



City of Madison

Conditional Use

Location

114 Van Deusen Street

Project Name

Woodland Montessori School

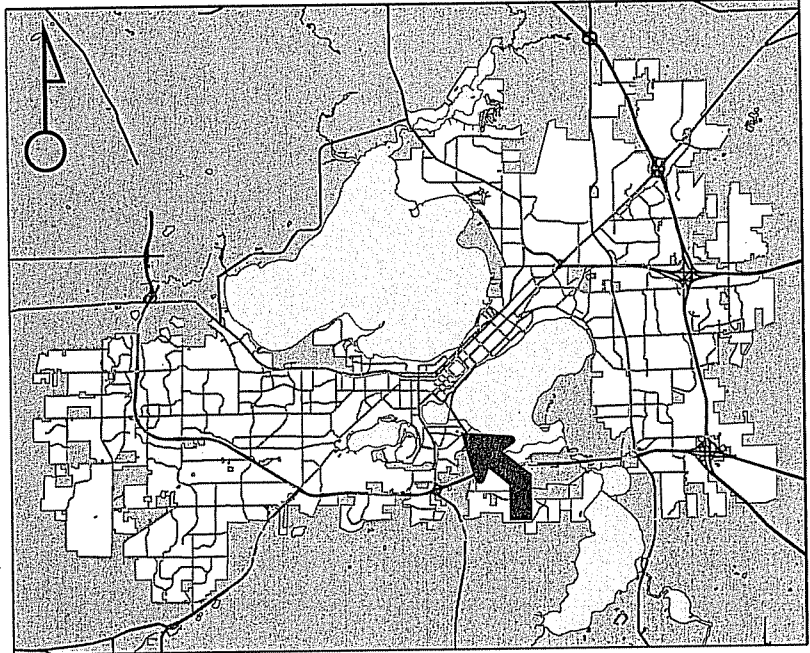
Applicant

Lisa Geraghty – Board President/
Jim Hansen – Woodland Montessori School

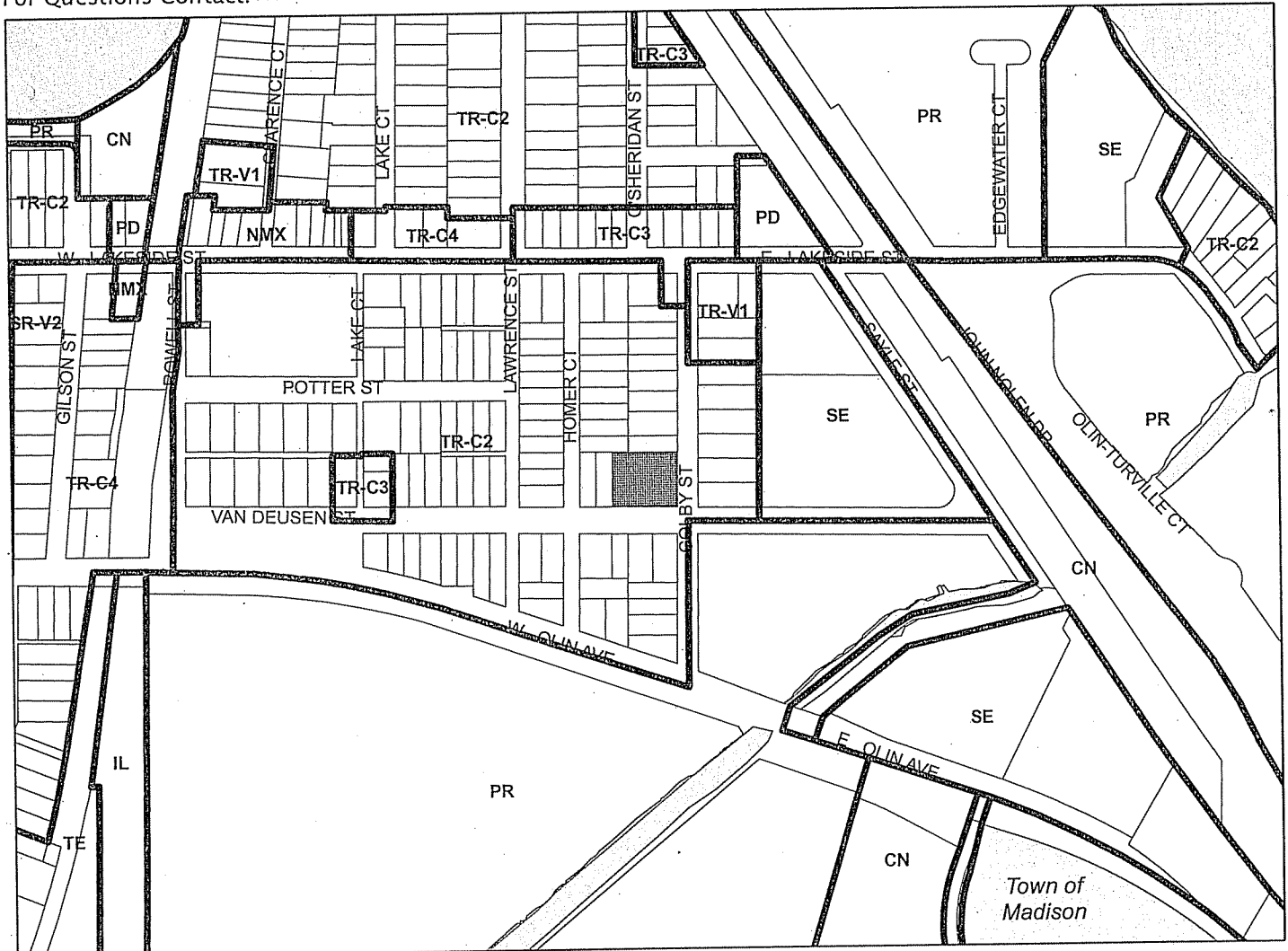
Existing Use
School site

Proposed Use
Modify playground and eliminate
parking space for existing
Montessori school

Public Hearing Date
Plan Commission
05 August 2013



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 29 July 2013





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

FOR OFFICE USE ONLY:	
Amt. Paid	<u>N/A</u> Receipt No. _____
Date Received	<u>6/18/13</u>
Received By	<u>ESK</u>
Parcel No.	<u>0709-261-0815-5</u>
Aldermanic District	<u>13</u>
Zoning District	<u>TR-L2</u>
Special Requirements	<u>EXISTING CU</u>
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 114 Van Deusen Street, 53715
 Project Title (if any): Woodland Montessori School

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: Erin Trondson Company: Woodland Montessori School
 Street Address: 1124 Colby St City/State: Madison, WI Zip: 53715
 Telephone: (608) 256-8076 Fax: (608) 256-5423 Email: director@woodland-montessori.org

Project Contact Person: Jim Hansen Company: Woodland Montessori School
 Street Address: 1124 Colby St. City/State: Madison, WI Zip: 53715
 Telephone: (608) 256-8076 Fax: (608) 256-5423 Email: jim@woodland-montessori.org

Property Owner (if not applicant): Lisa Geraghty - Board President
 Street Address: 2238 Westlawn Ave City/State: Madison, WI Zip: 53711

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: modifications to playground space and elimination of parking space

Development Schedule: Commencement _____ Completion _____

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/alterd 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 1/2 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 ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Information & 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.

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:

Warren From Alder Billings, 6-13-13

→ 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: Matt Tucker Date: 6/4/13 Zoning Staff: _____ Date: _____

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

Name of Applicant Erin Trondson Relationship to Property: Head of School

Authorizing Signature of Property Owner [Signature] Date 6/18/13



WOODLAND MONTESSORI SCHOOL

1124 Colby Street • Madison, Wisconsin 53715
(608) 256-8076

June 18, 2013

Letter of Intent for Minor Alteration to Existing Conditional Use

City of Madison Department of Planning and Development
Madison Municipal Building, Suite LL100
Madison, WI 53703

Dear Sir or Madam-

Woodland Montessori School ("WMS") is filing this application to request approval of a minor alteration to our existing conditional use permit for the removal of the parking space in the rear of the Toddler House located at 114 Van Deusen Street. This request for approval is for the following reasons:

1. The space has never been used for parking
2. If the space was used for parking, the shared easement would be regularly used by vehicles which would further increase tensions between the Toddler House and the adjacent property.
3. The parking space area could be officially claimed for increased play space.

