

# CITY OF MADISON

# Proposed Plat & Rezoning

Plat Name: Blackhawk Church Town Center

Location: 9602 Mineral Point Road

Applicant: Nancy Smith - Blackhawk Church/  
Brian Munson - Vandewalle & Associates

- Preliminary     Within City  
 Final             Outside City

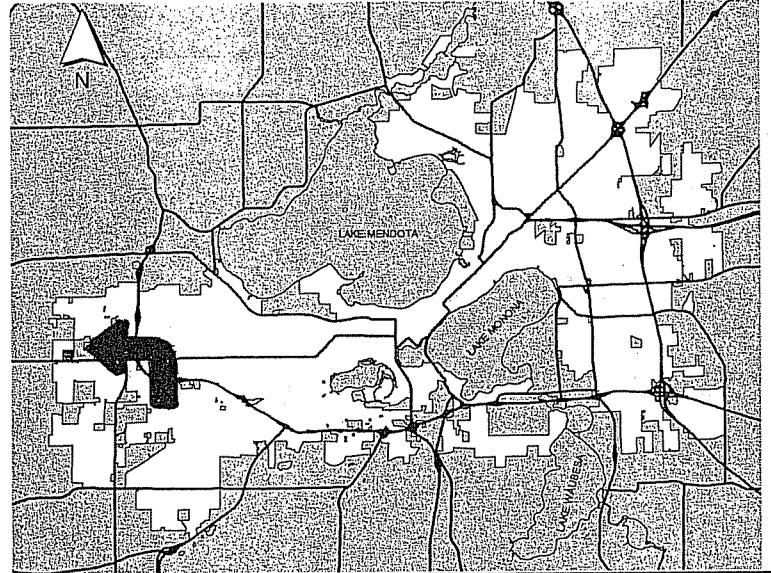
From Temp A To: PUD(GDP)

Proposed Use: Church, Offices, Mixed Use &  
Open Space

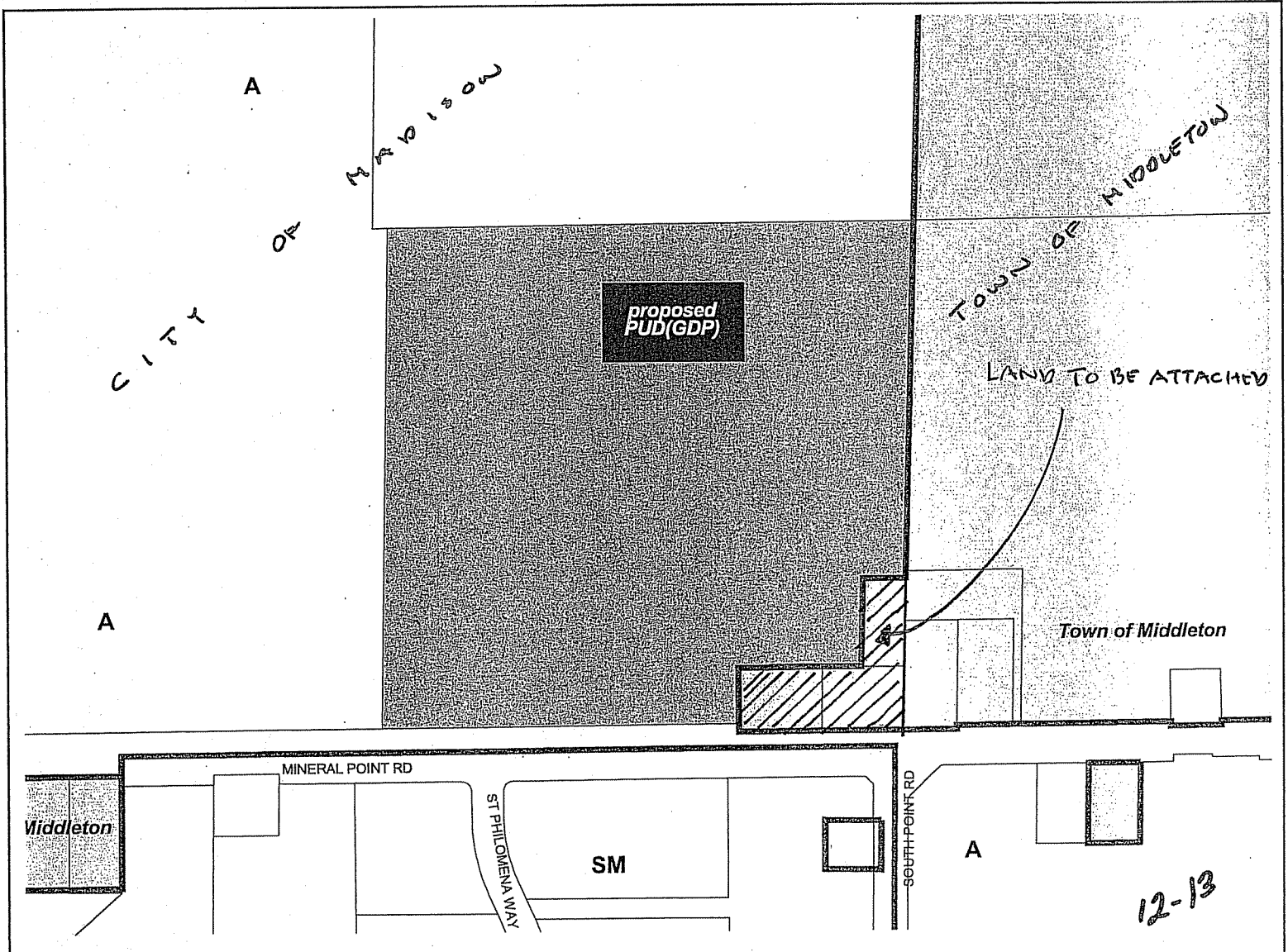
Public Hearing Dates:

Plan Commission 18 July 2005

Common Council 02 August 2005



For Questions contact: Bill Roberts at: 266-5974 or orbroberts@cityofmadison.com or City Planning at 266-4635



Scale: 1" = 400'

