



City of Madison

Conditional Use

Location
3032 Progress Road

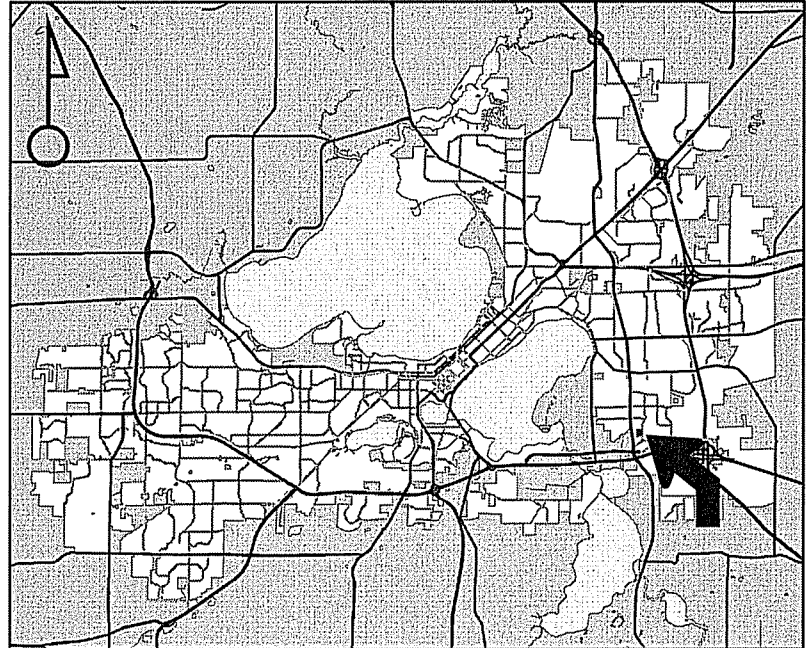
Project Name
Sit Means Sit

Applicant
McAllen Properties/
Mike Wheeler – Sit Means Sit

Existing Use
Multi-tenant industrial building

Proposed Use
Allow animal boarding in existing multi-tenant industrial building in Urban Design District #1

Public Hearing Date
Plan Commission
08 August 2016



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 29 July 2016





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:

Amt. Paid \$ 600 Receipt No. 14867-0005
 Date Received 5/25/16
 Received By JLK
 Parcel No. 0710-223-0107-3
 Aldermanic District 16-Denise DeMauro
 Zoning District IL
 Special Requirements WAD I
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. Project Address: 3032 Progress Rd Madison WI 53716
Project Title (if any): _____

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Mike Wheeler Company: Sit Means Sit
 Street Address: 3032 Progress Rd City/State: Madison Zip: 53716
 Telephone: 608-561-3647 Fax: () Email: info@sitmeanssit.com
 Cell 608-512-6652

Project Contact Person: same Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () _____ Fax: () _____ Email: _____

Property Owner (if not applicant): McAllen Properties
 Street Address: 3325 Agriculture Dr City/State: Madison Zip: 53716

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Dog training / expansion

Development Schedule: Commencement _____ Completion _____

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/alterd buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

32

- Seven (7) copies of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- Twenty Five (25) copies of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- One (1) copy of the plan set reduced to fit onto 8 1/2 X 11-inch paper

* For projects requiring review by the Urban Design Commission, provide Fourteen (14) additional 11x17 copies of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: City Treasurer. 600

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

NOTIFY YOU INTENT TO SUBMIT A CONDITION USE REQUEST FOR...

ALD. DEMARLB, DIST. 16. district 16 @ cityofmadison.com

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: KEVIN FIRCHOW Date: 5-3-2016 Zoning Staff: JEANNY KIRCHGA Date: 5-3-2016

* The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant [Signature] Relationship to Property: LEASER

Authorizing Signature of Property Owner [Signature] Date 24 May 16

Dear Sir or Mam,

Sit Means Sit Madison with Mike Wheeler is part of a well known and respected dog training franchise. Since opening in Madison in 2012 we have been steadily growing and have outgrown our current facility located at 3032 Progress Rd. To accommodate this growth we have leased the space immediately adjacent to our current location. This expansion will nearly double our square footage and allow us to offer additional classes, private lessons and increased services to meet the needs of our clients. The hours of operation will remain 9:00am - 9:00pm although we will have staff onsite beyond these hours to provide care. Included in the plan are offices, training space and space to offer an overnight board and train option. While in our care we do not allow dogs outside unaccompanied and therefore will not be installing outdoor runs. Acoustical ceiling tiles will be installed within the boarding area to reduce any potential noise. There is currently a fire suppression sprinkler system that will be expanded to cover all of the new space as well as expansion of a closed circuit camera and security system that will offer the ability for remote viewing allowing us to monitor what is occurring throughout the facility at all times. We plan to continue with our current pet waste plan which follows the City of Madison guidelines. Please feel free to contact us with any questions you may have.

