

CITY OF MADISON

Proposed Demolition & Rezoning

Location: 203 Wisconsin Avenue

Applicant: Randy Schmitgen - First United Methodist/
Matt Garret - Strang, Inc

From R6 & R6H District(s)

To C2 District(s)

Existing Use: Church School

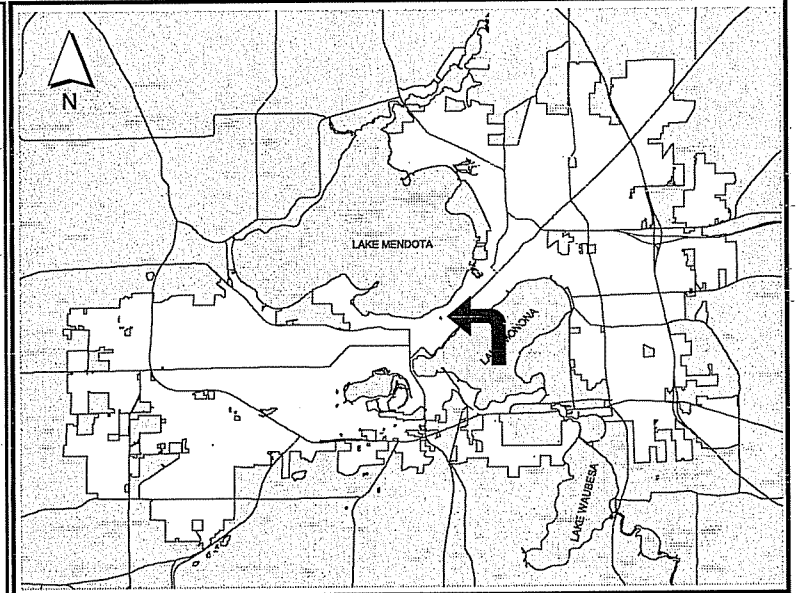
Proposed Use: Demolish Church School &
Build Addition to Church

File No.

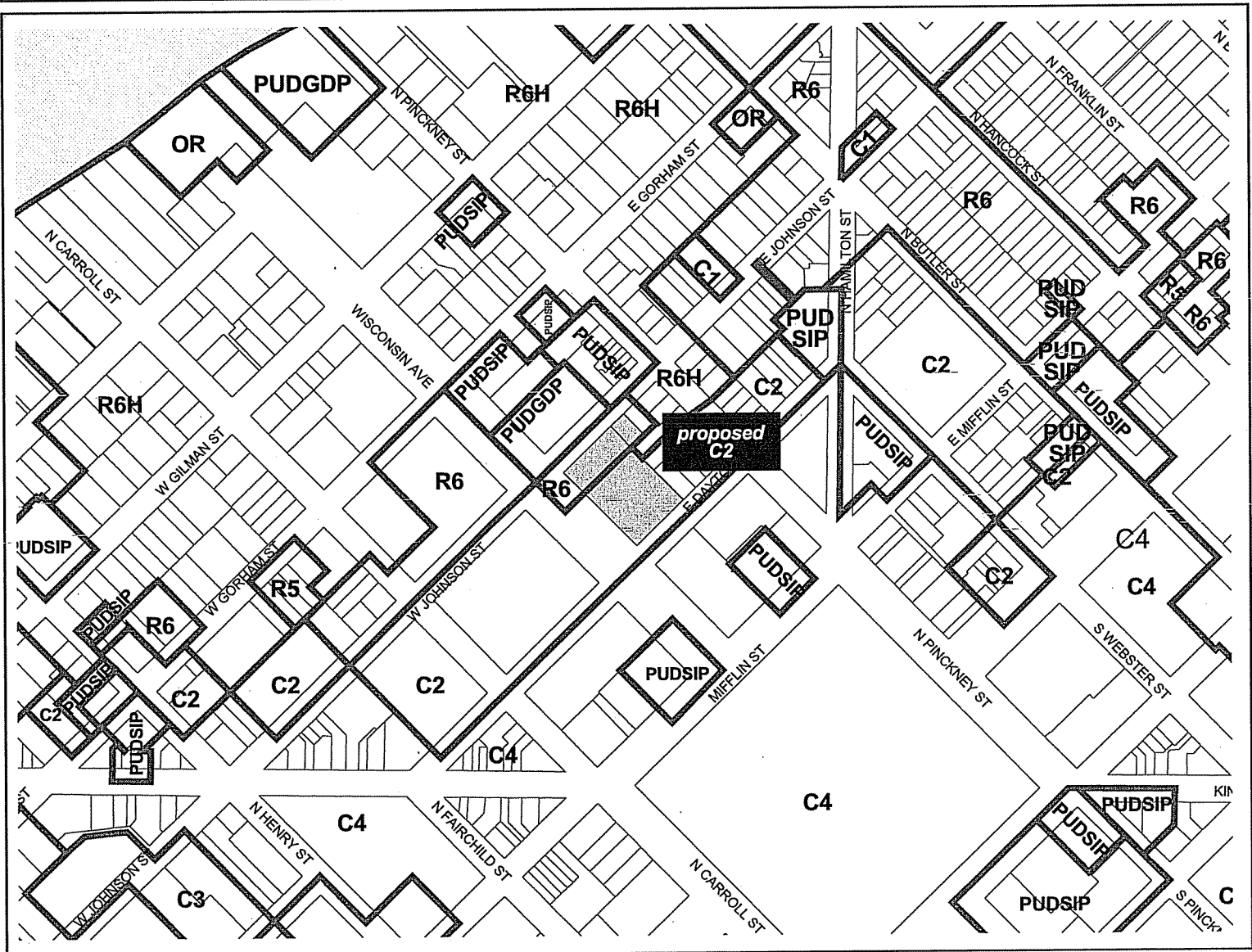
Public Hearing Dates:

