

Discussions in regards to a major kennel for 4955 Dodge Road.

We are wanting to have 20-24 kennels under one roof and a maximum of 32 dogs on the property because we do have 3 dogs and if our kids or friends come over we have to disclose, to the county, how many dogs can be on the property. At least this is what I have seen in the CODES.

1. Discussion on codes Table 5-2 Accessory Uses- We are asking for a "special use" because we have 40 acres and when we bought the property it was zoned RR-5. To convert to Agricultural would require time and monies and special use is allowed for RR-5 as best we can tell.
 - A. The reason for the placement of the kennel on the Northeast corner is the entrance to the property is on this corner and the entrance of the utilities is on this corner, and the well is placed on this corner. Our house is also very close. We have put in crushed asphalt for the roads on the property and there is a pile very close to the well house which we are planning on using by the fence that is just north of the planned sight of the kennel to drop off the dogs.
 - B. The kennel will be on 40 acres but will only use approximately 7,000 square feet including fencing for 6 play areas directly off the kennel building. See drawing for visual analysis.
2. Utility Discussion- The utilities are marked on the drawing and there is utility box with everything that is needed for the kennel. The electrician (Brewer Electric) has told me he only needs about 40-60 amps and wanted the discussion to include that he will put a shut off on the kennel building. Water is also within 100-130' from the kennel.
3. Traffic Generation-
 - A. If you look at the drawing and the access road which borders the north side of the property please note the access road used to be a one lane in and one lane out. Although we are still working on the road we have brought in or displaced 60 tons of dirt and the majority of the road is now 2 lanes and much more flat with no ruts. I do have a 40 HP tractor that can easily maintain this road and is also the main tractor in the DODGE ROAD area that clears the snow.
 - B. Traffic generation is based on discussions with Jackson Creek Kennels (A similar sized kennel to which we hope to get approved). Traffic is based on 80% capacity and average of 5-10 days of kenneling a dog.

Based on this we are looking at an average of 2.5 vehicles in and out of the property per day.

Motivation and helpful information: My wife and daughter in law will run the facility. My wife wants to retire from being an AD and Teacher. The business plan, software, veterinarians, dog walkers, and digital presence is ready to go. The contractor, vet helpers, and subs are my direct neighbors

Thank you for your consideration in this endeavor,

Shad Stockton