

# Dane County Conditional Use Permit Application

<b>Application Date</b>	<b>C.U.P Number</b>
08/16/2024	DCPCUP-2024-02640
<b>Public Hearing Date</b>	
10/22/2024	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME DAN AND MARLENE LAFLEUR	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@LSTABLES.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
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Small-animal boarding facility for 30 dogs



DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
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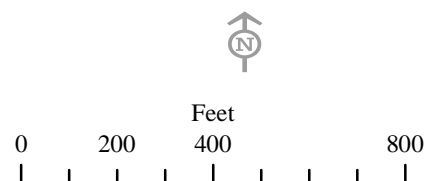
10.235(4)	15.2
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<b>DEED RESTRICTION REQUIRED?</b>  <input type="checkbox"/> Yes <input type="checkbox"/> No  Applicant Initials _____	<b>Inspectors Initials</b>  RUH1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>   
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# CUP 2640

-  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:		Agent Name:	
Address (Number & Street):		Address (Number & Street):	
Address (City, State, Zip):		Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:		Phone#:	

### SITE INFORMATION

Township:		Parcel Number(s):	
Section:		Property Address or Location:	
Existing Zoning:	Proposed Zoning:	CUP Code Section(s):	

### DESCRIPTION OF PROPOSED CONDITIONAL USE

<b>Type of conditional use permit</b> (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use):	<b>Is this application being submitted to correct a violation?</b> Yes <input type="checkbox"/> No <input type="checkbox"/>
Provide a short but detailed description of the proposed conditional use:	

### 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 type="checkbox"/> Complete attached information sheet for standards	<input type="checkbox"/> Site Plan drawn to scale	<input type="checkbox"/> Detailed operational plan	<input type="checkbox"/> Written legal description of boundaries	<input type="checkbox"/> Detailed written statement of intent	<input type="checkbox"/> Application fee ( <b>non-refundable</b> ), 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: DAN LA FLEUR

Date: \_\_\_\_\_

## 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"><li>• Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:</li> <li>• Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:</li> <li>• Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:</li> <li>• Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:</li> <li>• Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:</li></ul>



**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 <a href="#">Chapter 11</a> of <a href="#">Chapter 14</a> , 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. <a href="#">10.800</a> .
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\(15\)](#).

## Standards For Conditional Use Permits: Answers

1. The proposed business will be using an existing building on the property and no changes to the exterior of the site will be necessary. The building is fully insulated, heated, and cooled year-round, and conforms with the commercial building standards set for Wisconsin. The proposed business would occupy the south side of the horse stable which is roughly 10,000 square feet. All small animals will be housed inside the facility and no outdoor play areas are proposed. The traffic into the building will be minimized with a small animal capacity of 30 and will be similar, if not less, than the traffic that comes into the property for the horse lesson program that is currently active. The driveway into the facility is over 1,000 feet long and all traffic will be routed one way around the building to allow easy flow of traffic. We have also gotten confirmation from the Middleton Fire Department that our driveway is compatible with any emergency vehicles that may need to enter the site. All animal waste will be designated to an indoor containment area within the facility and be picked up by a contracted waste removal company twice a week.
2. All small animals will be inside the proposed building, of roughly 10,000 square feet, while they are in our care. This building meets the commercial building standards set for Wisconsin and the walls of the facility are heavily insulated with the walls having eight inches of insulation and the ceilings having seventeen inches of insulation. The construction of the facility provides a great sound barrier to the outside. We have commissioned two sound studies by Michael Hankard of Hankard Environmental. Both sound studies, which are included with this application, demonstrate that there will be no sound issues from our proposed use even at the loudest potential sound levels for a small animal boarding facility. 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.
3. The proposed building is currently meeting the commercial building standards set for Wisconsin and will continue to be professionally maintained by staff members. No exterior improvements will need to be made for the proposed business. We have gotten confirmation from Elliott Mergen, P.E. with Dane County Land & Water Resources that because there will be no land disturbance or impervious creation, a stormwater permit will not be required and we are currently in compliance with the County stormwater ordinance. Our proposed business will also not affect any new development of the land surrounding our property because all business activities will be housed inside our facility.
4. The proposed property already has an existing commercial building that the proposed business would inhabit. The proposed business would occupy the south building structure which is roughly 10,000 square feet. No exterior improvements would need to be made to the site for the new business. **The commercial site has a septic system that solely services the building. We are in the process with the Public Health Department and the DNR to verify the utilities servicing the site and our wastewater management plan are adequate for the proposed use. We are willing to upgrade or implement changes, if any, based on their answer.** The required parking for the

proposed business, along with the current cup on the property, is a total of 16 stalls. In our parking plan, we have a total of 37 proposed stalls that would not need any additional improvements to be used. This includes two handicap-accessible stalls and outlines that parking would only be on the southwest of the building, allowing privacy for our neighbors to the north and east of the building. There is currently a state-approved drainage plan, which is included with this application. After communications with Elliott Mergen, P.E. with Dane County Land & Water Resources Department, he determined we do not need additional stormwater permits for our proposed business. Please see his email with his explanation attached. The driveway into the facility is over 1,000 feet long and all traffic will be routed one way around the building to allow easy flow of traffic.

5. The property currently has a driveway off Meadow Road that is used by the public for the current business onsite to access the commercial building. The driveway into the facility is over 1,000 feet long and all traffic will be routed one way around the building to allow easy flow of traffic. Since the proposed small animal boarding facility has a modest capacity of 30 small animals, we feel that this will not impact surrounding traffic any more than what currently comes into the horse lesson program on the property. If we receive the CUP for this proposed business, all horse-related operations will greatly decrease. Essentially, the proposed business will displace the same traffic that is coming in now for the horse business. We have hired Northwestern Stone on 3 separate occasions over the last 16 years to keep up and maintain our recycled driveway. Over the years, 700 tons of recycled asphalt have been placed on the existing roadway. We also have been in communication with the Middleton Fire Department and according to Battalion Chief, Matt Reigel, the fire department finds the accessibility to the structures currently located on the property to be acceptable for emergency response. We do want to note that the proposed conditional use will generate less traffic than the residential development of the site.
6. The proposed business will be fully housed inside the south side of the commercial building of roughly 10,000 square feet. The building is currently meeting the commercial building standards set for Wisconsin. The use shall conform to all applicable regulations. The use is listed as a conditional use for the district.
7. The property is currently zoned AT-5, Section 10.235(4), which includes small animal boarding as a conditional use.



**Four Paws Pet Services LLC  
Pet Daycare and Boarding Services  
Business Plan**

**Property and facility information**

Four Paws Pet Services LLC will take over a portion of 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. We plan to convert part of the current horse stable into a small animal boarding kennel. We will offer 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 10,000 square feet, is enclosed and is conformative 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 temperature-controlled.

We would use the current infrastructure, roughly 10,000 square feet indoors, and convert the inside stalls into small animal kennels as well as large run areas for the animals.

Since our last submission, we have continued researching other facilities, commissioned an architect to create site plans, and we commissioned two sound studies by Michael Hankard of Hankard Environmental. After all of this due diligence including continued research on other local dog daycares and boarding facilities, we would like our small animal capacity to be 30 animals. According to the maps, our facility is within 500 feet of only two residences, with this being said, each animal within our business will have an interior containment area.

With the horseboarding business (CUP #1701) we ask that the conditional use permit continue 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 and Small Animal Capacity**

Four Paws Pet Services LLC will convert a portion of the current horse stable to a dog boarding facility in one phase. We would like our capacity to be 30 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 offer twenty-eight 3'x6' kennels for medium to large dogs and nine 3'x3' kennels

for x-small to small dogs along with cats. This is a total of thirty-seven small animal kennels and seven indoor play areas.

There will be no outdoor play area.

### **Hours of Operation**

Monday-Friday 7:30 am-6:00 pm.

Saturday 10:00am-5:00pm and Sunday 11:00am-2:00pm.

### **Number of Employees**

With a 30-small animal capacity, we plan to have a maximum of 5 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. Under 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.

### **Septic Information**

We currently have an approved septic system plan, the Sanitary Permit Application will be attached to this application. Our septic system is designed for 600 gpd wastewater flow. PHMDC record SAN-43964.

