

CITY OF MADISON

Proposed Demolition

Location: 2502 East Washington Avenue

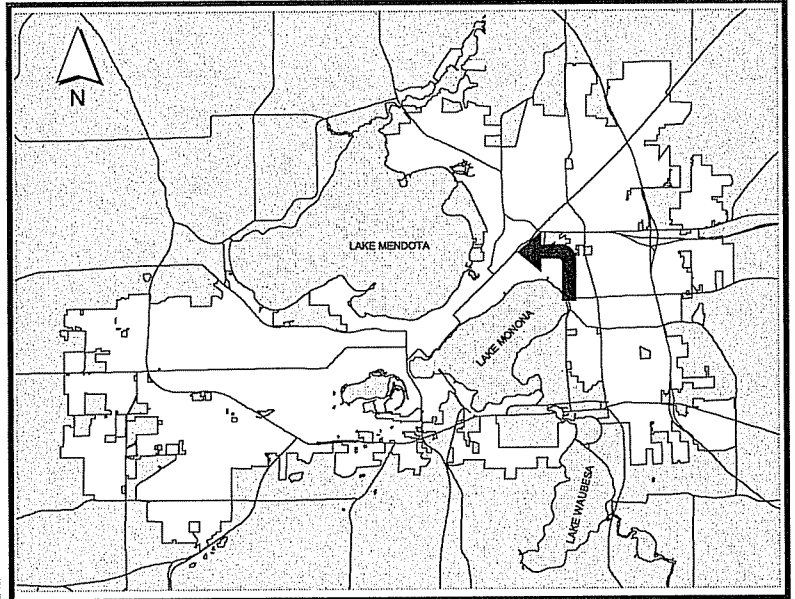
Project Name: Assumption Greek Orthodox Church Parking Lot

