



1925 Winnebago Street Madison, WI 53704

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Building Futures

Overview

October 11, 2016

Operation Fresh Start (OFS) is purchasing 2670 Milwaukee Street from Holy Cross Lutheran Church and School in January 2017. For the two year's following purchase,



Operation Fresh Start participants, community partners and volunteers will be rebuilding two thirds of the space to become the new home for Operation Fresh Start. Operation Fresh Start is engaged in a Capital Campaign to secure necessary funding for the redevelopment of this property. Operation Fresh Start plans to re-purpose the building for its use and lease approximately 10,970 square feet to help fund building maintenance and program expansion. Please see attached map.

The goal of this effort, The Building Futures campaign is to increase Operation Fresh Start's impact on Dane County's Achievement Gap and Racial Disparity issues. There are currently 3,000 disconnected young people ages 16-24 in Dane County, often times unsuccessful in a traditional High School, living in poverty, lacking a stable home and without positive role models. For 45 years, Operation Fresh Start has successfully focused on improving the prospects of these highly vulnerable youth.

Operation Fresh Start's Building Futures Campaign will allow OFS to double the number of young people served (from 200 now served to 400 annually) through in-depth transformative programming.

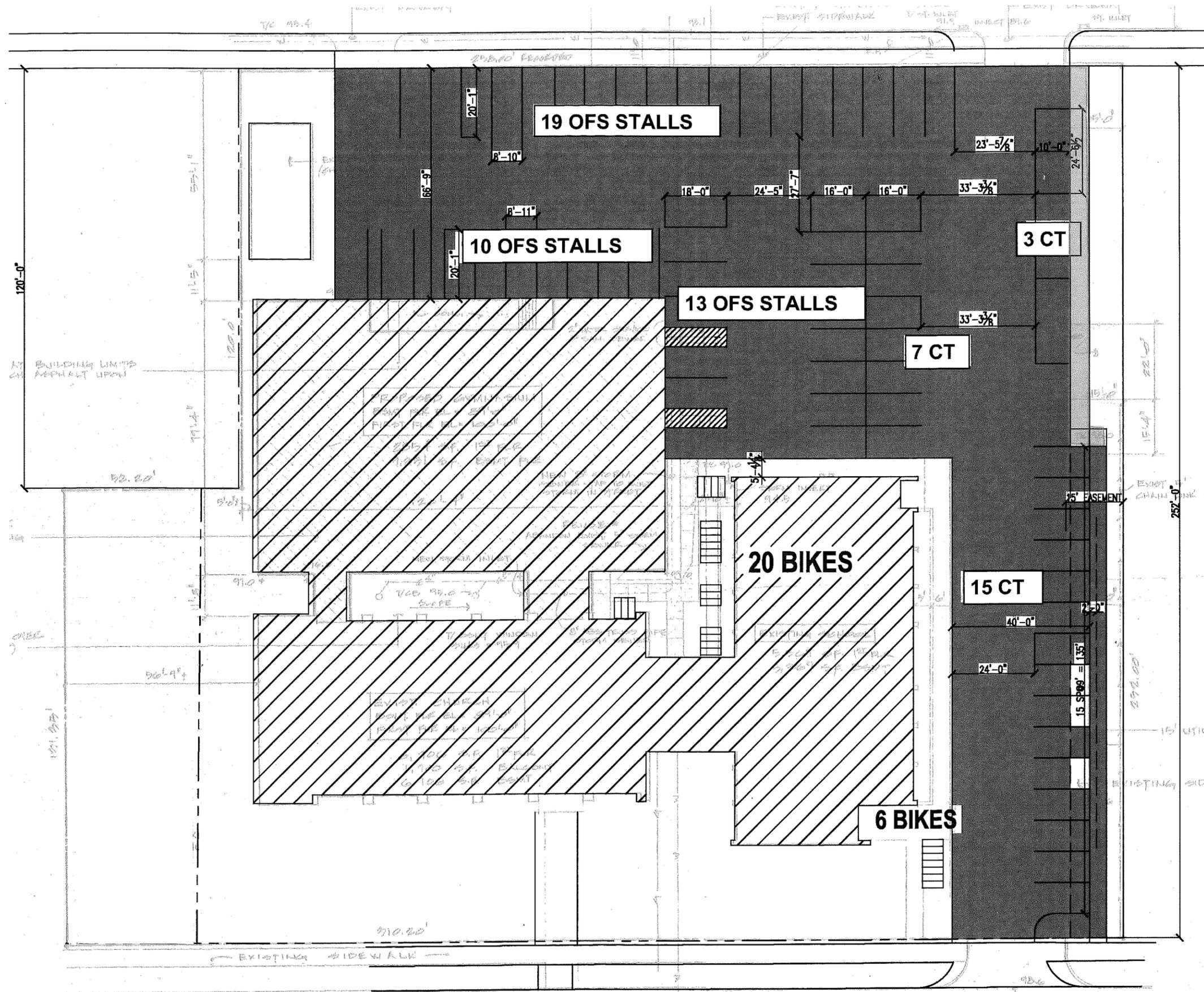
The former Holy Cross Lutheran Church, OFS's new Youth Empowerment/Opportunity Center will provide a 'one-stop-shop' where participants will be able to:

