

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____

Project # _____

03722

DATE SUBMITTED: _____	<input checked="" type="checkbox"/> Action Requested
UDC MEETING DATE: <u>24 MAY 2006</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 2502 E. Washington Ave., Madison
ALDERMANIC DISTRICT: Benford

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
Hellenic Orthodox Community of Msn. Burse Engr. & Surveying
11 N. 7th St. 1400 E. Washington Ave, Ste 158
Madison, WI 53704 Madison, WI 53703

CONTACT PERSON: Mr. Spiros Fafalios, P.E.
Address: 630 Oxford Rd.
Waukesha WI 53186
Phone: 262-352-8462
Fax: 608-244-1565
E-mail address: fafalios@yahoo.com

TYPE OF PROJECT:
(See Section A for:)

- Planned Unit Development (PUD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 50,000 Sq. Ft.
- Planned Commercial Site



(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

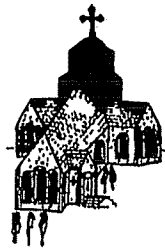
(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)



Assumption Greek Orthodox Church

11 North Seventh Street
Madison, Wisconsin 53704
Phone 608-244-1001 Fax 608-244-1565
Cell phone 414-218-1001
Email greekchh@execpc.com
www.assumptionmadison.org
Rev. Fr. Joseph J. Tzougros, Economos

May 16, 2006

City of Madison
Urban Design Commission
215 Martin Luther King Jr. Blvd, Room LL-100
Madison, WI 53701-2985

RE: Informational Presentation, 2502 E. Washington Ave. Property

Dear Urban Design Commission,

On behalf of the Hellenic Orthodox Community of Madison, Wisconsin, a Wisconsin non-stock corporation (aka Assumption Greek Orthodox Church), I submit this permit application describing the intended use of the property at 2502 E. Washington Ave, henceforth called the Former Joseff Property. The Former Joseff property was purchased by the Assumption Greek Orthodox Church in 2005. The Assumption Greek Orthodox Church, located at 11 N. 7th Street, and the former Joseff Property share common boundaries on the north and east sides, which extend approximately 95 feet and 50 feet, respectively. The parcel is approximately 3,600 feet (under 0.10 acre) in size. The Church intends to demolish the small building on the site and replace it with a combination of parking and greenspace. The following correspondence provides details of the benefit of the construction, public involvement to date, scope of construction activities, scheduling concerns, and involved parties.

COMMUNITY BENEFIT

The Assumption Greek Orthodox Church purchased the former Joseff property in order to increase the presence of the Church on the corner of Seventh Street and East Washington Avenue. The Assumption Greek Orthodox Church intends to remain in its current location, enhancing the appearance and character of the "Gateway to the Capitol." In doing so, the proposed construction will be an overall benefit to the neighborhood.

In addition to improving the appearance of the neighborhood, the proposed demolition will reduce crime in the immediate area. The narrow space between the "Bill's Key Shop" building and the Assumption Greek Orthodox Church building has in the past hidden nefarious activities. Evidence of vandalism, drug use, and lascivious acts has been encountered in the four foot wide alley between the buildings. The demolition of the former "Bill's Key Shop" will expose this area to the public and reduce its use for illegal and immoral activities.

An environmental benefit to the neighborhood will also be realized. The former Joseff Property was formerly operated as a gas station and dry cleaner, prior to its use as a retail key shop. The site contains at least four underground storage tanks (USTs). The one site building, formerly known as "Bill's Key Shop" must be removed in order to fully assess the USTs and the environmental impacts at the site. Because of the necessary environmental activities that are planned, final site restoration design is still pending. However, the Assumption Greek Orthodox Church intends to use the former Joseff property for greenspace and parking. At a minimum, the Assumption Greek Orthodox Church respectfully requests the City of Madison grant a demolition permit separate from a reconstruction permit. The attached plans provide detail regarding final site restoration, but timing is of the essence in demolishing the building to complete environmental restoration activities required by the Department of Natural Resources. A separate submittal will be presented to the City before any further restoration of the site is undertaken.

PUBLIC INVOLVEMENT

Representatives of the Assumption Greek Orthodox Church spoke with neighborhood association contacts and informed immediate neighbors of plans to beautify the corner of Seventh Street and East Washington Avenue. On May 1, 2006 Alderman Brian Benford was informed of the Church's intentions. Alderman Benford waived his 30 day notification requirement and gave his full support to the Church's plans. Mr. Joe Schirmer, appointed representative of the Assumption Greek Orthodox Church, spoke with neighborhood association contacts on May 11, 2006 as requested by Mr. Al Martin of the Urban Design Commission in a planning meeting earlier that day.

Mr. Robert Gibbons, President of the Emerson East Neighborhood Association and Ms. Rebecca Krantz, a coordinator of multiple neighborhood associations on the East Isthmus were contacted and informed that the Assumption Greek Orthodox Church had begun the process of obtaining City approval for the demolition of the former Joseff property, the removal of USTs for environmental purposes, and restoring the parking area with the addition of greenspace. Neighborhood association contacts were advised that Assumption Greek Orthodox Church would keep them informed of plans as they developed. Mr. Gibbons seemed to appreciate hearing from the Church and asked to be kept informed as plans developed. Ms. Krantz suggested the Church contact two adjacent neighborhood associations. Copies of the attached plans will be provided to the above-referenced neighborhood association contacts.

In addition to the requested neighborhood associations, Mr. Schirmer called and left a message for Ms. Lesley Grossberg of the Eken Park Neighborhood Association and attempted contact with Mr. Dan Melton of the Schenk Atwood Neighborhood Association throughout the weekend of May 12 to 14, 2006 without success. In addition to neighborhood association contacts, an informational letter was delivered to residents of Seventh Street between East Washington Avenue and Johnson Street on May 14, 2006 relaying the same basic information about proposed Church activities.

