

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
08/17/2023	DCPCUP-2023-02606
Public Hearing Date	
10/24/2023	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME DAN AND MARLENE LA FLEUR	Phone with Area Code (608) 445-5299	AGENT NAME EMINENT DOMAIN SERVICES (ERIK OLSEN)	Phone with Area Code (608) 332-1420
BILLING ADDRESS (Number, Street) 3440 MEADOW RD		ADDRESS (Number, Street) 6515 GRAND TETON PLAZA STE 241	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) Madison, WI 53719	
E-MAIL ADDRESS dan@lstable.com		E-MAIL ADDRESS erik@eminentdomainservices.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
3440 Meadow Road					
TOWNSHIP MIDDLETON	SECTION 32	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0708-321-8211-1		---		---	

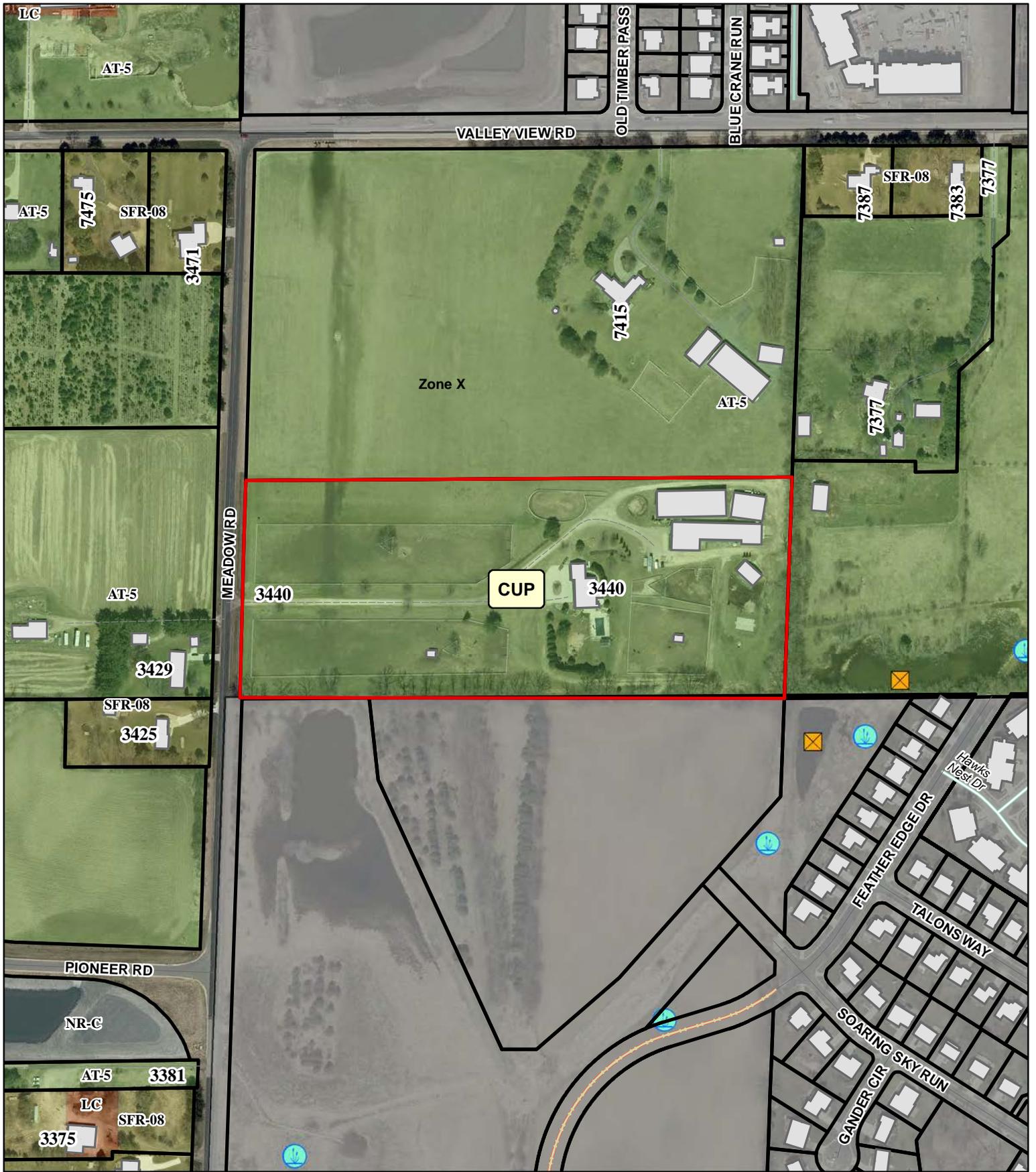
CUP DESCRIPTION

Small-animal boarding facility for 150 dogs

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
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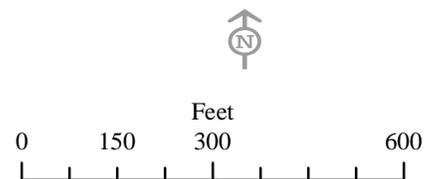
10.235(4)	15.2
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DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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CUP 2606

-  Floodway Areas in Zone AE
-  Floodplain





Dane County
Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$495
Mineral Extraction:	\$1145
Communication Tower:	\$1145 (+\$3000 RF eng review fee)
PERMIT FEES DOUBLE FOR VIOLATIONS OR WHEN WORK HAS STARTED PRIOR TO ISSUANCE OF PERMIT	

CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION

Property Owner Name:	Dan and Marlene La Fleur	Agent Name:	Erik Olsen
Address (Number & Street):	3440 Meadow Road	Address (Number & Street):	6515 Grand Teton Plaza Ste 241
Address (City, State, Zip):	Verona WI 53593	Address (City, State, Zip):	Madison, WI 53719
Email Address:	dan@lstable.com	Email Address:	erik@eminentdomainservices.com
Phone#:	(608) 445-5299	Phone#:	608-332-1420

SITE INFORMATION

Township:	Middleton	Parcel Number(s):	038/0708-321-8211-1
Section:	37-7-8NE1/4NE1/4NEXC813.52	Property Address or Location:	3440 Meadow Road Verona WI 53593
Existing Zoning:	AT-5	Proposed Zoning:	N/A
CUP Code Section(s):	10.235(4)		

DESCRIPTION OF PROPOSED CONDITIONAL USE

Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use): Small Animal Boarding	Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Provide a short but detailed description of the proposed conditional use: We would like to convert our current horse stable (conditional use permit 1701) into a small animal boarding kennel. We would also offer daycare, grooming, and training services to our customers within the facility.	

GENERAL APPLICATION REQUIREMENTS

Applications will not be accepted until the applicant has met with department staff to review the application and determined that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for particular uses or as may be required by the Zoning Administrator. Applicants for significant and/or potentially controversial conditional uses are strongly encouraged to meet with staff prior to submittal.

<input checked="" type="checkbox"/> Complete attached information sheet for standards	<input checked="" type="checkbox"/> Site Plan drawn to scale	<input checked="" type="checkbox"/> Detailed operational plan	<input checked="" type="checkbox"/> Written legal description of boundaries	<input checked="" type="checkbox"/> Detailed written statement of intent	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to Dane County Treasurer
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I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature: Attorney Erik Olsen
 Agent of Applicant

Date: August 16th 2023

STANDARDS FOR CONDITIONAL USE PERMITS

Applicants must provide adequate evidence demonstrating to the Town and Dane County Zoning & Land Regulation Committee that the proposed conditional use satisfies the following 8 standards for approval, along with any additional standards specific to the applicable zoning district or particular use found in sections [10.220\(1\)](#) and [10.103](#) of the code.

Please explain how the proposed land use will meet the following standards (attach additional pages, if necessary):

<p>1. The establishment maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.</p>
<p>2. 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.</p>
<p>3. 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.</p>
<p>4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.</p>
<p>5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.</p>
<p>6. That the conditional use shall conform to all applicable regulations of the district in which it is located.</p>
<p>7. The conditional use is consistent with the adopted town and county comprehensive plans.</p>
<p>8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the following additional standards found in section 10.220(1). Attach additional pages, if necessary.</p> <ul style="list-style-type: none">• Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district: • Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations: • Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use: • Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use: • Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:

WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN

Applicants must provide a detailed written statement of intent describing the proposed conditional use along with an operational plan that explains how the conditional use will be operated. Please use the form below and provide responses, as applicable, to your proposed conditional use. Attach additional pages, if necessary.

Describe in detail the proposed conditional use. Provide the specific location of the use(s), type of equipment used, planned property improvements, including description / size of existing or proposed new buildings to be used, and any other relevant information. For existing or proposed commercial operations, provide the name of the business and describe the nature and type of business activity.
List the proposed days and hours of operation.
List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.
List any anticipated noise, odors, dust, soot, runoff or pollution associated with the conditional use, along with any proposed measures that will be taken to mitigate impacts to neighboring properties.
Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.
For proposals involving construction of new facilities and/or infrastructure, describe, as applicable, any measures being taken to ensure compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14 , Dane County Code.
List and describe existing or proposed sanitary facilities, including adequate private onsite wastewater treatment systems, associated with the proposed conditional use. For uses involving domestic pets or livestock, list and describe measures taken to address manure storage or management.
List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.
Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.
Describe any existing or proposed outdoor lighting along with any measures that will be taken to mitigate light-pollution impacts to neighboring properties. The Zoning Administrator may require submittal of a photometric plan for outdoor lighting if deemed necessary to determine potential impacts to neighbors.
Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. 10.800 .
Briefly describe the current use(s) of the property on which the conditional use is proposed.
Briefly describe the current uses of surrounding properties in the neighborhood.

APPLICATION CHECKLIST FOR A CONDITIONAL USE PERMIT

A scaled site plan and detailed operations plan must be submitted with your Conditional Use Permit application. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach to your application form the required maps and plans listed below, along with any additional pages.

SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- Scale and north arrow.
- Date the site plan was created.
- Existing subject property lot lines and dimensions.
- Existing and proposed wastewater treatment systems and wells.
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards.
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way.
- Parking lot layout in compliance with s. [10.102\(8\)](#).
- Proposed loading/unloading areas.
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade.
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area.
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties:

- Provide a brief written statement describing the current use(s) of the property on which the conditional use is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

OPERATIONS PLAN AND NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

- Hours of operation.
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building.
- Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code.
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken.
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties.
- Signage, consistent with section [10.800](#).

ADDITIONAL MATERIALS. Additional information is required for certain conditional uses listed in s. [10.103](#):

- Agricultural entertainment, special events, or outdoor assembly activities anticipating over 200 attendees must file an [event plan](#).
- [Domestic pet](#) or [large animal boarding](#) must provide additional information in site and operations plans.
- Communication towers must submit additional information as required in s. [10.103\(9\)](#).
- Farm residences proposed in the FP-35 district must submit additional information as required in s. [10.103\(11\)](#).
- Mineral extraction proposals must submit additional information as required in s. [10.103\(15\)](#).

Four Paws Pet Services LLC
Pet Daycare and Boarding Services
Business Plan
August 16th 2023

Property and facility information

Four Paws Pet Services LLC will take over the existing facility that is being used for La Fleur Stables LLC. There is currently a conditional use permit (1701) in use on this property. Our plan is to convert the current horse stable into a small animal boarding kennel. We will offer grooming, training services, daycare, and boarding for small animals (dogs and cats).

Four Paws Pet Services LLC is 100% family-owned. This business allows for three generations of our family to work together and continue a family business tradition.

The proposed building, of roughly 20,000 square feet, is enclosed and is confirmative to the commercial building standards set for Wisconsin. All small animals will be housed in this indoor facility that is functional all year round. The entire building is temperate-controlled.