Plan Commission 24 July 2006

Common Council 01 August 2006



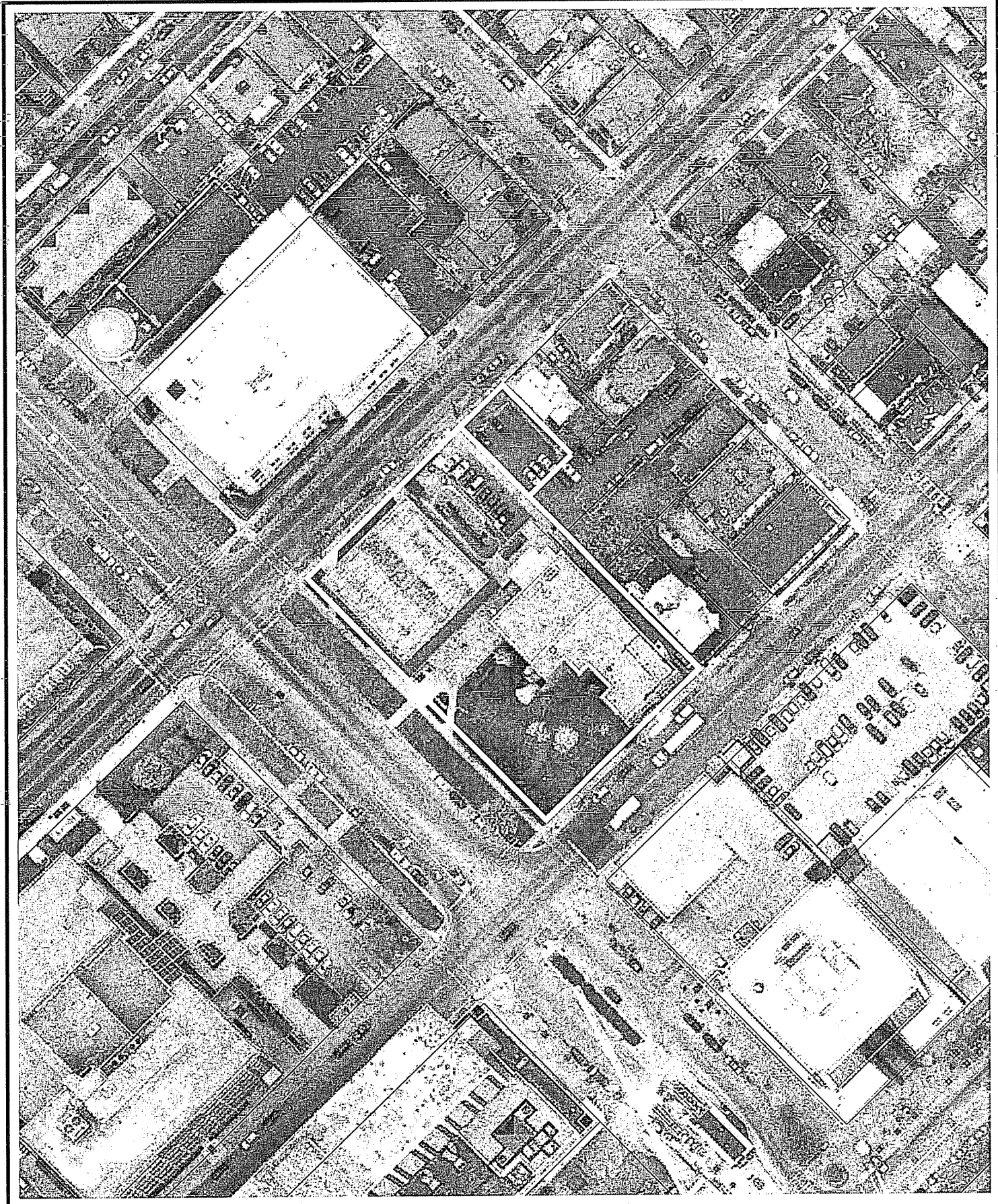
For Questions contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



203 Wisconsin Avenue

100 0 100 Feet

Date of Aerial Photography - April 2003





LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd, Room LL-100
PO Box 2985, Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the LOBBYING ORDINANCE on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:

Amt. Paid: \$ 800 Receipt No: 70592

Date Received: 5-10-06

Received By: RJT

Parcel No: 0709-144-1603-1

Aldermanic District: 4, Michael Verveer

GC: OK

Zoning District: C2, R6

For Complete Submittal

Application	<input checked="" type="checkbox"/>	Letter of Intent	<input checked="" type="checkbox"/>
IDUP	<u>N/A</u>	Legal Descript.	<input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/>	Zoning Text	<u>N/A</u>
Alder Notification	<input checked="" type="checkbox"/>	Waiver	
Nghrid. Assn Not.	<input checked="" type="checkbox"/>	Waiver	
Date Sign Issued			

1. Project Address: 203 Wisconsin Avenue Project Area in Acres: 1.096

Project Title (if any): First United Methodist Church

2. This is an application for: (check at least one)

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

<input checked="" type="checkbox"/> Rezoning from <u>R6, R6H</u> to <u>C2</u>	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use Demolition Permit Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Randy Schmitgen Company: First United Methodist Church

Street Address: 203 Wisconsin Avenue City/State: Madison, WI Zip: 53701

Telephone: (608) 256-4646 Fax: () Email: wfwhite@mbf-law.com

Project Contact Person: Matt Garrett Company: Strang, Inc.

Street Address: 6411 Mineral Point Road City/State: Madison, WI Zip: 53705

Telephone: (608) 276-9200 Fax: (608) 276-9204 Email: garrett@strang-inc.com

Property Owner (if not applicant): Applicant

Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: This project involves the demolition of a church education wing and construction of a new fellowship and education wing and parking lot.

Development Schedule: Commencement August 2006 Completion June 2007

5. Required Submittals:

- Site Plans submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - Seven (7) copies of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - Seven (7) copies of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - One (1) copy of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor.
- Filing Fee: \$ 800.00 See the fee schedule on the application cover page. Make checks payable to: City Treasurer.

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing buildings, photos of the interior and exterior of the structure(s) to be demolished shall be submitted with your application. Be advised that a Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits.
- A project proposing ten (10) or more dwelling units may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT PLAN application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A Zoning Text must accompany all Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as INDIVIDUAL Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

- Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:
 - > The site is located within the limits of the _____ Plan, which recommends _____ for this property.
- Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than 30 days prior to filing this request:
 - > List below the Alder person, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
 - Alderman Verveen and the Mansion Hill Neighborhood Association attended a public meeting on July 26, 2005.
 - NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.
- Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.
 - Planner Peter Olson date 4/21; 1/3 | Zoning staff Kathy Voeck date 4/21; 1/3

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

Printed Name: LAWRENCE L. BARTON Date: 5/5/06

Signature: *Lawrence L. Barton* Relation to Property Owner: architect

Authorizing Signature of Property Owner: *Kathy Voeck* Date: 5/8/06



May 10, 2006

City of Madison
Plan Commission
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

RE: First United Methodist Church, Land Use Application

Dear Plan Commissioners

Enclosed is an application for your review for a zoning map change and a demolition permit for the First United Methodist Church at 203 Wisconsin Avenue. The church is seeking to change a portion of their site from R-6 and R-6H zoning to C-2 Zoning. Because their property contains three different zoning districts, it complicates their ability to proceed with expansion plans. The parcels of R-6 and R-6H zoning do not currently have any buildings on them other than the church.

The church also seeks to demolish an education wing that occupies the southern portion of their property. This wing has a history of mold problems, HVAC problems, and general configuration issues. Remediation of these deficiencies exceed the church's abilities and they have determined that the best course of action is to remove that portion of the building and replace it with a new education and fellowship wing. The church is currently working with Madison Environmental group to reuse and recycle those things they will not be taking for themselves.

