



# City of Madison

## Proposed Certified Survey Map & Conditional Use

Location  
6906 Colony Drive

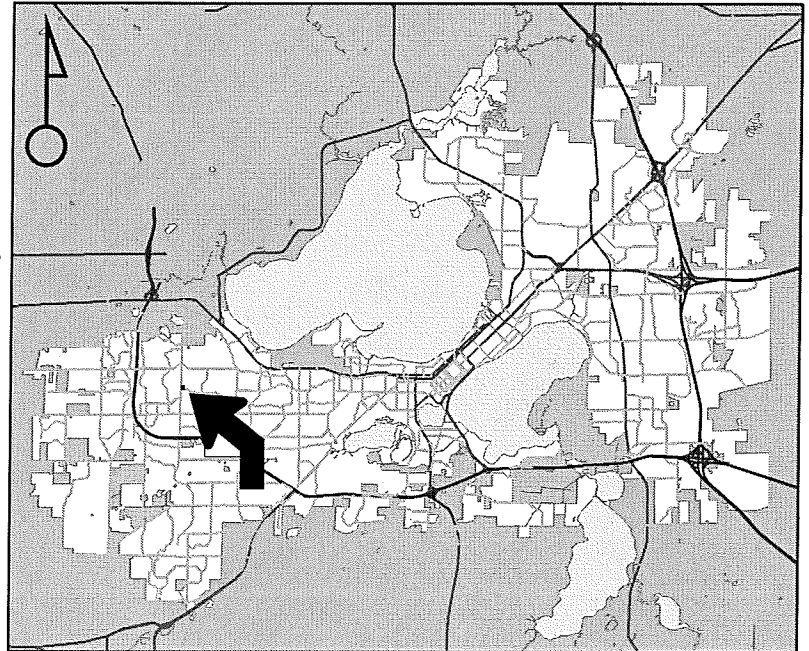
Project Name  
Here We Grow Learning Center

Applicant  
Lindsay Gallagher – Korean Presbyterian  
Church of Madison / John Scott – LSCOTT  
Enterprises, LLC

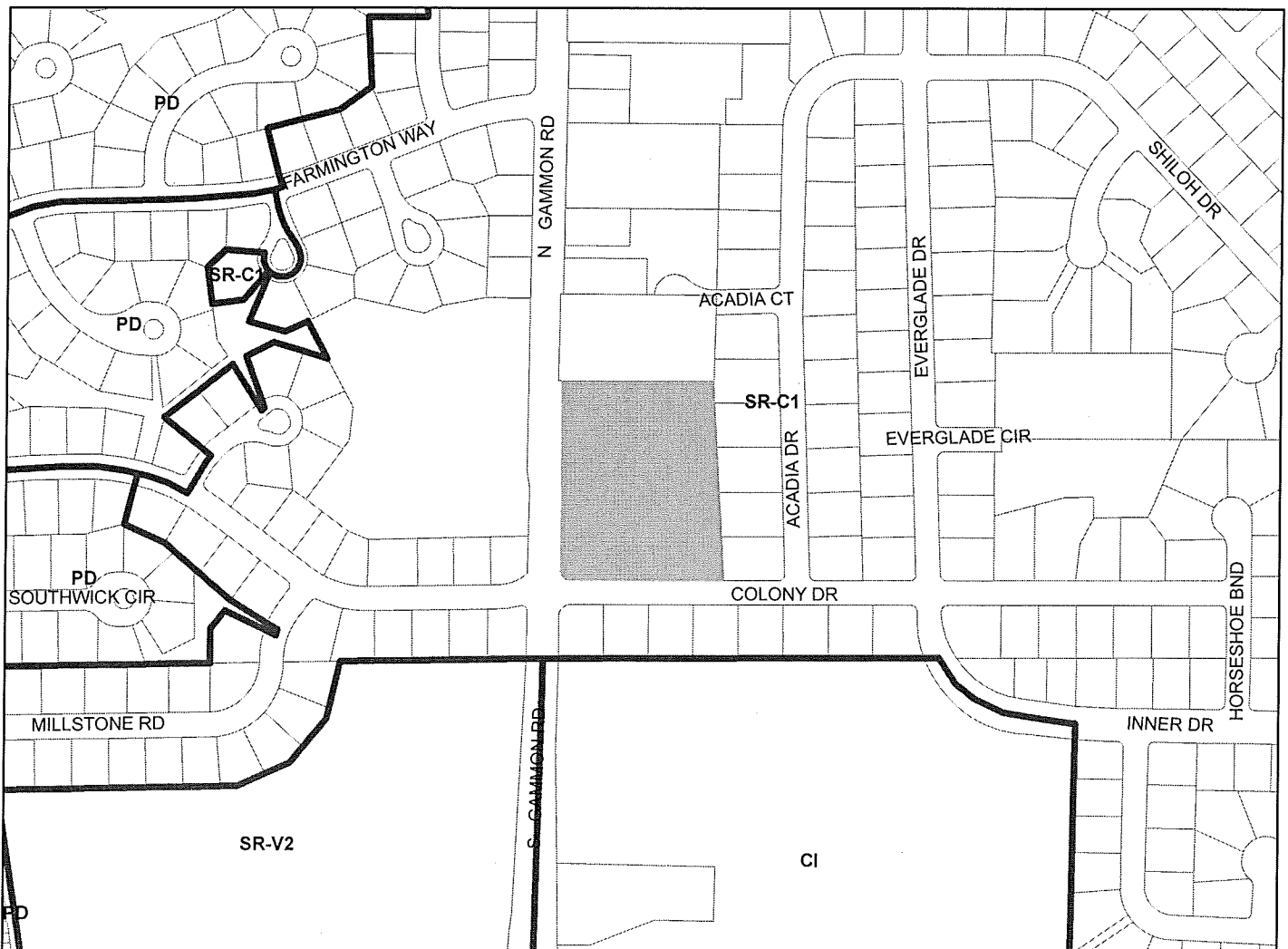
Existing Use  
Single Family Home

Proposed Use  
Construct daycare center, and CSM to  
create one lot for existing place of worship  
and one lot for proposed daycare center

