

10/14/2021

To: Dane County ZLR Committee
October 26, 2021 Meeting

From: Dina & Lee VandeBerg
6997 Applewood Drive
Town of Middleton 53719
608-833-4493

Re: Bright Beginnings Day School (BBDS) Conditional Use Permit (CUP) Application for 7069 Applewood Drive

We strongly object to BBDS being granted a CUP for an Applewood, single family residence to be used as a non-owner occupied day care business. Applewood was designed as a small, self-contained residential neighborhood with a maximum of 41 homes. The neighborhood has one street, Applewood Drive, which is essentially a large cul-de-sac **with just one entrance/exit and no sidewalks**. It is heavily used for by residents for walking, jogging, pushing strollers... and small children playing and riding bikes. On occasion elderly neighbors from a next door retirement center drive their electric motor carts around the neighborhood. **That means Applewood Drive is not just a street... but in reality is a street/sidewalk combination.** The entrance is steep with a blind curve... making it particularly dangerous in the dark and especially during the winter... when it is difficult to navigate when slippery with ice & snow. Applewood residents... cognizant of these driving hazards... know to drive slowly with caution. However, as 34 year residents of Applewood... we have regularly observed negligent driving by non-resident visitors... not familiar with these hazards. The BBDS day care will clearly increase this type of hazardous traffic significantly with drivers... unfamiliar with our neighborhood... and no doubt most often under time pressure to get in and out. In addition, it is already difficult to exit Applewood Drive onto Cty Rd M (South Junction Rd) during morning and evening rush hours... so adding to that "exit pressure" will undoubtedly increase accident risk considerably.

Zoning rules & regulations exist for a reason. In the case of self-contained residential neighborhoods such as Applewood... a primary reason must be to substantially limit non-resident "through" traffic that unnecessarily increases congestion, noise and public safety. By attempting to establish a non-owner occupied business in Applewood, BBDS is not only willfully neglecting Applewood Homeowner Association covenants, it is also asking Dane County to override current zoning restrictions... do doubt setting a precedent for many more single family homes to be purchased for use by non-owner occupied businesses.

Please reject this CUP application.

Thank You.

