



City of Madison

Proposed Demolition

Location
4018 Mineral Point Road

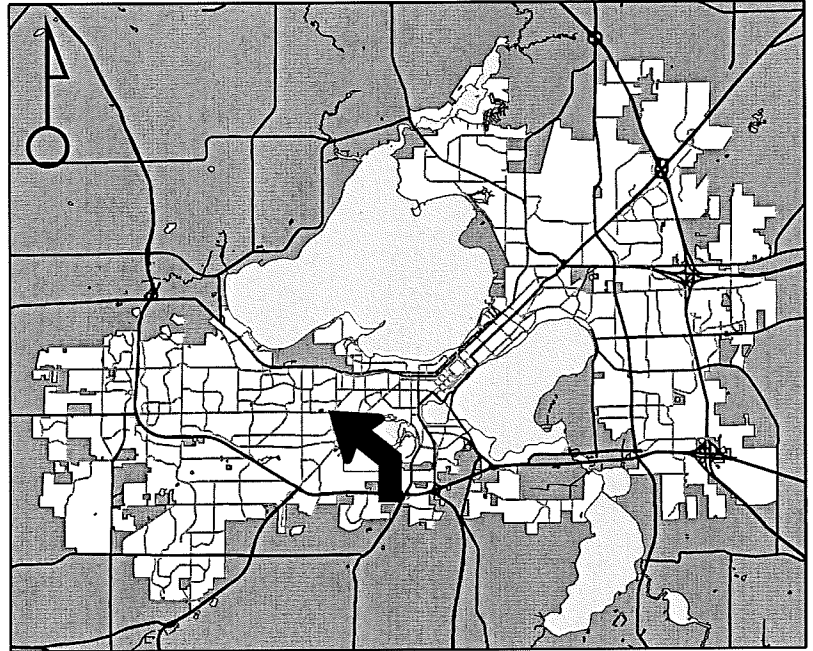
Project Name
Mount Olive Demolition

Applicant
City of Madison/Captain Jay Lengfeld-
Madison Police Department

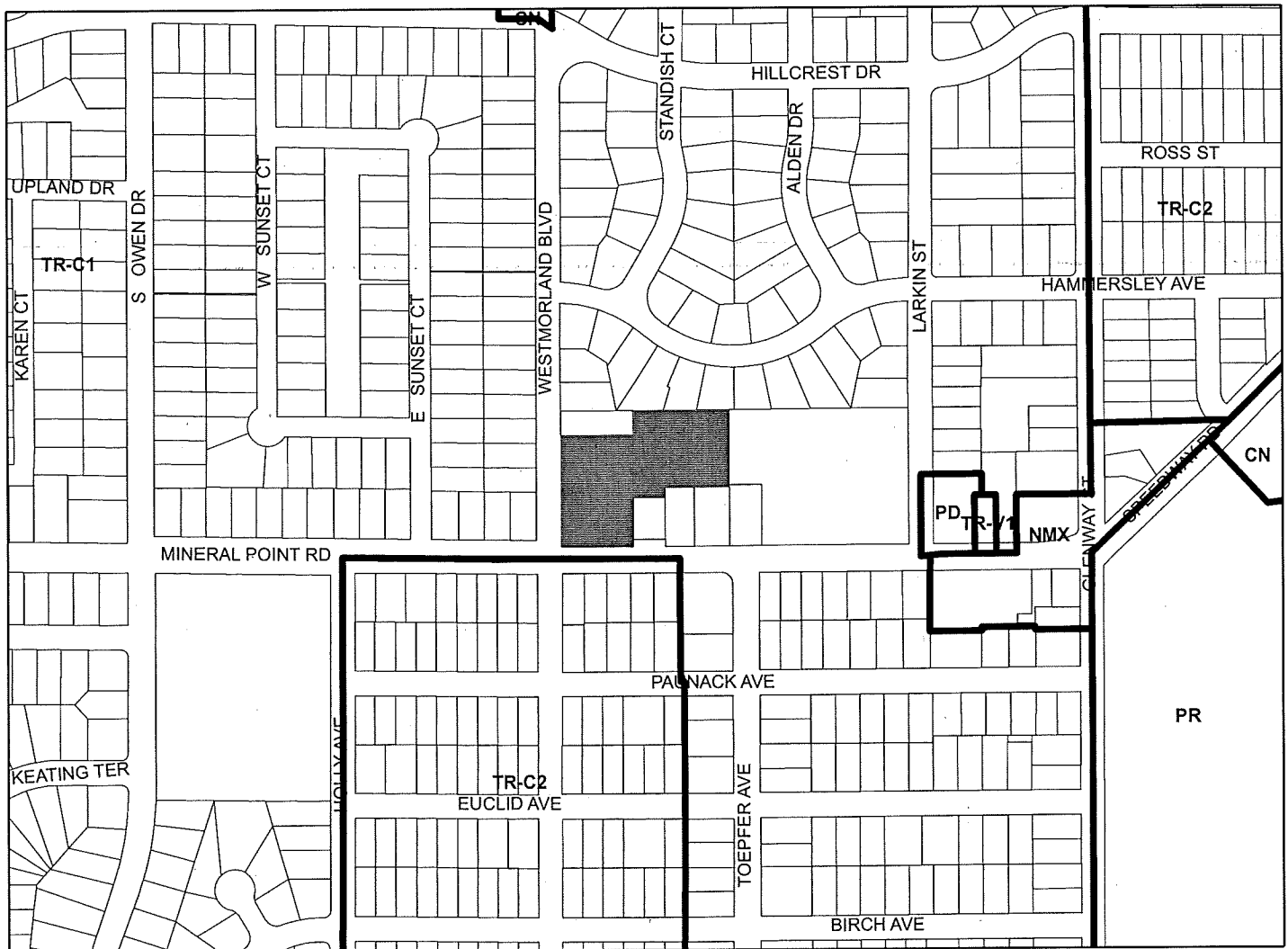
Existing Use
Former place of worship

Proposed Use
Demolish place of worship to
accommodate future construction
of a police station

Public Hearing Date
Plan Commission
25 August 2014



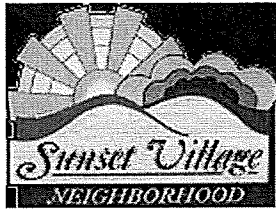
For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 18 August 2014





August 3, 2014

Timothy Parks
Madison Planning Commission

Dear Mr. Parks,

Thank you for sending the materials on the proposed demolition of the former Mt. Olive Church, and subsequent development of a MPD Midtown station at the corner of Mineral Pt. Rd. and Westmorland Blvd. As per your request, I disseminated this proposal throughout Sunset Village: I forwarded it to our neighborhood list server and moderated a discussion at our meeting.

I support this project, and look forward to the benefits in community policing, traffic control, and crime prevention this will bring to our neighborhood. Likewise, the feedback I have heard from Sunset Village neighbors has been almost entirely positive. Use of that property for a police district station is consistent with the vision of our recently approved neighborhood plan. As president of the neighborhood association in which this building will reside, I would very much like to be involved in the earliest stages of design.

