

**From:** Nancy Froncek <[nancyfroncek@gmail.com](mailto:nancyfroncek@gmail.com)>  
**Sent:** Monday, October 14, 2024 10:45 AM  
**To:** Planning & Development <[plandev@danecounty.gov](mailto:plandev@danecounty.gov)>  
**Subject:** written testimony opposing CUP 2640

---

The attached map shows a very old Town of Middleton development plan. The key to the map indicates in RED the LaFleur barn and farm land adjacent to the proposed kennel, BLACK lines indicate all current residential development surrounding farmland, and the BLUE circle indicates 1 mile radius from proposed kennel property.

The photographs were taken on Oct. 4 2024 and show all existing residential neighborhoods and the open brown spaces are ongoing developments, such as million dollar homes in Glacier Trail, all surrounding the proposed kennel.

Please review our website for more information from the neighbors in opposition to granting this CUP.  
[Nodogkennel.com](http://Nodogkennel.com)

Nancy Froncek

CUP 2640

3440 Meadow Rd. Verona, WI

Four Paws Dog Daycare

FACT: NO dog kennels are located in the low/med/high density residential areas in the City of Madison.

FACT: ALL dog kennels located in industrial parks or commercial areas are on main thoroughfares, developed roads with easy access for drop off & pick up of dogs during weekday rush hours times & early morning week-ends.

FACT: The application for the kennel CUP was initiated one and a half years ago and included 400 dogs with outdoor play areas.

FACT: Town of Middleton denied the application 3 times, and Town Chair Cynthia Richard voted **NO all four times**, the applicants proceeded to file a lawsuit against the Town of Middletown. Two meditations followed and three sound studies were conducted, two of the studies paid for by the LaFleurs and one study paid for by the town.

FACT: The petition in opposition to the kennels was signed by over 300 residence located in the surrounding neighborhoods. The petition in favor of the applicants was surely signed by the stables client base, do not live in the immediate neighborhood and “do not have a dog in the fight”.

