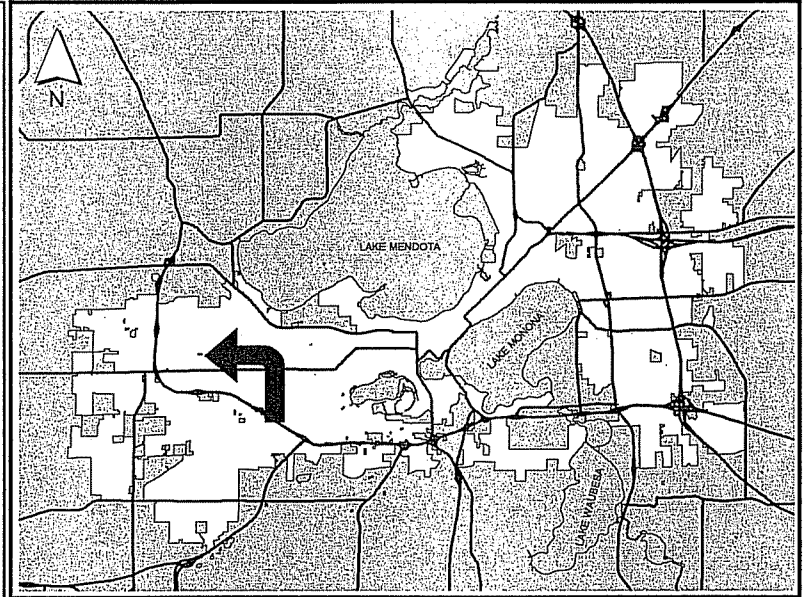
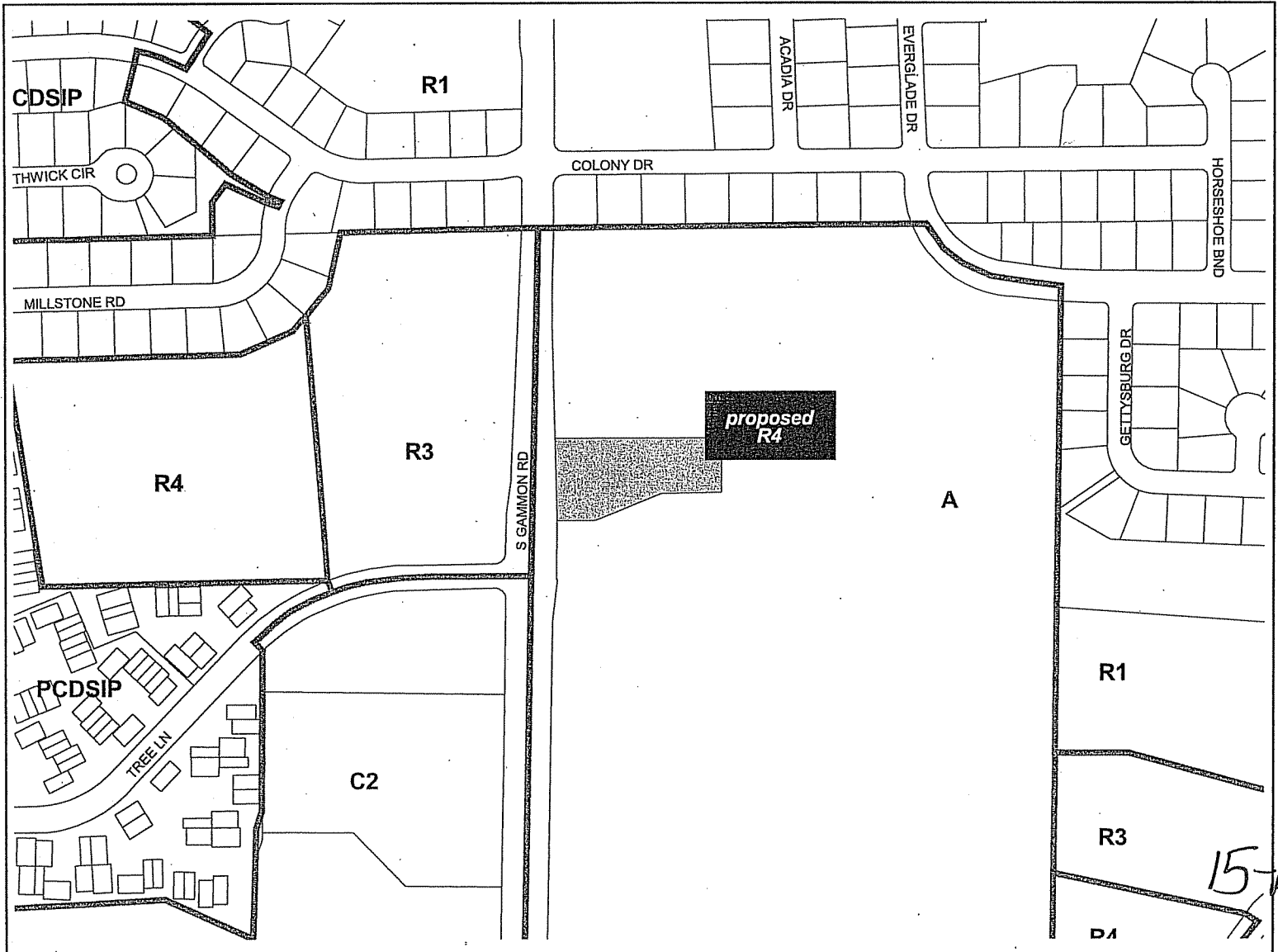


# CITY OF MADISON Proposed Rezoning & Conditional Use

Location: 55 South Gammon Road  
 Applicant: Madison Metro School District/Paul Terranova - Wexford Ridge Neighborhood Center  
 From A District(s)  
 To R4 District(s)  
 Existing Use: Surface Parking Lot & Open Space  
 Proposed Use: Neighborhood Center  
 File No. \_\_\_\_\_  
 Public Hearing Dates:  
 Plan Commission 19 September 2005  
 Common Council 11 October 2005



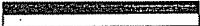
For Questions contact: Bill Roberts at: 266-5974 or broberts@cityofmadison.com or City Planning at 266-4635



