



# Construction

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6514 Watts Road • Madison, WI 53711





4718 HAMMERSLEY RD • MADISON, WI 53711

MADISONMUSLIMS.ORG • INFO@MADISONMUSLIMS.ORG

*In the name of Allah, Glorious and most Merciful*

Madinah Community Center, Inc is a non-profit religious organization serving the Muslim community of the greater Madison area. We are currently in the process of building a new, larger facility to better fit the needs of our expanding community.

This project began in 2011 when we began fundraising to purchase 3.5 acres of land on Madison's west side. By the end of the year we had raised enough money and closed on the acquisition. We spent the following years developing project plans and getting them approved by the city of Madison.

Alhamdulillah, we broke ground on this project in April and we are taking another step on our journey to grow our Muslim community. The following pages contain information about our community, the need for the new facility, and information about the facility itself.

We hope that you take this opportunity to help our community build a house of Allah and further establish a home for Islam in Madison Wisconsin.

## **Our Community**

Madison is located two hours north of Chicago, IL. Like many cities, Madison has an ever-increasing population of Muslims. Not only the capitol of the state of Wisconsin, Madison is also the home to the University of Wisconsin which makes it a center for many types of businesses and activities. As is the story in many other university towns, Muslims came from many places and have banded together to create institutions for the Muslim population.

In 1994, such an effort by several University of Wisconsin students led to the creation of the Islamic Revival Association (now Madinah Community Center, Inc). In 1995 that group purchased a small building at 4718 Hammersley Rd in Madison WI and established the Masjid Us-Sunnah to service the needs of the Muslim community. Since then the masjid has been the home of the following regularly held services:

- Five daily salawaat
- Two weekly JumuaH salaah
- Taraweeh and Qiyam-ul-Layl salaah during Ramadan
- Weekly Qur'an classes for children and adults
- Weekly halaqah on Fiqh and Aqeedah
- Weekly Islamic classes for children



## The Growth of our Community

The Masjid Us-Sunnah, located in the southwest side of Madison Wisconsin, was purchased in September 1995 and has been a home to Muslims for over 20 years.

Over the years the community has grown significantly, and the small building has long since been filled to capacity. Even after expanding services to hold two Jumuaah prayers every week, we still find ourselves pressed hard into corners and expanding into hallways, offices, and the kitchen in order to find room for hundreds of people to pray.

The situation outside is just as desperate as dozens of cars attempt to fit in a parking lot able to hold only a fraction of their number.

Ramadan is equally as difficult with no room for community gatherings or evening iftar. The community is continually searching for event halls to rent for gatherings like aqiqah or community dinners.

Our youth are left without any area for sports or other activities and are often confined to small areas.

Eid prayers have become very difficult as we struggle to pay thousands of dollars to rent out hotel event halls which struggle to hold the thousands of people who come from all around Madison for the holiday salaah.

Our community finds itself strangled with no room to grow or even meet our current needs. We pray Allah, most gracious and most merciful, aids us in our expansion project.





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## **The Organization**

To meet the needs of our diverse and growing community, in 2012 we established a shura council to act as the Board of Directors for the organization and make important decisions on behalf of the community. This diverse group of members come from various ethnic backgrounds and professional qualifications. In addition to the new shura council we created various committees to handle such matters as maintenance, religious and dawah activities, education, maintaining of finances, and of course the construction of the new Madinah Community Center facility.

### **Officers of the Shura:**

**President:** Abdiwahid Said Arab arrived in the U.S. in the 1980's as a young refugee fleeing the Somali civil war. He currently works as a clinical lab technician for the University of Wisconsin's Health Systems and has been a member of the Madison Muslim community for over 15 years.

**Treasurer:** Firas Arkhagha is a Senior Analyst and Programmer for WPS Health Solutions with over 20 years of experience in claims systems. He comes from a Jordanian background and has been a member of the Madison Muslim community since 2001.

**Secretary:** Shuaib Kiser is a native resident of Wisconsin who converted from Catholicism to Islam in 2005. He places a strong importance on dawah and in bringing the Islamic religion to his fellow Americans. He works as a Technical Support Specialist for Amtelco, a local telecommunications products and services company and has been part of the Madison Muslim community since 2011.

### **Imam Alhagie Jallow**

Imam Alhagie Jallow was born in Mbollet, Gambia in 1987. After completing his primary studies, he traveled to Diourbel, Senegal where he completed the memorization of the Qur'an. Upon returning to Gambia, he taught Qur'an in Masjid Bilal while completing his secondary education until receiving a scholarship to study at the Islamic University of Imam Muhammad bin Saud in Riyadh, Saudi Arabia.