- Work in an alternative school setting to obtain their high school diploma or GED;
- Acquire real-world work skills through our Pathways program, leading to good paying construction industry and conservation employment opportunities;



- Join the Transitions Employment Program for youth who have successfully obtained their high school diploma, but are lacking opportunity and guidance on their next step;
- Receive pre-apprenticeship Career Specific Training in high demand career fields;
- Utilize drop-in Youth Employment Services tailored to the needs of young adults seeking their first job, career advancement opportunities, or chance to go to college.

Operation Fresh Start will use approximately 70% of this property to more fully reach its mission to provide disconnected youth a path to self-sufficiency. This application is to assign office conditional usage to this property in order to enable establishing leases with potential tenants of the school side of this property. Operation Fresh Start usage is an allowable use for this property, the desired office usage is allowable conditional use for repurposing a church building. Operation Fresh Start will use lease revenue to fund program expansion.



**OPERATION FRESH
START
SITE PLAN**

1"=30' (11X17)

Parking:
 COMM. TENANT - 25
 OFS PARKING - 42
 TOTAL STALLS - 67

19 OFS STALLS

10 OFS STALLS

13 OFS STALLS

20 BIKES

6 BIKES

3 CT

7 CT

15 CT

BUILDING LIMITS
ASPHALT UPON

EXISTING SIDEWALK

5' BASEMENT

15 SPACES = 1.5'

120'-0"

92.20'

50'-9"

910.20'

92.6

25'-0"

27'-0"

15' UTIL

EXISTING SID

23'-5⁷/₈"

33'-3³/₈"

33'-3³/₈"

40'-0"

24'-0"

8'-10"

8'-11"

18'-0"

24'-5"

17'-7"

16'-0"

16'-0"

10'-0"

24'-0⁵/₈"

66'-9"

20'-1"

20'-1"

5'-4¹/₂"

2'-0"

2'-0"

2'-0"

2'-0"

2'-0"

2'-0"

