



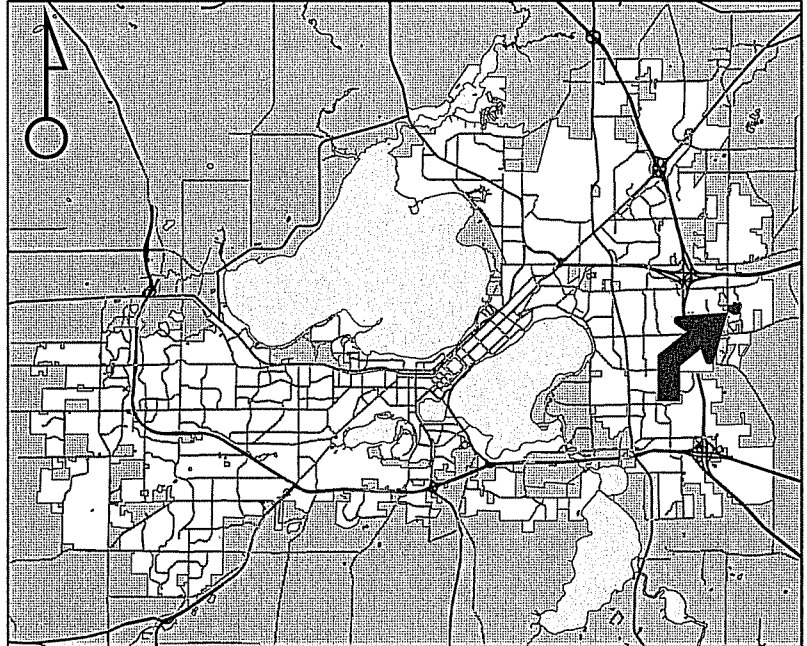
Location  
6602 Dominion Drive

Applicant  
Randy Olson – Door Creek Church/  
Dale Volkening – Strang, Inc.

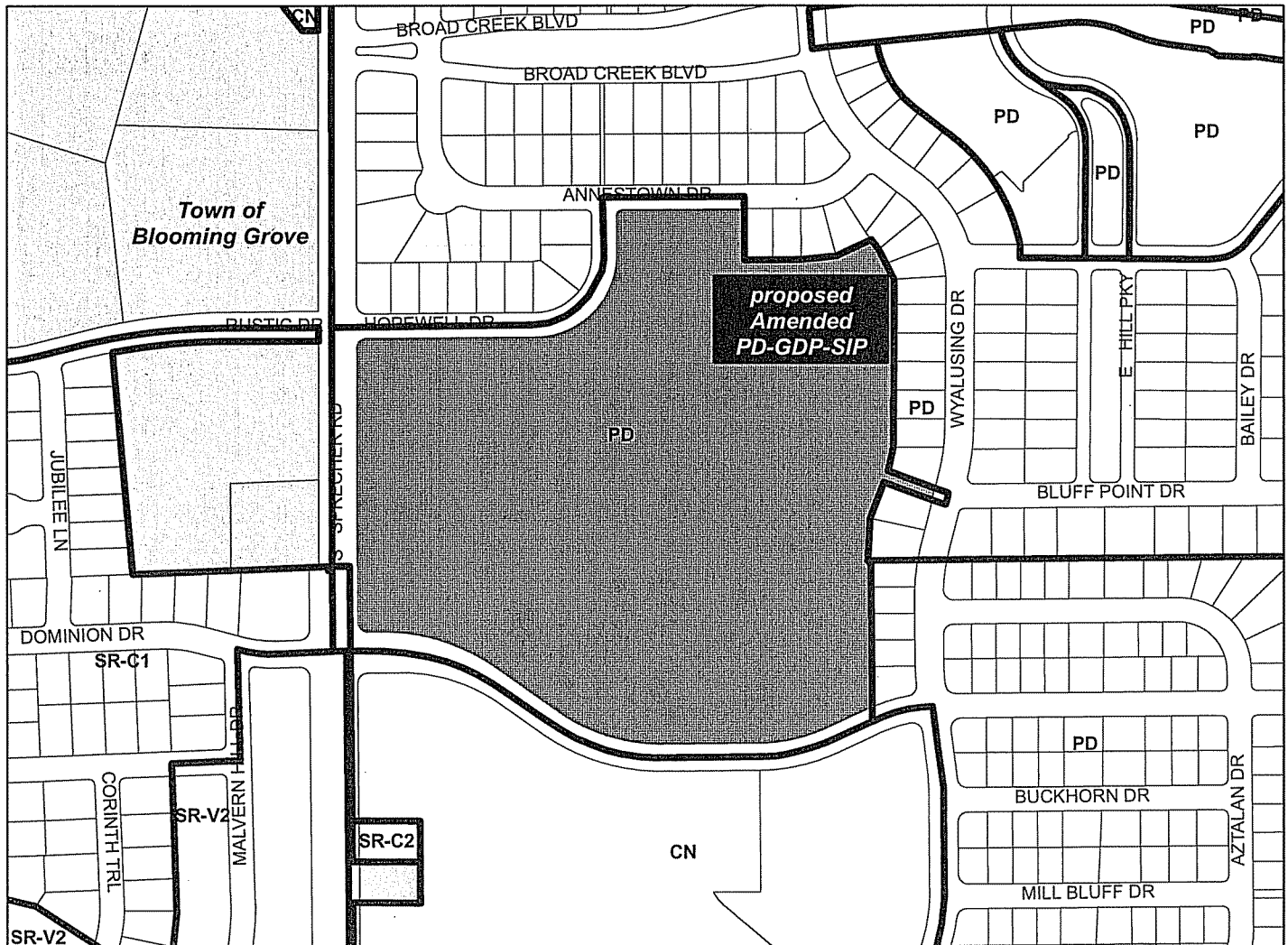
From: PD-SIP      To: Amended  
PD-GDP-SIP

