



City of Madison

Proposed Demolition & Conditional Use

Location
633-711 West Badger Road

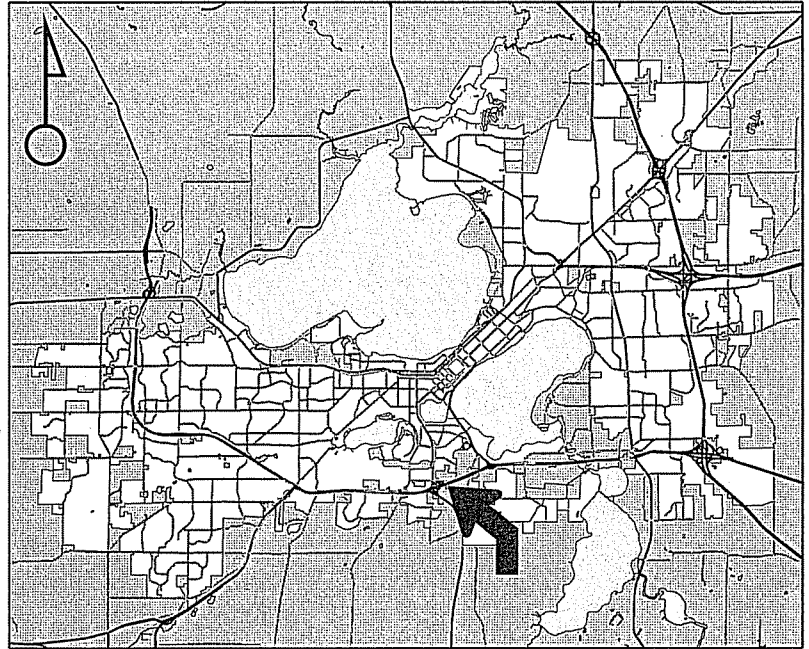
Project Name
Badger Road Field of Dreams

