



# WEXFORD RIDGE NEIGHBORHOOD CENTER

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July 13, 2005

Mr. Brad Murphy  
Plan Commission  
City of Madison  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53701-2985

RE: Community Education Center

This letter of intent is for the proposed Community Education Center to be constructed at 55 South Gammon Road. This is an innovative partnership between Madison Metropolitan School District and Wexford Ridge Neighborhood Center. In a groundbreaking agreement between these two parties, the non-profit Community Education Center will be located adjacent to Jefferson Middle School under terms of a 45-year lease. The lease was unanimously approved in May 2004 by the MMSD school board.

This school-city-community collaboration establishes a model for our community and indeed the state. The Wexford Ridge Neighborhood Center will build, own and operate a Community Education Center on Madison Metropolitan School District property, providing lease payments in the form of access to space for educational, recreational and alternative programs of the Madison Metropolitan School District.

This innovative agreement was made possible by the passage of state legislation in 2004, strong support from the City of Madison in the form of 2002 Community Development Block Grant and 2005 Capital Budget funding, and the active involvement of our local alders and school board members, as well as neighborhood residents and church, school, civic and business leaders.

Currently the approximately 70 acre site on which Memorial High School and Jefferson Middle School are located is zoned A1 (agricultural). In an A1 district, a community center is neither a permitted nor a conditional use. We are therefore requesting rezoning of a 1.41 acre portion of the site to R-4, within which the Community Education Center will be a conditional use. We are also submitting at this time a CSM for the new site and an application for conditional use for the Community Education Center.

Presently the site is used as a parking lot for nine cars, and as a yard adjacent to Jefferson Middle School. An existing ropes course on the site will be relocated, and several coniferous trees will be removed. We have carefully placed the site and the proposed building to preserve the existing ball and soccer playing fields that are on the property.

Construction is expected to begin in 2006. A contractor has not yet been selected. The development team is as follows:

## PROJECT OWNER

Wexford Ridge Neighborhood Center  
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Tel: 608 833 4979  
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Contact: Paul Terranova

## ARCHITECT

KEE Architecture, Inc.  
621 Williamson Street  
Madison, Wisconsin 53703  
Tel: 608 255 9202  
Fax: 608 255 9011  
Contact: Douglas Kozel



**LANDSCAPE ARCHITECT**

KEE Architecture, Inc.  
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 Fax: 608 255 9011  
 Contact: David Ewanowski

**CIVIL ENGINEER**

Arnold & O'Sheridan, Inc.  
 1111 Deming Way  
 Madison, Wisconsin 53717-1953  
 Tel: 608 821 8500  
 Fax: 698 821 8501  
 Contact: Steve Whayland

**MECHANICAL ENGINEER**

KJWW Engineering Consultants  
 802 West Broadway, Suite 312  
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 Tel: 608 223 9600  
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 Contact: Kris Cotharn

**ELECTRICAL ENGINEER**

KJWW Engineering Consultants  
 802 West Broadway, Suite 312  
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 Contact: Steve Hays

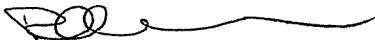
**ATTORNEY**

DeWitt Ross & Stevens  
 Two East Mifflin Street, Suite 600  
 Madison, WI 53703  
 Tel: 608 252-9365  
 Fax: 608 252-9243  
 Contact: Michael Christopher

The gross area of the community center will be 12,348 square feet, including second floor mechanical space. Capacity as determined by State building code is 449. Forty-nine total parking stalls are to be provided, including nine to replace the existing stalls for use by Jefferson Middle School during school hours. Please note that a Parking Stall Reduction Request has been submitted to the City of Madison to reduce the required number of stalls for the CEC from forty-five to forty. One 10' by 35' loading space is included. A trash enclosure is to be provided on the site (see site plan) and removal will be by private hauler. Snow removal of the parking lot will be provided by private contractor.

The facility will be used for educational activities for all ages, children and youth programming, food/nutrition programs, senior programming, community service and service learning projects, community and cultural events. The center will operate on a similar schedule to school buildings on weekdays, with regular activities from 9 AM until 9 PM. It will operate on a similar schedule during weekends. Occasional social activities will follow the pattern of school dances ending later in the evening.

Respectfully submitted,



Paul Terranova  
 Executive Director

