

# Dane County Conditional Use Permit Application

<b>Application Date</b>	<b>G.U.P Number</b>
12/22/2017	DCPCUP-2017-02410
<b>Public Hearing Date</b>	
02/27/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME LAURENCE D THIEMANN	Phone with Area Code (608) 798-1788	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) 3700 OLD MILITARY RD		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) CROSS PLAINS, WI 53528		(City, State, Zip)	
E-MAIL ADDRESS ldt@tds.net		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
east of 3700 Old Military Rd					
TOWNSHIP CROSS PLAINS	SECTION 26	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-261-8170-6		---		---	

CUP DESCRIPTION
kennel/dog park

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.126(3)	27.1

<b>DEED RESTRICTION REQUIRED?</b>  <input type="checkbox"/> Yes <input type="checkbox"/> No  Applicant Initials _____	<b>Inspectors Initials</b>  SCW1	<b>SIGNATURE:(Owner or Agent)</b>   
		<b>PRINT NAME:</b>  
		<b>DATE:</b>  

RECEIPT

MADISON  
 MADISON  
 210 MARTIN LUTHER KING, JR. BLVD  
 CITY TREASURER OFFICE

Application: DCPCUP-2017-02410  
 Application Type: DaneCounty/Zoning/Conditional Use/NA  
 Address:

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Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
841465	1055	\$486.00	12/22/2017	SCW1		

Owner Info.: LAURENCE D THIEMANN  
 3700 OLD MILITARY RD  
 CROSS PLAINS, WI 53528

Work Description: kennel



DANE COUNTY  
**PLANNING & DEVELOPMENT**

Zoning Division  
Room 116, City-County Building  
210 Martin Luther King Jr. Blvd.  
Madison, Wisconsin 53703-3342  
Phone: (608) 266-4266  
Fax: (608) 267-1540

**Conditional Use Application**

Application Fee: \$486 Mineral Extraction: \$1136

RECEIVED

DEC 21 2017

Items required to be submitted with application:

- o Written Legal Description of Conditional Use Permit boundaries
- o Scaled drawing of the property showing existing/proposed buildings, setbacks, requirements, driveway, parking area, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.
- o Scaled map showing neighboring area land uses and zoning districts
- o Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
- o Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner Larry (Lawrence) D. Thiemann Agent \_\_\_\_\_  
 Address 3700 Old Military Road Address \_\_\_\_\_  
Cross Plains, WI 53528  
 Phone Larry: 608-798-1788 (cell) 608-712-4115 Phone \_\_\_\_\_  
 Email ldt@tds.net Email \_\_\_\_\_  
Deb: cell-608-219-5558, dlb5@tds.net

Parcel numbers affected: 020/0707-261-8170-6 Town: Cross Plains Section: 26  
 Property Address: 3714 Old Military Rd  
Cross Plains, WI 53528

Existing/ Proposed Zoning District : A-2 Agricultural District

- o Type of Activity proposed:
- o Hours of Operation
- o Number of employees
- o Anticipated customers
- o Outside storage
- o Outdoor activities
- o Outdoor lighting
- o Outside loudspeakers
- o Proposed signs
- o Trash removal
- o Six Standards of CUP (see back)

The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
 Submitted By: Larry Thiemann Date: 12/15/17





## Six Standards of a Conditional Use Permit

- 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.**

The intended land for this Private Dog Park is currently owned by Larry Thiemann . It is zoned Ag-2. It is home to Springdale Nursery LLC. The land has been maintained by Larry and Deb. The lanes are mowed seasonally and provide enough width for walking traffic, tractors and emergency vehicles. We have trimmed trees in the rows to create area for dogs to run and explore. We intend to install security cameras throughout the property and a security gate at the entrance for members to enter and exit. Parking will be far enough away from the road and we will ask that pet owners only unleash their pets when they are safely in the dog park area.

Our intention is to create a Private Dog Park in which people and their pets can enjoy. This park will be members only. With the assistance of a Professional Dog Trainer/Consultant, we will screen potential members and their pets to ensure that owners and their pets will be a good match for this venture. We will require all owners to have home owners/ renters insurance and their pets will have only necessary vaccinations, neutered/spayed and to be free of disease and have ID tags with name and contact information.

