



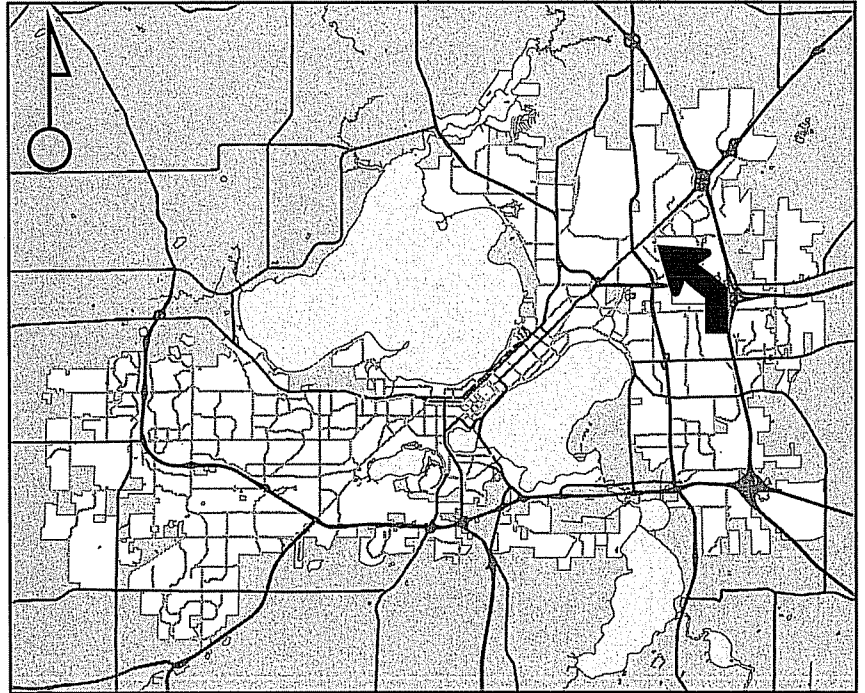
Location
1502 Parkside Drive

Applicant
Ken Hewitt & Christ the Rock Baptist Church/
Larry Sain – State Farm Insurance

