

From: [Jonathon Ferguson](#)
To: [Plan Commission Comments](#)
Subject: Opposition on File 78423: 314 Junction RD
Date: Friday, July 21, 2023 12:53:26 PM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

I oppose this development due to the poor experience I'd expect dogs to have at a daycare with no significant outdoor space for the dogs to run/play without disturbance to nearby residents.

From: [Jessica Miller](#)
To: [Plan Commission Comments](#)
Subject: Opposition on File 78423: 314 Junction RD
Date: Friday, July 21, 2023 6:54:04 AM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

I am opposed to the animal daycare at 314 Junction Rd.

Please stop this from happening. It is a residential area above that location. Nobody wants to listen to a bunch of barking dogs all day especially when I work third shift and sleep all day and I live directly above where they're planning on putting that silly establishment. Second where are all these dogs going to use the bathroom there's hardly any grass area in this neighborhood.

And don't you think it's a little unethical for these dogs to have not a single place to go out and run outside? I am not a pet owner, but I definitely would not be doing business with a company that has no outside area for my animal. please consider stopping this madness.

Jessica Miller
608-577-1169

From: [Steven Yan](#)
To: [Plan Commission Comments](#)
Subject: Opposition on File 78423: Animal Day Care at 314 Junction RD
Date: Thursday, July 20, 2023 10:16:16 PM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Members of the City Plan Commission,

I am writing to express my strong opposition to the proposal for an animal day care facility within the mixed-use building located at 314 Junction Rd in Madison WI. While I acknowledge the importance of animal care services, I firmly believe that the location of such a facility in this particular building is inappropriate and potentially harmful to the well-being of its residents, many of whom are senior citizens.

The mixed-use building in question houses a significant number of senior residents who have chosen this community for its tranquility, comfort, and safety. Placing an animal day care facility in such close proximity to their living spaces poses various concerns that must not be taken lightly:

1. **Noise and Disruption:** Animal day care centers are inherently lively environments, with dogs and other animals engaging in play and interactions. The constant noise and commotion may significantly disturb the peaceful ambiance that senior residents seek and need.
2. **Hygiene and Allergens:** A concentration of animals in a shared space can raise concerns about cleanliness, odors, and potential allergens, which may exacerbate health issues for the vulnerable senior population residing in the building.

I urge the City Plan Commission to consider the well-being and quality of life for the senior residents in this mixed-use building before making any decision regarding the animal day care facility. It is essential to prioritize the needs and comfort of the existing community over the introduction of a new establishment that might adversely affect them.

I propose exploring alternative locations for the animal day care facility, such as areas more suitable for such commercial activities, where it can thrive without causing any disruption or discomfort to the surrounding residential communities.

Thank you for your attention to this matter. I trust that you will carefully consider the concerns of the senior residents and the potential impact of the proposed animal day care facility on their lives. Please feel free to contact me if you require any further information.

Sincerely,

(Steven) Xuguang Yan
301 Harbour Town Dr. # 203
Madison, WI 53717
email: yan.9guang@gmail.com

From: [Linda Rawson](#)
To: [Plan Commission Comments](#)
Subject: Deny 314 Junction Rd
Date: Wednesday, July 19, 2023 5:56:00 PM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Hello

I am a resident of Junction Point Condominium, and I request the planning commission to deny the implementation of a animal daycare at 314 Junction road.

A strip mall with residential in not an appropriate place for an animal daycare.

These animals have NO access to outdoor space. With the exception of drop-off and pick-up via the parking lot.

The noise these frighten, angry and frustrated animals would be a nuisance to the residents and the other animals

Increase in traffic not only for the parking lot, but adjacent side streets would be a hazard, as there is no controlled intersection adjacent.

There is a free standing dog day Care less than 1 mile down Junction, we do not need more than 1 in such a small radius especially given in a small strip mall

As a resident I should not be exposed to the health hazard of all the animal waste. Which will be disposed in our waste collection area.

Health hazards, Traffic hazards, increase in noise and the well-being of the animals are concerns enough to deny the implementation.

