



City of Madison

Conditional Use

Location

2670 Milwaukee Street

Project Name

Building Futures

Applicant

Holy Cross Lutheran Church /
Gregory Markle - Operation Fresh Start

Existing Use

Church

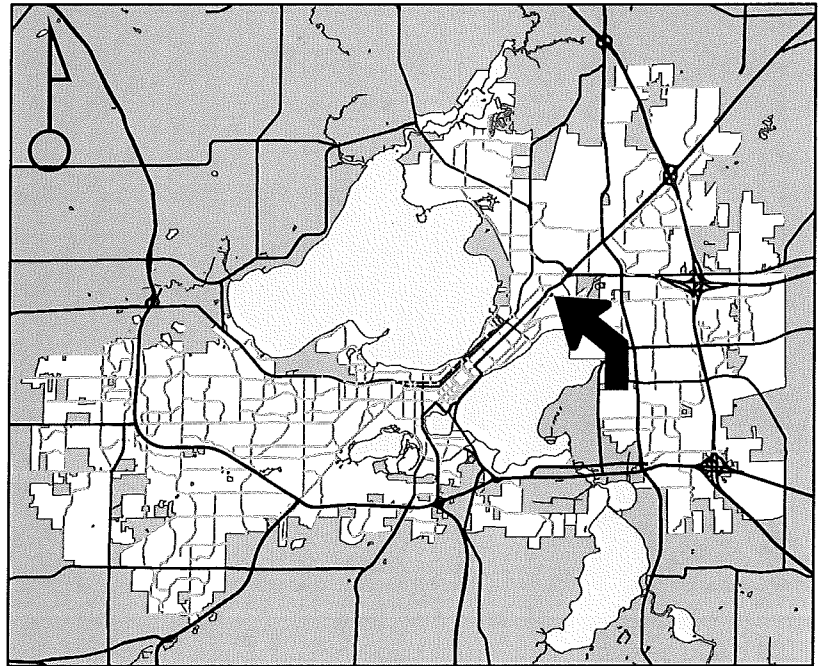
Proposed Use

Reuse of former place of
worship as school and offices

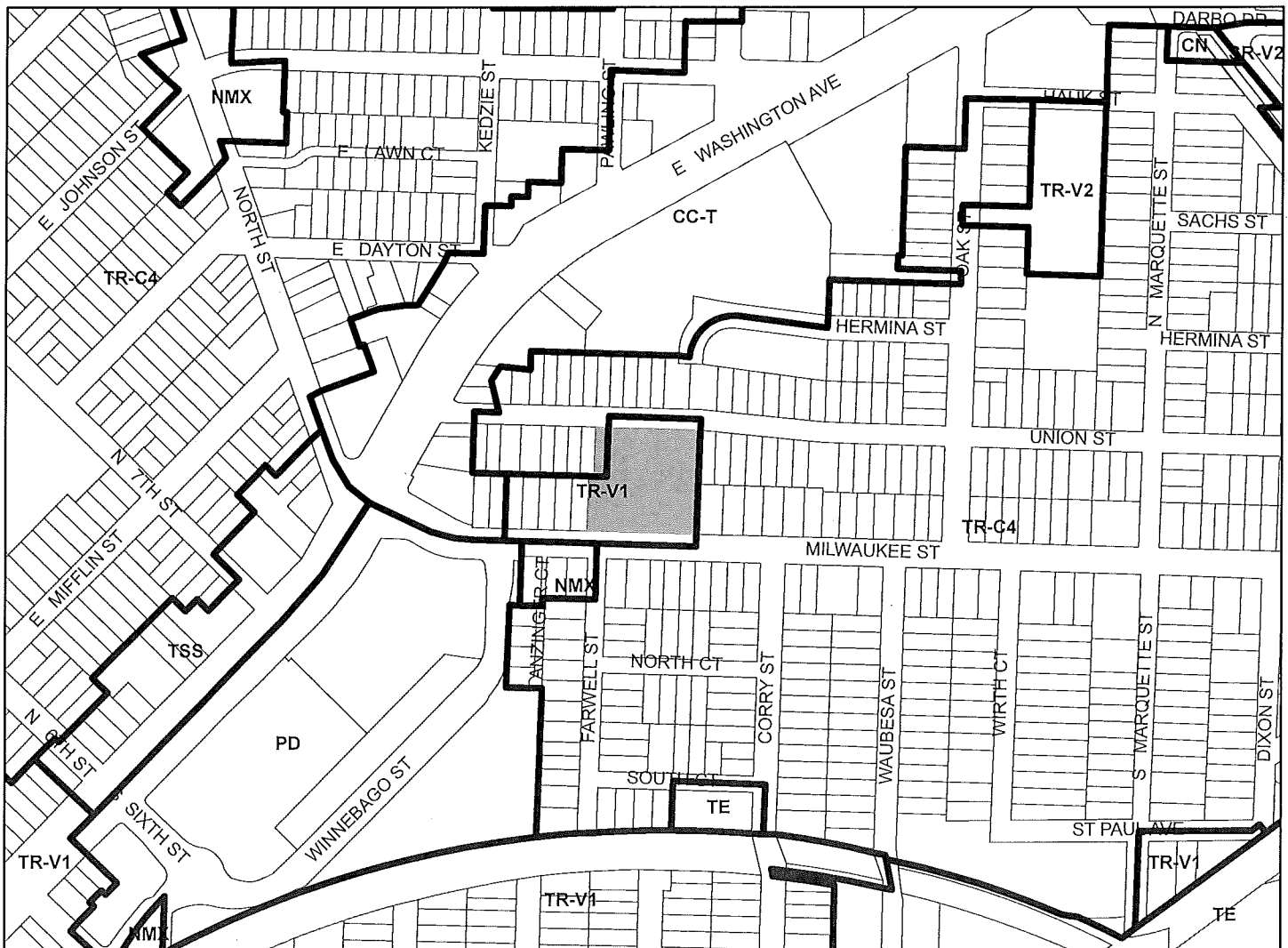
Public Hearing Date

Plan Commission

21 November 2016



For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 15 November 2016





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:

Amt. Paid — Receipt No. —
Date Received 10/12/16
Received By [Signature]
Parcel No. 0710-061-3001-8
Aldermanic District 6-Rumme
Zoning District TR-VI
Special Requirements OK
Review Required By:
☐ Urban Design Commission ☐ Plan Commission
☐ Common Council ☐ Other: —

Form Effective: February 21, 2013

LNDUSE-2016-00116

1. Project Address: 2670 Milwaukee Street

Project Title (if any): Building Futures

2. This is an application for (Check all that apply to your Land Use Application):

- ☐ Zoning Map Amendment from — to —
- ☐ Major Amendment to Approved PD-GDP Zoning ☐ Major Amendment to Approved PD-SIP Zoning
- ☐ Review of Alteration to Planned Development (By Plan Commission)
- ☒ Conditional Use, or Major Alteration to an Approved Conditional Use
- ☐ Demolition Permit
- ☐ Other Requests: —

3. Applicant, Agent & Property Owner Information:

Applicant Name: OFS Holdings Company: Operation Fresh Start
Street Address: 1925 Winnebago Street City/State: Madison/WI Zip: 53704
Telephone: (608) 244-4721 Fax: () Email: gmarkle@operationfreshstart.org

Project Contact Person: Gregory Markle Company: Operation Fresh Start
Street Address: 1925 Winnebago City/State: Madison/WI Zip: 53704
Telephone: (608) 244-4721 Fax: () Email: gmarkle@operationfreshstart.org

Property Owner (if not applicant): Holy Cross Lutheran Church
Street Address: 734 Holy Cross Way City/State: Madison/Wisconsin Zip: 53704

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Operation Fresh Start is purchasing the Holy Cross Lutheran Church and School for its use as a classroom, ancillary rooms and administration.

Development Schedule: Commencement January 2017 Completion January 2019

5. Required Submittal Information

All Land Use applications are required to include the following:

☒ **Project Plans** including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/alterd buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

☒ **Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

☒ **Filing Fee:** Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

☒ **Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

☐ **Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

☒ **Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
Alder Marsha Rummel (September 5th, 2016) and SASY Neighborhood Association Brad Hinkfuss (September 5th, 2016)

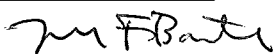
→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

☒ **Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Kevin Firchow Date: 10/04/16 Zoning Staff: Matt Tucker Date: 08/24/16

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Gregory Markle Relationship to Property: Executive Director of OFS

Authorizing Signature of Property Owner  Date 10/11/16 4
Mark F. Bartels



1925 Winnebago Street Madison, WI 53704

www.operationfreshstart.org

Phone: 608-244-4721

Fax: 608-244-8162

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.

