

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
02/08/2023	DCPCUP-2023-02591
Public Hearing Date	
04/25/2023	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME DAN AND MARLENE LA FLEUR	Phone with Area Code (608) 455-5299	AGENT NAME DAN LA FLEUR	Phone with Area Code (608) 455-5299
BILLING ADDRESS (Number, Street) 3440 MEADOW RD		ADDRESS (Number, Street) 3440 MEADOW RD	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) VERONA, WI 53593	
E-MAIL ADDRESS dan@lstable.com		E-MAIL ADDRESS dan@lstable.com	

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

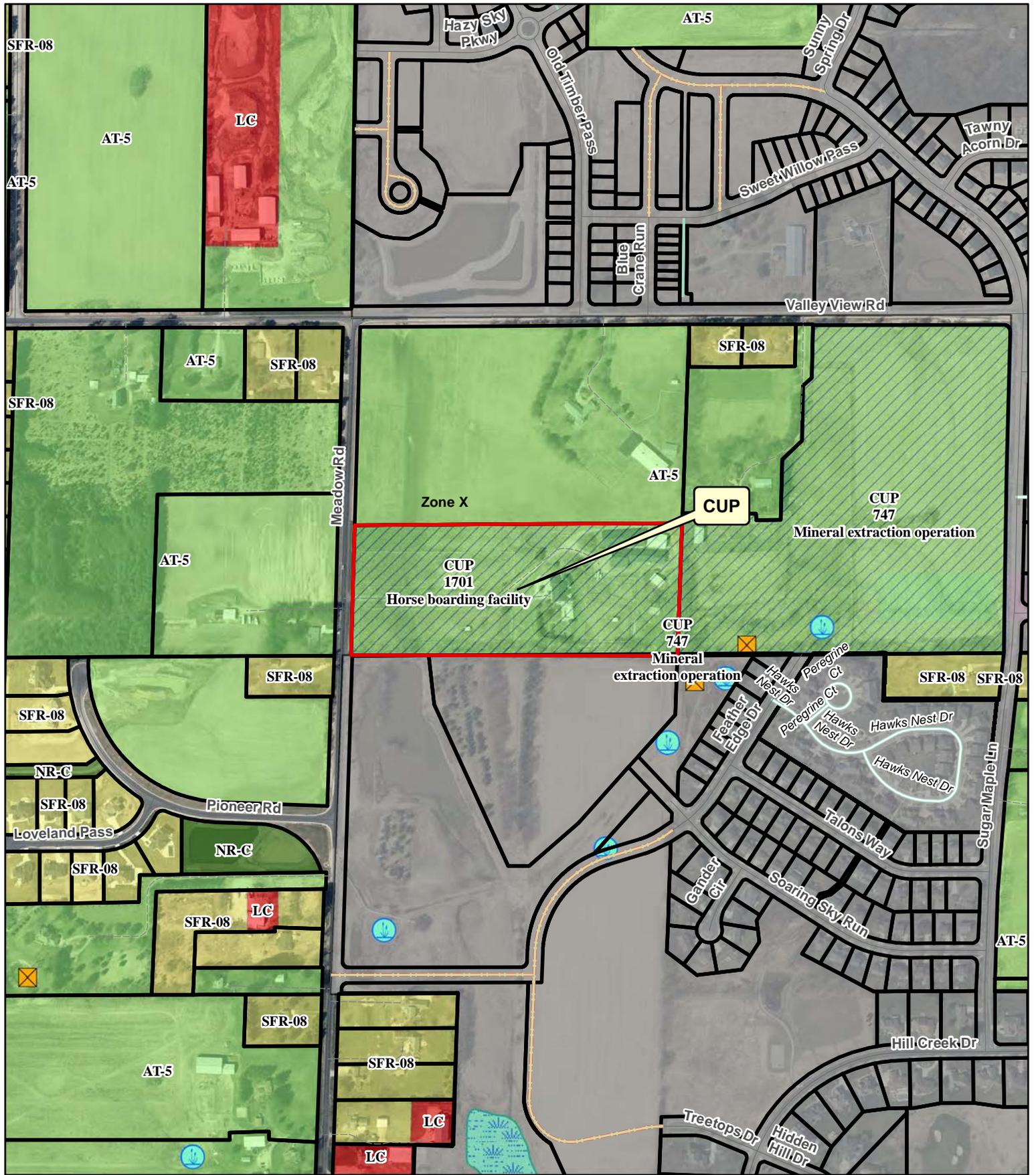
CUP DESCRIPTION

Small Animal Boarding Facility

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

-  Wetland
-  Floodplain



0 125 250 500 Feet



CUP 02591
DAN AND MARLENE LA
FLEUR



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

REVISED
2/28/23

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

CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION

Property Owner Name:	Dan and Marlene La Fleur	Agent Name:	N/A
Address (Number & Street):	3440 Meadow Road	Address (Number & Street):	N/A
Address (City, State, Zip):	Verona WI 53593	Address (City, State, Zip):	N/A
Email Address:	dan@lstable.com	Email Address:	N/A
Phone#:	(608) 445-5299	Phone#:	N/A

SITE INFORMATION

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

DESCRIPTION OF PROPOSED CONDITIONAL USE

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

GENERAL APPLICATION REQUIREMENTS

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

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

Owner/Agent Signature: _____

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. The proposed building, of roughly 20,000 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.</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. All small animals will be inside the proposed building of roughly 20,000 square feet and will not have access to the neighboring uses, values, and enjoyment of other properties in the neighborhood.</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. The proposed building has and is currently meeting Wisconsin commercial building standards and the property will continue to be professionally maintained by staff members.</p>
<p>4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use. The proposed property already has existing infrastructure that meets Wisconsin commercial building standards.</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. This property currently has a driveway off of Meadow Road that is used by the public for the current business onsite in order to access the commercial building.</p>
<p>6. That the conditional use shall conform to all applicable regulations of the district in which it is located. The business will be inside roughly 20,000 square foot building that is currently meeting Wisconsin commercial building standards.</p>
<p>7. The conditional use is consistent with the adopted town and county comprehensive plans. The property is currently zoned AT-5, Section 10.235(4), which includes animal boarding.</p>
<p>8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the following additional standards found in section 10.220(1). Attach additional pages, if necessary.</p> <ul style="list-style-type: none">• Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district: N/A• Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations: N/A• Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use: N/A• Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use: N/A• Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible: N/A

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.

