

## Messiah Lutheran Church Addition & Renovation

5202 Cottage Grove Road

### City of Madison Letter of Intent for Conditional Use Application

May 18, 2009

#### Involved Parties:

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##### Architect/Engineer/Interior Design/Landscape Architecture Firm:

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##### Construction Company:

Vogel Bros. Building Co.  
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##### Contact:

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##### Owner's Representative:

Tim Martinson, Building Committee Chair for Messiah Lutheran Church  
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#### Existing Conditions and Use of Property:

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The existing site features an existing one story church with exposed basement at 5,474 gross square feet footprint, a garage and shed. The shed is adjacent to the play area for the daycare that operates out of the church. The site has 96 total parking stalls, the majority of which are on the west side of the church. 13 of the parking stalls are located on the lower east side of the property, with an existing driveway connecting to the upper parking lot. There are two entrances to the site; one entrance is off of Cottage Grove Road to the south, and the other entrance is off of the residential Kingsbridge Road. These entrances will remain with the proposed building addition. The site is adjacent to residential to the north, south, and west. The side is adjacent to city-owned greenway property to the east.

The existing site is 4.989 Acres, with the existing impervious surface covering 33% (71,786 SF) of the lot.

The site slopes to the south and east, with the parking lot generally at 5% slope, and the east side with steeper slopes of up to 25%. The existing parking lot has four existing light poles to light the parking area. The church has existing signage along Cottage Grove Road that will remain.

The existing church is fed by utilities coming from the south and west. The electric service, telephone and cable cross overhead the parking lot driveway with a guy wire in close proximity to the proposed addition. The water and sanitary are served from the south. An existing fire hydrant is located adjacent to the southeast property corner along Cottage Grove Road. The next closest fire hydrant is about 460' "as the crow flies" from the northwest building corner, located at the intersection of Kingsbridge Road and Openwood Way.

The landscape is predominately lawn, with several large shade trees and a treeline along the southeast edge adjacent to the greenway. In the greenway, (approximately 10'-0" from the southeast property line), a highly susceptible wetland has been delineated by NRC. The site plans show the 50'-0" protective zone that prohibits impervious surfaces in the area. There are some storm sewer inlets that discharge to the east to divert stormwater from flowing toward the existing entry to the church.

### **Proposed Conditions and Use of Property:**

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- *Traffic, Fire Department Access and Parking:*

The proposed site proposes a 7,355 gross square feet footprint addition to the existing church, bringing the total to 12,829 gross square feet. Since the existing and proposed church will comprise more than 10,000 square feet, a conditional use permit is needed. Angus Young attended a neighborhood meeting held at the church on May 6, 2009, and notified Alder Cnare via email on April 24, 2009.

The existing church will have fire separation with the new addition to allow the existing church to remain unsprinklered. The church addition will be sprinklered. The addition will primarily serve the new sanctuary, narthex and gathering space. The proposed sanctuary has 5,150 linear inches of fixed seating (divided by 180 to get 29 required stalls) plus 56 individual seats (divided by 10 to get 6 required stalls) to require a total of 35 parking stalls minimum per the City of Madison Zoning Code. The existing parking lot on site will lose 6 parking stalls, but will still have 90 on site, exceeding the minimum requirement. The existing accessible parking stalls will be relocated on site for the building addition.

The building addition will be adjacent to a rerouted fire lane/drop off zone on the west side of the building. A new fire lane will be rerouted around the building addition to the southeast with a turn-around area. The circular turn-around is 70'-0" in diameter, which has been approved by the City Fire Department via email discussion. The fire lane is 26'-0" wide along the building to accommodate aerial apparatus access in the event of a fire. Two new fire hydrants will be provided, one adjacent to the entry and accessible parking stalls, and the other along the east fire lane. The hydrants are a minimum of 40'-0" away from the building addition and adjacent to the fire department connection.

