

PLAN COMMISSION
of the City of Platteville



AGENDA

MONDAY, DECEMBER 6, 2021 – 7:00 P.M.
COUNCIL CHAMBERS IN CITY HALL – 75 N. BONSON STREET

1. ROLL CALL
2. APPROVE MINUTES – November 1, 2021
3. CONDITIONAL USE PERMIT – 345 W. Main Street (PC21-CUP05-19)
Consider approval of a Conditional Use Permit for a quilting retreat center/guest house at 345 W. Main Street.
4. CONDITIONAL USE PERMIT – 345 Bayley Avenue (PC21-CUP06-20)
Consider approval of a Conditional Use Permit for a Type 3 Home Occupation for a business dog kennel at 345 Bayley Avenue.
5. ADJOURN

If you have concerns or comments related to an item on this agenda, but are unable to attend the meeting, please send the comments to carrollj@platteville.org or call 608-348-9741 x 2235.

PLAN COMMISSION
of the City of Platteville



MINUTES

MONDAY, NOVEMBER 1, 2021 – 7:00 P.M.
COUNCIL CHAMBERS IN CITY HALL – 75 N. BONSON STREET

ROLL CALL

Present: Barbara Daus, Bill Kloster, Amy Seeboth-Wilson, Isaac Shanley, Robert Vosberg
Absent: Evan Larson

Staff Present: Joe Carroll, Adam Ruechel, Howard Crofoot
Others Present: Derek Furrer, Dax Connely, Daryl Henry, Pauline Henry

APPROVE MINUTES – October 4, 2021

Motion by Kloster to approve the minutes. Second by Vosberg. Motion approved.

STREET DISCONTINUANCE – Ubersox Drive (PC21-MI03-16)

Kwik Trip Inc. and Kunes Auto Group are working on plans to develop and redevelop the lots adjacent to Ubersox Drive. To assist with the redevelopment of this property, they have submitted a request to have Ubersox Drive discontinued as a public street. Access to the lots will be provided via shared access easements rather than the public street. The land within the current street right-of-way will be transferred to the adjacent properties, which will be reconfigured via a certified survey map under a separate approval.

Staff has some minor concerns related to having adequate emergency vehicle access to the Kunes property if the cul-de-sac is removed as part of the parking lot reconfiguration project. Specifically, there needs adequate space for a fire truck to enter and exit the property. There are requirements for fire lanes and adequate fire department access in the City and State fire codes, but Staff wants to make sure all parties are clear on this requirement prior to beginning the redevelopment project and as the plans may be modified.

To address concerns related to emergency vehicle access to Lot 2, Staff is working with the Kunes owners on a Memorandum of Agreement that will require the maintenance of adequate fire lanes and access on this property. This agreement will ensure that fire trucks have adequate area to enter and exit the property.

Staff recommends approval of the discontinuance of Ubersox Drive, subject to a Memorandum of Agreement between Kunes and the City regarding emergency vehicle access to the property.

Motion by Shanley to approve the discontinuance of Ubersox Drive, subject to the memorandum of agreement. Second by Vosberg. Motion approved.

CERTIFIED SURVEY MAP – Kwik Trip/Kunes Country (PC21-CSM03-17)

Kwik Trip Inc. and Kunes Auto Group are working on plans to develop and redevelop the lots adjacent to Ubersox Drive. They have submitted a request to have Ubersox Drive discontinued as a public street and would like to replat the lots located adjacent to the street.

The proposed CSM would replat the discontinued Ubersox Drive and the existing four lots that are adjacent to the street and create two lots. Lot 1 will be the future site of a new Kwik Trip gas station, convenience store, diesel fueling area, and carwash. Lot 2 will contain the existing Kunes Country auto dealership.

The proposed lots will meet the area and dimensional standards of the B-3 zoning district and the subdivision ordinance. The proposal is in compliance with the business designation in the Comprehensive Plan. Utility easements will remain in place for all of the existing utilities.

Staff recommends approval of the proposed CSM to reconfigure the lots, with the following conditions: The CSM shall be recorded with the Grant County Register of Deeds, and a copy shall be provided to the City, and the approval is contingent upon the Council discontinuing Ubersox Drive.

