

December 4, 2009

Madison College
3550 Anderson Street
Madison, WI 53704



Chairperson Nancy E. Fey
and members of the
City of Madison Plan Commission
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

RE: Proposed Parking Lot Expansion
Truax Campus

Commissioners:

Madison College respectfully requests approval of our plans to construct a parking lot at the southwest corner of the Anderson Street and Hoffman Street intersection. Please see the enclosed map showing the location of the proposed parking lot in relation to the Madison College – Facilities Master Plan. The proposed lot occupies approximately 3.2 acres and will provide a total of 355 stalls (8 Accessible stalls, 347 standard stalls, and 36 bike spaces). The new parking lot will account for approximately 10% of the total parking area on the Truax Campus. The additional parking combined with the current parking lots will help ease the existing demand for parking for our current student enrollment of 13,000 degree and non-degree students. Many students are commuters from outside the City of Madison, are employed, have families, and do not have access to other travel options other than their personal car. Unlike traditional colleges or universities, we do not have residence halls for on campus housing at the Truax Campus. Student fees include bus passes and the Madison College promotes mass transit and carpooling.

Our enrollment has been increasing steadily, and in fact, has increased over 12% this semester. We expect enrollment will continue to increase over the next 10 years. The Campus Plan recognizes this trend by incorporating a parking ramp located near the central area academic buildings. This ramp will replace stalls lost due to future planned building construction and is expected to accommodate enrollment and staff increases. It is however located too far away to provide convenient and safe parking to support the sports and athletic fields. There are also campus design considerations and geotechnical/construction economic issues which effectively limit the parking ramp to the location shown on the Master Plan.

The immediate need for parking at this location is to accommodate students and staff of Madison College and to provide safe, accessible and adequate spectator and participant parking to support the existing athletic fields. The existing parking facilities that serve

the softball and soccer fields are located on the north side of Anderson Street with frequent users including student-athletes, coaches, athletic department staff, disabled spectators, other spectators, visitors, and facilities personnel. It is difficult and extremely unsafe for pedestrians to cross Anderson Street near the fields by foot as there are not appropriate crossings. The field areas also include traversing steep ditches, unlevel grounds around the fields, and water saturated turf at times. A new parking area would show all involved or associated with the programs that they are valued due to the physical enhancement of the area.

The new lot will lessen the negative impact of our students parking in adjacent neighboring parking lots. Many of our neighbors have signs posting “No MATC Parking.” The parking lot will allow for more regional parking/ transfer options for weekend city activities such as rhythm and booms at nearby Warner Park.

In the larger scheme of campus planning, this parking lot, in conjunction with the programmed signalization of the Anderson - Hoffman Street intersection and the future extension of Hoffman Street represent some of the first construction projects that will begin to implement the Truax Campus Master Plan. Depending on resources, the first priorities will include construction of a health sciences building and a central entrance to the Truax building that could house tutoring, counseling, enrollment and career services in a Student Success Center. This plan has been formulated to create a vibrant and viable campus that will accommodate new and expanded academic and vocation curricula and the projected increases in staff and commuting students over the next 10 years. We fully expect that enrollment and consequently the utilization of our campus will increase to nearly 16 hours per day average including additional demands for early morning and evening programs. The Anderson-Hoffman parking lot will enable Madison College to effectively plan and phase the implementation of the Truax Campus Plan by providing for:

- Alternate/replacement parking for stalls that will be removed by the new building construction in the central portion of the campus.
- Replacement stalls for those that will be removed as the lot between Hoffman and Wright Streets is refurbished and renovated to better accommodate stormwater management related to the numerous past floods. An ongoing site analysis is being conducted to determine remediation work. The northwest end of this lot was flooded again during the summer of 2009 and has become an increasingly continual problem.
- Stalls for supporting and accommodating Madison College athletics and student recreation programs. The Master Plan calls for improvement of this sports area to include a future sustainable, “green”, facility including shelter/concession/restroom/storage areas.

It is our intention and commitment that this parking lot will be designed and constructed in the "greenest" most practical manner. Key elements of this design include:

- Meeting the City's storm water management standards for runoff control and oil and grease treatment.
- Extensive landscaping with over story trees to provide shade to mitigate the "heat island" effect.
- Parking lot lighting and pedestrian security lighting will be fully shielded light emitting diode (LED) type.

