



# City of Madison

## Conditional Use

Location  
1710 Rowland Avenue

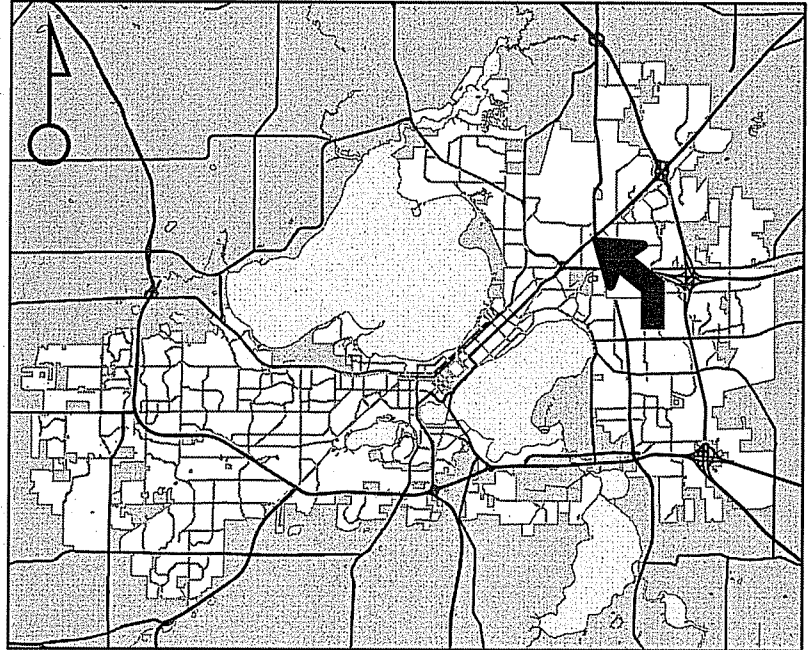
Project Name  
Exoticat Jungles

Applicant  
Ben Scalissi, Exoticat Jungles

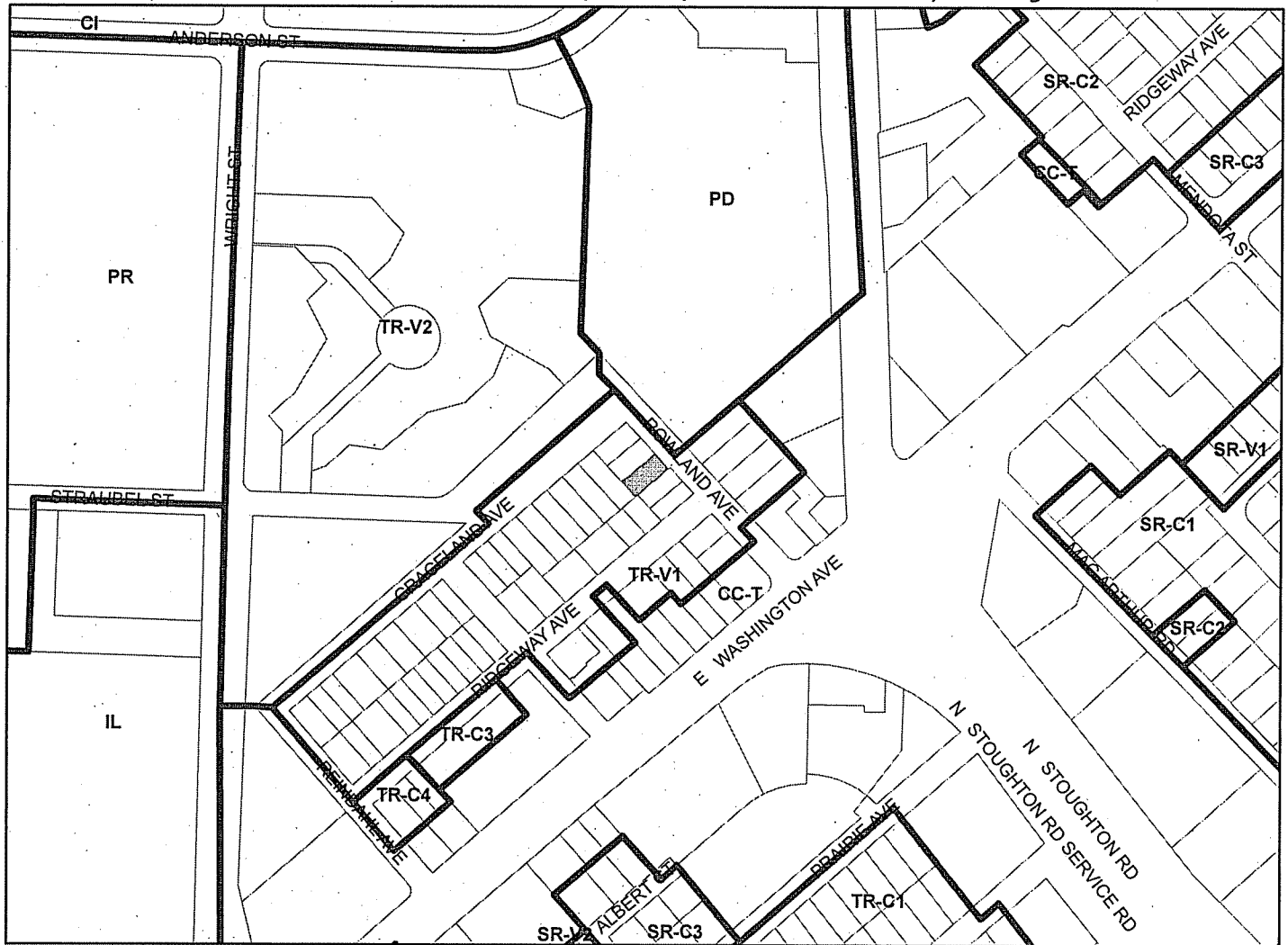
Existing Use  
Single Family Home

Proposed Use  
Establish home occupation in detached garage at single-family residence

