

<p style="text-align: center;">APPROVAL</p> <p style="text-align: center;"><i>Slw</i></p>	<p style="text-align: center;">REQUEST FOR COUNCIL ACTION</p>	<p style="text-align: center;">MEETING DATE</p> <p style="text-align: center;">12/1/15</p>
<p style="text-align: center;">REPORTS & RECOMMENDATIONS</p>	<p style="text-align: center;">RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A DOGS AND OTHER PET ANIMALS DAY CARE SERVICES BUSINESS USE UPON PROPERTY LOCATED AT 7140 SOUTH 76TH STREET (GREENLIN BOARDING & GROOMING, INC., MONICA POLCHERT, COO, APPLICANT)</p>	<p style="text-align: center;">ITEM NUMBER</p> <p style="text-align: center;"><i>G.3.</i></p>

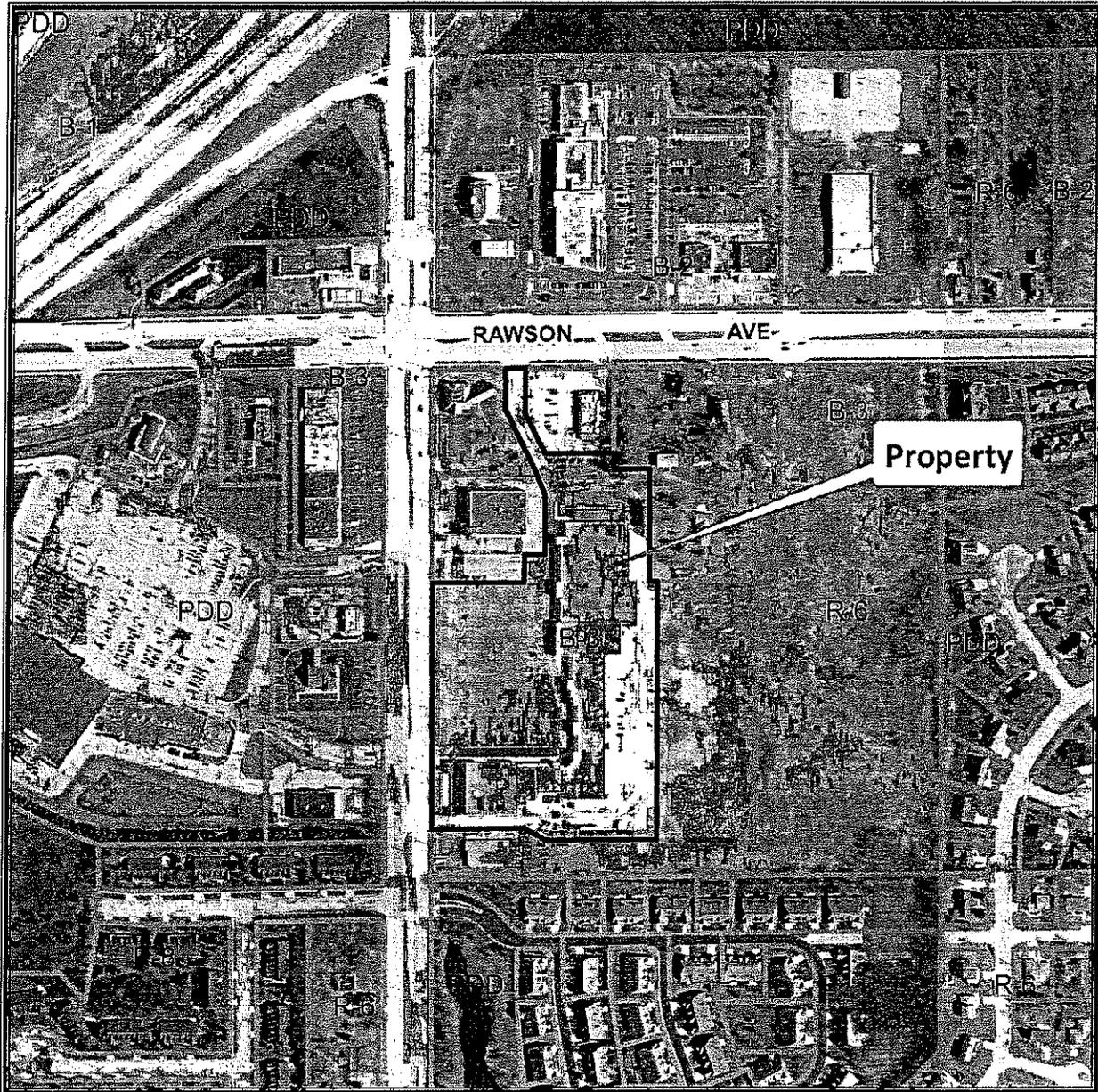
At its November 19, 2015, meeting, the Plan Commission recommended approval of a resolution imposing conditions and restrictions for the approval of a Special Use for a pet daycare services use upon property located at 7140 South 76th Street (Greenlin Boarding & Grooming, Inc., Monica Polchert, COO, Applicant).

COUNCIL ACTION REQUESTED

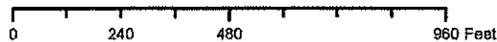
A motion to adopt Resolution No. 2015-_____, a resolution imposing conditions and restrictions for the approval of a pet daycare services use upon property located at 7140 South 76th Street (Greenlin Boarding & Grooming, Inc., Monica Polchert, COO, Applicant)



Orchard View Shopping Center 7140 South 76th Street



Planning Department
(414) 425-4024



2013 Aerial Photo

This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

[Revised draft 11-13-15]

RESOLUTION NO. 2015-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR
THE APPROVAL OF A SPECIAL USE FOR A DOGS AND OTHER PET ANIMALS
DAY CARE SERVICES BUSINESS USE UPON PROPERTY LOCATED AT 7140
SOUTH 76TH STREET
(GREENLIN BOARDING & GROOMING, INC.,
MONICA POLCHERT, COO, APPLICANT)

WHEREAS, Greenlin Boarding & Grooming, Inc., Monica Polchert, COO having petitioned the City of Franklin for the approval of a Special Use within a B-3 Community Business District under Standard Industrial Classification Title No. 752 "Animal specialty services", to allow for a dogs and other pet animals day care services (including overnight boarding, grooming, vet services, training and retail area) business use upon property located at 7140 South 76th Street, bearing Tax Key No. 756-9993-021, more particularly described as follows:

Lot 2 of Certified Survey Map No. 8318, a division of Parcel 1 of Certified Survey Map No. 6313, being a part of the Northwest 1/4 of the Northwest 1/4 of Section 10, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin; and

WHEREAS, such petition having been duly referred to the Plan Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9.0103D. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 5th day of November, 2015, and the Plan Commission thereafter having determined to recommend that the proposed Special Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed Special Use upon such conditions, pursuant to §15-3.0701 of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

WHEREAS, the Common Council having received such Plan Commission recommendation and also having found that the proposed Special Use, subject to conditions, meets the standards set forth under §15-3.0701 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of Greenlin Boarding & Grooming, Inc.,

GREENLIN BOARDING & GROOMING, INC., MONICA POLCHERT, COO – SPECIAL USE

RESOLUTION NO. 2015-_____

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Monica Polchert, COO, for the approval of a Special Use for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. That this Special Use is approved only for the use of the subject property by Greenlin Boarding & Grooming, Inc., Monica Polchert, COO, successors and assigns, as a dogs and other pet animals day care services business use, which shall be developed in substantial compliance with, and operated and maintained by Greenlin Boarding & Grooming, Inc., Monica Polchert, COO, pursuant to those plans City file-stamped _____, 2015 and annexed hereto and incorporated herein as Exhibit A.
2. Greenlin Boarding & Grooming, Inc., Monica Polchert, COO, successors and assigns, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Greenlin Boarding & Grooming, Inc., Monica Polchert, COO dogs and other pet animals day care services business, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
3. The approval granted hereunder is conditional upon Greenlin Boarding & Grooming, Inc., Monica Polchert, COO and the dogs and other pet animals day care services business use for the property located at 7140 South 76th Street: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
4. That all outdoor dogs and other pet animal's day care activities, such as but not limited to, kenneling, exercising of animals, pet waste areas, etc., shall be prohibited until such time as a Special Use amendment for such use(s) is reviewed and approved by the City of Franklin.
5. The applicants shall install both the ultrasonic and acoustic panel system as part of the subject Building Permit.
6. The applicants shall provide more detailed information about the methods(s) of disposal of dogs and other pet animals' waste, used medical supplies, etc., to be utilized by the subject business, including information from the Milwaukee Metropolitan Sewerage District and the landfill to which the solid wastes will be

GREENLIN BOARDING & GROOMING, INC., MONICA POLCHERT, COO –
SPECIAL USE
RESOLUTION NO. 2015-_____
Page 3

disposed, indicating acceptance of such wastes, for staff review and approval prior to the issuance of a Building Permit.

7. [other conditions, etc.]

BE IT FURTHER RESOLVED, that in the event Greenlin Boarding & Grooming, Inc., Monica Polchert, COO, successors or assigns, or any owner of the subject property, does not comply with one or any of the conditions and restrictions of this Special Use Resolution, following a ten (10) day notice to cure, and failure to comply within such time period, the Common Council, upon notice and hearing, may revoke the Special Use permission granted under this Resolution.

BE IT FURTHER RESOLVED, that any violation of any term, condition or restriction of this Resolution is hereby deemed to be, and therefore shall be, a violation of the Unified Development Ordinance, and pursuant to §15-9.0502 thereof and §1-19. of the Municipal Code, the penalty for such violation shall be a forfeiture of no more than \$2,500.00, or such other maximum amount and together with such other costs and terms as may be specified therein from time to time. Each day that such violation continues shall be a separate violation. Failure of the City to enforce any such violation shall not be a waiver of that or any other violation.

BE IT FURTHER RESOLVED, that this Resolution shall be construed to be such Special Use Permit as is contemplated by §15-9.0103 of the Unified Development Ordinance.

BE IT FURTHER RESOLVED, pursuant to §15-9.0103G. of the Unified Development Ordinance, that the Special Use permission granted under this Resolution shall be null and void upon the expiration of one year from the date of adoption of this Resolution, unless the Special Use has been established by way of the issuance of an occupancy permit for such use.

BE IT FINALLY RESOLVED, that the City Clerk be and is hereby directed to obtain the recording of a certified copy of this Resolution in the Office of the Register of Deeds for Milwaukee County, Wisconsin.

GREENLIN BOARDING & GROOMING, INC., MONICA POLCHERT, COO – SPECIAL
USE

RESOLUTION NO. 2015 _____

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Introduced at a regular meeting of the Common Council of the City of Franklin this
_____ day of _____, 2015.

Passed and adopted at a regular meeting of the Common Council of the City of
Franklin this _____ day of _____, 2015.

APPROVED:

ATTEST:

Stephen R. Olson, Mayor

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____


CITY OF FRANKLIN

REPORT TO THE PLAN COMMISSION

Meeting of November 19, 2015

Special Use

RECOMMENDATION: City Development Staff recommends approval of the proposed special use for a dog and other pet animals daycare use upon property located at 7140 South 76th Street subject to the conditions set forth in the revised draft resolution.

Project Name: Greenlin Boarding & Grooming, Inc.
(d.b.a. Accommodating Petz), Special Use

Project Address: 7140 South 76th Street

Applicants: Monica Polchert and Linda Lutz

Owners (property): O'Braun Corporation

Current Zoning: B-3 Community Business District

2025 Comprehensive Master Plan Commercial

Use of Surrounding Properties: McDonald's and Chase Bank to the north, Whitstone Village (PDD #11) and a currently vacant child daycare to the south, vacant lot and single-family residential to the east and Franklin Centre (PDD #16) to the west.

Applicant Action Requested: Recommendation of approval for the proposed Special Use for Greenlin Boarding & Grooming to operate at 7140 South 76th Street.

PLEASE BRING YOUR PACKET MATERIALS FROM THE PREVIOUS MEETING

INTRODUCTION:

Please note: Staff recommendations are underlined, in italics, and are included in the draft resolution. Staff suggestions are underlined and are not included in the draft resolution.

On November 5, 2015, a public hearing was held on a request by Ms. Monica Polchert and Ms. Linda Lutz for a Special Use on behalf of Greenlin Boarding and Grooming, Inc. (d.b.a. Accommodating Petz). The proposed Special Use involves a request to operate a dog and other pet animals daycare use (including overnight boarding, grooming, vet services, training, and a small retail area, for dogs, cats, and birds), within a vacant tenant space (the former Sentry Grocery Store) located at the Orchard View Shopping Center at 7140 South 76th Street.

At the public hearing, two nearby neighbors spoke on this matter. One individual requested more information about the location of the proposed project. The other individual expressed concerns about the possibility of pet wastes accumulating outside the building from those pets

being dropped off, that those pets being boarded overnight should have outdoor areas for exercise, and due to the potential number of pets and overnight boarding, that offensive odors could occur. In addition, during its discussion on this matter, the Plan Commissioners asked a number of questions, and expressed some concerns about, the proposed project. The Plan Commission subsequently moved to table any recommendation on this matter until the applicant could address the concerns identified in the staff report that had been prepared for the November 5th meeting.

ADDITIONAL INFORMATION AND ANALYSIS:

In response to the comments made at the public hearing and the concerns raised by the Plan Commissioners, the applicants have provided the following additional information:

- Responses to proposed conditions of approval #4 through #7 as set forth in the previous draft resolution, and responses to some of the concerns raised by the Plan Commissioners, including the provision of additional information about the practices to be utilized to address/reduce noise and the disposal of pet wastes.
- A further explanation of the need for, and a description of, the proposed pet daycare, including brief descriptions of other similar facilities within the United States.
- Statistics about the pet industry/market and pet ownership.

Potential Site Impacts:

This section of the staff report considers the additional information provided by the applicants noted above, as well as the information previously provided by the applicants and referenced in the previous staff report.

Proposed condition #4 of the draft resolution: The applicants are still not proposing any exterior changes to the building or the site at this time, and accordingly, have not provided a site plan or any other similar information. Therefore, and as previously set forth in the draft resolution, staff recommends that all outdoor pet daycare activities, such as but not limited to, kenneling, exercising of animals, pet waste areas, etc., shall be prohibited until such time as a Special Use amendment for such use(s) is reviewed and approved by the City of Franklin. Staff would also continue to note that any signage requires separate review by the City of Franklin Inspection Department and approval by the Architectural Review Board.

Proposed condition #5 of the draft resolution: To address noise concerns associated with potentially excessive dog barking, the applicants have indicated that an ultrasonic barking control system and acoustic panels on the walls or ceilings will be installed in the tenant space. Staff believes the previously proposed condition in the draft resolution has been partially addressed, such that the condition can be revised to, staff recommends that the applicants shall install both the ultrasonic and acoustic panel systems as part of the subject Building Permit. The applicants have also previously indicated that the southern portion of the former Sentry Grocery Store tenant space they will not be utilizing, when built out for some other future tenant, may be constructed with a sound proofed wall, but have not provided any details about that possibility. Staff suggests that the applicants provide detailed plans for a soundproofed wall for the potential future tenant space, for staff review and approval prior to issuance of a Building Permit, to be installed at the time of City approval of any such future tenant space.

Proposed condition #6 of the draft resolution: Although the applicants have provided some additional information about waste disposal, due to the proposed number of pets, the presence of veterinary services, and the proximity of other tenants within the shopping center, staff is still concerned about the proper disposal of pet waste, used medical supplies, etc. For example, staff is concerned about the amount of pet waste that will be flushed into the sanitary sewer system and its impact upon that system, and the amount of waste that may be stored in garbage dumpsters (most likely outdoors), the frequency of collection, and the potential for offensive odors. Therefore, staff recommends that the previously proposed condition in the draft resolution be revised such that, the applicants shall provide more detailed information about the method(s) of disposal of dogs and other pet animals' waste, used medical supplies, etc., to be utilized by the subject business, including information from the Milwaukee Metropolitan Sewerage District and the landfill to which the solid wastes will be disposed, indicating acceptance of such wastes, for staff review and approval prior to issuance of a Building Permit.