Madison College staff and our consulting engineers have worked with City Staff, Alder Larry Palm, and the Carpenter-Ridgeway Neighborhood Association in preparing the conceptual design for this improvement. See attached supporting documentation. It is our belief that it addresses a critical need in both near-term programming and long term planning for the College and the Madison community.

Thank you in advance for your favorable consideration of our request. Please do not hesitate to contact me at 246.6837 or Wade Wyse, P.E., JSD Professional Services at 848.5060 if additional information is needed.

Sincerely,

A handwritten signature in dark ink, appearing to read "Fred Brechlin". The signature is fluid and cursive, with the first name "Fred" and last name "Brechlin" clearly distinguishable.

Fred Brechlin
Facilities Architect

Cc: Mike Stark, Director Facility Services, Madison College

Enclosures:

Area-Wide Location Map
MATC Truax Master Plan - Executive Summary Dated May 2009
Neighborhood Association Letter



Map Data © 2009 N



0 250' 500'
SCALE IN FEET

JSD Professional Services, Inc.
Engineers • Surveyors • Planners

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
608.848.5060 PHONE | 608.848.2255 FAX

www.jsdinc.com

PROJECT:

**MADISON COLLEGE
PARKING EXPANSION**

MADISON, WI

SHEET TITLE:

**AREA - WIDE
LOCATION MAP**

JSD PROJECT NUMBER:

09-3867

DRAWN BY: APPROVED:

DOS WPW

DATE:

12-04-09

SHEET NUMBER:

MATC Facilities Master Plan

Executive Summary ■ May 2009





I am very pleased to present Madison Area Technical College's new Facilities Master Plan. As we approach our Centennial Anniversary, this plan reflects the achievements of our past 100 years and forecasts success for our next century of learners.

The process for this plan began in early 2005 when students expressed their desire for a campus where all students could reach their academic and career goals and benefit from a rich college experience. The plan gained momentum as input was gathered from a wide range of students, faculty, staff and community members. Completion of the college's Academic Plan in 2007 strengthened and gave shape to their collective vision.

A lot has changed in just a few years. Community and technical colleges now face new and complex expectations to restore and maintain the economic infrastructure of our nation. Competition, once contained to the local or regional level, now extends across our country and to developing nations. Intersecting technologies create the potential to outsource even the most sophisticated of jobs.

The Facilities Master Plan was developed with foresight, thus poising the college to meet these challenges. Plans for substantial increases in space will support both short and long-term academic program expansion needs; the technologically sophisticated infrastructure will support inevitable shifts in training needs as well as the functionality of cutting-edge technology and equipment; geographic expansion will extend MATC's availability to every avenue of the district. All of these essential components are communicated with a modernized college design that respects MATC's century old history while reflecting the future of technical and community colleges. At the core of every single aspect of the design lies our commitment to student success.

I wish to acknowledge and give special thanks to all of you who worked in the development and creation of this plan. The Facilities Master Planning team has included not only consultants, but faculty, staff, students and stakeholders in our communities, each of whom has devoted extraordinary time, energy and creativity. I thank you and ask that we continue our diligence in implementing MATC's vision for the future of our college and the communities we serve.

Sincerely,

Bettsey L. Barhorst, Ph.D.
President

WITH APPRECIATION

This master planning effort has been led by the Master Plan Steering Committee. These individuals dedicated significant time to meeting with the campus master planning team and representing the facilities master plan within and outside MATC. The Master Plan Steering Committee Members were:

- Bettsey Barhorst, President
- Roger Price, Vice President for Infrastructure Services
- Becky Baumbach, Vice President for Strategic Advancement
- Terry Webb, Vice President for Learner Success
- Deryl Davis Fulmer, Associate Vice President for Learner Success
- Maria Bañuelos, Associate Vice President for Diversity and Community Relations
- Keith Cornille, Executive Dean for Learner Development
- Mike Stark, Director of Facilities
- Maurice Sheppard, Faculty
- Robert Corbett, Faculty
- Joe Lowndes, Full-Time Faculty Union President

In addition, the Master Plan Steering Committee and campus master planning team wish to thank the dozens of interviewed MATC stakeholders, and the hundreds of MATC faculty, staff, and students that participated in the breakout sessions associated with four Convocations, College Council, and many other briefings.