<p>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.</p> <p>We would like to convert the current horse boarding facility into a small animal boarding facility. The majority of our business would be in dog boarding and daycare, however we would like to offer our customers boarding for other small animals. for example cats. The business will be named Four Paws Pet Services LLC. We would use the current infrastructure, roughly 20,000 square feet indoors, and convert the inside stalls into small animal kennels as well as large run areas for the animals. We would also like to add a fenced in area on the south side of the building to allow the dogs to have an outside run area, weather permitting. This outside area will not house all dogs at the same time, but be rotated between different play groups. However, it would not be routinely used as we will house the animals indoors the majority of the time. We would offer dog daycare, overnight boarding, grooming and training services. The current building meets all of Wisconsin's commercial building standards and is handicap accessible.</p>
<p>List the proposed days and hours of operation.</p> <p>Monday-Sunday 5:00am-9:00pm</p>
<p>List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.</p> <p>A maximum of 15 personnel on the premises at any time.</p>
<p>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.</p> <p>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.</p>
<p>Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.</p> <p>We would like to fence in an area off of the south side of the building so dogs could have an outdoor run area, however, there would be limited time outside, reducing noise. This area will be 18'x102' in size.</p>
<p>For proposals involving construction of new facilities and/or infrastructure, describe, as applicable, any measures being taken to ensure compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14, Dane County Code.</p> <p>We will not need to build any new facilities or infrastructure.</p>
<p>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.</p> <p><small>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.</small></p>
<p>List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.</p> <p>We will add an additional dumpster into our animal waste location of the building that will be emptied by waste management weekly.</p>
<p>Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.</p> <p><small>With daily traffic, the driveway that comes off of Meadow Road is long enough and offers multiple turn around areas for customers. Added traffic to the property will not impede Meadow Road. Vehicles will consist of daily commuter vehicles, horse trailers (for personal horses only), and waste management trucks.</small></p>
<p>Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.</p> <p>There will be NO hazardous, toxic, or explosive materials to be stored on site. The only exception would be household cleaning materials.</p>
<p>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. The lighting on the property is within code of the building and is currently being used by the current business.</p> <p>Outdoor lights on the building are designed for the safety the customer and allows for them to see within our parking lot at night.</p>
<p>Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. 10.800.</p> <p>There is currently a wood sign near the entrance of the property, we will take down this sign and replace with the same size of sign. This sign will follow the county's sign ordinance and be identified as a ground sign.</p>
<p>Briefly describe the current use(s) of the property on which the conditional use is proposed.</p> <p>There is currently a horse boarding facility and lesson program that is run on the property and within the proposed building.</p> <p>This business already holds a conditional use permit. When Four Paws Pet Services LLC takes over, the current horse boarding business will no longer exist.</p>
<p>Briefly describe the current uses of surrounding properties in the neighborhood.</p> <p>There are only two residences 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.</p>

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.

<input type="checkbox"/> SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:
<input type="checkbox"/> Scale and north arrow.
<input type="checkbox"/> Date the site plan was created.
<input type="checkbox"/> Existing subject property lot lines and dimensions.
<input type="checkbox"/> Existing and proposed wastewater treatment systems and wells.
<input type="checkbox"/> All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
<input type="checkbox"/> All dimension and required setbacks, side yards and rear yards.
<input type="checkbox"/> Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
<input type="checkbox"/> Location and dimensions of any existing utilities, easements or rights-of-way.
<input type="checkbox"/> Parking lot layout in compliance with s. 10.102(8) .
<input type="checkbox"/> Proposed loading/unloading areas.
<input type="checkbox"/> Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
<input type="checkbox"/> 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.
<input type="checkbox"/> Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area.
<input type="checkbox"/> Any lighting, signs, refuse dumpsters, and possible future expansion areas.

<input type="checkbox"/> NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties:
<input type="checkbox"/> Provide a brief written statement describing the current use(s) of the property on which the conditional use is proposed.
<input type="checkbox"/> Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

<input type="checkbox"/> OPERATIONS PLAN AND NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:
<input type="checkbox"/> Hours of operation.
<input type="checkbox"/> Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.
<input type="checkbox"/> Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
<input type="checkbox"/> Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building.
<input type="checkbox"/> Compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14 , Dane County Code.
<input type="checkbox"/> 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.
<input type="checkbox"/> Facilities for managing and removal of trash, solid waste and recyclable materials.
<input type="checkbox"/> Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
<input type="checkbox"/> A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken.
<input type="checkbox"/> Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties.
<input type="checkbox"/> Signage, consistent with section 10.800 .

<input type="checkbox"/> ADDITIONAL MATERIALS. Additional information is required for certain conditional uses listed in s. 10.103:
<input type="checkbox"/> Agricultural entertainment, special events, or outdoor assembly activities anticipating over 200 attendees must file an event plan .
<input type="checkbox"/> Domestic pet or large animal boarding must provide additional information in site and operations plans.
<input type="checkbox"/> Communication towers must submit additional information as required in s. 10.103(9) .
<input type="checkbox"/> Farm residences proposed in the FP-35 district must submit additional information as required in s. 10.103(11) .
<input type="checkbox"/> Mineral extraction proposals must submit additional information as required in s. 10.103(15) .

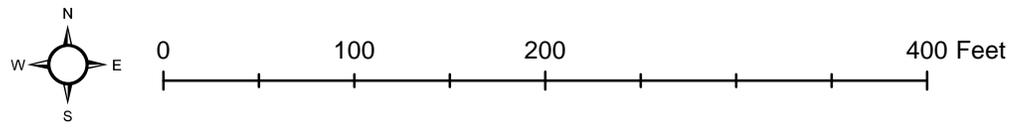
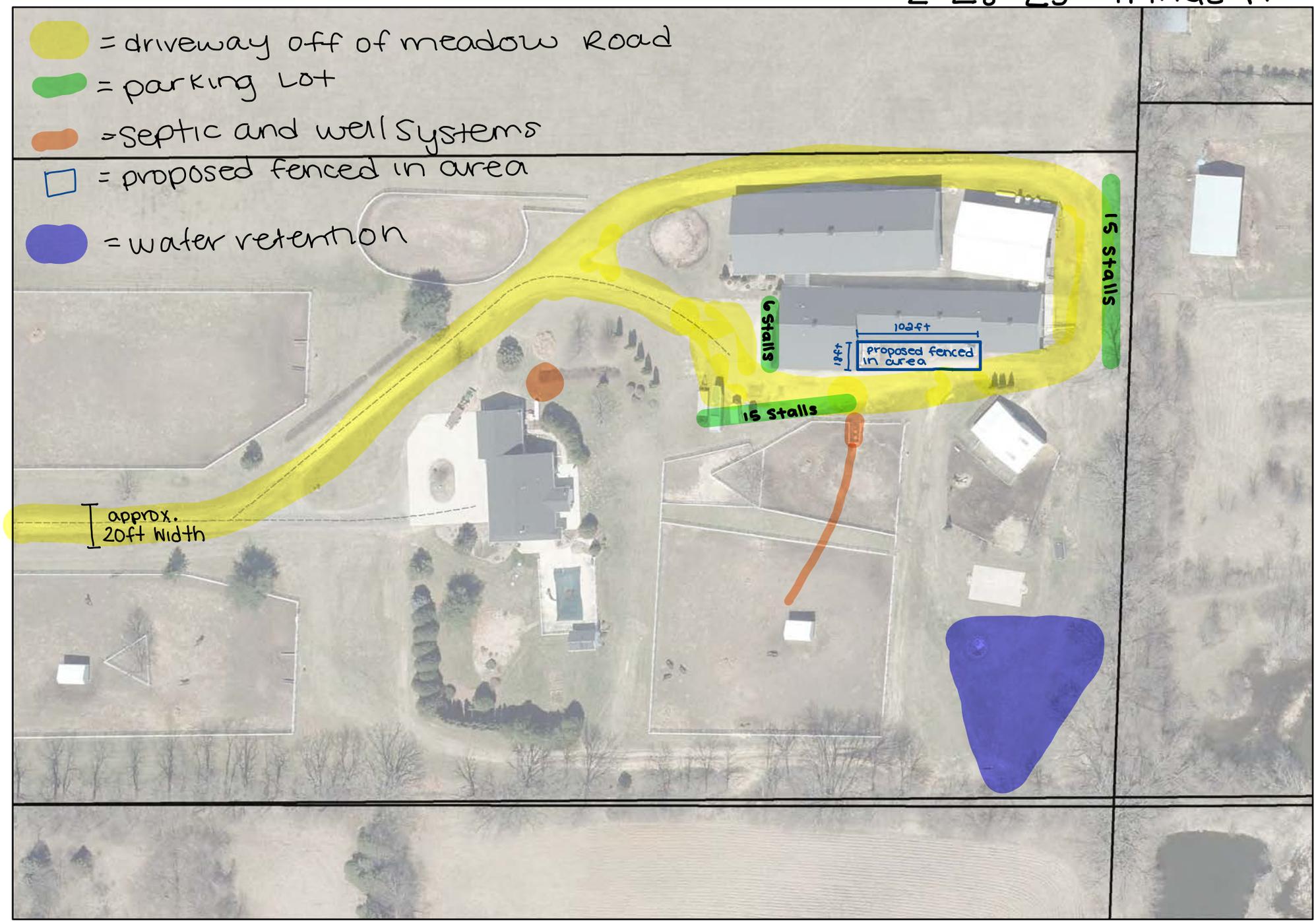
- I. **Scaled Site Plan. Show sufficient detail on 11"x17" paper. Include the following information as applicable:**
 - a. See attached documents, image A and image B. As well as phase 1 and 2 of interior floor plans, state approved drainage plan, section plans, and parking plans.
- II. **Neighborhood 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.