We would use the current infrastructure, roughly 20,000 square feet indoors, and convert the inside stalls into small animal kennels as well as large run areas for the animals. We would also like to add a fenced-in area on the south side of the building to allow the dogs to have an outside run area, weather permitting. This outdoor area will be 18 feet by 102 feet in size. This outdoor run area will not house all animals at once but will be rotated with different play groups. However, it would not be routinely used, as we will house the animals indoors most of the time.

Since the last submittal, we have continued researching other facilities, we have additionally commissioned an architect to create a site plan, and we have also commissioned a sound study by Michael Hankard of Hankard Environmental. After all of this due diligence including continued research on other local dog daycares and boarding facilities, 150 dogs are what we feel our capacity would be. According to the maps our facility is within 500 feet of only two residences. Each animal within our business will have an interior containment area.

With the horse boarding business (CUP #1701) we ask that the conditional use permit continues to exist. All of the operations for horse boarding will be held in a separate building that is not being used for Four Paws Pet Services LLC. All horses will be kept in a separate building and also have access to our outdoor pastures.

Facility Phases, Small Animal Capacity, and Outdoor Play Area

Four Paws Pet Services LLC will convert the current horse stable to a dog boarding facility in one phase. We would like our capacity to be 150 dogs based on our facility size.

When we open we will have seven different indoor play areas ranging from 24'x12' to 36'x12' in size. We will also have an outdoor yard that will be 18'x102' in size. We will offer twenty-eight 3'x6' kennels for medium to large dogs and nine 3'x3' kennels for x-small to small dogs. This is a total of thirty seven small animal kennels, seven indoor play areas, and one large outdoor play area.

Our outdoor play yard will have an eight foot high sound baffling screen fence and also include a shaded area. The surface of this space will be an artificial turf that is dog specific. This turf will be water-permeable (minimum of 30 inches per hour) and UV resilient. We will rotate playgroups in and out of this outdoor area, Monday-Friday from 8:00 am-5:00 pm. Playgroups may range from five dogs to fifteen dogs in size. There will always be a staff member with the playgroups to ensure an optimal experience.

Hours of Operation

Monday-Sunday 5:00 am-9:00 pm. (This includes hours for employees to let out boarding dogs, clean the facility, and also allow for training classes after daycare has been let out.)

Daycare Hours: Monday-Friday 6:30 am-6:30 pm

Outdoor group play hours: Monday-Friday 8:00 am-5:00 pm

Boarding Drop off and Pick up times: Saturday 7:30 am-11:30 am and Sunday 3:30 pm-5:30 pm

Number of Employees

With a 150-small animal capacity, we plan to have a maximum of fifteen full-time personnel equivalents/total number of employees on the premises at any time.

Disposal of Waste

The facility currently has a waste containment area that is attached to the building and is enclosed from the outside, as well as from the inside via a sliding door.

A dumpster for the sanitary and environmentally appropriate disposal of dog waste will be located in the waste containment area. Pursuant to a contract, the WM company (formerly Waste Management) will remove the dog waste twice per week. The waste containment area has a garage door that is large enough for the WM trucks to come in and out without removing the dumpster. Removal of dog waste two times per week is consistent with other dog daycares in the area, even those with a larger population of dogs.

Driveway and Parking

Our driveway is a recycled blacktop. Under the existing conditional use permit for the horse business, the access point on Meadow Road has not been an issue even with hundreds of vehicles coming in and out of this business. We have even had semis enter and exit our property for horse transportation services all with no issues.

We plan to implement a one-way direction around the facility.

Included with this submittal is an image of where the parking spots will be with the specifications found under Dane County Code of Ordinances Section 10.102(8). We will have forty four parking stalls that are eight feet by seventeen feet in size. There is also a handicapped spot already identified near the front entrance that meets commercial building standards.

There is currently a state-approved drainage plan, which is included with this application, however, we do want to note that we are currently in contact with land and resources staff with the County to verify that no new permits or approvals are needed with heavy traffic flow through our business as well as touching up our parking areas with additional recycled blacktop. There are no current issues.

There are multiple entrances to the building, which allows customers to park in any of our parking stalls and have a limited range to walk to get to our business. However, we want to stress that the nature of this business is a drop-off and pick-up structure. Most customers will not need to park, and if they do, it will be for a very limited amount of time. Our goal is to give our customers a quick experience.

We will be using dog daycare-specific software, called Gingr, which will allow customers to schedule a drop-off and pick-up time. This way we will be able to control how many vehicles are coming at one time.

The parking image is below.



Information on Noise Management

Since the last application we have commissioned a sound study by Michael Hankard of Hankard Environmental. This sound study, which is included with this application, demonstrates that there will be no sound issues from our proposed use. It should also be noted that because the proposed use is a listed conditional use under the zoning, all neighbors are on notice that the proposed use could occur at any time.

The walls of the facility are eight inches thick and are insulated. The construction of the facility provides a great sound barrier to the outside. The ceilings of the facility are approximately seventeen inches thick and are well insulated. There will be an employee with each playgroup supervising. This will allow the business to ensure that there will be minimal barking because we will always find where a dog is happiest by switching a dog to a different playgroup or having them in one of our kennels for a quiet period to allow them to calm down. We also have a more

insulated room within the facility, labeled “pet quarantine room” on our floor plan, that will allow us to place a dog in a quiet place outside of the large play areas when necessary.

We are happy to report that the sound study by Michael Hankard of Hankard Environmental demonstrates that sound is not an issue with our planned use.

Four Paws Pet Services LLC Business Introduction

At Four Paws, we believe that every dog deserves regular daycare as well as access to boarding, grooming, and training services. Our knowledgeable team will enrich your dog's life by providing a safe, fun, and stimulating environment for them to learn, exercise and socialize.

When you enroll your pup in our dog daycare and/or boarding, they will spend their days playing with like-minded dogs. They'll burn off energy and practice basic obedience from our caring team. And most importantly, they will find the sense of purpose that all dogs crave.

Four Paws offers off-leash, open-play dog daycare for dogs of all sizes, breeds, and temperaments. We offer a clean facility with professional and loving caregivers and focus on healthy socialization and fun exercise. Daycare services will be offered Monday-Friday.

Before your dog begins daycare or boarding with us, a scheduled meet & greet evaluation (temperament assessment) facilitated by one of our staff members will be **required**. This meeting will give us a chance to meet your pup and learn whether they will enjoy our enclosed, large group, open-play environment, and which playgroup they will best succeed in.

Your dog's safety and comfort are important to us, which is why we practice only the most modern dog-care skills and apply our dog language, dog behavior, and group play knowledge to supervise healthy play among the dogs. We pair your dog with like-minded friends who share similar play styles and personalities, creating a play environment that is fun and safe. We review playgroups daily as dogs may transition playrooms as their playstyles change and develop with age and experience. All our active playrooms are supervised by well-trained, loving staff members.

Our facility is roughly 20,000 square feet that will feature multiple indoor play areas as well as an outdoor play area that dogs will rotate between and play with dogs that are within their same size range as well as similar temperaments. Each play area will have multiple kennels attached to the outside for rest times or to provide separate containment areas when needed.

We have two different sized kennels to ensure your dog is comfortable and each dog will have access to food and water as well as a raised bed for their comfort.

Daycare

Keeping your dog active during the day is important for their mental and physical health. Our four-legged guests will play in an always clean play area. We will have multiple large indoor play areas as well as a large outdoor play area. Inside the play areas, we will include dog play equipment that is specifically designed for our K9 guests.

Choosing Four Paws Daycare means your dog can spend the day playing with other K9 friends, plus receive loving attention from our devoted staff. We offer structured activities, supervised playgroups, and huge indoor play areas for your dog's enjoyment.

Four Paws has a convenient location in a beautiful country setting on fifteen acres of land, a large outdoor play yard, and multiple indoor play areas that all include K9 play equipment for stimulation and exercise.

Benefits of Daycare

- Great socialization for your dog.
- Your pet isn't home alone all day.
- Healthy weight management benefits.
- Helps burn off excess energy.
- At the end of the day, your dog's energy level will equal yours after a long day at work.

Daycare is offered Monday through Friday from 6:30 am-6:30 pm. We welcome tours of our Daycare facility any time during our business hours. Keep in mind that our first and last half hour of the day can be our busiest times and we may not be able to give as much attention as we would like for a tour, as other times throughout the day.

Requirements to Attend Daycare and Board Your Pet

Daycare and boarding dogs must meet the following vaccination and preventive care requirements:

- DHLPP (Distemper)
- Rabies
- Bordetella
- Canine Influenza (H3N2 and H3N8) (Recommended but not required)

- Negative fecal result within the past 6 months, then required annually.
- Proof of flea/tick preventative i.e., Frontline

Other Requirements

- All dogs must be spayed/neutered after 6 months of age.

Safety

All daycare and boarding guests must meet, and continue to meet, certain temperament requirements for the safety of all our guests and staff. We will also require a “meet and greet” for a temperament assessment prior to attending daycare or boarding your pet.

Health

Owners must certify their pet is in good health and has not been ill or exposed to any illness in the last 30 days.

Boarding

We look forward to welcoming you and your pet when you come in for your stay. Here is a basic guideline of what to expect at drop-off:

- Upon arrival, we will go through some basic information with you, including phone numbers to contact you while you’re away. We’ll also go over your feeding and medication instructions.
- Once your pet is checked in, we’ll take them back to their room. We encourage all parents to tour the facility before dropping their pet off for their first visit so that you have already had a chance to view the rooms and will be relaxed and comfortable having our caring staff take your pet to their suite.

What sort of activities are available to my pet during their stay at Four Paws?

Our guests have a wide variety of activities to occupy them during their stay at Four Paws. Every dog receives three playtimes each day. Our Staff will supervise your pet's play day and also plan many fun activities for them throughout the day for some dog-gone fun!

We will also offer boarding for cats upon request. Dog Boarding will be offered all days of the week, with drop off and pick up times limited on Saturday morning and Sunday afternoon.

Grooming

Make your dog the envy of the neighborhood with our professional Spa Grooming services. You can rest assured knowing that your dog is in capable hands and will be given professional and compassionate care during their spa day with us.

Our grooming services include a massaging bath, coat conditioning, haircut tailored to your specifications, full brush out, nail trim, and ear cleaning. Our services are available Monday through Friday, by appointment. Prices vary by breed and coat length. Contact us and we would be happy to give you a quote for your pup's groom.

Training

Our training philosophy is simple: engaged minds and wagging tails! We have developed classes that not only combine the latest scientifically proven, positive training techniques but also focus on making training simple and fun for the whole family, including your pup.

Our focus is on helping to build strong relationships between you and your pup. We use a combination of treats, praise, games, and other rewards to teach your pup and build those strong ties. We strive to work with you and your dog as individuals to meet your training goals instead of focusing solely on a set curriculum from week to week.

We love dogs and know the importance of a solid training foundation to help bring out the best in your dog. We understand the ups and downs of training. We are here to celebrate your successes and help you through your rough spots. You and your dog become part of our team as soon as you walk in the door!

CUP Application Checklist

I. Scaled Site Plan. Show sufficient detail on 11"x17" paper. Include the following information as applicable:

- i. See attached documents, including images, site plan, floor plan of the interior of the facility, state-approved drainage plan, section plans, and parking plans.

II. Neighborhood Characteristics. Describe existing land uses on the subject and surrounding properties:

Provide a brief written statement describing the current use(s) of the property on which the conditional use is proposed.

- i. There is currently a full-service horse stable that offers boarding, training, and lessons to the public. This business already holds a conditional use permit.

Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

- i. There are only two residences within 500 feet of the proposed building, they both are 20+ acre farmettes. To the SE there is a subdivision. To the south, there is vacant land owned by the city which is currently being turned into soccer fields. Lastly, to the West, there is another farmette.

III. Operations Plan and Narrative. Describe in detail the following characteristics of the operation, as applicable:

a. Hours of operation.

- i. Monday-Sunday 5:00am-9:00pm

B. Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.

- i. A maximum of 15 personnel on the premises at any time.

c. Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.

- i. Since the last application we have commissioned a sound study by Michael Hankard of Hankard Environmental. This sound study, which is included with this application, demonstrates that there will be no sound issues from our proposed use. It should also be noted that because the proposed use is a listed conditional use under the zoning, all neighbors are on notice that the proposed use could occur at any time.

The use will feature an indoor, well insulated, 20,000-square-foot building that holds noise to a minimum, with limited outdoor time. The walls of the facility are eight inches thick and insulated, this is a great sound barrier to the outside. The ceilings are roughly 17 inches thick and insulated. There will be an employee with each play group supervising. This allows us to manage barking and find where a dog is happiest by switching a dog to a different playgroup or having them in one of our kennels for a quiet period to allow them to calm down. We also have a more insulated room within the facility, labeled “pet quarantine room” on our floor plan, that will allow us to place a dog in a quiet place outside of the large play areas when necessary.

The sound study by Michael Hankard of Hankard Environmental shows that there will be no sound issues from our proposed use. It should also be noted that because the proposed use is a listed conditional use under the zoning, all neighbors are on notice that the proposed use could occur at any time. Facility walls are thick and insulated, which will buffer almost all of the noise from the outside, if not all.

D. Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building.

i. We plan to fence in an area off the south side of the building with an eight foot high sound baffling screen fence so dogs could have an outdoor run area, however, there would be limited time outside, reducing noise. We would also build a shaded area in the outdoor fenced space. This outdoor play area will be 18’x102’ in size. This play area will not house all dogs at once, but be rotated between different playgroups when in use.

ii. There is another equipment building that is roughly 6,000 square feet located north of the proposed building within 15 feet that may store equipment but will not be used for this business.

e. Compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14, Dane County Code.

i. We will continue to comply with county stormwater and erosion control standards under Chapter 11 of Chapter 14, Dane county code. There is currently a drainage plan in use that is state approved. See “State Approved Drainage Plan” document attached. We are also in contact with land and water resources staff to verify that no new permits or approvals are needed, there are currently no issues.

f. Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.

i. There is an existing septic system that services this building and well on the property. Currently, there is a fully functioning employee breakroom, a handicap-accessible bathroom, and a wash rack. There is also an enclosed animal waste area within the facility to manage the smell and keep the building sanitary.

g. Facilities for managing and removal of trash, solid waste, and recyclable materials.

i. We will add an additional dumpster into our animal waste location of the building that will be emptied by waste management weekly. This section is an enclosed area attached to the proposed building.

h. Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.

i. With daily traffic, the driveway that comes off Meadow Road is long enough and offers multiple turn-around areas for customers. Added traffic into this business will not impede Meadow Road. Vehicles will include daily commuter vehicles, horse trailers (for personal horses only), and waste management trucks (twice per week). The current business has brought in hundreds of vehicles on busy days over the last 20 years and Meadow Road has not been affected by it for the duration we have had the horse business. We plan to guide traffic one way around the facility to manage traffic flow.

ii. The driveway on the property is a recycled blacktop, not gravel. The recycled blacktop is very durable and has almost no dust pick-up when driven on. This type of driveway will be able to withstand high amounts of traffic in the proposed business for many years to come.

i. A listing of hazardous, toxic, or explosive materials stored on-site, and any spill containment, safety or pollution prevention measures taken.

i. There will be NO hazardous toxic, or explosive materials stored on site. The only exception is household cleaning supplies.

j. Outdoor lighting and measures taken to mitigate light pollution impacts to neighboring properties.

i. The lighting on the property is within the code of the building and is currently in use by the current business. Outdoor lights on the building are designed for the safety of the customers being able to see our parking lot at night. No new lighting is proposed.

k. Signage, consistent with section 10.800.

i. We will be adding a Ground sign with our logo, hours of operation, and a brief description of the business. This sign will replace the current sign that is on the property near the entrance. The ground sign will hold the following standards: a freestanding sign mounted on supports or uprights and whose bottom edge is less than 8 feet above the ground which follows the standards set by section 10.800.

IV. ADDITIONAL MATERIALS. Additional information is required for certain conditional uses listed in s.10.103:

a. Agricultural entertainment, special events, or outdoor assembly activities anticipating over 200 attendees must file an event plan.

i. N/A

b. Domestic pet or large animal boarding must provide additional information in site and operations plans.

i. See attached documents, Four Paws Pet Services Business Plan.

c. Communication towers must submit additional information as required in s. 10.103(9).

i. N/A

d. Farm residences proposed in the FP-35 district must submit additional information as required in s.10.103(11).

i. N/A

e. Mineral extraction proposals must submit additional information as required in s. 10.103(15).

i. N/A

August 14, 2023

Lena La Fleur
Four Paws Pet Services
3440 Meadow Road
Verona, Wisconsin 53593

Re: Results of Sound Study for the Proposed Four Paws Pet Services Facility

Lena,

This letter describes the methods and results of an assessment of potential noise impacts from the proposed Four Paws Pet Services facility (Facility) located at 3440 Meadow Road in the Town of Middleton, Wisconsin. The following provides a summary of the results of our study, followed by details of our qualifications, testing, and analysis of results.

EXECUTIVE SUMMARY

- Both broadband “white noise” and a recording of multiple dogs barking were broadcast over a powerful speaker system inside the proposed Facility at very high levels (~100 dBA). This is considered representative of worst-case conditions where multiple dogs are barking vehemently and simultaneously. It was uncomfortably loud inside during the test, and it is unlikely that it will be that loud. It was louder than operational kennels we have experienced.
- All windows were closed during the tests, as will be the case during Facility operations.
- The roll-up door on the east end of the building was closed, as an internal wall is planned inside the Facility that would block noise from reaching this door.
- Regarding the west roll-up door, tests were conducted both with this door fully open and fully closed, as the applicant would prefer to have the option of opening this door on warm days.
- Observations (listening) tests were conducted at the residences to the southeast on Feather Edge Drive. The broadband noise from the Facility was not audible at all, even during lulls in sounds from residential air conditioners, birds/insects, occasional construction, and distant traffic. Ambient noise levels were ~35 dBA, which is a typical quiet suburban daytime level.
- Observations were made around the Facility property with the door open and door closed while both broadband and dog noise was being produced inside the Facility.
- At the southeast corner of the property, broadband sound and dog noise were barely audible, even with the west roll-up door open. The nearest residences in this direction are twice as far from the Facility as this southeast observation point. Given this, we do not believe dogs barking inside the Facility will be audible at the residences on Feather Edge Drive.
- At the northeast corner of the property the generated sounds were barely audible with the west door open or closed. The nearest residence in this direction is twice as far from the Facility as this northeast observation point, therefore audibility there is expected to be lower.
- At the northern border of the property the generated sounds were barely audible with the door closed. The nearest residence in this direction is four times as far from the Facility as this northern observation point. But opening the west roll-up door causes an increase in the audibility of noise generated inside the Facility.

- Noise levels could be reduced by installing sound absorption materials inside the Facility, if necessary due to complaints. This would reduce noise inside, benefiting staff and dogs, as well as reduce the amount of noise outside.

QUALIFICATIONS

Mr. Hankard has been practicing in the field of acoustics for the past 33 years. His firm, Hankard Environmental, Inc., has completed over 600 environmental noise projects relating to land development of various types (including dog kennels), gravel pits, wind and solar energy facilities, transmissions lines, and mines. Mr. Hankard has experience in all aspects of environmental noise, including field measurements, predictions, mitigation design, and expert testimony at local, state, and court proceedings. His professional resume is attached. See www.hankardinc.com for more information. Mr. Spencer Thomas, who assisted in this effort, graduated from the University of Hartford with a degree in mechanical engineering with a concentration in acoustics. He has worked on a variety of acoustical consulting projects, including dog kennel noise analyses.

TEST DETAILS

A set of Vidsonix Super Nova X12A powered speakers and a Brüel & Kjaer Omnipower dodecahedral speaker powered by a Yamaha P1600 amplifier were set up in the center of the proposed kennel area inside the Facility. Larson Davis 831 sound level meters (ANSI Type 1) were used to measure resulting noise levels outside the Facility. The meters were calibrated during the survey using a handheld calibrator and were certified by an accredited laboratory within the past year. Broadband noise, which is a random signal of sound with equal intensity across the audible frequency spectrum, was played, as was a recording of dogs barking. Both were produced at levels of 97 to 100 dBA inside the Facility, which represents the scenario of a large group of dogs barking loudly (Purdue University, 2016). Figure 1 shows the frequency spectrum of both sources.

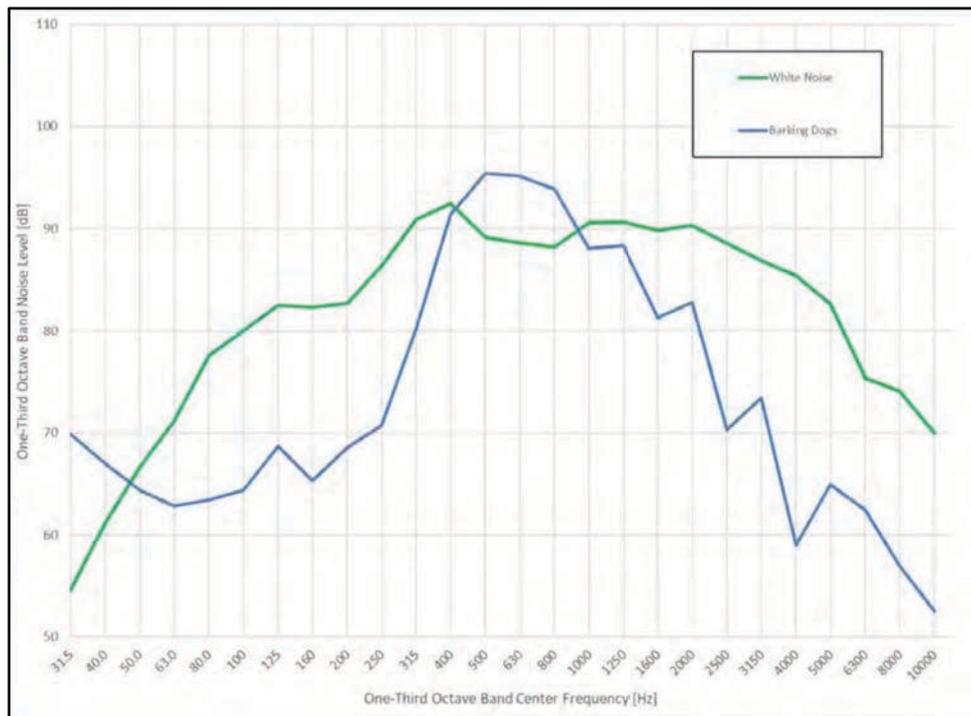


Figure 1. 1/3 Octave Band Noise Levels Produced Inside Facility



Figure 2. Site Overview

LISTENING TEST RESULTS

While the recording of dogs barking was playing, listening tests were conducted at the locations shown in Figure 2 around the edges of the property both with the roll-up door on the west end of the building closed and open.