Thank you for your consideration

Linda Rawson
Junction Point Condominium
Unit 401

From: [Lore Levac](#)
To: [Plan Commission Comments](#)
Subject: Opposition on File 78423: 314 Junction RD
Date: Thursday, July 20, 2023 10:08:02 AM

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Hi,

My name is Lore Levac and I'm an owner of a condo (301 harbour Town drive, unit 217) in the same building as the proposed animal daycare. I'd like to voice my opposition to the daycare being allowed in my mixed use building. Impact on the other residents is one reason (noise, smell, chaos, impact on limited green space). But for a second, this is not a good space for up to 60 animals. There would be no space for them to run around or play. All outdoor spaces would need to be leashed and there is not a ton of green space. It's a bad for any animals and for the residents. I urge the council to reject this proposal and encourage them to find a better, more suitable location.

Thanks,
Lore

From: [suzanne la fond](#)
To: [Plan Commission Comments](#)
Cc: [SUZANNE La Fond](#)
Subject: NOTICE OF PUBLIC HEARING - 314 JUNCTION ROAD, MADISON, WI JULY 24, 2023 AT 5:30 P.M.
Date: Wednesday, July 19, 2023 9:57:29 AM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Hello: as a resident/condo owner at 301 Harbour Town Drive in Madison, I would like to go on record as opposing the proposed Animal Day Care for suite 314 at the Junction Road property.

Depending on the number of dogs being housed at the site on a daily or regular basis, there is concern regarding the health of the animals as well as the cleanliness of the interior and exterior around the property, additional damage to the landscape around the building as a result of dogs being let out to do their business. Another concern is the potential noise to the neighboring residential units and businesses as a result of barking dogs in the space. Past and current businesses at the property included a Cat Care Clinic which provided veterinary services and boarded a small number of cats and the pet grooming place which provides services by appointment, an animal day care could have animals on the premises for several hours to a full day. Having been in real estate, I have seen first hand the damage a pet facility can do to a property, resulting in a decline in property value.

As a former pet owner and pet care provider, studies show it is far better for the pet to remain in their home and have a pet sitter spend time with them, therefore, for the reasons stated above, i.e., health of the pet, cleanliness of the property and noise levels, I oppose the currently proposed use of an animal day care for suite 314 at Junction Road.

Sincerely,

Suzanne M. La Fond
301 Harbour Town Drive
Madison, WI. 53717
a_scrappy_one@yahoo.com

From: [Yefim Shklyar](#)
To: [Plan Commission Comments](#)
Subject: Public Hearing
Date: Tuesday, July 18, 2023 9:38:28 PM

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Hello,

Please inform the City of Madison Dept. of Planning & Community & Economic Development that my wife Irina Shklyar and I are strongly oppose the plan of opening Animal Day Care at our Condominium Building.

Regards,

Yefim and Irina Shklyar

301 Harbour Town Dr. Apt 422

Madison, WI
53717

From: [Sami Schalk](#)
To: [Plan Commission Comments](#)
Subject: Opposition to 314 Junction Rd Development
Date: Tuesday, July 18, 2023 11:18:49 AM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Planning Commission,

My name is Dr. Sami Schalk. I am a resident of Junction Point condos above 314 Junction Rd where there is a proposed animal daycare. I have lived here for 6 years. I am writing in opposition to allowing this animal daycare--as I understand it a doggy daycare with potentially over 60 animals daily. While our building has been home to other animal-related businesses such as a groomer and a cat vet, a doggy daycare is an entirely different situation in terms of sound, smells, and length of time animals are present. Unlike a vet or groomer where a pet is in and out in a few hours, this would be all day and potentially overnight many dogs indoors below people's homes. **There is no contained outdoor space for the dogs** to run or use the bathroom around this building, so this doggy daycare would also mean people walking 60+ dogs constantly around our building and neighborhood. I have significant concerns about the sound, smell and quality of life impact this particular business would have on our homes. Please deny the request to allow a doggy daycare in our building so that another more appropriate business can set up shop.

Thank you,
Dr. Sami Schalk
Associate Professor
UW-Madison

From: [Libby Kniedler](#)
To: [Plan Commission Comments](#)
Subject: Doggy daycare 314 Junction road.
Date: Wednesday, July 12, 2023 2:00:36 PM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

I own a condo in the Junction Point complex. I'm extremely concerned about the idea of a doggy day care being in a commercial space below us. There are over 90 condos in the complex with already a number of pet owners who use the area around the building for their dogs to relieve themselves. This causes a huge issue for an additional 66 some dogs coming from the daycare to do the same thing. There is no place for those dogs to have a run or a designed place for them to be outside. The number of hours they are proposing to be open and the amount of dogs is very concerning. Is there additional soundproofing done to the space? Where do they put all the waste from these dogs? Will it turn into a boarding situation where barking etc will become even a greater issue with our homes being affected through the day and night? We own our homes and we should be able to enjoy our space without added barking etc. There are other doggy daycares that are already available in the area with outdoor runs and space for dogs to enjoy. Previously the commercial space was a hair salon which made a lot of sense but the idea of having 66 some dogs inside with no designed outdoor runs and space is incomprehensible. Please consider these concerns. I'm hoping that the permission and licensing for this will be denied.

