



VANDEWALLE & ASSOCIATES INC.

Tuesday, October 8, 2019

Chris Wells
City of Madison Planning Department
Madison Municipal Building, Suite 107
215 Martin Luther King Junior Boulevard
Madison, Wisconsin 53701

Re: Blackhawk Church Town Center Rezoning Submittal

Dear Chris:

The owners of the Blackhawk Church Town Center (BCTC) are glad to submit the following rezoning application to rezone the properties from PUD:GDP and PUD:SIP to standard zoning districts.

The BCTC project was originally adopted in 2005 with PUD zoning and has been partially implemented over the intervening years including the construction of the street network, the 9701 Brader Way office building, and Blackhawk Church (9620 Brader Way). The City has subsequently adopted standard zoning districts that would accommodate the previously adopted uses with a more streamlined approval process and amended the Elderberry Neighborhood Plan to reflect current market conditions. The development team is seeking to transition from the Planned Unit Development zoning to the nearest applicable zoning district while continuing to adhere to the recommendations from the neighborhood plan.

This proposal was reviewed with the Cardinal Glenn Neighborhood Association, Elderberry Neighborhood Association, and Alder Skidmore at a neighborhood meeting held on October 3, 2019. Notice of the pending application was submitted on September 4, 2019.

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax
247 Freshwater Way, Suite 530 • Milwaukee, Wisconsin 53204 • 414.988.8631
www.vandewalle.com

Shaping places, shaping change

We look forward to working with the City on this rezoning application.

Sincerely,

A handwritten signature in black ink, appearing to read 'B. Munson', with a long horizontal flourish extending to the right.

Brian Munson
Principal

Cc: Ross Menard
Darren DeKeyser, Blackhawk Church
Matt Kautzky, Blackhawk Church
Scott Watson, Steve Brown Apartments
Dan Seeley, Steve Brown Apartments
Keith Ketterhenry

Alder/Neighborhood Association Notification

From: Brian Munson
Sent: Wednesday, September 04, 2019 10:05 AM
To: Paul Skidmore (district9@cityofmadison.com) <district9@cityofmadison.com>;
'austin.krueger@gmail.com'
<austin.krueger@gmail.com>;elderberry.northcentral@gmail.com; carrie.v.sanders@gmail.com
Cc: Dan Seeley <dseeley@stevebrownapts.com>; mike menard <michaelrossmenard@gmail.com>;
Darren DeKeyser <DDeKeyser@blackhawkchurch.org>; 'Matt Kautzky
(MKautzky@blackhawkchurch.org)' <MKautzky@blackhawkchurch.org>; 'Kevin Firchow'
<KFirchow@cityofmadison.com>; 'Punt, Colin' <cpunt@cityofmadison.com>
Subject: Blackhawk Church Town Center: Pending Rezoning Submittal

Alder Skidmore, Austin, Sharon, and Carrie,

The property owners of the Blackhawk Church Town Center are working on a rezoning application for their properties to change the zoning from Planned Unit Development to standard zoning. This request seeks to allow standard zoning that is comparable to the existing zoning, with a more straightforward process. The resulting changes will not impact the built facilities or roadways and will not significantly alter the approved uses for the un-built portions. The proposed zoning will also be consistent with the recently adopted changes to the Elderberry Neighborhood Plan.

We would tentatively like to seek to submit our request for rezoning on September 25th which would lead to consideration of the request at the November 25th Plan Commission and December 3rd Common Council.

We are currently working on our submittal and will share additional information as soon as possible.