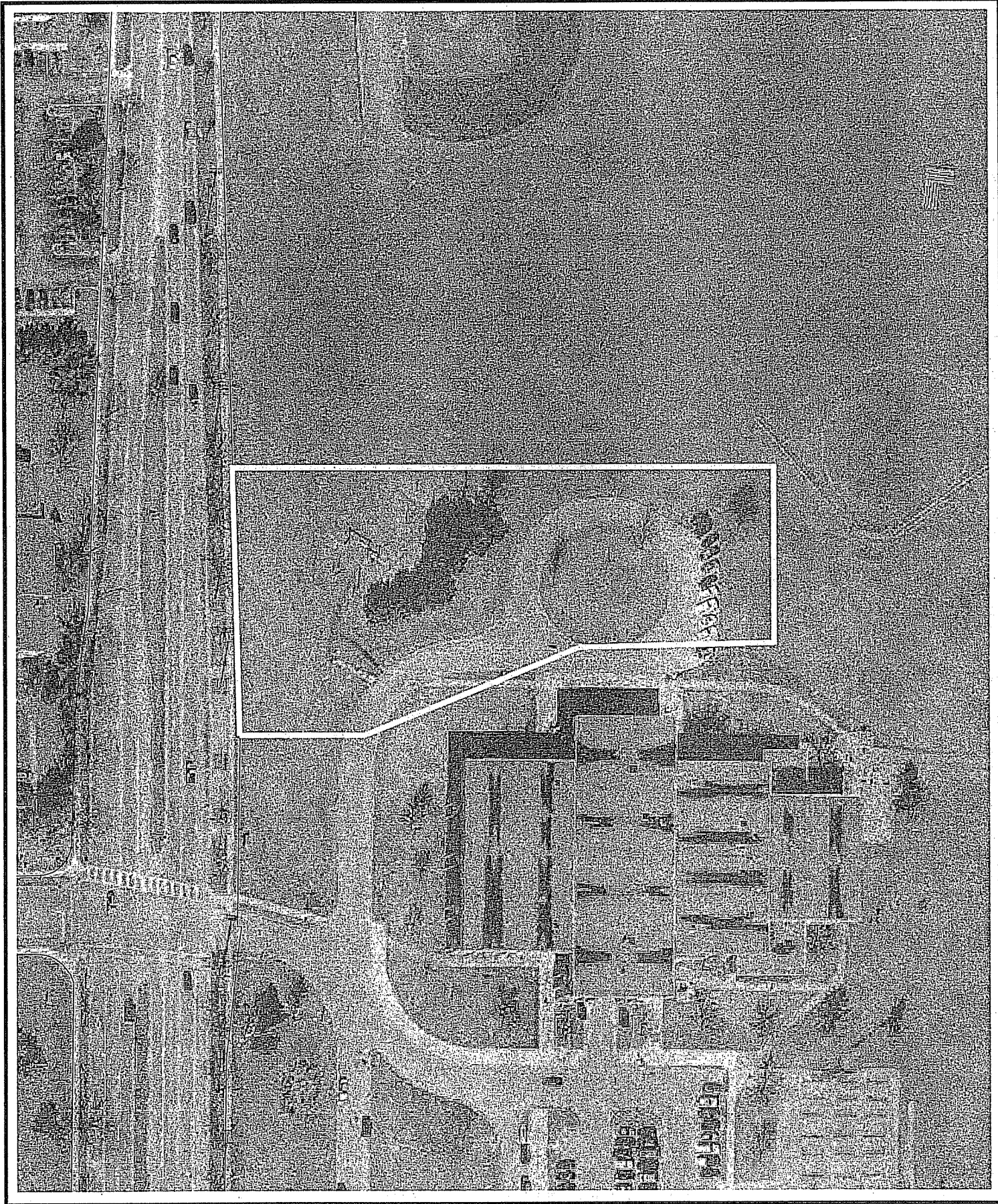
# 55 South Gammon Road

0

100 Feet



Date of Aerial Photography - April 2000



15  
11

\* Non-Profit \*

# 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.
- 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 zoning application packages should be filed directly with the Zoning Administrator's desk.
- Application effective February 18, 2005

### FOR OFFICE USE ONLY:

Amt. Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_  
 Date Received 7/13/15  
 Received By MSR  
 Parcel No. 0708 24300994  
 Aldermanic District 19 - RADOMSKI  
 GQ EXISTING CU - UDD  
 Zoning District A

**For Complete Submittal**

Application  Letter of Intent   
 IDUP  Legal Descript.   
 Plan Sets  Zoning Text   
 Alder Notification  Waiver \_\_\_\_\_  
 Nbrhd. Assn Not.  Waiver \_\_\_\_\_  
 Date Sign Issued 7/13/15

1. **Project Address:** 55 S. Gammon Road **Project Area in Acres:** 1.41

**Project Title (if any):** Community Education Center

2. **This is an application for:** (check at least one)

**Zoning Map Amendment** (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from A1 to R4       Rezoning from \_\_\_\_\_ to PUD/PCD-SIP

Rezoning from \_\_\_\_\_ to PUD/PCD-GDP       Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

**Conditional Use**       **Demolition Permit**       **Other Requests** (Specify): \_\_\_\_\_

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

Applicant's Name: Wexford Ridge Neighborhood Center, Inc. Company: Wexford Ridge Neighborhood Center, Inc.  
 Street Address: 7011 Flower Lane, Apt. A/C City/State: Madison, WI Zip: 53717  
 Telephone: (608) 833-4979 Fax: (608) 833-6919 Email: wexridge@chorus.net

Project Contact Person: Paul Terranova Company: Wexford Ridge Neighborhood Center, Inc.  
 Street Address: 7011 Flower Lane, Apy. A/C City/State: Madison, WI Zip: 53717  
 Telephone: (608) 833-4979 Fax: (608) 833-6919 Email: wexridge@chorus.net

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

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: The Wexford Ridge Neighborhood Center will construct a 12,348 square foot Community Education Center for educational, service, recreational, cultural and civic activities.

Development Schedule: Commencement Fall 2006 Completion Summer 2007

CONTINUE →

15-16

**5. Required Submittals:**

**Site 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:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

**Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: 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.

**Filing Fee:** \$ 0 (n-profit) See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

**IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:**

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

**FOR ALL APPLICATIONS:** 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 **INDIVIDUAL** Adobe Acrobat PDF files compiled either 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 who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

**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 City Master Plan, which recommends:  
institutional use \_\_\_\_\_ for this property.

**Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail 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 Radomski & Skidmore, Parkwood Hills N'hood, Walnut Grove, Tamarack Trails Assn's - 5/18/05

*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 Counter and Planning Unit staff; note staff persons and date.

