



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
TDD 608 266-4747
FAX 608 266-8739
PH 608 266-4635

September 18, 2013

Laura Schorrak
Two Brown Tails, LLC
2017 Whenona Dr .
Madison, WI 53711

RE: Approval of a conditional use for an animal daycare and boarding facility at 1019 Jonathon Drive in the IL zoning district.

Dear Ms. Schorrak:

At its September 16, 2013 meeting, the Plan Commission found the standards met and **approved** your conditional use application for 1019 Jonathon Drive, subject to the conditions below. In order to receive final approval of the conditional use, and for any necessary permits to be issued for your project, the following conditions shall be met:

Please contact Janet Dailey of the City Engineering Division at 261-9688 if you have questions regarding the following 2 items:

1. This property (Lot 33, Belt Line Projects Plat) parcel no. 251/0709-353-0608-9 has a common access to Jonathon Drive with parcel no. 251/0709-353-0607-1 (Lot 32, Belt Line Projects Plat) to the east. Both lots currently are owned by the same entity. A common easement for ingress and egress will be necessary if the ownership entity of these two parcels is not the identical in the future).
2. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set.

PDF submittals shall contain the following information:

- a) Building footprints
- b) Internal walkway areas
- c) Internal site parking areas
- d) Lot lines and right-of-way lines
- e) Street names
- f) Stormwater Management Facilities
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans)

Please contact Pat Anderson of the Zoning Office at 266-5978 if you have any questions regarding the following 7 items:

3. Meet Supplemental Regulations of MGO Section 28.151 for the proposed uses, both animal day care and animal boarding facility. NOTE: 6' tall solid screening is required around the outdoor exercise portion of the site.

4. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances prior to sign installations.
5. Pursuant to section 28.141 (4)(e), parking requirements for persons with disabilities shall be provided.
6. Bike parking shall comply with MGO Table 28I-3 (General Regulations). Provide required amount of bike parking stalls in a safe and convenient location on an impervious surface for all uses on the zoning lot, to be shown on the final plan. Provide bike rack detail.
7. Property appears to be a planned multi-use site, but easements and other details regarding cross connection and reciprocal access have not been provided or cannot be found in city records. These items must be provided, or cross access and reciprocal use easements will be required for the planned multi-use site.
8. Submit a landscaping plan reflecting compliance with Sec. 28.142 for the development site. Meet with zoning staff to discuss the scope of site improvements required with this change of use and Conditional Use approval.
9. Parking and loading shall comply with MGO sec. 28.141 (13): Provide one (1) 10' x 35' loading areas with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.

Please contact Eric Halvorson, Traffic Engineering at 266-6572 if you have any questions regarding the following item:

10. The applicant shall show the parking stall dimensions, including parking angle degree, in accordance with City of Madison parking stall standard one-size-fits-all dimensions.

Please contact Bill Sullivan of the Madison Fire Department at 261-9658 if you have any questions regarding the following item:

11. Please document the existing fire lane conditions.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency. No building permits shall be issued until the applicant has met all of the conditions of approval stated in this letter.

Please now follow the procedures listed below for obtaining your conditional use permit:

1. Please revise the plans per the above conditions and file **eight (8)** sets of complete, fully dimensioned, and to-scale plans, along with the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code. Also provide any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting building permit approval.
3. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations. This approval shall become null and void one year after the date of the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the issuance of said building permit. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved conditional use.

If you have any questions regarding obtaining the conditional use approval, please contact the Zoning Administrator at 266-4551. If you have any questions or if I may be of any further assistance, please do not hesitate to contact my office at 266-5974.

Sincerely,

Heather Stouder, AICP
Planner

cc: Janet Dailey, City Engineering Division
Jeff Quamme, City Engineering Division
Pat Anderson, Asst. Zoning Administrator
Eric Halvorson, Traffic Engineering
Bill Sullivan, Madison Fire Department

I hereby acknowledge that I understand and will comply with the above conditions of approval for this conditional use permit.

Signature of Applicant

Signature of Property Owner (if not Applicant)

For Official Use Only, Re: Final Plan Routing			
☒	Planning Div. (H. Stouder)	☒	Engineering Mapping Sec.
☒	Zoning Administrator	☐	Parks Division
☒	City Engineering	☐	Urban Design Commission
☒	Traffic Engineering	☐	Recycling Coord. (R&R)
☒	Fire Department	☐	Other: