

From: [Conklin, Nikki](#)
To: [McNabola, Lisa](#); [Plan Commission Comments](#)
Subject: Fw: New voicemail from (312) 465-6484
Date: Monday, August 7, 2023 2:50:26 PM

Alder Nikki Conklin

(she/her)

District 9

Madison Common Council
262-693-2058

district9@cityofmadison.com

Subscribe to the District 9 – Alder Conklin email list:

Email:

“We delight in the beauty of the butterfly, but rarely admit the changes it has gone through to achieve that beauty.”

– **Maya Angelou**

From: Nikki Conklin <nikki4madison@gmail.com>
Sent: Monday, August 7, 2023 2:49 PM
To: Conklin, Nikki
Subject: Fwd: New voicemail from (312) 465-6484

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----- Forwarded message -----

From: **Google Voice** <voice-noreply@google.com>
Date: Mon, Aug 7, 2023 at 12:58 PM
Subject: New voicemail from (312) 465-6484
To: <nikki4madison@gmail.com>



Hello Nikki, this is Alan white calling. I'm one of your constituents at 301 Harbor Town Drive. And I'm calling. To ask you to actively oppose file number 78423 tonight. As you know, you've got 91 out of 97 owners in the building or residents. I should say actively opposing this business. There are multiple violations of City fire code and city building inspection code numerous other problems including the fact there is no properly filed plan with the city from the business to operate. City statute requires under operating procedures under city code statute 28.151 operating procedures are part of the business plan. There are absolutely none with this application. I'm curious at this point why you're not returning my calls? or emails nor to others I'm curious also as to whether or not you might need to recuse yourself from this file. Do you have a conflict of interest? Are you representing your constituents or a business with an out-of-state entity? next 28.151 section 6A says all conditions must be met prior to an applicant applying and being approved by the city that has not been met either. We are not happy with your lack of responsiveness sticky, and it's time for you to step up. Please return my call at 312-465-6484 that 312-465-6484. I look forward to hearing from you and or meeting you in person today before the hearing. I will be in the mayor's office before 5:00. Hopefully you will also decide to participate in opposing file number 78423. Again, my name is Alan white. I am a constituent in your District I voted for you last time. I'd like to see you represent our interest in the building. And stop not returning calls and or emails. We don't need your lip service. We need your action. We need you to vote no tonight period and express that to your fellow Alters as well. Thank you.

PLAY MESSAGE

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Google LLC
1600 Amphitheatre Pkwy
Mountain View CA 94043 USA

From: [Conklin, Nikki](#)
To: [McNabola, Lisa](#); [Plan Commission Comments](#)
Subject: Fw: [D9] Doggy Daycare Junction Rd
Date: Monday, August 7, 2023 2:47:10 PM

Alder Nikki Conklin

(she/her)

District 9

Madison Common Council
262-693-2058

district9@cityofmadison.com

Subscribe to the District 9 – Alder Conklin email list:

Email:

“We delight in the beauty of the butterfly, but rarely admit the changes it has gone through to achieve that beauty.”

– **Maya Angelou**

From: nahornj@gmail.com <nahornj@gmail.com>
Sent: Monday, August 7, 2023 1:57 PM
To: Conklin, Nikki
Subject: [D9] Doggy Daycare Junction Rd

Recipient: District 9, Nikki Conklin

Name: Janet M Nahorn
Address: 301 HARBOUR TOWN DR, 320, Madison , WI 53717
Email: nahornj@gmail.com

Would you like us to contact you? Yes, by email

Message:

Alder Conklin this is in response to your reply to me concerning the petition for a Doggy

Daycare at Junction Rd Condos. I would like to call your attention to General Ordinance 28.1516a which states "all conditions listed must be preset in order to be approved. One of those explicitly states that the " enjoyment of the neighborhood.... will not be substantially impaired or diminished in any manner. This stipulation is already in violation and I would like to discuss this issue with you further. The vote may be tonight and as you said you will be my advocate. I pray you will help all of us in opposition of this petition. We need your support. We are sure if a Doggy Daycare would be under consideration to move into any of the seated zoning members neighborhood the petition before you would be denied.