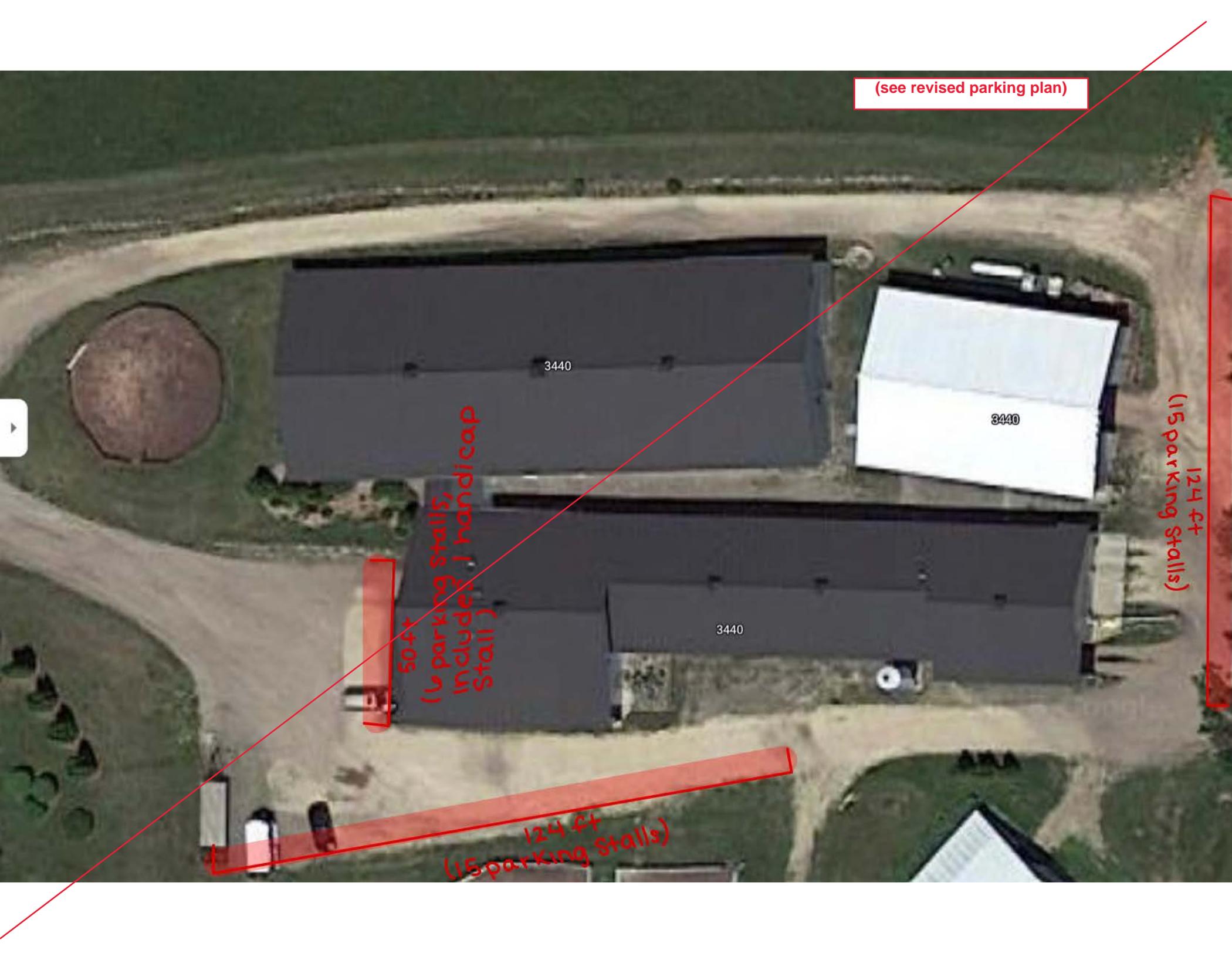
- k. Signage, consistent with section 10.800.
 - i. We will be adding a Ground sign with our logo, hours of operation, and brief description of the business. This sign will replace the current sign that is on the property near the entrance. The ground sign will hold the following standards: a freestanding 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

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



Lafleur Property 3440 Meadow Road

(see revised parking plan)



3440

3440

3440

50 ft
(6 parking stalls,
includes 1 handicap
stall)

124 ft
(15 parking stalls)

124 ft
(15 parking stalls)

**Revised Parking Plan
Received 4/17/23**



Handicap →

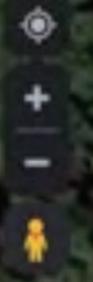
Parking Stalls
are 8' x 17'
and are scaled
to size.

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Google



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

Property and facility information

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

Four Paws Pet Services LLC is 100% family owned. This business allows for 3 generations of our family to work together and continue on a family business tradition.

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

The majority of our business would be in dog boarding and daycare; however, we would like to offer our customers boarding for other small animals. for example, cats.

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

After researching other local dog daycares and boarding facilities, 400 dogs are what we feel our capacity would be for space and dog ratio for our 20,000 square feet building that sits on 15 acres of land. According to the maps that have been shared to us, our facility is within 500 feet of only 2 residences. With this being said, each animal within our business will have an interior containment area.

The current horse business will not continue forward when Four Paws Pet Services LLC takes over, however, we will still house our personal horses on the property in our outdoor pastures and additional storage building that is not attached to the buildings proposed for this new business. See the white building below in the picture attached. This is the storage building that will be used for personal storage and horses. This is NOT a part of the proposed business.

Facility Phases

Four Paws Pet Services LLC will convert the current horse stable over to a dog boarding facility in two phases. Interior site plans will be attached for both phases. Phase 1 will be designed to support up to 100 dogs. Phase 2 will be designed to support up to 400 dogs.

Phase 1 will be completed prior to the business opening. In phase one we will have 7 different indoor play areas ranging from 24'x12' to 36'x12' in size. During this phase our outdoor yard will be active, this yard will be 18'x102' in size. We will offer 28 3'x6' kennels for medium to large dogs and 6 3'x3' kennels for x-small-small dogs.

Phase 2 will be completed within 5 years of opening. In phase two we will have 13 indoor play areas ranging from 31'x44' to 24'x12' in size. We will also continue to use the outdoor yard that is 18'x102' in size. During this phase we will be adding 67 4'x4' dog kennels and continue to use the 28 3'x6' kennels for medium to large dogs and 6 3'x3' kennels for x-small-small dogs. This will be a total of 101 dog kennels.

Driveway and Parking

Our driveway is a recycled blacktop. Under the existing conditional use permit for the horse business the access point on Meadow Road has not been an issue with 100s of vehicles coming in and out of this business. We have even had semis enter and exit our property for horse transportation services. The driveway has never been an issue serving 100s of customers for the barn and continues around the entire building, allowing for our parking lot to not be congested.

Attached 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 36 parking stalls that are 8 feet by 17 feet in size. There is also a handicap spot already identified near the front entrance that meets commercial building standards. With the parking requirements, we will not need to add impervious surface to the property.