October 11, 2016

Letter of Intent
Acquisition & Repurpose of the Holy Cross Lutheran Church

1. Site Location: 2670 Milwaukee Street, Madison. (Legal Description: CLYDE A. GALLAGHER REPLAT OF PART OF LOTS 118 AND 119 FARWELL'S EASTERN ADDITION, LOTS 14, 15, 16, 17 & 18. FARWELLS ADDITION, E 240 FT OF S 132 FT OF LOT 118. ALSO VACATED NORTH LAWN AVE ADJ ON THE EAST).
2. Existing Conditions: The structure is comprised of three connected brick & block buildings with total square feet of 39,514 – the church, gym and a school building with 10 classrooms. They were constructed in stages between 1960 and 1990. There is a rental house on the property (2645 Union St). The buildings are in good shape but do require some mechanical updates.
3. Proposed Use: Operation Fresh Start (OFS) will repurpose 28,500 square feet consisting of the church building and gym for its use as a classroom, ancillary rooms and administration. OFS plans to lease the 10,970 square feet of the current classroom space as office to help fund building maintenance and program expansion (see Condition Use below).
4. Conditional Use: OFS has submitted for a Condition Use to utilize the current classroom portion of the building as office, which is allowable with the current zoning for repurposing a church building. If OFS does rent to a for-profit entity, taxable land value will need to be determined for that section of the property.
5. Project Schedule: Operation Fresh Start will purchase the property in January 2017 and then will start construction in the *interior only* of the church and gym over the next few years. The construction timeframe is lengthy due to much of the labor for the reconstruction will be performed by individuals attaining work skills training through Operation Fresh Start and its partners.

6. Project Team to Date:

- | | |
|----------------------------|---|
| a. Owner: | OFS Holdings, Inc. (Note: a 501(c)3)
1925 Winnebago St
Madison, WI 53704 |
| b. Project Contact Person: | Greg Markle
Executive Director, Operation Fresh Start |
| c. Architect: | Eppstein Uhen Architects
Ovation, 309 W Johnson St #202
Madison, WI 53703 |
| d. Electrical Contractor: | Faith Technology
319 Yard Drive
Verona, WI 53593 |
| e. NAMI | 4401 State Road 19
Windsor, WI 53598 |
| f. Pertzborn Plumbing | 802 John Nolen Dr. Service Rd
Madison, WI 53713 |
| g. Site / Parking Plan: | Tri North Builders
2625 Research Park Dr
Fitchburg, WI 53711 |
| h. Application Submittal: | Sanford Enterprises, Inc.
110 King Street, Ste 203
Madison, WI 53703 |

7. Project Data:

a. Existing Buildings Square Footage:

i. Church:	15,200 sq ft
ii. Gym:	13,344 sq ft
iii. School:	<u>10,970 sq ft</u>
Total:	39,514 sq ft

b. Dwelling: 2 Story Rental House of 1,116 sq ft.

c. Auto / Bike Parking:

i. Commercial Tenant	25	(Existing Parking Space)
ii. Operation Fresh Start	44	(Existing Parking Space)
iii. Bike Racks	26	(New Bike Racks)

d. Lot Coverage & Usable Open Space: The lot is 1.44 acre or 62,640 sq ft, which does not include the small lot for the rental house (2645 Union St), of which a small part of the Church has been sited. The Church footprint is 21,280 sq ft. The front of the property between Milwaukee and the buildings is grass lawn with some landscaping of approximately 6,000 sq ft of the property, and the remaining of the property is the parking lot on the north and east side of the building.

e. Value of Land: Due to the non-profit status there is no city assessment.

f. Estimated Project Cost: Three Million Seven Hundred Dollars (\$3,700,000) including property acquisition and the interior build-out.

g. Number of Construction & Full Equivalent Jobs Created: OFS will act as the general contractor on this project and engage subcontractors for plumbing, electrical, fire suppression and HVAC work. The total staff members engaged in construction will be approximately 14 FTE for at least three months. Considering the time length of this project, many of these positions will not be FTE throughout the duration of the project.

In addition, over 200 OFS program participants will be engaged in this project with each receiving an income supplement during participation, most will receive credit toward a High School diploma and all will achieve employability skills and assistance with transitioning into employment. The income supplement is currently \$700 a month. Over forty-five youth will continue into employment in a construction field. OFS has a 78% success rate of youth attaining a High School diploma and/or attaining employment with wages averaging above Dane County living wage.

