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11 December 2006

Plan Commission
City of Madison, Wisconsin

RE: ZONING TEXT AMENDMENT TO INCLUDE "ADULT DAY CARE FACILITIES" AS A PERMITTED USE IN M-1 DISTRICT.

Request

Elder Care of Wisconsin is providing services to the elderly from their offices at 2802 International Lane. The site, zoned M-1, has included "Adult Day Programs" since they moved there in 1996. We now find this is not a permitted use at this location after ten years of valuable service to the community. We are not here to argue how the building and zoning permits were granted at that time, but to correct the situation by adding "Adult Day Care Facilities" as a permitted use in the M-1 District. This will allow the development of an improved Adult Day Program at 2917 International Lane, along with expanded offices and space for medical, dental, and physical therapy services at both 2802 and 2917.

History/Program

Elder Care has evolved from an Adult Day Center, first located in the basement of Bethel Lutheran Church in 1976, into a provider of services to the elderly throughout Dane County. The demand for services has required the expansion of space to 40,000 SF in three buildings along International Lane with only 8,000 SF being devoted to Adult Day Programs.

Location-Location-Location

Elder Care conducted an extensive, four-year search for a suitable site before settling on International Lane. It is the ideal location for serving Madison and surrounding communities. Nearby major streets and highways allow the providers of home services as well as users of the Adult Day Program ease of access and easy identification of the site to visitors. The office park setting has provided landscaped views along with small and large wildlife. The office sites have sufficient parking for providers who travel to give home services, and for the bus fleet. No other area of the City has as ideal a location and setting.

If you have any questions, please do not hesitate to call.

Arlan Kay, AIA
Architect



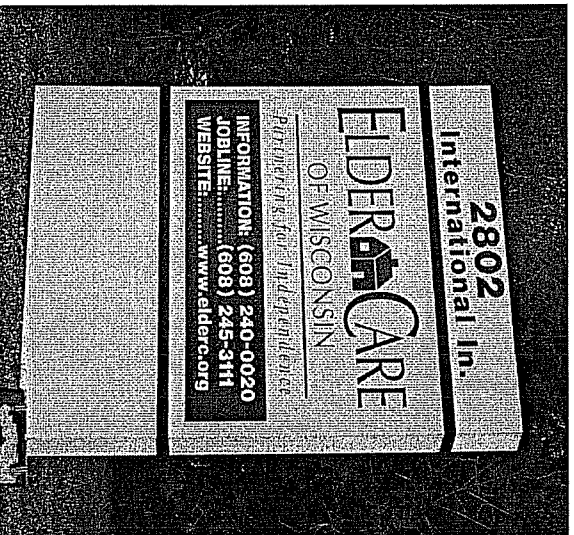
2802 International Lane

Existing main office and present location of Adult Day Center. Bus pickup/ dropoff for program participants at right center of photo; woods in background.



2917 International Lane

New location across street, for expansion of Adult Day Center, offices, medical and dental clinics, and physical & occupational therapy.





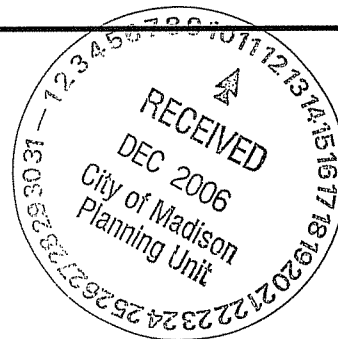
EXECUTIVE MANAGEMENT, INC.
 Commercial, Residential, & Industrial Real Estate
 Development, Leasing, & Management

PC 12/18

To: Brad Murphy

cc: Plan Commission Members

From: Susan Springman
 President
 Executive Management Inc.