Applicant: Spiros Fafalios - Hellenic Orthodox Community of Madison

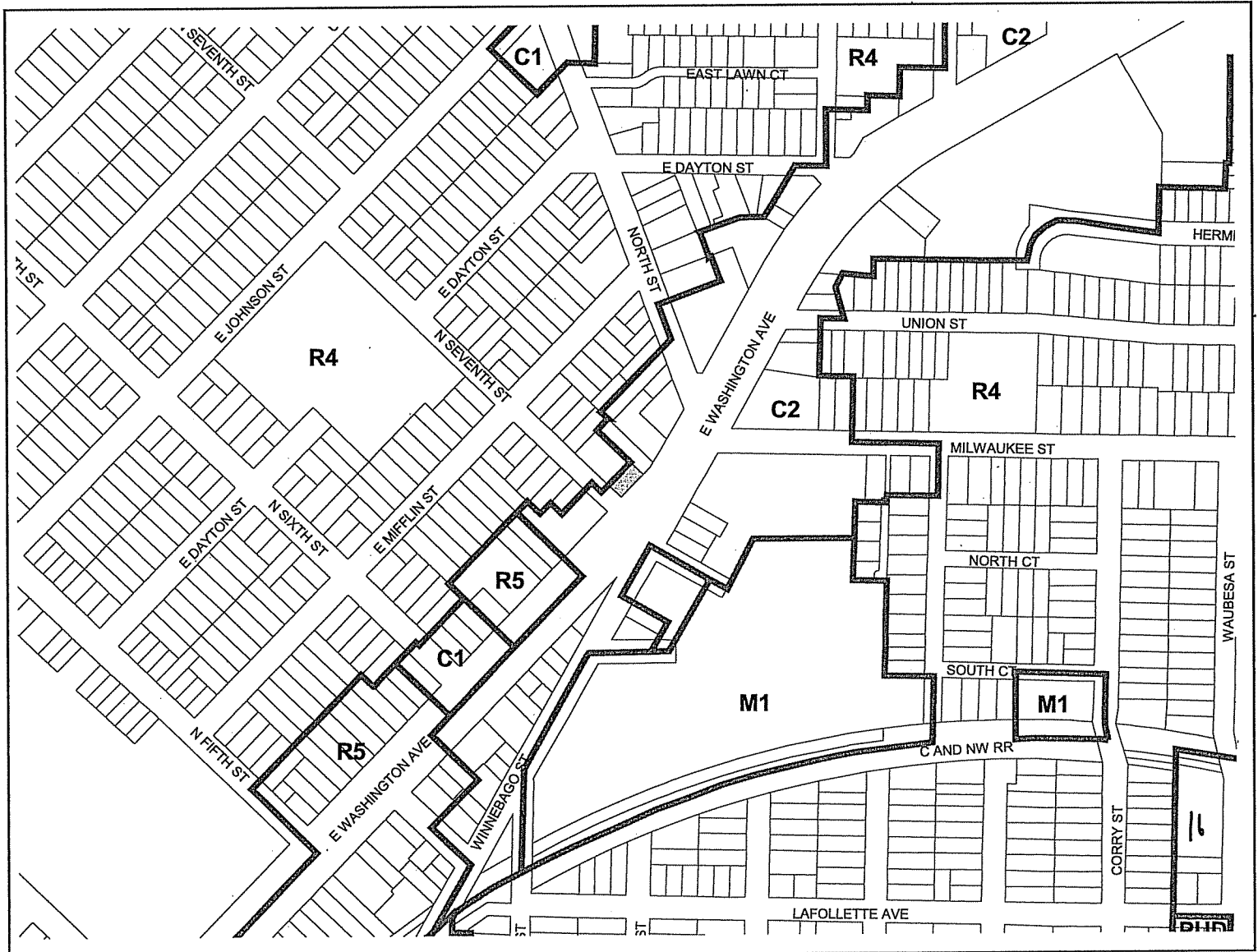
Existing Use: Former Gas Station

Proposed Use: Demolish Former Gas Station and Remove Underground Tanks for Church Parking Lot

Public Hearing Date:
Plan Commission 19 June 2006



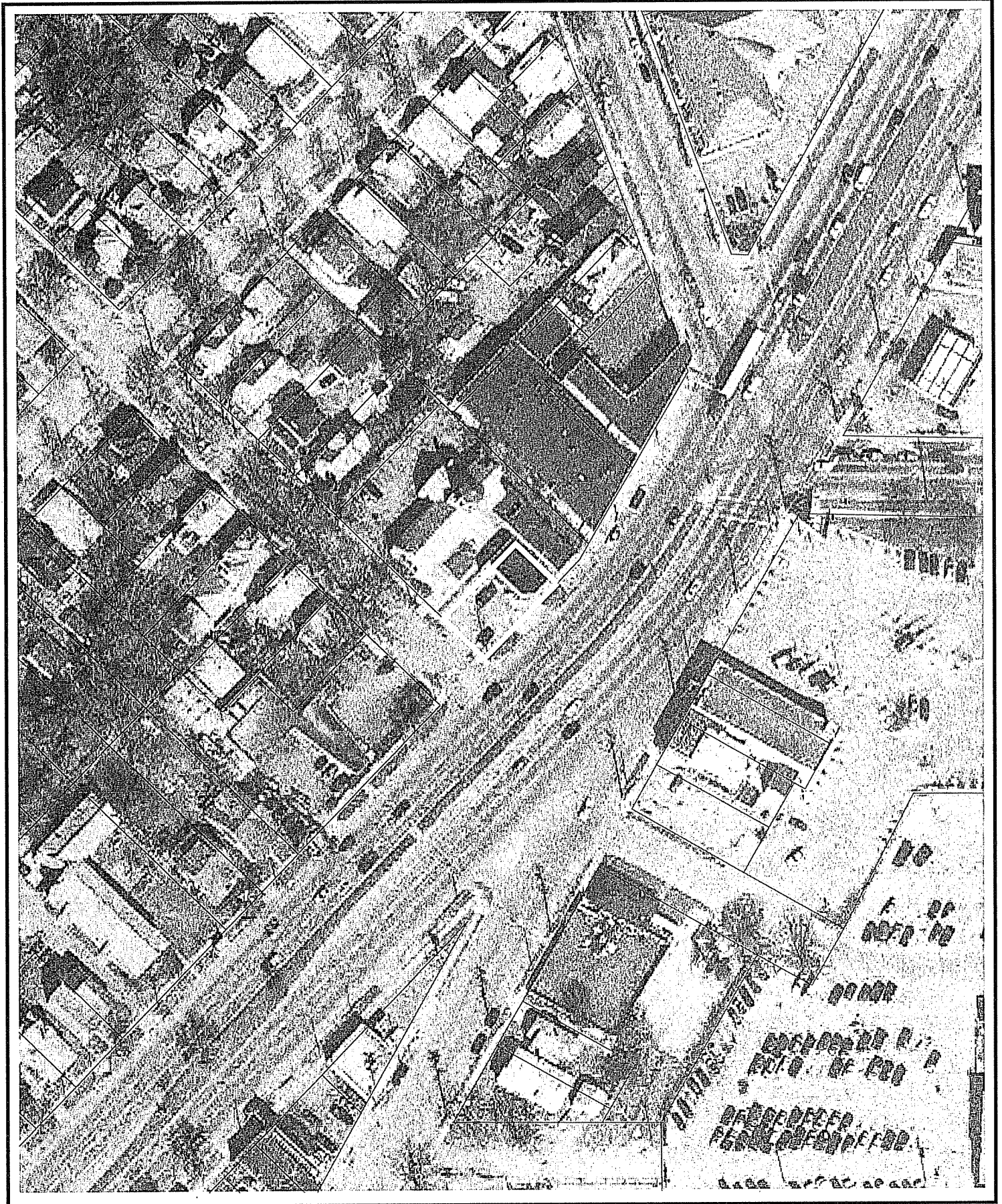
For Questions contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