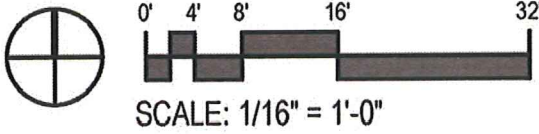
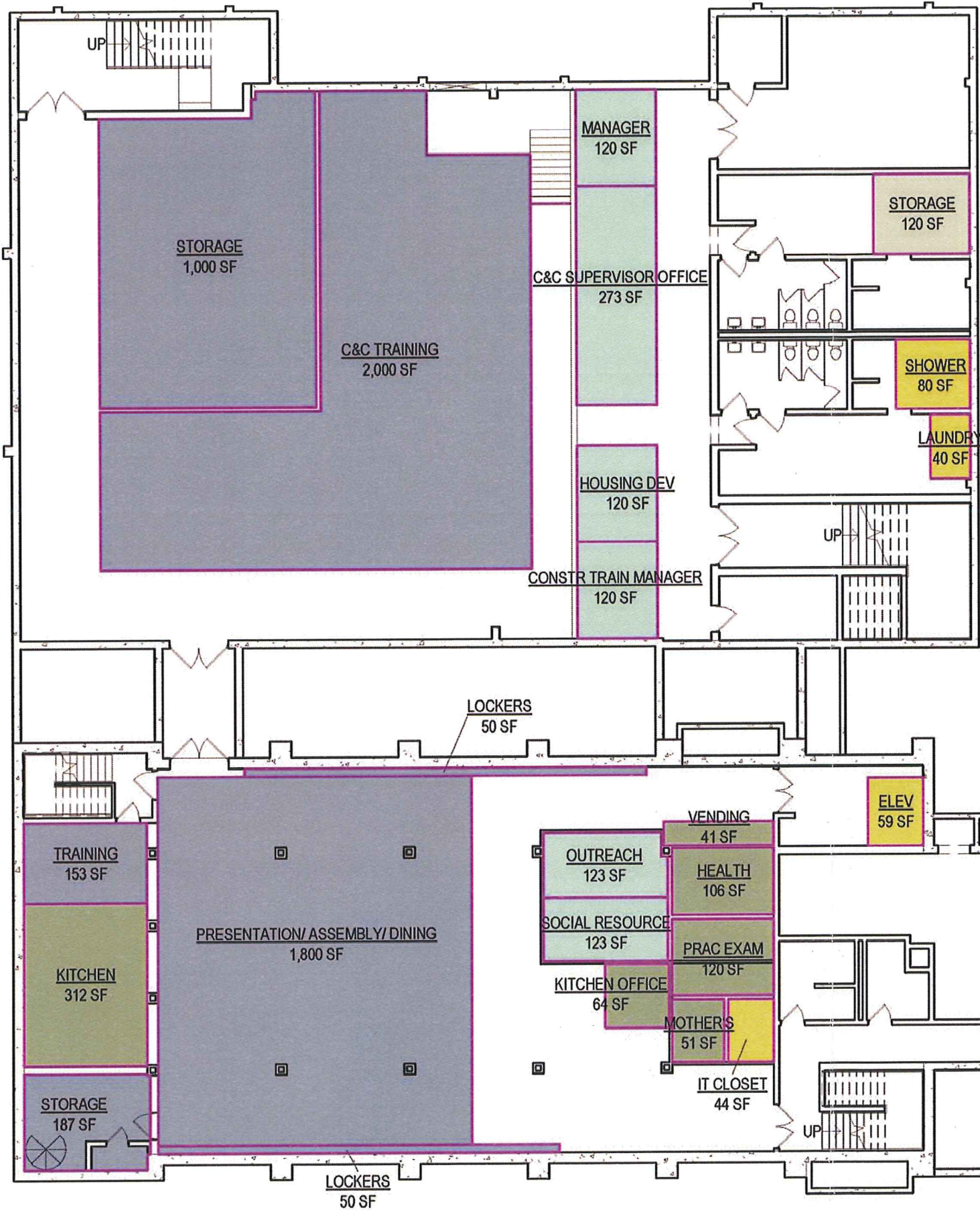
Furthermore, over 100 adults will attain construction training on this project through OFS instruction in partnership with Urban League Foundations for the Trades and YWCA Construct U.

Once completed, OFS will be able to serve twice as many youth in its new space necessitating increasing staff. In the OFS strategic plan this is targeted at an increase of seven FTE staff members.

h. Public Subsidy Requested: At this time, Operation Fresh Start is not seeking a public subsidy for this project.