Libby Landmark
301 Harbour Town Drive unit 301

Sent from my iPad

From: [Janet M Nahorn](#)
To: [Conklin, Nikki](#)
Cc: [Plan Commission Comments](#)
Subject: Oppose File 78423: 314 Junction RD
Date: Friday, July 7, 2023 6:50:44 PM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Alder Conklin,

I am submitting this letter in opposition to the proposed Animal Daycare Facility being considered for your approval of a Conditional use permit submitted by Mr. Shontel Prvitt. My concerns are legitimately presented for I have owned, raised, bred, trained and housed dogs at my Mason Creek Kennel in Oconomowoc, WI for approximately 25 years.

The idea of housing ten animals, let alone 66 in a 3,022 square ft building without access to the outside is inhumane. The application reads the hours of operation will be from 6:00 AM to 8:00 PM with no overnight boarding. However, the application also states Poochtails Doggy Daycare will be a quality care for client's pets while at work or on vacation, even emergencies. If the so stated vacation time is longer than the 14 hours of operation time, that would mean dogs would be housed 24/7 for long periods of time inside because our Junction Point rules read no outdoor fences are allowed. No animal should be subject to such abuse.

Another issue would be how will these dogs be exercised and allowed to relieve themselves? The area around our condos is hardly adequate to accommodate our resident dogs. This brings us to the reality that any dog would have to be housed inside in small crates or indoor kennels for the period it would be housed at Poochtails. Cleanup would become a challenge and the odor would soon become overpowering for the residents living above the proposed Doggy Daycare, as well as for the housed guests of Poochtails.

Considering these and many more factors that I won't take your time to address I would like to leave you with these thoughts. I realize your position is based on helping individuals to open and operate a new business, but your decision should also take into consideration your constituents. We are over 200 voters living at Junction Point Condos and feel our quality of life will be severely jeopardized should this permit be granted due not only to the noise level from barking, but the odor that could affect not only the humans living in the same building, but most importantly the health of the animals that would have to endure this discomfort.

Before you stamp your signature of approval on this application submitted by Shontell Prvitt, a resident of ILLINOIS, put those you serve first and reject this permit for a Doggy Daycare at the Junction Road Condos, our home.

Sincerely,

Janet Nahorn
301 Harbour Town Dr APT 320
Madison, WI 53717



Condominium Association
301 Harbour Town Drive Box 335 - Madison, WI 53717

Joanna Storm, President
Greg Simmons, Vice President
Sarina Lahey, Treasurer
Rayne Beach, Secretary

July 11, 2023

VIA E-mail

City of Madison Planning Commission: pccomments@cityofmadison.com

Lisa McNabola, Development Review Planner: LMcNabola@cityofmadison.com

Alder Conklin, District 9: district9@cityofmadison.com

Dear City of Madison Planning Commission, Planner McNabola & Alder Conklin:

The residents of Junction Point Condominium Association, Inc., are submitting this letter of opposition regarding the upcoming matter, File 78423, PD(SIP) Alt - 314 Junction RD, to allow an animal daycare in a tenant space within a mixed-use building.

Our condominium building consists of four floors with 97 individual units, composed of 96 residential and one commercial owner. The ground floor contains the commercial businesses as well as common spaces for the residents.

We have been informed that a new commercial tenant has petitioned the Planning Commission to open a dog daycare service to accommodate the daily care of drop off dogs. Our concerns are many. Because this is our home environment, we are concerned this business would disrupt our everyday quality of living.

Our condominium bylaws do not allow any outside kenneling of dogs, and thus the dogs will be housed 24/7 inside, which brings us to this question? What areas will be designated for these dogs to exercise and eliminate their waste outside? There is very little grass areas surrounding our building. Just enough to accommodate our resident dogs. The thought of additional animals from the daycare relieving themselves in our backyard is appalling.

