

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** September 19, 2016  
**To:** Plan Commission  
**From:** Jenny Kirchgatter, Assistant Zoning Administrator  
**Subject:** 6906 Colony Drive

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**Present Zoning District:** SR-C1 (Suburban Residential-Consistent 1)

**Proposed Use:** Construct a daycare center.

**Conditional Use:** Section 28.032(1): A daycare center is a Conditional Use.

Section 28.032(1): A building or structure with floor area exceeding 10,000 sq. ft. in floor area is a Conditional Use.

**Plan Commission Review:** Certified Survey Map to create one lot for an existing place of worship and one lot for a proposed daycare center.

**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. Provide the lot coverage calculations for proposed Lot 1 (proposed daycare center) and Lot 2 (existing place of worship). Lot coverage is defined as the total area of all buildings, measured at grade, all accessory structures and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than five (5) feet, pervious pavement, green roofs and decks.
2. Provide the building coverage for Lot 2 (existing place of worship). If the existing principal structure and any additions to it, covers twenty percent (20%) or less of the lot area, the rear yard setback may be reduced by twenty-five percent (25%) from 35 feet to 26.25 feet.
3. Show the front yard setback for the proposed daycare center measured from the front lot line to the closest point of the front building wall. The front yard setback is a minimum of thirty (30) feet.
4. Provide accurate dimensions and footprints for the three proposed storage sheds. The

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footprints of the two sheds located east of the daycare building do not correspond with the 15' x 20' dimensions labeled on the sheds. Provide elevations with materials and colors labeled and details for the three sheds.

5. Show the height of the daycare center on the elevations. The maximum height is 35 feet. Height is the average of the height of all building facades. For each facade, height is measured from the midpoint of the existing grade to the highest point on the roof of the building or structure. No individual facade shall be more than fifteen percent (15%) higher than the maximum height of the zoning district.
6. Provide a minimum of seven (7) short-term bicycle parking stalls located in a convenient and visible area on a paved or impervious surface. Bicycle parking shall be located at least as close as the closest non-accessible automobile parking and within one hundred (100) feet of a principal entrance. Note: A bicycle stall is a minimum two (2) feet by six (6) feet with a five (5) foot wide access area. Provide a detail of the proposed bike rack.
7. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect. The landscape plan shall show the existing trees and landscaping to remain as well as the proposed landscaping.
8. Submit a detail of the trash enclosure. The trash enclosure shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than eight (8) feet.
9. Provide adequate screening for the HVAC units located south and east of the daycare center. Ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district. Provide a detail of the screening materials.
10. Provide details of the fences enclosing the play yards and screening abutting the north and east property lines. Where the daycare center use is conditional, an appropriate transition area between the use and adjacent property may be required, using landscaping, screening, and other site improvements consistent with the character of the neighborhood.
11. Exterior lighting provided shall be in accordance with City of Madison General Ordinances Section 10.085. Provide an exterior lighting plan and fixture cut sheets with the final plan submittal.
12. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.

13. The existing ground sign for the Korean Presbyterian Church located at the corner of North Gammon Road and Colony Drive must be removed because it will no longer be located on the same lot as the Church. Relocating the ground sign or installing a new sign will require compliance with Chapter 31 Sign Control Ordinance. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Control Ordinance of the Madison General Ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

**SR-CI ZONING CRITERIA: LOT 1**

Requirements	Required: Nonresidential Use	Proposed: Lot 1 (Daycare Center)
Lot Area (sq. ft.)	8,000 sq. ft.	112,914 sq. ft.
Lot Width	60'	Adequate
Front Yard Setback	30'	30' (3)
Side Yard Setback	One-story: 6'	North: 41.7' South: Adequate
Reverse Corner Side Yard Setback	30'	N/A
Rear Yard Setback	Equal to building height but at least 35'	Adequate
Maximum Lot Coverage	60%	Less than 60% (1)
Maximum Building Coverage	50%	Less than 50%
Maximum Building Height	35'	2 stories (5)

**SR-CI ZONING CRITERIA: LOT 2**

Requirements	Required: Nonresidential Use	Proposed: Lot 2 (Existing Place of Worship)
Lot Area (sq. ft.)	8,000 sq. ft.	75,921 sq. ft.
Lot Width	60'	243.19'
Front Yard Setback	30'	Adequate
Side Yard Setback	One-story: 6'	East: 46.0' West: 35.5'
Reverse Corner Side Yard Setback	30'	N/A
Rear Yard Setback	Equal to building height but at least 35' (a)	27.0'
Maximum Lot Coverage	60%	Less than 60% (1)
Maximum Building Coverage	50%	Less than 50% (2)
Maximum Building Height	35'	Existing building

- a) If the existing principal structure and any additions to it, covers twenty percent (20%) or less of the lot area, the rear yard setback may be reduced by twenty-five percent (25%).