Thank you for your consideration.

Sincerely,
Kenneth Raffa
President, Sunset Village Community Association

cc: Chris Schmidt, Alder
Capt. Jay Lengfeld, Madison Police Dept.



LAND USE APPLICATION

CITY OF MADISON

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

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:

Amt. Paid N/A Receipt No. —

Date Received 21 JUL 2014

Received By (TP)

Parcel No. 0709-213-1717-3

Aldermanic District 11-SCHMIDT

Zoning District TR-C1

Special Requirements —

Review Required By:

Urban Design Commission Plan Commission

Common Council Other: —

Form Effective: February 21, 2013

1. **Project Address:** 4018 Mineral Point Road
Project Title (if any): Mt. Olive demolition

2. **This is an application for (Check all that apply to your Land Use Application):**

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. **Applicant, Agent & Property Owner Information:**

Applicant Name: Office of Real Estate Services Company: City of Madison

Street Address: 215 Martin Luther King, Jr. Blvd. City/State: Madison, WI Zip: 53701

Telephone: (608) 266-4635 Fax: (608) 261-6126 Email: dmarx@cityofmadison.com

Project Contact Person: Capt. Jay Lengfeld Company: Madison Police Department

Street Address: 211 S. Carroll Street (Police HQs) City/State: Madison, WI Zip: 53073

