

Wells, Chris

From: Margaret and/or Paul Miller <paulmarg2@charter.net>
Sent: Friday, January 11, 2019 3:14 PM
To: Wells, Chris
Subject: Opposition to Proposed Animal Daycare Operation at 4116 Monona Drive

We are residents whose land abuts the location (within Lake Edge Shopping Center) of the proposed business referenced above.

We have significant concerns about the proposed operation. After getting further information from Mr. Wells, about the details of the proposed business we have concerns we wish to make known to the Planning Commission. Unfortunately, we will be out of the state on the dates of the scheduled Planning Commission Meeting. Our concerns are as follows:

1. **Animal waste:** According to the information we were given, there will be up to 30 dogs and cats at the facility on a given day. It is our understanding that the dogs will be walked, a few at a time, each day in the immediate neighborhood, and waste will be collected and properly disposed of. We can grant that solid waste could potentially be gathered and disposed of properly, but urine cannot, laying open the possibility of damage to lawns and/or other property in the area. The Monona Drive location has no green space available and too much cement. Thus, in an effort to serve the animals, the walkers will be utilizing the nearby neighborhood green space. Crossing Monona Drive is not practical when walking multiple animals.
2. **Parking:** Recent changes at the shopping center include a new tenant which draws a high volume of parked vehicles to the relatively small parking lot of the shopping center. At certain times of the day, there is little or no space available for other patrons of businesses in the shopping center, resulting in overflow parking happening on the street in the immediate neighborhood (including in front of our house, which fronts on Buckeye Road). Buckeye road is to be reconstructed in 2019, and the plans call for banning parking in front of houses in our block, on our side of the street. This means that visitors to our home will need to park on the side of the street opposite to our home, which, if overflow from the shopping center takes up those spaces, will not be available. The neighborhood is already impacted by overflow Allis School parking which will only be worse when the road is redone losing parking all along the south side.
3. **Increased traffic congestion:** the proposed animal daycare operation is likely to bring a significant number of cars to the immediate vicinity of our home, leading to higher congestion and risk to the pedestrians in the area, including the children who are going to and from Allis school, many of them around typical drop-off times for an animal daycare operation.
4. We assume the tenant application sufficiently handles and plans for noise control and abatement.

Thank you for your consideration of our concerns. This may not be the best business fit for this neighborhood location.

Margaret & Paul Miller
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