

Grooming Business Proposal

My name is Rosalyn James. I am applying for a conditional use permit to operate a small part-time grooming shop in my already existing extra building/garage on my property. The hours would vary from week to week because I am also a veterinary assistant at Hartford Animal Clinic with a rotating 26-28 hour schedule. The business would run on an appointment only basis. I.e. No walk-in services and no retail would be available. The work would consist of checking in grooming clients and their pet in the shop. The pet would stay with me for bathing, drying, and grooming. When completed their owners would return to pick them up.

General Hours of Operation:

- Occasional Mondays ~ 8:00am - 6:00pm
- Most every other Tuesday ~ 7:30am -7:00pm
- Most every Thursday ~ 7:30am - 7:30pm
- Most every other Saturday ~ 8:00am - 6:00pm

The only proposed addition needed on the property for the business is an underground holding tank (see site plan). This would be for all the grey water discharge from the bathing. There will not be a bathroom in the facility. I am working with Bernhard Plumbing, Town and Country, out of Mayville, as well as Dan Antonioni, a well and septic expert on the project. They would be getting me the permitting for the holding tank. The holding tank would be underground just outside of the workshop. It would be approximately 20 feet west of the current building. We are looking at approximately a 5,000 gallons to optimize and reduce pumping visits. The reason a holding tank is being proposed as opposed to a septic system is because I was advised that large amounts of dog hair entering a septic system is not good.

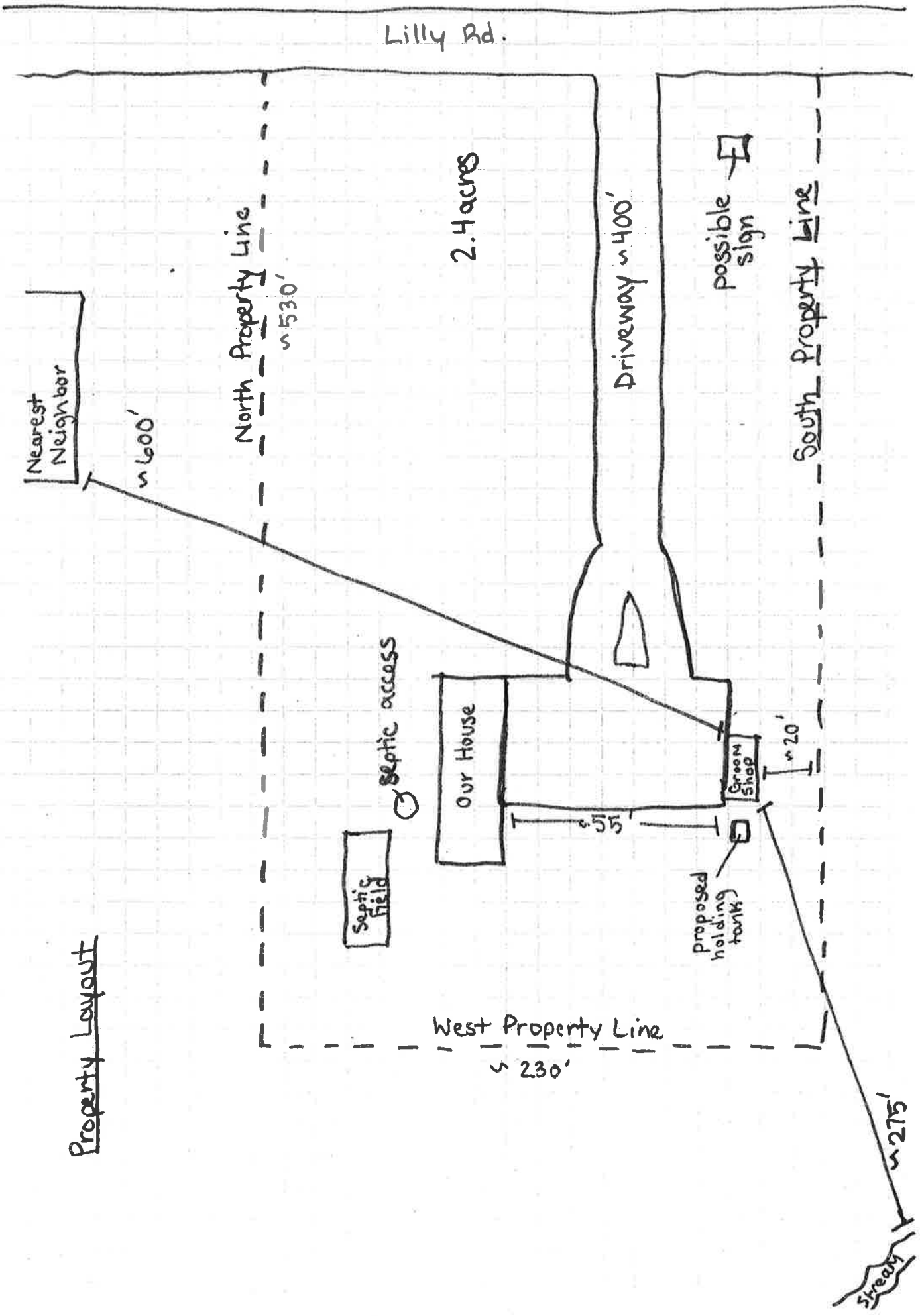
I will not need any additional lighting on the property. All lighting on property was there when we purchased the house.