Public Hearing Date  
Plan Commission  
19 September 2016



For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 14 September 2016

15-16



City of Madison

6906 Colony Drive



Date of Aerial Photography : Spring 2016

15-16



# 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](http://www.cityofmadison.com/developmentcenter/landdevelopment)

## FOR OFFICE USE ONLY:

Amt. Paid — Receipt No. —  
Date Received 8/17/16  
Received By [Signature]  
Parcel No. 0708-242-0095-4  
Aldermanic District 19-Clear  
Zoning District SR-C1  
Special Requirements EX-CU  
Review Required By:  
☐ Urban Design Commission ☐ Plan Commission  
☐ Common Council ☐ Other: —

Form Effective: February 21, 2013

1. **Project Address:** Part of 6906 Colony Drive - Labeled Lot 2 of preliminary CSM  
**Project Title (if any):** Here We Grow Learning Center - Colony

## 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: John Scott Company: LSCOTT Enterprises, LLC  
Street Address: 320 Pine Way City/State: Oregon/Wi Zip: 53575  
Telephone: (608) 513-1445 Fax: (608) 270-9090 Email: johns@hwglc.com

Project Contact Person: Same as applicant Company: —  
Street Address: — City/State: — Zip: —  
Telephone: ( ) Fax: ( ) Email: —

Property Owner (if not applicant): —  
Street Address: — City/State: — Zip: —

## 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: This will be a group child care facility licensed by the state of Wisconsin

Development Schedule: Commencement 10/2016 Completion 5/2017

## 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/altered 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 <sup>2</sup> 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](mailto: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:

Mark Clear - 6/17/16, Paul Skidmore-6/10/16, Public meeting held 7/12/16 - Mark Clear and 8 other neighbors' attended the meeting

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

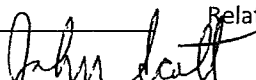
☒ **Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Kevin Firchow/Tim Parks Date: 5/5/16 Zoning Staff: Jenny Kirchgatter Date: 5/5/16

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

Name of Applicant John Scott Relationship to Property: Under Contract to Purchase

Authorizing Signature of Property Owner



Date 8/17/16

15

# **Letter of Intent – 8/17/16**

## **To: City of Madison Zoning Administration**

**Project**                      Here We Grow Learning Center – Gammon  
New lot created from 6906 Colony Drive  
Madison, WI 53717

### **Construction Schedule**

The project is anticipated to begin in October of 2016 and be completed by May of 2017  
Construction will be completed by a professional contractor.

### **Description of Existing Conditions**

- Current Zoning: SR-C1
- This is currently a 4+ acre lot owned by the Korean Presbyterian Church of Madison. They will be dividing the lot into two parcels. The church will remain on a lot of approximate size of 1.7 acres and the childcare center will be built on an “L” shaped section of approximate size of 2.6 acres.

### **Project Team**

Owner:                      LSCOTT Enterprises, LLC  
Contact: John Scott  
320 Pine Way  
Oregon, WI 53575

Architect:                Bill Montelbano  
8 East Hudson Street  
Mazomanie, WI 53560  
608-795-4540

Civil  
Engineer:                Quam Engineering  
4604 Siggelkow Road  
McFarland, WI 53558  
608-838-7750

Landscape  
Architect:                Paul Skidmore  
13 Red Maple Trail  
Madison, WI 53717  
608-826-0032



## Proposed Use

- Current Zoning – SR-C1
  - We are requesting a conditional use for group child care center
- We will participate in the Madison 4-k program
- The entire building will be dedicated to the care of children.
- The building will have a capacity of 214 children made up of:
  - 180 - infant/toddler/pre-school
  - 34 – after school children
- The hours of operation will be 6:30 am to 6:00 pm
- When the center is at an enrollment of 150 children we will have our maximum employees consisting of:
  - 30 full time employees
  - 3 part time employees

## Project Details

### Lot Acreage

- A CSM has been submitted to the city on 8/17/16 that proposed the current 6906 Colony Drive lot be divided into two parcels.
- Existing total parcel before split – 188,835 sq. ft.
- The existing lot will be divided into:
  - Lot 1 (childcare site) – 112,914 sq. ft.
  - Lot 2 (church lot) – 75,921 sq. ft. – the church will keep this parcel and continue operating as a church.

### Building details

- Single story with a lower level exposure.
- Building foot print is approximately 12,500 sq. ft.
- Total building is approximately 22,800 sq. ft.
- There are two detached seasonal toy storage sheds.

### Exterior details

- The exterior area will be divided into 4 separate age appropriate play areas. These areas will be defined by black vinyl coated chain link fence
- We will have two metal and plastic play structures. One in the 2 year old play area located north of the building. The second structure will be for the preschool play area located south of the building.
- The retaining walls will be constructed of landscaping blocks or sandstone blocks.
  - All retaining walls will be protected by fencing at the top of the walls that will discourage climbing/walking on the walls.
  - Larger walls will be tiered. First tier around chest high then a 6' shelf. The remaining wall will be behind the 6' shelf. We will plant shrubs on the shelf that will help minimize the size of the walls. The larger wall is located on the North property line
- Trash will be removed weekly by a waste management service.
- Snow removal will be we hired out.