**PROPOSED DAYCARE CENTER**

Site Design	Required	Proposed
Number Parking Stalls	Daycare center: Minimum 1 per 15 clients plus 1 per 2 employees (30) Maximum 200% of minimum (60)	50
Accessible Stalls	Yes	2
Loading	None	None
Number Bike Parking Stalls	Daycare center: 1 per 5 employees (7)	7 (6)
Landscaping and Screening	Yes	Yes (7)(8)(9)
Lighting	Yes	No (11)
Building Forms	Yes	Yes, Civic or Institutional Building

Other Critical Zoning Items	
Urban Design	No
Historic District	No
Floodplain	No
Adjacent to Park	No
Barrier Free (ILHR 69)	Yes
Utility Easements	Yes
Wetlands	No
Wellhead Protection District	No



Department of Planning & Community & Economic Development  
 Planning/Building Inspection/Economic Development/Community Development  
 Steven Cover, Director

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

**REVIEW REQUEST FOR:**

- PRELIMINARY PLAT
- FINAL PLAT
- LOT DIVISION/CSM
- CONDITIONAL USE
- DEMOLITION
- REZONING
- INCLUSIONARY ZONING
- OTHER

6906 Colony Drive LNDCSM-2016-00033 & LNDUSE-2016-00091  
 Construct daycare center & CSM to create 1 lot for existing place of  
 worship & 1 lot for proposed daycare center John Scott, LSCOTT  
 Enterprises, LLC/Korean Presbyterian Church of Madison, Lindsay  
 Gallagher/Chris Adams, Williamson Surveying & Associates LLC

**PLANNING DIVISION CONTACT:** Tim Parks

**RETURN COMMENTS BY:** 09 September 2016

**PLEASE ALSO EMAIL OR FAX ANY COMMENTS TO THE APPLICANT:**

Applicant E-mail: johns@hwglc.com Fax: \_\_\_\_\_  
 Date Submitted: 17 August 2016 Plan Commission: 19 September 2016  
 Date Circulated: 24 August 2016 Common Council: 04 October 2016 (CSM)

**CIRCULATED TO:**

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> ZONING               | <input type="checkbox"/> DISABILITY RIGHTS                    | <input type="checkbox"/> ALD. _____ DIST. _____ |
| <input type="checkbox"/> FIRE DEPARTMENT      | <input type="checkbox"/> POLICE DEPT. - CHANDLER              | <input type="checkbox"/> MADISON GAS & ELECTRIC |
| <input type="checkbox"/> TRAFFIC ENG          | <input type="checkbox"/> CITY ASSESSOR - D. CRARY             | <input type="checkbox"/> ALLIANT ENERGY         |
| <input type="checkbox"/> PARKS DIVISION       | <input type="checkbox"/> MADISON METRO - SOBOTA               | <input type="checkbox"/> A T & T                |
| <input type="checkbox"/> CITY ENG. - SCHMIDT  | <input type="checkbox"/> MMSD BOARD, C/O SUPT.                | <input type="checkbox"/> T D S                  |
| <input type="checkbox"/> CITY ENG. - PEDERSON | <input type="checkbox"/> PUBLIC HEALTH - SCHLENKE             | <input type="checkbox"/> MT. VERNON TELE        |
| <input type="checkbox"/> WATER UTILITY        |   |   |
| <input type="checkbox"/> ECONOMIC DEV - OLVER | <input checked="" type="checkbox"/> NEIGHBORHOOD ORGANIZATION |   |
| <input type="checkbox"/> REAL ESTATE          | <u>Parkwood Hills Community Assoc.</u>                        |   |

**CITY OF MADISON**  
**SEP 13 2016**  
**Planning & Community & Economic Development**

- 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 Division 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 Division Office for review. If you have any questions or comments, contact our office at 266-4635.

**RETURN COMMENTS TO: PLANNING DIVISION, DEPT. OF PLANNING & COMMUNITY & ECONOMIC DEVELOPMENT, ROOM LL100 MMB, 215 MARTIN LUTHER KING JR. BLVD.**

**NO COMMENTS / YOUR COMMENTS:**

The primary concerns expressed on behalf of the Parkwood Hills Neighborhood Assoc. are the increase in traffic on an already overburdened intersection. Even if there are improvements, we feel there will be too much congestion.

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-----Original Message-----

From: Elizabeth Morrison

Sent: Thursday, September 08, 2016 12:23 PM

To: Parks, Timothy

Cc: David Mann; Clear, Mark; Phil Gasper; georgewysock; sandrawysock

Subject: 6906 Colony Drive

Dear Members of the Planning Commission,

I have been following with great personal interest the proposal to put a large day care center on the property at the northeast corner of Gammon Road and Colony Drive, with the street number on record as 6906 Colony Drive. I live at [REDACTED] Colony Drive and the front of my house faces due north, at exactly across the street from where the proposed day care center's driveway will be situated.

My understanding is that the proposed center will have a footprint of 10,000 square feet, and have two levels in at least part of that space. I also understand, from Mr. Scott, that the center would accommodate 160 children and employ 33 people. I feel that the a center of this size is really too big for the location, primarily because of the traffic which will be generated in concentrated bursts in the morning and evening during peak drop-off and pick-up times.

