

# APPLICATION FOR DEMOLITION OF PRINCIPAL BUILDINGS

**Complete all sections of this application, including signature on page 2.**

To request an interpreter, translation, or accommodations, call (608)266-4910.

Para solicitar un intérprete, traducción o acomodaciones llame al (608)266-4910.

Koj muaj txoj cai tau txais kev txhais lus, kev pes lus los sis kev pab cuam txhawm rau

kev tsis taus uas tsis muaj nqi rau koj: Xav paub ntxiv tiv tauj rau (608)266-4910

如需口譯、翻譯或其他便利服務，請致電 (608)266-4910.

City of Madison

Building Inspection Division

215 Martin Luther King Jr Blvd, Ste 017

PO Box 2985

Madison, WI 53701-2985 (608) 266-4551



## Submit the following via email to:

- Building Inspection at [sprapplications@cityofmadison.com](mailto:sprapplications@cityofmadison.com) and
- Landmarks Commission at [LandmarksCommission@cityofmadison.com](mailto:LandmarksCommission@cityofmadison.com) (see [submittal schedule](#))

## Part 1: General Application Information

Street Address:	3565 Tulane Avenue		
Alder District:	15	Zoning District:	TR-C2 (PD proposed)
Project Contact Person Name	Sean Meyers	Role	Architect, Developer, Builder
Company Name	Threshold Builds, Threshold Sacred Development		
Phone		Email	
<input checked="" type="checkbox"/>	Completed Application (this form)		
<input checked="" type="checkbox"/>	Property Owner Permission (signature on this form or an email providing authorization to apply)		
<input checked="" type="checkbox"/>	Copy of Notification sent to the <a href="#">Demolition Listserv</a> <span style="float: right;">Date Sent <u>5/14/2025</u></span>		
<input checked="" type="checkbox"/>	Copy of Email Pre-Application Notification of Intent to Demolish a Principal Structure sent to <a href="#">District Alder</a> , <a href="#">City-registered neighborhood association(s)</a> , and <a href="#">City-listed business association(s)</a> . <span style="float: right;">Date Sent <u>2/5/2025</u></span>		
<input checked="" type="checkbox"/>	\$600 Demolition Application Fee (additional fees may apply depending on full scope of project)		
<input checked="" type="checkbox"/>	Demolition Plan		
	Are you also seeking a Zoning Map Amendment (Rezoning) or Conditional Use? <input checked="" type="radio"/> Yes <input type="radio"/> No		

## Part 2: Information for Landmarks Historic Value Review

<input checked="" type="checkbox"/>	Letter of Intent describing the proposed structure to be demolished, description of proposed method and timeline of demolition
<input checked="" type="checkbox"/>	Construction Information (Dates of construction and alterations, architect name, builder name, history of property, historic photos)
<input checked="" type="checkbox"/>	Existing Condition Photos (Interior and exterior digital photos of each principal building to be demolished sufficient to indicate its character and condition)
<input type="checkbox"/>	Will existing structure be relocated? <input type="radio"/> Yes <input checked="" type="radio"/> No If "yes" include preliminary assessment that relocation is likely to be structurally and legally feasible
<input type="checkbox"/>	Optional: Proposed mitigation plans for properties with possible historic value

# APPLICATION FOR DEMOLITION OF PRINCIPAL BUILDINGS

## Part 3: Application for Plan Commission Review (if applicable)

- When Landmarks Commission finds a building has Historic Value, the demolition application must be considered by the Plan Commission.
- If Plan Commission review is required, staff will schedule the public hearing based on the [published schedule](#).
- Applicant must [make an appointment](#) to pick up “Public Hearing” sign from Zoning Counter and post the sign on property at least 21 days before Plan Commission hearing.

Demolition requests will be scheduled concurrently with other related requests before the Plan Commission, where applicable. A schedule confirmation will be emailed to the designated project contact. Contact staff at [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com) with questions.

