



# City of Madison

## Conditional Use

Location  
6400 Schroeder Road

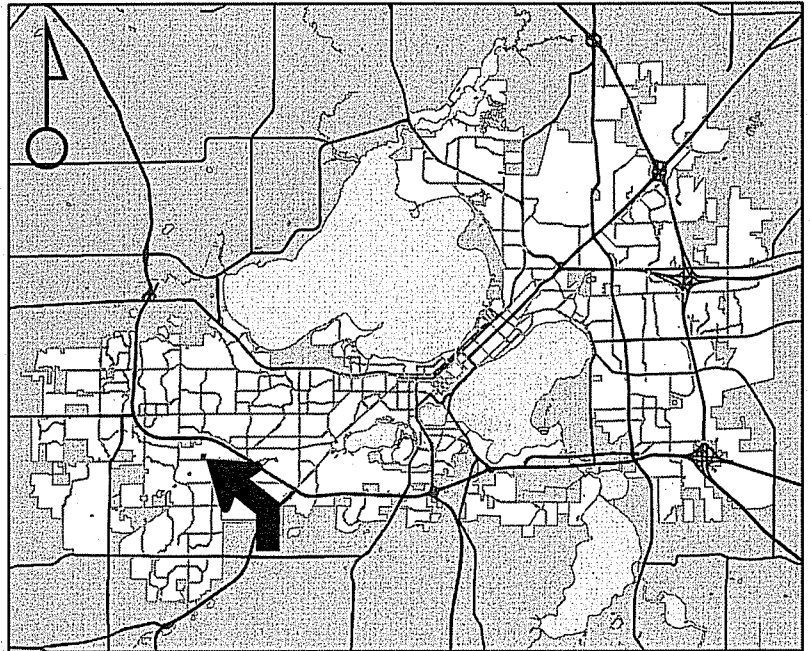
Project Name  
Lighthouse School

Applicant  
Karon Morten – Intervarsity Christian Fellowship / Marcio Sierra – Lighthouse Church

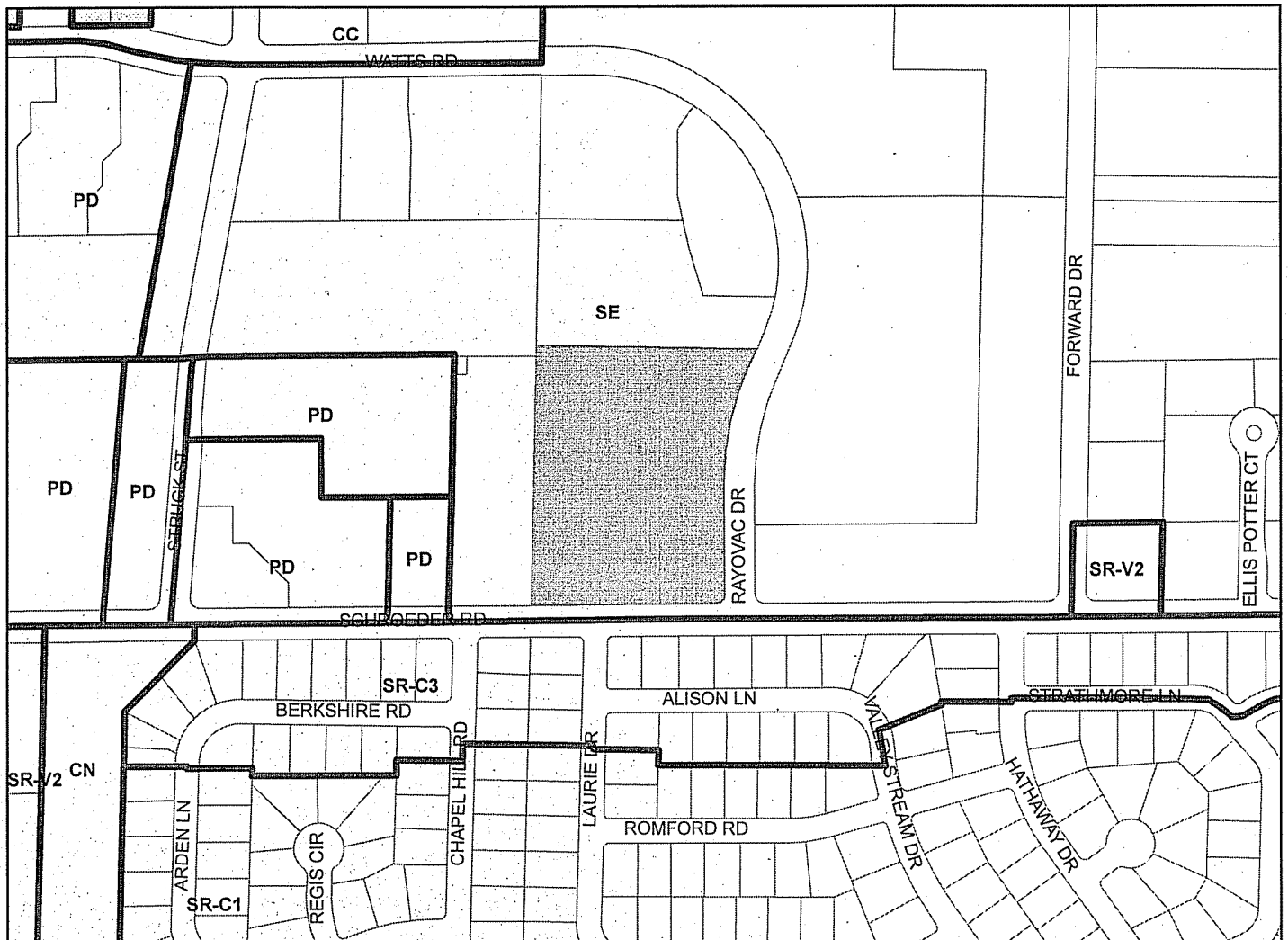
Existing Use  
Office Building

Proposed Use  
Convert office building into private school in Urban Design Dist. 2