Planning Unit, Department of Planning & Development: rpj

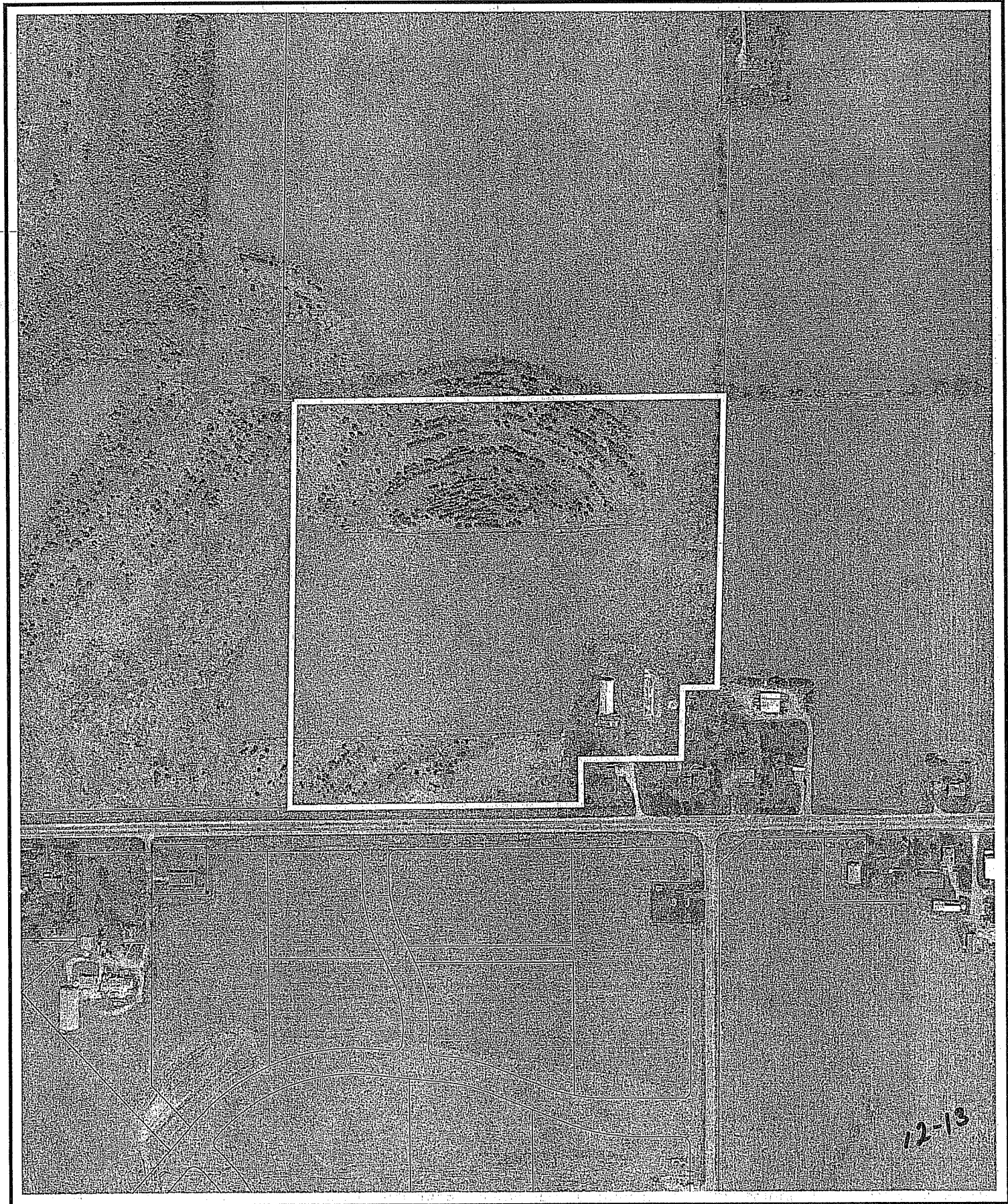
Date: 01 July 2005

# 9602 Mineral Point Road

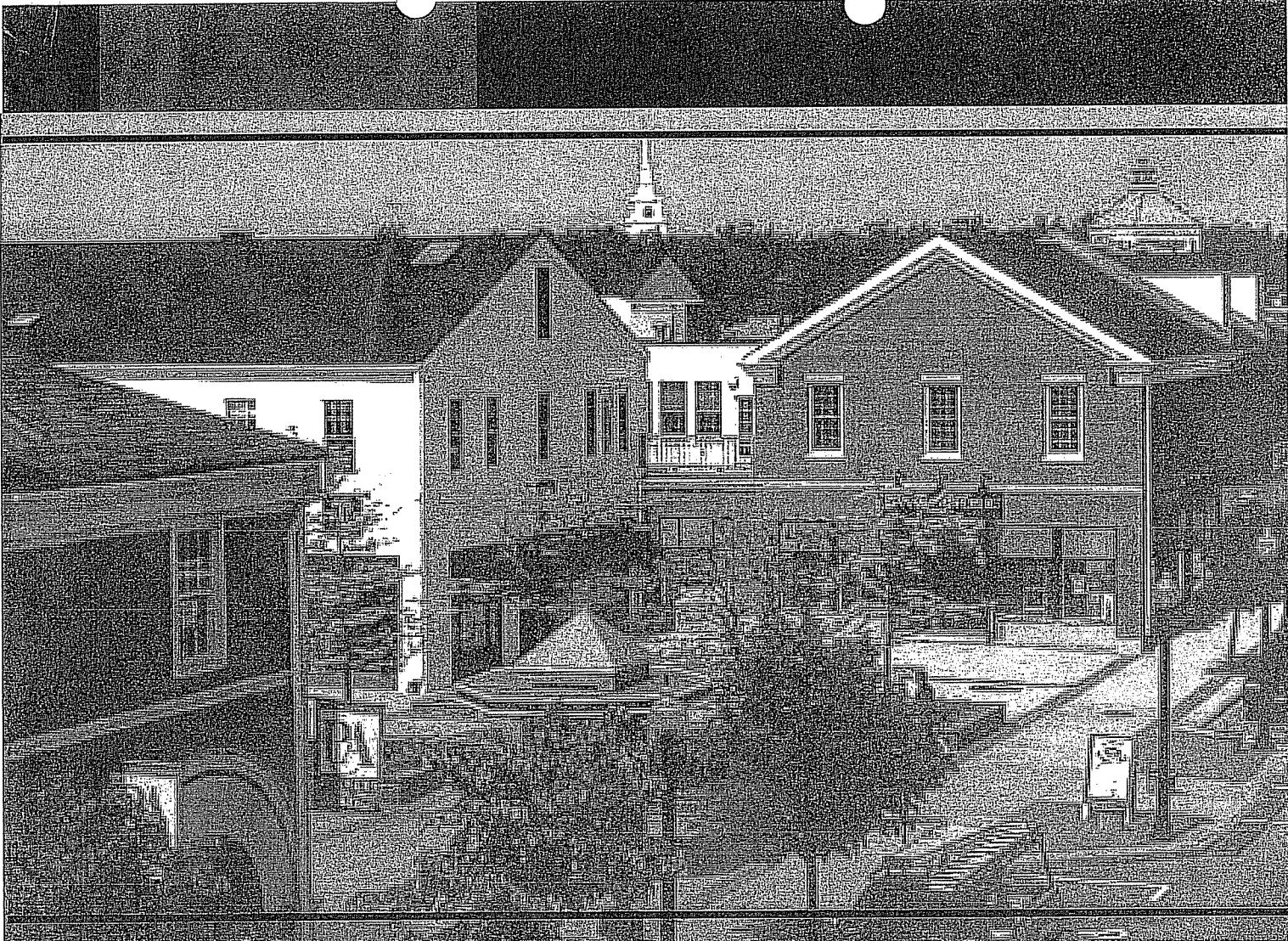
0 100 Feet



*Date of Aerial Photography - April 2003*

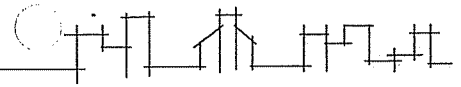


12-13



Blackhawk Church  
Town Center  
General Development Plan

May 11, 2005



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# PROJECT DESCRIPTION

## Intent of Document

This document summarizes the components of the proposed Blackhawk Church Town Center, and PUD-GDP zoning review and approval pursuant to the City of Madison's Zoning Code.

## Zoning Request

PUD-GDP: Planned Unit Development-General Development Plan

## General Project Information

### Project Name

Blackhawk Church Town Center

### Developer

Blackhawk Church

### Contacts

Blackhawk Church  
110 North Whitney Way  
Madison, WI 53705  
Tel: (608) 238-0183  
Fax: (608) 238-4972  
[nsmith@blackhawkchurch.org](mailto:nsmith@blackhawkchurch.org)

Ms. Nancy Smith

### Design Team:

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[bmunson@vandewalle.com](mailto:bmunson@vandewalle.com)

Mr. Brian Munson

D'Onofrio Kottke  
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Madison, WI 53717  
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[dday@donofrio.cc](mailto:dday@donofrio.cc)

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Fax: 608-240-9690  
[pschmidt@prarch.com](mailto:pschmidt@prarch.com)  
[mbrush@prarch.com](mailto:mbrush@prarch.com)

Mr. Paul Schmidt  
Mr. Michael Brush



**Development Schedule**

Begin construction on Phase I public improvements in Fall 2005.

The overall town center will be developed in phases in response to market demand.

**Total Parcel Size**

The parcel is approximately 40 acres total.

**Parcel Location/Number**

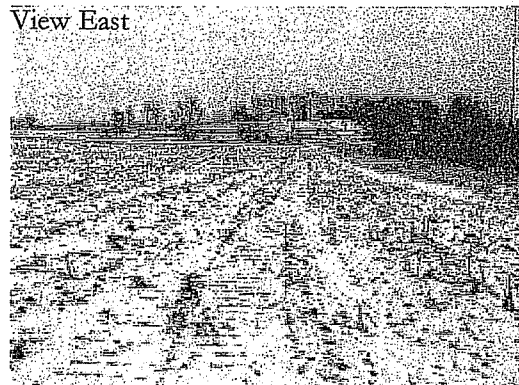
9602 Mineral Point Road	0708-213-0098-9
	0708-213-9840-9
7265 Mineral Point Road	0708-213-9860-5
	0708-213-9895-4

Aldermanic District 9, Ald. Skidmore

Middleton Cross Plains School District

**Existing Land Use**

Rural Residential  
Agriculture



**Existing Zoning**

A-1

**Adjacent Land Uses**

**North:**

Agricultural  
Rural Residential

**East:**

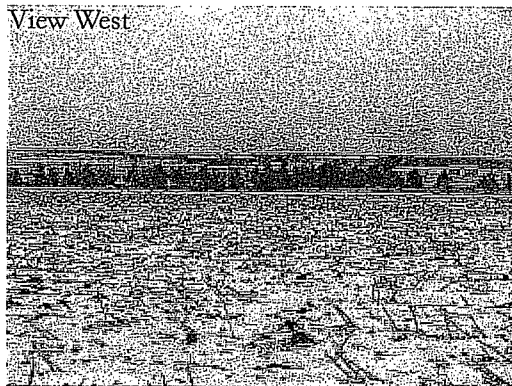
Agricultural  
Rural Residential

**South:**

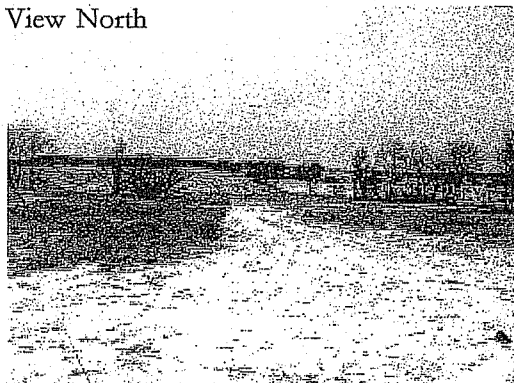
Agricultural  
Light Industrial (Silicon Prairie)

**West:**

Agricultural



View North





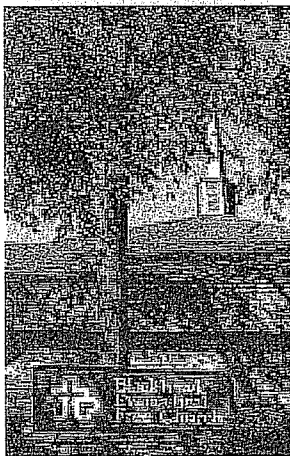
## Legal Description

The lands subject to this rezoning request are included as Exhibit A Legal Descriptions, attached hereto.

## Statement of Purpose

The Blackhawk Church Town Center creates the neighborhood center and employment district envisioned in the Elderberry Neighborhood Plan, while accommodating the relocation of the Blackhawk Church. Placed within a framework of pedestrian oriented buildings, walkable streetscapes, and interconnected streets, this combined town center will offer a unique and vibrant mixed use destination within the growing Westside of Madison.

The relocation of Blackhawk Church to a landmark facility will form the first component of the town center and will function as the anchor tenant within the development. This use will be accented with complimentary office, retail, and potential residential uses, that will complete the framework of the pedestrian center. Through careful design and implementation the addition of the employment and commercial uses will create a high density neighborhood center with shared parking and urban surroundings.