Mike Wheeler (Owner)

3032 Progress Rd

Madison, WI 53716

Cell [\(608\) 512-6652](tel:6085126652)

Sit Means Sit Dog Training

(608) 561-DOGS [3647]



NOTE: NO CHANGES TO THE SITE.



PARCEL "A"
(4.245 AC.)

PARCEL "B"
(5.745 AC.)

Plan/Parking Facility Approval

Address: 3060 Progress Road 608-643-7400

Contact Person: Arthur Ostrey 10/14/98

Zoning: Kathy Vitek 10/16/98

Lighting: [blank] [blank]

Site Engineering: [blank] 10/20/98

Site Engineering: [blank] 10/20/98

CDAP Fee: 176 Drainage Fee: 727 Detention Fee: [blank]

File: [blank] 10/19/98

55900 sq ft add'l impervium

Site address: 3002 - 3070 Progress Road

Site acreage (total): 10

Previously approved: 8,321

Total submitted: 1,158

Number of building stories (above grade): 1

Building height: 22'-10"

Building type of construction/structures or additions: 5

Total square footage of building: 100,000 Existing Previously approved: 22,500 Proposed This Submittal

Use of property: M-1

Gross square feet of office: N/A

Gross square feet of retail: N/A

Number of employees in warehouse: N/A

Number of employees in production area: N/A

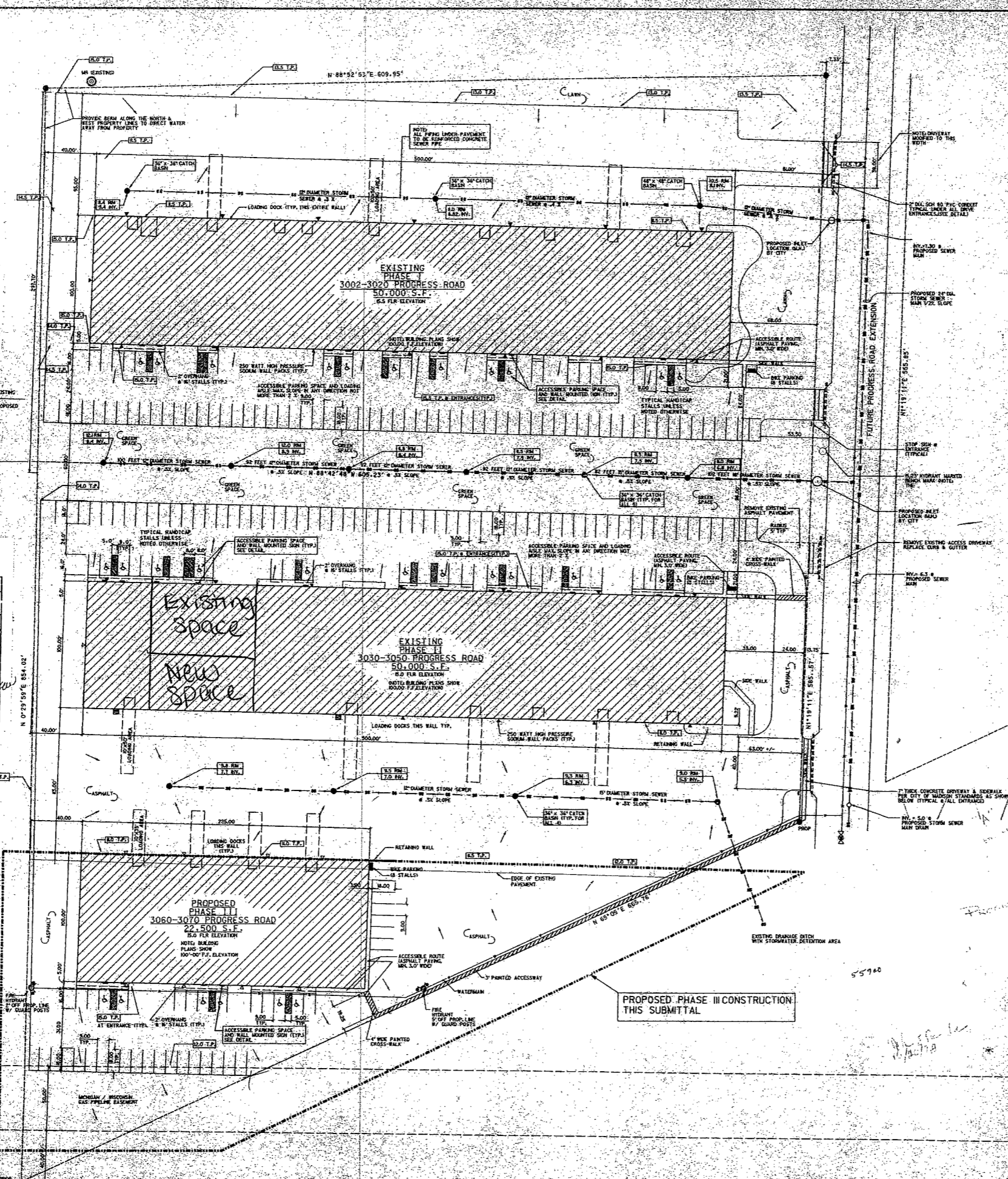
Capacity of restaurant/office of assembly: N/A