- 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.**

Our adjacent neighbors have been informed of our intentions. We have no intentions of building or establishing anything that may in the future, impair or diminish other properties in the neighborhood.

- 3. That 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.**

The establishment of the Private Dog Park within Springdale Nursery LLC will not impede the normal and orderly development and improvement of the surrounding properties.

- 4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.**

A separate gravel road already established within Springdale Nursery will also allow access to the Dog Park. A parking area will also be established far enough off the road to allow visitors to park and walk their pets safely. Waste containers and biodegradable bags will be available throughout the Park. Benches, sitting areas and small pools will be available.

- 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.**

Visitors will be expected to follow all laws of safe driving when entering and exiting the area. The gravel road will be the only area visitors will be allowed to enter and exit the park.

- 6. That the conditional use shall conform to all applicable regulations of the district in which it is located.**

Our intention is to follow to all applicable regulations of the district of Cross Plains. We feel there is a great need for a Private Dog park in this area and we have the perfect spot

We will require all members to:

- Have Home owners/rental insurance.
- Apply for a membership
- Obey by the rules and regulations of the Dog Park
- Sign a waiver for responsibility of their pets
- Pets have vaccinations and ID tags
- Maintain control of their pets
- Clean up after their pets
- Join the Committee if desired
- Enjoy the Park!

Friday, June 24, 2016

- **Type of Activity proposed:** Private Dog Park within existing Springdale Nursery
- **Hours of Operation:** Dawn to Dusk year round. (Subject to change based on Ground's conditions.

**Number of employees:** 1 (volunteers)

**Anticipated customers:** 20 (maximum) Pet owner with dogs

**Outside storage:** Barn already on property and intentions of storage shed

**Outdoor lighting:** To be determined if needed

**Outside loudspeakers:** N/A and noise will be at a minimum.

**Proposed signs:** Signs by entrance and parking lot, signs to indicate areas off limits. Maps and rules and regulations will be provided.

**Six Standards of CUP :** See attached

We have sent letters to our neighbors to explain our intentions and ask they may contact us with questions and concerns.

Please contact Larry or myself with further information and questions.

**Larry Thiemann:** Email: [ldt@tds.net](mailto:ldt@tds.net)  
608-798-1788 (home) 608-712-4115 (cell)

**Deb Thiemann:** Email: [dlb5@tds.net](mailto:dlb5@tds.net)  
608-219-5558 (cell)

# Deb & Larry's Private Dog Park

## Lainey's Lane-Private Dog Park

August 2017

### OUR PLAN

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Larry and I intend to create a Private Dog Park along with our existing tree Nursery. We believe both ventures can co-exist together and will provide an opportunity for all to enjoy our tree nursery and our acres of land for dog owners and their pets. This is the perfect environment and location for all to appreciate. We want our members and their pets to enjoy the serenity and nature throughout the seasons!

Springdale Nursery already has wide lanes and rows between trees which can accommodate Larry's tree moving truck and wide enough for two way walking traffic and emergency vehicles. There are also areas for play and potentially, an agility area. Plenty of shade and seating areas are throughout the area also. At times when Larry has Nursery customers/visitors and/or tree moving, that area will be closed off until the job is complete. Signage and updates on Facebook will be posted.

We intend to apply for the Conditional Use Permit (CUP) for our Private Dog Park. We are not operating a Dog Day Care or a Dog Rescue Site.

### PARKING

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Our property also has a gravel driveway that runs to the end of the property. Capacity for parking approximately 20-30 vehicles will be a safe distance from the road. In the event of heavy snow or wet conditions, parking may be allowed along the gravel driveway.

### FENCING

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We will fence our property to ensure all visitors will be safe from traffic and other hazards. We have notified our close neighbors of our potential park and have invited them to freely enjoy the area and obey the rules and regulations.

We are researching fencing options and hope to host fund raisers and donations to help with the cost of fencing. We also hope to enlist the help of volunteers to assist in installing the fence.



## INSURANCE

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We will be able to apply for Liability insurance with American Family Insurance under the condition that the property for the Dog Park will be fenced.