Proposed condition #7 of the draft resolution: As the applicants have now indicated that overnight parking will not occur, the previously proposed condition in the draft resolution can be removed. It can be noted that a separate submittal, review, and approval of a Special Use amendment would be required prior to any overnight parking of vehicles over 8,000 lbs gross vehicle weight.

In regard to the additional concerns raised by the Plan Commissioners at their November 5th meeting, staff has the following comments or suggestions.

- The potential for accumulation of pet waste outdoors. Staff suggests that the applicants provide a detailed cleanup and disposal plan for all pet wastes that may occur outside the building for staff review and approval prior to the issuance of a Building Permit.
- The lack of outside exercise areas, and that such areas might not be a good fit for this location. While staff concurs that outdoor exercise areas may not be appropriate at this location, staff does not object to the lack of such facilities.
- The large size of the proposed use. Staff concurs that the size of the proposed facility requires consideration of higher standards to address any potential noise, odor, or waste disposal issues, but believes that the proposed conditions set forth in the draft resolution will adequately address such issues.
- The large number of animals that could be accommodated at this location. Subject to compliance with all other federal, state, and local regulations in this regard, staff has no objection to the number of pets proposed.
- Possible offensive smells or odors. Staff concurs that the size and mix of uses of the proposed facility requires consideration of higher standards to address this potential issue, but believes that the revised condition #6 of the draft resolution, as noted above, will adequately address this issue.
- The proximity of this use to the other tenants in the Orchard View Shopping Center. Staff concurs that the size of the proposed facility requires consideration of higher standards to address any potential noise, odor, or waste disposal issues, but believes that the proposed conditions set forth in the draft resolution will adequately address such issues.
- The mixing of pets that would come for vet services, including vaccines, with those that would not. Staff suggests that the applicants revise the building plans to provide a

separate entrance and a separate room for this use for staff review and approval prior to the issuance of a Building Permit.

- That this use might not be a good fit for the area. Staff concurs that the proposed use requires consideration of higher standards to address any potential noise, odor, or waste disposal issues, but believes that the proposed conditions set forth in the draft resolution will adequately address such issues.

Special Use Standards:

No changes have been made to the information previously submitted by the applicant, which was included in the previous packet.

Comprehensive Master Plan Consistency:

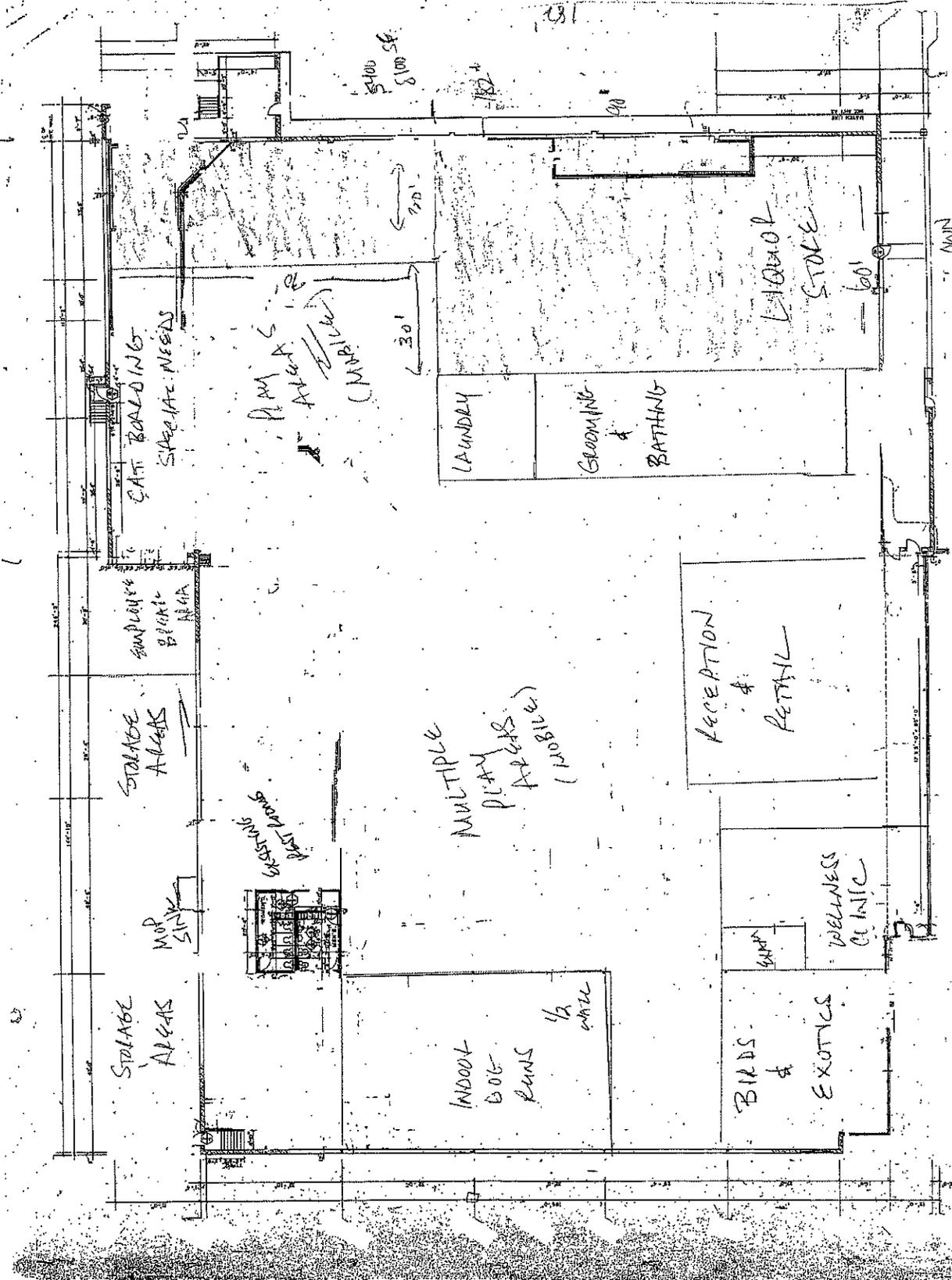
As the City of Franklin's Comprehensive Master Plan identifies the existing and future land use for the subject property as commercial, as the proposed business is a commercial use, and subject to the proposed business meeting all other City rules and regulations, the proposed use would be consistent with the goals, objectives, and policies contained within the Comprehensive Master Plan.

STAFF RECOMMENDATION:

City Development Staff recommends approval of the proposed special use for a dog and other pet animals daycare use upon property located at 7140 South 76th Street subject to the conditions set forth in the revised draft resolution.

Monitor Request
LMDA W172

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DIVISION 15-3.0700

SPECIAL USE STANDARDS AND REGULATIONS

SECTION 15-3.0701

GENERAL STANDARDS FOR SPECIAL USES

A. **General Standards.** No special use permit shall be recommended or granted pursuant to this Ordinance unless the applicant shall establish the following:

1. **Ordinance and Comprehensive Master Plan Purposes and Intent.** The proposed use and development will be in harmony with the general and specific purposes for which this Ordinance was enacted and for which the regulations of the zoning district in question were established and with the general purpose and intent of the City of Franklin Comprehensive Master Plan or element thereof.

Response: WE WILL COMPLY WITH ALL OF THE ORDINANCES OF THE CITY OF FRANKLIN.

2. **No Undue Adverse Impact.** The proposed use and development will not have a substantial or undue adverse or detrimental effect upon or endanger adjacent property, the character of the area, or the public health, safety, morals, comfort, and general welfare and not substantially diminish and impair property values within the community or neighborhood.

Response: THERE WILL BE NO CHANGES TO THE BUILDING, NOR WILL WE HAVE A NEGATIVE EFFECT NOR ENDANGER ADJACENT PROPERTIES. WE WILL IMPROVE THE CHARACTER OF THE AREA.

3. **No Interference with Surrounding Development.** The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable zoning district regulations.

Response: THE BUILDING IS CONSTRUCTED ALREADY. HOURS OF OPERATION WILL NOT INTERFERE WITH EXISTING BUSINESS.

4. **Adequate Public Facilities.** The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities including public water supply system and sanitary sewer, police and fire protection, refuse disposal, public parks, libraries, schools, and other public facilities and utilities or the applicant will provide adequately for such facilities.

Response: WE WILL ADHERE TO ALL EXISTING FACILITIES AND SERVICE RULES. WE ALSO WILL COMPLY TO ANY NEEDED IMPROVEMENTS.

5. **No Traffic Congestion.** The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. Adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Response: WE WILL NOT CAUSE ANY CONGESTION TO THE AREA. THE PARKING LOT IS MORE THAN SUFFICIENT FOR THE BUSINESS.

6. **No Destruction of Significant Features.** The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

Response: THERE WILL BE NO LOSS OR DAMAGE OF ANY SCENIC, NATURAL OR HISTORIC FEATURES.

7. **Compliance with Standards.** The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Common Council pursuant to the recommendations of the Plan Commission. The proposed use and development shall comply with all additional standards imposed on it by the particular provision of this Division and Ordinance authorizing such use.

Response: WE WILL BE IN CONFORMANCE OF ALL APPLICABLE REGULATIONS AND WILL COMPLY 100%

- B. **Special Standards for Specified Special Uses.** When the zoning district regulations authorize a special use in a particular zoning district and that special use is indicated as having special standards, as set forth in Section 15-3.0702 and 15-3.0703 of this Division, a Special Use Permit for such use in such zoning district shall not be recommended or granted unless the applicant shall establish compliance with all such special standards.

Response: WE WILL FOLLOW AND COMPLY WITH ALL SPECIAL STANDARDS.

- C. **Considerations.** In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission and the Common Council shall consider the following:

1. **Public Benefit.** Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

Response: COMMUNITY FOR PET CARE, PROVIDE NEEDED SERVICES,

*GROOMING, DAY CARE, PREVENTATIVE HEALTH CARE, EDUCATION FOR THE PUBLIC
A CENTER FOR THE GROUPS (RESCUE, POLICE, YTH ETC.) TO UTILIZE*

2. **Alternative Locations.** Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.

*Response: THIS IS A PERFECT SITE, GREAT LOCATION NEAR
MAJOR INTERSECTIONS. EASY ACCESS. NEAR MANY RESIDENTIAL NEIGHBORHOODS
& BUSINESSES.*

3. **Mitigation of Adverse Impacts.** Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.

Response: WE SEE NO ADVERSE IMPACTS. WE ARE NOT MAKING ANY CHANGES TO THE OUTSIDE OF THE BUILDING. NO PETS WILL BE HOUSED OUTSIDE - WE ARE BRINGING THE OUTSIDE IN.

4. **Establishment of Precedent of Incompatible Uses in the Surrounding Area.** Whether the use will establish a precedent of, or encourage, more intensive or incompatible uses in the surrounding area.

Response:

WE WILL BE A BENEFIT TO THE AREA. ALLOWING FOR IMPROVED PET CARE. INFORMING THE PUBLIC, TO REDUCE THE AMOUNT OF ANIMALS BEING SURRENDERED TO THE SHELTERS DUE TO BEHAVIOR CONCERNS OR LACK OF VETERINARY CARE. ALLOW FOR COMMUNITY INVOLVEMENT, ESPECIALLY WITH MANY OF DOG GROUPS, BOY SCOUTS, GIRL SCOUTS, 4-H ETC...

Responses to questions 4, 5, 6 and 7

4. We are not planning on any outside activities or kenneling.

5. See previously emailed information from Linda Lutz to Joel.

6. Urine: to be rinsed down floor drains. Feces: to be collected and disposed of in the trash. See attachment for an example of cleaning equipment. Used medical supplies: appropriate disposal using a company as described below.

Since 1994, Sharps Compliance has led the medical waste market with affordable mailback solutions for medical waste. We design systems to meet our customers' needs while innovating new processes for treating waste in an environmentally-responsible manner.

7. There will be no overnight parking.

Additional Responses to concerns

As far as the customers that will be using the Wellness Clinic, please keep in mind that we have 2 different entrances. Also the main purpose is preventative care, routine vaccinations and to offer a service at a convenience to our customers. The hours of operation will be different that of the daycare.

We will ensure that our team makes it a priority to maintain the parking lot and entrances, to ensure that pet waste is picked up as quickly as possible.

Keep in mind that we will be having activities throughout the day to keep the pets engaged and busy. Not every pet that comes in will be staying overnight. Many of the animals will be there for part of the day, for many different reasons such as grooming/bathing, partial daycare, puppy kindergarten, and obedience class

We strongly feel that the need for the type of facility we are proposing is needed, in this area!

Accommodating petZ

Franklin

NOV 12 2015

WHY?

City Development

1) WHY AN INDOOR DOGGIE DAYCARE?

An indoor doggie Day Care is a great option for pet owners for many reasons. First, your dog can enjoy expansive play areas in any weather! This is such a great factor for dogs raised in the North when much of the year is often too cold and rainy for an outdoor park. Secondly, indoor doggie daycares can be fully cleaned and sanitized multiple times a day. Dirt, germs, bacteria, viruses, and waste can all be completely sanitized away rather than absorbed into the ground.

2) WHAT MAKES ROVERCHASE INDOOR DOG PARK DIFFERENT?

Accommodating petZ is unique in every way, it is truly something Wisconsin has never seen before. Here are a few things that make Accommodating petZ indoor day care and boarding, different. A) We will use the highest standards in sanitation and cleanliness available in the pet care industry. The entire premises will be completely sanitized multiple times a day with an antibacterial and an antiviral. You can always trust that Accommodating petZ will be sanitary and smell and look wonderful! B) Accommodating petZ will implement the highest standards in canine behavior management. Accommodating petZ will be a force-free facility where dogs are always treated with respect and kindness. Each and every dog enjoying our indoor off leash dog park, and play areas. Each pet will go through a rigorous acceptance

procedure performed by a certified professional dog behavior specialist to ensure that both dogs and owners are enjoying off leash play.

Others Doing It!

Indoor dog parks: The next big pet trend

DALLAS — An ornery little puppy started what might be the next million dollar idea in the pet industry as the nation's first indoor dog park and retail center, called Unleashed Dog Parks, has opened in Dallas.

"It's hard to believe that one little dog resulted in where we are today," said Kelly Acree of the husband-and-wife-team's business venture sparked by adopting a puppy. "It's amazing that it was something that really did change everything."

"Everything" takes on the shape of a sprawling 50,000-square-foot facility where half of the space is dedicated to an indoor dog run while the remainder of the space goes to various attractions, such as a pet supply center, grooming services, daycare, boarding, a lounge and cafe which also serves up free Wi-fi.

"We tried to create an environment to let people come, lounge, eat, take their laptop, but that they can also bring their dog along, which I think a lot of people can appreciate," said Acree.

And appreciate they are. Acree says customers have been regularly frequenting the facility since its March opening from as far away as Frisco, a suburban town about 30 miles north of Dallas.

"Originally, we thought people would drive about 30 minutes to come on a routine basis," said Acree, who found, in reality, that estimation fell short. "One lady is coming from two hours away, rents a hotel room (for the night) to spend a day and the next day just at the park.

"I find that fascinating, but we really have tried to create a destination."

Not only has the idea been a hit destination with dog owners regionally, but investors and entrepreneurs are sending in requests from across the nation asking to become franchise partners.

"We always thought it would be a proof-of-concept facility to expand and improve upon for other facilities especially in extreme weather states," said Acree.

