



City of Madison

Demolition

Location
3922 & 3926 Mineral Point Road

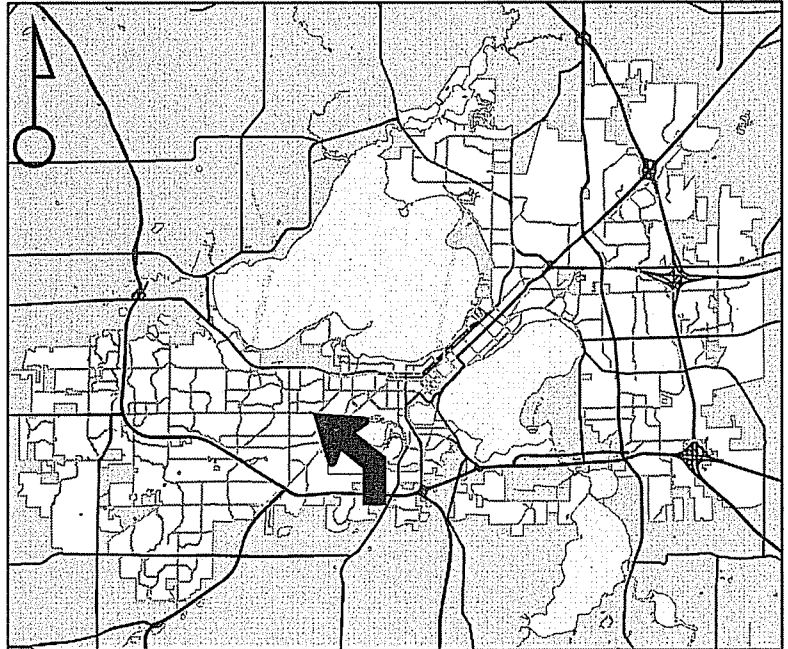
Project Name
United Methodist Church Demo