Rezoning Request  
Construct addition to Door Creek Church  
to include two 300-seat worship venues,  
meeting rooms, and office space, and  
construct additional parking

Public Hearing Date  
Plan Commission  
06 May 2013  
Common Council  
21 May 2013

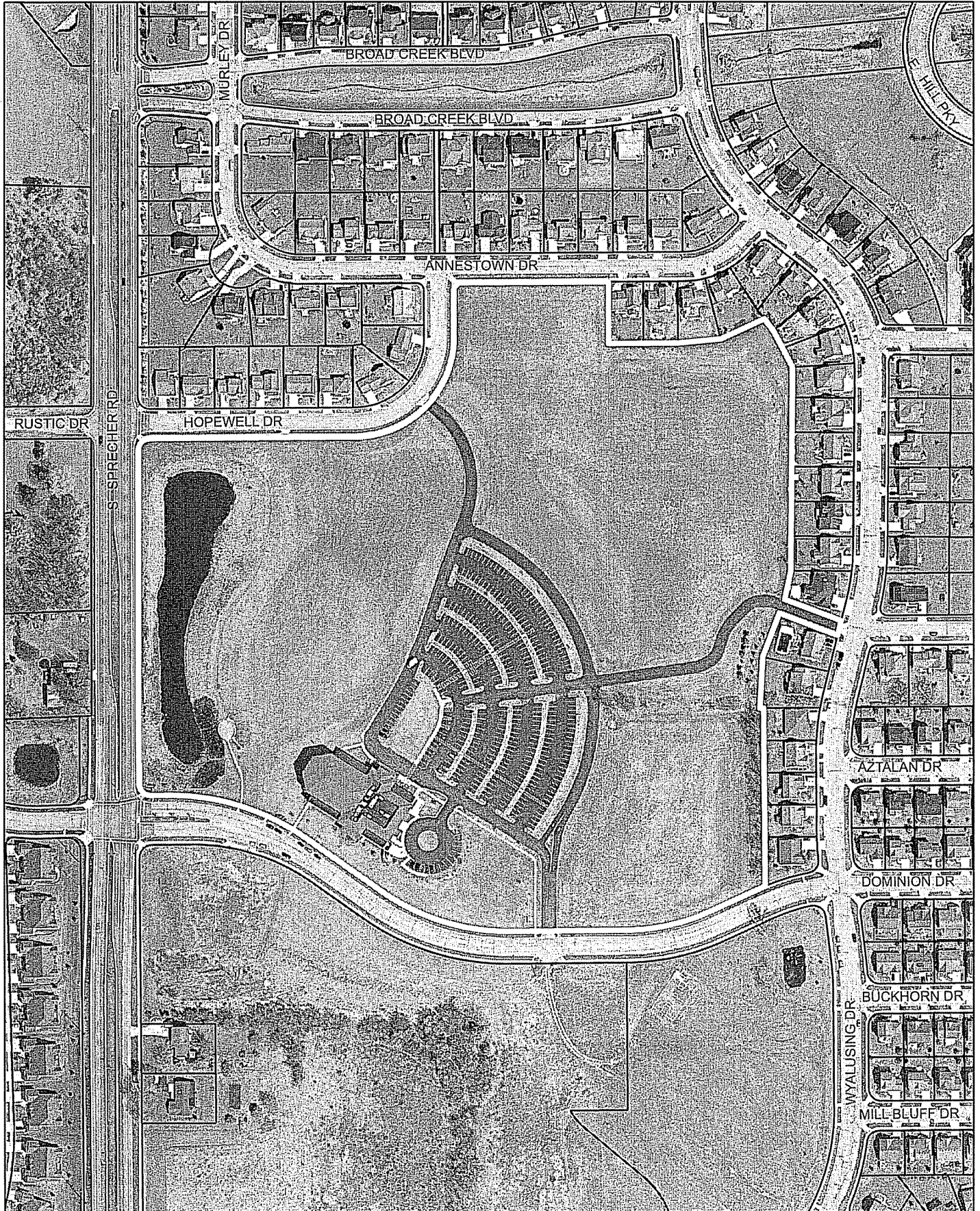


For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 24 April 2013





# LAND USE APPLICATION Madison Plan Commission

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

- 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.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

FOR OFFICE USE ONLY: 141041	
Amt. Paid: \$3500	Receipt No. 140663
Date Received: 3/6/13	
Received By: JK	
Parcel No. 0710-013-1818-0	
Aldermanic District 3-Lauren Cincure	
GQ Engkw/9, zone PD	
Zoning District PD	
<b>For Complete Submittal</b>	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
Photos NA	Legal Descript. _____
Plan Sets <input checked="" type="checkbox"/>	Zoning Text _____
Alder Notification _____	Waiver 2/19/13
Nbrhd. Assn Not. _____	Waiver _____
Date Sign Issued 3/6/13	

1. **Project Address:** 6602 Dominion Drive **Project Area in Acres:** 32.2

**Project Title (if any):** Door Creek Church - Phase II

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
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Review of Minor Alteration to Planned Development by the Plan Commission Only

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Ryan Quam Company: Quam Engineering, LLC  
Street Address: 4604 Siggelkow Road, Suite A City/State: McFarland, WI Zip: 53558  
Telephone: (608) 838-7750 Fax: (608) 838-7752 Email: rquam@quamengineering.com

Project Contact Person: Dale Volkening Company: Strang, Inc.  
Street Address: 6411 Mineral Point Road City/State: Madison, WI Zip: 53705  
Telephone: (608) 276-9200 Fax: (608) 276-9204 Email: volkening@strang-inc.com

Property Owner (if not applicant): Door Creek Church c/o Randy Olson  
Street Address: 6602 Dominion Drive City/State: Madison, WI Zip: 53718

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: The project involves building and parking additions and construction of a new softball and soccer field. The use of the site is a church.

Development Schedule: Commencement 6/3/2013 Completion 8/15/2014

**5. Required Submittals:**

- Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
  - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
  - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
  - For projects also being reviewed by the **Urban Design Commission, twelve (12) additional** 11 X 17-inch copies.
  - **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper
- REVISED! – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. **For projects also being reviewed by the Urban Design Commission, provide twelve (12) additional copies** of the letter.
- Filing Fee:** Refer to the Land Use Application Information & 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 (including this application form, the letter of intent, complete plan sets, etc.) 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.

