



City of Waukesha
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Committee: Plan Commission	Date: 2/22/2023
Common Council Item Number: PC22-0360	Date: 2/22/2023
Submitted By: Doug Koehler, Principal Planner	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review: Click here to enter text.
Subject: Conditional Use Permit – TLC Dog Grooming- 218 S. East Ave. – A request for a conditional use permit to operate a dog grooming business as a home industry.	

Details: 218 S. East Ave. is zoned Rm-1 Multi-family Residential, and it is a Single Family Home. Theresa Cypert, the applicant, is a resident there. She would like to build a new detached garage which will also be used as a space for her part time dog grooming business. The business qualifies as a Home Industry, so it needs to be approved by the Plan Commission.

The business hours will be from 9:00 AM to 5:00 PM Monday-Friday, with occasional hours on Saturday and Sunday mornings. The applicant grooms 4-5 dogs per day with a 1-2 hour timeframe per dog. Dog owners are required to pick up their dogs immediately after grooming to prevent overlap with other dogs. The applicant does not provide boarding or training services and will only have two dogs very occasionally when both belong to a single client. No parking is allowed on East Ave. in front of the property, but parking will be available for clients in the driveway and on W. Laffin Ave. to the north or W. Newhall Ave. to the south. Provided business activity is kept to the level the applicant has described, staff feels that it will not represent a substantial increase in traffic volume.

Currently there is no garage in the rear yard. The property predates the current zoning requirements and is considered to be substandard in terms of the lot area and width requirements. Specifically, the rear yard area is unusually small, which limits the available space for a garage. The zoning code allows accessory structures to take up no more than 20% of the rear yard area and requires them to be set back at least 5 feet from property boundaries and from the principal structure. The applicant understands these requirements and understands that she may need to apply for a Variance depending on the final design of the garage.

The applicant believes the business will produce minimal extra trash beyond what would be expected of a normal residence, and that all business trash will fit into the residential trash containers.

Options & Alternatives:
 The Plan Commission may limit

Financial Remarks:

No financial impact to the City.

Staff Recommendation:

Staff recommends approval of a Conditional Use Permit for a Home Industry dog grooming business at 218 S. East Ave.

- All required permits will be obtained from the Building Department prior to construction of the new garage. For the building permit a new site survey will need to show the proposed garage location and setbacks. If water is extended from the house, service lines must meet code-required burial depth and a plumbing permit will be required.
- If the new garage cannot meet the setback and other zoning code requirements for an accessory building, the applicant must obtain a Variance before construction begins.
- If business-related trash ever grows beyond the capacity for residential storage, the applicant must hire a private trash collection service, and any containers must be stored inside until pickup. If inside storage is not possible, new Plan Commission approval will be required.
- The garage grooming space must be fully insulated to reduce noise.
- At least one parking space must be available for clients in the driveway at all times during business hours.