Applicant
Trustees Bethany United Methodist Church/Jeff Ericson

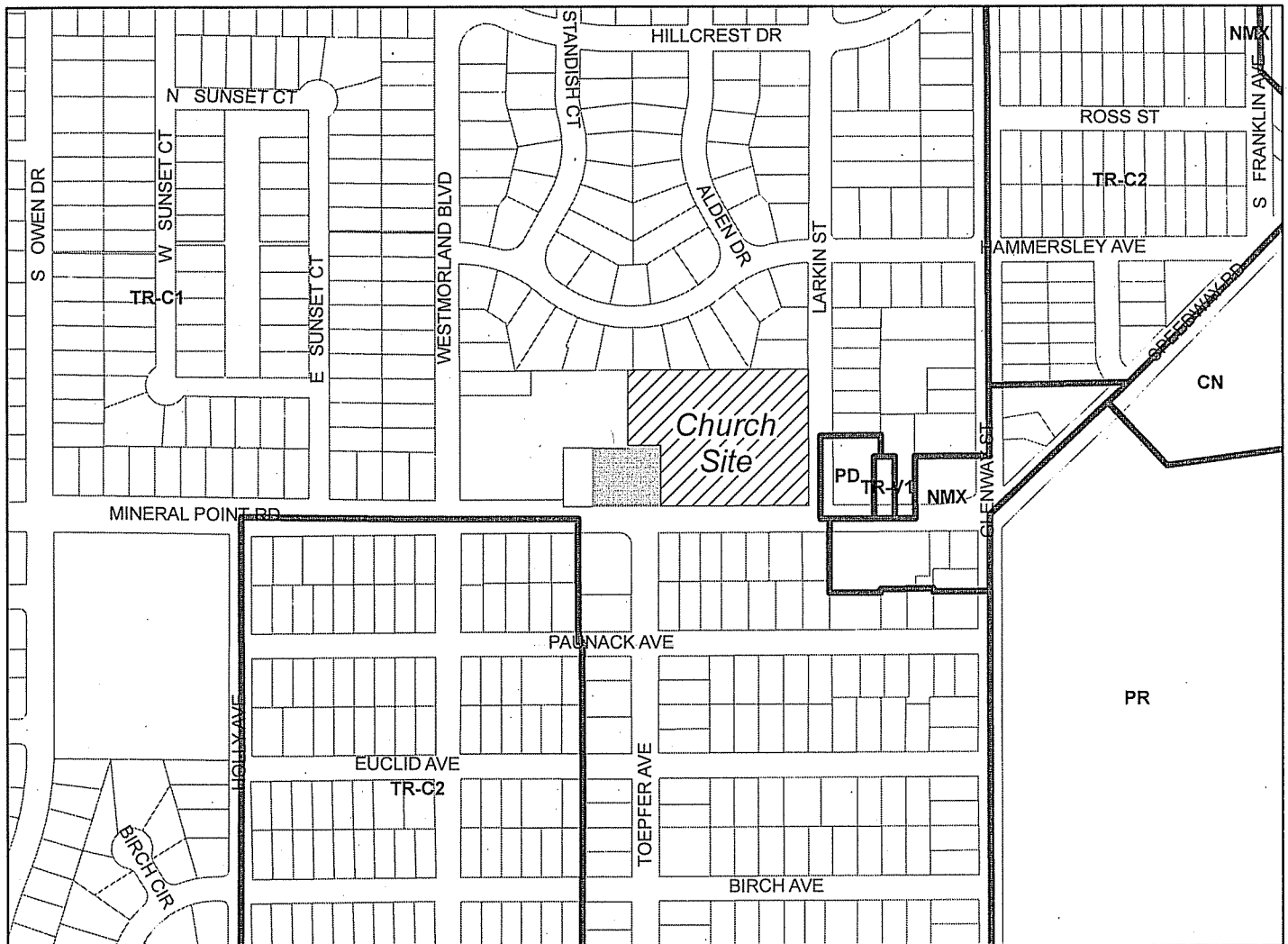
Existing Use
Single-Family Homes

Proposed Use
Demolish two single-family residences to create open space for existing place of worship

Public Hearing Date
Plan Commission
28 August 2017



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 21 Aug 2017

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City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
Date received _____
Received by _____
Parcel # _____
Aldermanic district _____
Zoning district _____
Special requirements _____
Review required by _____
 UDC PC
 Common Council Other _____
Reviewed By _____

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

1. Project Information

Address: 3922 and 3926 Mineral Point Road, Madison, WI 53705-5199
Title: _____

2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from _____ to _____
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests

3. Applicant, Agent and Property Owner Information

Applicant name Trustees Company Bethany United Methodist Church
Street address 3922 and 3926 Mineral Point Road City/State/Zip Madison, WI 53705-5199
Telephone 608-238-6381 Email _____
Project contact person Jeff Erickson Company _____
Street address 576 S Hillcrest Dr City/State/Zip Verona, WI 53593
Telephone 608-206-6011 Email jeffry.erickson@gmail.com
Property owner (if not applicant) _____
Street address _____ City/State/Zip _____
Telephone _____ Email _____

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4. Project Description

Provide a brief description of the project and all proposed uses of the site:

Demolish the two vacant parsonages. We will remove the buildings, driveways, and sidewalks. We will replace with grass and small plantings.

Scheduled start date September 2017 Planned completion date September 2017

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Filing fee
- Land Use Application
- Letter of intent
- Legal description
- Pre-application notification
- Vicinity map
- Survey or existing conditions site plan
- Development plans
- Land Use Application Checklist (LND-C)
- Supplemental Requirements
- Electronic Submittal*

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to pcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary. An electronic submittal, as noted above, is required. Electronic submittals should be compiled on a CD or flash drive, or sent via email to udapplications@cityofmadison.com.

6. Applicant Declarations

- Pre-application meeting with staff.** Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Timothy M. Parks and Colin Punt Date 2017-06-19

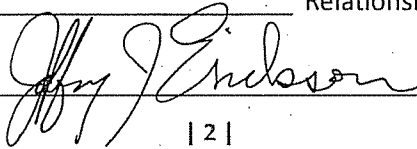
Zoning staff Jenny Kirchgatter, Assistant Zoning Administrator Date 2017-06-19

- Demolition Listserv
- Public subsidy is being requested (indicate in letter of intent)
- Pre-application notification:** The zoning code requires that the applicant notify the district alder and any nearby neighborhood and business associations **in writing** no later than **30 days prior to FILING this request.** List the alderperson, neighborhood association(s), business association(s), AND the dates you sent the notices:
Notified Alder Gruber on 2017-02-20 and the new Alder Arvina Martin on on 2017-06-19.
Notified Sunset Village Neighborhood Association President Sue Reynard on 2017-02-20.

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials. A copy of the notification letters or any correspondence granting a waiver is required as part of the application materials.

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of applicant Jeff Erickson Relationship to property President, Board of Trustees

Authorizing signature of property owner  Date July 16, 2017

Letter of Intent For Demolition of 3922 and 3926 Mineral Point Road, Madison, WI

3922 Mineral Point Road is parcel 251/0709-213-17230.
3926 Mineral Point Road is parcel 251/0709-213-17222.

Bethany United Methodist Church proposes to demolish two houses at 3922 and 3926 Mineral Point Road. The houses have been the parsonages for the Church at 3910 Mineral Point Road. They sit on the southwest corner of the church lot. The houses are currently un-occupied and are likely to remain so. The church plans to demolish the houses, sidewalks, and driveways and replace them with grass and small plantings.