- With the east and west roll-up doors closed:
 - Barking was audible at Locations 1 and 4.
 - Barking was audible, but barely, at Locations 2 and 5.
 - At Location 3, barking was only audible during times of very low background noise and only when one listened carefully. In other words, not audible most of the time.
- Opening the west roll-up door did not significantly change the audibility of noise at Locations 1 through 4. Audibility did increase at Location 5, and barking may be more audible at the residence to the north with this door open.
- One listening test was conducted on Feather Edge Drive while the broadband noise was being produced and the west roll-up door was both open and closed. Noise from the Facility could not be discerned at all, even when straining to listen for it, and even during lulls in sounds from other sources, such as local traffic, construction at the soccer fields, etc.

NOISE LEVEL MEASUREMENT RESULTS

Table 1 shows the results of the measurement of noise levels both inside and outside the Facility while broadband noise was being produced. The L_{90} was used to present noise levels, which is the noise level that is exceeded 90% of the time. The L_{90} is representative of the constant noise in an environment (which in this case was the broadband noise being played) and the transient noise in an environment (traffic, birds chirping, etc.).

The results show that, in the direction of the Feather Edge Drive residences, measured levels are much lower at Location 2 than at Location 1, but do not significantly drop from Location 2 to Location 3. This is indicative of noise from the Facility being the controlling noise source only relatively close to the building. Once one moves to Location 3 ambient sounds are just as loud and noise from the Facility is no longer controlling the measured total noise level. This is consistent with the results of the listening tests. The distance from the Facility to the residences on Feather Edge Drive is almost double the distance from the Facility to Location 3, which means that noise from the Facility is expected to be 6 dBA less at the residences than that measured at Location 3, making it even less audible. Again, this comports with the result of the Feather Edge Drive listening test. In the direction of the residences to the northeast and northwest, measured noise levels were also in the 40 dBA range.

Table 1. Measurement Results – Broadband Noise

Measurement Location	L_{90} (dBA)	
	Door Closed	Door Open
Inside Barn	100	98
Location 1	50	48
Location 2	41	41
Location 3	40	37
Location 4	40	-
Location 5	-	-
Feather Edge Drive	36	-

- No measurement

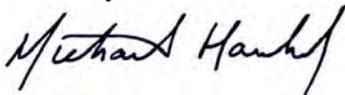
CONCLUSIONS AND RECOMMENDATIONS

- Overall, the existing building does a very good job of blocking noise from reaching nearby residences. This conclusion is valid for the case of all windows being closed and the east roll-up door closed, as will the case during Facility operations.
- In fact, noise from dogs inside the Facility is not expected to be audible at any of the adjoining residences a majority of the time, particularly at the Feather Edge Drive neighborhood.
- This conclusion is true for the case with the west roll-up door open in the direction of Feather Edge Drive and the nearest residence to the northeast, but less so for the residence to the northwest.
- The applicant discussed with us the possibility of installing acoustic baffles inside the Facility to absorb noise and make the interior environment more palatable to workers (and dogs, perhaps). This would serve to further reduce exterior noise levels as well.

- Panels covered in nylon or PVC fabric, such as the NetWell Noise Control VET baffles, or similar, should be considered for ease of cleaning. Ten to 15 2'x4' baffles will significantly lower reverberation time and improve speech audibility inside.
- During the tests it was noted that one of the ways for sound from the interior to escape the building is through the ventilation cupolas that extend through the roof. If noise from the Facility does pose a problem for neighbors, these ventilation shafts can be lined with acoustically absorptive material. Again, panels covered in nylon or PVC fabric should be considered for ease of cleaning.
- Note that an exterior dog run is also being proposed, which was not analyzed as part of this study.

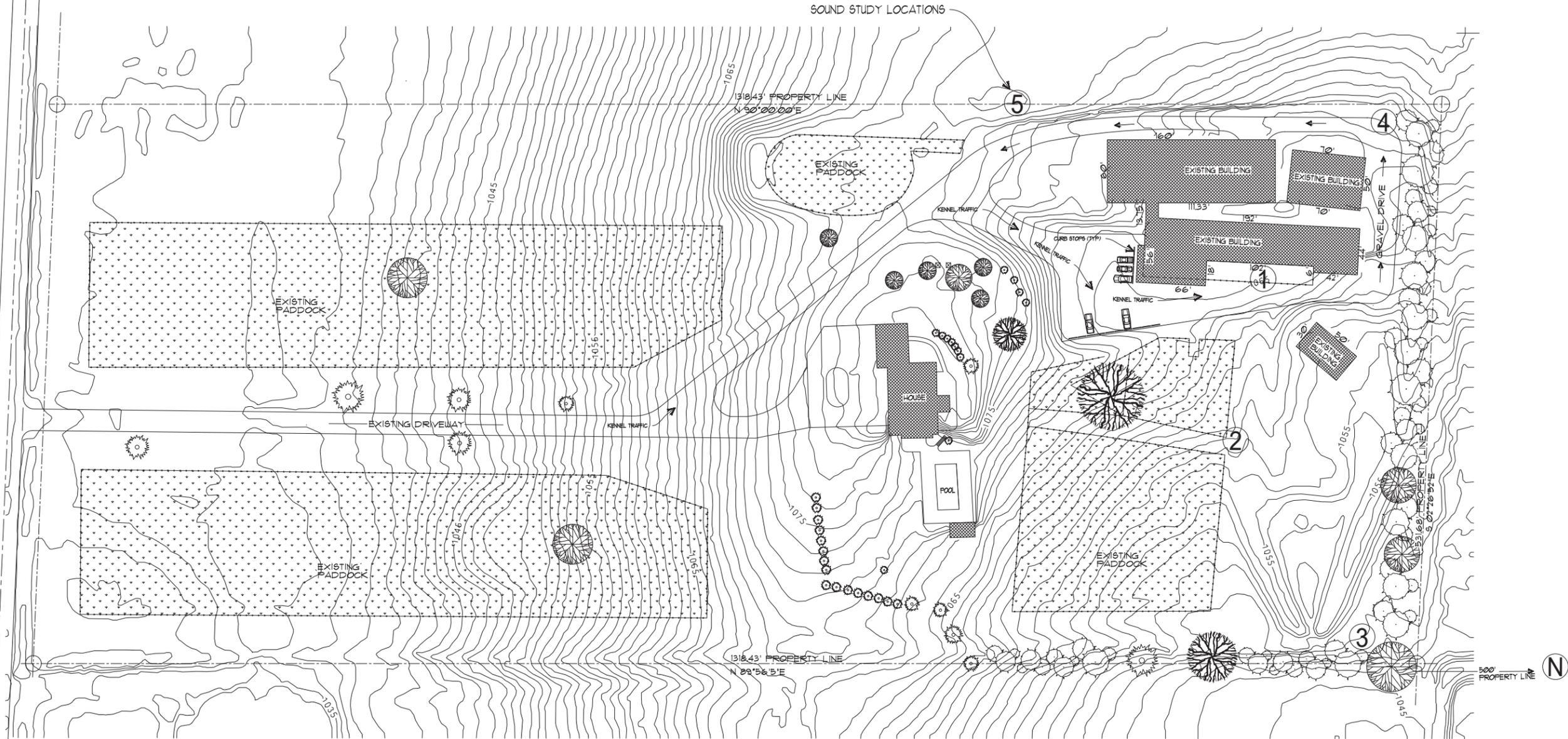
Thank you very much for commissioning Hankard Environmental for this study. If I can answer any questions or provide additional information, please call.

Sincerely,



Michael Hankard
Owner / Principal Acoustical Consultant
Member INCE and ASA

MEADOW ROAD



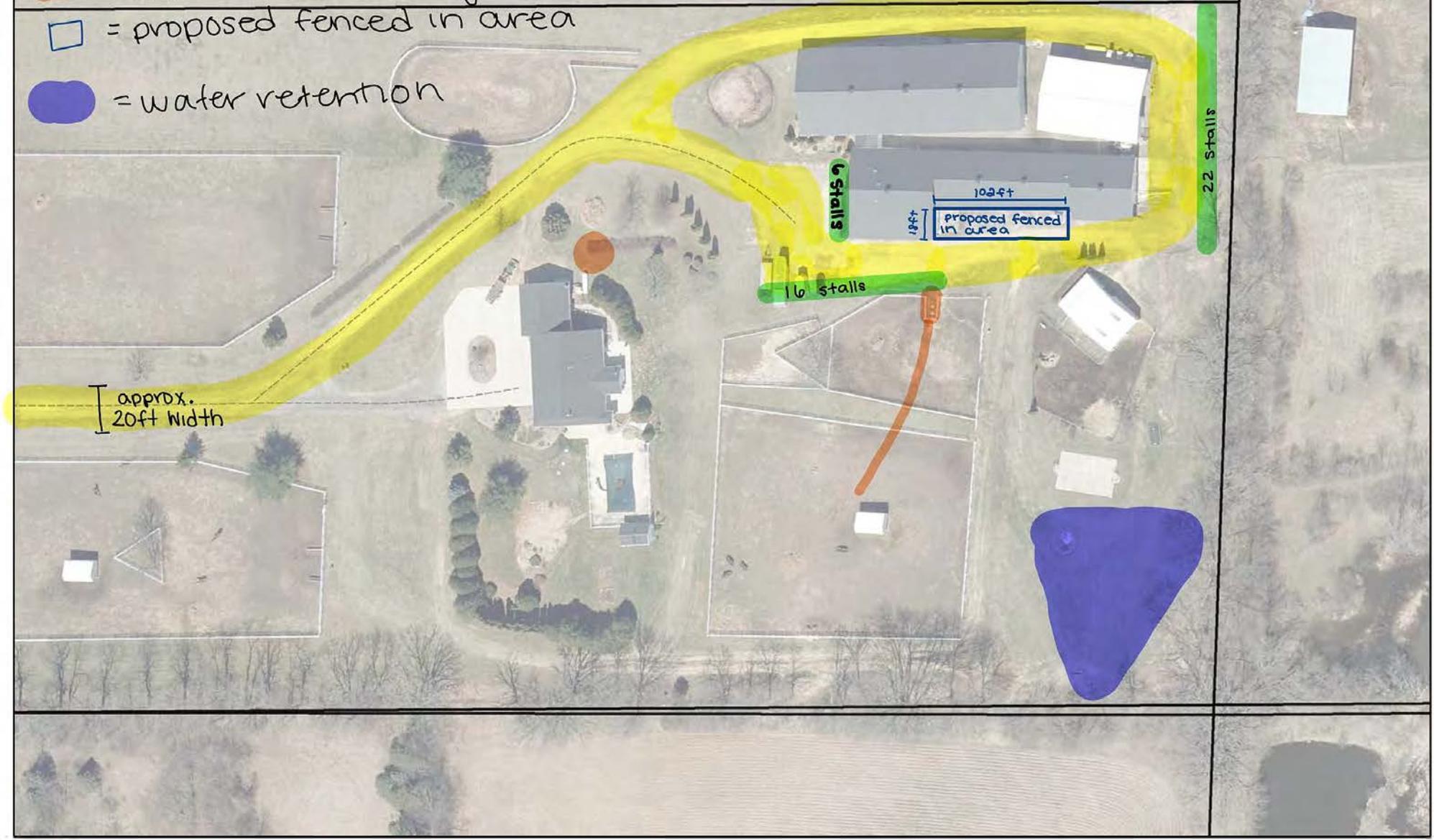
 **SITE PLAN**
SCALE: 1" = 50'-0"

PLANS PROVIDED BY:	321 SOUTH MIDVALE BLVD. MADISON, WI 53705 (608) 233-8888 vincent@vincent.com	DATE:	8/16/2003
DESIGNED BY:	<i>John Vincent</i>	REVISED:	
DRAWN BY:	KERWIN VINCENT		

