

**Town of Burke Plan Commission Meeting Minutes**  
**Wednesday, October 10, 2018**  
**5:00 p.m.**

Commission members in attendance: Mike Vraniak, Chair; Steve Berg; Jodi Nachtwey; Joan Stoflet and Marv Urban. Excused: George Walsh. 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 5:00 p.m. by Vraniak.

Discussion/possible action regarding a Conditional Use Permit (CUP) application submitted by Kristyn Goodsell on behalf of PetSuites of America, LLC to renew CUP #2075 for the purpose of operating a pet boarding, grooming and day camp facility located at 4934 Felland Road, Madison (Parcel number 0810-351-9100-0).

Vraniak read each of the six standards of a conditional use permit from the Dane County Zoning Code, allowed discussion on each and asked for a vote on each to determine if the standard was met or not met.

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or welfare.

Comments: Vraniak noted that the business has existed on this property for 33 years and there have not been any complaints or concerns.

Vote: Met:   5                        Not Met:   0  

2. That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

Comments: Stoflet asked how this is measured. Vraniak stated via public input.

Vote: Met:   5                        Not Met:   0  

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Comments: Nachtwey inquired if there were any plans to change or expand the business. Goodsell responded no.

Vote: Met:   5                        Not Met:   0

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

Comments: Vraniak stated there were no issues.

Vote: Met: 5 Not Met: 0

5. That adequate measures have been or will be being taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and

Comments: Berg noted that he has driven by this property at different times of the day throughout the years and has not noted any congestion issues. Goodsell noted that the length of their driveway keeps any congestion on the property, not in the road.

Vote: Met: 5 Not Met: 0

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

Vote: Met: 5 Not Met: 0

All six standards were deemed to be met.

Vraniak asked for additional questions. Urban inquired about the ownership change. Goodsell reported that while the ownership has change she is managing the business and it is operating in the same manner as her parents did in the past. Berg inquired if it was the owners' normal practice to keep the name of the business the same. Goodsell noted that there are two other properties in Dane County that have been purchased by PetSuites of America and the name of the business did not change.

Motion: Berg/Stoflet to approve Resolution 10102018 recommending conditional approval of the CUP. Motion carried.

Vraniak read the two conditions stated on the resolution: 1) The Deed Restriction recorded in 2008 limiting the number of household pets to 130 until such time as the Daycare operations cease and allowing 200 pets after cessation of the Daycare operations still applies and 2) A separate pet septic maintenance system shall be maintained on site.

- 2) Update on the DeForest ETZ. Berg reported on an email from Brandi Cooper regarding RV displays that are not in compliance with their current CUP approved earlier this year. Brandi is following up with Gander Mountain to either comply or apply for a new CUP.
- 3) Update on items that previously appeared before the Plan Commission. Berg reported on a training session held by UW Extension regarding Zoning and Subdivision Regulations he and Ayers attended in September.

- 4) Approval of minutes from September 5, 2018. Motion: Stoflet/Urban to approve the minutes as presented. Motion carried.
- 5) Meeting adjourned at 5:49 p.m.

Brenda Ayers  
Administrator/Clerk/Treasurer  
01/31/2019