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 <u>sprapplications@cityofmadison.com</u> and
- Landmarks Commission at 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		
Comp	oany Name	Threshold Builds, Threshold Sacred Development				
Phone			Email			
	Completed Application (this form)					
	Property Owner Permission (signature on this form or an email providing authorization to apply)					
K	Copy of Notification sent to the <u>Demolition Listserv</u> Date Sent <u>5/14/2025</u>					
V	Copy of Email Pre-Application Notification of Intent to Demolish a Principal Structure sent to <u>District Alder</u> , <u>City-registered neighborhood association(s)</u> , and <u>City-listed business association(s)</u> . Date Sent <u>2/5/2025</u>					
	\$600 Demolition Application Fee (additional fees may apply depending on full scope of project)					
	Demolition Pla	an				
	Are you also s	eeking a Zoning Map Amendment (Rezonin	g) or Conditi	onal Use?(● Yes □ No	

Part 2: Information for Landmarks Historic Value Review

	Letter of Intent describing the proposed structure to be demolished, description of proposed method and	
	timeline of demolition	
]	Construction Information (Dates of construction and alterations, architect name, builder name, history of	
	property, historic photos)	
]	Existing Condition Photos (Interior and exterior digital photos of each principal building to be demolished	
	sufficient to indicate its character and condition)	
	Will existing structure be relocated?	
	If "yes" include preliminary assessment that relocation is likely to be structurally and legally feasible	
	Optional: Proposed mitigation plans for properties with possible historic value	

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 <u>published schedule</u>.
- Applicant must <u>make an appointment</u> 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 with questions.

Part 4: Signature

Property Owner Authorizing Signature (or authorized 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

RELetter of Intent | Land Use Application and UDC **PROJECT**Eastmorland Community Center + Housing

SITE 3565 Tulane Avenue

TB PROJECT NO. 24-0012

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

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.

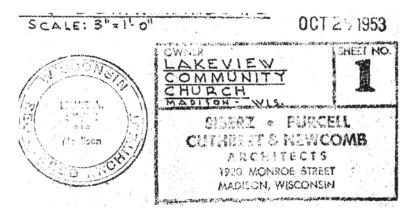


Figure 1 - Titleblock - Original Construction

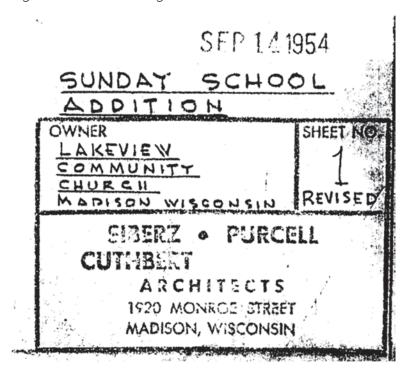


Figure 2 - Titleblock - First Addition



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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

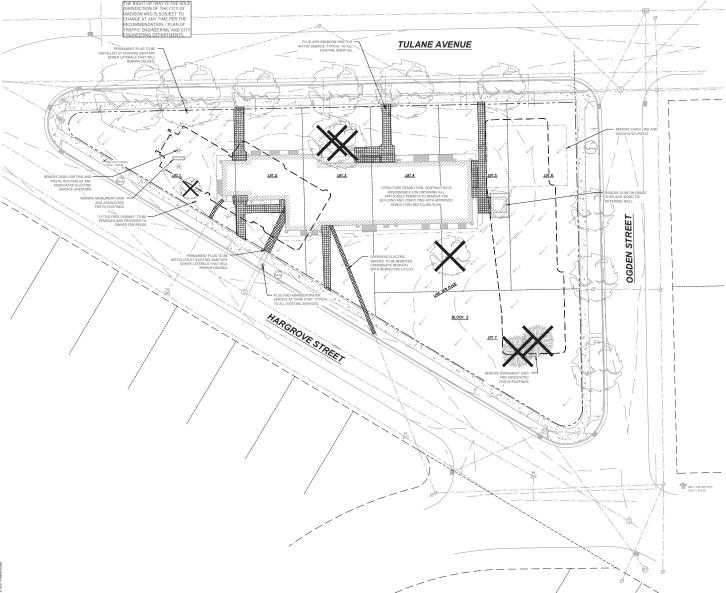
Thank you for your time and consideration reviewing our proposed project. We look forward to your support and feedback.

