



City of Madison

Proposed Conditional Use

Location
9306-9414 Silicon Prairie Parkway

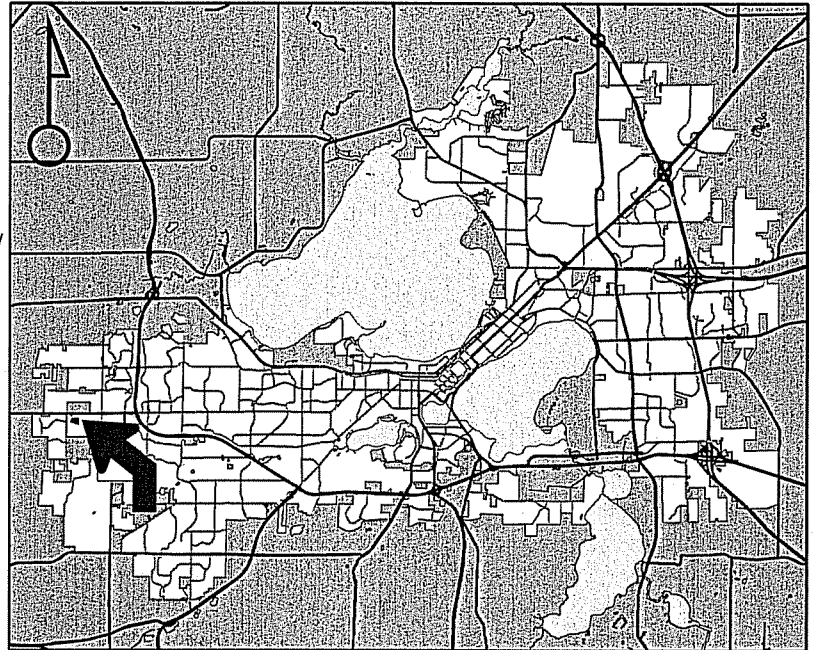
Project Name
Legacy Apartments

Applicant
John McKenzie - McKenzie Apartment Co./
Randy Bruce - Knothe Bruce Architects

