

City of Watertown, Wisconsin

Request for Conditional Use Permit Approval

Lake Country K9 to 5 LLC

Proposed Dog Boarding & Daycare Facility

Property Address: 100 Stimpson Street, Watertown, WI

Submitted by:

Ashley Romero

Owner, Lake Country K9 to 5 LLC

Purpose of Request

Lake Country K9 to 5 LLC respectfully requests approval from the City of Watertown for the required Conditional Use permits and associated approvals necessary to operate a professionally managed dog boarding and daycare facility at **100 Stimpson Street, Watertown, Wisconsin**.

The proposed facility has been specifically planned around **controlled operations, responsible animal management, noise reduction, limited customer traffic, and compatibility with surrounding properties**.

The intent is not to create an uncontrolled high-volume animal facility. Rather, the proposed operation is designed around small supervised groups, scheduled activity, behavioral screening, controlled outdoor access, and trained staff.

Lake Country K9 to 5 LLC understands that a kennel operation can affect neighboring properties if it is poorly managed. The business therefore intends to operate in a manner that minimizes barking, uncontrolled activity, excessive traffic, and other potential neighborhood impacts.

Business Background

Lake Country K9 to 5 LLC is a locally owned canine services business that has proudly served the Watertown community since 2019.

For nearly ten years, the business has provided structured dog care focused on responsible management, controlled socialization, positive reinforcement, individualized attention, and safe group interactions.

Current services include:

- K9 Hiking Camp
- Puppy programs
- Dog training
- Dog walking
- In-home pet care services
- Dog training Group Classes

The proposed facility represents the next phase of the company's growth and will provide a permanent location specifically designed for professional canine care.

Importantly, Lake Country K9 to 5 LLC has already established an operating history within the Watertown community. The business has conducted dog training classes and supervised group activities at its current location for approximately two years **without receiving a single noise complaint**.

The proposed facility will allow the business to apply the same management practices in a purpose-designed environment with significantly more space for separation, controlled activity, and staff supervision.

Proposed Facility

The proposed location is:

100 Stimpson Street
Watertown, Wisconsin

The property consists of approximately:

- **3,000 square feet** of indoor space
- **Approximately one-half acre lot**

The building will be renovated specifically for professional canine operations.

Proposed Interior Layout

The facility is planned to include:

- Reception lobby for scheduled client check-in and check-out
- Administrative office or dedicated small-dog room, depending on final layout
- One large indoor climate-controlled playrooms
- 10 private overnight boarding suites
- Dog care and support areas designed for sanitation and safety

The layout is intended to provide separation between boarding dogs, daycare groups, and customer areas while allowing staff to safely supervise the animals in their care.

The facility will not operate as an open-access dog park or unrestricted animal facility. Dogs will be managed according to scheduled programming, group compatibility, and staff supervision.

Outdoor Exercise Areas

The rear portion of the property will include:

- Two fully fenced outdoor play yards
- Secure fencing designed for safe canine exercise
- Controlled staff-supervised access
- Separate exercise areas to allow appropriate group management

Outdoor activity will be conducted under staff supervision and according to a structured schedule.

Dogs will not be permitted to freely access the outdoor areas throughout the day. Groups will rotate through the outdoor areas in controlled numbers.

This approach is intended to prevent a large number of dogs from being outside simultaneously and to reduce the likelihood of prolonged or excessive barking.

Easement Protection

The property contains a sanitary sewer easement.

Lake Country K9 to 5 LLC acknowledges the importance of maintaining uninterrupted municipal access to this infrastructure.

All fencing, gates, and site improvements will be designed and installed so that:

- The sanitary sewer easement remains fully accessible.
- No permanent structures will obstruct City access.
- Any fencing crossing the easement will be designed to allow maintenance access as required by the City.

The applicant is committed to working with City Engineering staff to ensure full compliance with all easement requirements.

Proposed Operations

Overnight Boarding

The proposed facility will provide accommodations for:

Maximum Overnight Capacity: 10 boarding dogs

Each boarding guest will have an individual suite designed to provide a safe, clean, and controlled environment.

The business anticipates operating at approximately **50% boarding capacity during most of the year** and intends to introduce boarding conservatively.