- Parking – I believe the new calculation for stalls available would allow us to have 30 parking spaces

$$\text{Staff} - 33/2 = 16$$

$$\text{Parents} - 214/15 = 14$$

$$\text{Total} - 30$$

**WE ARE REQUESTING 20 ADDITIONAL STALLS FOR A TOTAL OF 50 PARKING STALLS. THE 20 EXTRA STALLS WILL PROVIDE MORE PARENT PARKING STALLS.**

- There will be 7 bike stalls.
- Storm water will be controlled as shown on the site plan
- The AC units will be located on the ground with screening.
- Lighting plan is being created by Rudd Lighting out of Racine, WI. The plan will be submitted for approval when complete.
  - We are anticipating having two areas that will be lite from dusk to dawn. First is on the west end of the parking area near the main entrance. The second near the fire truck turn around. Both these lights will be for security.
  - We will also have courtesy lighting from hour before dawn in the morning and dusk to 9:00 pm in the evening. This lighting will be above all building exits and the west end of the parking lot.

#### Traffic Control

- We submitted a TIA to traffic engineering on 8/4/16.
- We have developed the site anticipating a right turn lane from Colony Drive going North onto Gammon road.
- We will work with the city to minimize the impact the traffic from our center has on the neighborhood.

#### Value of Land

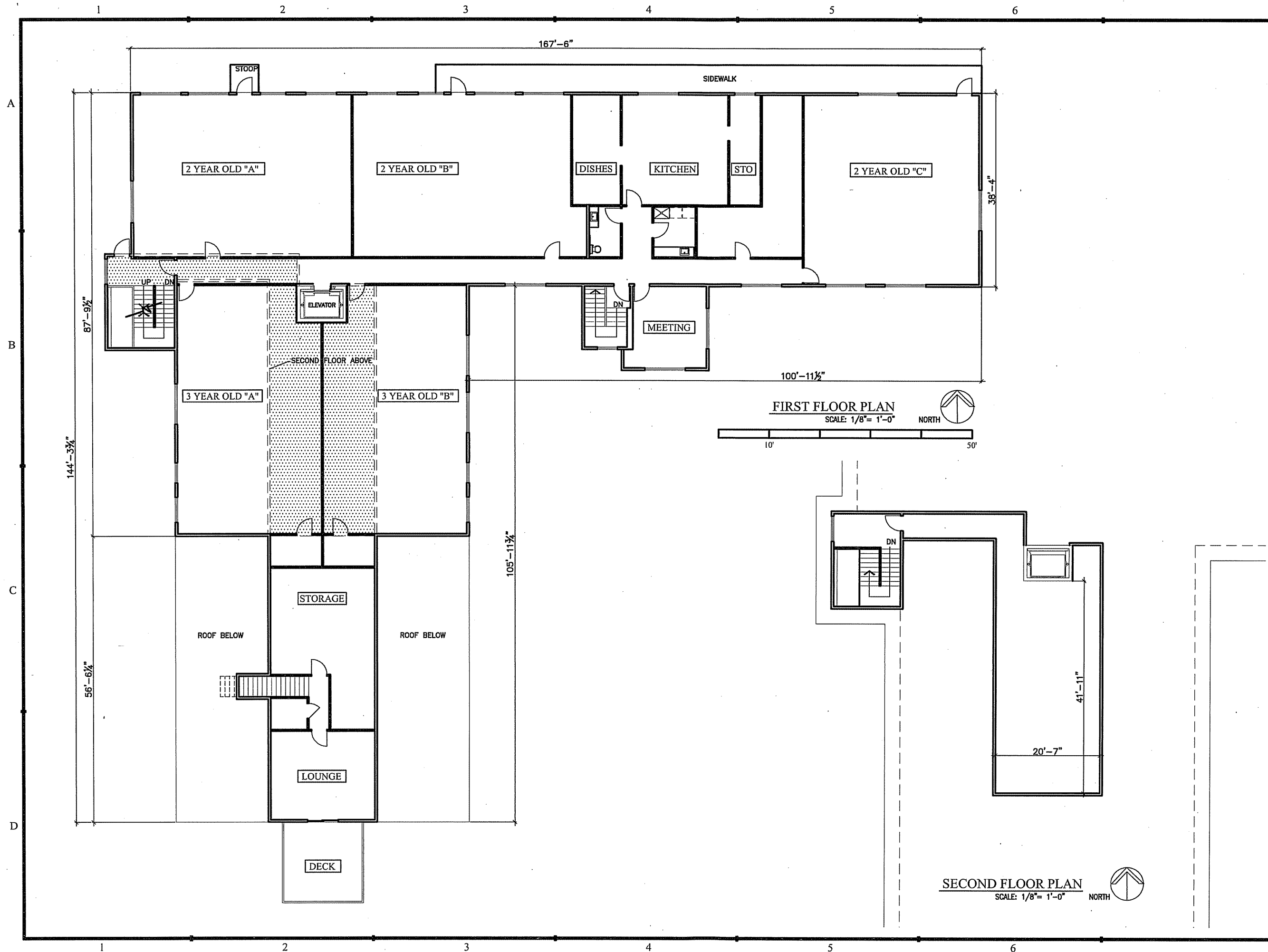
\$550,000 purchase price.

