



Location  
55 South Gammon Road

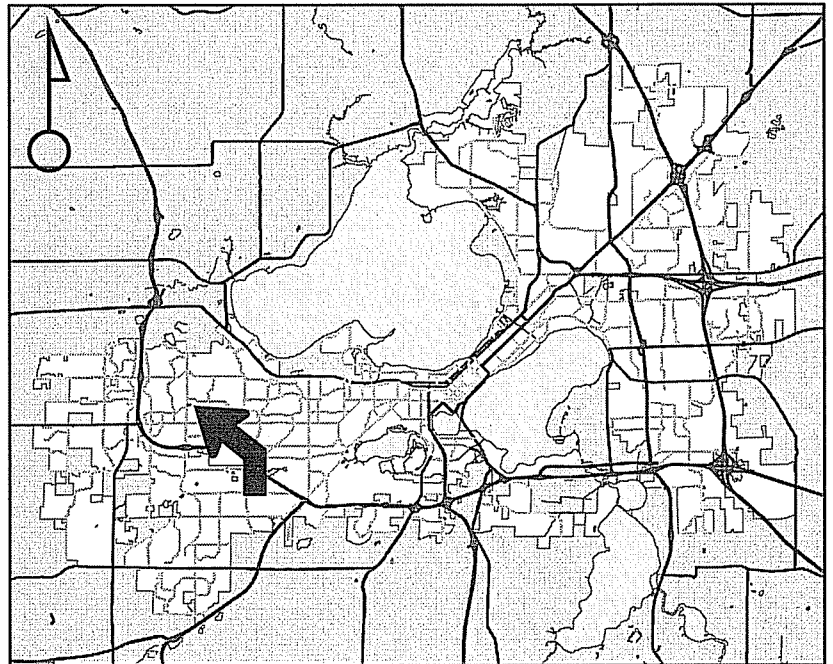
Project Name  
MadWest Neighborhood Farmers Market

Applicant  
Madison Metropolitan School District/  
Paul Terranova - Lussier Community  
Education Center

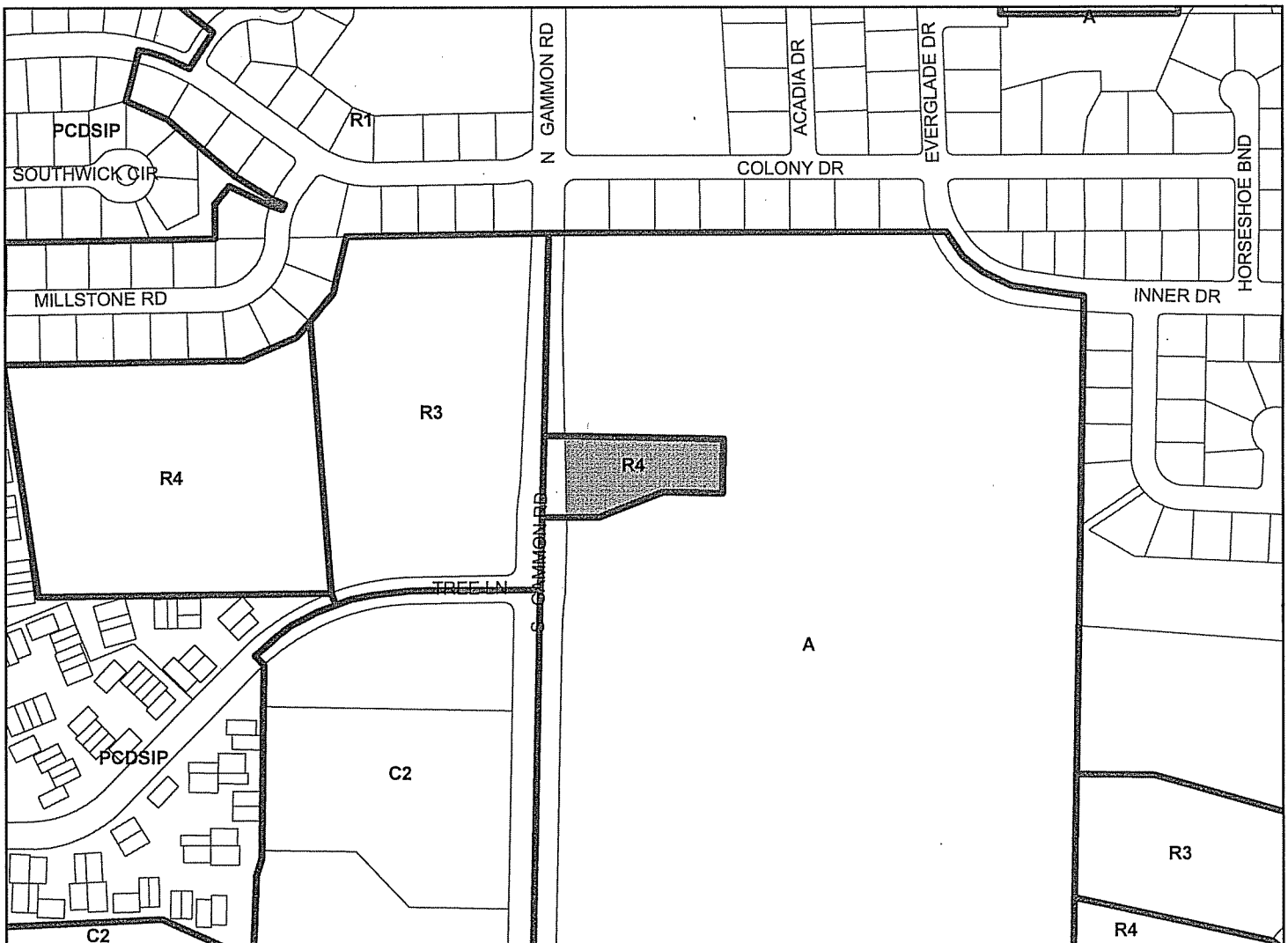
Existing Use  
Lussier Community Education Center  
parking lot