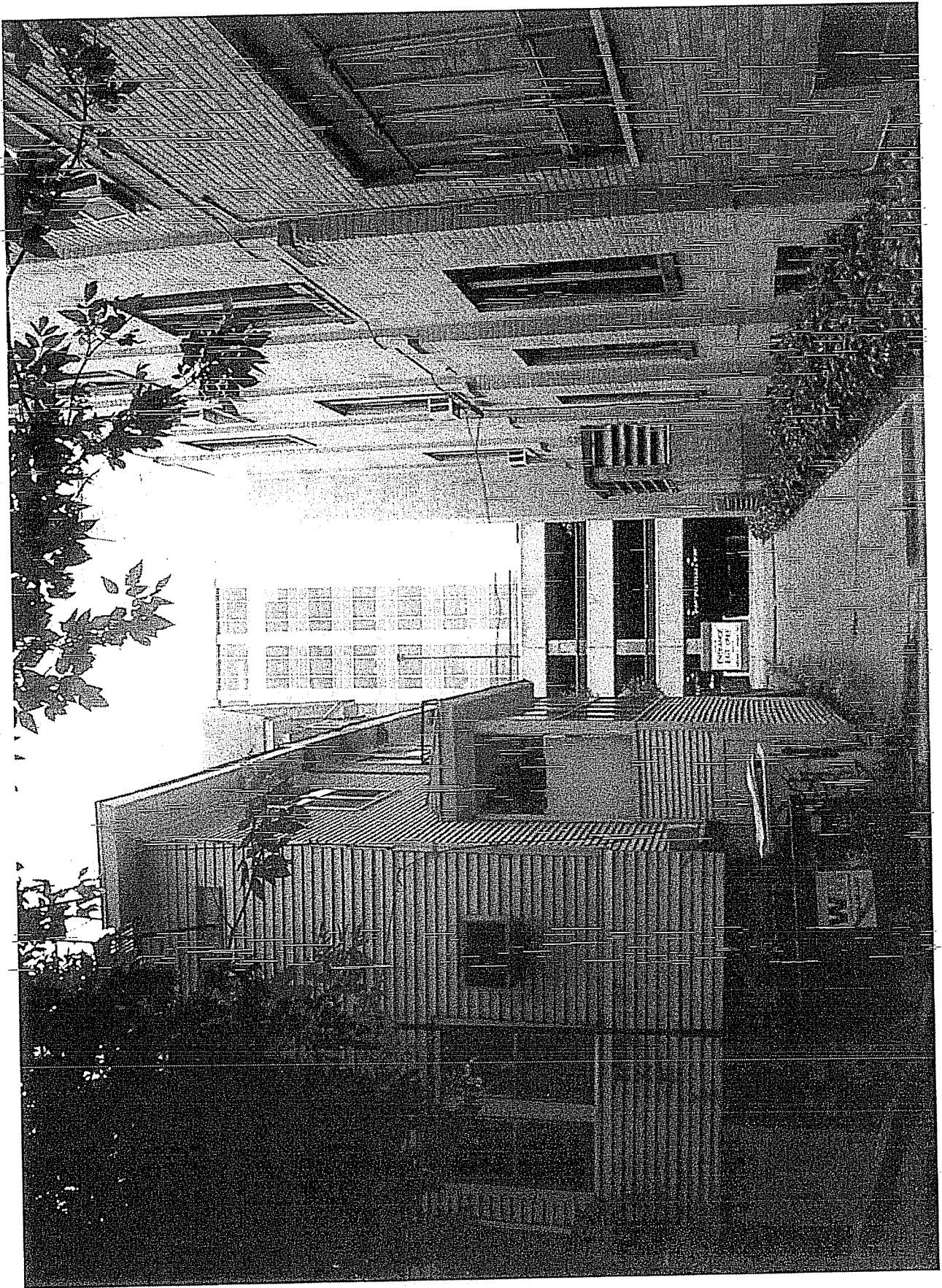
First United Methodist Church is one of the oldest churches in the city of Madison. They typically have between 350 and 450 people attend three worship services each Sunday. During the week, no more than ten employees and volunteers occupy the building. The church also has an active food pantry, which distributes food to about 100 families per week.

Sincerely,

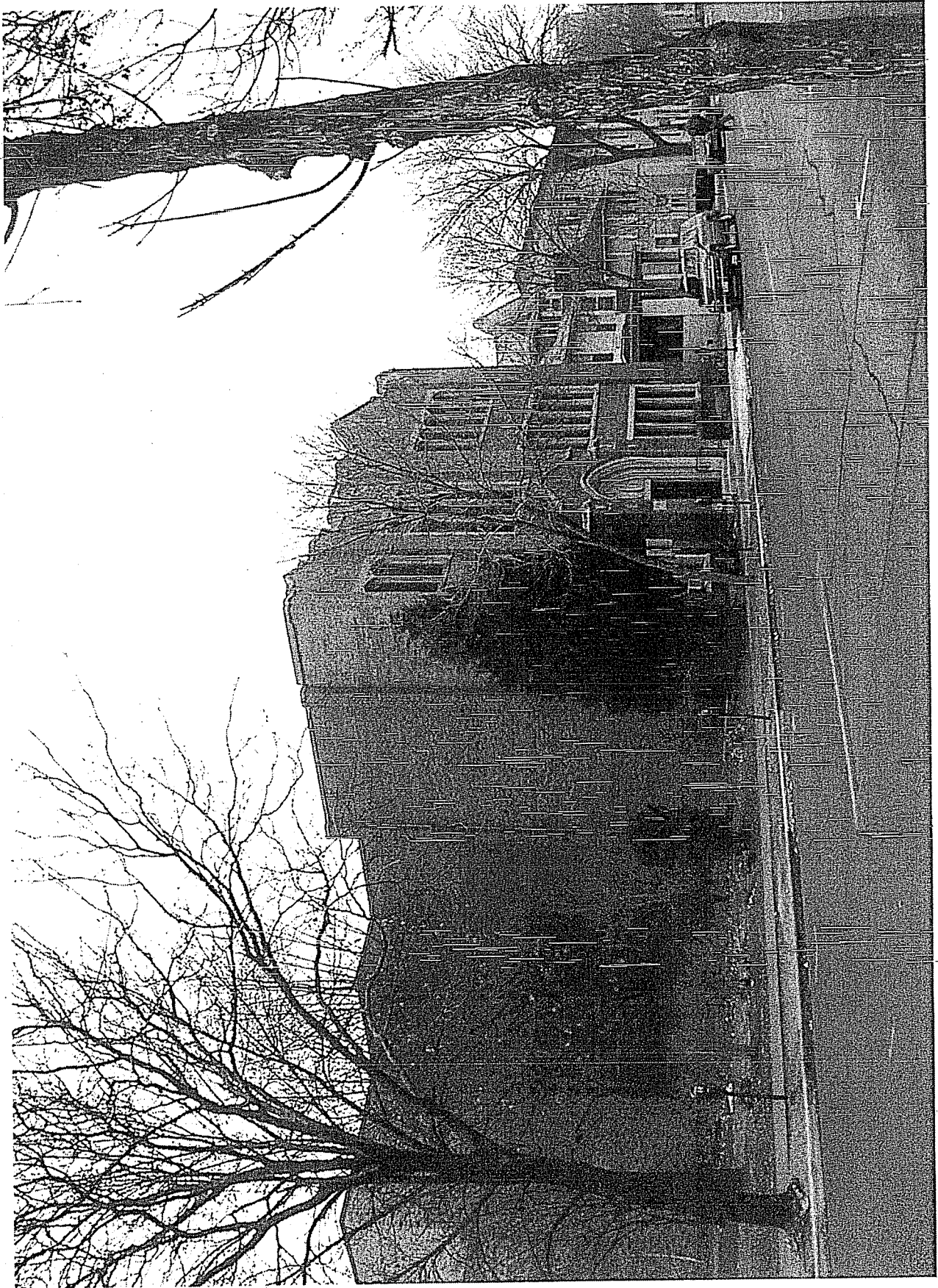
STRANG, INC.

