

Lane, Roger

From: Angie Lueck <angielueck@gmail.com>
Sent: Monday, August 17, 2015 9:38 AM
To: Lane, Roger; district16@cityofmadison.com; district3@cityofmadison.com;
bgadmin@blmgrove.com
Subject: Public Hearing for 4560 Rustic Drive

Good morning,

I received a notice regarding a public hearing scheduled for August 25, 2015 regarding the re-zoning for 4560 Rustic Drive. I am not able to attend the hearing but I would like to give my input to you regarding the potential zoning change. The requested zoning change is to allow the current dwelling to be converted to a daycare center.

I am opposed to the conversion of the private dwelling to a business operation. I currently reside on DeMilo Way, two blocks from the property. I moved into this neighborhood with the understanding that there will not be businesses within the neighborhood. The closest commercial developments were on Cottage Grove Road in Grand View Commons and on the corners of Milwaukee St. and Sprecher. Having a business with traffic in the middle of the neighborhood was not planned at the time we moved here and will be detrimental to our property values.

Also, I'm very concerned regarding the traffic flow for this business. The intersection of Milwaukee St. and Rustic Drive is not configured for much more traffic than is currently passing through. With the increase in traffic for the daycare center, the traffic patterns will need to be greatly improved. The intersection of Rustic Drive and Sprecher Rd. is dicey at best and needs improvement even without the daycare center on Rustic. The tall grass and fencing to the left of the Rustic/Sprecher intersection impairs the view of traffic coming from your left and it can be hard to make even a right turn from Rustic onto Sprecher.

The plan doesn't look like it has enough parking on the property. The property does not have curb and gutter along Rustic Road and Rustic Road narrows along this property. If the parking lots are full and cars need to park along Rustic, Rustic Road will become narrower and clogged, impeding traffic flow through the neighborhood.

Lastly, I'm concerned with the noise from the daycare center. Children are noisy by nature and having 20 - 40 children concentrated on one property in the neighborhood will greatly increase the noise level.

Thank you for your consideration.

Angie Lueck
240 DeMilo Way
Madison, WI 53718
(608) 225-9822

Lane, Roger

From: Jill Schroeckenthaler <jillanns@rocketmail.com>
Sent: Tuesday, August 11, 2015 10:30 AM
To: Lane, Roger; district16@cityofmadison.com; bgadmin@blmg.com
Subject: Proposed Daycare on Rustic Drive CUP 2323

We are going to try to make it to the August 25, 2015 Hearing regarding the Proposed Daycare.

Concerns:

The small amount of parking designated for this daycare.

The traffic that is occurring now, and the current/future development through Venus Way, Driscoll and Multi Family Units.

- It is very busy already
- The large curve around Rustic is already a large child safety issue
- Alternate side parking in the winter/snow issues

We thank you in advance for forwarding this onto the authorities involved in this proposed daycare.

Respectfully,

Tom and Jill Schroeckenthaler
306 Venus Way
Madison, WI 53718
608.535.2229

Lane, Roger

From: Paul Stroede <paulstroede@charter.net>
Sent: Wednesday, August 19, 2015 11:02 AM
To: Lane, Roger
Subject: Proposed Daycare

Hello,

The purpose of this note is to voice my opposition to the purposed daycare center located at 4560 Rustic Drive.

I live on Demilo Way, and use the intersection of Venus and Rustic (where the purposed sight is located) very often. And that area is already hard to drive through. The road is narrow. If a car is parked in the street, and two cars meet coming in opposite directions, one car has to pull into the gravel or grass to let the other car pass. And the side of the road where the daycare is purposed doesn't even have sidewalks, which seem dangerous to me. Not to mention the noise the local residential neighbors will have to endure. Seems unfair to them to put a business right in the middle of a residential neighborhood.

My opinion is there are many better potential locations in the nearby Sprecher/Milwaukee St. intersection area.

Thanks you very much.

Paul Stroede

Sent from my U.S. Cellular® Smartphone