Our restroom will be for employee use only, not public use, except for individuals who fall under Ally's Law. 2009 Wisconsin Act 198 (the Act) requires a retail establishment that has a toilet facility designated for use by the establishment's employees to permit a person who suffers from an eligible medical condition or uses an ostomy device to use the toilet facility under certain circumstances.

We are in the process with the Public Health Department and the DNR to verify the utilities servicing the site and our wastewater management plan are adequate for the proposed use. We are willing to upgrade or implement changes, if any, based on their answer.

### **Well Information**

Aqua Well & Pump Systems installed a 2 hp 20 gpm submersible well pump set 160' on February 22, 2022. The well pump set 160' produces approximately 20 gallons per minute per the StaRite HS Series production chart. Please see well pump documentation attached in this application.

Through correspondence with Sammy Huebner at Aqua Well & Pump Systems she stated the following, "The well itself that we worked on only made 20 gpm when it was drilled; the pump we installed will produce well under 70 gpm. As mentioned in the letter, it produces approximately 20 gpm at the depth it is set. This is not a hi-cap well. I'd be happy to discuss this directly with the individual at the Public Health Department if you'd like to pass along their contact information."

Her direct contact information is: [shuebner@aquawell.net](mailto:shuebner@aquawell.net) (262) 392-2540.

### **Driveway and Parking**

There is currently a state-approved drainage plan, which is included with this application. After communications with Elliott Mergen, P.E. with Dane County Land & Water Resources Department, he determined we do not need additional stormwater permits for our proposed business. Please see his email with his explanation attached.

We also have been in communication with the Middleton Fire Department and according to Battalion Chief, Matt Reigel, the fire department finds the accessibility to the structures currently located on the property to be acceptable for emergency response. Please see the letter attached.

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 have hired Northwestern Stone on 3 separate occasions over the last 16 years to keep up and maintain our recycled driveway. Over the years, 700 tons of recycled asphalt have been

placed on the existing roadway. Please see the Northwestern Stone Invoices document within this application for a more detailed explanation.

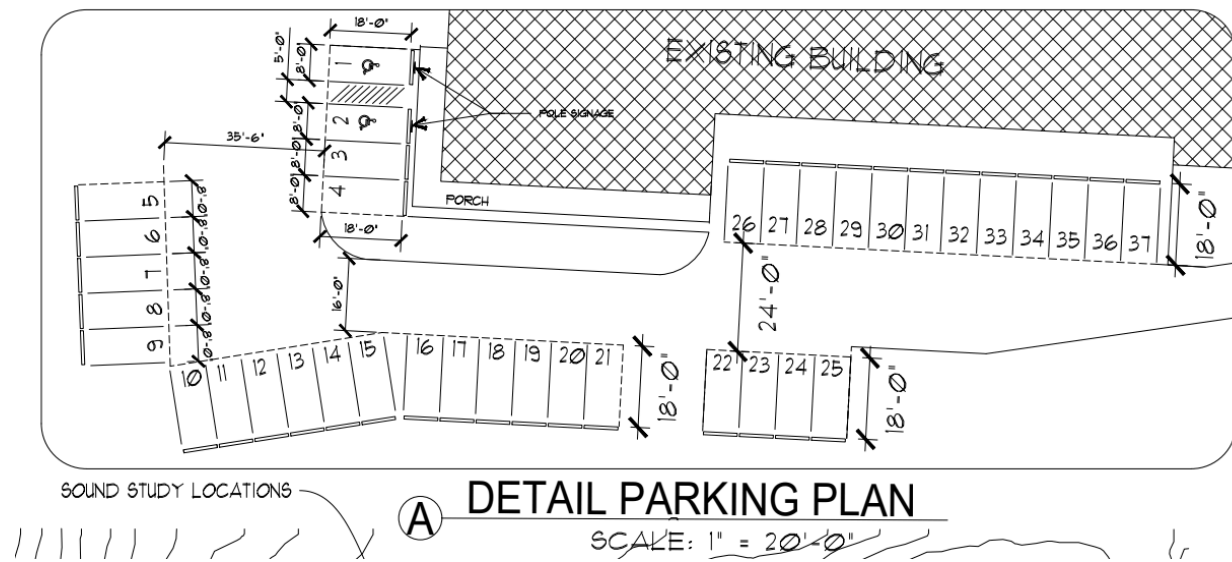
We plan to implement a one-way direction around the facility.

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 thirty seven parking stalls that are eight feet by eighteen feet in size. Included in the thirty-seven parking stalls will be two handicap stalls that are identified near the front entrance of the building that meets commercial building standards.

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 two sound studies by Michael Hankard of Hankard Environmental. Both sound studies, which are included with this application, demonstrate 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 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 and limited hours on Saturday.

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.

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. 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 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 7:30am-6:00 pm and Saturday 10:00am-5:00pm. Sunday is reserved for boarding dog pickup.

### **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:

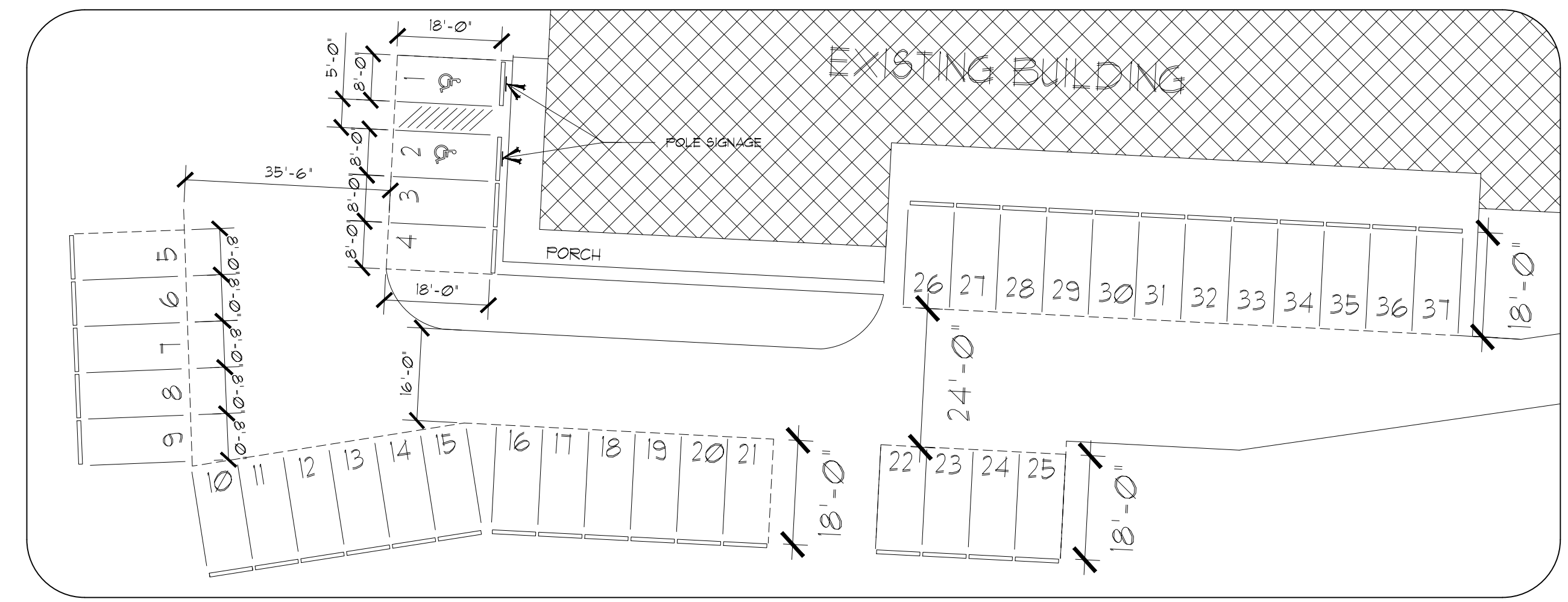
- Upon arrival, we will go through some basic information with you, including phone numbers to contact you while you’re away. We’ll also go over your feeding and medication instructions.
- Once your pet is checked in, we'll take them back to their room. We encourage all parents to tour the facility before 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.

