



DANE COUNTY
PLANNING DEVELOPMENT

Zoning Change Application

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

Items that must be submitted with your application:

- **Written Legal Description of the proposed Zoning Boundaries**
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- **Scaled Drawing of the location of the proposed Zoning Boundaries**
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name	<u>Lucky Pup LLC</u>	Agent's Name	<u>MARY GILBERT</u>
Address	<u>5531 Pahl Rd Middleton</u>	Address	<u>45110 LAKEVIEW AVE</u>
Phone	<u>608-345-6861</u>	Phone	<u>608-1092-4502</u>
Email	<u>phustad@hustadcompany.com</u>	Email	<u>Gilbertmjk@icloud.com</u>

Town: DUNN Parcel numbers affected: 0610-152-91090-2
 Section: 01 Property address or location: 2515 Hwy 51
 Zoning District change: (To / From / # of acres) PLANNED UNIT DEVELOPMENT

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 20 % Other: 80 %

Narrative: (reason for change, intended land use, size of farm, time schedule)
 Separation of buildings from farmland
 Creation of a residential lot
 Compliance for existing structures and/or land uses
 Other:

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: _____ Date: _____

Written narrative for General Development Plan
2515 US Highway 51

The current condition of the property is run down, with no improvements or maintenance done in years.

Property was previously used as a bar and grill. The back building and land was not used, despite having accommodations for volleyball, horseshoes, and a small baseball field.

We are hoping to have a restaurant, bar, and dog park. The restaurant will seat approximately 55, with the bar seating 15, total 70. We will be building a nice outdoor area, and deck with seating for 30-40 people.

The dog park will be where the ball diamond is currently, and will have separate small dog/large dog areas, with a double gated entry. There will be poop and water stations, and a small shelter over both areas. Entry will be membership only, with proof of vaccinations, spay/neuter, and a waiver explaining rules, to sign. (Rules will also be posted) *See attached Business Plan

Hours of operation:

Dog Park: M-Th 9am-10pm, F-Sun 7am-10pm

Dining: M-TH 11am-9pm, F-Sun 7am-10pm

Bar: M-TH 10am-12am, F-Sun 7am-Bartime

Our plan is to build out, adding to existing back building. We will build out approximately 20 feet towards the field, to accommodate a new kitchen, and bar. Building new decking with awning, outdoor seating, and service window to bar. We hope to eventually add a small outdoor "tiki" bar by dog park entrance.

We plan on resurfacing parking lot, and adding fencing along Hwy 51. We will be planting tall grass along perimeter of dog-park for filtration purposes. Also, adding a rain garden for the runoff from parking lot. Painting existing buildings, and all outdoor lighting will be dark sky compliant.

Entrance/Exit will remain clear, with dark sky compliant signage.

DOT has no concerns with access point.

