

September 8th, 2017
City of Madison
Planning Commission

To Members of the Commission,

My husband and I will not be able to attend the public hearing relating to the conditional use of the property at 6906 Colony as a day care center.

We reside at 10 [REDACTED] Acadia. Although the entrance to our property is on Acadia, our entire side yard is exposed to Colony Drive and our backyard is adjacent to the Korean Church parking lot at 6906 Colony.

We do not object to the use of the property for a Day Care Center. Our concern is with the size of the proposed facility and its potential impact. Specifically our concerns are:

1. Traffic. When John Muir releases, traffic on Colony backs up for two blocks as everyone waits to cross/turn onto Gammon Road. 100+ additional vehicles from the day care center per day will substantially increase the traffic at this intersection making it very difficult for those of us living adjacent to the day care center to use Colony Drive. The traffic signal will also encourage those who currently avoid the intersection because it is difficult to turn onto Gammon to use Colony further increasing traffic and congestion.
2. Property Value: Having a day care center may be viewed as an asset but for our particular property having the entire length of our property exposed to additional traffic and noise is likely to decrease our property value.
3. Parking is currently allowed on both sides of Colony Drive. When there are soccer or baseball games, parents prefer to park on Colony rather than parking at the school and walking further. There are many times when Colony is essentially a one way street because cars are parked on both sides. Parking will need to be restricted. Again this makes life more difficult for residents who do have guests that need to park Colony.
4. Drainage: Our property currently receives much of the run off from the church and the church parking lot. During storms the sidewalk on Colony is a river and in heavy storms the corner of Colony and Acadia will flood because the storm sewer cannot handle all of the water. The back corner of our yard becomes completely saturated to the point where you cannot walk on the lawn for days. We understand that the proposal includes retention ponds between the proposed driveway and Gammon Road. Will ALL of the rain water from the roof of the proposed building and parking lot be directed to the retention ponds? If not, the run off towards our property will increase significantly and the flooding at Colony and Acadia is likely to become a bigger issue. According to the plans, the proposed new driveway is down hill from the retention ponds, which means we will have more run off than in the past regardless. If this facility is approved, we would like to see steps taken through landscaping or rain gardens to prevent further run off.

Again, our concerns are not with the nature of the business use but with size and the impact on our quality of life and our property.

Sandi and George Wysock, [REDACTED] Acadia Drive, Madison

cc Mark Clear