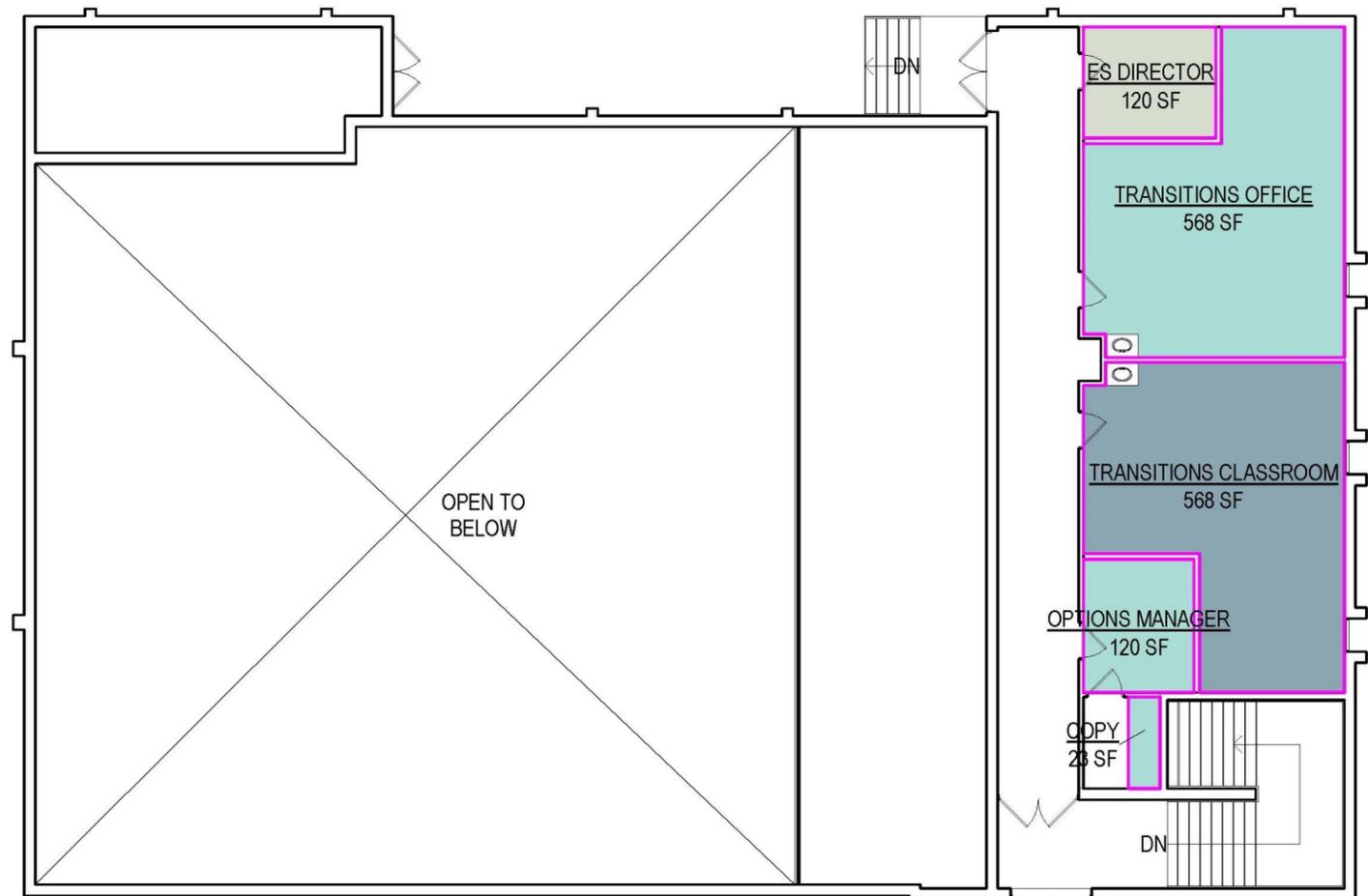
2'-0"

2'-0"

2'-0"