## Part 4: Signature

Property Owner Authorizing Signature (or authorized via attached email)		Via attached email	
Property Owner Name		Staci Marrese-Wheeler, Authorized Rep (email attached)	
Company Name		Common Grace, LLC	
Street Address		3565 Tulane Avenue, Madison	
Phone	(608) 417-0232	Email	

For Office Use Only	
Date:	
Accela ID No.:	

Threshold Builds  
2020 Eastwood Drive, Suite 100  
Madison, WI 53704

04 June 2025

Heather Bailey  
Landmarks Commission – Planning Division  
Department of Planning & Community & Economic Development  
215 Martin Luther King Jr. Blvd | Suite 017  
PO Box 2985  
Madison, WI 53701

**RE** Letter of Intent | Land Use Application and UDC  
**PROJECT** Eastmorland Community Center + Housing  
**SITE** 3565 Tulane Avenue  
**TB PROJECT NO.** 24-0012

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Dear Heather and Commissioners,

The following is submitted together with the application and supporting documents for review by the Landmarks Commission. We are preparing for demolition of the building at 3565 Tulane Avenue and are requesting a Landmarks Historic Value review by the Landmarks Commission.

## **PROJECT TEAM**

Owner  
Common Grace, LLC  
3565 Tulane Avenue  
Madison, WI 53714  
Staci Marrese-Wheeler  
staci@commongracemadison.org

Development Consultant  
Threshold Sacred Development  
2020 Eastwood Drive, Suite 100  
Madison, WI 53704  
Tyler Krupp  
tyler@thresholdsacred.com

Architect and Builder  
Threshold Builds  
2020 Eastwood Drive, Suite 100  
Madison, WI 53704  
Sean Meyers  
seanmeyers@thresholdbuilds.com

Civil Engineer  
Wyser Engineering  
300 East Front Street  
Mount Horeb, WI 53572  
Adam Watkins  
adam.watkins@wyserengineering.com

Landscape Architect  
Bernau Design  
3901 Saint Clair Street  
Madison, WI 53711

Design Consultant  
Art & Sons  
2020 Eastwood Drive, Suite 100  
Madison, WI 53704  
Scott Pauli  
scott@artandsons.com

## **INTRODUCTION**

The subject property is currently zoned Traditional Residential-Consistent 2 District (TR-C2) and is within the Transit-Oriented Development Overlay District (TOD). The proposed project would require the site to be rezoned to a Planned Development District (PD) to accommodate the proposed uses of housing, retail, and a community center. An existing building will need to be razed to accommodate this project.

## **LOCATION**

The subject property is 3565 Tulane Avenue. The triangular-shaped property is bounded north by Tulane Avenue, to the east by Ogden Street, and to the south by Hargrove Street. Existing improvements include a 1-story building serving primarily as a community center and place of worship. The subject property is in Aldermanic District 15 and located within the boundary of the Eastmorland Community Association.

## **PROJECT DESCRIPTION**

Common Grace is planning to develop their property into a multi-use site known as the Eastmorland Community Center + Housing project. The development will include missing middle-scale workforce housing, a community center, and retail space. The community center will contain space for a myriad of community-based groups, organizations, and users, but is also meant to serve as a third space for general community gathering. The community center is estimated to be approximately 7,000 square feet.

The housing portion of the development will be developed as low-rise workforce housing. Commonly referred to as missing-middle housing, this style of housing proposed was once commonplace offering enough density to increase affordability but also being compatible in scale and form with single-family home neighborhoods. Common Grace intends on operating such housing as workforce housing, or close to 80% of the area-median income, from day one. The housing is estimated to include 26 multifamily homes with a mix of studios, 1-bedroom, 2-bedroom, and 3-bedroom units.

## **DEMOLITION STANDARDS AND BUILDING INFORMATION**

The existing building no longer meets the needs of the owner. The spaces are not large enough and are too fragmented to support the current and desired users and uses. More importantly there are deferred maintenance issues that would be too costly to address as well as issues with basement water intrusion management. Every spring the roof leaks, and there are cracks in the basement foundation wall system too costly to repair. We intend on re-using as much of the existing materials as is feasible (spire, sanctuary glu-lams, pavers, bricks). The project team will submit a re-use and recycling plan to the city as required of the demolition process.