#### Estimated Project Costs

\$1,400,000





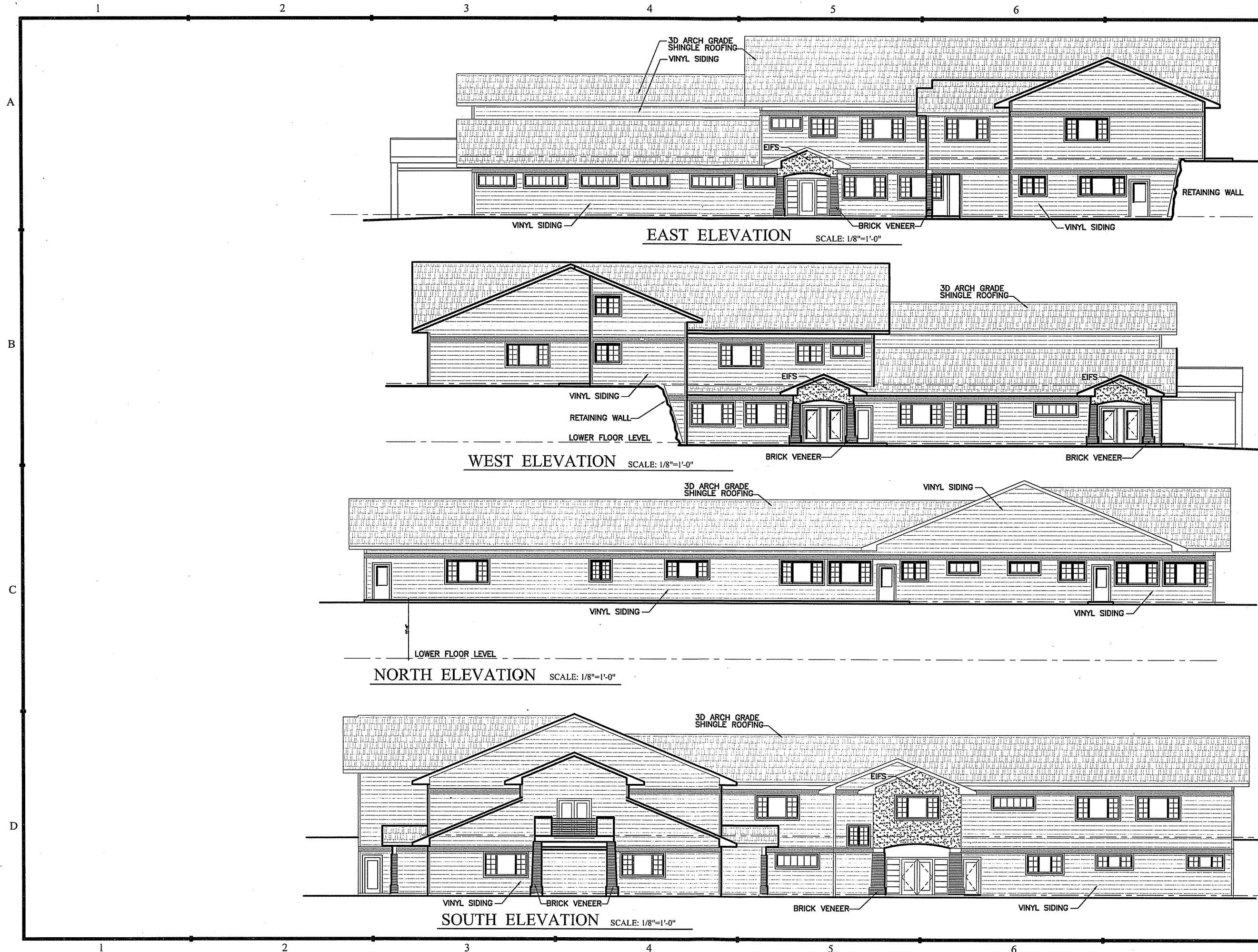


BILL MONTELBANO ARCHITECT AIA  
ARCHITECTURE INTERIORS PLANNING ENGINEERING  
8 EAST BUDWAY RD. SUITE 112 MADISON, WI 53704-1112  
608.754.4240 EMAIL: bmon@billmontebano.com FAX: 608.754.4145

# Here We Grow Learning Center

Gammon Road & Colony Drive, Madison, WI.

COMM. NO.	2015-29
ISSUED FOR	DATE
PRELIM.	8/16/16
8-16-2016	



BILL MONTEBANO ARCHITECT AIA  
ARCHITECTURE INTERIORS PLANNING ENGINEERING  
8 EAST BURNING FLD BLDG 123 MADISON WI 53704-2123  
608.261.0200 E-MAIL: bmontebano@billmontebano.com FAX: 608.261.0200