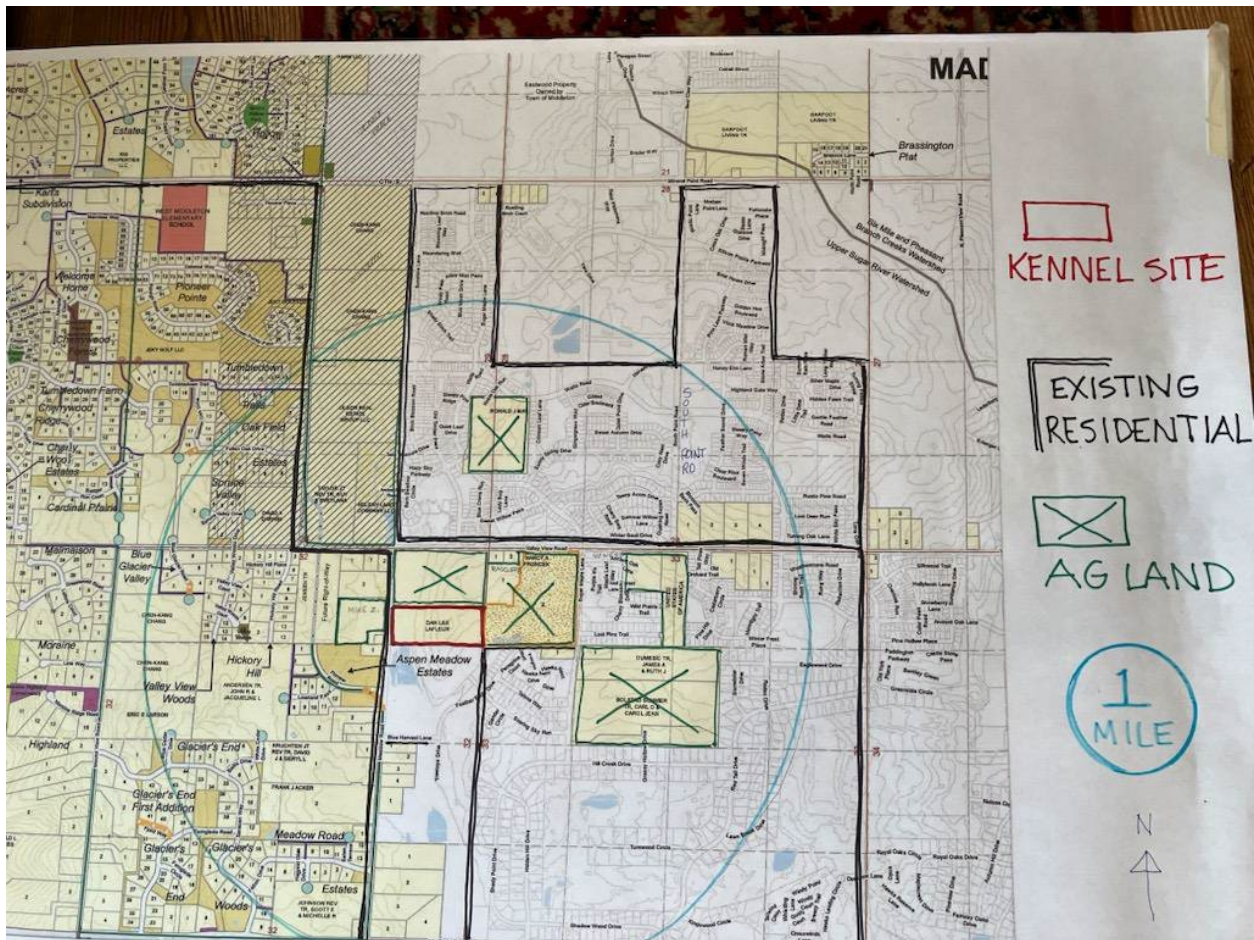
**If this permit is granted; the kennels will allow 30 dogs with “in-door” play areas for one year. After that year; the applicants will resubmit an application to the Town of Middleton to **increase the number of dogs** and include **outdoor play areas which is one of the major objections to issuing a CUP**. Standard 1 is not met given the noise factor created by outdoor dogs. To grant a CUP, applicant must not be detrimental or endanger “comfort and general welfare” of the neighborhood. If granted, we will be right back where we started from a year and a half ago; wasting time, resources and energy by town board members and neighbors. Don’t we have more important decisions to make instead a decision that benefits only the applicants and not the welfare and comfort of the neighbors? If granted, you’re opening the door to more small businesses that do not belong in a residential neighborhood.**

**If this permit is “pushed back” to the town for a decision: You’re “kicking the ball down the road” causing another financial hit to the Town of Middleton.**

**Make no mistake.** Although the applicants’ property and 3 other surrounding properties farmland properties, zoned Ag T, “ We are NOT living in the country anymore”. All properties around that farmland as shown in the attached photos are developed with mid-high density housing **and** are currently being developed to

meet the initial plan put forth by the Mid-Town neighborhood Development Plan in **May 2001**.

Dane County Zoning and Land Use Planning committees members have the power to stop this nonsense now. Stick to the original plan! NO means NO.











Nancy, thanks for meeting with me today. I think that if you want to get as much as possible for your home, you should sell before this dog boarding facility is opened near or in proximity to your home. The location of this dog kennel would need disclosed to perspective buyers (this would for sure be an adverse condition affecting your property and would also need to be disclosed on the Real Estate Condition Report). Any dog kennel facility within a residential area effects the repose of the neighborhood and does not meet the conditional use standard number one relating to the neighbors peace, quiet and comfort.

This would also have a negative affect on the value of your property which means a decrease in property value and reduction of real estate taxes. I can not put a dollar amount on that, because it's all subjective in this desirable neighborhood. If this sounds like the boarding place by Costco in Verona, it might even make your property worth nothing, no one wants to live next to that kind of noise, unless they were deaf. That is exactly why dog boarding facilities are NOT located in residential areas, especially high end homes such as Hawks Landing which are located in the valley near the proposed site.

When I show a house and there is a neighbor dog barking at us while viewing a house, most buyers pass on the house. You can change anything you want to your home, but you can't change the neighbors. If you really think this dog boarding thing is going to happen, I would sell before it's put in.

Jimmers at Stark Reality Co. With 30 years experience.