Parking is available on my driveway which has ample space for clients to park and turn around for exiting. I.e. No backing out. Given the nature of the appointment only style of scheduling it would be rare to have over 2 clients at the house at one time.

I am not planning on having any employees.

I would consider adding signage just outside the workshop and possibly at the end of the driveway in the future. I will not make the sign at the driveway entrance any larger than 3' x 4'.

Property Layout



Lilly Rd.

2.4 acres

North Property Line

≈ 530'

Nearest Neighbor

≈ 600'

Driveway ≈ 400'

possible sign

South Property Line

Septic access

Our House

Septic Field

≈ 55'

proposed holding tank

Green Shop

≈ 20'

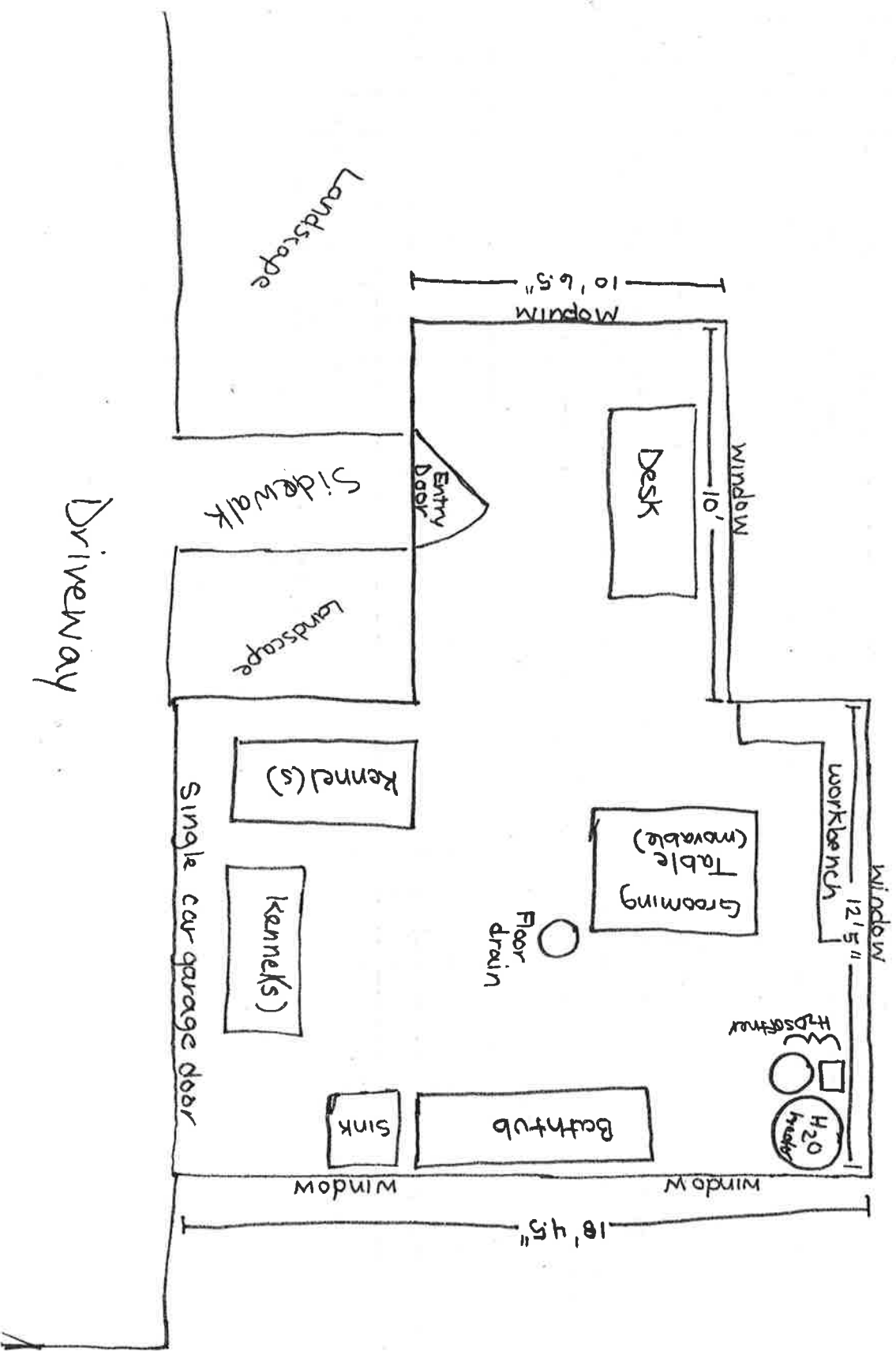
West Property Line

≈ 230'

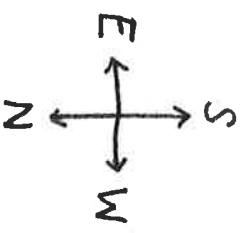
≈ 275'

Stream

Work Shop / Groom Shop



Proposed
Holding
Tank
(underground)



Google Maps N3927 Lilly Rd



Imagery ©2019 DigitalGlobe, U.S. Geological Survey, Map data ©2019 Google 100 ft



N3927 Lilly Rd
Rubicon, WI 53078

Land Resources and Parks Department Staff Report

County Conditional Use Permit Application # 2019-0255

Filing Date: April 30, 2019

Hearing Date: June 17, 2019

Applicant (Agent):

Rosalyn James

Owner:

Nicholas Bruckner

Rosalyn James

N3927 Lilly Road

Rubicon, WI 53078

Location

PIN#: 038-1017-1624-001

Location: Part of the SE ¼ of the NW ¼, Section 16, Town of Rubicon, the site address being N3927 Lilly Road.

Applicants Request

An application for a County Conditional Use Permit under the Dodge County Land Use Code, was made by the applicant to allow the establishment of a dog grooming business at this location.

Project Details

The applicant is a veterinary assistant who would like to operate a dog grooming business within the existing detached garage at this location. Hours of operation are by appointment only and vary anywhere between the hours of 7:30 AM to 7:30 PM depending on the day of the week. The applicant will be the only employee. She plans to provide pet grooming services such as bathing, drying and