

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
08/14/2018	DCPCUP-2018-02438
Public Hearing Date	
10/23/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME STORE MASTER FUNDING I LLC	Phone with Area Code (805) 777-7722	AGENT NAME CORPORATION SERVICE COMPANY	Phone with Area Code (608) 824-7000
BILLING ADDRESS (Number, Street) 8377 E HARTFORD DR STE 100		ADDRESS (Number, Street) 8040 EXCELSIOR DR., #400	
(City, State, Zip) SCOTTSDALE, AZ 85255		(City, State, Zip) Madison, WI 53717	
E-MAIL ADDRESS sommer.nelson@hvanet.com		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
4934 Felland Rd.,					
TOWNSHIP BURKE	SECTION 35	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0810-351-9100-0		---		---	

CUP DESCRIPTION
Kennel, boarding, grooming and day camp

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.126(3)(o) Kennels	5.694

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>K</i>	Inspectors Initials	SIGNATURE:(Owner or Agent) <i>Kristyn Goodsell</i>
	SCW1	PRINT NAME: <i>Kristyn Goodsell</i>
		DATE: <i>8/14/18</i>



DANE COUNTY
PLANNING & DEVELOPMENT

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Conditional Use Application

Application Fee: \$486 Mineral Extraction: \$1136

Items required to be submitted with application:

- o Written Legal Description of Conditional Use Permit boundaries
- o Scaled drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking area, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.
- o Scaled map showing neighboring area land use and zoning districts
- o Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
- o Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner	<u>PetSuites of America, LLC</u>	Agent	<u>Corporation Service Company</u>
Address	<u>29229 Canwood St #100</u>	Address	<u>8040 Excelsior Dr #400</u>
Phone	<u>Agoura Hills, CA 91301</u>	Phone	<u>Madison, WI 53717</u>
	<u>805.777.7722</u>		<u>608.824.7000</u>
Email	<u>sommer.nelson@hvanet.com</u>	Email	<u></u>

Parcel numbers affected: ~~0810-351-901-8~~ D 810-351-9100-0 Town: Burke Section:
 Property Address: 4934 Felland Rd. Madison WI 53718

Existing/ Proposed Zoning District : A2

- o Type of Activity proposed: Dog overnight boarding, grooming, daycamp.
Separate checklist for mineral extraction uses must be completed.
- o Hours of Operation M-F 10:30am-6pm / Sat 7:30am-11:30am / Sun 3:30pm-5:30pm
- o Number of employees -26
- o Anticipated customers - ~120/day on weekdays. Significantly less on weekends.
- o Outside storage -None
- o Outdoor activities - boarding dogs outside 3x/day for exercise/potty. Day camp dogs outside when weather appropriate, Mon-Fri.
- o Outdoor lighting - 2 parking lot lights
- o Outside loudspeakers -none
- o Proposed signs - currently have 1 at the road and 1 as you enter parking lot.
- o Trash removal - weekly, Advanced disposal
- o Six Standards of CUP (see back)

The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: Kristyn Goodsell Date: 8-14-18

Six Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all six standards.

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

During the past 33 years of business we have not had any public health, safety, comfort, or general welfare ~~of~~ issues or complaints. We do not have plans to change the business operations and will continue to ensure the above things are met and we maintain a safe and healthy environment for customers on our property.

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.

During the past 33 years of business we have maintained healthy relationships with all neighbors of Camp K9, and have not received any complaints. We plan to continue to ensure noise is kept to a minimum through restricted outside hours for dogs and through staff training to ensure ~~we~~ all employees monitor noise level. We do not have plans to change the business operations and are looking to renew and continue the current CUP.

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.

50% of the surrounding land is owned by the previous owner of Camp K9 and good relationships with him have been maintained and he is still involved in the business through his daughters. Land next to us on one side is for sale and we have no plans to impede any developments of that land. Across Felland Road are private properties who have been established for many years and have never made complaints.

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

During the past 10 year CUP the land and buildings have been in operation without any issues regarding utilities, access roads, or drainage. We do not have plans for any changes to the land or buildings, and plan to maintain the above.

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

We are not making any changes to the ingress and egress during the ~~current~~ past 10 years. Ingress and egress have been adequate and we have no plans to change.