DEPARTMENT LEGEND

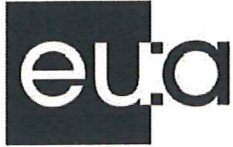
- ADMIN
- GENERAL
- PARTICIPANTS
- SUPPORT
- TEACHERS/MANAGERS/COUNSELORS



SCALE: 1/16" = 1'-0"

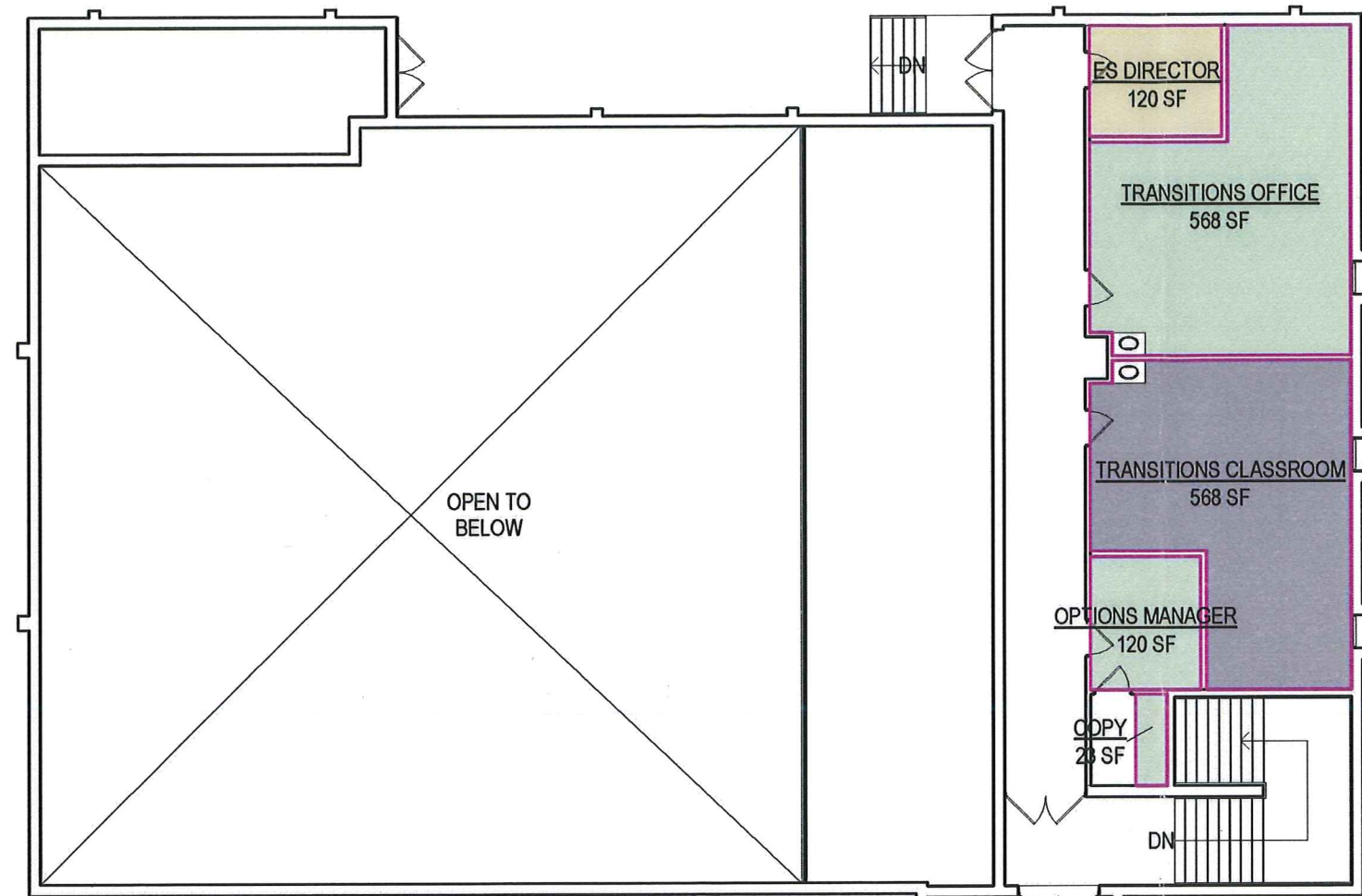
OPERATION FRESH START

Lower Level Concept 4C Plan



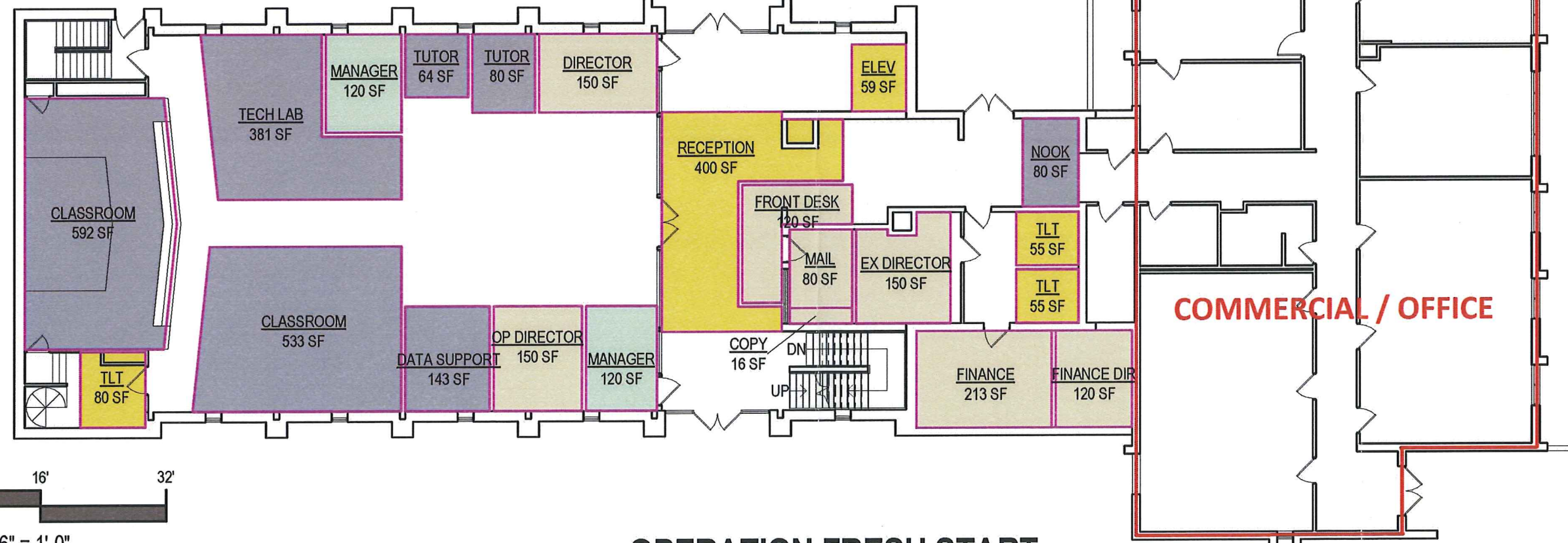
eppstein uhen : architects