This phased approach will allow management to evaluate staffing requirements, daily routines, noise levels, traffic patterns, and the overall impact of overnight boarding before approaching maximum capacity.

Boarding clients will not generate routine overnight customer traffic. All boarding drop-offs and pick-ups will occur during established client access periods.

Daycare Operations

The facility will provide structured daytime care for:

Maximum Daycare Capacity: 15 dogs

Dogs will participate in supervised groups based on temperament, size, behavior, and compatibility.

The program emphasizes:

- Small supervised groups
- Structured rest periods
- Individualized attention
- Controlled group management
- Appropriate dog-to-dog compatibility
- Prompt intervention when inappropriate behavior occurs

The facility will not rely on simply placing a large number of dogs together and allowing them to interact without structure.

The business model is specifically designed around **small groups and active supervision**.

Client and Dog Screening Process

One of the most important components of Lake Country K9 to 5 LLC's operating model is that **not every dog is automatically accepted into daycare or boarding services**.

Before becoming an established client, each prospective dog is screened to determine whether the dog is an appropriate fit for:

1. The proposed group environment;
2. The business's management and supervision model;
3. The dog's own individual needs; and
4. The safety and comfort of the other dogs and staff.

As part of this process, Lake Country K9 to 5 LLC offers **a complimentary trial day for every dog being considered for daycare services**.

The trial day provides staff with an opportunity to observe the dog's behavior in the actual operating environment before the dog becomes a regular participant.

Staff evaluate factors including:

- Interaction with other dogs

- Ability to settle and rest
- Response to staff direction
- Excessive or persistent barking
- Stress or overstimulation
- Appropriate play behavior
- Overall compatibility with the existing groups

If a dog is determined not to be an appropriate fit for the environment, Lake Country K9 to 5 LLC does not accept that dog into the regular group program.

This screening process is an important part of the company's noise-management and safety strategy. By evaluating dogs **before they become regular clients**, the business can identify behavioral concerns early rather than allowing an unsuitable dog to become a recurring source of disruption.

This also means the proposed maximum capacity does not represent an assumption that every dog will be placed together simply because space is available. **Compatibility and appropriate behavior are requirements for participation.**

Proposed Hours of Operations, Daily Schedule & Facility Capacity

Lake Country K9 to 5 LLC is proposing a structured operating schedule designed to minimize traffic, manage noise, and provide predictable periods of activity and quiet.

The business will utilize:

- Scheduled client access
- Rotating outdoor play groups
- Off-site hiking activities
- Indoor programming
- Scheduled rest periods
- Controlled boarding drop-off and pick-up times

These measures are intended to prevent unnecessary activity at the property and reduce the potential for disruption to surrounding businesses and properties.

Proposed Client Access Hours

Morning Drop-Off: 6:30 AM – 8:00 AM

The lobby will be open for scheduled owner drop-offs during this period.

Midday: 8:30 AM – 2:30 PM

The client lobby will be closed to routine customer traffic during this period.

Staff will remain onsite to supervise dogs and conduct scheduled programming.

Afternoon Pick-Up: 3:00 PM – 6:00 PM

The lobby will reopen for scheduled client pick-ups.

Evening/Overnight: 6:30 PM – 6:30 AM

There will be no routine client drop-offs or pick-ups during these hours.

This schedule is specifically intended to eliminate overnight customer traffic and minimize disruption to neighboring properties.

****Grooming Will be open on Wednesdays & Thursdays for 1-1 Private grooming. From 8:30am-5:30pm. Because our groomer only takes one dog at a time by appointment we do not anticipate traffic or noise to be a concern****

Daycamp Operations & Outdoor Play Schedule

Daycamp activities will be conducted in controlled groups rather than allowing all dogs to access the outdoor area simultaneously.

The proposed daycare capacity is **15 dogs per day**, divided into groups of no more than five dogs per group.

This group structure is consistent with Lake Country K9 to 5's established operating philosophy of maintaining small, manageable groups and appropriate staff supervision.

8:30 AM – 10:30 AM

- Play Groups 1 and 2 utilize the outdoor play area.
- Hiking Groups 1 and 2 are off-property participating in scheduled hiking activities.