Brian Munson

Vandewalle & Associates
120 East Lakeside Street
Madison, WI 53715
608.255.3988

Property Summary

Lot Number	Address	PIN	Existing Use	Existing Zoning (Use)	Proposed Zoning	Acreage
1	2 Veritas Drive	0708-213-0201-8		PUD:GDP (Office/Retail)	SE	1.76
2	9701 Brader Way	0708-213-0104-4	Office	PUD:SIP (Office)	SE	1.86
3	9515 Brader Way	0708-213-0106-0		PUD:GDP (Mixed Use)	NMX	2.24
4	9502 Brader Way	0708-213-0401-4		PUD:GDP (Open Space)	TR-U1	0.46
5	9514 Brader way	0708-213-0402-2		PUD:GDP (Mixed Use)	TR-U1	0.47
6	128 Bear Claw Way	0708-213-0403-0		PUD:GDP (Mixed Use)	TR-U1	1.73
Lot 2 CSM #14313	9501 Wilrich Street	0708-213-0404-8		PUD:GDP (Office or Residential)	TR-U1	2.90
Lot 1 CSM #14313	9601 Wilrich Street	0708-213-0405-6	Blackhawk Church	PUD:SIP (Institutional)	PUD:SIP	2.17
9	177 Veritas Drive	0708-213-0406-4		PUD:GDP (Office)	TR-U1	3.46
10	9620 Brader Way	0708-213-0407-2	Blackhawk Church	PUD:SIP (Institutional)	PUD:SIP	8.00
11	125 Veritas Drive	0708-213-0408-0	Blackhawk Church	PUD:SIP (Institutional)	PUD:SIP	1.65
12	102 Veritas Drive	0708-213-0301-6		PUD:GDP (Office)	SE	2.17
OL 1	9601 Brader Way	0708-213-0105-2	Stormwater	PUD:GDP (Open Space)	SE	3.09

Zoning Descriptions:

Area to be zoned PUD: GDP/SIP:

Lots 10, 11, Blackhawk Church Town Center Plat, located in the SE1/4 or the SW ¼ of Section 21, T7N, R8E City of Madison, Dane County, Wisconsin; and Lot 1 of Certified Survey Map #14313 as recorded in Dane county Register of Deeds volume 97 page 265 of certified surveys, containing 11.82 acres.

Area to be zoned SE:

Lots 1, 2, 12, OL 1, Blackhawk Church Town Center Plat, located in the SE1/4 or the SW ¼ of Section 21, T7N, R8E City of Madison, Dane County, Wisconsin containing 8.88 acres.

Area to be zoned TR-UI:

Lots 4, 5, 6, 9 Blackhawk Church Town Center Plat, located in the SE1/4 or the SW ¼ of Section 21, T7N, R8E City of Madison, Dane County, Wisconsin, Lot 2 of Certified Survey Map #14313 as recorded in the Dane County Register of Deeds Volume 97 Page 264 of certified surveys, also that part of Lot 10, Blackhawk Church Town Center plat located in the SE1/4 of SW ¼ of SEC 21, T7N R8E as described in Document #5356522: Beginning at the NE corner of SD Lot 10, SD Point also being a SLY corner of Lot 7 of SD Blackhawk Church Town Center Plat; then along the boundary of SD Lot 10 S 00 DEG 00 minutes 00 SEC E, 286 feet; then continue along SD boundary of Lot 10 S 9000 MIN 00 SEC W, 168.61 feet to a point of intersection with an EFLY LN of SD Lot 10, SD point also begin a NWLY corner of lot 6 of SD Blackhawk Church Town Center Plat; then N 00 DEG 00 MIN 00 SEC W along the NLY EXT OF SD ELY LN OF LOT 10, 286 feet to the N line OF SD lot10; then N 90 DEG 00 MIN 00 SEC E along SD N line, 168.61 feet to the point of beginning, containing 9.02 acres.

Area to be zoned NMX:

Lot 3 Blackhawk Church Town Center Plat, located in the SE1/4 or the SW ¼ of Section 21, T7N, R8E City of Madison, Dane County, Wisconsin, containing 2.24 acres.

Proposed PUD:GDP Zoning Text

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. Build out 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 8, 10, 11
Current Zoning: PUD:SIP

Permitted Uses

Institutional
Office
Residential
Uses ancillary to the church programming (i.e. Daycare, office, educational)