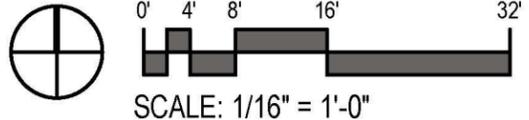
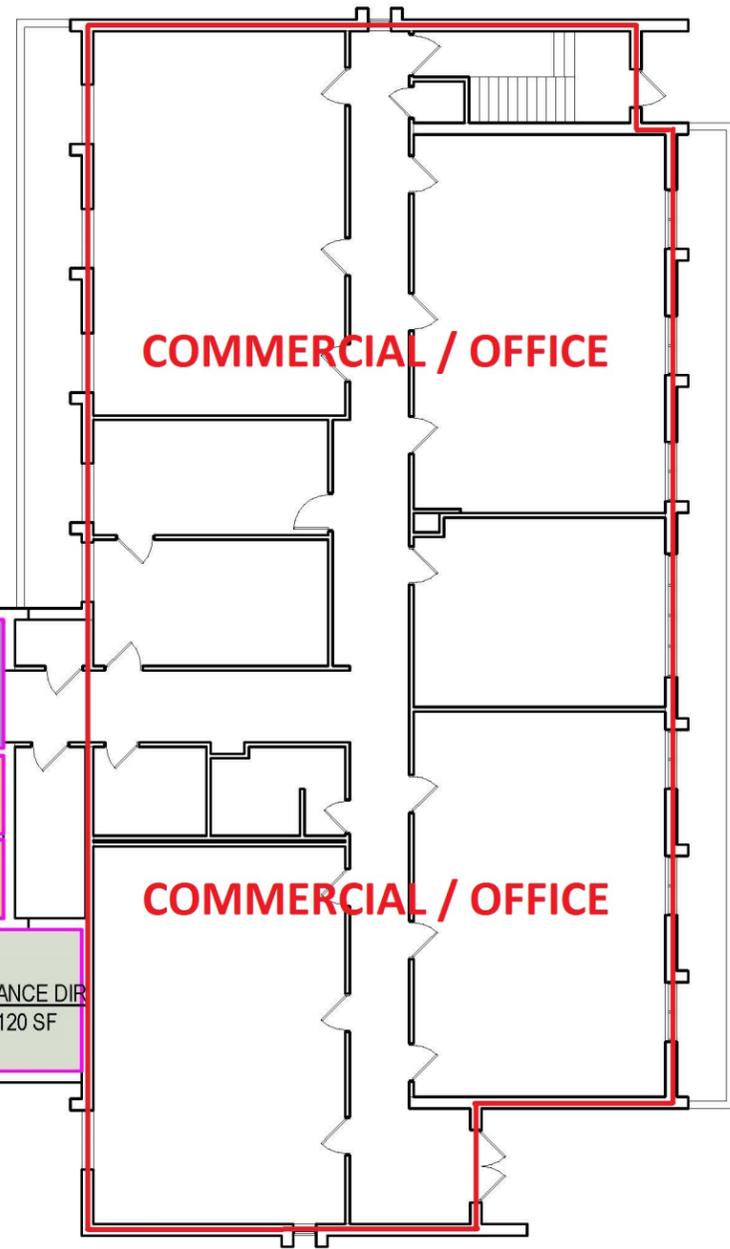
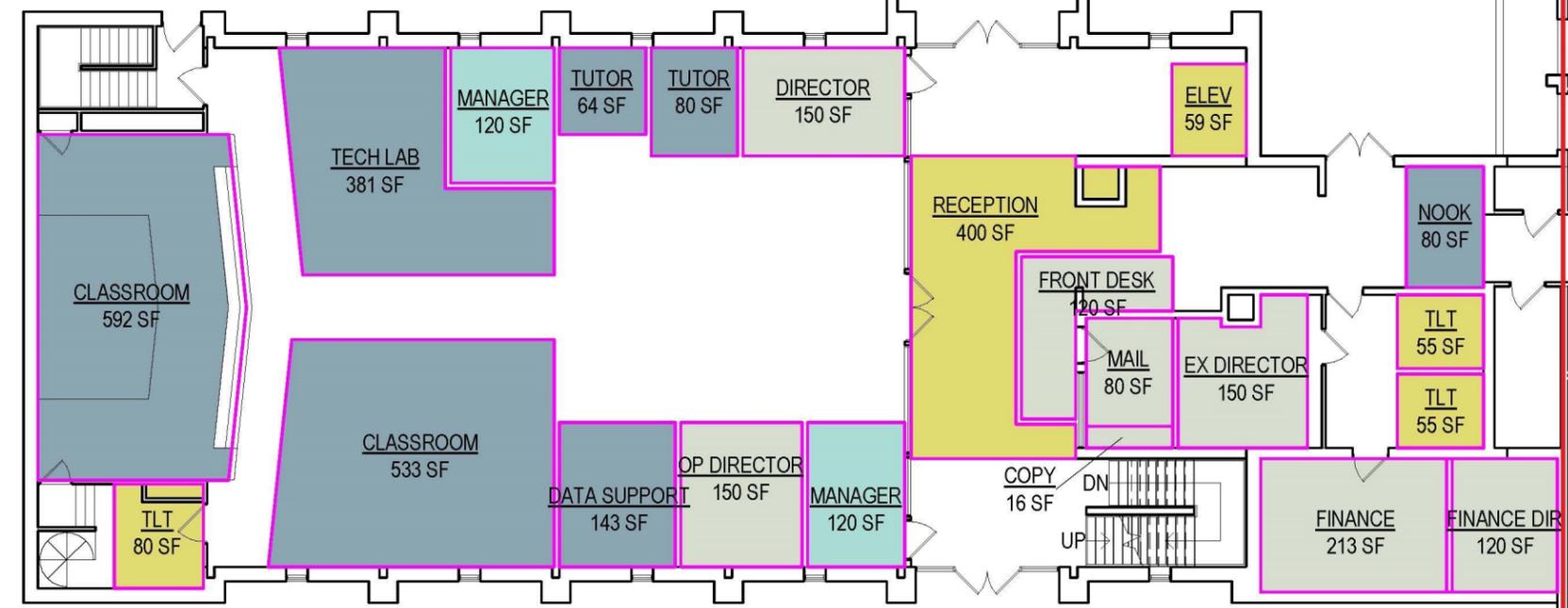
2'-0"

