



Location
3201 & 3209 Tanglewood Drive

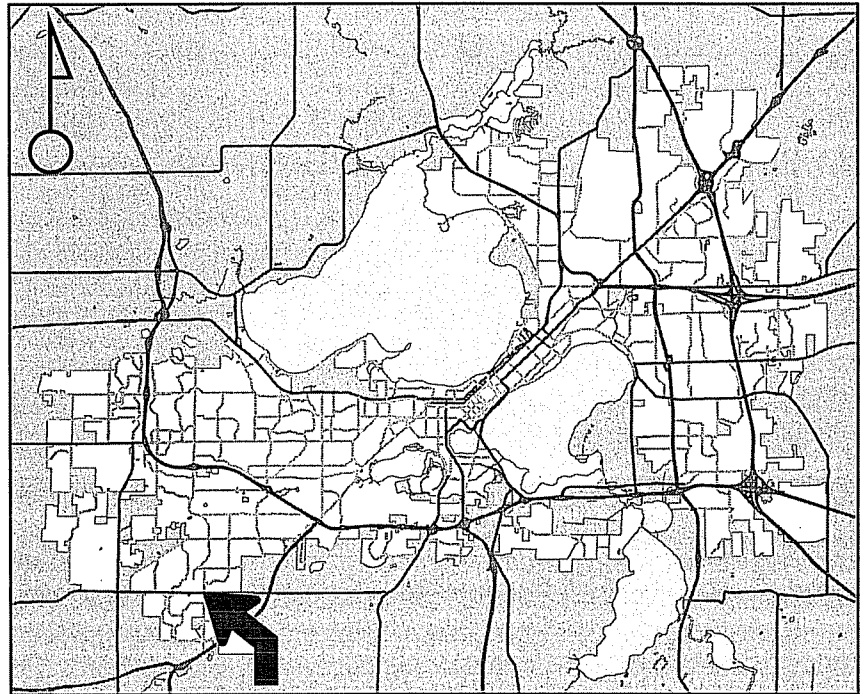
Project Name
Country Grove Preschool

Applicant
Sherry Stuart/Mark Kraemer –
Country Grove Preschool

Existing Use
Preschool

Proposed Use
Alteration to Approved
Conditional Use

Public Hearing Date
Plan Commission
17 September 2007

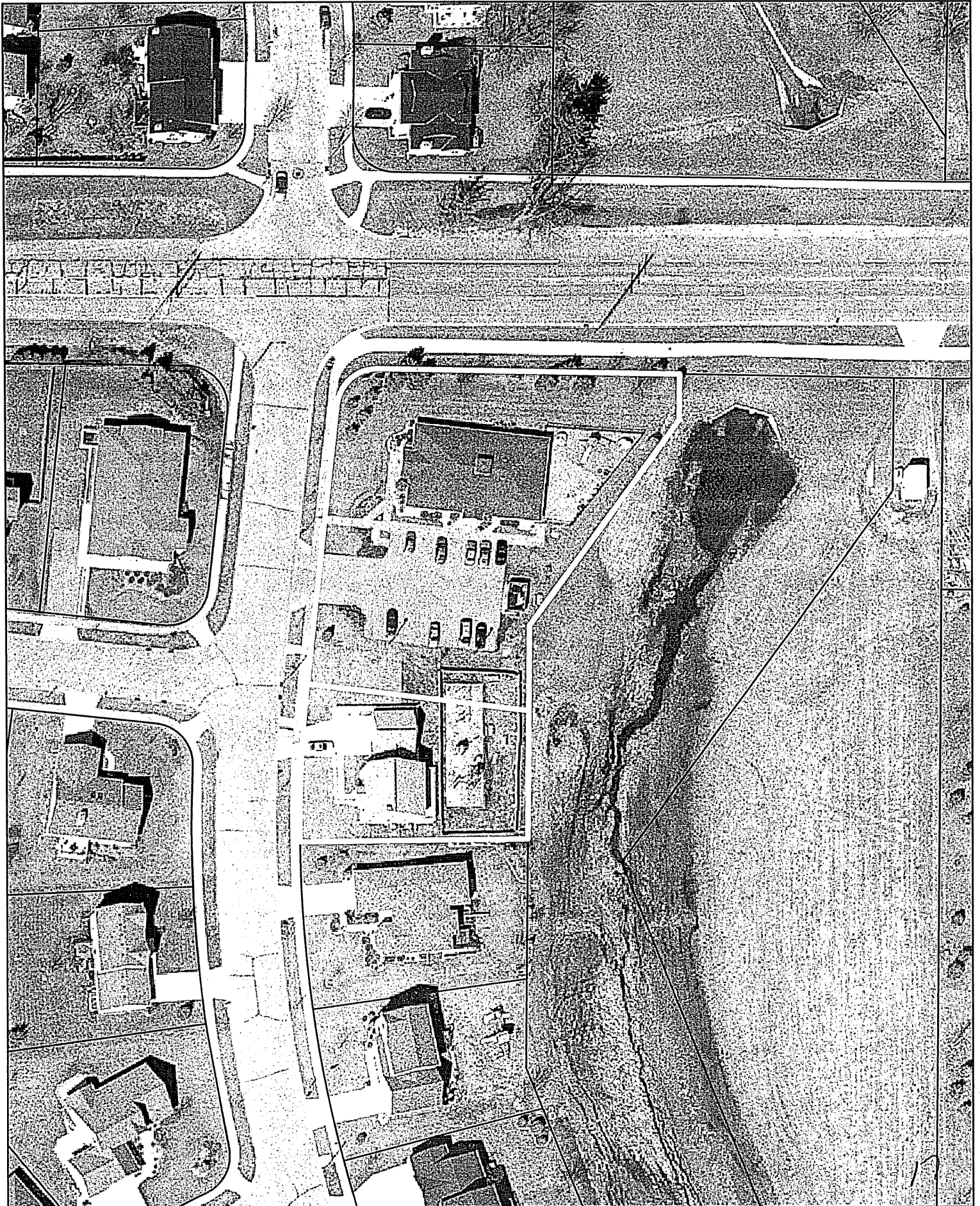


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 29 August 2007





LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning applications should be filed directly with the Zoning Administrator.

JR OFFICE USE ONLY:	
Amt. Paid <u>550</u>	Receipt No. <u>83654</u>
Date Received <u>7-20-07</u>	
Received By <u>RT</u>	
Parcel No. <u>0608-111-1501-8</u> <u>0608-111-1502-6</u>	
Aldermanic District <u>7, Zach Brandon</u>	
GQ <u>Flood Plain</u>	
Zoning District <u>R1</u>	
For Complete Submittal	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <u>N/A</u>	Legal Descript. _____
Plan Sets _____	Zoning Text _____
Alder Notification _____	Waiver <u>?</u>
Ngrhd. Assn Not. _____	Waiver <u>?</u>
Date Sign Issued _____	

1. **Project Address:** 3201 + 3209 Tanglewood Dr **Project Area in Acres:** 1.03
Project Title (if any): Country Grove Preschool

2. **This is an application for:** (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Country Grove Preschool Company: Country Grove Preschool
Street Address: 3201 Tanglewood Drive City/State: Madison Zip: 53719
Telephone: (608) 845-7988 Fax: () Email: _____

Project Contact Person: Mark Kraemer Company: Country Grove Preschool, Inc
Street Address: 3513 Field Crest Way City/State: Madison Zip: 53719
Telephone: (608) 444-1273 Fax: () Email: markkraemer@charter.net

Property Owner (if not applicant): Sherry Stuart
Street Address: _____ City/State: Madison WI Zip: 53719

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Transfer existing conditional use permits to new owners/tenants

Development Schedule: Commencement _____ Completion _____

5. Required Submittals:

- Site Plans** submitted as follows and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- Filing Fee:** \$ 550 - See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- N/A* For any applications proposing demolition of existing buildings, **photos** of the interior and exterior of the structure(s) to be demolished shall be submitted with your application. Be advised that a **Reuse and Recycling Plan** approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits.