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

We have a 33 year history of abiding by all applicable regulations by the town of Burke, Dane County, etc. We plan to continue to follow all regulations.

August 14, 2018

Letter of Intent – Renewal of CUP #2075

Property Address: 4934 Felland Rd, Madison, WI 53718.

Parcel Number: 0810-351-~~9061-8~~ 9100-0

Current Zoning: A2

We are looking to renewing CUP #2075 for the above address, which was granted in 2008 and expires in November 2018. Camp K9 Pet Resort and Day Camp has been in business since August of 1985 and provides overnight care for pets while their owners are away, dog grooming, and dog day camp. We have 12 cat rooms and 102 dog rooms available for pets to stay overnight. We currently employ 26 employees. Our office hours currently are Monday through Friday 6:30am to 6pm, Saturday 7:30am to 11:30am, and Sunday 3:30pm to 5:30pm.

Please see attached paperwork, which was submitted to Dane County and provides more detailed information about our business.

Sincerely,

Kristyn Goodsell

Camp K9 Pet Resort & Day Camp

(608) 249-3939

From: Lane, Roger lane.roger@countyofdane.com
Subject: Renewal of the CUP for Camp K9
Date: Aug 6, 2018 at 1:36:07 PM
To: drcampbell56@gmail.com
Cc: Brenda Ayers, Administrator/Clerk/Treasurer
townofburke@frontier.com

Dear Mr. Campbell,

It was nice to talk to you today. As our records show, the Conditional Use Permit for the kennel/daycare operation is set to be renewed in November of this year. The current CUP has a 10 year time limit. A new conditional use permit will be needed in the near future for the doggie daycare and kenneling operation.

Attached is a conditional use permit application to be filled out and submitted with a check for \$486. The county will assign a permit application number which will need to be approved by the Town Board. Please contact the Town with regards to their approval process of a conditional use permit.

In order to process the conditional use permit, some information will need to be provided. The County will need the application, narrative of the operation, an operations plan (site map), and statements on how the proposal meets the 6 standards of obtaining a CUP (page 2 of the application).

Narrative - Provide information on business activities, hours of operation, anticipated number of customers/animals, parking, outdoor activities, use of loudspeakers, and trash removal.

Operations Plan - I have attached a map (11x17) of your property. Please label building use, runs, activity areas, parking, and open space.

6 standards - Each of the six standards will need a sentence or two on how the proposed land use meets the standard.

If the information is submitted by August 16th, the conditional use permit will be placed on the October 23rd ZLR (county) Committee for a public hearing.

If you have any questions or concerns, please let me know.

Respectfully,

Roger Lane
Dane County Zoning Administrator

Widish, Shawn

From: Johnson, Sarah
Sent: Tuesday, August 14, 2018 2:02 PM
To: Widish, Shawn
Subject: FW: Camp K9
Attachments: CUP #2075.pdf

From: Lane, Roger
Sent: Monday, August 06, 2018 8:29 AM
To: 'Brenda Ayers, Administrator/Clerk/Treasurer'
Cc: Johnson, Sarah
Subject: RE: Camp K9

Dear Brenda,

Camp K9 does not have a condition that the CUP expires at the sale of the property to a different owner. The Speckled Hen B&B has a special condition set.

In looking at the CUP for Camp K9, it appears that they need to come back to the Town and County this year to receive approvals in order to have 200 animals on the property. I will give them a call to have them start the process. Also, the boundaries of the CUP can be cleaned up to match their zoning parcel.

Roger Lane
Dane County Zoning Administrator

From: Brenda Ayers, Administrator/Clerk/Treasurer [<mailto:townofburke@frontier.com>]
Sent: Tuesday, July 31, 2018 12:09 PM
To: Lane, Roger
Subject: Camp K9

Roger-

It appears that Camp K9, 4934 Felland Rd, has changed ownership Here is a link to the info on Access Dane:
<https://accessdane.countyofdane.com/081035191000>

It appears that the owners sold to a leasing company and are possibly leasing it back for tax benefits- judging by the information I found about Store Master Funding.

How does this affect the CUP on the property? In the past, the new property owners have been required to apply for a CUP when a business has sold (i.e. Speckled Hen B&B).

Please advise.