5-9-23

IMAGE A

-  = driveway off of meadow Road
-  = parking Lot
-  = septic and well Systems
-  = proposed fenced in area
-  = water retention



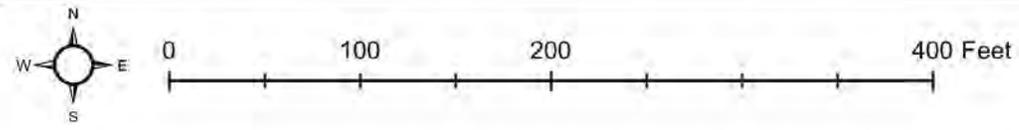
approx.
20ft width

6 stalls

16 stalls

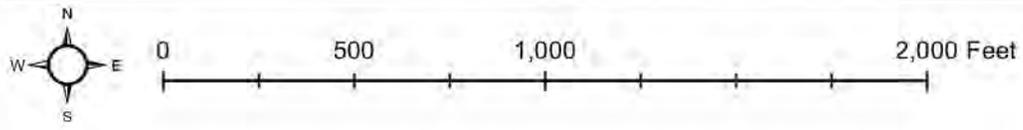
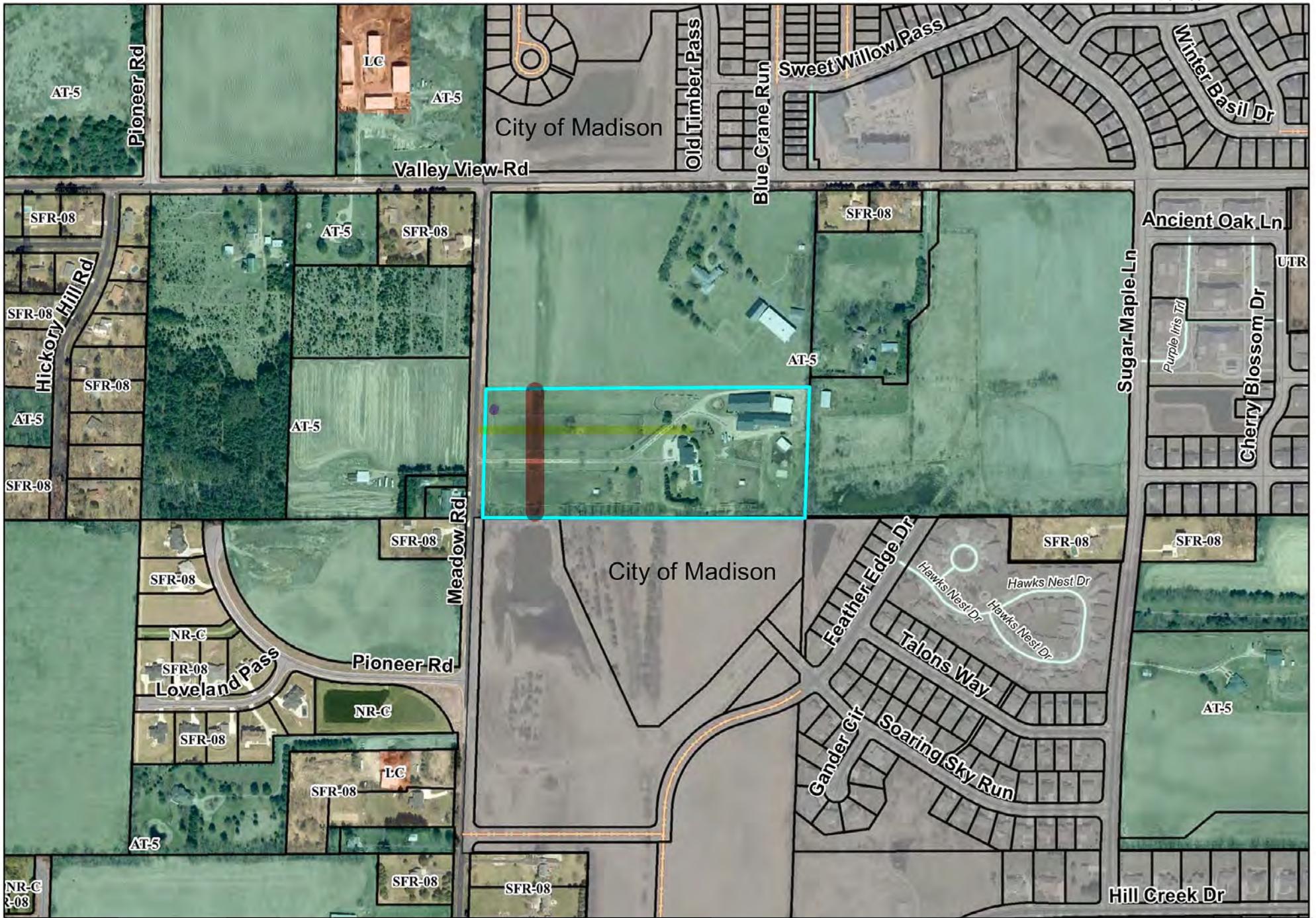
22 stalls

102ft
18ft
proposed fenced
in area



Lafleur Property 3440 Meadow Road

Red = sewer easement Yellow = electrical Purple = signage 5-9-23 IMAGE B



Neighborhood Map



Handicap →

Parking Stalls
are 8' x 17'
and are scaled
to size.

- 1
- 2
- 3
- 4
- 5
- 6

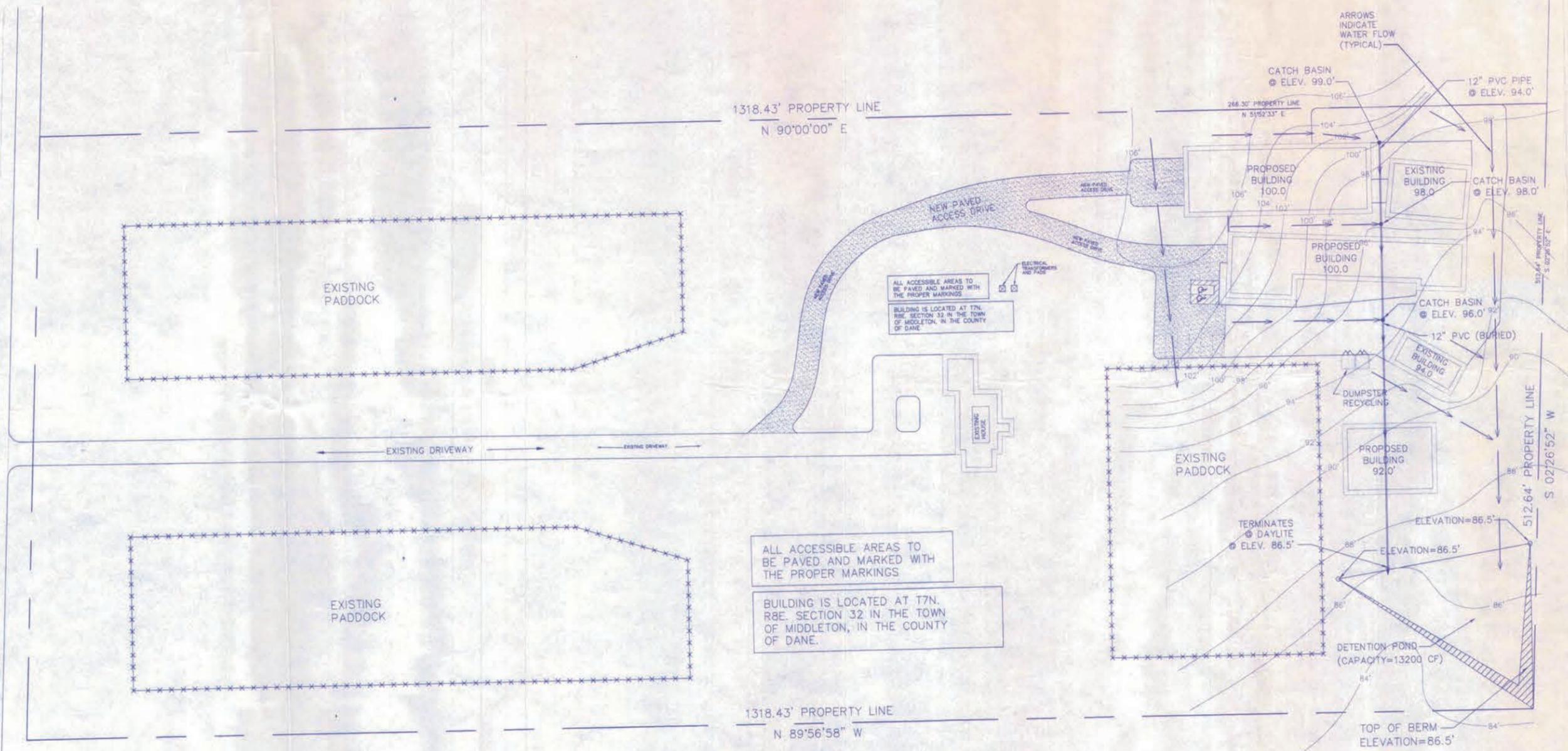
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Layers

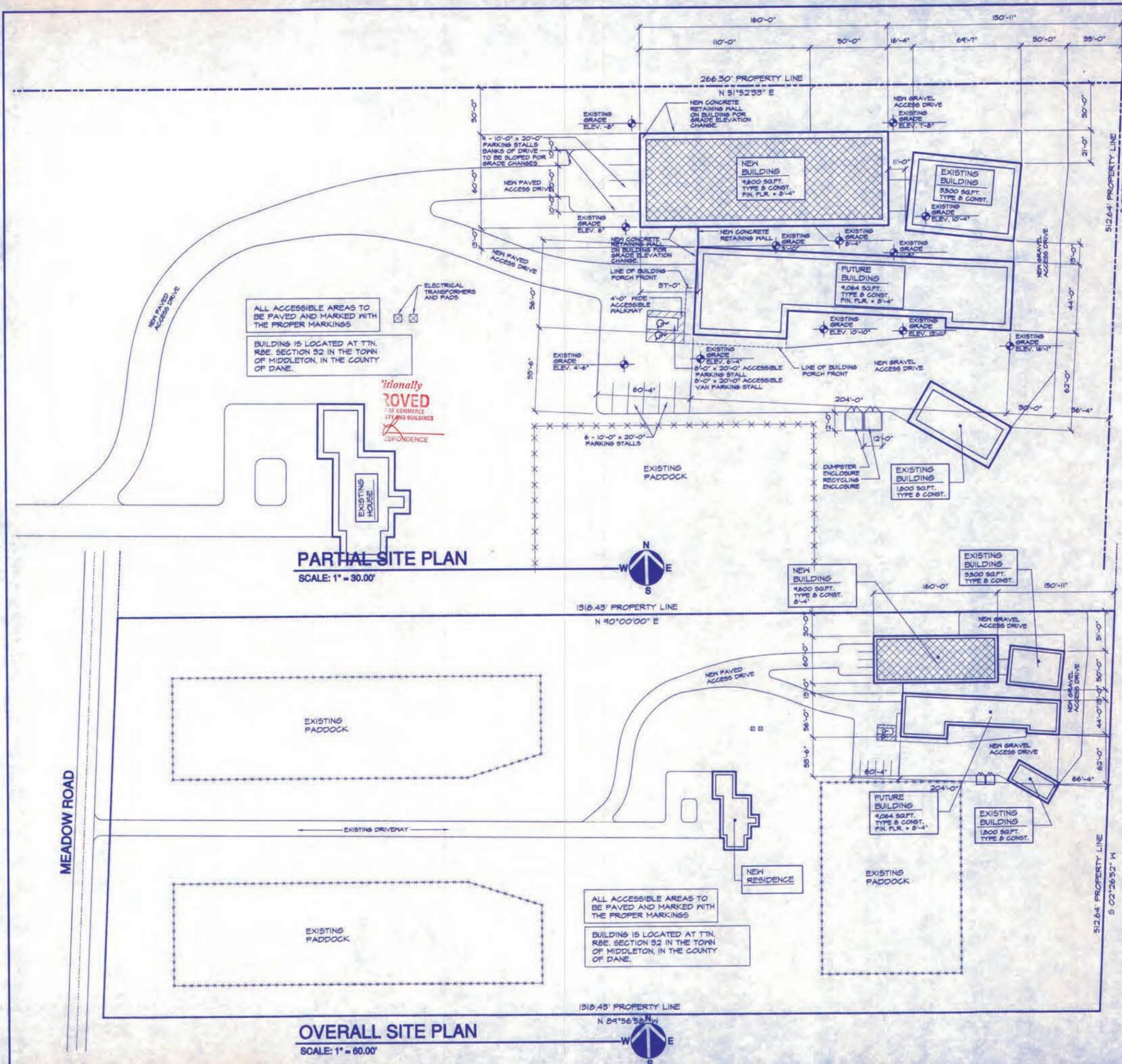
Google

MEADOW ROAD



DRAINAGE PLAN

SCALE: 1" = 50'



BUILDING SPECIFICATIONS

ALL WORK GOVERNED BY STATE AND LOCAL CODES, ORDINANCES, AND REGULATIONS WHEREVER THEY MAY APPLY. DESIGNERS LIABILITY TO THE PREPARATION OF THE DRAWINGS, WITH THE PARAMETERS CONTRACTED, AND ASCERTAINING CODE COMPLIANCE.