From: M1 To: C3L

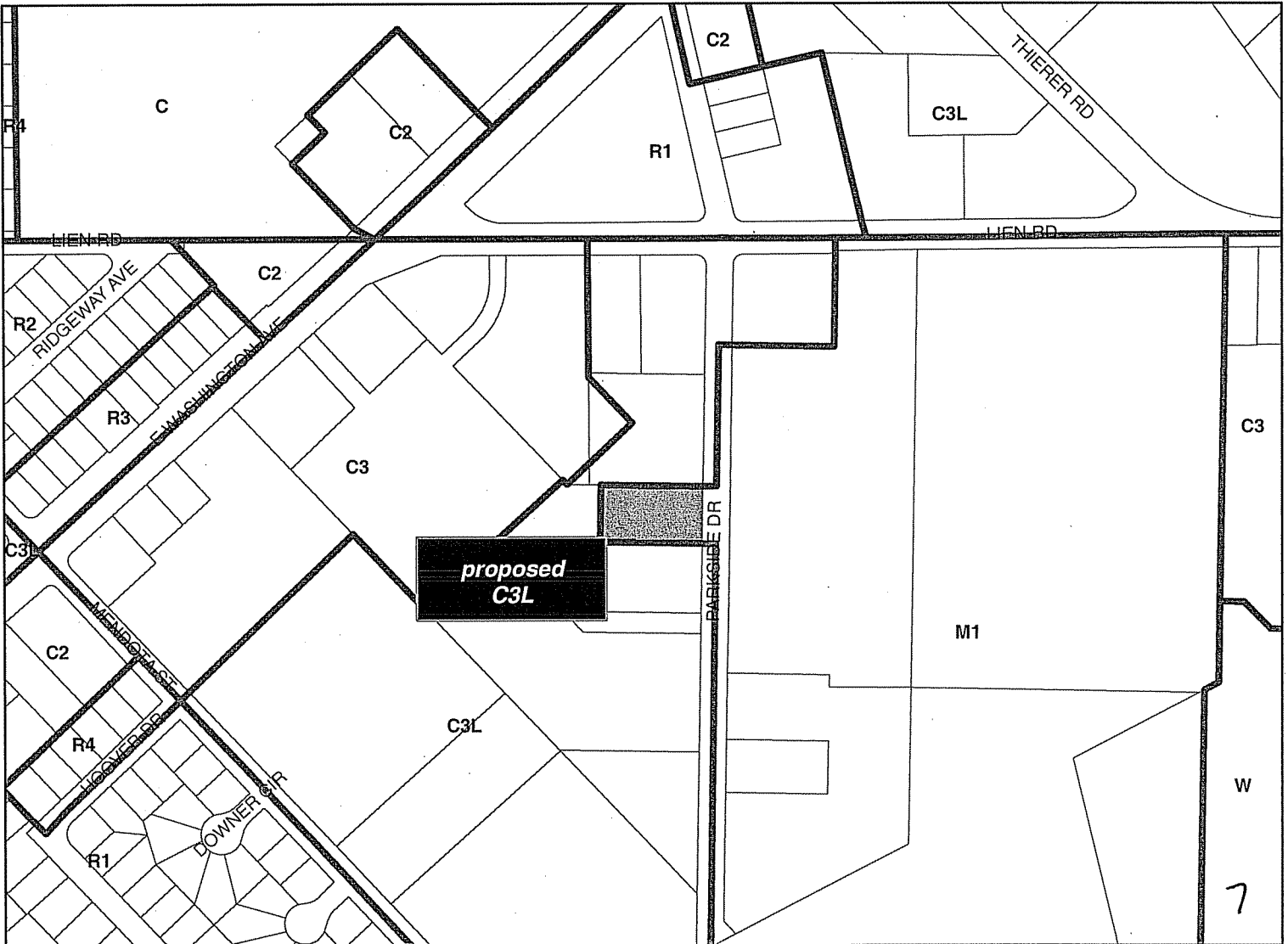
Existing Use
Furniture Wood Shop