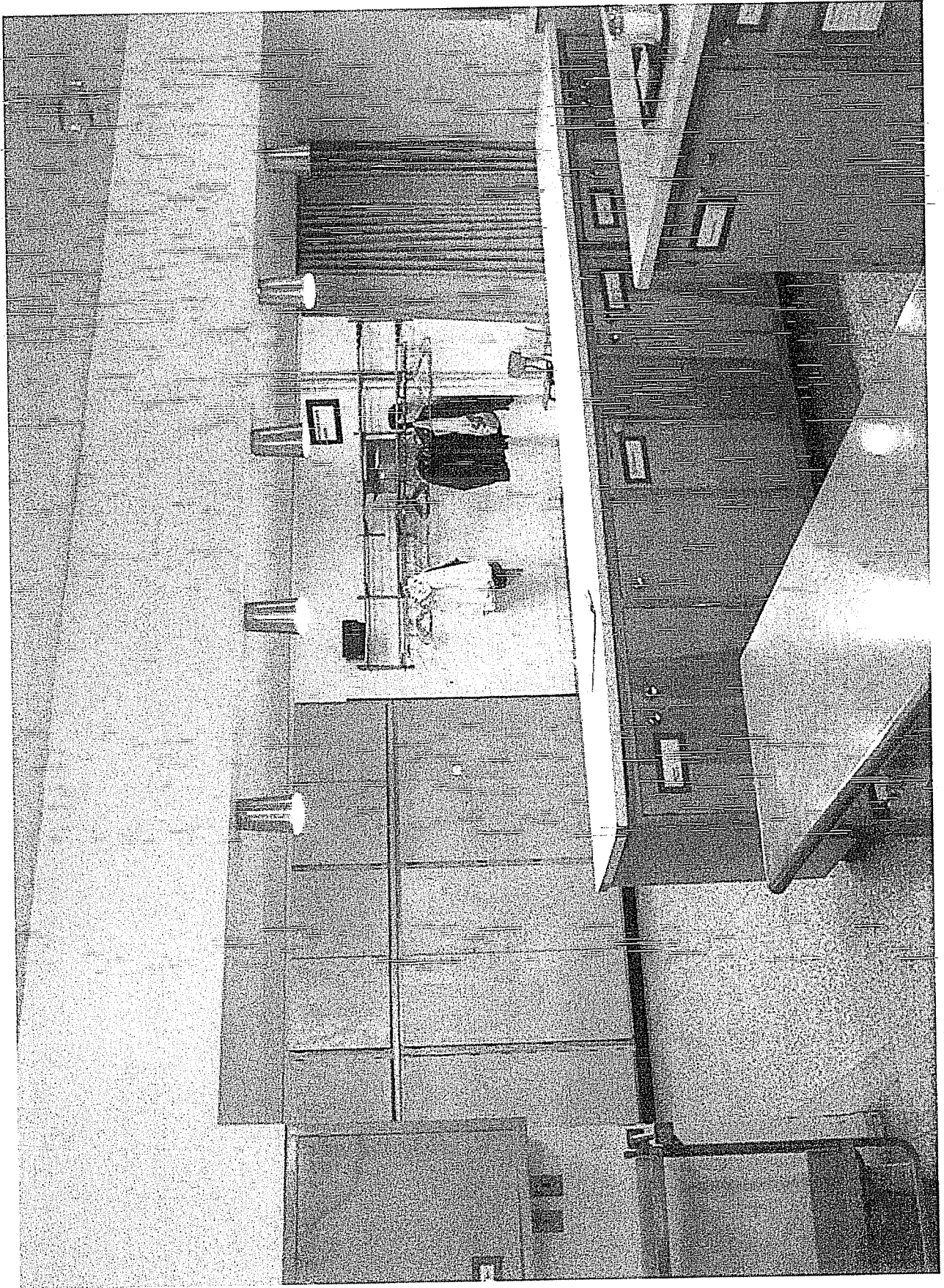
Matt Garrett, AIA

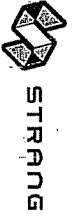
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN







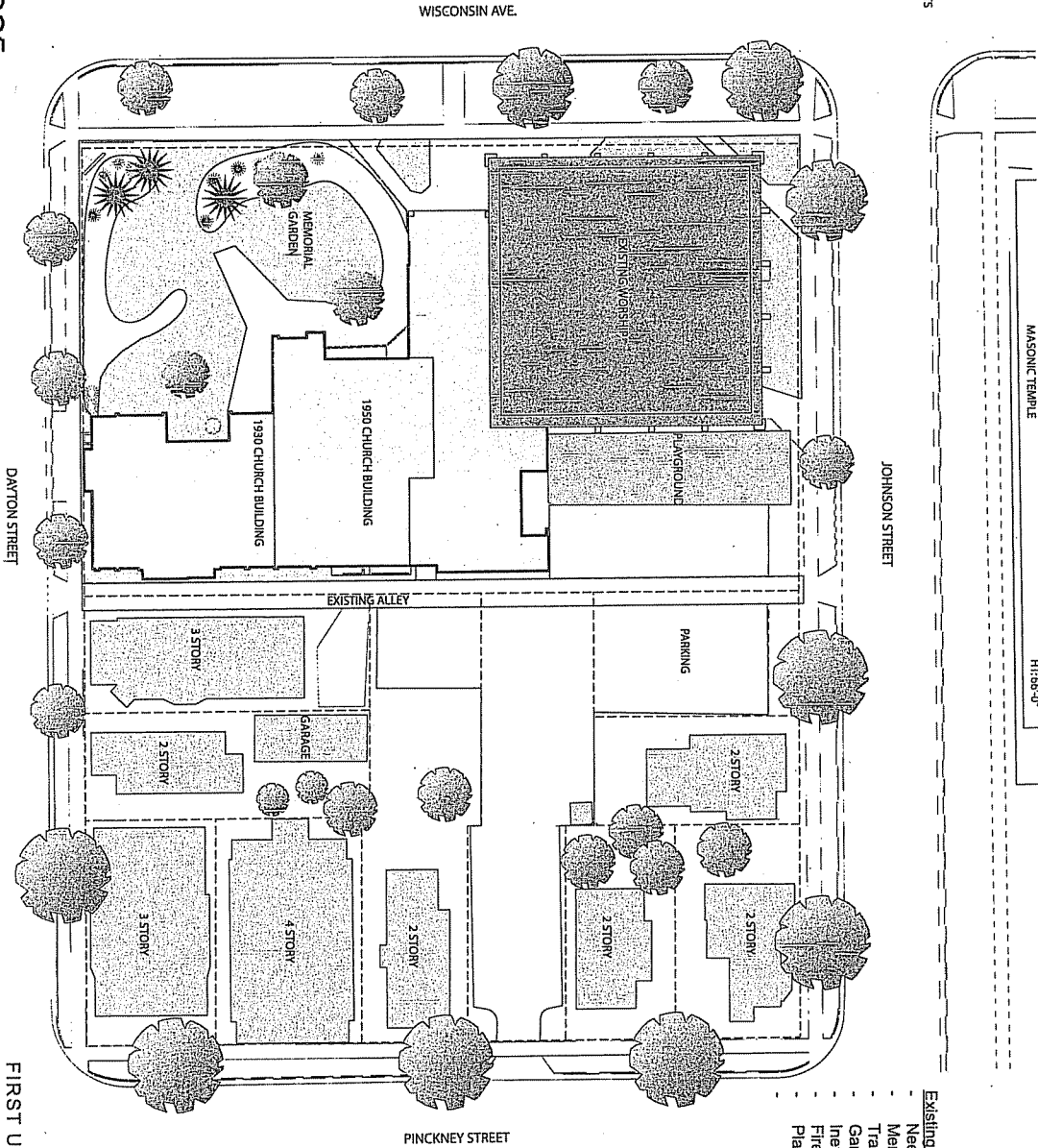




ARCHITECTURE
 INTERIORS
 LANDSCAPE ARCHITECTURE

MANIC BUILDING
 HEIGHT: 94'-8"

BETHEL BUILDING HEIGHTS
 BELL TOWER 77'-0"
 SANCTUARY 55'-0"
 EDUCATION WING 33'-0"



MASONIC TEMPLE

HT: 66'-0"

JOHNSON STREET

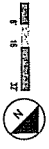
WISCONSIN AVE.

