

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
June 2, 2005

CONDITIONAL USE APPLICATION:

1. Requested Action: Approval to operate a nursery school for 15 children in an existing church building located at 1 South Rosa Road.
2. Applicable Regulations: Section 28.08(2)(c)4 requires that nursery schools must obtain a conditional use permit.
3. Report Drafted By: Peter Olson, Planner II.

GENERAL INFORMATION:

1. Applicant: Erica Jacobsen, Grace Lutheran Preschool, 5530 Englewood Drive, Madison, WI 53705 and Grace Lutheran Church, 1 South Rosa Road, Madison, WI 53705.
2. Status of Applicants: Preschool administrator and property owner.
3. Development Schedule: The applicant wishes to commence the operation of the nursery school in early September 2005.
4. Parcel Location: Southeast corner of the intersection of South Rosa Road and Regent Street, Aldermanic District 19, Madison Metropolitan School District.
5. Parcel Size: 66,068 square feet (1.52 acres).
6. Existing Zoning: R1 Single-Family Residence District.
7. Existing Land Use: Church.
8. Proposed Land Use: Nursery school for a maximum of 15 children to be operated within the existing church building.
9. Surrounding Land Use and Zoning: This property is located within a large single-family neighborhood predominantly zoned R1 and R2.
10. Adopted Land Use Plan: RL-S Low Density Residential – Single-Unit District.
11. Environmental Corridor Status: This property is not located within a mapped environmental corridor.

PUBLIC UTILITIES AND SERVICES:

This property is served by a full range of urban services.

STANDARDS FOR REVIEW:

This application is subject to the conditional use standards. Nursery schools accommodating 4 children or more require State licensing and must be annually inspected by the Director of the Inspection Unit and Fire Prevention staff.

ANALYSIS, EVALUATION AND CONCLUSION:

Grace Lutheran Church, located at 1 South Rosa Road, wishes to commence operation of a nursery school program during the fall-winter-spring school year. This program will accommodate a maximum of 15 children ranging in ages from 3 to 6 years old. This program will be located in the existing fellowship hall in the lower level of this church building. This lower level room has direct access to the exterior (rear) of the existing building. The church is prepared to install a 1,720 square foot enclosed playground area directly outside of this exterior doorway and install appropriate play equipment for the children's use. An existing kitchen and restrooms are located in the lower level of the church building. Additional space is available on the upper level of the church building as outlined in the applicant's letter of intent. (Please see attached letter dated May 1, 2005, for additional information regarding this application.)

An existing driveway and parking area will provide sufficient, safe pick-up and drop-off space off street for parents of children attending this program. The applicant indicates that required inspections have already been performed for this application and that an application for State licensure is in progress.

Planning Unit staff feels that existing churches are often ideal facilities to accommodate nursery school programs. This proposal appears to meet the conditional use standards and the requirements as outlined above for the accommodation of nursery schools.

RECOMMENDATIONS:

The Planning Unit recommends that the Plan Commission find that the conditional use standards have been met and approve a nursery school for a maximum of 15 children in an existing church building located at 1 South Rosa Road subject to input at the public hearing and reviewing agency comments.



Traffic Engineering Division

David C. Dryer, City Traffic Engineer

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608/266-4761
TTY 608/267-9623
FAX 608/267-1158

June 9, 2005

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer

SUBJECT: **1 South Rosa Road – Conditional Use – Daycare Grace Lutheran Church**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
3. The driveway between the parking stall and proposed playground shall be modified to provide for two-way operations at a minimum width of eighteen (18) feet in accordance M.G.O. 10.08(6)(a) 4.
4. A "Stop" sign shall be installed at a height of seven (7) feet at all driveway approaches. All signs at the approaches shall be installed behind the property line including Varsity Hill Rd. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
5. The applicant should design the parking areas for stalls and backing up according to Figures II of the ordinance using the 9' or wider stall for short-term parking.

6. The Developer shall post a deposit or reimburse the City for all costs associated with any modifications to Street Lighting, Signing and Pavement Marking including labor and materials for both temporary and permanent installations.
7. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: Erica Johnson
Fax: None
Email: ekjac@charterinternet.com

DCD:DJM:dm

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: June 2, 2005

To: Bill Roberts, Planner III
From: Kathy Voeck, Assistant Zoning Administrator
Subject: 1 S Rosa Rd.

