

- I. **Scaled Site Plan. Show sufficient detail on 11"x17" paper. Include the following information as applicable:**
 - a. See attached documents, image A and image B. As well as phase 1 and 2 of interior floor plans, state approved drainage plan, section plans, and parking plans.
- II. **Neighborhood Characteristics. Describe existing land uses on the subject and surrounding properties:**
 - a. Provide a brief written statement describing the current use(s) of the property on which the conditional use is proposed.
 - i. There is currently a full-service horse stable that offers boarding, training, and lessons to the public. This business already holds a conditional use permit. Once Four Paws Pet Services takes over the facility, the horse stable will no longer be in business.
 - b. Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.
 - i. There are only two properties within 500 feet of the proposed building, they both are 20+ acre farm-et's. To the SE there is a subdivision. To the south there is vacant land owned by the city. Lastly, to the West there is another farm-et.
- III. **Operations Plan and Narrative. Describe in detail the following characteristics of the operation, as applicable:**
 - a. Hours of operation.
 - i. Monday-Sunday 5:00am-9:00pm
 - b. Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.
 - i. A maximum of 15 personnel on the premises at any time.
 - c. Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
 - i. With housing small animals, there may be noise. However, they will be indoors in a insulated 20,000 square foot building that holds noise to a minimum, with limited outdoor time. All walls are 8 inches thick and are insulated.
 - d. Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building.
 - i. We would like to fence in an area off the south side of the building so dogs could have an outdoor run area, however, there would be limited time outside, reducing noise. We would also build in a shade area in the outdoor fenced space. This outdoor play area will be 18'x102' in size. This play area will not house all dogs at once, but be rotated between different play groups when in use.
 - ii. There is another equipment building that is roughly 6,000 square feet located north of the proposed building within 15 feet that may store equipment.

- e. Compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14, Dane County Code.
 - i. We will continue to comply with county stormwater and erosion control standards under Chapter 11 of Chapter 14, Dane county code. There is currently a drainage plan in use that is state approved. See “State Approved Drainage Plan” document attached.
- f. Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
 - i. There is an existing septic system that services this building and well on the property. Currently there is a fully functioning employee breakroom, handicap accessible bathroom, and a wash rack. There is also an enclosed animal waste area within the facility to manage smell and keep the building sanitary.
- g. Facilities for managing and removal of trash, solid waste, and recyclable materials.
 - i. We will add an additional dumpster into our animal waste location of the building that will be emptied by waste management weekly. This section is an enclosed area attached to the proposed building.
- h. Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
 - i. With daily traffic, the driveway that comes off Meadow Road is long enough and offers multiple turn around areas for customers. Added traffic into this business will not impede Meadow Road. Vehicles will include daily commuter vehicles, horse trailers (for personal horses only), and waste management trucks. The current business brings in 100s of vehicles every day and Meadow Road has not been affected by it for over 20 years.
 - ii. The driveway on the property is a recycled blacktop, not gravel. Recycled blacktop is very durable and has almost no dust pick up when driven on. This type of driveway will be able to withstand high amounts of traffic into the proposed business for many years to come.
- i. A listing of hazardous, toxic, or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken.
 - i. There will be NO hazardous toxic, or explosive materials stored on site. The only exception is of household cleaning supplies.
- j. Outdoor lighting and measures taken to mitigate light pollution impacts to neighboring properties.
 - i. The lighting on the property is within code of the building and is currently in use by the current business. Outdoor lights on the building are

designed for the safety of the customers being able to see our parking lot at night.

- k. Signage, consistent with section 10.800.
 - i. We will be adding a Ground sign with our logo, hours of operation, and brief description of the business. This sign will replace the current sign that is on the property near the entrance. The ground sign will hold the following standards: a freestanding sign mounted on supports or uprights and whose bottom edge is less than 8 feet above the ground which follows that standards set by section 10.800.
- IV. ADDITIONAL MATERIALS. Additional information is required for certain conditional uses listed in s.10.103:
- a. Agricultural entertainment, special events, or outdoor assembly activities anticipating over 200 attendees must file an event plan.
 - i. N/A
 - b. Domestic pet or large animal boarding must provide additional information in site and operations plans.
 - i. See attached documents, Four Paws Business Plan Revised.
 - c. Communication towers must submit additional information as required in s. 10.103(9).
 - i. N/A
 - d. Farm residences proposed in the FP-35 district must submit additional information as required in s.10.103(11).
 - i. N/A
 - e. Mineral extraction proposals must submit additional information as required in s. 10.103(15).
 - i. N/A