DAYTON STREET

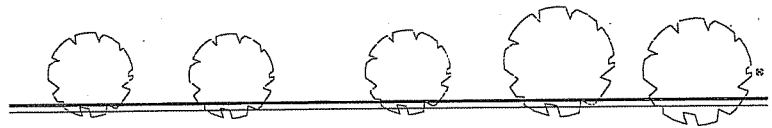
PINCKNEY STREET

EXISTING ALLEY

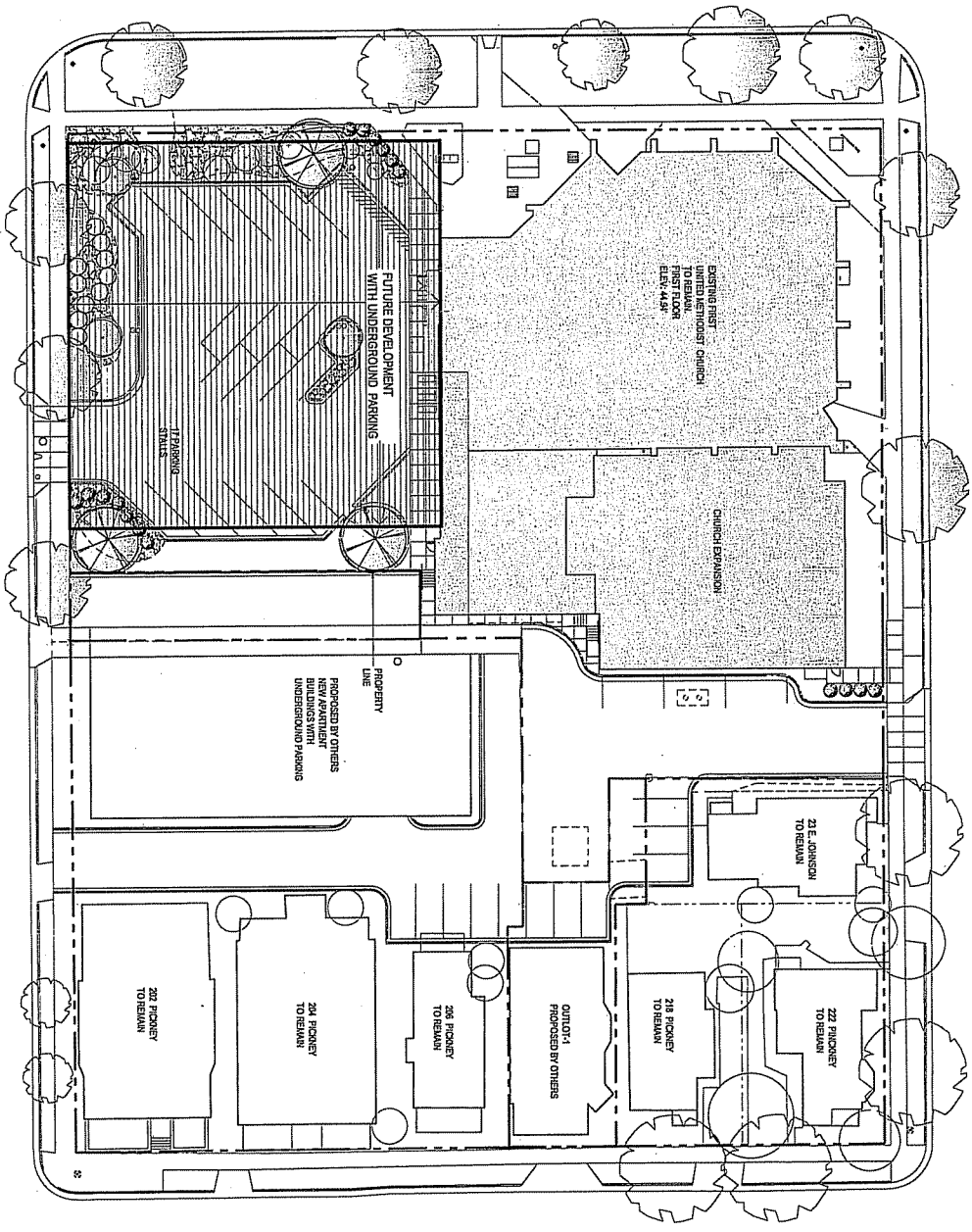
- - - - - Existing Site Plan
- - - - - Need for civic presence on Wisconsin Ave.
- - - - - Memorial garden - Transitional use
- - - - - Traffic circulation
- - - - - Garage and service access
- - - - - Inefficient and insufficient parking
- - - - - Fire Department access
- - - - - Playground
- - - - - Safety and lighting