The Facilities Master Plan has been guided at the policy level by the MATC District Board. The members of the board are:

- Janice Bultema, Chair
- Jon Bales, Vice Chair
- Carolyn Stoner, Secretary
- Carousel Andrea Bayrd, Treasurer
- James Cavanaugh
- Frances Huntley-Cooper
- Josephine Oyama-Miller
- Vera Riley
- Joel Winn

FACILITIES MASTER PLAN PROCESS AND GOALS

Over the course of 2008 to early 2009, Madison Area Technical College prepared a facilities master plan for its seven campuses. Through a forward-thinking, interactive, and inclusive campus planning process, MATC's staff, faculty, and leadership defined the College's academic and physical future. As a flexible framework for campus development, the facilities master plan will direct campus development and reinvestment for over more than a decade.

Assisted by the campus master planning team, MATC leadership, faculty, and staff developed the facilities master plan through sequential steps. The team interviewed dozens of campus leaders, assessed the campus building and utilities, and interpreted the College's Academic Plan. In response to this input, the campus master planning team prepared three viable and contrasting alternatives for development at each campus. Inspired by the opportunities uncovered in these alternatives, MATC leadership, faculty, and staff crafted a consensus campus concept. The planning team then refined this concept, created cost budgets, and scheduled capital improvements for the highest priority projects.

For projects on all campuses:

- All projects should improve the regional MATC identity
- Core courses, remedial courses, academic support, transfer courses should be offered at every campus
- Remodels and additions should be phased in as needed

Additionally, for the Madison campuses:

- Programs should be moved among the Madison campuses to the most appropriate and functional sites
- Consolidate programs at Truax to begin to create a traditional campus
- Truax should have a welcoming front door
- Vet Tech should be moved from Truax
- MATC should have a prominent Downtown campus that is integrated with co-curricular opportunities
- Commercial Avenue campus should be phased out
- South/West population should be served

As part of the Master Planning process, MATC will be incorporating many "Green" strategies into the designs to make all campuses more environmentally sustainable.

ACADEMIC PLAN CONNECTION

The MATC Academic Plan directed the formulation of the Facilities Master Plan through its vision for MATC's program growth. The Facilities Master Plan fundamentally supports the Academic Plan by creating and improving the interior and exterior spaces where MATC can provide accessible, high quality instruction and technical experience to meet the needs of its students, community and area employers.

To implement the Academic Plan, the Facilities Master Plan:

- Creates spaces for academic programming expansion – new and renovated classrooms/labs & library expansions
- Creates discipline specific facilities consistent with the highest priorities of the Academic Plan
- Creates a Student Success Center at each campus
- Creates flexible spaces for alternative scheduling and delivery
- Creates spaces for out-of-classroom student experiences
- Creates spaces for professional development and business training
- Establishes a new campus location
- Expands the regional campuses to meet local needs
- Communicates the rigor of the college experience with complementary modern college design



Real
world
smart.

MASTER PLAN RECOMMENDATIONS

In the Facilities Master Plan, the Truax campus is the heart and iconic campus of the MATC system. Programs are shifted among the Madison campuses, with many programs moved to the Truax campus. Based on existing space needs deficits and program movement and growth, the Truax campus will require the most extensive expansion and renovation.

Fire and Protective Services

This new building at the northeast corner of Anderson and Hoffman is the center of programs in the Protective Services and Emergency Medical Services clusters. Practical outdoor training occurs in a new and expanded outdoor training center west of Pearson, including motorcycle training, a burn tower, and training for other emergency services.

Student Success Center/West Entrance

Space now occupied by the Mitby Theater and adjacent offices is renovated to include Student Success services (e.g. counseling, tutoring, placement testing, and similar services), a 400-500 seat performance theater/lecture hall, a 100-200 seat “black box” flexible theater space, flexible meeting spaces, District Administration, and a single front door that opens to a welcoming atrium. The meeting space allows for a variety of meeting sizes, up to 1000 people for Convocation, but it also subdivides for smaller meetings. The Student Success Center should open to and connect to the first and second floors, and ideally the third floor.