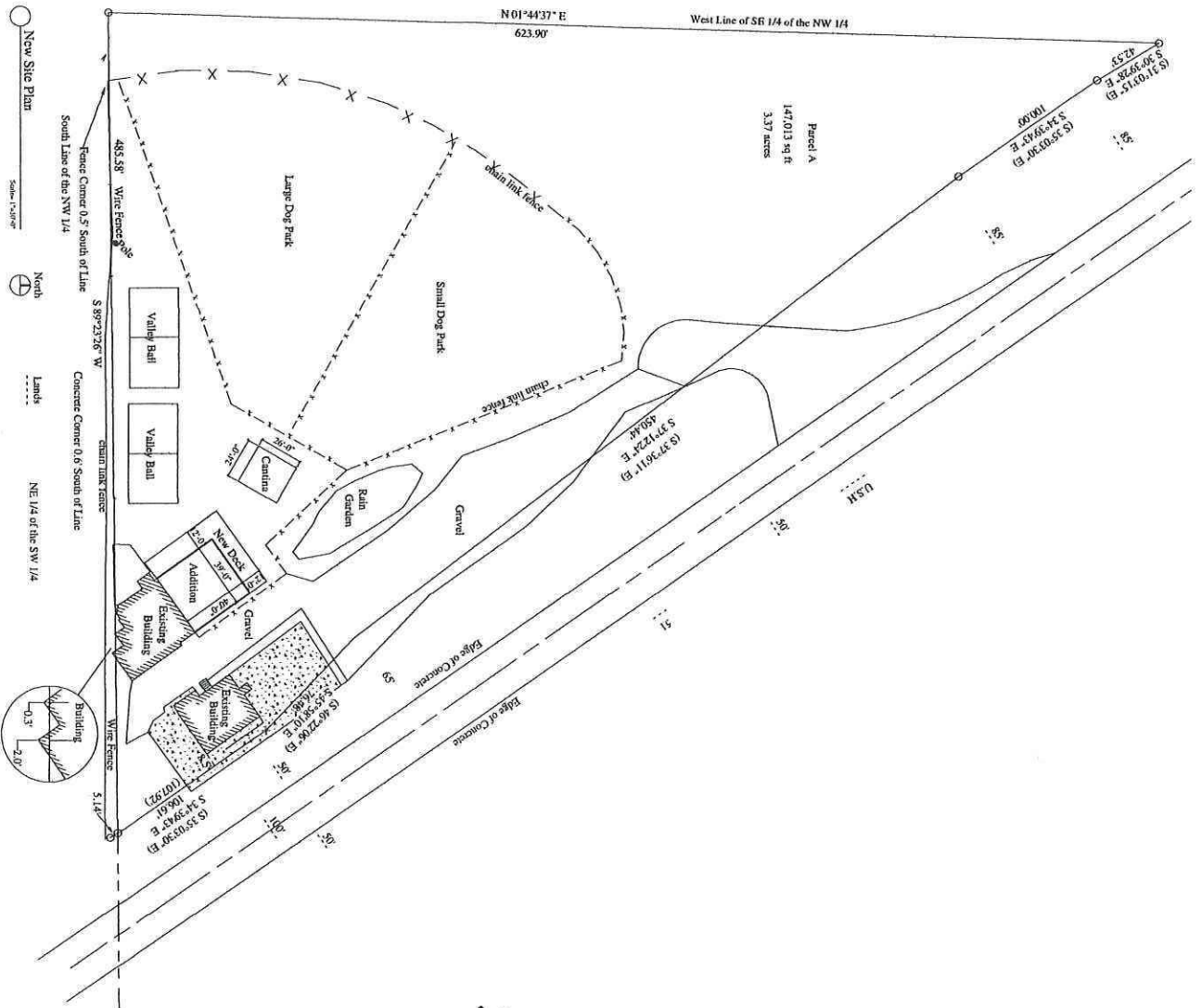
Trash and recycle will be contained, and removed by waste company. Containers will have fencing around them. Dog waste will be disposed of in biodegradable bags, and removed by compost company.

Parking lot will be resurfaced, with a stall count of approximately 30 stalls, with 1-2 handicap accessible. A raingarden will be added to filter runoff.

Outdoor speakers, and live music will be quiet after 10:00pm, with the exception of Summer Outdoor Movie nights, which will be once a week, and over no later than 11:00pm

We are having a soil test done to determine the septic system needed. Are working with architect to ensure we are dark sky compliant. And have already had an Environmental Phase 1 study done.

*Also see attached business plan



SHEET
C1

Date: 01-13-2014
 Scale: As Noted
 Job #: 04-01

Project: Addition
 Address: Town of Dunn
 Sheet Title: New Site Plan

Proposed for: Mary Gilbert
 Address: 2515 Hwy. 151
 Town of Dunn, WI
 608-692-4502

Concepts
 In
 Architecture, LLC

Jeffery Groenier, Architect
 W125 Amidon Road
 Brooklyn, WI 53521
 608-698-3196
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2515 US Hwy 51

WISCONSIN PUPPER CLUB

The Concept

Dog Park/Bar Restaurant

Waiver membership must be signed (samples of waivers from other existing park/bars, The Yard Bar, Dog house drinkery, etc)

Separate small, large dog areas, with double gate entry

Must be leashed on deck, anyone can use patio/deck

Membership

Yearly: \$100, \$25 additional dog, includes membership discounts, t-shirt, dog bandana

Monthly: \$20, \$5 additional dog

Day pass: \$5

\$20 punch card good for 5 visits

Seating for owners to stay in dog-park longer

Playground equipment for dogs

Poop pickup stations

Water stations

Shelter

Fees will be used to maintain dog-park

The Vision

Dog Park



Remove baseball fence, add small dog, large dog fencing and double gate entry, dog playground, poop and water stations, and a small shelter.

Wrap around deck with awning, and service window for pet owners with leashed dogs.