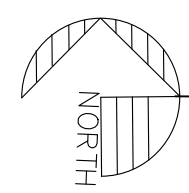
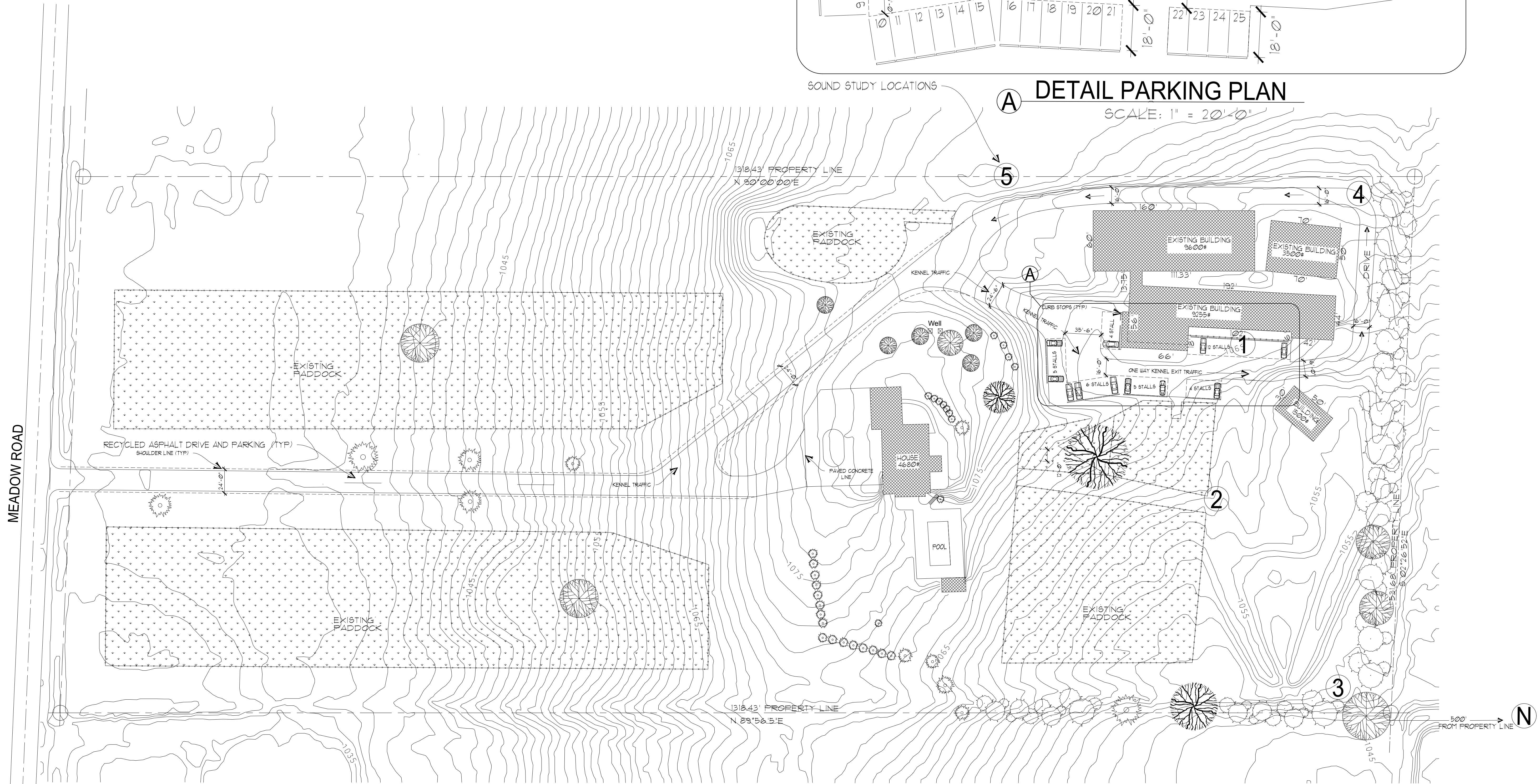
**What sort of activities are available to my pet during their stay at Four Paws?**

Our guests have a wide variety of activities to occupy them during their stay at Four Paws. Every dog receives three play times 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 and Sunday.



SOUND STUDY LOCATIONS  
**A** **DETAIL PARKING PLAN**  
 SCALE: 1" = 20'-0"



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

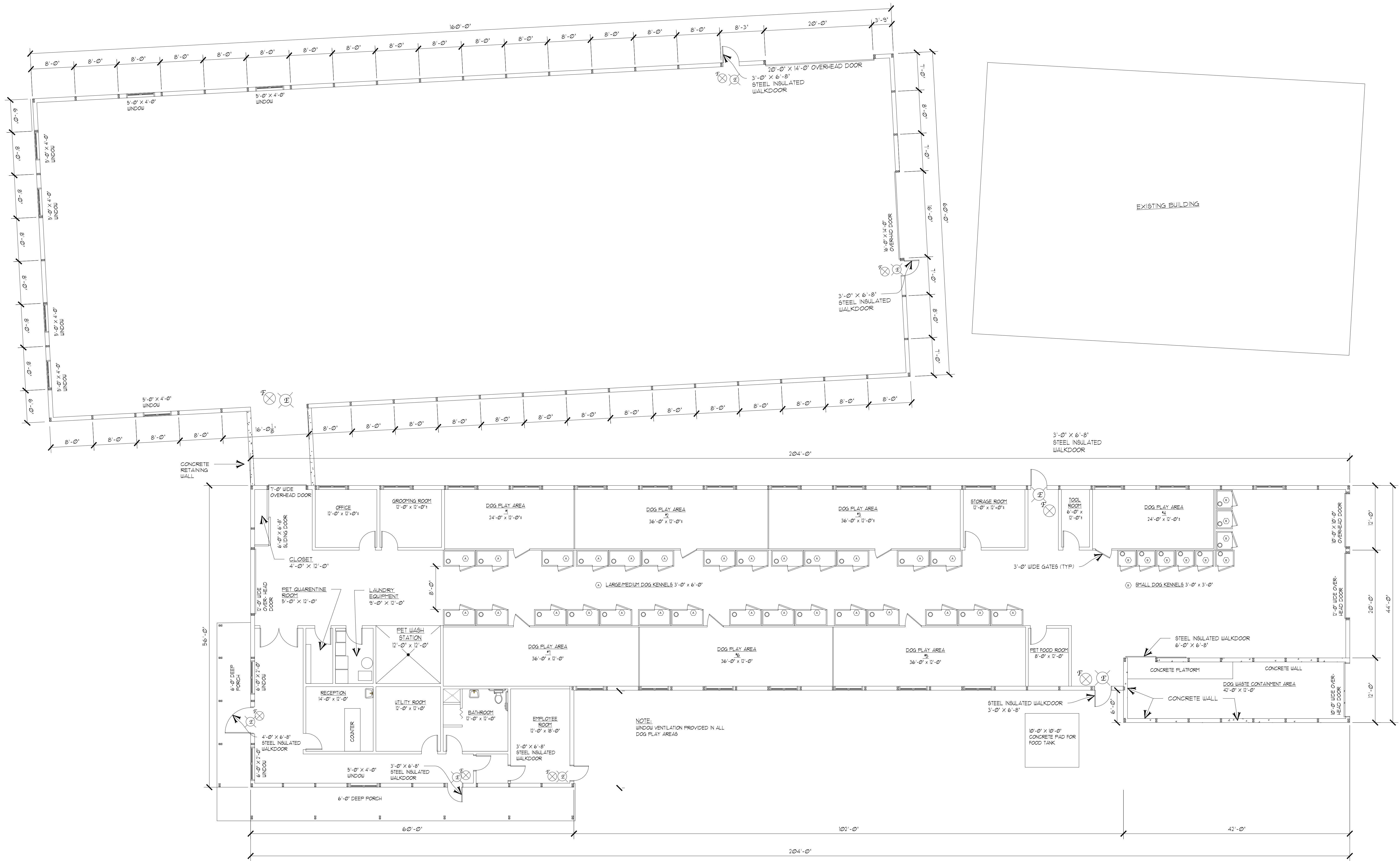
PLAN DATA PROVIDED BY: ACCESS DANE GOOGLE EARTH  
 DRAWN BY: KERWIN VINCENT  
 MODIFICATIONS PROVIDED BY: LENA LaFLEUR 4 PAWS PET SERVICES

