



**Cedar Rapids**

200 Fifth Avenue SE Ste. 201  
Cedar Rapids, Iowa 52401  
(319) 363-6018

**Des Moines**

100 Court Avenue Ste. 100  
Des Moines, Iowa 50309  
(515) 309-0722

**Iowa City**

24 ½ S. Clinton Street Ste. 1  
Iowa City, Iowa 52240  
(319) 363-6018

**Madison**

301 N. Broom Street Ste. 100  
Madison, Wisconsin 53703  
(608) 819-0260

**Minneapolis**

212 N 3rd Avenue, Ste. 312  
Minneapolis, Minnesota 55401  
(612) 355-7111

[opnarchitects.com](http://opnarchitects.com)

**Mike Booth**

301 N. Broom Street Ste. 100  
Madison, WI 53703

**Letter of Intent – Land Use Application  
Woodland Montessori School**

To whom it may concern,

I am writing on behalf of Jim Hansen, from Woodland Montessori School. The school intends to make improvements to their property at 1124 Colby Street, Madison WI 53715. Woodland Montessori has been a proud member of the Bay Creek Neighborhood since 1972. This project will improve the level of care they are able to provide for the families as well as slight increase to the quantity of families they are able to provide care and education for.

The intent is to renovate the existing 100-year-old building to make it accessible, secure, and improve upon its environment impact. The existing building is not an any historic registry. The existing building windows will be replaced as well as the existing mechanical systems. The existing building is a two-story structure of 7,526 GSF, the school intends to add 2 story addition of 6,923GSF of new classroom space for a total of 14,449 GSF. The complete project has an ambitious goal of achieving a net zero design and intends to implement both photovoltaics as well as ground source heat pumps in its design.

The building will continue to function as a daycare and school for children ranging in age from 16 months to 6 years old. There are 30 total staff members with a max of 25 on site at a time. The future school plans to serve 110 children. The hours of operation will be 8AM – 5:30PM Monday through Friday.

The school intends to demolish the structure they own at 114 Van Deusen Street. This property was reviewed by the City of Madison Landmarks Commission on March 18<sup>th</sup>, 2024, and was recommended by staff to have no known historical value. This building serves as toddler classroom spaces for woodland Montessori school, that population will now be served under one roof. The overall number of students the school is serving is increasing slightly as a result, and the school wishes to avoid adding onsite parking to the project as they would not be able to maintain adequate SF requirements on their property for outdoor play areas if required to do so. Parking is working well currently, the school has presented their plans to the Bay Creek Neighborhood committee and received support.



The school will begin a capital campaign to undergo funding for the project in the spring of 2024 and hopes to begin construction in spring of 2026 for an opening of summer or fall 2027. The building will be built in one phase of construction and the school will operate off site during construction.

The design team consists of OPN Architects, JSD Professional Services, and Supreme Structures.

A setback variance was approved for the addition of a new vestibule to the existing building on March 21<sup>st</sup>, 2024.

The school currently has conditional use in place for operation of a daycare and would like to continue conditional use of a day care upon completion of the project.

Any questions regarding the Land Use Application can be directed to me.

Thank You,

**Mike Booth AIA | EDAC**  
**Project Architect**

OPN Architects  
o: (608) 819-0260 | c: (612) 804-9586 | d: (608) 819-0849 | [mbooth@opnarchitects.com](mailto:mbooth@opnarchitects.com)  
301 N. Broom St., Suite 100, Madison, WI, 53703  
[www.opnarchitects.com](http://www.opnarchitects.com)