



PREPARED FOR THE PLAN COMMISSION

Project Address: 2814 Syene Road (District 14 – Ald. Carter)
Application Type: Conditional Use
Legistar File ID # [74539](#)
Prepared By: Chris Wells, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Planning Division

Summary

Applicant & Contact: Allison Stoffel; Copper Ridge Dog Training, LLC; 300 W Dean Avenue; Monona, WI 53716
Property Owner: Bryne Real Estate Group, LLC; 2927 Devine Street, Suite 100; Columbia, SC 29205

Requested Action: Consideration of a conditional use for an arts/technical/trade school (canine obedience school) in IL (Industrial-Limited District) zoning at 2814 Syene Road.

Proposal Summary: The applicant proposes to establish a dog training school in the existing multi-tenant commercial building. No dogs will be boarded at this facility and no exterior changes to the building or site are proposed.

Applicable Regulations & Standards: This proposal is subject to the standards for Conditional Uses [MGO §28.183] as MGO §28.082(1) lists an *arts/technical/trade school* as a conditional use in the IL (Industrial-Limited) 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 arts/technical/trade school (canine obedience school) in an existing multi-tenant commercial building on a property zoned IL (Industrial-Limited District) at 2814 Syene Road. This request is subject to the input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The roughly 83,000-square-foot (1.9-acre) project site is located on the west side of Syene Road between the highway interchange and Rolfsmeyer Road. The site is within both Alder District 14 (Ald. Carter) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject parcel contains a one-story, multi-tenant commercial building. The applicant will occupy the roughly 2,200-square-foot tenant space located along the north side of the building.

Surrounding Land Use and Zoning:

North: A one-story commercial building in the IL (Industrial-Limited) Zoning District;

East: Across Syene Road is a one-story commercial building in the IL Zoning District;

South: A one-story commercial building in the IL Zoning District; and

West: A vacant site and a one-story commercial building, all in the IL Zoning District.

Adopted Land Use Plan: The [2018 Comprehensive Plan](#) recommends Industrial (I) uses for the subject property. There is no neighborhood plan which makes recommendations regarding the subject site.

Zoning Summary: The project site is currently zoned IL (Industrial-Limited) District.

Requirements	Required	Proposed
Lot Area (sq. ft.)	20,000 sq. ft.	83,068.92 sq. ft.
Lot Width	75'	234.58'
Front Yard Setback	0' or 5'	Adequate
Side Yard Setback	None if adjacent to property zoned IL or IG 10' if adjacent to property zoned anything other than IL or IG	Adequate
Rear Yard Setback	30'	Adequate
Maximum Lot Coverage	75%	Existing lot coverage
Maximum Building Height	None	1-story existing building

Requirements	Required	Proposed
Number Parking Stalls	No minimum required	Existing parking stalls
Accessible Stalls	Yes	Existing accessible stalls
Loading	Not required	None
Number Bike Parking Stalls	Schools, arts, technical or trade: 1 space per 5 students (2 minimum)	None <i>(See Comment #4)</i>
Landscaping and Screening	Not required	Existing landscaping <i>(See Comment #5)</i>
Lighting	Not required	Existing lighting
Building Forms	Not required	Existing building

Other Critical Zoning Items	Barrier Free (ILHR 69); Utility Easements
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Tables Prepared by Jenny Kirchgatter, 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, Copper Ridge Dog Training, proposes to occupy a roughly 2,200-square-foot tenant space on the north side of the existing multi-tenant building. The use, canine training, has been classified by the City's Zoning Administrator as an *arts/technical/trade school*. The Zoning Code defines this use as a "Business, professional, trade, or other specialty schools, including but not limited to schools offering instruction in music, art, dance, GED preparation, computer use or programming, or cosmetology" and notes that it is a conditional use in the IL (Industrial-Limited) District.

In the submitted materials, the applicant has indicated that the facility will be used solely for the purpose of teaching obedience training to dogs and that no dogs will be boarded on site. They will offer training via private lessons (for dogs and their owners) in addition to daylong trainings (for dogs only). The private lessons are held bi-weekly and last one hour while the daylong trainings are held Monday to Thursday from 8:00 am to 5:00 pm.

The hours of the facility will be Monday to Friday, 7:30 am to 8:00 pm and Saturdays 8:00 am to 6:00 pm.

Regarding a designated outdoor play area for the dogs, the applicant is not providing one. Instead, staff will take the dogs one at a time out on a leash for walks as needed. The submittal materials further note that the dogs will use the grass along the northern property line to relieve themselves and that facility staff will clean up the messes immediately.