## MEMBERSHIP

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I have created a Facebook page for our park. We are hoping to attract a population of potential members and their pets to join our Private Dog Park. We will be offering a unique experience for our members. Scott Rudolph, Take Paws Owner, Dog Trainer and Behaviorist, has offered to screen potential members and their pets to ensure we have the right clientele for our park.

We hope to attract at least 30 to 50 members to start. A yearly or seasonal membership fee will be established. We will also offer daily fees. We would like to offer rental times for therapy and training dogs.

Qualified members and their pets will sign an agreement, waiver and contract on a yearly or seasonal basis. Members must have home owners or renter's insurance. Member's pets must be at least 4 months old and have all vaccinations, licenses and identification/contact information. Pets must be sprayed or neutered. All information and photos will be maintained and updated regularly. Members must be in control of their pets at all times. Owners and their pets are subject to cancellation of membership in the event of a behavioral occurrence immediately. Members must clean up after their pets. Waste receptacles, disposal bags and water will be provided.

## PARK HOURS

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Park hours will be Dawn to Dusk everyday of the week. These are seasonal times and are subject to change at any time. Time changes will be posted on the Facebook page and brochures.

## SIGNAGE & COMMUNICATION

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As stated above, I have a Facebook page, Deb & Larry's Private Dog Park, which will be for attracting members, dog walking services, therapy dogs, dog trainers and Veterinary Clinics. I will maintain the site for business purposes: Nursery activities, (tree moving, maintenance) tree trimming, mowing, plowing, weather updates, wildlife, insects, educational and wellness and events, etc. Signage will be on our property and maps of the area will be provided. The signage and maps will include hours, rules and regulations and our contact information.

## Parcel Number - 020/0707-261-8170-6

Current

[← Parcel Parents](#)[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF CROSS PLAINS	
Parcel Description	LOT 2 CSM 6253 CS30/142&143 R15051/73-11...	
Owner Name	LAURENCE D THIEMANN	
Primary Address	<b>No parcel address available.</b>	
Billing Address	3700 OLD MILITARY RD CROSS PLAINS WI 53528	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G1 G4	
Assessment Acres	27.100	
Land Value	\$11,800.00	
Improved Value	\$9,100.00	
Total Value	\$20,900.00	

[Show Valuation Breakout](#)

**Open Book**

Open Book dates have passed for the year

Starts: ~~-07/27/2017~~ - 04:00 PM

Ends: ~~-07/27/2017~~ - 06:00 PM

[About Open Book](#)

**Board Of Review**

Board of Review dates have passed for the year

Starts: ~~-08/14/2017~~ - 04:30 PM

Ends: ~~-08/14/2017~~ - 06:30 PM

[About Board Of Review](#)

Show Assessment Contact Information 

**Zoning Information**

For the most current and complete zoning information, contact the Division of Zoning.

**Zoning**

A-2 DCPREZ-0000-04848

[Zoning District Fact Sheets](#)



**Parcel Maps**



DCiMap

**Tax Summary (2017)** More +

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$11,800.00	\$9,100.00	\$20,900.00
<b>Taxes:</b>		\$346.75
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$71.19
<b>Specials(+):</b>		\$0.00
<b>Amount:</b>		\$275.56

**District Information**

Type	State Code	Description
REGULAR SCHOOL	3794	MOUNT HOREB SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	1001	CR PLAINS/BERRY EMS
OTHER DISTRICT	1001	CR PLAINS/BERRY FIRE



Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	05/15/2015	5151665		

Show More ▼

### DocLink

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By Parcel Number: 0707-261-8170-6

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 Madison, WI 53703




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## Parcel Number - 020/0707-261-8200-9

Current

[← Parcel Parents](#)[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF CROSS PLAINS	
Parcel Description	LOT 1 CSM 6253 CS30/142&143 R15051/73-11...	
Owner Name	LAURENCE D THIEMANN	
Primary Address	3700 OLD MILITARY RD	
Billing Address	3700 OLD MILITARY RD CROSS PLAINS WI 53528	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G1	
Assessment Acres	2.390	
Land Value	\$116,100.00	
Improved Value	\$225,900.00	
Total Value	\$342,000.00	

[Show Valuation Breakout](#)

**Open Book**

Open Book dates have passed for the year

Starts: ~~-07/27/2017-04:00 PM~~

Ends: ~~-07/27/2017-06:00 PM~~

[About Open Book](#)

**Board Of Review**

Board of Review dates have passed for the year

Starts: ~~-08/14/2017-04:30 PM~~

Ends: ~~-08/14/2017-06:30 PM~~

[About Board Of Review](#)

Show Assessment Contact Information 

**Zoning Information**

For the most current and complete zoning information, contact the Division of Zoning.