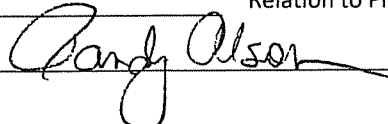
**In Addition, The Following Items May Also Be Required With Your Application:**

- Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- For any applications proposing **Demolition or Removal** of existing buildings, the following items are required:
  - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: https://www.cityofmadison.com/developmentCenter/demolitionNotification/
  - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
  - Approval of a **Reuse & Recycling Plan** by the City’s Recycling Coordinator is required prior to issuance of permits.
- A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

**6. Applicant Declarations:**

- Conformance with adopted City plans:** The site is located within the limits of the Sprecher Neighborhood Plan, which recommends Institutional Use for this property.
- Pre-application Notification:** Section 28.12 of 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 Lauren Cnare email)
- 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:* D.A.T. Tim Parks *Date:* 2/14/13 *Zoning Staff:* Tim Parks / Pat Anderson *Date:* 2/14/13

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

Name of Applicant Ryan Quam Relation to Property Owner Engineer  
 Authorizing Signature of Property Owner  Date March 5, 2013



**LETTER OF INTENT FOR AMENDMENT TO APPROVED PD-SIP ZONING SUBMITTAL  
DOOR CREEK CHURCH (BUCKEYE EVANGELICAL FREE CHURCH)  
6602 Dominion Drive  
March 6, 2013**

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**To:** The Members of the Plan Commission and Urban Design Commission  
Madison Municipal Building  
215 Martin Luther King Jr. Boulevard  
P.O. Box 2895  
Madison, WI 53701-2985

**From:** Ryan Quam, P.E.  
Quam Engineering, LLC  
4604 Siggelkow Road, Suite A  
McFarland, WI 53558

**Project:** Door Creek Church Phase 2  
6602 Dominion Drive

Attached is the application for amendment o the approved PD-SIP Zoning for the proposed building and parking lot addition at 6602 Dominion Drive.

**Project Description**

Door Creek Church (Formerly Buckeye Church) was established in 1964 on Buckeye Road and moved to the Sprecher Road property in December of 2000. This project is a smaller version of the PUD/SIP plan approved in 1999 and will include an addition housing two 300 seat worship venues (also available for meetings, weddings and funerals) as well as meeting rooms, and expanded office area. A garage for lawn care vehicles. A public walking path around the property and soccer and softball field for church and neighborhood use will be located on the grounds. The parking lot will be expanded due to growing attendance to add a net gain of 110 stalls after the loss of 32 due to construction.

**Project Schedule:**

Construction will begin in June 2013 and be completed in August 2014.

**Zoning Data**

Current Zoning: PUD (GDP-SIP)  
*See attached Amended General Development Plan dated March 20, 2000.*

**Project Data**

Legal: Lot 112 of Reston Heights Plat  
Lot Area: 1,403,318 square feet = 32.2157 acres  
Lot Coverage: Impervious = 298,910 sq. ft. (21.3% of site)

- 43,453 sq. ft. building "footprint"
- 245,048 sq. ft. parking and drive aisles
- 10,409 sq. ft. sidewalk

4604 Siggelkow Road, Suite A ♦ McFarland, Wisconsin 53558 ♦ [www.quamengineering.com](http://www.quamengineering.com)

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Phone (608) 838-7750 ♦ Fax (608) 838-7752 ♦ E-mail [rquam@quamengineering.com](mailto:rquam@quamengineering.com)

Pervious area = 1,104,408 sq. ft. (78.7% of site)

- Lawn, landscaped areas, drainage ways

Building Area: 43,453 total gross square feet total "footprint"

- 43,453 gross sq. ft. Lower Level (Basement)
- 43,347 gross sq. ft. Upper Level (1<sup>st</sup> Floor)
- 86,800 gross sq. ft. Total building area

Floor Area Ratio: 0.062 after completion of project

Building height: 1 story plus basement

38 feet to top of highest roof

### Parking

Automobile parking: The current parking lot of 365 stalls is filled to at least 90% capacity most Sunday mornings with some Sundays requiring people to park on the grass. The proposed building and parking lot addition includes the removal of 32 stalls and addition of 142 stalls resulting in the phase II parking lot total of 475 stalls. The church anticipates attendance will increase by 33% - 50% in the next couple years with the addition of 500-600 more seats in the new addition.

Bicycle parking: Currently the church provides 12 bicycle parking stalls near the existing front entrance. No more than two or three of these stalls have been observed to be used and this submittal does not propose additional bicycle parking.