CONSTRUCTION ACTIVITIES

The name of the overall project is the demolition and site restoration project planned for completion in *two distinct phases*. The **first phase** will include demolition of the existing single story brick building without basement. An asbestos inspection was completed in April 2006, and no friable asbestos was encountered. A limited amount of non-friable asbestos-containing caulking and mastic was encountered. Due to the construction of the building in the 1950s, probable lead paint was used on the brick. E

Site Demolition

Existing conditions and demolition activities are reflected on the *demolition plan* and attached photos. The building will be demolished to at least surface grade. Footings down to 4 feet below ground surface will also be removed. Above-ground materials including glass, brick, doors, and interior features will be containerized and disposed at Dane County Landfill. Below ground components, including concrete flooring and footings will be used at a nearby quarry as clean fill. Further construction details and asbestos inspection report will be provided upon request.

Underground Storage Tank Removal

The **first phase** of the demolition and site restoration project will also include removal of at least four and up to six underground storage tanks (USTs). The former Joseff property was formerly operated as a gasoline service station and dry cleaner facility. According to information obtained from the Wisconsin Department of Commerce (Commerce) website, three USTs were abandoned in place prior to January 1, 1988 by emptying the tank contents and filling them with sand. A fourth UST was encountered during a November 2004 Phase II Environmental Site Assessment conducted on behalf of the Church. Two additional USTs may exist based on historical records and field observations made during Phase II Environmental Site Assessment. The results of Phase II Environmental Site Assessment are available for the City's review, upon request.

Following demolition of the building, USTs will be removed. USTs previously abandoned will not be assessed in accordance with Wisconsin Administrative Code Chapter Comm 10. Upon removal and cleaning, all tanks will be loaded for offsite disposal or recycling, depending on the condition of the USTs, at a Wisconsin Department of Natural Resources (WDNR) approved recycling and disposal facility. Environmental samples will be collected from beneath the USTs and related piping runs to document remaining soil conditions.

Interim Restoration

Following UST assessment and removal, the site will be backfilled to approximately existing grades. During the first phase of construction, encountered utilities, including water and sewer shall be cut and capped at the property line, with approval from the City

of Madison. Fine-grained backfill will be used predominantly to minimize groundwater mounding. Interim surface restoration of disturbed areas will include 6 to 8 inches of gravel to minimize erosion in areas to be paved. Areas for greenspace will be seeded and mulched and watered until substantial vegetation is established. The surface of the backfill shall be pitched 1- 2 percent to minimize ponding on the site in the interim. Erosion controls shown will remain in place until completion of the second phase of work.

Final Restoration

The **second phase** of construction will be completed following 1) environmental investigation and (if necessary) remediation activities; 2) City reconstruction of 7th Street and East Washington Avenue rights of way surrounding the Assumption Greek Orthodox Church; and 3) restoration plan approval by the City of Madison. Conceptual plans for construction of the second phase are shown on Plan S-1, Site Restoration Plan. The plan reflects an increase in greenspace, removal of one driveway and replacement of approximately six parking stalls.

The addition of six parking stalls will increase available parishioner parking by over 30 percent, reducing the requirement for street parking for church members. Church members include a number of elderly people and young children. Two handicapped parking spots are located on the original church property, which will still be in compliance with the Americans with Disabilities Act and City requirements. A combination of grass and planted trees will be set along the eastern property line of the former Joseff property. The remainder of the greenspace is likely to be grass.

A noteworthy distinguishing feature planned for final site restoration will likely include a perimeter ornamental fence. A perimeter ornamental fence similar in style to that shown on the attached cut sheet and conceptual plan will define the Assumption Greek Orthodox church property. Parking entrances will include cantilevered vehicular gates, and pedestrian access will include walk-through swing gates. During non-use, gates will be closed and locked, discouraging trespassing and other activities as described above.

SCHEDULE

The construction schedule for the **first phase** is planned for this summer to precede reconstruction of Seventh Street. During conversations with Mr. Robert Phillips, City of Madison Engineer, reconstruction of Seventh Street near East Washington Avenue will begin in July 2006. Mr. Phillips is interested in knowing any environmental impacts that may extend on to Seventh Street from the former Joseff property. Such impacts may affect the City construction scope or schedule. Therefore, the first phase of construction will commence as soon as possible upon submittal of all required notifications to the City of Madison and Wisconsin Department of Natural Resources, and receipt of all applicable permits. Environmental impacts found to extend onto Seventh Street will be communicated to Mr. Phillips as soon as possible. The first phase of construction should be completed within 60 days of notification.

CONSTRUCTION TEAM

The construction team for the **first phase** includes general contractor, surveyor, asbestos inspection contractor, and project coordinator/owner's representative. Reconex, Inc. is the general contractor from Wisconsin Dells, Wisconsin (Mr. Dave Lofthouse). Burse Engineering of Madison, Wisconsin is the land surveyor (Ms. Michelle Burse). Asbestos inspection contractor is Advanced Health and Safety LLC of Madison, Wisconsin (Mr. Bob Stigsell). The project coordinator and owner's representative is Mr. Spiros Fafalios, P.E. the undersigned, a member of the Assumption Greek Orthodox Church parish and licensed environmental engineer.

Following completion of the first phase of construction, environmental investigation, and if necessary, environmental remediation activities, will be conducted. Further soil investigation activities may be required to assess the degree and extent of contamination identified in the UST assessment. Groundwater monitoring wells may be required to assess the presence of impacts to groundwater. Soil or groundwater remediation may be necessary to meet WDNR site closure requirements. After environmental activities have been completed to the satisfaction of the WDNR, restoration plans will be finalized and submitted to the City of Madison as the final plans for the second phase of construction. **No reconstruction will proceed without City of Madison approval.**