07/20/16 715625-01
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DEPARTMENT LEGEND

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



0' 4' 8' 16' 32'
SCALE: 1/16" = 1'-0"

OPERATION FRESH START

First Floor Concept 4C Plan

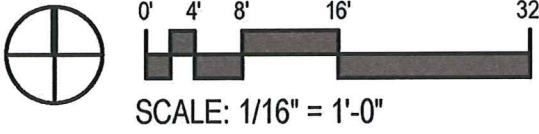
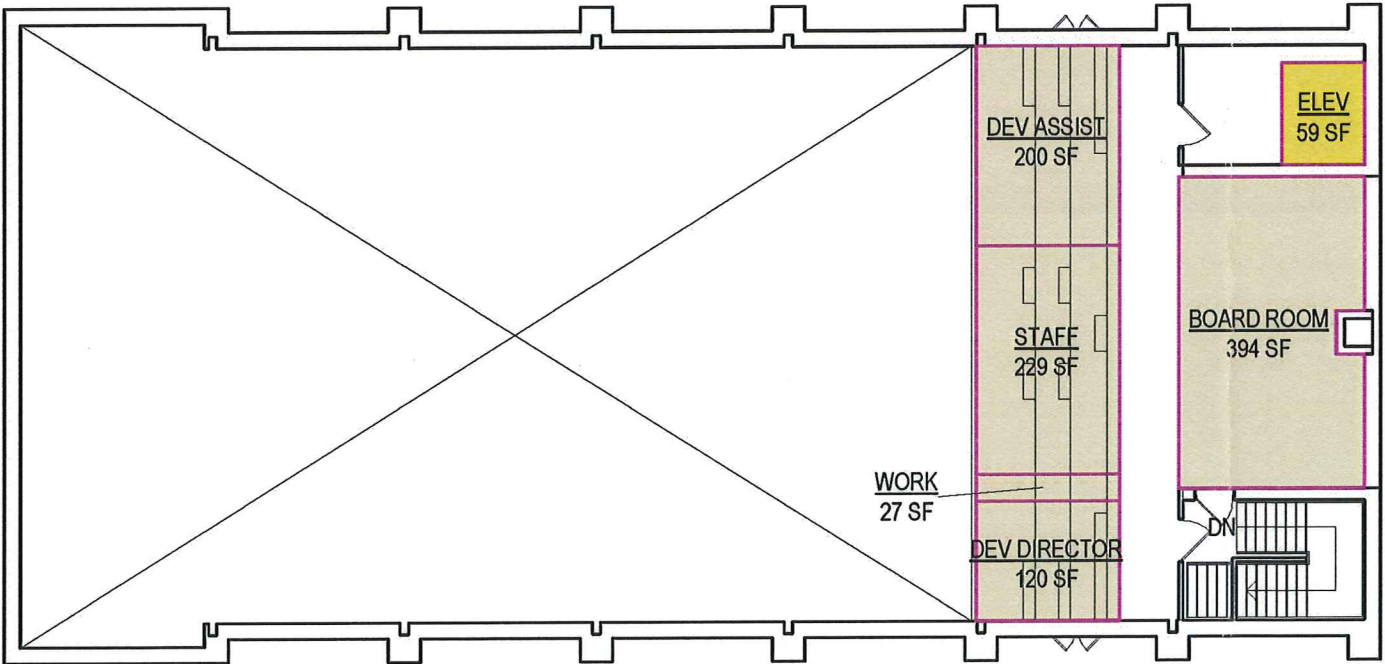