Another offensive concern would be the odors, especially for those residents living above the daycare. For example, the resident who lives above Milo's Sub Shop has mentioned he does not have to turn on his heat in winter because the heat from the ovens below keeps his house warm. So would be the case of the urine odor since all dogs will be housed day and night inside. This would certainly cause an unhealthy concern not only for our tenants housed above the daycare, but for the animal guests as well.

For all who will be involved in this decision, we would like you to take into consideration we already have a dog daycare facility 0.7 miles away. Passion for Paws is located at 437 S Junction Road and offers daycare facilities with outside kennels to accommodate their guests.

We would like to reiterate our concerns and ask you to **not** grant approval for this conditional use permit to Poochtails, operator Shontell Pritt, located at 328 46th Ave, Bellwood, IL 60104, for reasons listed below:

- Too close to residential homeowners
- Dogs to be housed 24/7 inside

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Condominium Association
301 Harbour Town Drive Box 335 - Madison, WI 53717

Joanna Storm, President
Greg Simmons, Vice President
Sarina Lahey, Treasurer
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- No adequate relief area
 - No adequate outside exercise areas
 - Noise level of barking Extreme
 - Possibility of Health hazards due to odors from an active daycare facility
 - Passion for Paws 0.7 miles from the proposed business
 - Nothing aesthetic or constructive to add to our neighborhood
 - Mr. Shontell Prvitt has petitioned to house 66 animals within 3,022 square feet
 - The parking is shared with several other businesses, and could not possibly accommodate the traffic during drop-off and pick-up hours

Please find attached a listing of concerned residents that wish to add themselves in opposition to this alteration.

Sincerely,



Joanna Storm - jpcboardpresident@gmail.com
President
Junction Point Condominium Association

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Condominium Association
301 Harbour Town Drive Box 335 - Madison, WI 53717

Joanna Storm, President
Greg Simmons, Vice President
Sarina Lahey, Treasurer
Rayne Beach, Secretary

File 78423: PD(SIP) Alt - 314 Junction RD

We the undersigned adult residents of Junction Point Condominium Association, Inc., located at 301 Harbour Town Dr; Madison, WI 53717, hereby register in opposition and pray that the City of Madison Planning Commission OPPOSE the consideration of an alteration to an approved Planned Development District-Specific Implementation Plan (PD-SIP) to allow an animal daycare tenant in a mixed-use building, specifically for 314 Junction RD, a leased space within the Junction Point Condominium Association.

Name	Unit Number	Signature / Date
R Schnelle	229	<i>[Signature]</i> 7-5-23
J. Clementa	325	<i>[Signature]</i> 7/5/23
S. Straight	202	<i>[Signature]</i> 7-5-23
J. Brandt	200	<i>[Signature]</i> 7-5-23
D Yornik	222	<i>[Signature]</i>
T. Lockman	226	<i>[Signature]</i> 7/5/23
Becky Sorenson	228	<i>[Signature]</i>
Ian Cornejo	230	<i>[Signature]</i> 7/5/2025
Angela Cheema	231	<i>[Signature]</i> 7/5/23
Samuel Zhu	307	<i>[Signature]</i> 7/5/23
Amanda Ellmaker	204	<i>[Signature]</i> 7/5/23
Allan C. White	201	<i>[Signature]</i>
Desiree Dailey	221	<i>[Signature]</i>

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301 Harbour Town Drive Box 335 - Madison, WI 53717

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Name	Unit Number	Signature / Date
Lore Levac	217	<i>Lore Levac</i> 02 JUL 2023
Kristin Igoe	212	<i>Kristin Igoe</i>
Malia Igoe	212	<i>Malia Igoe</i>
NORMAN GREEN	210	<i>Norman Green</i>
MICHAEL ROYTER	208	<i>Michael Royter</i>
Harmon Belloni	202	<i>A</i> 7-04-2023
<i>Matt S</i>	218	<i>Matt S</i> 8/02/2023
Jenny Krampfel	215	<i>Jenny Krampfel</i> 7-2-23
Jim Mayhew	220	<i>Jim Mayhew</i> 7/5/23
<i>Lori Falk</i> LORI FALK	224	<i>Lori Falk</i> 7/5/23
<i>Janeke Perry</i>	225	<i>Janeke Perry</i> 7/5/23
Teresa Carranza	225	<i>Teresa Carranza</i> 7/5/23
JANICE OPILA	227	<i>Janice Opila</i> 7/5/2023