**Zoning**

RH-1 DCPREZ-0000-04848

[Zoning District Fact Sheets](#)

**Parcel Maps**



[DCiMap](#)

[Google Map](#)

[Bing Map](#)

**Tax Summary (2017) More +**

[E-Statement](#)

[E-Bill](#)

[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$116,100.00	\$225,900.00	\$342,000.00
<b>Taxes:</b>		\$5,674.22
<b>Lottery Credit(-):</b>		\$124.58
<b>First Dollar Credit(-):</b>		\$71.19
<b>Specials(+):</b>		\$8.67
<b>Amount:</b>		\$5,487.12

**District Information**

Type	State Code	Description
REGULAR SCHOOL	3794	MOUNT HOREB SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	1001	CR PLAINS/BERRY FIRE
OTHER DISTRICT	1001	CR PLAINS/BERRY EMS



Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	09/21/2001	3376243		

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By Parcel Number: 0707-261-8200-9

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City-County Bldg. Room 116

Madison, WI 53703



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Stock No. 26273

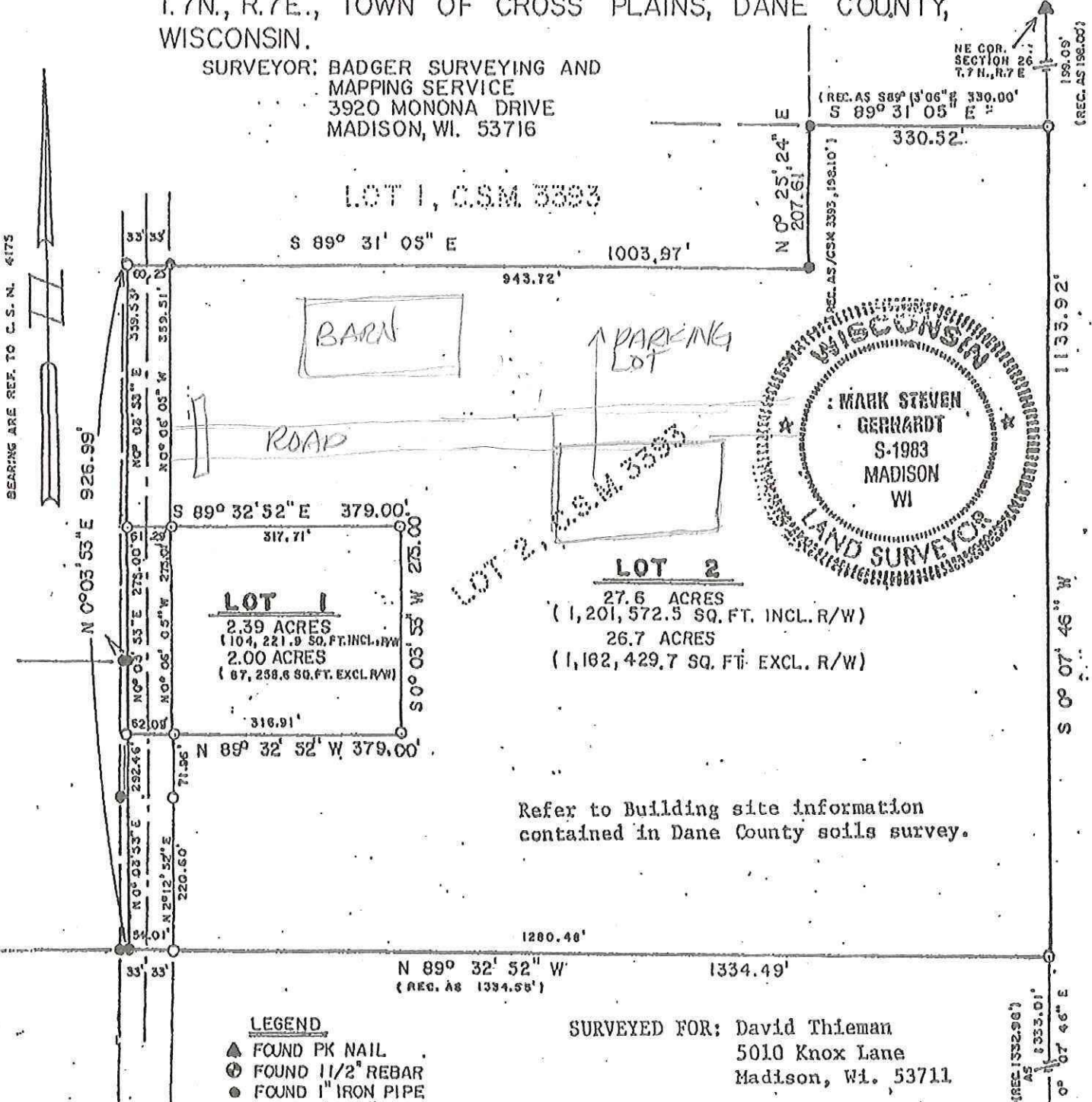
VOL 15051 PAGE 73

2234020

CERTIFIED SURVEY MAP NO. 6253  
LOCATED IN THE NE 1/4, OF THE NE 1/4, SECTION 26,  
T.7N., R.7E., TOWN OF CROSS PLAINS, DANE COUNTY,  
WISCONSIN.

SURVEYOR: BADGER SURVEYING AND  
MAPPING SERVICE  
3920 MONONA DRIVE  
MADISON, WI. 53716

LOT 1, C.S.M. 3393



**LOT 1**  
2.39 ACRES  
(104, 221.9 SQ. FT. INCL. R/W)  
2.00 ACRES  
(87, 238.6 SQ. FT. EXCL. R/W)

**LOT 2**  
27.6 ACRES  
(1,201,572.5 SQ. FT. INCL. R/W)  
26.7 ACRES  
(1,162,429.7 SQ. FT. EXCL. R/W)

Refer to Building site information  
contained in Dane County soils survey.

- LEGEND**
- ▲ FOUND PK NAIL
  - ⊕ FOUND 1 1/2" REBAR
  - FOUND 1" IRON PIPE
  - SET 3/4" X 24" SOLID ROUND IRON STAKE 1.18 LBS/FT.

SURVEYED FOR: David Thieman  
5010 Knox Lane  
Madison, WI. 53711

LEGAL DESCRIPTION: Part of the NE 1/4 of the NE 1/4, Section 26, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin.

E 1/4 COR.  
SECTION 26  
T.7N., R.7E.