### BLACKHAWK CHURCH HISTORY

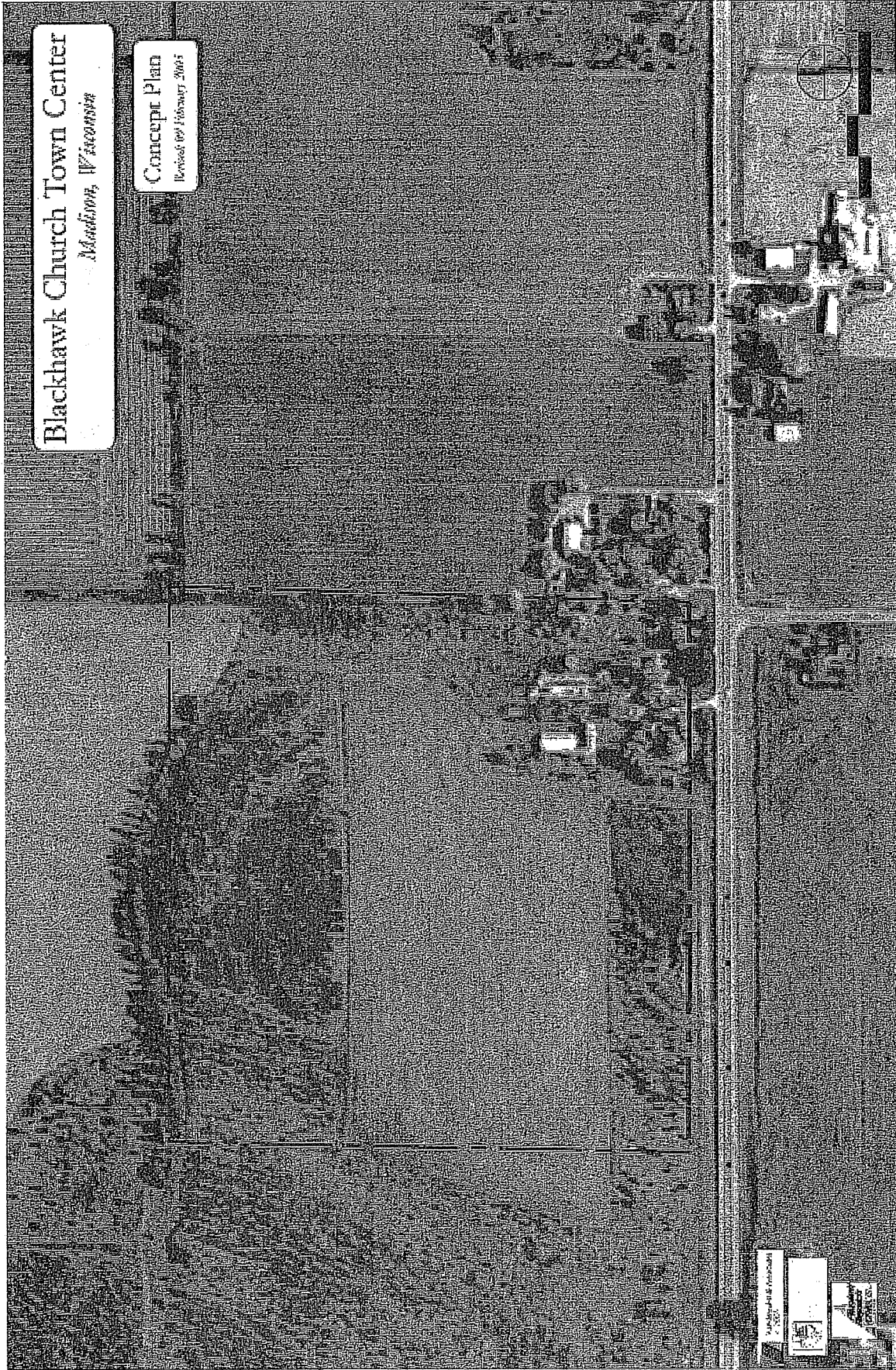
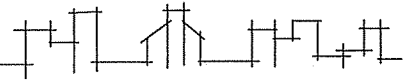
In the early 1960s, Bethany Evangelical Free Church, on Madison's near east side, encouraged a small group of people to start a church on the near west side. The group met in homes for the first couple of years. This same group of people became Blackhawk's founding members when they purchased a small church building at 401 N. Blackhawk Avenue in 1965. The church was then known as Blackhawk Avenue Evangelical Free Church.

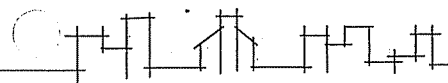
Blackhawk relocated to its current site at 110 N. Whitney Way in 1986. By 1994, the church had grown from about 100 to 300 attendees. Chris Dolson became senior pastor in 1994 and continues in that role today. During the past eleven years the church's attendance has increased significantly, and continues to grow. In December of 2000, with Sunday attendance reaching 1200, it became clear that our ministries would need more space to be able to accommodate the growing numbers. The Whitney Way facility is on just 1.9 acres, and has limited parking. The church strives to be good neighbors with the adjacent homes, but with so many people attending every Sunday, parking and traffic are weekly issues. The congregation overwhelmingly supported a proposal from the elders "to relocate as one church to one location that has room for continued growth." In July 2002, the congregation approved motions to finance and purchase a 40-acre parcel of land for a new facility on Madison's far west side.

Presently, Blackhawk Church has a Sunday attendance of about 2500 (the sanctuary seats 350). The church now has nine total sanctuary and "video café" services every Sunday, 5 in the morning at three service hours, four in the afternoon at two service hours. All services offer children's programming. The Church's plan is to continue both morning and evening services, and to maintain a multi-venue worship environment.









# PUD:GDP ZONING TEXT

The following districts detail the yard requirements and lot characteristics for the Planned Unit Development: General Development Plan (PUD:GDP) sections of the town center.

A Summary Chart of district requirements is included as an attachment following this section.

Note: Graphics contained herein are for reference purposes only and do not supercede the text information.

- |              |                   |
|--------------|-------------------|
| District I   | Blackhawk Church  |
| District II  | Office/Employment |
| District III | Mixed Use         |
| District IV  | Open Space        |



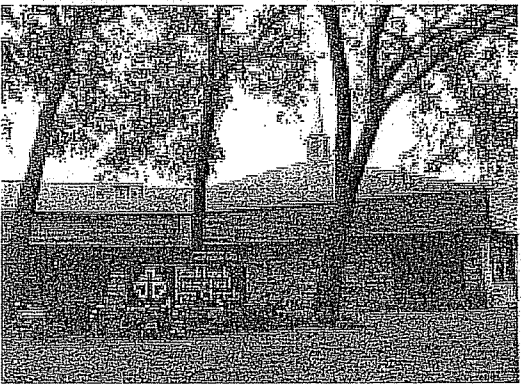
**DISTRICT I: BLACKHAWK CHURCH**

**Description**

Blackhawk Church forms the anchor tenant and civic component of the town center. This institutional use is projected for an initial capacity (on-site at one time) of approximately 2,000 people and is projected to grow to 3,000 people through additions to the building. This site has been designed to accommodate a two story facility with structured parking. The parking demand will also be addressed through shared parking agreements and coordinated transit/off-site busing of UW students and access to Madison Metro bus service.



Building placement within this district will be required to front onto the public street system, with parking predominately located within the core of the block.



Future growth needs for the site are also accommodated through the designation of Lot 8 as a future growth area. Buildout of this area will be set as a future SIP submittal, but is intended to facilitate office or residential use that may be associated with the Church or sold for development.

Comparable Zoning District: none  
 Building Sites 10, 8

**Permitted Uses**

- Institutional
- Office
- Residential

See page 33 for detailed square footages

**Yard Requirements**

Minimum Lot Area	varies (will be set in SIP)
Minimum Front Yard Setback	varies (will be set in SIP)
Minimum Side Yard Setback	varies (will be set in SIP)
Minimum Rear Yard Setback	varies (will be set in SIP)
Minimum Building Separation	varies (will be set in SIP)
Maximum Impervious Surface Ratio	varies (will be set in SIP)
Maximum Floor Area Ratio	varies (will be set in SIP)
Off-Street Parking and Loading	varies (will be set in SIP)

**Site Requirements**

- Shared parking and access agreements will be required for all adjoining lots.
- Primary Church facility shall front onto Brader Way
- Secondary buildings may front onto "A" Street
- Structured parking required
- Two Story Building Minimum



**SITE TEN**

Description:

- 9.0 Acres

Use:

- Blackhawk Church Institutional Uses  
Uses ancillary to the church's programming (ie. Daycare, office, educational)
- Square feet total: As Shown on SIP Submittal
  - o 2 Story Building

Approximate Parking Configuration

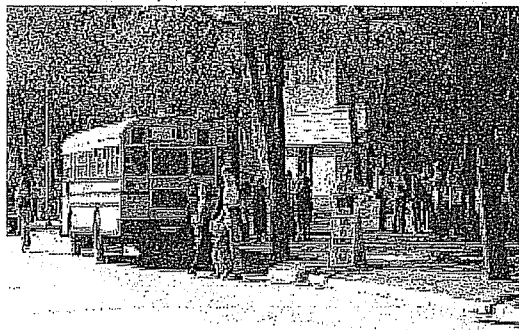
- Surface Parking: 113 parking stalls
- Structured Parking: 2 levels  
545 parking stalls
- Underground Parking: no
- Shared Parking: required

Setbacks

- Brader Way: varies (will be set in SIP)
- West Property Line: varies (will be set in SIP)
- North Property Line: varies (will be set in SIP)
- East Property Line: varies (will be set in SIP)

Building Envelope:

varies (will be set in SIP)



**SITE EIGHT**

Description:

- 1.8 Acres
- Optional Future Development Site
- Any development other than surface parking will require a minor amendment to the GDP outlining the proposed building size and configuration of the site, as well as a separate SIP submittal.
- Near term overflow surface parking for church, potential long term office/residential use.
- Stormwater treatment/infiltration swale connected with Site 7 stormwater management facilities.

Setbacks

- Brader Way: 10' Minimum
- West Property Line: varies (will be set in SIP)
- North Property Line: varies (will be set in SIP)
- East Property Line: varies (will be set in SIP)

Building Envelope:

varies (will be set in SIP)





## DISTRICT II: OFFICE EMPLOYMENT

### Description

The Office/Employment District creates a pedestrian oriented business district ranging from two story office uses to multiple story campus settings.

