

**From:** Julie Hankes <j.hankes@hotmail.com>  
**Sent:** Monday, October 14, 2024 11:30 PM  
**To:** Planning & Development; Lane, Roger  
**Subject:** Fw: LaFleur CUP Town of Middleton

I am writing in response to the newest LaFleur petition for a conditional use permit as a dog kennel. Having objected to the previous two attempts to use the property as a dog kennel, my objections remain. First and foremost, this area is a mix of agricultural and residential uses, and is obviously transitioning to all residential. This transition is imminent and ongoing as you are well aware. Although it is in the town of Middleton, the property borders on the city of Madison which is medium to high density housing. While the property is currently zoned agricultural transition, that use is rapidly changing over to residential in the entire area. A horse facility is an agricultural use and is compatible with the current zoning and rural residential neighborhood. A dog kennel is a commercial use which is not compatible. Horses are one thing being farm animals, dogs quite another.

Traffic will be an issue although the owners state that it will not exceed the existing in and out traffic. Event traffic is an occasional thing. Every day traffic is not. The owners state that they have done studies showing that there will be no noise from the dog operation. These studies do not appear to be very transparent. Concentrated barking dogs can be heard from long distances and are very different than other, less sharp and abrasive noises. If they want to prove that barking dogs will not be heard, the studies should broadcast barking dog noise and be monitored from the surrounding area.

As a retired real estate appraiser, I am very concerned about the noise potential from this operation. If there is continual barking heard across the valley, it will affect not only the peace, quiet, and livability of the area, but also the property values of those surrounding residential properties. Any appraiser must consider the neighborhood and surrounding uses. A noisy commercial use next to a residential area has a direct impact on the appeal of the neighborhood. Noise is a detrimental factor that must be taken into account when doing an appraisal. Our neighborhood would be directly impacted if there is persistent barking. We can see their buildings and hear machinery and horses from our house. That is not a problem. Barking dogs on a daily basis are a completely different issue, and I am a dog person. I am concerned not just about my personal enjoyment of the peace and quiet in the area but also the property value and marketability of our property and that of our neighbors. Many residents in our community are older and enjoy the quiet neighborhood we live in. Most are home during the day and spend time outside where noise will be the greatest.

My other concern is not knowing what monitoring will be done to assure that the limits imposed by the CUP are enforced. Will the town or county monitor activity? Will the town or county respond to noise complaints? Having made the request for over 200 dogs on previous applications, to now say that 30 dogs is fine and supports the development costs, seems to indicate that the LaFleurs have bigger plans. Will they be able to change their now proposed use over time and continually add to the size of the operation? It appears to be their plan to continue to pick away at the provisions of the CUP in order to expand in the future. LaFleurs have already made two attempts to get approval for an extremely large operation. It seems suspect that they would downsize from hundreds of dogs to just 30 considering the development costs, without plans for future expansion.

I am sending this as an email since I am out of town at the moment. I hope to be back in Madison in time for your meeting and plan to attend. I thank you for your consideration. Please confirm that you received this. Also please let me know if I have to do anything in order to speak at the meeting.

Thank you,

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