



February 7, 2022

City Of Madison
Planning Division
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

RE: 1705-1713 S. High Point Rd

Planning Staff and Plan Commission:

We are submitting this Land Use Application for zoning map amendment and conditional use for the property located at 1705-1713 S. High Point Road. The property is currently owned by the Hickory Hill Academy and was annexed into the City of Madison in 2021. A new CSM will also be created to combine the existing 2 properties into 1.

The re-zoning will take the property from its temp AG designation to a SR-V2, which would then require a conditional use for the a new private school for Hickory Hill Academy. Below is a little more about Hickory Hill.

At Hickory Hill Academy (HHA), formerly Kids Express Learning Center, we believe children are capable, curious, self-directed learners who respond positively to warm, loving guidance. Children crave intellectual stimulation and depend on encouragement and support to grow emotionally, morally and socially strong. This philosophy is integrated throughout our private school, preschool, childcare, and summer camp programs.

Our goal at HHA is to provide quality education in a rural setting, to gently guide children in their exploration of the world while encouraging our "kids" to "express" themselves in myriad ways. HHA is committed to providing the highest quality care and early childhood learning experiences. We do our best to foster children's confidence in themselves and a desire for life-long learning.

In 2020 our program experienced two exciting changes to prepare for our future growth. In January, Matt and Jenny Dahl took over ownership of our family-run business from the founders, Will and Sandra Dahl. In December, we changed our program name from Kids Express Learning Center to Hickory Hill Academy. The new name brings our long-standing early childhood program and growing elementary school together under one name, as one school for children age 1 through 8th grade.

With the success of our new elementary program, we are growing quickly and recognize we need more space for our older students. Currently, all of our students share space in our existing facilities, and while we're thankful for this space, we know our older students require a separate, age-appropriate building to facilitate their incredible love for learning. Our new building plans are located on the southern corner of campus, near the intersection of High Point Road and Mid Town Road. This will allow us to provide much needed space for our older students, while remaining on the same shared campus as one unified program (Age 1 - 8th grade). Our established preschool program will continue to use its beloved existing campus in the Main Building, the Big Red Barn, and the Dahlhouse.

Our new building will be far more than a larger space for our older students. Each room will provide our school community the opportunity to follow our program's vision of "Cultivating Compassionate Leaders." Whether it's our gymnasium, science lab, library, or music studio, each space is intended to build strong character qualities for our school community. The prominent indoor conservatory may provide the greatest opportunity to cultivate growth in a stimulating and compassionate environment (in both our plants, and our school community!).

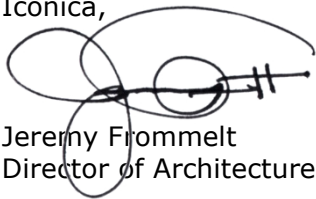
Facts at a glance (new building; excluding our existing facility):

- Serve up to 275 K-8th grade students
- School day will run from 8:00am-3:30pm, with optional before care (7:30-8:00am) and after care (3:30-5:30pm).
- 25 FTE Staff (20 teachers, 3 administrators, 2 maintenance). Majority of staff working from 7:30am-4:00pm.
- Parking lot designed to follow typical pick-up & drop-off loop system for smaller, independent schools. We have reviewed successful systems in similar schools, and will invest resources to create a similar smooth, quick process to keep cars moving.
- We contract with Waste Management for waste services at our current facility, and will likely follow that same schedule. Food delivery will need to be scheduled, as we'll offer a lunch program. We'll handle most maintenance work in-house, otherwise we will need to hire out for certain maintenance projects requiring specific licenses.

Construction is scheduled to start in the Spring of 2022 with completion for the start of the 2023 school year.

Thank you,

Iconica,

A handwritten signature in black ink, appearing to read "Jeremy Frommelt". The signature is stylized with several loops and a horizontal line extending to the right.

Jeremy Frommelt
Director of Architecture, Iconica