Motion by Kloster to approve the CSM subject to the conditions that the CSM shall be recorded with the Grant County Register of Deeds, and a copy shall be provided to the City, and the approval is contingent upon the Council discontinuing Ubersox Drive. Second by Shanley. Motion approved.

CONDITIONAL USE PERMIT – Kwik Trip (PC21-CUP-18)

Kwik Trip Inc. is interested in purchasing the current Mobil gas station and convenience store located at the corner of Vision Drive and Ubersox Drive. The applicant would like to remove the existing building and pumps and construct a new Kwik Trip store, fuel pumps and canopy, diesel fuel pumps and canopy, and a carwash building. The carwash use requires a conditional use permit.

The carwash is proposed to be located on the south side of the main Kwik Trip building, and south of the current Ubersox Drive. The property in question is currently vacant property that is used as overflow parking for the Kunes dealership. The carwash will be a separate building that will be accessed from the north, and with the exit to the south and onto Vision Drive.

Staff believes there is adequate space on the property to accommodate the carwash, there is adequate vehicle stacking area, and the proposed use is compatible with the surrounding businesses. Staff recommends approval of the Conditional Use Permit to allow the carwash as proposed.

Motion by Shanley to approve the conditional use permit for the carwash. Second by Seeboth-Wilson. Motion approved.

CODE AMENDMENT – Chapter 5 (PC21-CA03-12)

Carroll presented a draft ordinance that makes changes to the regulations concerning weed and tall grass enforcement, swimming pool fences, and other property maintenance issues.

Changes were suggested regarding the language for eradicating noxious weeds, the location of the definition of a noxious weed, the language related to administrative fees, and the removal of the reference to invasive plants.

Motion by Kloster to approve the changes and recommend the ordinance to the Council. Second by Vosberg. Motion approved.

CODE AMENDMENT – Sections 22.061 and 22.062 of the Zoning Ordinance (PC21-CA02-06)

Carroll and Crofoot presented proposed amendments to the zoning ordinance to implement sidewalk policy recommendations for commercial and multi-family projects, and an updated sidewalk plan map.

A change was suggested regarding the need for council approval of sidewalk assessments, and some additional changes were recommended to the sidewalk plan map.

Motion by Kloster to approve the code and map changes and send to the Council, with the discussed changes. Second by Seeboth-Wilson. Motion approved.

ADJOURN

Motion by Kloster to adjourn. Second by Seeboth-Wilson. Motion approved. Meeting adjourned at 8:05 p.m.

STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Meeting Dates: Plan Commission - December 6, 2021
Common Council- November 23, 2021 (Information)
December 14, 2021 (Action)

Re: Conditional Use Permit

Case #: PC21-CUP05-19

Applicant: Richard and Carol Long

Location: 345 W. Main Street

Surrounding Uses and Zoning:

Direction	Land Use	Zoning	Comprehensive Plan
Property in Question	Single-family Residential	R-3	Medium-High Density Residential
North	Multi-family Residential	R-3	Medium-High Density Residential
South	Multi-family Residential	R-3	Medium-High Density Residential
East	Single-family Residential	R-3	Medium-High Density Residential
West	Rooming House	R-3	Medium-High Density Residential

I. BACKGROUND

1. The property in question is currently a single-family home that is for sale. The applicant is interested in purchasing the property and using it for a quilting retreat house. Under the zoning ordinance, this would be similar to a bed and breakfast use, which requires approval as a Conditional Use.

II. PROJECT DESCRIPTION

2. The request is for approval to use the house as a Retreat Center/Guest House. The primary use for the house would be for people to get together and work on quilts over a period of days, primarily on weekends. The guests would stay overnight on location, they can bring their own food and prepare it at location, or they can dine out. The house will be rented for a minimum of 3 days/2 nights, or a maximum of a full week. The house can accommodate up to 10 visitors at a time. Parking is available in the front circular driveway and at the rear of the property.

III. STAFF ANALYSIS

3. When considering a Conditional Use permit, consideration must be given to the standards listed in Section 22.13. Specifically, this section allows for the issuance of a Conditional Use Permit when it is shown that the “uses and structures are in accordance with the purpose and intent of the Ordinance and are found not to be hazardous, harmful, offensive, or otherwise adverse to the environment or the value of the neighborhood or the community.” There is adequate space on the property to accommodate the parking for people renting the house, and the structure itself is large enough to accommodate large groups. Most of the neighborhood is composed of multi-family or rooming house uses, so the proposed use is compatible with the surrounding area. Overall, the proposed use appears to be in compliance with these requirements.