Proposed Use  
Establish farmers market in Lussier  
Community Education Center parking lot

Public Hearing Date  
Plan Commission  
16 May 2011

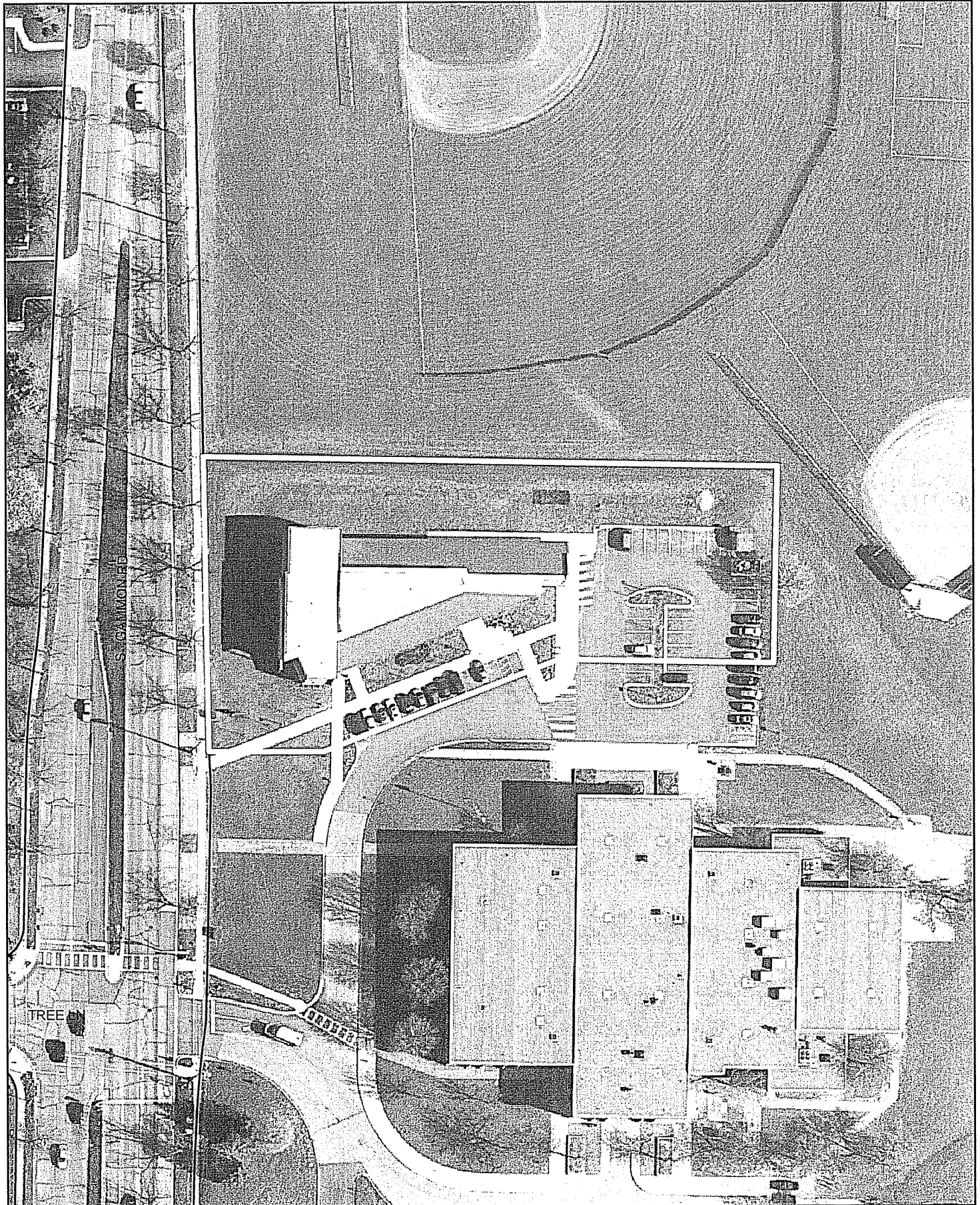


For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 02 May 2011





# LAND USE APPLICATION Madison Plan Commission

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

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>50.00</u> Receipt No. <u>118919</u>
Date Received	<u>3/29/11</u>
Received By	<u>PDA</u>
Parcel No.	<u>0708-243-1501-8</u>
Aldermanic District	<u>19 MARK CUBAR</u>
GQ	<u>UDC 98 PUBLIC BLDGS</u>
Zoning District	_____
<b>For Complete Submittal</b>	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <input type="checkbox"/>
Alder Notification	Waiver <input type="checkbox"/>
Ngbrhd. Assn Not.	Waiver <input type="checkbox"/>
Date Sign Issued	_____

**1. Project Address:** 55 South Gammon Rd, Madison, WI 53717 **Project Area in Acres:** 1.67

**Project Title (if any):** MadWest Neighborhood Farmers Market

**2. This is an application for:**

<b>Zoning Map Amendment</b> (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b> Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<input type="checkbox"/> <b>Rezoning to or Amendment of a PUD or PCD District:</b> <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan	
<input checked="" type="checkbox"/> <b>Conditional Use</b>	<input type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests (Specify):</b> _____

**3. Applicant, Agent & Property Owner Information:**

Applicant's Name: Paul Terranova Company: Lussier Community Education Center, Inc.  
 Street Address: 55 South Gammon Road City/State: Madison Zip: 53717  
 Telephone: (608) 833-4979 x 210 Fax: (608) 833-6919 Email: paul@LCECmadison.org

Project Contact Person: Paul Terranova Company: Lussier Community Education Center, Inc.  
 Street Address: 55 South Gammon Road City/State: Madison Zip: 53717  
 Telephone: (608) 833-4979x210 Fax: (608) 833-6919 Email: paul@LCECmadison.org

Property Owner (if not applicant): Madison Metropolitan School District  
