



Project Address: 1019 Jonathon Drive
Application Type: Conditional Use
Legistar File ID # [31298](#)
Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

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

Project Contact: Debbie Crowley; Two Brown Tails, LLC; 2622 Chesapeake Dr.; Fitchburg, WI 53719

Property Owner: Gregory Lyster; Rapid Sales Plus, LLC; 4085 N. 137th St.; Brookfield, WI 53005

Requested Action: The applicant requests approval of a conditional use for an animal daycare and animal boarding facility in the IL (Industrial Limited) District.

Proposal Summary: The applicant proposes use of an existing building with a new fenced-in area in the southwestern portion of the property for a dog daycare and boarding facility.

Applicable Regulations & Standards: This proposal is subject to the standards for conditional uses (MGO Section 28.183(6)).

Review Required By: Plan Commission (PC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the conditional use standards can be met and **approve** the request at 1019 Jonathon Drive. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Background Information

Parcel Location: The subject property is located on the south side of Jonathon Drive between Latham Drive t and Perry Street; Industrial Limited (IL) District; Aldermanic District 14 (Strasser); Madison Metropolitan School District.

Existing Conditions and Land Use: The 1.3-acre parcel is part of a larger 2.6-acre site with four existing light industrial and warehouse buildings, which share access from Jonathon Drive to a common parking area.

Surrounding Land Use and Zoning: The property is surrounded on all sides by light industrial and warehousing uses in the IL District.

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends Industrial uses for this property.

Zoning Summary: 1019 Jonathon Drive is in the IL (Industrial Limited) District.

Dimensional Requirements	Required	Proposed
Front Yard Setback	0	Existing site, no change
Side Yard Setback	None unless needed for access	Existing site, no change
Rear Yard	The lesser of 20% of lot depth or 20 feet	Existing site, no change
Maximum Lot Coverage	85%	Existing site, no change
Maximum Height	3 stories / 40', or taller by CU	Existing site, no change

Site Design	Required	Proposed
Number parking stalls	No minimum	TBD
Bike parking	TBD	TBD
Landscaping	Yes	Yes
Lighting	TBD	Existing site, no change
Building forms	Yes	Existing site, no change
Other Critical Zoning Items: None		

Table Prepared by Patrick Anderson, 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, Analysis, and Conclusion

The applicant proposes to relocate an existing animal daycare and boarding business from a location outside of the City of Madison into an existing building on the subject property. The one-story concrete building is approximately 10,800 square feet in size, and is one of four buildings on the site, with a shared surface parking area in the central portion of the site. Proposed site changes are minimal, and include a new 7,500 square foot fenced area adjacent to the building for use by the dogs, two new bicycle parking stalls, new striping for the existing parking area, and an ADA-accessible parking stall.

The proposed facility would provide animal daycare services between the hours of 6:30 AM to 6:00 PM during weekdays. 25 total employees will be responsible for animal supervision and care, dog training, and dog grooming, with up to 8 employees present at any given time. Within three separate indoor play spaces, the facility will have capacity for a total of 60 dogs during the day. A separate small space for overnight care will have a capacity for up to 25 dogs, which will have overnight supervision. All animal waste from the facility will be collected by an animal waste removal service.

The conditional use is requested to allow for use of an existing building as an animal daycare and boarding facility in the IL Zoning District. With the nearest residential use well over 1,000 feet away, staff believes that the use is appropriate in this location, and that any noise generated by it will not have a negative impact on surrounding properties. Staff believes that the conditional use standards can be met as follows:

1. *The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.*

Staff believes that this standard is met.

2. *The City is able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing these services.*

Staff believes that this standard is met.

3. *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.*

Staff believes that this standard is met.

4. *The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*

Staff believes that this standard is met.

5. *Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit, and other necessary site improvements have been or are being provided.*

Staff believes that this standard can be met, so long as the conditions of approval from Engineering and Traffic Engineering staff are satisfied.

7. *The conditional use conforms to all applicable regulations of the district in which it is located.*

Staff believes that this standard can be met, so long as the parking and landscaped areas of the site are brought up to contemporary zoning standards.

9. *When applying the above standards to any new construction of a building or an addition to an existing building, the Plan Commission:*
 - a. *Shall bear in mind the statement of purpose for the zoning district, and*
 - b. *May require the applicant to submit plans to the Urban Design Commission for comment and recommendation*

Staff believes that this standard is met.

[Standards 6, 8 and 10-15 do not apply to this request]

Conclusion

In this location, the proposed animal daycare and boarding facility should have no negative impacts on surrounding properties. Staff believes that the conditional use standards can be met, and recommends that the Plan Commission approve the request, subject to input at the public hearing and comments from reviewing agencies.

Recommendation

Planning Division Recommendation (Contact Heather Stouder, 266-5974)

The Planning Division recommends that the Plan Commission find that the conditional use standards can be met and **approve** the requested animal daycare and boarding facility at 1019 Jonathon Drive. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded
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City Engineering Division (Contact Janet Dailey, 261-9688)

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| <ol style="list-style-type: none">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 |
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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 (POLICY and MGO 37.09(2)).

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)

Zoning Administrator (Contact Pat Anderson, 266-5978)

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.

Traffic Engineering (Contact Eric Halvorson, 266-6527)

10. When the applicant submits plans for approval, the applicant shall show the following on one contiguous plan: existing items in the terrace (e.g., signs and street light poles), type of surfaces, percent of slope, existing and proposed property lines, addresses, all easements, all pavement markings, building placement, adjacent driveway approaches to lots on either side and across the street, signage, semitrailer movements and vehicle routes, dimensions of radii, aisles, driveways, parking stall dimensions including the two (2) feet overhang on a scaled drawing at 1" = 20'. Contact City Traffic Engineering if you have questions.

Fire Department (Contact Bill Sullivan, 261-9658)

11. Please document the existing fire lane conditions.

No other agencies submitted comments for this request.