During his seven years of study in Riyadh, Alhagie graduated with a degree in Shari'ah and learned from some of the foremost Islamic scholars of our age including Sheikh Sadhan, Sheikh Abdullah ibn Jibreen, and Sheikh Saalih ibn Fawzaan al Fawzaan.

Alhagie became the Imam of the Masjid Us-Sunnah shortly after his visit to Madison in 2009. More than just leading prayers, he also conducts lectures, organizes Islamic education classes for children, and meets with non-Muslims to help grow an understanding of the Islamic religion. Focusing his lectures mainly on authentic Hadeeth and the Qur'an, he spends time explaining the different schools of teachings in regards to any subject.



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## Our Plan

To help meet the current and future requirements of our community we have a three-step plan for the location of our new facility. These steps will help ensure the stability and expandability of our community for decades to come.

1. **Main Facility Construction:** The center of our new facility is the masjid with prayer space, offices, and an event hall in the basement. This step is the most expensive and will include overall land development as well.
2. **Gymnasium:** A future expansion is planned to include a gymnasium with about a dozen adjacent classrooms for children education.
3. **Office/Rental:** Establish investment rental properties on site for recurring guaranteed income.

To accomplish this plan, we have teamed up with local construction company Tri-North Builders who have extensive experience building large commercial properties. We were able to negotiate a fair contract to allow key factors such as “stop and go” construction based on available funds, the ability to choose contractors to hire local Muslim owned businesses, and a low management fee based on both a percentage of construction cost and a guaranteed maximum price for the project.

The guaranteed maximum price given by Tri-North for step one of this ambitious project is \$4.8 million. To achieve this goal, our community members are hard at work contacting others and collecting funds. We are establishing connections around the world who want to donate and are going through the proper official legal and diplomatic channels to receive their generous donations.

We invite you and the members of your community to join others and help us expand our community and build this new home of Allah, Glorious and most High.





# MADINAH COMMUNITY CENTER

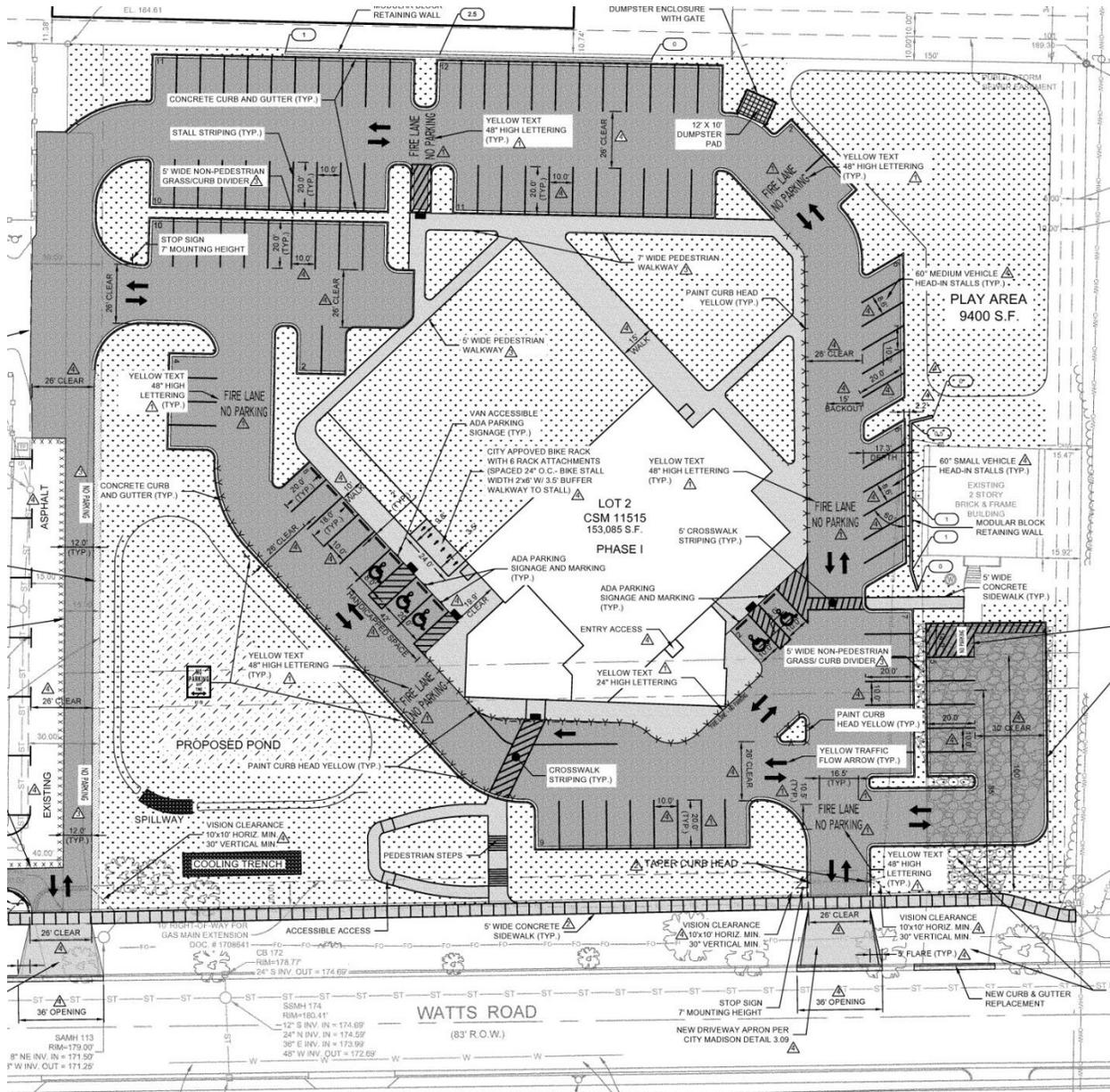
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## Building a New Facility - The Madinah Community Center