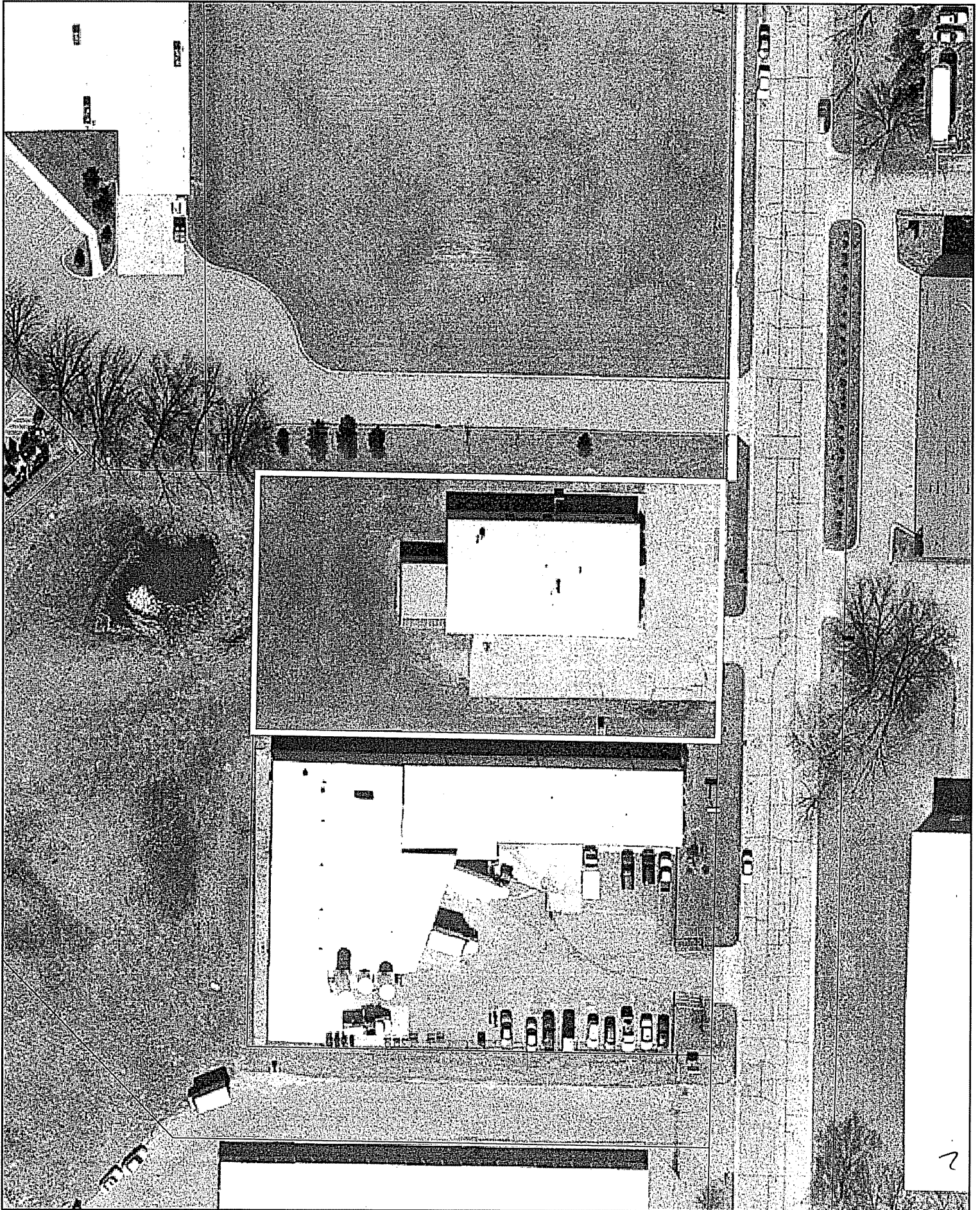
Proposed Use
Convert Warehouse Into Church