The building was built circa 1953 (Figure 1); the architecture firm was Siberz, Purcell, Cuthbert & Newcomb. An addition was completed circa 1954 (Figure 2) also by Siberz, Purcell, Cuthbert. Another addition was completed circa 1958 (Figure 3) by Edward Tough. The building is not a landmark and is not in a landmark district nor do we believe the building has enough historical significance to warrant preservation. The building has served the community and the Lakeview Moravian Community Church, and more recently Common Grace (including Zion Lutheran Church), for nearly 75 years, but it has reached the limits of what it can support moving forward. We believe the demolition standards can be met for this proposed demolition.

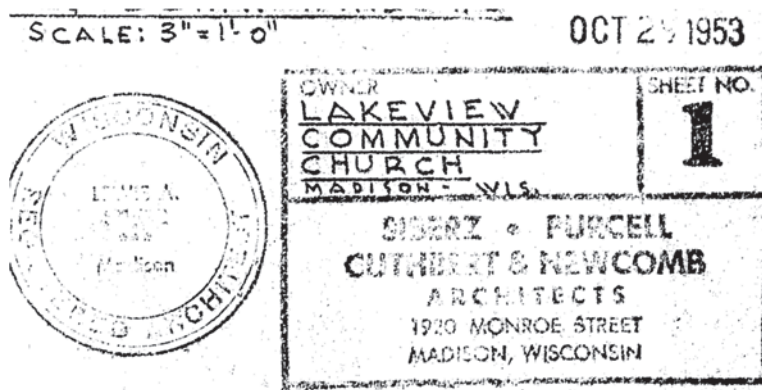


Figure 1 - Titleblock - Original Construction

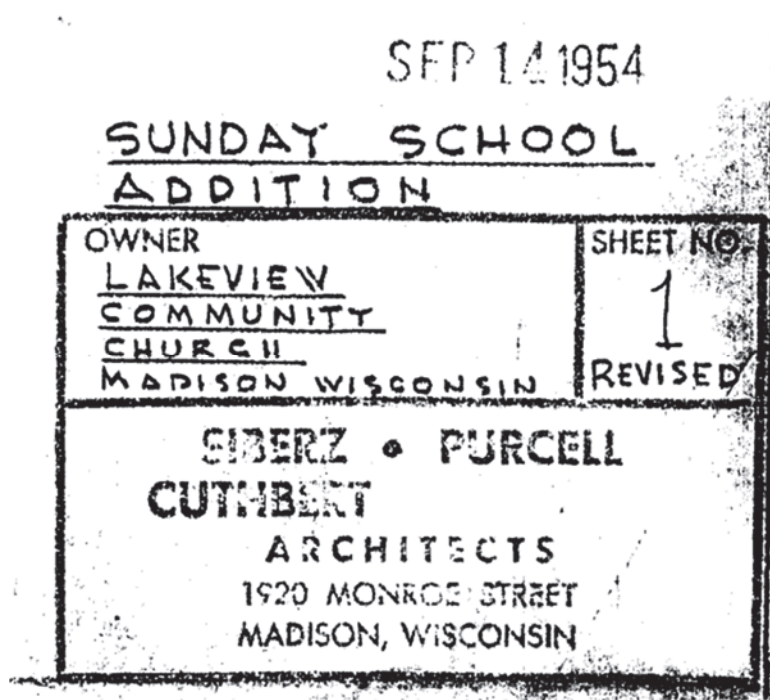


Figure 2 - Titleblock - First Addition

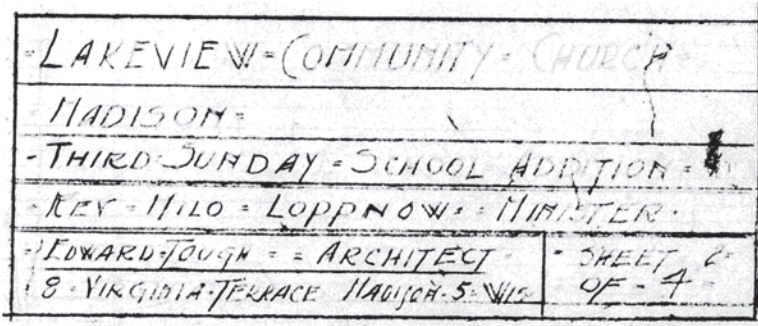


Figure 3 - Titleblock - Third Addition

## CITY AND NEIGHBORHOOD INPUT

The project team has notified the alder and neighborhood association of our intent to file a land use application for a rezoning and demolition of the existing building. The project team has been working with various community stakeholders and city staff for several years on this project. We gave a formal presentation to the Eastmorland Community Association on November 19, 2024 and an updated presentation on April 8, 2025. Those in attendance at the first meeting were largely in support and inspired by the project's aims. We also met with the city's Development Assistance Team on March 13, 2025.