Yard Requirements

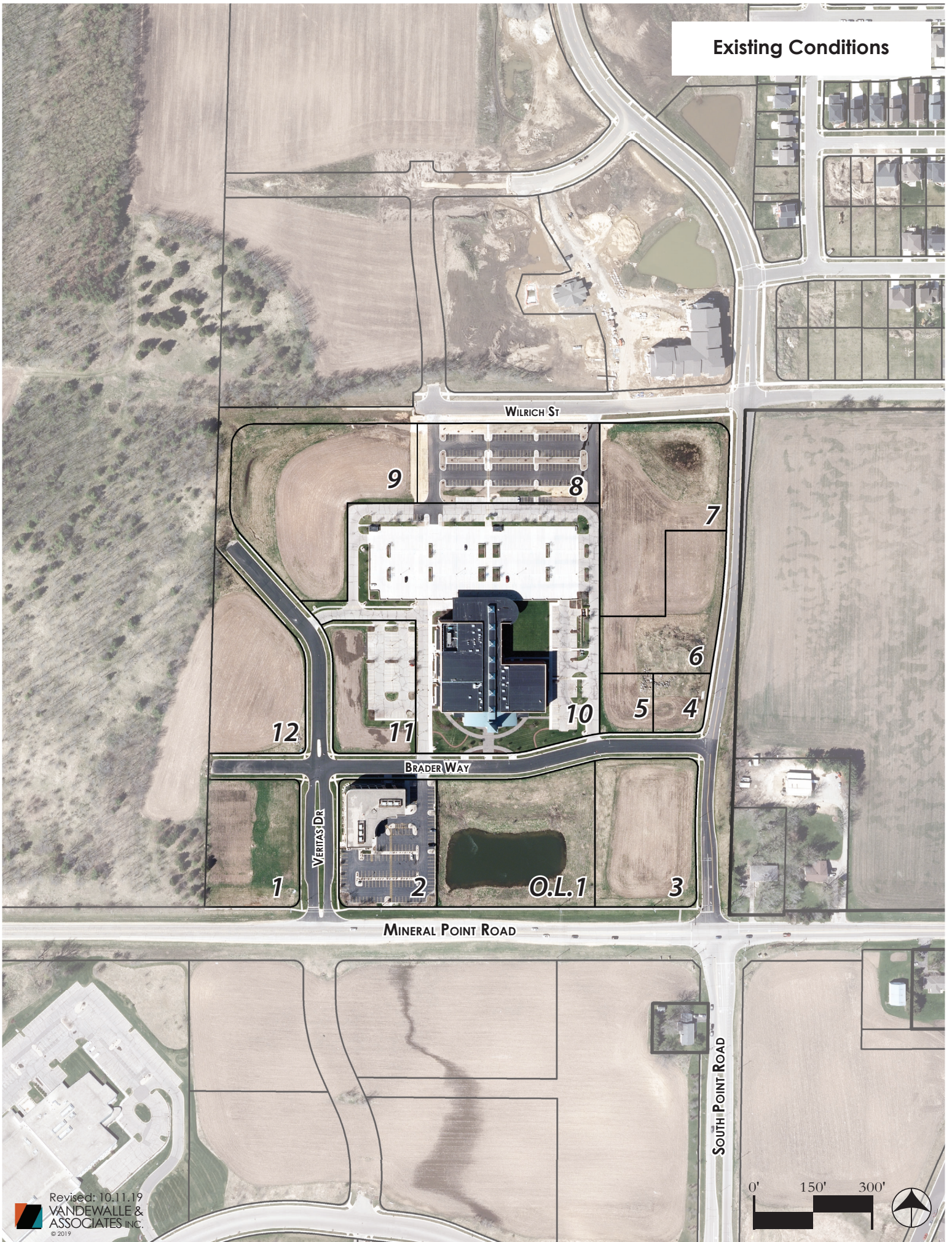
Per adopted SIP documents

Site Requirements

- Primary Church facility shall front onto Brader Way
- Secondary buildings may front onto Wilrich Street and Veritas Drive
- Structured parking required
- Two Story Building Minimum