2502 East Washington Avenue

100 0 100 Feet

Date of Aerial Photography - April 2000





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.

OFFICE USE ONLY:	
Amt. Paid \$ <u>500⁰⁰</u>	Receipt No. <u>70599</u>
Date Received <u>5-10-06</u>	
Received By <u>RT</u>	
Parcel No. <u>0710-061-2012-6</u>	
Aldermanic District <u>12, Brian Benford</u>	
GQ <u>UDC</u>	
Zoning District <u>C2</u>	
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 _____	Waiver <input checked="" type="checkbox"/>
Ngrbrhd. Assn Nol. _____	Waiver _____
Date Sign Issued _____	

1. Project Address: 2502, E. Washington Project Area in Acres: <0.1 acre
 Project Title (if any): Former Joseff Property / Bill's Key Shop

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

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<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	
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Spiros L. Fafalios Company: Assumption Greek Orthodox Church
 Street Address: 11 N. 7th St. City/State: Madison/WI Zip: 53704
 Telephone: (608) 244-1001 Fax: (608) 244-1565 Email: greekchr@execpc.com
 Project Contact Person: Spiros L. Fafalios Company: _____
 Street Address: 630 Oxford Rd City/State: Waukesha/WI Zip: 53186
 Telephone: cell: (262) 352-8462 wrk: (262) 414-2914 Email: fafalios@yahoo.com
 Property Owner (if not applicant): Hellenic Orthodox Community of Madison, WI
 Street Address: same as above City/State: (a WI non-stock corp.)

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Former key shop, gas station, dry cleaner with parking area. Proposed demo. of bldg removal of 4-6 USTs (Phase I), replacement of parking lot (Phase II)
 Development Schedule: Commencement upon permit issuance Completion within 60 days (Phase I)

CONTINUE →

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. *pend*
- Filing Fee:** \$ 500 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. *pending*

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:

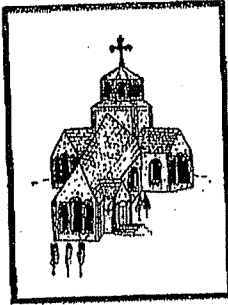
- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of the: _____ Plan, which recommends: _____ for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires 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 Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
Mr. Brian Benford *received notice granted support and waived 30 day req. on 5/10/06*
- 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.
meeting planned for 5/11/06 - submitted prior due to deadline
 Planner _____ Date _____ Zoning Staff *as discussed w/ Ale MARTIN*

The signer attests that this form is accurately completed and all required materials are submitted: *(as noted above)*

Printed Name Spinos L. Fafalios Date 5/10/06

Signature *[Signature]* Relation to Property Owner Owner's Rep 16

Authorizing Signature of Property Owner _____ Date _____



Assumption Greek Orthodox Church

11 North Seventh Street
Madison, Wisconsin 53704
608-244-1001
Fax 608-244-1565
Cell phone 414-218-1001
Email greekchr@execpc.com
www.assumptionmadison.org

Rev. Fr. Joseph J. Tzougros, Economos

May 15, 2006

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

RE: Letter of Intent, 2502 E. Washington Ave. Property

Dear Plan Commission,

On behalf of the Hellenic Orthodox Community of Madison, Wisconsin, a Wisconsin non-stock corporation (aka Assumption Greek Orthodox Church), I submit this revised letter of intent and 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 a common boundary, which extends approximately 95 feet. The parcel is approximately 3,600 feet (under 0.10 acre) in size.

