

From: Frederic R Ross <rossfm@chorus.net>
Sent: Thursday, October 14, 2021 7:54 PM
To: Planning & Development <plandev@countyofdane.com>
Subject: CUP Petition by Bright Beginnings Day School #2533

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To: Dane County Zoning and Land Regulation Committee

From: Fred and Mary Ross, 6959 Applewood Drive.

Re: CUP Petition (# 2533) for Bright Beginnings Day School (BBDS)

Date: October 15, 2021

You have received a number of letters from Applewood residents opposing establishment of BBDS, a commercial business, in our Town of Middleton single-family neighborhood This is another message to that purpose.

We believe that the Vierbicher report assessing the CUP application for the Town fails to portray the actual impact of the day school on our neighborhood. The report provides a bland, generalized assessment, when what is needed is a situation-specific assessment of the impact on Applewood.

So let us try to portray the on-the-ground situation. We ask that you think about Applewood as *your* neighborhood, and Applewood Drive as the road to and past *your* home. It is curving, hilly, unlit, without sidewalks, and chock-full of non-motorized traffic—walkers, bikers, joggers, baby buggies, skateboards, and chatting neighbors. In the morning, sometimes in near-darkness, vehicles headed to the day school zip by your home, dodge non-motorized traffic,

park in a jumbled cue in a one-lane driveway or on the road shoulder, and drop off babies and kids. In a few minutes these cars zip back out the same way, again past your home, hoping for a safe and speedy entrance onto County Highway “M.” Then, in the afternoon, this process is repeated, day after day after day.

This is what the day school business would bring to our neighborhood—and what it could bring to any Dane County neighborhood. As you visualize such a neighborhood, we believe you’ll agree that locating this business in Applewood would be detrimental to our “health, safety, comfort, or general welfare” (we have taken these words directly from the Zoning Code). It is “incompatible with existing neighborhood land uses.” The CUP application fails entirely to provide “substantial evidence” that this commercial business “can coexist in harmony” with our Applewood neighborhood—as 100% of residents have indicated in signing a petition of opposition.

Evidently there are complex legal issues surrounding this CUP request, and for this reason (among others) both the Town’s Plan Commission and Board were reluctant to recommend for or against the CUP. But we urge that beyond the apparent legal issues, there are moral, ethical and good-government issues to consider. For a governmental entity to cohere, there must an implicit social contract, in which community members agree to forego certain freedoms in exchange for security from harm by others. Communities function well when rational and caring people treat each other well. We residents in Applewood should be protected from the diminished health, safety, comfort, and general welfare the day school would impose. This is implied in the social contract.

My wife and I urge that you view this CUP application as you would were it to apply to *your* neighborhood. We urge that you consider the ethical, moral and just thing to do, as is implied by the social contract. Armed with such a view, you should deny the BBDS application.

Thank you for your time and consideration.

Fred and Mary Ross