Our new community center is designed to provide many facilities needed and lacking at our current location.

Our plan includes plenty of parking, a grassy play area for both sporting events and playground equipment, an area for a future gymnasium and classrooms expansion, and another expansion area on the southeast (lower right) of the lot for small commercial rental properties in the future to generate guaranteed, regular rental income.





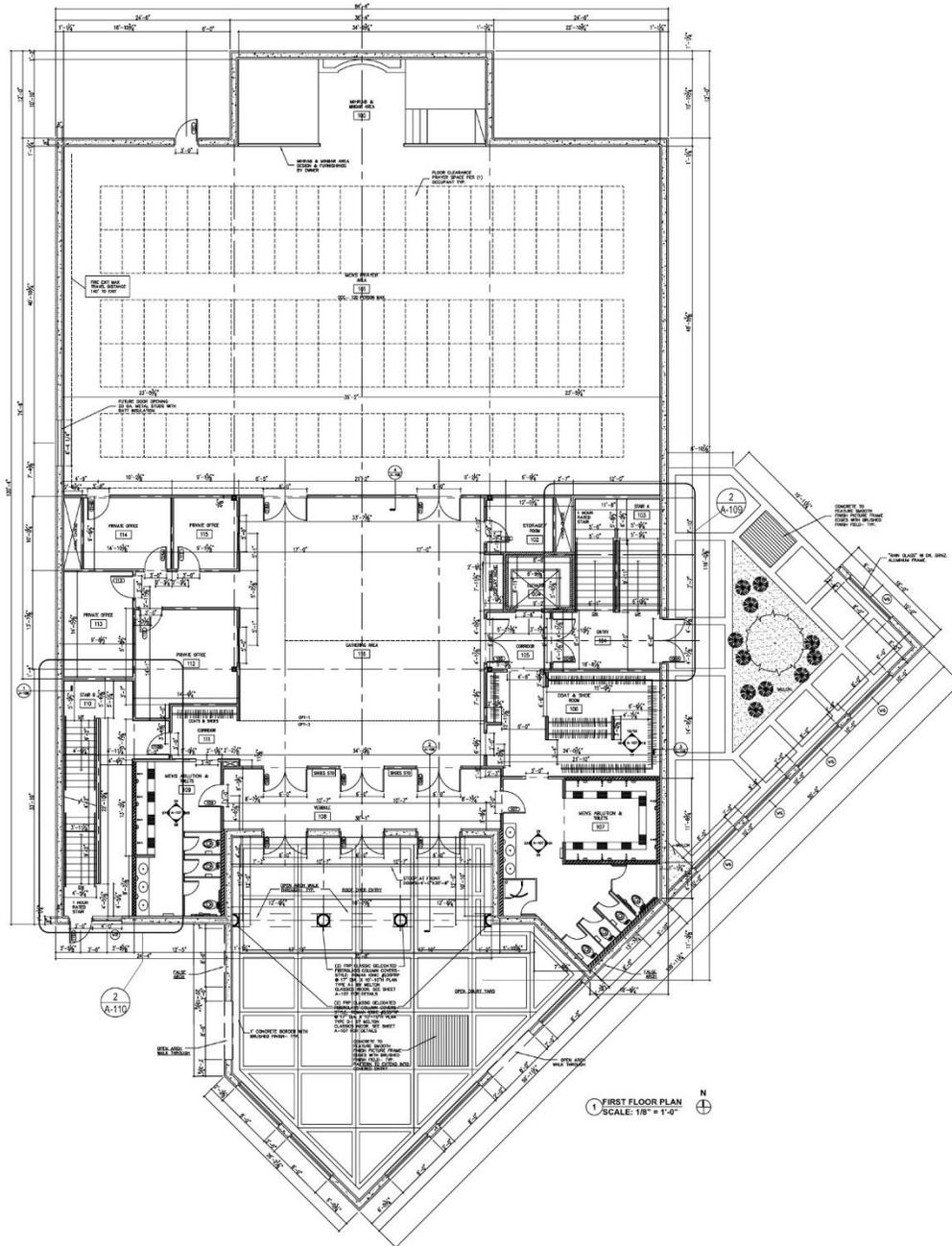
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### First Floor

