

GUY MUELLER
PERTCO, LLC

February 27, 2018

Zoning Administrator
City of Madison
Zoning and Planning Departments
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
608-266-4635

RE: Conditional Use Permit Application for 1802 Pankratz Street, Madison WI

Dear Zoning Administrator,

Please be informed that our intent is to apply for a conditional use permit (CUP) for the subject property's use as a school on or before the deadline of March 7, 2018. If this CUP is approved, the existing, partially vacant, 24,000+ square-foot, two-story building on this 2.75-acre site will be fully occupied by Isthmus Montessori Academy (IMA) at the start of the 2018-2019 school year. The school's mission is to provide an opportunity for Montessori education on Madison's east side in an area of modest and lower-income housing, with the goal of providing that opportunity, as much as possible, without regard to ability to pay. No changes to the building's exterior or significant changes to the building's grounds are anticipated, no trees will be removed, and no City subsidy is being sought to undertake the interior build-out work, which will take place, on an accelerated schedule, during May through August of this year.

This non-profit school expects to enroll 200-225 students in the fall of 2018 and to employ a teaching and support staff of approximately 30-40 adults. The first floor will provide space for the younger children, from infants (6+ mos.) to 4-5 years. This floor will have lobby, reception, classrooms, common areas, large sleeping (nap) room, kitchen, laundry, meeting rooms, and related. The second floor will provide space for the older children, primarily through age 12 as well as a handful of adolescents. Administrative offices and music rooms will also occupy the second floor. IMA has selected Sketchworks as its architect and Harmony Construction Management for the interior build-out work.

In addition to the normal school year and normal school hours, IMA offers before and after school care as well as a summer program and thus will be in operation year-round, five days a week from 7:30 am to 5:45 pm. Special school events also take place on the occasional weekends and weekday evenings.

The full occupancy of this often-vacant building will strengthen the neighborhood's vitality and reduce the number of "for lease" and "for sale" billboards that form a parade of discouraging signage along Packers Avenue. The building itself is served by an amply adequate road network as well as a City bus line. A paved trail, which borders the property's northern and western boundaries, facilitates pedestrian/non-vehicular access.

**GUY MUELLER
PERTCO, LLC**

The neighboring building to the south, in the very same "SE" zoning district, houses Lakeland College, which is also an educational land use. In sum, the building's proposed use is compatible with its neighbors and the infrastructure that serves it. Other than getting this building fully occupied and some of the "for lease/sale" signs down, nothing much changes—the exterior of the building stays the same.

We are hopeful that the City of Madison and the Airport Commission and County will approve the school's use of this building and its site. Should our hopes be realized, once these approvals are in effect, PERTCO, LLC, of which I am a member, will immediately close on the property and purchase it from the current owner, RMD Corben. Simultaneously, PERTCO will execute a lease agreement with IMA, and the interior construction work will begin—as soon as possible in early May. In addition to being IMA's future landlord, I serve as the school's coordinator for this project. My contact information follows below my signature line.

The other key people in this project include the following:

- Current property owner: Ronald M. DeWoskin, RMD Corben, LLC, 2970 Chapel Valley Road, Ste. 204, Madison, WI 53711; rondewoskin@gmail.com, 608-347-0006.
- Tenant's advocate, volunteering on behalf of IMA: Tim Ridders, Cresa Madison, 613 Williamson Street, Suite 210, Madison, WI 53703; TRidders@cresa.com, 608-467-1513,
- Isthmus Montessori Academy (lessee/tenant): Melissa Droessler, Co-Head of School, 1402 Pankratz Street, Madison, WI 53704; administration@isthmusmontessoriacademy.org, 608-661-8200
- Contractor: Jason Jackson, Project Manager, Harmony Construction Management, Inc., 906 Jonathon Drive, Madison, WI 53713; jjackson@harmonycm.net, 608-223-4392
- Architect: Brad Koning, Partner, Sketchworks/Shulfer Architects, LLC 7780 Elmwood Avenue, Ste. 208, Middleton, WI 53562; bkoning@sketchworksarch.com, 608-836-7570

In lieu of the standard Conditional Use Permit application fee, we have attached a copy of the State of Wisconsin's tax exemption certificate for IMA as a non-profit organization, which waives this fee.

We look forward to working with you on this project and on seeing it through to its successful and timely completion. Your comments and suggestions along the way will always be welcome.

Very truly yours,



Guy Mueller
763-218-6418
guymueller1@gmail.com