There are multiple entrances to the building, this allows for customers to park in any of our parking stalls and have limited range to walk to get to our business.

We want to stress, however, that the nature of this business is a drop off and pick up structure. Many customers will not need to park, and if they do, it is for a very limited amount of time. Our goal is to give our customers a quick experience.



Business Introduction

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

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

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

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

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

Our facility is roughly 20,000 square feet that will feature multiple indoor play areas as well as an outdoor play area that dogs will rotate between and play with dogs that are within their same size range as well as similar temperaments. Each play area will have multiple kennels within them for rest times.

Along with the play areas, we will have our boarding dog's kennels separate from the play areas. Each boarding dog kennel will be 3x6 in size and each dog will have access to their food and water as well as a raised bed for their comfort.

Daycare

Keeping your dog active during the day is important for their mental and physical health. Our four-legged guests will play in an always clean play area. We will have multiple large indoor play areas as well as a large outdoor play area. Inside of 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 Pack Leaders. 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 15 acres of land, a large outdoor play yard, and a 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. We welcome tours of our Daycare facility any time during our business hours. Keep in mind that our first and last half hour of the day can be our busiest times and we may not be able to give as much attention as we would like for a tour, as other times throughout the day. Our Daycare office is closed from 12:00 p.m. – 2:00 p.m. every day but you are welcome to call and set up an appointment.

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

What to expect when you arrive for your pet's stay:

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 your pet off for their first visit, so that you 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 and other small animals upon request. Dog Boarding will be offered all days of the week, however, pick up and drop off times for weekend stays will be held on Fridays and Mondays. We do not offer pickup or drop off's on the weekend days.

