

APPLICATION FOR CONDITIONAL USE PERMIT

MADISON, WISCONSIN

Date 7-31-78

Voucher No.

Fee: \$50.00 NON
PROFIT

TO THE PLAN COMMISSION:

The undersigned owner (contract owner) of property herein described hereby applies for a conditional use permit for the following described property:

(1) Location of Property: Callag - St District 14
Street Address 1124

(2) Legal Description of Property: Sub 15, 16, 17 Block 2 Fairbault Add

(3) Proposed Use of Property:

Day Care Center

Section 28.12 (10)(g) Standards. No application for a conditional use shall be granted by the City Plan Commission unless such commission shall find all of the following conditions are present:

1. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
2. That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. That the conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located.

I have reviewed the above standards and to the best of my knowledge this proposed conditional use complies with the standards for conditional use.

Referred to Plan Dept

Date 7-31-78

Respectfully Submitted

Name Marcia Ray

Address 1010 Grand St.

Telephone No. 256-8605

OK
7-31-78

City of Madison Zoning Ordinance
Conditional Use, Standards

Code section: Sec. 28.12(11)(g)

Standards. No application for a conditional use shall be granted by the City Plan Commission unless such commission shall find all of the following conditions are present:

1. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.
2. That the City be able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing such services.
3. That the uses, values and enjoyment of other property in the neighborhood for purposes already established shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
4. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
5. That adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit and other necessary site improvements have been or are being provided.
6. That measures, which may include transportation demand management (TDM) and participation in a transportation management association have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.
7. That the conditional use shall conform to all applicable regulations of the district in which it is located.
8. That when applying the above standards to an application by a community living arrangement the City Plan Commission shall:
 - a. Bear in mind the City's general intent to accommodate community living arrangements.
 - b. Exercise care to avoid an over-concentration of community living arrangements which could create an institutional setting and seriously strain the existing social structure of a community. Considerations relevant for this determination are:
 - i. The distance separating the proposed community living arrangement from other such facilities.

- ii. The capacity of the community living arrangement and the percent the facility will increase the population of the community.
 - iii. The total capacity of all the community living arrangements in the community.
 - iv. The impact on the community of other community living arrangements.
 - v. The success or failure of integration into communities of other community living arrangements operated by the individual or group seeking the conditional use permit.
 - vi. The ability of the community to meet the special needs, if any, of the applicant facility.
9. That when applying the above standards to any new construction of a building or an addition to an existing building the City Plan Commission:
- a. Shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objective of the zoning district, and
 - b. May require the applicant to submit plans to the Urban Design Commission for comments and recommendations, and
 - c. May consider the use of the proposed building as it relates to the City's Land Use Plan.

When a conditional use application is denied, the Plan Commission shall furnish the applicant in writing those standards that are not met and enumerate reasons the Commission has used in determining that each standard was not met.

10. That when applying the above standards to an application for a reduction in off-street parking requirements, the City Plan Commission shall consider and give decisive weight to all relevant facts, including but not limited to the following factors: availability and accessibility of alternative parking; impact on adjacent residential neighborhoods; existing or potential shared parking arrangements; number of residential parking permits issued for the area; proximity to transit routes and/or bicycle paths and provision of bicycle racks; the proportion of the total parking required that is represented by the requested reduction; the proportion of the total parking required that is decreased by Sec. 28.11(2)(a)3.; the characteristics of the use, including hours of operation and peak parking demand times; design and maintenance of off-street parking that will be provided; and whether the proposed use is new or a small addition to an existing use.
11. That when applying the above standards to telecommunication facilities, the City Plan Commission shall consider the review of the application by a professional engineer required by Sec. 28.04(22)(c)7.

City of Madison Zoning Ordinance
Conditional Use, Continuing Jurisdiction

Code section: Sec. 28.12(10)(h)4.

The Plan Commission shall retain continuing jurisdiction over all conditional uses for the purpose of resolving complaints against all previously approved conditional uses. Such authority shall be in addition to the enforcement authority of the Zoning Administrator to order the removal or discontinuance of any unauthorized alterations of an approved conditional use, and the elimination, removal or discontinuance of any violation of a condition imposed prior to or after approval or violation of any other provision of this code. Upon written complaint by any citizen or official, the Plan Commission shall initially determine whether said complaint indicates a reasonable probability that the subject conditional use is in violation of either one or more of the standards set forth in Subdivision (g) above, a condition of approval or other requirement imposed hereunder. Upon reaching a positive initial determination, a hearing shall be held upon notice as provided in Subsection (f) above. Any person may appear at such hearing and testify in person or represented by an agent or attorney. The Plan Commission may, in order to bring the subject conditional use into compliance with the standards set forth in Subdivision (g) or conditions previously imposed by the Plan Commission, modify existing conditions upon such use and impose additional reasonable conditions upon the subject conditional use. In the event that no reasonable modification of such conditional use can be made in order to assure that Standards 1 and 2 in Subdivision (g) will be met, the Plan Commission may revoke the subject conditional approval and direct the Zoning Administrator and the City Attorney to seek elimination of the subject use. Following any such hearing, the decision of the Plan Commission shall be furnished the current owner of the conditional use in writing stating the reasons therefore. An appeal from a decision of the Plan Commission under this paragraph may be taken to the Common Council as provided by Subdivision (i) hereunder.