Comparable Zoning District: O-3/O-4  
 Building Sites 1, 2, 9, 11, 12

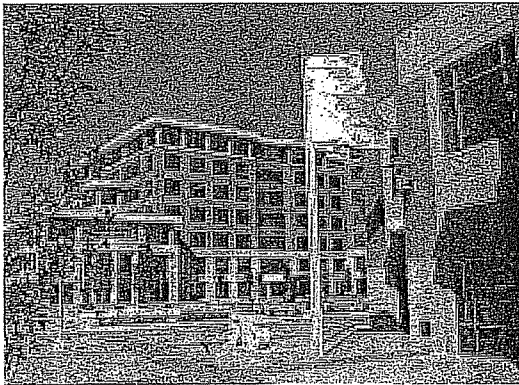
### Permitted Uses

Any permitted use allowed in the O-4 Office District  
 First Floor Retail  
 Outdoor Eating and recreation areas, when accessory to another use  
 Medial, Dental, and Optical Clinics

See page 33 for detailed square footages

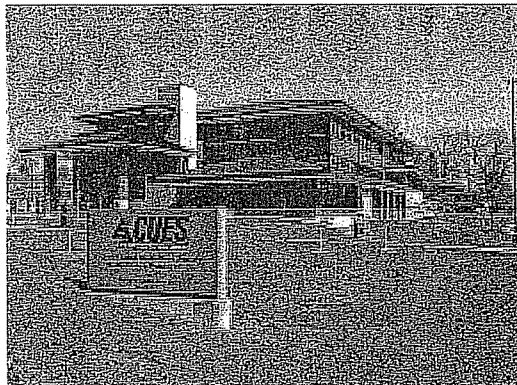
### General Regulations

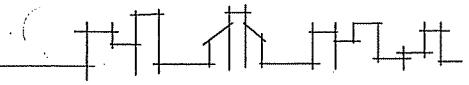
1. All business, servicing or processing, except off-street parking, off-street loading, and outside storage areas as regulated hereinafter, shall be conducted within completely enclosed buildings.
2. The building coverage on any zoning lot shall not exceed 0.75.
3. Parking of trucks as an accessory use, when used in the conduct of a permitted business listed hereinafter, shall be limited to vehicles of not over one and one-half (1-1/2) tons capacity when located within one hundred fifty (150) feet of a residence district boundary line.



### Lot Requirements

Minimum Lot Area	1 acre
Minimum Front Yard Setback	10' feet
Minimum Side Yard Setback	varies (will be set in SIP)
Minimum Rear Yard Setback	varies (will be set in SIP)
Minimum Building Separation	varies (will be set in SIP)
Maximum Impervious Surface Ratio	varies (will be set in SIP)
Maximum Floor Area Ratio	varies (will be set in SIP)
Off-Street Parking and Loading	varies (will be set in SIP)





**SITE ONE**

**Description:**

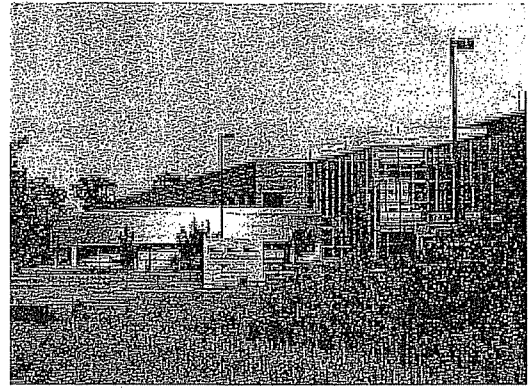
- 1.8 Acres

**Use:**

- Office (1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> floor)
- Retail (1<sup>st</sup> floor only)
- 20,000-45,000 square feet total
  - 2-3 Story Building
  - 12,000-15,000 square foot footprint

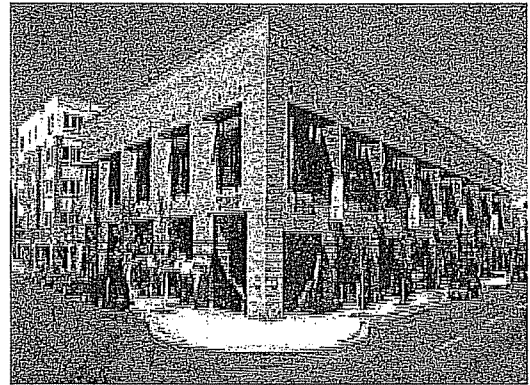
**Approximate Parking Configuration**

- Surface Parking: 3 stalls/1,000 square feet office  
3 stalls/1,000 square feet retail  
70-80 parking stalls
- Underground Parking: encouraged
- Shared Parking: no



**Setbacks**

- Brader Way: 10-20'
- Ritchie Street: 10-15'
- Mineral Point: 40' Minimum
- West Property Line: 40' Minimum



**Building Envelope:**

- Brader Way/Ritchie Street: Building placement must engage intersection corner with a majority of the building fronting directly onto Ritchie Street

**Site Notes:**

- Site 1, along with Site 2, forms the western gateway from Mineral Point Road. Architectural character, massing, and materials should be designed to take advantage of the increased exposure and high profile site.
- Infiltration swale/rain garden along western and southern boundary serves as pre-treatment for runoff from Site 1 and a portion of Site 12 prior to release into the Site 2 rain garden and eventually OL 1 detention facility.
- Usable street facing entrances are encouraged.



**SITE TWO**

Description:

- 1.9 Acres

Use:

- Office (1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> floor)
- Retail (1<sup>st</sup> floor only)
- 30,000-60,000 square feet total
  - 2-3 Story Building
  - 15,000-25,000 square foot footprint

Approximate Parking Configuration

- Surface Parking: 3-4 stalls/1,000 square feet office  
3-4 stalls/1,000 square feet retail  
100-125 parking stalls
- Underground Parking: encouraged
- Shared Parking: no

Setbacks

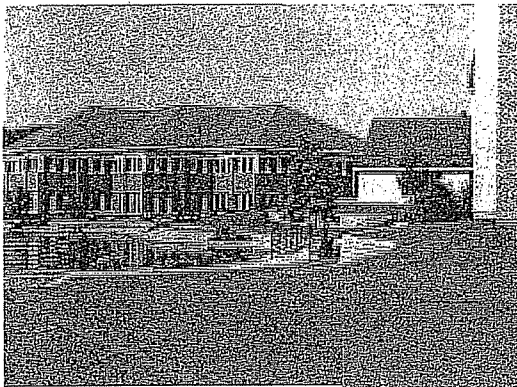
- Brader Way: 10-20'
- Ritchie Street: 10-15'
- Mineral Point: 40' Minimum
- East Property Line: 20' Minimum

Building Envelope:

Brader Way/Ritchie Street: Building placement must engage intersection corner with a majority of the building fronting directly onto Ritchie Street

Site Notes:

- Site 2, along with Site 1, forms the western gateway from Mineral Point Road. Architectural character, massing, and materials should be designed to take advantage of the increased exposure and high profile site.
- Infiltration swale/rain garden along southern boundary serves as pre-treatment for runoff from Site 1, Site 2, and Site 12 prior to release into the OL 1 stormwater management facility.
- Usable street facing entrances are encouraged.





**SITE ELEVEN**

**Description:**

- 1.7 Acres

**Use:**

- Office
- 40,000-60,000 square feet total
  - 2-3 Story Office Building
  - Minimum Height 24'
  - 20,000-25,000 square foot footprint

**Approximate Parking Configuration**

- Surface Parking: 3 stalls/1,000 square feet office  
91 parking stalls
- Underground Parking: encouraged
- Shared Parking: required

**Setbacks**

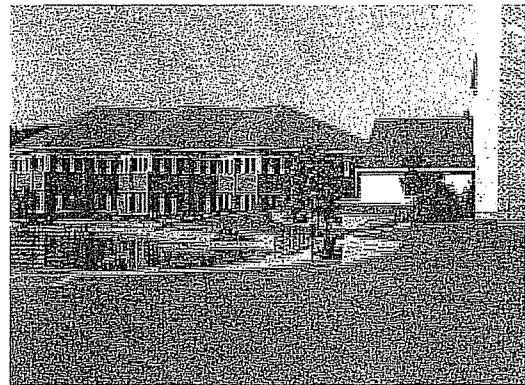
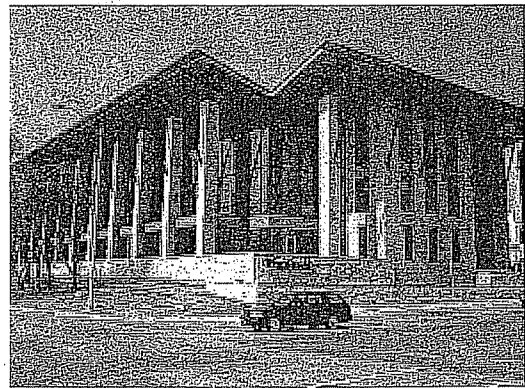
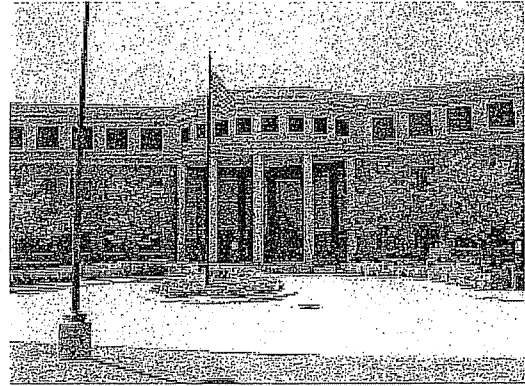
- North Property Line: 30' Minimum
- East Property Line: 20' Minimum
- Brader Way: 10-15'
- Ritchie Street: 10-15'

**Building Envelope:**

- Brader Way/Ritchie Street: Building placement must engage intersection corner with a majority of the building fronting directly onto Ritchie Street

**Site Notes:**

- Parking will be shared with Site 10
- Shared access agreements will be granted for Sites 10 and 9