2'-0"



DEPARTMENT LEGEND

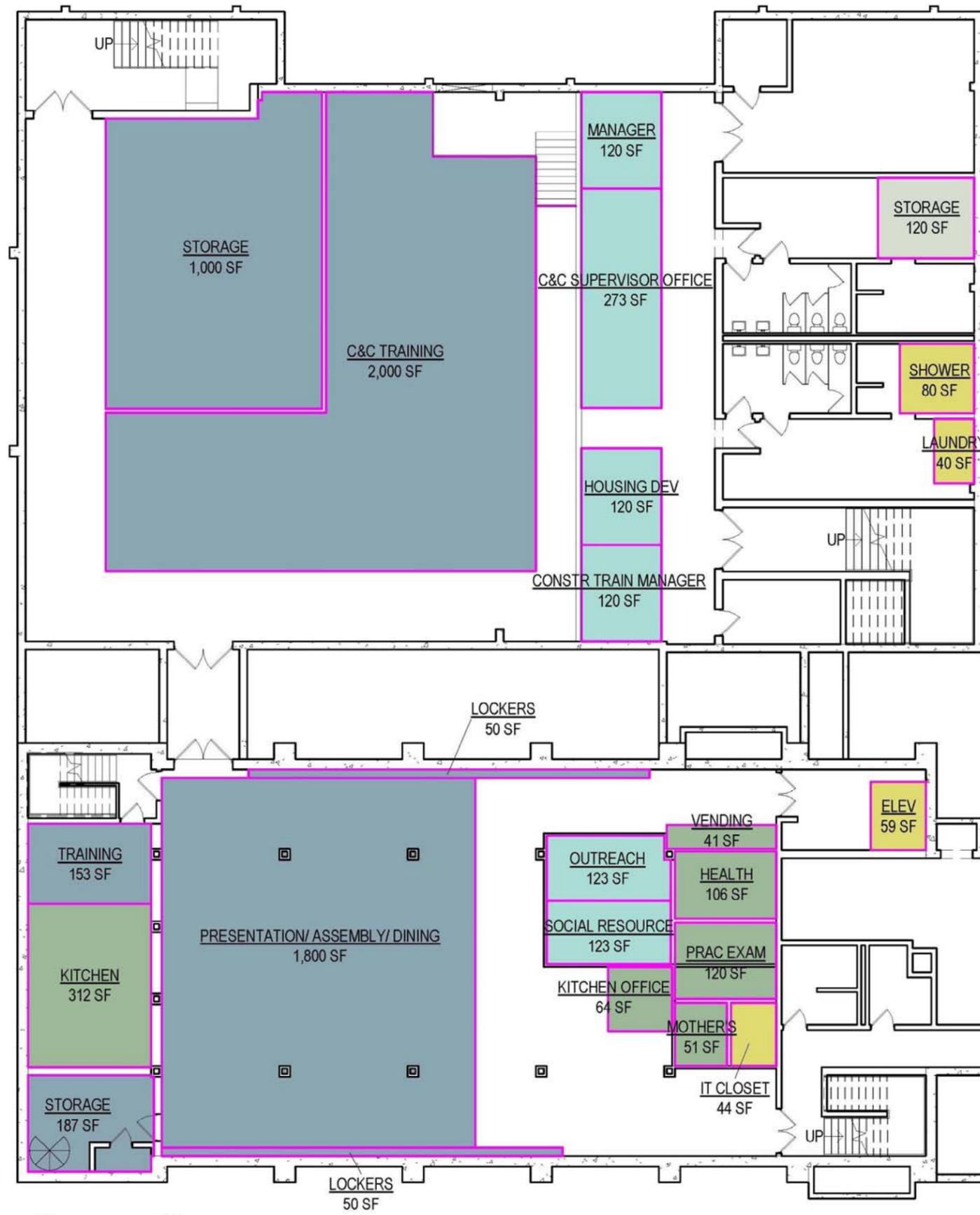
- ADMIN
- GENERAL
- PARTICIPANTS
- SUPPORT
- TEACHERS/MANAGERS/COUNSELORS