Allied Health

This new building at the northwest corner of Anderson and Wright is the center of programs in the Nursing and Health Related Professions clusters. These programs are relocated from the Downtown Education Center and the Truax main building. The building forms half of the vehicular gateway at Anderson and Wright, and should have a dramatic southeast corner. It could be connected to the Health and Wellness Education Center via a second-floor pedestrian bridge.

Advanced Manufacturing Center

Programs in the Manufacturing, Applied Engineering Technologies, and Construction clusters are relocated from the Commercial Avenue campus to renovated and expanded buildings on the Truax campus. The Advanced Manufacturing Center has expanded into the Center Wing, and then into a new building north of the Center and East Wings. The new building includes training area for business process and equipment testing. An attractive northeast building corner forms a visible gateway for those traveling south on Stoughton Road.

Transportation Center

The Transportation cluster programs relocate from the Center Wing to a new wing located along Wright Street, and into a new building north of the Wright and West Wings. Exterior vehicle

instruction occurs within the courts created among the buildings. The Transportation Center could connect at the second level to the New Academic Building.

Campus Center

The Campus Center is an expansion of campus life activities, including the cafeteria, bookstore, student lounges, and student organization offices and meeting spaces. The Campus Center includes renovation of the current Administration Building and a two-story infill building. Outdoor gathering spaces replace the Administration parking lot and improve the Anderson Street image.

Parking Ramp

A new parking ramp is located west of the New Academic Building. The multi-story parking structure could include the parking office and a one-stop drop off. All vehicular access occurs off Hoffman Street to reduce vehicle/pedestrian conflicts on Wright Street.

Child and Family Center

Child care services are moved from the Truax main building into a new building north of the Transportation Building. The building has a dedicated vehicular drop-off and adjacent outdoor child recreation area.

Health and Wellness Education Center

Recreation, athletic, and related academic activities require expansion space, connected to the existing gymnasium. The space should be directly connected to the Student Success Center and the Campus Center. The new building, located at the northeast corner of Wright and Anderson, forms half of the vehicular gateway, and should have a dramatic southwest corner. The building could be connected to the Allied Health building via a second-floor pedestrian bridge.

Residence Hall(s)

Student residential units are located at the northwest corner of Wright and Straubel.

New Academic Building

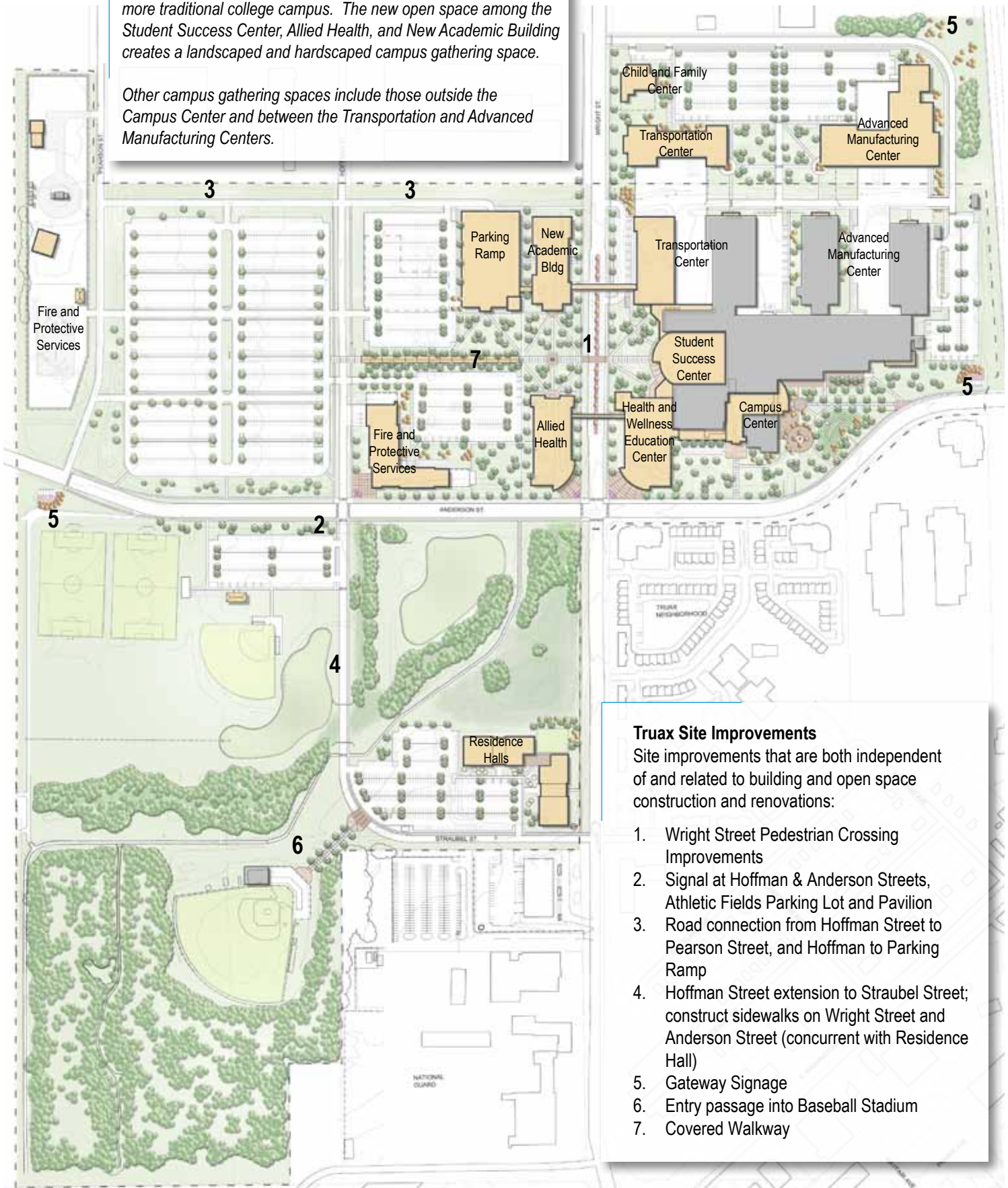
Additional classrooms, teaching labs, and support space.