Thank you,
Janet Nahorn

From: [Glenn Fulkerson](#)
To: [Plan Commission Comments](#)
Subject: 78422: 314 Junction Ridge Road
Date: Monday, August 7, 2023 2:45:24 PM

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I have concerns with this type of business at this particular location.

One concern is that there is no outdoor play area for the dogs; I am not sure where the dogs are supposed to relieve themselves. I certainly would not take my dog there.

Second concern is the proximity to the residential units. I would probably not be interested in purchasing a unit located directly over, or near, such a facility.

I am a little surprised that the city would entertain a permit for this type of business at this type of location.

Glenn Fulkerson
417 Cherry Hill Drive

Sent from my iPhone

From: [Yefim Shklyar](#)
To: [Plan Commission Comments](#)
Subject: Public Hearing
Date: Thursday, August 3, 2023 12:49:22 PM

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Regarding Public hearing scheduled for August7, 2023 5:30 PM

My wife - Irina Shklyar and I want to register our strong opposition for the plan to open Doggy Care at the Junction Point Condominium building where we reside.

We consider opening Animal Day Care is not appropriate option at the 97 unit building. where live a lot of elder residents. Also our building does not have available outside space where the animals can be taken out without disrupting everyday life of the residents.

Junction Point Condominium
Unit 422
Irina and Yefim Shklyar

From: [Gail Miller](#)
To: [Plan Commission Comments](#)
Subject: Animal Daycare Junction Rd
Date: Thursday, August 3, 2023 10:25:04 AM

Re: case #78423 Animal Daycare in Junction Point Condo Association building

To Planning Commission members

My husband and I are condo owners in the building this Purposed Animal Daycare business is applying for at 314 Junction Rd Madison, WI 53717.

This is our notice of being OPPOSED.

Full disclosure, we love dogs. Reasons for opposing this location.

1. Re: Green space - This commercial store front has all parking cement in front and a very small patch of grass in the back.

Common knowledge lends itself to know dogs need to relieve themselves which will damage the little grass that is there.

Dogs need a place to run, enjoy fresh air, and play! There is absolutely no outside space for that to happen.

2. Barking- We all know that dogs bark and having a group of dogs in a confined area is a guarantee that barking will happen! This purposed location has residential condos above it and businesses on both sides. Where is the consideration for a quiet environment of these condo owners and commercial renters? (We can only imagine the many complaints coming in from these residents, should this be approved)!

3. Regarding the dogs - No outside exposure? No exercise areas? Staying confined all day? The consumer "Pet owner" who loves their pet and paying good money for their pet to be properly taken care of at a Daycare facility may not be happy knowing these limited conditions. Our opinion regarding this location for a "daycare" just doesn't lend itself to caring for the "well being" of these loved pets!

[Sent from Yahoo Mail on Android](#)

From: [Rhonda](#)
To: [Plan Commission Comments](#)
Subject: Opposition on File 78423: 314 Junction RD
Date: Thursday, August 3, 2023 9:24:56 AM

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My husband and I purchased a residential condominium home at Junction Point Condominiums in 2021. We are opposed to the request to the the city for approval of a doggy day care business to operate in our residential condominium building. The animal waste products, animal noise and daily car traffic that would be associated with running this business would be continually present and inescapable to a resident of this property. The operation of this type of business is not compatible with the peaceful enjoyment of our residential home. Please do not approve a change that could allow this business to operate within the Junction Point community.
Rhonda McCall
Unit 417

Sent from my iPhone

From: [The One](#)
To: [Plan Commission Comments](#)
Subject: Opposition on File 78423: 314 Junction RD
Date: Wednesday, August 2, 2023 12:22:37 AM

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Unit 210

NEW DATE
JUNCTION POINT
Condominium Association

PUBLIC NOTICE

Do you want to live above
a Doggy Daycare?