# Here We Grow Learning Center

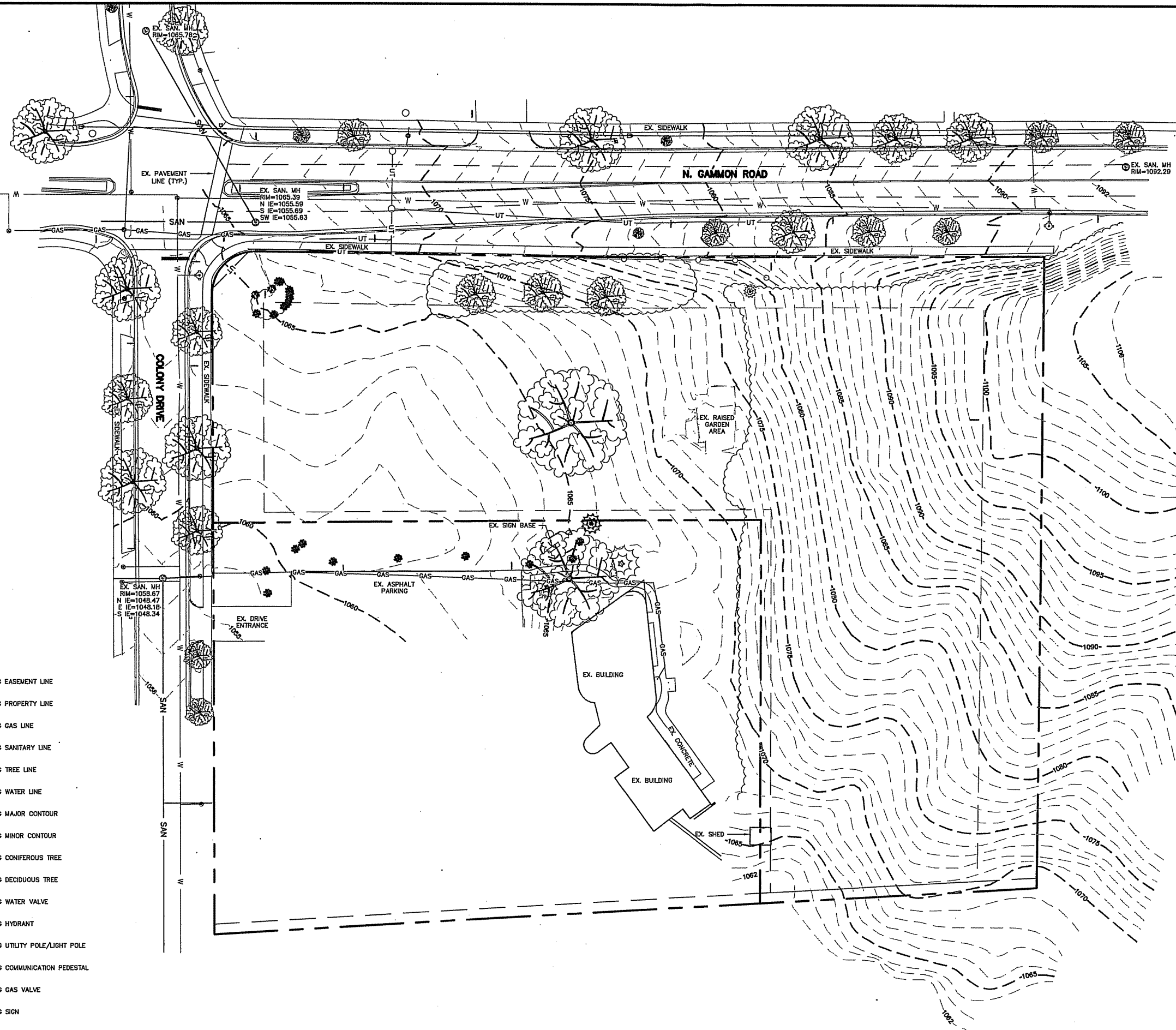
Gammon Rd & Colony Drive, Madison, WI.

