



April 18, 2018

City of Madison
Plan Commission
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985

RE: Plan Commission: Letter of Intent
4814 Freedom Ring Rd (Spartan Day Camp)

Dear Commission members and Planning and Zoning Staff:

On behalf of Spartan Day Camp, Sketchworks Architecture, LLC is submitting this letter of intent and application for a Concept Site and Building Plan Submittal at 4814 Freedom Ring Rd. We are seeking Plan Commission approval for a new building and associated parking to house an after-school/ summer camp day care facility in the area zoned as Neighborhood Mixed-Use (NMX). We are also seeking a conditional use to a NMX zoned area for an area increase for the building. Per 28.064 (4)(a) the building footprint is limited to 5,000 SF for each tenant. According to (ORD-15-00033, 4-8-15) an area increase is allowed as a conditional use. The footprint of the building is 10,000 SF.

On Feb 1st, 2018 we presented our concept to the planning division for initial feedback on the project. On Feb 15th, 2018 we presented a further developed plan to the planning and city engineers through a DAT meeting. The included site and building concept plans are a result of those conversations.

The Twin Oaks neighborhood has been contacted and they are in favor of the proposed use. In addition, the neighboring Liberty Place neighborhood association was contacted, and they too are in favor of the proposed use. Alderperson Denise DeMarb has been contacted and had no objections to the proposed use.

Proposal Summary: This building houses an after-school/ summer camp day care facility. They business is outgrowing their current facility and have needs to expand. They will be moving out of their existing building located in the city of McFarland and into this new building.

Existing conditions:

The site is currently unoccupied. There is no current onsite wastewater treatment. The site abuts both Siggelkow Rd and Freedom Ring Rd with residential neighborhoods along the other two sides of the property.

Legal Description:

Certified survey map NO 11185 as recorded in Dane County Register of Deeds in vol 67 page 226 of Certified Surveys, Lot 1

**Proposed use:**

The proposed use of the building is a 10,000 SF day care facility. This building will house up to 150 patrons and employ 8-10 full time staff members. There will be a total of 21 parking stalls and 4 bike stalls. The trash enclosure will be behind the building and enclosed with a 6'-0" tall cedar wood fence. In addition, there is a fenced in area behind the facility to allow for outdoor activities of the patrons.

Design Attributes:

The building was designed to meet or exceed the aesthetic requirements for a building in a NMX neighborhood. It is a single story building, with a mezzanine, that is 30'-0" tall at the parapets. The parapets are designed to be tall enough to obstruct 100% of a 6 ton RTU unit and 90% of a 12 ton unit (still to determine unit sizes and locations). No additional screening is proposed at this time. If necessary the parapets can be raised, as the maximum allowable height is 40'-0". The design intent is to keep the building as low profile as possible to be sensitive to the surrounding neighborhood. The double height space in the "gymnasium" area of the building is necessary for the function of the space.

Street side facades meet the requirement for façade articulation of >40 feet shall be divided into smaller increments in this case through vertical divisions and variations in roof line. The building façade along Siggelkow road meets the additional requirement for window and door openings. With 60% of the total length of the building having windows, 40% of the ground floor, and 50% of the ground floor windows being within 3' of grade.

All materials used are listed as acceptable according to the table 28D-1 of zoning code 28.060 for NMX zoned buildings.

Preliminary Storm Water Management Summary:

The storm water management plan is designed to meet the City of Madison, Dane County, and the Wisconsin Department of Natural Resources (WDNR) storm water management standards. The proposed design includes the disturbance of approximately 23,000 square feet of building and site improvements (ie parking and sidewalks).

Sediment Control and Rate Runoff Control stormwater requirements are addressed at the plat level. Both oil & grease control and infiltration are not required for the site as the parking lot has less than 40 stalls and the underlying soils are clay, which aren't suitable for infiltration.

Stormwater from the building roof will connect to the adjacent Siggelkow Road street inlet. The parking lot and lawn areas will surface drain to the street storm sewer inlets

Fire Truck Access:

Fire truck access is from Freedom Ring and Siggelkow roads. (3) fire hydrants are located along these roads (1) at the corner and (1) each at the end of the building on the respective roads. The building will be protected with NFPA-13 automatic sprinklers.



Hours of Operation (Proposed and subject to change):

M-F 6:45AM-6:00PM

In summary, the project will consist of the general criteria listed below:

Project Data:

Project Name: Spartan Day Camp
Address: 4814 Freedom Ring Rd
Land Value: \$?
Estimated Project Cost: \$?
Lot size: 1.1 acres
Proposed Use: Educational (Day Care)
Building Area: 10,000 GSF
Parking Required: None is \leq 10,000 SF
Parking Provided: 21
ISR all phases: 55 % (90% allowed)
Number of Jobs: 8-10 full time
Public Subsidy: None at this time

Zoning District:

The property is currently zoned NMX.

Project Schedule:

The project construction schedule will be as follows:

Plan commission Final Approval: June 4th, 2018
Plan Submittal: July 17th, 2018
Permit Submittal: July 31st, 2018
Start Construction Aug 15th, 2018

Project Team:

The key individuals and firms involved in this planning and design process include:

Tenant/ Building Owner:
Spartan Day Camp
P.O. Box 441
McFarland, WI 53558
Contact Megan Bisbee
(608) 438-3003

Architect:
Sketchworks Architecture, LLC
7780 Elmwood Ave Ste 208
Middleton, WI 53562
Contact: Kirk Biodrowski
(608) 836-7570



Civil Engineer:
Quam Engineering, LLC
4604 Siggelkow Rd Ste A
McFarland, WI 53558
Contact: Aaron Falkosky
(608) 838-7750

General Contractor :
Pauls Design and Construction
2632 Norwich St
Fitchburg WI 53711
Contact : Randy Pauls
(608) 277-0671

Please feel free to contact us with any questions you may have regarding this request.

Respectfully,

Kirk Biodrowski
Sketchworks Architecture, LLC