

Project Area



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 <u>2000-</u>	Receipt No. <u>143033</u>
Date Received <u>5/22/2013</u>	
Received By <u>JSP</u>	
Parcel No. <u>0708-281-0103-3</u>	
Aldermanic District <u>9-Skiomere</u>	
Zoning District <u>A</u>	
Special Requirements <u>ENG-LZ</u>	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input checked="" type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

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

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

- Zoning Map Amendment from A to TR-U1
- 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: change to Pioneer Neighborhood Development Plan

3. Applicant, Agent & Property Owner Information:

Applicant Name: John McKenzie **Company:** _____
Street Address: 732 Bear Claw Way **City/State:** Middleton, WI **Zip:** 53717
Telephone: (608) 836-7600 **Fax:** () **Email:** johnmc300@yahoo.com

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

Property Owner (if not applicant): New Wei, LLC
Street Address: 702 N. Blackhawk Ave. #109 **City/State:** Madison, WI **Zip:** 53705

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: rezoning to accomodate a 248 unit (7 building) multifamily residential development.

Development Schedule: Commencement Fall 2013 Completion Summer 2017

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 1/2 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: DAT Date: 3/21/13 Zoning Staff: DAT Date: 3/21/13

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

Name of Applicant: John McKenzie Relationship to Property: Contractor/owner

Authorizing Signature of Property Owner: [Signature] Date: 5/20/13

May 22, 2013

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

Re: Letter of Intent
Rezoning Application
9414 Silicon Prairie Parkway

Dear Mr. Fruhling,

The following is submitted together with the plans and application for staff, plan commission and common council consideration of approval.

Organizational structure:

Owner:	John McKenzie 723 Bear Claw Way Middleton, WI 53717 608-836-7600 johnmc300@yahoo.com	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Suite 201 Middleton, WI 53562 608-836-3690 608-836-6934 fax Contact: Randy Bruce rbruce@knothebruce.com
Engineer:	Vierbicher Associates, Inc. 999 Fourier Drive, Suite 201 Madison, WI 53717 608-821-3960 Contact: Travis Schreiber tsch2@vierbicher.com	Surveyor:	Vierbicher Associates, Inc. 999 Fourier Drive, Suite 201 Madison, WI 53717 608-821-3957 Contact: Jeffrey Quamme jqua@vierbicher.com

7601 University Ave, Ste 201
Middleton, Wisconsin 53562
p (608) 836-3690
f (608) 836-6934
www.knothebruce.com

Letter of Intent
Rezoning Application
9414 Silicon Prairie Parkway
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Landscape Designer:	Olson Toon Landscaping 4387 Schwartz Road Middleton, WI 53562 608-827-9401	Property Manager:	McKenzie Apartment Company 723 Bear Claw Way Middleton, WI 53717 608-836-7600
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Introduction:

The existing zoning and use for this site, located at 9414 Silicon Prairie, is agricultural. We are proposing that a Certified Survey Map subdivide the site into two parcels. One parcel, which is approximately 16 acres, will remain agricultural, and the other parcel, which is 10 acres, will be rezoned from A to TR-U1. For the parcel that will be rezoned to TR-U1, we will be proposing a 248-unit multifamily residential development. As designed, the proposed development will meet the requirements for the SR-V2 zoning district with the exception of density. This rezoning reflects a change in proposed land-use and we are requesting any necessary revisions to the Pioneer Neighborhood Development Plan to accommodate this proposal.

Preliminary Apartment Development Data:

Densities:

Lot Size	10 acres
Dwelling Units	248 units
Density	24.8 d.u./acre

Building Height: 3 Stories

Vehicular Parking:

Underground Garage	230 stalls
<u>Surface Parking</u>	<u>197 stalls</u>

Letter of Intent
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May 22, 2013
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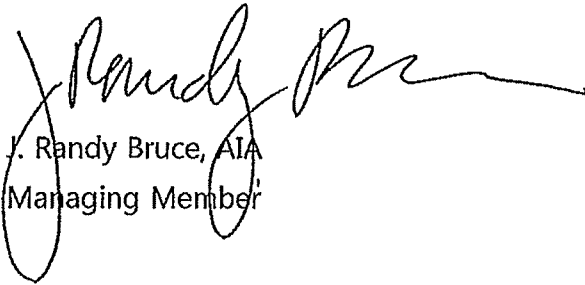
Total Parking	427 stalls
Parking Ratio	1.72 stalls/du

Project Schedule:

Construction is anticipated to be in two phases. Phase 1 (approximately 124 units) is expected to start in the spring of 2014. Phase 2 (approximately 124 units) is expected to start in the spring of 2015.