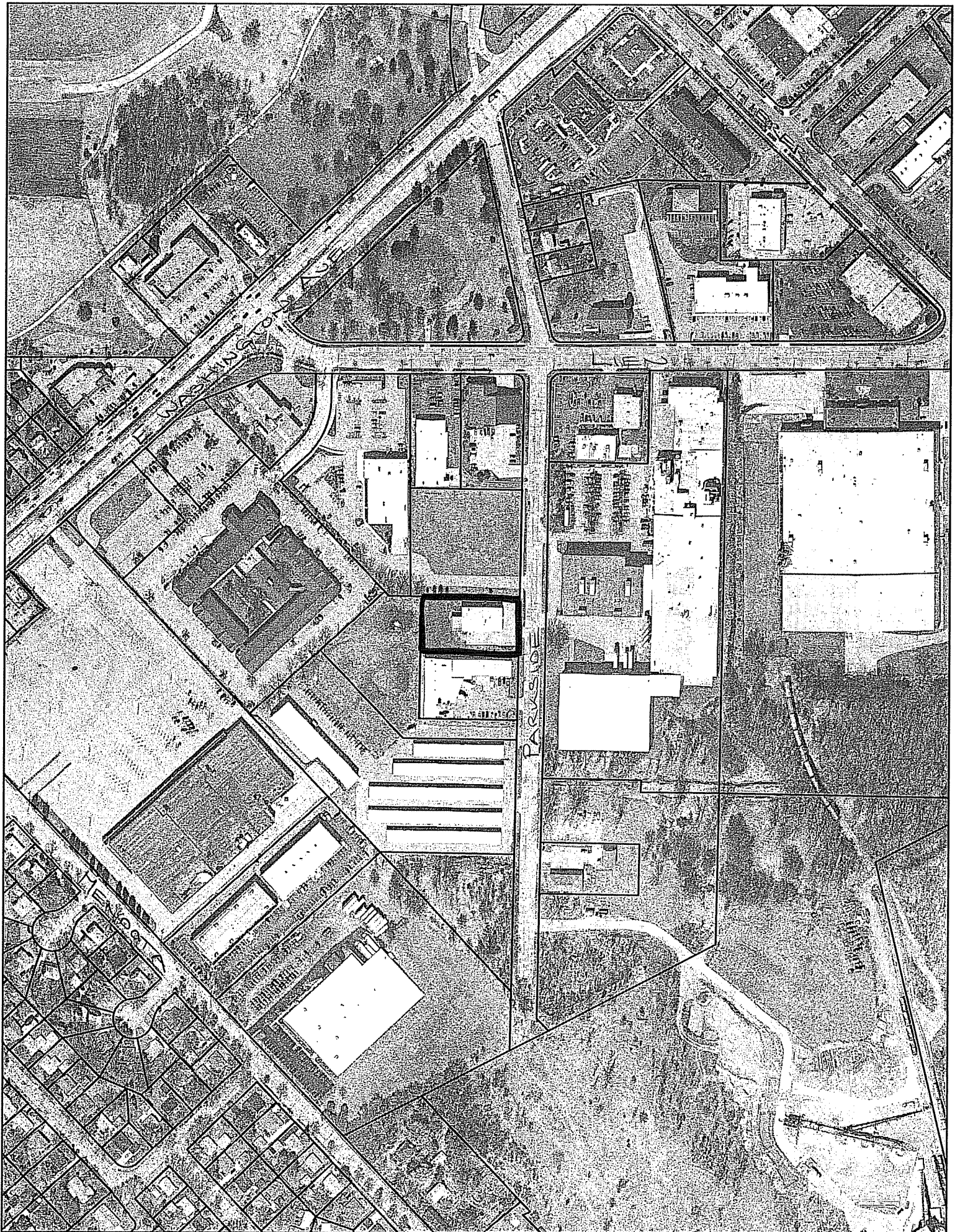


Public Hearing Date
Plan Commission
20 November 2006
Common Council
05 December 2006

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









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.

JR OFFICE USE ONLY:	
Amt. Paid	\$850. ⁰⁰ Receipt No. 74769
Date Received	9-20-06
Received By	KAW
Parcel No.	0810-332-0904-1
Aldermanic District	
GQ	wetland F.P., Well head P. area 15
Zoning District	M-1
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	N/A Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text N/A
Alder Notification	9-29-06 Waiver <input type="checkbox"/>
Ngbrhd. Assn Not.	Waiver <input type="checkbox"/>
Date Sign Issued	9-20-06

1. **Project Address:** 1502 Parkside DR **Project Area in Acres:** less than 1 acre
Project Title (if any): CHRIST THE SOLID ROCK BAPTIST CHURCH INC

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 checked="" type="checkbox"/> Rezoning from <u>M-1</u> to <u>C3L</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	
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

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

Applicant's Name: CHRIST THE SOLID ROCK BAPTIST CHURCH INC. (Company): CHURCH
Street Address: 4916 E BROADWAY City/State: MADISON, WI Zip: 53716
Telephone: (608) 833 2584 Fax: () Email: EWINTER 43 @CHARTER.NET

Project Contact Person: LARRY SAIN Company: STATE FARM INSURANCE
Street Address: 424 S. PARK ST City/State: MADISON, WI Zip: 53715
Telephone: (608) 833 2584 Fax: () Email: _____

Property Owner (if not applicant): Ken Hewitt
Street Address: 1502 Parkside DR City/State: MADISON, WI Zip: 53704

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: TO CONVERT EXISTING FACILITY INTO A CHURCH

Development Schedule: Commencement JAN. 1 2007 Completion MAY 1, 2007

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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- Filing Fee:** \$ 850.00 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 Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
SANTIAGO ROSAS - MEET IN PERSON AND DISCUSSED REZONING 8/29/06

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 Tom Parks Date 8/31/06 | Zoning Staff Kathy Voeck Date 8/31/06

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

Printed Name LARRY SAIN Date 9/19/06
 Signature [Signature] Relation to Property Owner Purchaser
 Authorizing Signature of Property Owner Ken Hewitt Date 8/29/06



Christ The Solid Rock Baptist Church
ROADWAY INN 4916 E. Broadway Madison, Wisconsin 53716

Pastor
Rev. Ernest D. Winters I
608-2035635

Deacon Larry Sain
Chairman
608-833-2584

Deacon Herman Bachus
Vice Chairman
608-257-4811

Deacon Arzell Carruthers
608-838-9712

Carmen Sain
Church Administrator
608-833-2584

Christ The Solid Rock Baptist Church Inc. was established in October of 2003 to serve as a place of worship. From the beginning we have held our services at the Roadway Inn which is located at 4916 E. Broadway in the city of Madison. Currently our membership consists of 75 adults and 40 children. While the relationship at the Roadway inn has been mutually positive for both parties, the membership at large expressed a desire to establish ourselves in a facility in which we would be the sole occupants.

At the request of the membership the church leadership which consists of the Pastor, Deacons, & Trustees searched for a suitable facility which would address the expressed needs of the Church body.

The existing facility, located at 1502 Parkside is a 6500 sq ft metal structure currently used as a furniture wood shop with a display area for the viewing public. It rests on approximately 7/8 of an acre, with 17 parking stalls, and if needed it appears that additional parking stalls can be added in order to meet any city requirements.