 Street Address: 545 W Dayton St City/State: Madison Zip: 53703

**4. Project Information:**

Provide a brief description of the project and all proposed uses of the site: \_\_\_\_\_  
 This application is to establish a weekly farmers market to be held in the LCEC parking lot from 4-7pm on Thursdays.  
 Development Schedule: Commencement seasonal mid-April Completion seasonal end of October

**5. Required Submittals:**

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
  - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ 50 See the fee schedule on the application cover page. 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 (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.


**In Addition, The Following Items May Also Be Required With Your Application:**

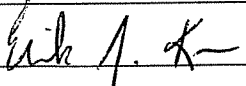
- For any applications proposing demolition or removal of existing buildings, the following items are required:
  - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
  - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
  - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

**6. Applicant Declarations:**

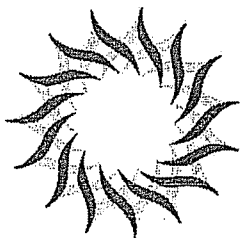
- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans: → The site is located within the limits of \_\_\_\_\_ Plan, which recommends: \_\_\_\_\_ for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30** days prior to filing this request: → List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices: Alders Mark Clear & Paul Skidmore and the Parkwood Hills Community Assn notified on 2/11/11  
NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence 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: Matt Tucker Date: 1/31/11 Zoning Staff: Matt Tucker Date: 1/31/11
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name Paul Terranova Date 2/22/11  
Signature  Relation to Property Owner Long term Lessee

Authorizing Signature of Property Owner  Date 3/28/11

Effective May 1, 2009



# Lussier Community Education Center

leading. learning. living.