1:00 PM – 3:00 PM

- Play Groups 3 and 4 utilize the outdoor play area.
- Other dogs participate in scheduled hiking activities, indoor programming, enrichment, or rest.

This staggered schedule prevents the entire dog population from being outside at the same time and creates predictable periods when outdoor activity is concentrated.

Hiking & Enrichment Services

The proposed facility will continue Lake Country K9 to 5's existing hiking program in addition to facility-based daycamp services.

Hiking groups will leave the property for scheduled off-site activities, further reducing the number of dogs present at the facility at any given time.

Clients will also have the option to add indoor play and enrichment activities to their dog's scheduled day.

The combination of outdoor exercise, off-site hiking, indoor enrichment, and scheduled rest periods allows the business to maintain a structured daily routine without relying exclusively on outdoor play.

Noise & Neighbor Impact

Lake Country K9 to 5 LLC recognizes that **noise is one of the primary concerns associated with any dog-related business**, particularly for neighboring property owners who may not own dogs or may not wish to be exposed to persistent barking.

The business takes this concern seriously.

The goal is not simply to provide a place for dogs to exercise. The goal is to operate a professionally managed facility where excessive or disruptive behavior is actively monitored and addressed.

The company's existing operating history provides evidence that this management approach is effective.

Lake Country K9 to 5 LLC has operated dog training classes and supervised group-play activities at its current Watertown location for approximately two years **without receiving a single noise complaint**.

The proposed facility will carry these same practices forward while providing substantially more space and better separation between activities.

Noise Mitigation Measures

The proposed operation will include:

- Comprehensive behavioral screening before dogs participate in regular group care
- A complimentary trial day for every prospective daycare dog
- Small supervised groups
- A planned staff-to-dog ratio of one staff member for every five dogs
- Separation based on size, temperament, behavior, and play style
- Active staff engagement throughout the day
- Prompt intervention when excessive barking occurs
- Structured rest periods
- Indoor climate-controlled play areas
- Rotating outdoor groups
- Off-site hiking activities
- Controlled client access hours
- No routine overnight customer traffic

The behavioral screening process is particularly important because dogs that consistently demonstrate excessive barking, significant reactivity, inability to settle, or behavior that is incompatible with the group environment may not be accepted into the program.

This provides the business with an additional layer of control over the potential for recurring noise issues.

Safety & Animal Care

Lake Country K9 to 5 LLC is committed to maintaining high standards of animal care while also protecting the safety and comfort of staff, clients, neighboring properties, and the surrounding community.

Operational practices include:

- Continuous staff supervision during group activities

- Vaccination requirements for participating dogs
 - Behavioral evaluations prior to participation
 - Complimentary trial days for prospective daycare clients
 - Cleaning and sanitation protocols
 - Emergency procedures
 - Secure fencing
 - Controlled building access
 - Separation of dogs based on compatibility
 - Prompt intervention when inappropriate behavior occurs
-

Staffing & Supervision

Lake Country K9 to 5 LLC maintains a strong commitment to individualized care through low staff-to-dog ratios.

For the company's existing K9 Adventure Camp hiking program, the business maintains a staffing ratio of **one staff member for every five dogs**.

The proposed daycare and boarding facility will continue this same standard, with a planned supervision ratio of **one staff member for every five dogs** on site during active programming.

Maintaining this low ratio allows staff to:

- Closely monitor dog interactions
- Identify behavioral changes
- Intervene before problems escalate
- Redirect inappropriate behavior
- Monitor barking and other disruptive behavior
- Maintain appropriate group sizes
- Provide individualized attention

The objective is to maintain a controlled environment rather than simply maximize the number of animals on the property.

Community Considerations

The proposed facility has been designed with surrounding properties and the broader Watertown community in mind.

Measures intended to minimize impacts include:

- Indoor play areas
- Staff-supervised outdoor exercise
- Small, controlled play groups
- Behavioral screening
- Complimentary trial days for prospective daycare dogs
- Secure fencing
- Professionally managed operations
- Controlled customer traffic
- Defined operating hours
- No routine overnight customer traffic
- Regular sanitation and waste management
- Off-site hiking activities
- Structured rest periods

These measures are intended to create a predictable operating environment rather than an operation in which activity levels fluctuate without control.