IV. RECOMMENDATION

4. Staff recommends approval of the Conditional Use Permit to allow the retreat center/guest house as proposed.

ATTACHMENTS: Application, Location Map

APPLICATION FOR
CONDITIONAL USE PERMIT
 CITY OF PLATTEVILLE, WISCONSIN



General Information (please type or print clearly)

	Applicant/Agent	Owner
Name	Richard & Carol Long	Richard & Carol Long
Address	200 Lutjen Place Platteville, WI. 53818	200 Lutjen Place Platteville, WI. 53818
Phone	608-348-6359	608-348-6359
<small>CMM</small> Fax	HIDDENQUILTS@CENTURYTEL.NET	

Property Information (Attach additional sheets if necessary)

Address of Proposed Use: 345 W. Main St. Platteville, WI

Legal Description: #271-00225-0000

Zoning of Property: Res.

Comprehensive Plan Designation: _____

Current Use of Property: empty was personal home

Proposed Use of Property: Retreat Center - see enclosed description

Signatures The undersigned person(s) hereby petition the Common Council of the City of Platteville, Wisconsin, to issue a Conditional Use Permit as described above.

APPLICANT: [Signature] DATE: 11-2-21
 APPLICANT: [Signature] DATE: 11-4-21

OFFICE USE ONLY Date Application Filed: 11/4/2021 File Number: PC21-CUPO5-19
 Plan Commission Action & Date: 11/6/2021 Fee Paid/Receipt #: _____

Conditions: _____

Council Action & Date: 11/23 & 12/14/2021
 Conditions: _____

Permit Issued On (date/by whom): _____
 Permit Expires On: _____

We have bought the former home of Oscar & Agnes DeWitt at 345 W Main St which was built in 1907 by Eastman Lumber Co. Our hope is to offer an enjoyable, quiet and comfortable location to anyone and their group to get away from all the everyday hassles in life to unwind, slow down and recharge themselves. A group of friends and myself get to do this once a year out at Owelien, IA in July. We have done this for going on 12-14 years now and it's my highlight each summer to just get away and do only what I want to do for 4 days, no teaching, no taking care of customers, no computer to deal with, no kids, no husband; I get to take care of myself and I come back ready to deal with everything for another year. So anyone staying at our retreat center can eat out at anyone of our many eating establishments or bring their own food to cook in our fully furnished large kitchen eating area. We will be offering 2 large workrooms with tables & chairs & extra lighting to hold 10 visitors at a time. Also on the main level is the powder room and sitting room to enjoy.

Beautiful open stairway to go upstairs has 4 bedrooms to hold 10 people nicely with 2 full bathrooms to share.

This home has large back porch that's 12 X 26 with it's own fireplace, front porch and front upper porch so there is plenty of spaces to find your quiet spot!

As far as parking goes there is a front circular driveway that can hold 2-3 cars, shared driveway to back yard area that will hold 2-3 cars plus in front of our garage.

Of course I'll want a sign whether in the yard or something on the glass front door.

Rooms will be booked min. of 3 days & 2 nights or max. of entire week. Prices set accordingly per night stay.

Richard & Carol Long



General Reference Map Grant County, WI



1:1,128



Tax Parcel Boundaries

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STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Meeting Date: Plan Commission – December 6, 2021
Common Council – December 14, 2021

Re: Conditional Use Permit

Case #: PC21-CU06-20

Applicant: Daniel Winch

Location: 345 Bayley Avenue

Surrounding Uses and Zoning:

Direction	Land Use	Zoning	Comprehensive Plan
Property in Question	Residential	R-2	Medium Density Residential
North	Residential	R-2	Medium Density Residential
South	Residential	R-2	Medium Density Residential
East	Residential	R-2	Medium Density Residential
West	Residential	R-2	Medium Density Residential

I. BACKGROUND

1. The applicant has previously held a kennel license for this property, which allows him to have more than 4 (but less than 10) dogs on the property. The applicant would also like to breed dogs for the purpose of selling the puppies, and also board dogs for other people.
2. The Council approved changes to Chapter 6 – Animals in 2020 that modified the requirements for kennels. The property owned by the applicant at 345 Bayley Avenue is no longer able to meet some of these requirements. The ordinance does state that any existing kennels that have a valid license on the date of adoption of the new regulations that are not in compliance with the kennel regulations shall be allowed to continue operations for the duration of the license and may obtain a license for one (1) additional year. If the kennel is still not in compliance with this Section after that time period, the licensee may request additional one (1) year licenses from the Council upon showing of cause. The additional one-year period ends at the end of this year, so the applicant will need an extension by the Council.