Number of bicycle stalls shown: 8 this submittal

Number of parking stalls (this submittal):

Small car	32
Large car	8
Handicap	8
Total	48

Number of trees shown: 4 this submittal (see Landscape plan)

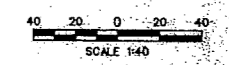
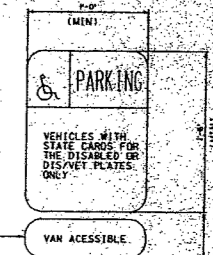


LEGEND

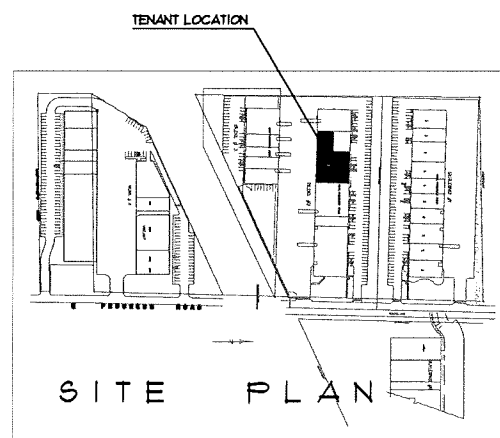
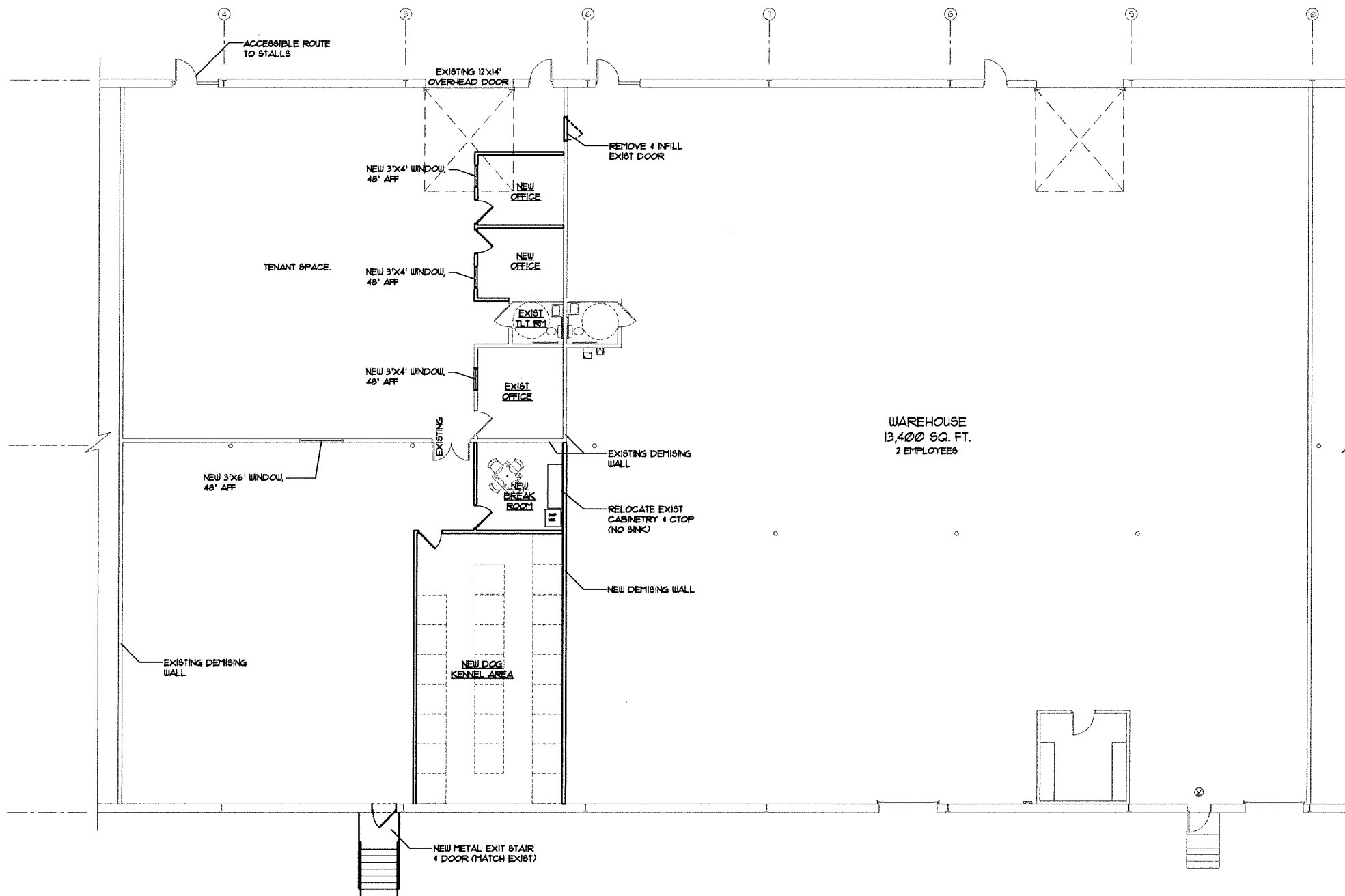
- SS - STORM SEWER
- ES - EXISTING GRADE CONTOURS (W/VERT. LIGHT LINE BEHIND)
- ES.E - EXISTING POINT ELEVATIONS
- NS.T.P. - NEW GRADE POINT ELEVATIONS (TOP OF PAVEMENT)
- NS.C - NEW GRADE CONTOURS
- S.F. - SET FENCE
- - DIRECTION OF FLOW
- - PROPERTY LINE
- - PROPERTY CORNER