The landscape island dividing the parking area from the drop-off area has been enlarged, with stairs leading down to the main entry. A pedestrian walkway has been added from Cottage Grove Road and Kingsbridge Road to the building entry. The fire lane turnaround has been designed to accommodate an amphitheater-type setting, but will remain clear of permanent planters, tables, chairs and benches.

A bike rack is proposed along the north end of the building to provide a secure location for bike storage. This location is conveniently located adjacent to a side entrance.

- *Site Utilities:*

The site currently has a 10'-0" wide utility easement for overhead power lines that cuts along the northeast edge of the parking lot, terminating close to the proposed building addition. This project will seek to get the end power pole and guy wire removed, and bury the service from the pole to the northwest to the building to provide less of a visual distraction.

The proposed building addition is planned where the majority of utilities enter the existing building. Consequently, the following utilities will need to be relocated:

- Gas meter and gas service
- Three condensing units will need to be either relocated or replaced
- Water service lateral will need to be replaced
- Sanitary sewer service will need to be accommodated
- Storm sewer catch basins and outlets will need to be removed and redesigned
- Underground telephone will need to be rerouted
- Underground power will need to be rerouted

- *Grading and Stormwater Management:*

The existing site at Messiah Lutheran Church features relatively steep grades. The parking lot is graded at +/- 5% slope, which is generally considered the maximum slope for a parking lot. Since the lower level is an exposed basement, the grade drops to the south and east, with the existing drive at a slope up to 10%.

The proposed addition basement finish floor will be set to match the existing building. However, due to the drop in grade from the parking area to the building addition, we are proposing the first floor elevation to match the existing office area, which is 1'-6" above the first floor of the existing sanctuary. The driveway that will be rerouted around the back of the building will be at a slope of a maximum 5%. The driveway has been positioned per recommendations from the DAT meeting, where it was discussed that locating the drive farther to the south will make the drive more gradual and safer for any daycare traffic.

The drop-off area and accessible parking stalls along the front of the building will be a maximum of 2% slope to accommodate accessible routes.

A vegetated swale will pretreat stormwater runoff from the new fire lane, and direct runoff into the filtration device. The filtration device on the east side of the new fire lane will treat the total suspended solids from the site as well as grease and oils from the low-traffic fire lane. The total increase in impervious area is 10,546 SF, with much of the building addition in existing pavement. As noted earlier, the total site is 4.989 Acres, and with the addition impervious surface, the total impervious surface comprises 38% of the lot (82,332 sf).

- *Landscaping:*

The proposed building addition will be accented with plantings that enhance the architectural features. A central raised planting bed at the entry will provide seating along the perimeter with landscaping in

the middle. The existing trees will not be impacted. Steep slopes would be stabilized with erosion mat and seeded with a lawn mix to correlate with the existing landscape features on site.

The existing parking lot will have two new parking islands placed to accommodate three shade trees, shrubs and perennials. These islands will be curbed to protect the plantings, and meet the city landscape requirements.

The remainder of the trees required for the parking lot will be placed at the sides of the parking lot to provide shade to the impervious surfaces. The landscape calculations have been provided on the Landscape Plan.

- *Building Concept:*

The design for the addition and renovation of the church is driven by the simple concepts of the original 1960's modern design. The overall impression is a modern expression of "church," yet it is simplistic and pure. The existing church steeple will be moved to a new location at the entry of the new addition, giving it more of a "church" presence along Cottage Grove Road.

The addition consists of a new sanctuary, which is connected to the existing church by a new narthex and gathering space. The existing office area will be renovated into new offices, work room and reception area. The lower level will include a space for a future fellowship hall, kitchen and storage. The addition will also include ADA restrooms on both levels and an elevator to make the entire addition and existing building accessible.

There are a total of 9 employees, two of which are associated with the daycare service.

#### **Development Schedule:**

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This project is intended to go out for bid early June, with construction starting in mid-July 2009. The project schedule is anticipated to be complete by approximately the end of May 2010.

See approximate project schedule prepared by Vogel Bros. Building Co. for additional information.