OPERATION FRESH START

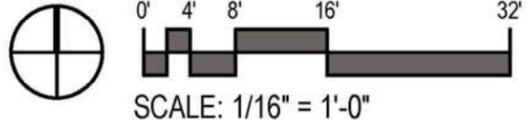
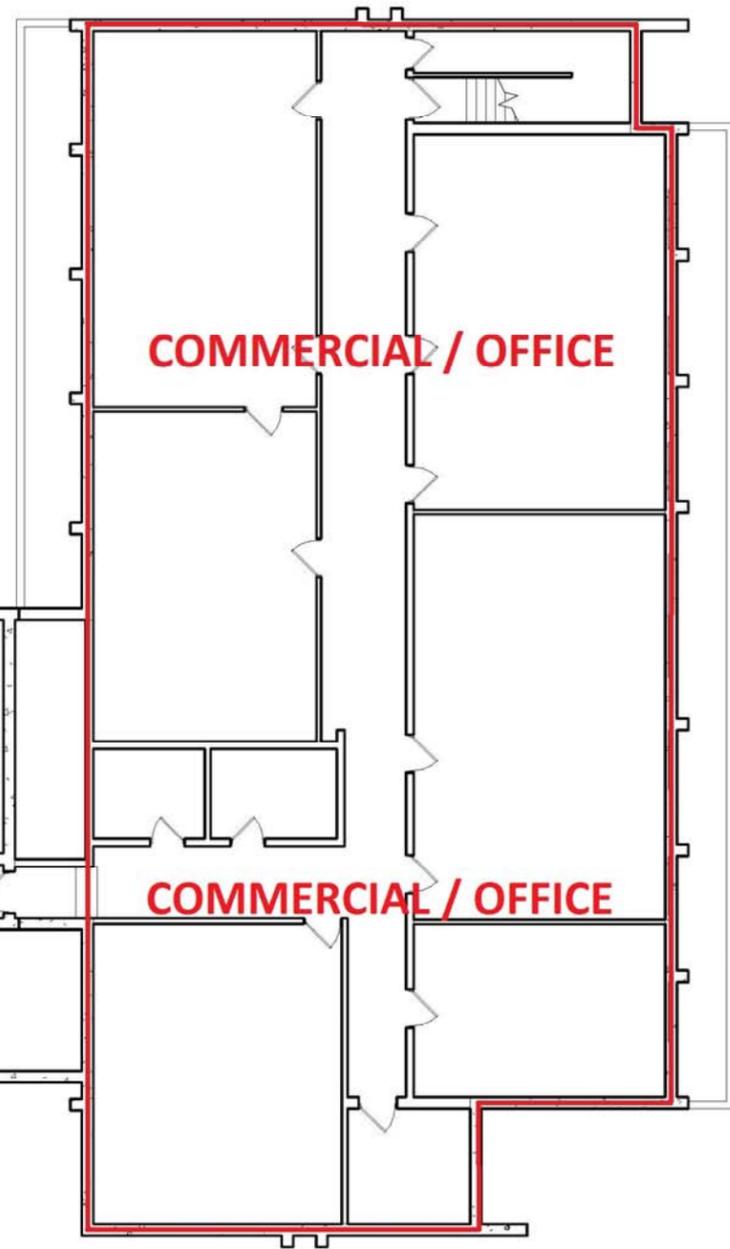
First Floor Concept 4C Plan