### Site Signage

An illuminated street sign, to match the existing one at the corner of Sprecher and Dominion will be added at the north east corner of South Sprecher Road and Hopewell Drive. *See the attached Door Creek Church sign photo of the existing sign.*

### Directional and Traffic Control Signs:

This phase of construction proposes a new driveway entrance from Hopewell Drive where there is currently an existing driveway apron as planned in the approved 1999 PUD/SIP. A small illuminated directional sign will be added at the bottom of this new north driveway,

### Use of the Property:

The building is open from 8:30 a.m. to 10:00 p.m. with heaviest use in the evenings and Sunday mornings. Besides the worship services on Saturday evenings and Sunday Mornings there will continue to be evening events each week for adults, youth and children. Weddings and Funerals as well as other special services will be held as needed throughout the year. In addition the building will be a base for training church members to focus on serving in their communities as evidenced in the Boomerangs Resale Store at Northgate Mall, the Church partnerships with Schenk Elementary School and other organizations such as the Road Home, Salvation Army and The River, food pantry.

Not for profits are invited to use the facility and it is available at no charge to all the local neighborhood associations for their meetings as well as for use by the city as a polling place and recruit training location for the Madison Police Department.

The grounds currently include a garden which is used to grow over 2 tons of vegetables for local food pantries as well as a prairie restoration project with walking path open to the public. The addition will allow the church to expand the path to surround the property as well as add a soccer field and softball field for use by the church and its neighbors.

The church currently permits adjoining property neighbors to plant gardens and small trees on the property to enhance their own properties and provide fresh flowers and vegetables for their families. The grounds are always open for neighborhood use for picnics, games, dog exercise, kite flying, and sledding.

**Exterior Design:**

The building addition will match the existing building in design, materials, and color. Colors are illustrated in the *attached photographs of the existing building*. Primary materials are:

- Split-face concrete masonry in three contrasting colors
- Clear anodized aluminum exterior windows and doors
- Earth-tone asphalt shingles

**Site Lighting:**

The new parking lot pole light fixtures will be metal halide, cut-off style luminaires, to match the existing light fixtures. The existing building will have new up-lights added that will illuminate the Dominion Drive façade in order to help people find the building during evening hours.

**Storm Water Management:**

The proposed building and parking lot areas will drain to the existing detention pond. The existing detention pond will provide rate runoff control and 80% sediment control as previously approved as a part of the existing detention pond design. Oil and grease filters will be included in the proposed inlets to achieve oil and grease control requirements. A large rain garden is proposed between the building addition and the existing pond to infiltrate runoff from the existing and proposed building rooftop.

**Landscape:**

The parking lot landscape plan will mimic the existing concept of canopy trees and expanding the diversity of species. Additionally, ornamental trees will be interspersed to maximize the canopy potential in the new parking lot islands and ornamental trees will be added to the existing islands to mimic this planting concept and further soften the impact of the parking lot from the road and neighboring properties. Prairie sod will be used to address the turf at the top of the slopes between parking areas with a 6' mow edge at the toe of slope to accommodate snow storage.

Building landscaping will provide screening from Chapel windows and terrace to traffic and parking lot with small ornamental and evergreen trees and incorporate water features that will meander around the chapel that culminate as a dry stream bed / pond. Additional foundation / accent planting and perennial beds will be incorporated around the Phase II addition and garage / community garden areas as they are developed by volunteer gardeners.

**Contacts:**

Owner: Door Creek Church  
 6602 Dominion Drive  
 Madison Wisconsin 53718  
 Attn: Randy Olson  
 608-222-8586, extension 233

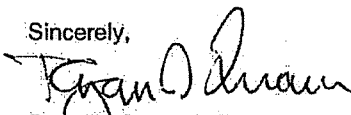
Architect: Strang, Inc.  
 6411 Mineral Point Road  
 Madison, WI 53705  
 Attn: Peter Tan  
 608-276-9200

Civil Engineer: Quam Engineering, LLC  
 4604 Siggelkow Road, Suite A  
 Madison, Wisconsin 53558  
 Attn: Ryan Quam  
 608-838-7750

Landscape Architect: Lakeview Landscapes  
 Madison, Wisconsin  
 Attn: William Bauer  
 608-241-5589

Thank you for your time and attention.

Sincerely,

  
 Ryan D. Quam, P.E.

FN: RC-10-13