

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
06/17/2015	DCPCUP-2015-02323
Public Hearing Date	
08/25/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME NANCY D TURCOTTE	Phone with Area Code (608) 217-9533	AGENT NAME REBECCA KASTENMEYER	Phone with Area Code (608) 217-9533
BILLING ADDRESS (Number, Street) 5736 PRAIRIE STONE DR		ADDRESS (Number, Street) 4418 MILWAUKEE STREET	
(City, State, Zip) MCFARLAND, WI 53558		(City, State, Zip) Madison, WI 53714	
E-MAIL ADDRESS		E-MAIL ADDRESS info@toad-hill.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
4560 Rustic Drive					
TOWNSHIP BLOOMING GROVE	SECTION 2	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0710-024-8235-0		---		---	

CUP DESCRIPTION
Daycare in RH-1 Rural Homes

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.09(2)(a)	4.3

DEED RESTRICTION REQUIRED?	Inspectors Initials	SIGNATURE:(Owner or Agent)
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: 	RLB	
		PRINT NAME: Rebecca Katzenmeyer
		DATE: 6/17/15



PLANNING DEVELOPMENT

Conditional Use Application

Application Fee: \$486 Mineral Extraction: \$1136

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Items required to be submitted with application:

- Written Legal Description of Conditional Use Permit boundaries
Scaled drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking area, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.
Scaled map showing neighboring area land uses and zoning districts
Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner Nancy Turcotte Agent Rebecca Katzenmeyer
Address 4560-4562 Rustic Dr. Address 4418 Milwaukee St., Madison WI 53714
Phone 608-217-9533 Phone 608-217-9533
Email info@toad-hill.com Email info@toad-hill.com

Parcel numbers affected: 0710-024-8235-0 Town: Blooming Grove Section: 2-7-10 PRINEX.com
Property Address: 4560-4562 Rustic Drive.

Existing/ Proposed Zoning District: RH-1 10.09(2)(a)

- Type of Activity proposed: Montessori School for children 6 weeks - 6 years old. (child care center)
Hours of Operation 7am - 5:15pm
Number of employees 3-6
Anticipated customers Families in the neighborhood, between 20-40 children
Outside storage none
Outdoor activities Fenced in play yard
Outdoor lighting at each entrance and over the driveway (on antenna) already in place.
Outside loudspeakers none
Proposed signs one sign 4ft x 4ft at driveway entrance
Trash removal Blooming Grove picks up trash every week and recycling every other week.
Six Standards of CUP (see back)

The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: [Signature]

Date: 6/15/2015

Six Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all six standards.

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The care we provide at this property will not be detrimental to or endanger the public health, safety, comfort or general welfare of anyone. The open field space and groves are important for our students to explore, and the open floor plan of the existing building is ideal for childcare. The front yard will have a fenced in enclosure for children's safety.

2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

The property will remain a field with small groves. We feel this will enhance the enjoyment of our neighbors. We will be updating both the interior and exteriors, and landscaping. The main changes will be the flooring of the existing duplex, and kitchen and bath updates to be in compliance with the Department of Children and Families.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

We believe a Montessori Child Care Center will be an asset to the continued development of this area. We hope to serve the immediate community.

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

We have had the property Environmentally Tested to be sure that it is safe for young children. The utilities, access roads, drainage and other site improvements have all been evaluated and meet the needs required by a child care center. We may need to extend the driveway to create a turn around for cars.