BUILDING OCCUPANCY: CHAPTER 54, HORSE STALL FACILITY
 OWNER: LA FLEUR VAN ESS STABLES
 BUILDING ADDRESS: 3440 MEADOW ROAD
 VERONA, WISCONSIN 53593

- CONCRETE WORK:**
- ALL CONCRETE WORK SHALL OBTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS. SLUMP NOT TO EXCEED 4 IN.
 - ALL BELOW GRADE CONCRETE, CONCRETE FOOTINGS TO BEAR ON FIRM DRY VIRGIN SOIL, OR COMPACTED GRANULAR FILL IN UNIFORM LAYERS NOT TO EXCEED 6" IN THICKNESS. EACH LAYER SHALL BE UNIFORMLY SPREAD AND COMPACTED TO AT LEAST 90% OF MAXIMUM DRY DENSITY.
 - THICKNESS OF CONCRETE OVER REINFORCEMENT SHALL BE:
 - 1) MINIMUM 3" WHERE CONCRETE IS DEPOSITED ON GROUND
 - 2) MINIMUM 1-1/2" WHERE EXPOSED TO WEATHER
 - 3) MINIMUM 1-1/2" FOR ANY OTHER CONDITION
- ANCHOR BOLTS:**
- SHALL BE SIZE AS SHOWN AND SET WITH USE OF A TEMPLATE. EXPANSION ANCHORS SHALL BE DRILLED ACCORDING TO MFG'S INSTRUCTIONS, AND BOLT SIZE USED AS SHOWN.
- ROOFING:**
- 20 GAUGE "WHEELING" HIGH TENSION STEEL (80,000 PSI FULL HARD) W/ SILICONIZED POLYESTER W/ SILICONIZED POLYESTER FINISH AND LONG LENGTHS. STANDARD ERECTION AND FASTENING DETAILS AS RECOMMENDED BY THE MANUFACTURER.
- SIDING:**
- SAME AS ROOFING MATERIAL.
- STEEL TRIM:**
- SAME AS SIDING MATERIAL.
- STANDARD CONSTRUCTION DETAIL AND PRACTICES GOVERN. ANCHOR BUILDING AND ROOF TRUSSES AS SHOWN.
- 2x4, 6, 8 SPF ARE #2 GRADE OR BETTER
 - 2x4, 6, 10 TPP ARE #2 GRADE OR BETTER
 - 2x4, 6, 8, 10, 12 SYP ARE #1 GRADE, KD 19R
 - 2x6, 8, 10, 12 TSP ARE #1 GRADE, KD 19R
 - 1-3/4" WIDE "MANG-LAM" ARE #1 SYP LAMINATED LUMBER (SEE FLOOR PLAN FOR DEPTH)
- SPF = SPRUCE-PINE-FIR
 SYP = SOUTHERN-YELLOW-PINE
 TPP = PONDEROSA PINE WITH 0.4 PCF CCA TREATMENT
 TSP = SOUTHERN YELLOW PINE WITH 0.6 PCF CCA TREATMENT
- ELECTRICAL:**
- ALL WORKMANSHIP AND MATERIALS TO CONFORM TO STATE AND ELECTRICAL CODE, LOCAL ORDINANCES AND RULES OF THE POWER CO., GENERAL ILLUMINATION AND LIGHT LEVELS TO CONFORM WITH OSHA STANDARDS. (ELECTRICAL WORK TO BE DONE BY OTHERS)
- Ⓛ = EXIST LIGHT, 6" HIGH RED/GREEN "EXIT", SWITCH AT PANEL.
- FIRE PROTECTION:**
- Ⓧ F = FIRE EXTINGUISHER "SENTRY" MODEL 3A-20BC WITH WALL MOUNT BRACKET TYPICAL.
- HVAC:**
- HVAC PLANS TO BE SUBMITTED BY HVAC CONTRACTOR. (IF REQUIRED) HVAC WORK TO BE DONE BY OTHERS.
- PLUMBING:**
- PLUMBING PLANS TO BE SUBMITTED BY PLUMBING CONTRACTOR. (IF REQUIRED) PLUMBING WORK TO BE DONE BY OTHERS.
- OVERHEAD DOORS:**
- EZ THERM R-15 INSULATED. (SEE FLOOR PLAN FOR TYPE AND SIZE) (DOORS TO BE INSTALLED BY OTHERS)
- WALKDOORS:**
- STEEL INSULATED WALKDOOR WITH LATCH GUARD AND WINSTOP.
- BARRIER FREE DESIGN REQUIREMENTS:**
- IDENTIFICATION SIGNS SHALL BE PROVIDED WITH THE INTERNATIONAL SYMBOL FOR A BARRIER-FREE ENVIRONMENT AT ALL OF THE FOLLOWING AREAS: ACCESSIBLE ENTRANCES, TOILET FACILITIES, DRINKING FOUNTAINS AND PARKING STALLS.
- PARKING STALLS:**
- SHALL BE PROVIDED AT THE RATE OF 2% OF THE TOTAL STALLS REQUIRED. ALL STALLS TO BE MARKED WITH PAVEMENT MARKINGS AND THE REQUIRED HANDICAPPED SIGN. ALL WALKS FROM PARKING STALLS WILL BE ACCESSIBLE (WITHOUT STEPS).

DESIGN LOADS

ROOF LOAD	OVERALL SNOW LOAD = 30 PSF TOP CHORD DEAD LOAD = 5 PSF BOTTOM CHORD DEAD LOAD = 4 PSF COLLATERAL LOAD = 3 PSF
FLOOR LOAD	LIVE LOAD: NONE DEAD LOAD: NONE
WIND LOAD	TOTAL WIND LOAD = 20 PSF

SHEET INDEX

SHEET NO.	CONTENTS
SHEET S1	SITE PLAN AND BUILDING SPECIFICATIONS
SHEET A1	FLOOR PLAN AND BUILDING ELEVATIONS
SHEET A2	BUILDING ELEVATIONS AND BUILDING SECTIONS
SHEET A3	BUILDING SECTIONS AND BUILDING DETAILS
SHEET A4	BUILDING SECTIONS AND BUILDING DETAILS

REVISIONS

NO.	DATE	COMMENTS

HAHN BUILDING CO., L.L.C.
 4685 MCKINLEY ROAD
 HARTFORD, WI 53027
 (262) 673-4845



PROJECT: NEW HORSE ARENA
OWNER: LA FLEUR, VAN ESS STABLES



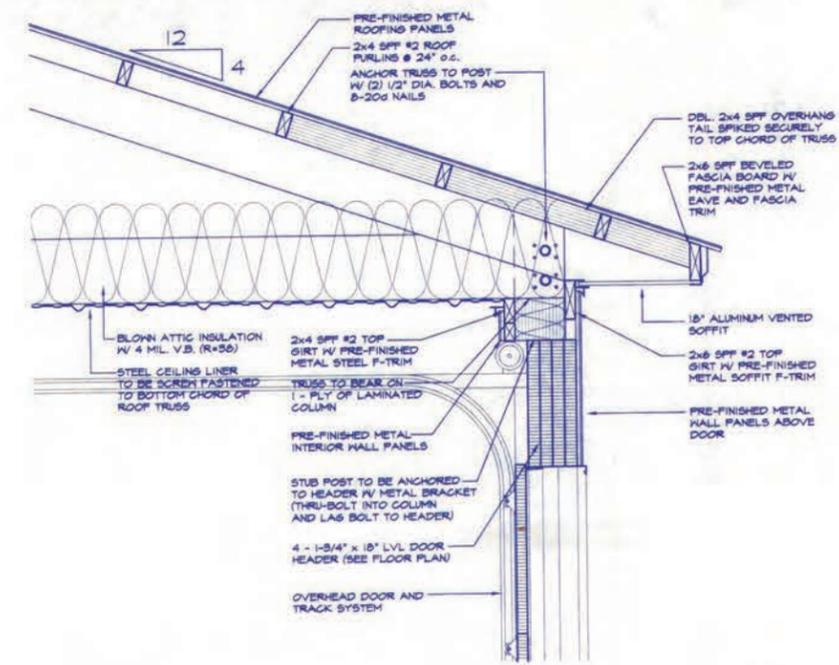
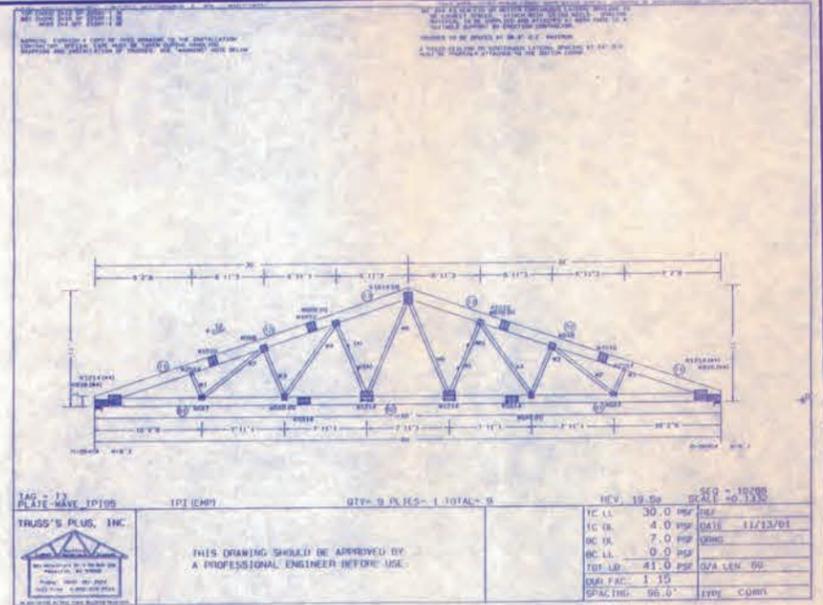
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GAVIN DORSCH