Daycare

We have the largest doggy daycare facility in Oregon with 20,000 sqft of space for dogs to play. You can drop off as early as 6:30am and pick up as late as 8pm.

Dogs get to play all day in the park or have breaks in the lobby, versus hour long breaks in crates or dens like so many other facilities.

- Dogs get to choose where they want to be..if they are tired or need a break, they come to the front lobby and hang out on the couches.

First Indoor Dog Park Opens In Rhode Island

Warwick - Rhode Island's first indoor dog park held its grand opening event last week. The open house brought in dog lovers from across the state for a sneak peek at Rhode Island's largest and only indoor dog park, daycare and boarding facility.

Bow chika Wow Town's mission is to provide the first safe, clean, and exciting indoor play community in the region where dogs can run free despite Mother Nature's seasonal plans for Rhode Island.

Dog owners are encouraged to join their pup for fun in the Indoor Dog Park on their own schedule, without having to sign up for a training class or wait for a time slot.

In addition to being the go-to-spot for safe and climate controlled indoor fun, members feel at ease leaving their beloved Fido in our cage-free daycare and boarding center while taking care of human responsibilities. Bow chika Wow Town's core values are pet health and well-being, which is evident by the state of the art cleaning system and boarding suites, relationship building and community. The park's emphasis on community is highlighted by its monthly activity calendar with events that cater to dog breeds, families, singles, retirees, stay-at-home parents, and professionals

An indoor dog park allows you to join your dog for play. This is great for owners that don't need an entire day of daycare, and is particularly essential in the winter when the public parks are closed and in the peak of summer when it is too hot and uncomfortable for many dogs and their owners to be outdoors for long periods of time. This also provides an added convenience for busy owners that don't have time to take their dog to the park on a regular basis. With the indoor dog play care, you can drop your dog off and feel happy knowing he is getting his social and physical exercise while you are free to take care of those human responsibilities.

What are the benefits of the Doggie DayCare and Indoor Dog Park environment?

Our indoor, temperature controlled, group play environment offers a multitude of benefits. Behaviorists encourage regular socialization and daily exercise for dogs' overall quality of life and improved behavior. Socialization is the process of exposing dogs to a wide variety of environments, situations, animals, and types of people. It is important for them to learn to recognize their own species, to communicate successfully with other dogs, and to learn to live well among people and other animals. This is best achieved by bringing them to a Dog Park or Dog Play Care, where they can interact with a variety of other dogs and people at the same time. This is an ongoing process to continually keep the dog friendly and excited to be out in the world. In addition, regular exercise will greatly help to reduce behavioral problems such as barking, whining, crankiness and/or destruction of property typically caused by under stimulation. By not being left alone throughout the day and getting their social and physical exercise, dogs are able to expel their pent up energy, and will come home happy, tired, and ready to cuddle

Welcome to Portland's Premiere Indoor Dog Park!

November 14th & 15th, 2015

[Click Here For Official Information](#)

InBark - Portland's Premiere Indoor Dog Park

InBark is Portland's first-of-its-kind indoor dog park. You and your 4-legged friend can 'get down' without the 'get dirty' - we offer a year round climate controlled environment for everybody's enjoyment. With our three different dog daycare options you'll be sure to find something to meet your needs. In addition to our top-notch dog daycare we also offer easygoing overnight and extended-stay boarding services. All of our boarding options include daycare for your dog, so they will have plenty of time for play! Or for those dogs who feel more comfortable staying at home when you are away, we now offer both Pet-Sitting and Dog-Walking Services!

InBark - Portland's Premiere Indoor Dog Park

InBark is pleased to offer a wide variety of training classes, including basic obedience, Treibball, Flyball, focus classes, and K-9 Nose Work from a great group of experienced trainers. We are also proud to be the only local business to offer all of your Nose Work supplies, from kits to tins, magnets, and oils we have it all. We are also proud to foster dogs for OFOSA (Oregon Friends of Shelter Animals) - so if you are looking for a new canine companion, stop by and meet our fosters! There's always something fun going on at InBark!

Our clients are helping us achieve our goal of uniting dog enthusiasts in a convenient indoor location, with something fun for everyone!

Indoor Dog Parks, When Weather Outside Is Frightful...

Posted on September 21, 2013 by Dog Ring • 2 Comments

indoor dog parks Indoor dog parks can be the perfect solution to a case of the bad weather blues in your dog. Too hot, too cold, rain coming down in buckets? Indoor dog parks don't care — they can be the best way to keep your dog happy when extreme weather conditions make his life less than interesting. There's also the added benefit that nothing will be broken when tossing that ball at indoor dog parks rather than in your living room.

Take a look around your town. In cities across the nation, from New York to Chicago, Austin to LA there are great facilities that give dogs room to run, some with special K9 turf, automatically refilled water dishes, agility courses and giant toy chests! Many have a cafe adjacent to the park or a multi-level experience where you can watch what's happening over coffee and a chat. These types of indoor dog parks have their own experienced dog handlers watching and ready to enforce the rule that everyone plays nicely.

There are social clubs and meet-up groups you can join if you like the security of knowing almost all the dogs your dog will encounter, new members excepted, and it's nice to talk with other pet parents too. Another benefit, you will be able to use some of this time to reinforce your dog's training. If you join a meet-up group, you get private bookings of the more affordable facilities around town, and you'll know there will be no dogs not part of the group. This can be reassuring for those with shy, quiet or senior dogs.

Whatever your choice, you'll want to check that facilities have a reputation for being clean and safe, and are properly disinfected. Your veterinarian will be able to tell you if there are any viruses or other diseases in your area that might be a reason to wait until they have passed. Dog parks will require your up-to-date vaccination records. Each will have a per visit, hourly or seasonal fee, and often there are other services available, like daycare, dog bakery goods, grooming, spa and dog hotel services.

There are many benefits to attending indoor dog parks, not the least of which is keeping your dog fit and happy regardless of the weather. I hope you find a place that suits your dog down to their furry little toes!

Accommodating petZ

These are the solutions we will be using to the concern of Barking Dogs. We are willing and have already invested highly in the best care and products for the pets that will be staying with us.

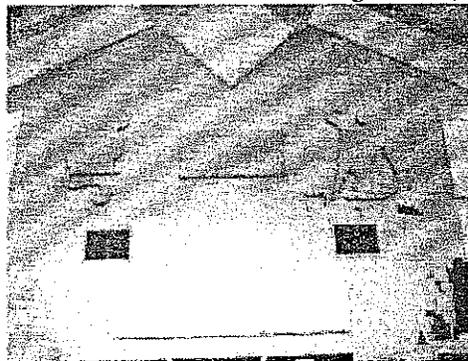
We can produce countless numbers of people who are willing to write letters in our behalf should you need continued proof we know how to take care of pets safely. The square footage is not about caring for hundreds of pets! It'

These are the acoustic panels

KENNEL NOISE CONTROL

Indoor Kennels, Shelters, and Animal Hospitals

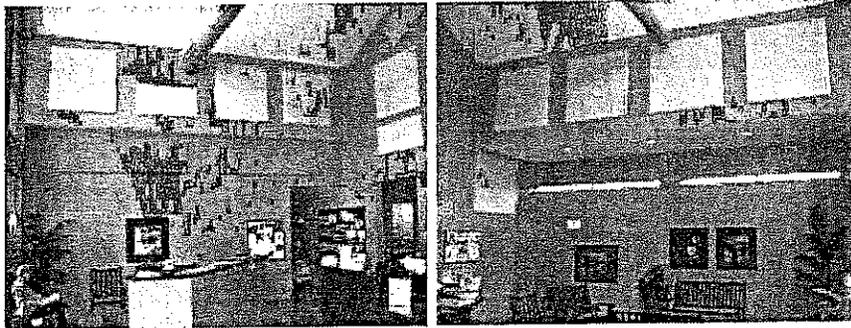
eNoise Control has experience helping indoor kennels, shelters, animal hospitals, and other animal care facilities handle indoor noise problems. Often, the interior spaces of these buildings are constructed of hard surfaces that are easily cleaned. While this is ideal for facilities handling animals, it is also ideal for



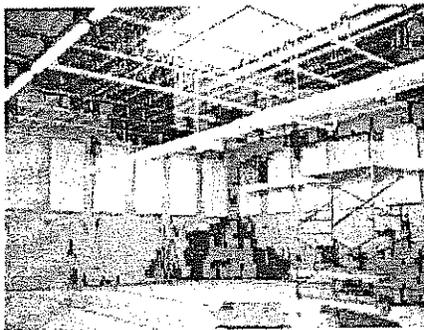
amplifying noise, creating a loud echo.

Kennels and shelters often have many dogs barking and other animal noises. Because it is not usually possible to reduce the noise from its source, the best solution for these types of buildings is to add sound absorption

material on the walls or ceiling. The most common products for this application are acoustic baffles and acoustic wall panels. The solution you choose will depend on the size of your space and availability of walls or ceilings for installation.



Noise Control acoustic baffles are available in a variety of sizes and colors. These are typically suspended from the ceiling with grommets. They are faced with PVC and heat-sealed. Suspending baffles from the ceiling allows them to interrupt the path of the noise and reduce sound reverberation.



Fabric Wrapped Acoustical Panels are another great option for this type of application. These are attached to the wall and help absorb sound. They are available in many colors and can be created in custom shapes or standard squares and rectangles.

Ultrasonic Method

Stop barking with our newest, most powerful ultrasonic bark control device to date. Whether it's your dog or the neighbor's dog, the Dog Silencer will help you regain the peace and quiet that's been disrupted by nuisance barking. This revolutionary device automatically detects and stops barking with special sound frequencies and works up to 6X Farther than the competition!

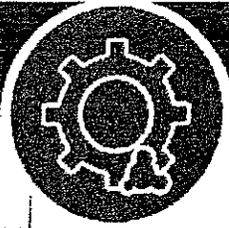
How It Works

When the Dog Silencer detects barking it immediately sends a high-pitched sound heard only by the dog. Using this proven method, dogs are safely and humanely discouraged from barking. Relax while the Dog Silencer quietly trains your dog, your neighbor's dog or even multiple dogs!

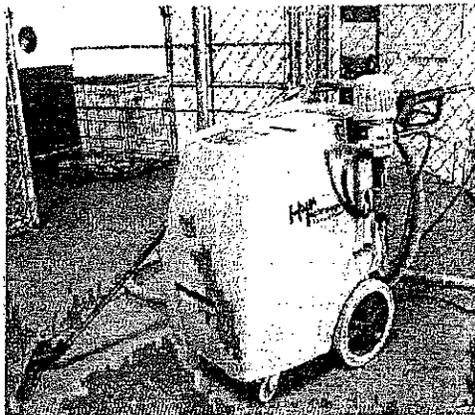
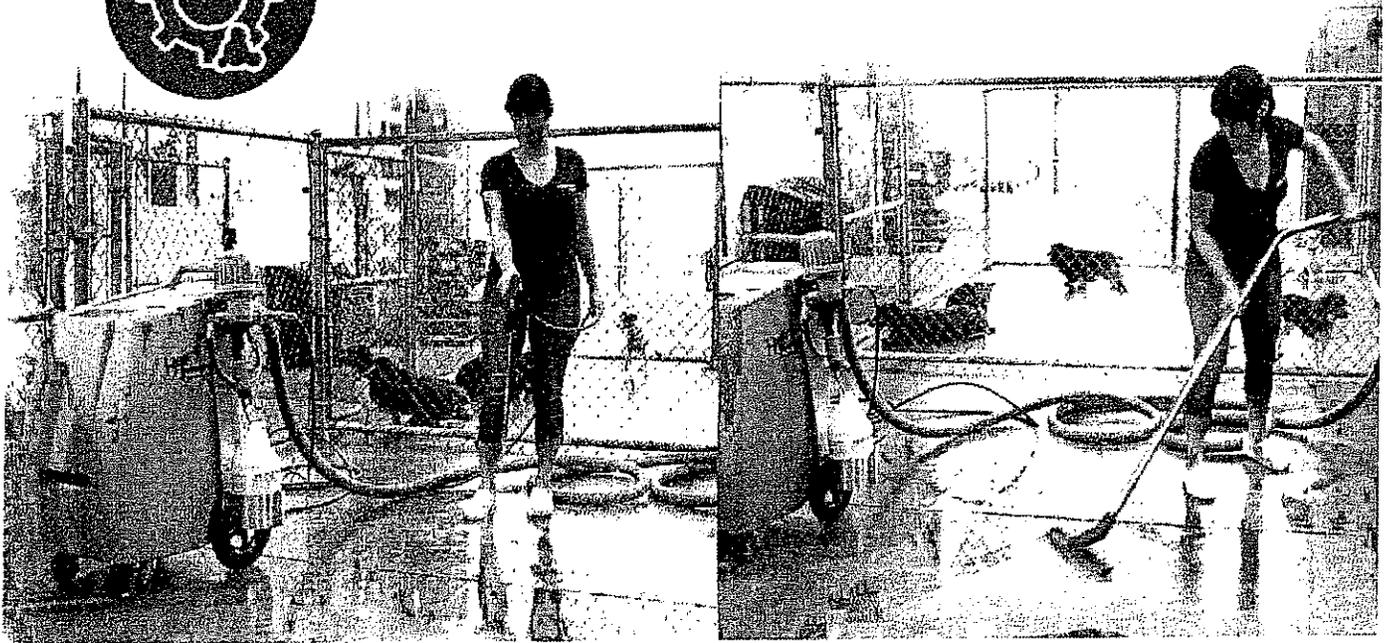
No Shock Technology

Our humane training technique uses an age-old principle that teaches dogs to associate their barking with the irritating frequencies. Unlike shock collars that are painful and can be used only on one dog, the Dog Silencer can be used virtually anywhere without you having to ask permission from your neighbors. The Dog Silencer trains dogs to stop nuisance barking (boredom and attention-getting barking) but is designed to have no effect on instinctual or protective barking.





Specialized Items



HT Kennel Vac No drains, no problem

The HT Kennel Vac is the ultimate cleaning machine for facilities without drains. Use the adjustable pressurized spray nozzle for applying cleaning solutions and the two-stage vacuums for quick and efficient recovery of dirt, germs, cleaning solutions and water. Our HT Kennel Vac Pro comes equipped with a mixing pump that allows for ready to use solution and a clean water rinse setting to spray down your surfaces. No drains no problem. Our Kennel Vac Systems are self-contained cleaning units that save both time and money. The Kennel Vac will change the way you clean!

**Make
Cleaning
EASY**

**TWO Vacs
2X
The POWER**

**Clean
Faster
& Better**

"What used to take two staff members hours to complete, the Kennel Vac does in half the time with better results. We love it!"

Kennel staff,

HT Kennel Vac:

- 2 - 2 stage vacuum motors
- 120 psi pressure washer pump
- 25 ft. vacuum hose
- 25 ft. solution hose
- Adjustable spray nozzle
- 15 gallon solution tank
- 15 gallon recovery tank
- Unit weight: 120 lbs

HT Kennel Vac Pro:

- Solution Mixing Pump & gallon measuring bucket
- 2 - 2 stage vacuum motors
- 20 psi pressure washer pump
- 25 ft. vacuum hose
- 25 ft. solution hose
- Adjustable spray nozzle
- .5 gallon solution tank
- 15 gallon recovery tank
- Unit weight: 174 lbs

Optional Upgrades:

- Additional 25 ft. vacuum and solution hose
- Additional hand rest and vacuum wanes
- Outlet female plug



Scan QR code for more info

Kennel Vac
Kennel Vac Pro

Pet Industry Market Size & Ownership Statistics

U.S. Pet Industry Spending Figures & Future Outlook

The following spending statistics are gathered by APPA from various market research sources and are not included in the organization's bi-annual National Pet Owners Survey.

