

January 29, 2024

Letter of Intent

To: City of Madison – Planning and Zoning Staff
Form: Kirk Keller with Plunkett Raysich Architects, LLP submitting on behalf of Madison Area Technical College
Re: New proposed childcare facility

City of Madison Planning and Zoning Staff,
Currently Madison College maintains the Goodman South campus located at the corner of Park Street and West Badger Road. This Informational submittal is for a proposed childcare facility located on a parcel directly to the west of the existing facility. This parcel is currently occupied by the City of Madison Fire Station 6. The parcel is currently known as 825 West Badger Road and is located at the southeast corner of West Badger Road and Perry Street.

This City of Madison property is in the process of being acquired by Madison College. The proposed new facility will require the demolition of the existing building and site amenities. The proposed new facility will be a two-story structure. A full lower level is also in the scope of this development. This site is in a Transit Orientated Overlay District. General setback requirements, public entry location, building minimal sizing, as well as the required height will adhere to the requirements of this ordinance.

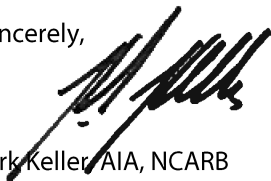
The proposed building will reside on a separate parcel from the existing Madison College development. The new proposed childcare building will be integrated into the planning of the existing Madison College site planning by utilizing the existing drive and walkway access points from both West Badger Road and Perry Street. The existing fire department drives currently located on these same two streets will be abandoned. Site parking and general access will be integrated into the planning of the existing campus. Cross access agreements will be developed as part of the overall submission process.

The use of the building will serve both the needs of the surrounding community as well as the educational goals of Madison College. Daycare services will be provided for children from six weeks of age to six years. Employees of Madison College, students of Madison College, and serving the needs of the surrounding community are a stated goal. Services for approximately 100 children is planned. In addition to serving the needs of families the facility will also be used as an extension of the educational goals of Madison College by providing educational training in the multiple elements of working at and providing the services of managing a childcare facility.

The proposed structure will be approximately 12,945 gross square feet per level. The exterior design and exterior materials are intended to match the materials, colors, and quality of the existing exterior finishes used by Madison College at the Goodman South campus. A notable exception to the current site use is the increase in open green space. A well screened, large, landscaped, secure, and open child play area will be a notable addition to the campus along the south side of the new building.

The project goal is to begin demolition/construction during the Summer of 2024 to be able to accept children and students in the Fall of 2025.

Sincerely,



Kirk Keller, AIA, NCARB

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