PLANS PROVIDED BY: *Designed by Jim Vincent*  
 221 SOUTH MIDVALE BLVD. MADISON, WI 53705 (608) 733-1649 jim@jagocorner.net

DATE: 8/16/2023  
 REVISED: 9/26/2023  
 DRAWN BY: KERWIN VINCENT

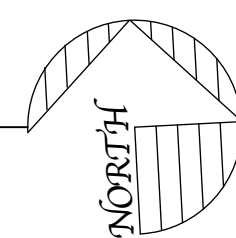
PLANS PREPARED FOR:

**Fur Paws**  
 Pet Services LLC



# FLOOR PLAN

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



PLAN DATA PROVIDED BY: HAHN BUILDING CO. L.L.C.  
4685 McCLINLEY ROAD  
HEARTFORD WJ 53021

DRAWN BY: GAVIN DORCH  
SEP. 21, 2021

MODIFICATIONS PROVIDED BY: LENA LAFLEUR  
4 PAWS KENNELS

PLANS PROVIDED BY: *Designed by Jim Vanover*  
221 SOUTH MIDVALE BLVD.  
MADISON WJ 53705  
(608) 213-1665  
bj@jgacharter.net

DATE:	8/16/2023
REVISED:	8/17/2023
DRAWN BY:	KERUIN VINCENT

PLANS PREPARED FOR:

**Four Paws**  
Pet Services LLC

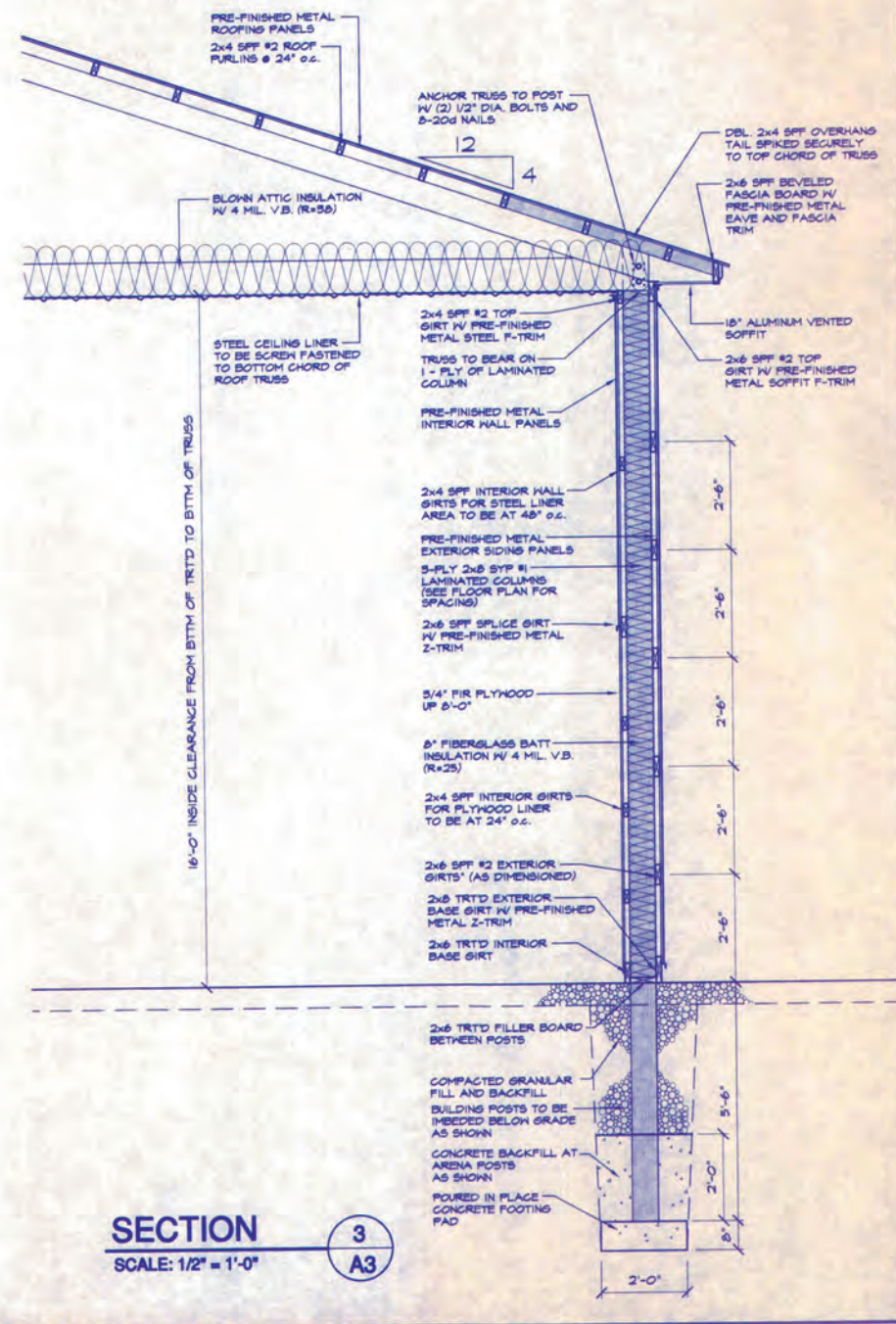
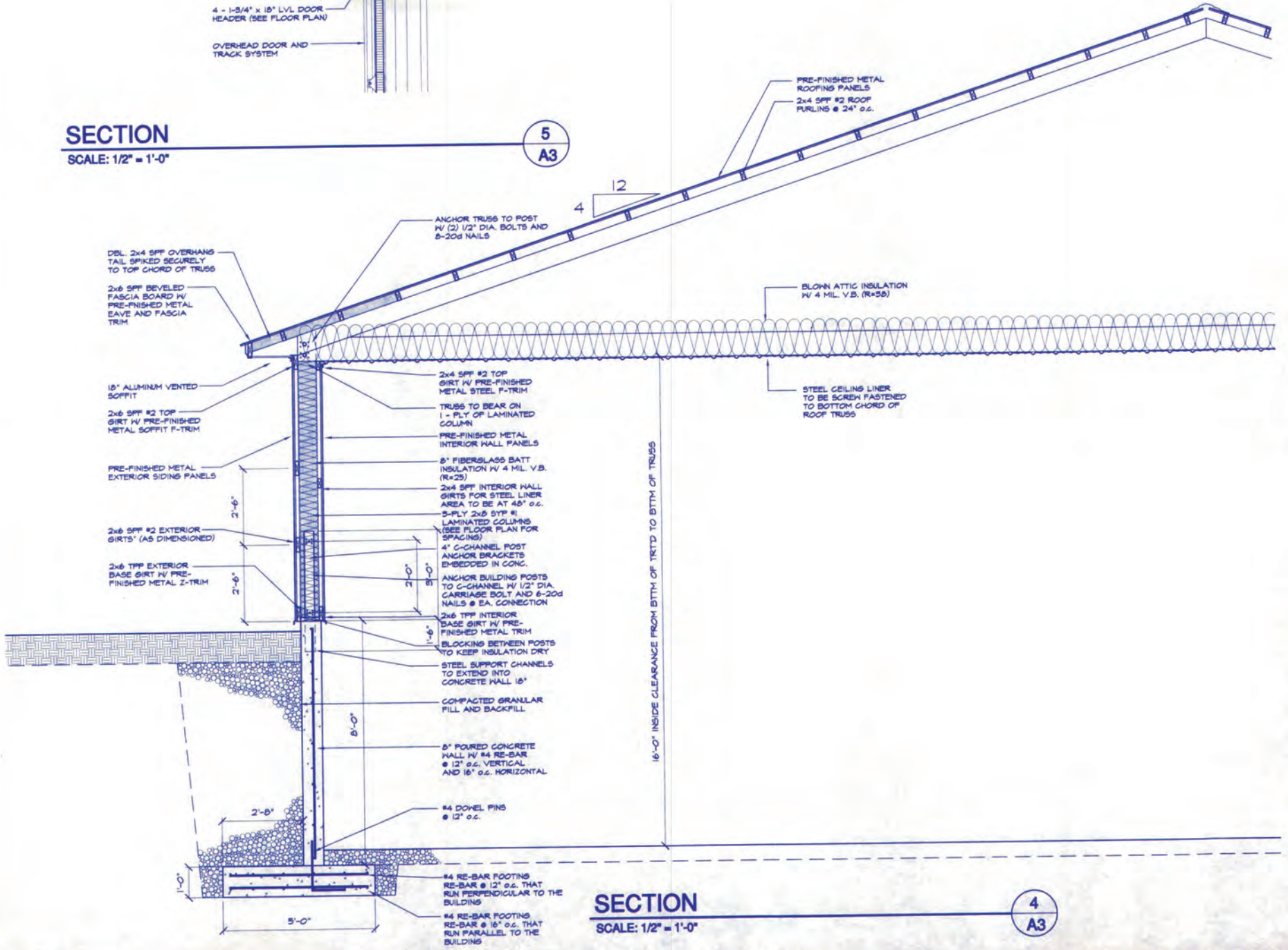
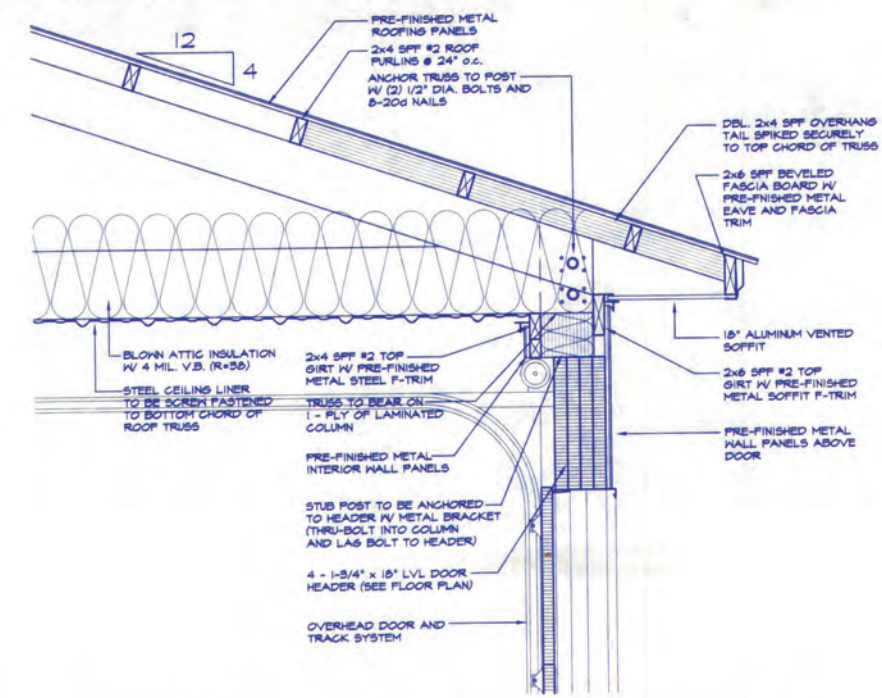
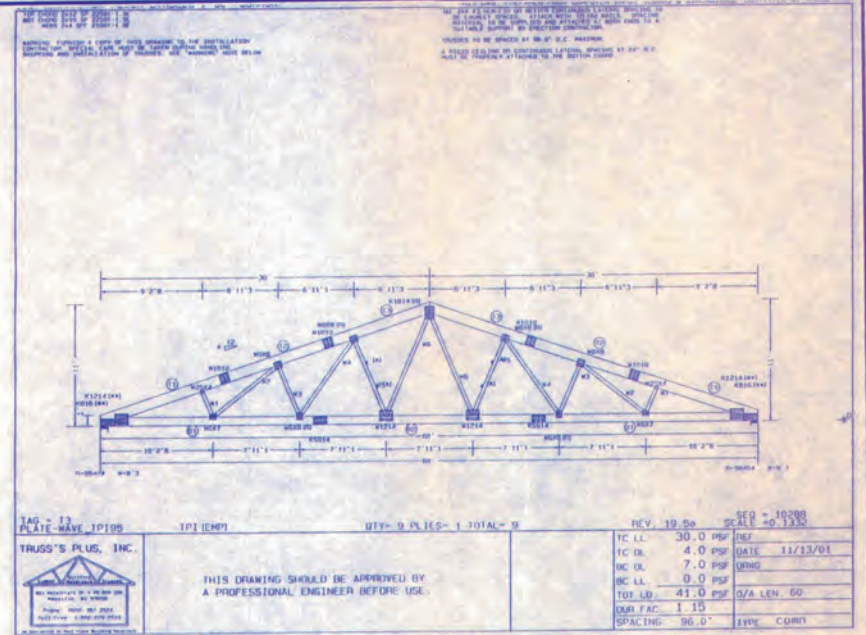