Total U.S. Pet Industry Expenditures

<u>Year</u>	<u>Billions of dollars</u>
2015	\$60.59 Estimated
2014	\$58.04 Actual
2013	\$55.72
2012	\$53.33
2011	\$50.96
2010	\$48.35
2009	\$45.53
2008	\$43.2
2007	\$41.2
2006	\$38.5
2005	\$36.3
2004	\$34.4
2003	\$32.4
2002	\$29.6
2001	\$28.5
1998	\$23
1996	\$21
1994	\$17

Estimated 2015 Sales within the U.S. Market

For 2015, it estimated that \$60.59 billion will be spent on our pets in the U.S.

Estimated Breakdown:

Food	\$23.04 billion
Supplies/OTC Medicine	\$14.39 billion
Vet Care	\$15.73 billion

Live animal purchases	\$2.19 billion
Pet Services: grooming & boarding	\$5.24 billion

Actual Sales within the U.S. Market in 2014

In 2014, \$58.04 billion was spent on our pets in the U.S.

Breakdown:

Food	\$22.26 billion
Supplies/OTC Medicine	\$13.75 billion
Vet Care	\$15.04 billion
Live animal purchases	\$2.15 billion
Pet Services: grooming & boarding	\$4.84 billion

Data sources and notes

1. Food total is based on PFI research consultant Davenport Co, Packaged Facts Pet Food in the U.S. 2013-2018, and IBISWorld 2014 Industry Report, and Fountain Agricounsel 2013-2014 Situation Analysis Report, BCC 2014 Report on Pet Care Products and Services
2. Supplies based on APPA historical, BCC Research-The Pet Industry, Fountain Agricounsel 2013-2014 Situation Analysis, Pet Product News, Packaged Facts U.S. Pet Market Outlook 2014-2015, IBISWorld Industry Report Pet Stores in the US and Cleveland Research 2015 Forecast.
3. Veterinary care includes routine vet care and is based on AVMA, Newsweek, Brakke Consulting, Bain & Co, Fountain Agricounsel 2013-2014 Situation Analysis Report, Packaged Facts Pet Market Outlook 2013-2014 and Bayer Veterinary Care Usage Study 2012
4. Live Animal purchases based on APPA, AVMA, Barron's Research, Fountain Agricounsel, Packaged Facts Pet Population and Ownership Trends and Euromonitor estimates
5. Other Services based on Packaged Facts, LA Times, APPA State of the Industry Report, Newsweek, Dillon Media Trends Report, IBISWorld and Smallbiztrends.com data
6. Other Services include grooming, boarding, training, pet sitting, pet exercise, miscellaneous
7. Pet insurance figures are included in Veterinary Care

2015-2016 APPA National Pet Owners Survey Statistics: Pet Ownership & Annual Expenses

- According to the 2015-2016 APPA National Pet Owners Survey, 65% of U.S. households own a pet, which equates to 79.7 millions homes
- In 1988, the first year the survey was conducted, 56% of U.S. households owned a pet.

Breakdown of pet ownership in the U.S. according to the 2015-2016 APPA National Pet Owners Survey

Number of U.S. Households that Own a Pet (millions)

Bird	6.1
Cat	42.9
Dog	54.4
Horse	2.5
Freshwater Fish	12.3
Saltwater Fish	1.3
Reptile	4.9
Small Animal	5.4

Total Number of Pets Owned in the U.S. (millions)

Bird	14.3
Cat	85.8
Dog	77.8
Horse	7.5
Freshwater Fish	95.5
Saltwater Fish	9.5
Reptile	9.3
Small Animal	12.4

According to the 2015-2016 APPA National Pet Owners Survey, basic annual expenses for dog and cat owners in dollars include:

	Dogs	Cats
Surgical Vet Visits	\$551	\$398
Routine Vet	\$235	\$196
Food	\$269	\$246
Food Treats	\$61	\$51
Kennel Boarding	\$333	\$130
Vitamins	\$62	\$33
Groomer/Grooming Aids	\$83	\$43
Toys	\$47	\$28

**Note: APPA does not ask Survey Participants how much in total they spend on their dog or cats annually. The expenses listed above are not all inclusive and each category was asked separately of the survey participant.

U.S. Pet Ownership Statistics

[Companion animals](#) | [Exotic animals](#) | [Formulas/Calculator](#)

Source: *2012 U.S. Pet Ownership & Demographics Sourcebook*

Companion animals

	Dogs	Cats	Birds	Horses
Percent of households owning	36.5%	30.4%	3.1%	1.5%
Number of households owning	43,346,000	36,117,000	3,671,000	1,780,000
Average number owned per household	1.6	2.1	2.3	2.7
Total number in United States	69,926,000	74,059,000	8,300,000	4,856,000
Veterinary visits per household per year (mean)	2.6	1.6	0.3	1.9
Veterinary expenditure per household per year (mean)	\$378	\$191	\$33	\$373
Veterinary expenditure per animal (mean)	\$227	\$90	\$14	\$133

► [View 2007 statistics](#)

Specialty and Exotic Animals

	Households (in 1,000)	Population (in 1,000)
Fish	7,738	57,750
Ferrets	334	748
Rabbits	1,408	3,210
Hamsters	877	1,146
Guinea Pigs	847	1,362
Gerbils	234	468
Other Rodents	391	868
Turtles	1,320	2,297
Snakes	555	1,150
Lizards	726	1,119
Other Reptiles	365	732
Poultry	1,020	12,591
Livestock	661	5,045
All others	246	898

► [View 2007 statistics](#)

Formulas for estimating percentage of pet-owning households and pet population in your community

Most communities do not have data on the number of households that own dogs, cats, birds, or horses, nor do they have data on the numbers of these pets in their communities. The following formulas can be used to estimate the number of pet-owning households and pet populations in your community.

These formulas will give you an approximation of the number of pet-owning households and pet populations. These formulas assume that the demographics and rates of pet ownership in your community are similar to national, state and regional demographics and rates of pet ownership. However, because these formulas use sample survey data, they should not be considered 100% accurate.

To use the formulas below you need to know the total number of households in the community in which you are estimating. If you only know the population of the community, you can estimate the number of households by dividing the population of the community by the average number of members per household. In 2011, the U.S. Census Bureau's Current Population Survey estimated that there were 2.6 members per household.

Estimate the Number of Pet-owning Households

► Use the [Pet Ownership Calculator](#) to estimate the number of pet-owning households in *your* community

To estimate the number of pet-owning households in your community, multiply the total number of households in your community by the percentage of households that owned pets. For dogs and cats you may replace the national percentage with the percentage for the state in which the community is located. For birds and horses you may replace the national percentage with the percentage for the region in which the community is located.

The demographics of the state or region may be more similar to the demographics of your community, but, as indicated above the state and regional estimates have a greater degree of statistical error associated with them than the national estimates. Therefore, without additional analysis, it is undetermined whether an estimate for the number of pet-owning households in your community will be more accurate by using the national estimates, regional estimates or state estimates.

Formulas for estimating the number of pet-owning households using national percentages:

All Pets: Number of pet-owning households = $.56 \times$ total number of households
Dogs: Number of dog-owning households = $.365 \times$ total number of households
Cats: Number of cat-owning households = $.304 \times$ total number of households
Birds: Number of bird-owning households = $.031 \times$ total number of households
Horses: Number of horse-owning households = $.015 \times$ total number of households

Estimate the Number of Pets

► Use the [Pet Ownership Calculator](#) to estimate the number of pets in *your* community

There are two alternative methods for estimating the number of pets in your community. You can multiply the total number of households in your community by a factor determined by multiplying the percentage of households that

own pets by the number of pets owned per household. Alternatively, you can multiply the number of pet-owning households determined above by the mean number of pets owned per household.

As with the number of households, state or regional values may be substituted for the national values if desired. (The number of dogs, cats, birds or horses per household for states or regions can be determined by dividing the total population of the state or region by the total number of pet-owning households in each state or region.) However, the same caution mentioned previously must be noted. Without additional analysis, it is unknown whether the error in the estimate introduced by differences between national and community demographic and pet-ownership characteristics is greater than or less than the error introduced by the larger error inherent in the smaller state or regional samples.

Formulas for estimating the number of pets using national percentages and number of pets:

Dogs: Number of dogs = 0.584 x total number of households in your community

Number of dogs = 1.6 x number of dog-owning households

Cats: Number of cats = 0.638 x total number of households in your community.

Number of cats = 2.1 x number of cat-owning households

Birds: Number of birds = 0.071 x total number of households in your community

Number of birds = 2.3 x number of bird-owning households

Horses: Number of horses = 0.041 x total number of households in your community

Number of horses = 2.7 x number of horse-owning households

EXAMPLE:

Suppose that you know a community has a population of 50,000.

To estimate the number of dog-owning households in this community:

Divide total population by the average number of people per household from the Census:

$50,000 \div 2.6 = 19,231$ households

$19,231 \times .365 = 7,019$ dog-owning households

To estimate the number of dogs in this community:

$19,231 \times 0.584 = 11,231$ dogs

Alternatively:

$1.7 \times 7,019 = 11,231$ dogs

Additional information on state and regional demographics are available in the 2012 *U.S. Pet Ownership & Demographics Sourcebook*.

 **CITY OF FRANKLIN** 

REPORT TO THE PLAN COMMISSION

Meeting of November 5, 2015

Special Use

RECOMMENDATION: City Development Staff recommends approval of the proposed special use for a dog and other pet animals and other pet animals daycare use upon property located at 7140 South 76th Street subject to the conditions set forth in the draft resolution.

Project Name: Greenlin Boarding & Grooming, Inc.
(d.b.a. Accommodating Petz), Special Use

Project Address: 7140 South 76th Street

Applicants: Monica Polchert and Linda Lutz

Owners (property): O’Braun Corporation

Current Zoning: B-3 Community Business District

2025 Comprehensive Master Plan Commercial

Use of Surrounding Properties: McDonald’s and Chase Bank to the north, Whitstone Village (PDD #11) and a currently vacant child daycare to the south, vacant lot and single-family residential to the east and Franklin Centre (PDD #16) to the west.

Applicant Action Requested: Recommendation of approval for the proposed Special Use for Greenlin Boarding & Grooming to operate at 7140 South 76th Street.

INTRODUCTION:

Please note: Staff recommendations are underlined, in italics, and are included in the draft resolution.

On October 12, 2015, Ms. Monica Polchert and Ms. Linda Lutz submitted a Special Use application on behalf of Greenlin Boarding and Grooming, Inc. (d.b.a. Accommodating Petz), requesting approval to operate a dog and other pet animals daycare use (including overnight boarding, grooming, vet services, training, and a small retail area, for dogs, cats, and birds), within a vacant tenant space (the former Sentry Grocery Store) located at the Orchard View Shopping Center at 7140 South 76th Street. The proposed dog and other pet animals daycare use corresponds to Standard Industrial Classification (SIC) Title No. 0752, Animal Specialty Services, which is allowable in the B-3 Community Business District as a Special Use.

PROJECT DESCRIPTION AND ANALYSIS:

The applicants are requesting Special Use approval to operate a dog and other pet animals daycare business in an approximately 35,400 square foot portion of the vacant tenant space formerly occupied by the Sentry Grocery Store (which is approximately 45,000 square feet in total size). It can be noted that an approximately 8,100 square foot area, located within the southern portion of the tenant space, is reserved for a separate future tenant (and would likely

have its own separate entrance). It can also be noted that the remaining approximately 1,500 square feet, located primarily in the rear (eastern portion) of the tenant space, will be used for storage.

According to the applicants, Accommodating Petz will provide the following services (primarily for dogs but also to a lesser extent for cats and birds), including:

- pet sitting, including overnight boarding;
- full service grooming;
- exercise, play, and training areas;
- kennels, runs, and cages;
- veterinary care including vaccines, routine blood work, treatment of skin and ear conditions, etc., but not including open abdominal surgery;
- pick-up and drop-off service; and
- a reception/retail area.

The applicants have indicated that the proposed hours of operation for the business will be seven days a week, from 5:30 a.m. to 9:00 p.m., and that the veterinary services will be available three to five days a week from 9:00 a.m. to 5:00 p.m. As noted above, overnight boarding will also be provided. The applicants have further indicated that the business will have a capacity for approximately 100 to 150 pets, and an employee ratio of about 1 employee for every 10 pets.

Potential Site Impacts:

The Orchard View Shopping Center property is approximately 10.08 acres in size and is fully developed. The applicants are not proposing any exterior changes to the building or the site at this time, and accordingly, have not provided a site plan or any other similar information. If approved, staff recommends that all outdoor pet daycare activities, such as but not limited to, kenneling, exercising of animals, pet waste areas, etc., shall be prohibited until such time as a Special Use amendment for such use(s) is reviewed and approved by the City of Franklin. Staff would also note that any signage requires separate review by the City of Franklin Inspection Department and approval by the Architectural Review Board.

Due to the proximity of other tenants within the shopping center and single-family residential development to the east, and due to the anticipated number of pets and overnight boarding, staff is concerned about the potential for adverse noise impacts primarily attributable to the barking of dogs. The applicants have indicated that an ultrasonic barking control system will be installed within the tenant space, but have not provided any details about that system. The applicants have also indicated that the southern portion of the former Sentry Grocery Store tenant space they will not be utilizing, when built out for some other future tenant, may be constructed with a sound proofed wall, but have not provided any details about that possibility. Staff recommends that the applicants shall provide detailed information about the ultrasonic barking control system, and any other measures that will be employed by the business and/or the building owner to ensure that there are no adverse noise impacts upon adjacent properties or tenants, for staff review and approval prior to issuance of a Building Permit.

Due to the proposed number of pets, the presence of veterinary services, and the proximity of other tenants within the shopping center, staff is concerned about the proper disposal of pet

waste, used medical supplies, etc. Therefore, staff recommends that the applicants shall provide detailed information about the method(s) of disposal of pet waste, used medical supplies, etc., to be utilized by the subject business, for staff review and approval prior to issuance of a Building Permit.

Parking:

Table 15-5.0203 of the City of Franklin Unified Development Ordinance (UDO) defines requirements for off-street parking. According to this section, Shopping Centers (4 stores or more) require five (5) spaces per 1,000 square feet of gross floor area (GFA). The Orchard View Shopping Center is approximately 104,251 square feet, which would require 522 off-street parking spaces. The shopping center currently has 526 off-street parking spaces, thus meeting the minimum requirement. Eleven (11) of the off-street parking spaces are handicap accessible, which meets minimum requirements of Table 15-5.0202L.1 of the (UDO). It can also be noted that pursuant to Table 15-5.0203, veterinary and general commercial service uses require fewer parking spaces per floor area than that noted above.

Although the applicants have indicated that overnight boarding and pick-up and drop-off services will be provided, information about the extent of overnight parking has not been provided. Therefore, staff recommends that the applicants shall provide detailed information about the type and amount of any overnight parking, for staff review and approval prior to issuance of a Building Permit. It can be noted that a separate submittal, review, and approval of a Special Use/Special Use amendment would be required prior to any overnight parking of vehicles over 8,000 lbs gross vehicle weight.

Special Use Standards:

Section 15-3.0701(A) and (C) of the UDO contains the General Standards and Considerations that must be examined for each proposed Special Use prior to granting approval. The applicant has provided a written response to each of the seven standards, which is included in your packet.

Comprehensive Master Plan Consistency:

As the City of Franklin's Comprehensive Master Plan identifies the existing and future land use for the subject property as commercial, as the proposed business is a commercial use, and subject to the proposed business meeting all other City rules and regulations, the proposed use would be consistent with the goals, objectives, and policies contained within the Comprehensive Master Plan.

STAFF RECOMMENDATION:

City Development Staff recommends approval of the proposed special use for a dog and other pet animals daycare use upon property located at 7140 South 76th Street subject to the conditions set forth in the draft resolution.