Internal Truax Improvements

Program movement requires internal renovations in the main building. Improvements include expanding library spaces to connect to the Campus Center and the first floor, and facade improvements at the southeast corner.

Building and site improvements transform the MATC campus into a more traditional college campus. The new open space among the Student Success Center, Allied Health, and New Academic Building creates a landscaped and hardscaped campus gathering space.

Other campus gathering spaces include those outside the Campus Center and between the Transportation and Advanced Manufacturing Centers.



Truax Site Improvements

Site improvements that are both independent of and related to building and open space construction and renovations:

1. Wright Street Pedestrian Crossing Improvements
2. Signal at Hoffman & Anderson Streets, Athletic Fields Parking Lot and Pavilion
3. Road connection from Hoffman Street to Pearson Street, and Hoffman to Parking Ramp
4. Hoffman Street extension to Straubel Street; construct sidewalks on Wright Street and Anderson Street (concurrent with Residence Hall)
5. Gateway Signage
6. Entry passage into Baseball Stadium
7. Covered Walkway

MASTER PLAN RECOMMENDATIONS

Each of the regional sites requires building additions to accommodate planned program growth. For every regional campus, the front entrance is expanded to create a Student Center where students can gather to study, collaborate, and hang out. Additionally, the libraries in each of the regionals are expanded for additional Student Success services such as tutoring and counseling.

Fort Atkinson

The recent addition meets the future academic needs for the campus. However, additional academic support space will be needed with academic program growth. Recommended site improvements include wind turbines, landscaping in the parking lot, and new campus signage.



Reedsburg

Building expansions to the north and south sides of the building provide expansion areas for academic offices, administrative department, classrooms, and teaching and open laboratories. Recommended site improvements include parking lot landscaping improvements and a sidewalk connection to the Sauk County Continuum of Care Facility.



Watertown

Building expansions at the northwest and southwest wings enable expansions of academic and support spaces, and a new library located near the front entrance. Site improvements include a demonstration organic farm plot.





Portage

An addition to the north end of the building allows expansion of academic and support spaces. If a nursing program is pursued, then an additional nursing lab plus a chemistry/anatomy/physiology teaching lab are necessary. Recommended site improvements include parking lot landscaping, reconstruction, and reconfiguration.

Commercial Avenue

After all programs are moved from the Commercial Avenue campus to new and renovated buildings at Truax campus, and District Storage is moved to new off-campus location, MATC should sell or trade the Commercial Avenue campus.