**REVISIONS**

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 \_\_\_\_\_



REVISED



Safety and Buildings Division  
201 W. Washington Ave., P.O. Box 7162  
Madison, WI 53707 - 7162

County Dane 01-0632  
Site Address

### Sanitary Permit Application

In accord with Comm 83.21, Wis. Adm. Code, personal information you provide may be used for secondary purposes Privacy Law, s15.04(1)(m)

Sanitary Permit Number  
400239  
 Check if Revision

**I. Application Information - Please Print All Information**

Property Owner's Name  
Dan & Marlene Lefleur

State Plan I.D. Number  
684793

Property Owner's Mailing Address  
340 Meadow Rd.

Parcel Number  
038-0708-321-8211-1

City, State Verona, WI Zip Code 53593 Phone Number 833-8844

Property Location  
NE 1/4 NE 1/4 S 32 T 7 N R 8 E

Lot Number - Block Number -  
Subdivision Name - CSM Number -

**II. Type of Building (check all that apply)**

1 or 2 Family Dwelling - Number of Bedrooms \_\_\_\_\_  
 Public/Commercial - Describe Use Horse barn  
 State Owned

City \_\_\_\_\_  
 Village \_\_\_\_\_  
 Township Middleton  
Nearest Road Meadow Rd.

**III. Type of Permit: (Check only one box on line A (numbering scheme for internal use). Complete line B if applicable)**

A.  1 New System  2 Replacement System  3 Replacement of Tank Only  6 Addition to Existing System For County use

B.  Check if Sanitary Permit Previously Issued Permit Number \_\_\_\_\_ Date Issued 11-7-01

**IV. Type of Permit: (Check all that apply)(numbering scheme is for internal use)**

44  Non-Pressurized In-Ground  21 Mound  47  Sand Filter  50  Constructed Wetland  
22  Pressurized In-Ground  41 Holding Tank  48  Single Pass  51  Drip Line  
45  At-Grade  46 Aerobic Treatment Unit  49  Recirculating  30 Other

**V. Dispersal/Treatment Area Information:**

Design Flow (gpd)	Dispersal Area Required	Dispersal Area Proposed	Soil Application Rate (Gals./Days/Sq.Ft.)	Percolation Rate (Min./Inch)	System Elevation	Final Grade Elevation
<u>600</u>	<u>1500ft<sup>2</sup></u>	<u>1500ft<sup>2</sup></u>	<u>1.4</u>	<u>-</u>	<u>43.0'</u> <u>42.0'</u>	<u>47.5'</u> <u>46.5'</u>

**VI. Tank Info**

	Capacity in Gallons		Total Gallons	Number of Tanks	Manufacturer	Prefab Concrete	Site Constructed	Steel	Fiber Glass	Plastic
	New Tanks	Existing Tanks								
Septic or Holding Tank	<u>1650</u>	<u>-</u>	<u>1650</u>	<u>1</u>	<u>Mexico</u>	<input checked="" type="checkbox"/>				
Dosing Chamber	<u>-</u>	<u>-</u>								

**VII. Responsibility Statement- I, the undersigned, assume responsibility for installation of the POWTS shown on the attached plans.**

Plumber's Name (Print) <u>Andy W. Meinholz</u>	Plumber's Signature <u>[Signature]</u>	MP/MPRS Number <u>220165</u>	Business Phone Number <u>(608) 831-8103</u>
Plumber's Address (Street, City, State, Zip Code) <u>6807 CTH "K" Waunakee, WI 53597</u>			

