

APPLICATION FOR ZONING PERMIT

RACINE COUNTY, WISCONSIN (v. 11/20)

PH item 4

ERMIT NO. \_\_\_\_\_

DATE PERMIT ISSUED \_\_\_\_\_

OWNER Renee Gussman Trust Dated 9-27-2012 APPLICANT Renee Gussman & Allen Jarocha

Mailing Address 2222 Sunny Side Drive

Mailing Address 2222 Sunnyside Drive

Kansasville WI 53139  
City State Zip

Kansasville WI 53139  
City State Zip

Phone (H) 930-203-5078 (W)

Phone (H) 930-203-5078 (W)

Parcel Id. # 0000-03-20-21-024-020

Site Address 2222 Sunnyside Drive

Municipality DOVER Section(s) 21 Town 03 North, Range 20 East

Lot 2 Block - Subdivision Name N/A CSM # 2946

Proposed Construction/Use to occupy an existing residence and site with a dog breeding business known as Plumtree Labradors.

New	<input checked="" type="checkbox"/>	Principal Bldg.	Size	( <input checked="" type="checkbox"/> )	( <input checked="" type="checkbox"/> )	( <input checked="" type="checkbox"/> )
Addition	<input type="checkbox"/>	Accessory	Area (sq ft)	( <u>POY</u> )	( <u>Submitted</u> )	( <u>PLANS</u> )
Alteration	<input type="checkbox"/>	Deck	# of Units/Stories	<u>1</u>	Building Ht.-Avg. (ft.)	
Conversion	<input type="checkbox"/>	Sign	Peak Ht. (ft.)	<u>5</u>	100-Yr. Floodplain Elev. <u>N/A</u>	
Temporary	<input type="checkbox"/>	Other	Eave Ht. (ft.)	<u>5</u>	Flood Protection Elev. <u>N/A</u>	

Contractor	_____	Est. Value w/Labor \$	_____	ZONING DISTRICT	<u>A-2</u>
Existing Nonconforming?	<u>N/A</u> <input checked="" type="checkbox"/>	* Yes	<input type="checkbox"/> No	Yard Setbacks	Proposed <u>OK?</u>
*Structure's Fair Mrkt Value \$	_____	Cumulative %	_____	Street-1 <sup>st</sup>	<u>S</u>
*>50% of Fair Market Value?	<u>N/A</u> <input checked="" type="checkbox"/>	Yes	<input type="checkbox"/> No	Street-2 <sup>nd</sup>	<u>S</u>
Structure in Shoreland? (per map)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Yes	<input type="checkbox"/> No	Side-1 <sup>st</sup>	<u>POY</u>
Structure in Floodplain? (per map)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Yes	<input type="checkbox"/> No	Side-2 <sup>nd</sup>	<u>Submitted</u>
Structure in Wetland? (per map)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Yes	<input type="checkbox"/> No	Rear	<u>plans</u>
Substandard Lot?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Yes	<input type="checkbox"/> No	Shore	<u>S</u>
Abutting Lot-Same Owner/Closely Related?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Yes	<input type="checkbox"/> No	Total Acc. Structures	<u>S</u>
BOA Variance Needed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Yes	<input type="checkbox"/> No	Date of Approval	_____
Conditional Use/Site Plan Needed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Yes	<input type="checkbox"/> No	Date of Approval	_____
Shoreland Contract Needed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Yes	<input type="checkbox"/> No	Date of Approval	_____

Additional Zoning Permit Stipulations Listed on Back of this Form? Yes  No  (If "Yes," see back)

The applicant hereby acknowledges receipt of notice contained herein and certifies that submitted information/ attachments are true and correct to the best of the knowledge and belief of the signer, and that all construction/ use will be done in accordance with the Zoning Ordinance, applicable stipulations, and Wisconsin laws.

