

To Whom It May Concern:

As a resident at 6330 W. Greenfield Avenue, I have received notice that WA Community Child Care, LLC is seeking to relocate to my building. While it would be nice to have a business in our commercial space, after speaking with the Planning Department, it is clear a large daycare is not a good match.

It is my understanding the hours of operation will be M-F, 6:00am to 9:00pm. This does not take into account the employees that will need to arrive before 6:00am and those staying after 9:00pm. Nor does it account for the parents/children that will be waiting for the daycare to open.

This building has recognized "quiet hours". I am not certain of the time they begin (in the evening), but I believe tenants are expected to be reasonably quiet until 9:00am. There will, most certainly, be noise from a daycare business well before 9:00am that is inconsistent with these requirements.

I am fortunate to live in the back side of the building. The back of the building, and the surrounding area, is purely residential and I seldom hear traffic noise from the front of the building/Greenfield Avenue.

However, there is a parking lot behind the building, in which tenants and guests park. I frequently hear conversations and telephone calls. Due to a lack of anything to absorb sound I the back of the building, even normal conversational tones bounce off the brick and can be heard perfectly in my unit. Given the number of employees, parents, and children that will likely be using the back driveway/parking lot, this is an unrealistic level of business noise for a residential area. Particularly since people (employees and parents) but especially children, of all ages, tend to forget/be unaware of how their noise affects others. Whether playing, happy, talking, and/or yelling, upset, crying, and/or that particular screeching sound that only small children can make, a large number of children, *on a routine basis*, make the noise from a daycare extremely inconsistent of what is expected in a residential area.

In addition to the increased level of verbal noises, there will be inevitable cars running their engines waiting to go in to work/for the daycare to open, music playing (especially problematic is when the bass rattles the car and the building - which can't be tuned out by increasing the volume of a TV/radio inside), car alarms (both the chirping noise as they are set or going off for no apparent reason), etc. This applies to both employees and clients, before, during, and after the daycare hours. Not only will the be an increase to the overall level of noise, but the hours of the noise are being expanded ...well beyond the reasonable expectations of residential neighbors.

Another noise concern is the outdoor play area. Again, even happy children, are going to be making a lot more noise than appropriate for a residential area. To have to listen to this, ongoing, for five days a week? That is not in keeping with the quiet enjoyment of my condo. If I wanted that volume/type of noise, I would have chose a different place to live. Also, given the acoustics in the *back* of the building, I can only imagine what the level of intrusion would be if the play area were placed in front. The front is, essentially, nothing more than a solid cement floor with a brick "U" surrounding it.

I find it worrisome that the daycare, per the Planning Department, has included absolutely no measures for noise abatement in their request for a special use permit. At best, this is a strong indicator that the daycare does not have a realistic understanding of the nature of the building and the surrounding area. At worst, it signals they have no intention to be a good neighbor.

Besides the increased noise, another area of concern is whether or not there will be a smoking area (and if so, where) and/or will smoking be allowed on the property by employees or parents? The building is a no smoking building. That doesn't preclude employees (or parents) from smoking to and from their car and the building. This ties into another concern: trash. The amount of trash that will accompany more people, particularly children, is certainly going to increase. Is there a plan in place for the daycare to routinely pick up trash/cigarette butts?

The reason I raise the concerns about noise and smoking is that I have frequent migraines. During a migraine the music/bass, that rattles window, is actually physically painful. The stench of cigarette smoke is never pleasant but, during a migraine, it is nauseating. Currently, I seldom experience noise or smoke issues, whether I have a migraine or not. Given the impact this daycare can reasonably be expected to have on the building/back area, once again, is proof this is not an appropriate business for a residential location.

My final concern is for property values. For the reasons previously listed, a daycare is about as popular to live next to as an elementary school. I am hard pressed to think of a single positive benefit from a daycare in a condo/residential area. How can the residents of 6330 W. Greenfield expect anything other than a drop in our property values? It is one thing to move into a building, knowing the business exists and is reflected in the cost of the condo. It is quite another to have been in the building for several years then have a daycare move in.

Greater weight should be given to the expectations of the *established* residents of the condo building than those of a business seeking to enter the area. The fact this daycare is seeking a special use permit if proof this type of business is not in keeping with the location. For the reasons stated, I oppose the special use permit requested by WA Community Child Care, LLC.

It is my intention to appear at the hearing on September 3<sup>rd</sup> but I wanted to provide a more detailed response than a hearing would likely allow.

I do not expect a reply, addressing the points I raised, but I would appreciate just a quick note that my email has been received.

If you have any questions I can be reached at:

414-902-5624 (work) 6:00am to 2:30 (sometimes 4:30 if doing over time)

414-281-5660 (home) late afternoons/evening

Thank you for your consideration in this matter,

Kim Bender

6330 W. Greenfield Ave #207