Planner Pete Olson Date 4-13-05 | Zoning Staff Kathy Voeck Date 4-13-05

**The signer attests that this form has been completed accurately and all required materials have been submitted:**

Printed Name Paul Terranova Date 8/13/05

Signature  Relation to Property Owner lessee

Authorizing Signature of Property Owner \_\_\_\_\_ Date \_\_\_\_\_

15.16





# WEXFORD RIDGE NEIGHBORHOOD CENTER

7011 Flower Lane, A/C  
Madison, WI 53717  
phone: (608) 833-4979  
fax: (608) 833-6919  
email: wexridge@chorus.net

July 13, 2005

Mr. Brad Murphy  
Plan Commission  
City of Madison  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53701-2985

RE: Community Education Center

This letter of intent is for the proposed Community Education Center to be constructed at 55 South Gammon Road. This is an innovative partnership between Madison Metropolitan School District and Wexford Ridge Neighborhood Center. In a groundbreaking agreement between these two parties, the non-profit Community Education Center will be located adjacent to Jefferson Middle School under terms of a 45-year lease. The lease was unanimously approved in May 2004 by the MMSD school board.

This school-city-community collaboration establishes a model for our community and indeed the state. The Wexford Ridge Neighborhood Center will build, own and operate a Community Education Center on Madison Metropolitan School District property, providing lease payments in the form of access to space for educational, recreational and alternative programs of the Madison Metropolitan School District.

This innovative agreement was made possible by the passage of state legislation in 2004, strong support from the City of Madison in the form of 2002 Community Development Block Grant and 2005 Capital Budget funding, and the active involvement of our local alders and school board members, as well as neighborhood residents and church, school, civic and business leaders.

Currently the approximately 70 acre site on which Memorial High School and Jefferson Middle School are located is zoned A1 (agricultural). In an A1 district, a community center is neither a permitted nor a conditional use. We are therefore requesting rezoning of a 1.41 acre portion of the site to R-4, within which the Community Education Center will be a conditional use. We are also submitting at this time a CSM for the new site and an application for conditional use for the Community Education Center.

Presently the site is used as a parking lot for nine cars, and as a yard adjacent to Jefferson Middle School. An existing ropes course on the site will be relocated, and several coniferous trees will be removed. We have carefully placed the site and the proposed building to preserve the existing ball and soccer playing fields that are on the property.

Construction is expected to begin in 2006. A contractor has not yet been selected. The development team is as follows:

**PROJECT OWNER**

Wexford Ridge Neighborhood Center  
7011 Flower Lane Apts A/C  
Madison, Wisconsin 53717  
Tel: 608 833 4979  
Fax: 608 833 6919  
Contact: Paul Terranova

**ARCHITECT**

KEE Architecture, Inc.  
621 Williamson Street  
Madison, Wisconsin 53703  
Tel: 608 255 9202  
Fax: 608 255 9011  
Contact: Douglas Kozel

15-16



**LANDSCAPE ARCHITECT**

KEE Architecture, Inc.  
621 Williamson Street  
Madison, Wisconsin 53703  
Tel: 608 255 9202  
Fax: 608 255 9011  
Contact: David Ewanowski

**CIVIL ENGINEER**

Arnold & O'Sheridan, Inc.  
1111 Deming Way  
Madison, Wisconsin 53717-1953  
Tel: 608 821 8500  
Fax: 698 821 8501  
Contact: Steve Whayland

**MECHANICAL ENGINEER**

KJWW Engineering Consultants  
802 West Broadway, Suite 312  
Madison, Wisconsin 53713-1839  
Tel: 608 223 9600  
Fax: 608 223 9601  
Contact: Kris Cotharn

**ELECTRICAL ENGINEER**

KJWW Engineering Consultants  
802 West Broadway, Suite 312  
Madison, Wisconsin 53713-1839  
Tel: 608 223 9600  
Fax: 608 223 9601  
Contact: Steve Hays


**ATTORNEY**

DeWitt Ross & Stevens  
Two East Mifflin Street, Suite 600  
Madison, WI 53703  
Tel: 608 252-9365  
Fax: 608 252-9243  
Contact: Michael Christopher

The gross area of the community center will be 12,348 square feet, including second floor mechanical space. Capacity as determined by State building code is 449. Forty-nine total parking stalls are to be provided, including nine to replace the existing stalls for use by Jefferson Middle School during school hours. Please note that a Parking Stall Reduction Request has been submitted to the City of Madison to reduce the required number of stalls for the CEC from forty-five to forty. One 10' by 35' loading space is included. A trash enclosure is to be provided on the site (see site plan) and removal will be by private hauler. Snow removal of the parking lot will be provided by private contractor.

The facility will be used for educational activities for all ages, children and youth programming, food/nutrition programs, senior programming, community service and service learning projects, community and cultural events. The center will operate on a similar schedule to school buildings on weekdays, with regular activities from 9 AM until 9 PM. It will operate on a similar schedule during weekends. Occasional social activities will follow the pattern of school dances ending later in the evening.

Respectfully submitted,



Paul Terranova  
Executive Director



15-16

# Community Education Center

55 S. Gammon Rd.  
Madison, Wisconsin 53717

Submittal for Rezoning, Conditional Use & Certified Survey Map  
July 13, 2005

## Drawing Index

T-1 Title Page  
S-1-10 Site Survey

Site  
S-1-1 Storm Water & Grading Plan  
L-1-1 Layout Plan  
L-2-1 Erosion Control Plan  
L-3-1 Landscaping Plan  
M-1-10 Mechanical, Electrical & Plumbing Site Plan

ARCHITECTURAL  
A-1-1 Floor Plan  
A-2-1 Elevations

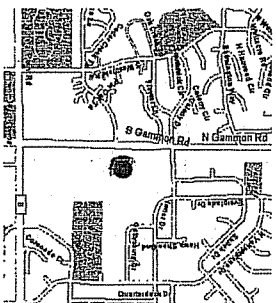
## Material Symbols

	Earth Compacted Fill		Insulation (Ras/ Ureol)
	Concrete		Insulation (Rigid)
	Sand, Gravel, Mortar		Gypsum Wall Board (GWB)
	Concrete Masonry Unit (CMU)		Glass
	Brick		Acoustic Tile (Lump Back)
	Stone		Ceramic/ Quarry Tile
	Metal (Larger Ends)		ELEVATION
	Wood (Razq)		Concrete, Pulver
	Wood (Razq)		Small Lath (Lump Back)
	Wood (Flat)		Brick
	Plywood (Lump Back)		Glass
	Plywood (Flat Back)		

