



## Assumption Greek Orthodox Church

11 North Seventh Street  
Madison, Wisconsin 53704  
608-244-1001  
Fax 608-244-1565  
Cell phone 414-218-1001  
Email [greekchr@execpc.com](mailto:greekchr@execpc.com)  
[www.assumptionmadison.org](http://www.assumptionmadison.org)

Rev. Fr. Joseph J. Tzougros, Economos

May 15, 2006

City of Madison Plan Commission  
215 Martin Luther King Jr. Blvd, Room LL-100  
Madison, WI 53701-2985

RE: Letter of Intent, 2502 E. Washington Ave. Property

Dear Plan Commission,

On behalf of the Hellenic Orthodox Community of Madison, Wisconsin, a Wisconsin non-stock corporation (aka Assumption Greek Orthodox Church), I submit this revised letter of intent and permit application describing the intended use of the property at 2502 E. Washington Ave, henceforth called the Former Joseff Property. The Former Joseff property was purchased by the Assumption Greek Orthodox Church in 2005. The Assumption Greek Orthodox Church, located at 11 N. 7th Street, and the former Joseff Property share a common boundary, which extends approximately 95 feet. The parcel is approximately 3,600 feet (under 0.10 acre) in size.

### **COMMUNITY BENEFIT**

The Assumption Greek Orthodox Church purchased the former Joseff property in order to increase the presence of the Church on the corner of Seventh Street and East Washington Avenue. The Assumption Greek Orthodox Church intends to remain in its current location, enhancing the appearance and character of the "Gateway to the Capitol." In doing so, the proposed construction will be an overall benefit to the neighborhood.

In addition to improving the appearance of the neighborhood, the proposed demolition will reduce crime in the immediate area. The narrow space between the "Bill's Key Shop" building and the Assumption Greek Orthodox Church building has in the past hidden nefarious activities. Evidence of vandalism, drug use, and lascivious acts have been encountered in the four foot wide alley between the buildings. The demolition of the former "Bill's Key Shop" will expose this area to the public and reduce its use for illegal and immoral activities.

An environmental benefit to the neighborhood will also be realized. The former Joseff Property was formerly operated as a gas station and dry cleaner, prior to its use as a retail

key shop. The site contains at least four underground storage tanks (USTs). The one site building, formerly known as "Bill's Key Shop" must be removed in order to fully assess the USTs and the environmental impacts at the site. Because of the necessary environmental activities that are planned, final site restoration design is still pending. However, the Assumption Greek Orthodox Church intends to use the former Joseff property for some combination of greenspace and parking. **Due to the unusual circumstances that must first be addressed, the Assumption Greek Orthodox Church respectfully requests the City of Madison grant a demolition permit separate from a reconstruction permit. A final site restoration submittal will be presented to the City before any further restoration of the site is undertaken.**

## **PUBLIC NOTIFICATION**

Representatives of the Assumption Greek Orthodox Church spoke with neighborhood association contacts and informed immediate neighbors of plans to beautify the corner of Seventh Street and East Washington Avenue. On May 1, 2006 Alderman Brian Benford was informed of the Church's intentions. Alderman Benford waived his 30 day notification requirement and gave his full verbal support to the Church's plans. Mr. Joe Schirmer, appointed representative of the Assumption Greek Orthodox Church, spoke with neighborhood association contacts on May 11, 2006 as requested by Mr. Al Martin of the Urban Design Commission in a planning meeting earlier that day. Mr. Robert Gibbons, President of the Emerson East Neighborhood Association and Ms. Rebecca Krantz, a coordinator of multiple neighborhood associations on the East Isthmus were contacted and informed that the Assumption Greek Orthodox Church had begun the process of obtaining City approval for the demolition of the former Joseff property, the removal of USTs for environmental purposes, and restoring the parking area with the addition of greenspace.

Neighborhood association contacts were advised that Assumption Greek Orthodox Church would keep them informed of plans as they developed. Mr. Gibbons seemed to appreciate hearing from the Church and asked to be kept informed as plans developed. Ms. Krantz suggested the Church contact two adjacent neighborhood associations.

Mr. Schirmer called and left a message for Ms. Lesley Grossberg of the Eken Park Neighborhood Association and attempted contact with Mr. Dan Melton of the Schenk Atwood Neighborhood Association throughout the weekend of May 12 to 14, 2006 without success. In addition to neighborhood association contacts, an informational letter was delivered to residents of Seventh Street between East Washington Avenue and Johnson Street on May 14, 2006 relaying the same basic information about proposed Church activities.

## **SITE DEMOLITION AND RESTORATION**

The name of the overall project is the demolition and site restoration project planned for completion in *two distinct phases*. The **first phase** will include demolition of the existing single story brick building without basement. An asbestos inspection was

completed in April 2006, and no friable asbestos was encountered. A limited amount of non-friable asbestos-containing caulking and mastic was encountered. Due to the construction of the building in the 1950s, probable lead paint was used on the brick. Existing conditions and demolition activities are reflected on the *demolition plan* and attached photos. The building will be demolished to at least surface grade. Footings down to 4 feet below ground surface will also be removed. Above-ground materials including glass, brick, doors, and interior features will be containerized and disposed at Dane County Landfill. Below ground components, including concrete flooring and footings will be used at a nearby quarry as clean fill. Further construction details and asbestos inspection report will be provided upon request.