Franklin

OCT 28 2015

City Development

GreenLin presents:

Accommodating petZ

Business Description for GreenLin Boarding & Grooming DBA Accommodating Petz

Business Concept

Accommodating Petz was established to create a community for all pets and their families. The concept, activities and philosophy are modeled after children's daycare. We will be giving the same level of care and attention that are given to children at high quality facilities. Our philosophy is based on the natural instincts of the dogs to play, move, and communicate freely. In addition to pick up and delivery of local pet owners, we will also offer overnight care, birthday parties, behavioral consultation and athletic programs. We will embracing the community by welcoming organizations to utilize our facility. Our facility could accommodate a variety of groups to allow for continuing education and facilitate a common thread.

Mission Statement

The mission for Accomodationg Petz is more than just providing a pet sitting service while their parents are at work or out of town. Our goal is to provide interaction and stimulation in a happy and healthy environment. We will provide veterinary care through our wellness care facility. Our full service pet grooming will allow for bathing and grooming for all pets. This is not only therapeutic but gives our customers one stop for their pet needs.

Industry Overview

Dogs and cats are being regarded as family members, in some families pets are equivalent to, or a replacement for, children. Therefore we feel there is a greater need for our service. With their children moving away, some parents are finding that they have more time on their hands and an empty house. Pets are now becoming part of the new dynamic household. Many families have both parents working full time careers, and will lack the adequate time to provide the attention and training needed for the pet. Many of these owners have more of a disposable income and these owners can make an investment in the pet with day care services, obedience training, and premium pet products. To compensate for their limited time. We feel that by offering these services and products, that the pet owner will feel a sense of involvement in their pet's growth and at the same time not compromising their lifestyle or career. In the past traditional boarding was used when the pet owner went out of town. We are seeing the pet owner work longer hours, and

commitment to other activities, we are seeing a larger demand for the pet day care industry.

Target Market

Our target market for Accommodating Petz is concentrated in Franklin, including Greendale, Hales Corners, Oak Creek and Greenfield Wisconsin. We are anticipating partnerships with The Rock Sports Complex and Hampton Inn we expect to see many families in need of pet care services. The Hampton Inn & Suites does not allow pets in their hotel; we will offer pickup and delivery service to those customers. We are close to Southridge Mall and minutes from Mitchell International Airport, for our customers pickup and delivery will be offered.

Operations

Accommodating Petz hours of operation will be Monday through Sunday from 5:30am to 9pm*. The veterinary care facility will only be open 3- 5 days of the week, the hours of operation will be from 9am to 5pm.*

Location

The facility is conveniently located at 7140S 76th Street (corner of 76th and Rawson). The location is included in Old Orchard Mall, surrounded by a multitude of businesses. The facility is a 35,400 square foot state of the art. Included are several play areas for dogs of all sizes and temperaments, dog runs, cat condos, Special Needs area, a full service grooming area, and our veterinary care room. There will be no pets taken outside.

Our capacity will be around 100 to 150 pets. With the amount of space we have we are able to care for a higher number of pets. We will have 1 employee per 10 pets. We will never jeopardize care or the well-being of any pet for a higher number in pet count. This is why we have long hours and a pickup and delivery service. One of our goals is to make sure the pet is able to go home as soon as possible. This is essential for our business. We want our pets and customers to feel comfortable and the pet is always first.

We will also be welcoming the community in. We will offer training areas for pets and pet owners to utilize. We will also work and accommodate the 4H, schools and any other community event that would like to see or use our facility. We will also be working with

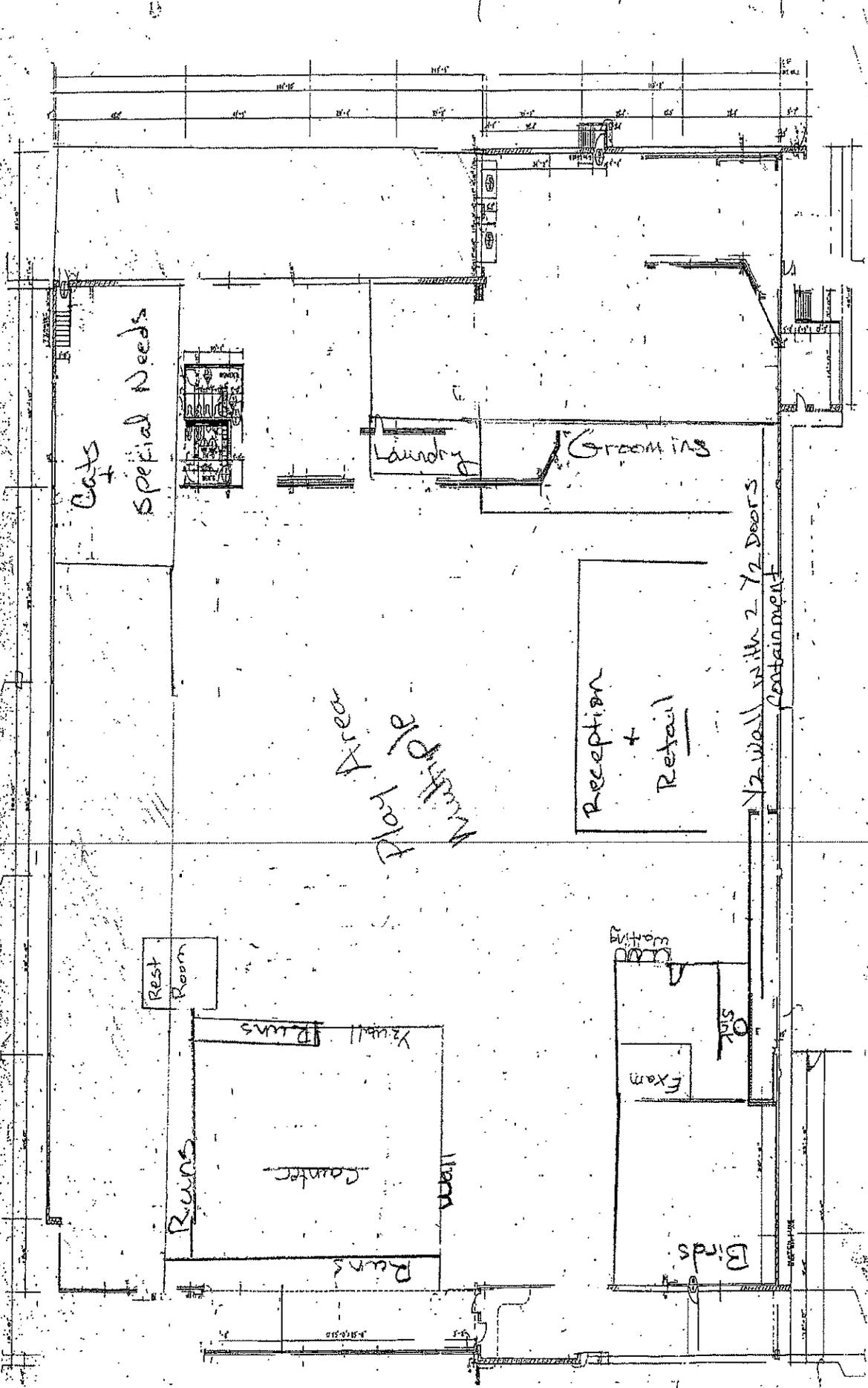
local rescue groups as well as educational learning to the community. This is so very important to the area. The better educated the public is the better and easier it is for animal control and humane society's.

We will also offer wellness care. Wellness care is vaccines, routine blood work and nuisances problems such as ears and skin. We will also offer prevented care. This is for the convenience of our customers. We will offer this should the pet need it before staying out our facility. Our facility will remain as disease free as possible. We are excited to include this in what we offer. Like everything else this will be done to the highest standard.

Our medical waste will be sharps containment units. These containers will be places in the necessary areas such as special needs and the wellness clinic. This is a pickup service that disposes of medical waste. We will also be using regular disposal for our solid waste.

Management Team

Linda Lutz (CEO), Monica Polchert (COO), are the owners of GreenLin Boarding & Grooming. John Polchert and Kara Polchert will be assisting with the running of the business. As a team we have 60 years of animal experience. After getting a puppy ourselves we were torn having to leave our pet with someone else while we had to work. We ourselves wanted to feel that our pet was treated at day care the same way we would take care of her at home!! Seeing our grandkids bringing home personal projects from their daycare made us think that our pets deserve the same!!!



FLOOR PLAN A

ORCHARD VIEW SHOPPING CENTER
SOUTH 75TH STREET & WEST RAMSON ROAD
FRANKLIN, WISCONSIN

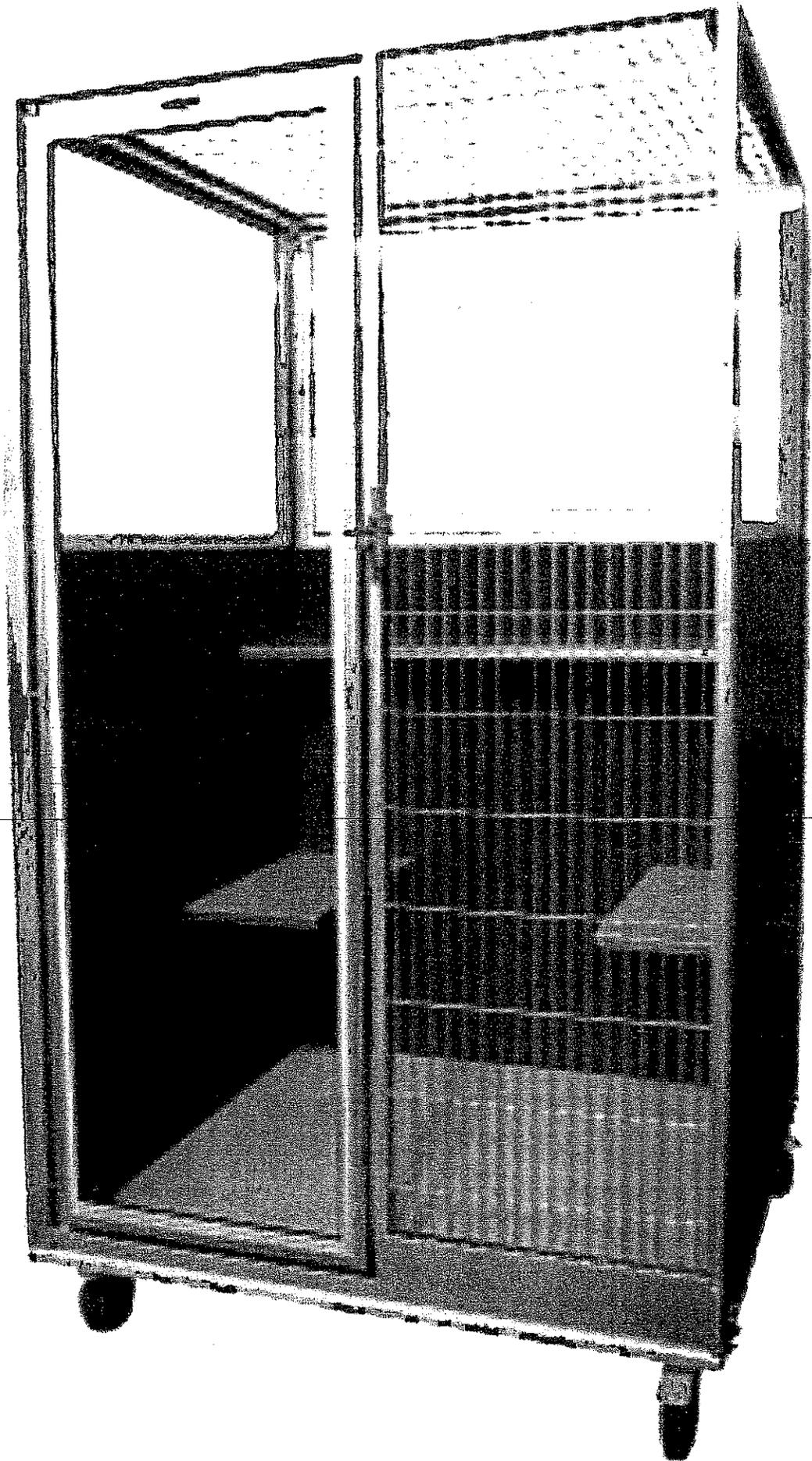
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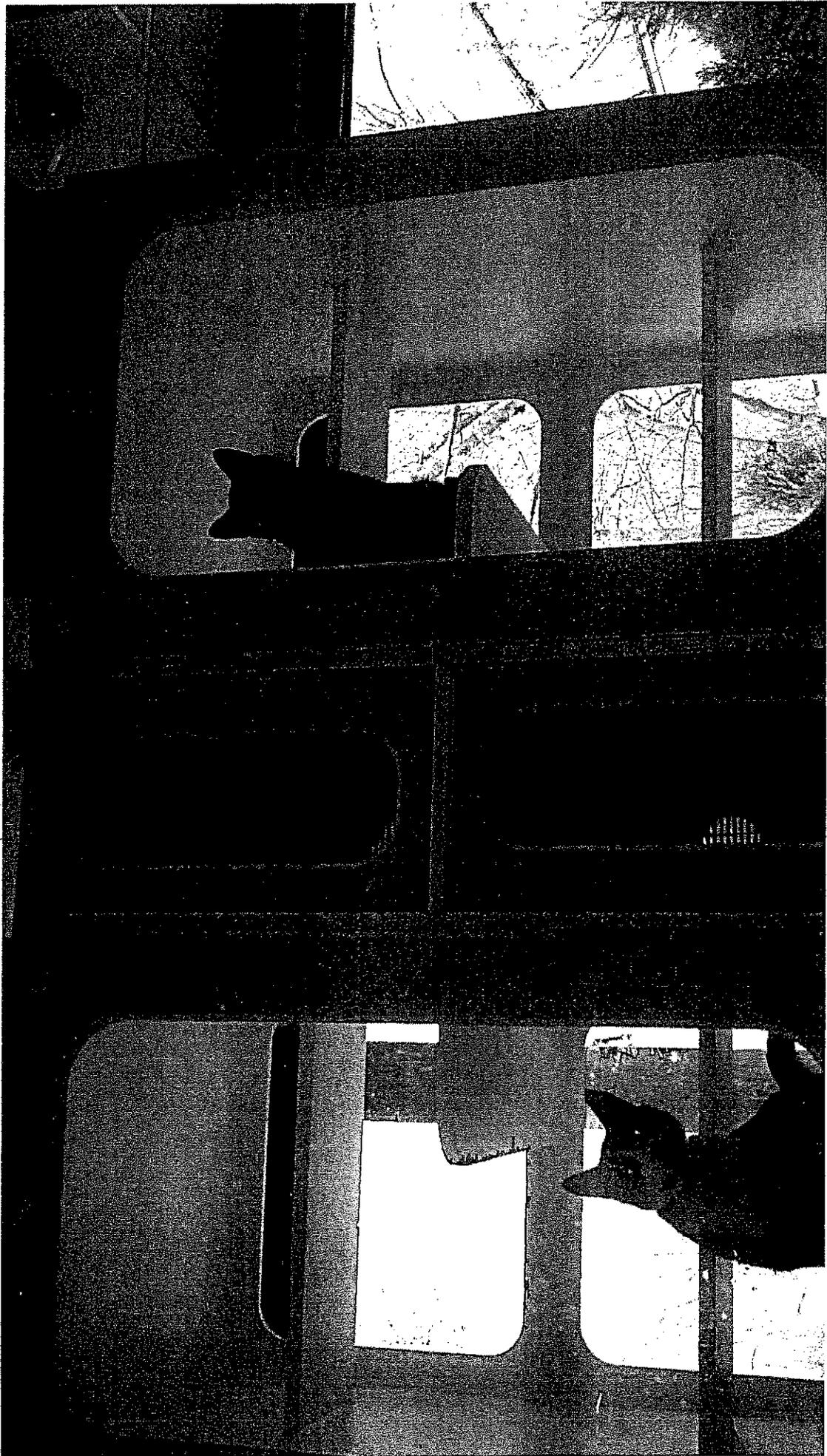
DATE	DRAWN BY	CHECKED BY	SCALE	PROJECT NO.