Rationale

The church has not had Pastors living in the two parsonages since 1999 (3922) and 2008 (3926) and it does not seem likely that they ever will in the future. Methodist pastors rarely live in parsonages anymore, preferring to own their own home. For a number of years, a church family lived in 3922 but they have since moved and both houses are now vacant.

According to United Methodist Church Conference standards, even if pastoral staff would be interested in living in either of the houses, extensive remodeling and updating would need to occur. The expense of maintaining the buildings continues to increase as the buildings age.

The Church could not sell the properties since it already has less acreage than the standards of the Wisconsin Annual Conference.

Maintaining the properties and paying property taxes are a drain on the church resources. In 2016 taxes were \$5,666.19 for 3926 and \$4,664.16 for 3922.

Bethany has a five-year long-range plan, adopted by the Church Conference on December 16, 2013, which calls for increased visibility and specifically includes razing the parsonages to provide a clear line of vision for the church building. Both houses block the view of the church from people traveling east on Mineral Point Road.

Existing Condition

According to the City of Madison Assessor's website, 3922 was built in 1965 (although we thought it was built in 1954) and 3926 was built in 1952.

Both homes are in a state of disrepair. Specifically:

- 3926 was last remodeled in 1984.
- The roof at 3926 has not been replaced since 1985
- The windows and exterior siding are showing signs of extensive rot.
- The siding on part of 3926 has no vapor barrier and so does not hold paint. The siding needs to be replaced.
- The carpeting and floor coverings need replacement.
- The vinyl floors in bathrooms and kitchens in both buildings need replacement.
- Appliances continue to fail.
- The central air conditioner unit in 3922 is 15 years old and it is 11 years old in 3926.
- The water softeners in both houses are at least 40 years old.
- 3922 has moisture problems and mold in the basement. It has never been significantly remodeled except new cabinets in kitchen. The aluminum siding needs replacement. The wiring needs to be improved has inadequate main service panel.
- Both garage doors at 3922 need replacing.

**Letter of Intent
For Demolition of 3922 and 3926 Mineral Point Road, Madison, WI**

Continued

The home at 3922 is

- 3 bedrooms
- 2 baths
- 1548 sq. ft.
- 1.5 stories
- Two car detached garage

The home at 3926 is

- 5 bedrooms
- 2 baths
- 2224 sq. ft.
- Two stories
- Two car garage attached.

Project Schedule and Phasing Plan

Upon receipt of approval from the City of Madison, the Church will schedule demolition and hopes to finish all work in late summer or early fall so that the new grass has time to get established before the onset of winter. We will first have Habitat Restore remove all materials and appliances that they want, the demolition contractor (Finks Paving, Excavating, and Concrete) will then take down both buildings. When the buildings are down and the lot has been landscaped, Finks will replace a section of the paving on the church driveway between the two houses.

