

ARO EBERLE ARCHITECTS

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LETTER OF INTENT

September 10, 2014

Matt Tucker
City of Madison Zoning Administrator
215 Martin Luther King, Jr. Blvd
Madison, WI 53703

Dear Matt,

Bethel Lutheran Church, located at 312 Wisconsin Avenue, intends to relocate a historic house currently located on Church property in a parking lot adjacent to the existing church. The Steensland House is a Queen Anne style house, is a Madison Landmark, and is on the National Register of Historic Places. The Steensland House is proposed to be moved from its current location facing Carroll Street to a new location on the same block facing Gorham Street directly adjacent to the church sanctuary. The relocation of the house is a technical demolition under the zoning code, although the house above the foundation is to be kept and restored using the high standards of the Secretary of the Department of the Interior for historic buildings. The relocation of the house preserves a contributing structure to the historic Mansion Hill district and maintains it within the boundary of the district. It also allows planning to move forward on a long-term future expansion of Bethel Lutheran. The proposed use will be 3 apartments and is a permitted use under the zoning code. The occupants will have a portion of their rent offset by volunteer work.

The site plan is proposed to be updated per the attached plans. The current use of the site is primarily for surface parking and is proposed to continue to be surface parking. The primary curb cut on Gorham Street for vehicle traffic is relocated 10 feet further west from the current location in order to accommodate the house footprint and separations from adjacent structures. Another existing curb cut will also be closed. The existing area of the Steensland House is to be paved and parked, offsetting some of the parking lost at the new Steensland House location, resulting in a slight reduction in parking stalls.

Bethel leases parking during the daytime hours to downtown employers and individuals, and payment in lieu of taxes is paid to the City. Bethel Lutheran is seeking a conditional use approval for this activity to bring the site into compliance with current practices and city requirements for private parking facilities. A few spaces are available for more than the typical work week daytime period, for example, for area hotel shuttles or buses. This is proposed to continue. The typical lease arrangement is for daytime parking for persons working downtown, and Bethel Lutheran has on-site management and observation of parking activities during the Monday-Friday period.

Project Team:

Bethel Lutheran Church
Pastor Scot Sorenson
Randy Alexander, Project Manager

Aro Eberle Architects
Matthew Aro
Douglas Pahl

Project schedule:

	Submit	Hearing	Construction
Mansion Hill Neighborhood Meeting	N/A	9/3/2014	
Outline House Relocation With Stakes	9/5/2014		
Plan Commission	9/10/2014	11/10/2014	
Landmarks	9/15/2014	10/6/2014	
Urban Design	10/8/2014	10/15/2014	
Mansion Hill Neighborhood Meeting		9/25/2014	
Parking Construction Plan	10/31/2014	N/A	
Construction Documents Complete	11/15/2014	N/A	
Foundation Start	N/A	N/A	11/15/2014
House Relocation	N/A	N/A	12/1/2014
House Rehab Complete	N/A	N/A	6/30/2015

Building square footage: 5,310 GSF, 3 stories above grade

Number of dwelling units: 3 apartments, with 11 bedrooms total.

Sincerely,



Aro Eberle Architects, Inc.
Matthew Aro