

Matt Tucker
City of Madison Zoning Administrator
215 Martin Luther King, Jr. Blvd
Madison, Wisconsin

March 18, 2015

Letter of Intent – 1402 Pankratz

Description of Operations

Isthmus Montessori Academy (IMA) seeks Plan Commission approval of a conditional use to operate a K-8 school at 1402 Pankratz in a portion of an existing office building. The northern leg of the L shaped building will become the school, also housing a preschool and child care facility on the same premises. Day care centers are a permitted use on the site which IMA will also operate on site. An outdoor play area will be created to meet separate licensing requirements. Doors will be added to classrooms and child care rooms to allow direct access outside as required by code.

IMA's vision is "to help all children of the Madison area reach their highest and unique potentialities. To accomplish this we seek to reflect and inspire the true diversity of our urban setting and to encourage a society of compassionate, responsible, and productive leaders."

Project Team

Owner:

Isthmus Montessori Academy, Inc.; Contact: Carrie Marlette;
administration@isthmusmontessoriacademy.org; 608-661-8200

Architect:

Aro Eberle Architects; Contact: Matt Aro; aro@aroeberle.com; 608-204-7464

Existing Site Conditions & Proposed Site Alterations

The existing site has an L shaped office building with paved parking and landscaping per the attached plans. It is zoned SE, Suburban Employment district.

A fenced outdoor play area will be created adjacent to the north wing of the building, to the north and west sides. The existing northwest portion of the parking lot will be reconfigured to allow

a functional drop off and pick up zone. Some parking will be reduced as a result, however, the parking demand is reduced significantly with the change of use from office space. There are 8 bike stalls currently on site.

The existing trash and recycling enclosure will be relocated as shown on the plans. The building will remain intact except for doors that allow direct exiting to the outside from certain rooms as required by code and IMA programming.

Occupants: up to 92 children/15 staff
Hours of operation: 7:30am-5:30pm
Drop off peak time: 7:30-8:30

Best regards,



Matt Aro
Aro Eberle Architects, Inc.