



VANDEWALLE & ASSOCIATES INC.

Wednesday, July 31, 2013

Katherine Cornwell
Department of Planning & Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53710-2985

RE: Birchwood Point Neighborhood
Rezoning application

Dear Katherine,

The following document and illustrative graphics outlines the proposed Birchwood Point neighborhood. This document, submitted on behalf of MRECV Acquisitions, LLC, formally requests to rezone the property to TR-C3 and TR-U1 in parallel with a separate preliminary plat submittal. This rezoning will facilitate the creation of a new neighborhood featuring a blend of 230 single family homes, 100 multi-family residences, and over 17 acres of parks & open space. This project, located in the Pioneer Neighborhood, is designed to be consistent with the goals of creating a new diverse and walkable neighborhood with numerous housing choices served by a strong network of interconnected sidewalks, streets, and bicycle routes.

APPLICANT:

MRECV Acquisitions, LLC
6801 South Town drive
Madison, WI 53713
Phone: 608.226.3100
Fax: 608.226.0600
Jeff Rosenberg
jrosenberg@veridianhomes.com

DESIGN TEAM:

Engineering:
D'Onofrio Kottke
7530 Westward Way
Madison, WI 53717
Phone: 608.833.7530
Fax: 608.833.10896
Dan Day
dday@donofrio.cc

Planning:
Vandewalle & Associates
120 East Lakeside Street
Madison, Wisconsin 53715
Phone: 608.255.3988
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Brian Munson
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Shaping places, shaping change

Existing Conditions:

Existing Zoning: SR-C1
SR-V2

Proposed Zoning: TR-C3
TR-U1

Addresses/PIN: 10203 Mineral Point Road 0708-291-0099-3
9826 Silicon Prairie Parkway 0708-282-0307-9

Aldermanic District: District 9
Alder Skidmore

Neighborhood Association: None

Neighborhood Plan: Pioneer Neighborhood

Notifications: Alder Skidmore July 1, 2013
DAT Presentations May 6, 2013
June 6, 2013

Legal Description: See Attached

Lot Area: 81.26 acres

Filing Fee: A check in the amount of \$2,900 made out to City of Madison
Treasurer is enclosed for the Filing and Notification Fees.
Maximum fee for standard Zoning \$2,850
Notification Fee \$50

Proposed Use: 230 Single Family Homes
100 Multi-Family Residences

We look forward to working with the City on the review and implementation of this neighborhood.

Sincerely,



Brian Munson
Principal

Birchwood Point Unit Chart

Lot Numbers	Residential Units	Net Acreage	Average Net Density DU/Acre*
TR-C4: Single Family	230	42.29	5.4
Single Family: Alley Accessed	55	5.59	9.8
37' x 95'	13	1.08	
45' x 95'	42	4.52	
Single Family: Street Accessed	175	36.70	4.8
59' x 85'	69	14.14	
65' x 100'	50	8.75	
69' x 100'	56	13.81	
TR-U1: Multi-Family	100	4.69	21.3
Mixed Residential	100	4.69	
Open-Space	-	17.11	-
Public Parks		7.68	
Open Space Areas	-	9.4	-
Buffer Zone	-	0.27	-
Storm Water Management	-	9.16	-
Right of Way	-	17.17	-
Street Rights of Way	-	16.24	-
Alley Rights of Way	-	0.81	-
Bike Path Easement	-	0.12	-
Totals	330	81.3	4.1