FIRST UNITED METHODIST CHURCH
 EXISTING SITE PLAN



WISCONSIN AVENUE



EAST JOHNSON STREET

E. DAYTON STREET

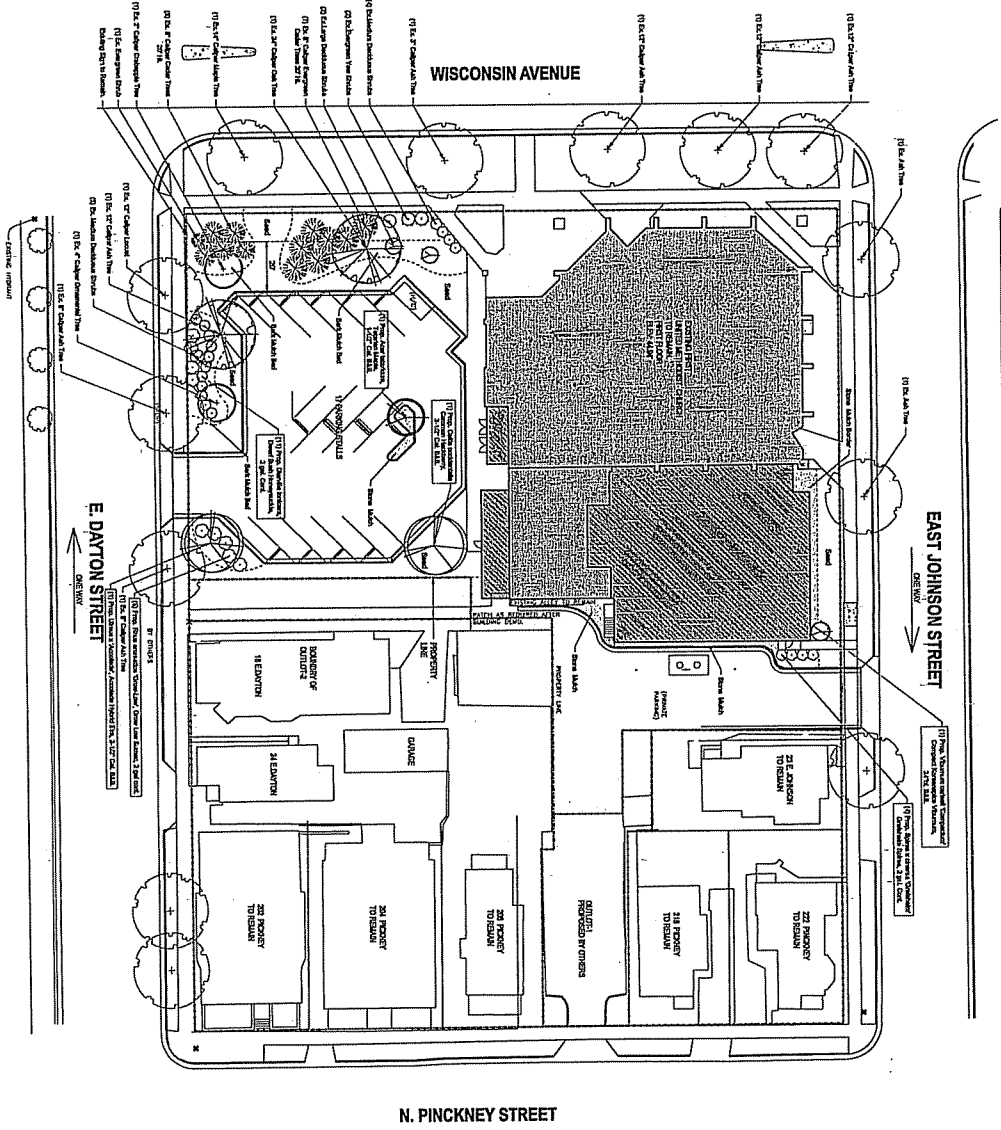
N. PINCKNEY STREET



FIRST UNITED METHODIST CHURCH
SITE PLAN

Final Schedule Worksheet
 Prepared by: [Name] Date: [Date]

Activity	Start	Finish	Duration	Predecessors
1. Site Preparation	01/15/11	02/15/11	31	
2. Foundation	02/15/11	03/15/11	31	1
3. Framing	03/15/11	04/15/11	31	2
4. Mechanical/Electrical/Plumbing	04/15/11	05/15/11	31	3
5. Drywall	05/15/11	06/15/11	31	4
6. Painting	06/15/11	07/15/11	31	5
7. Flooring	07/15/11	08/15/11	31	6
8. Final Inspection	08/15/11	09/15/11	31	7
Total Project Duration	01/15/11	09/15/11	254	



N 7th
 135°
 SITE PLANTING PLAN
 SCALE: 1/16" = 1'



STRANG
 ARCHITECTS
 1000 N. 10th Street
 Milwaukee, WI 53233
 TEL: 414.224.2200
 FAX: 414.224.2201
 WWW.STRANGARCHITECTS.COM

STRANG
 ARCHITECTS
 1000 N. 10th Street
 Milwaukee, WI 53233
 TEL: 414.224.2200
 FAX: 414.224.2201
 WWW.STRANGARCHITECTS.COM

STRANG
 ARCHITECTS
 1000 N. 10th Street
 Milwaukee, WI 53233
 TEL: 414.224.2200
 FAX: 414.224.2201
 WWW.STRANGARCHITECTS.COM

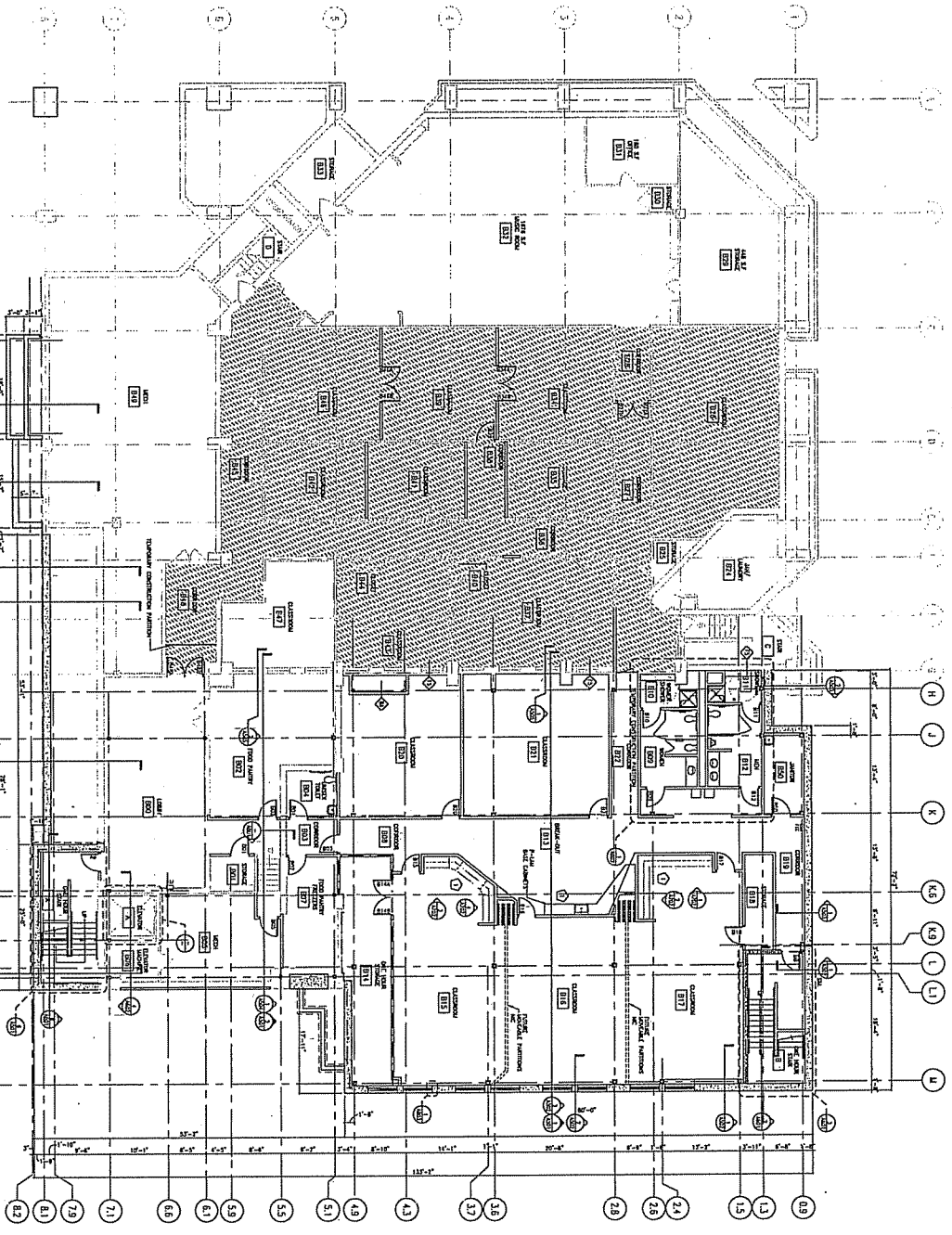
L201



STRANG

ARCHITECTURE
 ENGINEERING
 INTERIOR DESIGN
 STRANG INC.
 4111 SHENLEY DRIVE ROAD
 MADISON, WI 53718-4995
 P: 608 278 8200
 F: 608 278 8200

- GENERAL NOTES**
1. PROVIDE GOOD SURFACE FINISHES IN ALL SPACES.
 2. ALL FINISHES ARE TO BE ACCORDING TO THE SPECIFICATIONS.
 3. ALL DIMENSIONS ARE GIVEN TO FACE OF WALL OR SURFACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO FACE OF WALL OR SURFACE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO FACE OF WALL OR SURFACE UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE TO FACE OF WALL OR SURFACE UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS ARE TO FACE OF WALL OR SURFACE UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS ARE TO FACE OF WALL OR SURFACE UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS ARE TO FACE OF WALL OR SURFACE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO FACE OF WALL OR SURFACE UNLESS OTHERWISE NOTED.
- SPECIFIC PLAN NOTES**
- 1. 1" = 1/8" = 1'-0"
 - 2. 1" = 1/8" = 1'-0"
 - 3. 1" = 1/8" = 1'-0"
 - 4. 1" = 1/8" = 1'-0"
 - 5. 1" = 1/8" = 1'-0"
 - 6. 1" = 1/8" = 1'-0"
 - 7. 1" = 1/8" = 1'-0"
 - 8. 1" = 1/8" = 1'-0"
 - 9. 1" = 1/8" = 1'-0"
 - 10. 1" = 1/8" = 1'-0"