## Graphic Symbols

	Existing Spot Elevation		SECTIONAL REFERENCES
	Proposed Spot Elevation		Building Number
	Existing Center		Wall Section Elevation
	Proposed Center		Door Reference
	Level Line Datum Elevation		New
	Room Name and Number		Existing

## Location Map

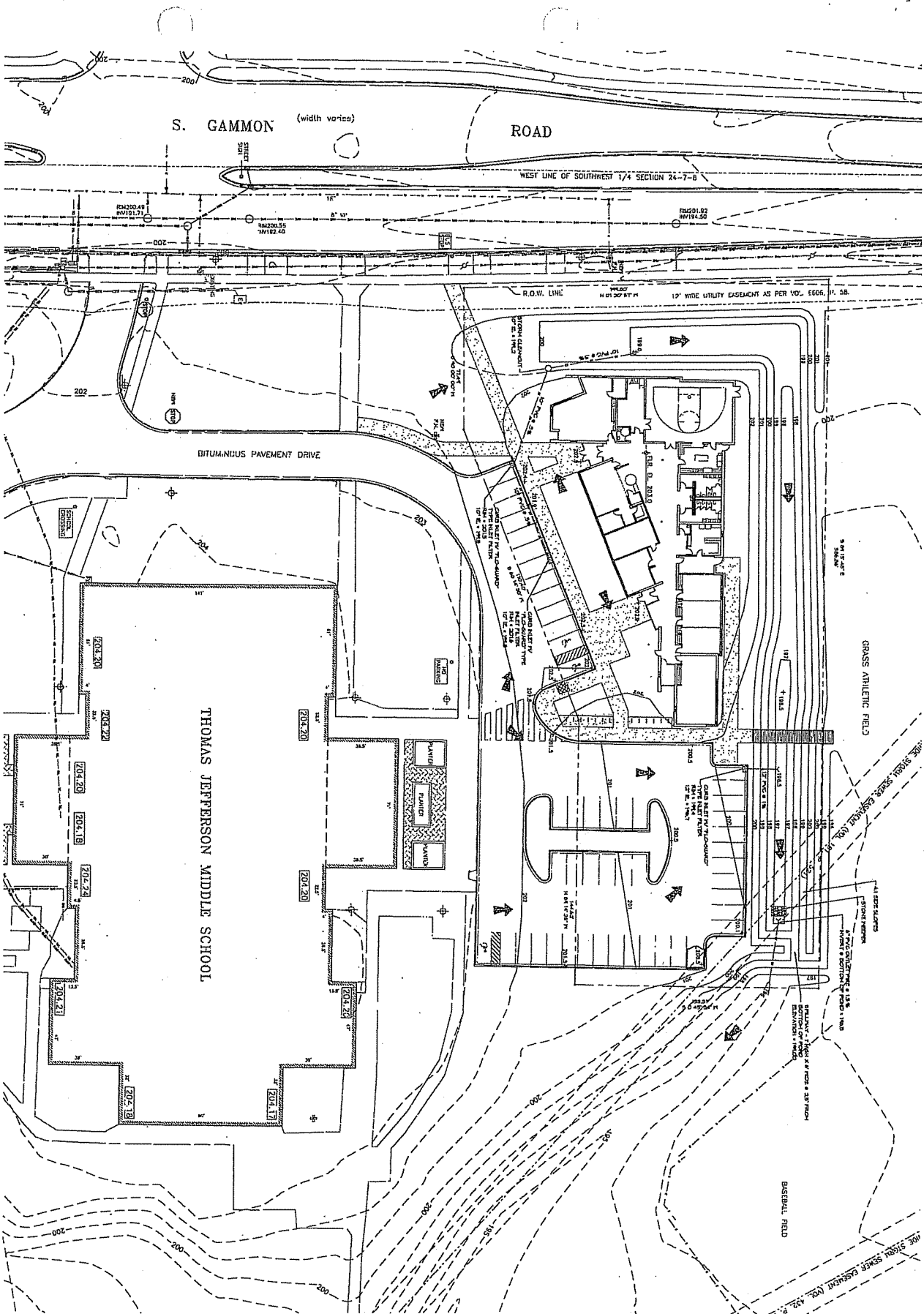


15/11

<b>T-1</b>	
TITLE PAGE	COMMUNITY EDUCATION CENTER 55 S. GAMMON RD. MADISON, WISCONSIN 53717







S1.1 STORM WATER & GRADING PLAN



- KEY
- DRAINAGE PATTERN
  - CONING SLOPE
  - UTILIZATION
  - 201.9 +
  - 201.9 +
  - 201.9 +

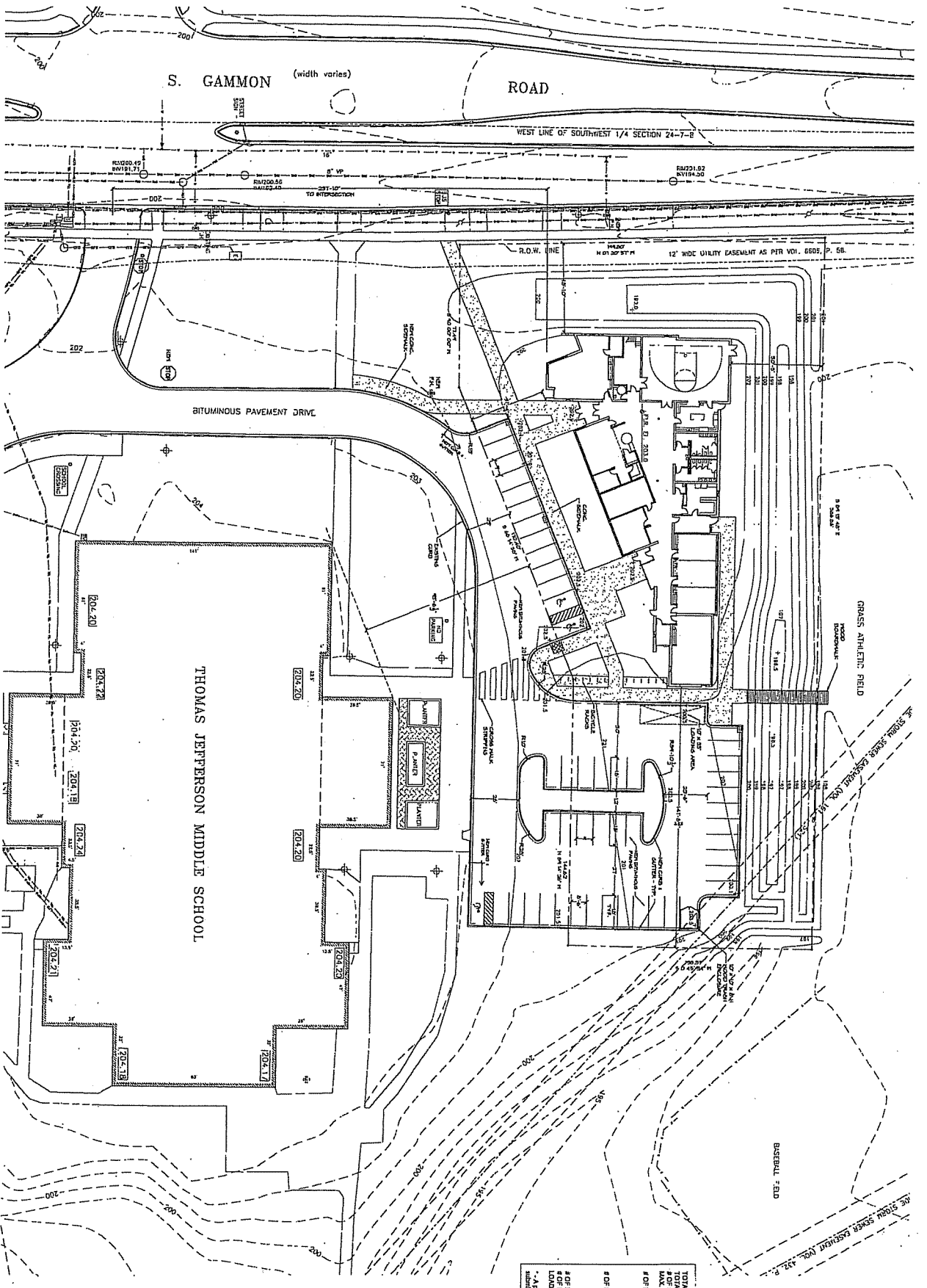
**NEE**  
Architecture

S1.1

STORMWATER & GRADING PLAN

DATE: 11/11/11	PROJECT: THOMAS JEFFERSON MIDDLE SCHOOL
