

From: [Board Secretary](#)
To: [All Alders](#)
Subject: Opposition to Pooch Tails Bark Park at 314 Junction Drive, MSN
Date: Tuesday, September 12, 2023 4:41:24 PM
Attachments: [dogdaycare2023.docx](#)
[Appeal of 314 Junction Rd Conditional Use Approval \(1\).docx](#)
[DoggyDayCareComps.docx](#)

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Dear Alders,

We appreciate you serving as Alders, and ask you to take time to review the materials attached in opposition to the dog daycare CU permit at 314 Junction Drive, Madison. The application was incomplete when the Plan Commission approved it, and contained at least two errors. In addition, the comparables used for determining said permit were NOT comparable (see attached listing of Madison doggy daycares), as none were located in a building of privately owned condominiums. The materials provided also address violations of current relevant regulations.

Please keep in mind that the application identified the Junction Ridge Neighborhood as the affected parties, without identifying our 96 condominiums above the commercial space 314 Junction Road would occupy. As well, in comments to the Plan Commission, Malik Shabazz identified his address as the address of the proposed business instead of his home address.

Thank you for your time and consideration!

Rayne Beach
Junction Point Condominiums
HOA Board Secretary

From: [Janet M Nahorn](#)
To: [All Alders](#)
Subject: Common Council meeting 9/19/2023 -- Comment on Agenda Item 79500
Date: Monday, September 18, 2023 1:48:31 PM

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Dear City of Madison Alders,

I live in the building of the proposed animal daycare. Having been the owner and operator of a successful kennel for 25 years, I know what it takes to operate the type of business proposed. The Citizens of Madison were wronged when the Planning Commission approved Poochtail's incomplete conditional use application, and we need the Common Council to overturn that decision by supporting the Appeal and denying the conditional use.

At the August 7, 2023 Planning Commission meeting, I provided public testimony in opposition to the Conditional Use Permit. I reminded the Commission that the applicant in no way submitted the required operating procedures, and why the location chosen was not a proper fit. The location does not provide the animals a space by which they require, and would hinder the enjoyment of those that own condominiums surrounding the business, as well as impact the neighboring residential areas.

I want to make it clear that the appeal does not only directly impact the 96 parcels that own the homes directly above the proposed business location, but it also extends to all the Citizens of Madison, as well as to the pets that could potentially be sent to stay at Poochtail.

Alderwoman Conklin spoke at the August meeting as well, and said that the Applicant wants to work with the neighborhood. She said a joint meeting would be held on September 14 with the community to try to make things right. That meeting never occurred. She admitted she agreed not everything was in order, and that there is a great deal of opposition to this location, and that she is sympathetic to both sides. In conclusion, she sided in favor of the Applicant, despite all the ordinances and standards in place showing it was incorrect. She stated in the planning meeting: "People make mistakes, things happen, and we have to give people a chance."

Both the Applicant and the Planning Commission made mistakes. The Applicant by submitting an incomplete application, and the Planning Commission in approving the uncompleted application. The Planning Commission had a chance to withdraw or delay their decision, but proceeded to move it through despite the incomplete materials and hundreds of citizens living directly over or next to the proposed business writing in opposition, specifically describing how they would be harmed by allowing the permit. The only person in support of the matter has been the Applicant's spokesman, who did not even properly register for the Planning Commission meeting, and was moved to speak last after the public comments opened, giving everyone else no chance to rebut any of his statements.

I hope that the Common Council realizes that the Applicant, even with the help offered by the Planning Commission, has failed to comply with the rules set forth for applying for a Conditional Use Permit. This alone should be enough of a reason to reverse the Planning Commission's premature decision to approve.

I request that the Common Council make the decision to overturn the Planning Commission's approval, and deny the application. Allowing the Planning Commission's approval to stand would be causing a great injustice to your constituents.