- N/A* A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT PLAN application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- N/A* A **Zoning Text** must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of the: COMPREHENSIVE PLAN Plan, which recommends: CDR LOW DENSITY RESIDENTIAL for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:
 - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence 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 Counter and Planning Unit staff; note staff persons and date.

Planner Kevin Furbow Date 6-26-07 | Zoning Staff Matt Tucker Date 6-26-07

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

Printed Name ~~JANAY SHARTESS~~ Mark J Kraemer - member Date ~~6/25/07~~ 5/7/07
 Signature ~~JANAY SHARTESS~~ [Signature] Relation to Property Owner ~~DAAD SS~~ SS tenant

Authorizing Signature of Property Owner [Signature] Date 6/26/07

LETTER OF INTENT
Country Grove Preschool
Conditional Use Permit – 3201 & 3209 Tanglewood Drive

Existing conditions and uses:

3201 Tanglewood is a school building located on the corner of McKee Rd & Tanglewood Drive. Its current use is the main operations for the Country Grove Nursery School. Country Grove Nursery School is licensed for 61 children in this facility.

3209 Tanglewood is a single family home structure and is currently used for school age and after school programs. CGNS is licensed for 25 in this facility.

Plan for operations:

The current owner of both properties (Sherry Stuart) would like to sell the property at 3201, lease the 3209 property and sell the operations of the entire school to her current manager (Denise Frisch), one of her teachers (Kelly Weisensel), and an investor (Mark Kraemer).

There is no plan for change in operations from the current to the new owners. Country Grove Nursery School has built a very positive reputation in the neighborhood.

The school operates with 15-20 full and part-time employees.

The hours of operation are 7:00am to 5:45pm M-F.

Site specs:

3201 sits on .76 acres and 3209 sits on .27 for a total area of 1.03 acres.

The current number of parking stalls in the main lot is 13 with one handicapped.

Landscaping:

The prospective owners have spent 3 Saturdays cleaning up the landscaping of both properties. 9 new trees and bushes have been planted.

Alder:

Alderman Zach Brandon is aware of the proposed change in ownership and is ok with the change in conditional use permits.

Neighborhood:

The Country Grove Neighborhood Association approved this proposed change in their May 2007 meeting.

The neighbors in the immediate vicinity have been notified in person of the proposed change in ownership.