# Google Maps 3714 Old Military Rd



Imagery ©2017 Google, Map data ©2017 Google 200 ft



**3714 Old Military Rd**  
Cross Plains, WI 53528





# Google Maps 3714 Old Military Rd



Imagery ©2017 Google, Map data ©2017 Google 100 ft



**3714 Old Military Rd**  
Cross Plains, WI 53528







8320

8250

3816

3766

3768

3770

3767

8184

8174

Birch Trl

W Mineral Point Rd

3734

8209

8187

3734

8141

Old Military Rd

3700

3689

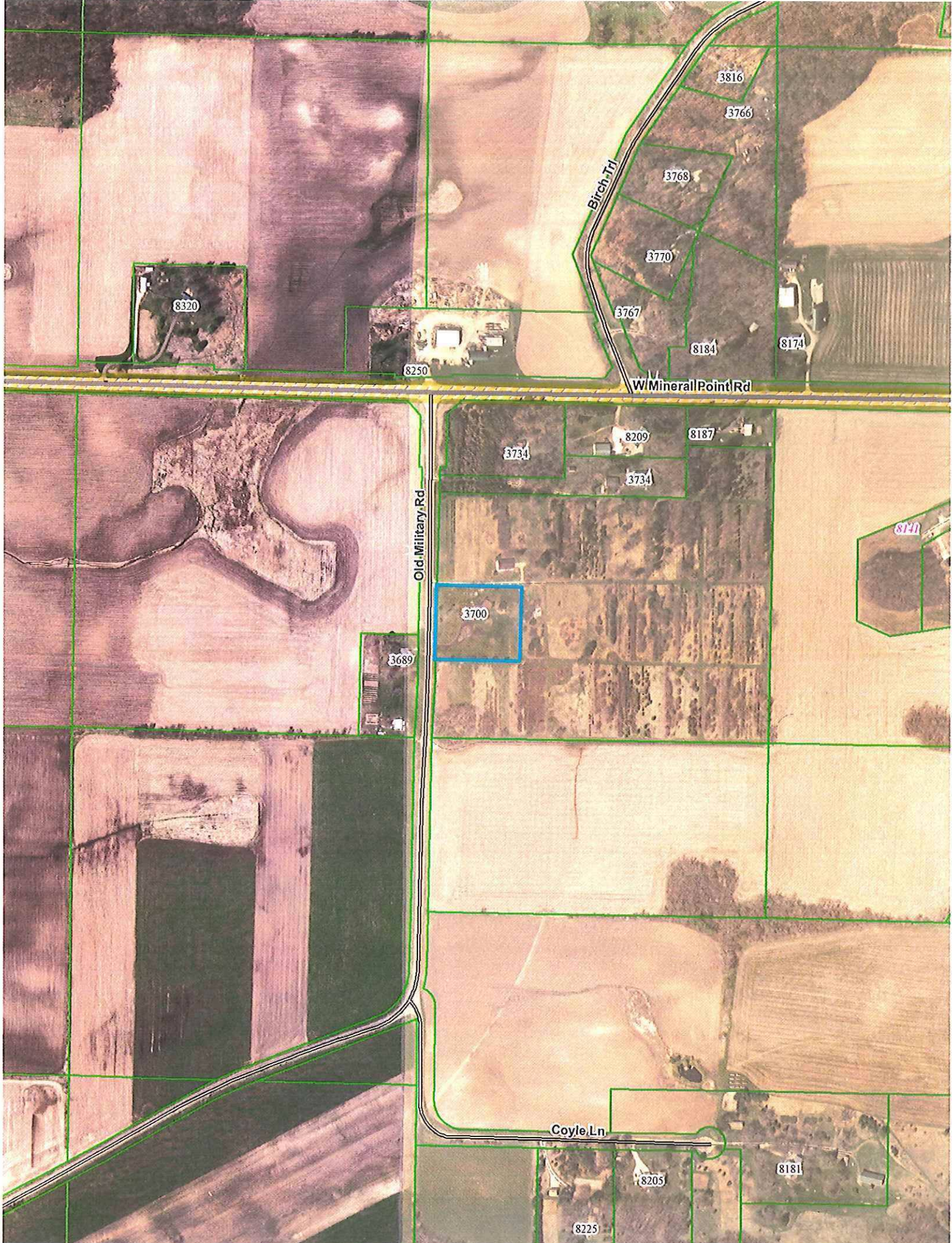
Coyle Ln

8205

8181

8225







A-1(EX)  
DCPREZ-0000-00000

RH-2  
DCPREZ-0000-05309

A-1(EX)  
DCPREZ-0000-00000

**CUP**  
1989  
Residence for a watchman or caretaker  