A.4

APPLICATION FOR CONDITIONAL USE PERMIT

MADISON, WISCONSIN

Date 7-31-78

Voucher No.

Fee: ~~\$50.00~~ NON
PROFIT

TO THE PLAN COMMISSION:

The undersigned owner (contract owner) of property herein described hereby applies for a conditional use permit for the following described property:

- (1) Location of Property:
Street Address 1124 Colby St District 14
- (2) Legal Description of Property:
Lots 15, 16, 17 Block 2 Lakeside Add
- (3) Proposed Use of Property:
Day Care Center

Section 28.12 (10)(g) Standards. No application for a conditional use shall be granted by the City Plan Commission unless such commission shall find all of the following conditions are present:

1. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
2. That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. That the conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located.

I have reviewed the above standards and to the best of my knowledge this proposed conditional use complies with the standards for conditional use.

Referred to Plan Dept

Date 7-31-78

Respectfully Submitted, BR
Name Marcia Ray 7-31-78
Address 1010 Grant St.
Telephone No. 256-86056

D.Y

July 31, 1978

Planning Commission
City-County Bldg.
Madison, Wisconsin

Dear Planning Commission Members:

This letter is to request a Conditional Use Permit for the Woodland Montessori School to occupy the property located at 1124 Colby Street, the city of Madison, county of Dane, Wisconsin, more particularly described as : Lots 15, 16 and 17 Block 2 Lakeside addition to Madison.

Woodland Montessori School is a Not-For-Profit Corporation with an Administrative Board composed of eight members. The school has been in existence for eight years. The enrollment is approximately eighty children, ages $2\frac{1}{2}$ - 9, with families providing their own transportation. The school is in session Monday-Friday, 7:30a.m. - 5p.m. Woodland currently employs five teachers, five aides, one administrator and one janitor. The total nine month budget is approximately \$87,000. Please see attached brochure for more information. *

Proposed renovations:

1. Modernfold wall with one opening approximately 38 ft. long to be installed on upper level. (See drawing)
2. Two lavatories consisting of two stools, one lavatory each to be built on upper level. Enclosure will be conventional dry-wall construction.
3. Four foot high split cedar privacy fence, approximately 90 ft. installed along West property line. (See drawing)
4. Gate and small fence, four ft. by eight ft. installed between hedge and edge of building on East side of property. (See drawing)

* The school is licensed by the State of Wisconsin as a Day Care Center.

Sincerely,

Marcia Ray

Marcia Ray
1010 Grant St.
Madison, Wi. 53711

VI.A.4.

CU FILE

MADISON WISCONSIN

August 22, 1978

Ms. Marcia Ray
1010 Grant St.
Madison, WI 53711

Dear Ms. Ray:

The Plan Commission at its' August 21, 1978 meeting conditionally approved your application for conditional use for a Day Care Center at 1124 Colby Street.

The conditions of approval are:

1. The premises shall comply with pertinent State and local codes.
2. A certificate of occupancy be issued by the Building Inspection Department prior to initiating the use.

When these conditions have been satisfied, bring in the original plans to the following departments, City Planning, Building Inspection and the Fire Department to obtain their signature on the cover sheet. Two sets of the signed plans shall be filed with the Zoning Administration when requesting a building permit.

No alteration of this conditional use shall be permitted unless approved by the City Plan Commission provided, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Planning Director and are compatible with the concept approved by the City Plan Commission. The Zoning Administrator will receive any requests for such permits.