Thanks-

Brenda Ayers, WCMC
Administrator/Clerk/Treasurer



Dane County Zoning Division

City-County Building
210 Martin Luther King, Jr., Blvd., Room 116
Madison Wisconsin 53703
(608) 266-4266/266-9083 Fax (608) 267-1540

DANE COUNTY CONDITIONAL USE PERMIT #2075

THE ZONING AND LAND REGULATION COMMITTEE OF THE DANE COUNTY BOARD PURSUANT TO SECTION 10.255(2) OF THE DANE COUNTY CODE OF ORDINANCES DOES HEREBY:

GRANT Conditional Use Permit #2075 for Kennel operation pursuant to Dane County Code of Ordinance Section 10.126(3) and subject to any conditions contained herein.

EFFECTIVE DATE OF PERMIT: November 7, 2008

THE CONDITIONAL USE SHALL BE LOCATED ON THE PROPERTY DESCRIBED AS FOLLOWS:

Parcel # 0810-351-9061-8

4934 Felland Road, Town of Burke, Dane County, Wisconsin

CONDITIONS:

1. The kenneling operation shall be limited to 130 household pets until such time as the pet daycare operation ceases. When the pet daycare operation ceases, the kenneling operation shall have no more than 200 household pets on the property. 10 years after the date of the approval of this conditional use permit, the Dane County Zoning Committee (currently known as the Zoning and Land Regulation Committee), in consultation with the Town Board of the Town of Burke, shall review this condition permitting an increase from 130 pets to 200 household pets to determine whether the kenneling of the increased number of household pets complies with this conditional use permit and the standards stated in Section 10.255(2)(h) of the Dane County Code of Ordinances, as may be amended from time to time. If, after consulting with the Town Board of the Town of Burke, the Dane County Zoning Committee determines that the kenneling of the increased number of household pets does not comply with this conditional use permit and the standards stated in Section 10.255(2)(h), then the Dane County Zoning Committee shall either: (a) after having given the property owner a fair hearing, and subject to appeal pursuant to Section 10.255(2)(j), impose additional conditions so that the kenneling of the additional household pets complies with this conditional use permit

and the standards stated in Section 10.255(2)(h); or (b) initiate proceedings pursuant to Section 10.255(2)(m) of the Dane County Code of Ordinances, as may be amended from time to time, to revoke the condition permitting the increase of 130 household pets to 200 household pets.

2. A separate pet septic system shall be installed and maintained on the site.

THE ZONING AND LAND REGULATION COMMITTEE AFTER PUBLIC HEARING AND IN THEIR CONSIDERATION OF THE CONDITIONAL USE PERMIT MADE THE FOLLOWING FINDING OF FACT:

1. That the establishment, maintenance and operation of the proposed conditional use will not be detrimental to or endanger the public health, safety, morals comfort or general welfare.
2. That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted will not be substantially impaired or diminished by the establishment, maintenance and operation of the proposed conditional use.
3. That the establishment of the proposed conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage and other necessary site improvements will be made.
5. That adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. That the proposed conditional use does conform to all applicable regulations of the district in which it is proposed to be located.

EXPIRATION OF PERMIT

In addition to any time limit established as a condition in granting this CUP, Section 10.25(2)(n) of the Dane County Code of Ordinances provides that any use for which a conditional use permit has been issued, upon its cessation or abandonment for a period of one year, will be deemed to have been terminated and any future use shall be in conformity with the ordinance.

CERTIFIED SURVEY MAP

Lots 1 and 2, Certified Survey Map No. 8422, and part of the Southwest 1/4 of the Northeast 1/4, Section 35, T8N, R10E, Town of Burke, Dane County, Wisconsin