Public Hearing Date  
Plan Commission  
08 Janary 2018

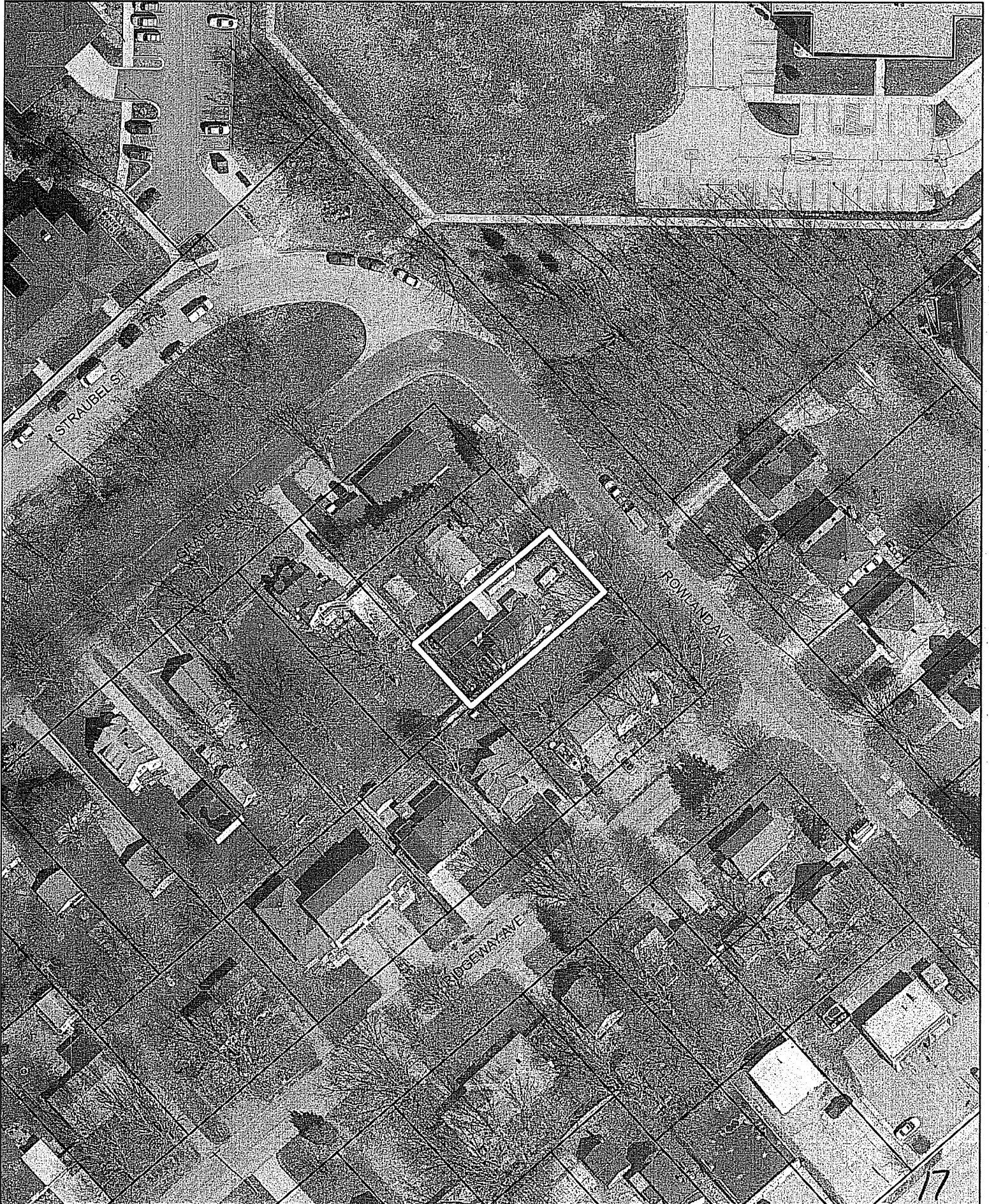


For Questions Contact: Colin Punt at: 243-0455 or cpunt@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 3 Jan 2018





LAND USE APPLICATION

LND-B

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid \$600- Receipt # 037529-0003
Date received 11/17/17
Received by JEM
Parcel # 0910-321-0309-6
Aldermanic district 15 - AHRMS
Zoning district TR-VI
Special requirements OK
Review required by
[ ] UDC [x] PC
[ ] Common Council [ ] Other
Reviewed By

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

1. Project Information

Address: 1710 Rowland Ave, Madison, WI 53704
Title: Building Cat Trees

2. This is an application for (check all that apply)

- [ ] Zoning Map Amendment (rezoning) from ... to ...
[ ] Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
[ ] Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
[ ] Review of Alteration to Planned Development (PD) (by Plan Commission)
[x] Conditional Use or Major Alteration to an Approved Conditional Use
[ ] Demolition Permit
[ ] Other requests

3. Applicant, Agent and Property Owner Information

Applicant name Ben Scalissi Company EXOTICAT JUNGLES
Street address 1710 Rowland Ave City/State/Zip Madison, WI 53704
Telephone 608.249.5401 Email CATMAN@EXOTICCATJUNGLES.com
Project contact person Ben Scalissi Company EXOTICAT JUNGLES
Street address 1710 Rowland Ave City/State/Zip Madison, WI 53704
Telephone 608.249.5401 Email CATMAN@EXOTICCATJUNGLES.com
Property owner (if not applicant)
Street address
City/State/Zip
Telephone
Email

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

To Build Cat trees

Scheduled start date As Soon As Possible Planned completion date when I retire

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Filing fee
- Land Use Application
- Letter of intent
- Legal description
- Pre-application notification
- Vicinity map
- Survey or existing conditions site plan
- Development plans
- Land Use Application Checklist (LND-C)
- Supplemental Requirements
- Electronic Submittal\*

\*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to papplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary. An electronic submittal, as noted above, is required. Electronic submittals should be compiled on a CD or flash drive, or sent via email to udcapplications@cityofmadison.com.