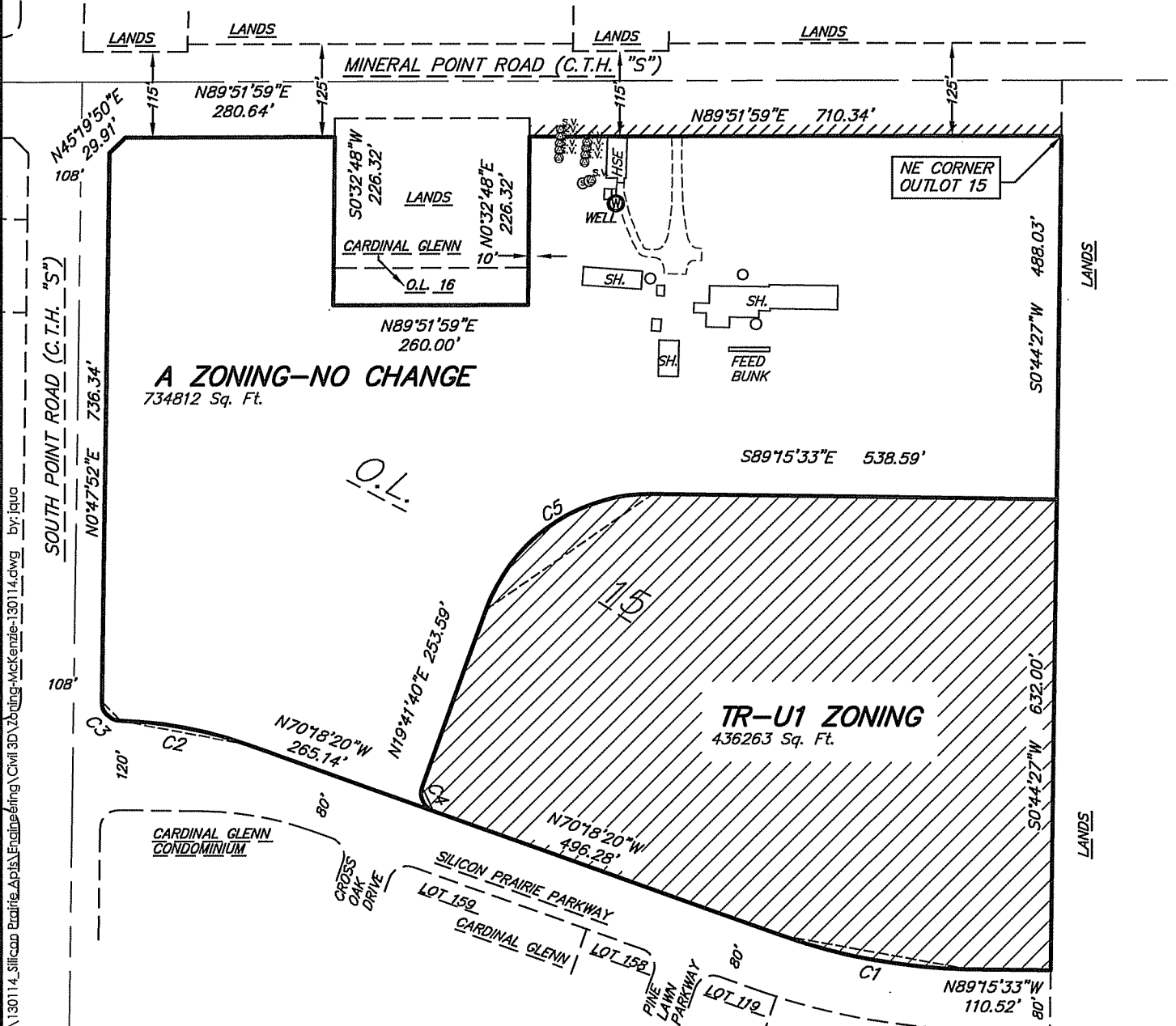
Thank you for your time in reviewing our proposal.

Very truly yours,



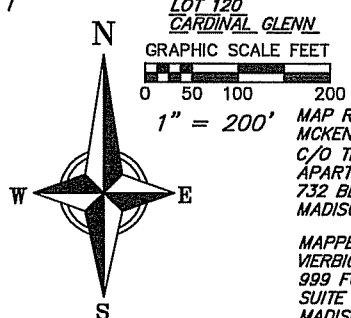
J. Randy Bruce, AIA
Managing Member

PROPOSED ZONING MAP EXHIBIT



Curve Table

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C1	760.00	251.41	018°57'13"	N79°46'56"W	250.27
C2	550.00	173.73	018°05'55"	N79°21'17"W	173.01
C3	25.00	38.92	089°12'07"	N43°48'11"W	35.11
C4	25.00	39.27	090°00'00"	N25°18'20"W	35.36
C5	234.00	290.16	071°02'47"	N55°13'04"E	271.92