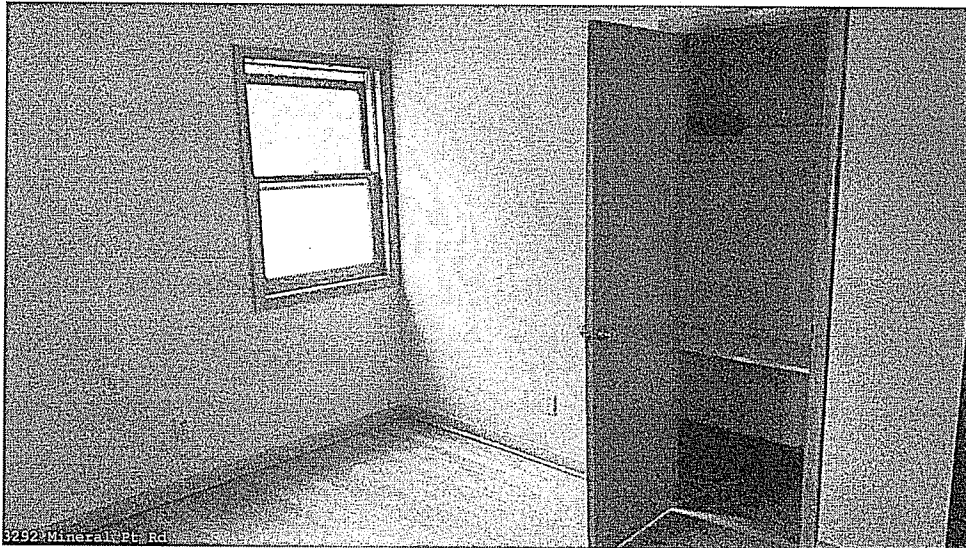
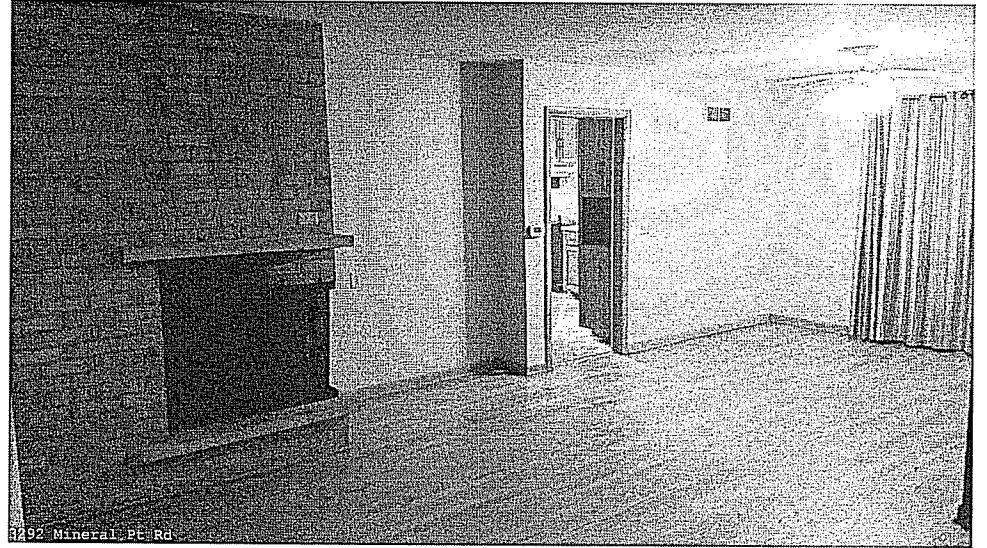
Proposed Uses

The church plans to raze the buildings and replace them with grass and plantings.