Public Hearing Date  
Plan Commission  
06 March 2017



For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 27 February 2017





# 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 12/21/16

Received By [Signature]

Parcel No. 0708-254-0076-9

Aldermanic District 19 - Clear

Zoning District SE

Special Requirements Ex. CU, UDD#2,

Review Required By: Landscape Buffer

Urban Design Commission     Plan Commission

Common Council                       Other: \_\_\_\_\_

Form Effective: February 21, 2013

LNDUSE-2017-00005  
Madison WI 53711

1. Project Address: 6400 Schroeder Rd.  
Project Title (if any): Lighthouse 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: Karon Morten Company: InterVarsity Christian Fellowship  
 Street Address: 635 Science Dr City/State: Madison WI Zip: 53711 USA  
 Telephone: (608) 274-9001 Fax: ( ) Email: kmorten@intervarsity.org

Project Contact Person: Mario Sierra Company: Lighthouse Church  
 Street Address: 5202 Regent St. City/State: Madison Zip: 53705  
 Telephone: (608) 445-1317 Fax: ( ) Email: msierrajr@lighthouseinmadison.org

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: sale & remodel of site for use as a school - please see letter of intent.

Development Schedule: Commencement 11/1/17 Completion 8/31/17

**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:

32  
11x17

- ~~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:

32

- |   |   |  |
|---|---|--|
| • 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                          |   |  |

0

- Filing Fee:** Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer.* <sup>to bla non-profit</sup>
- 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. - Email has been sent from info@lighthouseinmadison.org
- 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:

→ Waiver granted by Alderman Mark K Cleon on 12/19/2016. Email has been sent.  
→ 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: Chris Wells Date: 12/6/2016 Zoning Staff: Jenny Kirchgatter Date: 12/6/16

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

Name of Applicant InterVarsity Christian Fellowship/NSA Relationship to Property owner  
Authorizing Signature of Property Owner KUMDmak VP Date 12/20/16

December 20, 2016

**Re: Letter of Intent for Conditional Use Permit for Lighthouse School use of 6400 Schroeder Road**

The intention of the Application is to obtain Conditional Use Permit to use the property (southernmost building at 6400 Schroeder Road) as Lighthouse Christian School.

The building is currently owned by InterVarsity Christian Fellowship and has been used for 18+ years as an office building and training (educational) center for their national staff which focus on college-age Christian ministry. The building has been empty for approximately 18 months. The proposed use will be very much in keeping with the recent use by Intersvarsity.

There are two educational facilities immediately to the west along Schroeder Rd – The Waldorf School at 6510 Schroeder Rd and La Petite Academy at 6514 Schroeder Rd.

Intervarsity intends to split the parcel into two parcels through the CSM process which will run concurrently to the Conditional Use Application process. This is because Intersvarsity has a current long-term tenant (TDS) in the north building. Both TDS and Intersvarsity would like to continue that arrangement in the northernmost building.

**Project Team**

Intervarsity Christian Fellowship, 635 Science Dr, Madison

Represented by: Annette Gelbach, Key Commercial Real Estate, [agelbach@keycomre.com](mailto:agelbach@keycomre.com)

Lighthouse Christian School, 5202 Regent St, Madison

Pastor Marcio Sierra, [msierrajr@lighthouseinmadison.org](mailto:msierrajr@lighthouseinmadison.org)

Consulting staff: Brian Miller, [miller0969@gmail.com](mailto:miller0969@gmail.com) and Fred Grossenbach, [fgrossenbach@gmail.com](mailto:fgrossenbach@gmail.com)

Robin Roberts, Roberts Construction, [robin@nciroberts.com](mailto:robin@nciroberts.com)

**Existing Conditions**

The listing can be found at <http://propertydrive.com/images/proppics/59451pic2.pdf>. This document contains descriptions of the exterior, interior and mechanicals. It also contains several helpful maps/photos.

The parcel is 3.58 acre, 36,800 sf single story building built in 1968 and occupied by Intersvarsity for the past few decades. Lighthouse School intends to keep the basic layout of the parking lot. A second building and satellite farm on the property is not for sale and it will be divided off via CSM process. Intersvarsity Christian Fellowship and Lighthouse Church will work on doing cross easements for the access for the TDS building from the Schroeder Rd. Entrance; currently there are only 4-6 cars that need to use the parking spots at the TDS building.

Finally, we are aware of the underground sewer, water and storm service that travels from the TDS building under the proposed Lighthouse School to Schroeder Rd. As part of the purchase, Lighthouse will grant maintenance and access easement for this utility.

### **Project Schedule**

Anticipated Plan Commission Review:	February 6, 2017
Anticipated Conditional Use Permit:	March 15, 2017
Anticipated Closing:	March 31, 2017
Renovation:	April – July 2017
School year begins:	September 1, 2017

### **Proposed Use**

Lighthouse Christian School currently operates at the corner of Whitney Way and Regent on the Westside. There are currently 93 students in grades PreK – 6. Relocation of the school would better serve the low-income minority population of Madison by allowing the school to expand gradually on the following 6-year growth schedule:

2017/18 School year – 150 students

2022/23 School year – 255 students

Maximum growth will be Grades PreK – 8<sup>th</sup>, utilizing 19 classrooms within the building.

### **Hours of Operation**

Typical school schedule of Monday – Friday 7:30am – 5:30pm, with some evening and weekend community activities.

### **Auto and Bike Parking Stalls**

Most Lighthouse students are driven via carpool. Based on current trends, we anticipate 2.5-3 students per vehicle. This means that during the drop-off and pickup windows that there will be approximately 50-70 vehicles making the trip into LCS parking lot. Also, because 75% of students participate in before- and after-school programs, the high-traffic window is spread out across 60 minutes in the morning and across 150 minutes in the afternoon.

