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Sent: Sunday, October 13, 2024 9:20 PM

To: Planning & Development <plandev@danecounty.gov>

Subject: Concerns Regarding Proposed Dog Kennel at Lafleur Stables (CUP 02640) - 3440 Meadow Road

Dear Dane County Zoning and Land Regulation Committee,

I am writing to formally express my serious concerns and strong opposition to the proposed dog kennel at Lafleur Stables (CUP 02640), located at 3440 Meadow Road. As a nearby resident, I strongly believe that the proposed 30-dog animal boarding facility would have significant long-lasting impacts on our neighborhood, violating several key standards required for Conditional Use Permit approval.

First, the proposed dog kennel would violate Standard 1. This dog kennel would be detrimental to the neighborhood due to increased noise from the dogs and traffic, as well as increased odor and waste. This would subsequently lead to decreased property values for surrounding homes as well as impact other animals and pets in the neighborhood. Due to these reasons, the dog kennel would endanger the neighborhood safety, comfort, and general welfare.

Noise Impact

The noise generated by a facility housing 30 dogs will be disruptive to the surrounding neighborhood. Dogs, by nature, bark frequently, especially when confined in groups. Continuous barking - particularly at night or in the morning - will shatter the peace that local residents currently enjoy. This excessive noise will not only cause stress to homeowners, but will also interfere with everyday activities and diminish the quality of life in this rural residential area. The increased traffic that will come from this new commercial space will also lead to increased noise levels from the road. I urge the committee to consider the noise levels this facility would generate and

how it conflicts with the community's right to a peaceful environment.

Odor and Waste Management

With 30 dogs being housed, effective waste management and odor control become critical concerns. There is a high risk of odors permeating the area, particularly during warmer months. Poor waste disposal could lead to environmental hazards, including contamination of water sources, pests, and health risks for both humans and animals. This risk to public health and environmental safety is unacceptable in a residential neighborhood.

Property Values

The proximity of a large-scale dog kennel will undoubtedly lead to a decline in property values in our neighborhood. Potential homebuyers will be discouraged by the prospect of living near a noisy, odorous, and busy facility, making it more difficult for current residents to sell their homes or maintain their property values. This creates a financial burden that could affect every homeowner in the area, penalizing long-term residents for a business venture that benefits only a few.

Impact on Pets and Local Wildlife

Our area is home to a significant number of domesticated pets, as well as wildlife, both of which could be significantly impacted by the noise and activity of a large dog kennel. The consistent barking and increased traffic noise from Lafleur Stables will cause stress and anxiety to our beloved pets and local wildlife. This type of disruption is incompatible with the quiet, rural nature of our neighborhood, which is home to a delicate balance of animals and their natural habitat.

Violation of Community Character

Most importantly, the proposed dog kennel does not align with the character of our community. Our neighborhood is a peaceful, rural area where families live in harmony with nature, and the introduction of a high-traffic, high-noise commercial business directly contradicts this atmosphere. Approving this CUP would set a dangerous precedent for future developments that may further erode the serenity and safety of our community.

Second, the proposed dog kennel would also be in violation of Standard 5. The introduction of an animal boarding facility of this size will significantly increase traffic on Valley View and Meadow Road, which are not designed to accommodate the type of frequent, high-volume traffic that this business will generate. The daily comings and goings of dog owners, delivery trucks, and staff vehicles will pose serious safety risks, particularly to children, pedestrians, and cyclists who use this quiet road. Additionally, the wear and tear on local infrastructure is likely to increase, placing a burden on public resources. The increased traffic will also impact future home values as well.

In conclusion, I urge you to deny the Conditional Use Permit for this dog kennel. The risks to our community's well-being, property values, and environment far outweigh any potential benefits of this facility. As immediate neighbors and concerned residents, we deserve to have our voices heard in preserving the character and safety of our homes. Our community should not have to bear the burden of this commercial project, which would bring about numerous challenges and diminish the quality of life for residents. This proposal simply does not align with the existing character or needs of our neighborhood.

I appreciate your time and careful consideration of this matter. I trust you will act in the best interest of our community by rejecting the Conditional Use Permit for this dog kennel.

Sincerely,

Kaitlyn Foellings