Applicant
Kevin John Evanco -
Fountain of Life Covenant Ministries

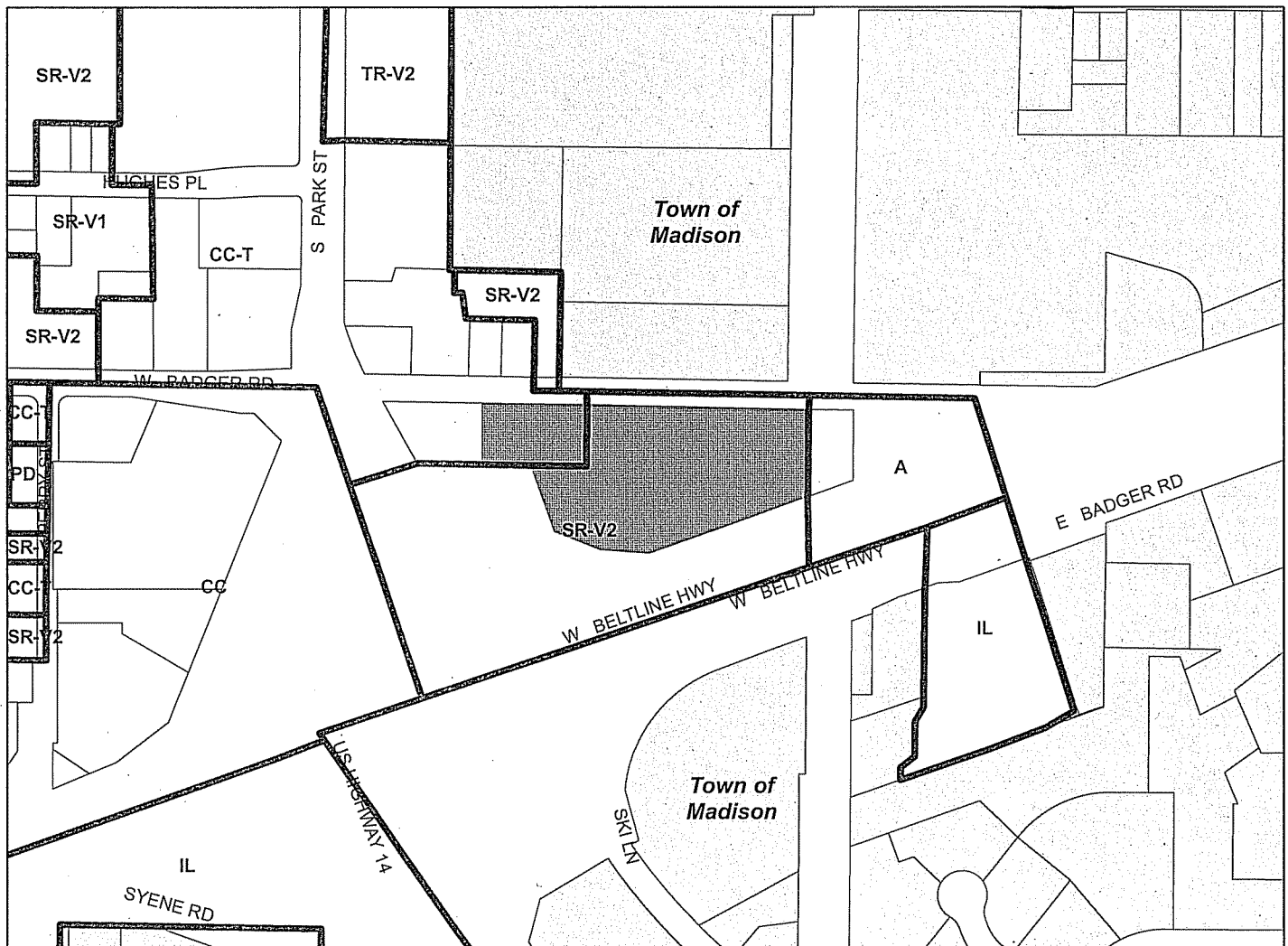
Existing Use
Car Wash

Proposed Use
Demolish car wash to create outdoor
recreation area for existing place of
worship

Public Hearing Date
Plan Commission
04 November 2013



For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 28 October 2013





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 _____ | Receipt No. _____ |
| Date Received <u>9/16/13</u> | |
| Received By <u>JK</u> | |
| Parcel No. <u>0109-354-0203-5</u> | |
| Aldermanic District <u>14 John Strasser</u> | |
| Zoning District <u>CC-T</u> | |
| Special Requirements <u>Eng hold</u> | |
| Review Required By: | |
| <input type="checkbox"/> Urban Design Commission | <input checked="" type="checkbox"/> Plan Commission |
| <input type="checkbox"/> Common Council | <input type="checkbox"/> Other: _____ |

Form Effective: February 21, 2013

1. **Project Address:** 711 W. Badger Road
Project Title (if any): Badger Road Field of Dreams

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: Kevin John Evanco **Company:** Fountain of Life Covenant Ministries
Street Address: 633 W. Badger Road **City/State:** Madison, WI **Zip:** 53713
Telephone: (608) 257-5433 x229 **Fax:** (608) 257-1515 **Email:** kevanco@gmail.com

Project Contact Person: Kevin John Evanco **Company:** Fountain of Life Covenant Ministries
Street Address: 633 W. Badger Road **City/State:** Madison, WI **Zip:** 53713
Telephone: (608) 257-5433 x229 **Fax:** (608) 257-1515 **Email:** kevanco@gmail.com

Property Owner (if not applicant): Fountain of Life Covenant Ministries
Street Address: 633 W. Badger Road **City/State:** Madison, WI **Zip:** 53713

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: This project plans to demolish the existing blighted car wash facility on the property and develop athletic fields for use by local community organizations

Development Schedule: Commencement November 2013 Completion August 2014

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/altered 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 1/2 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 Instructions & 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:
Ald. John Strasser

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

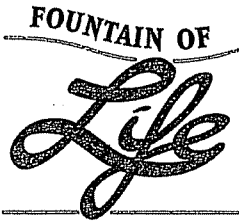
Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Matt Tucker Date: 9/13/13 Zoning Staff: Matt Tucker Date: 9/13/13

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

Name of Applicant Kevin John Evanco Relationship to Property: Associate Pastor/Facilities Director