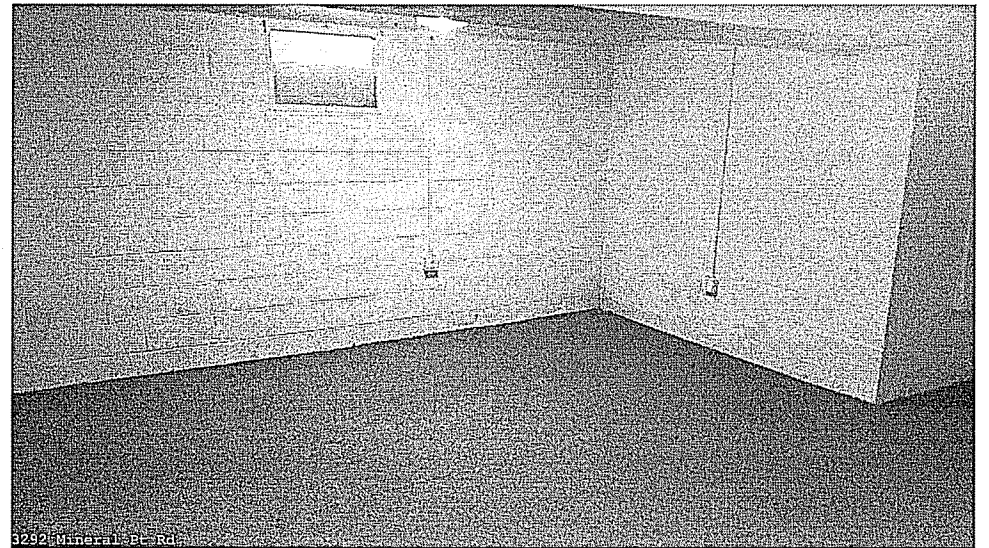
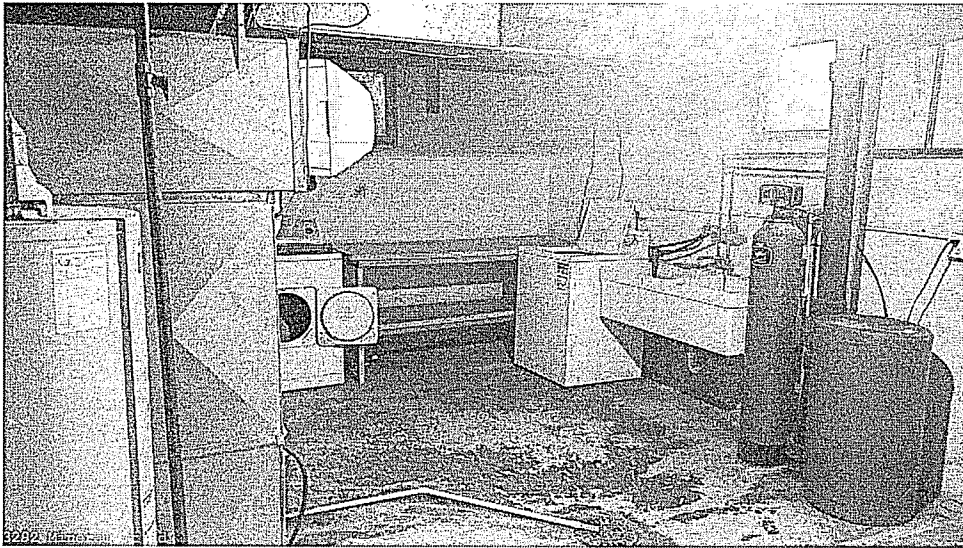
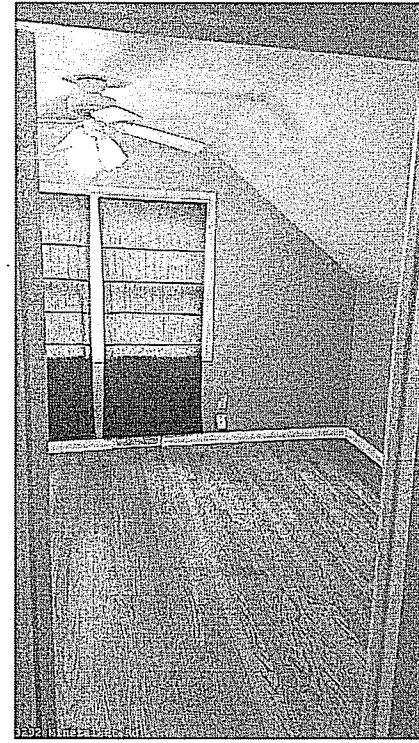
Submitted by