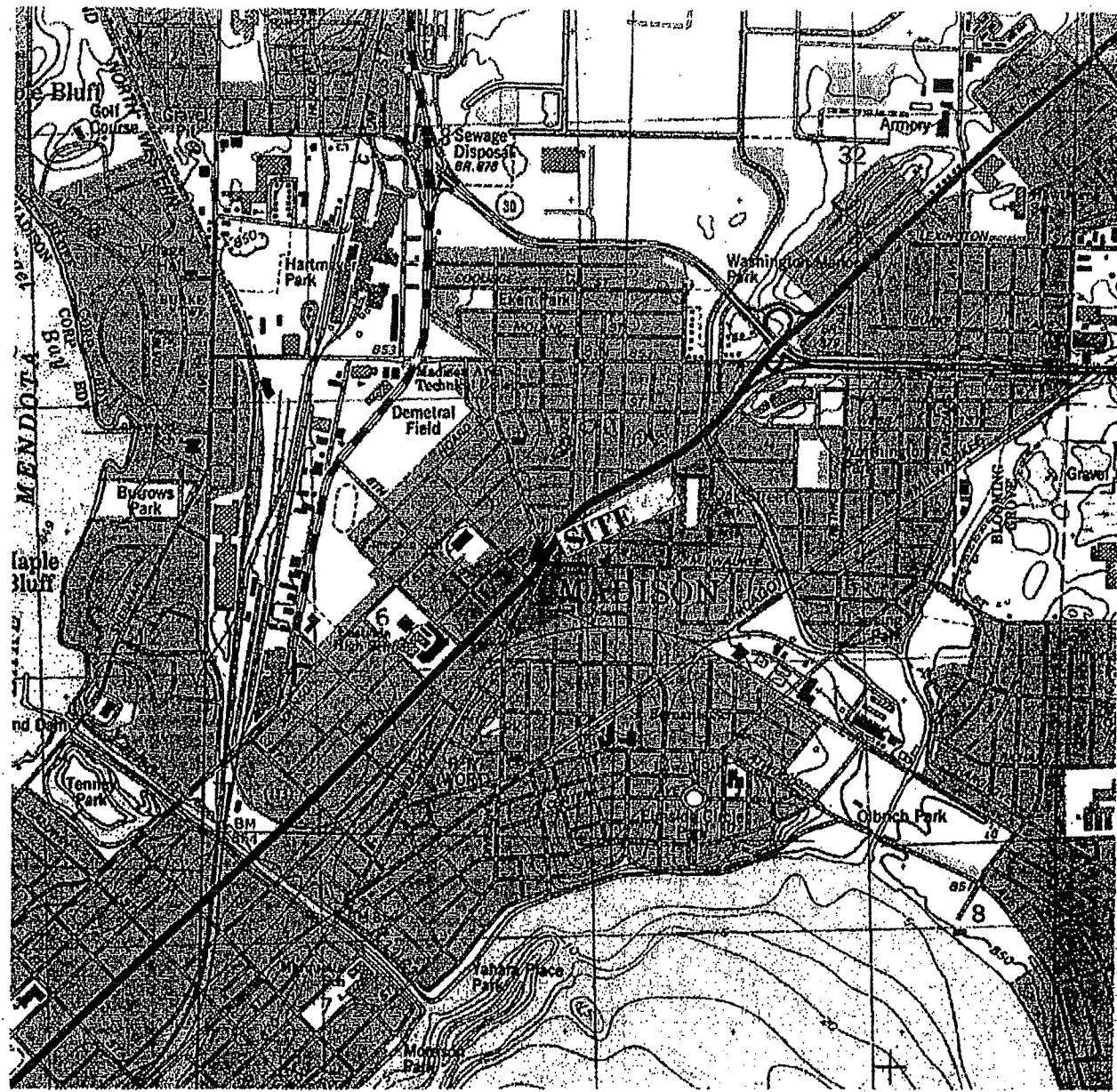
The Assumption Greek Orthodox Church looks forward to the timely approval of the permits required to complete the first phase of work. If you have any questions, please do not hesitate to call me at 414-291-4894 (work) or 262-352-8462 (cell).

Sincerely,



Spiros L. Fafalios, PE
Representative, Assumption Greek Orthodox Church

Attachments: Site Location Map (8½ x 11)
Photos of Proposed Building Demolition and Church
Ornamental Fence Spec Sheet
Church Conceptual Plan
Demolition Plan (DEMO, 11x17)
Site Restoration Plan (S-1, 11x17)



SOURCE: EARTHVISIONS U.S. TERRAIN SERIES,
 © EARTHVISIONS, INC. 603-433-8500.
 USGS 7.5 MINUTE QUADRANGLE,
 MADISON EAST. REVISED 1983.

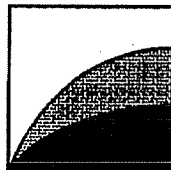


0 2000 4000



SCALE IN FEET

CONTOUR INTERVAL 10 FEET



Natural
 Resource
 Technology

N R T

SITE LOCATION MAP

**BILL'S KEY SHOP
 2502 E. WASHINGTON AVENUE
 MADISON, WISCONSIN**

PROJECT NO.
 1733

DRAWING NO.
 1733-A01

FIGURE NO.
 1

DRAWN BY: RLH 11/03/04 APPROVED BY: SLF DATE: 11/5/04

Photos of Proposed Building Demolition
2502 E. Washington Ave.
Madison, Wisconsin