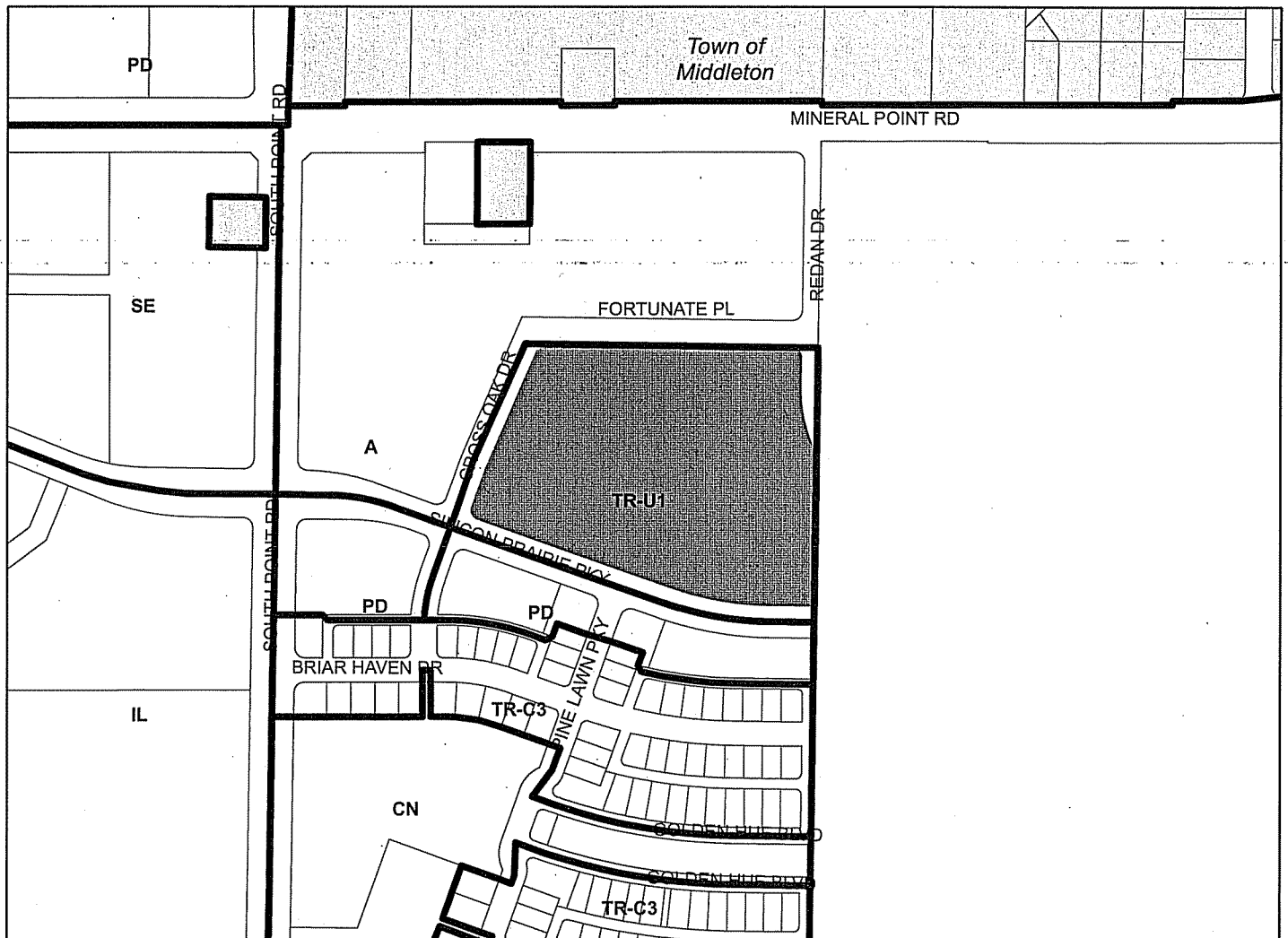
Existing Use
Vacant lands

Proposed Use
Consider site and façade changes to
approved apartment development
(residential building complex)

Public Hearing Date
Plan Commission
22 September 2014



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 : 15 September 2014





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid	\$100 — Receipt No. _____
Date Received	7/22/14
Received By	JEM
Parcel No.	0708-281-2501-7
Aldermanic District	9-SKIDMORE
Zoning District	TR-VI
Special Requirements	OK
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 9306-9414 Silicon Prairie Parkway
Project Title (if any): Legacy Apartments

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: Alteration to Conditional Use

3. Applicant, Agent & Property Owner Information:

Applicant Name: John McKenzie Company: McKenzie Apartment Company
Street Address: 723 Bear Claw Way City/State: Madison, WI Zip: 53705
Telephone: (608) 836-7600 Fax: () Email: johnmc300@yahoo.com

Project Contact Person: J. Randy Bruce Company: Knothe & Bruce Architects
Street Address: 7601 University Avenue, Suite 201 City/State: Middleton, WI Zip: 53562
Telephone: (608) 836-3690 Fax: () Email: rbruce@knothebruce.com

Property Owner (if not applicant): _____
Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: _____
See attached letter of intent

Development Schedule: Commencement Spring 2014 Completion Spring 2015

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
See attached waiver

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

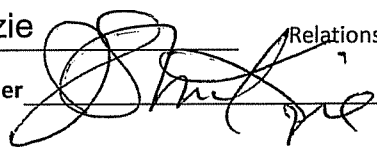
Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Katherine Cornwell Date: 7/16/2014 Zoning Staff: n/a Date: n/a

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant John McKenzie Relationship to Property: Owner

Authorizing Signature of Property Owner

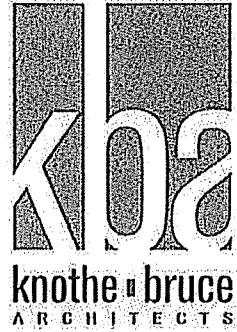


Date

7/21/14
17

July 22, 2014

Ms. Katherine Cornwell
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701



Re: Alteration to Conditional Use
LNDSR-2014-00034
9414 Silicon Prairie Pkwy
Madison, Wisconsin

KBA Project # 1302

Dear Ms. Cornwell,

The following changes have been made to the submitted Conditional Use plans for 9414 Silicon Prairie Parkway and are presented for your review and approval.