The first floor features an outdoor courtyard entrance with two bathroom and wudu rooms on either side. A large receiving area with offices on the side and the main brother's prayer room at the opposite end. The prayer room is roughly 4 times the size of our current room located in the Masjid Us-Sunnah and will accommodate our weekly Jumuah gatherings as well as those who come to Ramadan with a little room for future growth, inshallah.





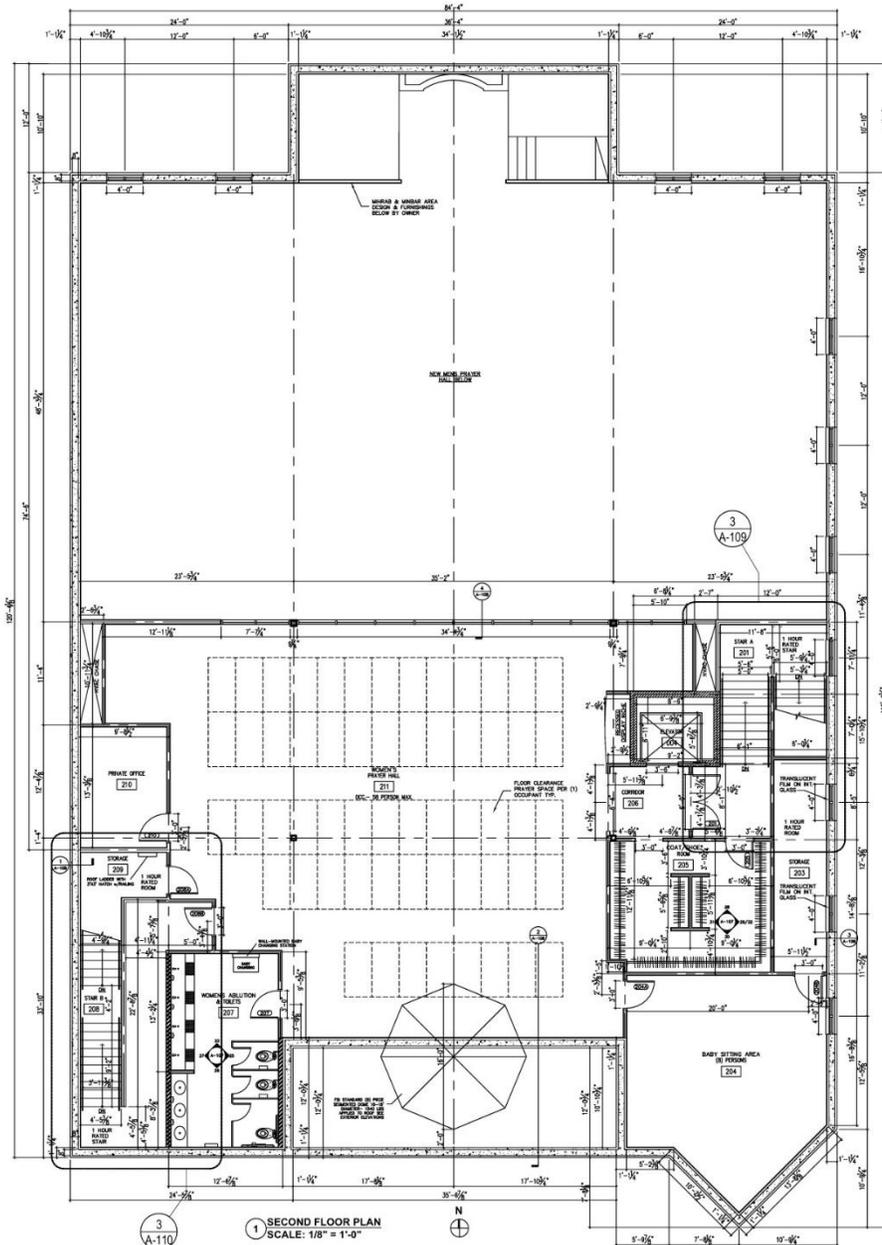
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### Second Floor