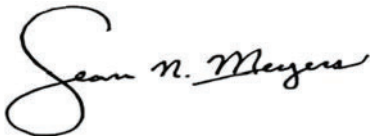
## PROJECT SCHEDULE

The proposed schedule is to commence construction in September 2025. Demolition may commence as early as mid-August. The total project schedule is anticipated to be 12 months.

## CONCLUSION

Thank you for your time and consideration reviewing our proposed project. We look forward to your support and feedback.

Sincerely,



Sean Meyers, RA, NCARB, CPHC

Principal







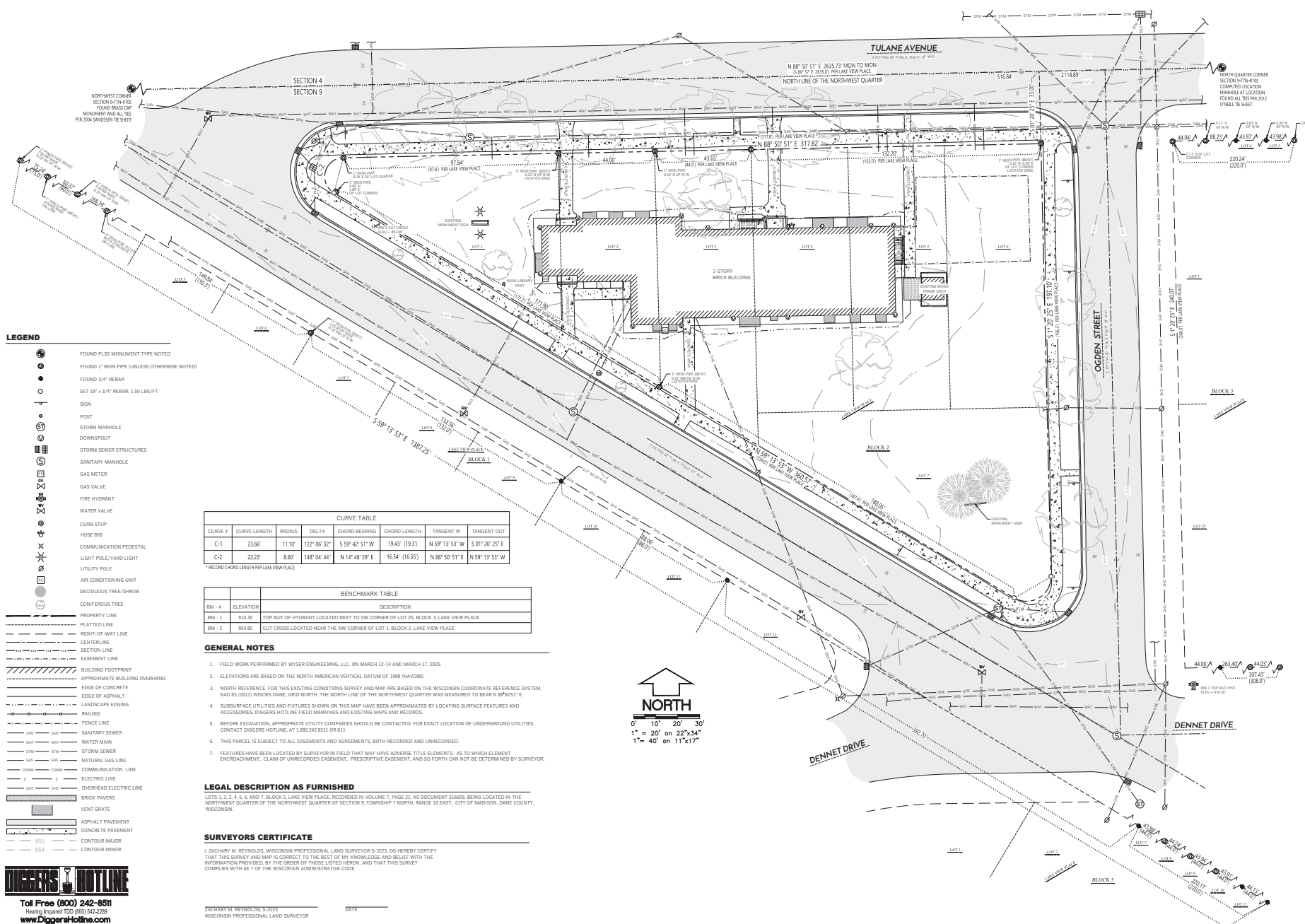
3565 TULANE AVENUE - EXTERIOR IMAGES



3565 TULANE AVENUE - INTERIOR IMAGES

LAND USE APPLICATION / UOIC	1 Revision	2025.09.27 Date
<b>PROJECT TEAM</b> Threshold & Associates 6800 Highway 101, Suite 100 West Orange Grove Community 10000 Highway 101 Oakville, Ontario L6M 4P2 Tel: 905-845-1100 Web: www.threshold.ca		
<div style="text-align: center;"> <b>NOT FOR CONSTRUCTION</b> </div>		
CUSTOMER COMMON GRACE, LLC	STATUS	LAND USE SUBMITTAL
PROJECT: HASTINGS/LAND COMMUNITY CENTER + HOUSING	REMARKS PROJECT NO. DATE DRAWN BY CHECKED BY SHEET NAME	24-0102 2025.09.27 SM SM <b>DEMOLITION - EXIST PHOTOS AND SITE CONTEXT</b>
Copyright © 2025 Threshold Builders, LLC		
<div style="display: flex; justify-content: space-between;"> <span><b>THRESHOLD BUILDS</b></span> <span>REVISION    SHEET NO.</span> </div> <div style="display: flex; justify-content: space-around; align-items: center;"> <span>1</span> <span>D011</span> </div>		





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Koj muaj txoj cai tau txais kev txhais lus, kev pes lus los sis kev pab cuam txhawm rau

kev tsis taus uas tsis muaj nqi rau koj: Xav paub ntxiv tiv tauj rau (608)266-4910

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Madison, WI 53701-2985 (608) 266-4551