Downtown Education Center

Applied Arts and Hospitality cluster programs should be relocated to an Applied Arts campus. The programs should be integrated into Downtown Madison, with programmatic connections to government, hospitality, culinary, and other curricular opportunities.

The Downtown Applied Arts campus will require new and renovated academic and support spaces. MATC should partner with a third-party developer to renovate and expand the Downtown Education Center.

The structure of the original building should be maintained and renovated. Expanded academic space can be located in the renovated current building and/or in a new building constructed on the DTEC parking lot.



Site reconstruction can include a new building on Wisconsin Avenue and creation of an internal courtyard and circulation.

ILLUSTRATIVE SKETCHES



Above: The Anderson and Wright intersection is the vehicular gateway into the Truax campus. The new Allied Health Building and Health Wellness Education Center form a new urban corner intersection.

Below: The Campus Center expansion will be the focus of campus student life. Active indoor and outdoor activity will be the view of those entering the campus on Anderson Street. Students gather in outdoor plazas, and stormwater retention is designed to also function as an attractive amphitheater.





Above: This is a view looking northeast from the Anderson and Hoffman intersection. All new construction buildings should be sustainably constructed, including a consideration of green roofs.

Below: The central open space will be a gathering space for students, classes, and the community. A covered walkway links student parking to the central open plaza and is an opportunity for interpretive signage celebrating MATC's centennial.



PHASING AND PRIORITIZATION

MATC will construct the recommended improvements over the next ten-plus years, with some activities beginning immediately. Renovation, construction, and program movement should be phased in as directed by the Academic Plan and Facilities Capital Planning.

The Facilities Master Plan recommendations have been divided into four phasing groups, each with its own time frame. Included with each recommended improvement is the associated cost budget (in 2009 dollars).

Group A: Immediate Projects

- A1: Move Protective Services from Commercial Ave Building B into temporary short-term surge space
- A2: Expand Apprenticeship in Commercial Ave Building A; relocate Construction and Remodeling; purchase moveable new Apprenticeship equipment for Building A
 - Building A Minor Renovation \$1,000,000
- A3: TelePresence installation at all four regionals and West Madison
- A4: Signage/Branding Plan for all Campuses
- A5: Purchase land adjacent to Truax: Wright Street, Pearson Street
- A6: Purchase land for South/West Campus
- A7: Prepare and Release an RFI for the Downtown Campus

Group B: High Priority Projects

- B1: Fire and Protective Services Building \$30.7 M
- B2: Student Success Center/ Entrance \$32.9 M
- B3: Allied Health Building \$24.2 M
- B4: Advanced Manufacturing/Transportation Centers
 - New Transportation Wing on Wright \$1.8 M
 - Advanced Manufacturing Center Wing Remodel \$3.8 M
 - Apprentice Building Retrofit from Warehouse \$8.9 M
 - New Transportation Center Building \$13.9 M
 - Apprenticeship New Facility \$9.1 M
- B5: Campus Center \$25.7 M
- B6: Truax Parking Ramp Public/Private Partnership
- B7: Downtown Campus Public/Private Partnership
- B8: Child and Family Center \$2.3 M
- B9: Health and Wellness Education Center \$30.3 M

- B10: Renovation/Reconfiguration of Existing Space \$80.0 M
- B11: South/West Campus Building Construction \$55.5 M
- B12: Reedsburg Building Expansion, Site Improvements \$2.7 M
- B13: Watertown Building Expansion, Site Improvements \$3.7 M
- B14: Portage Building Expansion, Site Improvement \$2.2 M
- B14: Fort Atkinson Building Expansion, Site Improvements \$1.6 M

Group C: When Necessary, As Opportunities Arise

- C1: Commercial Avenue Close-Out
- C2: Construct Residence Hall(s) Public/Private Partnership
- C3: Construct New Academic Building \$25.1 M

Group I: Infrastructure, As Needed and When Appropriate

- I1: Wright Street Pedestrian Crossing Improvements \$666,000
- I2: Signal - Hoffman & Anderson/Athletic Fields Parking Lot \$1.2 M
- I3: Road connection from Wright Street to Hoffman Street, and Hoffman Street to Pearson Street \$385,000
- I4: Hoffman Street extension to Straubel Street; sidewalks \$880,000
- I5: Western Gateway Signage; Baseball Stadium entry passage \$413,000
- I6: Covered Walkway \$5 M
- I7: Major site utility infrastructure improvements \$20 M