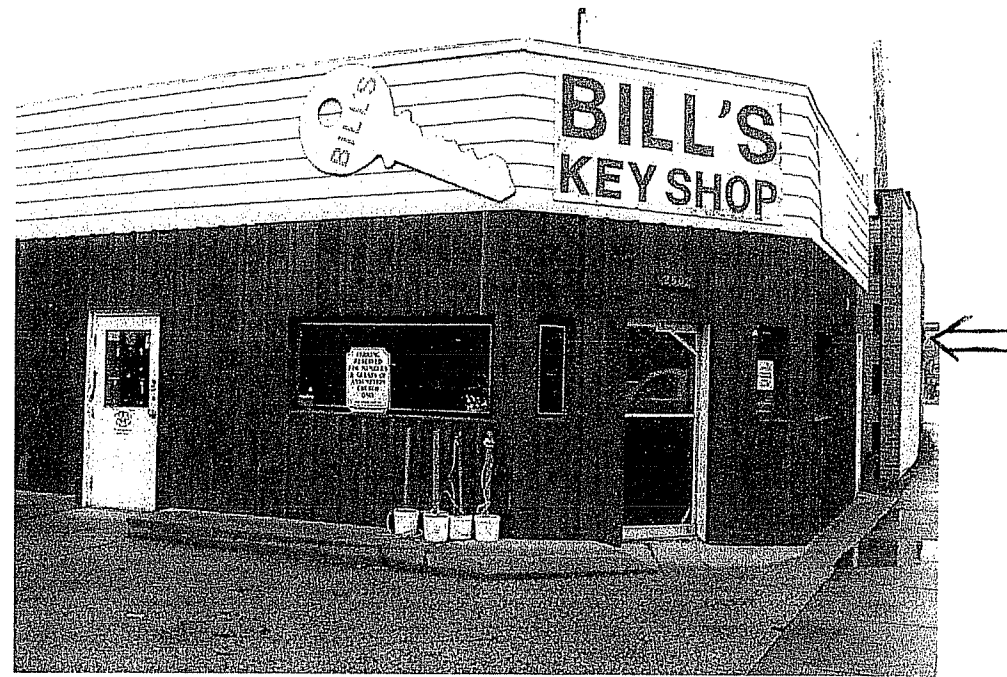


Photo 1: Former "Bill's Key Shop" located at 2502 E. Washington, facing east, proposed for demolition by new owner, Assumption Greek Orthodox Church. Note wing of Church building behind key shop.

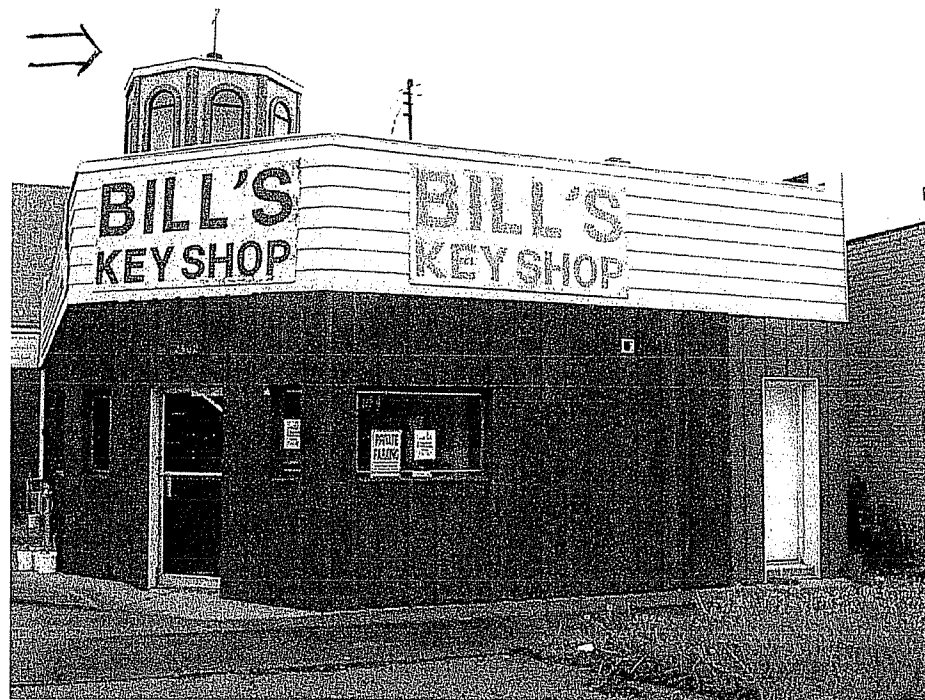


Photo 2: Former "Bill's Key Shop" facing north, note Church in background.

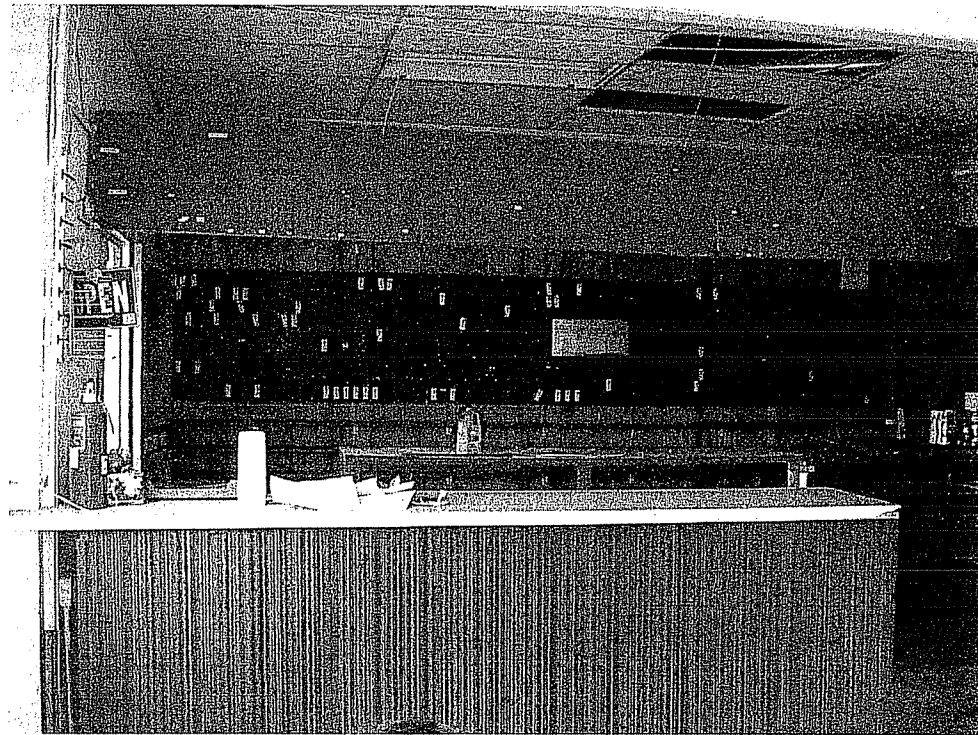


Photo 3: Former "Bill's Key Shop" retail area interior, facing north.

