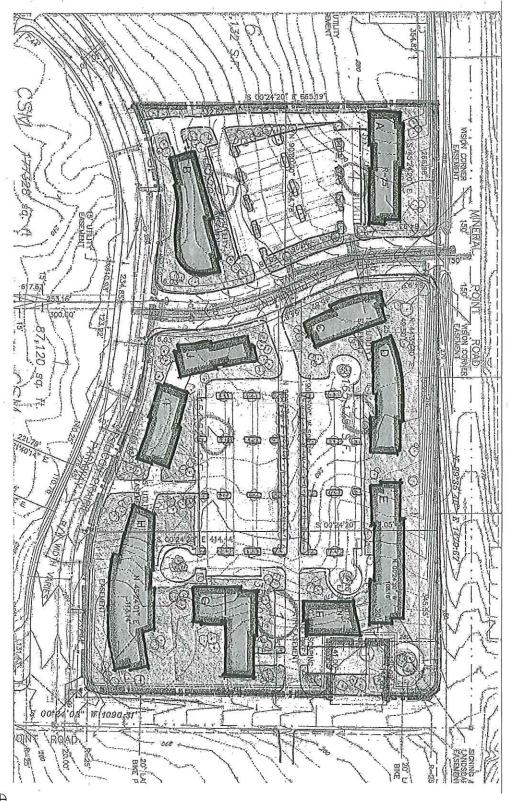
	Sub Total	Out Lot No. 1	3	GG	FF	EE	DD		20	BB		LL		AA		J		H	G	TI	m	O	C	В	A	Building Designation
		THE WATER THE PARTY OF THE PART	Oilice	Office	Office	Office	Office	Ollice	Office	Office		Office	Office	Office/ Retail		Office	Office	Office	Office	Retail	Office/ Retail	Office	Office	Office	Office/ Retail	Primary Use
	STATE OF STA													1			THE RELIGION OF THE PERSON OF			1	_	IL THERMAN			1	Note
	362,880		12,900	12,960	9,360	18,000	20,160	20,000	20 000	18,000		17,280	21,600	22,320		12,960	12,960	36,000	20,160	8,640	22,320	18,720	12,960	19,440	18,000	Footprint SQFT
			12	72	72	72	72	17	75	72		72	72	72		72	72	100	72	72	72	72	72	72	72	Approx Width
Tot Total		N. P. P. S. S. S.	180	180	130	250	280	390	300	250	22	240	300	310		180	180	360	280	120	310	260	180	270	250	Approx Length
Total Site Size (SF) Total Site Size (Acres)				2	4	3	ω	1		4		3	သ	3		3	3	4	3	3	3	3	3	3	3	Number of Stories
SF) cres)	1,141,200		12,960	25,920	37,440	54,000	60,480	112,320	20000	72,000		51,840	64,800	66,960		38,880	38,880	144,000	60,480	25,920	66,960	56,160	38,880	58,320	54,000	Total SF
	4,565		22	104	150	216	242	244	440	288		207	259	268		156	156	576	242	104	268	225	156	233	216	Parking 4/1,000
1,810,323 41.56	1,698,964	111,359		103,812		262,832				263,028			334,373									619,718			115,201	Parcel Size SF
				0.37		0.58				0.70			0.55		2							0.76			0.97	F.A.R

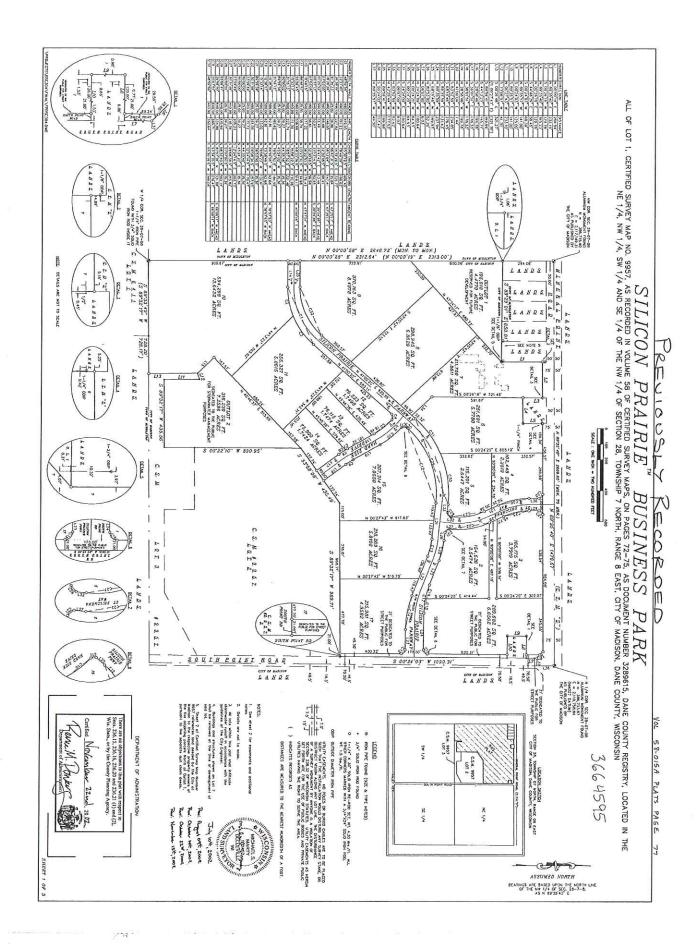
NOTES

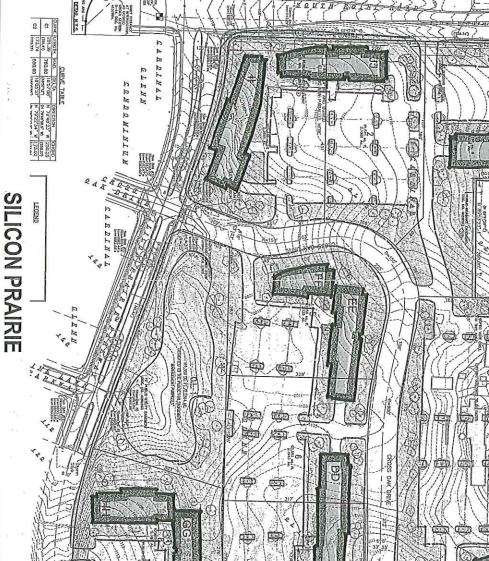
Eppstein Uhen Architects Project No. 708476-01

Vertical Mixed-Use. Office over Neighborhood Retail, or All Office

BUSINESS PARK MASTER PLAN







RALBIENS