BIRRENKOTT SURVEYING INC.
1677 N. BRISTOL STREET
SUN PRAIRIE, WIS. 53590
608-837-7463

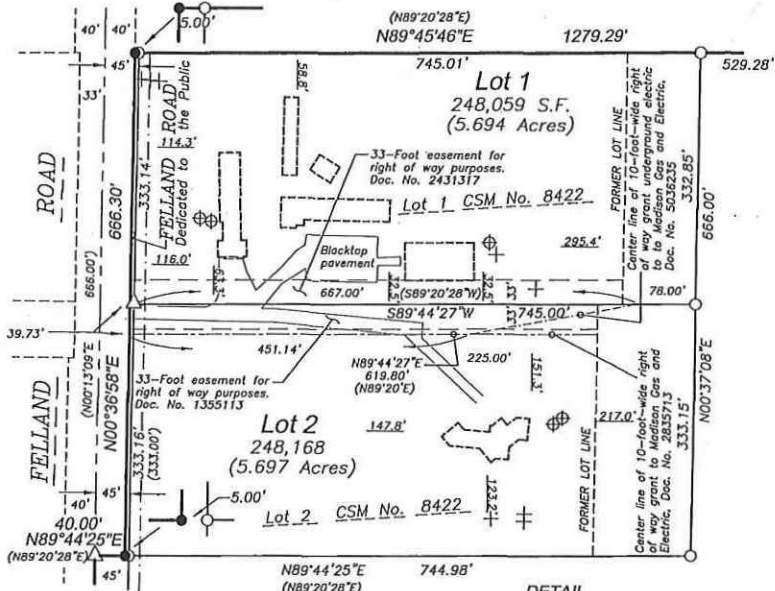
Measured coordinates:
NAD 83 (2011)
N 499883.77
E 849967.91

Established coordinates:
NAD 83 (1991)
N 499883.61
E 849967.88

Notes: This Certified Survey Map subject to restrictions and conditions contained in the following documents:

- Restrictions - Doc. No. 1984397
- Private Sewage System Maintenance Agreements - Doc. Nos. 1986534, 2093197, 2346616, 2768961.
- Restrictions - Doc. No. 2253914 (replaces Doc. No. 1984397)
- Well and Water Agreement and Easement - Doc. No. 2569230
- Dead Restriction - Doc. No. 4497738 (replaces Doc No. 2253914)

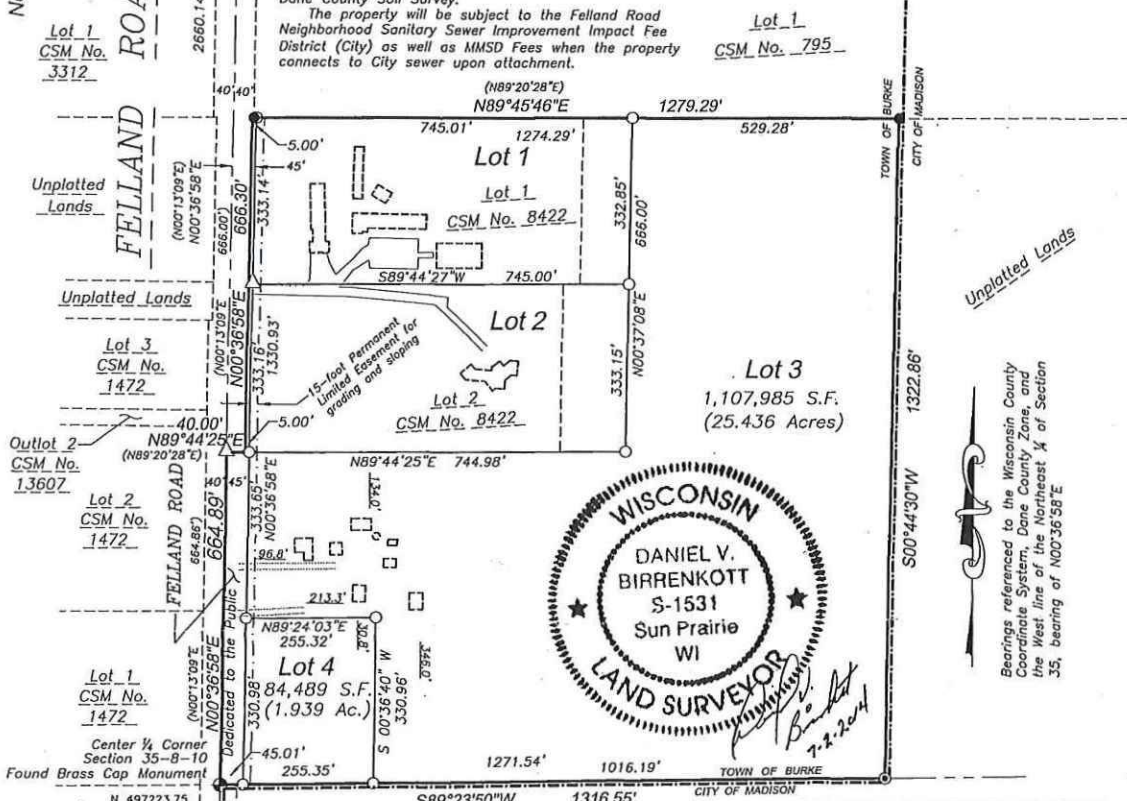
FELLAND ROAD



Notes:

This survey is subject to any and all easements and agreements both recorded and unrecorded. Wetlands, if present, have not been delineated. Refer to building site information contained in the Dane County Soil Survey. The property will be subject to the Felland Road Neighborhood Sanitary Sewer Improvement Impact Fee District (City) as well as MMSD Fees when the property connects to City sewer upon attachment.

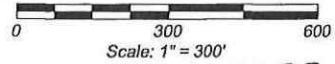
DETAIL
Scale: 1" = 200'



Bearings referenced to the Wisconsin County Coordinate System, Dane County Zone, and the West line of the Northeast 1/4 of Section 35, bearing of N00°36'58"E

Legend

- = Found 1-1/4" Iron Pipe
- ⊕ = Found 3/4" Iron Bar
- = Set 1"x24" Iron Pipe
- △ = Set Mag Nail
- + = Septic Vent
- ⊗ = Septic Tank
- = Municipal Boundary



CERTIFIED SURVEY MAP NO. 13755
VOLUME 91 PAGE 9
DOCUMENT NO. 5082797



CERTIFIED SURVEY MAP

DATED: October 11, 2013

**Birrenkott
Surveying, Inc.**

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
Fax (608) 837-1081



D.V. Birrenkott
7-2-2014

Consent of Mortgage Certificate

Great Wisconsin Credit Union, mortgagee of certain of the land described hereon, does hereby consent to the surveying, dividing, mapping and dedicating of the land described hereon, and does hereby consent to the certificate of Duncan and Lori Campbell, owners.

Dana Dey
Name: Dana Dey
Title: Mortgage Servicing Manager

Dated April 29, 2014

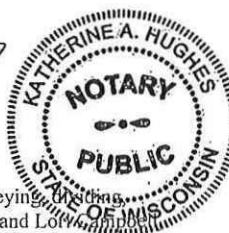
State of Wisconsin)

Dane County) ss Personally came before me this 29th day of April, 2014, the above-named Dana Dey, to me known to be the person who executed the above and foregoing instrument and acknowledged the same.

Katherine A. Hughes
Notary Public, Dane County Wisconsin

My Commission Expires August 18, 2017

Katherine A. Hughes
Printed name



Consent of Mortgage Certificate

Summit Credit Union, mortgagee of certain of the land described hereon, does hereby consent to the surveying, dividing, mapping and dedicating of the land described hereon, and does hereby consent to the certificate of Duncan and Lori Campbell, owners.

Dana Dey
Name: Dana Dey
Title: Mortgage Servicing Manager

Dated April 29, 2014

State of Wisconsin)

Dane County) ss Personally came before me this 29th day of April, 2014, the above-named Dana Dey, to me known to be the person who executed the above and foregoing instrument and acknowledged the same.

Katherine A. Hughes
Notary Public, Dane County, Wisconsin

My Commission Expires August 18, 2017

Katherine A. Hughes
Printed name



Consent of Mortgage Certificate

U.S. Bank, N.A., mortgagee of certain of the land described hereon, does hereby consent to the surveying, dividing, mapping and dedicating of the land described hereon, and does hereby consent to the certificate of Duncan and Lori Campbell, owners.

Jason Engledow
Name: JASON ENGLEDAW
Title: VP Business Banking

Dated DEC 3, 2013

State of Wisconsin)

Dane County) ss Personally came before me this 3 day of December, 2013, the above-named Jason Engledow, to me known to be the person who executed the above and foregoing instrument and acknowledged the same.