COMM. NO.	2015-29
ISSUED FOR	DATE
PRELIM.	8/16/16
8-16-2016	

A3

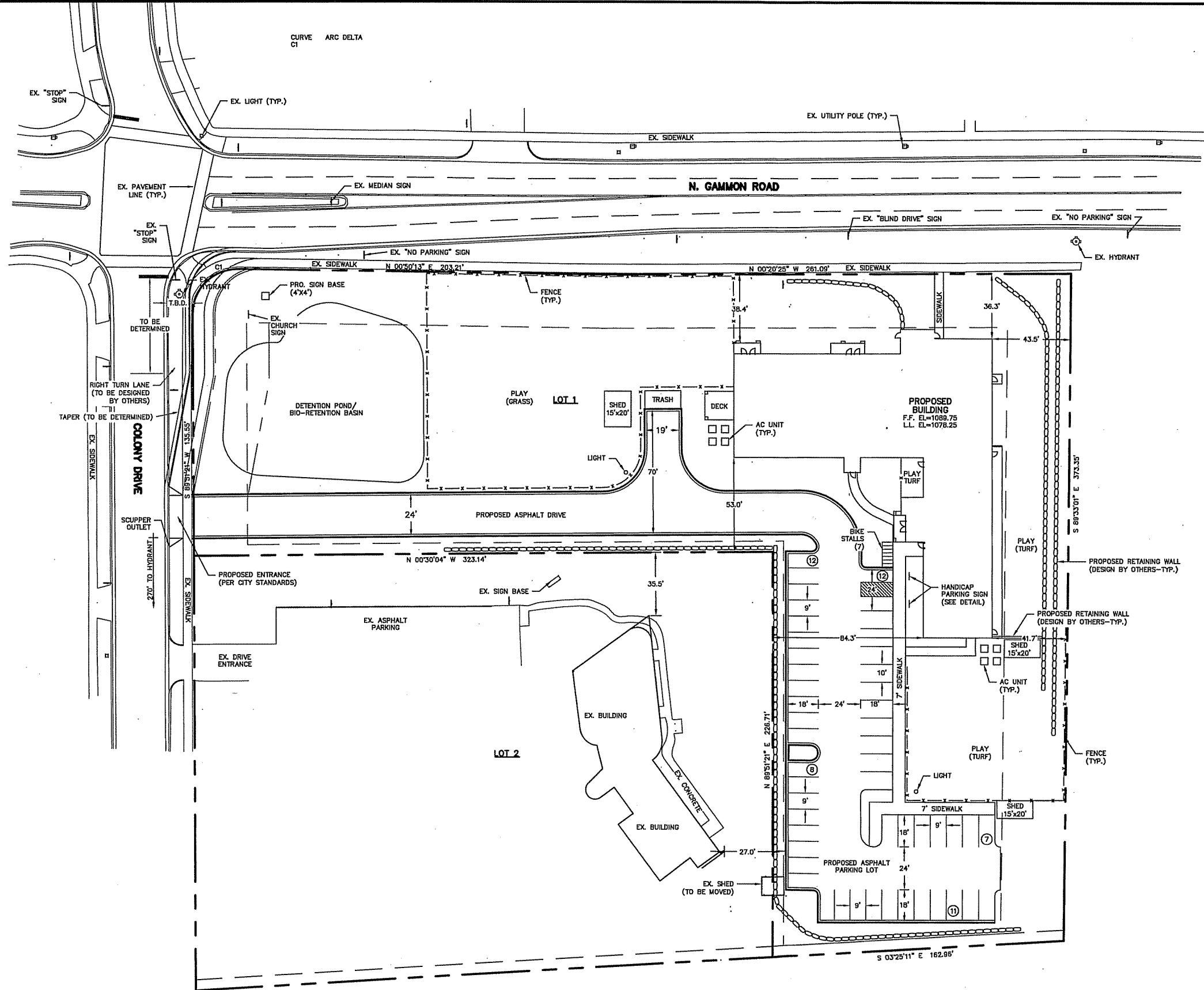
**LEGEND:**

- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- GAS- EXISTING GAS LINE
- SAN- EXISTING SANITARY LINE
- EXISTING TREE LINE
- W- EXISTING WATER LINE
- 1095- EXISTING MAJOR CONTOUR
- 1092- EXISTING MINOR CONTOUR
- ☼ EXISTING CONIFEROUS TREE
- ☼ EXISTING DECIDUOUS TREE
- ⊙ EXISTING WATER VALVE
- ⊙ EXISTING HYDRANT
- EXISTING UTILITY POLE/LIGHT POLE
- EXISTING COMMUNICATION PEDESTAL
- ⊙ EXISTING GAS VALVE
- EXISTING SIGN
- ⊙ EXISTING SANITARY MANHOLE
- EXISTING MANHOLE



**6906 COLONY DRIVE**  
**EXISTING SITE PLAN**  
 PAGE: 1 OF 5  
 DATED: AUGUST 16, 2016

**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 www.quamengineering.com  
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752



PARKING LOT PLAN SITE INFORMATION BLOCK	
Site Address	6906 COLONY DRIVE
Site acreage (total)	2.58 Acres
Number of building stories (above grade)	TWO
Building height	30'-0"
DSPS type of construction (new structures or additions)	58
Total square footage of building	13,351 sq. ft. (total) 23,900 sq. ft. (total)
Total square footage of garage	N/A
Use of property	CHILD CARE
Number of bicycle stalls shown	7
Number of Parking stalls:	
Small Car	0
Large Car	48
Semi-Truck	0
Accessible	2
Total	50
Number of trees shown (See Landscape Plan)	



HANDICAP ACCESSIBLE SIGN DETAIL

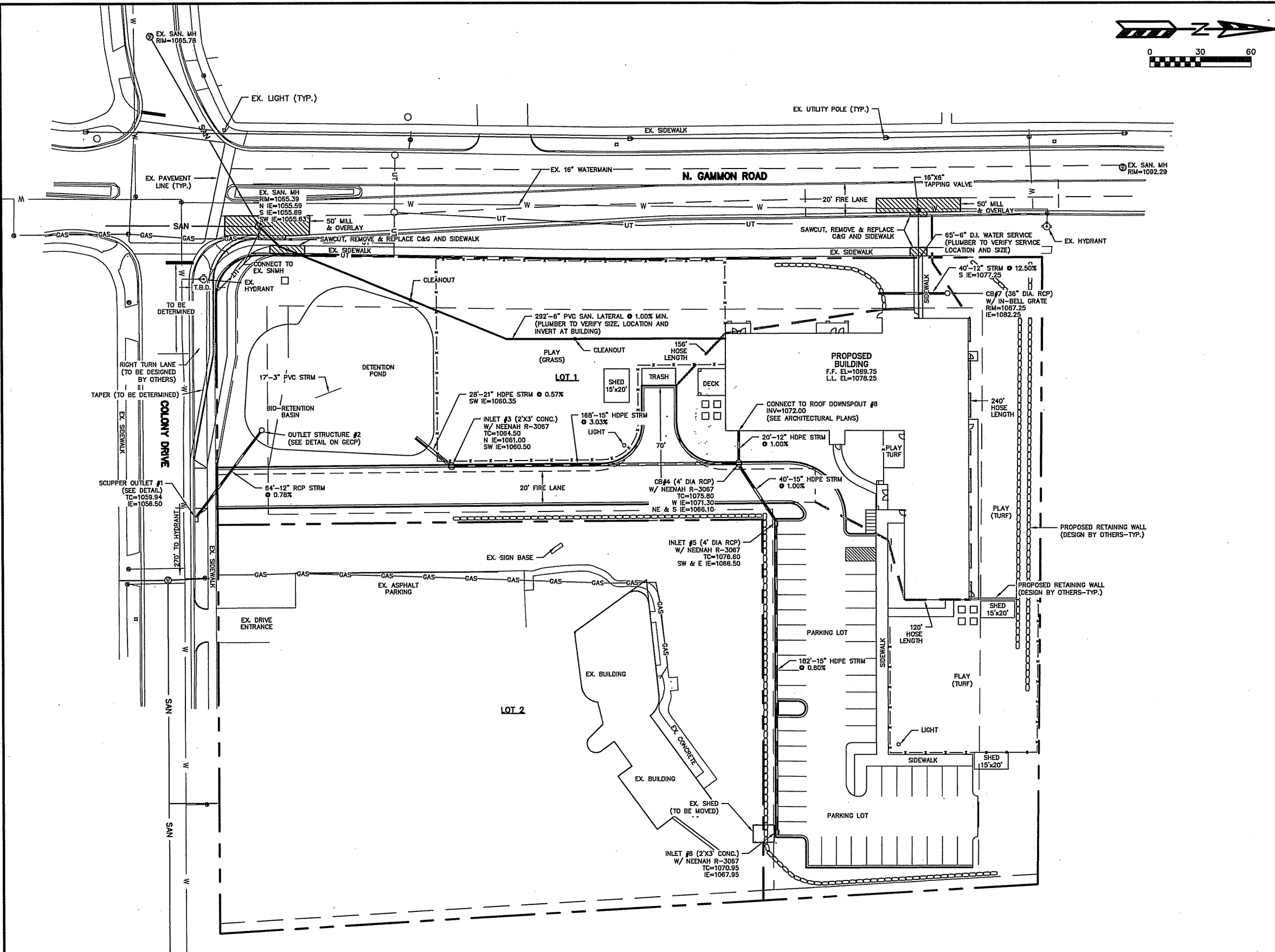
6906 COLONY DRIVE  
SITE PLAN  
PAGE: 2 OF 5  
DATED: AUGUST 16, 2016

