

Lena La Fleur
Neva La Fleur
Four Paws Pet Services LLC
3440 Meadow Road
Verona, WI 53593

November 10th, 2024

Dane County Zoning and Land Regulation Committee
Attention: Committee Members
City-County Building
210 Martin Luther King Jr. Blvd, Room 354
Madison, WI 53703

Dear Committee Members,

I am writing to address concerns raised during the last meeting regarding our Conditional Use Permit (CUP) application for Four Paws Pet Services LLC, which is seeking approval to operate a dog daycare facility at our location in the Town of Middleton. We value the feedback of our neighbors and the community, and I would like to take this opportunity to clarify several points, offer assurances, and express our commitment to being good neighbors and a positive addition to the area.

1. Noise Concerns

We understand that noise from barking dogs is a concern for some neighbors. In response, we have proactively conducted three separate sound studies, all of which have confirmed that the noise from our operation will not be audible to nearby properties or even at our lot lines. These studies were performed by independent, qualified professionals, and we are confident that the facility will not create a disturbance. Our goal is to create a quiet, well-managed environment for dogs, and we are committed to implementing best practices to mitigate noise, including soundproofing and careful management of playgroups.

2. Impact on Property Values

We also heard concerns about potential impacts on property values. There is no factual basis to suggest that a well-run, professional dog daycare will negatively impact home values. On the contrary, many communities with similar businesses find that such services can be a desirable amenity for residents, especially those with pets. We are committed to maintaining a high standard of operation and ensuring that our facility enhances the neighborhood, not detracts from it.

3. Commercial Zoning and Neighborhood Context

It is important to note that our property is currently zoned AT-5, which allows for small animal boarding with a Conditional Use Permit (CUP). As such, we are not proposing something entirely out of step with the existing zoning regulations. We are already operating a business on the property, and there are other commercial enterprises in the neighborhood. Our dog daycare will complement the existing fabric of the community, and we believe it will be a positive addition, providing valuable services to local pet owners.

4. Willingness to Work with Neighbors

We want to emphasize that we are open and willing to work with our neighbors to address any concerns they may have as we move forward. We have always believed in being good stewards of the community and are more than happy to meet with neighbors, respond to feedback, and make adjustments as necessary to ensure the business operates smoothly and peacefully.

5. Trial Period and Annual Review

We also wish to remind the Committee that the Town of Middleton has included a condition in the CUP application requiring us to renew our permit in one year. This allows us a trial period to demonstrate that our business will be a positive amenity for the community. We welcome this review process and are confident that, with the continued support of the community, Four Paws Pet Services will prove to be an asset to the neighborhood.

6. Invitation to Visit Our Facility

Finally, we would like to extend an invitation to the Committee members to visit our 20,000 square foot facility and see firsthand the high standard of operation we maintain. We believe it is important to clarify that this is not a traditional horse stable or a typical animal boarding facility. Instead, it is a state-of-the-art, purpose-built environment designed to provide the best care and comfort for the animals while minimizing any potential disruptions to the surrounding neighborhood. We are proud of our facility and would welcome the opportunity to show the Committee how it will serve as a positive addition to the community.

In closing, we hope that the ZLR Committee will consider the steps we have taken to address concerns, the benefits our business will bring to the community, and our willingness to work with all the Town of Middleton, Dane County, and our local community. We believe that Four Paws Pet Services LLC will be a great addition to the Town of Middleton.

Thank you for your time and consideration. We look forward to continuing to work with the Committee and the community to ensure the success of this business.

Sincerely,
Lena La Fleur & Neva La Fleur
Four Paws Pet Services LLC