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**VIA EMAIL ONLY**

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Curt Kodl  
Senior Planner  
Dane County Planning and Development  
210 Martin Luther King Jr. Boulevard, No. 116  
Madison, WI 53703

Re: Dane County Conditional Use Permit 2019-02480/Kids Express  
Town of Middleton

Dear Curt:

This is in response to your email of September 9, 2019. It is my understanding that you are looking for additional information regarding the above-referenced CUP application. First of all, obviously, we did not submit a standard site plan as would ordinarily be the case because the application that we are seeking does not involve any changes to the existing CUP ("CUP 1729), rather it seeks an expansion in the number of students granted under that earlier CUP. Therefore, we submitted the aerial photo showing the location of the existing CUP relative to neighboring properties. If you believe a formal site plan is still necessary for your determination, please advise immediately and we will likely need to reschedule.

Regarding the Operational Plan, I have confirmed with my client that the hours of operation will continue to be the same, i.e., 7:30 a.m. until 5:30 p.m. This is of course during the normal work weekday. There are occasionally events on weekends and holidays, but those generally involve significantly fewer attendees.

Regarding the number of employees: there are presently 5 full-time administrators, 30 full-time teachers, and 5 part-time maintenance and substitute teachers. During what we envision as Phase I, we anticipate the need to add 2 to 3 new teachers bringing the total full-time employees to as many as 38 with 5 total part-time employees.

Regarding the anticipated noise, odors, dust, soot, runoff or pollution and mitigation measures regarding same, we do not anticipate there being any change in the present levels of

these considerations, the most obvious concern being a change in the levels of noise. Moreover, as noted above, the vast majority of activities occur during the normal workday when the majority of residents in the neighborhood are themselves at work.

As for materials stored outside or other outside activities or operations, there are no materials. Additionally, to the extent that any additional storage is necessary, the Applicant owns property to the south of the existing site (Parcel 038/0708-353-9680-4) on which is located a garage-like structure.

Regarding storm water and erosion control, as noted above, there is no site work being done and therefore no particular measures are needed or required to comply with the County storm water erosion control standards at this time. In Phase II, which will be the subject of a future application, the owners will of course comply with such standards.

Regarding sanitary facilities, the properties are presently served by a private on-site wastewater treatment system. We believe that the existing system will be adequate to meet the needs of the additional students. Prior to submitting the CUP, Ron Klaas discussed the septic situation with Paul Hardy, who designed the most recent addition to the system back in 2008. Mr. Hardy indicated that the design of the system is based on an estimated average flow per child. He suggested that the current daily flow may be less than estimated due to the fact that Kids Express has small children who may not generate the same amount of wastewater as older kids. If so, the system would have additional capacity. Mr. Hardy's suggestion was to monitor that via annual inspections of the septic tanks and observation pipes. We will be adopting that suggestion and the owners are prepared to upgrade or seek attachment of the property to the City of Madison as appropriate and necessary should the facilities prove to be incapable of handling the additional waste.

Regarding facilities for managing removal of trash, solid waste and recyclable materials, the site is presently served by Advanced Disposal which meets the owners' needs. We do not anticipate any additional changes or need for same.

Finally, regarding the traffic and vehicle concerns, while an increase in the census will necessarily entail additional vehicles frequenting the site, that traffic is confined to morning drop off and afternoon pick-ups. While the Applicant does not anticipate any problems with the additional students, it is open to staggering start times to moderate any issues that there may be or which may arise. Presently, the property and its parking is configured in a way that pick-ups and drop offs occur exclusively on the property, and not on the adjacent roadway. Cars enter and circulate through the parking area in a unidirectional manner providing an even flow of traffic in and out. There are presently 71 spots in the main parking area with an additional 17 staff/visitor slots in an adjacent on-site parking area. All spots are clearly marked

and fully accessible. Because the clients being served are not of driving age and parents do not remain on site during the day, we do not anticipate the need to increase parking.

Finally, the use of the site does not include any hazardous or toxic materials and none are stored onsite. Further, we do not anticipate any need to change lighting as a result of the increase in the census. Signage will remain as it presently exists which is consistent with Section 10.800, Dane County Code.

I hope that this adequately addresses your concerns. If it does not, or if you require additional information, please advise and we will be happy to provide it to you.

Sincerely,



William E. Morgan

WEM:daz

36580.191077

cc: Matt Dahl, via email  
Ron Klaas, via email  
Attorney Matt Fleming, via email