II. PROJECT DESCRIPTION

3. The property at 345 Bayley Avenue is the residence of the applicant. The applicant wants approval to operate a breeding and boarding kennel on this property. This operation

would include breeding dogs and selling the puppies, and boarding dogs for other people. Proposed facilities include a series of 30 square foot kennel enclosures set back a minimum of 50 feet from any adjoining residence, a fence around the back yard, and a 406 square foot indoor dog friendly room. There are no set hours of operation for the kennel and the residents of the property are the only employees. The location has off-street parking available in the driveway of the residence to accommodate people coming to the property.

III. STAFF ANALYSIS

4. Since the kennel involves the sale of puppies and boarding of dogs, the use would include regular visits from clients dropping off and picking up dogs. Due to these visits and the fact that the dogs are occasionally required to be outdoors, the use requires approval as a Type 3 Home Occupation, which is classified as a Conditional Use.
5. Section 22.06 of the ordinance states that “the occupation shall not be harmful or detrimental to the health, welfare and safety of the neighborhood, nor shall it interfere with the comfortable enjoyment of life, property and recreation by residents of the area.”
6. For home occupations, the ordinance includes a standard that “No use shall create smoke, odor, glare, noise, dust, vibration, fire hazard, electrical interference, excess trash, or any nuisance not normally associated with the usual residential use in the district.”
7. When considering a Conditional Use permit, consideration must be given to the standards listed in Section 22.13. Specifically, this section states that no Conditional Use Permit shall be granted unless the following provisions are present: “That the establishment, maintenance, or operation of the conditional use will not be materially detrimental to or endanger the public health, safety, morals, or general welfare;” and “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 the establishment, maintenance or operation of the conditional use”
8. The proposed kennel does have the potential to create some adverse conditions that would be bothersome for the residents of that neighborhood. Barking dogs could create a noise issue that could impact the entire neighborhood. Odors could be an issue for the adjacent properties if the yard is not adequately maintained.
9. Chapter 6 – Animals includes standards regarding the minimum size of a property that contains a kennel. Any property having more than four (4) dogs shall have an area of at least fifteen thousand (15,000) square feet, and the property shall have a minimum of three thousand (3,000) square feet for each additional dog. The size of the property at 345 Bayley Avenue is 7,533 sq. ft. Based on the proposed number of animals to be kept onsite (10), the property would need to be a minimum of 33,000 sq. ft.

IV. STAFF RECOMMENDATION

10. Staff has some concerns with this request. A boarding and breeding kennel has the potential to negatively impact the surrounding neighborhood and would be more appropriate for a non-residential location, or a much larger property.
11. Staff recommends denial of the Conditional Use Permit for a boarding and breeding kennel at 345 Bayley Avenue. If the request is approved, Staff would recommend including a

condition that the Conditional Use Permit expires after one year, which would align with any extension to the previous kennel license as approved by the Council (if approved). This would also provide an opportunity to further determine the impacts of the kennel on the neighborhood while allowing the applicant more time to find an alternative location for the kennel.

ATTACHMENTS: Application, Applicant Statement, Location Map, Neighbor Correspondence.

APPLICATION FOR
CONDITIONAL USE PERMIT
 CITY OF PLATTEVILLE, WISCONSIN



General Information (please type or print clearly)
Applicant/Agent

Owner

Name	Dan Winch	Dan Winch
Address	345 Bayley Ave	345 Bayley Ave
Phone	414 628 8927	414 628 8927
Email	winchd@alumni.msoc.edu	winchd@alumni.msoc.edu

Property Information (Attach additional sheets if necessary)

Address of Proposed Use: Kennel Platteville, WI

Legal Description: Business Kennel named Bernese Buds

Zoning of Property: Residential

Comprehensive Plan Designation: _____

Current Use of Property: home, kennel

Proposed Use of Property: I propose to use the property exactly as I have for the last 9 years to board and breed dogs under the name of Bernese Buds. I request this permit such that the Business Kennel may be approved. I request the application fee(s) be waived.