Sincerely,



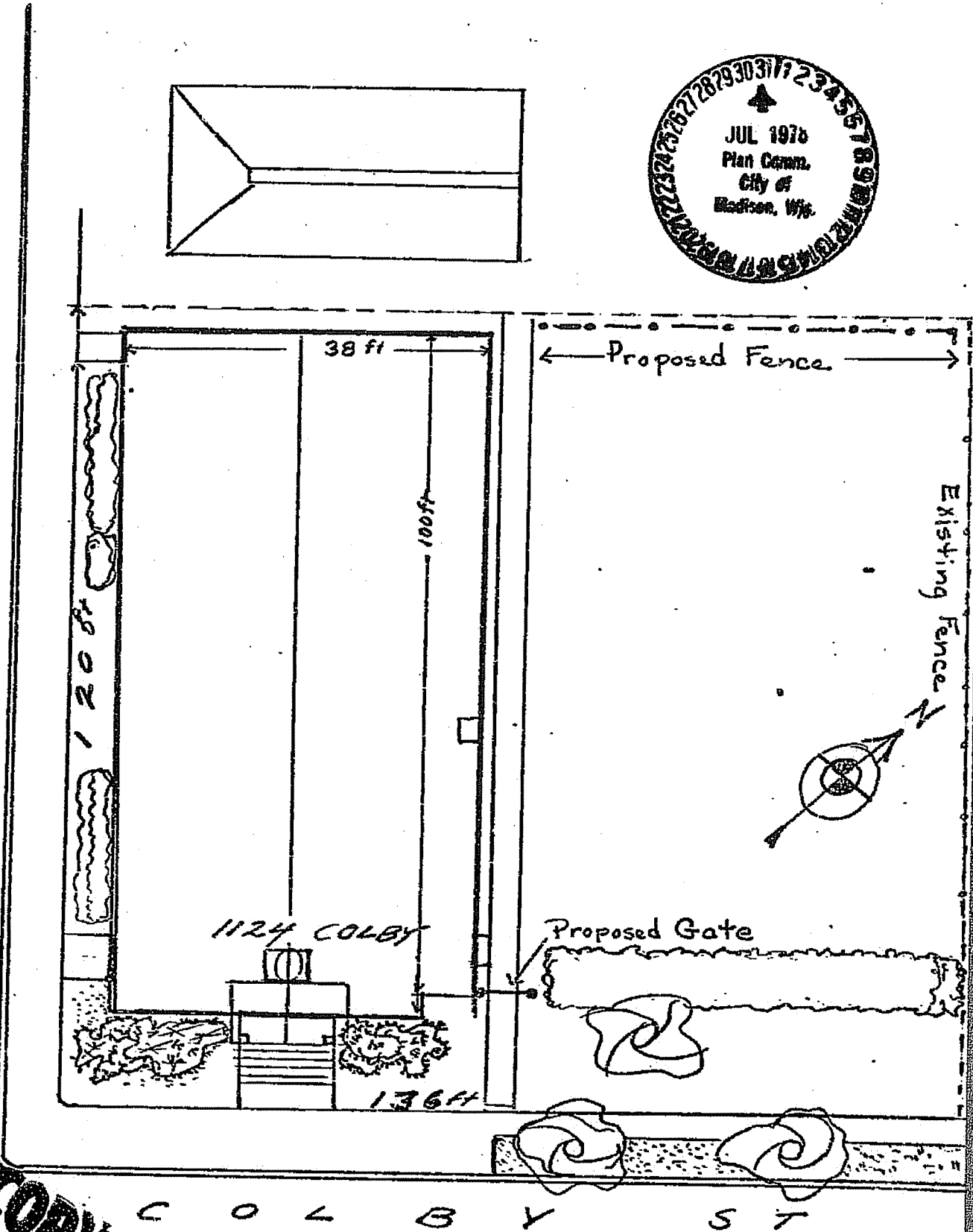
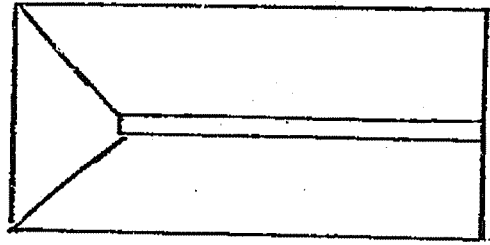
Charles R. Dinauer, Secretary
Madison Plan Commission

CRD:lk

cc: ✓ B. Reilly, Bldg. Insp.
Fire Department

Madison City Planning Department
City-County Building • 210 Monona Avenue
Madison, Wisconsin 53709 • Phone (608) 256-4635

1124 COLBY ST
VAN DUSEN STREET



OFFICE COPY

PART A

Occupant Notification Fee: \$50
Conditional Use: \$300
Rezoning: \$600 for the first acre +
\$100 for each acre or
fraction of an acre in
excess of one (1).

FOR OFFICE USE ONLY:

Fee Paid/Adjacent Notification No Fee req.
Date Received 3/5/97
Parcel No. 0709-261-0815-5
Aldermanic District 13 Napoleon Smith
GO OK

For complete submittal:

Application ☒
Letter of Intent ☒
Plans ☒
Zoning Text ☒

The following information is required for ALL applications for Plan Commission

1. Address of Site: 114 Van Duesen Street (Parcel #0709-261-0815-5)
Name of Project: Woodland Montessori School
2. This is an application for (check at least one):
☐ Rezoning from _____ to _____
☒ Conditional Use
☐ Demolition Permit
☐ Other (Describe) _____

3. Please include or attach a legal description -- metes and bounds or recorded certified survey map or plat, lot and block number, by surveyor, engineer, title company, etc., (Note: A "Plat of Survey" is NOT a legal description). Any extra costs to the City, because of legal description problems, are to be paid by the applicant. (Any application, without a complete legal description, will NOT be processed).

See Attached

4. Describe in detail the intended use(s) or purpose of the property, or refer to the Letter of Intent:
See Letter of Intent

5. Is there a building on the site? Yes
 What is the present zoning on this site? R-2
 What are the present uses of this site? Residence

6. Do you intend to use the existing building? Yes

7. What exterior changes are proposed to the existing building? Addition of a walkway in the rear of the house to provide handicapped access

8. What interior changes are proposed to the existing building? Removal of wood burning stove, modification of walls to provide visibility from kitchen, widening of side door to code specs, addition of fire retardant enclosures

9. Will the proposal require a new building or addition? no
 When do you wish to occupy this site or building? June 1, 1997

10. Does this proposal involve any development in the public right-of-way?
no
 No ☐ Yes ☐ Explain: _____

11. Please print (or type) name and mailing address of owner. (Please include all owners involved in partnerships) Current owners: Ellen Arndorfer and William T. Humphrey 433 W. Maple, Viroqua, WI 54665
They have accepted our offer to purchase, closing to occur on 5/30/97
 Phone: (608) 637-6475 Fax: _____

Please print (or type) name and mailing address of contact person (the person that can answer any questions regarding this application and plans and will appear at the public hearing). Thomas Hecht, Executive Director Woodland Montessori School
1124 Colby Street, Madison WI 53715

Phone: 256-8076 Fax: _____

12. Owner's authorization signature: Jeff Schiffman (Board President)
 [If offer to purchase or contract owner, please indicate below (check one). Architect's, real estate agent's, contractor's or tenant's signature is **NOT** adequate].
 Owner ☐ X Offer to Purchase ☐ Other (Explain _____)

13. It is extremely important that you inform the alder person of this district about your proposal as soon as possible. Have you? Yes X No ☐

appl2a.wpd
2/7/97

For Conditional Use Application, the Zoning ordinance states:

"Section 28.12(10)(g), Standards. No application for a conditional use shall be granted by the City Plan Commission unless such commission shall find all of the following conditions are present:

- a. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- b. That the uses, values and enjoyment of other property in the neighborhood, for purposes already permitted, shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
- c. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- d. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- f. That the conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located."

