



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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Phone: (608) 266-4635
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****BY E-MAIL ONLY****

November 21, 2023

Ann Braue
ABCTC, LLC
843 Blue Crane Run
Verona, WI 53593

RE: – Consideration of a conditional use to allow an arts, technical, or trade school for dog training in an existing building at 1108 Post Road. (ID [79322](#) LNDUSE-2023-00056)

On September 18, 2023, the Plan Commission found the standards met and **conditionally approved** your conditional use for 1108 Post Road. In order to receive final approval of the conditional use and for any other permits that may need to be issued for your project, the following conditions shall be met:

Please contact Sean Malloy of the Traffic Engineering Division at (608) 266-5987 if you have any questions regarding the following one (1) item:

1. "Stop" signs shall be installed at a height of seven (7) feet from the bottom of the sign at all driveway approaches, including existing driveways and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.

Please contact Jeffrey Quamme of the City Engineering Division – Mapping Section at (608) 266-4097 if you have any questions regarding the following one (1) item:

2. This building has 2 tenant spaces. The warehouse section is 1108 Post Rd. The other section is 1110 Post Rd. Add the addresses to the plans and indicate which tenant space this LNDUSE is for. If the tenant is taking the entire building, then indicate the intent is to use the entire building. We will inactivate the 1110 Post Rd address and just show the building as 1108 Post Rd. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

Please now follow the procedures listed below for obtaining your conditional use:

1. After the plans have been revised per the above conditions, please submit one (1) complete digital plan set in PDF format and any other supporting materials that are necessary, as specified in this letter

to sprapplications@cityofmadison.com (note: A 20MB email limit applies and multiple transmittals may be required). The sets of final revised plans or documents will be circulated by Zoning staff to the City department staff listed above for their final approval.

2. A check for the site plan review fee shall be mailed to the City of Madison Building Inspection Division; PO Box 2984; Madison, WI 53701-2984.
3. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting conditional use approval.
4. The conditional use approval is valid for two (2) years from the date of the Plan Commission approval. During this time, the applicant must either lawfully commence the use or obtain a building permit and begin erecting the building. If the applicant obtains a valid building permit, construction must commence within six (6) months of the date of issuance. The building permit shall not be renewed unless construction has commenced as is being diligently prosecuted.
5. Any alteration in plans for a proposed alternative use shall require Plan Commission approval, except for minor alterations. The Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Community and Economic Development and are compatible with the concept approved by the City Plan Commission and the conditional use approval standards.
6. The Plan Commission retains continuing jurisdiction over all conditional uses for the purpose of resolving complaints against all previously approved conditional uses.

If you have any questions regarding obtaining your conditional use or building permits, please contact the Zoning Administrator at 266-4551. If you have any questions or if I may be of any further assistance, please do not hesitate to contact my office at 243-0554 or lmcnabola@cityofmadison.com.

Sincerely,



Lisa McNabola
 Planner

cc: Sean Malloy, Traffic Engineering
 Jeffrey Quamme, Mapping Section

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|--|----------------------|-------------------------------------|--------------------------|
| LNDUSE-2023-00056 | | | |
| For Official Use Only, Re: Final Plan Routing | | | |
| <input type="checkbox"/> | Planning Div. | <input checked="" type="checkbox"/> | Engineering Mapping Sec. |
| <input type="checkbox"/> | Zoning Administrator | <input type="checkbox"/> | Parks Division |
| <input type="checkbox"/> | City Engineering | <input type="checkbox"/> | Urban Design Commission |
| <input checked="" type="checkbox"/> | Traffic Engineering | <input type="checkbox"/> | Recycling Coord. (R&R) |
| <input type="checkbox"/> | Fire Department | <input type="checkbox"/> | Water Utility |
| <input type="checkbox"/> | Metro Transit | <input type="checkbox"/> | Other: Real Estate |

I hereby acknowledge that I understand and will comply with the above conditions of approval for conditional uses.

Signature of Applicant

Signature of Property Owner (if not the applicant)