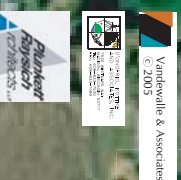
Existing Conditions

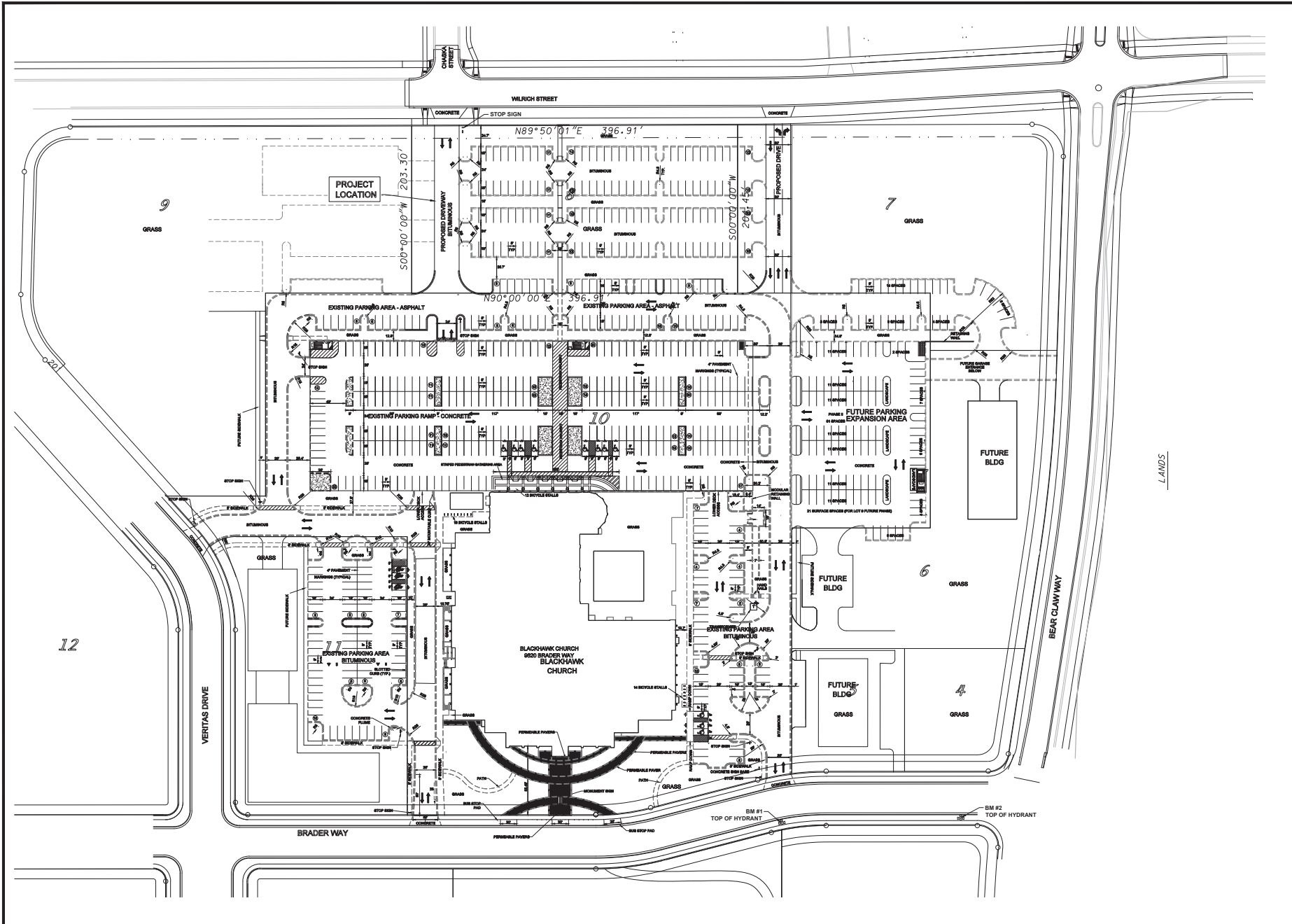


Blackhawk Church Town Center
Madison, Wisconsin

Zoning Plan

Revised: May 11, 2005, December 23, 2005, December 27, 2005





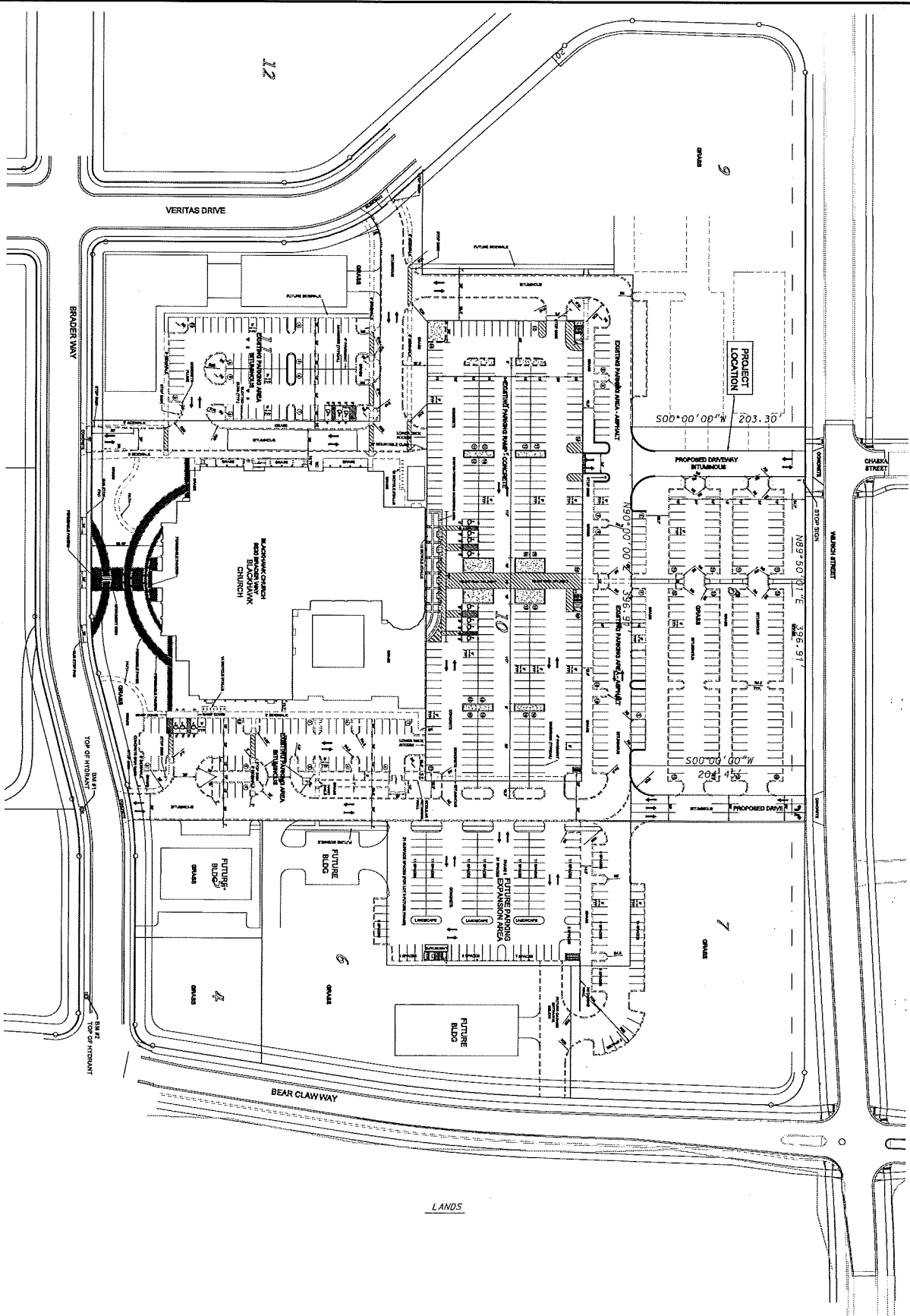
POMEROY LOTTERY AND ASSOCIATES, INC.
 7200 Wisconsin Ave., Madison, WI, 53717
 Phone: (608) 271-7700 • Fax: (608) 271-1111
 WWW.LOTTERY.ORG • WWW.LAND-DEVELOPMENT


LOCATION MAP
BLACKHAWK CHURCH DRIVEWAY
 6000 BRADER WAY
 CITY OF MADISON, FANE COUNTY, WISCONSIN

SCALE: 1" = 50'
 (PAGE SIZE: 24x36)
 DATE: 04-29-16
 REVISED:

DRAWN BY: JEM
 FN: 14-04-107
 Sheet Number:
C 101

File: D:\james\104107\Drawings\Blackhawk Church Drive Overall Site Plan.dwg Date: 04/29/16 12:45pm