DRAWN BY: [Name]	CHECKED BY: [Name]
APPROVED BY: [Name]	DATE: 11/11/11
COMMUNITY EDUCATION CENTER 1555 S. JEFFERSON HIGHWAY MILWAUKEE, WI 53228-1500 TEL: 414.224.1100 FAX: 414.224.1101	

151



1 LAYOUT PLAN 1:1" Plan North

THOMAS JEFFERSON MIDDLE SCHOOL

SITE BUILDING INFORMATION

TOTAL SITE AREA	61,130 sq. (1.41 Acres)
# OF BUILDING STALLS	125
# OF BENCH SPACES	485
MAX. TOTAL OCCUPANCY	485
# OF PARKING STALLS	9 (existing)
Jefferson Middle School	40
Community Center	40
Commercial Center	45
Total	125
# OF HANDICAPPED STALLS	5*
# OF BENCH SPACES	25
LOOKING S.W. FROM	1

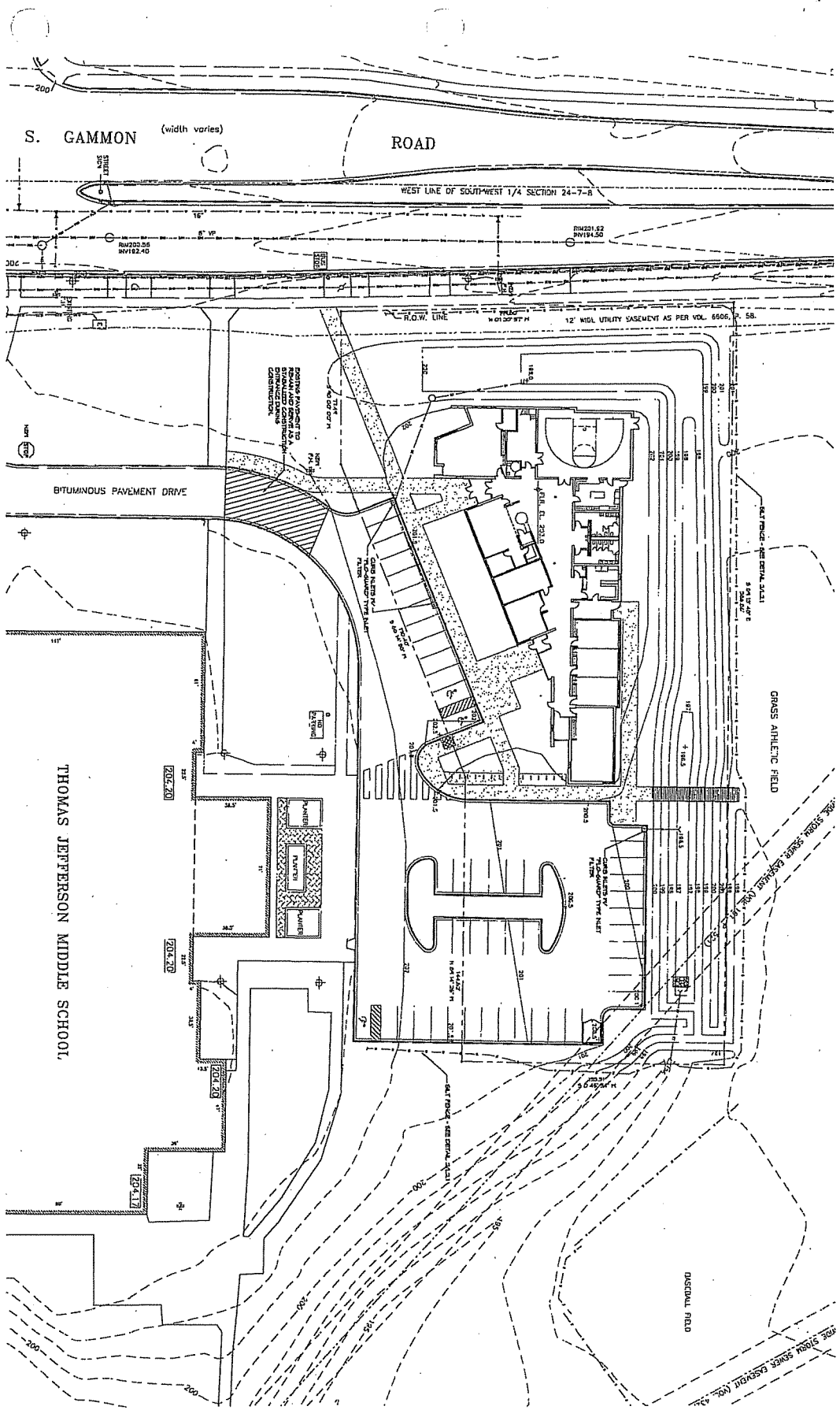
\* - A parking reduction manifest of 6 stalls has been submitted and is pending.