Authorizing Signature of Property Owner [Signature] Date 9/18/13



September 18, 2013

Family Worship Center City of Madison Zoning and Planning Division

215 Martin Luther King Jr. Blvd., Room LL-110

The fear (reverence) of the

PO Box 2985: Madison, WI 53701-2985

Lord is a Fountain of Life,

Dear Zoning Administrator,

turning a man from the snares of death. I am writing this letter of intent to you today in order to obtain a demolition permit for the dilapidated car wash at 711 W. Badger Road with plans to replace it with new athletic fields for use by local community organizations and citizens. Currently the car wash is nonfunctional and the property is blighted. For years it has been a haven for transient/homeless individuals, drug dealing, prostitution and other criminal activities. We recently purchased the property for \$250,000 and expect this project to cost us between \$50,000 and \$60,000. We are working with A-Team Construction which has agreed to demolish the car wash at cost (\$21,000), Electrical Solutions, Inc. to alter the current electrical infrastructure so as to maintain the six outdoor light poles and fixtures while adding a new control panel (\$5,000), Pertzborn Plumbing to cap certain existing water lines and set up a supply connection for sprinklers (\$TBD), Moll Construction that has agreed to donate 55 dump trucks of top soil, grade the plot, as well as seed and hay cover the fields this fall. Additionally, Paul Skidmore has been hired as our project administrator and Quam Engineering will handle our site plans for demolition, erosion control, and other plans.

Proverbs 14:47 (NIV)

The proposed project schedule : 1) submit proper paperwork into the city of Madison and work with all involved departments and agencies (Sept.- Nov. 2013), 2) hold necessary meetings regarding this project with affected community associations (Oct. 2013), 3) demolition of car wash and recycling of materials (mid-Nov. 2013), 4) install mechanicals of water and electrical infrastructures (Nov. 2013), 5) have property graded properly with the addition of soil, seeding and cover (mid-late Nov. 2013), 6) begin construction of a small maintenance shed (Spring 2014), 7) begin construction of two fenced in half-court asphalt basketball courts (Spring 2014), 8) nurture the grass turf and prepare it for use (Mar.-Aug. 2014), and 9) fields will be ready for use (Fall 2014).

I have already discussed plans with Michael Johnson and the Boys and Girls Clubs of Dane County for a fall flag football league under the lights

633 West Badger Road, Madison, WI 53713

Phone: 608-257-LIFE · Fax: 608-257-1515

Email: fol@folmadison.org · Website: www.folmadison.org

Rev. Alexander Gee, Jr., Senior Pastor

Jacqueline Gee, Pastor of Administration

on Friday nights for the fall of 2014. Dialogue with Kaleem Caire and the ULGM is on-going about a midnight basketball league for young adults, and initial discussions with David Dahmer from Centro Hispano about beginning a youth (ages 5-11) house soccer league for all children (African, African-American, Latino, Asian and White) in the community have been very positive. This fall/winter we will solidify programming with various community partners. Fountain of Life plans to maintain and make accessible these athletic fields for community use, but does not plan to administer the specific programs. The following square foot usage is proposed: 1) two half-court basketball courts (42' x 50' each), 2) one youth soccer field (195' x 135') and 3) two flag football fields within the soccer field (90' x 120'). These measurements may be subject to change depending upon final grading and site plan.

These fields will be used by community organizations during the evenings and on Saturdays, but will not be available for use until 3 pm on Sundays due to church services. The nearly six acre campus that we continue to build upon has 120 parking stalls and we anticipate several bike racks. A mulched playground (120' x 30) will be finished this fall. The only building expected will be one maintenance shed housing the electric control panel, lawn and sports equipment, and an outdoor bubbler (drinking fountain). Square footage of the shed is still to be determined. Port-o-potties will be necessary for seasons of use. We anticipate employing about six people full time for two to three weeks in November and then we will hire a half time field maintenance person from spring through the fall. We will work with Capt. Joe Balles and the officers at the Madison South Precinct on developing a security plan for the immediate area. We anticipate hiring security for certain on-going or special events as needed. If you have any questions or concerns regarding this project, please do not hesitate to contact me.