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 have 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 some combination of greenspace and parking. **Due to the unusual circumstances that must first be addressed, the Assumption Greek Orthodox Church respectfully requests the City of Madison grant a demolition permit separate from a reconstruction permit. A final site restoration submittal will be presented to the City before any further restoration of the site is undertaken.**

PUBLIC NOTIFICATION

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 verbal 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.

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.

SITE DEMOLITION AND RESTORATION

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. 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.

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.

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. The surface of the backfill shall be pitched 1- 2 percent to minimize ponding on the site. Erosion controls will remain in place until completion of the second phase of work.

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. Construction should be completed within 60 days of notification.

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 **second phase** of construction is yet to be scheduled, bid or contracted, and will be completed following environmental investigation and (if necessary) remediation activities; City reconstruction of 7th Street and East Washington Avenue rights of way surrounding the Assumption Greek Orthodox Church; and restoration plan approval by the City of Madison. Conceptual plans for construction of the second phase are shown on Site Restoration Plan. The plan reflects an increase in greenspace, removal of one driveway and replacement of approximately five parking stalls. The addition of ~~five~~ ^{six} parking stalls will increase available parishioner parking by nearly 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. 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.

May 15, 2006

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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: Photos of Proposed Building Demolition
Ornamental Fence Cut Sheet
Church Conceptual Plan

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

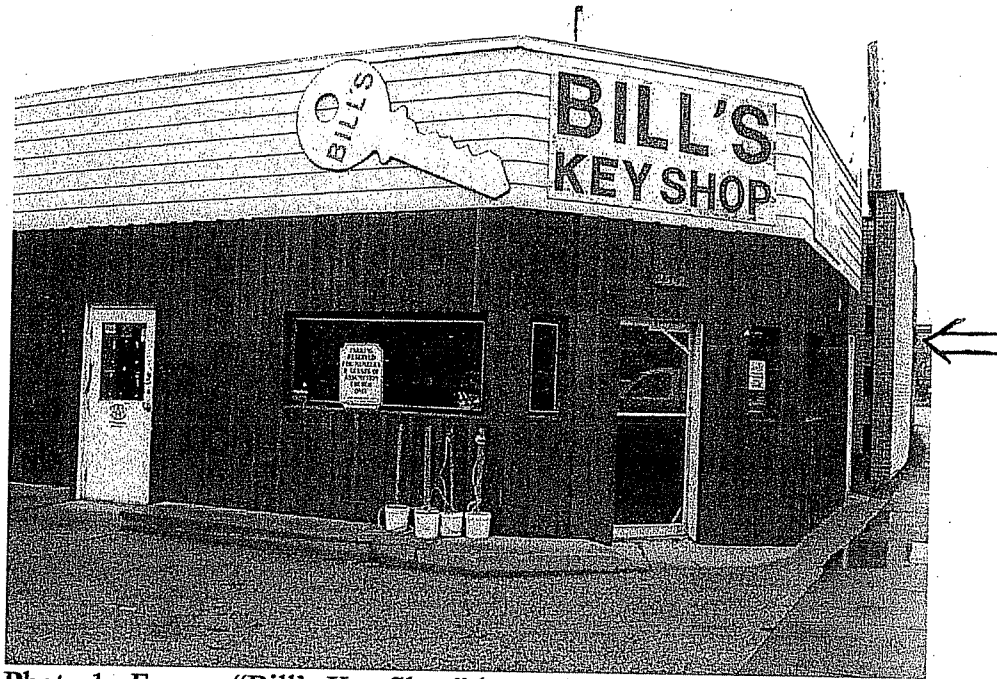


Photo 1: Former "Bill's Key Shop" located at 2502 E. Washington, facing east, proposed for demolition by new owner, Assumption Greek Orthodox Church. Note wing of Church building behind key shop.