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**GENERAL NOTES:**

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A PRE-APPROVED CONTRACTOR AUTHORIZED TO WORK IN THE RIGHT-OF-WAY.

THE CONTRACTOR SHALL OBTAIN A STREET EXCAVATION PERMIT FOR THE INSTALLATION OF UTILITIES REQUIRED TO SERVE THIS PROJECT. THE CONTRACTOR SHALL PAY THE PERMIT FEE, INSPECTION FEE, AND STREET DEGRADATION FEE AND SHALL COMPLY WITH ALL CONDITIONS OF THE PERMIT.

ANY PAVEMENT ON GAMMON ROAD AND COLONY DRIVE ADJACENT TO THE DEVELOPMENT DAMAGED BY THE CONSTRUCTION SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.

CONTRACTOR SHALL FIELD VERIFY EXISTING SANITARY SEWER INVERTS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ENGINEER.

**UTILITY NOTES:**

ALL WATER AND SEWER CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DSPS STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

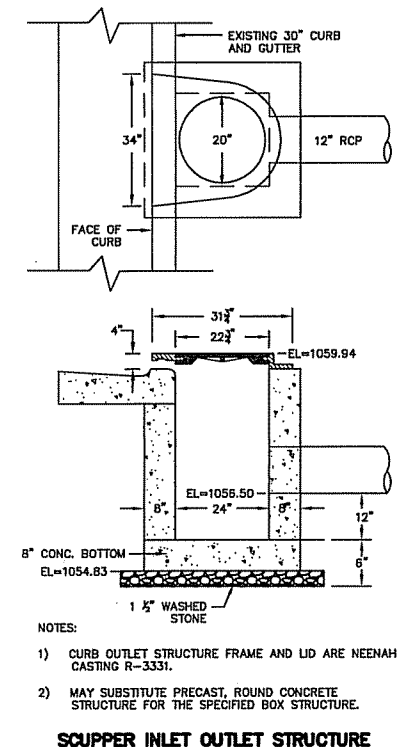
PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 12" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