The site will maintain approximately 70 parking stalls. We anticipate about 30 of these will be used by staff and parents during the school day. This will be quite a few less than under its previous use with Intervarsity. The lot will also feature a drop-off and pickup area directly outside of the front door. Cars will flow through the parking lot in a counter-clockwise pattern.

Few Lighthouse students use Madison Metro, but for those who do, there is ample rush-hour service along Schroeder Road via Buses #50 and #58. Lighthouse Christian School will provide crossing guard service for those children who need it during morning and dismissal hours. Also – as part of its long-term plan, LCS is considering private school bus service from certain parts of the city to deliver students.

The demographics of Lighthouse School are such that it draws from many neighborhoods/areas of greater Madison and so only a small percentage of children will ride bikes. However, for those who do,

we will add bike parking near the entrance (southwest corner of the building) and easily accessible from the neighborhood across Schroeder Rd to the south.

**Lot Coverage & Usable Open Space**

We anticipate no significant changes except the inclusion of a playground on the back (east) side of the school. Also, a sidewalk will be added to deliver pedestrians from the sidewalk along Schroeder Rd directly to the school entrance, without having to walk on the driveway.

**Estimated Project Cost**

We anticipate the interior and minor exterior renovation to cost between \$700,000 and \$1,000,000.

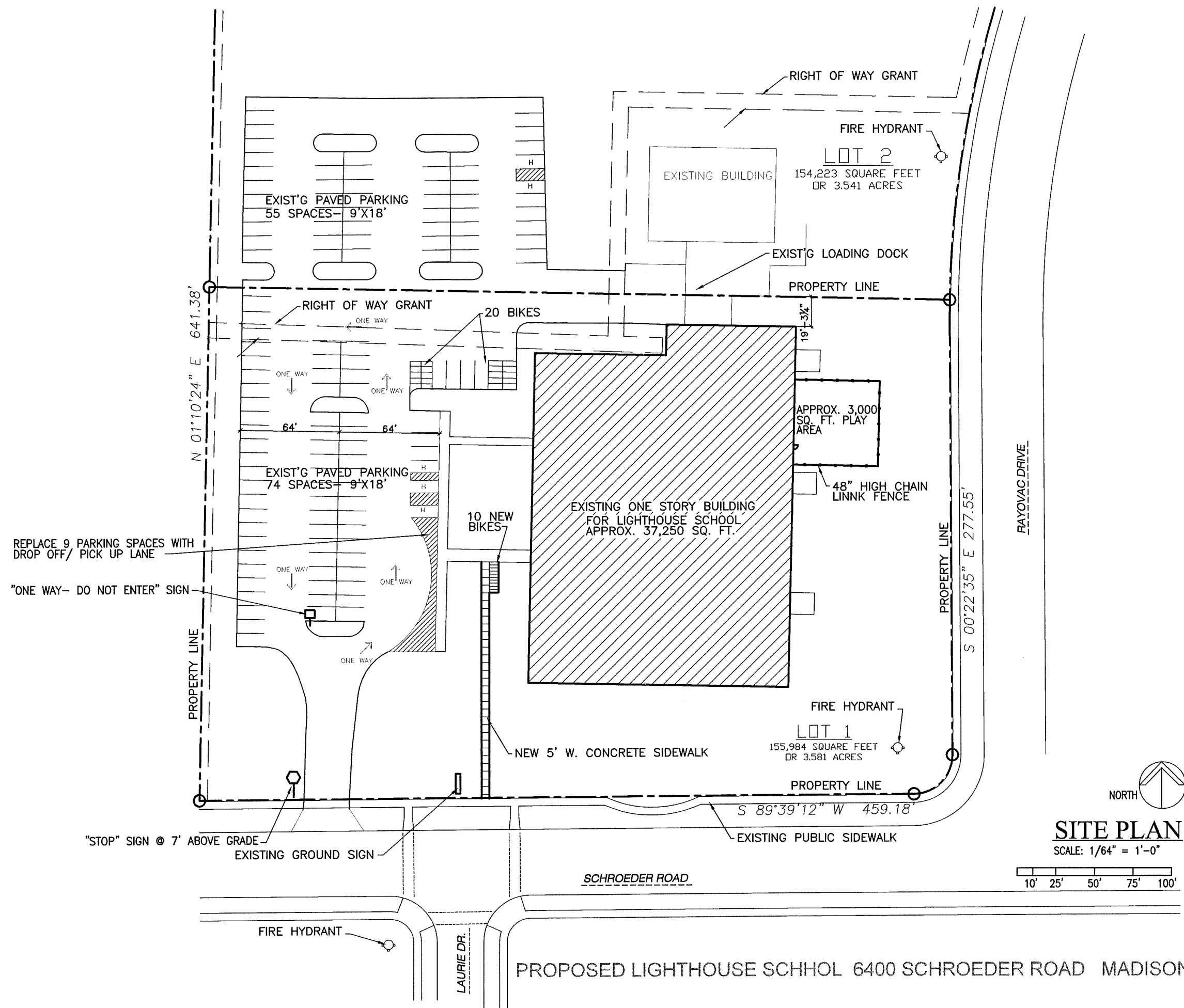
**Public Subsidy Requested**

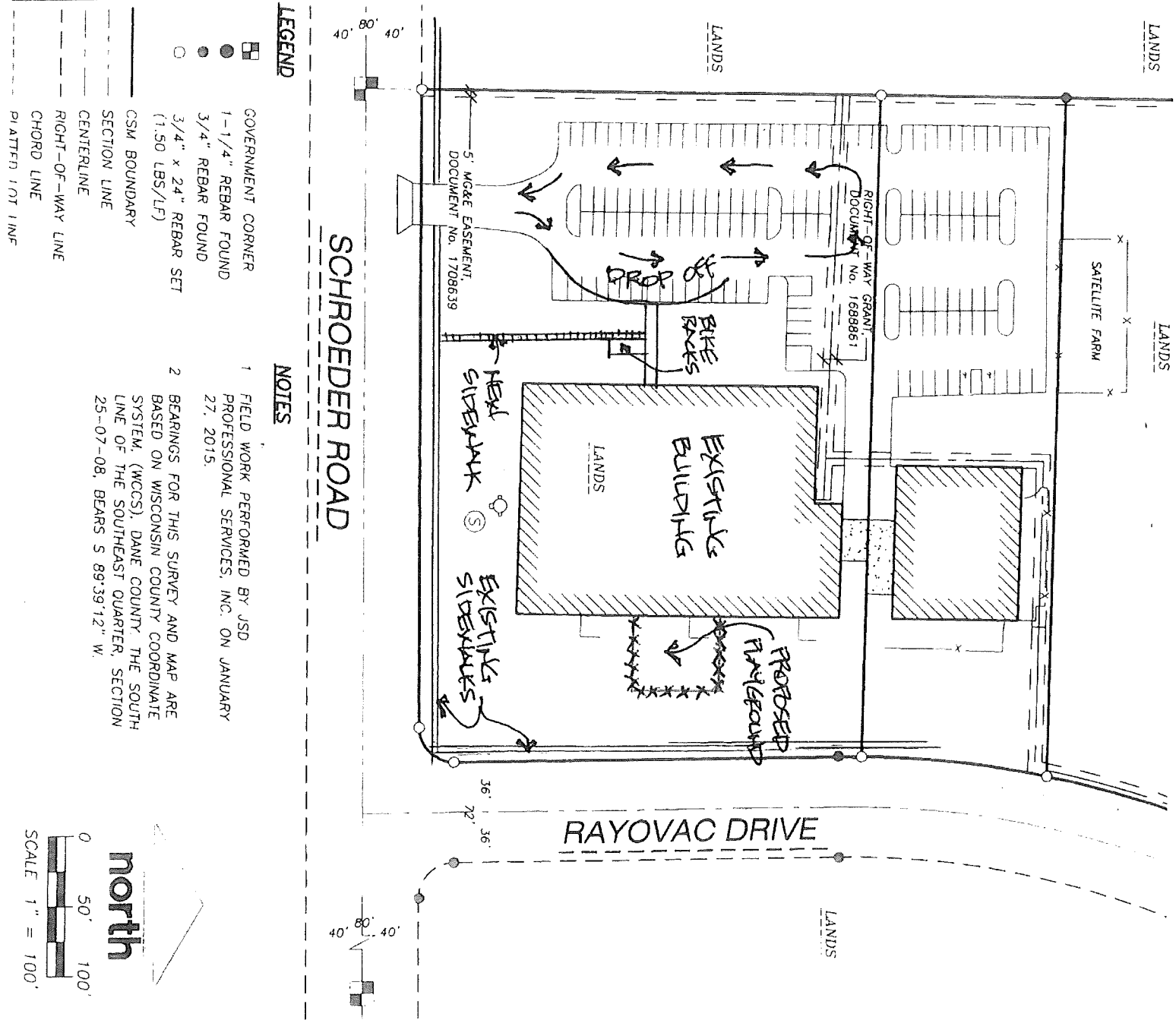
We are requesting no local public subsidy for the purchase, renovation or operation of the building. It is worth noting, however, that Lighthouse is a part of the Wisconsin Parental Choice Program, which grants parents vouchers that they can use for tuition payments at private or charter schools of their choice.

Contact Marcio Sierra ([msierrajr@lighthouseinmadison.org](mailto:msierrajr@lighthouseinmadison.org)) for more information about this application.









LIGHTHOUSE SCHOOL (PROPOSED)  
 6400 SCHROEDER RD.  
 MADISON, WI  
 12.7.14 REV. 12.19.16



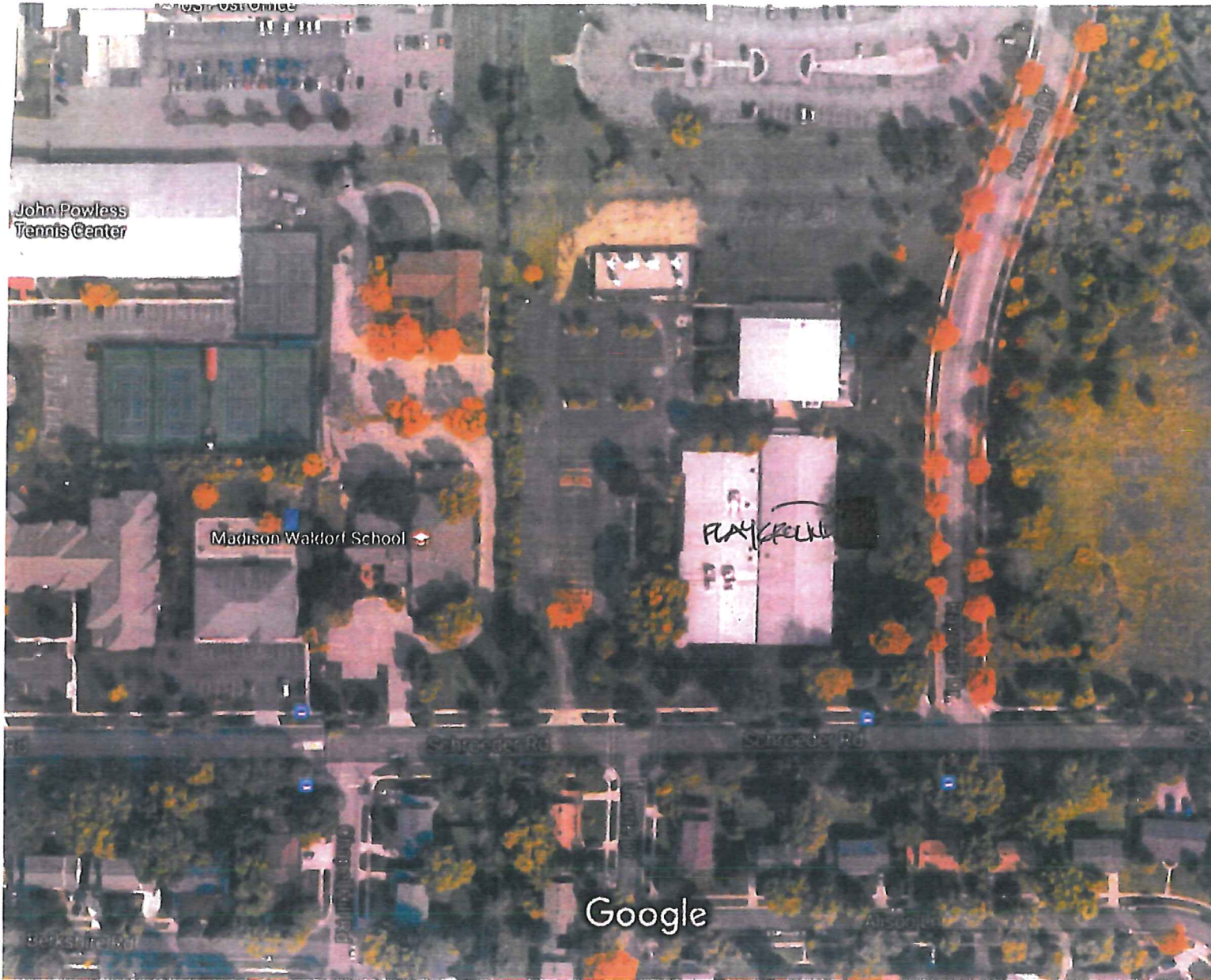
701 E. Washington Avenue., Ste 103  
 Madison, WI 53703