Mary Sue Mayer
Notary Public, Dane County, Wisconsin

My Commission Expires 9-7-14

MARY SUE MAYER
Printed name



Surveyed: TAS
Drawn: TRK
Checked: DVB
Approved: DVB
Field book:
Tape/File: J:\2011\CARLSON

Document No. 5082797

Certified Survey Map No. 13755, Volume 91, Page 10



CERTIFIED SURVEY MAP

DATED: October 11, 2013

**Birrenkott
Surveying, Inc.**

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
Fax (608) 837-1081

Owners Certificate:

We, Hawkin Lee Zukowski and Meghan Nicole Zukowski, as owners, hereby certify that we have caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown on this Certified Survey Map. We also certify that this Certified Survey Map is required by 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

Hawkin Lee Zukowski

Meghan Nicole Zukowski

State of Wisconsin)

Dane County) ss Personally came before me this 5 day of June, 2014, the above-named Hawkin Lee Zukowski and Meghan Nicole Zukowski, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
Mary McKilligin
Printed name

My Commission Expires 2-5-17



City of Madison Certificate:

Approved for recording per Secretary, City of Madison
Plan Commission action of June 9, 2014.

Steve R. Cover FOR
Steve R. Cover, Secretary
City of Madison Plan Commission

Surveyed: TAS
Drawn: TRK
Checked: MAP
Approved: DVB
Field book:
Tape/File: J:\2011\CARLSON

Document No. 5082797

Sheet 3 of 4
Office Map No.: 130218

Certified Survey Map No. 13755, Volume 91, Page 11



CERTIFIED SURVEY MAP DATED: December 20, 2013

**Birrenkott
Surveying, Inc.**

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
Fax (608) 837-1081

Surveyor's Certificate:

I, Daniel V. Birrenkott, herby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owners listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land, in accordance with the information provided.

Daniel V. Birrenkott 7-2-2014
Daniel V. Birrenkott, Registered Land Surveyor No. S-1531

Description:

Lots 1 and 2, Certified Survey Map No. 8422, and part of the Southwest 1/4 of the Northeast 1/4, Section 35, T8N, R10E, Town of Burke, Dane County, Wisconsin, described as follows: Commencing at the North 1/4 Corner of said Section 35; thence S00°36'58"W (recorded as S00°13'09"W), 1995.25 feet along the West line of said Northeast 1/4 to the point of beginning; thence N89°44'25"E (recorded as N89°20'28"E), 40.00 feet to the East right-of-way line of Felland Road; thence N00°36'58"E, 666.30 feet (recorded as N00°13'09"E, 666.00 feet) along said right-of-way line to the North line of said Southwest 1/4 of the Northeast 1/4; thence N89°45'46"E (recorded as N89°20'28"E), 1279.29 feet along said North line to the East line of said Southwest 1/4 of the Northeast 1/4; thence S00°44'30"W, 1322.86 feet along said East line to the South line of said Northeast 1/4; thence S89°23'50"W, 1316.55 feet to the Center 1/4 Corner of said Section 35; thence N00°36'58"E, 664.89 feet (recorded as N00°13'09"E, 664.86 feet) along the West line of said Northeast 1/4 to the point of beginning; Containing 1,721,947 square feet, or 39.530 acres.

Owners Certificate:

We, Duncan R. Campbell and Lori A. Campbell, as owners, hereby certify that we have caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown on this Certified Survey Map. We also certify that this Certified Survey Map is required by 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

Duncan R. Campbell
Duncan R. Campbell

Lori A. Campbell
Lori A. Campbell

State of Wisconsin)

Dane County) ss Personally came before me this 31st day of December, 2013, the above-named Duncan R. Campbell and Lori A. Campbell, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Amy Scott
Notary Public, Dane County, Wisconsin

Amy Scott
Printed name

My Commission Expires 8-21-16



Town of Burke Certificate:

Resolved that this Certified Survey Map and public highway right of way dedicated herein is hereby acknowledged and accepted by the Town of Burke.

Brenda Ayers Dated 1/9/2014
Brenda Ayers, Clerk, Town of Burke



Surveyed For:

Duncan and Lori Campbell
4934 Felland Road
Madison, WI 53718
249-3939

Approved for recording, per Dane County Zoning and Land Regulation Committee action, dated JULY 8, 2013. 2014.

