

TOWN BOARD ACTION REPORT - CONDITIONAL USE PERMIT

Regarding Petition# 02682 Dane County ZLR Committee Public Hearing 10/28/2025

Whereas, the Town Board of the Town of MIDDLETON having considered said conditional use permit application, recommends to the Dane County Zoning and Land Regulation Committee that the conditional use permit application be (check one):

APPROVED ☐ APPROVED WITH CONDITIONS ☒ DENIED (FACTUAL BASIS REQUIRED) ☐

Town Board Vote:

5 In Favor 0 Opposed

NOTE: The Town's recommendation shall include reasoning for the recommendation. Please use the box below to explain the factual basis for the Town's recommendation. Use Page 2 of this form to list any recommended conditions.

BASIS FOR RECOMMENDATION:

CONDITIONS OR CONCERNS: 1. That all Town Ordinances are complied with during the life of the CUP. 2. The Conditional Use approval is limited to parcel number 038/0708-321-8211-1, located at 3440 Meadow Rd. 3. The Town finds that the proposed conditional use is consistent with the adopted Town Comprehensive Plan; 4. The Town finds that the proposal meets the general standards for conditional use permits per Dane County Ordinances 10.101(7)(d)1; 5. The CUP is granted subject to all standard conditions specified in Dane County Zoning Ordinance Section 10.101(7)(d)(2) (page 10-25 of Dane County Zoning Ordinance), as applicable. 6. In addition, the Town specifies the following conditions: a. This conditional use permit is for Dan and Marlene La Fleur, doing business as Four Paws Pet Services LLC located at 3440 Meadow Road. Specifically, for domestic pet animal boarding for dogs and cats and including pet daycare, overnight boarding. Ancillary pet grooming/training services are not included. b. Quiet hours shall be 6:01 p.m. to 7:29 a.m., all days of the week. c. Operating hours for the pet daycare business shall be limited to 7:30 am to 6:00 pm Monday-Friday, Saturday 10:00am-5:00pm, and Sunday 11:00am – 2:00pm. d. The number of animals kept on site and/or kennelled overnight shall be limited to thirty (30). e. Any required upgrades to the well and / or septic system as determined by Public Health Madison and Dane County shall be made prior to CUP Petition #2682 implementation. f. To continue to meet the requirements of the Town's Long and Shared Driveway Ordinance §8.01(4)(b)(iv)(2) , by having at least one (1) driveway passing lane section at least fifty (50) feet long by twenty (20) ft wide installed 300 ft from the property's Meadow Rd driveway access entrance. If there is ever any change to the driveway that would require the issuance of a driveway permit by the Town and this triggers Dane County Stormwater and / or Erosion Control requirements, review by the Town and Dane County shall occur and the Town shall require that the Town Stormwater and Erosion Control Ordinance is met. g. Turnarounds required by Town Code are not required per §8.01(4)(v) as the Battalion Chief for the Middleton Fire District in July 23, 2024 correspondence noted the acceptability of the current configuration. h. The CUP expires 3-years after date of issuance. The landowner may renew the CUP by successfully obtaining a new CUP prior to the expiration date. i. The planned parking is acceptable, as long as the number of stalls identified as handicap accessible meets ADA requirements. j. Vehicle travel shall be one-way counterclockwise around the buildings. k. Continued signage consisting of a minimum of three (3) "one-way" signs and a minimum of one (1) "do not enter" sign to ensure the proposed traffic pattern is followed. l. Any new unlit ground sign is acceptable while meeting Dane County Sign Ordinance. m. Applicant has indicated no new lighting for the building or signage is proposed. If lighting is considered in the future, it must be approved by the Town via a site plan review. Any new outdoor lighting shall be downward-directed, designed to minimize ambient spill, and shall comply with all applicable requirements of the Town of Middleton. n. That the dog waste be responsibly disposed in a licensed, sanitary landfill. o. Continue sound dampening recommendations of Consonant Design, including: i. Create airtight seal in building envelope using a barrier material equal to the average surface weight per square foot of the exterior wall and roof system and closed to an airtight seal using rod backer and permanently-resilient acoustical sealant. ii. Create a partition system at the west entrance to the barn so sound does not escape to

the exterior when dogs are dropped off and retrieved. This would entail the construction of a complete north/south wall just interior of the barn facility and the creation of sound lock vestibules (two doors in series separated by a vestibule which includes sound absorbing materials) integral to the new wall system. iii. Create a porte cochere at the west entrance that will serve as a sound-dampening walkway between the parking lot and the interior of the facility. This includes a roofing system of at least five pounds per square foot. iv. Implement a calibrated sound monitoring system in the barn facility that includes visual feedback to employees, such as 1) Green light when sound levels interior to the kennel are below acceptable values; 2) Yellow light when sound levels are approaching values which would be deemed unacceptable to the community; and 3) Red light when sound levels are excessive. Employees would then take appropriate actions to calm dogs and reduce noise. 7. If the animal boarding operation is abandoned for one (1) year or more, this conditional use permit shall be terminated. Future re-establishment of an abandoned conditional use permit shall require approval of a new conditional use permit. 8. This conditional use permit shall expire in the event the property is sold or transferred to an unrelated third party. Continuation or extension of an expired conditional use requires re-application and approval by the Town Board and Dane County. The Property Owner shall record a deed restriction that includes the conditions of approval, in a form approved by the Attorney for the Town.

I, Barbara Roesslein , as Town Clerk of the Town of MIDDLETON ,
County of Dane, hereby certify that the above recommendation was made by the Town Board at the meeting on
on 10/6/2025 .

Town Clerk Barbara Roesslein Date 10/7/2025