



**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

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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.

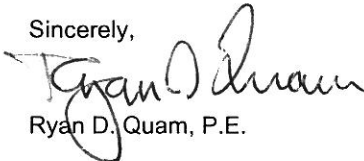
Building landscaping will provide screening from Chapel windows and terrace to traffic and parking lot with small ornamental and evergreen trees and incorporate water features that will meander around the chapel that culminate as a dry stream bed / pond. Additional foundation / accent planting and perennial 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.