C-1.1

- The southern stair which connects Building #3 to the gravel path has changed its orientation to exit on the east. The stair will now connect to the sidewalk as shown in the attached plan.
- The retaining wall to the south of Building #3 has been tiered into two walls as shown on the attached plan. The tiered walls will be a more attractive, safer condition.
- As a result of adding the second retaining wall, four 2'x6' bike stalls have been relocated from the north side of the sidewalk to south side.

16, 17, 18, 19, 20, 21, 22, 23:

- The elevations of all eight buildings have been updated to show, HVAC exhaust grilles, specific grading, and the locations of electric meters. The HVAC grilles will be painted to match surrounding siding or masonry.

Thank you for your time in reviewing our proposal.

Sincerely,

J. Randy Bruce, AIA
Managing Member

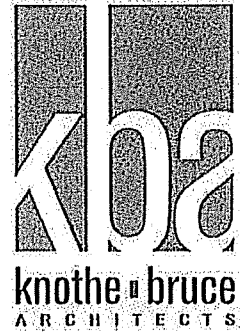
Ph 608.836.3890
Fx 608.836.0934

knothebruce.com

7601 University Ave., Suite 201
Middleton, WI 53562

July 22, 2014

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Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701



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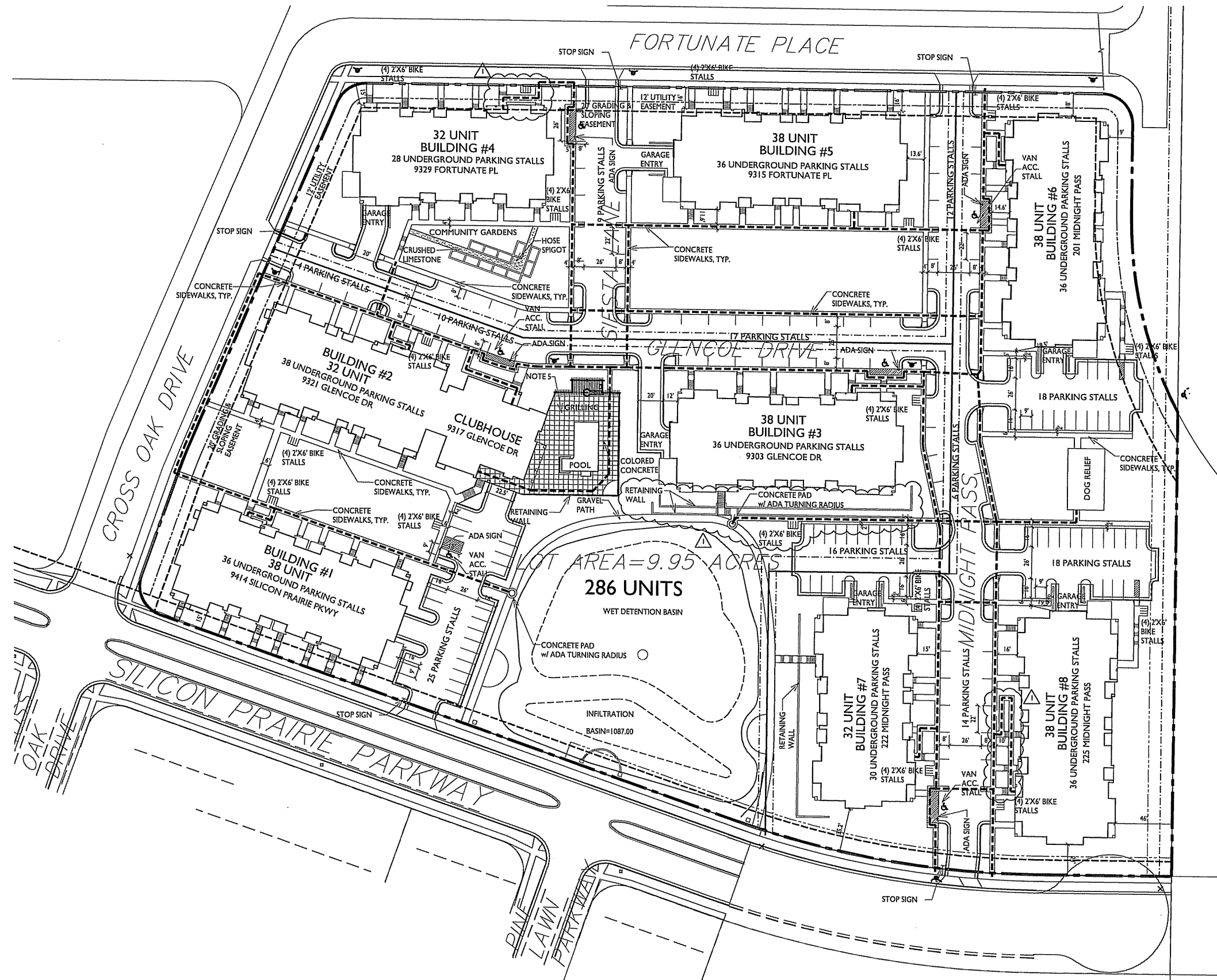
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SITE DEVELOPMENT STATISTICS