DEPARTMENT LEGEND

- ADMIN
- GENERAL
- PARTICIPANTS
- SUPPORT
- TEACHERS/MANAGERS/COUNSELORS



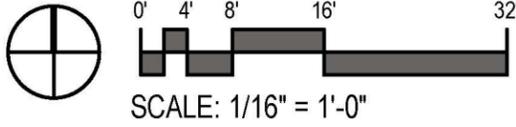
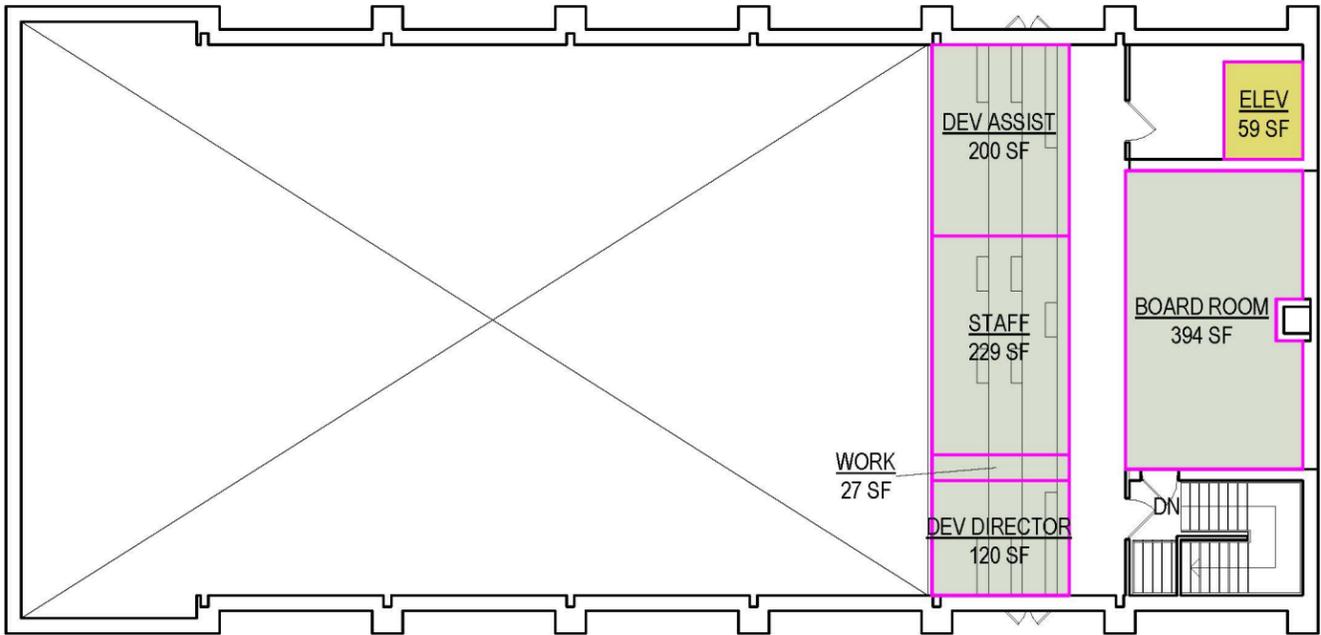
OPERATION FRESH START