C-2  
8250  
DCPREZ-0000-09152

Birch Trl

W Mineral Point Rd

3768

3770

3767

8184

8174

8250

8209

8187

RH-1  
3734 DCPREZ-0000-03670

3734

Not Effective  
A-1(EX) DCPREZ-0000-00000 DCPREZ-2014-10658

A-2  
DCPREZ-0000-04848

3700  
RH-1  
DCPREZ-0000-04848

8141

RH-1

DR  
10658

3689

RH-1  
DCPREZ-0000-03057

A-1(EX)  
DCPREZ-0000-00000

DR  
10658

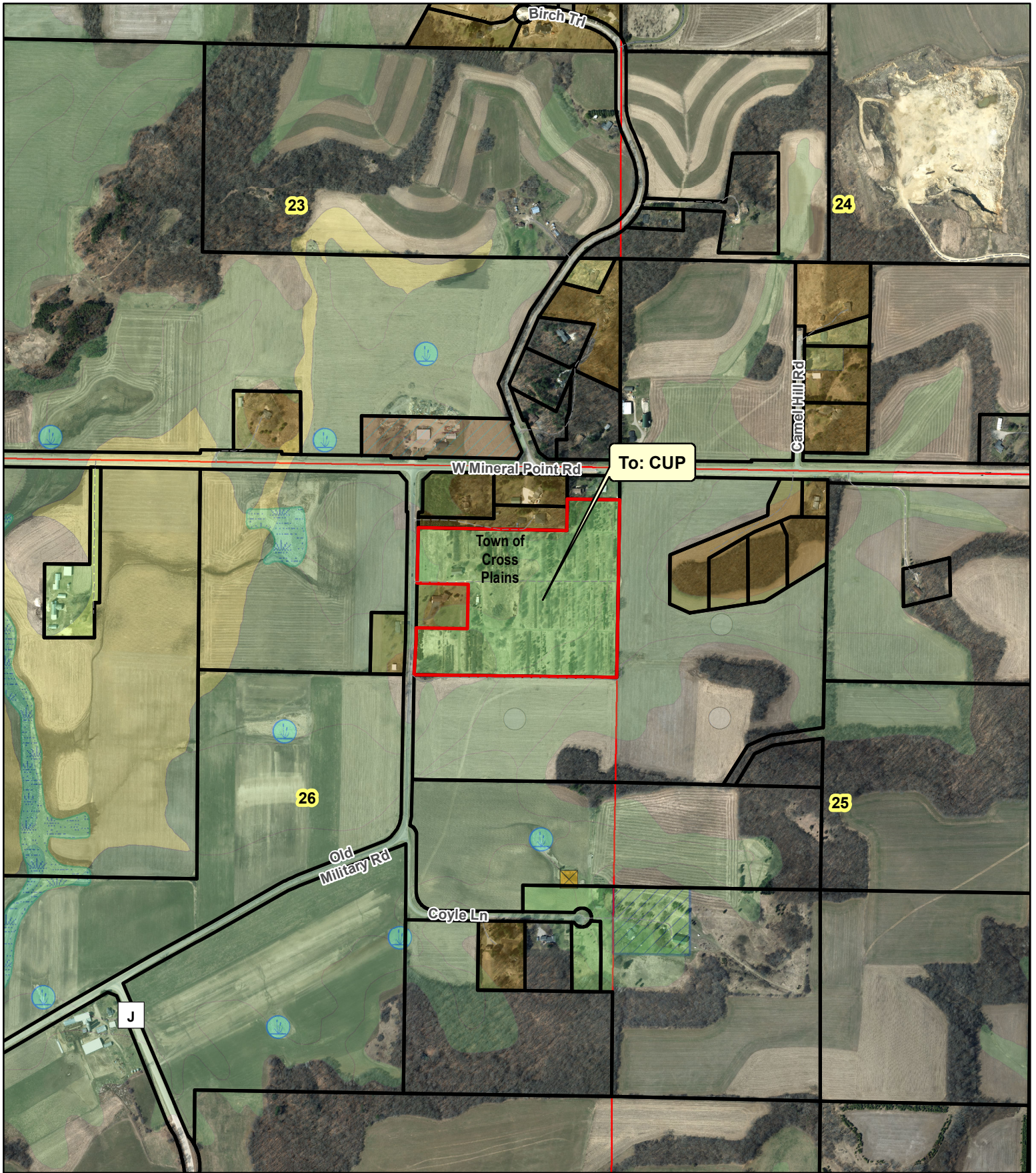
A-1(EX)  
DCPREZ-0000-00000

DR  
10658

Old Military Rd

Coyle Ln





**Legend**

**Significant Soils**  Floodplain

**Class**  Wetland

Class 1

Class 2



0 270 540 1,080 Feet



CUP 02410

LAURENCE D THIEMANN