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## Part 1: General Application Information

Street Address:			
Alder District:		Zoning District:	
Project Contact Person Name		Role	
Company Name			
Phone		Email	
<input type="checkbox"/>	Completed Application (this form)		
<input type="checkbox"/>	Property Owner Permission (signature on this form or an email providing authorization to apply)		
<input type="checkbox"/>	Copy of Notification sent to the <a href="#">Demolition Listserv</a>		Date Sent _____
<input type="checkbox"/>	Copy of Email Pre-Application Notification of Intent to Demolish a Principal Structure sent to <a href="#">District Alder</a> , <a href="#">City-registered neighborhood association(s)</a> , and <a href="#">City-listed business association(s)</a> .		Date Sent _____
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## Part 4: Signature

Property Owner Authorizing Signature (or authorized via attached email)			
Property Owner Name			
Company Name			
Street Address			
Phone		Email	

For Office Use Only	
Date:	
Accela ID No.:	

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**Authorization to Act as Agent for Demolition Approval**

1 message

Staci Marrese-Wheeler <staci@commongracemadison.org>  
To: Sean Meyers <seanmeyers@thresholdbuilds.com>

Wed, May 14, 2025 at 3:40 PM

To Appropriate City of Madison Agencies and Departments --

Sean Meyers, as Principal Architect for Threshold Builds, is authorized as our agent, to apply for approval of demolition of the existing buildings at [3565 Tulane Ave, Madison](#).

Threshold Builds is the contracted design/build firm for the property development project being pursued by Common Grace LLC.