Please e-mail the Plan Commission before
Monday, August 7 to **Oppose** this development

Animal Daycare
at 314 Junction RD
(Former Salon & Co in Commercial Space)
pccomments@cityofmadison.com



From: [Salvador Carranza](#)
To: [Plan Commission Comments](#)
Subject: Opposition on File 78423: 314 Junction RD
Date: Monday, July 24, 2023 1:41:14 PM

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To whom it may concern,

We are oppose to the approval of a Dog Day Care at the Commercial property on 314 Junction Road on the Junction Point Condominiums. It has come to our attention that this would be a Kennel for up to 60+ dogs! The property does not have an outside space for dogs to exercise, take care of their biological necessities or socialize with other dogs. The barking and noise of a Kennel can be as loud as 115 dc and the smells can be overwhelming, especially on a property that are mostly condominiums. If the kennel is approved it would impact significantly our quality of life, and our property values, and the viability of the other businesses in the complex, in particular a cat grooming business and a health facility (Concentra) right next door! In addition, it would be cruel to the dogs being kenneled with no space to exercise!

So, please do not approve the kennel!

Salvador and Teresa Carranza
301 Harbour Town Drive #225
Madison, WI 53717

Sent from my iPhone

From: [D. K. Smith](#)
To: [Plan Commission Comments](#)
Subject: Opposition on File 78423: 314 Junction RD
Date: Monday, July 24, 2023 9:09:15 AM

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As residents of Junction Point condominiums, we oppose the development of a “Doggie Day Care” in the commercial unit below our home because we believe it will devalue our property. The noise, the health issues(will the dogs be excreting on our green belt area?), the increased traffic during drop off and pick/up hours, the proximity to our deli neighbor, and the fact that there is another Doggie Day Care off Junction Road and Mineral Point less than a mile away.

Sincerely,
JL and DK Smith

Sent from my

From: [Marcia Bentley](#)
To: [Plan Commission Comments](#)
Subject: Opposition on File 78423: 314 Junction RD
Date: Saturday, July 22, 2023 2:57:52 PM

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To Whom It May Concern:

Please do not even consider the possibility of approving animal/doggy day care at 314 Junction Road. This is a residential building! We live here! I am not against dogs or doggy day care, just NOT in a building where people live. Please do not allow this to happen in our home!

Thank you for your kind consideration.

Sincerely,
Marcia Bentley
608-609-7999
Marciambentley@msn.com

Sent from my iPhone

From: [Kristen S](#)
To: [Plan Commission Comments](#)
Subject: Dog daycare
Date: Sunday, July 23, 2023 5:59:11 PM

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We love dogs, but unfortunately feel that we must oppose the doggy daycare plans for the commercial suite below our condos. We have reasons to believe it would not be a good fit for this building or the residents that live here.

Warmest regards,
The residents of Unit 309/junction point condos

From: [Polina Godovich](#)
To: [Plan Commission Comments](#)
Subject: opposition on file 78423- doggy daycare at Junction Rd #314
Date: Sunday, July 23, 2023 7:01:00 PM

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To the City of Madison Planning Commission.

I, Polina Godovich, live at Junction Point Condominium.

I strongly oppose the opening of a doggy daycare in our building at Junction Rd. #314 (file # 78423).

There is no outside area for dogs to pee and poop. There is just a little grass area outside our building. The residents will have to smell dog's urine. All grass will be burned by urine and get yellow.

Because of dogs barking the level of noise will be very high. There are many elderly residents in our building. They wake up late and also need a nap during the daytime. The noise will significantly worsen their life.

Please don't give the permit to open this doggy daycare. Doggy daycare in a residential building will make life miserable for all residents of the condominium.

Thank you,

Polina Godovich.

JP Condos, unit # 408.

608-358-8485