

North Paw, LLC
1125 Bultman Road
Madison, WI 53704

March 4, 2018

City of Madison
Planning Division
126 S. Hamilton St
PO Box 2985
Madison, WI 53701

RE: Letter of Intent

It is the intent of North Paw, LLC to file an application for a Conditional Use Permit for the property located at 2318 Mustang Way, Madison WI 53718. North Paw, LLC plans to open a dog daycare and boarding facility, and would like approval for both activities.

Business Operations:

North Paw, LLC would be operating during the hours of 6:30am-6:30pm, Monday-Friday and 9:00am-4pm, Saturday-Sunday. During the first year of operation, it is expected that North Paw will employ no more than 4-5 people, with our anticipated number of daily customers between 15-30. Peak business times will be Monday-Friday, 6:30am-8:30 am, 11:30am-1:30pm and 4:30pm-6:30pm. These are the proposed scheduled drop off and pick up times for our customers. By having hours of operation that coincide with normal business hours, and having no immediate residential neighbors to have concern with, our dog daycare should be of little bother to the surrounding public. There will be no excessive noise after hours, as daycare dogs will have already gone home for the day and boarding dogs will be resting. All dogs will be securely contained within our planned fenced-in area, within the building itself, or leashed if outside.

North Paw plans to operate with one staff member supervising 10-15 dogs, per industry standards. This will help us to ensure proper safety for the dogs, as well as being able to provide enough attention to each dog. Daycare dogs will rotate between socialization groups, outdoor exercise (weather permitting) and periods of rest. Boarding dogs will also have access to outdoor exercise time, to keep them from getting anxious and to provide mental and physical stimulation. All outdoor time will be supervised by staff members.

Building/Site Condition:

It appears this building was built in 1983 and has been well-maintained. It's last use as an office of sorts involved some interior remodeling. We anticipate removing two of these newer constructed interior walls to provide a more open space for daycare activities as well as opening up a current exterior

window into a new doorway. We plan on keeping the rest of this 4760 square foot building as it is structurally. The only other interior modifications would be aesthetic.

Outside Activities:

The main outdoor modification we plan to make would be adding a 6-foot wooden privacy fence around the perimeter of the rear lot, turning this area into an outdoor play area for the dogs. We would also like to level out the existing yard space, adding some gravel, wooden lounge areas, and some small patches of artificial grass. These yard additions will serve multiple purposes, from cleanliness for both dogs and the yard to various play environments for the dogs.

Proposed Signs:

This building currently has no outdoor signage, except for an awning over one of the front doors. We plan to add a second awning, and have our business name written on both. In the meantime, we will add a door decal with our business name, logo and hours of operation.

Project Schedule:

We would like to begin work on this project as soon as we are approved for our conditional use. We anticipate the project to take between 6-8 weeks.

Waste Removal:

We plan to keep the outside areas as clean as possible, picking up and disposing of dog waste frequently throughout the day. We would like to do our best to minimize odor as well as keep the dogs clean. We have already spoken with Pellitteri Waste Systems regarding waste removal for the property. We have decided that a once weekly waste removal would more than likely suit our needs. We plan to have a 2 yd dumpster to serve this purpose.

Sincerely,

Lori Prechel
Owner, North Paw LLC