The Trustees of Bethany United Methodist Church
Jeff Erickson, President

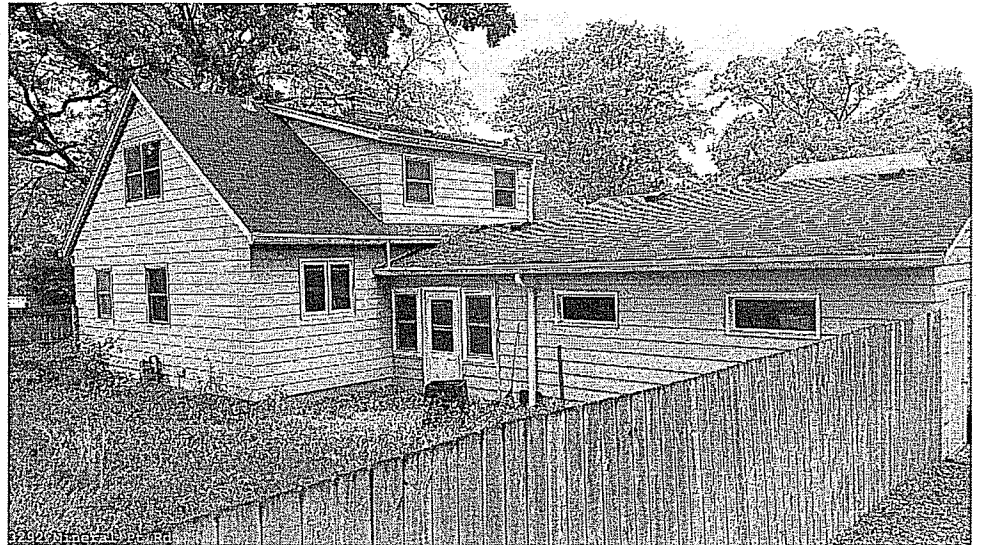




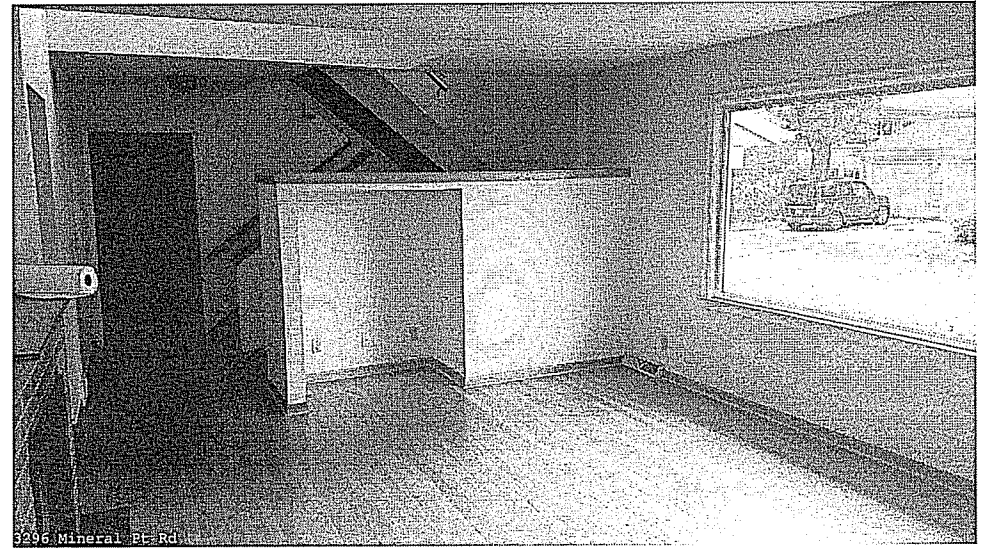
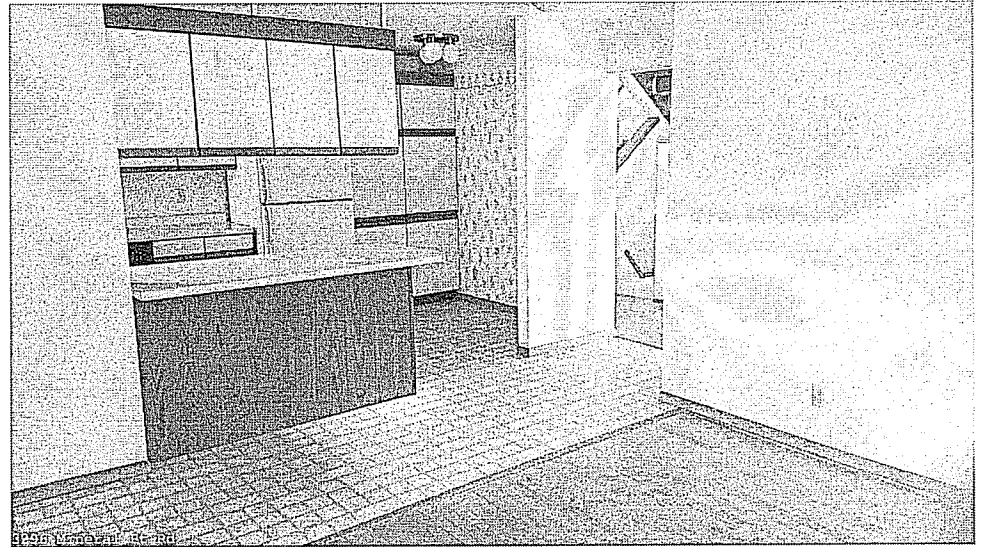
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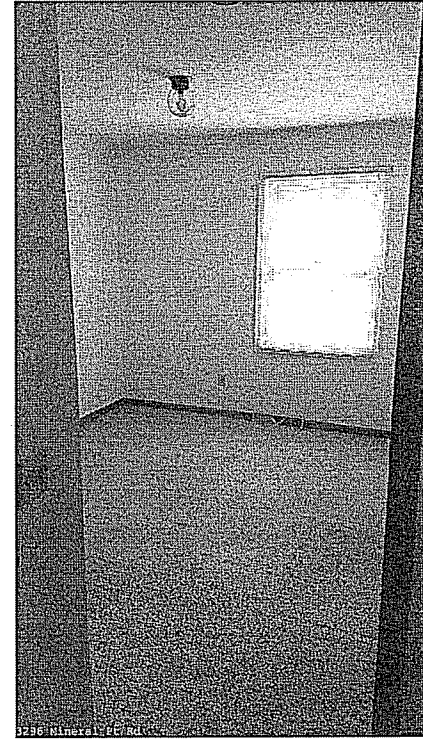
