

November 5, 2012

To: City of Madison Planning Staff  
Subject: Proposed Blackhawk Neighborhood Lot Consolidation

To Whom It May Concern,

As a long-time resident of the Blackhawk neighborhood, I wanted to formally express my support of the proposed purchase of seven lots on Big Stone Court, and the subsequent consolidation of those lots into two larger parcels.

In recent discussions with many of my immediate neighbors, we all feel this project will only enhance the overall attractiveness of our neighborhood. I personally chose to live in Blackhawk because of the cohesiveness of the neighborhood design, the commitment to green space, the consistency with which standards for quality construction are upheld, and the diversity of housing alternatives. I believe this project will significantly add to the positive reputation that Blackhawk already enjoys.

I have lived in over a half dozen other states and many planned communities similar to Blackhawk. More than any other community I have lived in, Blackhawk has delivered on the developer's vision. As a result, I fully support John Mckenzie's efforts and openness to consider projects like this that will clearly benefit our development and our neighbors.

Sincerely,



John L. McWilliams  
jlmcw62@aol.com  
608.228.63968

November 6, 2012

To: City of Madison Plan Staff

Re: Big Stone Court lot consolidation

From: Shawn and Vaughn Dennis, Blackhawk Residents

To whom it may concern,

As homeowners and members in good standing of the Blackhawk Neighborhood Home Owners Association, we are writing to express our full support of the Berns family plans to build a home as part of the proposed seven (7) lot purchase on Big Stone Court.

We believe that the tasteful development of this site with two well designed homes will enhance the neighborhood and increase the overall value to the real estate market in the Blackhawk subdivision. We live close to the Berns current home which is beautifully appointed and well built and have faith that the planned new home will continue the tradition of premium design and construction and outstanding landscaping that adds tremendous value to the neighborhood. The continued development of the site will also provide much needed road and access development which will help finish out the road infrastructure for our part of the subdivision.

The Berns family has been positive, friendly and considerate neighbors and we fully support their decision to build a new home on the Big Stone Court site. We are sure that the home will be a great addition to the Blackhawk neighborhood.

Sincerely,

Shawn and Vaughn Dennis  
817 Blue Aster Trail  
Middleton, WI 53562  
(608) 836-3905

Dr. Thomas and Angie Drye  
902 River Birch Road  
Middleton, WI 53562  
November 4, 2012

City of Madison Planning Division  
Ste LL 100  
Municipal Building  
Madison, WI 53703

Dear planning staff and/or elected representative:

We are writing you to express our support for the recent proposed modification to the Blackhawk neighborhood plan (i.e. River Birch Court and Big Stone Trail lot consolidation). Our residence is located at the corner of River Birch Road and Big Stone Trail, directly across the street from the lots in question. As such, there is arguably no resident in our neighborhood who is more directly impacted by this project than us. As you may know, the buyers of these two new residential lots are existing neighbors, and their presence in our neighborhood is valued greatly, far beyond the beautiful homes they maintain. We have no objection to the modifications that have been proposed, and we hope their efforts to remain in our neighborhood will be rewarded with swift city approval!

Thank you for your consideration.

Sincerely,

Handwritten signature of T. Drye and Angie Drye in cursive script.

Dr. Thomas and Angie Drye



November 20, 2012

To: City of Madison Plan Staff  
Re: Big Stone Court Lot Consolidation

To Whom It May Concern,

In connection with the proposed seven (7) lot purchase on Big Stone Court and consolidation of such lots into two (2) home sites, on behalf of the Blackhawk NHOA Board of Directors, I am writing to advise the Plan Staff that the Board considered and expressed unanimous support for the project.

Attached please find a copy of the minutes of the Board meeting held on November 12, 2012, including a resolution expressing the support of the Board for the project.

Sincerely,

Asya Alexandrovich  
Blackhawk NHOA Board of Directors,  
Secretary

cc: Blackhawk NHOA Board of Directors  
Aris Gialamas  
Paul Berns

Enclosure



*Blackhawk Neighborhood Home Owners Association, Inc.*

P.O. Box 620861 Middleton, Wisconsin 53562-0861

**Blackhawk NHOA Board of Directors  
November 12, 2012 Meeting Minutes**

- Meeting called to order at 7:10 p.m. In attendance: Beth An Schulz, Gerry Anderson, Asya Alexandrovich, Michelle Bond, Tim Larsen and John McKenzie (via Skype).
- A special meeting of the Board was called to discuss the proposed seven (7) lot purchase on Big Stone Court and consolidation of such lots into two (2) home sites. Purchasers of the lots, Aris Gialamas and Paul Berns, attended the meeting by invitation of the Board.

