

Concerns Regarding the Proposed Dog Daycare at 502 South Park Street

by Ron Shutvet, Madison WI

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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.
- Park Street drop-off/pickup area will be dangerous for dogs and owners.
- 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.
 2. Outside exercise area is way too small and boxed in on almost all sides with lack of ventilation and natural lighting.
 3. Heat buildup possible in summer due to AC units nearby.
 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.
 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.
 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.
 7. The overhead awning looks like it will drain all its runoff directly onto the adjoining property which may violate building 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.
 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.
- 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.
- There are already too many dogs living in this immediate area causing stress to the environment and unsanitary conditions.
 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.
 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.
 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.
 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.

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.

I have included some recent pictures to help illustrate my concerns:



Customers will probably use this no parking area on Park Street to drop-off and pick up their dogs. Note, the yellow line on the curb should extend all the way to the street sign with the sandwich board next to it. That sign says "No Parking here to corner".



Existing poop container. Note, it is full and does not get emptied on a regular basis. Flies love this place! Maggots thrive in the bags that are not tied tightly.



The terrace grass on Drake Street gets WAY over fertilized with dog pee. Dog owners can pick up the poop but the pee gets left behind and goes where it wants to. In the spring before the frost is out of the ground it all gets washed into the city storm sewer system and then into Monona Bay.



Also on the Drake Street terrace, this nice green grass recently replaced the dead, over-fertilized grass that was originally put down during the original landscaping process. See how this grass is quickly being killed, too. How can this ever be a nice looking green city terrace with all this peeing going on here?



The green space on the west side of the building is also being over-fertilized. Lots of dead grass here. Also dog poop gets left behind here, too. The gravel areas are full of dog poop.



Dog poop, and plenty of it in the graveled green space areas all around the building. Much of it looks like it has been there for weeks as it is starting to decompose. What is wrong with these people? They are holding on to the leash and watching their dog poop here and then walking away. Bad people.



Dog poop all up and down this green? space along the alley next to the Ideal building. Need security cameras here to catch these dog owners in the act and fine them big time!



Even the courtyard area at the main entrance for Ideal residents is full of dog pee stains everywhere. These lazy dog owners don't even want to get their dog over to the nearby grass areas before they let the pee fly. This area probably drains to the city storm water sewer system and then directly to Monona Bay as it is over the basement parking garage. There must be a rubber membrane under the courtyard surface to collect surface runoff and direct it to the storm sewer system.