



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 1108 Post Road (District 14, Alder Knox)  
**Legistar File ID #:** [79322](#)  
**Prepared By:** Lisa McNabola, Planning Division  
Report Includes Comments from other City Agencies, as noted  
**Reviewed By:** Kevin Firchow, AICP, Principal Planner

## Summary

**Applicant & Contact:** Ann Braue; ABCTC, LLC; 843 Blue Crane Run, Verona, WI 53593

**Property Owner:** Grant LaPlant; 5814 Lake Edge Road, MacFarland, WI 53558

**Requested Action:** Consideration of a conditional use to allow an arts, technical, or trade school for dog training in an existing building at 1108 Post Road.

**Proposal Summary:** The applicant proposes to establish a dog training school that will offer classes, private lessons and workshops designed to support the sport of dog agility.

**Applicable Regulations & Standards:** Standards for conditional uses are found in MGO Section 28.183(6). Supplemental Regulations for arts, technical, or trade schools are found in MGO Section 28.151.

**Review Required By:** Plan Commission

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find the approval standards for conditional uses are met and **approve** the request for an arts, technical, or trade school for dog training at 1108 Post Road. All recommendations are subject to input at the public hearing and the conditions recommended by the reviewing agencies.

## Background Information

**Parcel Location:** The 33,264 square-foot (.76-acre) parcel is located along Post Road between Latham Drive and Watford Way. It is located within District 14 (Alder Knox) and the Madison Metropolitan School District.

**Existing Conditions and Land Use:** The subject parcel is occupied by a one-story, 13,277 square-foot warehouse building built in 2006. The site is zoned Industrial-General (IG) District.

**Surrounding Land Use and Zoning:**

North: Warehouse and commercial buildings, zoned Industrial-General (IG) District;

East: Warehouse and commercial buildings, zoned IG District

South: Parks and open space, zoned IG District; Nevin Springs Fish and Wildlife Area, City of Fitchburg; and

West: Warehouse and commercial buildings, zoned IG District; multifamily buildings, City of Fitchburg.

**Adopted Land Use Plan:** The [2018 Comprehensive Plan](#) recommends Industrial (I) development for the subject property and surrounding properties.

**Zoning Summary:** The property is zoned Industrial-General (IG) District.

Requirements	Required	Proposed
Lot Area (sq. ft.)	10,000	33,264
Lot Width	65 ft	200 ft
Front Yard Setback	None	Existing, no change
Side Yard Setback	None	Existing, no change
Rear Yard Setback	30 ft	Existing, no change
Maximum Lot Coverage	75%	Existing, no change
Maximum Building Height	None	Existing, no change

Site Design	Required	Proposed
Number Parking Stalls	No minimum	Existing, no change
Electric Vehicle Stalls	None	None
Accessible Stalls	1	1
Loading	No	No
Number Bike Parking Stalls	2	2
Landscaping and Screening	Yes	Existing, no change
Lighting	No	Existing, no change
Building Form and Design	No	Existing, no change

*Table Prepared by Jenny Kirchgatter, Assistant Zoning Administrator*

**Environmental Corridor Status:** The subject site is not within 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 establish a dog training school in an existing warehouse building. The dog training school is considered an arts, technical, or trade school, which is a conditional use in the Industrial-General (IG) District. Per the applicant they will lease the entire building.

The site is accessed off of Post Road. The parking lot is connected to the adjacent property, which also has access off of Post Road. There are 17 designated parking stalls for the building.

The dog training school would offer classes, private lessons and workshops designed to support the sport of dog agility. Initially, the applicant expects to offer six, 75-minute group classes, two all day seminars, and eight hours of private lessons per week. At full operations the applicant expects to offer 12 to 15 group classes per week. Each class would have up to six dogs and each seminar would have up to ten dogs. All operations would occur inside the building. The applicant would install two outdoor pet waste stations for customers.

### Conformance with Adopted Plan

The [2018 Comprehensive Plan](#) recommends Industrial (I) development for the subject site and surrounding properties. Industrial areas accommodate manufacturing, wholesale, storage, distribution, transportation, repair/maintenance, and utility uses. The I designation is not intended for retail or office uses not related to an industrial use, except for limited retail goods and services provided primarily to employees and users of businesses. As part of the “due consideration” of adopted plans, staff notes that while this use is not listed specifically among recommended uses in industrial areas, arts, technical, or trade schools are allowable as

conditional uses in the Industrial zoning districts. Staff does not have any information or evidence to suggest that the establishment of this use would impact surrounding properties planned and zoned for industrial development.

### Conditional Use Standards

The conditional use approval standards state that the Plan Commission shall not approve a conditional use without due consideration of the City's adopted plan recommendations, design guidelines, supplemental regulations, and finding that all of the conditional use standards of MGO §28.183(6) are met. Please note, recent changes to state law requires that conditional use findings must be based on "substantial evidence" that directly pertains to each standard and not based on personal preference or speculation.

Staff believed the conditional use standards can be found met.

### Supplemental Regulations

The Supplemental Regulations for an arts, technical, or trade school as found in MGO Section 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 plan to be approved by the Traffic Engineer and to be kept on file with the Zoning Administrator

Staff believe the Supplemental Regulations can be found met.

## Recommendation

### Planning Division Recommendation (Contact Lisa McNabola, 243-0554)

The Planning Division recommends that the Plan Commission find the approval standards for conditional uses are met and **approve** the request for an arts, technical, or trade school for dog training at 1108 Post Road. All recommendations are subject to input at the public hearing and the conditions recommended by the reviewing agencies.

**Recommended Conditions of Approval** Major/Non-Standard Conditions are Shaded

### Traffic Engineering Division (Contact Sean Malloy, 266-5987)

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.

**City Engineering Division – Mapping Section** (Contact Jeffrey Quamme, 266-4097)

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.

The following agencies reviewed the request and recommended no conditions of approval: Engineering Division, Zoning, Fire Department, Forestry Section, Parks Division, Water Utility, Metro Transit, and Parking Utility.