

City of Madison, Planning Division
Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Boulevard
Madison, WI 53703

Attn: Heather Stouder

RE: Conditional Use Permit (CUP) Application for 2012 Fisher Street

Dear Members of the Plan Commission:

Please accept this Letter of Intent, Application, and attachments as our formal request for a Conditional Use review and approval by the City of Madison for the 2012 Fisher Street project detailed below.

Project Team

Owner: Forward Community Investments
Salli Martyniak, President
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Madison, WI 53704
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Cell: (608) 516-0879
Email: sallim@forwardci.org

Architect: Eppstein Uhen Architects, Inc.
Erica Marty, Project Manager + Associate
222 W Washington Ave # 650
Madison, WI 53703
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Email: ericam@eua.com

General Contractor: J.H. Findorff & Son Inc.
John Tucker
300 S Bedford St
Madison, WI 53703
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Project Overview:

2012 Fisher Street, which totals 12,160 SF, was built as day care center in 1969. Under the zoning in place at the time, day care was a permitted use. Under the current zoning, TR-V1, however, day care is a conditional use.

The former day care center, CDI, ceased operations on August 8th, 2014. One City Early Learning Centers, Inc. (OCEL), a 501(c)(3) will be renovating the building in phases over the next two years. The first phase of renovation will commence in May.

The mission of OCEL is to provide a two generation strategy that meets the needs of both parents and children to foster successful children. The goal is to open in September, 2015 with a total of 53 students, 8 FTE teachers, and 2 PTE assistant teachers. By 2017, OCEL anticipates serving 110 children and to be staffed by 10 FTE teachers and 14 PTE assistant teachers.

Kaleem Caire is the CEO of OCEL, which is also governed by a volunteer board of directors (see attached). Marlo Mielke, the Executive Director, will begin her position on May 4th. Forward Community Investments Inc. (FCI) purchased the building on behalf of OCEL in February, 2014. FCI will lease the building to OCEL (see attached lease) with the intent of selling the building to OCEL in December, 2016.

The CUP will allow OCEL to comply with the current zoning and to undertake the necessary renovations to better meet the needs the families and children it will serve.

Existing Conditions:

The building at 2012 Fisher Street was originally a day care, and the under the zoning at that time it was permitted use. The building is solidly built and composed of brick, concrete block and precast plank. The structure, as well as the exterior finishes are in acceptable condition and present no concern for need of repair or replacement. The proposed two phase of the building renovation will result in the addition of an elevator, 2 exterior windows, a light well to the lower level, the addition 2 restrooms, and the replacement of the walls and borrowed lights separating the classrooms. There will be minimal changes to the current floor plans of the building. Currently the finishes in the building are in need of repair or replacement, which will occur in the first phase and replacement of plumbing fixtures will occur in the second phase. The following are photos of the building and site:



Fisher Street Elevation



North Elevation



South Elevation



West Elevation, view from parking lot



West Elevation

Lot Coverage and Open Space:

The total lot square footage is 17,414. All pervious surfaces total to 5,008 square feet leaving the total lot cover to equal 12,406. Percentage of lot coverage is 71.12% which is 6% higher than the maximum 65% lot coverage required for nonresidential TR-V1 zoning.

Building Square Footage:

12,160 total Gross Square Feet

Proposed Uses:Classrooms

6 weeks – 12 month year olds	611 ASF
12 month -24 month year olds	611 ASF
2-3 year olds	1,179 ASF
3-4 year olds	1,513 ASF
4-5 year olds	3,134 ASF

Office	422 ASF
Reception	167 ASF
Kitchen and Pantry	246 ASF
Restrooms	326 ASF
Misc./Storage	524 ASF
Mechanical and Electrical	392 ASF

Number of Dwelling Units:

N/A

Auto and Bike Parking Stalls:

Existing parking lot on site provides space for 9 standard vehicles. Bicycle parking will be accommodated in 2 new bike racks, 4 stalls each.

Sustainability:

The One City Early Learning project incorporates principles of Sustainable Design where possible within the very tight project budget. Re-use of an existing building without making major modifications is the largest sustainable design feature of this project. Other Sustainable design features include adding daylight via the construction of light wells and the addition of windows, the use of construction materials with recycled content and low VOC's, construction waste recycling, and the replacement of the existing light fixtures with more efficient units. Additionally, no additional impervious site elements are being added.

Conditional Use Request:

Requesting permission for Conditional Use for a day care on a parcel zoned TR-V1. Under the zoning in place at the time, day care was a permitted use, but under the current zoning day care is a conditional use. Permission is also requested for the non-conforming lot coverage percentage. The lot coverage for the existing impervious areas is 6% over the maximum lot coverage percentage (65%) for nonresidential TR-V1 zoning. Permission is also requested for the non-conforming re-entrant corner of the rear setback. For nonresidential TR-V1 zoning the rear setback needs to be equal to the building height but a minimum of at least 30'-0". The existing setback is 17'-1".

Staff and Neighborhood Input:

Our team met with Heather Stouder on April 2, 2015 and with Matt Tucker on April 9, 2015.

Project Schedule:

The project is currently scheduled to begin construction in May, 2015 with completion of phase 1 in September, 2015. Phase 2 will be as funds become available, the total project duration is estimated at 2 years.

Hours of Operation:

Day care occupancy: 7:00 am to 6:00 pm Monday thru Friday.

Value of Land:

\$0

Estimated Project Cost:

\$1,624,187

Number of Construction and Full Time Equivalent Jobs Created:

- Construction jobs: 24 workforce members on site and 6 workforce members in the office will be assigned to this project for the duration of the construction period.
- FTE jobs: At the time of opening in September, 2015, there will be 8 FTE teachers, and 2 PTE assistant teachers. By 2017, OCEL anticipates staff to be at 10 FTE teachers and 14 PTE assistant teachers.

Public Subsidy Requested:

None requested.

We appreciate your time and assistance in our efforts to provide an exceptional and integral design for the Madison community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kaleem Caire', with a long horizontal line extending to the right.

Kaleem Caire