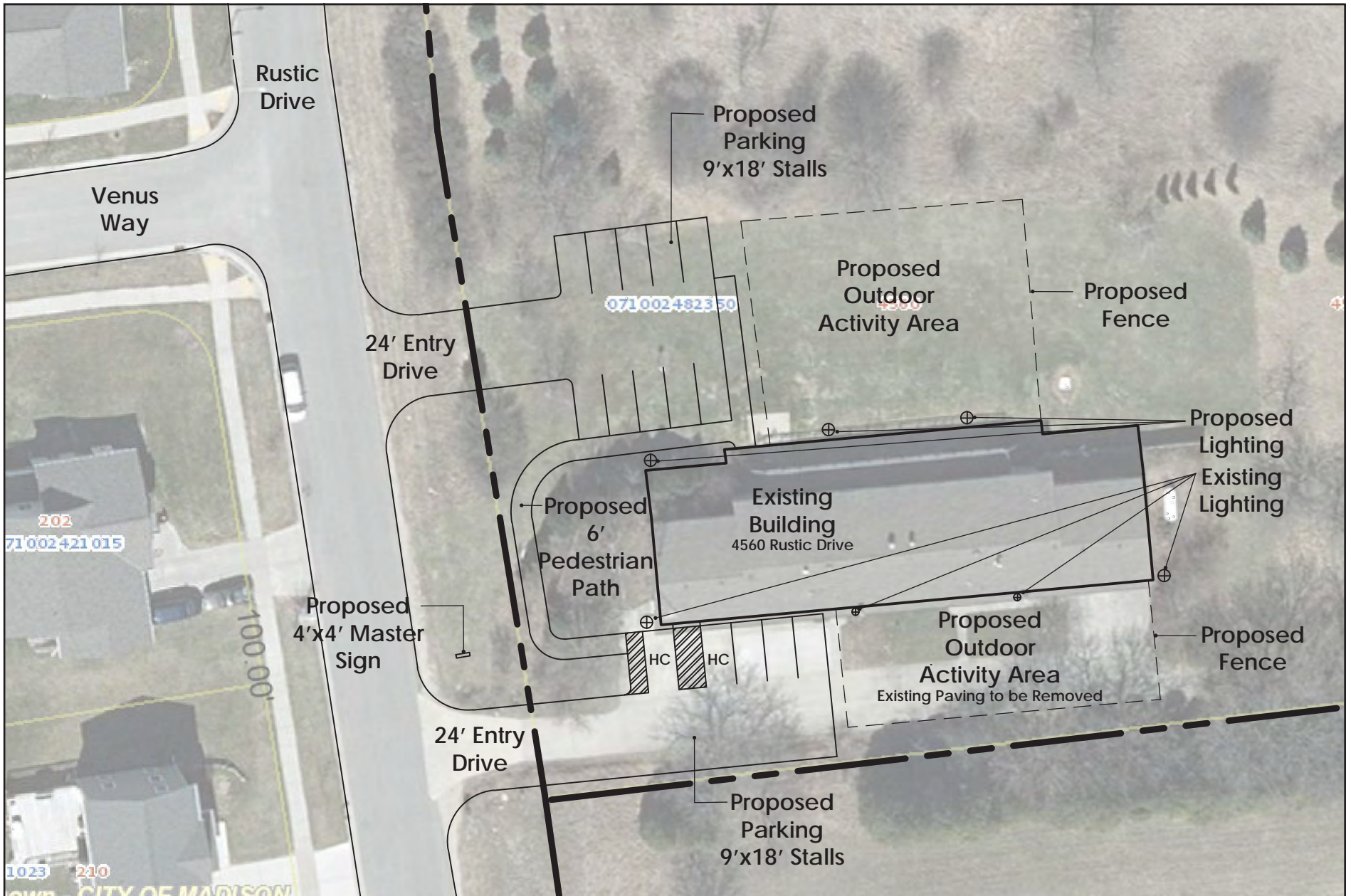
5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

We will stagger the arrival and departure times of students between the hours of 7:00am and 8:30am for drop off and 12:00-12:30; 3:00-3:15, and 4:45-5:15 for pick-up times. This allows for minimum traffic congestion.

**We currently have 28 children at a center on Milwaukee St. Staggering the drop off and pick-up on a busy street has eliminated congestion. An extended driveway for turn around will make entering and exiting the property more efficient.*

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

We will be updating the existing property to comply with all applicable regulations, in addition to all state licensing requirements for child care centers.



Conditional Use Permit Application

4560 Rustic Drive
Madison, WI 53718

Date: 7/13/15

Map Created by: L. Sperber



Scale: 1" = 40'



June 14, 2015

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, WI 53703-3342

Re: Parcel #0710-024-8235-0

I, Nancy D. Turcotte, owner of the property located at 4560 and 4562 Rustic Drive Madison, WI 53718, give Rebecca Katzenmeyer permission to act on my behalf for the application for conditional use permit for this property. The statement provided are true and provide an accurate depiction of the proposed land use.

If you have any questions you can reach me at (608) 215-6571.

Sincerely,



Nancy D. Turcotte
5736 Prairie Stone Drive
McFarland, WI 53558



NICHOLAS MARTIN
Notary Public
State of Wisconsin



My Commission Expires
July 16, 2018



**Operations Plan for
Blooming Grove Montessori**
4560-4562 Rustic Drive
Madison, WI 53714

Blooming Grove Montessori will be owned and operated under the State of Wisconsin Licensed Child Care Licensee; Rebecca Katzenmeyer of Toad Hill Children's House. The new location will operate in addition to the current Toad Hill Montessori located at 4418 Milwaukee St. Madison, WI 53714; and follow the already established and successful order of operations. The new location will serve families on the far east side of Madison, including the immediate surrounding neighborhoods, and the surrounding communities of Sun Prairie, Cottage Grove, and Monona.

Blooming Grove Montessori will be open Monday through Friday from 7:00 am to 5:15 pm, with closings and breaks following the Madison Metropolitan School District calendar.

All staff working in a Montessori Classroom will be Montessori Certified or enrolled in a Montessori Certification program. Additional Assistants and support staff will be selected based on their experience carrying out the required duties of the positions which they hold. Staffing will vary from 3-6 staff members based on student enrollment, ages and licensing requirements. Licensed contractors will be hired for lawn care, snow removal and accounting.

Students attending require a minimum of 75 square feet of fenced in outdoor play space per child using the space at any time. The grassy area in the front of the school allows for 1040 square feet of play space that we will fence in using a Black Aluminum Rail fencing. Classrooms will rotate using the outdoor play space with a maximum of 12 children at a time.

The existing building offers ample outdoor lighting to accommodate staff needing to stay until after dark. Security cameras will be added to the lighting of each entry way.

The current space offers two attached two car garages which can accommodate all of the schools storage needs. It currently offers parking for up to 12 cars. We expect this space to accommodate our needs and school population for the next 2 years. As we increase enrollment, we would like to propose extending the existing driveway an additional 50 feet providing a "turn around" space for vehicles dropping off and picking up students. In addition we would like to have a sign no bigger than 4 feet by 4 feet at the entrance of the driveway to identify our school to customers.



extra parking/turn around area.