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From: Elizabeth Morrison

Sent: Thursday, September 08, 2016 12:23 PM

To: Parks, Timothy

Cc: David Mann; Clear, Mark; Phil Gasper; georgewysock; sandrawysock

Subject: 6906 Colony Drive

Dear Members of the Planning Commission,

I have been following with great personal interest the proposal to put a large day care center on the property at the northeast corner of Gammon Road and Colony Drive, with the street number on record as 6906 Colony Drive. I live at [REDACTED] Colony Drive and the front of my house faces due north, at exactly across the street from where the proposed day care center's driveway will be situated.

My understanding is that the proposed center will have a footprint of 10,000 square feet, and have two levels in at least part of that space. I also understand, from Mr. Scott, that the center would accommodate 160 children and employ 33 people. I feel that the a center of this size is really too big for the location, primarily because of the traffic which will be generated in concentrated bursts in the morning and evening during peak drop-off and pick-up times.

Assuming that there are some parents with more than one child in the same day care facility, it's safe to say that at least 100 parents' cars will be coming and going, plus the 33 cars driven by the staff. As I'm sure you are aware, the intersection of Colony and Gammon is already problematic, particularly at key times of the day. Adding an extra 100-150 cars to the mix at commute times, even with the addition of the proposed traffic signal and turning lane, is bound to be disastrous. As it is, there are times when I cannot get out of my driveway in a timely fashion. Imagine that during the morning crunch, the traffic trying to leave Parkwood Hills is waiting on Colony for the light and that traffic entering from Gammon includes parents trying to turn north into the daycare center. As these parents might not be able to make a timely left turn, they will create a backup into the intersection with Gammon.

I understand that a parcel like this is enticing for developers to use in ways other than as single-family dwellings, but I most strenuously implore the Planning Commission to consider the impact a proposal of this scale will have on those of us who live nearby. Adding this traffic volume on Colony, and so close to the intersection with Gammon, will create a significant negative impact on our quality of life, as well as create traffic issues for many who must pass through that intersection.

Sincerely yours,

A. Elizabeth Morrison

[REDACTED] Colony Drive

Madison 53717

[REDACTED]

Ccs to Parkwood Hills Community Association President, Alderman, and fellow concerned neighbors