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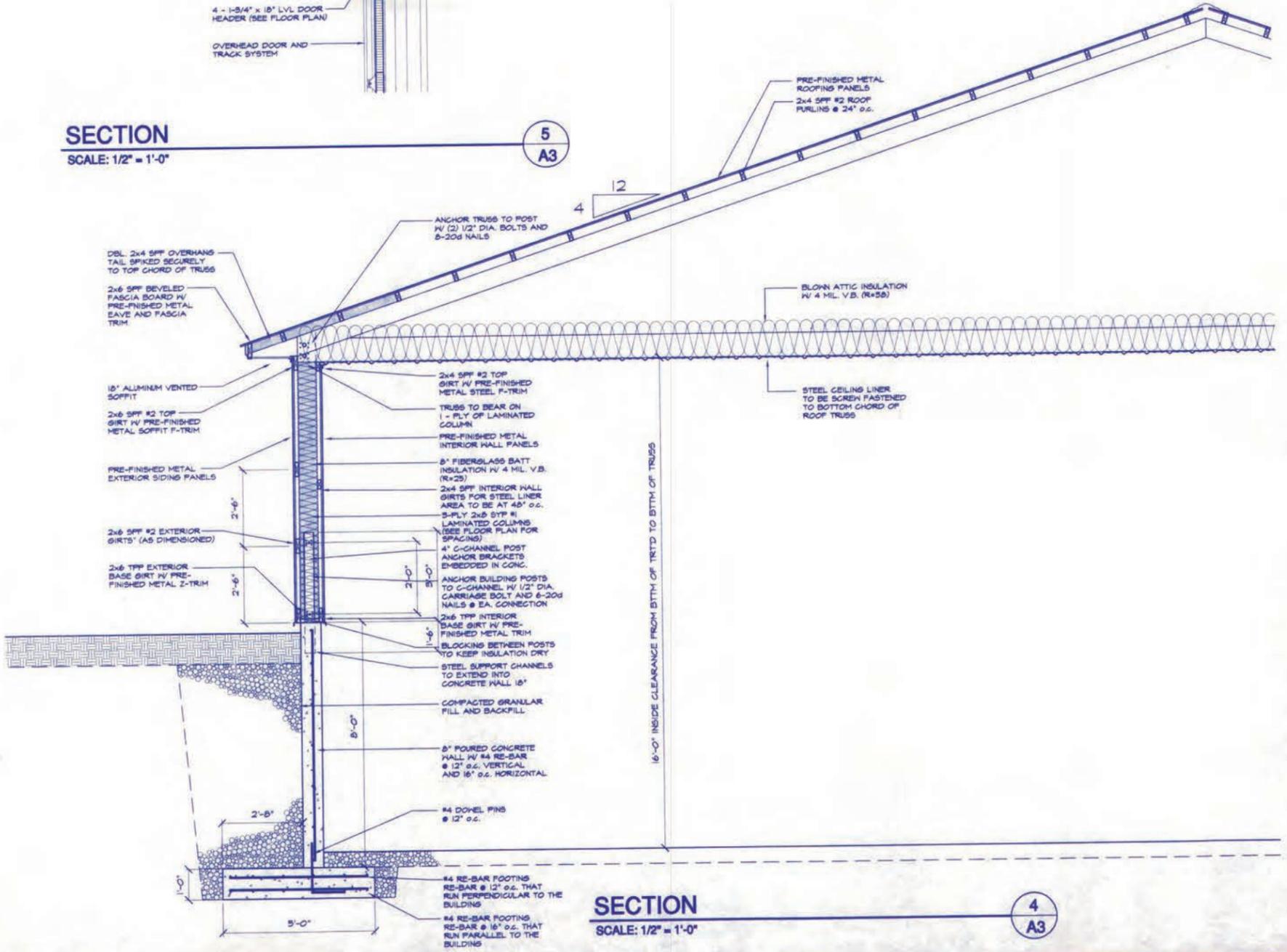
DATE DRAWN:
SEPT. 27, 2001

SCALE:
AS SHOWN

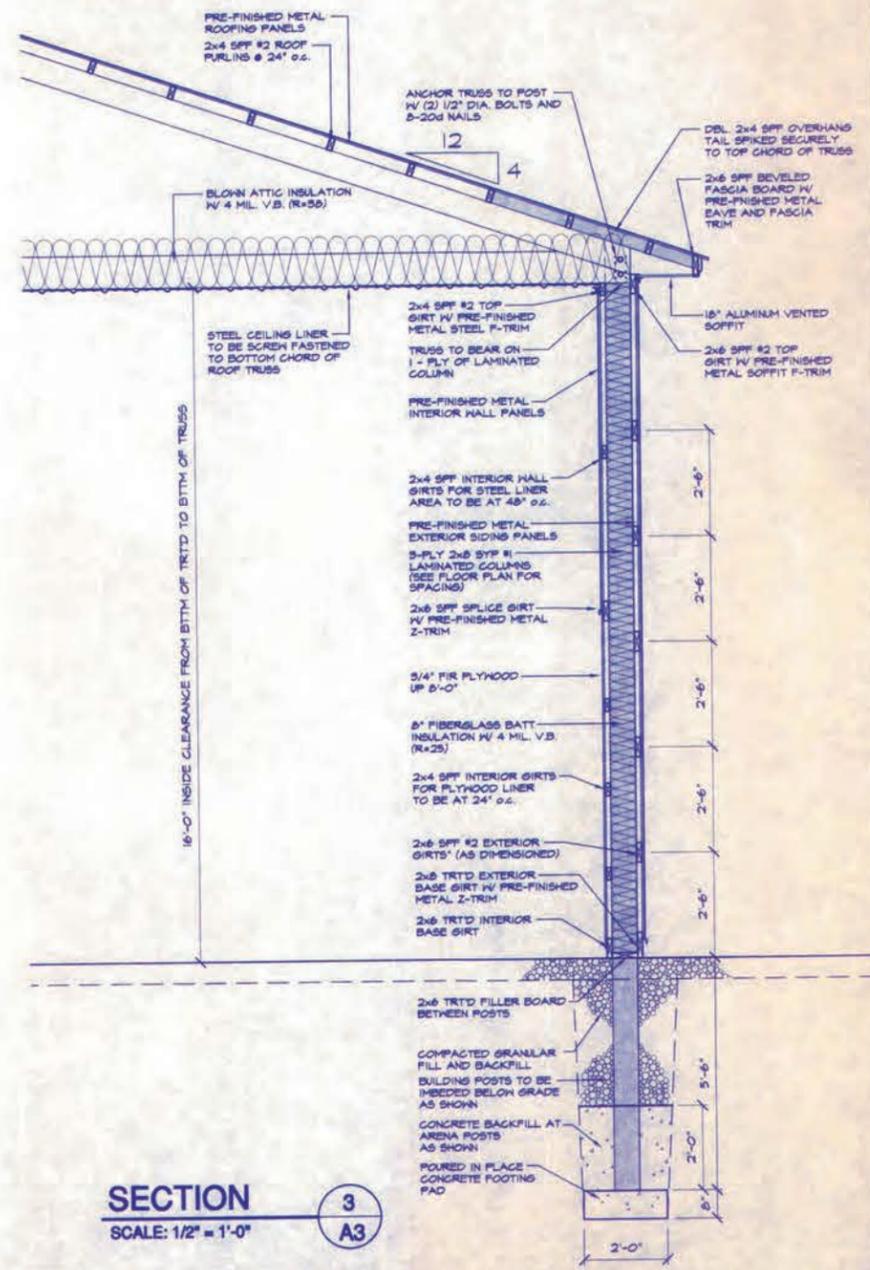
S1
SHEET OF



SECTION
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SECTION
SCALE: 1/2" = 1'-0"



SECTION
SCALE: 1/2" = 1'-0"

REVISIONS

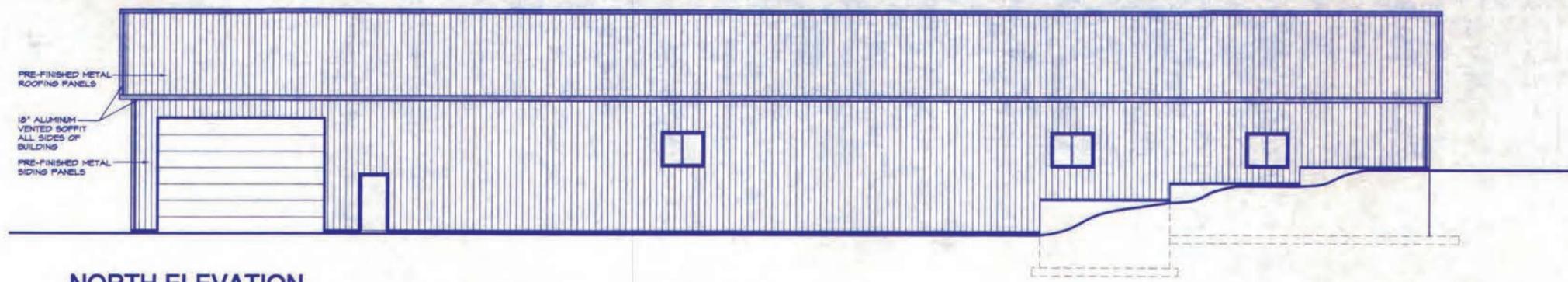
NO.	DATE	COMMENTS

Hahn Building Co., L.L.C.
4688 McKinley Road
Hartford, WI 53027
(262) 673-4845



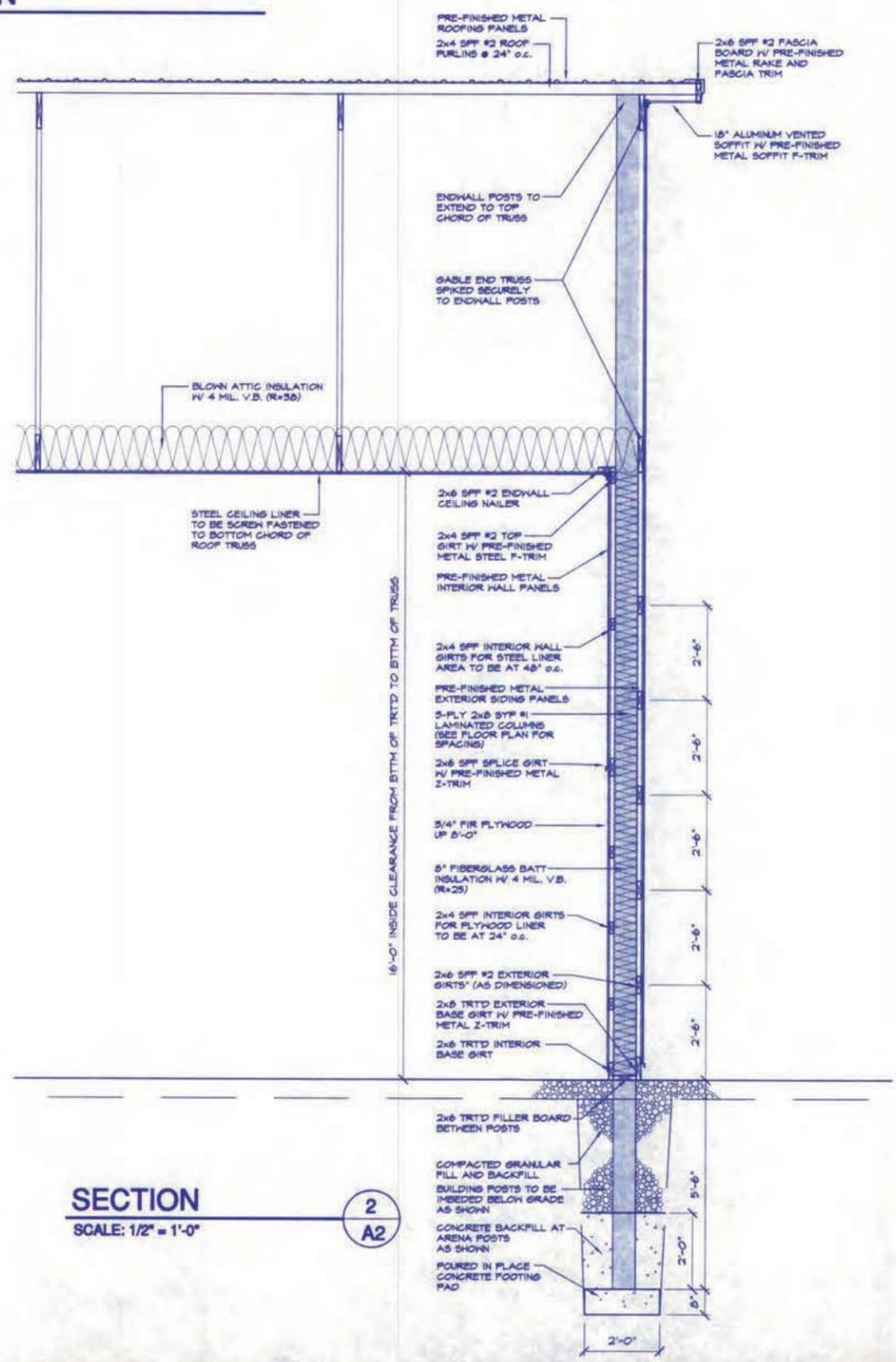
PROJECT: NEW HORSE ARENA
OWNER: LA FLEUR STABLES

