



116 East Dayton Street P: 608.825.0094 kontextarchitects.com
Madison, WI 53703 P: 608.251.7515
F: 866.926.9351

August 17, 2016

Plan Commission
Department of Planning and Community & Economic Development
Madison Municipal Building
215 Martin Luther King Blvd, Suite LL100
Madison, WI 53703

Re: The Puppy Den, 3120 Syene Road
Letter of Intent

Commissioners:

Our client, Two Brown Tails LLC, DBA The Dog Den, has operated a dog daycare and training facility at 1019 Jonathon Drive since you approved their conditional use in 2013. The business has been in operation for 10 years; their previous location was in Fitchburg.

Their facility on Jonathon Drive has been so popular that they now need expansion space, and are constrained in their existing building. They are proposing to expand their operations by splitting the puppy portion of their daycare and training off to a separate building, while leaving the adult dogs at the Jonathon Drive facility. The proposed new location is a few blocks away on Syene Road, in an existing industrial building.

The back portion of the existing building is currently occupied, and will continue to be occupied, by warehousing operations of American Printing Company, who owns the building. The warehouse area is 29,371 gross square feet. The front tenant space, occupied until recently by Mobility Training and Independent Living Program, will be occupied by The Puppy Den. Gross square footage of this space is 6,473 SF.

Few alterations are required to make the existing space suitable for the Puppy Den. Proposed alterations are mostly to the flooring, to install a waterproof finish. Other alterations are to change an exterior window to a door with sidelights for the main client entry, stripe some new parking spaces on the existing asphalt, and enclose a fenced area for outdoor puppy exercise. Final site configuration will add an accessible parking stall and 6 client parking spaces, plus two covered bicycle parking spaces. Estimated budget is \$20,000-\$25,000. There is no public subsidy requested.

The Puppy Den will be offering puppy daycare and training for puppies under 1 year of age. They will open at 6:30am with staff arriving at 6am. Clients usually drop off between 6:30a-9a and pick up from 4p-6p. They plan to have about 40-50 puppies. When the puppies reach one year old, they will move to the main location on Jonathon Drive. They will also have training classes in the evenings and on weekends running no later than 9pm with 6-10 clients in a class a time. During the day, 3-5 employees will be present and in the evenings, 2-3 employees.

The Puppy Den aims to be open for business this Fall. We hope that you will grant Conditional Approval to make this possible.

Sincerely,

Amy S Hasselman, AIA