



Madison Police Department

Michael C. Koval, Chief of Police

City-County Building
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July 21, 2014

Plan Commission
c/o of the Planning Division,
Department of Planning and Community & Economic Development
215 Martin Luther King Jr. Blvd, Room LL-100
Madison, Wisconsin 53701-2981

Re: Demolition of Mt. Olive Lutheran Church, 4018 Mineral Point Road
Letter of Intent

Dear Members of the Plan Commission:

With the continued growth of the City, the Madison Police Department is proposing to add a police station in the Midtown area of the City to alleviate workload issues in the South, West and Central Districts to maintain efficient response times. In anticipation of the future construction of the Midtown Station, we are requesting approval to demolish the former Mount Olive Lutheran Church located at the northeast corner of Mineral Point Road and Westmoreland Boulevard. The City acquired the property for the future police station in March 2014. On October 1, 2013, the Common Council adopted Resolution 13-00759 (ID 31639), authorizing the execution of a Purchase and Sale Agreement between the City of Madison and Mount Olive Lutheran Church for the purchase of this property for the future station and a corresponding budget amendment. The Plan Commission recommended approval of this resolution to the Common Council at its September 30, 2013 meeting.

The split-level church will be demolished and the site of the former building will be graded and seeded. We determined that the existing structure would not suit the Police Department's needs as a future police station and are hoping to raze the building to facilitate redevelopment of the site with a new, modern facility. We hope to have the demolition and site restoration work completed before winter sets in this year. The site is served by approximately 130 surface parking stalls accessed by a driveway from Westmoreland Boulevard, which will remain in the interim pending plans for the new station. However, we will barricade the driveway and not allow parking in the lot following completion of the demolition work.

Demolition of the building is scheduled to begin by the end of 2014. Prior to issuance of wrecking permits and commencement of demolition activities, the Police Department and Fire Department will use the building for training activities (no demolition by fire is proposed). We will work with City staff on the approval of a reuse and recycle plan by the City's Recycling Coordinator as required by the 28.185 of the Zoning Code. As part of that plan, Habitat for Humanity will be allowed to salvage items from the building before the start of building demolition. We are also working to salvage the stained glass windows from the former sanctuary for reuse, including potentially as art in the new station building. The altar, lectern, 41 pews, and organ will also be offered for sale.

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If you have any questions about this project, please contact Capt Jay Lengfeld at 245-3652.

Sincerely,

A handwritten signature in black ink that reads "Chief Michael C. Koval". The signature is written in a cursive style with a large, sweeping "C" at the beginning and a stylized "Koval" at the end.

Michael Koval
Chief of Police
City of Madison

Attachments

cc: Don Marx, Office of Real Estate Services
Jim Whitney, AIA, City Engineering Division
Tim Parks, Planning Division