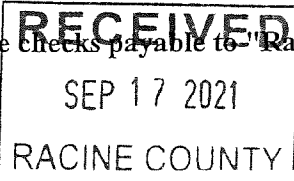
BOA Conditional Use/Site Plan Pd: \$ 475.00 Renee M Gussman 9-17-21  
Cash/Check/CC Date # 8748 Signature of Owner /Applicant Date

Shoreland Contract Fee Pd: \$ \_\_\_\_\_ Renee M. Gussman  
Cash/Check/CC Date # \_\_\_\_\_ Print Name(s)

Zoning Permit Fee Pd: \$ \_\_\_\_\_  
Cash/Check/CC Date # \_\_\_\_\_ Notes (revisions, extensions, etc.)

Other: \_\_\_\_\_ Pd: \$ \_\_\_\_\_ EM  
 if shoreland erosion review fee is included above Zoning Administrator (Staff Initials)

Make checks payable to "Racine County Development Services" - Note: ALL FEES ARE NONREFUNDABLE (OVER



PN 0000320-21-024020

CONDITIONAL USE / SITE PLAN REVIEW APPLICATION

Racine County, Wisconsin

Owner: Renee Gussman Trust dated 9-27-2012

Applicant/Agent: Renee Gussman & Allen Jarocha

Town: DOVEY

Zoning district(s): A-2

TO THE RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE:

The undersigned requests a conditional use / site plan review permit to (specify use, project, structure, size, etc.)

occupy an existing residence and site with a dog breeding business known as Plumtree Labradors.

AT (site address): 2222 Sunnyside Drive

Subdivision: NIA CSM# 29410 Lot(s): 2 Block: -

Parcel # 002-03-20-21-024-020 Section(s) 21 T 3 N R 20 E

If served by municipal sewer, check here:  Sanitary permit #: 573879

Attached are:

- zoning permit application
- 12 SETS: drawn-to-scale site plan that is based on a survey (10 of the 12 should be sized or folded to 8.5" x 11")
- NIA letter of agent status
- hearing/review fee (Fees are non-refundable, & re-publication/amendment fees will be charged where applicable.)
- NIA 3 SETS: landscaping/lighting plan
- 12 SETS: report/cover letter & operations plan
- abutting property owners' names & mailing addresses other

print name: Renee M. Gussman e-mail address: rgussman@ameritech.net

address: 2222 Sunnyside Dr telephone #: 262-263-5078

Kansasville, WI 53139

signed: Renee M. Gussman

STAFF USE ONLY:

BASED ON CURRENT MAPPING, check applicable statement(s) below & underline or circle the word "all" or "partially".

<u>NIA</u>	The property is	all / partially	located in the	<b>RECEIVED</b>	shoreland area.
	The project is	all / partially	located in the		SEP 17 2021
	The property is	all / partially	located in the	<b>RACINE COUNTY</b>	floodplain.
	The project is	all / partially	located in the		floodplain.
	The property is	all / partially	located in the wetland.		
<input checked="" type="checkbox"/>	The project is	all / partially	located in the wetland.		

The applicant is subject to the following Racine County Ordinance provisions (specify article/section):

Article VI Division 24 A-2 General Farming and Residential District II  
Section 20-1206 uses permitted conditionally.

Shoreland contract: yes  no

Public hearing date: OCTOBER 18, 2021

Site plan review meeting date: NIA

Submittal received by: Em

Date petition filed: SEPTEMBER 17, 2021

cash  or check # 8748

amount received: \$ 475.00

## About Plumtree Labradors

Plumtree Labradors has been a small family owned hobby breeder of labradors since 1988 and we have earned the distinction of being an American Kennel Club Breeder of Merit.

Our breeding mission is to produce English style show quality puppies, which make great hunting dogs, service dogs, and family pets. Our puppies are healthy with correct conformation for showing and good temperaments for family settings.

Currently we have 25 dogs which live with us in our family home. 15 of the dogs are suitable for breeding and the other 10 are retired from the breeding program or have medical or age related conditions that keeps them from being an active breeder. Our vet makes an annual visit to our house to check the dogs and provide them with all necessary shots and medicines to keep them healthy.

The dogs in the breeding program have eating and sleeping quarters in the lower level of our house. The lower level is heated and air conditioned as need and is equipped with 2 powered ventilation systems for air exchange. The whole house heating system is also equipped with an electrostatic HEPA filter.