As mentioned previously in this report, no exterior changes to the building or site are proposed. Only minor interior changes are proposed, as described in the submitted materials.

Regarding automobile parking, the applicant states that there are four dedicated stalls located behind the building which will be used by staff. Clients will have access to the 20 stalls located in front of the building which are shared amongst the guests of the entire building. For the day classes, the drop off procedure, which typically takes less than five minutes, consists of the client waiting in their cars with their dogs on a leash and staff coming out to meet them.

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 [2018 Comprehensive Plan](#), which recommends Industrial (I) uses for the subject site. The Plan notes that Industrial areas "*can include "nuisance" uses that should not be located in proximity to residential, mixed-use, or some other types of non-residential uses due to noise, odor, appearance, traffic, or other impacts.*" Furthermore, the Planning Division believes that all the Conditional Use Approval Standards can be found met. The subject site is located in a multi-tenant commercial building, surrounded by other commercial and industrial uses. Additionally, staff anticipates that the noise impacts on adjacent properties will be extremely limited due to such factors as: the fact that dogs will not be boarded at this facility; the small number of dogs on site at a given time; and the fact that there is no designated outdoor play area is proposed but rather that dogs will be individually walked by staff on a leash and brought inside should barking not subside.

Supplemental Regulations

Per Table 28F-1 in MGO §28.082(1), an *arts/technical/trade school* shall adhere to the Supplemental Regulations found in MGO §28.151:

- a) A facility established after the effective date of this ordinance within a predominantly residential or mixed-use area shall have vehicular access to a collector or higher classification street.
- b) Where the use is conditional, an appropriate transition area between the use and adjacent property may be required, using landscaping, screening, and other site improvements consistent with the character of the neighborhood.
- c) With the exception of facilities located in industrial districts, all activities shall occur within enclosed buildings.
- d) For uses established in employment districts, the applicant shall submit a Traffic Demand Management (TDM) plan to be approved by the Traffic Engineer and to be kept on file with the Zoning Administrator.

Per the fourth supplemental requirement noted above, the applicant will be required to submit a Traffic Demand Management Plan to be reviewed by staff before final sign off. However, due to the small size of the facility and limited traffic anticipated to be generated by the proposed use, Traffic Engineering staff do not have concerns regarding the eventual review of the TDM Plan. That said, the Planning Division believes that the proposed arts/technical/trade school will meet all of the Supplemental Regulations subject to the comments and conditions from reviewing agencies.

Conclusion

Staff believes that the proposed animal boarding facility 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 Chris Wells, (608) 261-9135)

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 arts/technical/trade school (canine obedience school) in an existing multi-tenant commercial building on a property zoned IL (Industrial-Limited District) at 2814 Syene Road. This request is 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

City Engineering Division–Mapping Section (Contact Julius Smith, (608) 264-9276)

1. Provide easement and lease information for the antenna tower.
2. Submit a site plan and a complete building Floor Plan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan of each floor level on a separate sheet/page for the development of a complete interior addressing plan. Label tenant names and tenant spaces that are vacant/for lease and include the address / suite number in use.

The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) PRIOR to the verification submittal stage of this LNDUSE with Zoning. The final approved stamped Addressing Plan shall be included in said Site Plan Verification application materials or a revised plan shall provided for additional review and approval by Engineering.

Per 34.505 MGO, a full copy of the approved addressing plan shall be kept at the building site at all times during construction until final inspection by the Madison Fire Department.

For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved.

Zoning (Contact Jenny Kirchgatter, (608) 266-4429)

3. Per Supplemental Zoning Regulations Section 28.151, *School, Arts, Technical or Trade*, for uses established in employment districts, the applicant shall submit a Traffic Demand Management plan to be approved by the Traffic Engineer and to be kept on file with the Zoning Administrator.

4. Bicycle parking shall comply with the requirements of Sections 28.141(4)(g) and 28.141(11). Provide a minimum of two (2) short-term bicycle parking stalls located in a convenient and visible area on a paved or pervious 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.
5. Show the refuse disposal area on the site plan. All developments, except single family and two family developments, shall provide a refuse disposal area. If the refuse disposal area is located outside the building, it shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than eight (8) feet. Submit a detail of the trash enclosure if provided outside the building. Note that City issued trash containers are not required to be screened.
6. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.
7. 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. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

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

8. Establish an official tenant address with City Engineering and post accordingly.

The Planning Division, City Engineering, Traffic Engineering, Parks Division, Forestry Section, Water Utility, and Metro Transit have reviewed this request and have recommended no conditions of approval.