



# Staff Report

Zoning and Land Regulation Committee

Public Hearing: **October 23, 2018**

Petition: **CUP 02438**

Zoning Amendment:  
**TO CUP: Kennel, boarding, grooming and day camp**

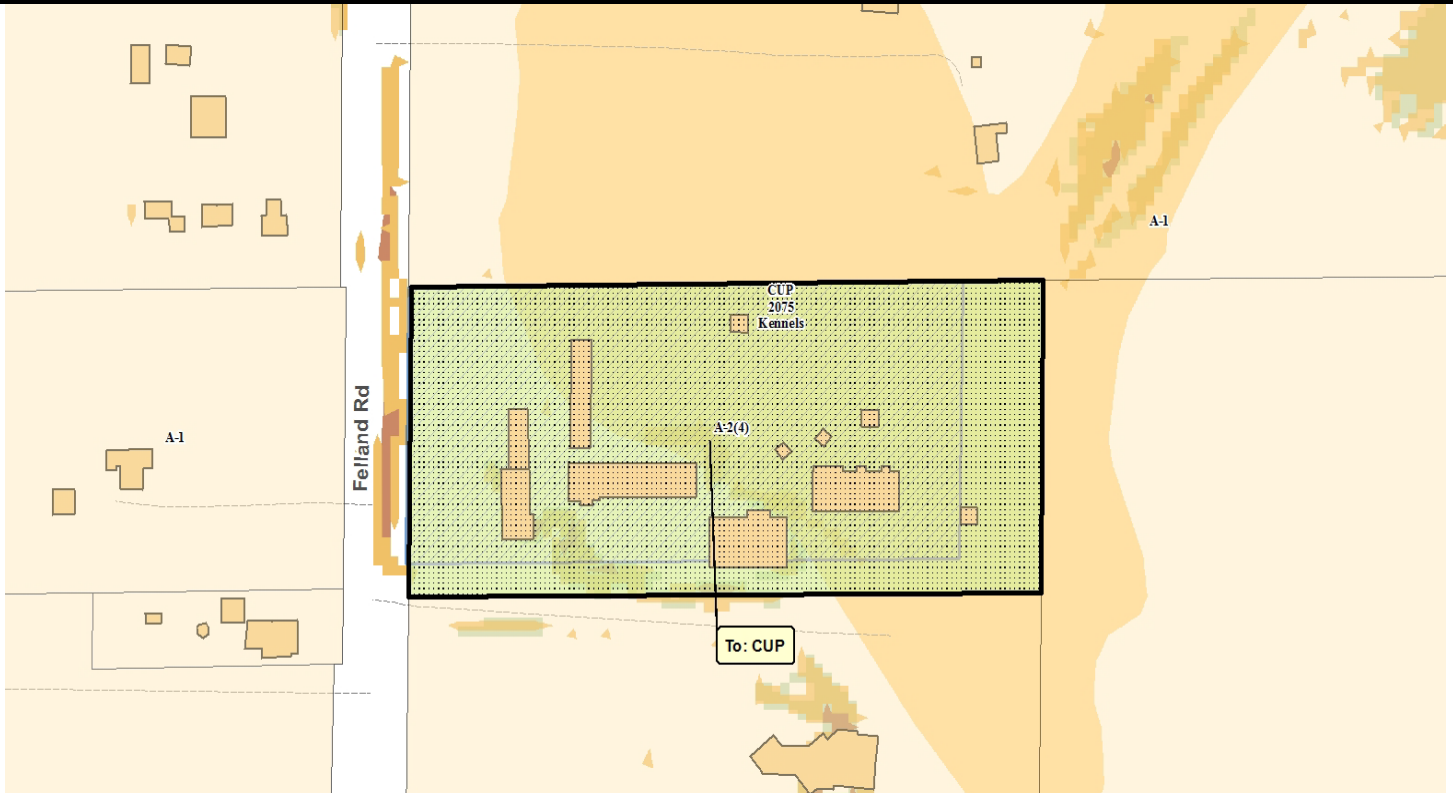
Town/sect:  
**BURKE, Section 35**

Acres: 5.694  
Survey Req.

Applicant  
**STORE MASTER FUNDING I LLC**

Reason:  
**Kennel, boarding, grooming and day camp**

Location:  
**4934 FELLAND ROAD**



**DESCRIPTION:** The applicant wishes to renew their conditional use permit (CUP #2075) for a business (Camp K9 Pet Resort and Day Camp) offering pet overnight boarding, dog grooming and dog day camp. The kennel and doggie daycare business has been in operation since 1985. Applicant has requested a revision to the previous conditions of approval to allow an additional 30 pets to be kenneled (total would increase from 130 to 160) and to allow 1 hour earlier start time on Saturdays (6:30am instead of 7:30am) .

**OPERATION:** The hours of operation are 6:30 am to 6 pm Monday through Friday; 7:30 to 11:30 am on Saturday; and 3:30 to 5:30 pm on Sunday. The business has 26 employees. The number of customers is approximately 120 per day on weekdays and significantly less on weekends. There are 12 cat rooms and 102 dog rooms for overnight boarding. There are no changes being made from the previous CUP.

**OBSERVATIONS:** The subject property is surrounded by a mixture of large-lot single family residential and agricultural uses. No sensitive environmental features observed.

**TOWN PLAN:** The subject property is in a mixture of the residential and commercial land use districts in the town of Burke Comprehensive Plan.

**RESOURCE PROTECTION:** There are no areas of resource protection corridor on the property.

**STAFF:** The applicant provided all of the necessary application information including a narrative, site plan and responses to the 6 standards of granting a conditional use permit. The proposal appears to be reasonably consistent with the town and county comprehensive plans. See staff recommended conditions of approval on page 2, below.

**TOWN:** Approved with conditions (incorporated into staff recommendations on page 2).

In order for an applicant to obtain a Conditional Use Permit, the Zoning and Land Regulation Committee must find that all of the following standards are met for the proposed land use:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or welfare.
2. 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.
3. 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.
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made; and
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
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

Staff has prepared a list of conditions that may be used in order to meet the six standards as listed above to allow the conditional use on the property. These are identical conditions to what the town of Burke is requiring. Please note that the conditions may need to be changed or additional conditions added to address potential nuisances that may come to light during the public hearing.

1. This Conditional Use Permit is for operation of a pet day care / pet grooming / pet kennel operation.
2. Operation of the business shall comply with the site plan submitted with the Conditional Use Permit application.
3. Office hours for the pet day care / grooming / kennel business shall be limited to:  
  
Monday – Friday: 6:30am to 6:00 pm  
Saturday: 6:30am to 6:00 pm  
Sunday: 3:30pm to 5:30 pm
4. The kenneling operation shall be limited to no more than 160 domestic pets. At such time as the pet daycare operation ceases, the kenneling operation may be expanded to accommodate a total of up to 200 domestic pets. The prior deed restrictions recorded under document #4497738 shall be terminated. The town shall work with Dane County to enforce the conditions of this permit and ensure compliance with the Conditional Use Permit standards in section 10.255(2)(h) of the county code or successor provision.
5. A separate pet septic system shall be maintained on the site.