February 14, 2011

Letter of Intent

We are enthusiastically applying for a conditional use permit to establish the MadWest Neighborhood Farmers Market at the Lussier Community Education Center (55 South Gammon Road).

Like all farmers markets, the MadWest Neighborhood Farmers Market will provide access to healthy local produce and support local producers. Additionally we are excited about the opportunities to partner with Muir Elementary School, Jefferson Middle School and Memorial High School to engage youth in health, nutrition and service opportunities. We also see this market as a gathering place for people of different backgrounds to share, connect and build community.

### Days/Hours

Thursdays from mid-April through the end of October (we may start a little bit later the first year in order to accommodate this application process and other start up needs)

3:00-4:00pm Vendor Set Up

4:00-7:00pm Market Hours

7:00-7:30pm Market Clean Up

### Vendors

Vendors are being recruited at this time. Due to space constraints this market will be limited to 24 vendors.

### Entertainment and Special Events

We plan to hold periodic arts and cultural presentations by local youth and adults, nutrition education and recipe sharing. Any amplified music will be kept within Madison General Ordinance rules.

### Information & Community Booth Area

An information booth will be set up to answer questions and assist patrons with the market, and space will be available by reservation for community groups and LCEC programs to promote their activities.

We are meeting with school staff to identify further areas of potential collaboration, and we will hold an informational meeting for neighbors on March 24, 2011.

Thank you very much for your consideration of our application.

Sincerely,

Paul Terranova  
Executive Director



## THOMAS JEFFERSON MIDDLE SCHOOL

101 South Gammon Road ● Madison, Wisconsin 53717-1403 ■ 608.663.6403 ▼ www.mmsd.org  
Anne Fischer, *Principal*  
Lee Korpela, *Assistant Principal* Daniel A. Nerad, *Superintendent of Schools*

February 22, 2011

Dear City of Madison Plan Commission:

Jefferson Middle School is an enthusiastic supporter of the plan which would make the Lussier Community Education Center's MadWest Neighborhood Farmers' Market a reality. Not only would a farmers' market on the Westside of Madison benefit our community, it would also be an excellent opportunity for our students to learn about farming, local food, and healthy eating outside of the classroom.

We are excited that students will be able to participate at the market in a variety of ways. During market season, there will be tables for youth to vend vegetables that they've tended in the Memorial High School teaching garden or the MCC Children's Garden. Youth will also have opportunities to showcase their creativity through performances and art. Our students will also be able to volunteer at the market, providing opportunities for leadership development. I am confident that there are additional partnership ideas and projects to be launched as a result of the MadWest Neighborhood Farmer's Market.

By supporting the farmers' market, we are emphasizing our belief that education is enhanced through meaningful partnerships. Additionally, many of our students' families will benefit from the increased opportunity to purchase fresh, healthy foods close to home. We see the market as a space for the community to come together to celebrate food, health, and each other.

Sincerely

Anne Fischer, Principal  
Jefferson Middle School



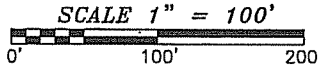


**BIRRENKOTT  
SURVEYING, INC.**

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

# CERTIFIED SURVEY MAP

LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN



### LEGEND

- IRON STAKE FOUND
- 3/4"X24" REBAR SET, 1.51 LBS./FT.
- ( ) PREVIOUSLY RECORDED DATA
- xx.xx ELEVATION OF PROPERTY CORNER CITY OF MADISON DATUM

ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPLE STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER. ELEVATIONS GIVEN ARE FOR THE PROPERTY CORNERS AT GROUND LEVEL AND SHALL BE MAINTAINED BY THE LOT OWNER.

