



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 652 Burnt Sienna Drive

**Application Type:** Conditional Use

**Legistar File ID #** [76302](#)

**Requested Actions:** Consideration of a conditional use in the TR-C3 (Traditional Residential–Consistent 3) District for a daycare center, and consideration of a conditional use in the TR-C3 District for a building or structure exceeding 10,000 square feet in floor area, to allow construction of a one-story daycare center.

**Prepared By:** Timothy M. Parks, Planning Division  
Report includes comments from other City agencies, as noted

## **Addendum**

The Planning Division previously issued a staff report for the March 27, 2023 Plan Commission meeting reviewing and recommending approval of the construction of a one-story, approximately 10,000 square-foot daycare center on an undeveloped 1.7-acre parcel located at the southwestern corner of Old Sauk Road and Burnt Sienna Drive.

Subsequent to the publishing of that report, the conditional use request was referred at the March 27 meeting to address the posting of the yellow public hearing notice signs on the site, which had not been posted at that time in accordance with the 21-day requirement in the Zoning Code.

The request was referred again at the April 10 meeting. The April 10 referral was the result of discussions between the applicant and the adjacent Middleton Community Church regarding the design of the proposed daycare and the terms of a deed restriction that the church placed on the subject site at the time it sold the land that became the Chapel View subdivision to its developer, Chad Wuebben. (Two public comments from the church received to this affect were submitted on March 26 and April 5 and are attached to the conditional use file.) As a result of those discussions, the applicant agreed to change the exterior of the proposed daycare and improve the landscaping for the subject site. In order to provide time for those revisions to be incorporated into the plans for the project prior to Plan Commission review, the second referral was requested. The revised plans were submitted on April 17 and are attached to the legislative file for the conditional use as 'Revised Plans\_04-17-23.'

The Planning Division continues to believe that the conditional use standards and supplemental regulations for the proposed daycare center can be met, and recommends **approval** of the project subject to the comments and conditions in the March 27 staff report and the revised plans dated April 17, 2023.