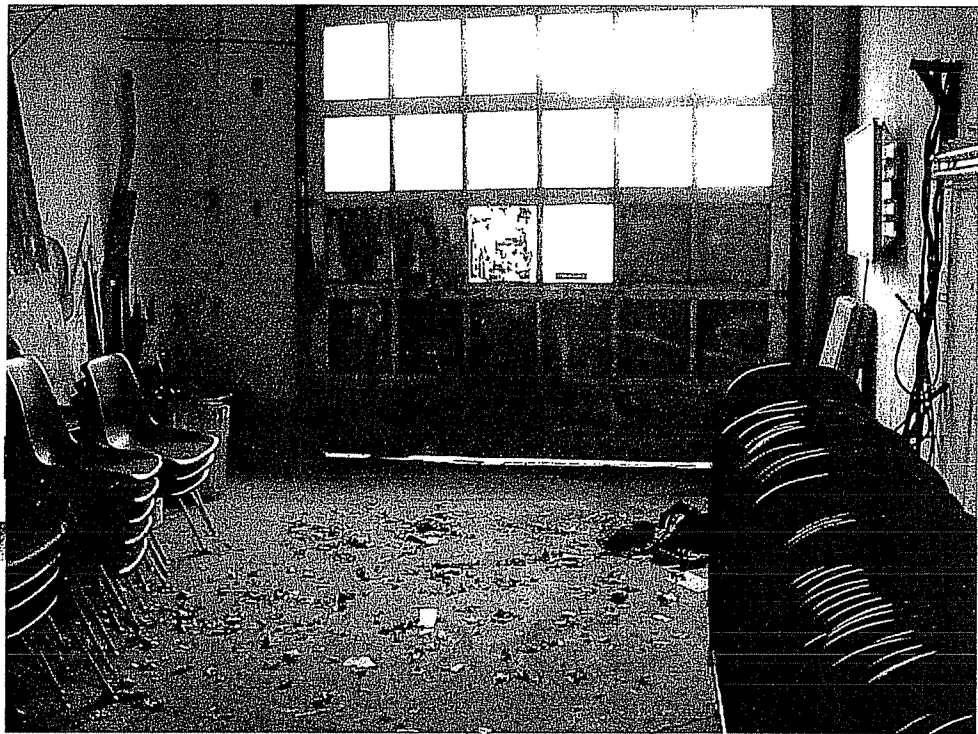


Photo 4: Interior of former "Bill's Key Shop" garage bay, facing west.

Photos of Proposed Building Demolition
2502 E. Washington Ave.
Madison, Wisconsin

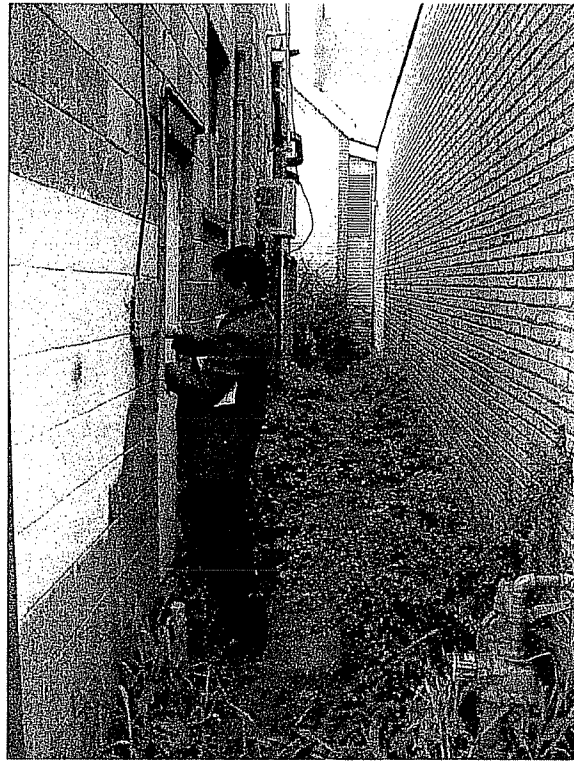
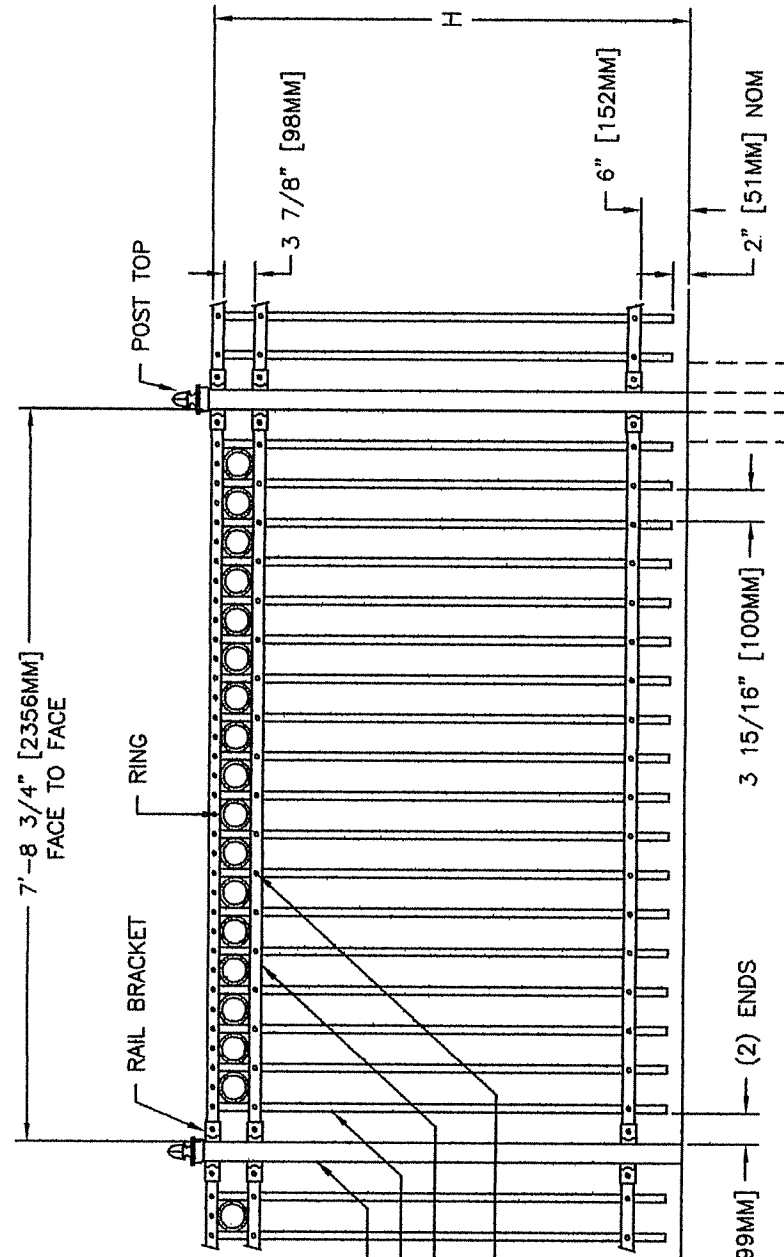


Photo 5: Area between Church wing and former Bill's Key Shop where illegal activities are concealed during evening hours.