LOWER LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"

SHEET NO. **A200**

LOWER LEVEL FLOOR PLAN

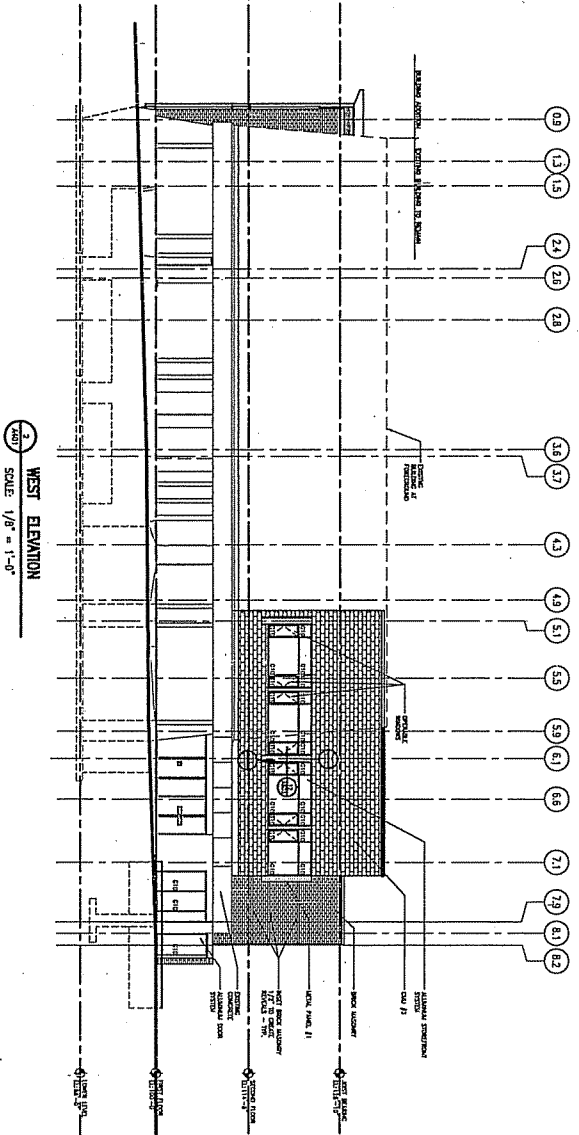
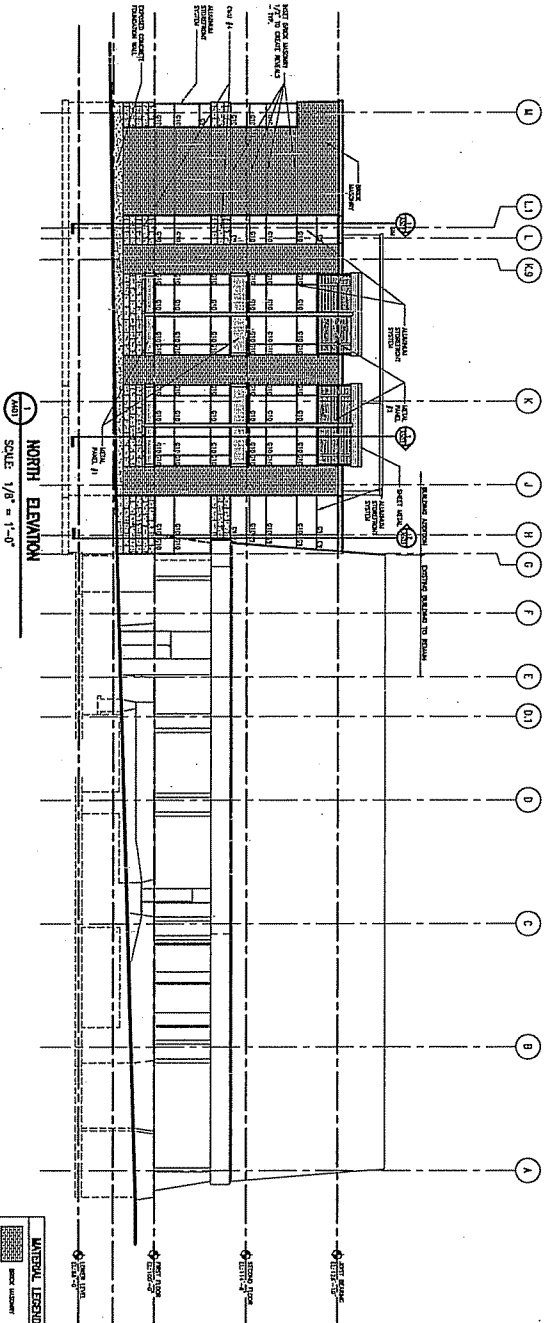
FIRST UNITED METHODIST CHURCH DOWNTOWN EXPANSION

205 WISCONSIN AVENUE
 MADISON, WISCONSIN

SHEET TITLE

DRAWN	DB
CHECKED	JIS
DATE	09-09-09
PROJECT NO.	2003042
PROJECT TITLE	FIRST UNITED METHODIST CHURCH DOWNTOWN EXPANSION
DRAWING SET	C
COMPONENT	00-0000
STRANG INC.	
FILE NAME	2003042-000-DWG
REVISIONS	

15



MATERIAL LEGEND	
[Pattern]	BRICK, COMMON
[Pattern]	BRICK, GLAZED
[Pattern]	GLASS, CLEAR
[Pattern]	GLASS, TINTED
[Pattern]	CONCRETE, EXPOSED
[Pattern]	CONCRETE, FINISHED
[Pattern]	WOOD, PINE, 1"
[Pattern]	WOOD, PINE, 2"
[Pattern]	WOOD, PINE, 4"
[Pattern]	WOOD, PINE, 6"
[Pattern]	WOOD, PINE, 8"
[Pattern]	WOOD, PINE, 10"
[Pattern]	WOOD, PINE, 12"
[Pattern]	WOOD, PINE, 14"
[Pattern]	WOOD, PINE, 16"
[Pattern]	WOOD, PINE, 18"
[Pattern]	WOOD, PINE, 20"
[Pattern]	WOOD, PINE, 22"
[Pattern]	WOOD, PINE, 24"
[Pattern]	WOOD, PINE, 26"
[Pattern]	WOOD, PINE, 28"
[Pattern]	WOOD, PINE, 30"
[Pattern]	WOOD, PINE, 32"
[Pattern]	WOOD, PINE, 34"
[Pattern]	WOOD, PINE, 36"
[Pattern]	WOOD, PINE, 38"
[Pattern]	WOOD, PINE, 40"
[Pattern]	WOOD, PINE, 42"
[Pattern]	WOOD, PINE, 44"
[Pattern]	WOOD, PINE, 46"
[Pattern]	WOOD, PINE, 48"
[Pattern]	WOOD, PINE, 50"
[Pattern]	WOOD, PINE, 52"
[Pattern]	WOOD, PINE, 54"
[Pattern]	WOOD, PINE, 56"
[Pattern]	WOOD, PINE, 58"
[Pattern]	WOOD, PINE, 60"
[Pattern]	WOOD, PINE, 62"
[Pattern]	WOOD, PINE, 64"
[Pattern]	WOOD, PINE, 66"
[Pattern]	WOOD, PINE, 68"
[Pattern]	WOOD, PINE, 70"
[Pattern]	WOOD, PINE, 72"
[Pattern]	WOOD, PINE, 74"
[Pattern]	WOOD, PINE, 76"
[Pattern]	WOOD, PINE, 78"
[Pattern]	WOOD, PINE, 80"
[Pattern]	WOOD, PINE, 82"
[Pattern]	WOOD, PINE, 84"
[Pattern]	WOOD, PINE, 86"
[Pattern]	WOOD, PINE, 88"
[Pattern]	WOOD, PINE, 90"
[Pattern]	WOOD, PINE, 92"
[Pattern]	WOOD, PINE, 94"
[Pattern]	WOOD, PINE, 96"
[Pattern]	WOOD, PINE, 98"
[Pattern]	WOOD, PINE, 100"