Sincerely,

Sean Meyers, RA, NCARB, CPHC

Principal

		BENCHMARK TABLE	
BM - #	ELEVATION	DESCRIPTION	
BM - 1	910.30	TOP NUT OF HYDRANT LOCATED NEXT TO SW CORNER OF LOT 25, BLOCK 3, LAKE VIEW PLACE	
BM - 2	854.85	CUT CROSS LOCATED NEAR THE NW CORNER OF LOT 1, BLOCK 2, LAKE VIEW PLACE	



LEGEND (PROPOSED)

NEW BUILDING (FOR REFERENCE)

SAWCUT LIMITS CONCRETE REMOVAL AREA

UTILITY REMOVAL TREE/SHRUB REMOVAL



GENERAL NOTES

- UNICELYING STECONTOLES AND INFORMATION BASED ON TOPOGRAPHIC AUTLITY DATA IS SURFICING BY MYSER REGISTERING IN MARCH DCS. WYSER REGISTERING SHALL AND SEE HELD RESPONSIBLE FOR ANY RESIDES ON REGISTRICH SHAWAY AREA SEA RESULT OF REPORTATION FOR ANY RESIDE AS REQUIRED AND THE PROPRIATION PROVIDED BY OTHERS CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL GRAINAGE AND EARTHWORK. REQUIREMENTS PROPROTO CONSTRUCTION.
- THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
- 3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
- WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE
 APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
- 5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- CONTRACTOR SHALL THAN PRECAUTIONS DURNING CONSTRUCTION TO HOT DISTIPLIES, SCAR, OR RAPART THE HIGAL THE OF MY STREET TREE.

 ONTRACTOR SHALL OPERATE EQUIPMENT IN A MANIFIER AS TO NOT DAMAGE THE REPORT MOST THESES. THIS MAY REQUIRE LIXING
 SHALLER EQUIPMENT AND CLORING AND UNLCADING MATERIALS IN A DESIGNATED SPACE MAY FROM TREES ON THE CONSTRUCTION STEE. AND
 DAMAGE OR RUBBYT TO DESTING STREET THESE (SITHER ABOVE OR BLOW DRIVING) SHALL BE REPORTED INDIMINATELY TO CHIT FORSITRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
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DEMOLITION NOTES

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- 2. PRIOR TO CONSTRUCTION, THE CONTINUENT IS RESPONDED. FOR IT.
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- 3. CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS
- CONTRACTOR SHALL KEEP ALL STREETS AND ADJOINING SHARED ACCESS ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION
 DUST AND DEBRIS.
- 5. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
- PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND / OR UTILITY INSTALLATION ENCOUNCE WITHIN THE EXE ORP LINE OF THE TREES TO REMAIN, ALL TRENCHING WITHIN THE EXISTING DRP LINE OF THE TREES TO REMAIN SHALL BE CORE RADIA ARMS FROM THE TRUNK F ROOTS IN EXCESS OF IT DUMBETER ARE EXPOSED. ROOTS MUST BE CUT BY REPUTABLE THEE PRUNING SERVI TO ANY TRANSPERSE TRENCHING.

- 9. ABANDONED / REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
- 10. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
- 11. CONTRACTOR TO REMOVE EXISTING UTILITY PIPE AND BACKFILL WITH SELECT FILL OR PROVIDE PIPE BACK-FILLING WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE / FLOWABLE FILL".
- GRANULAR BACKFILL MATERIALS ARE REQUIRED FOR FILL UNDER PROPOSED PAVED AREAS.
- RESTORATION OF THE EXISTING RIGHT-OF-WAYS AS NEEDED ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS. DEMOLITION AND REMOVAL. THIS INCLUDES, BUT IS NOT LIMITED TO, CURB & GUTTER, SIDEWALK, TOPSOIL SEEDING AND MULCHING.

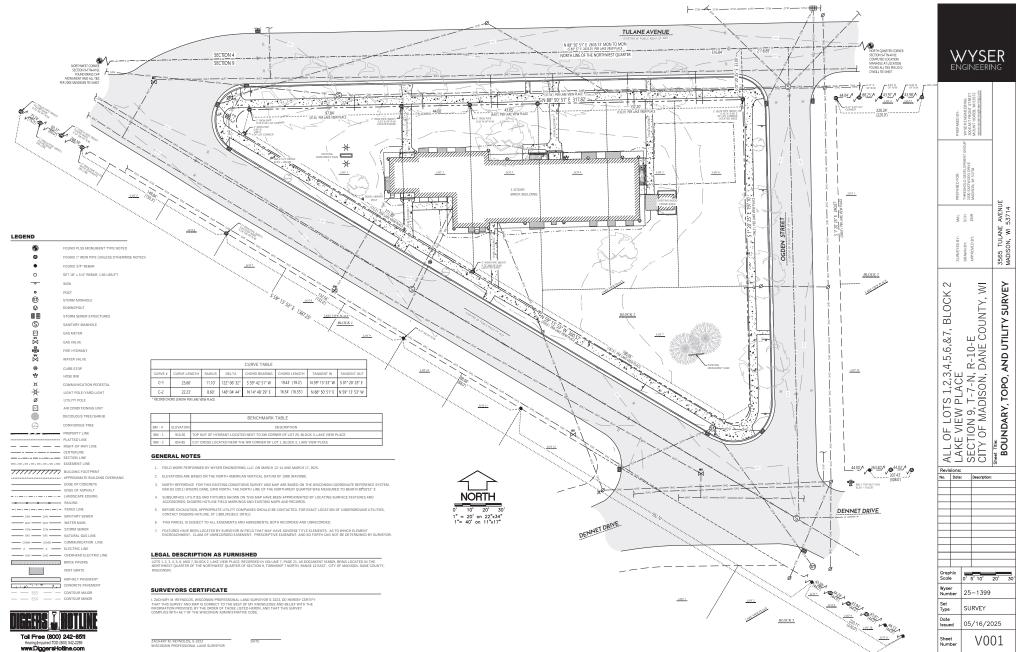
LAND USE APPLICATION / UDC 2025.05.27 **WYSER** NOT FOR CONSTRUCTION LAND USE SUBMITTAL ROJECT ASTMORLAND COMMUNITY ENTER + HOUSING SITE DEMOLITION PLAN THRESHOLD BUILDS C101