This request to eliminate the parking space at the rear of the Toddler House was originally identified as a potential change in a site inspection report by Matt Tucker:

"When touring the exterior of the site, I did notice what appeared to be a site plan conflict at the rear of the Toddler House facility. The two required parking spaces (one accessible) and driveway approved on the 1999 Conditional Use alteration site plan are installed, but access is blocked because of the growth of a tree on the neighboring property (Mr. Lofton's property). Due to this physical impediment, this parking area is not accessible by automobile through the driveway access across Mr. Lofton and his neighbor's property to Home Court, and therefore the parking area is not being used. The area is paved, the required accessible parking sign is installed, and it appears the physical impediment of the tree is the only feature preventing this area from being used for parking purposes. The area appears to be used for some outdoor activity associated with the Toddler House and the owners indicated the shared driveway has the approved gate, and is used periodically for foot traffic/pedestrian access. No activity was taking place in the parking area during my visit.

These types of problems are common with Conditional Uses as they evolve through the years and in these cases the problems are typically addressed through Official Notice of Violation. It is very rare that a site plan-related conflict such as this would result in staff requesting the Plan Commission remedy the problem under the Continuing Jurisdiction section in the ordinance. These types of problems are usually resolved by correcting the conflict or by the approval of a minor alteration to the approved Conditional Use. In this case, during the discussion of the use of this area, the property owners indicated:

- They do not need or want this parking,
- The parking area was installed because of the requirement to add parking with the 1999 approval,
- They recognize the parking creates a conflict with neighboring single-family properties that allow cross-access.

The property owners have indicated a desire to remove the parking from the approved site plan and construct more screening to mitigate any adverse impact the play area may have on the neighboring property. They indicated a willingness to modify the approved site plan and apply for the appropriate approvals, including a public hearing before the Plan Commission on the Alterati8on to the Conditional Use if necessary...Please note, regardless of the action of the Plan Commission, Zoning staff will be following-up with the property owner regarding the parking area site plan problem to the rear of the Toddler House property"

In order to manage the challenges created by living adjacent to a toddler facility, WMS has agreed to fund and install a screening fence to dampen sound and provide a visual barrier between the properties.

Woodland Montessori School also has a transportation plan in place to mitigate adverse impacts on parking in the neighborhood. Woodland staggers child pick up times to decrease parking congestion as well as publishes a family directory to encourage car pooling. Woodland has numerous families who bike to school and utilize the school's bike rack. Woodland also sponsors a team for the 2013 National Bike Challenge, an initiative that encourages people to bike for transportation.