Community Benefit

Meeting an Existing Community Need

The proposed boarding facility addresses a significant unmet need within the City of Watertown.

At the present time, there are **no professional dog boarding facilities operating within the city limits**, requiring many local pet owners to seek overnight care in neighboring communities.

Lake Country K9 to 5 LLC has received consistent requests from both existing and prospective clients for professional boarding services. Due to the limitations of the company's current facility, these requests have been documented on a rolling interest list rather than accommodated.

The business currently maintains a documented boarding interest list and continues to receive inquiries from pet owners seeking overnight boarding services despite not currently offering the service.

Existing Hiking Daycamp and training clients have also expressed interest in utilizing boarding services once they become available.

Providing professional boarding services within Watertown will allow local families to access established pet care closer to home, reduce the need to travel to neighboring communities, and expand the availability of professionally managed pet care services within the City.

The proposed facility also represents an investment in the continued operation and expansion of an established local business that has served Watertown since 2019.

Responsible Operation & Accountability

Lake Country K9 to 5 LLC understands that approval of a kennel facility comes with a responsibility to operate in a manner that is respectful of neighboring properties and the surrounding community.

The business is not seeking approval based solely on the assumption that dogs will behave appropriately.

Instead, the proposed operation incorporates multiple layers of management designed to prevent problems before they occur:

Screen the dog → Evaluate the dog → Introduce the dog through a trial day → Place only compatible dogs into groups → Maintain small groups → Supervise continuously → Intervene when necessary.

This system gives management the ability to make decisions based on the actual behavior of individual dogs rather than simply accepting every dog who requests service.

The business's existing history of approximately two years of supervised group activities without a noise complaint further demonstrates its ability to manage dogs in a controlled environment.

Request

Lake Country K9 to 5 LLC respectfully requests that the City of Watertown approve the required Conditional Use permits and related municipal approvals necessary to operate the proposed facility at **100 Stimpson Street** with:

- A maximum capacity of **10 overnight boarding dogs**
- A maximum daily capacity of **15 daycare dogs**
- Two fenced outdoor exercise yards
- One to two indoor playrooms

- Lobby and administrative space
- Structured and supervised group activities
- Behavioral screening of participating dogs
- Complimentary trial days for prospective daycare clients
- A planned staff-to-dog supervision ratio of **1:5**
- Full compliance with applicable zoning, building, health, and municipal requirements

Lake Country K9 to 5 LLC welcomes the opportunity to work collaboratively with City staff throughout the review process.

The applicant is committed to operating the facility in a manner that prioritizes **public safety, responsible animal management, noise control, predictable operations, and respect for neighboring properties.**

The proposed facility is intended to provide a needed community service while demonstrating that professional dog care and responsible neighborhood operations can coexist.

Thank you for your consideration of this request.

KNOW ALL MEN BY THESE PRESENTS, That we, HENRY
MINK and Minna MINK, his wife, of the city of

Watertown, Wisconsin, for the consideration of Two

Hundred Fifty DOLLARS to us in hand

paid, the receipt of which is hereby acknowledged, have this
day granted and by these presents do grant unto the city of
Watertown, Wisconsin, the right and privilege to lay a sewer
across a strip of land ~~Twenty~~ ^{fifty} (50) feet wide commencing on
Utah Street approximately one hundred twenty (120) feet North
of Stimpson Street; thence through Lots 3, 4, 5, 6, 7, 8, 9
and 10, Block Eight (8), Cole, Bailey and Company's Addition
for a distance of approximately five hundred twenty (520)
feet; also through Lots 10, 11 and 14, Block Seven (7), Cole,
Bailey and Company's Addition, a distance of approximately
three hundred thirty-five (335) feet, ^{also through 7th block} and also through Outlot
Five (5), a distance of approximately nine hundred (900) feet,
all being in the Seventh Ward in the city of Watertown, Jef-
ferson County, Wisconsin.

And we do, for ourselves, our heirs and assigns,
grant unto the said city of Watertown and its officers and
contractors, or its agents or employes, the full right and
authority to enter upon said premises when necessary for the
purpose of building such sewer or repairing the same, on the
condition that said city of Watertown shall be liable for all
damages caused thereby to fences and sidewalks, and shall
restore such fences and sidewalks to the conditions existing
at the time of the building of such sewer so that the said
premises are in the same condition as at the time of the entry
upon said premises.