3565 TULANE AVENUE - EXTERIOR IMAGES



LAND USE APPLICATION / UDC	1	2025.05.2
Issued For	Revision	Date
PROJECT TEAM THERSHOOD BILD THE STATE OF THE		
		FOR
	STATUS	
CLIENT COMMON GRACE, LLC	LAND USE SU	JBMITTAL
PROJECT EASTMORLAND COMMUNITY CENTER + HOUSING	INFORMATION PROJECT NO DATE DRAWN BY	24- 2025.
Copyright © 2025 Threshold Builds, LLC	CHECKED BY	
	DEMOLTION PHOTOS AND	
THRESHOLD	CONTEXT	
	REVISION SHEE	D0



File: W:\2025\251399_Threshold Builds = 3565 Tulone Ave, Madison\dwg\251399_Excondwg Layout: Survey 22x34 User: sheam Plotted: May 16, 2025 = 2x32pm

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 <u>sprapplications@cityofmadison.com</u> and
- Landmarks Commission at LandmarksCommission@cityofmadison.com (see submittal schedule)

Part 1: Genera	l Application In	formation
----------------	------------------	-----------

Stre	et Address:				
Alder District:			Zoning Dist	rict:	
Project Contact Person Name			Role		
Com	pany Name				
Pho	ne		Email		
	Completed Application (this form)				
	Property Owner Permission (signature on this form or an email providing authorization to apply)				
	Copy of Notification sent to the Demolition Listserv Date Sent				
	Copy of Email Pre-Application Notification of Intent to Demolish a Principal Structure sent to <u>District Alder</u> , <u>City-registered neighborhood association(s)</u> , and <u>City-listed business association(s)</u> . Date Sent				
	\$600 Demolition Application Fee (additional fees may apply depending on full scope of project)				
	Demolition Plan				
	Are you also seeking a Zoning Map Amendment (Rezoning) or Conditional Use?				
Part	2: Informati	on for Landmarks Historic Value F	Review		
	Letter of Intent describing the proposed structure to be demolished, description of proposed method and timeline of demolition				
	Construction Information (Dates of construction and alterations, architect name, builder name, history of property, historic photos)				
	-	on Photos (Interior and exterior digital phot icate its character and condition)	os of each pr	incipal build	ling to be demolished
	Will existing str	ucture be relocated? 🔘 Yes 🔘 No			
	If "yes" include	preliminary assessment that relocation is lik	ely to be stru	cturally and	l legally feasible
	Ontional: Proposed mitigation plans for properties with possible historic value				

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 <u>published schedule</u>.
- Applicant must <u>make an appointment</u> 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 with questions.

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.:		



Authorization to Act as Agent for Demolition Approval

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

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 3865 Tulane Ave., Madison, WI 53714 / (608) 249-1973 cell phone: (608) 417-0323 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

Wed, May 14, 2025 at 3:40 PM



Notification of PD for 3565 Tulane Av.

1 message

tyler krupp <tyler@thresholddevelopmentgroup.com>

Wed, Feb 5, 2025 at 6:41 AM

To: Dina Nina For Madison
To: Dina Nina For Mallo:com</a

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

Tyler Krupp <tyler@thresholdsacred.com>

Wed, Feb 5, 2025 at 6:49 AM

To: info@eastmorland.org

Cc: Staci Marrese-Wheeler <staci@commongracemadison.org>, "Punt, Colin" <CPunt@cityofmadison.com>, Brenda Halverson

| Spenda Halverson

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