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

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

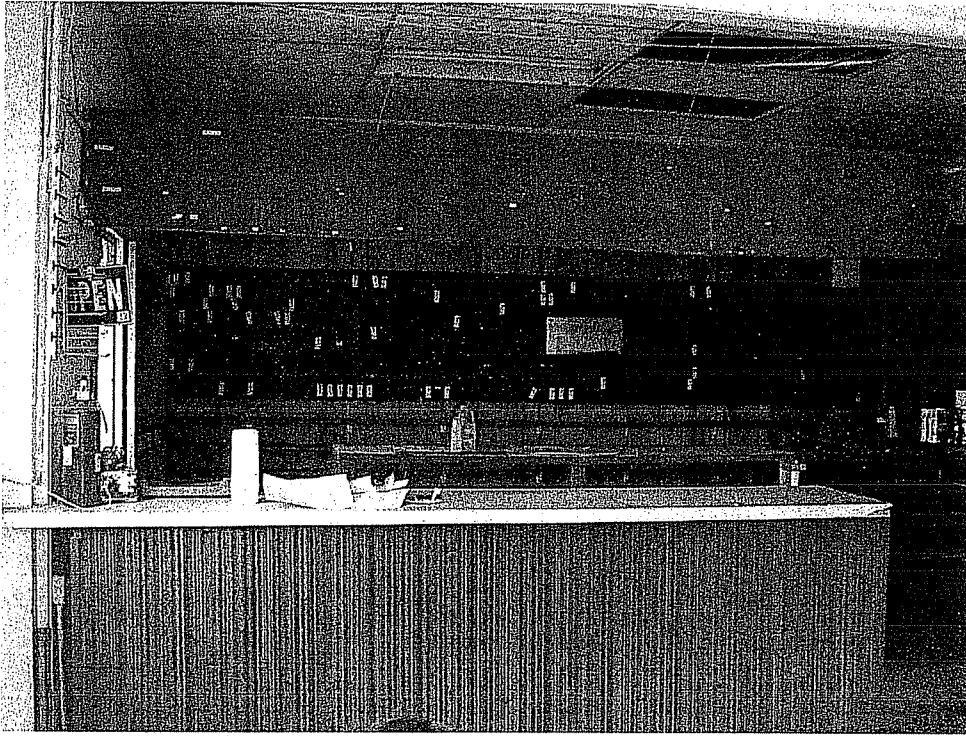


Photo 3: Former "Bill's Key Shop" retail area interior, facing north.

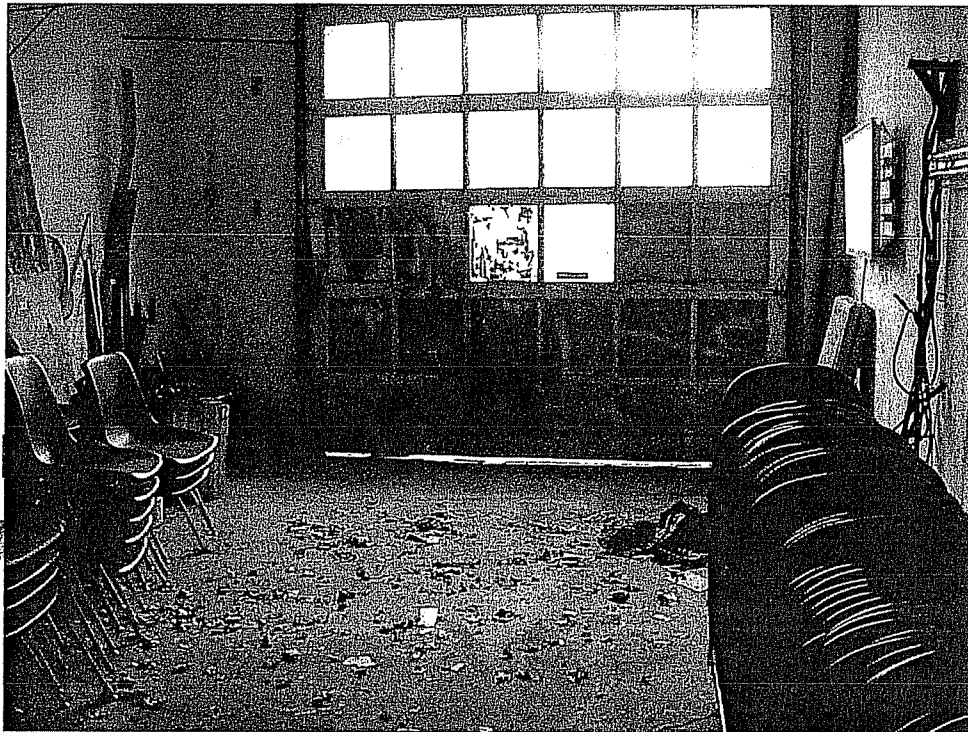


Photo 4: Interior of former "Bill's Key Shop" garage bay, facing west.