The **first phase** of the demolition and site restoration project will also include removal of at least four and up to six underground storage tanks (USTs). The former Joseff property was formerly operated as a gasoline service station and dry cleaner facility. According to information obtained from the Wisconsin Department of Commerce (Commerce) website, three USTs were abandoned in place prior to January 1, 1988 by emptying the tank contents and filling them with sand. A fourth UST was encountered during a November 2004 Phase II Environmental Site Assessment conducted on behalf of the Church. Two additional USTs may exist based on historical records and field observations made during Phase II Environmental Site Assessment. The results of Phase II Environmental Site Assessment are available for the City's review, upon request.

Following demolition of the building, USTs will be removed. USTs previously abandoned will not be assessed in accordance with Wisconsin Administrative Code Chapter Comm 10. Upon removal and cleaning, all tanks will be loaded for offsite disposal or recycling, depending on the condition of the USTs, at a Wisconsin Department of Natural Resources (WDNR) approved recycling and disposal facility. Environmental samples will be collected from beneath the USTs and related piping runs to document remaining soil conditions.

Following UST assessment and removal, the site will be backfilled to approximately existing grades. During the first phase of construction, encountered utilities, including water and sewer shall be cut and capped at the property line, with approval from the City of Madison. Fine-grained backfill will be used predominantly to minimize groundwater mounding. Interim surface restoration of disturbed areas will include 6 to 8 inches of gravel to minimize erosion. The surface of the backfill shall be pitched 1- 2 percent to minimize ponding on the site. Erosion controls will remain in place until completion of the second phase of work.

The construction schedule for the **first phase** is planned for this summer to precede reconstruction of Seventh Street. During conversations with Mr. Robert Phillips, City of Madison Engineer, reconstruction of Seventh Street near East Washington Avenue will begin in July 2006. Mr. Phillips is interested in knowing any environmental impacts that may extend on to Seventh Street from the former Joseff property. Such impacts may affect the City construction scope or schedule. Therefore, the first phase of construction will commence as soon as possible upon submittal of all required notifications to the

City of Madison and Wisconsin Department of Natural Resources, and receipt of all applicable permits. Construction should be completed within 60 days of notification.

The construction team for the **first phase** includes general contractor, surveyor, asbestos inspection contractor, and project coordinator/owner's representative. Reconex, Inc. is the general contractor from Wisconsin Dells, Wisconsin (Mr. Dave Lofthouse). Burse Engineering of Madison, Wisconsin is the land surveyor (Ms. Michelle Burse). Asbestos inspection contractor is Advanced Health and Safety LLC of Madison, Wisconsin (Mr. Bob Stigsell). The project coordinator and owner's representative is Mr. Spiros Fafalios, P.E. the undersigned, a member of the Assumption Greek Orthodox Church parish and licensed environmental engineer.

Following completion of the first phase of construction, environmental investigation, and if necessary, environmental remediation activities, will be conducted. Further soil investigation activities may be required to assess the degree and extent of contamination identified in the UST assessment. Groundwater monitoring wells may be required to assess the presence of impacts to groundwater. Soil or groundwater remediation may be necessary to meet WDNR site closure requirements. After environmental activities have been completed to the satisfaction of the WDNR, restoration plans will be finalized and submitted to the City of Madison as the final plans for the second phase of construction.

**No reconstruction will proceed without City of Madison approval.**

The **second phase** of construction is yet to be scheduled, bid or contracted, and will be completed following environmental investigation and (if necessary) remediation activities; City reconstruction of 7<sup>th</sup> Street and East Washington Avenue rights of way surrounding the Assumption Greek Orthodox Church; and restoration plan approval by the City of Madison. Conceptual plans for construction of the second phase are shown on Site Restoration Plan. The plan reflects an increase in greenspace, removal of one driveway and replacement of approximately five parking stalls. The addition of ~~five~~ six parking stalls will increase available parishioner parking by nearly 30 percent, reducing the requirement for street parking for church members. Church members include a number of elderly people and young children. Two handicapped parking spots are located on the original church property, which will still be in compliance with the Americans with Disabilities Act. A combination of grass and planted trees will be set along the eastern property line of the former Joseff property. The remainder of the greenspace is likely to be grass.

A noteworthy distinguishing feature planned for final site restoration will likely include a perimeter ornamental fence. A perimeter ornamental fence similar in style to that shown on the attached cut sheet and conceptual plan will define the Assumption Greek Orthodox church property. Parking entrances will include cantilevered vehicular gates, and pedestrian access will include walk-through swing gates. During non-use, gates will be closed and locked, discouraging trespassing and other activities as described above.

May 15, 2006

Page 5

The Assumption Greek Orthodox Church looks forward to the timely approval of the permits required to complete the first phase of work. If you have any questions, please do not hesitate to call me at 414-291-4894 (work) or 262-352-8462 (cell).

Sincerely,



Spiros L. Fafalios, PE  
Representative, Assumption Greek Orthodox Church

Attachments: Photos of Proposed Building Demolition  
Ornamental Fence Cut Sheet  
Church Conceptual Plan