Dogs are only outside when we are home. Weather permitting the dogs will spend most of the day outside in one of the 7 fenced play yards we have set up on approximately 4 acres of the property. Each yard is equipped with a cement block patio area, water buckets, and a 40-50 gallon livestock water tub for them to play in. Shade is provided for the dogs by the trees in the play yards or by dog houses, picnic table or fence screening.

Currently we only produce 2 to 3 litters per year with the average litter size being 6 puppies. Typically we will lose 1 to 2 of our older dogs each year and we will keep a puppy from one or two of the litters so that we can maintain the genetic lines that we have developed over the years. The other puppies from the litters are typically sold as family pets.

The process of semen collection and insemination is carried out by a vet in their office. We only use vets that are experienced in the process. Puppies are usually born at home but if needed the moms may be taken to the vet to have a C section delivery. Once the puppies are born they are raised in the upper level of our house in a nursing pen set up in our bedroom. After 5 weeks the mom and puppies will be moved to a whelping area in the lower level of the house. The whelping area is equipped with water buckets and litter boxes for the the puppies to urinated and defecate in. Puppies remain with the mom until they are 7 1/2 weeks old. Puppies are allowed to go home with their new owners no sooner than 8 weeks of age.

Starting at 5 weeks old we allow potential owners to visit the puppies on 3 consecutive Saturday's between 12:00 and 2:00 pm. This helps to socialize the puppies and helps the potential owners make their puppy selection.

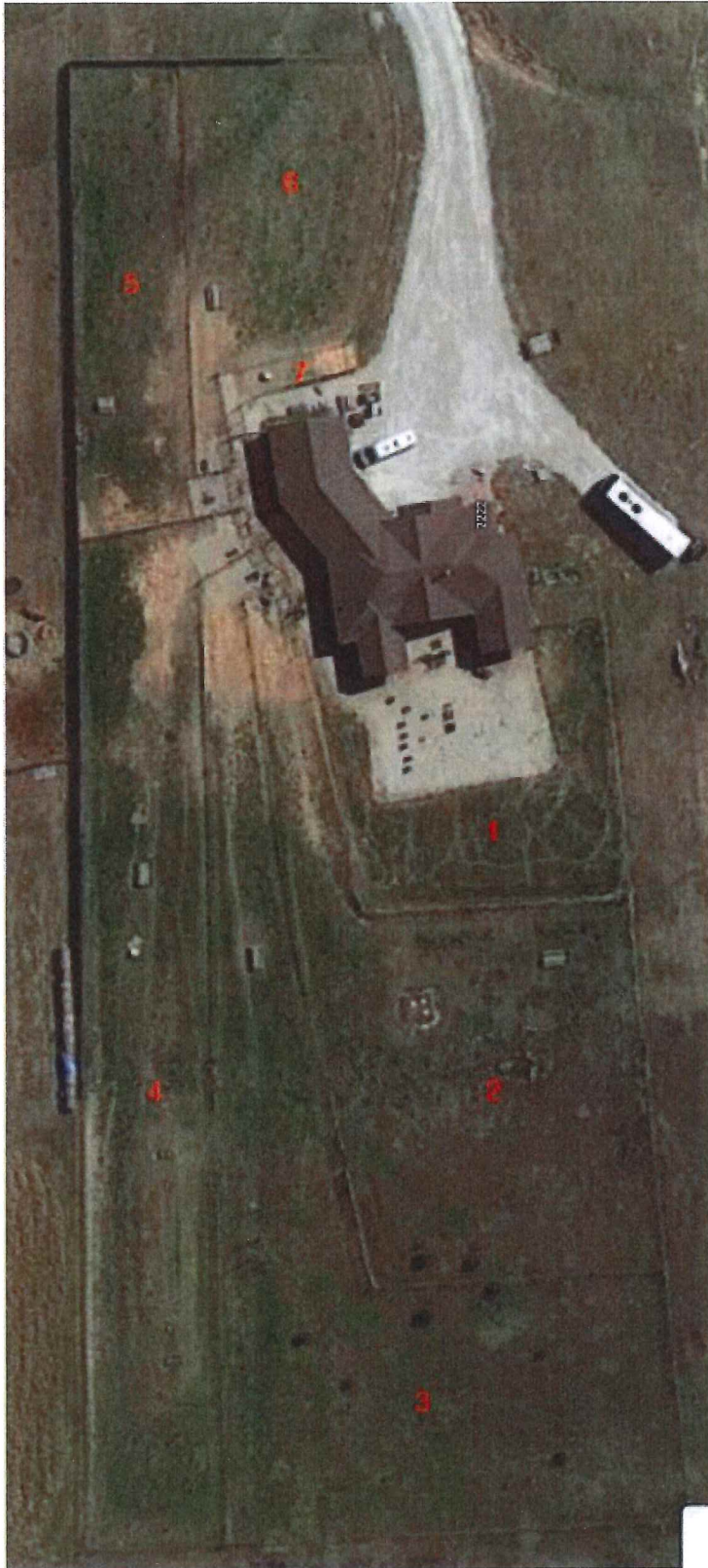
Under Wisconsin regulation for the breeding of dogs we would not be be classified as a "dog breeder" because we do not produce more than 3 litters per year or more than 25 puppies from those litters and therefore do not need any state licensing. When we moved to the property in 2017 we notified the city of Dover of the number of dogs that would be on site and were granted a multiple dog license which we renew with the city yearly.