Sincerely,

Janet Nahorn

From: lscarlett@tds.net
To: [All Alders](#)
Subject: [All Alders] Poochtails Daycare application @ 314 Junction Road
Date: Wednesday, September 13, 2023 6:00:03 PM

Recipient: All Alders

Name: Lori Scarlett
Address: 8406 Castle Pines Dr, Madison, WI 53717
Phone: 608-216-5006
Email: lscarlett@tds.net

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

Message:

Sept. 13, 2023

To the Madison Common Council in regard to the proposed Dog Day Care at 314 Junction Road:

I am a veterinarian and owner of Four Lakes Veterinary Clinic 4504 Monona Dr, Madison, as well as a homeowner and member of the Junction Ridge Neighborhood Association. I am concerned about the proposed dog daycare in the Junction Ridge Condos for a number of reasons.

First, based on the floor layout I understand there are to be seven kennel spaces to house up to 30 dogs. Unrelated dogs put together in a small area or even a large area, like a dog park are unpredictable. Some dogs can be very fearful and become aggressive, attacking other dogs. Some dogs can be playful and jump on other dogs, leading to attacks. In addition to the 4+ unrelated dogs housed in a kennel, there are only two areas for exercise. I would assume that the owner plans to allow multiple kennels of dogs to use the exercise areas together. I don't know the size of the exercise area the dimensions are not provided on the layout, but based on the square footage of usable space 2100 sq ft and the plan for 7 kennels, I can't imagine it is enough space for 8 or more dogs to run and play freely with toys and equipment mentioned to be available, in addition to 6 staff members monitoring the dogs for problems.. Additionally, only two kennels were outlined on the floor layout. One was ~48 sq ft, the other 36 sq ft. If there are 4 dogs housed in these kennels, each dog only has 12 or 9 sq ft of space. This is not enough space for a dog to be able to get away from another dog, if needed, or to eat without the competition of another dog in its space.

With only six staff members in the proposal, the risk that dogs will harm other dogs is very high. If two dogs are together and start to fight, it requires two people to safely separate them. If there are 4 or more dogs together and a fight breaks out, at least 4 or more staff will be needed to safely separate them and place the dogs back in kennels. These dogs should then be separated from other dogs, as well, until their adrenaline and stress have dissipated. Dogs that have been fighting also need to be examined for puncture wounds and lacerations.

Part of the proposal was that the dogs would be walked to Junction Ridge Park several times a day. I'm certainly not opposed to dogs being walked in the park, but I do have concerns about how a small number of staff members can safely walk a large number of dogs, in addition to properly and completely cleaning up after each dog. Dogs that go to daycare and are housed with unrelated dogs are more likely to pick up parasites, like Giardia or intestinal worms, which can easily contaminate grass. Not having a designated area close to the daycare for walking means that the staff would be unable to rinse down the grass or disinfect an area that was grossly contaminated with diarrhea. There are many children that play at Junction Ridge Park, including multiple soccer fields, and encountering a pile of diarrhea that couldn't be picked up would definitely NOT be pleasant or hygienic. If the dogs are only walked in the green space around the condominiums and strip mall, it is still unlikely the staff can properly decontaminate. The business owner also stated that they would dispose of dog waste like the nearby grooming facility. There is a very big difference in the quantity of stool and urine produced by 30 dogs over the course of a 10-hour day and the 5-6 dogs being groomed and housed for a much shorter period of time each day. Often grooming dogs aren't even taken out for walks, because their appointments are only an hour or two.

While there are no regulations for dog daycares in Wisconsin an unfortunate oversight, in my opinion, a good business owner makes sure that they understand the business they are opening and has employees hired and trained who also understand how that business works. There is much more to a dog daycare than having some kennels and areas to put dogs to run around. Understanding dog body language to help prevent fights, stress diarrhea, and aggression is very important. Understanding cleanliness and how to prevent the transmission of contagious diseases such as viruses causing upper respiratory diseases, intestinal parasites like Giardia, and external parasites, such as fleas, etc. is very important. I think it would be important to have a better understanding of the potential owner's business plan and how these problems would be addressed and mitigated.