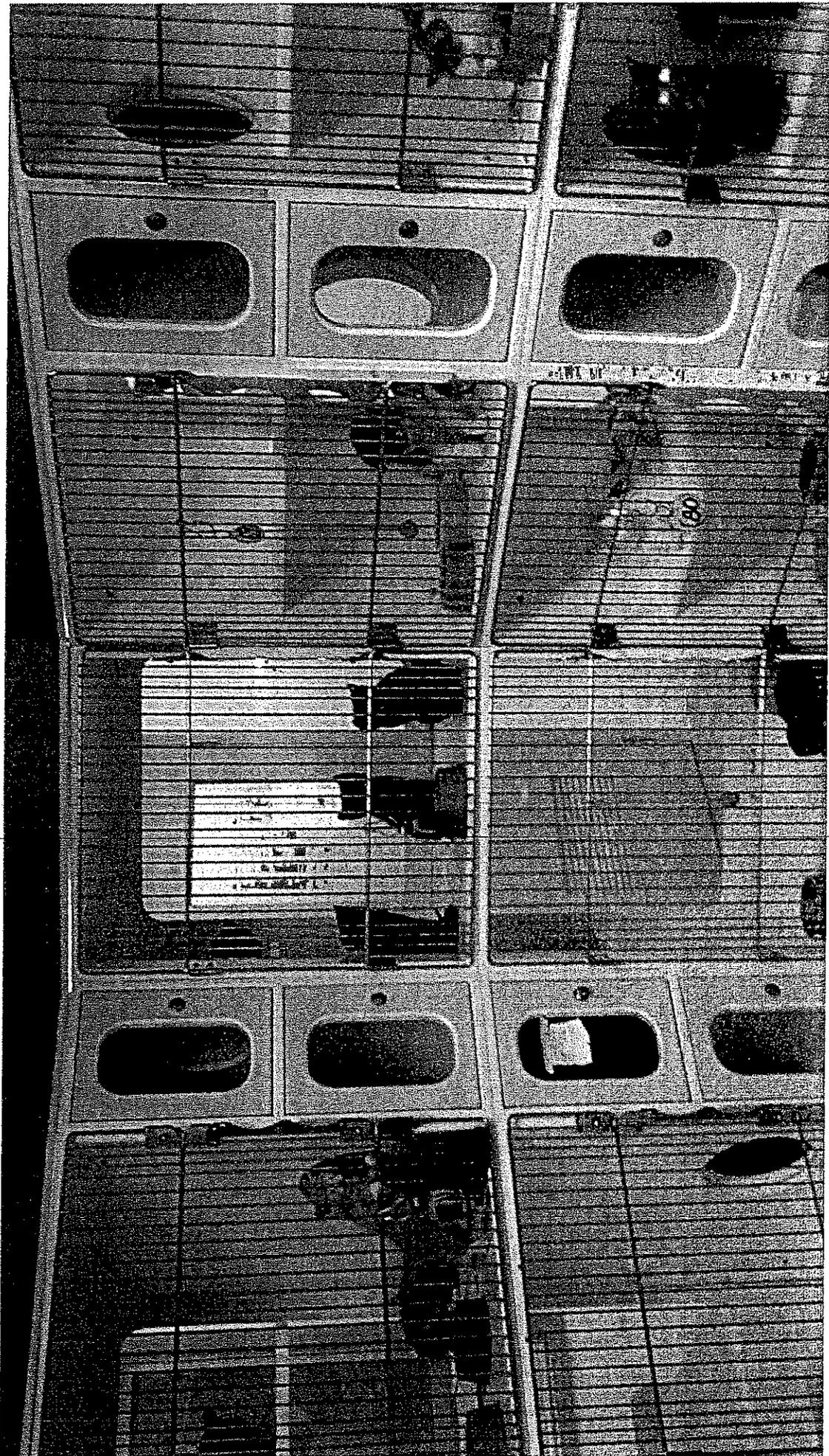
ARCHITECT: [Name]
 ENGINEER: [Name]
 CONTRACTOR: [Name]

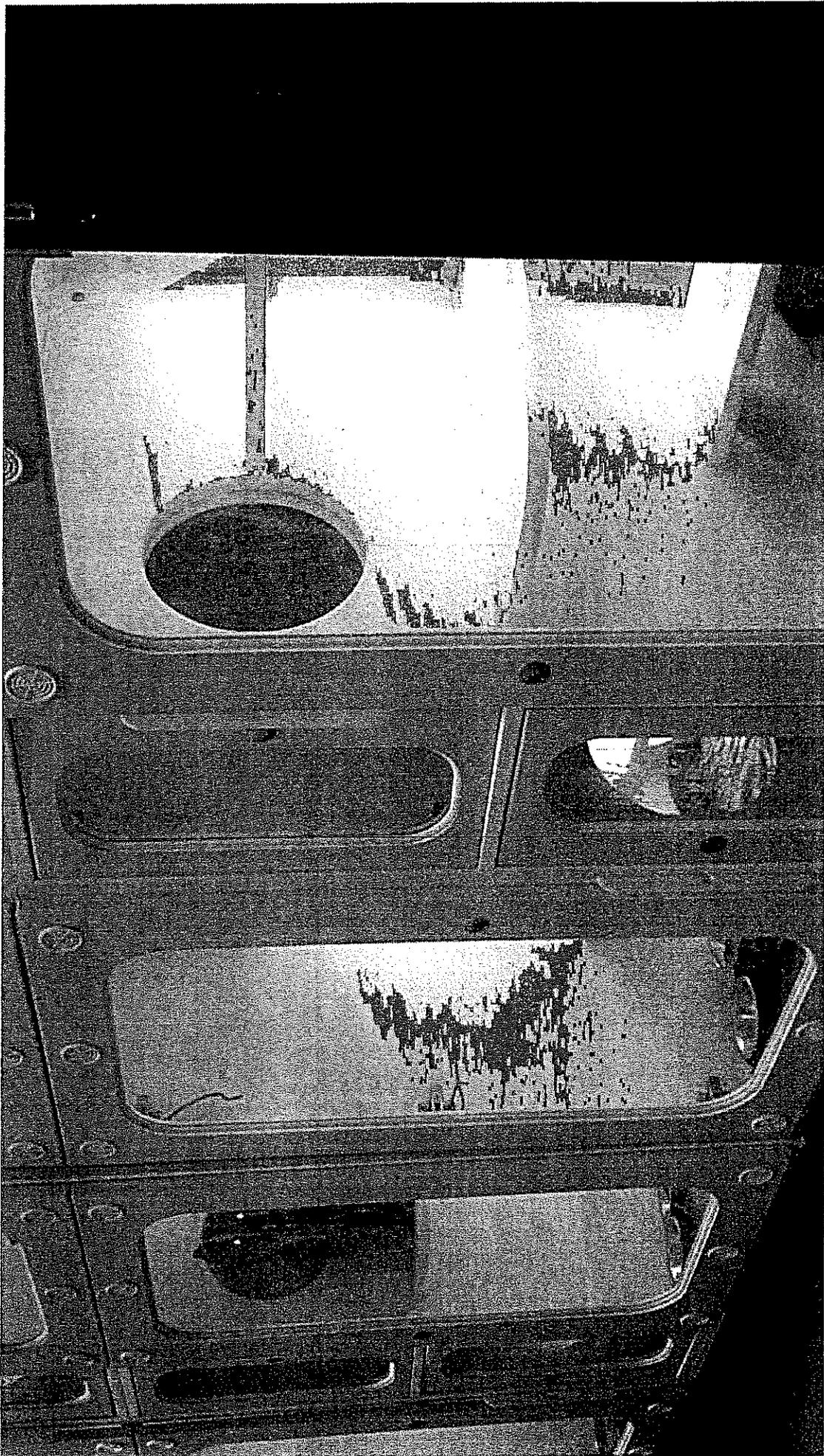
CAT CONDO's

This is similar to what our cat condos will look like. We want every pet that stays with us to have more than adequate space and able to feel comfortable. Each pet tells us what that need is. Cats and kittens like to romp and play. So they have more room than say an older cat that really would rather be at home. The specialized condos are made to keep litter pans from smelling up the entire room. Waste is kept in a closed area.





