

## Letter of Intent

From: McFadden & Company  
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To: City of Madison Plan Commission  
215 Martin Luther King Blvd  
Madison, Wisconsin 53701

Date: March 30, 2021

Project: Madinah Academy @ 6501 Watts Road

Proposed a repurposing of the currently vacant south wing of a two story with basement office building originally constructed in 1993 to house the Madinah Academy. The south eastern corner of the existing parking lot will be converted to play area, a walk will be replaced to improve accessibility, the dumpsters will be enclosed and bike racks added. The remainder of the site and the building's exterior will remain unchanged.

The Madinah Academy of Madison is a private PK-8 school that currently serves 70 students with a staff of 8 in temporary quarters in the Westminster Presbyterian Church on 4100 Nakoma Road. It anticipates an enrollment of 120 with a staff of 15 for the 2021-22 school and aspires to expand the student body to 200 with a faculty of 17.

The school serves families primarily of Muslim background but is open to everyone and anyone looking to join a school that is dedicated to providing excellence in academic education in an environment guided by principles of faith, wisdom, kindness, moderation, excellence, respect, responsibility, creativity, and justice.

The Madinah Community Center is under construction directly across Watts Road. The Academy and Community Center will have distinct but mutually supportive roles with the former devoted to the education of the community's youth and the latter providing prayer and fellowship space for the adults.

The primary auto access/egress for 6501 is and will be remain on the west side of the building. The current secondary access/egress route on the building's east side will be converted to one way coming in. Two sperate locations, one on the east and the second on south side will provided for parents to drop off and pick up their children.

The building is currently accessible with ramped walks up from the parking lot to the first floor. The existing stepped walk from the eastern drive will be replaced with a new ramped walk. The basement and second floor are accessible via an elevator in the building's north wing.

6,000 SF of pavement & 35 Parking stalls will be removed in the property's south east corner. The 106 stalls remaining will be more than adequate to serve the building. The site's location is not conducive to students biking to school and for this reason only a limited number of bike stalls (8) will be provided for staff.

The play area will have a mix of hard surface (existing asphalt), soft surface (engineered wood fiber or similar) and grass. It will be surrounded by a wood fence, eight-foot high along the property line and four-foot high facing the parking lot. The two dumpsters will be enclosed.

Site Data:

|      |            |
|------|------------|
| Area | 113,874 SF |
|------|------------|

Site Areas Altered:

|            |             |
|------------|-------------|
| Pavement   | 6.000       |
| Bike/Walks | <u>300</u>  |
| Subtotal   | 6,300       |
| % Total    | 5.5 < 10 OK |

Buildings:

|            |            |
|------------|------------|
| North Wing | 12,800 GSF |
| South Wing | 7,500 GSF  |

Parking:

|      |     |
|------|-----|
| Auto | 106 |
| Bike | 8   |

School:

Madinah Academy of Madison  
4100 Nakoma Road  
Madison, WI 53711  
<https://mamonline.org>

Hours:

8:00 A.M. Student Drop Off – 3:20 P.M. Student Pick Up  
18:00 A.M. – 3:30 P.M. Office

Students:

120 September 2021  
200 Maximum

Staff:

15 to 17

Construction Schedule:

Summer 2021

Architect:

James McFadden  
McFadden & Company  
380 West Washington  
Madison, Wisconsin 53703