Signatures The undersigned person(s) hereby petition the Common Council of the City of Platteville, Wisconsin, to issue a Conditional Use Permit as described above.

APPLICANT: Dan Winch DATE: 11/18/21

APPLICANT: _____ DATE: _____

OFFICE USE ONLY
 Date Application Filed: 11/18/2021 File Number: PC21-CUP06-20
 Plan Commission Action & Date: _____ Fee Paid/Receipt #: _____
 Conditions: _____
 Council Action & Date: _____
 Conditions: _____

Permit Issued On (date/by whom): _____
 Permit Expires On: _____

To whom it may concern,

My name is Dan Winch, and I am seeking a conditional use permit and business kennel license in legal noncompliance with the city of Platteville. I have been legally boarding and breeding in my current location for the last 9 years. I have held a Platteville Kennel license for the past 3 years and am licensed as a kennel by the state of WI, and the American Kennel Club (AKC). The name of my business is Bernese Buds.

In the last 9 years, I've been able to do some great things for the residents of the city of Platteville. I've been able to bring puppies to campus for "stress relief" days during finals weeks. The University specifically calls on me to bring dogs when I can. I've been able to take my group of dogs for walks and brighten the days of thousands of people who love on them. Puppy buyers who come to town frequent local eateries, often asking where the best place in town is, driving up business for other local businesses. Our puppies have gone as far as California, Texas, Montana, Colorado, Missouri, and of course the tri states. I've boarded dogs from as far away as Arizona and Missouri. Profits earned by Bernese Buds are spent locally in the form of dog food, vet visits, kennels, and other dog supplies, which drives additional business to other local businesses. We are currently in the process of donating to the city to install a dog wash station at the dog park for public use. We've truly been able to do some remarkable things.

When I first filed for a kennel license, I was instructed that I would need a business kennel license, but that would mean that I would need a conditional use permit. When I filed for the conditional use permit, it was discovered that there was not a type of conditional use permit that allowed both indoor and outdoor activities. Since the state law (and common sense) indicates that dogs need to be let outside to potty, the common council was unable to grant a type of conditional use permit that would suit this usage. Since this time, the Type III conditional use permit has been added that would allow for just this type of activity and could be passed. Due to the initial rejection of the conditional use permit, I took deliberate action to ensure that no activity that could be deemed "Commercial" occurred on site, thus permitting the personal kennel license to suffice in continuing activities under the changed circumstances. Even the corporate headquarters of Bernese Buds was moved outside the jurisdiction of the city of Platteville.

Unfortunately, in 2020, the city passed a new animal ordinance section that made it no longer possible for us to comply. I bought the property in question in 2012 and installed a series of kennels as deemed necessary for a kennel license in good faith in 2018, knowing what the laws are and with the understanding that I would be able to comply to these laws with my animals. The new laws introduced in 2020 changed several elements required for compliance including the amount of land required for a kennel license that was increased and the number of animals allowed that was decreased. Knowing we would never be able to comply with this new ordinance, the common council sought a way to grandfather us in, but could not because licenses were said to be not able to be grandfathered. To allow us to continue as we were under the new ordinance, the council added the following verbiage:

If the kennel is still not in compliance with this section after that period, the licensee may request additional one (1) year licenses from the Council upon showing of cause.

