

PLANNING DIVISION STAFF REPORT

January 14, 2019



PREPARED FOR THE PLAN COMMISSION

Project Address: 4116 Monona Drive (District 15 – Ald. Ahrens)
Application Type: Conditional Use
Legistar File ID # [54017](#)
Prepared By: Sydney Prusak, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Heather Stouder, AICP, Planning Division

Summary

Applicant & Property Owner: Steve Doran; Galway Companies; 6430 Bridge Road #230; Madison, WI; 53713

Contact: Brad Koning; Sketchworks Architecture, LLC; 7780 Elmwood Avenue Suite 208; Middleton, WI 53562

Requested Action: The applicant requests approval of a conditional use to establish an animal daycare in an existing multi-tenant commercial building on a property zoned NMX (Neighborhood Mixed-Use District) at 4116 Monona Drive.

Proposal Summary: The applicant proposes to establish an animal daycare in an existing multi-tenant commercial building.

Applicable Regulations & Standards: This proposal is subject to the standards for Conditional Uses [MGO §28.183] as MGO §28.061 lists an *animal daycare* as a conditional use in the Neighborhood Mixed-Use (NMX) Zoning District. The Supplemental Regulations [MGO §28.151] contain further regulations for this use.

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the approval standards for conditional uses are met and **approve** the request to establish an animal daycare in an existing multi-tenant commercial building on a property zoned NMX (Neighborhood Mixed-Use District) at 4116 Monona Drive. These requests are subject to the input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 122,334-square-foot (2.81-acre) project site is located at the south east corner of the intersection of Monona Drive, Buckeye Road, and Lake Edge Road. The site is within both Aldermanic District 15 (Ald. Ahrens) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject parcel contains a one-story, 45,168-square-foot, multi-tenant commercial building. The applicant will occupy a 4,977-square-foot tenant space. City Assessor records state that the building was originally constructed in 1949 and has undergone many renovations since.

Surrounding Land Use and Zoning:

North: Single-family residences and the Lake Edge Lutheran Church, zoned SR-C1 (Suburban Residential – Consistent 1);

East: Single-family residences, zoned SR-C1;

South: Single-family residences, zoned SR-C1 and

West: The City of Monona, with Lake Monona beyond.

Adopted Land Use Plan: The [Comprehensive Plan \(2018\)](#) recommends neighborhood mixed-use (NMU) for the subject property.

Zoning Summary: The project site is currently zoned Neighborhood Mixed-Use (NMX).

Requirements	Required	Proposed
Number Parking Stalls	2	Sufficient
Accessible Stalls	1	2
Loading	No	No
Number Bike Parking Stalls	2	None <i>(See Comment #3)</i>
Landscaping and Screening	Yes	Existing landscaping
Lighting	Yes	Existing lighting
Building Forms	Yes	Existing building
Other Critical Zoning Items		
Utility Easements		

Table Prepared by Jacob Moskowitz, Assistant Zoning Administrator

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.

Public Utilities and Services: This property is served by a full range of urban services.

Project Description

The applicant, Galway Companies on behalf of Tabby and Jacks, proposes to establish an animal daycare in an existing multi-tenant commercial building. According to the City's Zoning Code, an animal daycare is an establishment that provides care of dogs and other domestic pets for periods of less than twelve (12) hours a day. The applicant also proposes to establish a grooming and retail component within the tenant space, which are both permitted uses in the Neighborhood Mixed Use (NMX) Zoning District.

The subject site is located within the Lake Edge Shopping Center, and the animal daycare and grooming establishment will occupy a 4,977-square-foot tenant space (formally Happy Bambino) near the center of the building. There are an assortment of uses in the existing shopping center including Lake Edge Seafood, Burn Boot Camp, and Crema Café.

In the letter of intent, the applicant included written operating procedures for the facility including information on animal supervision, animal waste disposal and clean up, and animal exercise techniques. According to the submitted materials, no outdoor exercise area is proposed. The applicant has indicated that this will be a daycare for small dogs, and that the dogs are walked from 12:00 PM to 1:00 PM daily in groups of two to three. The animal waste during walks will be bagged and disposed of in the tenant's dumpster. In terms of noise control, the applicant proposes to install sound absorbing panels within the daycare rooms, in addition to the sound reducing wall construction at all demising walls.