LOT AREA	436,263 SF/9.95 ACRES
DWELLING UNITS	286 D.U.
LOT AREA/D.U.	1,525 SF/D.U.
DENSITY	28.7 UNITS/ACRE
BUILDING HEIGHT	3 STORIES + LOFT
LOT COVERAGE	49%

GROSS FLOOR AREA

38 UNIT	45,812 S.F.
32 UNIT	39,121 S.F.
32 UNIT W/ CLUBHOUSE	44,203 S.F.
(excluding underground parking)	
FLOOR AREA RATIO	0.8

UNIT MIX

38 UNIT	
STUDIO	4
ONE BEDROOM	18
TWO BEDROOM	8
STUDIO LOFT	2
TWO BEDROOM LOFT	6
TOTAL	38

32 UNIT	
STUDIO	4
ONE BEDROOM	14
TWO BEDROOM	8
STUDIO LOFT	2
TWO BEDROOM LOFT	4
TOTAL	32

32 UNIT WITH CLUBHOUSE	
STUDIO	4
ONE BEDROOM	14
TWO BEDROOM	7
ONE BEDROOM + DEN	1
STUDIO LOFT	1
ONE BEDROOM LOFT	3
TWO BEDROOM LOFT	2
TOTAL	32

VEHICLE PARKING

SURFACE	149
UNDERGROUND	278
TOTAL	427

BIKE PARKING

FLOOR STALL SURFACE	64
WALL HUNG UNDERGROUND	50
FLOOR STALL UNDERGROUND	207
TOTAL	321

USABLE OPEN SPACE 105,140 S.F.

- ACCESSIBLE ROUTE** — — —
- NOTES:**
1. A CITY-LICENSED CONTRACTOR SHALL PERFORM ALL WORK IN THE PUBLIC RIGHT OF WAY.
 2. ALL DAMAGE TO THE PAVEMENT ON CROSS OAK DRIVE, VINTAGE GLEN DRIVE AND SILICON PRAIRIE PARKWAY ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY'S PAVEMENT PATCHING CRITERIA.
 3. ALL STOP SIGNS SHALL BE INSTALLED AT A HEIGHT OF 7'-0" ABOVE GRADE AT ALL DRIVEWAYS.
 4. ALL ROADWAY SURFACES ARE TO BE ASPHALT UNLESS OTHERWISE NOTED.
 5. 5'-0" TALL FENCE TO SURROUND POOL DECK AREA