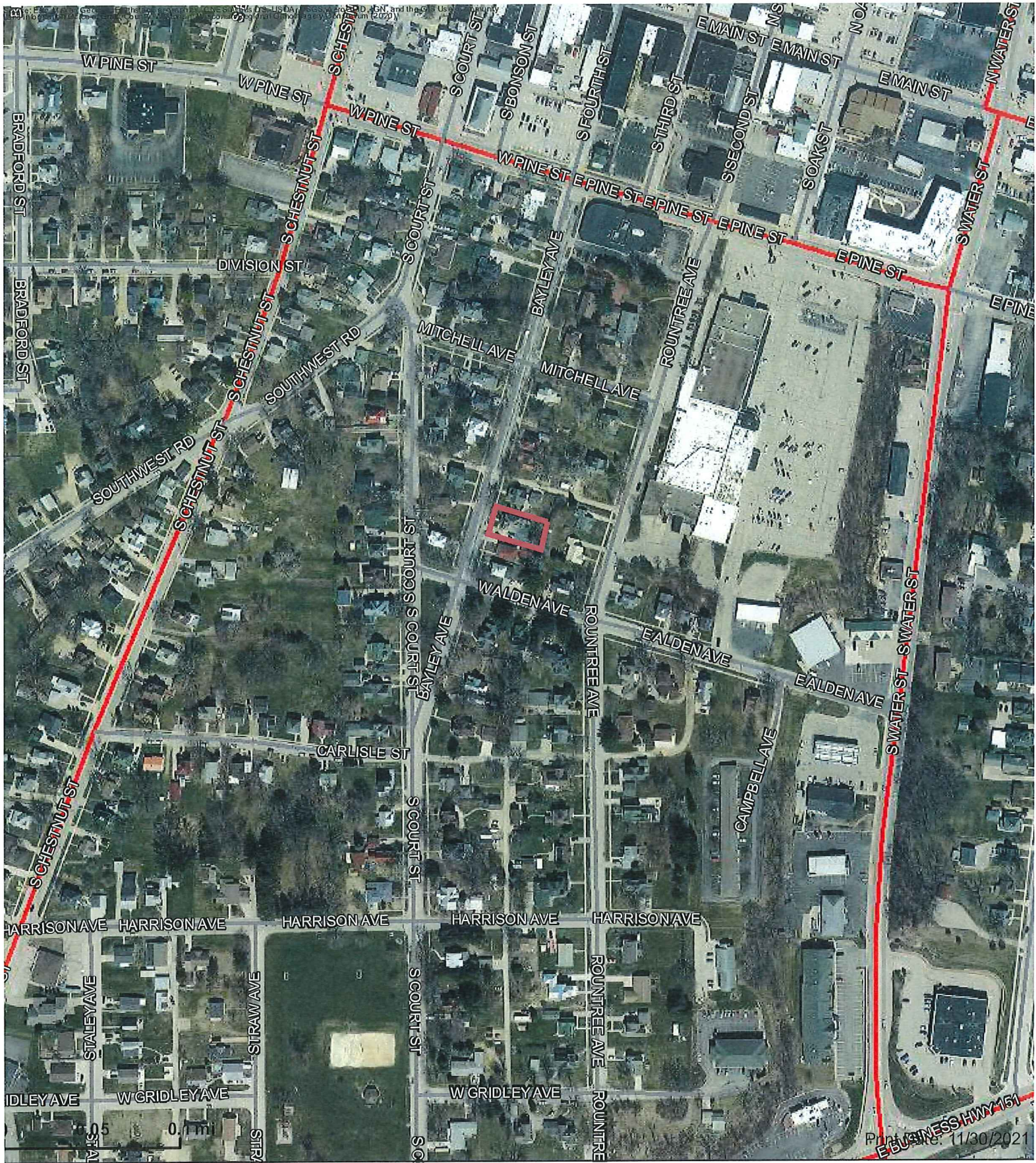
In my meeting with the licensing committee, I was encouraged to apply for the business kennel license along with a conditional use permit, as they felt this better fit the spirit of the ordinance, although I have no specific plans of returning "Commercial" activity to the property or making any changes to the way Bernese Buds is operated.

I am requesting that the conditional use permit fee be waived unless it is granted due to historical issues with the conditional use permit process.

In summary, I am requesting a business kennel license for up to 10 dogs (and at least 3 cats), as the original ordinance permitted.

Thanks,

Dan Winch



General Reference Map
Grant County, WI



1:4,514



Tax Parcel Boundaries

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Print Date: 11/31/2021

General Reference Map Grant County, WI



 Tax Parcel Boundaries

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Joe Carroll

From: Michael Osterholz <mikeosterholz@gmail.com>
Sent: Monday, November 22, 2021 10:10 AM
To: Adam Ruechel; Joe Carroll
Subject: 345 Bayley Street

