

Letter of Intent – 8/17/16

To: City of Madison Zoning Administration

Project Here We Grow Learning Center – Gammon
New lot created from 6906 Colony Drive
Madison, WI 53717

Construction Schedule

The project is anticipated to begin in October of 2016 and be completed by May of 2017
Construction will be completed by a professional contractor.

Description of Existing Conditions

- Current Zoning: SR-C1
- This is currently a 4+ acre lot owned by the Korean Presbyterian Church of Madison. They will be dividing the lot into two parcels. The church will remain on a lot of approximate size of 1.7 acres and the childcare center will be built on an “L” shaped section of approximate size of 2.6 acres.

Project Team

Owner: LSCOTT Enterprises, LLC
Contact: John Scott
320 Pine Way
Oregon, WI 53575

Architect: Bill Montelbano
8 East Hudson Street
Mazomanie, WI 53560
608-795-4540

Civil
Engineer: Quam Engineering
4604 Siggelkow Road
McFarland, WI 53558
608-838-7750

Landscape
Architect: Paul Skidmore
13 Red Maple Trail
Madison, WI 53717
608-826-0032

Proposed Use

- Current Zoning – SR-C1
 - We are requesting a conditional use for group child care center
- We will participate in the Madison 4-k program
- The entire building will be dedicated to the care of children.
- The building will have a capacity of 214 children made up of:
 - 180 - infant/toddler/pre-school
 - 34 – after school children
- The hours of operation will be 6:30 am to 6:00 pm
- When the center is at an enrollment of 150 children we will have our maximum employees consisting of:
 - 30 full time employees
 - 3 part time employees

Project Details

Lot Acreage

- A CSM has been submitted to the city on 8/17/16 that proposed the current 6906 Colony Drive lot be divided into two parcels.
- Existing total parcel before split – 188,835 sq. ft.
- The existing lot will be divided into:
 - Lot 1 (childcare site) – 112,914 sq. ft.
 - Lot 2 (church lot) – 75,921 sq. ft. – the church will keep this parcel and continue operating as a church.

Building details

- Single story with a lower level exposure.
- Building foot print is approximately 12,500 sq. ft.
- Total building is approximately 22,800 sq. ft.
- There are two detached seasonal toy storage sheds.

Exterior details

- The exterior area will be divided into 4 separate age appropriate play areas. These areas will be defined by black vinyl coated chain link fence
- We will have two metal and plastic play structures. One in the 2 year old play area located north of the building. The second structure will be for the preschool play area located south of the building.
- The retaining walls will be constructed of landscaping blocks or sandstone blocks.
 - All retaining walls will be protected by fencing at the top of the walls that will discourage climbing/walking on the walls.
 - Larger walls will be tiered. First tier around chest high then a 6' shelf. The remaining wall will be behind the 6' shelf. We will plant shrubs on the shelf that will help minimize the size of the walls. The larger wall is located on the North property line
- Trash will be removed weekly by a waste management service.
- Snow removal will be we hired out.

- Parking – I believe the new calculation for stalls available would allow us to have 30 parking spaces

$$\text{Staff} - 33/2 = 16$$

$$\text{Parents} - \frac{214}{15} = 14$$

$$\text{Total} - 30$$

WE ARE REQUESTING 20 ADDITIONAL STALLS FOR A TOTAL OF 50 PARKING STALLS. THE 20 EXTRA STALLS WILL PROVIDE MORE PARENT PARKING STALLS.

- There will be 7 bike stalls.
- Storm water will be controlled as shown on the site plan
- The AC units will be located on the ground with screening.
- Lighting plan is being created by Rudd Lighting out of Racine, WI. The plan will be submitted for approval when complete.
 - We are anticipating having two areas that will be lite from dusk to dawn. First is on the west end of the parking area near the main entrance. The second near the fire truck turn around. Both these lights will be for security.
 - We will also have courtesy lighting from hour before dawn in the morning and dusk to 9:00 pm in the evening. This lighting will be above all building exits and the west end of the parking lot.

Traffic Control

- We submitted a TIA to traffic engineering on 8/4/16.
- We have developed the site anticipating a right turn lane from Colony Drive going North onto Gammon road.
- We will work with the city to minimize the impact the traffic from our center has on the neighborhood.

Value of Land

\$550,000 purchase price.

Estimated Project Costs

\$1,400,000