**VIII. County/Department Use Only**

<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Disapproved <input type="checkbox"/> Owner Given Initial Adverse Determination	Sanitary Permit Fee (includes Groundwater Surcharge Fee) <u>-</u>	Date Issued <u>5/10/02</u>	Issuing Agent Signature (No Stamp) <u>[Signature]</u>
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**IX. Conditions of Approval/Reasons for Disapproval**

Attach complete plans (to the County only) for the system on paper not less than 8 1/2 x 11 inches in size

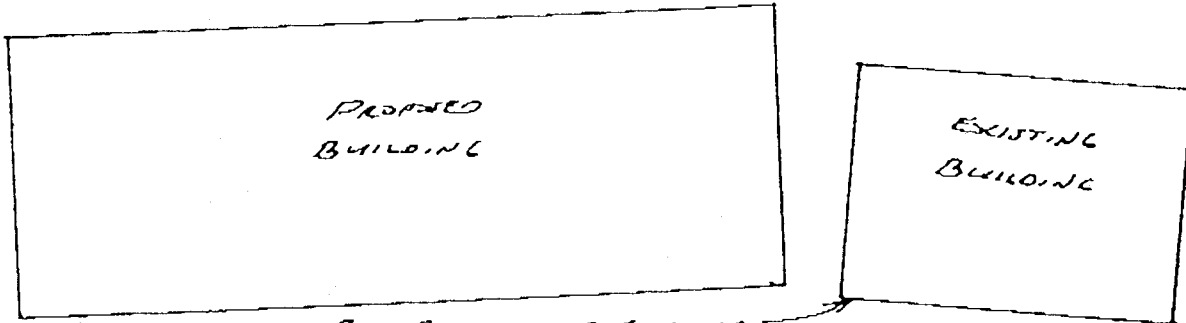
LAFLEUR SITE  
 3440 MEADOW ROAD

RECEIVED  
 OCT 15 2001  
 CIVIL

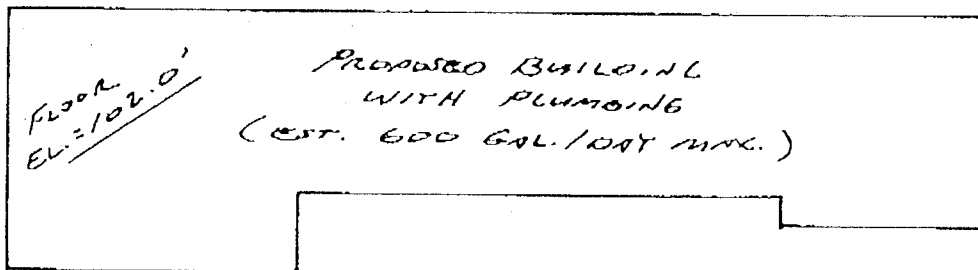
NORTH P/L 1318.43'

N.E. PROPERTY CORNER

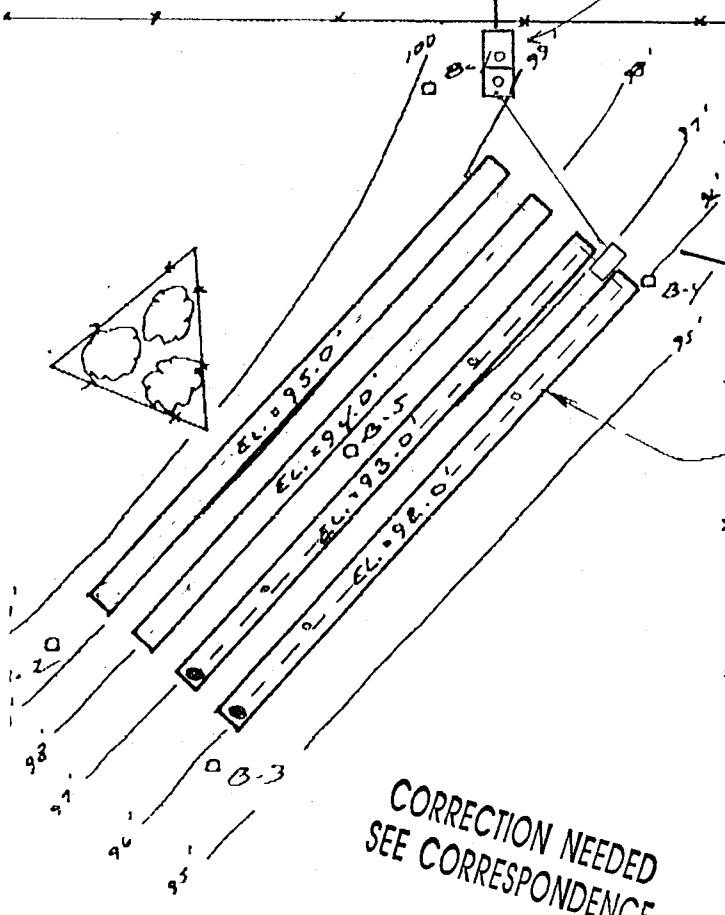
PARCEL SIZE = 15 ACRES



BM = BOTTOM OF SIDING  
 EL. = 100.0'



1650 gallon two-compartment  
 septic w/ A-100 Zabel  
 filter



EXISTING BUILDING  
 P.O.W.T.S.  
 Conditionally  
**APPROVED**  
 DEPARTMENT OF COMMERCE  
 DIVISION OF SAFETY AND BUILDINGS  
 SEE CORRESPONDENCE  
 684793

PROPOSED 6' x 125'  
 ABSORPTION CELLS  
 (2 PER SYSTEM)

Anders W. Melby  
 MPRS 220165  
 10-15-01

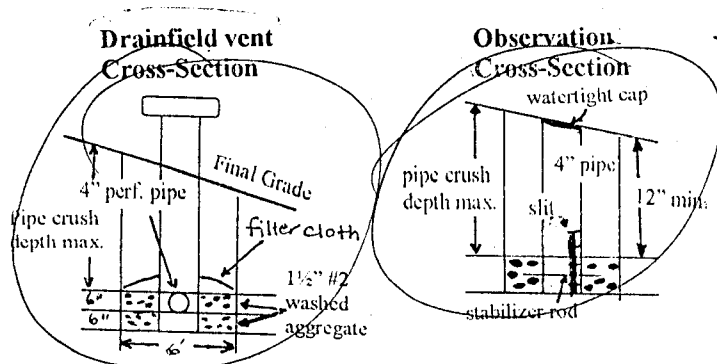
CORRECTION NEEDED  
 SEE CORRESPONDENCE

SYSTEM SIZING DATA

- 5 PEOPLE USING RESTROOM = 17.5 GAL.
- CATCH BASIN = 65 GAL.
- HOSE WASHING (MAX.) = 300 GAL.

TOTAL DAILY FLOW = 382.5 GAL.  
 x 1.5 PEAK FLOW FACTOR = 573.75 GAL.

USE 600 GAL/DAY MAX. FLOW  
 FOR SYSTEM DESIGN.



N

SCALE 1" = 40'

EAST P/L 512.64'

**From:** Mergen, Elliott Mergen.Elliott@danecounty.gov  
**Subject:** County Stormwater Determination for 3440 Meadow Rd - Town of Middleton  
**Date:** July 24, 2024 at 4:36 PM  
**To:** lafleur@mhtc.net  
**Cc:** Holloway, Rachel Holloway.Rachel@danecounty.gov, lena@mhtc.net

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Mr. Lafleur

After researching information on your property, we don't have a County stormwater permit on file, but the historical development of the site and the current conditions do not warrant the need for one. The site is in compliance with the County stormwater ordinance.

Based on your description of the proposed development, with no land disturbance or impervious creation, a stormwater permit will not be required.

Let me know if you have any other questions.

Thank you,

**Elliott Mergen, P.E.** | Water Resource Engineer  
[Dane County Land & Water Resources Department](#)  
5201 Fen Oak Drive #208, Madison, WI 53718  
(608)516-8038 | [Mergen.Elliott@countyofdane.com](mailto:Mergen.Elliott@countyofdane.com)



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## MIDDLETON FIRE DISTRICT

7600 University Ave.  
Middleton, Wisconsin 53562  
Phone (608) 827-1090 Fax (608) 831-1527

To Whom it May Concern:

The Middleton Fire District has reviewed the Property located at 3440 Meadow Road, Verona, WI 53593 and finds the accessibility to the structures currently located on the property to be acceptable for emergency response.