Photo 6: Overall view of Assumption Greek Orthodox Church relative to former Bill's Key Shop, looking east along East Washington Ave. Demolition of building will allow full view of Church from East Washington Ave, increased greenspace, and restoration of parking stalls in accordance with the City.



- 1 3/8" [35MM] X 1 1/2" [38MM] U-CHANNEL RAIL
- INDUSTRIAL DRIVE RIVET
- 1" [25MM] SQ PICKET
- SQ POST

POST TOP OPTIONS	RING OPT'NS
STANDARD	STAR
BALL	DIAMOND
FLAT	

NOM HEIGHT (H)
3'-0" [914MM]
3'-6" [1067MM]
4'-0" [1219MM]
5'-0" [1524MM]
6'-0" [1829MM]
7'-0" [2134MM]
8'-0" [2438MM]

MIN DEPTH
IN: 36"
MM: 914

WIDTH
IN: _____
MM: _____

FENCE SECTION ELEVATION
SEE DWG 6-1130 FOR 3/4" PICKETS

- NOTES:
- METRIC DIMENSIONS ARE NOMINAL EQUIVALENTS TO U.S. DIMENSIONS.
 - SPECIFICATIONS SHOWN CAN BE CHANGED BY MASTER HALCO ONLY.
 - FOOTING WIDTH TO BE (4X) POST WIDTH.

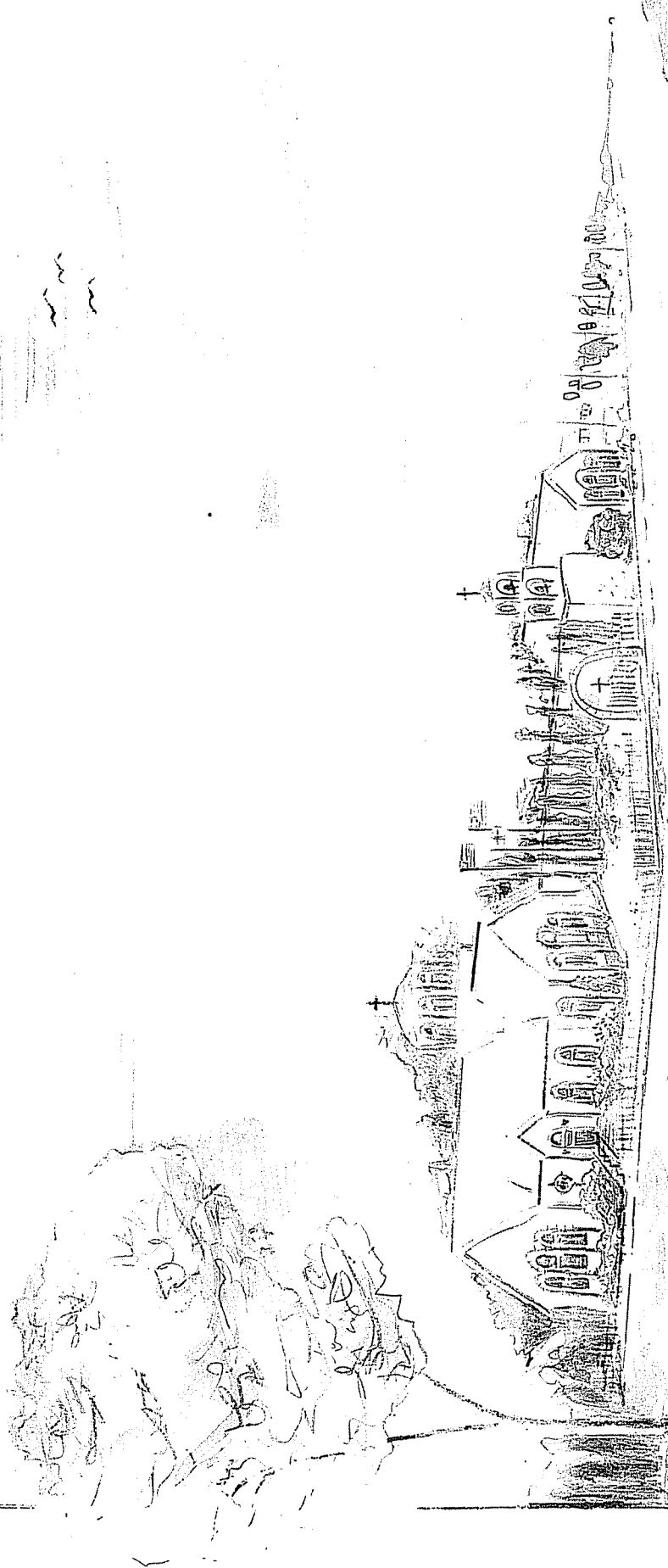
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ALL RIGHTS RESERVED.

**MONUMENTAL
IRON WORKS**

IMPERIAL FENCE - STYLE D MOD

NOM 8' SECTION LENGTH - 1" PICKETS

BY: JRR	DWG: 6-1230
DATE: 04-26-95	LAYER: 1
REV: C	SCALE: 1/2" = 1'-0"
REV DATE: 03-14-00	



ASSUMPTION CREEK ORTHODOX

CHURCH OF MADISON WISCONSIN EST. 1951

1951

SCALE: 1" = 10'

LEGEND

X TO BE REMOVED

NOTES

ALL USTS AND ASSOCIATED PIPING TO BE REMOVED

ALL EXISTING UTILITIES SHALL BE CUT AND CAPPED AT THE PROPERTY LINES

SITE WILL BE BACK FILLED TO EXISTING GRADE WITH GRANULAR MATERIAL. THE TOP 6" - 8" SHALL BE GRAVEL.

ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL SITE HAS BEEN RESTORED.

PARCEL DESCRIPTION

LOTS 5-8, GIRSTENBREI'S PLAT

OWNER'S REPRESENTATIVE

MR. SPIROS FAFALIOS, PE
CELL: 1-262-352-8462

Burse
Surveying and Engineering, Inc.
1400 E. Washington Ave. Suite 150
Madison, WI 53703
Phone: 608-250-9266
Fax: 608-250-9265
e-mail: burse@bourse.com
www.burse-surveying.com

APPROVALS	DATE	BY

AGOC DEMO & PARKING PROJECT
2502 E. WASHINGTON AVENUE
MADISON, WI 53704
ASSUMPTION GREEK ORTHODOX CHURCH
11 N. SEVENTH STREET
MADISON, WI 53704

PROJECT #: BSE962-06
PLOT DATE:

REVISION DATES:
05/15/2006

ISSUE DATES:

DEMOLITION
PLAN

Burse
Surveying and Engineering, Inc.

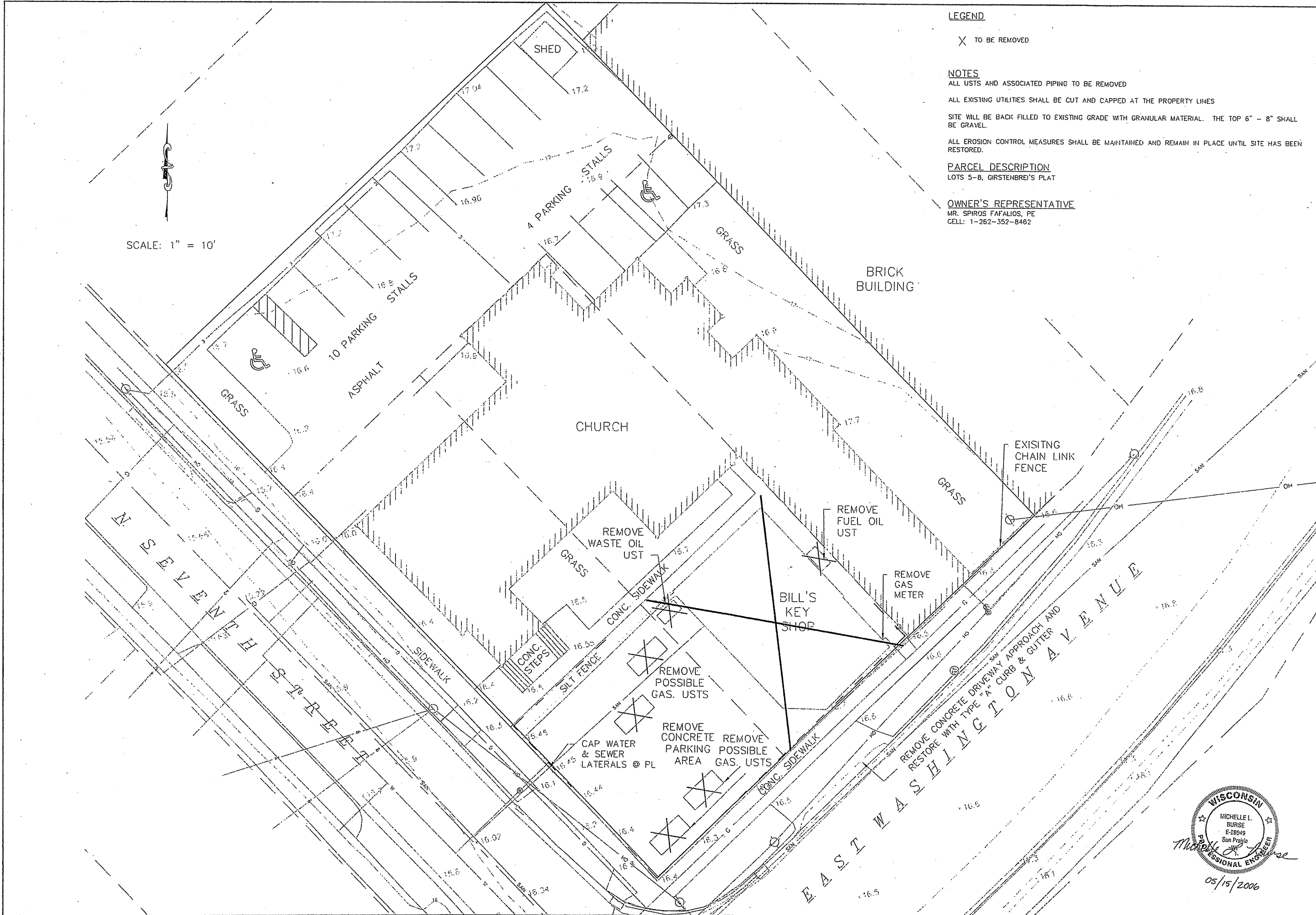
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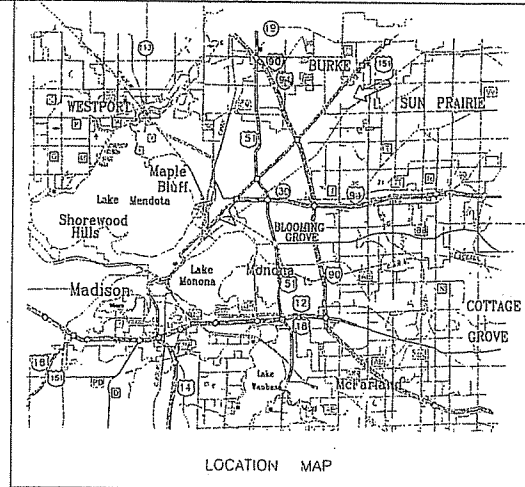
DEMO

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WISCONSIN
MICHELLE L. BURSE
E-28949
Sun Prairie
PROFESSIONAL ENGINEER
05/15/2006



SCALE: 1" = 20'