Grooming

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

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

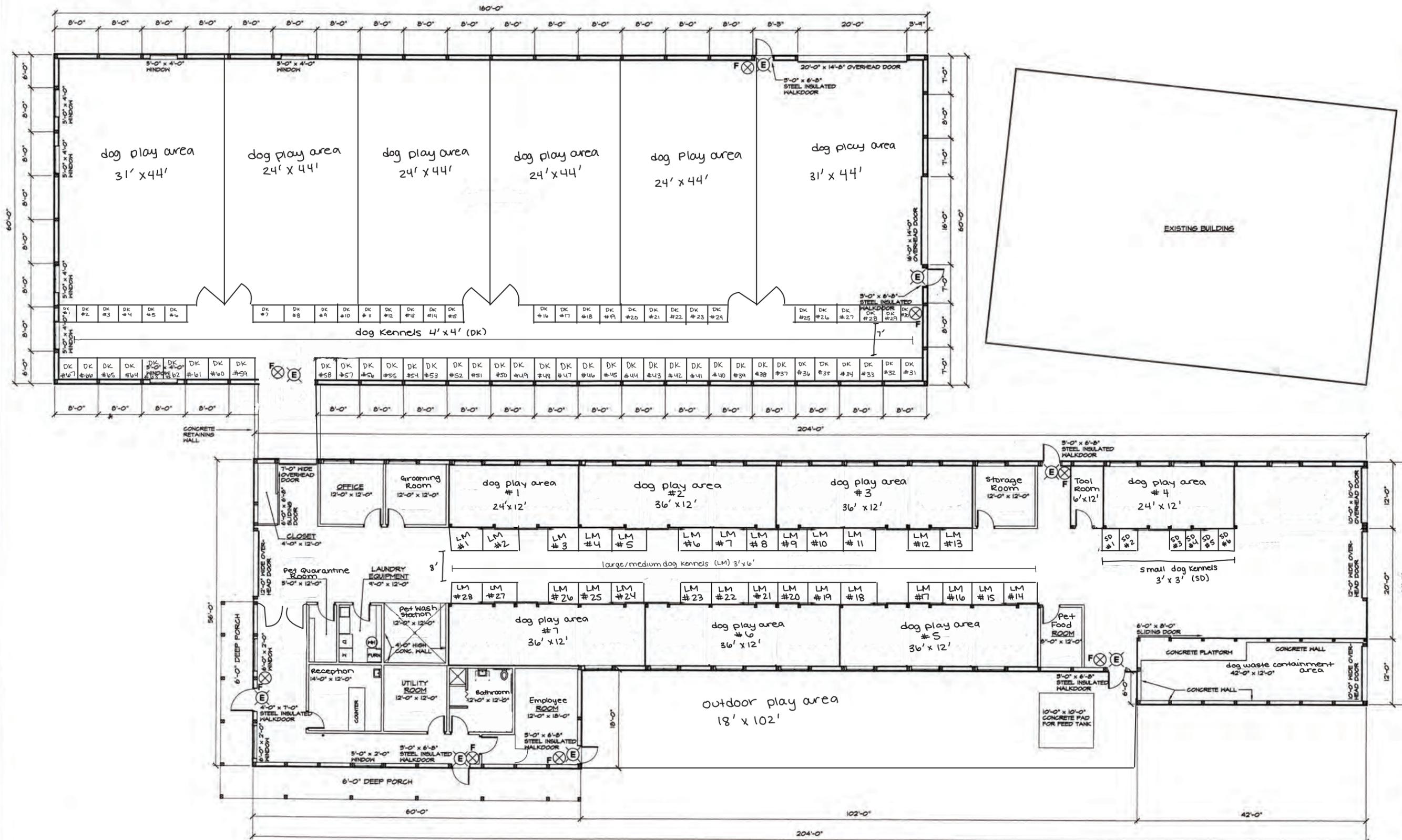
Training

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

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

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

Phase #2



Note:
There is a window
every 12' of all
dog play areas

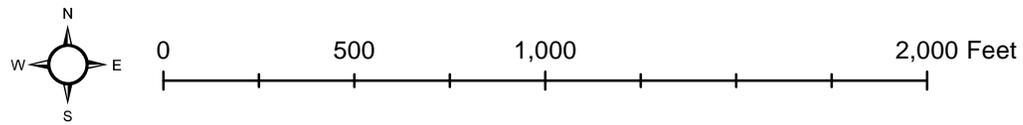
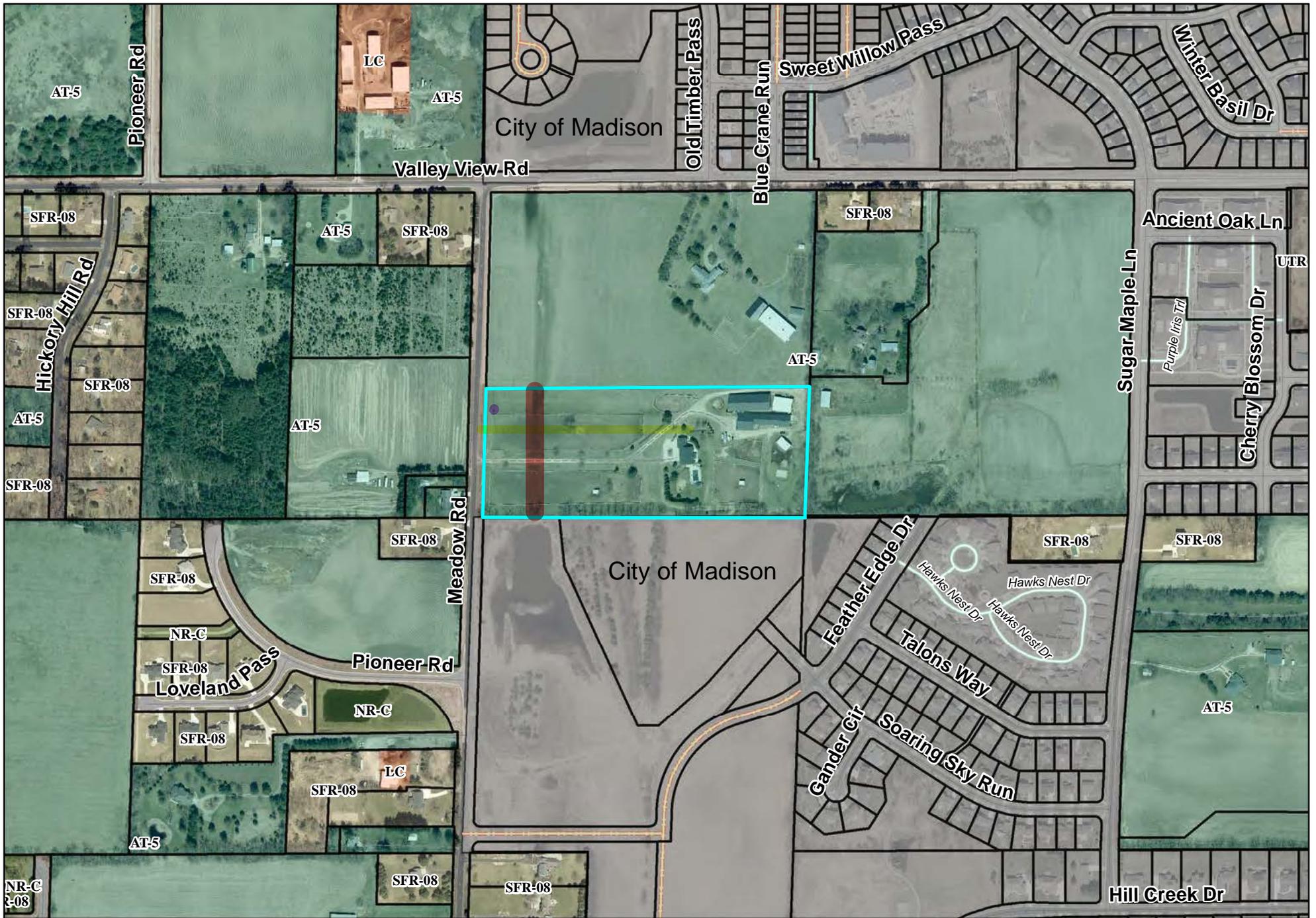
OVERALL FLOOR PLANS

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



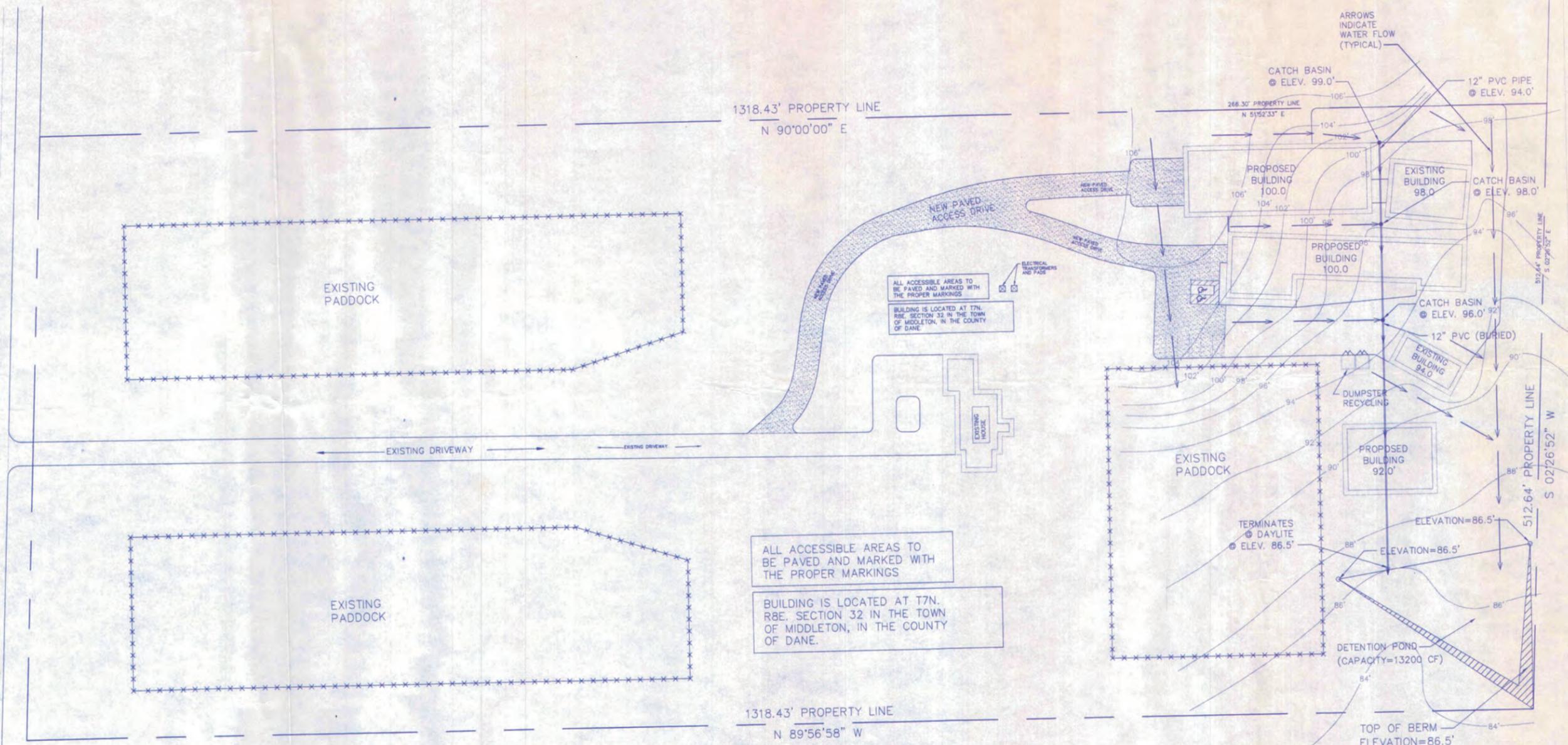
REVISIONS	
DATE	COMMENTS
H HAHN BUILDING CO., L.L.C. 4685 MCKINLEY ROAD HARTFORD, WI 53027 (262) 673-4845	
PROJECT: NEW BUILDINGS OWNER: LA FLEUR STABLES	
DRAWN BY: GAVIN DORSCH	
CHECKED:	
DATE DRAWN: SEPT. 27, 2001	
SCALE: AS SHOWN	
A1	
SHEET OF	