Fix up Volleyball court, and move it north away from property line.

EXAMPLE



A EXAMPLE ONLY



Write here...

DOG & OWNER HANGING RULES

DOG HOUSE WELCOME

PHOTOS

DOG PARK RULES

DOGHOUSE BAR

DOGHOUSE PARKS

EVENTS- UPCOMING

DOG BOARDING

CONTACT & HOURS

ABOUT US

MEET UP GROUPS

BLOG

SPECIAL EVENTS

Owners are liable for damage or injury inflicted by their dog(s). This means owners are legally and financially responsible for their dog's behavior. Customers at the Dog House accept FULL responsibility for their pet and release the Dog House from ALL liability associated with their pet's communal play.

Entry into one of the off leash parks requires either a signed membership or a signed day entry pass. These forms outline the rules & waivers for entry into the park areas.

- All dogs must be spayed/neutered by 6 months, and well socialized for the off leash dog park area(s)
- Limit of 2 dogs per person per visit
- No dog or people food is allowed in the fenced area of the off leash dog park.
- Sorry, no children under the age of 16 are allowed in the off leashed area(s). No exceptions.
- Children must be supervised outside the off leash dog park area. Playing is at your own risk.
- Dogs must be properly licensed and vaccinated
- Owners must clean up after their dogs. Waste stations are provided.
- Owners must prevent aggressive behavior, biting, fighting, etc
- Owners are liable for damage or injury inflicted by their dog(s). This means owners are legally and financially responsible for their dog's behavior.
- Dogs must be unleashed in the transition corridor upon entering Park. ONLY ONE GATE OPEN AT A TIME.
- Owners must have a visible leash for each dog at all times.
- Owners who disregard these rules will permanently lose all dogpark privileges
- Dog Park monitors are located in the park for your beloved pets safety
- No Smoking is allowed in the off leash park area
- No outside drinks are permitted



The Bar & Restaurant



Expand out toward dog park, remodel, add new bar (could move existing front bar) Hardwood floors, paint, install duct, furnace, ac. Etc.
Add commercial kitchen, with new septic.

The Bar & Restaurant

Sports events, Theme parties

Puppy power hour

Daily lunch specials, Home-made soups

Patrick's smoked brisket, & pork

Breakfast Fri-Sun at 6:00 (Possible 7 days a week, with customer feedback)

Simple, yet unique & fresh menu (I have a couple chefs on board)

"Hair of the dog" Saturday & Sunday morning

Menu for dogs

Frosty pups

Pupcakes

Home-made treats

Service window from patio

Table service during busy times

The Front Building



Remove bar for added space, possibly add self dog-wash, room for paint nights, private parties, etc.

The Front building

Uses

Banquets

Meetings

Paint your pet nights

Bingo

Wine tastings

Vendors during meet & greets

Dog/owner assessment area for new adoptions

Craft fairs

Puppy & etiquette classes

Self-dog wash station

Possibly rent out to a groomer

Events

Work with local rescues to hold meet and greets at Lucky Pups

Pictures with Santa

Easter Egg hunt for dogs

Dog costume contest

Winter parties with fire pits, heaters, hot drinks, winter pet games

Host a "Yappy Hour" Pick your own 2 hour time frame for special pricing, must have 10 people minimum

Paint your pet nights (In front bar)

Chili cook offs

Brewer trips/Golf Outings

Outdoor movie nights

Chicken feed days/Shrimp boils (Buffet of food outside)

Beer Olympics

Fund raise Pets for Vets

Firework free zone on the 4th of July (dogs and veterans with PTSD)

Mobile dog groomer come on select days

Volleyball, Pool, dart leagues, Trivia

Karaoke, Piano fondue (sing-a-long) Nights

Summary

It is my belief that this is going to be an up & coming concept.

Dog park/bars have been popping up all over the United States in the last few years, one just last year in Janesville, WI

This will bring dog owners together, without having to leave Fido home, or worse yet....Stay home with him!

I already have a good customer following, and my hope is to gain more "regulars" by offering something that doesn't exist in this area.

I also think by making the dog park membership only, it will generate more responsible clientele. Responsible pet owners = good customers.

I bring with me over 20 years in the business, with a knowledge of what customers want, and a lot of ideas to make money, and keep them coming back.

I also know the best in the business around the area, many whom have already expressed that they would love to work for me.