Regards,

---

Matt Reigel - Battalion Chief  
Fire Investigator/Petroleum Tank Inspector  
Middleton Fire District  
7600 University Avenue  
Middleton, WI 53562  
Phone 608-712-6757  
Fax 608-831-1527

Date 07/23/2024



# Northwestern Stone LLC



Leader in recycling concrete and asphalt

To whom it may concern,

The Lafleur's have hired Northwestern Stone on 3 separate occasions over the last 16 years to keep up and maintain their recycled driveway . There has been 700 tons of recycled Asphalt placed on their existing roadway over the years.

Sincerely

A handwritten signature in cursive script that reads "Richard C. Bakken, Member".

Richard C Bakken

Northwestern Stone LLC

Owner/Member

4373 Pleasant View Rd – PO Box 620126 – Middleton, WI 53562

Phone: 608-836-1701 Fax 608-836-4552 email: nwstoneoffice@gmail.com



# NORTHWESTERN STONE LLC

August 15, 2007

Dan LaFleur  
3440 Meadow Rd  
Verona, WI 53593

## INVOICE

### Place Recycle on Roadway

<u>Date</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Charge</u>
8/9/07	140H Grader	3.50	\$125.00	\$ 437.50
	450 Skidloader	3.50	\$110.00	\$ 385.00
	CAT Roller	2.00	\$ 90.00	\$ 180.00
	Bomag Roller	1.50	\$ 90.00	\$ 135.00
	Labor	4.50	\$ 60.00	\$ 270.00
				<b>\$1,407.50</b>

### Build Storage Area & Place Cement Block

<u>Date</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Charge</u>
8/9/07	450 Skidloader	2.00	\$110.00	\$ 220.00
	966F Loader	1.00	\$110.00	\$ 110.00
				<b>\$ 330.00</b>

### Cut Drainage Swale

<u>Date</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Charge</u>
8/9/07	D4C Dozer	2.00	\$110.00	\$ 220.00

### Materials & Moving

<u>Date</u>	<u>Description</u>	<u>Tons</u>	<u>Rate</u>	<u>Charge</u>
8/9/07	1 1/2" Clear Limestone	81.64	\$ 9.00	\$ 734.76
	Recycled Asphalt	331.59	\$ 9.75	\$3,233.01
	Mobilization	3.00	\$ 75.00	\$ 225.00
	Concrete Block for Barrier	1.00	\$ 25.00	\$ 25.00
				<b>\$4,217.77</b>

**Total Amount Due \$6,175.27**

Thank You for Your Business  
Payable Upon Receipt

# NORTHWESTERN STONE LLC

June 29, 2009

Dan & Marlene LaFleur  
3440 Meadow Rd  
Verona, WI 53593

PROJECT: 3440 Meadow Rd  
Driveway Improvements

Per Contract - Placement of recycled asphalt on driveway  
132.40 tons @ \$9.00/ton \$1191.60

Machine Time

<u>Description</u>	<u>Hours</u>	<u>Price/Hour</u>	<u>Total</u>
Roller	1.0	\$ 85.00	\$ 85.00
Transport Roller	1.0	\$ 50.00	\$ 50.00
Water Truck	1.0	\$ 55.00	\$ 55.00
140H Grader	2.5	\$100.00	<u>\$ 250.00</u>
			\$ 440.00

**Total Amount Due \$1631.60**  
**Ck 4164 7/5/09 \$1631.60**

**Payment Due Upon Receipt**



# Northwestern Stone LLC



Leader in recycling concrete and asphalt

February 22, 2018

Mr. Dan LaFleur  
3440 Meadow Rd  
Verona, WI 53593

PROJECT: Driveway repair

## INVOICE

<u>Description</u>	<u>Hours/Tons</u>	<u>Price/Hr/Ton</u>	<u>Total</u>
Mobilization	1.0 hrs	\$170.00	\$ 170.00
563-E Roller	2.0 hrs	\$135.00	\$ 270.00
140H Grader	4.0 hrs	\$175.00	\$ 700.00
Labor	1.0 hrs	\$ 85.00	\$ 85.00
Recycled Asphalt	233.82 ton	\$ 12.00	\$2,805.84

**Total Amount Due \$4,030.84**

Thank you for your business!  
Payable Upon Receipt

May 16, 2024

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 the 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 conducted on May 13, 2024. This is the second test conducted at the Facility, and it was witnessed by officials from the Town of Middleton and the town's acoustical consultant Richard Talaske (Consonant Design). Also discussed herein are the results of observations that Hankard Environmental staff conducted at an existing dog kennel in the Madison area regarding the degree to which dogs bark when being dropped off and picked up.

#### EXECUTIVE SUMMARY

- Both broadband "white noise" and a recording of dogs barking were broadcast over a powerful speaker system inside the Facility. White noise was played at 98 dBA, and dog barking was played at an average level of 97 dBA with peak levels of 113 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 would be that loud.
- 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. The roll-up door on the west end of the building was open, as the applicant would prefer to have the option of opening this door on warm days.
- Observations were made around the Facility property 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 not audible. The nearest residences in this direction are twice as far from the Facility as the 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 audible. 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.
- North of the Facility in the direction of one of the nearest residences the generated sounds were not audible.

- While not necessary given the results of the study, noise levels could be reduced by installing sound absorption materials inside the Facility.
- An existing dog kennel in the area was visited to determine the degree to which dogs bark while being dropped off and picked up. The results of the observations were that two dogs barked briefly out of 30 that were dropped off, and only one barked while still in the car out of 40 that were picked up. In summary, it is by far the exception and not the rule that dogs bark while being dropped off and picked up from a kennel.
- In summary, noise from dogs barking inside the Facility is expected to be inaudible at nearby residences, with the exception of the nearest residence to the northeast where barking may be faintly audible. Barking during pick up and drop off is expected to be minimal.

### 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 inside and 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

Table 1 shows the results of the measurement of noise levels inside the Facility during listening tests. Three different noise metrics are presented. The  $L_{eq}$  is the equivalent constant sound level for the measurement period. The  $L_{peak}$  is the maximum sound level and is particularly useful for a transient source such as barking. The  $L_{90}$  is the noise level that is exceeded 90% of the time and represents the sound level exceeded 90% of the time during the test interval.

Table 1. Noise Levels Produced Inside the Facility

Noise Source	Noise Level (dBA)		
	$L_{eq}$	$L_{peak}$	$L_{90}$
White Noise	98	112	98
Barking Dogs	97	114	86

While the recordings of dogs barking and white noise were playing, measurements and 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.



- Barking was audible at Locations 1, 2, and 5, which are all located on the grounds of the Facility.
- Barking was inaudible at Location 3 in the direction of the residences on Feather Edge Drive.
- Barking was audible at Location 4 in the direction of the nearest residence to the northeast.
- At Location 6 barking was inaudible.

#### OBSERVATIONS OF BARKING DURING PICK UP AND DROP OFF

A nearby dog day care facility (TailWaggers Doggy Daycare Verona) was observed to determine the amount of barking outdoors during dog pick up and drop off. The parking lot was observed on May 9, 2024 from 4:45 p.m. to 6:00 p.m., and again on May 10<sup>th</sup> from 6:50 a.m. to 9:00 a.m. On the afternoon of May 9 approximately 30 dogs were picked up. Two of these dogs barked twice and there was no other barking. On the morning of May 10 approximately 40 dogs were dropped off. One dog barked while still in the car and there was no other barking.

#### QUALIFICATIONS

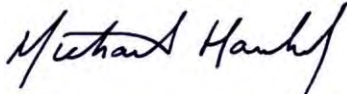
Mr. Hankard has been practicing in the field of acoustics for the past 34 years. His firm, Hankard Environmental, Inc., has completed over 600 environmental noise projects relating to land development of various types including dog kennels, gravel pits, wind and solar energy facilities, transmissions 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](http://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.

#### 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 be 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.
- 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 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.