ARCHITECTURE
INTERIOR DESIGN
STRANG, INC.
1000 NORTH 40TH
MADISON, WI 53705-4935
P / 608 238 8528
F / 608 238 8254

DRAWING SET
C
COPYRIGHT
STRANG, INC. 00-00-00
P/E VALUE 200502-24-01-0000
REVISIONS

DRAWN
CHECKED
DATE 02-08-00
PROJECT NO. 2000042

FIRST UNITED
METHODIST CHURCH
DOWNTOWN
EXPANSION

200 WISCONSIN AVENUE
MADISON, WISCONSIN

SHEET TITLE
EXTERIOR
ELEVATIONS

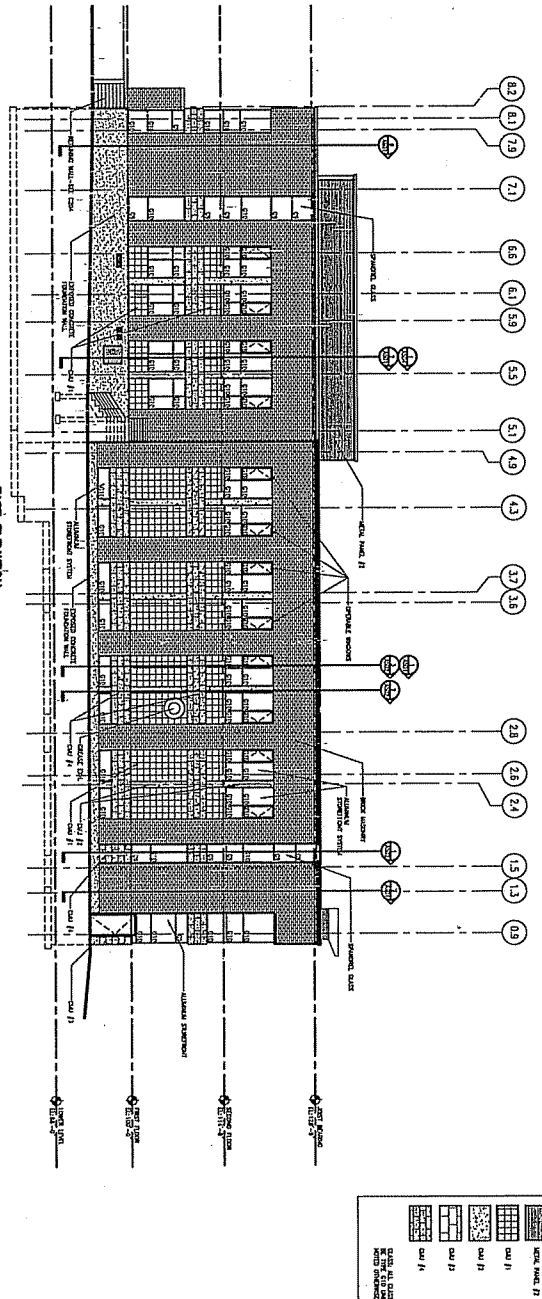
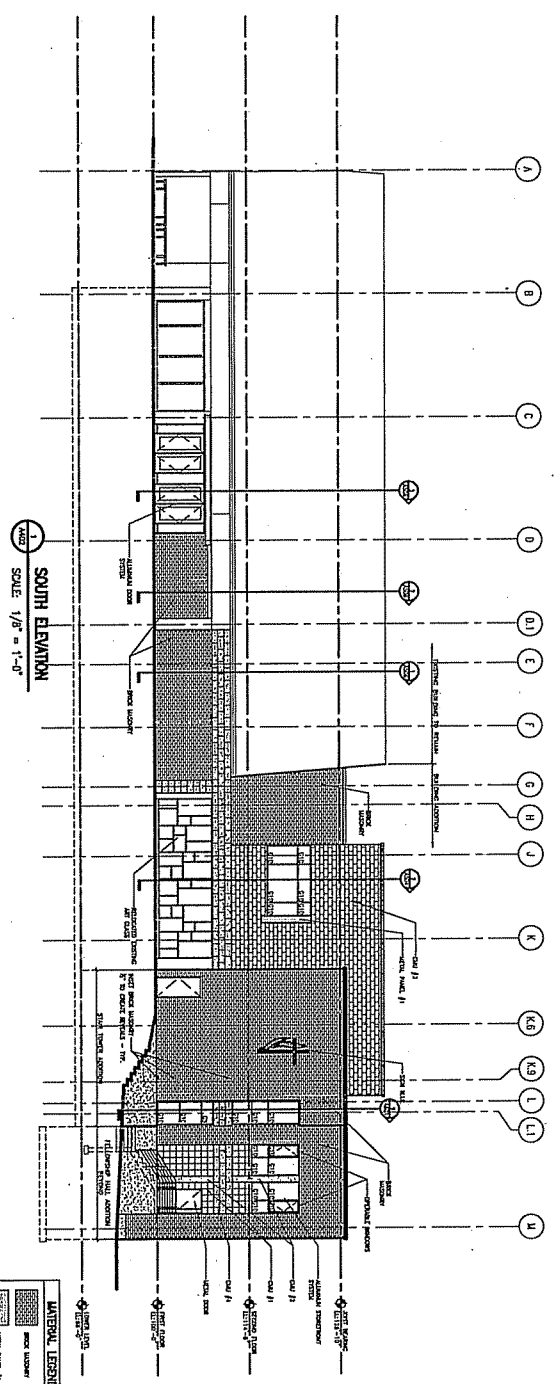
SHEET NO.
A401



STRANG

ARCHITECTURAL
INTERIOR DESIGN

STRANG INC.
2010 FIRST ST.
MADISON, WI 53703-1919
761.838.2838 FAX
761.838.2834



DRAWING SET C
 COPYRIGHT 00-00-00
 STRANG, INC.
 FILE NAME 2000UC-4402DWG.
 REVISIONS
 DRAWN _____
 CHECKED _____
 DATE 00-00-00
 PROJECT NO. 2000142
 PROJECT TITLE
 FIRST UNITED
 METHODIST CHURCH
 DOWNTOWN
 EXPANSION
 201 WISCONSIN AVENUE
 MADISON, WISCONSIN
 SHEET TITLE
 EXTERIOR
 ELEVATIONS
 SHEET NO. A402