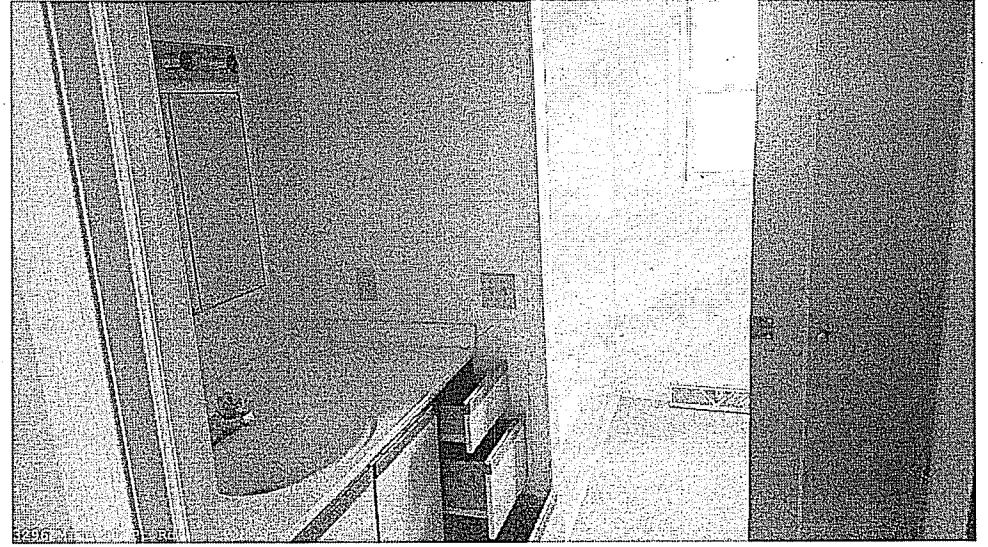
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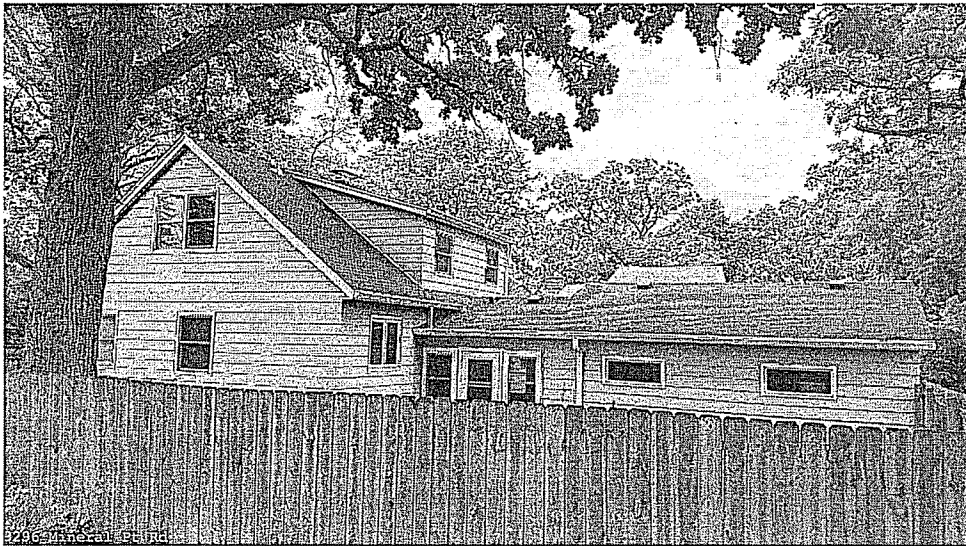
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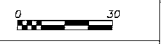
BETHANY UNITED METHODIST CHURCH

LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 21, T7N, R9E,
 CITY OF MADISON, DANE COUNTY, WISCONSIN

DEMOLITION PLAN



SCALE: 1" = 30'



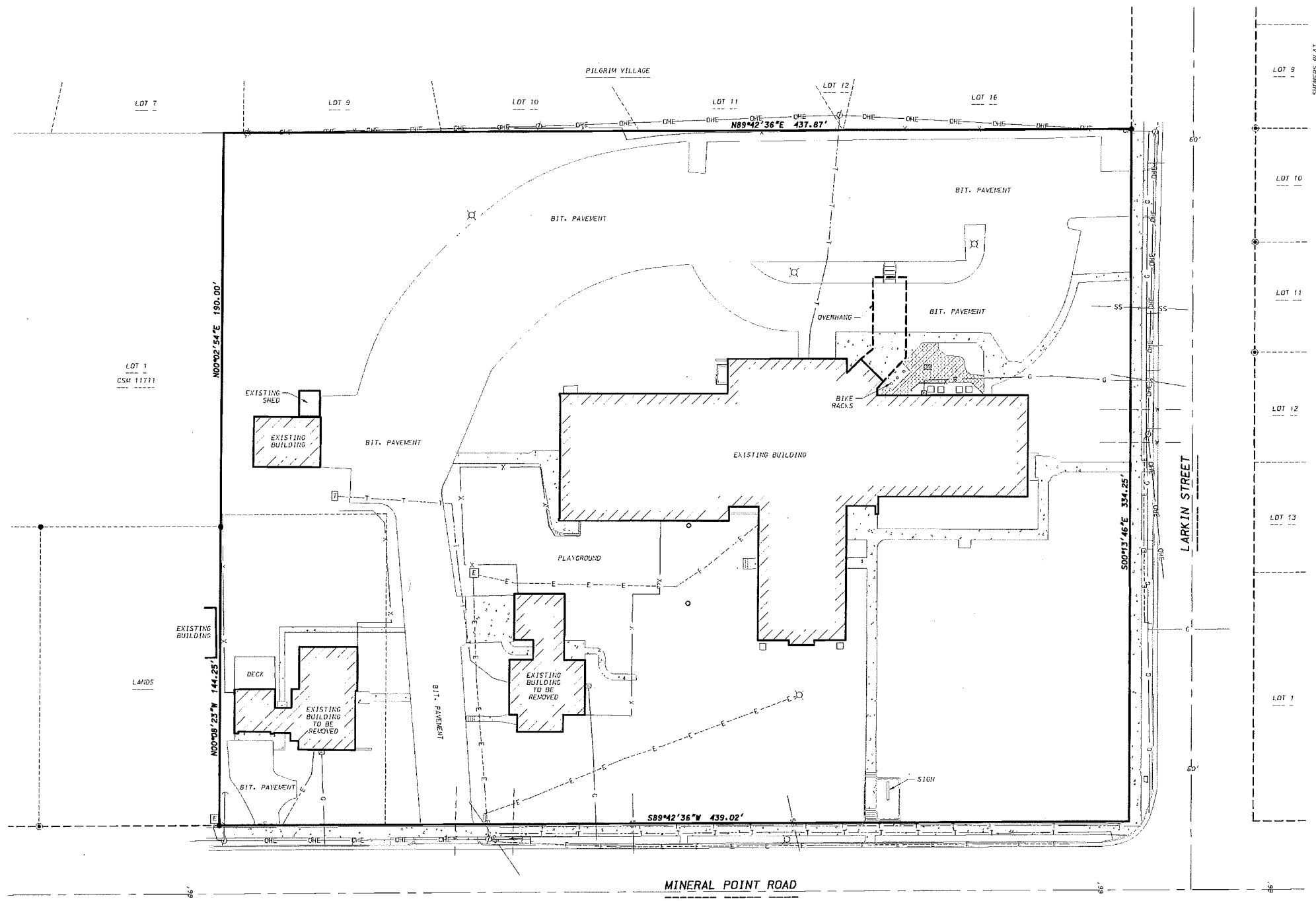
DATE: 03-19-15
 REVISED:
 X

FN: 15-02-111

Sheet Number:
 1 of 1

LEGEND

	FOUND 1-1/4" IRON REBAR
	FOUND 3/4" IRON REBAR
	UNDERGROUND ELECTRIC
	SANITARY SEWER
	WATER MAIN
	GAS MAIN
	OVERHEAD ELECTRIC
	UNDERGROUND FIBER OPTICS
	UNDERGROUND TELECOMMUNICATION LINE
	ELECTRIC TRANSFORMER
	TELEPHONE PEDESTAL
	INLET
	POWER POLE
	LIGHT POLE
	GAS METER
	CLEANOUT
	GUY WIRE
	CONCRETE
	BRICK
	CONCRETE CURB AND GUTTER
	AIR CONDITIONER
	FENCE
	RETAINING WALL



BETHANY UNITED METHODIST CHURCH

LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 21, T7N, R9E,
 CITY OF MADISON, DANE COUNTY, WISCONSIN

SITE PLAN



SCALE: 1" = 30'

DATE: 03-19-15
 REVISED:
 04-23-15

FN: 15-02-111
 Sheet Number:
 1 of 1

- LEGEND**
- FOUND 1-1/4" IRON REBAR
 - FOUND 3/4" IRON REBAR
 - E---E--- UNDERGROUND ELECTRIC
 - SS---SS--- SANITARY SEWER
 - ST---ST--- SANITARY SEWER
 - W---W--- WATER MAIN
 - G---G--- GAS MAIN
 - OHE---OHE--- OVERHEAD ELECTRIC
 - FD---FD--- UNDERGROUND FIBER OPTICS
 - T---T--- UNDERGROUND TELECOMMUNICATION LINE
 - C---C--- UNDERGROUND CABLE TV LINE
 - ⊞ ELECTRIC TRANSFORMER
 - ⊞ TELEPHONE PEDIESTAL
 - ⊞ INLET
 - ⊞ POWER POLE
 - ⊞ LIGHT POLE
 - ⊞ GAS METER
 - ⊞ CLEANOUT
 - ⊞ CUY WIRE
 - ⊞ DOWNSPOUT
 - ⊞ CONCRETE
 - ⊞ BRICK
 - C---C--- CONCRETE CURB AND GUTTER
 - ⊞ AIR CONDITIONER
 - X--- FENCE
 - X--- RETAINING WALL
 - X--- PROPOSED FENCE