The undersigned applicant or authorized agent of the applicant hereby certifies that he or she has read all of the information contained in this application and that the same is true and correct.

The undersigned further understands and agrees that any review approval, recommendation or permit, based upon any statement, drawings, plans, evidence or information furnished by the applicant or any agent of the applicant to the Plan Commission or Common Council with respect to the project which is the subject of this application and which at the time made is misleading, inaccurate, untrue or incorrect in any material respect, shall be declared null and void by the Commission issuing written notice thereof to the applicant or its designated agent without public hearing.

Jeff S. Fran
Applicant Signature

Board President
(Relationship to owner)

3/5/97
Date

Please print (or type) name and mailing address of above applicant:

Woodlan 1 Montessori School 1124 Colby Street, Madison, WI 53715

Phone 256-8076 Fax _____



WOODLAND MONTESSORI SCHOOL

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

March 4, 1997

Conditional Use Permit Application Letter of Intent

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

Dear Sir/Madam:

Woodland Montessori School has an accepted offer to purchase the three bedroom house at 114 Van Duesen Street (East 40 Feet of Lots 18, 19, 20; Block 2, Lakeside addition to South Madison), next door to our school at 1124 Colby Street. We are filing this application to obtain a Conditional Use Permit on the new property. It is our intention to use the site to house a child care program for toddlers.

This new program would provide child care for 10 children from 18 to 30 months of age weekdays throughout the year from 7:30 A.M. until 5:30 P.M. Our closing on the house is scheduled to occur on June 1, 1997. We plan to do minor alterations to the building's interior (1,136 square feet) during the summer and then open our program in September of this year. We anticipate adding two F.T.E. employees to run our toddler program in the new house.

We propose making minor changes to the house in order to comply with existing city, state, and federal codes for child care settings. These would include widening the side door, removing a wood-burning stove, adding fire safety enclosures, building a walkway to the rear of the house and widening an existing parking stall to provide for handicapped access. We are currently working with Design Coalition (2088 Atwood Ave., Madison, WI 53704) to finalize plans for the alterations we will be making.

This program represents an extension of our existing programs, and does not represent a new business. We have been in business at our current location for more than 20 years. In that time, we have built strong ties to our neighborhood and have experienced no serious difficulties with area residents.

We respectfully request your careful consideration and approval of this conditional use permit request. This represents an opportunity to make a significant improvement to our terrific program while providing a much needed service to our community. Thank you for your time and attention to this request.

Sincerely,


Tom Hecht
Executive Director

A.5

Department of Planning
and Development
Planning Unit

City of
Madison



April 4, 1997

Tom Hecht
Woodland Montessori School
1124 Colby Street
Madison, WI 53715

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
808.266.4635
FAX 608.267.8739

SUBJECT: 114 Van Deusen Street

Dear Mr. Hecht:

The Plan Commission at its March 31, 1997 meeting determined that the conditional use standards could be met subject to the conditions below for a conditional use for the conversion of a house into a nursery school for up to ten children located at 114 Van Deusen Street.

In order to receive final approval of your proposal, the following conditions must be met:

The Plan Commission added the following conditions of approval:

1. The applicant shall prepare a transportation management plan to address parking issues and insure compliance with parking requirements by employees and parking or standing by parents' vehicles picking up or dropping off children at the nursery school.
2. The applicant shall meet with concerned neighbors regarding transportation and parking issues.

Please contact John Leach, City Traffic Engineering at 266-4761 if you have questions regarding the following three items:

3. When they submit plans for your permits, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing and proposed property liens, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls, and a scaled drawing at 2 inch = 20 feet.
4. Madison General Ordinance Section 28.08(2)(c)26. Conversion of any single-family or multi-family dwelling to any accessory use, provided that in no case shall there be any additional parking permitted on the residential lot.

The Day-Care Center should have provided a minimum of one (1) loading and unloading stall for every twenty (20) children in the facility, one (1) stall for every staff member, and one (1) additional stall which shall be signed "Loading & Unloading Only Fifteen (15) Minutes Limit" and noted on the plan.

Tom Hecht
April 4, 1997
Page 2

5. The Traffic Engineer may have additional comments and/or requirements upon review of the final building plans and site. This proposed project shall comply with all applicable Madison General ordinances and policies.

Please contact J.C. Carver, Madison Fire Department, at 266-4484 if you have questions regarding the following item:

6. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances. Additional comments and/or requirements may be noted upon review of the final building plans.

Please follow the procedures listed below to receive your conditional use approval.