**KPEE**  
Architecture

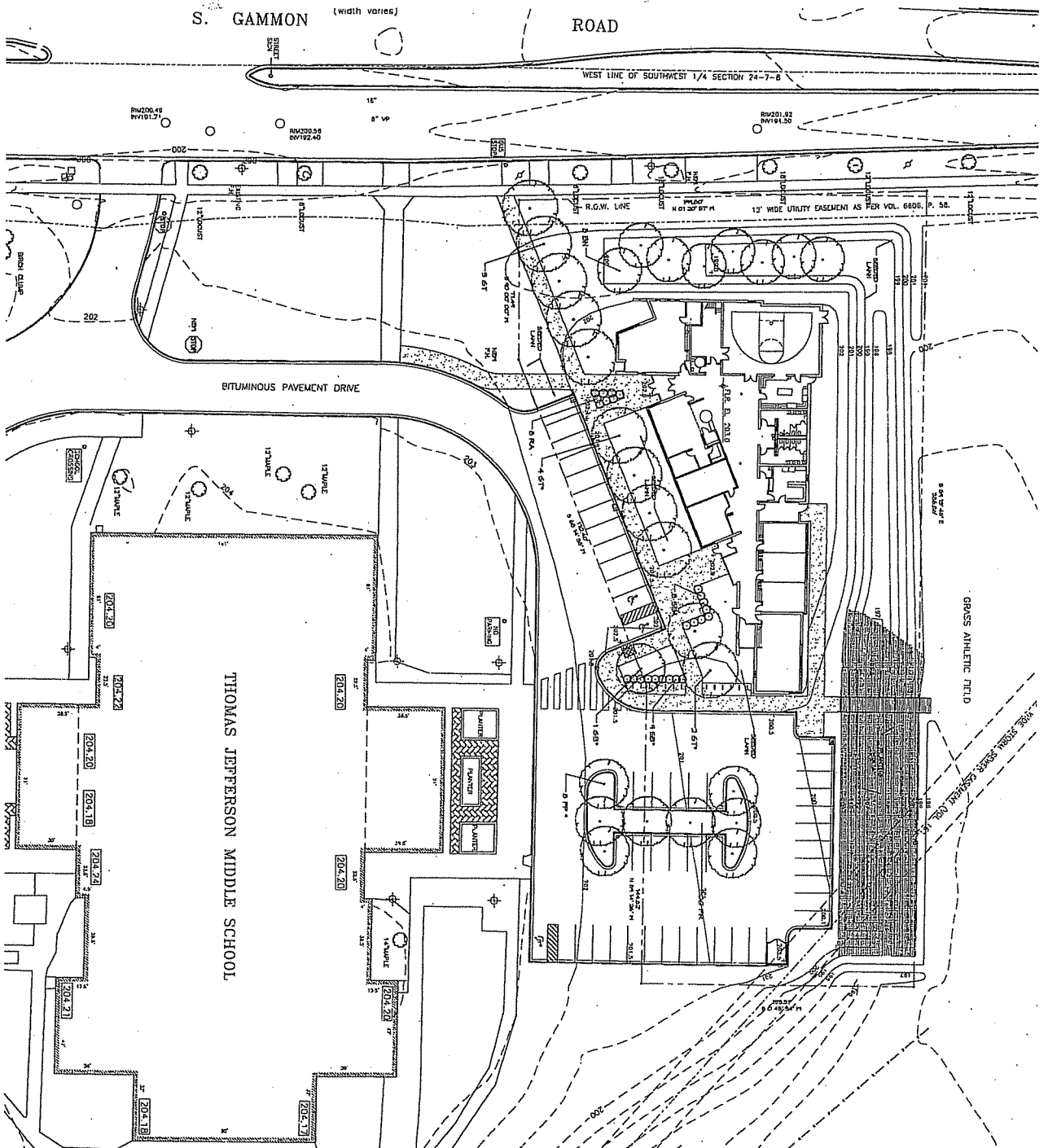
Community Education Center  
Nashville, Tennessee 37177

FAVORIT PLAN  
L1.1

1516

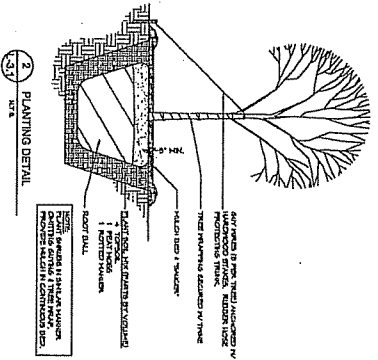


<b>REE</b> Architects 12.1 EROSION CONTROL PLAN	COMMUNITY EDUCATION CENTER 12.1 1:250
	15



### Plant List

Plant List	Quantity	Notes
1. 1" x 1" x 1" x 1" x 1" x 1"	10	10
2. 2" x 2" x 2" x 2" x 2" x 2"	5	5
3. 3" x 3" x 3" x 3" x 3" x 3"	10	10
4. 4" x 4" x 4" x 4" x 4" x 4"	5	5
5. 5" x 5" x 5" x 5" x 5" x 5"	10	10
6. 6" x 6" x 6" x 6" x 6" x 6"	5	5
7. 7" x 7" x 7" x 7" x 7" x 7"	10	10
8. 8" x 8" x 8" x 8" x 8" x 8"	5	5
9. 9" x 9" x 9" x 9" x 9" x 9"	10	10
10. 10" x 10" x 10" x 10" x 10" x 10"	5	5
11. 11" x 11" x 11" x 11" x 11" x 11"	10	10
12. 12" x 12" x 12" x 12" x 12" x 12"	5	5
13. 13" x 13" x 13" x 13" x 13" x 13"	10	10
14. 14" x 14" x 14" x 14" x 14" x 14"	5	5
15. 15" x 15" x 15" x 15" x 15" x 15"	10	10
16. 16" x 16" x 16" x 16" x 16" x 16"	5	5
17. 17" x 17" x 17" x 17" x 17" x 17"	10	10
18. 18" x 18" x 18" x 18" x 18" x 18"	5	5
19. 19" x 19" x 19" x 19" x 19" x 19"	10	10
20. 20" x 20" x 20" x 20" x 20" x 20"	5	5



**Notes:**

1. Plants indicated with (\*) symbol indicate to plant both in landscape Workbook and in Plant List. Plants indicated with (V) symbol indicate to plant in the landscape Workbook only.
2. Minimum Planting Spacing: 10' x 10' (10' x 10' spacing for trees, 12' x 12' spacing for shrubs).
3. Minimum Planting Spacing: 10' x 10' (10' x 10' spacing for trees, 12' x 12' spacing for shrubs).
4. Minimum Planting Spacing: 10' x 10' (10' x 10' spacing for trees, 12' x 12' spacing for shrubs).