DRAWN BY: GAVIN DORSCH
CHECKED:
DATE DRAWN: OCT. 29, 2001
SCALE: AS SHOWN
A3
SHEET OF



NORTH ELEVATION

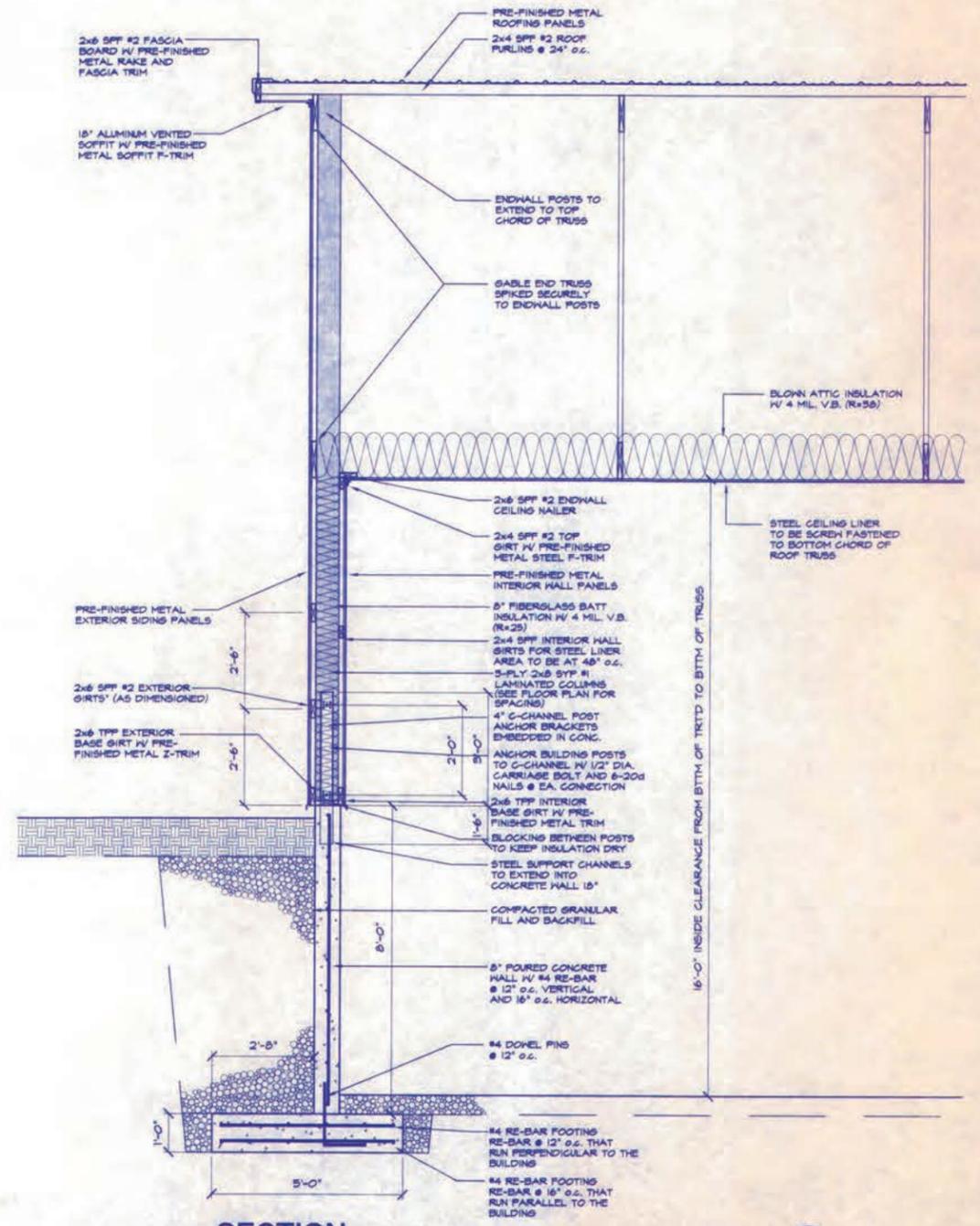
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SECTION 2

SCALE: 1/2" = 1'-0"

2
A2



SECTION 1

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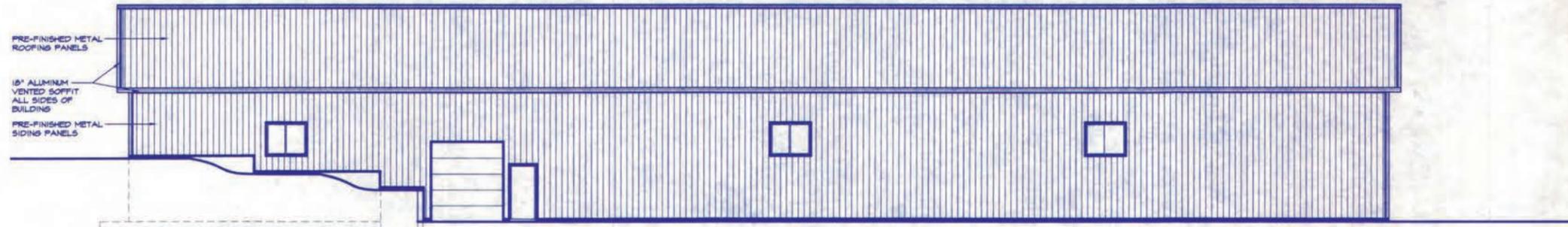
1
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REVISIONS	COMMENTS

H
HAHN BUILDING CO., L.L.C.
 4685 MCKINLEY ROAD
 HARTFORD, WI 53027
 (262) 673-4845

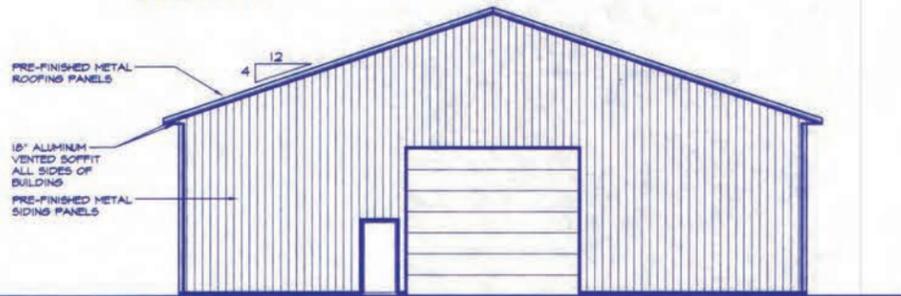
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PROJECT: NEW HORSE ARENA
OWNER: LA FLEUR STABLES

DRAWN BY: GAVIN DORSCH
CHECKED:
DATE DRAWN SEPT. 27, 2001
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A2 SHEET OF



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



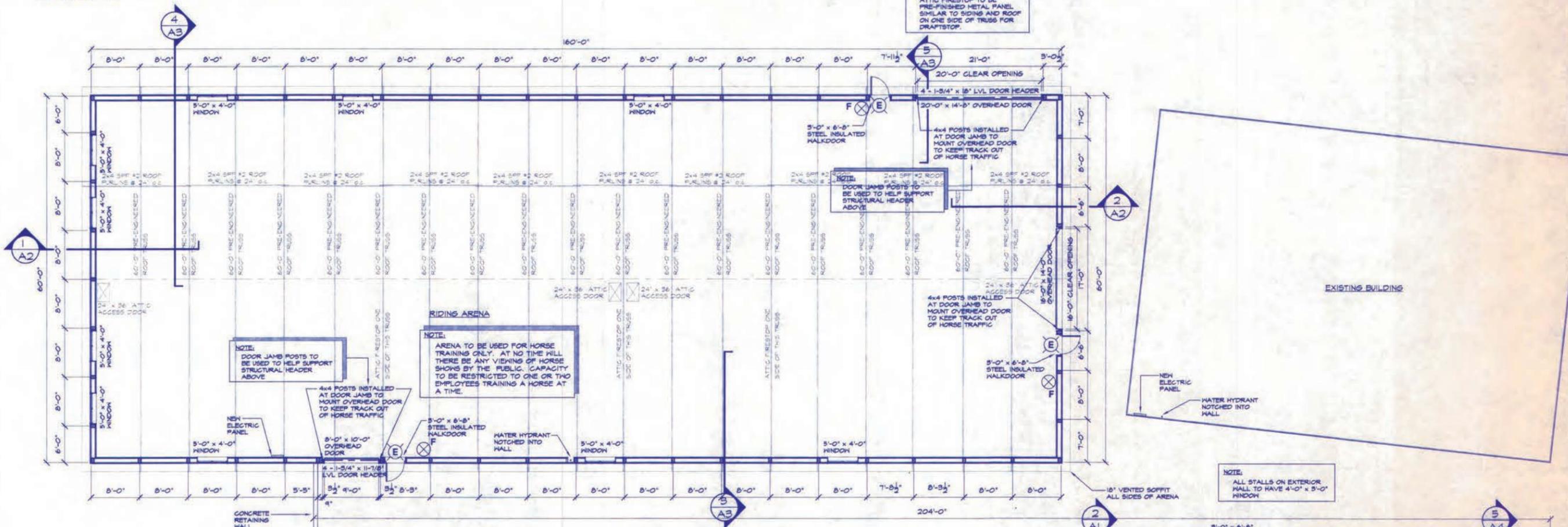
EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



ARENA FLOOR PLAN

SCALE: 1/8" = 1'-0"



REVISIONS	COMMENTS
DATE	

HAHN BUILDING CO., L.L.C.
 4685 MCKINLEY ROAD
 HARTFORD, WI 53027
 (262) 673-4845



PROJECT: NEW HORSE ARENA
OWNER: LA FLEUR STABLES

DRAWN BY:	GAVIN DORSCH
CHECKED:	
DATE DRAWN	SEPT. 27, 2001
SCALE:	AS SHOWN

A1
SHEET OF

CUP 2606 Legal Description

Part of the NE 1/4 NE 1/4 Section 32, Town of Middleton described as follows: The South 506.48 feet of the NE 1/4 NE 1/4 Section 32, Town of Middleton.