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

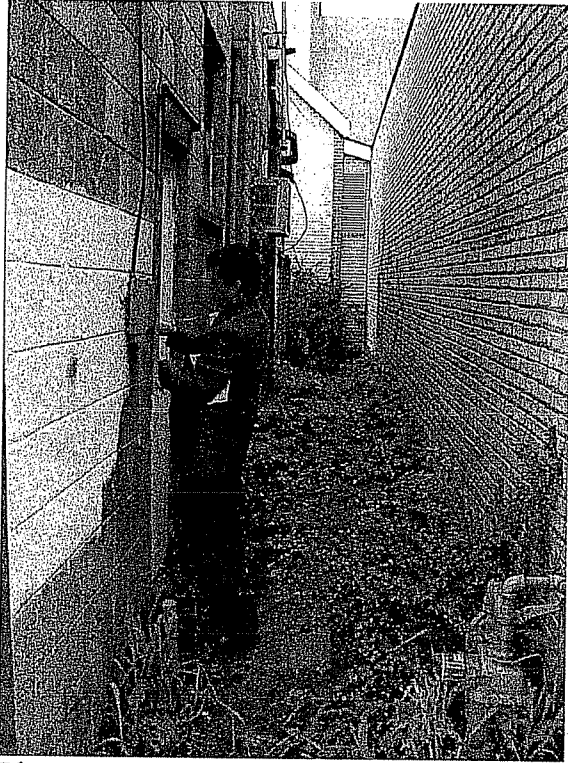


Photo 5: Area between Church wing and former Bill's Key Shop where illegal activities are concealed during evening hours.