1. Please revise plans per the above conditions and submit five (5) sets of the final site plans (including drainage and landscaping plans) to the Zoning Administrator. The parking plans are reviewed and approved by Traffic Engineering, Fire Department, City Engineering, and Zoning. Any of these agencies may call you to request additional information or to resolve problems.

2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting cover sheet approval.

3. No alteration of this conditional use shall be permitted unless approved by the City Plan Commission provided, however, the Zoning Administrator may issue permits for minor alterations. This conditional use approval shall become null and void within twelve months of the date of Plan Commission approval unless the use is commenced, construction under way, or a valid building permit is issued and construction commenced within six months of the date of issuance of the permit (28.12)(10)(h)(3). The Plan Commission shall retain jurisdiction over this conditional use for the purpose of resolving complaints against this approved conditional use.

If you have any questions regarding obtaining your building permit or occupancy permit, please call Sheri Milleville, Kathy Voeck or George Carran of the City Zoning staff at 266-4551.

Sincerely,

Bill Roberts

Bill Roberts
Planning & Development

cc: Ellen Arndorfer-William Humphrey
Zoning Administrator
City Engineering
Traffic Engineering

I hereby acknowledge that I understand and will comply with the above conditions of approval for this conditional use.

Applicant

Tom Hecht



WOODLAND MONTESSORI SCHOOL

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

May 22, 1997

Bill Roberts, Planning Unit
City of Madison Department of Planning and Development
P.O. Box 2985
Madison, WI 53701-2985

Dear Bill:

A neighborhood meeting was held at Woodland Montessori School on May 13, 1997 to discuss transportation, parking, noise, and other issues related to the property at 114 Van Deusen Street. Ald. Napoleon Smith was invited but was unable to attend the meeting. Eight interested neighbors and staff of Woodland Montessori School discussed a variety of issues surrounding the school and its expansion into the toddler facility next door. The discussion was very amicable and a broad consensus was reached.

The attached Transportation Management Plan addresses the concerns raised at the permit hearing as well as a number of concerns that came up at the neighborhood meeting. The school has succeeded in opening up a dialogue with the neighborhood and we've encouraged neighbors to contact us immediately if problems arise.

We believe this satisfies the outstanding conditions listed in your April 4th letter and that we will now receive final approval of our conditional use permit. We are proceeding with our application for a building permit to begin construction in June.

Thank you for your assistance throughout this process. We look forward to hearing from you.

Sincerely,

Tom Hecht
Executive Director

Enc.

cc: Ald. Napoleon Smith

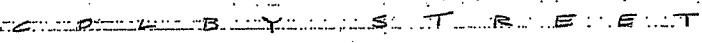
A.S

6

Master Transportation Management Plan

Woodland Montessori School (WMS) encourages all parents and staff to be good neighbors and respect our nearby residents and surroundings. In an effort to reduce traffic congestion and address neighborhood concerns, the following plan has been developed. This plan should serve as a guide and insure compliance with parking requirements by employees and parking or standing by parents' vehicles picking up or dropping off children at school.

- ☞ **All Woodland families must obey all traffic signs and parking restrictions. Do not park too close to the intersection or the fire hydrant. Park only in the direction of traffic.**
- ☞ **Parents are encouraged to Car Pool. Each fall, the school will post a map of Dane County showing family locations to assist in this effort.**
- ☞ **Staff are required to park further away from the school down Colby or Van Deusen streets to maximize parent access to the building.**
- ☞ **Parents are encouraged to park on the school side of the street. Parents are asked not to park on the south side of Van Deusen Street.**
- ☞ **Parents who violate these guidelines will be warned verbally and written notices will be placed on car windshields. WMS will place signs on school doors and bulletin boards to alert parents about recurrent problems. After several warnings, WMS will contact city parking authorities and encourage them to issue tickets to persistent violators.**
- ☞ **WMS will seek open communications with neighbors regarding parking issues. The school will support a neighborhood initiative to install stop signs at the corner of Colby and Van Deusen and to add yellow paint to the curbs to discourage parking in undesirable locations. WMS will also explore staggered drop off and pick up times to reduce traffic flow at peak times.**



600

REVISIONS
5 MAY 97

12088 ATWOOD AVENUE, MADISON, WI 53704 608/246-8846

PART A

Occupant Notification Fee: \$50
 Conditional Use: \$300
 Rezoning: \$600 for the first acre +
 \$100 for each acre or
 fraction of an acre in
 excess of one (1).

FOR OFFICE USE ONLY:

Fee Paid/Adjacent Notification N/A
 Date Received 5-12-99
 Parcel No. 0709-261-0815-5
 Aldermanic District 13- Matt Sloan
 GO existing CU-
 Zoning District R-2
 For complete submittal:
 Application ☒
 Legal Description ☒
 Letter of Intent ☒
 Plans ☒
 Zoning Text N/A

The following information is **REQUIRED** for ALL applications for Plan Commission review:

1. Address of Site: 114 VAN DEUSEN STREET
 Name of Project: WOODLAND MONTESSORI SCHOOL TODDLER HOUSE
2. This is an application for (check at least one):
☐ Rezoning from _____ to _____
☐ Conditional Use
☐ Demolition Permit
☒ Other (Describe) MAJOR ALTERATION TO EXISTING CONDITIONAL USE
3. You must include or attach a legal description -- Lot and block number of recorded certified survey map or plat, or metes and bounds by surveyor, engineer, title company, etc., (Note: A "Plat of Survey" or "Site Plan" is NOT a legal description). Any extra costs to the City, because of legal description problems, are to be paid by the applicant. (Any application, without a proper, complete and appropriate legal description, will NOT be processed). See attached instruction sheet regarding submittal of legal descriptions on computer diskette.
THE EAST 40 FEET OF LOTS 18, 19 AND 20, BLOCK 2,
LAKESIDE ADDITION TO SOUTH MADISON, CITY OF MADISON,
DANE COUNTY, WISCONSIN
4. General description of the project or intended use(s) of this property.
EXISTING CHILD CARE CENTER, TO BE EXPANDED FROM
10 CHILD CAPACITY TO 20 CHILD CAPACITY.