12.19.16

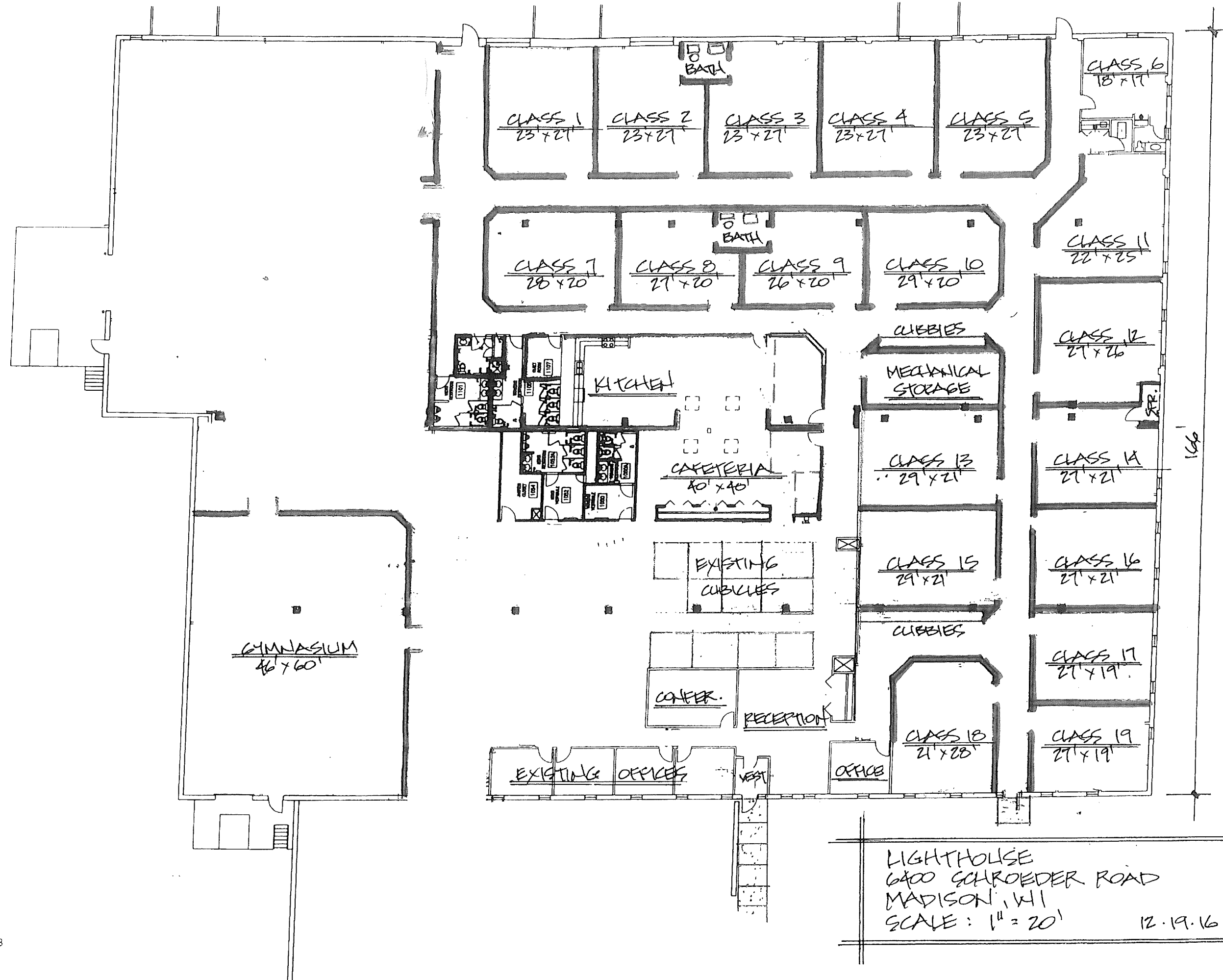
6400 schroeder road madison, wi - Google Maps