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SPACE NEEDS ANALYSIS

To link the Academic Plan with the Facilities Master Plan, the master planning team prepared a detailed space needs analysis. Using national guidelines for community and technical colleges similar to MATC, the analysis compares the space needed to support existing enrollment and course schedule against the current physical space. The analysis then considered the growth assumed in the Academic Plan, and forecasted future space deficits. The analysis considered a wide range of space types including: classrooms, teaching and open laboratories, offices, libraries, assembly and exhibit, facility services, physical education, campus center activities, and other spaces.

The space needs analysis assessed each campus separately, and each campus exhibited different space need deficits. A total need for an additional 216,000 assignable square feet

was identified at all campuses, with the greatest need on the Madison campuses. The master plan recommendations provide the necessary expansion to accommodate both existing and forecasted space needs.

The space needs analysis also recommends program movement among the Madison campuses to create better programmatic synergies and share facility and personnel resources. Allied Health programs should be moved from DTEC to join similar programs at Truax. Construction should be moved to join Manufacturing and Applied Engineering Technology in the Advanced Manufacturing Center at Truax. Protective Services and Emergency Medical Services should be combined in joint indoor and outdoor training areas.

BUILDING ASSESSMENT

To understand the future use of MATC buildings, the campus needs to know the physical soundness of each. The campus master planning process assessed the campus building facilities. A team of engineers, architects, and landscape architects inspected all MATC-owned campus buildings, assessing the framing and exterior, interior spaces, mechanical systems, electrical systems, fixtures and equipment, and site conditions. The team also inspected the warehouse building located on a parcel north of the Truax wings for potential purchase by MATC.

The resulting building assessment report recommends short- and long-term maintenance needs. Nearly all structures

are structurally sound and can continue useful service to MATC with appropriate maintenance. The two exceptions are Commercial Avenue Building B and Truax Fire Services Building. This master plan recommends that programs be moved from these structures and that they be demolished.

- In better than average condition: Reedsburg
- In good condition: Truax, Fort Atkinson, Portage
- In fair condition: Commercial Building A, Downtown, Watertown
- In fair/poor condition/demolition: Commercial Building B, Truax Fire Service

MASTER PLANNING TEAM

JJR, LLC – Madison, WI; Ann Arbor, MI

Paulien & Associates, Inc. – Denver, CO

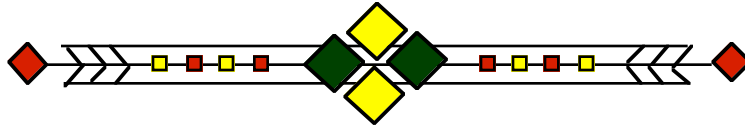
Strang – Madison, WI

Pearson Engineering, LLC – Madison, WI

Millane Partners, LLC – Baltimore, MD



Carpenter-Ridgeway Neighborhood Association



1010 Grover Street ■ Madison, Wisconsin 53704 ■ Phone 608 244.0054 ■ Randall L. Glysch, President

November 25, 2009

Madison Urban Design Commission
Attn: Al Martin
Planning & Community & Economic Development
215 MLKJ Blvd., Suite LL100

Dear Urban Design Commission Members,

This is a letter of support from the residents of the Carpenter-Ridgeway Neighborhood Association for Madison College-3201 Anderson Street, the construction of a new surface parking lot to serve athletic fields and Hoffman Street extension.

We have met with Mr. Fred Brechlin of Madison College, and have reviewed their plans for parking expansion. The Carpenter-Ridgeway Neighborhood has past experience in working with MATC, and they have been, and continue to be, good neighbors within the Carpenter-Ridgeway Neighborhood. We support the efforts of MATC to continue improve their campus grounds.

We support the project, especially their willingness to add the berm to the Anderson side of the lot, as well as the landscaping and bioretention basin within the parking lot itself. We encourage and support as much landscaping in and around the new parking lot as possible. We also support new signal lights at the intersection of Anderson and Hoffman Street.

Sincerely,

Randall L. Glysch, President
Carpenter-Ridgeway Neighborhood Association
1010 Grover Street
Madison, WI 53704

City Living With a Country Feel