Daniel Everson #9544
Daniel Everson, Authorized Representative

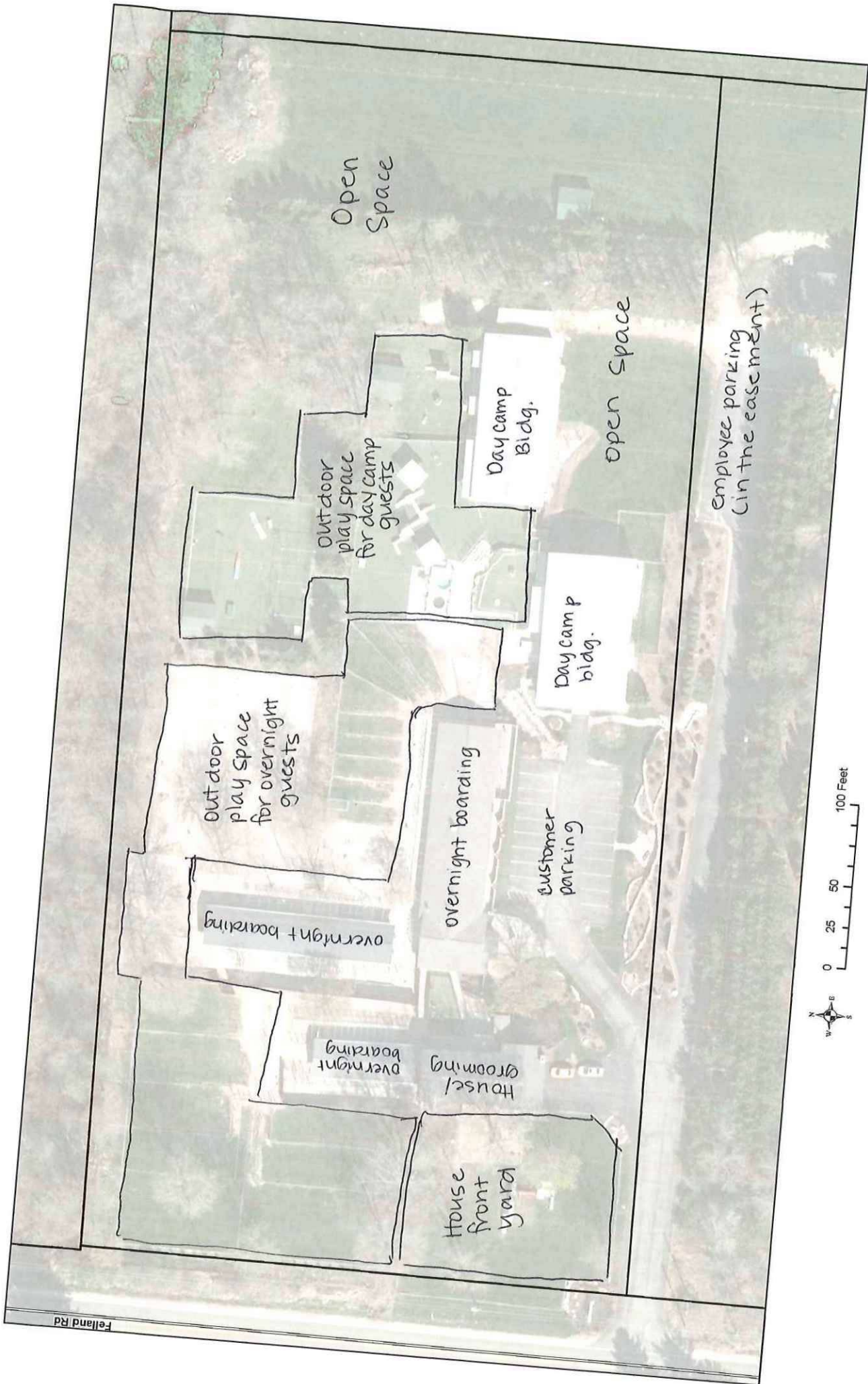
Register of Deeds Certificate:

Received for recording this 10th day of July, 2014 at 11:02 o'clock a m and recorded in Volume 97 of Certified Survey Maps of Dane County on Pages 9-12.