**SITE NINE**

**Description:**

- 3.5 Acres

**Use:**

- Office
- 100,000-300,000
  - 2-6 Story Building
  - Corporate Campus Setting

**Approximate Parking Configuration**

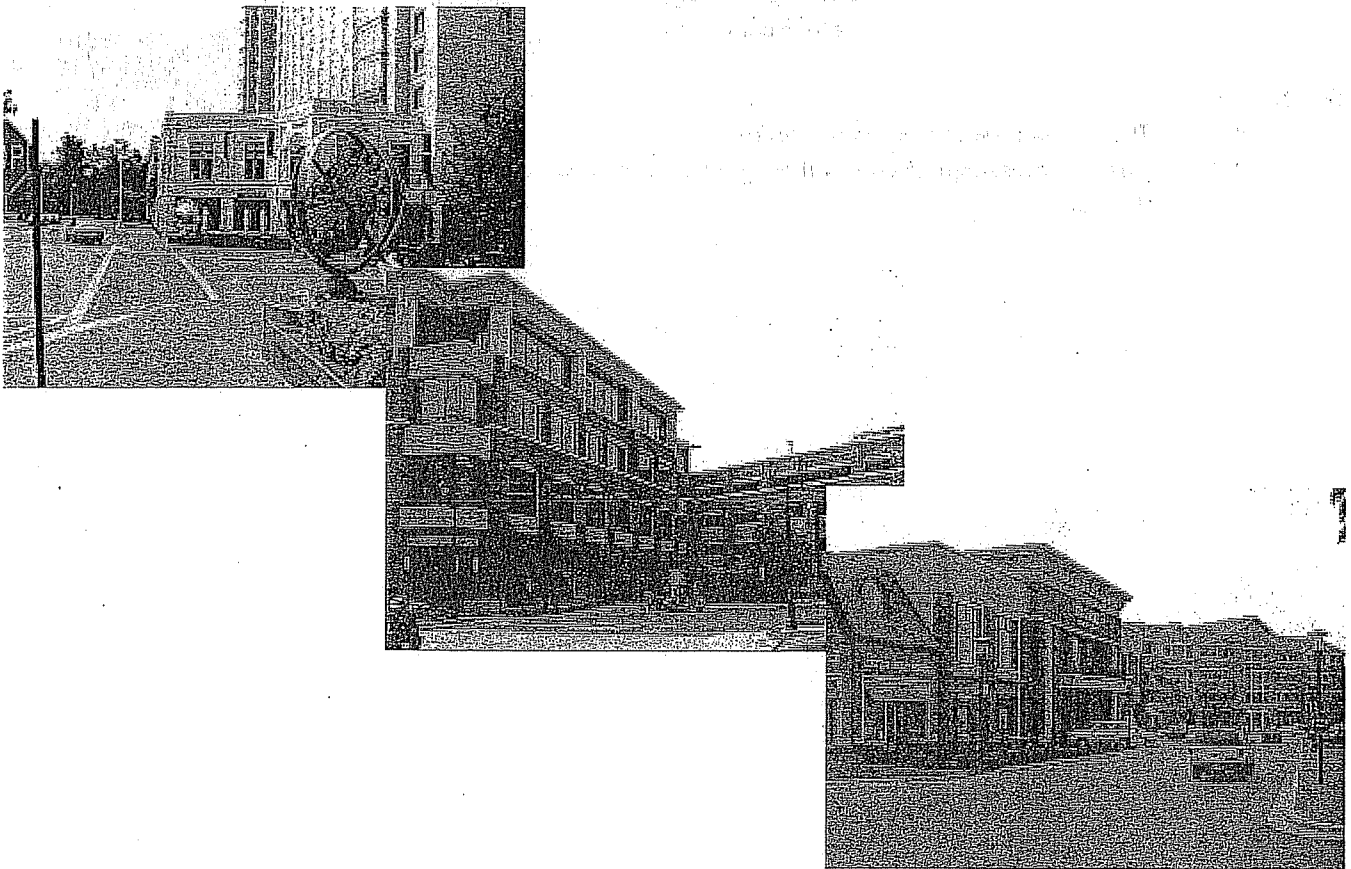
- Surface Parking: 3 stalls/1,000 square feet office  
65 parking stalls
- Structured Parking: Required
- Underground Parking: Required
- Shared Parking: Required

**Setbacks:**

- Ritchie Street: 10-30'
- "A" Street: 10-30'
- East Property Line: 10' Minimum
- South Property Line: 10' Minimum

**Specialty:**

- Parking will be shared with Site 10
- Shared access agreements will be granted for Sites 10 and 11





**SITE TWELVE**

**Description:**

- 2.2 Acres

**Use:**

- Office
- 30,000-60,000 square feet
  - 1-2 buildings
  - 2-3 Story Buildings
  - 15,000-25,000 square foot footprint

**Approximate Parking Configuration**

- Surface Parking: 3/1,000 square feet  
80-90 parking stalls
- Underground Parking: encouraged
- Shared Parking: no

**Setbacks**

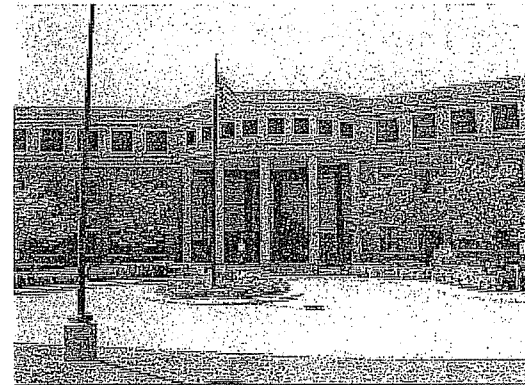
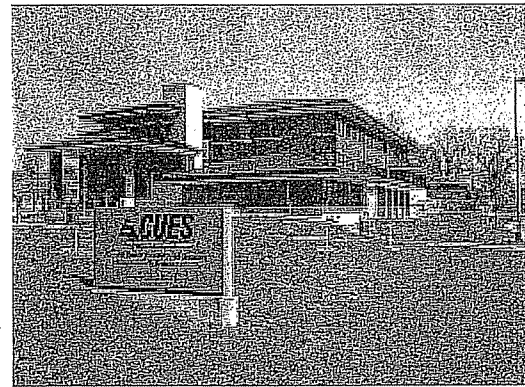
- Brader Way: 10-20'
- Ritchie Street: 10-15'
- Property Line: 40' Minimum

**Building Envelope:**

- Brader Way/Ritchie Street: Building placement must engage intersection corner with a majority of the building fronting directly onto Ritchie Street.

**Site Notes:**

- Infiltration swale/rain garden along western boundary serves as pre-treatment for runoff from Site 12 prior to release into the Site 1 rain garden and eventually OL 1 detention facility.





## District III: Mixed Use

### Description

The Mixed Use district forms the commercial & residential components of the town center, accommodating upper floor residential or office uses with first floor commercial opportunities.

Maximum Office/Retail Square Footage	see page 33
Potential Residential Units	see page 33
Comparable Zoning District:	none

### Permitted Uses

- Multifamily Residential
- Accessory Uses, as defined in the C-1 zoning district
- Antique shops
- Art supply and Art Galleries
- Banks and financial institutions
- Barbershops
- Beauty parlors
- Bed and Breakfast establishments
- Bicycle sales, rental, and service
- Book, magazine, and stationary shops
- Camera and photographic supply stores
- Candy and ice cream stores
- Children's day care facilities
- Coin and philatelic stores
- Drugstores
- Dry cleaning and laundry establishments
- Toyshops
- Florist shops
- Food stores
- Gift shops
- Hobby shops
- Libraries, municipally owned and operated
- Medical, dental, and optical clinics
- Offices, businesses, and professional
- Pet shops
- Photography studios
- Post Offices
- Public utility and public services
- Community centers
- Restaurants including outdoor eating areas
- Shoe and hat repair stores
- Senior day care
- Tailor Shops
- Video Rentals
- Variety Stores
- Wearing apparel shops

### Excluded Uses

All adult entertainment and adult entertainment tavern establishments are not permitted uses within this development.



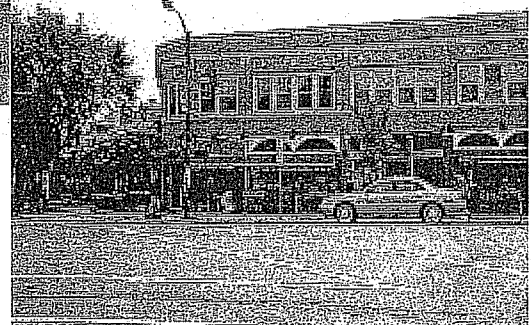
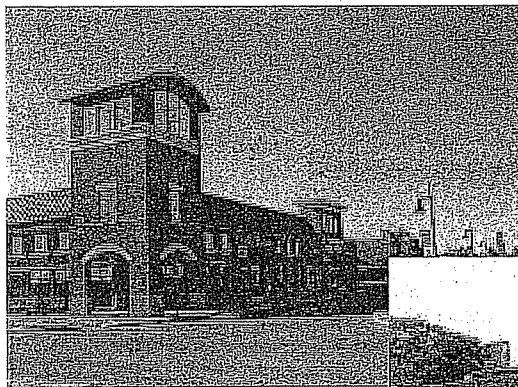


**General Requirements**

1. All goods produced on the premises shall be sold at retail on the premises where produced unless approved as a conditional use.
2. All business, servicing or processing shall be conducted within completely enclosed buildings, except for the following:
  - a. Off-street parking and off-street loading;
  - b. Establishments of the drive-in type;
  - c. Outdoor eating areas of restaurants;
3. Parking of trucks as an accessory use, when used in the conduct of a permitted business listed hereinafter, shall be limited to vehicles of not over one and one-half (1-1/2) tons capacity when located within one hundred fifty (150) feet of a residence district boundary line.

**Lot Requirements**

Minimum Lot Area	varies (will be set in SIP)
Minimum Front Yard Setback	0 feet
Minimum Side Yard Setback	0 feet
Minimum Building Separation	0 feet between adjoining lots
Minimum Paved Surface Setback	0 feet
Maximum Impervious Surface Ratio	varies (will be set in SIP)
Maximum Floor Area Ratio	varies (will be set in SIP)
Minimum Usable Open Space (per unit)	varies (will be set in SIP)
Off-Street Parking and Loading	varies (will be set in SIP)





**SITE THREE**

**Description:**

- 2.4 Acres

**Use:**

- Mixed Use
- Retail
- Office
- Optional Residential (2<sup>nd</sup> or 3<sup>rd</sup> floor)
- 20,000-50,000 square feet total
  - 1-3 buildings
  - 1-2 Story Buildings
  - Minimum Height 24'
  - 0-20 residential units



**Approximate Parking Configuration**

- Surface Parking: 3-4 stalls/1,000 square feet retail or office  
1.75 stalls per residential unit  
70-100 parking stalls  
On-Street parking allowed
- Underground Parking: encouraged
- Shared Parking: no



**Setbacks:**

- Brader Way: 15' Minimum
- South Point: 15' Minimum
- Mineral Point: 40' Minimum
- West Property Line: 10' Minimum

**Building Envelope:**

Brader Way /South Point: Building placements must engage intersection corner.

**Brader Way:**

Building placement shall front a minimum of 60% of the Brader Way frontage  
 Parking shall not be located between the Brader Way ROW and building façade, excepting for on-street parking.  
 Buildings along Brader Way shall have a majority of the usable building entrances accessed onto the street.

**South Point:**

Building placement shall front a minimum of 50% of the South Point Road frontage  
 Buildings along South Point Road may take access from the interior parking court but are encouraged to allow for access from the street frontage as well.  
 No more than one double loaded parking isle may be exposed to the South Point Road frontage without building, or structural screening.