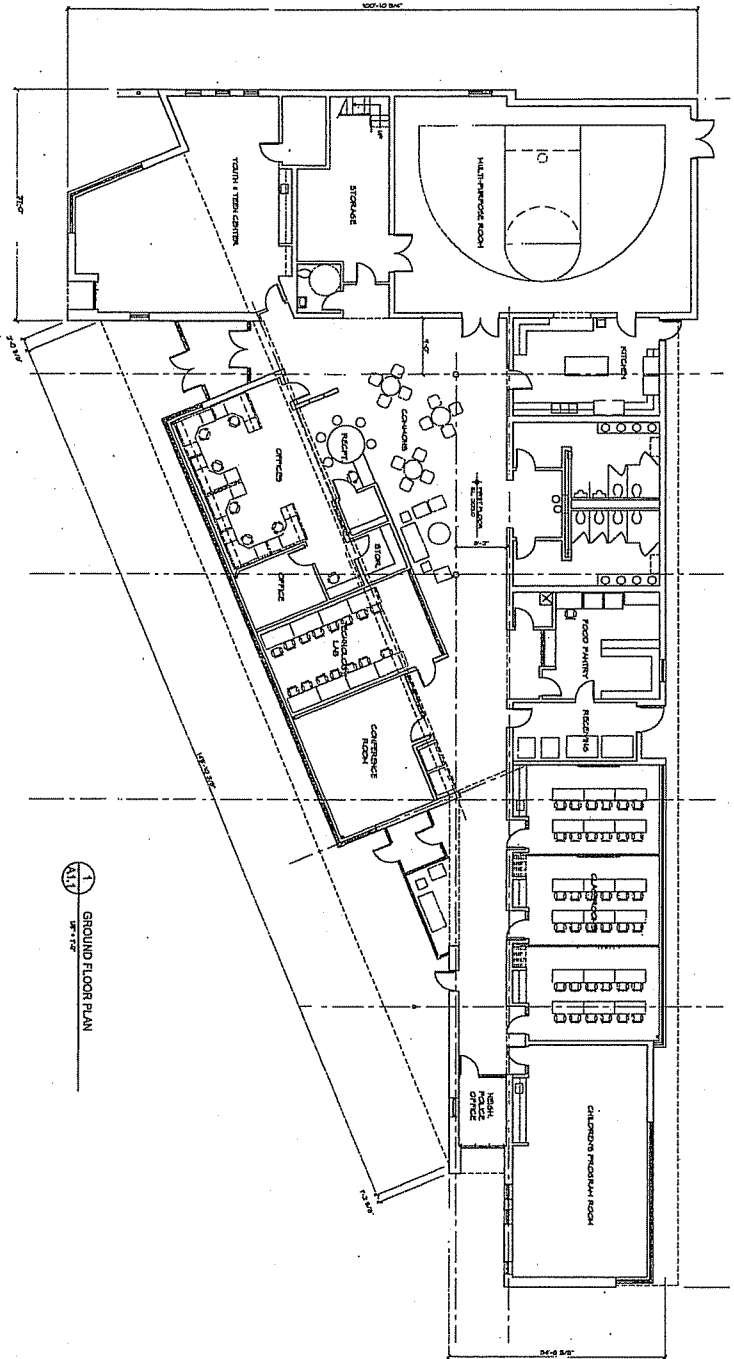
Planting holes to be 10' x 10' for trees and 12' x 12' for shrubs. Planting holes to be 10' x 10' for trees and 12' x 12' for shrubs. Planting holes to be 10' x 10' for trees and 12' x 12' for shrubs. Planting holes to be 10' x 10' for trees and 12' x 12' for shrubs.

### Landscape Workbook

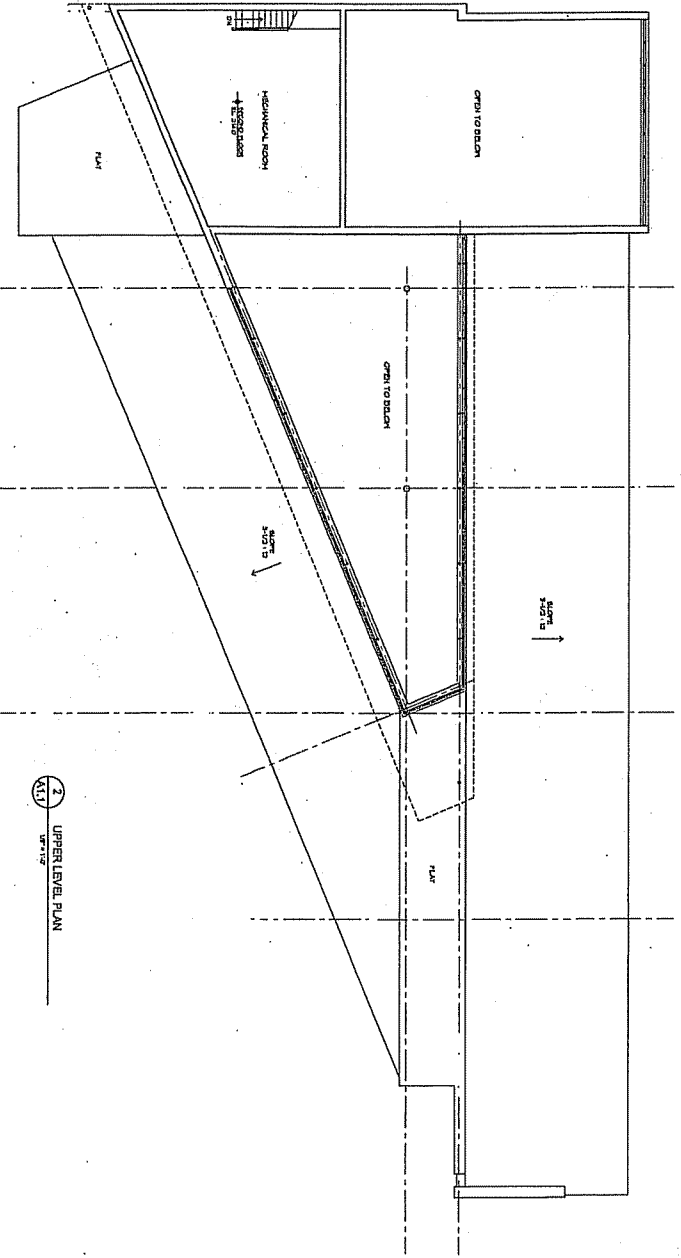
Plant List	Quantity	Notes
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2. 2" x 2" x 2" x 2" x 2" x 2"	5	5
3. 3" x 3" x 3" x 3" x 3" x 3"	10	10
4. 4" x 4" x 4" x 4" x 4" x 4"	5	5
5. 5" x 5" x 5" x 5" x 5" x 5"	10	10
6. 6" x 6" x 6" x 6" x 6" x 6"	5	5
7. 7" x 7" x 7" x 7" x 7" x 7"	10	10
8. 8" x 8" x 8" x 8" x 8" x 8"	5	5
9. 9" x 9" x 9" x 9" x 9" x 9"	10	10
10. 10" x 10" x 10" x 10" x 10" x 10"	5	5
11. 11" x 11" x 11" x 11" x 11" x 11"	10	10
12. 12" x 12" x 12" x 12" x 12" x 12"	5	5
13. 13" x 13" x 13" x 13" x 13" x 13"	10	10
14. 14" x 14" x 14" x 14" x 14" x 14"	5	5
15. 15" x 15" x 15" x 15" x 15" x 15"	10	10
16. 16" x 16" x 16" x 16" x 16" x 16"	5	5
17. 17" x 17" x 17" x 17" x 17" x 17"	10	10
18. 18" x 18" x 18" x 18" x 18" x 18"	5	5
19. 19" x 19" x 19" x 19" x 19" x 19"	10	10
20. 20" x 20" x 20" x 20" x 20" x 20"	5	5