Telephone: (608) 261-9105 Fax: () Email: jlengfeld@cityofmadison.com

Property Owner (if not applicant): _____

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

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Demolish former Mt. Olive Lutheran Church in anticipation of redevelopment of the site with the future MPD Mid Town Station

Development Schedule: Commencement Fall 2014 Completion January 2015

5. Required Submittal Information

All Land Use applications are required to include the following:

- Project Plans** including:*
- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altere buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
 - Grading and Utility Plans (existing and proposed)
 - Landscape Plan (including planting schedule depicting species name and planting size)
 - Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
 - Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

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), and business association(s) AND the dates you sent the notices:
Listserv: 24 June 2014; notification of alder: 9 June 2014

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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 and Planning Division staff; note staff persons and date.

Planning Staff: Tim Parks Date: 6/9/14 Zoning Staff: _____ Date: _____

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

Name of Applicant Jay Lengfeld Relationship to Property: Agent for applicant

Authorizing Signature of Property Owner _____ Date 16 July 2014



Madison Police Department

Michael C. Koval, Chief of Police

City-County Building
211 S. Carroll Street
Madison, Wisconsin 53703
Phone: (608) 266-4022
Fax: (608) 266-4855
police@cityofmadison.com
www.madisonpolice.com

July 21, 2014

Plan Commission
c/o of the Planning Division,
Department of Planning and Community & Economic Development
215 Martin Luther King Jr. Blvd, Room LL-100
Madison, Wisconsin 53701-2981

Re: Demolition of Mt. Olive Lutheran Church, 4018 Mineral Point Road
Letter of Intent

Dear Members of the Plan Commission:

With the continued growth of the City, the Madison Police Department is proposing to add a police station in the Midtown area of the City to alleviate workload issues in the South, West and Central Districts to maintain efficient response times. In anticipation of the future construction of the Midtown Station, we are requesting approval to demolish the former Mount Olive Lutheran Church located at the northeast corner of Mineral Point Road and Westmoreland Boulevard. The City acquired the property for the future police station in March 2014. On October 1, 2013, the Common Council adopted Resolution 13-00759 (ID 31639), authorizing the execution of a Purchase and Sale Agreement between the City of Madison and Mount Olive Lutheran Church for the purchase of this property for the future station and a corresponding budget amendment. The Plan Commission recommended approval of this resolution to the Common Council at its September 30, 2013 meeting.

The split-level church will be demolished and the site of the former building will be graded and seeded. We determined that the existing structure would not suit the Police Department's needs as a future police station and are hoping to raze the building to facilitate redevelopment of the site with a new, modern facility. We hope to have the demolition and site restoration work completed before winter sets in this year. The site is served by approximately 130 surface parking stalls accessed by a driveway from Westmoreland Boulevard, which will remain in the interim pending plans for the new station. However, we will barricade the driveway and not allow parking in the lot following completion of the demolition work.

Demolition of the building is scheduled to begin by the end of 2014. Prior to issuance of wrecking permits and commencement of demolition activities, the Police Department and Fire Department will use the building for training activities (no demolition by fire is proposed). We will work with City staff on the approval of a reuse and recycle plan by the City's Recycling Coordinator as required by the 28.185 of the Zoning Code. As part of that plan, Habitat for Humanity will be allowed to salvage items from the building before the start of building demolition. We are also working to salvage the stained glass windows from the former sanctuary for reuse, including potentially as art in the new station building. The altar, lectern, 41 pews, and organ will also be offered for sale.

July 21, 2014
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If you have any questions about this project, please contact Capt Jay Lengfeld at 245-3652.

Sincerely,

A handwritten signature in black ink that reads "Chief Michael C. Koval". The signature is written in a cursive style with a large, stylized "C" at the beginning.