The second floor is a mezzanine that overlooks the brother's prayer area with a reinforced glass wall. This floor is built with sisters in mind with an extended prayer area several times larger than at the current facility, a spare room to the side for study circles or secluded use, and a large children's play room in the back corner where children are free to be children without interrupting prayer services. An elevator services all levels for the elderly or otherwise challenged for mobility.



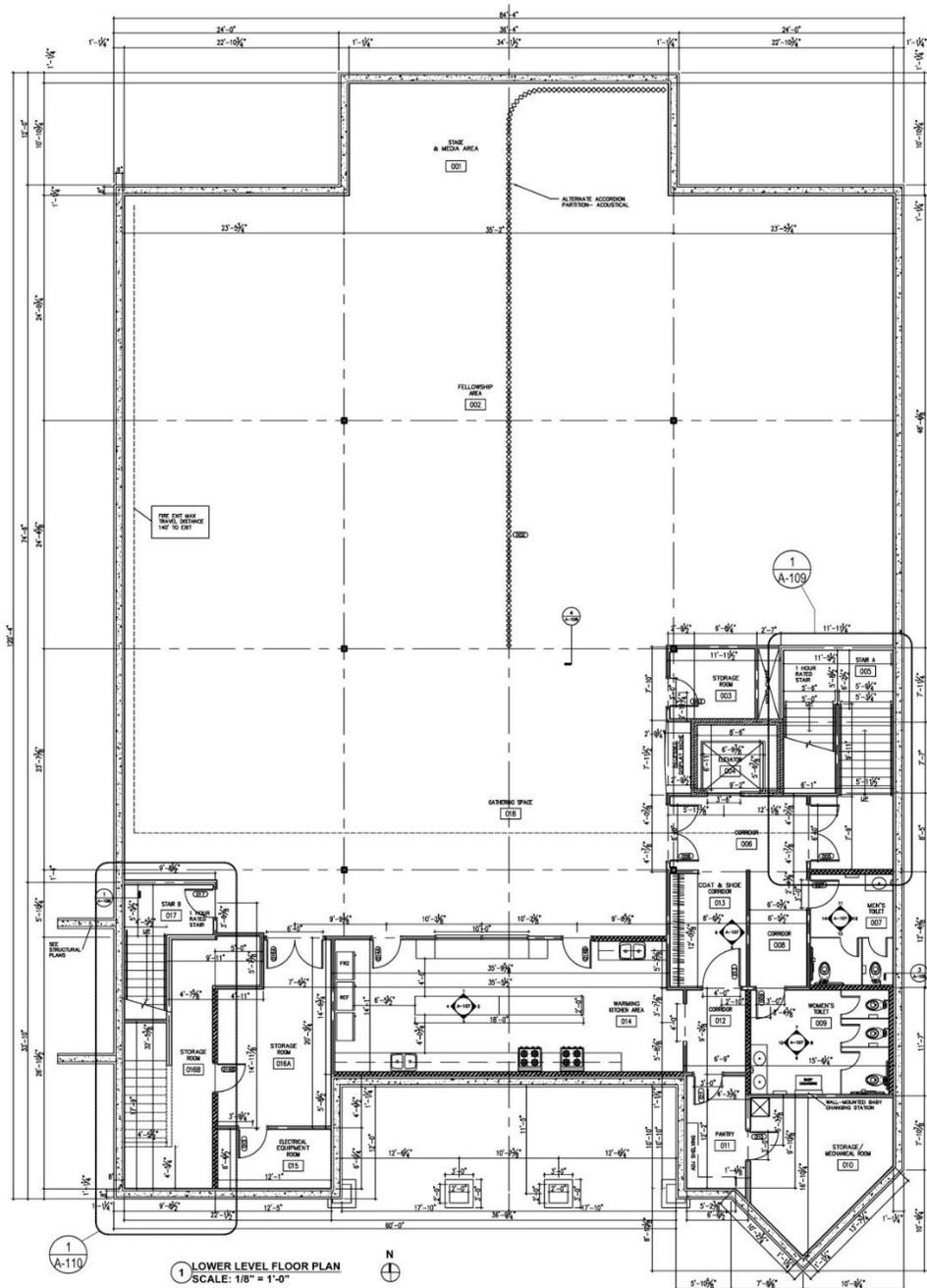


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## Basement Event Hall

Our community does not currently have any kind of area available to us to hold regular events, dinners, or celebrations. Instead we must constantly struggle to rent other community centers and event halls. This basement is designed to give us an event hall of our own to hold our many dinners and events. It not only boasts a large community hall which can be easily divided, but also contains a warming kitchen in the back and bathroom facilities on the side.





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## How You Can Help

Narrated by Uthman Bin Affan

The Messenger of Allah, peace be up on him, said: *“Whoever builds a masjid for the sake of Allah, then Allah will build a similar house for him in Jannah.”* Jami at-Tirmidhi.

The honor and rewards for building a house of Allah are numerous and famous in Islam. It is rare to find a Muslim who does not know the hadith mentioned above or another one like it. We invite you to take advantage of this opportunity and donate to help build this new masjid and help others do the same. Whatever you spend will help Muslims in this life and help yourself and your life in the hereafter.

May Allah reward your good deeds with Jannah, inshallah.

Find out more online:	<a href="http://project.madisonmuslims.org">project.madisonmuslims.org</a>
Donate on our Website:	<a href="http://donate.madisonmuslims.org">donate.madisonmuslims.org</a>
Donate on GoFundMe:	<a href="http://gofund.madisonmuslims.org">gofund.madisonmuslims.org</a>
Donate through Zelle:	<a href="http://donate.madisonmuslims.org">donate.madisonmuslims.org</a>
Email us Directly:	<a href="mailto:info@madisonmuslims.org">info@madisonmuslims.org</a>
Direct Deposit:	<u>Chase Bank</u> Account: 850993507 Swift #: CHASUS33 (International) Routing: 021000021 (within U.S.)

Make checks payable to:  