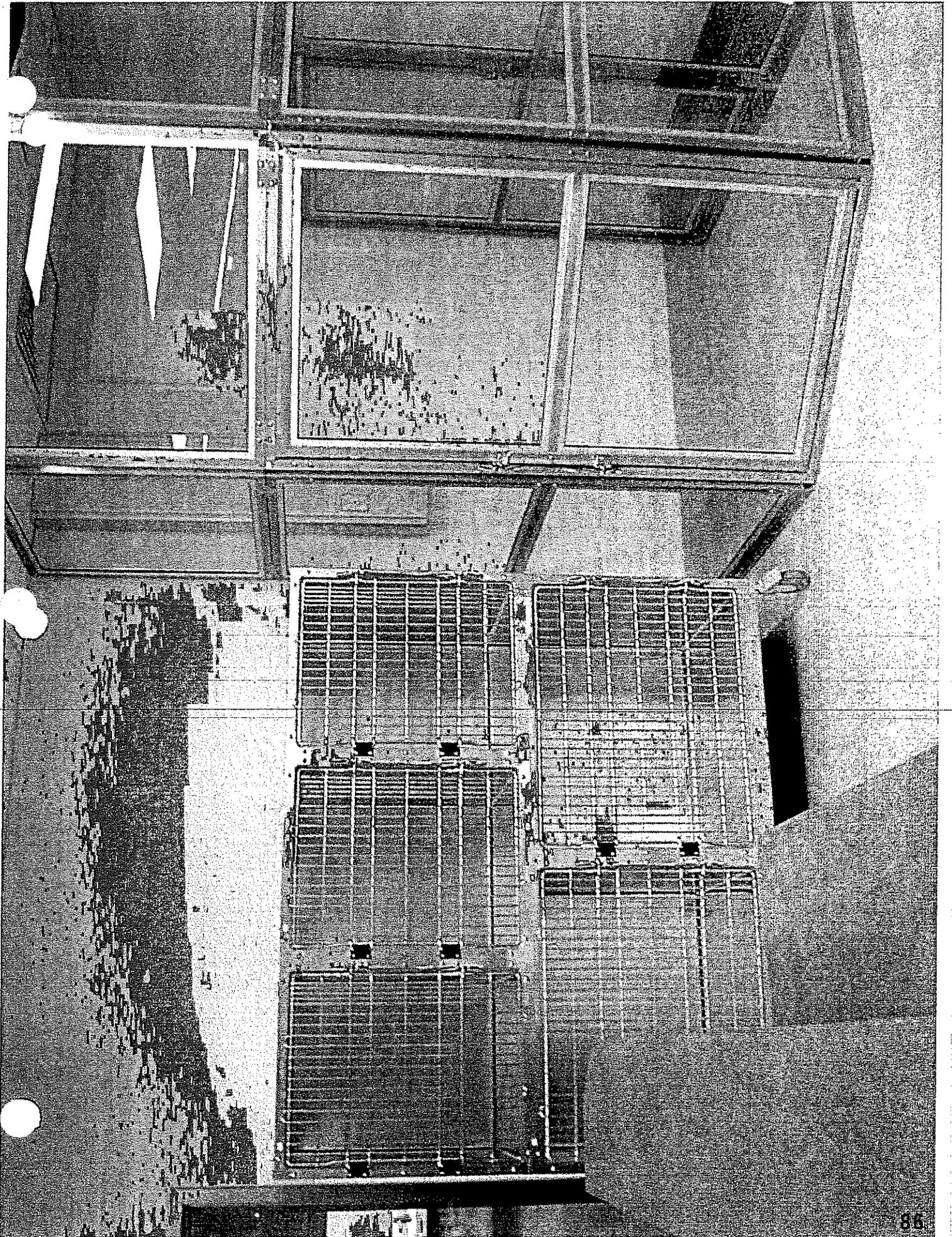






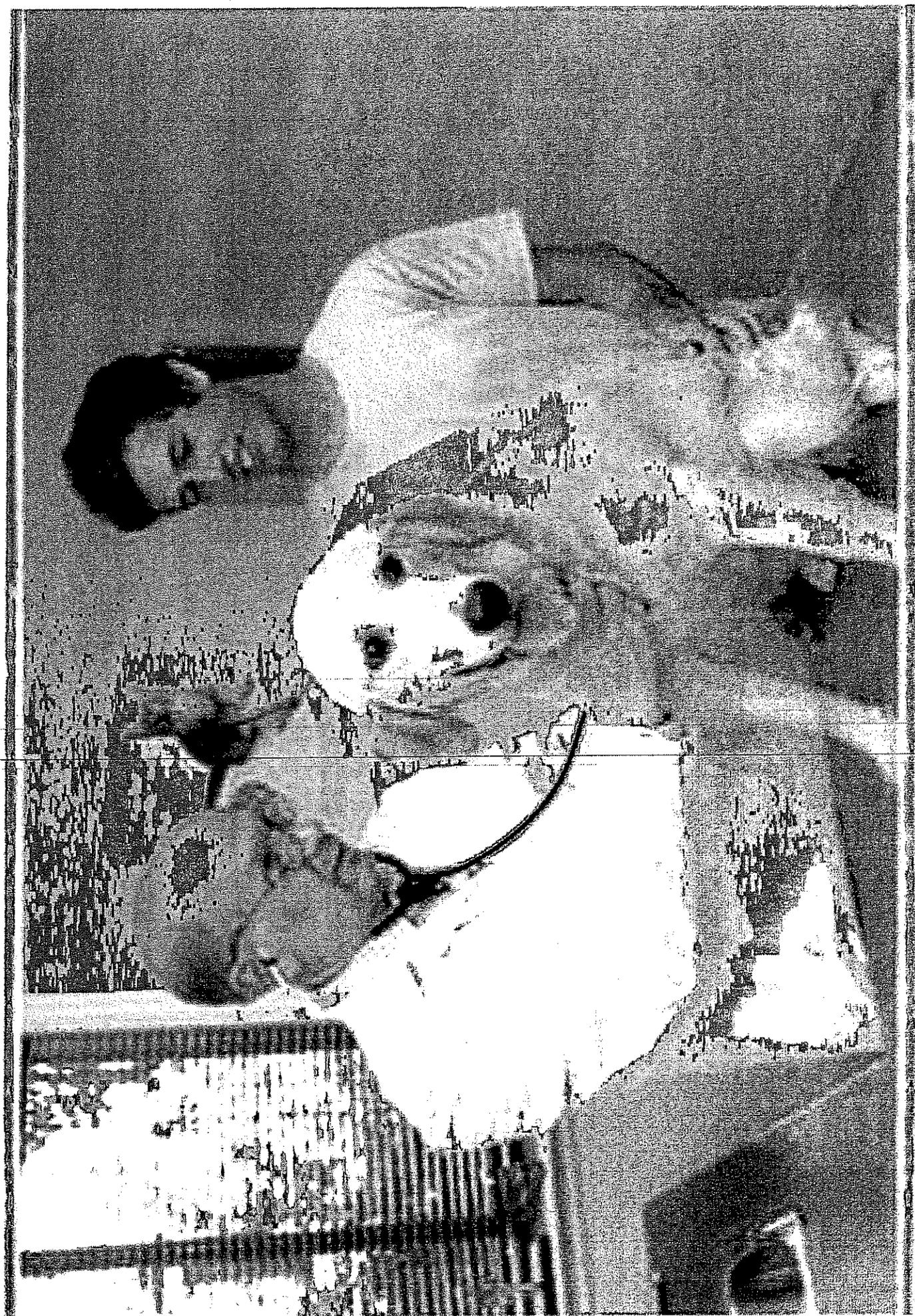
Special Needs

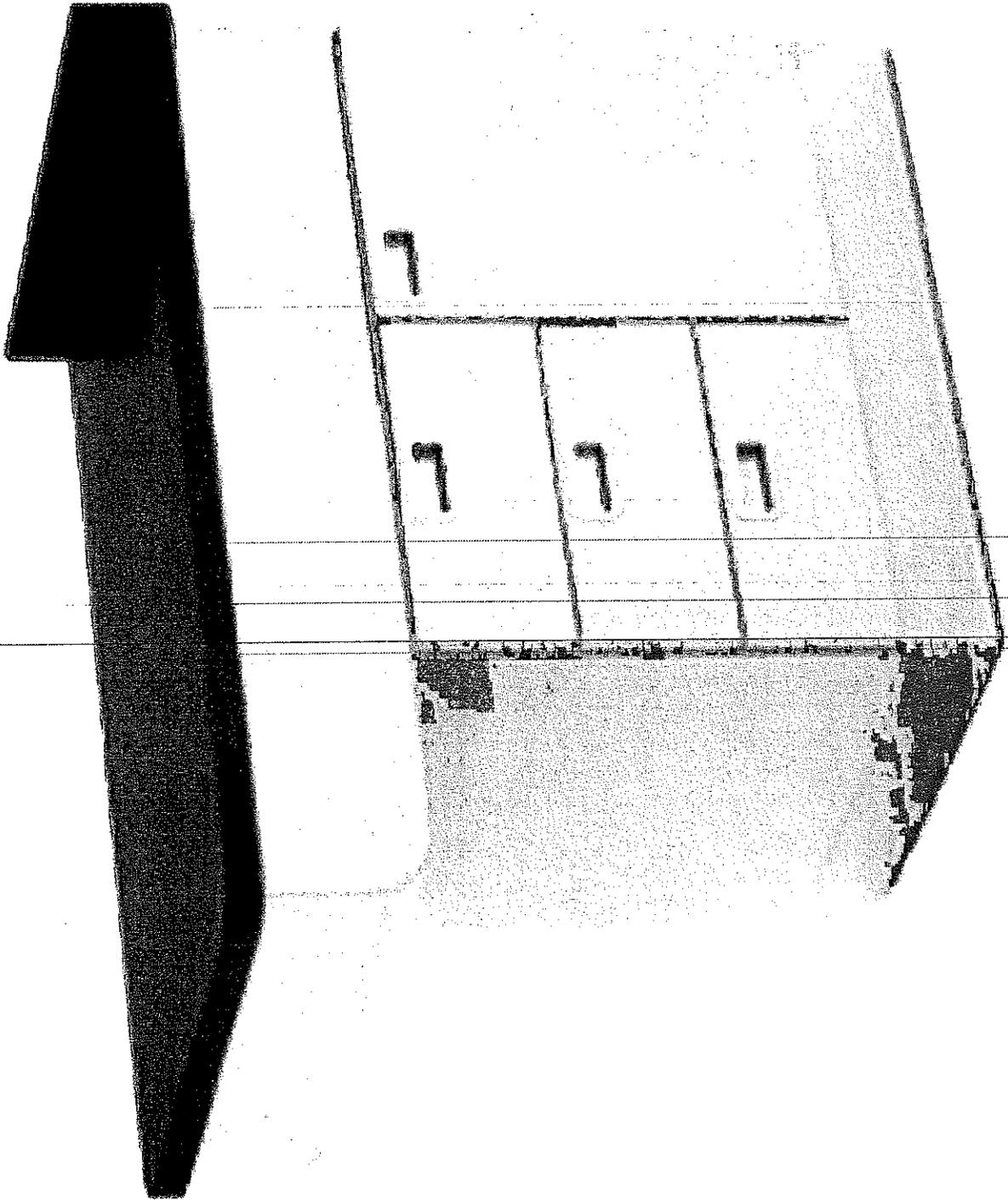
This is a picture that is similar to what we will have in our special needs section. Special needs is a portion of our lay out for pets who are special. Meaning our elderly, on medications, or need a quite space. In this room we will have 2 large runs and a bank of stainless steel cages. There will also be a sink for washing hands as well.

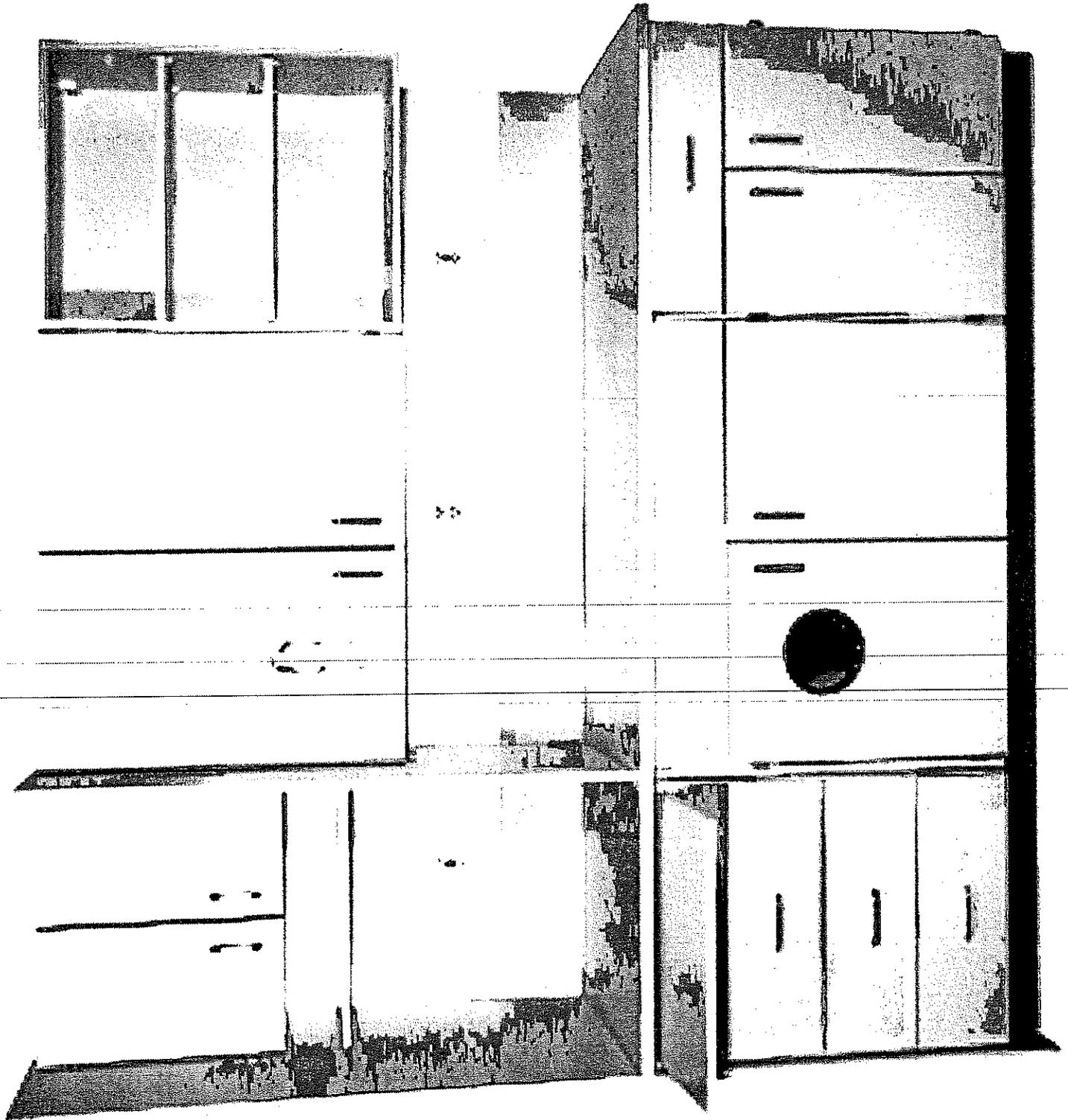


Wellness Clinic

This is similar to the table we will have in our exam room. This allows us to store equipment as well having a sturdy place for a pet to stand on. The wellness clinic will offer only well care. What is meant by well care is vaccines, routine blood tests, stool samples as well as being able to take care of skin and ear conditions. We will not be doing any open abdominal surgeries. This wellness clinic is for the convenience of our customers. We want the pets that stay with us to be healthy and disease free.