Serving our community together,

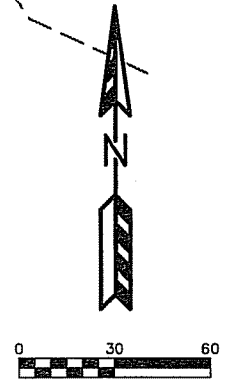
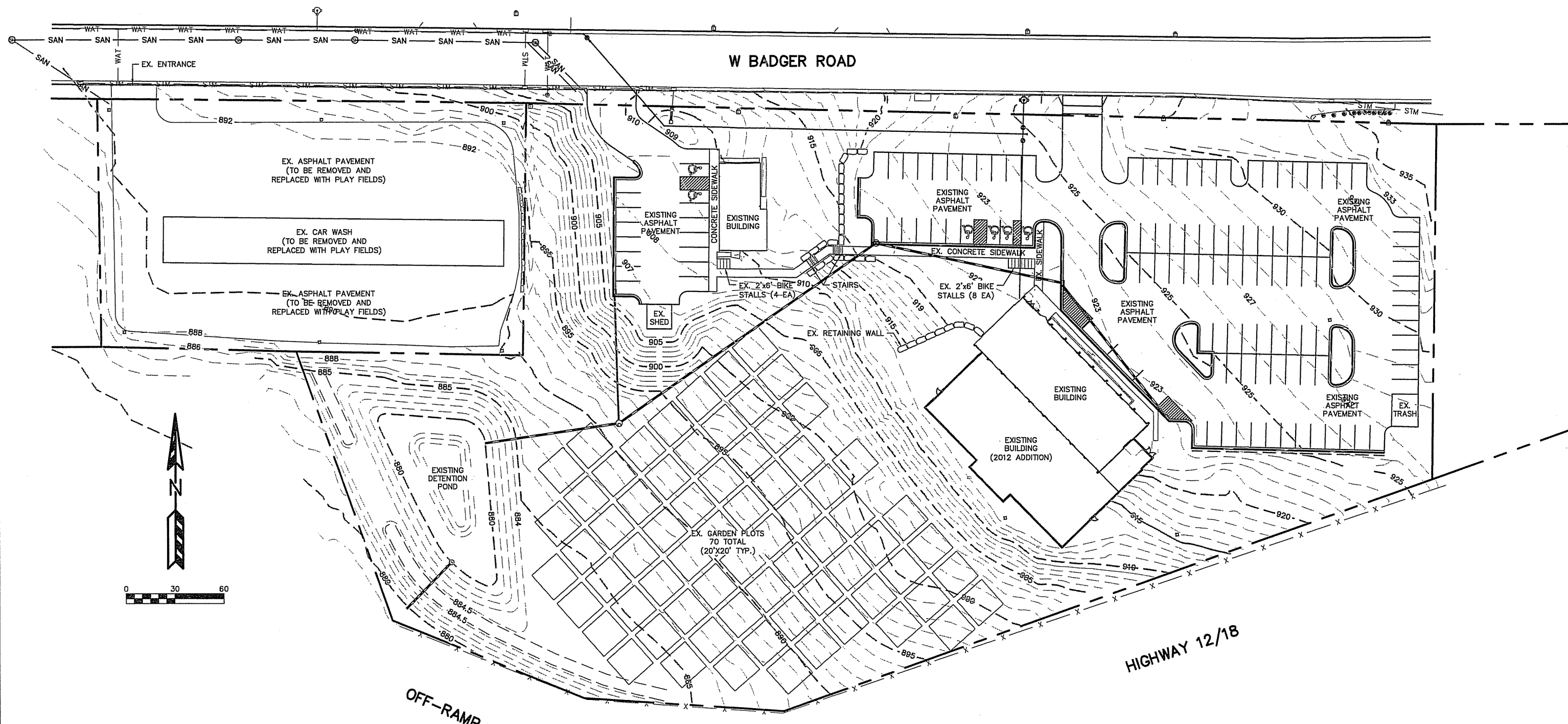