eppstein uhen : architects

07/20/16 715625-01
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DEPARTMENT LEGEND

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



OPERATION FRESH START
Second Floor Concept 4C Plan





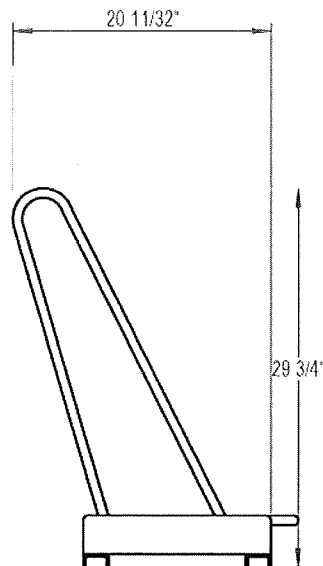
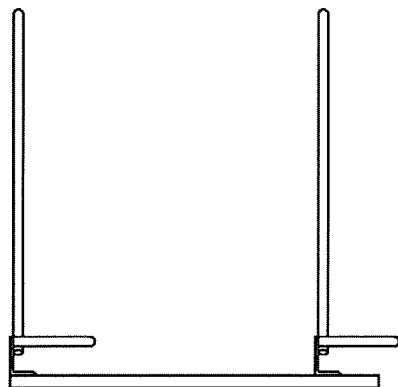
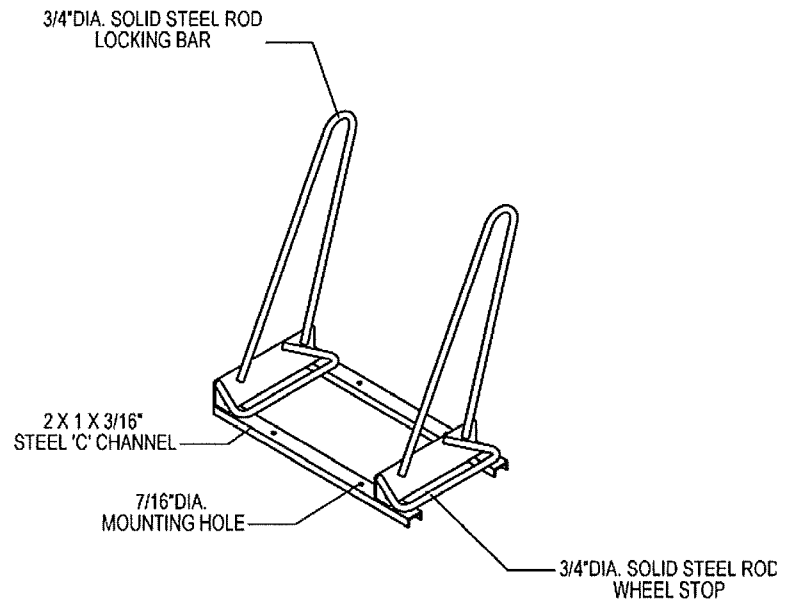
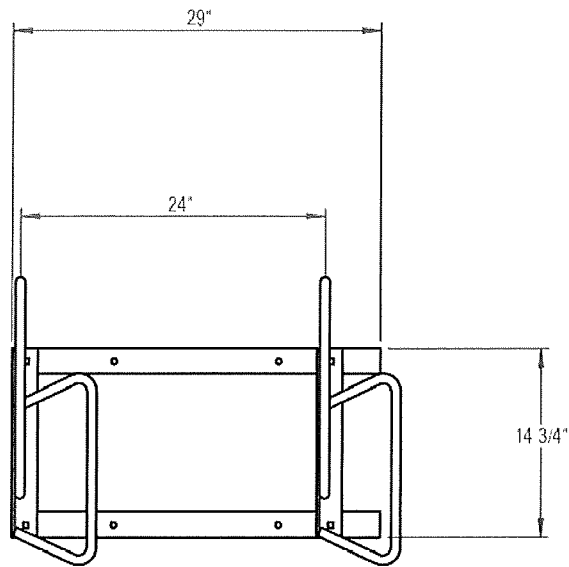
OPERATION FRESH
START
SITE PLAN