grooming. The customers would drop off the pet and pick them up when the service is complete. No overnight kennel services would be offered at this site. No restroom facilities are being proposed for this facility. One or more signs may be located on this site in the future. There is sufficient off street parking available near the building for up to 2 clients. There is sufficient area in the driveway to allow a vehicle to turn-around to safely exit the premises.

County Jurisdiction

The County has Zoning Jurisdiction over this site as the Town of Rubicon has adopted the County's Land Use Code.

Review Criteria

1. Subsections 2.3.6.A through 2.3.6.H of the Land Use Code details procedural matters, the approval criteria and the form for the conditional use permit application. The Committee shall authorize the Land Use Administrator to issue a Conditional Use Permit (CUP) for conditional uses after review and a public hearing, provided that such conditional uses or structure are found to be in accordance with the purpose and intent of this Code and the approval criteria provided in Section 2.3.6.F and are found not to be hazardous, harmful, offensive, or otherwise adverse to the environment or the value of the area.

Land Use Code Provisions:

1. Section 3.6 and Table 3.6-1 of the Land Use Code identifies "dog grooming businesses" as a conditional use in the A-2 General Agricultural Zoning District.

Purpose Statement

The purpose of the A-2 General Agricultural Zoning District is to promote areas for agriculture which are transitional, allowing for expansion of urban areas limited to rural residential development, and the conversion of agricultural land to other related uses, subject to appropriate standards.

Physical Features of Site

The features of the proposed construction and property that relate to the granting or denial of the conditional use permit request are as follows:

The County has Zoning and Sanitary Jurisdiction over this site as the Town of Rubicon has adopted the County's Land Use Code. The site is located within the A-2 General Agricultural Zoning District.