The Board was provided with information regarding proposed plans for the homes to be built, including intended lot and home size and amount of green space surrounding the homes. Certain communications with the City of Madison Plan Staff and Blackhawk residents related to the project were also discussed by the Board. The Board requested to continue receiving information regarding the project as it progresses. Following discussion, the Board adopted the following resolution.

RESOLVED: that the Blackhawk NHOA Board of Directors unanimously supports the proposed Big Stone Court project, provided that all Covenants and City of Madison building ordinances are complied with in the course of planning and construction, as applicable.

- The Board also briefly discussed the composition of the Board for 2013 and agenda for the upcoming Annual Meeting.
- Meeting adjourned at 7:50 p.m.

Minutes respectfully submitted by Asya Alexandrovich, Secretary.



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Secretary

cc: Blackhawk NHOA Board of Directors  
Aris Gialamas  
Paul Berns

Enclosure



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Minutes respectfully submitted by Asya Alexandrovich, Secretary.

November 6, 2012

To: Whom it may Concern


Re: Big Stone Court Lot consolidation

As residents and homeowners in Blackhawk, we are writing to express our support of the proposed lot consolidation and home building plans in our neighborhood on Big Stone Court.

These new homes will certainly be in keeping with the standards in our neighborhood and will in no way detract from it. The additional green space will be a beautiful enhancement to our neighborhood.

We are in complete support of this project to consolidate the seven lots and divide them into two, and are very much looking forward to the two new homes that will be constructed on these lots.

Sincerely,

Handwritten signatures of Paul and Jody Sikir in cursive script.

Paul & Jody Sikir

906 River Birch Road

Middleton, WI 53562





October 20, 2012

To: City of Madison Plan Staff

Re: Big Stone Court Lot consolidation

To Whom It May Concern,

As President of the Blackhawk Neighborhood Homeowners Association, I would like to address the issue of the proposed seven (7) lot purchase on Big Stone Court. This purchase is intended to consolidate the lots and divide them into two (2) home sites by certified survey map. As a Board, we are aware of this proposal and, in fact, it was considered and discussed at our last Association meeting.

On behalf of the Board and as its current President, I want you to know that I support this project. I feel that this proposed change will be consistent with the high standards established by the neighborhood. Both of these homeowners currently live in Blackhawk and we appreciate that they think so much of the neighborhood that they would want to construct these fine homes here.

I assume that these will be large homes, but feel confident that they will be consistent with the other large homes already in existence in Blackhawk. My understanding is that the houses they build will cover less of the lot area than the average home in the neighborhood and I feel that the additional open space will be an enhancement.

Sincerely,

Beth An Schulz  
BHOA President 2012  
[bethan.realtor@gmail.com](mailto:bethan.realtor@gmail.com)  
608.288.8900



*Blackhawk Neighborhood Home Owners Association, Inc.*

P.O. Box 620861 • Middleton, WI 53562-0861  
[www.blackhawkhomeowners.com](http://www.blackhawkhomeowners.com)

November 11, 2012

To: Tim Parks, City Planner

Re: Big Stone Court

The purpose of this letter is to provide our opinion about the proposed seven-lot purchase on Big Stone Court and the intended plan to build two large homes at these sites.

As a current resident of the Blackhawk neighborhood, and the next-door neighbor of the Berns family, we want to offer our support of this initiative. We do not feel that the size of these homes will have a negative impact on our neighborhood. Given the projected high standards that will be used, we think they will actually add value to the area at large and appreciation to the current homes. In addition, we believe the open area surrounding these homes would be aesthetically pleasing within the neighborhood.

Therefore, despite the inconsistencies with the current homes, we feel that this plan would be of added value to our neighborhood. As such, we offer our support to this project.

Sincerely,



*Diane Hamdan*

Mohamed & Diane Hamdan  
915 Silver Sage Trl  
Middleton, WI 53562  
608-827-0700

November 12, 2012

To Whom it May Concern,

We are writing to show our support for the two homes being proposed in the cul-de-sac of Big Stone Court. Our home is located at the corner of River Birch Rd and Fallen Leaf. We would be able to view these two homes being proposed from our home. The two buyers of these lots are very well respected neighbors of ours here in Blackhawk. Their existing homes are impeccably maintained at all times. We feel by allowing these existing residents to build the homes that they are desiring it would add tremendous value to our home as well to other residents of Blackhawk. We are sure that the changes needed will be consistent with the high standards that John Mackenzie has already implemented for the Blackhawk community. We certainly have no objections to the modifications needed to build these two homes.

Thank you for your consideration.

Sincerely,

Paul and Lori Callahan  
910 River Birch Road  
Middleton, WI 53562