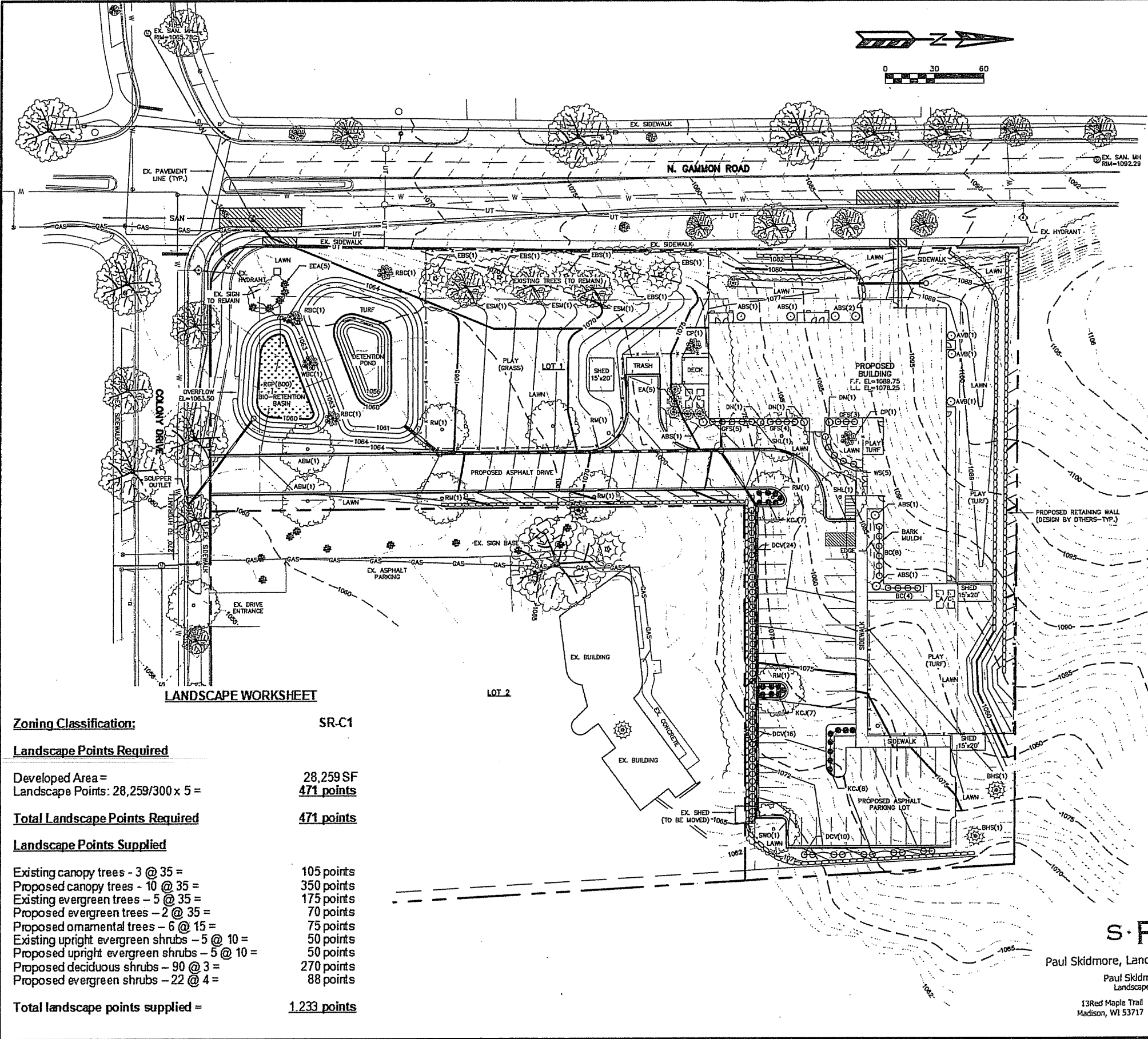
ALL UNDERGROUND EXTERIOR WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

ALL STORM SEWER SHALL BE ADS, INC. N-12 WT IB PIPE.

THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.







PLANT LIST				
KEY	QUAN	SIZE	COMMON NAME	ROOT
	<u>13</u>		<u>Canopy Trees</u>	
ABM	2	2 1/2'	Autumn Blaze Maple	BB
ESM	3	24"+	Existing Silver Maple	BB
RM	5	2 1/2'	Red Maple	BB
SHL	2	2 1/2'	Skyline Honeylocust	BB
SWO	1	2 1/2'	Swamp White Oak	BB
	<u>6</u>		<u>Low Ornamental Trees</u>	
CP	2	2'	Gallery Pear	BB
RBC	3	12'	River Birch Clump	BB
WBC	1	12'	Whitespire Birch Clump	BB
	<u>7</u>		<u>Evergreen Trees</u>	
BHS	2	4'	Black Hills Spruce	BB
EBS	5	25'+	Existing Blue Spruce	BB
	<u>10</u>		<u>Upright Evergreen Shrubs</u>	
EA	5	4'	Emerald Arborvitae	BB
EEA	5	15'+	Existing Emerald Arborvitae	BB
	<u>90</u>		<u>Deciduous Shrubs</u>	
ABS	7	4'	Autumn Brilliance Serviceberry	Pot
AVB	3	4'	Arrowwood Viburnum	BB
BC	10	24"	Black Chokeberry	Pot
DCV	50	18"	Dwarf Cranberrybush Viburnum	Pot
DN	3	24"	Diablo Ninebark	Pot
GFS	12	18"	Gold Flame Spirea	Pot
WS	5	24"	White Snowberry	Pot
	<u>22</u>		<u>Evergreen Shrubs</u>	
KCJ	22	4'	Kaley's Compact Juniper	Con
			<u>Plo-retention Plantings</u>	
RGP	800	2 1/2'	(Planted 12' on center) Common Blue Star Bottle Gentian Obedient Plant Columbine Switchgrass Black Eyed Susan Wild Iris Swamp Milkweed White Turtlehead Cardinal Flower Turk's Cap Lily Little Bluestem Canada Wild Rye Nodding Onion	plug

NOTES:

- 1) Lawn areas to receive a minimum of 4" of topsoil, starter fertilizer, and locally grown bluegrass sod.
- 2) Turf areas in detention basin to receive a minimum of 4" of topsoil, detention basin seed mix, starter fertilizer, and straw mulch.
- 3) Turf areas in drainage swales and slopes 3:1 and greater shall be mulched with straw mat fabric (installed per manufacturer's specifications).
- 4) Foundation planting beds to be mulched with shredded hardwood bark to a depth of 3".
- 5) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4" diameter) spread to a depth of 3".
- 6) Designated planting beds to be separated from lawn areas with 5" black vinyl edge.
- 7) Rain garden to receive coconut mat mulch.
- 8) Rain garden plants (RGP) to be installed 12" on center.
- 9) Rain garden to be constructed per WDRN specifications.
- 10) Clear and grub existing weed trees and shrubs along Gammon Road, and remove waste and debris.
- 11) Prune existing trees to remain, and remove waste.
- 12) Regrade area under existing disturbed turf under existing trees with topsoil, seed, fertilizer, and straw mulch.
- 13) Owner will be responsible for landscape maintenance after completion and acceptance of the project.

6906 COLONY DRIVE  
LANDSCAPE PLAN

PAGE: 5 OF 5

DATED: AUGUST 16, 2016

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