

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
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Engineer:	Vierbicher Associates, Inc. 999 Fourier Drive, Suite 201 Madison, WI 53717 608-821-3960 Contact: Travis Schreiber tsch2@vierbicher.com
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Surveyor:	Vierbicher Associates, Inc. 999 Fourier Drive, Suite 201 Madison, WI 53717 608-821-3957 Contact: Jeffrey Quamme jqua@vierbicher.com
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Middleton, Wisconsin 53562
p (608) 836-3690
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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>

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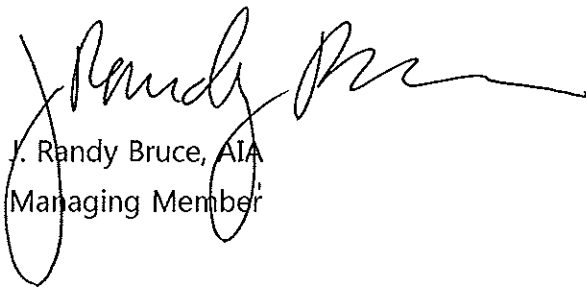
Total Parking	427 stalls
Parking Ratio	1.72 stalls/du

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