Madinah Community Center  
4718 Hammersley Rd  
Madison, WI 53711

## Legal Documentation

We are including the following documentation below for your review:

- Articles of Incorporation proving legal status of Madinah Community Center, Inc
- Warranty Deed for the property of the new facility



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DFI/CORP/38  
RECORD I/11

United States of America  
  
State of Wisconsin



DEPARTMENT OF FINANCIAL INSTITUTIONS

To All to Whom These Presents Shall Come, Greeting:

I, GEORGE PETAK, Administrator, Division of Corporate and Consumer Services, do hereby certify that the annexed copy has been compared by me with the record on file in the Corporation Section of the Division of Corporate & Consumer Services of this department and that the same is a true copy thereof and the whole of such record; and that I am the legal custodian of said record, and that this certification is in due form.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the official seal of the Department.

*George Petak*

GEORGE PETAK, Administrator  
Division of Corporate and Consumer Services  
Department of Financial Institutions

DATE: AUG - 6 2014

BY: *[Signature]*

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Effective July 1, 1996, the Department of Financial Institutions assumed the functions previously performed by the Corporations Division of the Secretary of State and is the successor custodian of corporate records formerly held by the Secretary of State.



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OK  
MS

Form 102  
Secretary of State  
WISCONSIN  
4/99

RECEIVED  
SECRETARY OF STATE  
STATE OF WISCONSIN

94 NOV 30 **NONSTOCK  
ARTICLES OF INCORPORATION**

PLEASE READ INSTRUCTIONS ON PAGES 3 & 4 BEFORE ATTEMPTING TO COMPLETE THIS FORM.

Executed by the undersigned for the purpose of forming a Wisconsin corporation under Chapter 181 of the Wisconsin Statutes, **WITHOUT STOCK AND NOT FOR PROFIT.**

**Article 1.**

The name of the corporation is Association for the Revival of the Sunnah, Inc.

DEC 01 12:00PM

**Article 2.**

The period of existence shall be perpetual.

#.#  
145664 DCORP 35 35.00

**Article 3.**

The purposes shall be to engage in any lawful activities authorized by Chapter 181 of the Wisconsin Statutes.

See also attachment.

DEC 01 12:00PM

#.#  
145665 EXPED 25 25.00

**Article 4.**

The principal office is located in Dane County, Wisconsin.