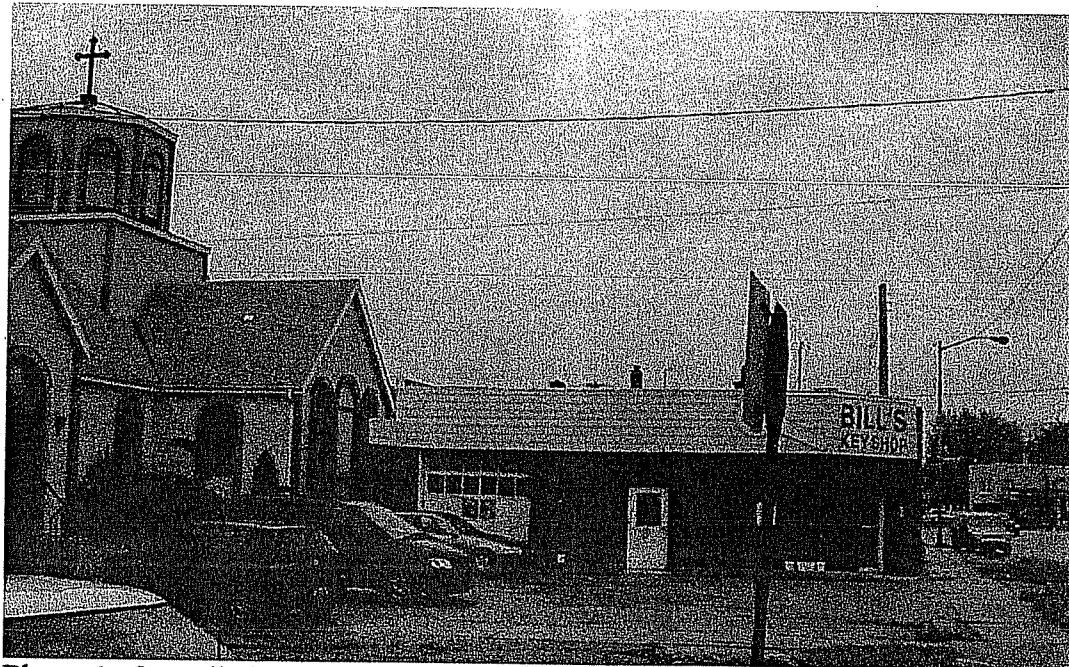
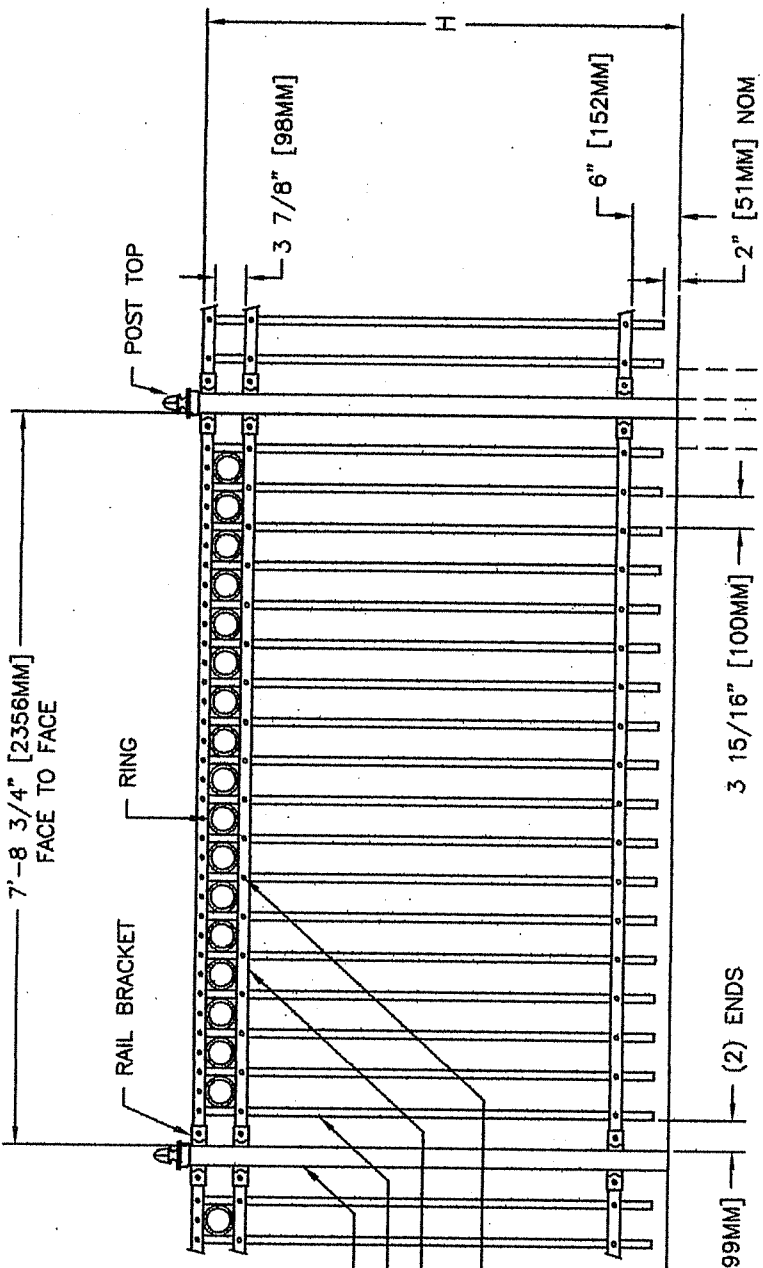


Photo 6: Overall view of Assumption Greek Orthodox Church relative to former Bill's Key Shop, looking east along East Washington Ave. Demolition of building will allow full view of Church from East Washington Ave, increased greenspace, and restoration of parking stalls in accordance with the City.



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

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	WIDTH
IN: 36"	IN: _____
MM: 914	MM: _____

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

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

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MONUMENTAL
IRON WORKS

BY: JRR
 DATE: 04-26-95
 REV: C
 REV DATE: 03-14-00

IMPERIAL FENCE - STYLE D MOD

NOM 8' SECTION LENGTH - 1" PICKETS

DWG: 6-1230
 LAYER: 1
 SCALE: 1/2" = 1'-0"