According to the information in the Legistar file, "The applicant shall specify in the operating procedures submitted to Zoning the day-to-day operating procedures, the qualifications of staff, a waste management plan, a plan for dog walking, any sound mitigations features, and other details deemed relevant by staff." I do not see where the business owner has provided this information. I don't think even conditional approval should be given until the general public has been able to see and better understand what the owner plans to do.

Finally, I'm concerned about the amount of barking that will occur at this facility. It is true that concrete is good soundproofing for noise and, if true, the 3 feet of concrete between the proposed daycare and the residents above the business, should be sufficient. But the stress to the dogs and the staff with constant barking can't be discounted. The proposal mentions that dogs would be given a "24-hour trial period" and not allowed to return if they barked. I'm not sure how they count those 24 hours, but that is a long time to let a dog bark. I'd like to see plans on how to decrease overall barking by individual dogs.

I assume that this daycare plans to cater mainly to small breeds of dogs if they are housing large and small breeds of dogs, I have even more concerns about the size of the kennels, the housing of unrelated dogs together, the quantity of poop, etc. My veterinary clinic is Fear-Free certified - we do everything we can to alleviate the fear, anxiety, and stress in our dog and cat patients. None of our kennels or cages face another dog or cat, the cage is often covered with a towel so they don't get scared of people walking past them, and we often give them anti-anxiety medication, so that they aren't scared and are less likely to bark because of that

anxiety. Even with medication, many of the dogs bark frequently. Small breeds are the dogs that bark the most and have a high-pitched bark. Small breed dogs are also the most reactive when on a leash, barking at passing bicyclists, cars, pedestrians, and people walking their own dogs. Thick cement won't mitigate that barking at all. This is actually addressed under statute 28.151 - Animal Day Care - applicants shall submit at the time of permit application written operative procedures that address identification and correction of animal behavior that impacts surrounding uses, including excessive barking.

With all of these concerns, not to mention my concerns about the overall welfare of the dogs, what vaccines they will or will not be required to have, how they will address parasites, etc, I strongly oppose the approval of Poochtails daycare in the Junction Ridge Condominium strip mall.

Sincerely,

Lori M. Scarlett, DVM

From: [Sami Schalk](#)
To: [All Alders](#)
Subject: Objection to Doggy Daycare at Junction Point
Date: Thursday, September 14, 2023 1:23:47 PM

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Hello, I am a resident and condo owner in Junction Point. I am writing to oppose the doggy daycare being proposed for our building. It would be a noise and smell nuisance for many of my neighbors and simply does not make sense in this mixed use building, particularly because there is no place for the dogs to be outside or exercise beyond the small amount of sidewalk and grass that we use to walk for leisure or to walk dogs living in the building. While I understand the proposed was adapted to reduce the number of dogs, I want to be clear that the number is not the issue. Any amount of dogs being kept in a small commercial property without outdoor space will be loud and likely smell as its impossible for the business to ensure all the dogs make it outside every single time since, again, there is not direct outdoor access the dogs can be provided to run freely. There are many businesses that would be a great and welcome fit to our building--we have previously had a vet and a dog grooming place--but a doggy daycare is not one of them. Please deny this proposal.

Dr. Sami Schalk
Resident of 301 Harbour Town Drive

From: [Steven Yan](#)
To: [All Alders](#)
Subject: In Support of the "Appeal of the Plan Commission action on the conditional use request granting an Animal Daycare at 314 Junction RD"
Date: Sunday, September 17, 2023 7:08:49 PM

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

Dear Sir/Madam,

I am writing to express my strong support to the " Appeal of the Plan Commission action on the conditional use request granting an animal daycare 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, orors, 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 suh 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 livers. Put human health on the top priority. 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