The address of the principal office is:  
*(A complete mailing address, including ZIP code, must be stated)*

2631 University Ave. Suite 106

Madison, Wisconsin 53705

**Article 5.**

The name of the initial registered agent is Daniel I. Droege, Jr.

**Article 6.**

The address of the initial registered agent is  
*(Address must physically describe the registered agent's physical location, i.e., street number and name, city (in Wisconsin) and ZIP code. A P.O. Box address, without more, is insufficient.)*

2801 Coho Street

Suite 302

Madison, Wisconsin 53713

**Article 7.**

These articles may be amended in the manner authorized by law at the time of amendment.

**FILING FEE - \$35.00, PLUS RECORDING FEE**  
**SEE PAGES 3 & 4 for Instructions, Suggestions, Fees and Procedures**

*Printed on Recycled Paper*

-13-

06 A033004



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Article 8. CHECK THE APPROPRIATE BOX.

The number of directors shall be fixed by by-law but shall be not less than three.

OR

The number of directors shall be \_\_\_\_\_. (State a definite number, but not less than three.)

Article 9. The names and complete addresses of all the Board of Directors are:

Mounir Boughoula, Eagle Hts, Apt. 403E, Madison, WI 53705

Ahmad Al-Aboodi, Eagle Hts, Apt. 602I, Madison, WI 53705

Hassen A. Hassen, 929 S. Troy St., Aurora, CO 80012

Haitham A. Bogis, P.O. Box 10615, Jeddah, Saudi Arabia 21443

Article 10. CHECK THE APPROPRIATE BOX.

~~Membership provisions shall be as follows:~~

OR

~~Membership provisions are as follows:~~

The corporation is to have no members

See attachment for manner of election/appointment of directors

Article 11. (Other provisions, if any)

See attachment

Article 12. The name and address of incorporator (or incorporators) are:

NAME

ADDRESS

(Complete mailing address, including ZIP code)

1) Mounir Boughoula Eagle Hts, Apt. 403E, Madison, WI 53705

2) \_\_\_\_\_

3) \_\_\_\_\_

Executed in duplicate on the 30 day of November, 19 94.

All Incorporators SIGN HERE

1) Mounir Boughoula

2) \_\_\_\_\_

3) \_\_\_\_\_

This document was drafted by Daniel I. Droege, Jr.  
(Name of individual required by law) Print or Type



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Form 109  
Secretary of State  
WISCONSIN  
7/99  
SECRETARY OF STATE

06 A033064  
PLEASE READ INSTRUCTIONS ON  
THE REVERSE BEFORE ATTEMPTING  
TO COMPLETE THIS FORM

**NONSTOCK (NONPROFIT) CORPORATION  
AMENDMENT**

State the article number to be amended and the amendment language below:

Resolved: ARTICLE 1 :

SEP 08 12:00PM

THE NAME OF THE CORPORATION IS

#.#  
156799 INCORP 25 25.00

ISLAMIC REVIVAL ASSOCIATION, Inc.

ARTICLE 4 :

The principal office is located in DANE County, Wisconsin

The address of the principal office is :

4718 HAMMERSLEY Rd. MADISON, WI. 53711

Indicate the method of adoption by checking the appropriate box below.

The foregoing amendment of the articles of incorporation was adopted by the members having voting rights on \_\_\_\_\_, 19\_\_\_\_ by the following vote:

Number of members having voting rights	Number present in person or by proxy	Number voting FOR	AGAINST
_____	_____	_____	_____

OR

The foregoing amendment of the articles of incorporation was adopted on \_\_\_\_\_, 19\_\_\_\_ by written consent signed by all of the members having voting rights.

OR

The corporation has **NO MEMBERS HAVING VOTING RIGHTS**, and that the foregoing amendment of the articles of incorporation was adopted at a meeting of the board of directors on AUGUST 20, 1995 by a majority affirmative vote (or greater, as may be required by the articles of incorporation) of the directors in office.

The present corporate name (prior to any change effected by this amendment) is:

ASSOCIATION FOR THE REVIVAL OF THE SUNNAH, INC.

and the principal office is in DANE County, Wisconsin.

Executed in duplicate and seal (if any) affixed this 21<sup>st</sup> day of AUGUST, 1995.