Surveyed: T.A.S.
Drawn: M.A.P.
Checked: M.A.P./D.V.B.
Approved: D.V.B.
Field book: 338/42
Tape/File: J:\2013\Carlson

Kristi Chlebowski by John H. Pope, Deputy
Kristi Chlebowski, Register of Deeds
Received 7-8-14 2:26 pm

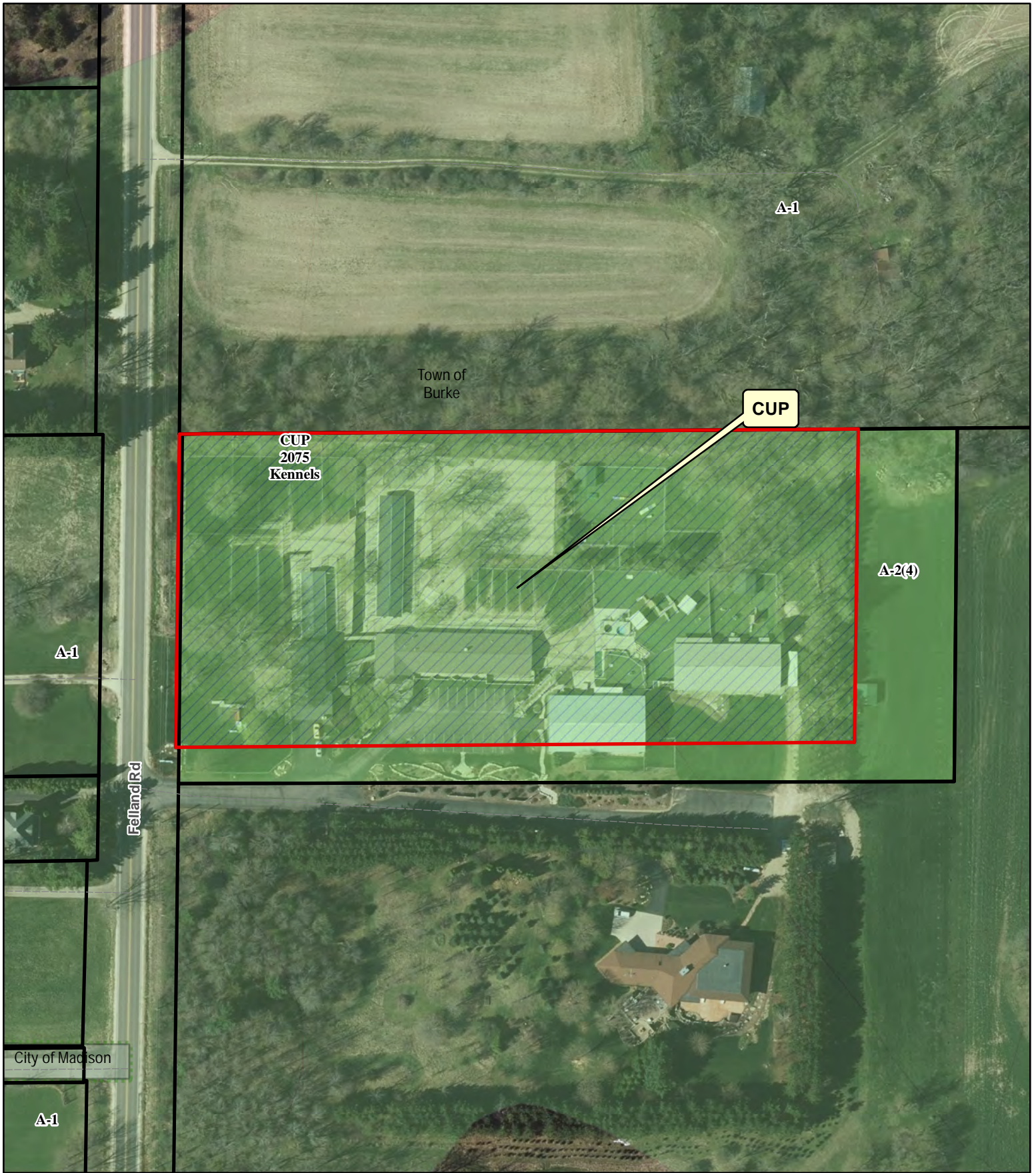
Document No. 5082797







Felland Rd

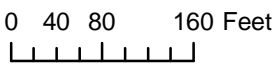


Operations Plan



Legend

- | | | |
|--|------------|---|
|  | Wetland | Significant Soils |
|  | Floodplain |  Class 1 |
| | |  Class 2 |



**CUP 02438
STORE MASTER
FUNDING I LLC**