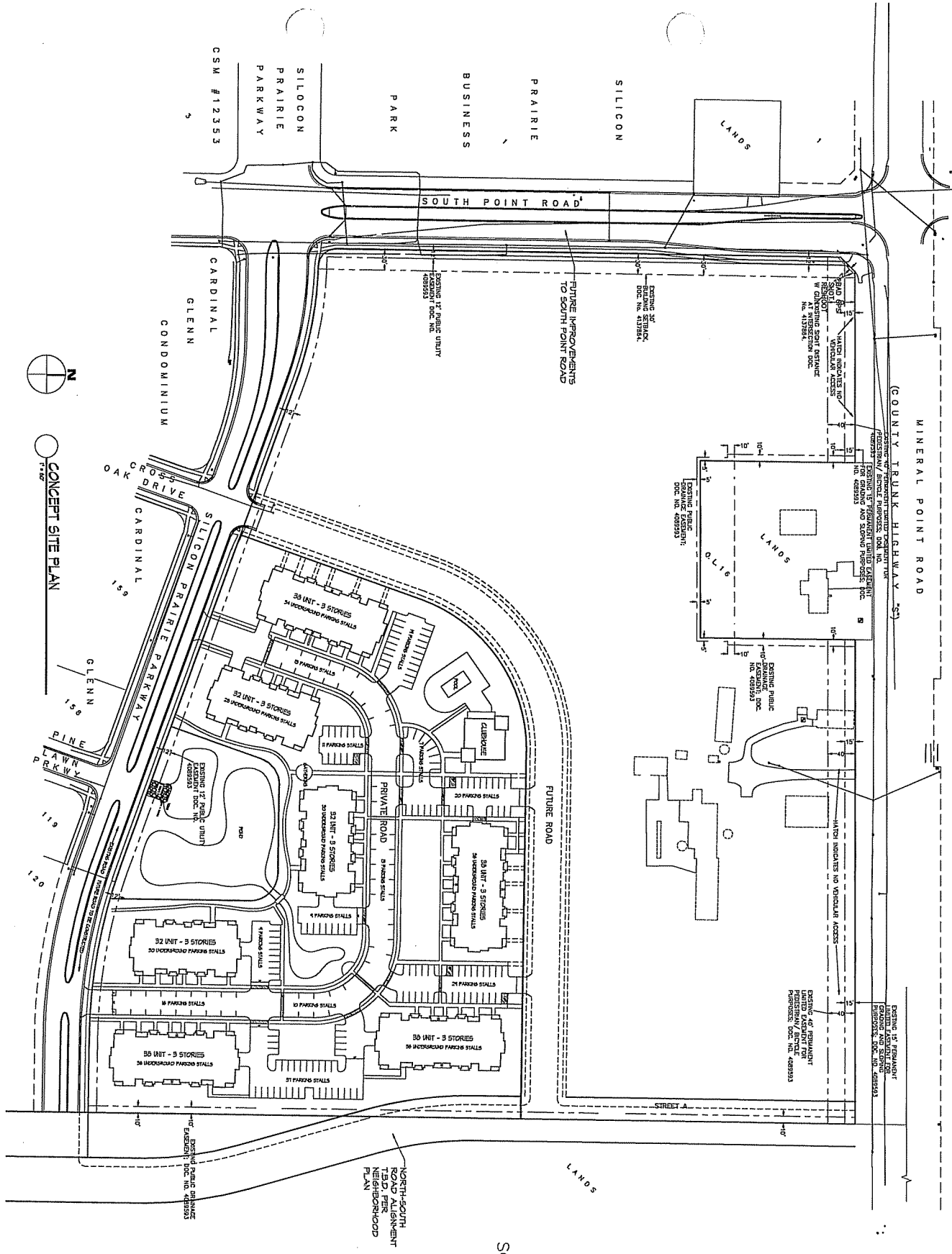


MAP REQUESTED BY:
 MCKENZIE 300 CORP
 C/O THE MCKENZIE
 APARTMENT COMPANY
 732 BEAR CLAW WAY
 MADISON, WI 53717

MAPPED BY:
 VIERBICHER ASSOCIATES
 999 FOURIER DRIVE
 SUITE 201
 MADISON, WI 53717

20 May 2013 - 10:49a M:\Mckenzie Apt Co\130114_Silicab Prairie_Aptis_Engineering\Civil 3D\Zoning-Mckenzie-130114.dwg by: jqua

REEDSBURG - MADISON - PRAIRIE DU CHIEN 999 Fourier Drive, Suite 201 Madison, Wisconsin 53717 Phone: (608) 826-0532 Fax: (608) 826-0530	REVISIONS	SCALE 1"=200'	SHEET
		CHECKED JQUA	1 OF 1
		DRAFTER JQUA	
		FILE see left	
	JOB NO. 130114.00	DATE 5-20-13	



Project Title: **Silicon Prairie Apartments**
 444 Silicon Prairie Parkway
 Concept Site Plan
 Project No: 1802
 Drawing No: C-10
 Date: 11/22/2010
 Author: [Name]
 Designer: [Name]
 Checker: [Name]
 Date: 11/22/2010
 Project Location: 444 Silicon Prairie Parkway, Madison, WI 53705
 Project No: 1802
 Drawing No: C-10
 Date: 11/22/2010

KNOTHE & BRUCE ARCHITECTS
 7401 University Avenue Suite 201
 Middleton, Wisconsin 53542
 608-834-3100 Fax 608-439-4394