The proposed facility will provide animal daycare services between the hours of 7:00 AM to 6:00 PM Monday through Friday, with the grooming and retail component open until 8:00 PM. As proposed, there will be four employees and 15 dogs per daycare room, for a maximum of 30 dogs.

Project Analysis and Conclusion

Conditional Use Standards

In regards to the approval standards, the Plan Commission shall not approve a conditional use without due consideration of the City's adopted plan recommendations, design guidelines, and finding that all of the conditional use standards of MGO §28.183(6) are met.

Staff believes that this proposed use is compatible with the [Comprehensive Plan \(2018\)](#), which recommends Neighborhood Mixed-Use (NMU) for the subject site. Furthermore, Conditional Use Standard #3 States, "The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner." While there are abutting residential properties, no outdoor exercise area is proposed, and the dogs will be leashed and under employee supervision anytime they are outside. Given these accommodations, staff believes that this standard can be found met.

Lastly, according to Table 28D-2 in MGO §28.061, an *animal daycare* must adhere to the Supplemental Regulations found in MGO §28.151 requiring written operating procedures. Staff believes the Supplemental Regulations can be found met. In the letter of intent, the applicant detailed normal business operations, noise mitigation, outside activities, and waste removal protocol.

Conclusion

Staff believes that the proposed animal daycare can be found to meet the Conditional Use Approval Standards and recommends that it be approved by the Plan Commission, subject to input at the public hearing and comments from reviewing agencies.

If approved, the Plan Commission retains continuing jurisdiction over this conditional use, meaning that should complaints be filed, the Plan Commission could take further action on this conditional use as allowed in MGO §28.183(9)(d). At the time of report writing, staff was not aware of any concerns on this request.

Recommendation

Planning Division Recommendation (Contact Sydney Prusak, (608) 243-0554)

The Planning Division recommends that the Plan Commission find that the approval standards for Conditional Uses are met and **approve** the request to establish an animal daycare in an existing multi-tenant commercial building on a property zoned NMU (Neighborhood Mixed-Use District) at 4116 Monona Drive. These requests are subject to the input at the public hearing and the conditions recommended by the reviewing agencies.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded
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Engineering Division (Main Office) (Contact Brenda Stanley, (608) 261-9127)

1. Buckeye Rd is scheduled for reconstruction in 2019. Coordinate work with City project.

City Engineering - Mapping (Contact Jeff Quamme, (608) 266-4097)

2. A signed and sealed pdf copy of the R.A. Smith ALTA survey shall be provided to Jeff Quamme of Engineering Mapping. jrquamme@cityofmadison.com

Traffic Engineering Division (Contact Sean Malloy, (608) 266-5987)

The agency reviewed this request and has recommended no conditions of approval.

Zoning (Contact Jacob Moskowitz, (608) 266-4560)

3. Bicycle parking for the project shall comply with the requirements of Sections 28.141(4)(g) and 28.141(11). Provide a minimum of 2 short-term bicycle parking stalls located in a convenient and visible area on a paved or impervious surface. Bicycle parking shall be located at least as close as the closest non-accessible automobile parking and within one hundred (100) feet of a principal entrance. Note: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. Provide a detail of the proposed bike rack.
4. Per Sec. 28.151: Applicants shall submit at the time of permit application written operating procedures, such as those recommended by the American Boarding and Kennel Association (ABKA) or the American Kennel Club (AKC). Such procedures, which shall be followed for the life of the business, must address the identification and correction of animal behavior that impacts surrounding uses, including excessive barking.

Fire Department (Contact Bill Sullivan, (608) 261-9658)

The agency reviewed this request and has recommended no conditions of approval.

Parks/Forestry Division (Contact, Kathleen Kane (608) 261-9671)

The agency reviewed this request and has recommended no conditions of approval.

Water Utility Review (Contact Adam Wiederhoeft)

The agency reviewed this request and has recommended no conditions of approval.

Metro Review (Contact Timothy Sobota, (608) 261-4289)

The agency reviewed this request and has recommended no conditions of approval.