ISSUED
Issued For Bid - April 4, 2014
Issued - April 15, 2014

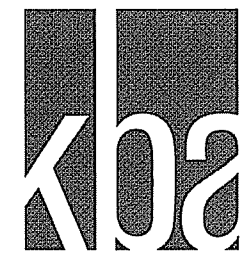
Revised - June 9, 2014
PROJECT TITLE
LEGACY APARTMENTS

9414 Silicon Prairie Parkway
Madison, WI
SHEET TITLE
SITE PLAN

SHEET NUMBER

1 SITE PLAN
C-1.1 SCALE: 1"=40'-0"





knothe & bruce
ARCHITECTS

Phone: 608.836.3690 7601 University Ave, Suite 201 Middleton, WI 53562

CONSULTANT



1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



2 WEST ELEVATION
SCALE: 1/8"=1'-0"



3 EAST ELEVATION
SCALE: 1/8"=1'-0"



4 NORTH ELEVATION
SCALE: 1/8"=1'-0"

REVISIONS
Conditional Use Submittal - November 6, 2013
Resubmittal - October 5, 2013
Resubmittal - March 27, 2014
Resubmittal - June 2, 2014

Revised - June 2, 2014

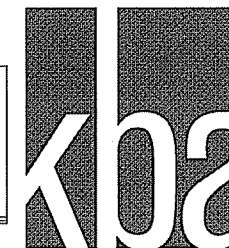
PROJECT TITLE
LEGACY APARTMENTS

SHEET TITLE
ELEVATIONS BUILDING #1

SHEET NUMBER

16

PROJECT NO. 1302
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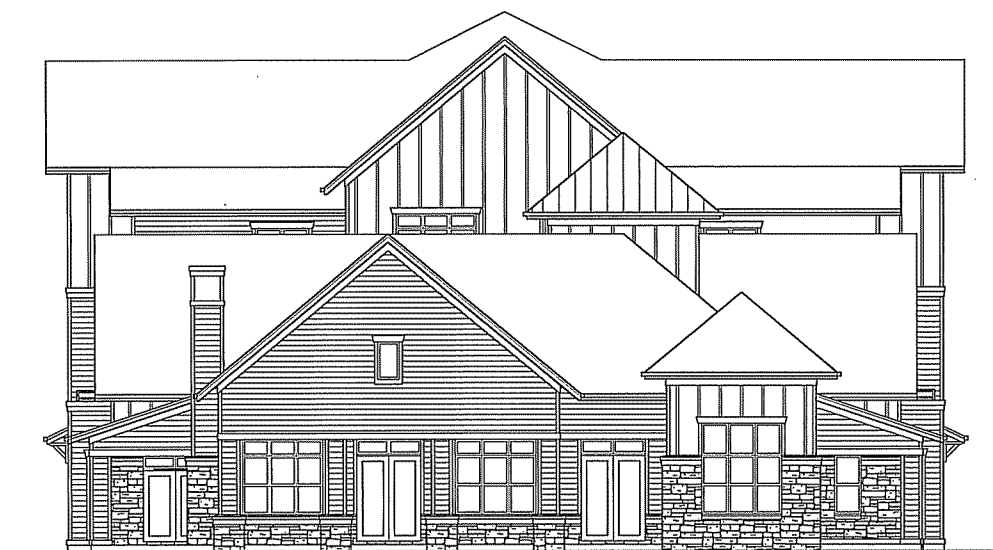
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1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



2 EAST ELEVATION
SCALE: 1/8"=1'-0"



3 WEST ELEVATION
SCALE: 1/8"=1'-0"

TYPICAL MATERIALS
ASPHALT SHINGLES

COMPOSITE BOARD
AND BATTEN

ALUMINUM RAILING
COMPOSITE SIDING

PRECAST SILL

STONE VENEER

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PROJECT TITLE
**LEGACY
APARTMENTS**



4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

STANDING
SEAM METAL
ROOF

STANDING
SEAM METAL
ROOF

ELECTRIC
METERS

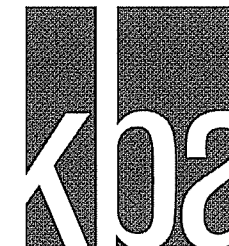
STANDING
SEAM METAL
ROOF

SHEET TITLE
**ELEVATIONS
BUILDING #2**

SHEET NUMBER

17

PROJECT NO. 1302
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Revised - June 2, 2014

PROJECT TITLE
LEGACY APARTMENTS

SHEET TITLE
**ELEVATIONS
BUILDING #3**

SHEET NUMBER

18

PROJECT NO. **1302**

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TYPICAL MATERIALS
ASPHALT SHINGLES

ALUMINUM RAILING

COMPOSITE SIDING

STANDING SEAM
METAL ROOF

COMPOSITE SILL

STONE VENEER

RETAINING WALL

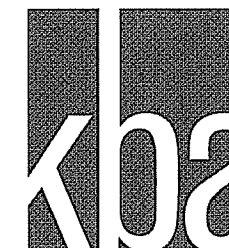
1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

2 EAST ELEVATION
SCALE: 1/8"=1'-0"

3 WEST ELEVATION
SCALE: 1/8"=1'-0"

4 NORTH ELEVATION
SCALE: 1/8"=1'-0"

ELECTRIC METERS



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Resubmittal - June 2, 2014

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PROJECT TITLE
LEGACY
APARTMENTS

SHEET TITLE
ELEVATIONS
BUILDING #4

SHEET NUMBER

19

PROJECT NO. 1302
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TYPICAL MATERIALS
ASPHALT SHINGLES

ALUMINUM RAILING

COMPOSITE SIDING

PRECAST SILL

STONE VENEER



1
19 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



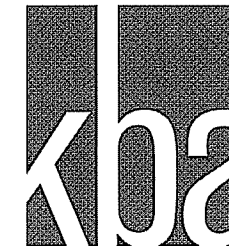
2
19 EAST ELEVATION
SCALE: 1/8"=1'-0"



3
19 WEST ELEVATION
SCALE: 1/8"=1'-0"



4
19 NORTH ELEVATION
SCALE: 1/8"=1'-0"



knothe & bruce
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CONSULTANT

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Resubmittal - June 2, 2014

Revised - June 2, 2014

PROJECT TITLE
LEGACY APARTMENTS

SHEET TITLE
**ELEVATIONS
BUILDING #5**

SHEET NUMBER

20

PROJECT NO. **1302**

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1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



2 EAST ELEVATION
SCALE: 1/8"=1'-0"



3 WEST ELEVATION
SCALE: 1/8"=1'-0"



4 NORTH ELEVATION
SCALE: 1/8"=1'-0"



1 WEST ELEVATION
21 SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION
21 SCALE: 1/8"=1'-0"



3 NORTH ELEVATION
21 SCALE: 1/8"=1'-0"



4 EAST ELEVATION
21 SCALE: 1/8"=1'-0"

CONSULTANT

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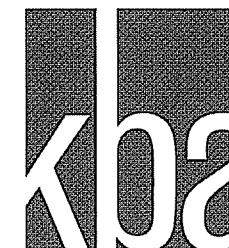
PROJECT TITLE
LEGACY APARTMENTS

SHEET TITLE
ELEVATIONS BUILDING #6

SHEET NUMBER

21

PROJECT NO. **1302**
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Revised - June 2, 2014

PROJECT TITLE
LEGACY APARTMENTS

SHEET TITLE
**ELEVATIONS
BUILDING #7**

SHEET NUMBER

22

PROJECT NO. **1302**

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1 WEST ELEVATION
SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



3 NORTH ELEVATION
SCALE: 1/8"=1'-0"



4 EAST ELEVATION
SCALE: 1/8"=1'-0"



1 WEST ELEVATION
21 SCALE: 1/8"=1'-0"



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21 SCALE: 1/8"=1'-0"



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