● = sewer easement ● = electrical ● = signage 2-28-23 IMAGE B



Neighborhood Map

MEADOW ROAD

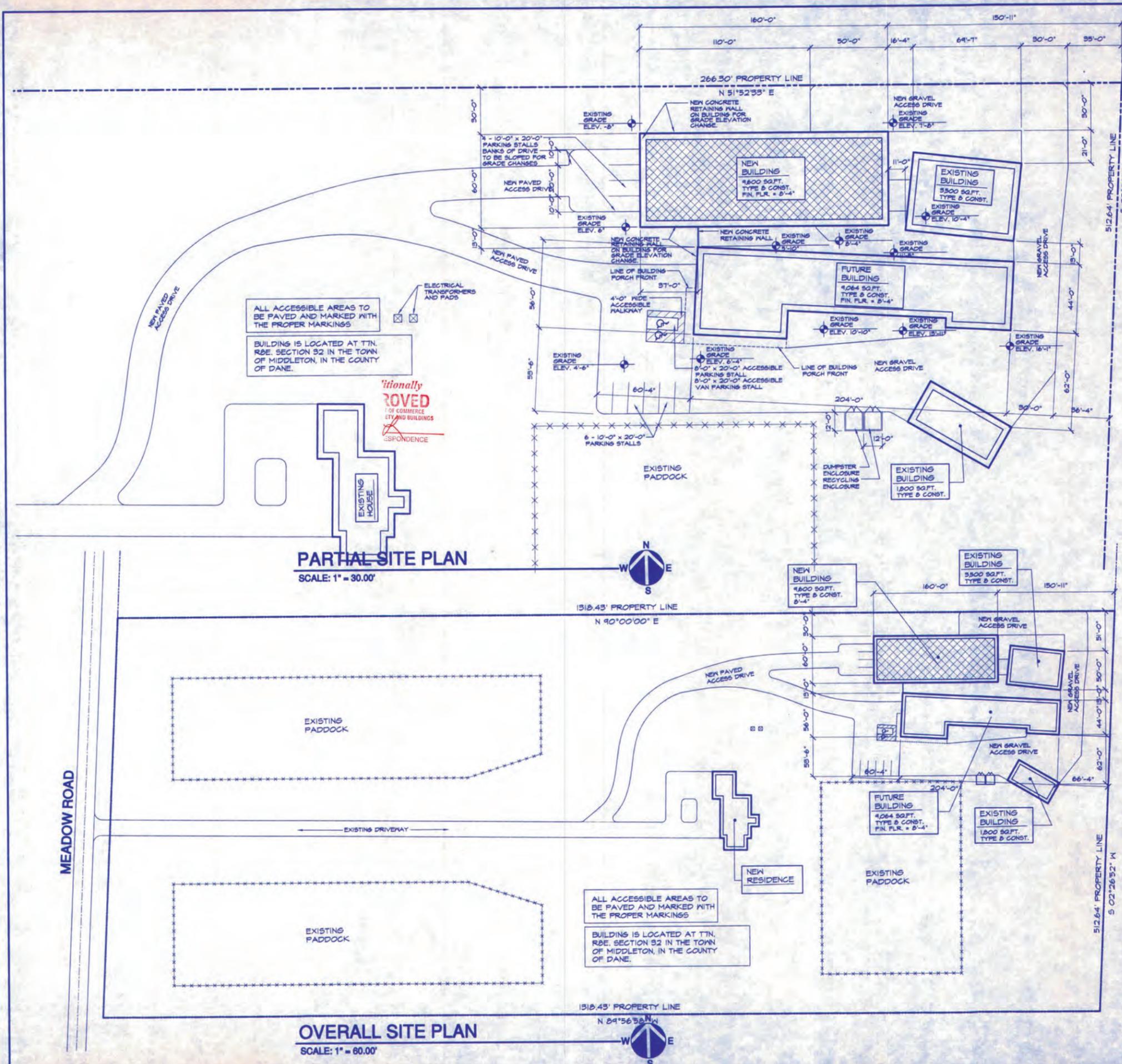


ALL ACCESSIBLE AREAS TO BE PAVED AND MARKED WITH THE PROPER MARKINGS
 BUILDING IS LOCATED AT T7N, R8E, SECTION 32 IN THE TOWN OF MIDDLETON, IN THE COUNTY OF DANE.

ALL ACCESSIBLE AREAS TO BE PAVED AND MARKED WITH THE PROPER MARKINGS
 BUILDING IS LOCATED AT T7N, R8E, SECTION 32 IN THE TOWN OF MIDDLETON, IN THE COUNTY OF DANE.

DRAINAGE PLAN

SCALE: 1" = 50'



ALL ACCESSIBLE AREAS TO BE PAVED AND MARKED WITH THE PROPER MARKINGS

BUILDING IS LOCATED AT T1N. R2E. SECTION 92 IN THE TOWN OF MIDDLETON, IN THE COUNTY OF DANE.

tionally ROVED
OF COMMERCE
TY AND BUILDINGS
RESPONDENCE

PARTIAL SITE PLAN
SCALE: 1" = 30.00'

OVERALL SITE PLAN
SCALE: 1" = 60.00'

BUILDING SPECIFICATIONS

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

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

- CONCRETE WORK:**
ALL CONCRETE WORK SHALL OBTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS. SLUMP NOT TO EXCEED 4 IN.
ALL BELOW GRADE CONCRETE, CONCRETE FOOTINGS TO BEAR ON FIRM DRY VIRGIN SOIL, OR COMPACTED GRANULAR FILL IN UNIFORM LAYERS NOT TO EXCEED 6" IN DEPTH. EACH LAYER SHALL BE UNIFORMLY SPREAD AND COMPACTED TO AT LEAST 90% OF MAXIMUM DRY DENSITY.
THICKNESS OF CONCRETE OVER REINFORCEMENT SHALL BE:
1.) MINIMUM 3" WHERE CONCRETE IS DEPOSITED ON GROUND
2.) MINIMUM 1-1/2" WHERE EXPOSED TO WEATHER
3.) MINIMUM 1-1/2" FOR ANY OTHER CONDITION
- ANCHOR BOLTS:**
SHALL BE SIZE AS SHOWN AND SET WITH USE OF A TEMPLATE. EXPANSION ANCHORS SHALL BE DRILLED ACCORDING TO MFG'S INSTRUCTIONS, AND BOLT SIZE USED AS SHOWN.
- ROOFING:**
29 GAUGE "WHEELING" HIGH TENSION STEEL (85,000 PSI FULL HARD) W/ SILICONIZED POLYESTER FINISH AND LONG LENGTHS. STANDARD ERECTION AND FASTENING DETAILS AS RECOMMENDED BY THE MANUFACTURER.
- SIDING:**
SAME AS ROOFING MATERIAL.
- STEEL TRIM:**
STANDARD CONSTRUCTION DETAIL AND PRACTICES GOVERN. ANCHOR BUILDING AND ROOF TRUSSES AS SHOWN:
2x4, 6, 8 SYP ARE #2 GRADE OR BETTER
2x4, 6, 10 TPP ARE #2 GRADE OR BETTER
2x4, 6, 8, 10, 12 SYP ARE #1 GRADE, KD 19R
2x6, 8, 10, 12 TSP ARE #1 GRADE, KD 19R
1-3/4" WIDE "DANG-LAM" ARE #1 SYP LAMINATED LUMBER (SEE FLOOR PLAN FOR DEPTH)
SYP = SPRUCE-PINE-FIR
TPP = SOUTHERN-YELLOW-PINE
TYP = PONDEROSA PINE WITH 0.4 PCF CCA TREATMENT
TSYP = SOUTHERN YELLOW PINE WITH 0.6 PCF CCA TREATMENT
- ELECTRICAL:**
ALL WORKMANSHIP AND MATERIALS TO CONFORM TO STATE AND ELECTRICAL CODE, LOCAL ORDINANCES AND RULES OF THE POWER CO., GENERAL ILLUMINATION AND LIGHT LEVELS TO CONFORM WITH OSHA STANDARDS. (ELECTRICAL WORK TO BE DONE BY OTHERS)
E = EXIT LIGHT, 6" HIGH RED/GREEN "EXIT", SWITCH AT PANEL.
F = FIRE EXTINGUISHER "SENTRY" MODEL 3A-20BC WITH WALL MOUNT BRACKET TYPICAL.
- FIRE PROTECTION:**
- HVAC:**
HVAC PLANS TO BE SUBMITTED BY HVAC CONTRACTOR. (IF REQUIRED) HVAC WORK TO BE DONE BY OTHERS.
- PLUMBING:**
PLUMBING PLANS TO BE SUBMITTED BY PLUMBING CONTRACTOR. (IF REQUIRED) PLUMBING WORK TO BE DONE BY OTHERS.
- OVERHEAD DOORS:**
EZ THERM R-15 INSULATED. (SEE FLOOR PLAN FOR TYPE AND SIZE) (DOORS TO BE INSTALLED BY OTHERS)
- WALKDOORS:**
STEEL INSULATED WALKDOOR WITH LATCH GUARD AND WINDSTOP.
- BARRIER FREE DESIGN REQUIREMENTS:**
IDENTIFICATION SIGNS SHALL BE PROVIDED WITH THE INTERNATIONAL SYMBOL FOR A BARRIER-FREE ENVIRONMENT AT ALL OF THE FOLLOWING AREAS:
ACCESSIBLE ENTRANCES, TOILET FACILITIES, DRINKING FOUNTAINS AND PARKING STALLS.
- PARKING STALLS:**
SHALL BE PROVIDED AT THE RATE OF 2% OF THE TOTAL STALLS REQUIRED. ALL STALLS TO BE MARKED WITH PAVEMENT MARKINGS AND THE REQUIRED HANDICAPPED SIGN. ALL WALKS FROM PARKING STALLS WILL BE ACCESSIBLE (WITHOUT STEPS).