NOTES:

- EXHIBIT CONTROL TO MEET CITY OF MADISON REQUIREMENTS
- 250 RATED HIGH PRESSURE SODIUM WALL PACKS (TYP.)
- FIELD VERIFY ELEVATION OF STORM SEWER MAIN PRIOR TO STORM SEWER INSTALLATION
- MANICURE ACCESS ROUTES TO BE SHOWN TEST AND SURVEY FEASIBLE ROUTE TO BUILDING ACCESS POINT



<p>RAMAKER & ASSOCIATES, INC. Consulting Engineers</p> <p>906 Water Street South City, Wisconsin 53588 Phone: 608-643-4000 Fax: 608-643-1999 Web: http://www.ramaker.com</p>	SITE PLAN		<table border="1"> <thead> <tr> <th colspan="2">REVISIONS</th> </tr> <tr> <th>NO.</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>		REVISIONS		NO.	DATE		
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NO.	DATE									
<p>3060 ALLEN BUSINESS PARK 3060 PROGRESS ROAD MADISON, WISCONSIN 53716</p>	<p>FILE PATH: 2000/264501</p> <p>DRAWN: A.M.</p> <p>CHECKED: T.R.</p>	<p>JOB NO.: 2545</p> <p>DATE: 07/28</p> <p>SCALE: 1"=40'-0"</p>	<p>SHEET: 2 of 9</p> <p>FILE NAME: 2645_SIT PLAN</p>							



ENLARGED FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROPOSED ALTERATION FOR:
MCALLEN PROPERTIES
BUILDING #2 TENANT-SIT MEANS SIT
3034 PROGRESS ROAD, MADISON, WISCONSIN

PKG/REV NO.	DATE
PRELIM	4/28/16

PROJECT NO: 16-XX
DRAWN BY: WAS
CHECKED BY:

SHEET:
A2.1

PRELIMINARY
NOT FOR CONSTRUCTION