

6942 Applewood Dr.
Madison, WI 53719

October 18, 2021

Dane County Zoning and Land Regulation Committee
Via email: lane.roger@countyofdane.com

Re: Conditional Use Permit Application #2533 – Bright Beginnings Day School
October 26, 2021 Public Hearing

To the Dane County ZLR Committee Members:

We strongly object to the application for a Conditional Use Permit to operate a day care business or “Day School” at 7069 Applewood Dr. in the Town of Middleton. We are long-term homeowners and residents of Applewood Hill, and have enjoyed the quietude and privacy offered by this small residential development.

Some of our concerns and questions regarding the operation of a day care or day school business in this neighborhood include:

1. **Traffic:** The neighborhood has one point of access, which is on Highway M (Junction Rd.). This highway has a high volume of traffic, particularly associated with the workday schedules of employees of Epic, in Verona. Entering or exiting the neighborhood can feel treacherous at times, especially in winter when there are large piles of snow in the highway median. If eight children are being dropped off in the mornings, picked up at the end of the day, and two employees are arriving and departing as well, at least eighteen round trips per day are being added to the normal traffic of residents of the neighborhood. This adds to the congestion, wait-times and risk at the intersection of Applewood Drive and Hwy M.

Further, Applewood Drive is a single loop road that has no sidewalks. Many of the residents, from children to elderly, those using strollers to canes, use the road to take their daily walks around the neighborhood. The addition of numerous vehicles, including drivers who might at times be in a hurry to drop off or pick up their children from a day care business, certainly increases the risk to residents walking in the roadway.

2. **Parking:** The home proposed for the business has a single-car width horseshoe-shaped driveway. Given the ages of children who would attend the proposed day school, parents will not just be dropping their children off in the driveway. They will need to park and take their children inside and go inside to pick them up at the end of the day. This means that if a second family is dropping off, they will park behind the first car, so a third vehicle that might arrive would likely be parked out on the street in order to not block in other vehicles. This creates a hazard to residents who are driving, walking or biking on Applewood Drive. The applicants have said they could try to stagger arrival and departure times for the children, but in reality, they will be dealing with parents’ work schedules which are out of their control, and enforcement of such an agreement would be virtually impossible.

3. Signage: The applicant has indicated that there would not be signage. At least one of the existing Bright Beginnings Day Schools has no permanent signage, but for months at a time has had multiple “temporary” signs installed along the roadway. Until this current application was submitted to the Town of Middleton, there were four such signs in the front yard of that one business – certainly not looking like “just one of the homes” in the neighborhood.
4. Fencing: As a licensed day care or day school business, will the applicants be required to erect a fence for a play yard for the children? Our understanding is that this neighborhood is a “no fence” neighborhood, and the only fences that are allowed are those required for swimming pool enclosures or ornamental gardens.
5. Water: Applewood Hill has its own water utility – with two private shared wells. What additional strain will the addition of a business put on the wells? Certainly, the additional cleaning, handwashing, meal preparation, probable laundry will consume a good deal more water than that used by any family in a residence.
6. Septic: The home proposed for the day care or day school business has a septic system designed for a single family. What additional load will be placed on the system by eight children and two employees?
7. Garbage/Recycling: What additional load will be placed on the garbage/recycling services that are paid for through our property taxes? Diapers and other hygiene products, cleaning products, craft and activity supplies, meal preparation and service all add to the garbage and recycling needs above and beyond what would normally be produced in a single-family residence.

We moved to Applewood Hill in the late 1980s and have stayed all this time because we appreciate the quiet, the safety and the feeling of community in this neighborhood of single-family homes. The addition of a business in the neighborhood with customers coming and going will certainly impact the quality of life and enjoyment of the residents. Further, as other homes come up for sale in the neighborhood, will we need to be concerned that they will be purchased as prospective business locations, rather than as family homes? The currently proposed business was certainly a surprise to everyone in the neighborhood, and it is sad to imagine that this could set a precedent for future applications. We ask that you deny the application for the Conditional Use Permit for the residence at 7069 Applewood Drive.

Respectfully,

/s/ William and Joyce Reeder

William and Joyce Reeder
Applewood Hill Residents