1"=30' (11X17)

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



MADRAX DIVISION
GRABER MANUFACTURING, INC., FORMERLY TRILARY, INC.
1080 UNIEK DRIVE
WAUNAKEE, WI 53597
P(800) 448-7931, P(608) 849-1080, F(608) 849-1081
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM



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.

Thomas Sanford

From: Greg Markle <GMarkle@operationfreshstart.org>
Sent: Monday, September 5, 2016 2:35 PM
To: Rummel, Marsha; Tucker, Matthew; Stouder, Heather
Cc: jonr@eua.com; Wells, Chris; Tom@SEICommercial.com
Subject: RE: Holy Cross Lutheran Church
Attachments: LandUseApplication.pdf; Conditional use letter.pdf; schematic drawings.pdf

Hello Marsha (Alder Rummel),

Please consider this the official 30 days prior to filing notification from the developer that is requesting an allowable conditional use. Operation Fresh Start is seeking an allowed Conditional Use for 2670 Milwaukee Street.

The timing for this effort, according to Matt Tucker is as follows:

1. Prior to September 10, 2016 notify the Alderperson and the Neighborhood Association of intent thirty days prior to filing an application.
2. File Application by noon on October 12, 2016
3. Attend Plan Commission Meeting for approval on November 12, 2016

Please find attached a draft application, Conditional Use Application and initial building use lay out on schematic drawings. Over the next 30 days, Operation Fresh Start will be having the site plan developed. Over the next 75 days, OFS will be furthering architectural representation for the sections of building to be used by OFS.

OFS will be also be communicating our desires to Brad of SASY and have copied City of Madison staff on this. We would welcome the opportunity to present at another neighborhood meeting if you would like and will seek the opportunity to gain formal approval through SASY.

Thanks for all your help on this so far Marsha! Please let me know what next steps you would like to take on this project.

Sincerely,

Greg

Gregory Markle
Executive Director
Operation Fresh Start
608.244.4721
www.Operationfreshstart.org

Together we can provide all youth a path to self-sufficiency.

Operation Fresh Start is a YouthBuild, Corps Network AmeriCorps organization supported by your contributions, United Way and local communities.

Thomas Sanford

From: Tucker, Matthew <MTucker@cityofmadison.com>
Sent: Tuesday, September 6, 2016 11:05 AM
To: 'Greg Markle'; bradhinkfuss@gmail.com
Cc: Thomas Sanford (Tom@SEICommercial.com); Rummel, Marsha
Subject: RE: Holy Cross Lutheran Church Official Notification

One correction: the October 12 Plan Commission submission date coincides with the meeting scheduled for November 21.

Matt Tucker

From: Greg Markle [mailto:GMarkle@operationfreshstart.org]
Sent: Monday, September 05, 2016 2:41 PM
To: bradhinkfuss@gmail.com
Cc: Tucker, Matthew; Thomas Sanford (Tom@SEICommercial.com); Rummel, Marsha
Subject: Holy Cross Lutheran Church Official Notification

Hi Brad,

Please consider this the official 30 days prior to filing notification from the developer that is requesting an allowable conditional use. Operation Fresh Start is seeking an allowed Conditional Use for 2670 Milwaukee Street.

The timing for this effort, according to Matt Tucker is as follows:

1. Prior to September 10, 2016 notify the Alderperson and the Neighborhood Association of intent thirty days prior to filing an application.
2. File Application by noon on October 12, 2016
3. Attend Plan Commission Meeting for approval on November 12, 2016

Please find attached a draft application, Conditional Use Letter and initial building use lay out on schematic drawings. Over the next 30 days, Operation Fresh Start will be having the site plan developed. We anticipating very minimal adjustments to the current site. Over the next 75 days, OFS will be further refining architectural design elements for the sections of building to be used by OFS.

OFS will be also be communicating our desires to Marsha and have copied City of Madison staff on this. We would welcome the opportunity to present at another SASY meeting and would like to gain formal approval from SASY for this project.

Thanks for all your help on this so far! Please let me know what next steps you would like to take on this project.

Sincerely,

Greg