

## Network Partners, LLC

5685 Lincoln Road  
Oregon, WI 53575  
608.235.1920

24 January 2018

Planning and Development  
City of Madison, WI  
126 South Hamilton St.  
Madison, WI 53701

### REDEVELOPMENT OF 437 SOUTH JUNCTION ROAD CONDITIONAL USE PERMIT FOR ANIMAL BOARDING

It is the intent of Network Partners, LLC to redevelop the Middleton Junction School building, also known as the West Side Business Association, into a Veterinary Clinic and animal day care and animal boarding facility.

The new animal boarding facility will be within the existing building. 3300 SF of the 12,233 SF building will be devoted to animal boarding, 950 SF for cats and 2350 SF for dogs. The cats will have up to 18 small rooms and the dogs will have 52 enclosed kennels. Fenced outdoor exercise pens for dogs will be located adjacent to the fenced dog day care exercise yards which are in the rear yard, surrounded by the existing building to the West and South. The North and East property lines are fenced and landscaped with warehouses and commercial buildings along the property lines.

The building and site designs are submitted under the Minor Alteration to an Existing Conditional Use for the permitted uses of Veterinary Clinic and Dog Day Care.

Animal Boarding will have the same hours as the Veterinary Clinic and Dog Daycare which will be open from 7:00 AM to 6:00 PM Monday through Friday, with Saturday hours from 7:00 AM to 1:00 PM. Sunday hours would be only for emergencies. Eight to twelve employees are anticipated for the Animal Boarding portion of the practice. Up to twenty-five part and full time employees will be part of the total practice.

Interior demolition and asbestos removal will commence 29 January 2018 followed by redevelopment of the interior spaces. The intent is to have the clinic portion ready for occupancy as soon as possible, targeting the end of April 2018 with final closeout at the end of June, 2018.

Alderman Skidmore was notified of this project 8 December 2018. There is no neighborhood association for this area.

**Owner:**

Network Partners, LLC  
5685 Lincoln Road  
Oregon, WI 53575

Managing Partner, Arlan Kay  
608-235-1920

**Architect:**

Kontext Architects, LLC  
1110 N. Bristol Street  
Sun Prairie, WI 53590

Project Architect, Amy Hasselman  
608-825-0094

**General Contractor:**

Bachmann Construction  
1202 S. Stoughton Road  
Madison, WI 53716

Project Manager, Naomi Kroth  
608-222-8869

If you have any questions, please do not hesitate to call

  
Arlan Kay, AIA

## CVC operating procedures 2018

Staff and pet safety and comfort are our primary goal.

We strive to provide a stimulating, enjoyable experience for both staff and pets.

This includes controlling sound, odors and conflict.

We are committed to being good neighbors. This includes being respectful of noise and odor.

To achieve these goals:

1. Dogs within daycare rooms and outdoor exercise areas will be supervised by staff at all times. Goal is enough staff to address any concerns with the dogs immediately. Staff will concentrate on exercising dogs with games, running and appropriate play amongst the dogs.
2. Staff will address any excessive barking by providing other activities, distraction and/or more exercise. Goal is to control noise and stress. Many barking dogs are trying to get attention, even asking for help due to stress or anxiety. Excessive barking causes more stress in the other dogs, as well as staff. Dogs will be allowed to exercise two or more times daily to provide mental and physical stimulation. Happy dogs bark less.
3. Staff will pick up and remove any waste immediately. Goal is to control odor and not allow other dogs to step in waste. Solid waste will be bagged and collected in a separate dumpster. This will be emptied biweekly. This will increase as needed during hot weather.
4. Staff will separate any dogs that are playing too rough. This may mean a time out in a kennel, or permanent removal from play area or even our facility. Aggressive dogs will not be tolerated. Staff and dog safety will not be compromised.
5. The number of dogs in play areas will be controlled. Crowding will be avoided. Staff will be able to safely handle their group of dogs. Dogs will also be evaluated to determine who goes in what group in an attempt to minimize conflict.
6. Dogs will be exercised daily. Boarded dogs can use indoor daycare areas after hours if weather does not permit outdoor time. Exercise decreases boredom, stress, barking, and overall improves the time they spend with us.

7. Hours of client pickup and drop off will be 7am-6pm Monday-Friday, 8am-10am Saturday, 3pm-5pm Sunday. Dogs may be let out to exercise between 7am-9pm Monday-Friday, 7am-8pm Saturday and Sunday. Care will be exercised to balance the dogs need for exercise and noise created. Dogs will be able to use indoor daycare spaces as needed due to weather, and to control barking, especially during evening and early morning hours.

Thank you for your consideration.

Please do not hesitate to contact us with any questions or concerns.

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