DESIGN LOADS

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

SHEET INDEX

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

REVISIONS

DATE	COMMENTS

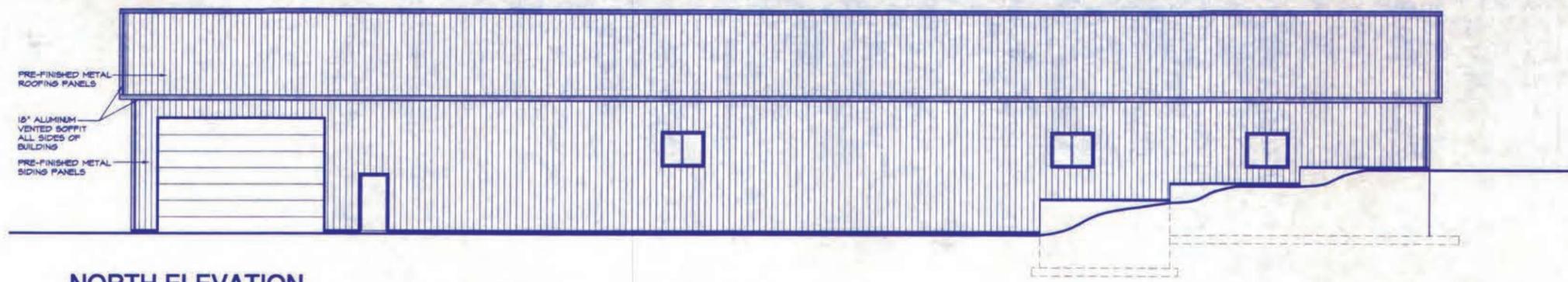
HAHN BUILDING CO., L.L.C.
4685 MCKINLEY ROAD
HARTFORD, WI 53027
(262) 673-4845



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

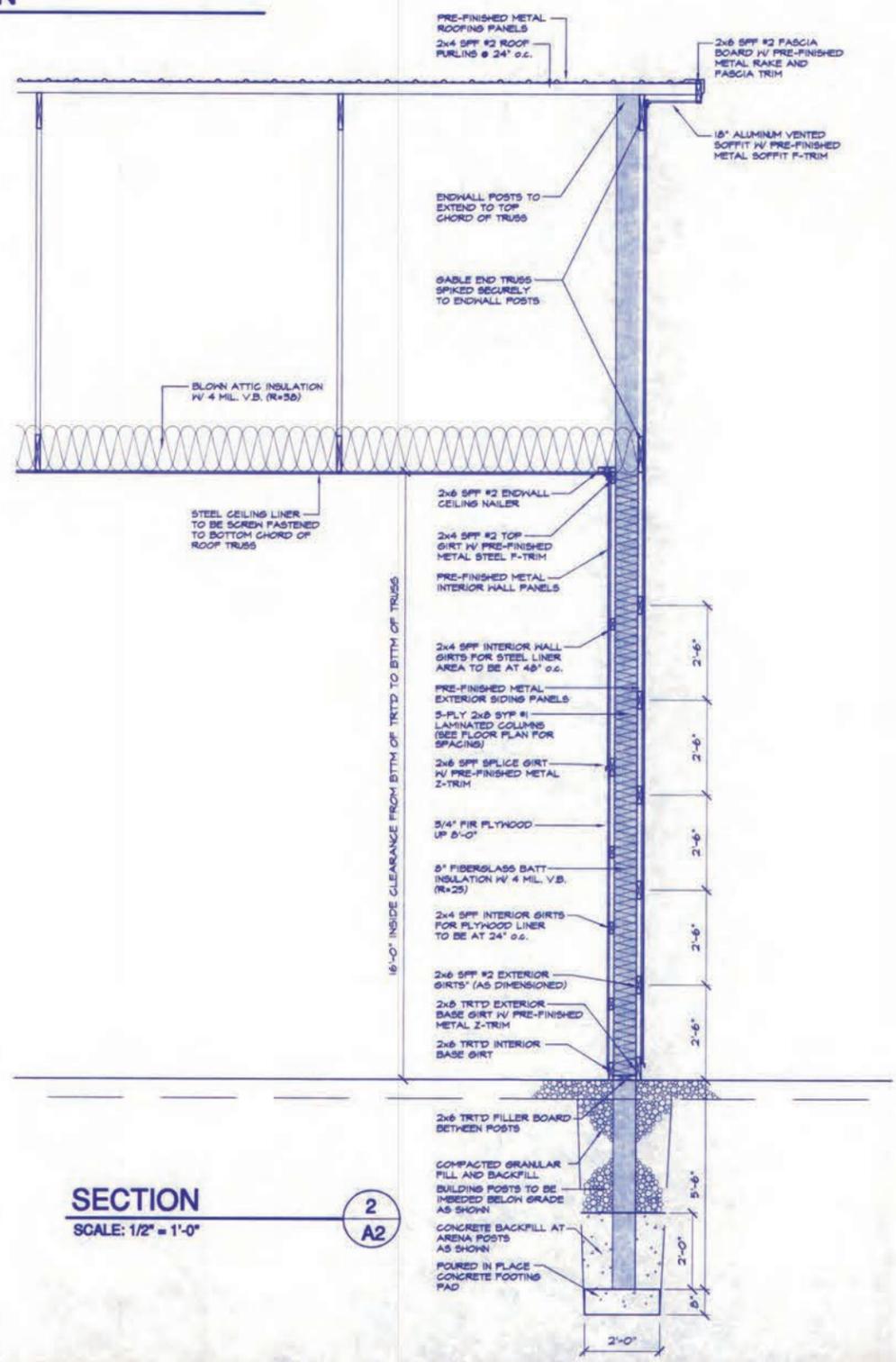


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DATE DRAWN: SEPT. 27, 2001
SCALE: AS SHOWN
S1
SHEET OF