5. Are there existing buildings on this site? YES
 What is the present zoning of this site? R-2 (WITH CONDITIONAL USE)
 What are the present uses of this site? CHILD CARE CENTER

6. Do you intend to use the existing building(s)? YES

7. What exterior changes are proposed to the existing building(s)? A 19'-8" X 33' ONE-STORY ADDITION WOULD BE ADDED TO THE EXISTING TWO-STORY HOUSE.

8. What interior changes are proposed to the existing building(s)? AN OPENING WOULD BE CREATED TO CONNECT EXISTING SPACE TO THE NEW SPACE, WHICH WILL CONTAIN ANOTHER CLASSROOM, TOILET AND KITCHEN FACILITY.

9. Will the proposal require a new building or addition? ADDITION
 When do you wish to occupy this site or building? FALL 1999 (FULL USE- IS CURRENTLY OCCUPIED)

10. Does this proposal involve any development in the public right-of-way?
 No ☒ Yes ☐ Explain: _____

11. Please print (or type) name and mailing address of the property owner. (Please include all owners involved in partnerships)
Woodland Montessori School
1124 Colby St.
Madison, WI 53715
 Phone: 256-8076 Fax: 256-5423

 Please print (or type) name and mailing address of a contact person for this project [the person that can answer any questions regarding this application or project plans and will appear at the public hearing(s)]. JIM GLOCK, GLOCK ARCHITECTS
116 N. FEW STREET, MADISON, WI 53703
 Phone: 251-2551 Fax: 251-2550

12. Property owner's authorization signature: Bernie White (Director)
 [If offer to purchase or contract owner, please indicate below (check one). Architect's, real estate agent's, contractor's or tenant's signature is NOT adequate].
 Owner ☒ Offer to Purchase ☐ Other (Explain _____)

13. It is extremely important that you inform the ALDERPERSON of this district about your proposal as soon as possible. Have you done this prior to submission of the application? Yes ☒ No ☐
Napoleon Smith is aware of the project. Our new alderperson will be contacted immediately.

For Conditional Use applications, the Zoning ordinance states:


"Section 28.12(10)(g), Standards. No application for a conditional use shall be granted by the City Plan Commission unless such commission shall find all of the following conditions are present:

Post-It brand fax transmittal memo 7671	
To: KATHY VOCK	From: CALVECK ARCHT
Dept: ZONING	Phone: 251-2551
Fax: 251-2551	

1. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
2. That the uses, values and enjoyment of other property in the neighborhood, for purposes already permitted, shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. That the conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located.
7. That when applying the above standards to any new construction of a building or an addition to an existing building, the City Plan Commission:
 - a. Shall bear in mind the statement of purpose for the zoning district, such that the proposed building or addition at its location does not defeat the purposes and objective of the zoning district; and
 - b. May require the applicant to submit plans to the Urban Design Commission for comments and recommendations; and
 - c. May consider the use of the proposed building as it relates to the City's Land Use Plan."

The undersigned applicant or authorized agent of the applicant hereby certifies that he or she has read all of the information contained in this application and that the same is true and correct.

The undersigned further understands and agrees that any review, recommendation, approval, or permit, based upon any statement, drawings, plans, evidence or information furnished by the applicant or any agent of the applicant to the Plan Commission or Common Council with respect to the project which is the subject of this application and which at the time made is misleading, inaccurate, untrue or incorrect in any material respect, shall be declared null and void by the Commission, issuing written notice thereof to the applicant or designated agent without further public hearing.


ARCHITECT
5/12/99
 Applicant Signature (Relationship to owner) Date

Please print (or type) name and mailing address of above applicant: JAMES GLUECK /
 GLUECK ARCHITECTS 116 N. FEW ST. MADISON, WI 53703

Phone 608 251-2551 Fax 608 251-2550

apla.wpd
2/3/98



WOODLAND MONTESSORI SCHOOL

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

May 12, 1999

Letter of Intent for Major Alteration to Existing Conditional Use

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

Dear Sir,

Woodland Montessori School is filing this application to request approval of a major alteration to our existing conditional use permit to allow for an addition to our existing Woodland Montessori School Toddler House. Enclosed is a copy of our original letter of intent which was used for our original conditional use permit. It is our intention to use the new addition to house a classroom, bathroom and kitchen area for toddlers ages 2-3 ½ years.

The new classroom would provide care for up to 10 additional children weekdays throughout the year from 7:15 A. M. until 5:30 P.M. We would be adding a wheelchair accessible toilet room and entrance to the existing building on the first floor. Presently the bathroom is upstairs with offices and is not accessible to disabled staff or children.