Adam

I just got off the phone with you. I wanted to document my opposition to this conditional permit or the owner of the property operating any sort of kennel business out of the house. This is a R1 zoned neighborhood and not set up for what he is currently doing. His dogs bark at all hours, the smell of dog feces can be detected, and the overall concept for this neighborhood does not fit. It is inhumane for animals to be kept in such a confined space. Most neighbors in this area are not confrontational and do not want to be confronted by the owner regarding their opposition. While their good nature works against them I assure you there is no positive push for this. I will do my best to get others to reach out. Thanks. Mike

Michael Osterholz
mikeosterholz@gmail.com

Joe Carroll

From: Adam Ruechel
Sent: Monday, November 29, 2021 11:54 AM
To: Joe Carroll
Subject: FW: Dan Winch Kennel License

Another response to add to the staff note for the Plan Commission and Council to review.

Respectfully,

Adam Ruechel
City Manager
City of Platteville
75 N. Bonson St. – PO Box 780 | Platteville, WI 53818
608-348-1821
citymanager@platteville.org | <http://www.platteville.org>



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From: paul baker <pb5200@yahoo.com>
Sent: Monday, November 29, 2021 9:30 AM
To: Adam Ruechel <citymanager@platteville.org>
Subject: Dan Winch Kennel License

Hello Mr Adam Ruechel,

My name is Paul Baker, I live at 315 Bayley Avenue in the City of Platteville, I am a neighbor to Dan Winch for the last 4 years, in which time he has doubled the amount of dogs that he owns, I am immediately to his North and share a fence line, first of all, he should not be granted this special use permit, complaints have been sent to the City Police Department in the past and to City Hall and there has been no action in regards to the complaints, also, the noise from these dogs is ridiculous, we have had to yell shut up or contact Dan to say the dogs are barking at nearly all hours of the day, this is not an exaggeration either, we have been awoken by these dogs as early as 4:30 am, and as late as 2:00 am, The irony of the barking is Dan's neighbor to the south, Lucinda Champion has 3 dogs that also bark quite a bit and Dan has complained to her about her dogs waking him when she used to leave at 3:30 am for work.

Also, Dan Winch only put up the kennels in the back yard to get the licensing approval, they are rarely used, the only time I see any dogs in them is when he wants to keep his in heat females separated from his males, or maybe some of the dogs he boards, and make no mistake, he boards several dogs, and some of them whine and bark nearly constant while they are with him. He mainly keeps his dogs in the small fenced area to the north of his house, I have seen many dogs in that area at one time, it is not uncommon to see 7 of his 8 in there and for several hours at a time, during all kinds of weather, I myself have had to fill the water bowl in that area more than once because it was either empty or nearly empty and they were not home.

Now, let me tell you about the smell that emanates from these animals, Dan does not clean this area to the north of his house very regular, and when he does, he scrapes most of it up into garbage cans for Faherty to pick up, then the rest is washed down, I get alot of the runoff into my backyard, it is not uncommon to see feces built up, I have seen the dogs eating the feces and of course they step in it quit frequently, we had to start using barn lime on our side of the fence to try and knock down the odor, we try to enjoy our backyard, but some days it is nearly impossible due to the odor (a nice humid summer day for instance) or the constant barking from the dogs if we are out there with our granddaughter, our dog, my daughters dog when she visits. I wish the council members would not grant this license, and the previous license should be revoked, the inspection for the license is a joke, you let him use his vet, and all site visits are scheduled, and boy do they clean up for that.

If the license is granted at the very least he should be subject to random unannounced visits. I could really continue with this dialoge but I will stop hear as I hope you can understand my point of view, he does not follow the codes and nothing has been done about that, he acts as though he is untouchable when it comes to this subject, almost like the City of Platteville has no power to enforce, I know the Police stay away from it, that is why nobody calls in noise complaints anymore, because no action will be taken by the Police Department, he is breaking City Codes everyday and he does operate his business out of his house.

this matter,

Thank You for Your time and attention to

Paul Baker
315 Bayley Avenue
Platteville, Wisconsin



Virus-free. www.avast.com

Joe Carroll

From: Bob Stauffacher <rjstauffacher@gmail.com>
Sent: Monday, November 29, 2021 1:22 PM
To: Joe Carroll
Subject: Bayley Ave Dog Kennel

Joe,
I would be opposed to allowing a dog kennel in town. I associate kennels with barking dogs and don't know how anyone could guarantee that would not be the case.
Thanks,
Bob Stauffacher