

Town of Burke Plan Commission Meeting Minutes
Wednesday, October 11, 2017
5:30 p.m.

Commission members in attendance: Chair Mike Vraniak, Steve Berg, Jodi Nachtwey, Marv Urban and George Walsh. Excused: Joan Stoflet. Also in attendance Brenda Ayers, Administrator/Clerk/Treasurer. See attached list for other interested parties in attendance.

- 1) The meeting was called to order at 5:30 p.m. by Chair Vraniak.
- 2) Discuss/possible action on a petition submitted by Coral Cerasani-Xiao, Emily Shabaz and Fei Xiao (Prairie Pawz LLC) to operate a doggy day care at the property located at 3392 Brooks Dr, Sun Prairie (parcel numbers 0810-123-8850-0, 0810-123-8890-0 & 0810-123-8880-0)
 - A. Consider rezone of parcel 0810-123-8850-0 from R-2 to C-2. Coral Cerasani-Xiao explained that they are interested in purchasing 3392 Brooks Drive to use as a doggy day care. The 5,000 square foot building is already sound proof and would not require any huge projects. They will have a six foot tall fence around the yard. An estimated 45 dogs per day would be at the day care and 20-25 dogs would be boarded. The primary owners and workers would be Coral and Emily and staff will eventually include 6-8 employees. Hours of operation will be 7 a.m. to 6 p.m. with hours on Saturday for drop off and pick up of boarders.

Nachtwey inquired about the number of dogs that would be outside at one time. Coral responded that there will be 10-15 dogs outside two times a day. Nachtwey expressed concern about the noise due to her experience in living next to a similar facility.

Berg inquired about the uses of the neighboring properties. Coral said there are apartment buildings under construction to the west. Concerns were raised about the proximity to the residential area and the impact of the noise. Fei Xiao stated that the apartment complex has advertised a pet area in there complex.

Vraniak raised a concern about the number of dogs outside on a one acre lot. He noted that similar facilities in other areas of the Town are in rural locations on 5 plus acres.

Berg noted that the City of Sun Prairie has concerns about the rezoning of this parcel to a commercial use. He further explained that if the rezone is approved and the prospective buyers back out or operate the day care for a couple years and move to a larger location, the zoning remains C-2 and opens the use of the property up to anything allowable under that zoning. He also noted that he supports the nature of the business, but has concerns about the location. Vraniak also noted his support of the business and concern about the location. Nachtwey expressed concerns regarding the outdoor noise and noted that the City of Sun Prairie currently receives noise complaints regarding a similar business in their jurisdiction. Walsh noted that this rezone is considered development under the cooperative plan and the City of Sun Prairie's concerns need to be addressed.

Motion: Walsh/Urban to recommend denial of the rezone due to concerns raised by the City of Sun Prairie and the incompatibility of the C-2 zoning with the neighboring residential use. Motion carried.

- B. Consider Conditional Use Permit (CUP) for a doggy daycare. No discussion or action- moot without rezone.
- 3) Update on the DeForest ETZ. Nothing to report.
 - 4) Approval of minutes from August 9, 2017. Motion: Vraniak/Walsh to approve the minutes as presented. Motion carried.
 - 5) ADJOURNMENT. Motion: Walsh/Urban to adjourn. Motion carried. Meeting adjourned at 6:23 p.m.

Brenda Ayers
Administrator/Clerk/Treasurer
Town of Burke
11/29/2017