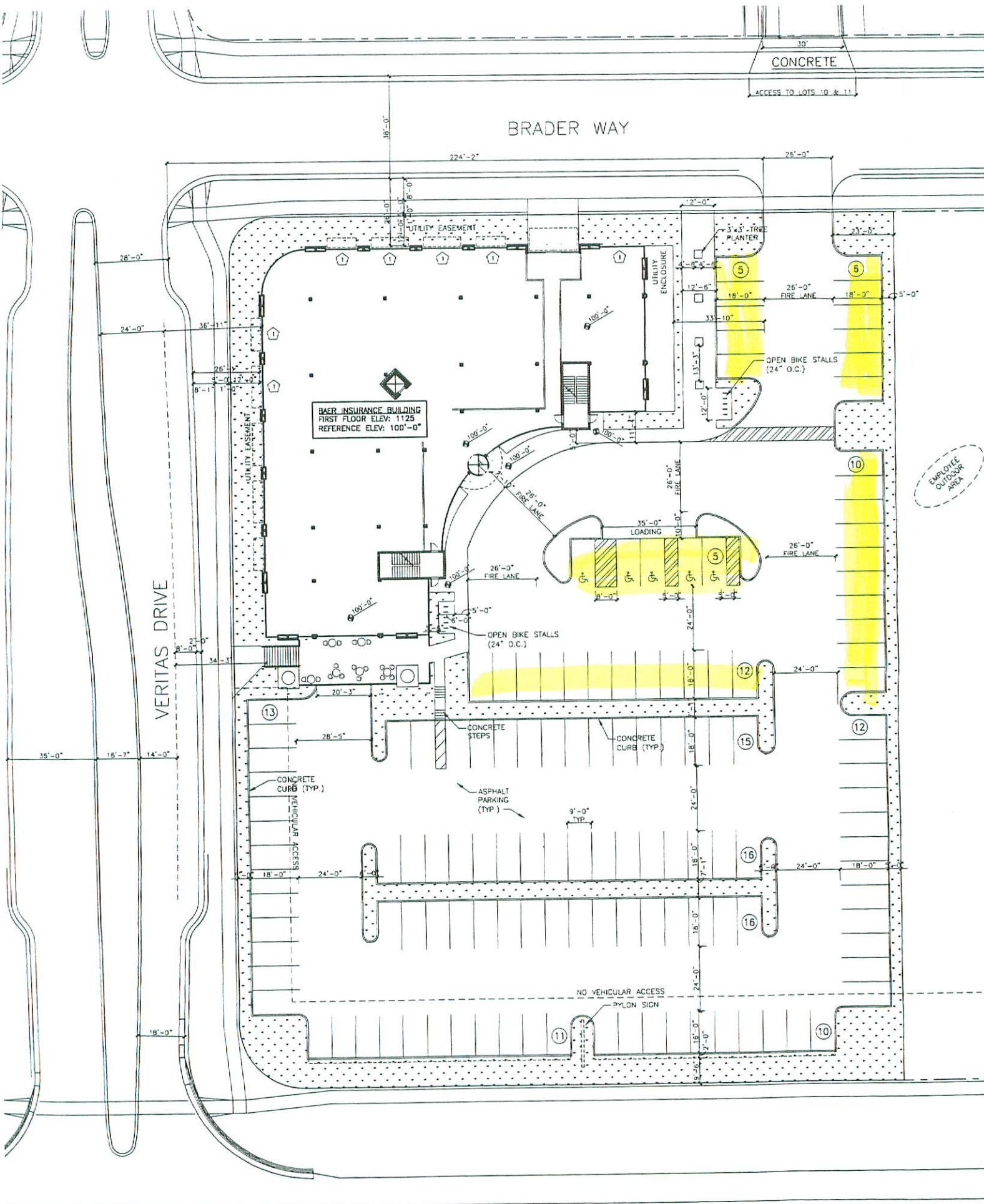




 SCALE: 1" = 50'
 DATE: 04-29-16
 DRAWN BY: JAA
 RC: 1449-107
 SHEET NUMBER: C-101

LOCATION MAP
BLACKHAWK CHURCH DRIVEWAY
 9630 BRADER WAY
 CITY OF MADISON, DANE COUNTY, WISCONSIN

DONFRID KOTTKE AND ASSOCIATES, INC.
 7530 Watwood Way, Madison, WI 53717
 Phone: 608.833.7230 • Fax: 608.833.1069
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



CONCRETE

ACCESS TO LOTS 10 & 11

BRADER WAY

BAER INSURANCE BUILDING
FIRST FLOOR ELEV: 1125
REFERENCE ELEV: 100'-0"

VERITAS DRIVE

EMPLOYEE
OUTDOOR
AREA

NO VEHICULAR ACCESS
PYLON SIGN

MINERAL POINT ROAD

Proposed Zoning Districts

