



November 28, 2018

City of Madison
Planning Division
115 Martin Luther King, Jr. Blvd.
Madison WI 53701

RE: Land Use Application – Conditional Use
Lake Edge Shopping Center – Tabby and Jacks Tenant Improvement
4116 Monona Drive

Dear Commission members and Planning Staff:

On behalf of Galway Companies, Sketchworks Architecture, LLC is submitting this letter of intent and land use application for the interior tenant alteration to allow an animal daycare facility within an Neighborhood Mixed Use (NMU) zoning.

The project was discussed with Planning/Zoning on November 27, 2018, where we presented the project scope to Jacob and Sydney for information and to gain better knowledge into the requirements for conditional use approval.

Proposal Summary: The Lake Edge Shopping center is located on the corner of Monona Drive and Buckeye Road has multiple tenants which include a variety of uses including restaurants, retail and fitness. Tabby and Jacks is a pet retail, grooming, and animal daycare business that has identified a desire to be in the neighborhood. With the recent announcement of Little Bambino closing business in the center, there will be a vacancy which Tabby and Jacks would like to fill. The existing tenant space available is a uniquely shaped inside corner of the building – which makes traditional retailers difficult to utilize due to the many blind corners. Tabby and Jacks have been successful in creating a layout that works with their business model.

Like other recent additions to the center, the demising walls will be reconstructed with full height sound partitions and sound batt insulation to minimize sound transfer between tenants.

The two daycare areas identified on the attached plans limit the amount of small animals for the daycare.

Hours of Business: (M-F) 7am to 8pm

Hours of Daycare: (M-F) 7am to 6pm

Number of Employees: 4

Number of Animals: 15 per daycare room – (30 animals total)

Waste Disposal: Due to limited number of animals – waste in daycare is flushed via toilet and mopped/clean at time of incident.

Outdoor Activities: Animals are walked from 12pm – 1pm in groups of 2-3. Pet waste during walks is picked up in waste baggies and placed in dumpster.

Noise Control: Sound absorbing panels are installed within rooms – in addition to the sound reducing wall construction at all demising walls from floor to underside of building roof.

Facility is cleaned thoroughly every night following daycare hours including fences, toys and bedding.



Zoning District:

The property is currently zoned NMX.

Project Schedule:

The project construction schedule will be as follows:

Land Use Application Submittal	November 28, 2018
Plan Commission Approval	January 14, 2019
Permit Submittal:	January 15, 2019
Start Construction	February, 2019
Complete Construction:	March, 2019

Project Team:

The key individuals and firms involved in this planning and design process include:

Tenant/ Building Owner:
Galway Companies, LLC.
6430 Bridge Rd, Ste. 230
Madison WI 53713
Contact Steve Doran
(608) 327-4006

Architect:
Sketchworks Architecture, LLC
7780 Elmwood Ave Ste 208
Middleton, WI 53562
Contact: Brad Koning
(608) 836-7570

Please feel free to contact us with any questions you may have regarding this request.

Respectfully,

A handwritten signature in black ink that reads "Bradley Koning". The signature is written in a cursive, flowing style.

Brad Koning
Sketchworks Architecture, LLC