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Name	Unit Number	Signature / Date
Mark DeNue	315	Mark DeNue 6-30-2023
Joseph Bohnenkamp	315	Joseph Bohnenkamp 06-30-2023
Patricia Krueger	320	Patricia Krueger 06/30/2023
Janet M Nahorn	320	Janet Nahorn 06-30-2023
Tina Simanson	321	Tina Simanson 7-01-2023
JEFF SIMANSON	321	Jeff Simanson 07-01-2023
HARVARD STORM	334	Harvard Storm 7-01-2023
JOANNA STORM	334	Joanna Storm 7-01-2023
Sean O'Brien	328	Sean O'Brien 07-01-2023
Iyan Housing	316	Iyan Housing 07-01-2023
Laurie Robb	219	Laurie Robb 7-1-2023
Joanne Storm	334	Joanne Storm 7/1/23
Ike Lewis	312	Ike Lewis 7/1/23

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Condominium Association
301 Harbour Town Drive Box 335 - Madison, WI 53717

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Name	Unit Number	Signature / Date
Nick Becker	317	Nick Becker 7-01-23
Kirsten Spiva	324	Kirsten Spiva 7-1-23
Betsy Ruter	326	Betsy Ruter 7-2-23
Bruce Ruter	326	Bruce Ruter 7-2-23
Megan Forester	326	Megan Forester 7-2-23
Mico Comarow	309	Mico Comarow 7/2/23
Megan Acker Megan Ac	304	Megan Acker 7/2/23
Brittney Book	318	Brittney Book 7-3-23
TERRY CLEARY	308	Terry Cleary 7-03-23
Greg Simmons	300	Greg Simmons 3 July 2023
Libby Landmark	301	Libby Landmark July 3, 23
Ashley Zitzow	306	Ashley Zitzow 7-3-23
Cricket Fausek	323	Cricket Fausek 7-3-23

Condominium Association
301 Harbour Town Drive Box 335 - Madison, WI 53717

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Name	Unit Number	Signature / Date
Brian Rubin	608 675 9774 416	[Signature] 7/5/23
MARCIA BENTLEY	412	[Signature] 7-5-2023
Yongjing Li	410	[Signature] 7/5
David Wessel	409	[Signature] 7/5/23
Polina Godovich	408	[Signature] 7/5/23
YAKOV SHPIGELMAN	408	[Signature] 7/5/23
Lisa Key	402	[Signature] 7/5/23
Linda Rawson	401	[Signature] 7/5/23
Hedda Hedda Lechner	400	[Signature]
Jean Anderson	424	[Signature]
Sani Schalk	434	[Signature] 7-5-23
SUZANNE LAFOND	420	[Signature] 7-5-23
Cody Leone	409	[Signature] 7-5-23

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Name	Unit Number	Signature / Date
Ray Greco	428	[Signature] 7/5/23
Lu Ann Parker	429	[Signature] 7-5-23
Jonathan Ferguson	425	[Signature] 7-5-23
Lois Rutledge	423	[Signature] 7-5-23
Yefim Shklyar	422	[Signature] 7-5-23
Irina Shklyar	422	[Signature] 7-5-23
Amanda Black	432	[Signature] 7-6-23
ZADAN	421	[Signature] 7-6-23
MUSTAFA MOHAMMED	407	[Signature]
Sam Foa	427	[Signature]
William Friske	405	[Signature] 7/8/23
GREICHEN BAUMGARDT	209	[Signature] 7/9/23

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Name	Unit Number	Signature / Date
Kevin Lewis	211	7/6/23 Kevin Lewis
Chris Joria	207	Chris Joria 7/6/2023
Garrett Pierrot	223	Garrett Pierrot 7/6/23
Kathy Blanda	234	Kathleen Blanda 7/6/23
Xuguang Yan	203	Xuguang Yan 7/6/23
Jay M Lahey	232	Jay M Lahey 7/6/23
Sarina Lahey	232	Sarina Lahey 7/6/2023

File 78423: PD(SIP) Alt - 314 Junction RD

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Name	Unit Number	Signature / Date
Touhmonh Lon	330	Jonkey Jr 7/5/23
Dennis Miller	331	Dennis Miller 7-5-23
Gail Miller	331	Gail Miller 7-5-23
Chris Olson	311	Chris Olson 7-5-23
Diana Rendeos	302	 7/6/23
DAVID GARDE	305	 7.6.23
Kimberly Harris	329	 7/6/23