

December 20, 2016

**Re: Letter of Intent for Conditional Use Permit for Lighthouse School use of 6400 Schroeder Road**

The intention of the Application is to obtain Conditional Use Permit to use the property (southernmost building at 6400 Schroeder Road) as Lighthouse Christian School.

The building is currently owned by Intervarsity Christian Fellowship and has been used for 18+ years as an office building and training (educational) center for their national staff which focus on college-age Christian ministry. The building has been empty for approximately 18 months. The proposed use will be very much in keeping with the recent use by Intervarsity.

There are two educational facilities immediately to the west along Schroeder Rd – The Waldorf School at 6510 Schroeder Rd and La Petite Academy at 6514 Schroeder Rd.

Intervarsity intends to split the parcel into two parcels through the CSM process which will run concurrently to the Conditional Use Application process. This is because Intervarsity has a current long-term tenant (TDS) in the north building. Both TDS and Intervarsity would like to continue that arrangement in the northernmost building.

**Project Team**

Intervarsity Christian Fellowship, 635 Science Dr, Madison

Represented by: Annette Gelbach, Key Commercial Real Estate, [agelbach@keycomre.com](mailto:agelbach@keycomre.com)

Lighthouse Christian School, 5202 Regent St, Madison

Pastor Marcio Sierra, [msierrajr@lighthouseinmadison.org](mailto:msierrajr@lighthouseinmadison.org)

Consulting staff: Brian Miller, [miller0969@gmail.com](mailto:miller0969@gmail.com) and Fred Grossenbach, [fgrossenbach@gmail.com](mailto:fgrossenbach@gmail.com)

Robin Roberts, Roberts Construction, [robin@nciroberts.com](mailto:robin@nciroberts.com)

**Existing Conditions**

The listing can be found at <http://propertydrive.com/images/proppics/59451pic2.pdf>. This document contains descriptions of the exterior, interior and mechanicals. It also contains several helpful maps/photos.

The parcel is 3.58 acre, 36,800 sf single story building built in 1968 and occupied by Intervarsity for the past few decades. Lighthouse School intends to keep the basic layout of the parking lot. A second building and satellite farm on the property is not for sale and it will be divided off via CSM process. Intervarsity Christian Fellowship and Lighthouse Church will work on doing cross easements for the access for the TDS building from the Schroeder Rd. Entrance; currently there are only 4-6 cars that need to use the parking spots at the TDS building.

Finally, we are aware of the underground sewer, water and storm service that travels from the TDS building under the proposed Lighthouse School to Schroeder Rd. As part of the purchase, Lighthouse will grant maintenance and access easement for this utility.

### **Project Schedule**

Anticipated Plan Commission Review:	February 6, 2017
Anticipated Conditional Use Permit:	March 15, 2017
Anticipated Closing:	March 31, 2017
Renovation:	April – July 2017
School year begins:	September 1, 2017

### **Proposed Use**

Lighthouse Christian School currently operates at the corner of Whitney Way and Regent on the Westside. There are currently 93 students in grades PreK – 6. Relocation of the school would better serve the low-income minority population of Madison by allowing the school to expand gradually on the following 6-year growth schedule:

2017/18 School year – 150 students

2022/23 School year – 255 students

Maximum growth will be Grades PreK – 8<sup>th</sup>, utilizing 19 classrooms within the building.

### **Hours of Operation**

Typical school schedule of Monday – Friday 7:30am – 5:30pm, with some evening and weekend community activities.

### **Auto and Bike Parking Stalls**

Most Lighthouse students are driven via carpool. Based on current trends, we anticipate 2.5-3 students per vehicle. This means that during the drop-off and pickup windows that there will be approximately 50-70 vehicles making the trip into LCS parking lot. Also, because 75% of students participate in before- and after-school programs, the high-traffic window is spread out across 60 minutes in the morning and across 150 minutes in the afternoon.

The site will maintain approximately 70 parking stalls. We anticipate about 30 of these will be used by staff and parents during the school day. This will be quite a few less than under its previous use with Intervarsity. The lot will also feature a drop-off and pickup area directly outside of the front door. Cars will flow through the parking lot in a counter-clockwise pattern.

Few Lighthouse students use Madison Metro, but for those who do, there is ample rush-hour service along Schroeder Road via Buses #50 and #58. Lighthouse Christian School will provide crossing guard service for those children who need it during morning and dismissal hours. Also – as part of its long-term plan, LCS is considering private school bus service from certain parts of the city to deliver students.

The demographics of Lighthouse School are such that it draws from many neighborhoods/areas of greater Madison and so only a small percentage of children will ride bikes. However, for those who do,

we will add bike parking near the entrance (southwest corner of the building) and easily accessible from the neighborhood across Schroeder Rd to the south.

**Lot Coverage & Usable Open Space**

We anticipate no significant changes except the inclusion of a playground on the back (east) side of the school. Also, a sidewalk will be added to deliver pedestrians from the sidewalk along Schroeder Rd directly to the school entrance, without having to walk on the driveway.

**Estimated Project Cost**

We anticipate the interior and minor exterior renovation to cost between \$700,000 and \$1,000,000.

**Public Subsidy Requested**

We are requesting no local public subsidy for the purchase, renovation or operation of the building. It is worth noting, however, that Lighthouse is a part of the Wisconsin Parental Choice Program, which grants parents vouchers that they can use for tuition payments at private or charter schools of their choice.

Contact Marcio Sierra ([msierrajr@lighthouseinmadison.org](mailto:msierrajr@lighthouseinmadison.org)) for more information about this application.