The intent of the membership will be to use this building as it exists, making no exterior changes other than what's deemed necessary by city code. Modifications will be made to the interior according to city code to transform it into a place of worship. Our services are held on every Sunday morning between the hours of 10 – 12 pm & every Wednesday evening between the hours of 7:00 – 8:30 pm, and thus will be our considered hours of operation. To handle the affairs of the church we have employ 2 individuals; Rev. Ernest D. Winters I who serves as the Pastor, and Deaconess Carman Sain who serves as the Church Administrator.

In reviewing the both the site and floor plans provided by the current owner it was agreed upon by the leadership of the church to consider the services of Roberts Construction as the lead contractor for this project. All individuals needed in order to facilitate this project including but not limited to the architect, landscaper, & etc... will be handled by Roberts Construction. In our initial meeting we outlined a tentative schedule identifying the areas of need, these areas are;

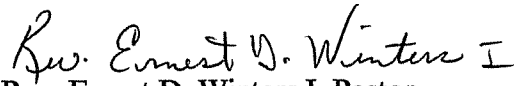
Trustees

Chair, Kathy Johnson...V-Chair, Chuck Benton...Mary Henderson...Ronald Cato
608-255-2279 608-223-1535 608-271-5289 608-332-6410

- Demolition, leveling the floor and cleaning
- Build-out consisting of insulation, pitched drop ceiling, finishes, floor covering, windows & trim
- Plumbing
- HVAC
- Electrical distribution and lighting
- Fire protection
- Design, general conditions
- Exterior upgrades

Upon successful rezoning of this property we will be able to facilitate these changes. We thank you in advance for your thoughtful consideration regarding this worth while endeavor.

