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Letter of Intent – January 29, 2020 Land Use Application for a Demolition Permit of a Duplex at 5825 & 5827 Cottage Grove Road

The Schoenstatt Sisters of Mary own two properties along Cottage Grove Road that will be impacted by the road reconstruction project scheduled to begin in April. The largest property is located at 5901 Cottage Grove Road, Schoenstatt Heights, which includes their house, retreat center, and Marian Shrine. They also rent land to a local farmer for agricultural crops. The other property is much smaller and is located at 5825 & 5827 Cottage Grove Road. This property has a duplex that was constructed in 1985.

The Schoenstatt Sisters of Mary are applying for a permit to demolish the duplex at 5825 & 5827 Cottage Grove Road. The reasons for requesting a demolition permit for the duplex include the following:

1. The Schoenstatt Sisters of Mary rented the duplex to Catholic Charities for about 15 years. The residents of the duplex were persons with mental disabilities. The residents lived under the supervision of a representative from Catholic Charities in order to make their lives as safe and independent as possible. After the Schoenstatt Sisters of Mary were presented with the Cottage Grove Road reconstruction plan, they noticed that the construction of a new signalized intersection and relocation of their driveway to their house, retreat center, and Marian Shrine at North Star Drive will be very close to the duplex. This increased vehicular activity will disturb the necessary tranquility of the residents. Therefore, the Schoenstatt Sisters of Mary decided not to renew the contract to Catholic Charities.
2. The duplex is not needed for their apostolate as Schoenstatt Sisters of Mary. The renting of homes is not part of their mission.
3. Based on the original construction drawings for the duplex, it was constructed with a preservative treated wood foundation, which is not a typical foundation type used in the Dane County area. Since the duplex is almost 35 years old, I am not sure if the preservative treated wood foundation is still structurally sound.
4. The duplex has original materials except for a new roof installed in 2009. Most of these materials should be replaced including exterior doors, windows, siding, fascia, soffits, gutters, downspouts, interior doors, cabinets, countertops, plumbing fixtures, electrical light fixtures, and flooring, along with numerous drywall repairs plus a complete repainting of interior walls and ceilings. The included photographs show the current condition of the duplex exterior and interior.

The Schoenstatt Sisters of Mary would like to begin Demolition of the duplex, paving, septic system, septic drain field, and abandon the well as soon as possible to complete this Project before the Cottage Grove Road Reconstruction Project begins. The Site would be graded to match the existing contours as shown on the attached Drawings then stabilized with grass seed covered with an erosion mat. The site would remain undeveloped and serve as a green space buffer between Cottage Grove Road and the Schoenstatt Sisters of Mary house, retreat center, and Marian Shrine. The site and the adjacent site are both zoned Agricultural, so in the future, the Schoenstatt Sisters of Mary may consider allowing a local farmer to plant and grow agricultural crops on this site.

Sincerely,



Robert J. Arntz, AIA