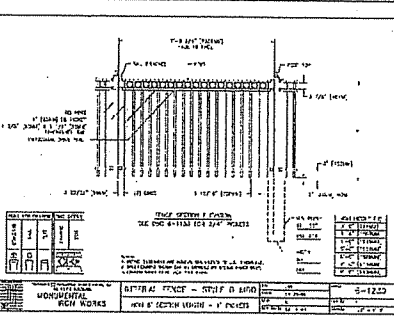
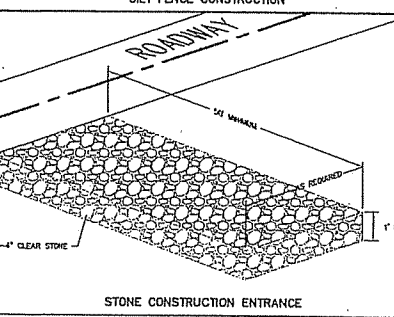
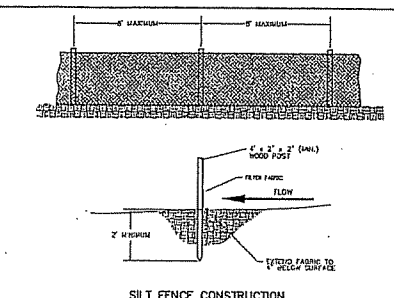


Schedule:

JULY 17, 2006	Install silt fence and construction entrance.
JULY 18, 2006	Begin Demolition and removals.
JULY 31, 2006	Base course installed. Apply seed and mulch to all disturbed areas.
SEPTEMBER 30, 2006	Vegetation established.
2007	Parking lot construction after East Washington reconstruction completed.

- Site & Erosion Control Notes/Specifications:**
- Erosion control devices and/or structures shall be installed prior to clearing and grubbing operations. These shall be properly maintained for maximum effectiveness until vegetation is re-established.
 - Erosion control is the responsibility of the contractor until completion of this project. Erosion control measures as shown shall be the minimum precautions that will be allowed. The contractor shall be responsible for recognizing and correcting all erosion control problems that are the result of construction activities. Additional erosion control measures, as requested in writing by the state or local inspectors, or the developer's engineer, shall be installed within 24 hours.
 - All erosion control measures and structures serving the site must be inspected at least weekly or within 24 hours of the time 0.5 inches of rain is produced. All maintenance will follow an inspection within 24 hours.
 - Install Type D inlet filters in any street inlet receiving runoff from this site. Refer to WDOT Product Acceptability List at: <http://www.dot.wisconsin.gov/business/engserv/pol.html>
 - Erosion control devices shall adhere to the technical standards found at: <http://dnr.wi.gov/org/water/wm/nps/stormwater/techstds.htm> and comply with all City of Madison ordinances.
 - All debris tracked onto public streets shall be swept or scraped clean by the end of each workday.
 - All disturbed areas shall be seeded immediately after grading activities have been completed.
 - All disturbed areas, except paved areas, shall receive a minimum of four (4) inches of topsoil, fertilizer, seed, and mulch. Seed mixture 40 shall be used on all areas. Mixtures shall be in accordance with section 630 of Wisconsin D.O.T. specifications. Seed mixtures and fertilizer shall be applied at the rate of seven (7) pounds per 1,000 square feet. Mulch shall be applied at the rate of 2 tons per acre and shall be anchored into the soil by discing. Seeding and sodding may only be used from May 1st to September 15th of any year. Temporary seed shall be used after September 15. If temporary seeding is used, a permanent cover shall also be required as part of the final site stabilization.
 - For the first six (6) weeks after the initial stabilization of a disturbed area, watering shall be performed whenever more than seven (7) days of dry weather elapse.
 - The access point to the project site must have a Stone Construction Entrance.
 - Parcel Size = 19,410 sq. ft.

Emergency Contact:
 Spiro L. Fafolios, PE
 c/o Assumption Greek Orthodox church
 11 N. Seventh Street
 Madison, WI 53704
 (414) 291-4894 work
 (262) 352-8462 cell



LEGEND

- 984--- EXISTING MINOR CONTOUR
- 985--- EXISTING MAJOR CONTOUR
- 984--- PROPOSED MINOR CONTOUR
- 985--- PROPOSED MAJOR CONTOUR
- SILT FENCE
- 3/4" SOLID IRON ROD FOUND
- PIPE FOUND, SIZE DENOTED
- X FOUND CHISELED "X" IN CONCRETE
- SET MAG NAIL
- 3/4" x 16" SOLID IRON RE-ROD SET, WT. 150 lbs./ft.
- SPOT ELEVATION
- OH--- OVERHEAD POWER LINE
- G--- BURIED GAS LINE
- W--- 8" D.I. WATER MAIN
- SAH--- 8" SANITARY SEWER
- Eutel--- BURIED TELEPHONE
- E--- BURIED ELECTRIC
- BuTV--- BURIED CABLE ACCESS TELEVISION LINE
- ⊕ WATER VALVE
- ⊕ GAS VALVE
- ⊕ TV BOX
- ⊕ ELECTRIC BOX
- ⊕ UTILITY POLE
- ⊕ LIGHT POLE
- ⊕ TELEPHONE BOX
- ⊕ FIRE HYDRANT
- ⊕ SIGN
- ⊕ STORM SEWER INLET
- ⊕ ELECTRIC MANHOLE
- ⊕ TELEPHONE MANHOLE
- ⊕ STORM SEWER MANHOLE
- ⊕ SANITARY SEWER MANHOLE
- ⊕ DECIDUOUS TREE
- ⊕ CONIFEROUS TREE
- () RECORDED AS
- D.P. ORIGINAL PLAT OF MADISON

Burse
 Surveying and Engineering, Inc.
 1400 E. Washington Ave., Suite 15B
 Madison, WI 53705
 Phone: 608-250-9265
 Fax: 608-250-9266
 e-mail: burse@chonus.net
 www.bursesurveying.com

AGOC DEMO & PARKING PROJECT
 2502 E. WASHINGTON AVENUE
 MADISON, WI 53704

ASSUMPTION GREEK ORTHODOX CHURCH
 11 N. SEVENTH STREET
 MADISON, WI 53704

PROJECT #: BSE962-08
 PLOT DATE: 05/15/2006

REVISION DATES:

ISSUE DATES:

SITE RESTORATION PLAN

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