

Letter of Intent For Demolition of 3922 and 3926 Mineral Point Road, Madison, WI

3922 Mineral Point Road is parcel 251/0709-213-17230.

3926 Mineral Point Road is parcel 251/0709-213-17222.

Bethany United Methodist Church proposes to demolish two houses at 3922 and 3926 Mineral Point Road. The houses have been the parsonages for the Church at 3910 Mineral Point Road. They sit on the southwest corner of the church lot. The houses are currently un-occupied and are likely to remain so. The church plans to demolish the houses, sidewalks, and driveways and replace them with grass and small plantings.

Rationale

The church has not had Pastors living in the two parsonages since 1999 (3922) and 2008 (3926) and it does not seem likely that they ever will in the future. Methodist pastors rarely live in parsonages anymore, preferring to own their own home. For a number of years, a church family lived in 3922 but they have since moved and both houses are now vacant.

According to United Methodist Church Conference standards, even if pastoral staff would be interested in living in either of the houses, extensive remodeling and updating would need to occur. The expense of maintaining the buildings continues to increase as the buildings age.

The Church could not sell the properties since it already has less acreage than the standards of the Wisconsin Annual Conference.

Maintaining the properties and paying property taxes are a drain on the church resources. In 2016 taxes were \$5,666.19 for 3926 and \$4,664.16 for 3922.

Bethany has a five-year long-range plan, adopted by the Church Conference on December 16, 2013, which calls for increased visibility and specifically includes razing the parsonages to provide a clear line of vision for the church building. Both houses block the view of the church from people traveling east on Mineral Point Road.

Existing Condition

According to the City of Madison Assessor's website, 3922 was built in 1965 (although we thought it was built in 1954) and 3926 was built in 1952.

Both homes are in a state of disrepair. Specifically:

- 3926 was last remodeled in 1984.
- The roof at 3926 has not been replaced since 1985
- The windows and exterior siding are showing signs of extensive rot.
- The siding on part of 3926 has no vapor barrier and so does not hold paint. The siding needs to be replaced.
- The carpeting and floor coverings need replacement.
- The vinyl floors in bathrooms and kitchens in both buildings need replacement.
- Appliances continue to fail.
- The central air conditioner unit in 3922 is 15 years old and it is 11 years old in 3926.
- The water softeners in both houses are at least 40 years old.
- 3922 has moisture problems and mold in the basement. It has never been significantly remodeled except new cabinets in kitchen. The aluminum siding needs replacement. The wiring needs to be improved has inadequate main service panel.
- Both garage doors at 3922 need replacing.

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Continued

The home at 3922 is

- 3 bedrooms
- 2 baths
- 1548 sq. ft.
- 1.5 stories
- Two car detached garage

The home at 3926 is

- 5 bedrooms
- 2 baths
- 2224 sq. ft.
- Two stories
- Two car garage attached.

Project Schedule and Phasing Plan

Upon receipt of approval from the City of Madison, the Church will schedule demolition and hopes to finish all work in late summer or early fall so that the new grass has time to get established before the onset of winter. We will first have Habitat Restore remove all materials and appliances that they want, the demolition contractor (Finks Paving, Excavating, and Concrete) will then take down both buildings. When the buildings are down and the lot has been landscaped, Finks will replace a section of the paving on the church driveway between the two houses.

Proposed Uses

The church plans to raze the buildings and replace them with grass and plantings.

Submitted by

The Trustees of Bethany United Methodist Church
Jeff Erickson, President

