

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: FW: Written Statement for April 10, 2023 Plan Commission Public Hearing Regarding Agenda Item 76302 652
Burnt Sienna Drive Conditional Use Request
Date: Monday, April 10, 2023 1:38:20 PM

Hi Julie- Can you please add this with today's date to Legistar for the Burnt Siena item on this evening's PC agenda? Thank you!
Heather

From: Gary Wendt <wendt@bradfordchicago.com>
Sent: Monday, April 10, 2023 12:54 PM
To: Parks, Timothy <TParks@cityofmadison.com>
Cc: Stouder, Heather <HStouder@cityofmadison.com>
Subject: RE: Written Statement for April 10, 2023 Plan Commission Public Hearing Regarding Agenda Item 76302 652 Burnt Sienna Drive Conditional Use Request

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Tim,

Our team met with several members of the Middleton Community Church this morning to discuss the proposed early learning center. The working session included the conditional use, site and landscape design as well as the exterior building design. In brief, the community church supports the day care use yet requested some exterior design changes to better relate to the homes in the neighborhood and landscape enhancements for the church. Bradford has committed to work with the church, the community and the national day care provider to find practical design solutions for all parties. I had a follow up conversation with Ralph Jackson (one of the meeting participants) who is registered to speak at the virtual meeting. Ralph summarized our call in the email as noted below. Bradford requests that the conditional use be granted this evening and that we revise the site and building design to better meet the needs of the community.

Regards, Gary

Hi Gary

Nice to "meet" you during our telephone conversation a few minutes ago. As I explained, representatives of Middleton Community Church had a very productive meeting with Mike and Ed this morning, and reached an agreement that the architecture and the landscaping for the day care project will be changed to be much more consistent with the aesthetic character of the neighborhood and the intent of the deed restrictions on the Burnt Sienna Drive property. With that assurance I am prepared to comment at the Plan Commission meeting tonight that I believe we can work out the details in a mutually agreeable manner, and that, therefore, Middleton Community Church (MCC) recommends approval of the proposed conditional use for a day care facility in excess of 10,000. square feet, for Lot 46.

As we agreed, you will contact the Plan Commission in advance of tonight's meeting to advise them that the final architecture of the building, and the extent of the landscaping, will be

significantly different than that shown on the documents they were given previously, with revised documents to be forthcoming for their review. You will also try to arrange to speak before I do to assure them that Bradford will be working in concert with MCC to put together a more appropriate solution for this specific neighborhood.

I look forward to a productive collaboration.

Ralph

Gary Wendt
Senior Vice President

The Bradford Real Estate Companies

106 Barrington Commons Court, Suite 726
Barrington, IL 60010
312.493.6256

From: Parks, Timothy <TParks@cityofmadison.com>

Sent: Thursday, April 6, 2023 2:07 PM

To: Gary Wendt <wendt@bradfordchicago.com>

Cc: 'Chad Wuebben' <cwuebben@encorehomesinc.com>; Stouder, Heather <HStouder@cityofmadison.com>

Subject: FW: Written Statement for April 10, 2023 Plan Commission Public Hearing Regarding Agenda Item 76302 652 Burnt Sienna Drive Conditional Use Request

Gary,

Please see the following public comment and attachment received regarding the day care use and building. While we do not feel that it would prevent the Plan Commission from acting on your conditional use request at its meeting this Monday evening, the objection by the church could be cause for an additional referral. Chad Wuebben is copied for his information.

Best,
TIM



Timothy M. Parks

Planner (Pronouns: He/ Him/ His)
Department of Planning & Community & Economic Development
Planning Division
Madison Municipal Building, Suite 017 (Level Zero "0")
215 Martin Luther King Jr. Blvd.
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Beginning September 7, 2021 until further notice, my hours are generally 8:30 AM to 5:00 PM. On Mondays, Wednesdays, and Fridays, I will be in the office. On Tuesdays and Thursdays, I am scheduled to work remotely.

From: Sarah Sund (mod) <mccmod@middletonucc.org>

Sent: Wednesday, April 5, 2023 12:42 PM

To: Plan Commission Comments <pccomments@cityofmadison.com>

Subject: Written Statement for April 10, 2023 Plan Commission Public Hearing Regarding Agenda Item 76302 652 Burnt Sienna Drive Conditional Use Request

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City of Madison Plan Commission

Written Statement for April 10, 2023 Plan Commission Public Hearing Regarding Agenda Item 76302 652 Burnt Sienna Drive Conditional Use Request

This statement is written on behalf of Middleton Community Church (MCC) which is the property owner directly west of the above referenced address. MCC sold the property to Chapel View Development Company, Inc. and entered into a deed restriction with the same owner on October 23, 2018. (see attached document Exhibit 1).

We will be meeting The Bradford Real Estate Companies on Monday, April 10, 2023 at 8am. Due to the timing of our meeting and the planned agenda for April 10, 2023, MCC respectfully requests delay of any City approvals for this property until the current deed restrictions, and/or revised restrictions approved by both parties, are reflected on the proposed site development documents. The land development plans submitted to the City of Madison Plan Commission by The Bradford Real Estate Companies are not in keeping with several conditions on the deed restriction.

Thank you for your consideration of this request.

Sarah Sund
Moderator
Middleton Community Church