**Mineral Point:**

Buildings are encouraged to address Mineral Point Road with architectural treatments. Buildings may not create "blank wall" facades along Mineral Point Road.

**Site Notes:**



- Architecture should address the surrounding streetscape as well as encourage interaction with the Village Green located across Brader Way
- Outdoor eating/cafe areas are encouraged along the Brader Way frontage
- Parking will be shared between buildings on-site
- Drive-up facilities allowed along Mineral Point frontage
- Sidewalk easement along Brader Way to facilitate additional on-street parking
- Potential branch bank location
- Walkable retail destination
- On-street parking

**SITE FIVE**

**Description:**

- 0.4 Acres

**Use:**

- Mixed Use
- Retail
- Office
- Optional Residential (2<sup>nd</sup> Floor Only)
- 9,000-20,000 square feet
  - 1-2 Story Building
  - Minimum Height 24'
  - 0-10 residential units
  - 9,000 square foot footprint



**Approximate Parking Configuration**

- Surface Parking: 3-4 stalls/1,000 square feet of retail or office
  - 1.75 stalls per residential unit
  - 14 parking stalls
- Underground Parking: no
- Shared Parking: required



**Setbacks:**

- Brader Way: 10-15'
- Western Property Line: 10'
- Northern Property Line: 25'
- Village Green Property Line: 60'

**Building Envelope:**

- Village Green: Building and parking placement prescribed  
Building must front onto the Village Green frontage  
Primary building entrances must face Village Green

**Site Notes:**

- Parking will be shared with Sites 6 and 10
- Shared access agreements will be granted for Sites 6 and 10



**SITE SIX**

**Description:**

- 1.7 Acres

**Use:**

- Mixed Use
- Retail
- Office
- Residential
- 60,000-100,000 square feet total
  - 3-5 Story Building
  - Minimum Height 32'
  - Retail First Floor/Flex Space
  - Office/Residential upper floors
  - 0- 100 Residential units
  - 20,000-25,000 square foot footprint



**Approximate Parking Configuration**

- Surface Parking: 3-4 stalls /1,000 square feet retail or office  
1.75 stalls/res. unit  
67 parking stalls
- Structured Parking: 2 levels  
(Site 10) 545 parking stalls
- Underground Parking: encouraged
- Shared Parking: required



**Building Setbacks:**

- Village Green Property Line: 50-60'
- Western Property Line: parking structure: 0'  
building: 90'
- Northern Property Line: parking structure: 0'  
building: 50'
- South Point Road: 20-50'

**Building Envelope:**

- Village Green: Building placement prescribed  
Primary building entrances must face Village Green or South Point Road
- South Point Road: Building placement prescribed

**Site Notes:**

- Parking will be shared with Sites 7 and 10
- Shared access agreements will be granted for Sites 5, 7, and 10
- Building heights along the Village Green frontage greater than 3 stories shall have a 10' minimum building step back at the fourth floor level
- Additional underground parking beneath the building encouraged



**SITE SEVEN**

**Description:**

- 2.1 Acres

**Use:**

- Office and/or Residential
- 30,000-60,000 square feet total
  - 2-4 Story Building
  - 15,000-20,000 square foot footprint
  - If Residential: 0-75 residential units

**Approximate Parking Configuration**

- Surface Parking: 3 stalls/1,000 square feet office  
1.75 stalls per residential unit  
50-70 parking stalls
- Underground Parking: encouraged
- Shared Parking: required

**Setbacks**

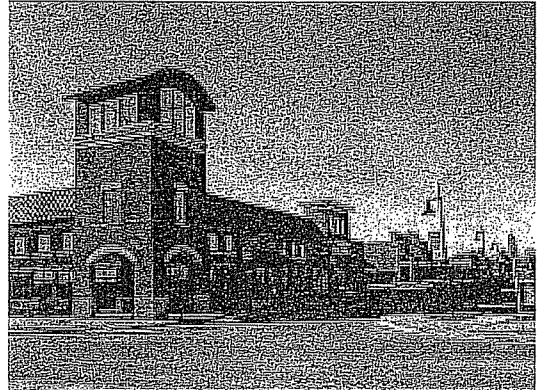
- “A” Street: 20-40’
- South Point Road: 130’ Minimum
- South Property Line: 110’ Minimum
- West Property Line: 30’ Minimum

**Building Envelope:**

- “A” Street: Building shall front onto “A” Street

**Site Notes:**

- Parking will be shared with Sites 6 and 10
- Shared access agreements will be granted for Sites 6 and 10
- Rain garden/infiltration facility between the building and parking area offers pretreatment for runoff from the site prior to release into the detention facility at the corner of “A” street and South Point Road.
- Stormwater management facilities shall be located at the intersection of South Point Road and “A” Street.



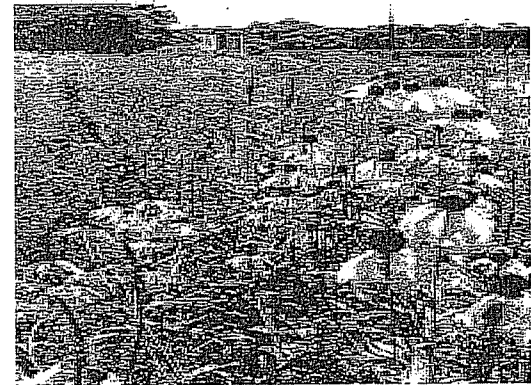




## Parks & Open Space

### Description

The parks & open space areas within the town center include the Village Green and stormwater management systems. These areas offer civic gathering spaces and integrated stormwater infiltration and treatment of runoff.





**OUT LOT 1**

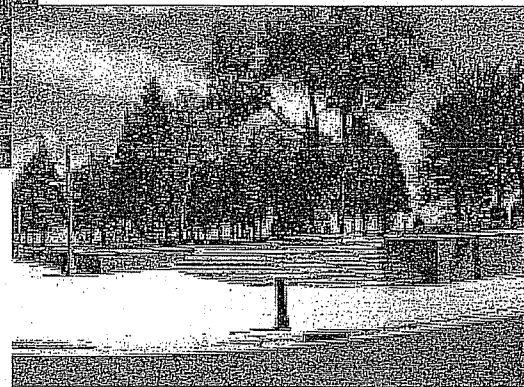
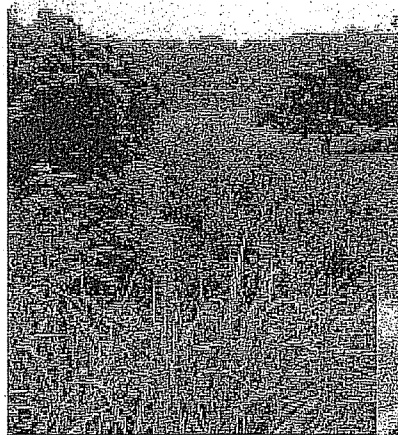
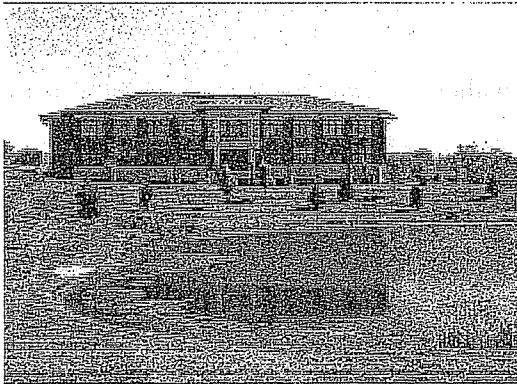
Description:

- 3.1 Acres
- Stormwater Management
- Privately owned and maintained

**SITE FOUR**

Description:

- 0.4 Acres
- Village Green
- Privately owned and maintained public open space





## General Development Requirements

### Permitted Encroachments

Front porches, balconies, awnings, stoops, open porches and covered walkways may encroach into the front yard setback and will be set as part of the SIP.

Roof eaves and overhangs may project into any required setback up to 24 inches. Roof eaves and overhangs may not extend over a property line.

Trash enclosure fencing shall be no more than 8' in height and will require approval by the Architectural Review Committee.

### Bulk Mass

Building placement shall be carefully regulated so as to encourage a pedestrian environment and reinforce the street edge through a combination of reduced setbacks and parking placement. Building placements shall also be carefully regulated to maintain a pedestrian streetscape and screened parking areas.

### Building Heights

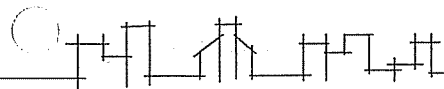
Office/Employment, multi-family, and mixed-use building heights within the town center shall be set as a component of Specific Implementation Plans.

### Off-Street Parking

Parking requirements for the multifamily, office, church, and mixed-use buildings will be set as a component of Specific Implementation Plans. Parking within the project will be coordinated to encourage shared parking arrangements, structured parking, and transit use. Parking uses within the entire district, while illustrated as part of the General Development Plan are subject to change and will be set as part of each individual SIP. The overall parking strategy within the development is intended to facilitate near term and long term shared parking opportunities. While the possibility of maximum buildout exists as part of the first phase construction, this document acknowledges that future additions may generate additional parking demand and as such has allowed for additional parking through the creation of structured parking opportunities. It is not the intent of this document to facilitate a surface parking approach only, and as such the following guidelines apply to all sites:

- Developments are encouraged to incorporate a comprehensive approach to the development of surface parking facilities so as to minimize underutilized parking stalls. This can be achieved through shared parking, transit utilization, or other alternative transportation initiatives.
- In no case shall any office, mixed use, or retail site be developed with surface parking ratios that exceed 4 stalls per 1,000 square feet without the use of shared parking.
- In the event that structured parking is utilized to supply parking for a site, no maximum parking ratio shall apply.

Accessory off-street parking lots and loading berths, and access driveways shall be located, designed, and improved, so as to provide for safe and convenient access from adjoining streets, as well as safe and convenient circulation within the site. Access driveways and parking lots shall be separated from principal pedestrian walkways by pavement markings, curbs, planting areas, fences or other appropriate materials to ensure pedestrian safety. Off-street parking lots shall not be located in required front yards or street side yards on corner lots, but may be located in required rear yards to the rear of a building or in an interior side yard beyond the larger of the required front yard or the actual front setback. Access driveways shall be designed and located so that such driveways do not provide a direct unlandscaped view from the street to the loading berths or storage areas. A plan for tree islands and parking lot landscaping shall be included in the landscape plan accompanying each SIP.