RE: Proposed Zoning Text Change to allow Adult Day Care use in M-1

Date: December 7, 2007

I am writing to ask that you forward this communication onto the Plan Commission for their consideration when they consider the proposed zoning text amendment that would allow adult day care centers in the M-1 zoning district. Currently, M-1 zoning allows day cares and nursery schools, but not adult day care centers

The purpose of this amendment, requested by us, is to accommodate Eldercare's operation located on International Lane in the Dane County Airport area. Eldercare is an organization whose mission is to provide a better quality of life and independent living for area seniors. As you know, Dane County owns the land surrounding the airport. Dane County leases this land to private owners who have constructed or acquired the buildings on the land. This creates a revenue stream for the Airport and has provided much needed jobs and economic development activities to the north side of Madison. A significant tax base has also been created.

When this land was zoned, it was zoned M-1. This allowed Dane County the greatest flexibility of use at the time. The area has evolved and International Lane in particular is a concentration of office buildings. Its entrance at Packers Avenue has potential for hotel/restaurant/service use some day.

Eldercare has been located on International Lane since 1997. Its administrative offices and support services for the elderly are currently located on International Lane. Eldercare is in need of expanding its services to accommodate an Alzheimer's Day Care Facility and wishes to occupy a building on International Lane for that purpose. City staff has approved the plans for the facility and support this zoning text amendment. This use had been thought to be permitted until late in the process of this operations relocation.

Timing is critical as the existing Alzheimer's facility is losing its current lease in January of 2007. Action by the Plan Commission to approve the zoning text amendment at its December 18th meeting is critical, as is Common Council approval thereafter.

It is very important for Dane County to retain Eldercare in this location. Although we believe that M-1 zoning should allow this use, we understand Dane County is open to a future review of the zoning on International Lane property as commercial zoning would be more appropriate given how the area has developed over the

years. Adult day care centers are allowed in commercial districts. This review, however, cannot be done in time to accommodate Eldercare's needs for January occupancy.

We understand there are some questions as to whether M-1 zoning is appropriate for this kind of use. We understand that the operator has to be licensed by the state and of course the city has to approve the building plans for such a facility ensuring that the adults in the facility have an appropriate location and setting. These facilities operate during business hours. We believe that the zoning will not pose a risk to the users given these reviews.

I would also like to point out that like child care, adult day care is becoming a need for many of us baby boomers. Employees like to have facilities close to their place of employment so that they can visit during the day, etc. The same would be true for employees taking care of their elderly family members. Allowing these uses in all areas where employment exists whether commercial or M-1 is important.

Your support of this zoning text amendment would be greatly appreciated.



DANE COUNTY REGIONAL AIRPORT



Bradley S. Livingston, AAE
Airport Director

December 6, 2006

Brad Murphy, Director
Planning Unit
Department of Planning and Development
City of Madison
P.O. Box 2985
Madison, WI 53701

Re: M-1 Zoning Text Amendment

Dear Brad:

It is my understanding that the Plan Commission and City Council will be taking up a request to amend ordinance provisions regarding the City's M-1 zoning district to provide for adult day care as a permitted use. The M-1 zoning text amendment is of particular interest to the Dane County Regional Airport because it is needed to accommodate continued operations of Elder Care of Wisconsin in the area adjacent to the Airport known as the Truax Air Park.

As you know, Dane County owns the Truax Air Park and is developing it as a location for businesses and office facilities on Madison's northside. Elder Care has been a longtime tenant in the Truax Air Park and its administrative offices and facilities for support services for the elderly are currently located on International Lane. The location at which Elder Care proposes to provide a day care facility for its elderly clients is located just across International Lane from Elder Care's present offices

As the owner of the land on which Elder Care proposes to locate its care facility, the Airport feels that the proposed use would certainly be compatible with the existing uses in the area. Elder Care has been a positive presence in the Truax Air Park and a valuable asset for all of the Madison area. For these reasons, the Airport strongly supports the proposed zoning text amendment that would allow Elder Care to offer much needed adult day care services at its new location in the Truax Air Park.

It would be very much appreciated if you would pass on to the Plan Commission and the City Council the Airport's support for the proposed zoning text amendment. Please do not hesitate to call if the Airport can provide further information that may be useful in securing approval of the text amendment.

Yours truly,

Rodney F. Knight
Airport Counsel