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*  
*Full Member of INCE and ASA*

Cc: Erik Olsen – *Eminent Domain Services, LLC*  
Spencer Thomas – *Hankard Environmental, Inc.*

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](http://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

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



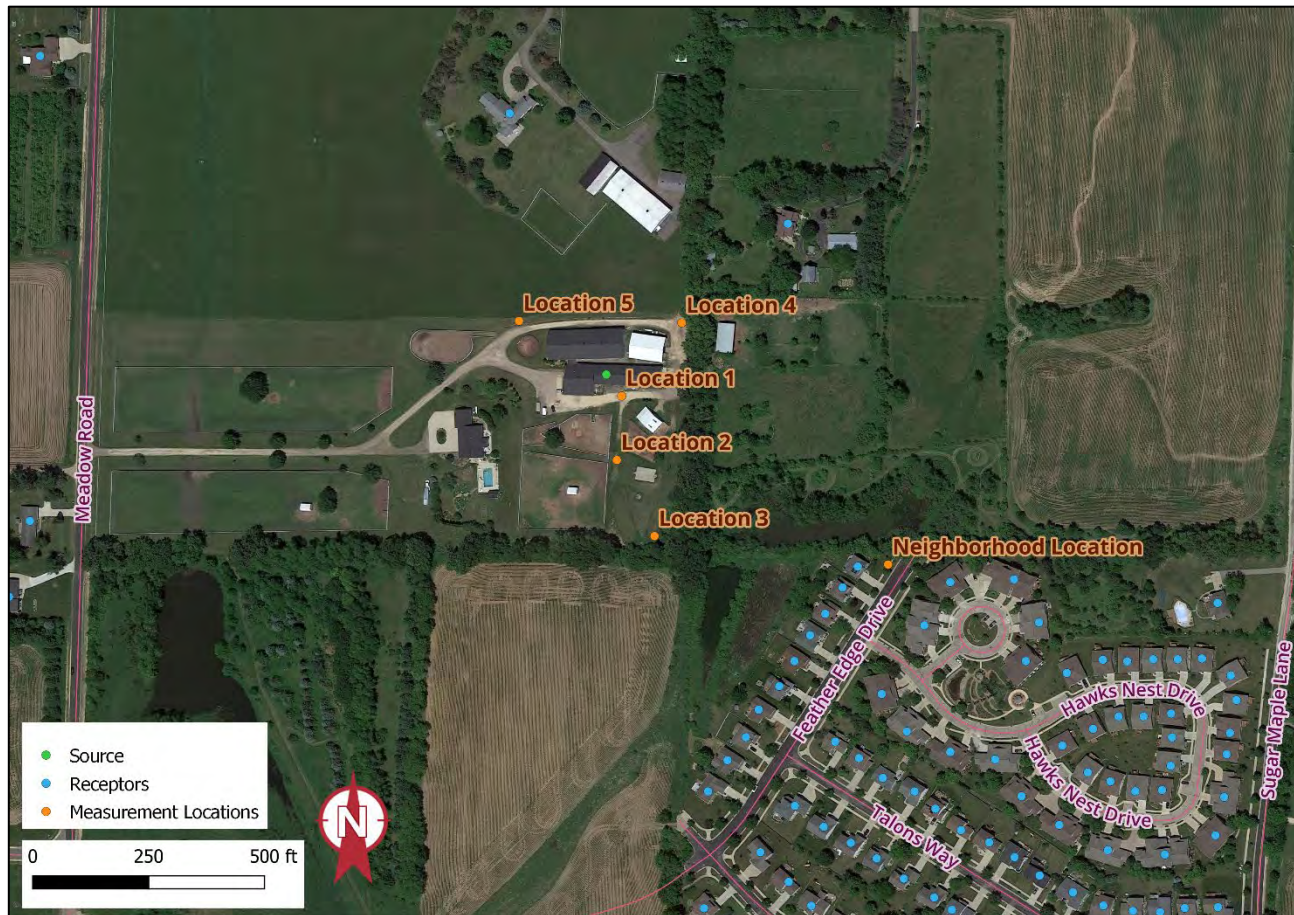


Figure 2. Site Overview

## 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	

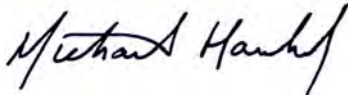
## CONCLUSIONS AND RECOMMENDATIONS

- 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,

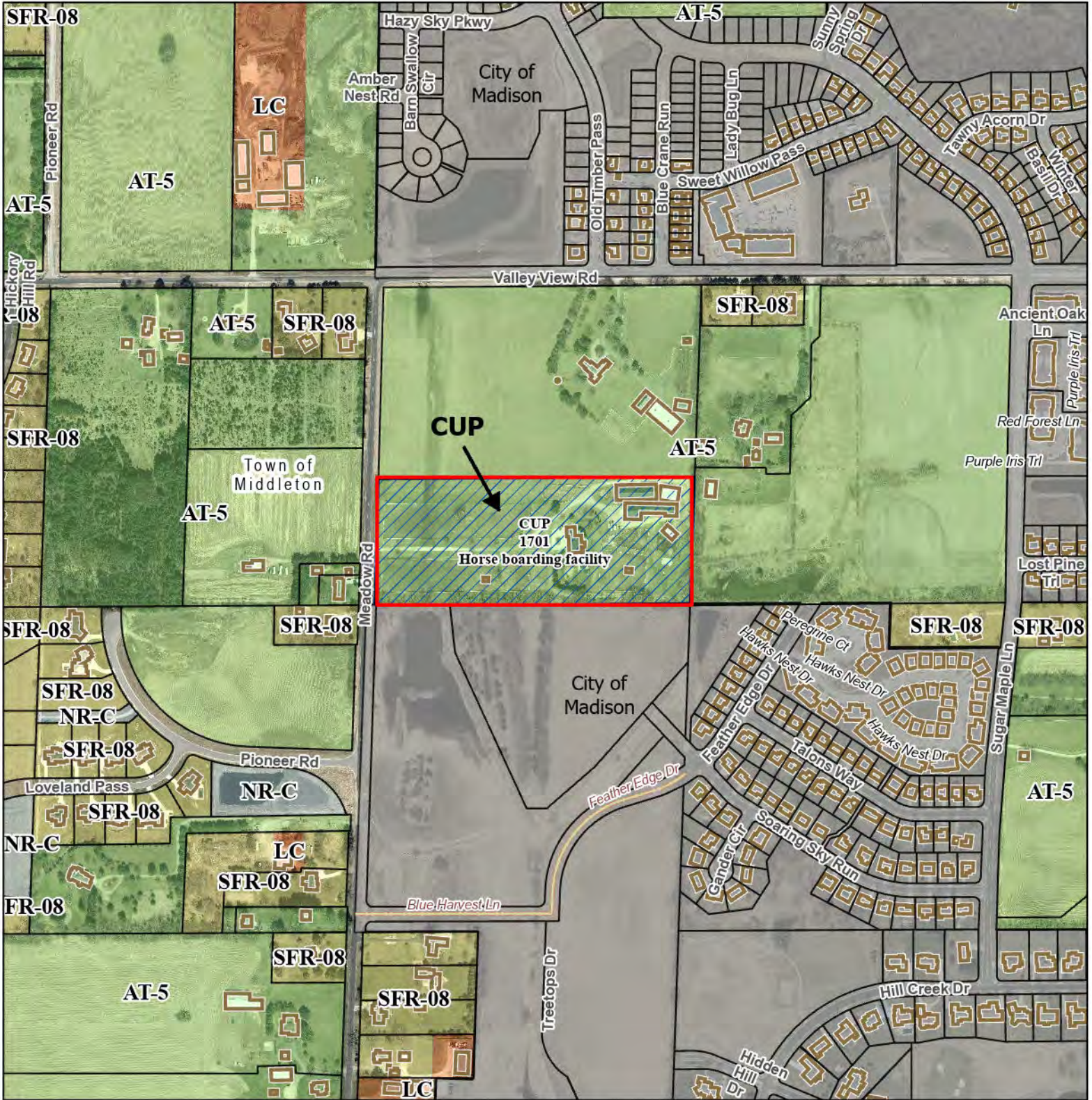


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# CUP 2640

## La Fleur CUP Neighborhood Map



Location in Dane County