Thank you,  
Staci Marrese-Wheeler



**The Rev. Staci Marrese-Wheeler, Pastor (she/her)**  
**Common Grace**  
[3565 Tulane Ave., Madison, WI 53714](#) / (608) 249-1973  
cell phone: (608) 417-0232  
<https://commongracemadison.org/>

"and you too have come  
into the world to do this, to go easy, to be filled with light, and to shine."  
Mary Oliver



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**Notification of PD for 3565 Tulane Av.**

1 message

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**tyler krupp** <tyler@thresholddevelopmentgroup.com>

Wed, Feb 5, 2025 at 6:41 AM

To: Dina Nina For Madison &lt;dinaninaformadison@gmail.com&gt;, "Foster, Grant" &lt;district15@cityofmadison.com&gt;, "Punt, Colin" &lt;CPunt@cityofmadison.com&gt;

Cc: Mark Elsdon &lt;mark@thresholdsacred.com&gt;, Staci Marrese-Wheeler &lt;Staci@commongracemadison.org&gt;, Brenda Halverson &lt;blhennessy@tds.net&gt;, Jeff Pfund &lt;jeffpfund@yahoo.com&gt;, Sean Meyers &lt;sean@thresholddevelopmentgroup.com&gt;

Good morning Alder Dina Nina-

I hope you're well. I'm writing on behalf of Common Grace and ECC to give you official notification of our intent to file a land use application for the PD rezoning and demolition of the existing Church (Common Grace) at 3565 Tulane Avenue in your district. Our intention remains to build a new community center (ECC) and 24 units of workforce housing on the site. Per city staff guidance, we've determined the best way to achieve these aims is through a PD.

I imagine we'll need to hold another official neighborhood meeting, though the presentation and plans will be very similar to the ones previously shared. **I've cc'd Colin Punt** here for his guidance on the necessity of another meeting. Do you have a view on whether another neighborhood meeting is desirable? If so, could we find a date in the next 4-6 weeks to hold it?

We hope to have an architecture partner on board in the next two weeks and they would be available for the meeting.

Thank you for your support thus far in the process, something really inspiring and beautiful is trying to happen on this site.

Take Care,  
Tyler Krupp

--

Tyler Krupp, Principal - Development Lead

[Threshold Development](#) / [Threshold Equity](#) / [Threshold Sacred](#) / [Threshold Builds](#)[2020 Eastwood Drive](#)[Madison, WI 53704](#)

To schedule a meeting with me please follow [this link](#) for availability.

My workday may look different from your workday. I have no expectations that folks will respond outside of their normal working hours.

---

**City of Madison Demolition Notification Request Confirmation**

1 message

noreply@cityofmadison.com <noreply@cityofmadison.com>  
To: sean@thresholddevelopmentgroup.com

Wed, May 14, 2025 at 11:54 AM

Dear applicant,

Your demolition permit notification message has been received by the notification administrator and will be reviewed prior to posting within three business days. For more information on the demolition permit pre-application notification requirement, please contact the City of Madison Planning Division at (608) 266-4635.

This is an automated reply, please do not reply to this email.

---

**notification PD rezoning for 3565 Tulane Avenue.**

5 messages

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**Tyler Krupp** <tyler@thresholdsacred.com>

Wed, Feb 5, 2025 at 6:49 AM

To: info@eastmorland.org

Cc: Staci Marrese-Wheeler &lt;staci@commongracemadison.org&gt;, "Punt, Colin" &lt;CPunt@cityofmadison.com&gt;, Brenda Halverson &lt;blhennessy@tds.net&gt;, Jeff Pfund &lt;jeffpfund@yahoo.com&gt;, Mark Elsdon &lt;mark@thresholdsacred.com&gt;, Sean Meyers &lt;sean@thresholddevelopmentgroup.com&gt;

Good morning Eastmoreland Community Association Members-

I'm writing on behalf of Common Grace and ECC to give you official notification of our intent to file a land use application for the PD rezoning and demolition of the existing Church (Common Grace) at [3565 Tulane Avenue](#) in your district. Our intention, shared in prior neighborhood meetings, is to build a new community center (ECC) and 24 units of workforce housing on the site. Per city staff guidance, we've determined the best way to achieve these aims is through a PD.

We've been grateful for neighborhood support thus far in the process and look forward to continued engagement with the community as this project develops. If it's possible to meet with the Eastmoreland Community Association, to share our plans and get further input, we would welcome the opportunity.

Thank you for your support thus far in the process, something really inspiring and beautiful is trying to happen on this site.

Take Care,  
Tyler Krupp