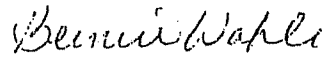
Woodland Montessori has been a member of this community for almost 30 years. During that time we have strived to meet the needs of the community and neighborhood with our programs. In recent years the demand for toddler care has increased. We are trying to keep up with the demand and to allow for those children that need smaller groups and who are not quite ready for the pre-school to remain in the Toddler House after age two years. In accordance with Wisconsin State Licensing we are not able to keep children in the existing toddler house after age 2 ½ because the bathroom is not on the first floor.

We are planning our addition to be 650 square feet on one story. The lot size is .124 acres or 5414 square feet. We do not plan on using a dumpster. The garbage will be taken to the pre-school garbage cans nightly. Maintenance equipment will be kept on the pre-school site. The school owns a snow blower and will use it for the Toddler house snow removal. We anticipate adding two F.T.E. employees to the two F.T.E. employees already working at the Toddler House for a total of four F.T.E. employees.

Woodland Montessori School plans to commence construction in June of 1999 and plans to complete construction by September 1999. We are working with Glueck Architects, Adams Construction and Badger Surveying and Mapping.

We respectfully request your careful consideration and approval of this major alteration request. Thank you for your time and attention to this request.

Sincerely,



Bernice Wahle
Director

Signed letter

Department of Planning
and Development
Planning Unit

City of
Madison



June 9, 1999

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
608 266 4635
FAX 608 267 8739

Mr. Jim Glueck
Glueck Architects
116 North Few Street
Madison, WI 53703

SUBJECT: Woodland Montessori School Conditional Use

Dear Mr. Glueck:

The Plan Commission at its June 7, 1999 meeting determined that the conditional use standards could be met subject to the conditions below for a conditional use for the expansion of a nursery school located at 114 Van Deusen Street.

In order to receive final approval of your proposal, the following conditions must be met:

Please contact John Leach, City Traffic Engineering at 266-4761 if you have questions regarding the following five items:

1. When plans are submitted 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 and proposed property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), and a scaled drawing at 1" = 20'. Contact City Traffic Engineering if you have questions.
2. When site plans are submitted for approval, the developer shall provide a recorded copy of the joint driveway ingress/egress and crossing easements available to all lots in the project.
3. Reference is made to the attachments relating to the Plan Commission's two (2) added conditions of approval of March 31, 1997 and the related correspondence to the Department of Planning and Development from the Woodland Montessori School.

4. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.
5. The Traffic Engineer may have additional comments and/or requirements upon review of the final building plans and site plans. This proposed project shall comply with all applicable Madison General Ordinances and policies.

5. The Traffic Engineer may have additional comments and/or requirements upon review of the final building plans and site plans. This proposed project shall comply with all applicable Madison General Ordinances and policies.

Please contact J.C. Carver, Madison Fire Department, at 266-4484 if you have questions regarding the following two items:

6. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances. Additional comments and/or requirements may be noted upon review of the final building plans.
7. All fire protection system plans and specifications is required to be reviewed by the Madison Fire Department.

7. All fire protection system plans and specifications is required to be reviewed by the Madison Fire Department.

Please contact Kathy Vocek the Assistant Zoning Administrator at 266-4551 if you have questions regarding the following two items:

8. Provide a minimum of two bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. the bike racks shall be securely anchored to the ground or building to prevent the racks from moving.
9. Obtain a Certificate of Occupancy for the increase of the number of children allowed in the nursery school.

9. Obtain a Certificate of Occupancy for the increase of the number of children allowed in the nursery school.

Please follow the procedures listed below to receive your conditional use approval.

1. Please revise plans per the above conditions and submit five (5) sets of the final site plans (including drainage and landscaping plans) to the Zoning Administrator. The parking plans are reviewed and approved by Traffic Engineering, Fire Department, City Engineering, and Zoning. Any of these agencies may call you to request additional information or to resolve problems.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting cover sheet approval.
3. No alteration of this conditional use shall be permitted unless approved by the City Plan Commission provided, however, the Zoning Administrator

7. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting cover sheet approval.

3. No alteration of this conditional use shall be permitted unless approved by the City Plan Commission provided, however, the Zoning Administrator:

may issue permits for minor alterations. This conditional use approval shall become null and void within twelve months of the date of Plan Commission approval unless the use is commenced, construction under way, or a valid building permit is issued and construction commenced within six months of the date of issuance of the permit (28.12)(10)(h)(3). The Plan Commission shall retain jurisdiction over this conditional use for the purpose of resolving complaints against this approved conditional use.

If you have any questions regarding obtaining your building permit or occupancy permit, please call Kathy Voeck or George Carran of the City Zoning staff at 266-4551.

Sincerely,



Alan J. Martin
Planning & Development

I hereby acknowledge that I understand and will comply with the above conditions of approval for this conditional use.


 Applicant

cc: Zoning Administrator
 City Engineering
 Traffic Engineering
 Woodland Montessori School, Ms. Bernice Wahle, Director, 1124 Colby
 St., Madison, WI 53715

COLBY STREET

135.40

YAN DEUSEN STREET

LEGAL DESCRIPTION: THE EAST 40 FEET OF LOT 16, 1920. BLOCK 2, LAKESIDE ADDITION TO SOUTH MADISON, CITY OF MADISON DANE COUNTY, WISCONSIN.