Present Zoning District: R-1

Proposed Use: Nursery school for 15 children in an existing church

Conditional Use: 28.08(2)(c)4 A nursery school is a conditional use in the R-1 district

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). NONE

GENERAL OR STANDARD REVIEW COMMENTS

1. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of one accessible stall striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
2. Provide two bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.
3. Provide a detailed landscape plan. Show species and sizes of landscape elements. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.)
4. Meet parking lot geometric requirements in the parking lot per chapter 10 of the Madison General Ordinances.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	8,000 sq. ft.	66,068 sq. ft.
Lot width	50'	adequate
Usable open space	n/a	n/a
Front yard	30'	adequate
Side yards		existing building
Rear yard		existing building
Building height		existing building

Site Design	Required	Proposed
Number parking stalls	17 church service times 2 nursery school times	20 shown
Accessible stalls	1	4 provided (1)
Loading	n/a	n/a
Number bike parking stalls	2	(2)
Landscaping	Yes	(3)
Lighting	No	existing

Other Critical Zoning Items	
Urban Design	No
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	No
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.



CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295
Phone: 608-266-4484 ♦ FAX: 608-267-1153

DATE: 6/7/05
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: 1 S. Rosa Rd.

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances. Further review is required if any new structures are added in the future.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt



Department of Planning & Development
 Planning/Inspection/Real Estate/Community & Economic Development
 Mark A. Olinger, Director

Bradley J. Murphy
 Planning Unit
 215 Martin Luther King, Jr. Boulevard
 P.O. Box 2985
 Madison, WI 53701-2985
 (608) 266-4635

REVIEW REQUEST FOR:

- PRELIMINARY
- FINAL PLAT
- LOT DIVISION
- CONDITIONAL USE
- REZONING
- INCLUSIONARY ZONING
- OTHER: _____

1 SOUTH ROSA ROAD
 NURSERY SCHOOL FOR 15 CHILDREN IN EXISTING CHURCH
 ERICA JALOBSEN - GRACE LUTHERAN CHURCH

PLANNING UNIT CONTACT: PETE OLSO

RETURN COMMENTS BY: 09 JUNE 2005

PLEASE ALSO EMAIL OR FAX ANY COMMENTS TO THE APPLICANT:

Applicant E-mail: ekjac@charterinternet.com Fax: _____

Date Submitted: 10 MAY 2005

Plan Commission: 20 JUNE 2005

Date Circulated: 16 MAY 2005

Common Council: _____

CIRCULATED TO:

- ZONING
- FIRE DEPARTMENT
- PARKS DIVISION
- TRAFFIC ENGINEERING
- CITY ENGINEERING
- WATER UTILITY
- CDBG - HURIE
- REAL ESTATE - D. WARREN

- DISABILITY RIGHTS - SCHAEFER
- POLICE DEPT. - THURBER
- CITY ASSESSOR - SEIFERT
- MADISON METRO - SOBOTA
- BOARD OF EDUCATION C/O SUPT.
- PUBLIC HEALTH - K. VEDDER
- NEIGHBORHOOD ORGANIZATION

- ALD. RADOMSKI DIST. 19
- MADISON GAS & ELECTRIC
- ALLIANT ENERGY
- SBC
- MID PLAINS TELE
- MT. VERNON TELE

- Review the above as per time schedule set in Chapter 16.23(5)(b)2; 16.23(5)(3)3; or Chapter 28, City of Madison Ordinance; OR your agency's comments cannot be considered prior to action.
- One copy for your files; one copy for file of appropriate telephone company; PLEASE RETURN one copy with joint comments.
- The above is located in your district. A copy is on file in the Planning & Development Office for review. If you have any questions or comments, contact our office at 266-4635.
- The above is located within or near the limits of your neighborhood organization. A copy is on file in the Planning & Development Office for review. If you have any questions or comments, contact our office at 266-4635.
- A resolution will be before the Common Council within a few weeks regarding this matter.

RETURN COMMENTS TO: PLANNING UNIT, DEPARTMENT OF PLANNING & DEVELOPMENT

NO COMMENTS / YOUR COMMENTS:

Yes, I support the application. We consulted with the two neighborhood associations and found no opposition. This will be a good asset to the area.

Paul Radomski
 June 9, 2005