

To: Plan Commission Members, City of Madison

From: Janet Kuhnen, 306 Acadia Drive, Madison

September 19, 2016

Re: Proposed child care facility at 6906 Colony Drive, Madison; Mr. John Scott, contact

Dear Plan Commission Members,

As a forty-year resident on Acadia Drive in Parkwood Hills, I wish to share my concerns regarding Mr. John Scott's proposal to build a day care facility at the above address, a facility to accommodate 160 children.

While I do not have reservations about a child care facility there, I do have very grave reservations about this particular proposed child care facility to accommodate the huge number of preschool children, as well as the ramifications that that number of children present to this quiet, residential neighborhood!

1. The proposal for this "Here We Grow Child Care" facility on the property of the Korean Church presented by Mr. John Scott several weeks ago shows yet another driveway ON Colony, allowing a large number of vehicles entering Colony Drive; this is in addition to the already present two driveways for the Korean Church, which enter have large numbers of vehicles entering Colony Drive – all within a very short distance from each other, and so close to Gammon Road.
2. The number of vehicles needed to transport 160 children to and from this facility (plus staff) is totally staggering for a quiet residential area! In addition, the traffic generated by the sizable staff and auxiliary services (garbage pick-up, deliveries, etc) will further exacerbate the traffic concerns. Are there precedents in the City for this type of situation???
3. At the earlier referenced informational meeting, Mr. Smith implied that, to accommodate the increased traffic needs on Colony Drive, quite probably Colony Drive would be widened, meaning that the highly-valued trees would be removed so the street could be widened. This would dramatically change the character of the neighborhood in a very negative way. Part of the charm and desirability of living in this neighborhood is its quiet, tree-lined family-oriented nature. Mr. Smith's proposed day care would absolutely destroy that charm – as well as, quite probably, neighborhood property values in the process!
4. The two proposed retention ponds at the foot of the property also raise concerns, as standing water is known to provide breeding grounds for mosquitoes, some of which carry disease. I have heard no mention regarding management of insect control. This is especially important, given that a number of homes are in close proximity to the proposed ponds.

5. There are other issues, especially drainage that already cause concern. Some neighboring properties backing up to the church property already experience drainage problems from the drainage from the church property. Drainage needs to be addressed, so the church's property will not continue to be a problem.

The neighborhood, as I understand Mr. Smith's proposal, has so very much to lose and not a single thing to gain!!!

This proposed plan was clearly not anticipated by the City planners. Otherwise, why would the City have expended the funds to install the two islands on Gammon Road at its intersection With Colony Drive – just a couple of years ago?? We were told at Mr. Smith's informational meeting that those two islands would be removed to accommodate widening of Colony Drive – largely in part to handle the additional traffic generated by the Day Care Center, as well as traffic signals needed to regulate the traffic flow. What a waste of time and taxpayer money!!

Also, why would the City have made Colony the width it is, one that is not meant to accommodate a large volume of traffic (Inner Drive and Yellowstone Drive are nearby examples of significantly wider streets to accommodate large traffic volume, for example.)?

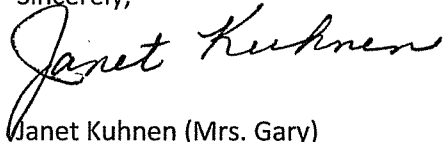
At the informational meeting, costs related to the day care project were addressed. Bottom line is that if Colony is widened and trees removed, only part of the cost will be borne by Mr. Smith. The city coffers (TAXPAYERS) will have to fund a good share of the costs! In my opinion, for taxpayers to have to pay for ANYTHING that benefits only one party AND greatly diminishes neighborhood quality IS JUST PLAIN WRONG!!!

Two possible solutions to Mr. Smith's unacceptable proposal are to a.) have all traffic generated by/for the day care flow onto Gammon Road, just like the traffic generated by the Lutheran Church day care across the street on Gammon Road does and/or b.) significantly reduce the number of students (under 100, certainly), thereby greatly reducing the volume of traffic generated on Colony and its neighboring streets – Inner Drive and Everglade Drive and Acadia Drive.

Hopefully, a resolution can be reached that is satisfactory for all!

Thank you!

Sincerely,



Janet Kuhnen (Mrs. Gary)

306 Acadia Drive