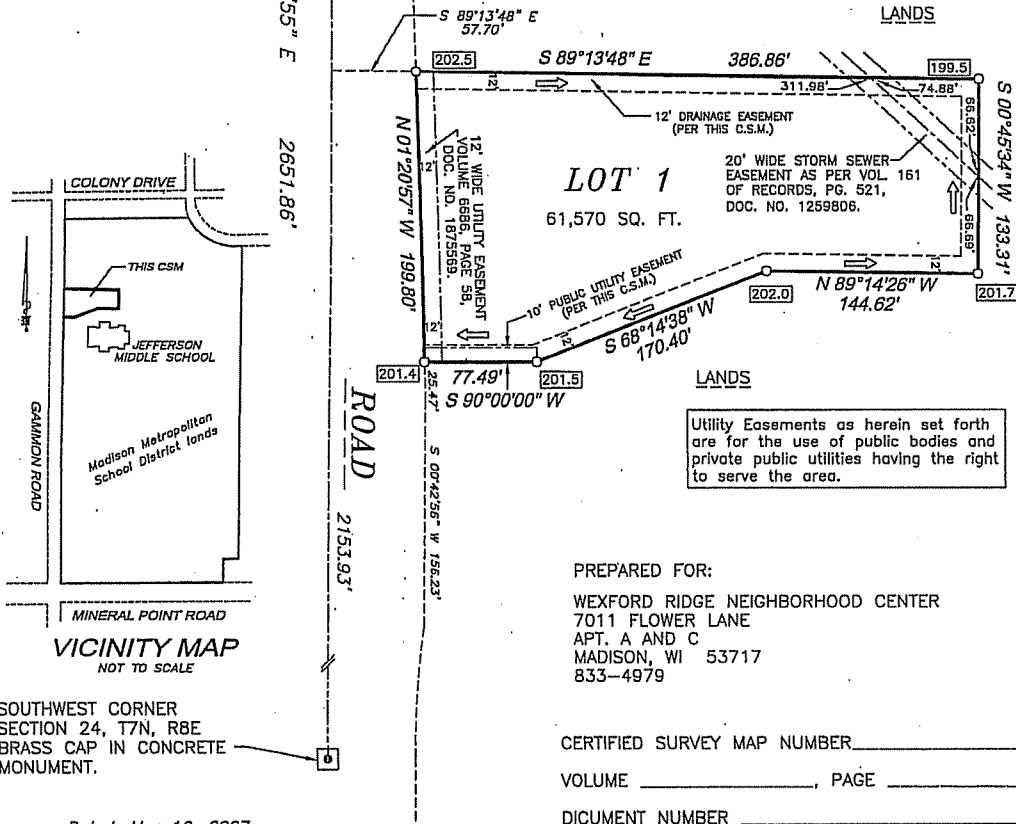
NOTE:  
ALL LOTS WITHIN THIS CERTIFIED SURVEY ARE SUBJECT TO PUBLIC EASEMENTS FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF SIX (6) FEET IN WIDTH MEASURED FROM THE PROPERTY LINE OF THE INTERIOR OF EACH LOT, EXCEPT THAT THE EASEMENT SHALL BE TWELVE (12) FEET IN WIDTH ON THE PERIMETER OF THE CERTIFIED SURVEY. EASEMENTS SHALL NOT BE REQUIRED ON THE PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS. NO BUILDINGS, DRIVEWAYS, OR RETAINING WALLS SHALL BE PLACED IN ANY EASEMENT FOR DRAINAGE PURPOSES. FENCES MAY BE PLACED IN THE EASEMENT ONLY IF THEY DO NOT IMPEDE THE ANTICIPATED FLOW OF WATER.

Subject to a Stormwater Drainage Agreement between Madison Metropolitan School District and Wexford Ridge Neighborhood Center. Document No. 4295065

WEST 1/4 CORNER SECTION 24, T7N, R8E BRASS CAP IN CONCRETE MONUMENT.

NAD-27  
WIS STATE PLANE COORD.  
SOUTH ZONE:  
N 389637.63  
E 2132955.11

REFERENCED TO GRID NORTH AND THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 24-T7N-R8E RECORDED AS 5004255W.



PREPARED FOR:  
WEXFORD RIDGE NEIGHBORHOOD CENTER  
7011 FLOWER LANE  
APT. A AND C  
MADISON, WI 53717  
833-4979

CERTIFIED SURVEY MAP NUMBER \_\_\_\_\_  
VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_  
DOCUMENT NUMBER \_\_\_\_\_

Dated: May 16, 2007  
Office Map No. 050757CSM

10