



**Goodman**  
Community Center

March 22, 2017

*Plan Commission:*

*In December 2015, the Goodman Community Center (GCC) purchased the former Madison Brass Works building, located at 214 Waubesa Street, which is located across from their present Iron Works building (149 Waubesa Street). GCC intends to rehabilitate much of the historic building while expanding its area with new construction. In order to accommodate an expanded footprint, GCC is working with Madison Kipp Corporation to acquire additional property immediately south of the building (where Kipp's surface parking lot is located). A realignment of the parking lot will enable Kipp to maintain a Private Parking Facility while providing approximately 5,300 additional square feet of property for GCC.*

*The renovated Brass Works building will provide nearly 30,000 gross square feet of program, office, storage and facility rental space. Construction is anticipated to begin during the summer of 2017 with completion the following year, coinciding with the building's 100th anniversary and 10 years since GCC moved into the Iron Works building. This Conditional Use application is to develop the site without offsite parking. We believe that the parking reduction request can be justified as follows:*

- *This project will support and expand Youth programs presently taking place at the Iron Works building, resulting in no additional parking demand at the building*
- *Most of our present administrative staff will be relocating to the second floor of this building – presently staff do not have use of our off-street parking lot during normal business hours*
- *Facility space for group rentals will take place mostly during evenings and weekends, when shared parking becomes available as follows --*
  - *St. Bernard's Church (2450 Atwood avenue) is making 50 parking stalls available to GCC – this lot is directly across Cory Street from the Brass Works Building*
  - *Madison Kipp Corp. will continue to permit GCC to use 41 parking stalls at its 201 Corry Street lot after 4:30 PM during weekdays and on weekends*
  - *Madison Kipp Corp. also has a large surface parking lot behind their main Waubesa Street plant that can be reserved by GCC for special occasions*
- *Vacated space in the Iron Works building will be backfilled with childcare space that is presently grown into the gymnasium space, which inhibits our ability to support physical fitness activities.*

Sincerely,

Becky Steinhoff,  
Executive Director