

**Response by The Ideal , LLC to
Concerns Regarding the Proposed Dog Daycare at 502 South Park Street**
by Ron Shutvet, Madison WI
August 19, 2015

Have the Greenbush neighborhood and nearby residents been notified about this proposed dog daycare? Did the developer meet with the neighbors to discuss this proposal? If not, they should. As of Tuesday, August 18 the yellow notice sign posted in the Ideal building does not give a day/time for the Plan Commission meeting public hearing on August 24, 2015.

I have many concerns about this dog daycare proposal.

- Inadequate parking for drop-off and pick up of dogs. ***This is Urban Dog Daycare, similar to their Johnson St location with traffic, neighborhood and parking. This hasn't been an issue at Johnson St.***
- Park Street drop-off/pickup area will be dangerous for dogs and owners. ***Customers will adhere to the street signage, no different than any other drop-off or pick-up along Park St. We would be fine limiting the area to no parking***
- The outside dog exercise area has problems.
 1. Not directly connected to inside dog areas. Have to walk through a handicap parking area with the dogs. ***This is a designated path which will not be blocked off.***
 2. Outside exercise area is way too small and boxed in on almost all sides with lack of ventilation and natural lighting. ***Dog Haus University is an urban indoor play facility, and is not designed to board. The primary focus of their business model is based on supervised indoor playtime. This business model has been very successful at the Johnson St location and numerous cities across the United States. We feel the area is adequate for the proposed use of this space as it is not intended to be a play area. Dogs will be in this area for 10-15 minutes, The fencing is gapped and the awning will be approx. 3' above the top of the fence to allow air flow and natural light***
 3. Heat buildup possible in summer due to AC units nearby. ***The existing AC units are being relocated to the far west end of the space west of the stair.***
 4. Plans show outdoor exercise area will be a concrete surface with two drains connecting to the city sanitary sewer. These drains could freeze in the winter causing build up of dog urine in the exercise area. ***The drains will have heat tapes in them to prevent freezing.***
 5. I doubt that the proposed overhead awning will extend far enough beyond concrete to keep rain runoff from splashing onto the concrete and going in the sanitary sewer system due to nearby property line. This would violate city ordinances regarding separation of storm water runoff from the city sanitary sewer system. ***The awning will have a gutter system to direct the water to storm sewer. All work will meet applicable codes***
 6. No place to pile snow that accumulates in the outdoor exercise area in the winter. Can't just throw it over the fence onto adjoining property. Snow can build up on canopy in winter with no way to effectively remove it without asking for permission from adjoining property owners to go onto their property and scrape it down onto the adjoining property. ***Snow will be removed or stored on our property and not thrown onto the adjacent neighbor's property. The awning will be of a vinyl material and due to the pitch of it snow will not accumulate on it.***
 7. The overhead awning looks like it will drain all its runoff directly onto the adjoining property which may violate building codes. ***The awning will have a gutter system to direct the water to storm sewer. All work will meet applicable codes***
 8. The outdoor dog exercise area has only one entrance/exit and creates a trap for people exiting the building in an emergency such as a fire. Can't exit this area to get off the property due to the high fence. ***The door leading to this dog exercise area is not a fire exit and will be labeled as such. If outside, there will be a gate at the west end for an additional exit without traveling onto the adjacent property***
 9. Groups of dogs will be rotated in and out of this outdoor area on a continual basis all day long with barking and odors from area affecting nearby residences. ***Dogs will be rotated through this area in small groups at scheduled times of 10:00, 11:30, 1:30 and 3:30. The rotations are estimated to be 15 minute increments***

- If the daycare is allowed to also walk their dogs in the immediate area and in the nearby neighborhood it will cause additional stress to the terrace areas near the Ideal Apartments and in the front lawns of other property owners along Drake Street and in the nearby neighborhood. ***As with the Johnson St location this hasn't been the case.***
 - There are already too many dogs living in this immediate area causing stress to the environment and unsanitary conditions. ***If an unsanitary condition were to exist we would promptly take corrective action.***
1. The Ideal Apartments are dog friendly and there are many apartment residents with dogs that often pee and poop their dogs in the immediate area of the building. ***The project currently has approximately 15 residents that have dogs which each lease has a pet addendum with it which specifies the rules and regulations to which they can maintain a pet on the property. Violations are dealt with as with any lease provision.***
 2. The courtyard on Drake Street is stained with many dog pee areas that are not cleaned on a regular basis. I would assume that this courtyard area drains directly to the storm sewer system and then into Monona Bay. ***We monitor this area daily and clean this area as needed.***
 3. Grass on city owned terraces along Drake Street is constantly being killed by excess dog urine along the entire property. This large amount of urine is basically eventually ending up in Monona Bay. Especially in the late winter when the ground is frozen and heavy spring rains melt the frozen pee and wash it directly into the storm sewers. ***We will continue to maintain this area.***
 4. The existing poop container at the northwest property corner is not emptied and sanitized on a regular basis. The container is often full with huge swarms of flies surrounding it which indicates the flies are laying eggs in any open bags and the resulting maggots live to adulthood. ***Staff monitors this daily. The waste station is emptied and cleaned on a regular basis by a third party vendor. If needed we will have this done more frequently.***
 5. There is constantly dog poop on the property in the green space along the west property line and in the gravel area in the alley on the south side of the property. Much of this dog poop looks like it has been there for months. ***We disagree with this assessment, but will be providing an additional waste station at the rear of the property to help ensure the area is free from feces. Staff will monitor this daily and take corrective action as needed.***