MAP OF SURVEY

All of Lot 1, Certified Survey Map Number 1675,
located in the Southwest 1/4 of the Southwest 1/4,
Section 4, T8N, R15E, City of Watertown,
Jefferson County, Wisconsin.

Copy

Fence
Dimensions

This is a map of an existing parcel. No new
parcels were created as a result of this survey.

SURVEYOR'S CERTIFICATE

I, Jeanette Harley, Professional Land Surveyor, hereby certify:

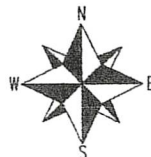
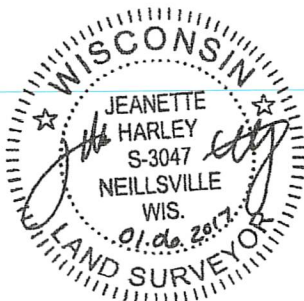
That I have surveyed and mapped all of Lot 1, Certified Survey Map
Number 1675, located in the Southwest 1/4 of the Southwest 1/4,
Section 4, T8N, R15E, City of Watertown, Jefferson County,
Wisconsin, further described as follows:

Commencing at the Southwest corner of said Lot 1, said point being
the POINT OF BEGINNING; thence N 00°41'13" E, along the West
line of said Lot 1, 336.51 feet to a point which is 28 feet more or less
from the water's edge of the Rock River; thence N 85°15'26" E, along
a meander line of the Rock River, 76.95 feet to a point on the East
line of said Lot 1, located 33 feet more or less from the water's edge
of the Rock River; thence S 01°23'54" W, along the East line of said
Lot 1, 345.13 feet to the Southeast corner of Lot 1; thence
N 88°16'27" W, along the South line of said Lot 1, 72.33 feet to the
POINT OF BEGINNING, including those lands lying between the
afore described meander line, the extension of the Lot lines to the
water's edge and the water's edge. Parcel contains 27,712 square
feet or 0.64 acres, more or less.

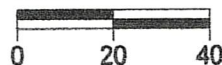
Parcel subject to any easements of record. That I have made
this survey and map by the direction of Arthur Lenius, owner of
said lands. That said map is a correct and accurate
representation of the exterior boundaries of the lands surveyed
to the best of my knowledge and belief. That I have fully
complied with Chapter A-E 7 of the Wisconsin Administrative
Code in surveying and mapping the same.