### **Storage Areas**

All storage, except for licensed motor vehicles in operable condition, shall be within completely enclosed buildings or effectively screened with screening not less than six (6) feet nor more than eight (8) feet in height, and no storage shall exceed the height of such screening. All outside storage areas shall be located to the rear of buildings and shall be limited to not more than five percent (5%) of the total lot area.

### **Floor Area Ratio**

Floor Area Ratios for districts will be set as a component of Specific Implementation Plans.

### **Impervious Surface Ratio**

Impervious Surface Ratios for all districts will be set as a component of Specific Implementation Plans.

### **Usable Outdoor Open Space Requirement**

Usable Outdoor Open Space Requirement for all districts will be set as a component of Specific Implementation Plans.

### **Vision Triangles**

The vision triangle is defined by: the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner.

### **Fire Access**

Appropriate fire department access for all buildings shall be supplied within this development and may include fire access drives, reduced setbacks, restricted on-street/off-street parking areas, and fire suppression systems. Detailed access plans will be supplied as part of the Specific Implementation Plan review and approval.

### **Alterations and Revisions**

No alteration or revision of the Planned Unit Development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the district Alderperson and are compatible with the concept stated in the underlying General Development Plan approved by the Plan Commission.

### **Owner's Association**

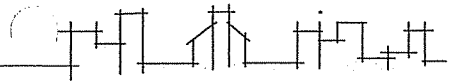
All lots described in this Zoning Text shall be subject to an association as described in the recorded deed restrictions.

### **Architectural Review Committee**

The Architectural Review Committee and Covenants and Restrictions Code will be set up to ensure the continued development of high quality design, architecture and building throughout the town center.

Architectural and landscape plans for any site within the Blackhawk Church Town Center shall be submitted to the Architectural Review Committee for review and approval prior to the issuance of any Building Permit, or prior to any site improvements.

The Committee will review all submitted plans to ensure the continuation of the distinct architectural character, and landscape quality established within the development. Plans will be reviewed based on the Design Guidelines established in the Covenants and Restrictions and Zoning Text. The Committee will review any future remodeling plans that will change the outward appearance of any structure found within the Blackhawk Church Town Center. The Committee will not review any re-landscaping plans that take place more than one year after the original landscape plan is installed.



The Committee has the right to enforce all design guidelines and standards found within the Covenants and Restrictions, Design Guidelines and zoning text. The Committee also retains the right to grant exceptions to the design guidelines and standards based on the merit of exceptional design that may not fall within or meet the technical requirements of the guidelines and standards, but generally accomplishes the basic principles and intent of the aforementioned documents. Exceptions may also be made on a case-by-case evaluation of individual site context issues that would inhibit the practical implementation of these guidelines and standards.

The Architectural Review Committee shall initially be appointed by the Developer, and references in this Zoning Text to the Architectural Review Committee shall mean the Developer for such period of time as the Developer remains the only member of the Architectural Review Committee as provided in the Owner's Association Bylaws. As long as the Developer is the only member of the Architectural Review Committee, the Developer, acting alone, may exercise all of the rights and powers granted to the Architectural Review Committee under this Zoning Text and the Bylaws. After the Developer ceases to be the sole member of the Architectural Review Committee, the Architectural Review Committee shall thereafter consist of such persons as are elected pursuant to the Bylaws.

The regulations and standards included in the GDP Zoning Text will be enforced by the City. Changes to the Zoning Text will require City approval, as noted above.

### **Yard Requirements**

Office/Employment, retail, multifamily, and mixed-use sites will be required to submit detailed yard requirements as part of the Specific Implementation Plan submittal.

### **Landscaping**

Site landscaping will be provided as part of each Specific Implementation Plan.

### **Lighting**

Site Lighting will be provided as a component of each Specific Implementation Plan.

Electrical reflectors, spotlights, floodlights and other sources of illumination may be used to illuminate buildings, landscaping, street graphics, and parking and loading areas on any site, but only if they are equipped with lenses or other devices which concentrate the illumination upon such buildings, landscaping, street graphics, and parking and loading areas. All lighting shall be reflected away from residences and public streets.

### **Conceptual Grading Plan**

Site grading will be supplied as a component of final plat submittal.

### **Signage**

Signage will be submitted as a component of each Specific Implementation Plan.

### **Private Open Space Maintenance**

Blackhawk Church Town Center will be managed by an Owner's Association which will be a nonprofit membership corporation whose purpose will be to maintain, improve, and preserve certain properties within the project. To that extent, Wis. Stats. § 779.70 provides for the imposition of a Maintenance Lien on all properties in the project. Within the procedures set forth in the Maintenance Lien statute, an Association may impose upon each lot the cost of maintenance of common areas and common open space. Under the procedures set forth in the statute, these charges may become liens if not paid and the liens may be enforced by foreclosure or direct action against property owners to collect the amounts at law.



In the event the City of Madison wishes further security for payment of these amounts, we would recommend that the City be named as a third party beneficiary of the liens imposed by the Association. In addition, there should be a Declaration of Covenants on all lands within the Blackhawk Church Town Center. The Declaration will set forth the provisions of the Maintenance Lien outlined above and also provide for the right of the City to enforce these rights as a third party beneficiary. We recommend that the enforcement be preceded by a thirty (30) day written notice allowing the property owner or the Owner's Association to perform the maintenance required. In the event no correction is made, the City may directly make the repairs or maintenance and charge the costs of those maintenance or repairs as assessments to an individual lot owner or to several lots within the project. The declarant shall for itself and its assignees specifically waive notice and protest of tax or assessments which may be levied by the City for the maintenance or repairs performed by the City.

### **Street Lighting**

Street lighting within the project shall be pedestrian scale and of a style appropriate to the town center surroundings. Street lighting installation will fall subject to the City of Madison's Land Subdivision Regulations of Section 16.23(9)(d)8. Street lighting plans will be developed with the City Staff and will be submitted as a component of the Subdivision Improvement Agreement submittals.

### **Sidewalks**

Sidewalks shall be installed on both sides of all streets, with exceptions granted as requested by the City Engineering Department and the Bicycle, Pedestrian, Motor Vehicle Committee.

All sidewalks located along a public street will be maintained by the property owner of the adjacent lot.

### **Street Trees**

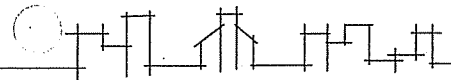
Street tree plantings shall be installed on both sides of any public street and will fall subject to the City of Madison's Land Subdivision Regulations of Section 16.23(9)(d)7. Any tree plantings in the right-of-way shall be approved by the City Forestry Department.

Street trees will be placed in the landscape area located between the sidewalk edge and street curbs, unless precluded by utility placements. The design and development of terrace widths and utility placements will be coordinated to preserve the long-term viability of the tree plantings.

Additional tree plantings may be utilized on the outside of the sidewalk, but will be coordinated on a block-by-block basis through the use of planting easements or coordinated landscaping.

### **Traffic Measures**

Several streets within the project and plat may include special traffic islands and traffic calming measures within the public right-of-way. The Owner's Association shall be responsible, at the Association's sole cost and expense, for the maintenance and upkeep of such physical traffic measures. Such maintenance and upkeep shall be performed at the discretion of the Association except to the extent required by the City of Madison and shall include landscaping. If the landscaping is not maintained, the City will give notice to the Association that it is not being maintained. If the Association does not respond to the notice within 60 days, the physical traffic measures will be topped with an asphalt pavement. The Association and persons involved with the maintenance and upkeep of the special traffic measures shall indemnify and hold harmless the City of Madison and its Boards, and Commissions and their officers, agents, and employees from and against all claims, demands, loss of liability of any kind or nature for any possible injury incurred during maintenance and upkeep. The Blackhawk Church Town Center Association and persons involved with the maintenance and upkeep of the special traffic measures shall indemnify and hold harmless the City of Madison and its Boards, and Commissions and their officers, agents, and employees from and against all claims, demands, loss of liability of any kind or nature for any possible injury incurred during maintenance and upkeep, except where caused by the City of Madison and its Boards, and Commissions and their officers, agents, and employees.



### **Nuisance Regulation**

No use shall be so conducted as to cause the harmful discharge of any waste materials into or upon the ground, into or within any sanitary or storm sewer system, into or within any water system or water, or into the atmosphere. All uses shall be conducted in such a manner so as to preclude any nuisance, hazard, or commonly recognized offensive conditions or characteristics, including creation or emission of dust, gas, smoke, noise, fumes, odors, vibrations, particulate matter, chemical compounds, electrical disturbance, humidity, heat, cold, glare, or night illumination. Prior to issuance of a zoning certificate or occupancy certificate, the City of Madison Zoning Administrator may require evidence that adequate controls, measures, or devices have been provided to ensure and protect the public interest, health, comfort, convenience, safety, and general welfare from such nuisance, hazard, or offensive condition.

### **Transportation Demand Management**

All uses within this development are encouraged to implement employee transit programs as well as accommodate multi-modal transportation uses including alternative work schedules, flextime, compressed workweeks, staggered shifts, telework, ridesharing, carsharing, transit, cycling, and walking.

### **Environmentally Sound Buildings**

All buildings within this project are encouraged to pursue environmentally sustainable building practices.

### **Conceptual Site Development Plan**

The following Conceptual Site Development Plan, Exhibit B, is intended to show a potential arrangement of buildings and parking uses within this district so as to illustrate the intent of the Zoning Text. The final configuration of buildings and parking will be subject to change and will be set as a component of each site's Specific Implementation Plan. The final lot configuration will be set as a component of the Preliminary and Final Plat submittals.