Michael Koval
Chief of Police
City of Madison

Attachments

cc: Don Marx, Office of Real Estate Services
Jim Whitney, AIA, City Engineering Division
Tim Parks, Planning Division











Upstairs Hallway



Upstairs Hallway



Upstairs Hallway



Downstairs Room



Dining Room Area



Room upstairs

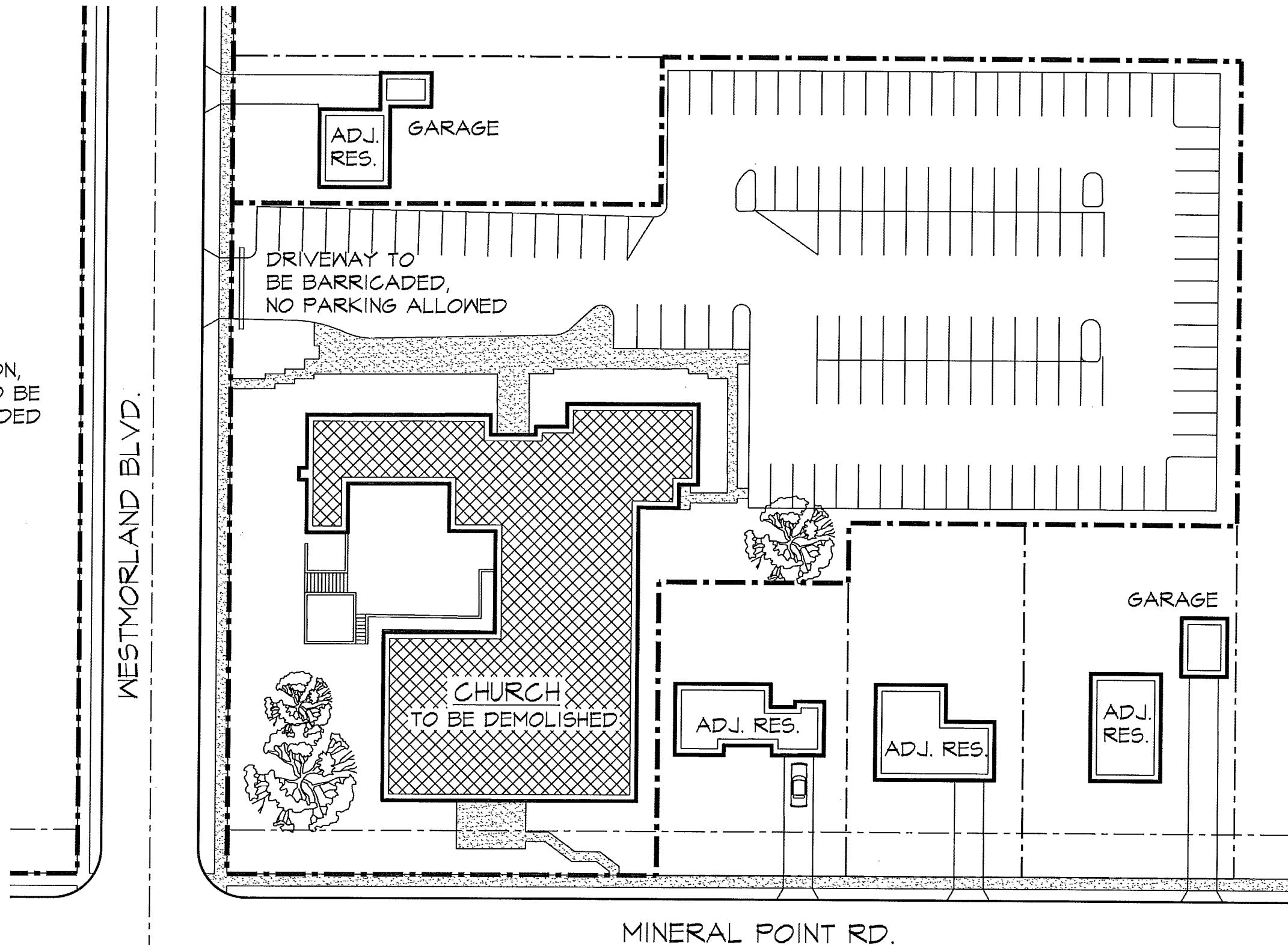


Ceiling

Wall in the basement



- FOLLOWING DEMOLITION, CHURCH FOOTPRINT TO BE BACKFILLED AND SEEDED WITH GRASS



DEMOLITION SITE PLAN
MINERAL POINT ROAD

1" :: 50'-0" JULY 14, 2014