A portion of the property is also located within the County's Shoreland jurisdiction as it lies within 300 feet of a navigable waterway.

The property is not designated as a wetland.

The property is not designated as a floodplain.

The proposed facility is considered a commercial business. In accord with Section 1.5.1 of the Dodge County Sanitary Ordinance, all premises intended for human occupancy shall be provided with a public sewer, private onsite wastewater treatment system (POWTS) or other approved method of sewage disposal. Therefore, sanitary facilities will be required for this proposed commercial business.

The topography of the site in the eastern portion of the parcel ranges from 0 to 12% slopes with the western half being significantly more steep with slopes ranging from 20 to 30%;

Land Use, Site: Residential with a commercial dog grooming business.

Land Use, Area: Agricultural with scattered residences along Lilly Road.

Designated Archaeological Site: Yes No

Town Recommendation: No recommendation as of 6-10-19

STAFF ADVISORY:

This staff advisory is only advice to the Land Resources and Parks Committee. The Committee may or may not consider the advice of the staff and decision making authority is vested in the Committee only.

The staff has reviewed the proposal for compliance with the criteria listed in Sections 2.3.6.F of the code. The staff comments are listed in Exhibit A for review by the committee.

It is the staff's position that the proposed business will be in compliance with the applicable provisions of the Dodge County Land Use Code and the staff believes that the Committee will be able to make the findings necessary under Section 2.3.6.F of the code that are required to approve the Conditional Use Permit for this project. If approved with the following conditions, the staff believes that the project will not have an adverse effect on the adjacent land owners, the community or the environment and the proposal will be consistent with the purpose and intent of the Code.

CONDITIONS:

1. The dog grooming business shall be conducted without offensive noise, vibration, dust, smoke, odor, glare, lighting or the risk of fire, explosion or other accident and shall not be detrimental to the public health, safety or general welfare of the immediate neighborhood or community.
2. It shall be the responsibility of the applicant to obtain all Federal, State and/or local municipality permits, licenses and approvals that may be required for the conversion of the existing structure into a commercial facility and for the operation of the proposed dog grooming business on this site. The owner shall provide documentation to this Department that the applicable Federal, State and local municipality permits, licenses and approvals have been obtained to operate this facility and to document that the facility meets the required fire and building codes prior to operating the facility.
3. The applicant shall submit, for review and approval, the proposed plans for the handling/disposal of pet waste generated onsite.
4. All dogs and other pets associated with the business shall be kept indoors during business operation hours.
5. The applicant shall submit an off-street parking plan in accord with Subsection 8.2 of the Code for review and approval prior to the issuance of the Conditional Use permit.
6. The applicant shall obtain a land use permit for any signs that will be located on this site prior to the location of a sign on this site. The sign shall meet the applicable sign provisions of the Code.
7. A code compliant private onsite wastewater treatment system or other approved method of sanitary sewage disposal facility shall be provided for the proposed facility prior to the issuance of the conditional use permit and prior to the use of the facility for a public use.
8. In the event that noise or odor problems or any other objectionable influence associated with the dog grooming facilities arise, this permit shall be subject to review by the Land Resources and Parks Committee. The Committee may attach additional conditions that it deems necessary to mitigate said noise, odor or other objectionable influences to the maximum extent practicable.
9. Any significant change to the proposed dog grooming facilities on this site, any future expansion or any significant change to the business plan or site plan may require that a new conditional use permit be issued.
10. The decision of the Committee is valid for one year.

EXHIBIT A

Staff Review Comments

The staff has reviewed the proposal for compliance with the criteria listed in Section 2.3.6.F of the code. The staff comments are as follows:

2.3.6.F.2 Is the project compatible with adjacent uses in terms of scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);

- It is the staff's position that if the business is operated in compliance with the business narrative and the pets are not kenneled outside on this site, the proposed business will be compatible with the adjacent uses;

2.3.6.F.3 Will the proposed use be significantly detrimental to the public health, safety, and welfare?

- It is the staff's position that if the business is operated in compliance with the business narrative, the proposal will not have a significant detrimental impact on the adjacent properties or the community;

2.3.6.F.4 Will the project cause substantial diminution in value of other property in the neighborhood in which it is to be located;

- It is the staff's position that the proposed business will not have an adverse impact on the value of other property in the area;

2.3.6.F.5 Are public safety, transportation and utility facilities and services available to serve the subject property while maintaining sufficient levels of service for existing development?