Assuming that there are some parents with more than one child in the same day care facility, it's safe to say that at least 100 parents' cars will be coming and going, plus the 33 cars driven by the staff. As I'm sure you are aware, the intersection of Colony and Gammon is already problematic, particularly at key times of the day. Adding an extra 100-150 cars to the mix at commute times, even with the addition of the proposed traffic signal and turning lane, is bound to be disastrous. As it is, there are times when I cannot get out of my driveway in a timely fashion. Imagine that during the morning crunch, the traffic trying to leave Parkwood Hills is waiting on Colony for the light and that traffic entering from Gammon includes parents trying to turn north into the daycare center. As these parents might not be able to make a timely left turn, they will create a backup into the intersection with Gammon.

I understand that a parcel like this is enticing for developers to use in ways other than as single-family dwellings, but I most strenuously implore the Planning Commission to consider the impact a proposal of this scale will have on those of us who live nearby. Adding this traffic volume on Colony, and so close to the intersection with Gammon, will create a significant negative impact on our quality of life, as well as create traffic issues for many who must pass through that intersection.

Sincerely yours,

A. Elizabeth Morrison

[REDACTED] Colony Drive

Madison 53717

[REDACTED]

Ccs to Parkwood Hills Community Association President, Alderman, and fellow concerned neighbors

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September 8th, 2017  
City of Madison  
Planning Commission

To Members of the Commission,

My husband and I will not be able to attend the public hearing relating to the conditional use of the property at 6906 Colony as a day care center.

We reside at 10 [redacted] Acadia. Although the entrance to our property is on Acadia, our entire side yard is exposed to Colony Drive and our backyard is adjacent to the Korean Church parking lot at 6906 Colony.

We do not object to the use of the property for a Day Care Center. Our concern is with the size of the proposed facility and it's potential impact. Specifically our concerns are:

1. Traffic. When John Muir releases, traffic on Colony backs up for two blocks as everyone waits to cross/turn onto Gammon Road. 100+ additional vehicles from the day care center per day will substantially increase the traffic at this intersection making it very difficult for those of us living adjacent to the day care center to use Colony Drive. The traffic signal will also encourage those who currently avoid the intersection because it is difficult to turn onto Gammon to use Colony further increasing traffic and congestion.
2. Property Value: Having a day care center may be viewed as an asset but for our particular property having the entire length of our property exposed to additional traffic and noise is likely to decrease our property value.
3. Parking is currently allowed on both sides of Colony Drive. When there are soccer or baseball games, parents prefer to park on Colony rather than parking at the school and walking further. There are many times when Colony is essentially a one way street because cars are parked on both sides. Parking will need to be restricted. Again this makes life more difficult for residents who do have guests that need to park Colony.
4. Drainage: Our property currently receives much of the run off from the church and the church parking lot. During storms the sidewalk on Colony is a river and in heavy storms the corner of Colony and Acadia will flood because the storm sewer cannot handle all of the water. The back corner of our yard becomes completely saturated to the point where you cannot walk on the lawn for days. We understand that the proposal includes retention ponds between the proposed driveway and Gammon Road. Will ALL of the rain water from the roof of the proposed building and parking lot be directed to the retention ponds? If not, the run off towards our property will increase significantly and the flooding at Colony and Acadia is likely to become a bigger issue. According to the plans, the proposed new driveway is down hill from the retention ponds, which means we will have more run off than in the past regardless. If this facility is approved, we would like to see steps taken through landscaping or rain gardens to prevent further run off.

Again, our concerns are not with the nature of the business use but with size and the impact on our quality of life and our property.

Sandi and George Wysock, [redacted] Acadia Drive, Madison

cc Mark Clear

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-----Original Message-----

From: Marcia Pollock

Sent: Friday, September 09, 2016 12:12 PM

To: Parks, Timothy

Subject: child care center on Colony Dr.

Marcia Pollock at [REDACTED] Colony Dr. Parkwood Hills

Dear Members of the Planning Commission,

I live directly across from the church. I will be very much impacted by the 150 to 200 cars at peak traffic on a very busy street.

From 7am to 9am it can be difficult for me to back out of my driveway.

From 3 pm to 5 or 6 it can be difficult for me to get out also.

When baseball is happening in the field for Memorial the players and fans park on both sides of Colony and the street becomes 1 lane during that time.

I like the field and the youth having a place to play.

You already know that Gammon and Colony is a dangerous corner. I have had 2 neighbors have serious accidents.

Colony Dr. is an entrance to Parkwood Hills, For children going to Muir, Jefferson and Memorial.

It also a cut through for people going to Mineral Point

I have learned that this will cause the value of my house to decrease by ??\$20,000.

As a widow on a limited income this does not meet my needs.

I moved to this area to live in a neighborhood. A church is a good thing. A large business is not something I favor.

Sincerely,

Marcia Pollock

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