6. Applicant Declarations

- Pre-application meeting with staff.** Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Colin Punt Date 10/18/17

Zoning staff Jenny Kirchgatter Date 10/16/17

- Demolition Listserv**
- Public subsidy is being requested (indicate in letter of intent)
- 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), business association(s), AND the dates you sent the notices:

November 5, 2017

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials. A copy of the notification letters or any correspondence granting a waiver is required as part of the application materials.

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

Name of applicant Bernard L Scallissi Relationship to property OWNER

Authorizing signature of property owner BENARD L SCALISSI Date 10/18/17

**Subject:** Conditional use permit

**From:** [catman@exoticcatjungles.com](mailto:catman@exoticcatjungles.com)

**Date:** Tue, Nov 14, 2017 7:29 pm

**To:** "Catman" <[catman@exoticcatjungles.com](mailto:catman@exoticcatjungles.com)>

I'm applying for a conditional use permit.

#1) I'll be making Cat trees in my garage which is detached from my home. The Garage is 30ft X 18ft and is only used for making my hobbies. My garage is completely insulated for Noise reduction, & saves on energy use. (No autos are in the garage)

#2) I work alone. (No employees)

#3 This is more of a hobby than a job. I'd do this between the hours of 9:00 am - 4:00 pm. Mon - Fri. (But not every day or full days)

#4) I only make a total of 3 cat trees a week. (It's not an assembly line)

#5) I use recycled wood, dead trees, and carpet remnants from carpet stores. Also, 80 % of my tools are cordless & much quieter than electric tools.

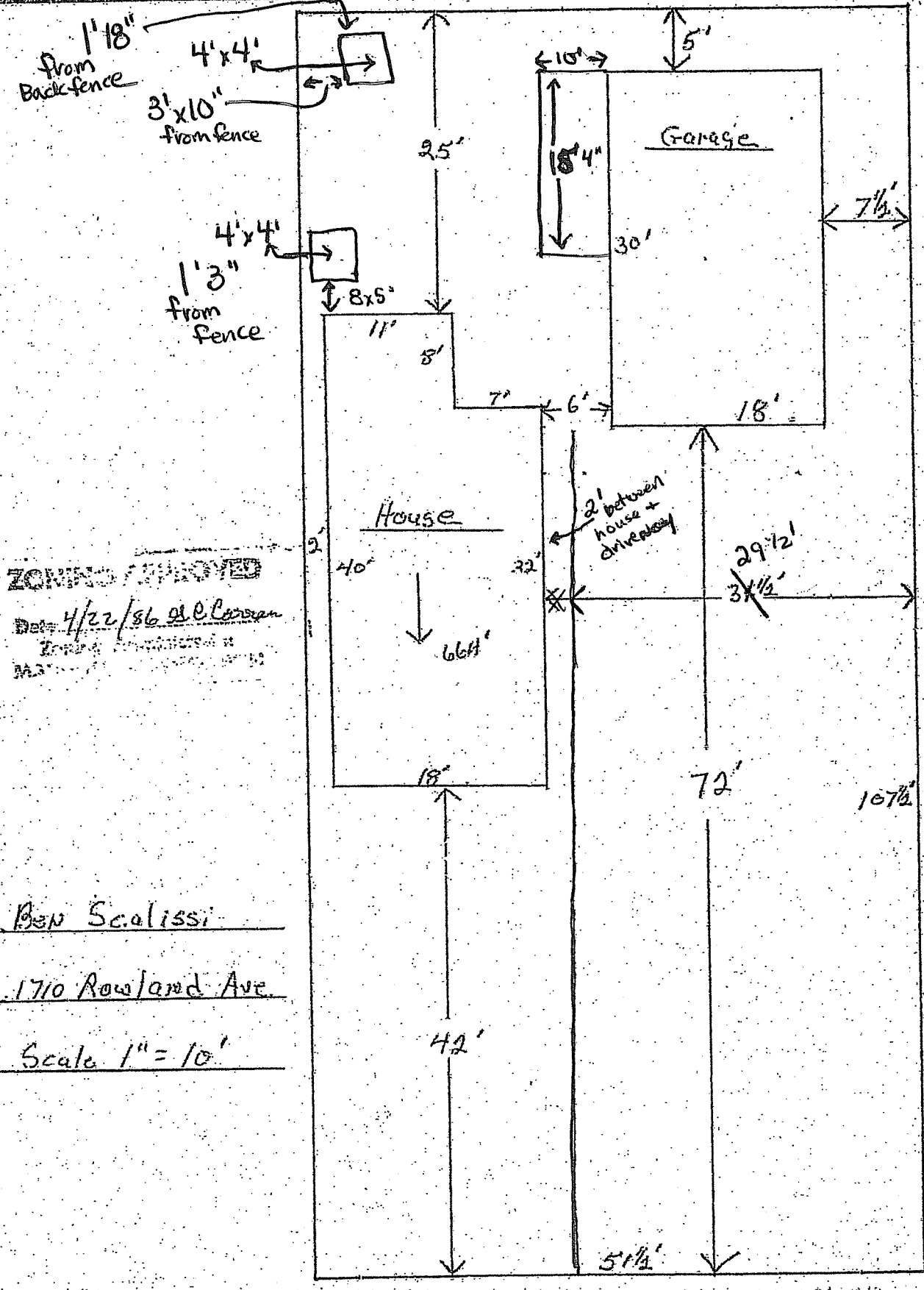
#6) I make these for pet stores & also (donate) them to the [Dane.Co.](#) Humane Society & other donated "Charities", Which give the profits to places like the children's hospital.