BY: Haitham Bogio  
as Secretary or Asst. Secretary

NO SEAL  
AFFIX SEAL  
or state that  
there is none

BY: Mounir Boughoula  
as President or Vice-President

This document was drafted by MOUNIR BOUGHOUA  
(Please print or type the name of the individual)

FILING FEE - \$25.00, PLUS RECORDING FEE  
SEE FEES AND INSTRUCTIONS ON THE REVERSE SIDE  
Printed on Recycled Paper



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RECEIVED - DEPT OF  
FINANCIAL INSTITUTIONS  
Sec. 181.1002 OF WISCONSIN  
Wis. Stats.

06 A033064

2011 MAY 16 AM 10:05  
State of Wisconsin  
Department of Financial Institutions  
Division of Corporate and Consumer Services



### ARTICLES OF AMENDMENT – NONSTOCK CORPORATION

A. The present corporate name (prior to any change effected by this amendment) is:  
Islamic Revival Association, Inc.

(Enter Corporate Name)

Text of Amendment (Refer to the existing articles of incorporation and the instructions on the reverse of this form. Determine those items to be changed and set forth the number identifying the paragraph being changed and how the amended paragraph is to read.)

RESOLVED, THAT the articles of incorporation be amended as follows:

Article 1. Name of the corporation:  
Madinah Community Center, Inc.

MAY 16 2011 10:12 AM  
# 1 \$25.00  
59547 DCORP \$25.00

OK  
DO  
M080409

B. Amendment(s) adopted on April 29, 2011

(Indicate the method of adoption by checking (X) the appropriate choice below.)

In accordance with sec. 181.1002, Wis. Stats. (By the Board of Directors)

OR

In accordance with sec. 181.1003, Wis. Stats. (By Members)

OR

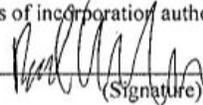
In accordance with sec. 181.1004, Wis. Stats. (By Members voting by Class)

C. Approval by 3<sup>rd</sup> Person (Contingency Statement)

Written approval for amending the articles of incorporation was obtained from the person whose approval is required by a provision of the articles of incorporation authorized under sec. 181.1030.

D. Executed on 04/29/2011

(Date)

  
(Signature)

Title:  President  Secretary

or other officer title

Basil Kazkaz

(Printed name)

This document was drafted by Ibrahim M. Kheraz

(Name the individual who drafted the document)

**FILING FEE - \$25.00** See instructions, suggestions and procedures on following page  
DFI/CCS/104(R02/10/04)

1 of 2



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KRISTI CHLEBOWSKI DANE COUNTY REGISTER OF DEEDS

DOCUMENT # 4829255

01/04/2012 12:56 PM Trans. Fee: 2325.00 Exempt #: Rec. Fee: 30.00 Pages: 1

State Bar of Wisconsin Form 1-2003 WARRANTY DEED. Document Number and Name fields. THIS DEED, made between Watts & Struck LLC, a Wisconsin limited liability company and Madinah Community Center, Inc., a Wisconsin non-stock corporation. Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Dane County, State of Wisconsin ("Property") (if more space is needed, please attach addendum): Lot Two (2), Certified Survey Map No. 11515 in Volume 70 of Certified Survey Maps, page 126 as Document No. 4106086, located in the City of Madison, Dane County, Wisconsin. Together with an easement established in Declaration of Private Road recorded September 15, 2005 as Document No. 4107964.

Recording Area: Name and Return Address Madinah Community Center, Inc. 4718 Hammersley Road Madison, WI 53711. 251-0708-253-0602-4 Parcel Identification Number (PIN). This is not homestead property.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, Declaration of Easement for Private Road recorded as Document No. 4107964, Declaration of Deed Restriction recorded as Document No. 4110104, and general taxes levied in the year of closing.

Dated December 29, 2011. Watts & Struck LLC. By: Kenneth J. Lambrecht, Sole Member. (SEAL) fields.

AUTHENTICATION Signature(s) of Kenneth J. Lambrecht authenticated on December 29, 2011. John W. Van Note TITLE MEMBER STATE BAR OF WISCONSIN (If not, authorized by Wis. Stat. § 706.06)

ACKNOWLEDGMENT STATE OF WISCONSIN ) DANE COUNTY ) Personally came before me on December 29, 2011, the above-named Kenneth J. Lambrecht to me known to be the person(s) who executed the foregoing instrument and acknowledged the same. Notary Public, State of Wisconsin My Commission (is permanent) (expires: 7/75,000 (2325.w))

THIS INSTRUMENT DRAFTED BY: Attorney John W. Van Note

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED. WARRANTY DEED © 2003 STATE BAR OF WISCONSIN FORM NO. 1-2003 \* Type name below signatures. 502169