Rev. Kevin John Evanco

Associate Pastor/ Facilities Director

Fountain of Life Covenant Ministries

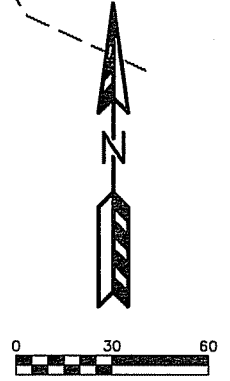
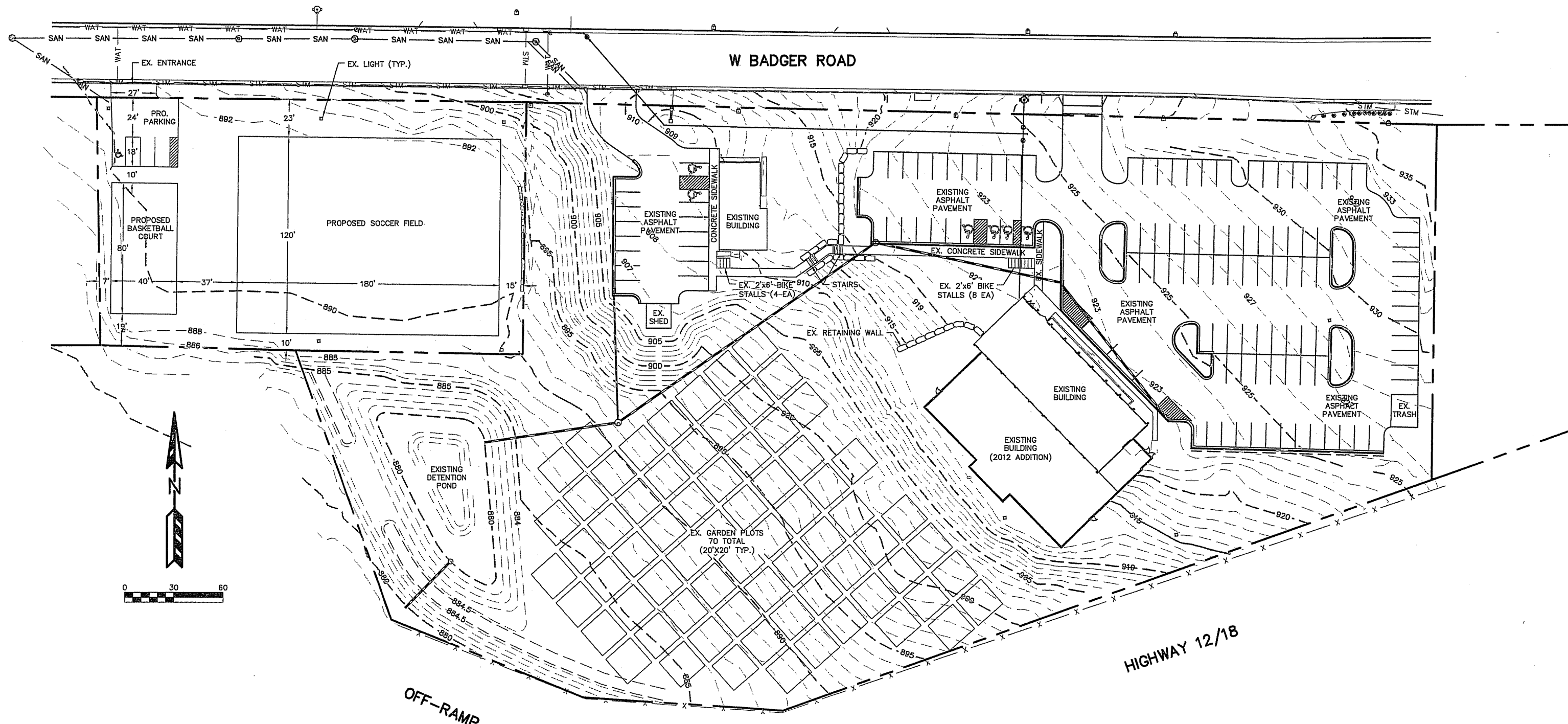
EXISTING TWO FOOT CONTOURS
AND SITE INFORMATION FOR CAR
WASH PARCEL OBTAINED FROM
ACCESSDANE WEBSITE.



CAR WASH DEMOLITION PLAY FIELD IMPROVEMENTS
 EXISTING SITE PLAN
 PAGE: 1 OF 2
 DATED: SEPTEMBER 19, 2013

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Siggelkow Road, Suite A; McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752

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CAR WASH DEMOLITION PLAY FIELD IMPROVEMENTS
 PROPOSED SITE PLAN
 PAGE: 2 OF 2
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