Respectfully Submitted
Christ The Solid Rock Baptist Church


Rev. Ernest D. Winters I, Pastor

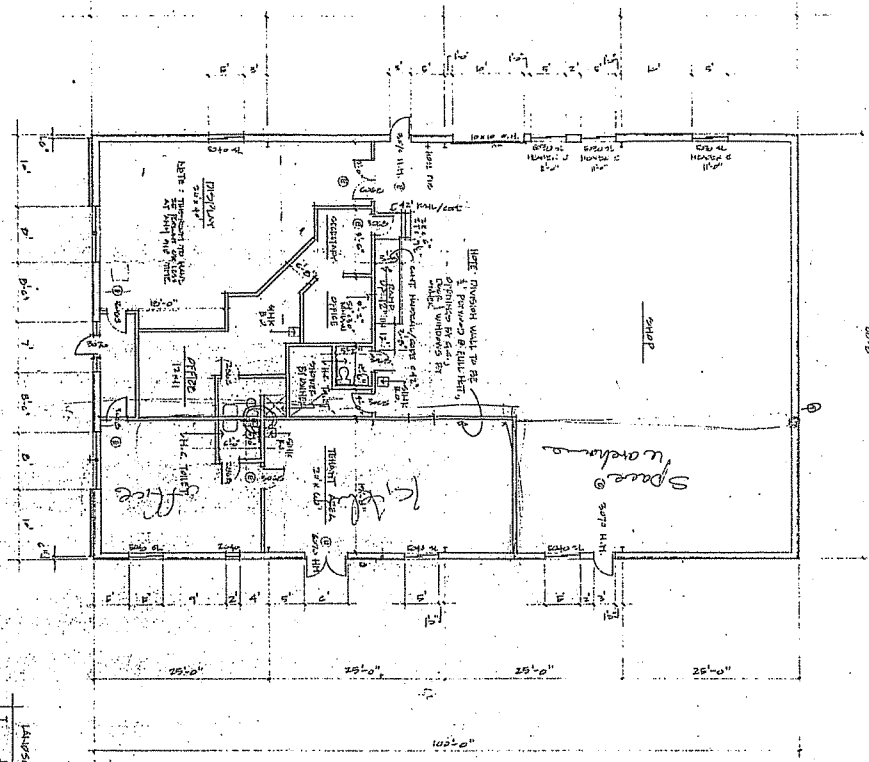
Deaconess Carmen Sain,


Church Administrator

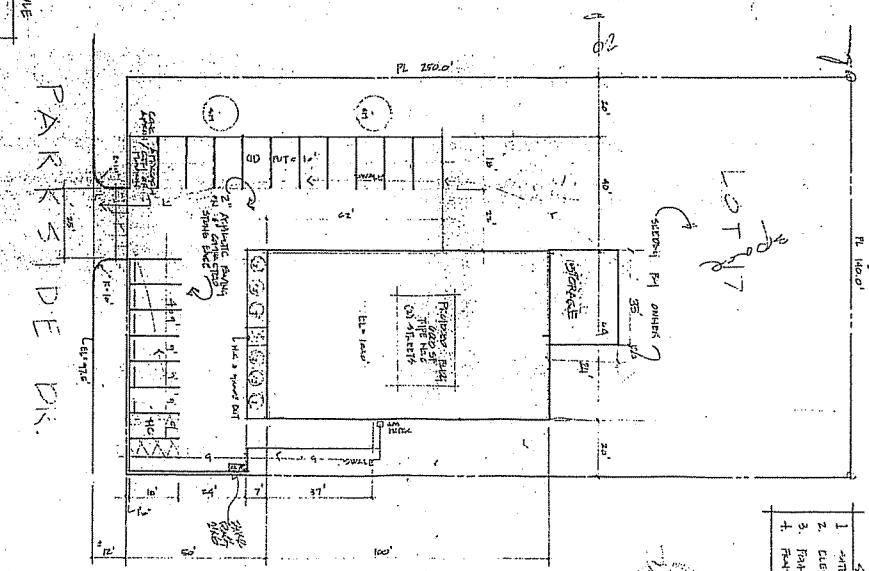
Attachments:

- Seven (7) copies of full size plan scale of one inch equals 20 feet
- Seven (7) copies of plan set reduced to 11 inch by 17 inch paper
- One copy (1) of plan reduced to fit 8 ½ by 11 inch paper
- Twelve (12) copies of the letter of intent
- One (1) set of all the above onto a DVD

FLOOR PLAN



SITE PLAN



1	LANDSCAPE SCHEDULE
2	LANDSCAPE SCHEDULE

- SHEET INDEX**
1. Site Plan & Lot Plan
 2. Floor Plans
 3. Elevation Plans
 4. Detail Drawings

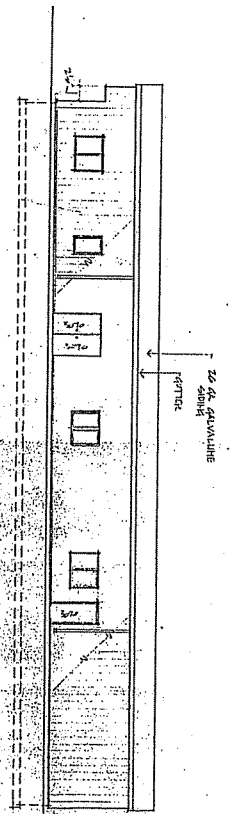
DATE: 1/18/18
 DRAWN BY: DR. CARL FOSTARK
 MADISON, WI.



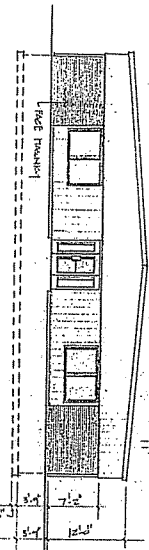
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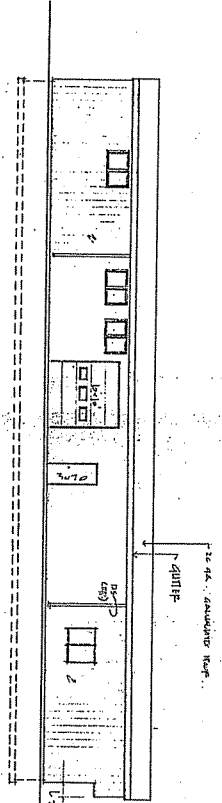
NORTH ELEVATION



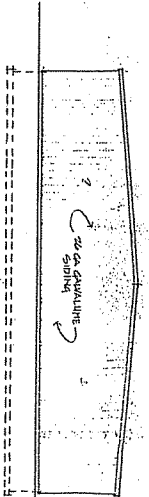
EAST



SOUTH



WEST



DATE 3/15/12
SHEET 2 of 4

DR. CARL FOSMARK
MADISON, WI.

NEWCOMB
GENERAL CONTRACTOR

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