A copy of the 2021 multiple dog license issued by the city of Dover is include with the conditional use permit application along with an aerial view of the property showing the 7 fenced play yards.





Plumtree  
Labradors  
Play Yards



**RECEIVED**  
SEP 20 2021  
RACINE COUNTY

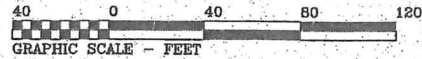


STATE OF WISCONSIN  
COUNTY OF RACINE

The above-described property has been surveyed under my direction and the above map is a correct representation thereof.

DATED AT: NORTH CAPE, THIS 3RD DAY OF FEBRUARY, 2015.

*Pete L. Bailey*  
AMERICAN SURVEYING COMPANY, INC.  
PETE L. BAILEY, RLS NO. 1398  
RECERTIFIED this \_\_\_\_\_ day of \_\_\_\_\_, 2015.



LEGAL DESCRIPTION:

-PARCEL 2 OF CERTIFIED SURVEY MAP NO. 2946, VOLUME 9, PAGE 506, DOC. NO. 2221527, BEING A PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWN 3 NORTH, RANGE 20 EAST, IN THE TOWN OF DOVER, COUNTY OF RACINE, STATE OF WISCONSIN.

LOT AREA: 9.15 ACRES

Proposed building is staked on actual corner with 10 foot offsets on the longest house line. The contractor will be responsible to field verify all stakes for location and dimension prior to construction. If any discrepancies should arise, notify this office at once.

-ABUTTING DWELLING ON THE SOUTH AND NORTH PARCELS ARE GREATER THAN 200 FEET FROM THE PROPOSED DWELLING, THEREFORE NOT LOCATED

