

From: Andrew Komisarek <komis005@gmail.com>
Sent: Monday, October 14, 2024 3:18 PM
To: Planning & Development <plandev@danecounty.gov>
Subject: Public Feedback Against CUP #2640

Hello,

I wish to share my input against the Four Paws Dog Kennel CUP #2640 Application at 3440 Meadow Road. I am not able to attend in person or on the zoom call as I will be home caring for my children while my wife is at work. Thank you in advance for considering my emailed feedback.

Standard 1 The proposed land use will not be detrimental to or endanger the neighborhood health, safety, comfort, or general welfare. Explain how the proposed land use will fit into the neighborhood. If there is going to be lighting, noise, outdoor storage, traffic, or other outside activities, explain how the activities will be limited to a reasonable level.

The increased traffic from >120 trips (30 dogs x morning x evening x pickup/drop off + trips from employees) will make Meadow Road and neighboring Valley View increasingly busy and be detrimental to local pedestrians attempting to use the roadways for recreation. The town road speed limit cannot be reduced lower than 45 mph due to state statute and the narrow road without lane markings and physical means of managing reasonable speeds means adding this commercial traffic every day of the week places increased burden on the local community.

Additionally, I've seen people riding horses along the path shown by the red arrows in the image below. I'm assuming there isn't approval in CUP 1701 to ride horses on the city of madison walking trails? This concerns me if the owners take this same approach and walk dogs in a commercial context on these public trails when my wife, young kids, and I also use them.

Standard 2 The uses, values and enjoyment of other properties in the neighborhood already permitted shall be in no foreseeable manner be substantially impaired or diminished by establishment, maintenance or operation of the proposed conditional use. Explain how the proposed land use will fit into the neighborhood and what will be done to avoid potential nuisances, such as limiting the hours of operation, noise control measures, paving the parking area, or the screening of outdoor storage.

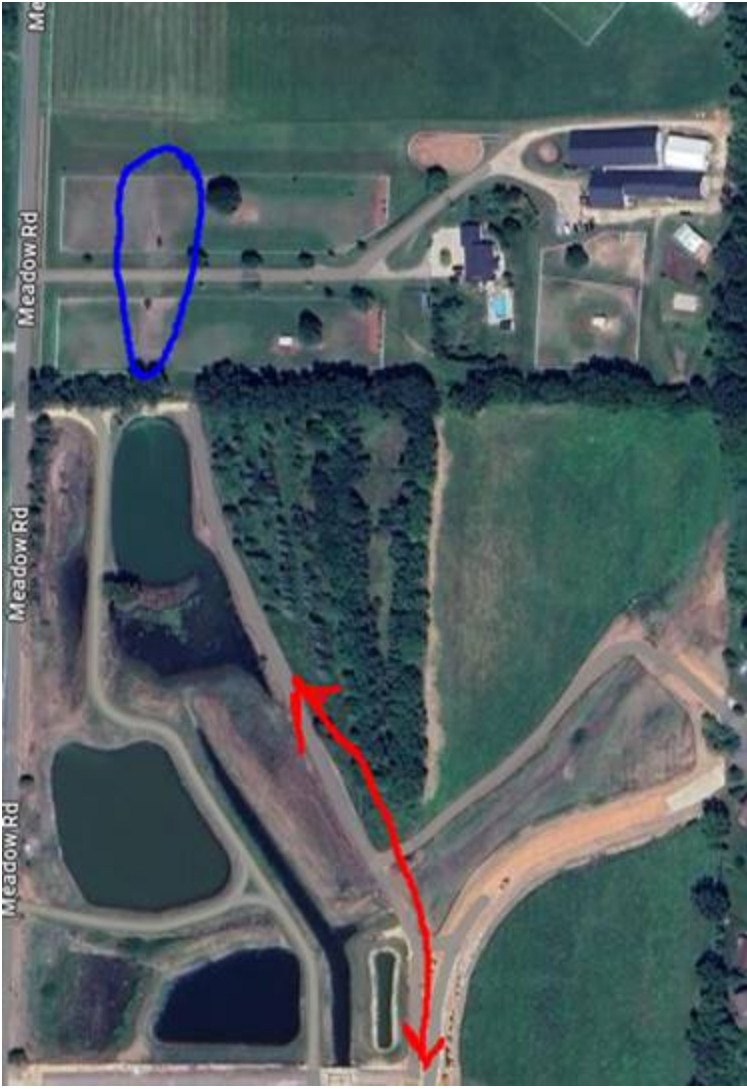
The additional 120+ daily trips will be a nuisance to the local neighbors as vehicles travelling down Meadow Road can be heard for a considerable distance given the rough pavement surface and speed. This will certainly affect property values and enjoyment of the neighborhood.

The application does not make an attempt to limit this impact on the local community. Although I'm against approving this conditional use, it seems reasonable to not allow commercial business at this facility over the weekend as the area is predominantly residentially zoned/utilized and the two other commercial properties in the area do not do business on Saturday and Sunday. Additionally, a quick search of dog kennels in the madison area showed they close at 5:30pm on weekdays.

Standard 4 There are adequate utilities, access roads, drainage, and other necessary improvements to allow the land use, or improvements are planned to provide adequate measures. Explain how the site is currently serviced by such things as water, septic, storm water, electricity, and traffic flow. Provide information on the type of improvements that will be made to support the proposed use.

I have noticed, after heavy rainstorms, that the driveway leading to the La Fleur property has standing water flooded over it in the area circled in blue in the image below. I was interested to see that there was no comment on this in the attached drainage plan and would think that a flooded driveway with >100 cars driving over it would cause erosion issues on the property and that erosion could be emitted into the waterway just south of the property.

I also noticed in the DNR POWTS document "The Department of Natural Resources does not regulate sanitary wastewater flows that are under 12,000 gallons per day, so the final authorization for this application will come from the Department of Safety and Professional Services (DSPS). Please note that DSPS is also responsible for review and approval of any catch basins, sewer lines / connections, and other plumbing appurtenances associated with the installation of the proposed POWTS." I didn't see any attached correspondence from the DSPS approving the mixed use of private and industrial onsite wastewater through the treatment system. The only documents attached were from the early 2000's. Can the town board comment if this has been reviewed and approved? As a resident with a well near this property, the industrial kennel wastewater going through a residential system concerns me.



Thank you for considering my feedback against this application

Andrew Komisarek
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