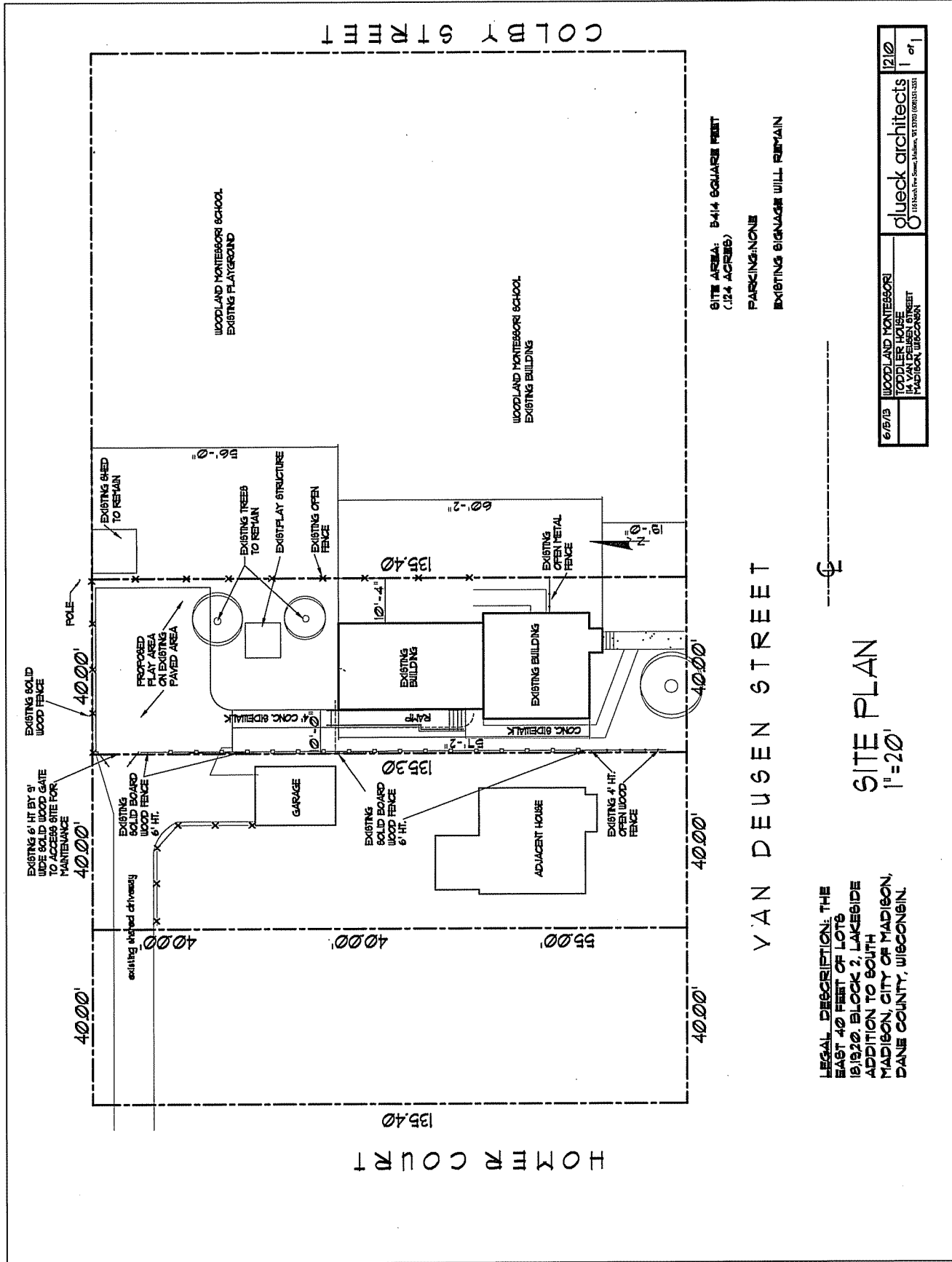
If you have any questions or need further information, don't hesitate to call me (608) 256-8076 or email me at: director@woodland-montessori.org. Thank you for considering Woodland's request.

Sincerely,



Erin R. Trondson
Head of School
Woodland Montessori School

PROPOSED PLAN



SITE AREA: 5414 SQUARE FEET
(124 ACRES)
PARKING: NONE
EXISTING SIGNAGE WILL REMAIN

VAN DEUSEN STREET

HORTH COURT

COLBY STREET

LEGAL DESCRIPTION: THE EAST 40 FEET OF LOTS 18, 19, 20, BLOCK 2, LAKEVIEW ADDITION TO SOUTH MADISON, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SITE PLAN
1" = 20'

6/8/13	WOODLAND MONTESSORI	dlueck architects	12/10
	FOODIES LOUANE		1 of 1
	14 VAN DEUSEN STREET		
	MADISON, WISCONSIN		