- It is the staff's position that there are adequate public facilities to serve the property;

2.3.6.F.6 Are there adequate assurances of continuing maintenance for the project?

- It is the staff's position that there are adequate assurances of continuing maintenance for the property and business.

2.3.6.F.7 Will any significant adverse impacts on the natural environment be mitigated to the maximum practical extent?

- It is the staff's position that any significant adverse impacts on the natural environment will be mitigated to the maximum practical extent.

2.3.6.F.8 The proposed use will not be located in any hazard areas, including floodplains, floodways, etc., unless any potential danger is mitigated to the maximum extent possible, and to the satisfaction of the Wisconsin Department of Natural Resources;

- It is the staff's position that the property is not located within a hazard area.

2.3.6.F.1 Does the proposed project comply with all applicable provisions of this Code;

- It is the staff's position that the proposed business will comply with the applicable provisions of the code;

Dodge County Land Resources and Parks Committee Decision

County Conditional Use Permit Application # 2019-0255

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Applicant (Agent):

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CONCLUSIONS OF LAW

Based on the facts presented in the application and at the public hearing the Committee concludes that:

2.3.6.F General Approval Criteria for Conditional Use Permits

Conditional Use Permits shall be approved by the Committee if they find that all of the following criteria have been met:

2.3.6.F.2 Is the project compatible with adjacent uses in terms of scale, site design and operating characteristics? (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);

(Yes / No)

If not, what measures can be taken to mitigate any potential conflicts?

2.3.6.F.3 Will the proposed use be significantly detrimental to the public health, safety, and welfare?

(Yes / No)

If yes, what measures can be taken to mitigate the potential detrimental impacts?

2.3.6.F.4 Will the project cause a substantial decrease in value of other property in the neighborhood in which it is to be located;

(Yes / No)

If yes, what measures can be taken to mitigate the decrease in the value of the properties?

2.3.6.F.5 Are public safety, transportation and utility facilities and services available to serve the subject property while maintaining sufficient levels of service for existing development?

(Yes / No / Not Applicable)

If not, what can be done to ensure facilities and services will be available?

2.3.6.F.6 Are there adequate assurances of continuing maintenance for the project?

(Yes / No/ Not Applicable)

If no, what measures can be taken to ensure continued maintenance?

2.3.6.F.7 Will there be any significant adverse impacts on the natural environment that require mitigation?

(Yes / No)

If yes, what measures can be taken to mitigate the potential adverse impacts on the environment?

2.3.6.F.8 Is the project located in any hazard areas? (floodplains, floodways, steep slopes, etc)

(Yes / No)

If yes, are there any measures that need to be taken to mitigate any potential dangers?

2.3.6.F.1 Does the proposed project comply with all applicable provisions of this Code for the A-2 General Agricultural Zoning District?

(Yes / No)

If not, what changes must be made to bring the project into compliance with the code?

Are any conditions for approval needed in this case to mitigate any potential adverse impacts on the adjacent properties, the environment or the community?

(Yes/No)

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9. Any significant change to the proposed dog grooming facilities on this site, any future expansion or any significant change to the business plan or site plan may require that a new conditional use permit be issued.
10. The decision of the Committee is valid for one year.

Others

Does the committee believe that the Conditional Use Permit Request meets the approval criteria in Section 2.3.6.F of the County Land Use Code? (Yes / No)

Motion by _____ to approve the conditional use permit request based upon the previously mentioned findings and conditions.

Motion second _____

Nicholas Bruckner & Rosalyn James Town of Rubicon, Sec. 16

The data used to create this map is a compilation of records, information, and data from various city, county and state offices, and other sources. This map is only advisory, does not replace a survey, and may not be used for any legal purpose. Dodge County assumes no liability for any use or misuse of this information.

1624-000
ROETHLE
36.6 ac.

1613-001
ROETHLE
19.4 ac.



N. BRUCKNER & R. JAMES

1624-001
BRUCKNER
2.4 ac.

16

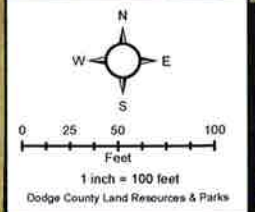
1642-003
BUCHMANN
20.5 ac.

1631-001
ROETHLE
9 ac.

1642-002
BUCHMANN
2.9 ac.

LILLY RD

1631-000
KLINK LIVING TRUST
30 ac.



9.5 ac.