Site PLAN

⑨

EXIBTING SIGNAGE WILL REMAIN

PARKING: 2 STALLS REQUIRED, 11 STALLS PROVIDED, 1 HANDICAP STALL PROVIDED, 1 HANDICAP PARKING LOT LIGHTING. ONE CLUMP TYPE METAL HALIDE POLE MOUNT PICTURE TO MEET CITY REQUIREMENTS WILL BE PROVIDED

**SITE AREA: 5414 SQUARE FEET
(.124 ACRES)**

alt Plan/Parking Facility Approval
☒ CU ☐ PUD(SIP) ☐ PCD(SIP)

Address 114 VAN DEUSEN	
Contact Person JIM GUECK	Phone 251-2551
Zoning H-1C-1000	Date 6-10-99
Planning J. C. P. 6-10-99	-Lighting CED
Trail: Engineering J. C. P.	Date 6/10/99
Risks	Date
City Engineering J. C. P.	Date 6/14/99
LDAP Fee	Drainage Fee
Detention Fee	Date Paid
Water	Date
Fire J. C. P.	Date 6-10-99

3/7/93 4/23/93 5/17/93	WOODLAND MONTESSORI 114 VAN DEUSEN STREET MADISON, WISCONSIN	duck architects 11411 15th Ave. S.W. Madison, WI 53707	95302 of
------------------------------	--	---	---------------

Correspondence from Parents over
(mt)



Woodland Montessori School

January 9, 2012

Dear Mr. Matt Tucker,

I understand that you have been in contact with Scott Braun, our Board President, in regard to a complaint by Mr. Noel Hooper Lofton. I want to thank you in advance for agreeing to come to the school and meet with us on Wednesday January 11th at 8:30, and I want make sure you get any information you need to look into this complaint.

Please find below several examples in how we comply with the Woodland Montessori School's *Master Transportation Management Plan* to minimize the impact our school has on the parking situation in the Bay Creek neighborhood.

Staggered arrival and departure times. In regards to enrollment and timing, the school enrolls approximately 100 students, and there are 4 different arrival times and 8 different departure times – this is an attempt to stagger the amount of parking congestion in the neighborhood.

A majority of the students arrive at the 8:15/8:30 time, but about 20% of the students arrive at the 7:15/7:30 arrival. Approximately one third of our students depart at the 12:15/12:30, another third at the 2:15/2:30 departure, and the final third stay until the end of the day, either leaving at 4:15/4:30 or 5:15/5:30. I would say that close to 15% of our families come from the Bay Creek Neighborhood.

Encourage biking, walking, and carpooling. The Montessori philosophy is a method that strongly supports environmentalism. Maria Montessori writes at length about teaching children to respect the environment. The clientele and workforce at WMS tend to be like minded in regards to the environment, and a large percentage, especially during the warm months, walks or bike to school. Feel free to notice the many bikes and bike trailers parked at drop-off at least 6 months out of the year.

Our original Master Transportation Management Plan posted map to show families locations to assist in carpooling efforts. Now, with modern technology, we publish and email a roster to encourage carpooling efforts.

Parking. WMS does do several things in regards to parking. When parents improperly park, the WMS administration contacts the family in a timely manner requesting them to correct the action going forward. In all of our enrollment materials there are maps and explanations regarding parking, where one should park, and requesting that we all be respectful of our neighborhood. Please review page 7 of the attached WMS Parent Manual for an example. We also regularly put out reminders in our weekly emails requesting that our families to be respectful of the neighborhood. We also encourage the use of carpooling by annually publishing a school directory listing where families reside if they wish to be listed.

Encouraging Open Communication. We have friendly relationships with our neighbors, often waving and saying hello day to day. We have both alumnae and current families in the Bay Creek neighborhood who often stop in or call regarding neighborhood issues. Our non-WMS neighbors also come to us for help and requests, for example, one year, the lady who lived next door to us on Colby Street, asked if we could keep parents from parking directly in front of her house due to some mobility challenges she was experiencing. Through direct communication with our families we were able to accommodate this request.

References. Please feel free to reference Connie Williams or Monica Host with the City of Madison Child Care Accreditation Program to offer additional examples of how Woodland Montessori School has put forth effort to keep neighborly relations in Bay Creek positive. Our neighborhood police officers, Matt Wenzel and Jim Morivac, will also attest to Woodland's continued efforts to respond to concerns and keep the neighborhood peaceful.

Neighborhood Thank you Event. Part of our current strategic plan lists implementing an annual neighborhood "thank you" event, our first of which was hosted last spring. The neighborhood helped us to celebrate our 40 years in the community of Bay Creek. Several neighbors came and ate cake and enjoyed the festivities. I think you will find that most of our community values having WMS in the neighborhood.

Little Library. Part of our continued efforts to be a positive contribution to the neighborhood includes the decision to install a *Little Library* in the front of the school. To read more about the *Little Library* initiative please see. Essentially by adding this little house to store books, and a bench for reading, we hope to foster more community and goodwill in the Bay Creek neighborhood. The library will be added over the next month.

I hope this information is helpful, and let me know if you need anything further.

Thank you Mr. Tucker, and I look forward to meeting you on Wednesday.

Sincerely,

Erin R. Trondson

Head of School

Woodland Montessori School