PROPOSED LIGHTHOUSE SCHOOL

6400 schroeder road madison, wi



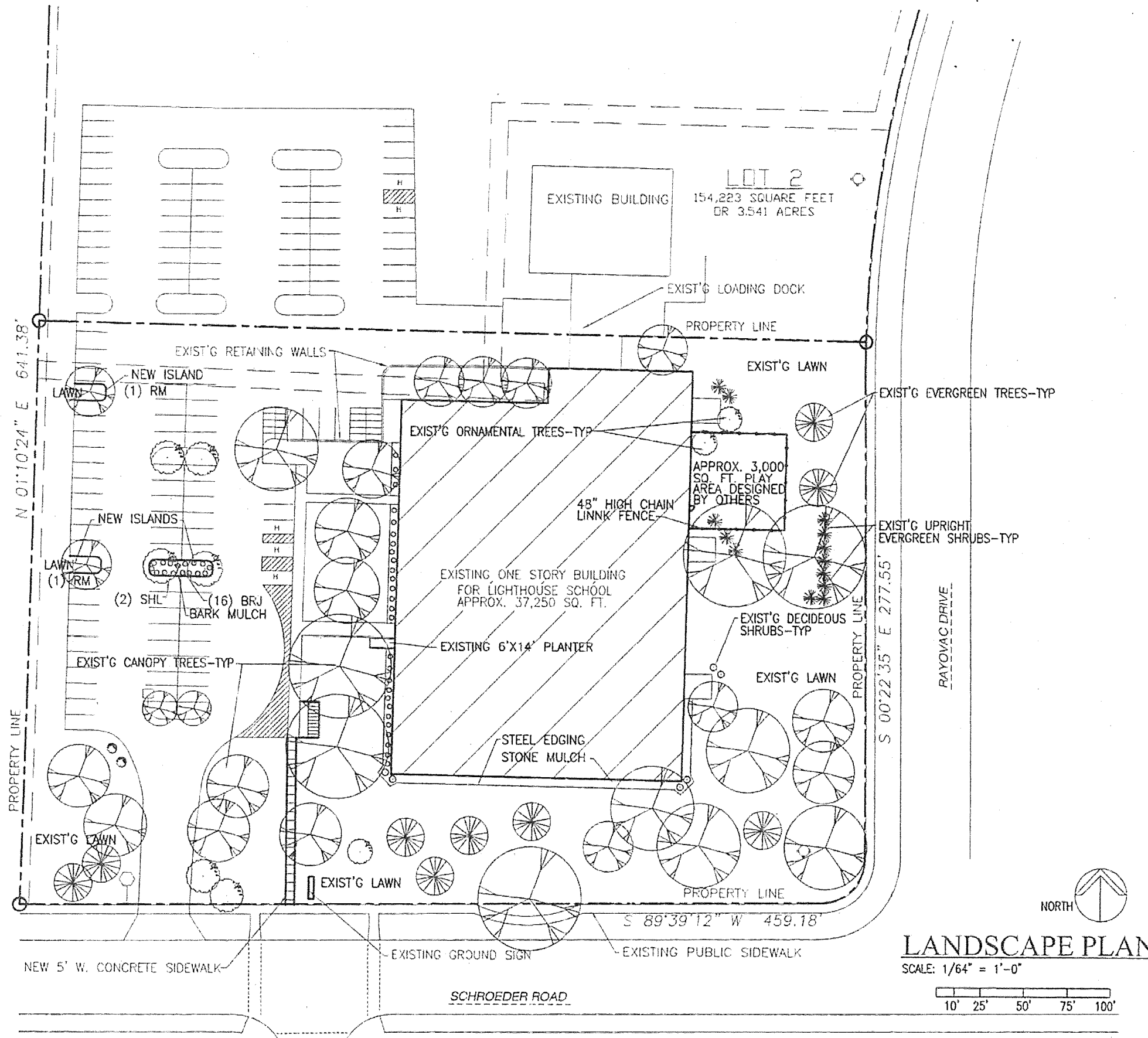
Imagery ©2016 Google, Map data ©



LIGHTHOUSE  
 6400 SCHROEDER ROAD  
 MADISON, WI  
 SCALE: 1" = 20'  
 12.19.16



701 E Washington Avenue, Ste 103  
 Madison, WI 53703



**Zoning Classification:**

**Landscape Points Required**

Developed Area = 40,088 SF

Landscape Points Required: 40,088/300 = 134 units  
134 units x 5 points/unit = **135 points**

**Total Landscape Points Required**

**670 points**

**Landscape Points Supplied**

Existing canopy trees - 27 @ 35 = 945 points  
Proposed canopy trees - 4 @ 35 = 140 points  
Existing evergreen trees - 9 @ 35 = 315 points  
Proposed evergreen trees - 0 @ 35 = 0 points  
Existing ornamental trees - 8 @ 15 = 120 points  
Proposed ornamental trees - 0 @ 15 = 0 points  
Existing upright evergreen shrubs - 12 @ 10 = 120 points  
Proposed upright evergreen shrubs - 0 @ 10 = 0 points  
Existing deciduous shrubs - 8 @ 3 = 24 points  
Proposed deciduous shrubs - 0 @ 3 = 0 points  
Existing evergreen shrubs - 30 @ 4 = 120 points  
Proposed evergreen shrubs - 16 @ 4 = 64 points  
Existing perennials & grasses 0 @ 2 = 0 points  
Proposed perennials & grasses 0 @ 2 = 0 points

