

From: Michelle Johnson <mljohnson60504@yahoo.com>
Sent: Saturday, October 12, 2024 3:11 PM
To: Planning & Development <plandev@danecounty.gov>
Subject: CUP 2640

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La Fleurs Dog Kennel October 2024

To Dane County Wisconsin Zoning Committee
Re: CUP #2640
Four Paws Dog Kennel
3440 Meadow Rd, Verona

Two years ago my husband and I were looking in the Madison area to purchase a home to live in when we retired. We were looking for a quiet residential neighborhood and found our forever home in Thousand Oaks West. We retired from Illinois and moved to this new home in June of 2023. We back up to a pond where the birds sing and other animals love to hang out. One of our favorite activities is to sit on our deck and watch this peaceful natural setting. Our home is located close to Valley View Road and about 1000 feet downhill and to the north from this proposed dog daycare.

We are **opposed** to this proposed dog kennel for multiple reasons including noise, future property values and future development of this area. After researching the CUP standards, I think that this proposal is in violation of several of them.

CUP standard 2 states “The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.”

If this dog daycare is approved, this standard will be comprised. I am a recently retired teacher. I like to sit on my deck and listen to birds. Since I am retired, I spend a lot of time at my home during the day. Having a dog daycare within 1000 feet of my home will reduce the enjoyment of my home every single day due to noise and

excess traffic. This will also decrease the value of our home which is currently rated as an excellent location due to the current residential and agriculture zoning.

CUP standard 3 states “The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.”

If this dog daycare is approved, this standard will also be comprised. This quiet residential area will now include a new commercial business that was not allowed when we purchased our home. By allowing one new commercial business in this area we open the possibility of other commercial businesses being located nearby.

Before we purchased this home in January of 2023, we did extensive research of the area and made sure that we were purchasing our retirement home in a quiet residential area.

Per the Pioneer Neighborhood Development Plan dated July 13 2018 and the 2040 Comprehensive Plan by the Town of Middleton dated December 16 2019, this area is currently zoned as residential and agriculture. However when the City of Madison and Town of Middleton complete the land transition detailed in the City of Madison and Town of Middleton Cooperative Plan dated September 29 2003, this whole area will become residential. If we allow this dog daycare to be approved now, we are changing the agreements that were set forth and used by many people, including myself, to purchase a home in this area.

The La Fleurs began advertising dog services including washes, walks and hikes on their La Fleur Stables website in June of 2024. Included below is a screenshot of the page where the appointments could be scheduled. At the bottom of this page there were links to the Four Paws Pet Services as well as to pig services These were services that they were not permitted to offer.

The La Fleurs have also already been advertising their new Four Paws Pet Services business on the website www.fourpawswi.com as of October 8, 2024. Attached is the screenshot of the main page for this website. They should not be advertising for dog services until they have the proper permits to run this business.

Please reject CUP 2640.

Respectfully submitted,

Michelle Johnson
916 Old Timber Pass
Verona, WI 53593

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La Fleur Stables Online Appointments 6-2-2024.pdf
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Four Paws website 10-08-2024.pdf
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