NORTH ELEVATION

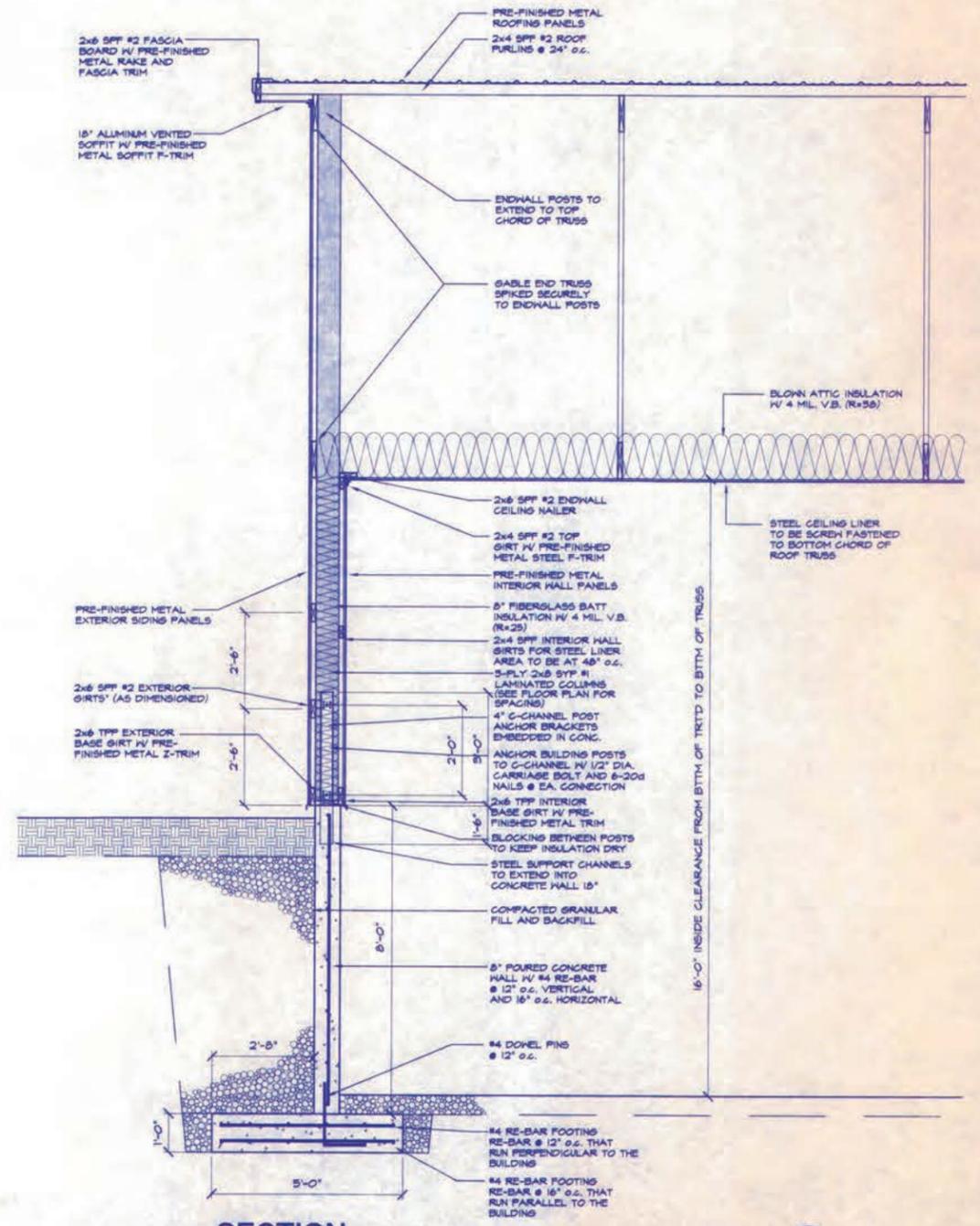
SCALE: 1/8" = 1'-0"



SECTION 2

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

2
A2



SECTION 1

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

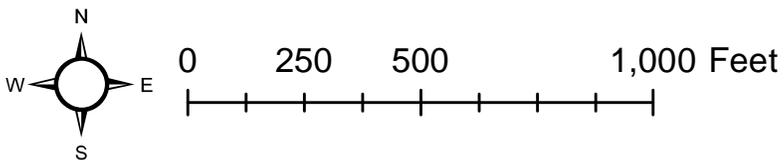
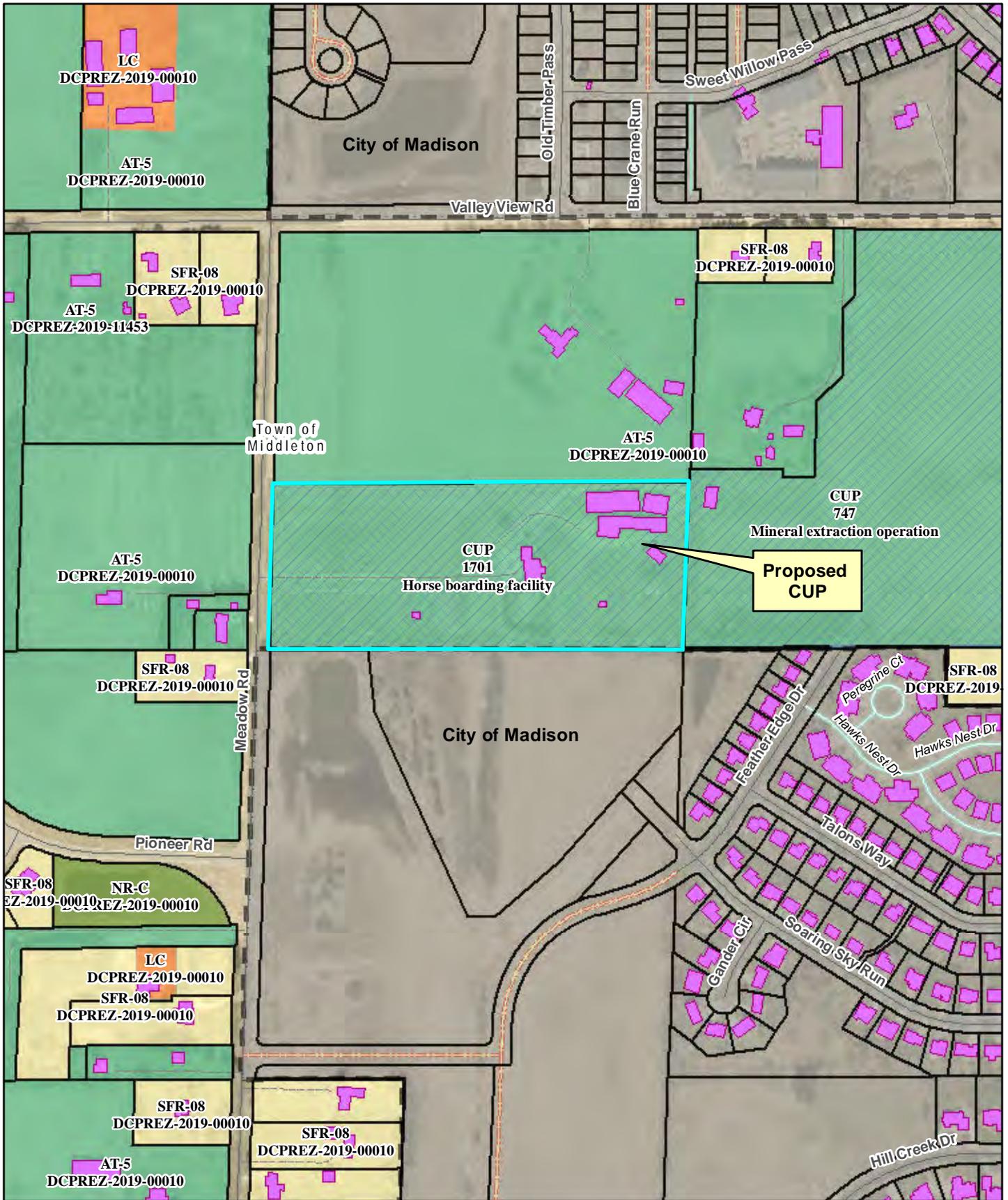
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REVISIONS	COMMENTS

H
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 HARTFORD, WI 53027
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H
PROJECT: NEW HORSE ARENA
OWNER: LA FLEUR STABLES

DRAWN BY:
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 SHEET OF



CUP 2591
Neighborhood Map

CUP 2591

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