Total landscape points supplied = **1,728 points**

**PLANT LIST**

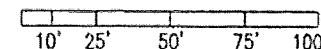
KEY	QUAN	SIZE	COMMON NAME	ROOT
<b>Canopy Trees</b>				
ECT	27	12'+	Existing Canopy Trees	EX
RM	2	2 1/2'	Northwood's Red Maple	BB
SHL	2	2 1/2'	Skyline Honeylocust	BB
<b>Ornamental Trees</b>				
ECT	8	6'+	Existing Ornamental Trees	EX
<b>Evergreen Trees</b>				
EET	9	10'+	Existing Evergreen Trees	EX
<b>Upright Evergreen Shrubs</b>				
EUES	10	6'+	Existing Upright Evergreen Shrubs	EX
<b>Deciduous Shrubs</b>				
EDS	8	4'+	Existing Deciduous Shrubs	EX
<b>Evergreen Shrubs</b>				
EES	30	36'+	Existing Evergreen Shrubs	EX
BRJ	16	2 G	Blue Rug Juniper	Con

**NOTES:**

- 1) Designated seeded lawn areas in new parking lot islands to receive a minimum of 4" of topsoil, seed (Madison Parks mix), starter fertilizer, and mulch (straw or straw mat).
- 2) Designated new parking lot island planting bed to be mulched with shredded hardwood bark mulch spread to a depth of 3".
- 3) Individual new trees lawn areas in parking lot islands to receive shredded hardwood bark mulch plant rings (4" diameter) spread to a depth of 3".

**LANDSCAPE PLAN**

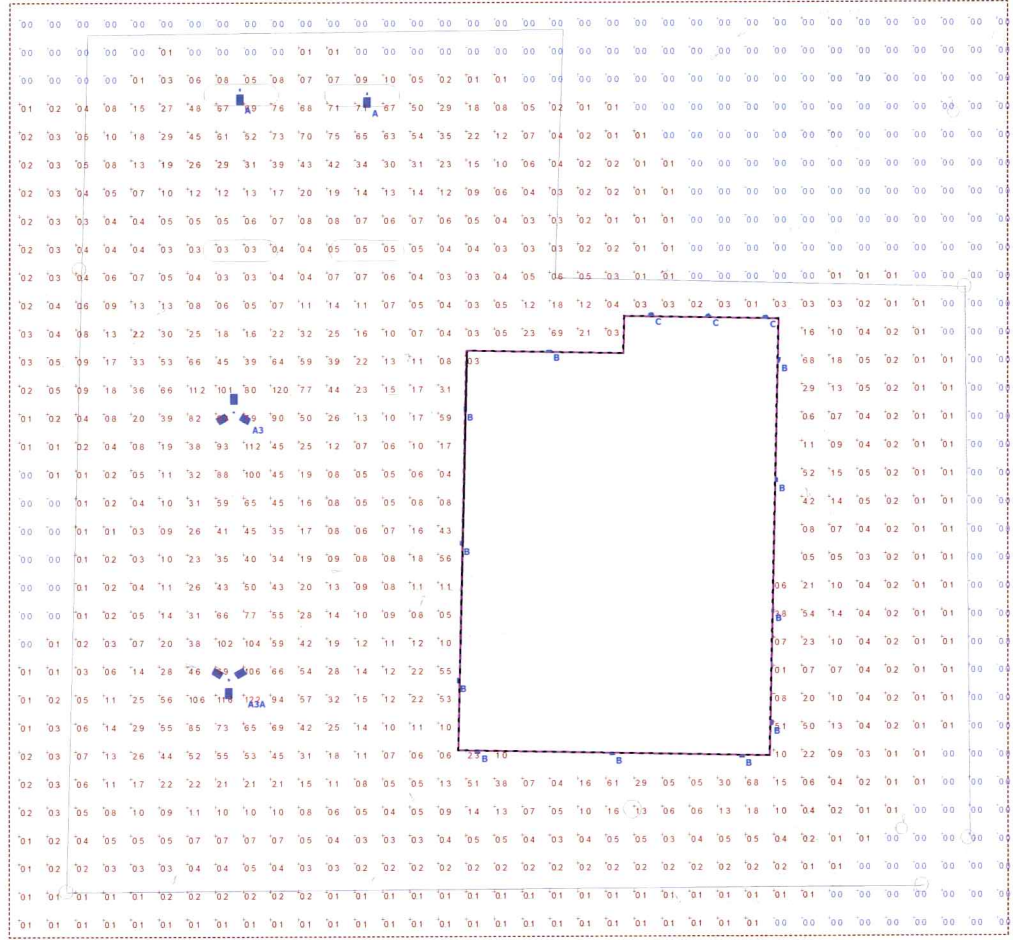
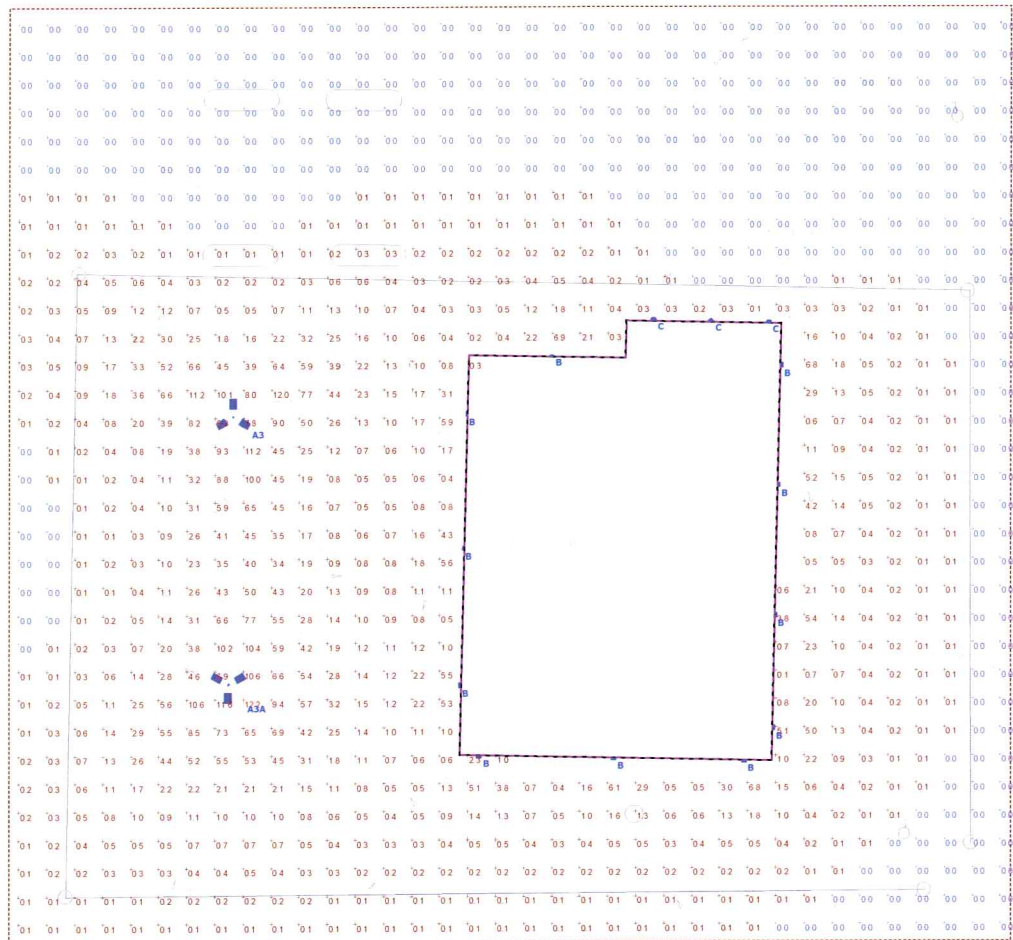
SCALE: 1/64" = 1'-0"



