

Conditional Use Application: Happy Endings No Kill Cat Shelter

Project Description

Happy Endings is a nonprofit 501(c)(3), no-kill cat shelter run solely by volunteers. Established in 1994, Happy Endings' mission is to find permanent homes for unwanted, stray, or abused animals that are brought to us or rescued from the street.

Hours:

Currently the shelter is open to the public on Thursdays from 6-9pm and on Saturday from 11am to 4pm for Open Houses. We intend to maintain these hours at the new location on Bluemound Ave.

Every day of the week cleaning crews are at the shelter to clean cages, feed and care for the cats. Twice a day, volunteers administer any medications necessary to cats in the shelter. Cleaning and med crews may be present at the shelter anytime between 7am and 9 pm. Every cleaning crew has a 'lead' that is responsible for unlocking and locking the building and ensuring safety and cleanliness standards are upheld. Volunteers may also be in the space during the day to transport cats to and from vet appointments. Typical occupancy in the shelter space will be a 8-10 person cleaning crew.

Number of employees:

Happy Endings has no paid staff. In any given year, over 50 individuals volunteer to manage every aspect of the shelter and its fundraising. Happy Endings has a strong board of directors that ensure policies and procedures are maintained.

Description of the Nature of Business:

Happy Endings' current location is in a mixed-use commercial & residential building at 5349 W. Forest Home in the City of Milwaukee. The current square footage is 800. The significantly larger space at 10506 W. Bluemound will allow us to improve space for our cats and increase our storage capacity.

The Bluemound building's uses include space for: adult cat cages, kitten exercise, segregating cats that may be ill, intake of newly surrendered cats and administering medications, socialization/meet & greet room, office space, laundry, washing dishes, and storage.

Cleaning and sanitary procedures at the shelter are of utmost importance. Each volunteer must be trained on the cleaning procedures prior to starting on a cleaning crew. Additionally, each cleaning crew has a crew leader who is responsible for the procedure adherence.

Currently cats are in individual cages, or cages shared with siblings/litter mates. Volunteers clean each cage individually. The cleaning process includes:

1. Observe cats in each cage for changes in physical and behavioral health. Document and report findings as appropriate. Cats may remain in the cage or free play in room/s while their cage is being cleaned.
2. Pick up food and water bowls and set aside. Heavily soiled bowls should be removed for cleaning and disinfection.
3. If cat beds/bedding are soiled, shake off excess debris into the trash can. Place items in the laundry basket for subsequent laundering.
4. Scoop litter boxes daily, removing excreta and any soiled litter. Replace any soiled litter boxes and replenish litter as needed.
5. Wipe down soiled areas of the floor, walls, and doors with detergent solution.
6. Wash hands then refresh food and water bowls as needed. Cats should have free access to food and water at all times, with multiple bowls of food and clean potable water. To ensure availability, water bowls should be checked twice daily and refilled as needed. After scooping litter, sweep the floor.
7. Remove trash and dirty items from room.
8. Mop floors.
9. Wash all soiled bedding.
10. Wash all dishes
11. Trash is bagged and disposed in shelter garbage dumpster on alley.

Approval Criteria

Establishment, maintenance or operation will not be detrimental to or endanger the public health, safety or general welfare:

Happy Endings is a cat shelter that maintains a secure building. All shelter operations uphold best practices for this use and will take place inside the building.

Uses, values and enjoyment of surrounding properties for purposes already permitted in the district will not be substantially impaired or diminished by the establishment, maintenance or operation;

As an 31 year old organization, Happy Endings has a track record of being a good neighbor to adjacent homes and businesses. Volunteers will park in the parking lot, be respectful of neighbors on all sides. The building's exterior and landscape will be maintained to a high standard. Snow removal services will be contracted to a professional. All shelter operations take place inside building.

Cats are generally quiet animals. Noise will not be, nor has it previously been, an issue for neighbors. Similarly, odors from animal waste are securely bagged and disposed of. Our current location is a mixed use commercial/residential building. We haven't received complaints from our residential or commercial neighbors about odors..

Establishment will not impede the normal and orderly development and improvement of surrounding properties for permitted uses;

Happy Endings is a cat shelter that maintains a secure building. All shelter operations uphold best practices for this use and will take place inside the building.

Adequate utilities, access roads, drainage and other necessary improvements have been or are being provided;

NA

Adequate measures will be taken to provide ingress and egress that will minimize on- and off-site traffic congestion;

Happy Endings is a very low traffic establishment. The Bluemound property's parking lot accommodates 8 vehicles and there is street parking in front of the

building. The parking lot will almost always accommodate volunteers or Open House visitors. Additionally the property is on Connect 1 MCTS bus line which will accommodate volunteers and visitors that don't drive. Happy Endings will also be adding the required bike racks to the site.

Complies with all applicable regulations of the zoning district.

NA