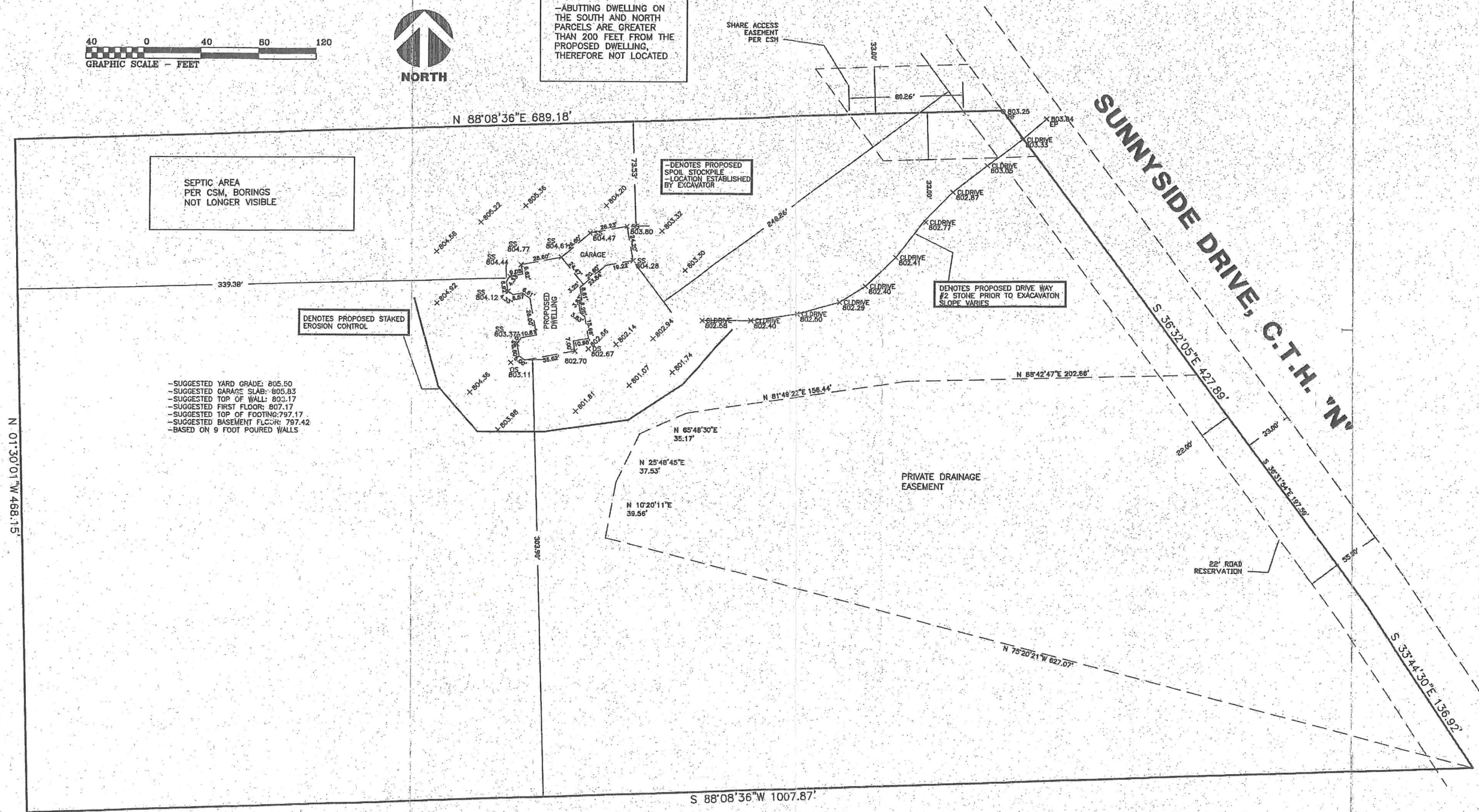
-DENOTES PROPOSED SPOIL STOCKPILE - LOCATION ESTABLISHED BY EXCAVATOR

DENOTES PROPOSED DRIVE WAY #2 STONE PRIOR TO EXCAVATION SLOPE VARIES

DENOTES PROPOSED STAKED EROSION CONTROL

SEPTIC AREA PER CSM, BORINGS NOT LONGER VISIBLE

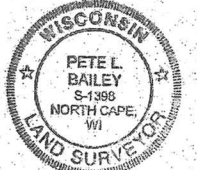
-SUGGESTED YARD GRADE: 805.50  
-SUGGESTED GARAGE SLAB: 805.83  
-SUGGESTED TOP OF WALL: 805.17  
-SUGGESTED FIRST FLOOR: 807.17  
-SUGGESTED TOP OF FOOTING: 797.17  
-SUGGESTED BASEMENT FLOOR: 797.42  
-BASED ON 9 FOOT POURED WALLS



RECEIVED  
SEP 17 2021  
RACINE COUNTY

AMERICAN SURVEYING COMPANY, I  
DRAWN BY: PLB REVISIONS: DATE  
CHECKED BY: PLB  
PLOT SCALE: 1" = 40'

TOWN OF DOVER  
PROJECT:



NOTE: SUGGESTED YARD GRADE MUST BE APPROVED BY THE OWNER AND MUNICIPALITY.