**LIGHTHOUSE SCHOOL**

6400 SCHROEDER ROAD, MADISON, WI. 1-20-2017





Plan View  
Scale - 1" = 50'

Symbol	Label	Quantity	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Wattage
	A	2	ALED1260ND10 - ALED1260ND10 - WLED1260NF/D10 (TYPE III)	CAST FINNED METAL HOUSING, 4 CHIP ON BOARD LIGHT EMITTING DIODES, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH, CLEAR GLASS LENS IN CAST BRONZE PAINTED METAL FRAME.	FOUR WHITE LIGHT EMITTING DIODES (LEDs) Spurb, Street, Utility, Automotive, Hotel, Resnday Damp Location, Wet Location, Outdoor, Commercial	4	6692	253.5
	A3	2	ALED1260ND10 - ALED1260ND10 - WLED1260NF/D10 (TYPE III)	CAST FINNED METAL HOUSING, 4 CHIP ON BOARD LIGHT EMITTING DIODES, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH, CLEAR GLASS LENS IN CAST BRONZE PAINTED METAL FRAME.	FOUR WHITE LIGHT EMITTING DIODES (LEDs) Spurb, Street, Utility, Automotive, Hotel, Resnday Damp Location, Wet Location, Outdoor, Commercial	4	6692	260.5
	A3A	2	[...]	[...]	[...]	4	[...]	275.7
			ALED1260ND10 - ALED1260ND10 - WLED1260NF/D10 (TYPE III)	CAST FINNED METAL HOUSING, 4 CHIP ON BOARD LIGHT EMITTING DIODES, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH, CLEAR GLASS LENS IN CAST BRONZE PAINTED METAL FRAME.	FOUR WHITE LIGHT EMITTING DIODES (LEDs) Spurb, Street, Utility, Automotive, Hotel, Resnday Damp Location, Wet Location, Outdoor, Commercial	4	6692	253.5
			ALED1260ND10 - ALED1260ND10 - WLED1260NF/D10 (TYPE III)	CAST FINNED METAL HOUSING, 4 CHIP ON BOARD LIGHT EMITTING DIODES, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH, CLEAR GLASS LENS IN CAST BRONZE PAINTED METAL FRAME.	FOUR WHITE LIGHT EMITTING DIODES (LEDs) Spurb, Street, Utility, Automotive, Hotel, Resnday Damp Location, Wet Location, Outdoor, Commercial	4	7072	261.1
			ALED1260ND10 - ALED1260ND10 - WLED1260NF/D10 (TYPE III)	CAST FINNED METAL HOUSING, 4 CHIP ON BOARD LIGHT EMITTING DIODES, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH, CLEAR GLASS LENS IN CAST BRONZE PAINTED METAL FRAME.	FOUR WHITE LIGHT EMITTING DIODES (LEDs) Spurb, Street, Utility, Automotive, Hotel, Resnday Damp Location, Wet Location, Outdoor, Commercial	4	7072	261.1
	B	22	WLED52 / ALED52 (15-DEGREE UPTILT - STANDARD C/OFF)	CAST FINNED METAL HOUSING, 2 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 OPTICAL COMPARTMENT WITH 1 APERTURE FOR LED, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME.	TWO WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDs), TILTED 55-DEGREES FROM VERTICAL BASE-UP POSITION.	2	2940	60.7
	C	6	WLED9M	CAST BROWN PAINTED METAL HOUSING WITH HORIZONTALLY GROOVED SURFACE BELOW APERTURE, ONE CIRCUIT BOARD WITH ONE LED, FORMED SEMI-SPECULAR METAL REFLECTOR, CLEAR GLASS LENS, FORMED BROWN PAINTED METAL LENS FRAME.	ONE WHITE MULTI-CHIP LIGHT EMITTING DIODE (LED) WITH LEDS ARRANGED IN AN ARRAY OF THREE LINEAR ROWS, TILTED 35-DEGREES FROM VERTICAL BASE-UP POSITION.	1	159	5.22

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ALL PARKING	+	1.1 fc	12.2 fc	0.0 fc	N/A	N/A
SCHOOL PARKING	+	0.9 fc	12.2 fc	0.0 fc	N/A	N/A