Lower Level Concept 4C Plan



DEPARTMENT LEGEND

- ADMIN
- GENERAL
- PARTICIPANTS
- SUPPORT
- TEACHERS/MANAGERS/COUNSELORS



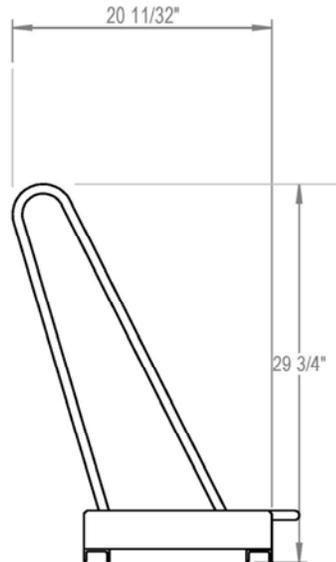
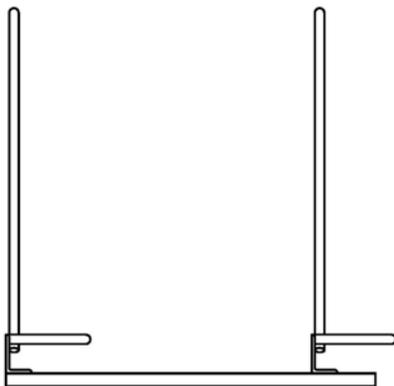
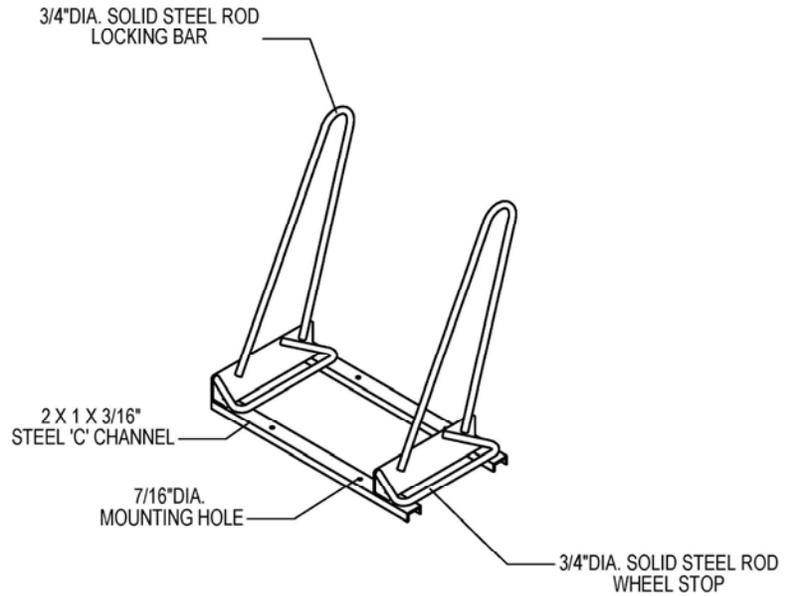
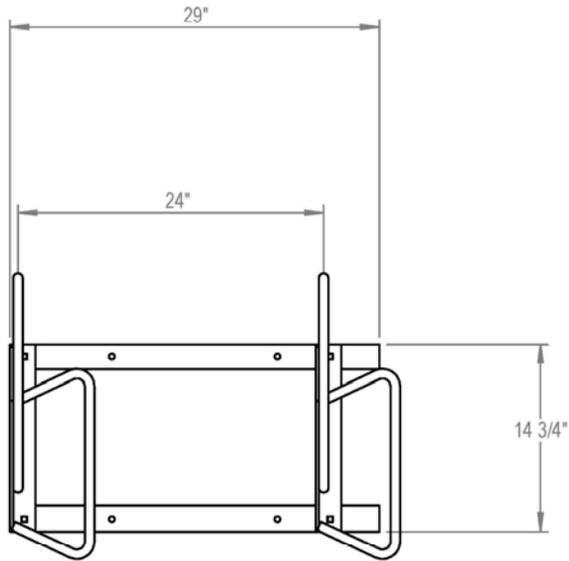
OPERATION FRESH START

Second Floor Concept 4C Plan



eppstein uhen : architects

07/20/16 715625-01
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PRODUCT: SHK-SNG-2
DESCRIPTION: SHARK™ BIKE RACK
2 BIKE, SINGLE SIDED (PARK ONE SIDE)
DATE: 6-27-12
ENG: SMC

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- NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 2. CONSULTANT TO SELECT COLOR(FINISH), SEE MANUFACTURER'S SPECIFICATIONS.
 3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.