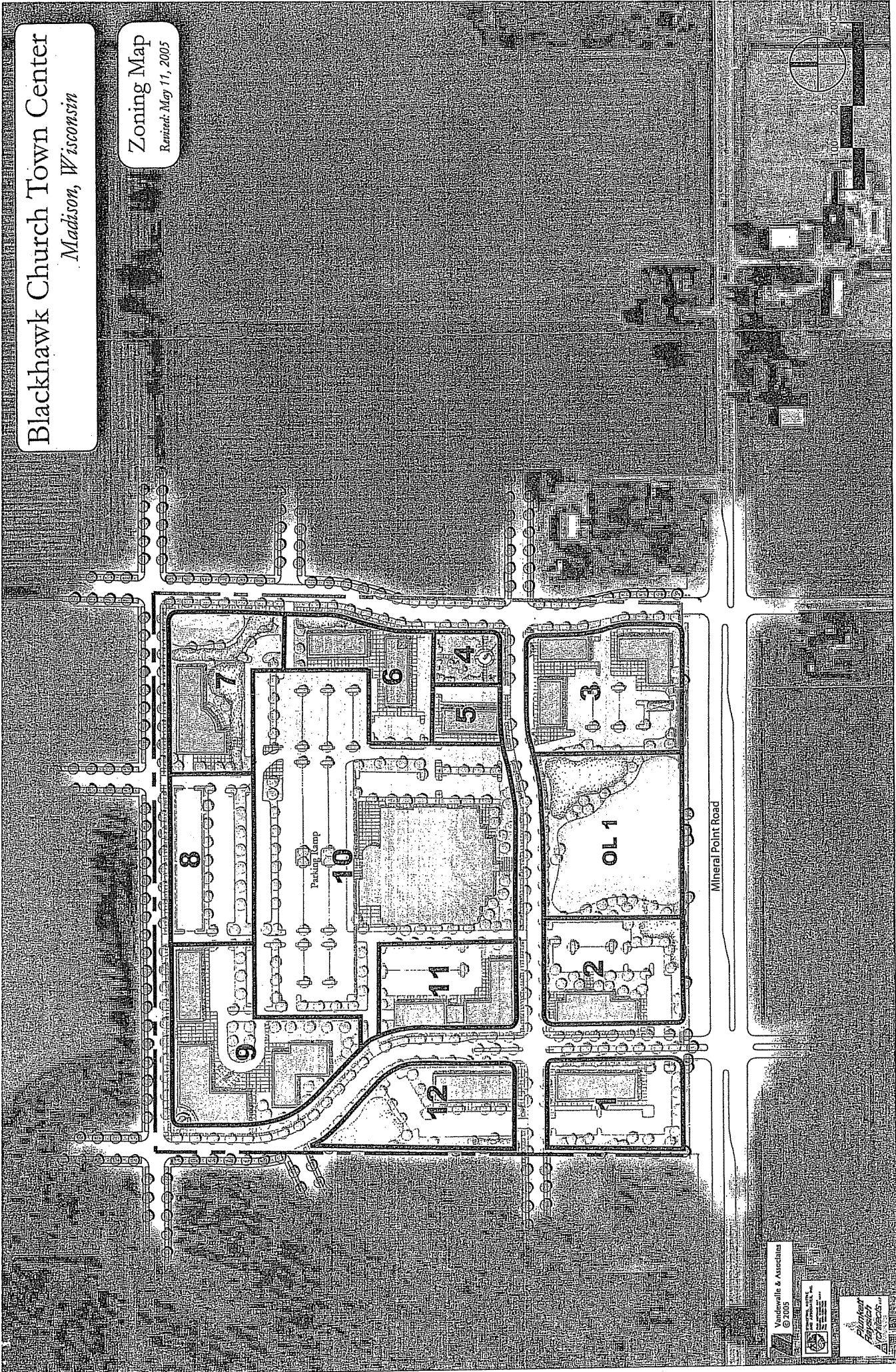
## Description

A parcel of land located in the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 21, T7N, R8E, Town of Middleton, Dane County, Wisconsin, to-wit: commencing at the South  $\frac{1}{4}$  corner of said Section 21; thence N01°55'10"E along the east line of the southwest quarter of said Section 21, 40.02 feet to a point on the north right-of-way line of Mineral Point Road and point of beginning; thence S89°59'28"W along said north right-of-way line, 402.79 feet; thence N00°00'32"W, 20.00 feet; thence S89°59'28"W, 930.27 feet; thence N01°37'44"E, 1272.56 feet; thence N89°50'01"E, 1340.31 feet to a point on the east line of the southwest quarter of said Section 21; thence S01°55'10"W along said east line of the southwest quarter, 1296.46 feet to the point of beginning. Containing 39.284 acres.



Blackhawk Church Town Center  
Madison, Wisconsin

Zoning Map  
Revised May 11, 2005



Vandeville & Associates  
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PLANNING  
ARCHITECTURE  
LANDSCAPE ARCHITECTURE

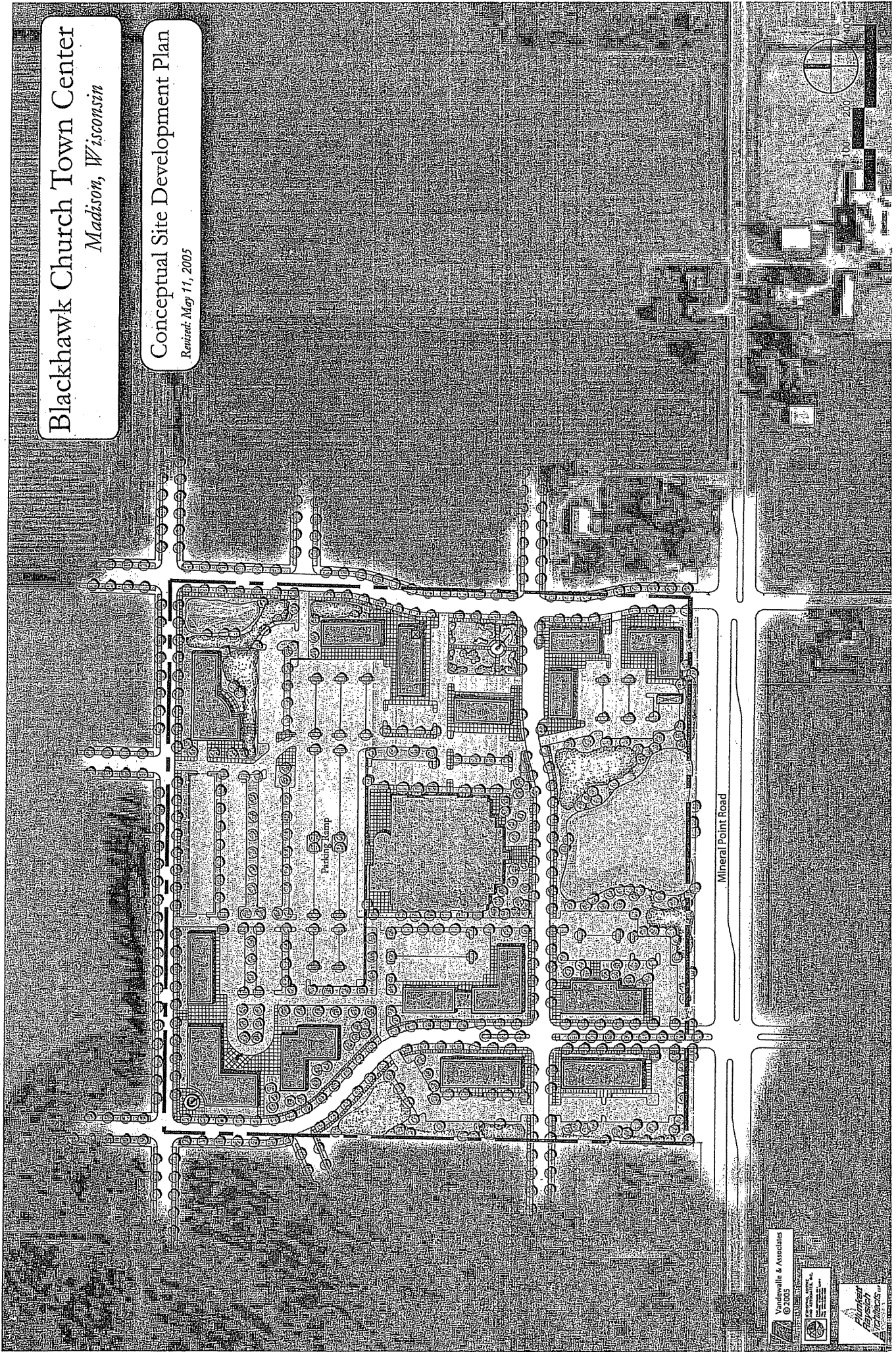
PLANNING  
ARCHITECTURE  
LANDSCAPE ARCHITECTURE

12-13



**Blackhawk Church Town Center**  
*Madison, Wisconsin*

**Conceptual Site Development Plan**  
*Revised May 11, 2005*



Mineral Point Road

Veriswell & Associates  
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1000 University Ave.  
Madison, WI 53706  
608.261.1111  
www.veriswell.com

**Fuller**  
Fuller  
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# Exhibit E: Development Chart

Blackhawk Church Town Center  
 Municipality Madison  
 School District Middleton Cross Plains  
 Charting Date: May 11, 2005

	Acreage	Non-Residential Square Footage		Multi-Family Unit Potential	
		Minimum	Maximum	Minimum	Maximum
<b>Blackhawk Church</b>					
Lot 10	9.0	100,000	250,000	0	0
Lot 8	1.8	0	100,000	0	60
<b>Office/Employment</b>					
Lot 1	1.8	20,000	45,000	0	0
Lot 2	1.9	30,000	60,000	0	0
Lot 11	1.7	40,000	60,000	0	0
Lot 9	3.5	100,000	300,000	0	0
Lot 12	2.2	30,000	60,000	0	0
<b>Mixed Use</b>					
Lot 3	2.4	20,000	50,000	0	20
Lot 5	0.5	9,000	20,000	0	10
Lot 6	1.7	60,000	100,000	0	100
Lot 7	2.1	30,000	60,000	0	75
<b>Parks &amp; Open Space</b>					
Out Lot 1	3.1	-	-	-	-
Lot 4	0.4	-	-	-	-
<b>Right of Way</b>					
Street Rights of Way	7.2	-	-	-	-
<b>Sub Totals</b>	<b>39.3</b>	<b>439,000</b>	<b>1,105,000</b>	<b>0</b>	<b>265</b>

Potential Multi-Family Units	
Minimum	0
Maximum	265
<b>Commercial Square Footage Total</b>	
Minimum	439,000
Maximum	1,105,000
Acreage Total	39.3

Potential Dwelling Units/Acre 6.7  
 Potential Dwelling Units/Acre - District 3 39.6