JEANETTE HARLEY, P.L.S. 3047

01.06.2017

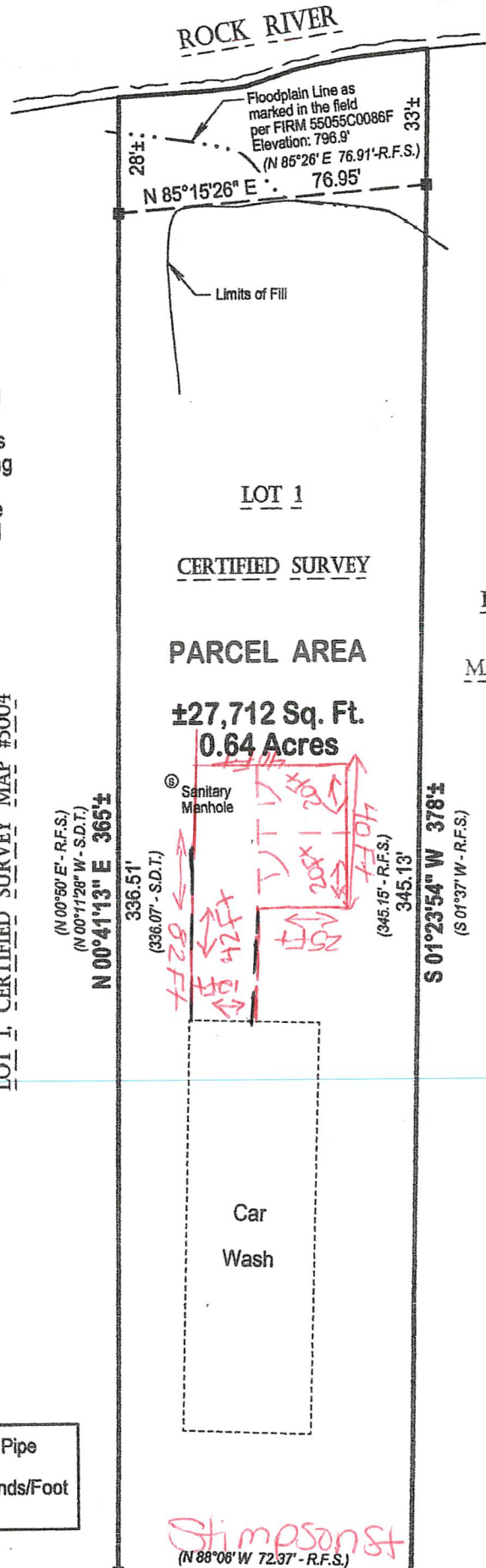


Scale: 1" = 40 Feet



LEGEND

- - Existing 1 1/4" Outside Diameter Iron Pipe
- () - Previously Recorded as
- - Set 3/4" x 24" Iron Rebar at 1.50 Pounds/Foot
- × - Computed Point (Not Set)



Map bearings referenced to the Jefferson County Coordinate System, WISCRS, the West line of Lot 1, C.S.M. #1675 measured to bear N 00°41'13" E. NAD 83 (2011)

- Office Lobby & Bathroom are preexisting rooms
- 10 4x8 Kennels for toward the rear of the Boarding Building

- Overhead doors for car wash
0 remain.

- 0 Floor drains in place

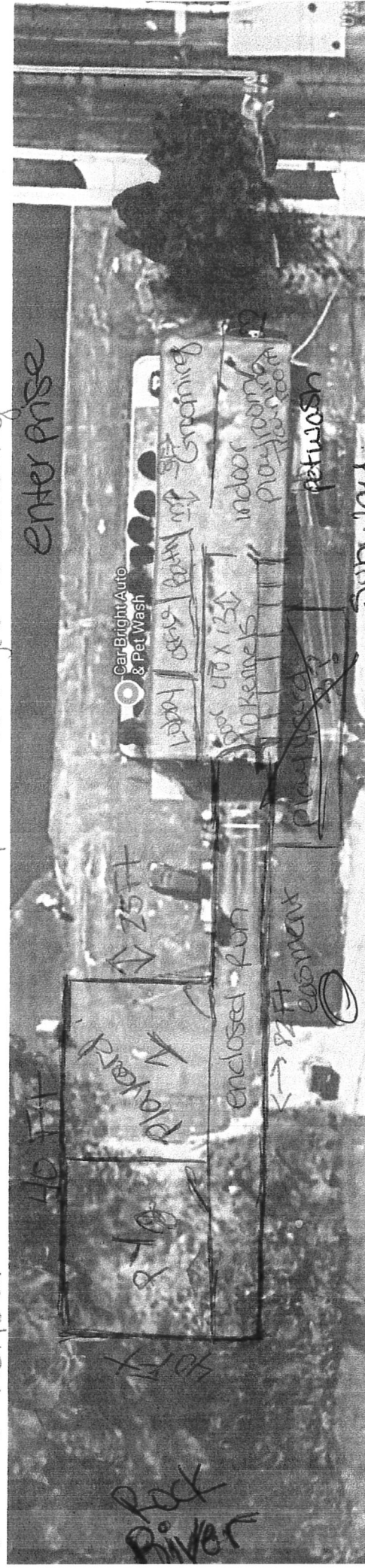
- essentially we would only be adding non permanent Kennel suites & Fencing for play yards

- 6 We do not plan to add walls or make permanent changes to building.

- 10 4x8 kennels for forward the rear of the Boarding Building

- up to 15 dogs/kay
for day care
Mon-Sat

- wood fence around rear play yards
- exterior fence dimension 82L x 25X40K
- copy of survey w/ sketched included



* indoor play room doubles as training area for our manners classes.

- Grooming area for 1-1 grooming on Tuesdays & Wednesdays + nail trims & home baths

Stamps