LANDSCAPING PLAN  
L3.1

EDWARDS  
LANDSCAPING  
PLAN



1  
A1.1  
GROUND FLOOR PLAN



2  
A1.2  
UPPER LEVEL PLAN

A1.1

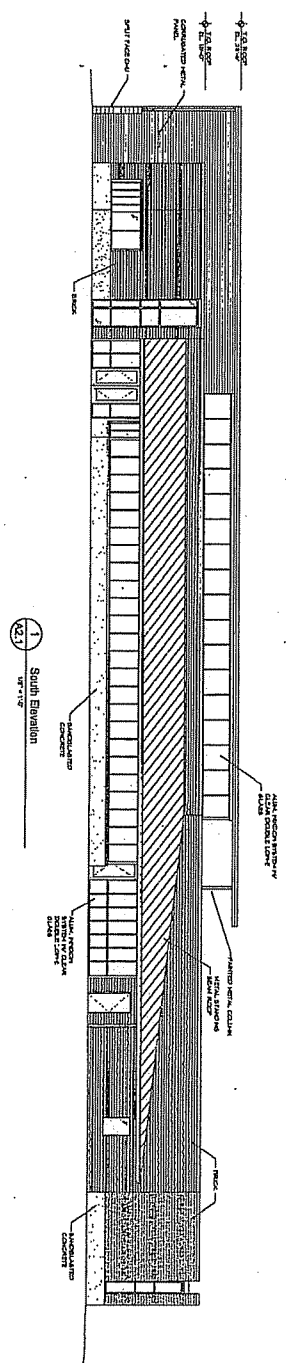


FLOOR PLANS

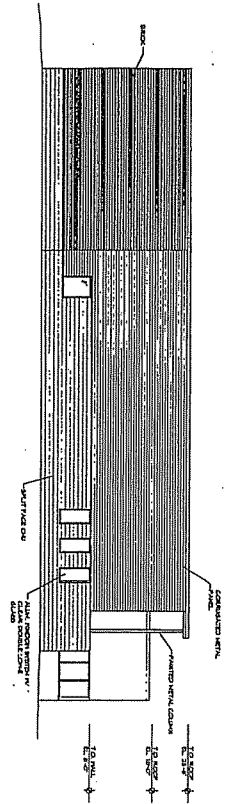
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<p>PROJECT NO. 00-000</p>	<p>SCALE: AS SHOWN</p>
<p>DESIGNED BY: [Name]</p>	<p>CHECKED BY: [Name]</p>
<p>DRAWN BY: [Name]</p>	<p>DATE: 10/10/00</p>

15

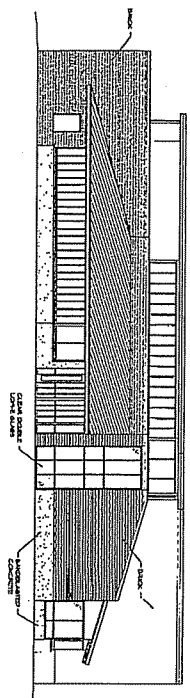




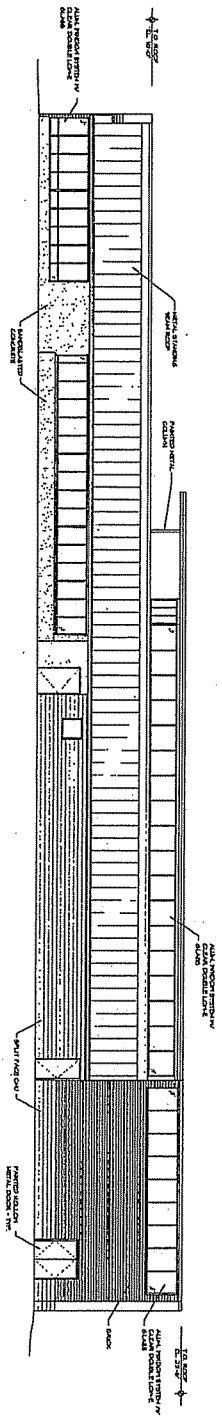
1 South Elevation  
15'-0\"/>



2 West Elevation  
15'-0\"/>



3 East Elevation  
15'-0\"/>



4 North Elevation  
15'-0\"/>

15-16

**KREE**  
Architects

**A2.1** ELEVATIONS

COMMUNITY EDUCATION CENTER  
35-S. GARDNER RD.  
MADISON, WISCONSIN 53714

DATE: 10/15/10

SCALE: 1/8\"/>