#7) I've been making these since 2006 with no complaints. I have 8 signed letters from next door neighbors saying they have No problem with me making them. Also, a letter from the Dane Co. Humane Society saying they are Grateful for these Donated Cat trees.

#8) I didn't know I needed a conditional use permit, But now I know, So I'm hoping you'll approve it.

Thanks

Ben Scalissi  
1710 Rowland Ave  
Madison, Wi



ZONING APPROVED  
 Date 4/22/86  
 Town of ...  
 ...

Ben Scalissi  
1710 Rowland Ave  
Scale 1" = 10'



**Dane County Humane Society**  
*Helping People Help Animals*

5132 Voges Road | Madison, WI 53718  
608.838.0413 | (fax) 608.838.0368  
giveshelter.org

Ben Scalissi  
1710 Rowland Avenue  
Madison, WI 53704

October 10, 2017

Dear Ben:

Your in-kind gifts makes it possible for Dane County Humane Society (DCHS) to provide care and hope for the thousands of animals that come through our door every year – thank you for making a difference in each and every one's life and for making cat trees for us, since 2001.

Your support helps animals like Pye, a sweet kitten who needed extra time to heal before finding his new home. Pye arrived as a stray at DCHS during the middle of winter. He was emaciated and covered in wounds. Our Animal Medical Services team evaluated him and they started Pye on a treatment program. While his skin wounds were healing, our veterinarians noticed that his left eye had ruptured. We decided that his eye would need to be surgically removed in order for him to live a happy and healthy life.



Thanks to generous supporters like YOU, we immediately performed surgery. After recovering in the home of a dedicated foster volunteer and receiving a clean bill of health, Pye was finally adopted into a loving home. The playful cat now spends his days sitting on the windowsill watching birds or learning new tricks.

DCHS is able to help thousands of animals just like Pye because we have a community of strong supporters like you! We are grateful for you and all you've done to help provide care and compassion for animals in need.

With gratitude,

Greg Rutzen, Director of Development & Marketing

No goods or services were made in exchange for this contribution. Your contribution may be tax deductible. The IRS requires written substantiation of charitable gifts of \$250 or more. If we have made any errors, please call 608.838.0413 ext. 164 or email [development@giveshelter.org](mailto:development@giveshelter.org) to make corrections.