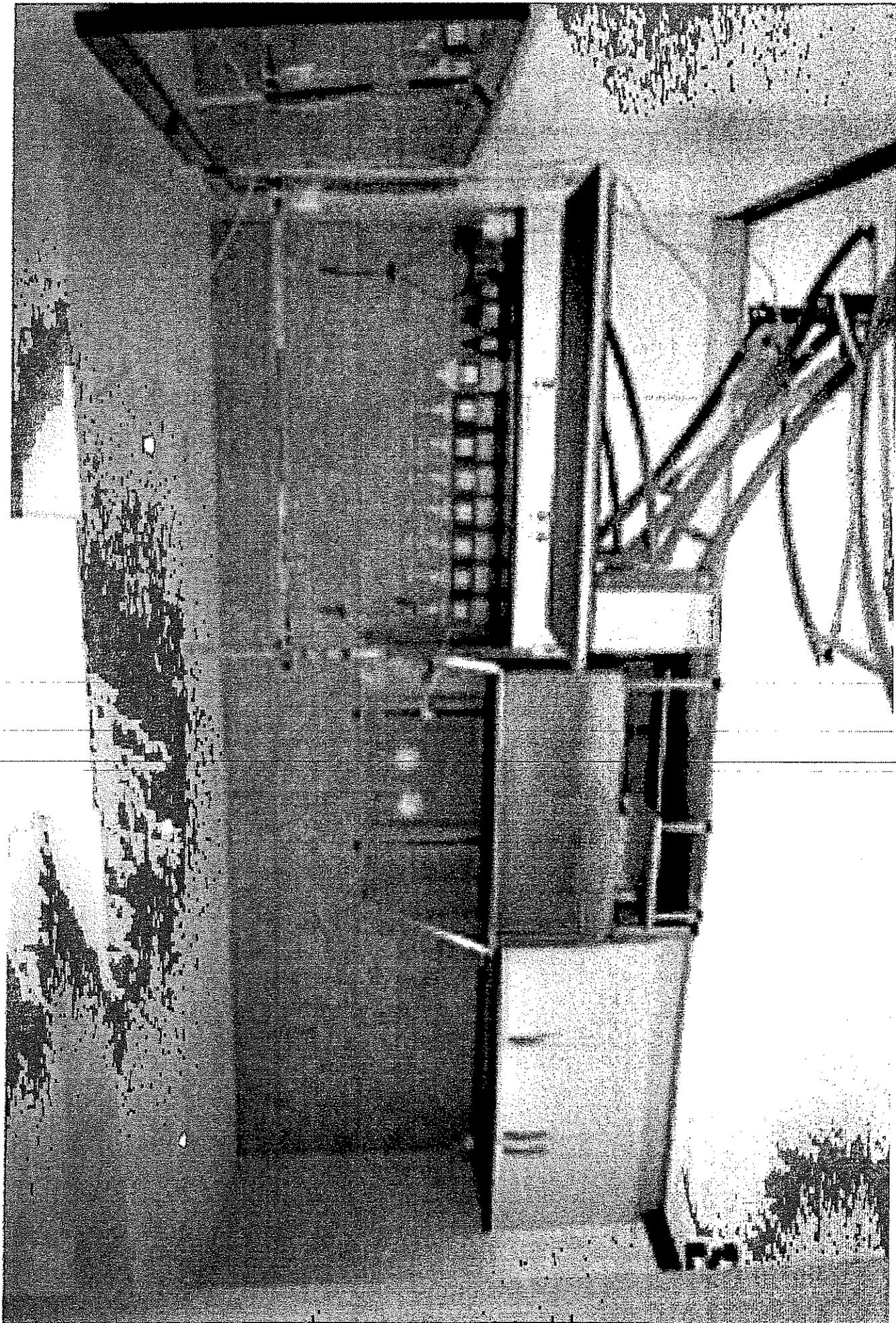


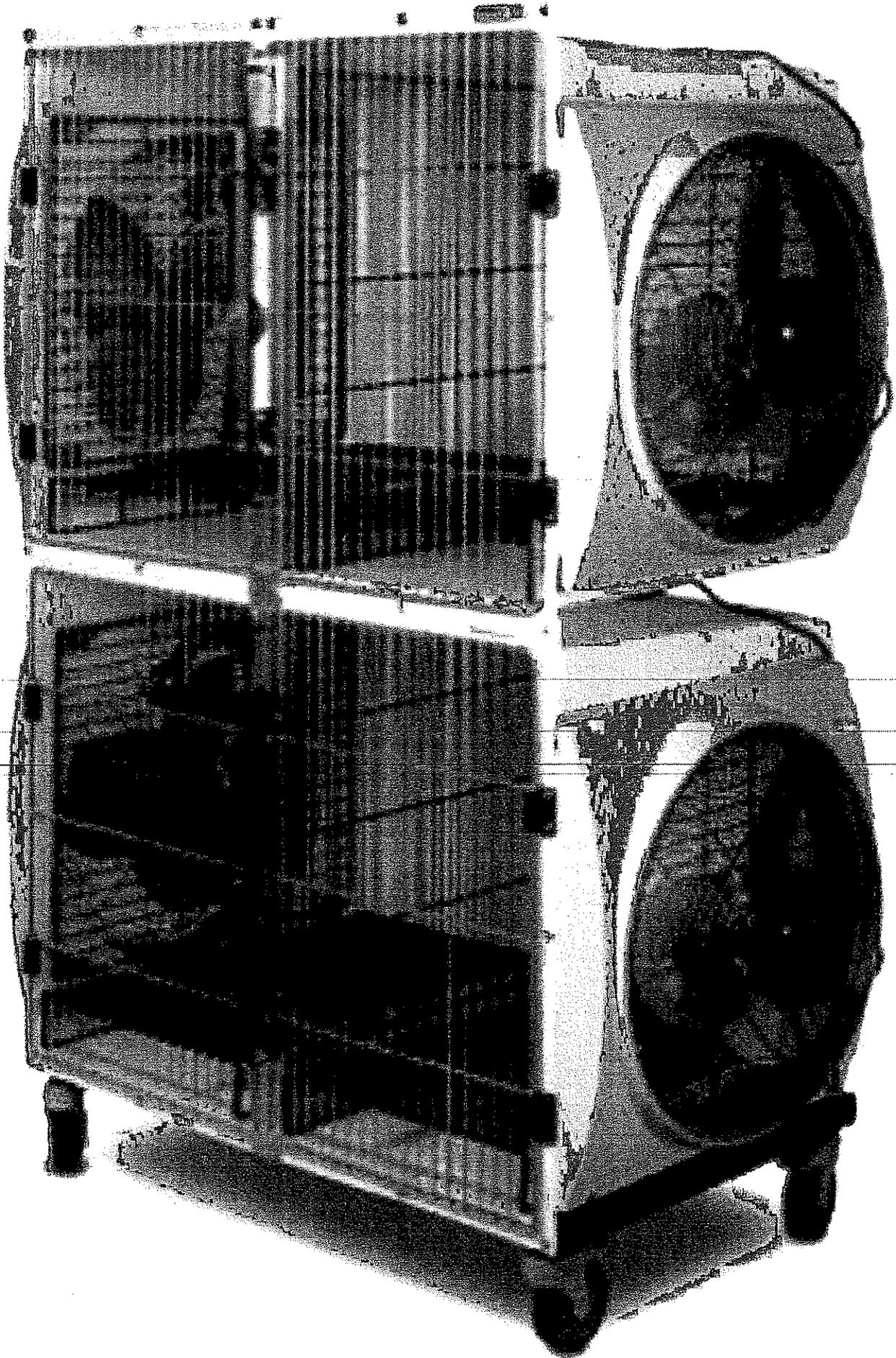


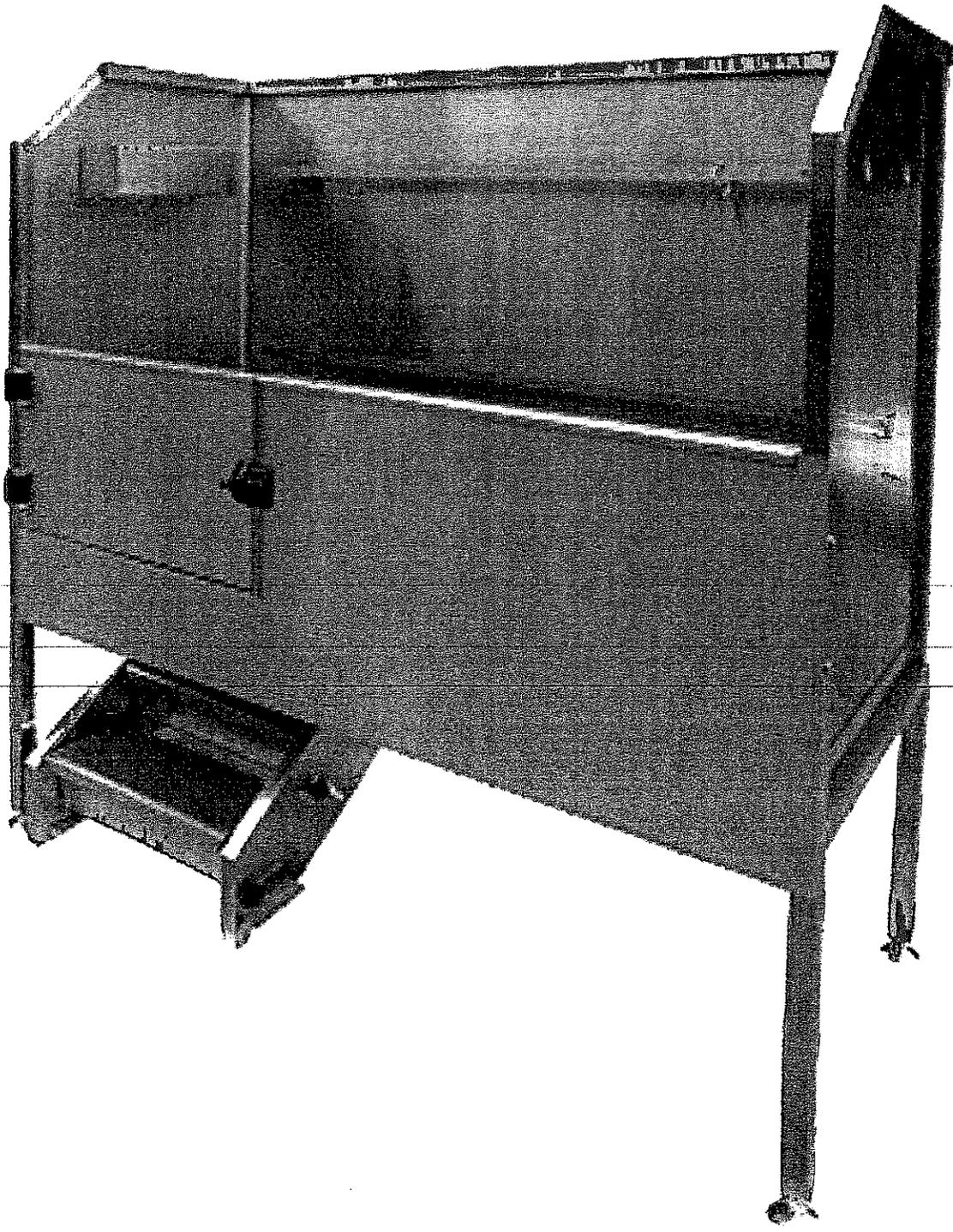


Grooming

This is a picture of the cage dryers that we will be using in our grooming area. These dryers work like a fan. There is no heat that comes from these dryers and they are extremely safe.

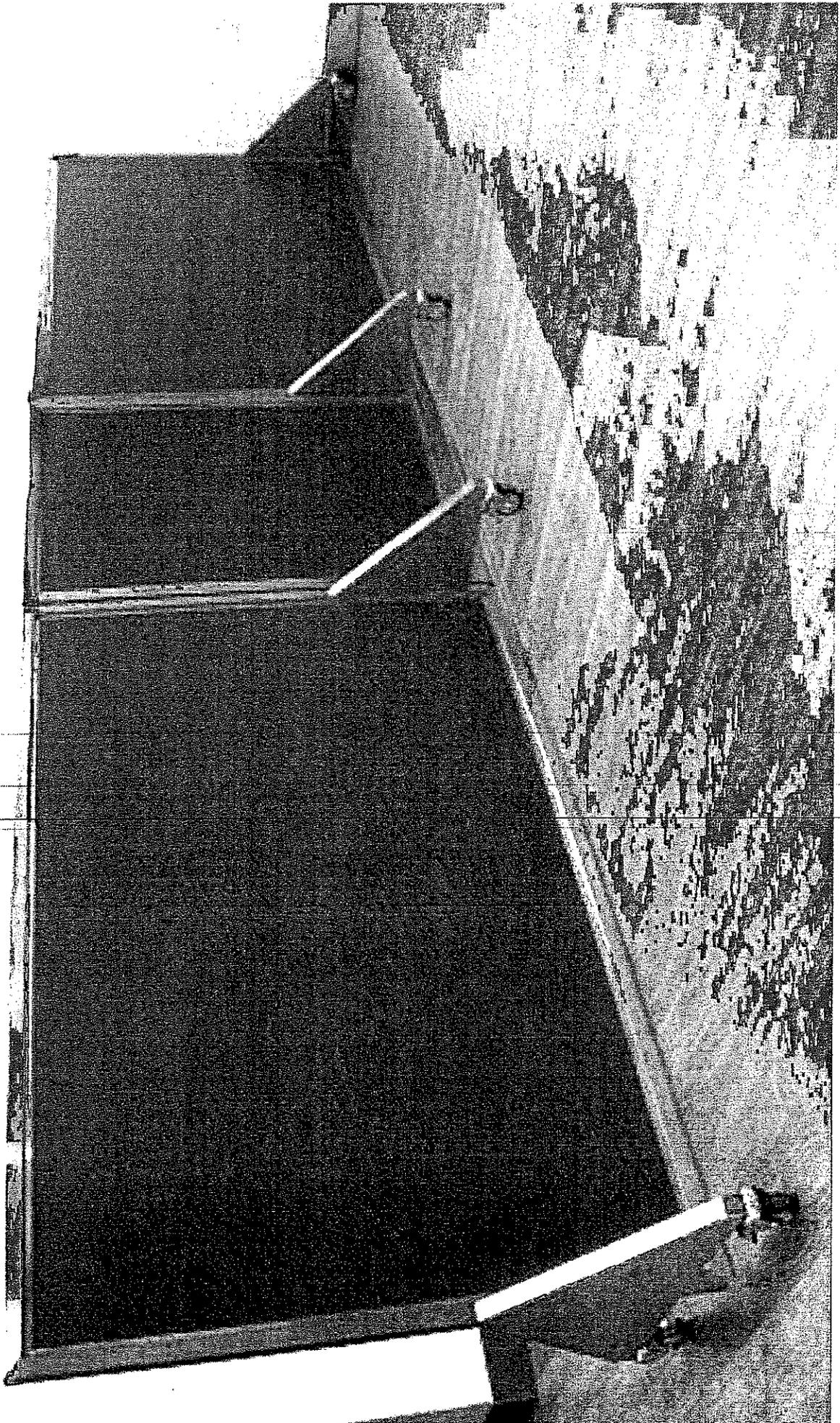


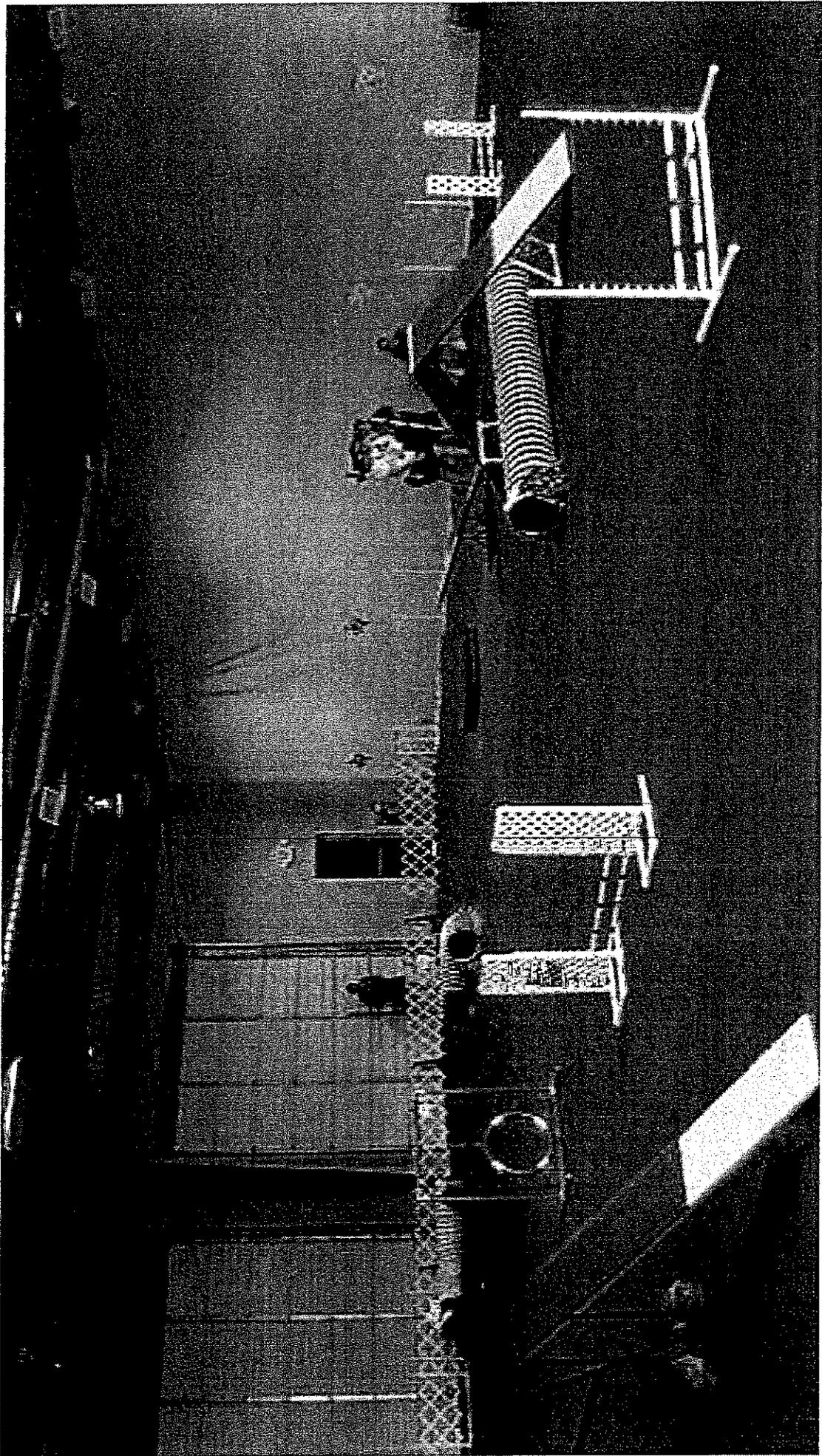


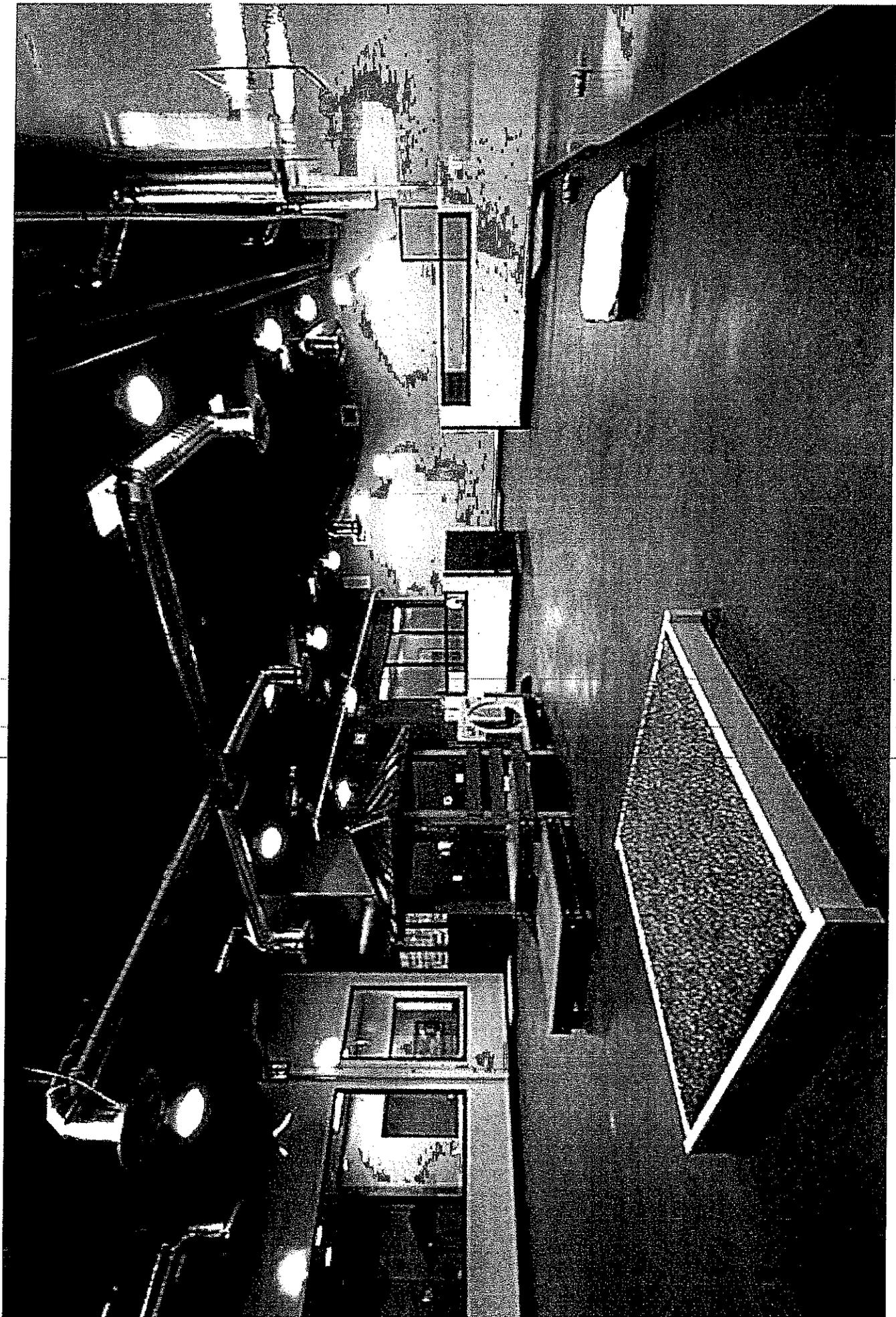


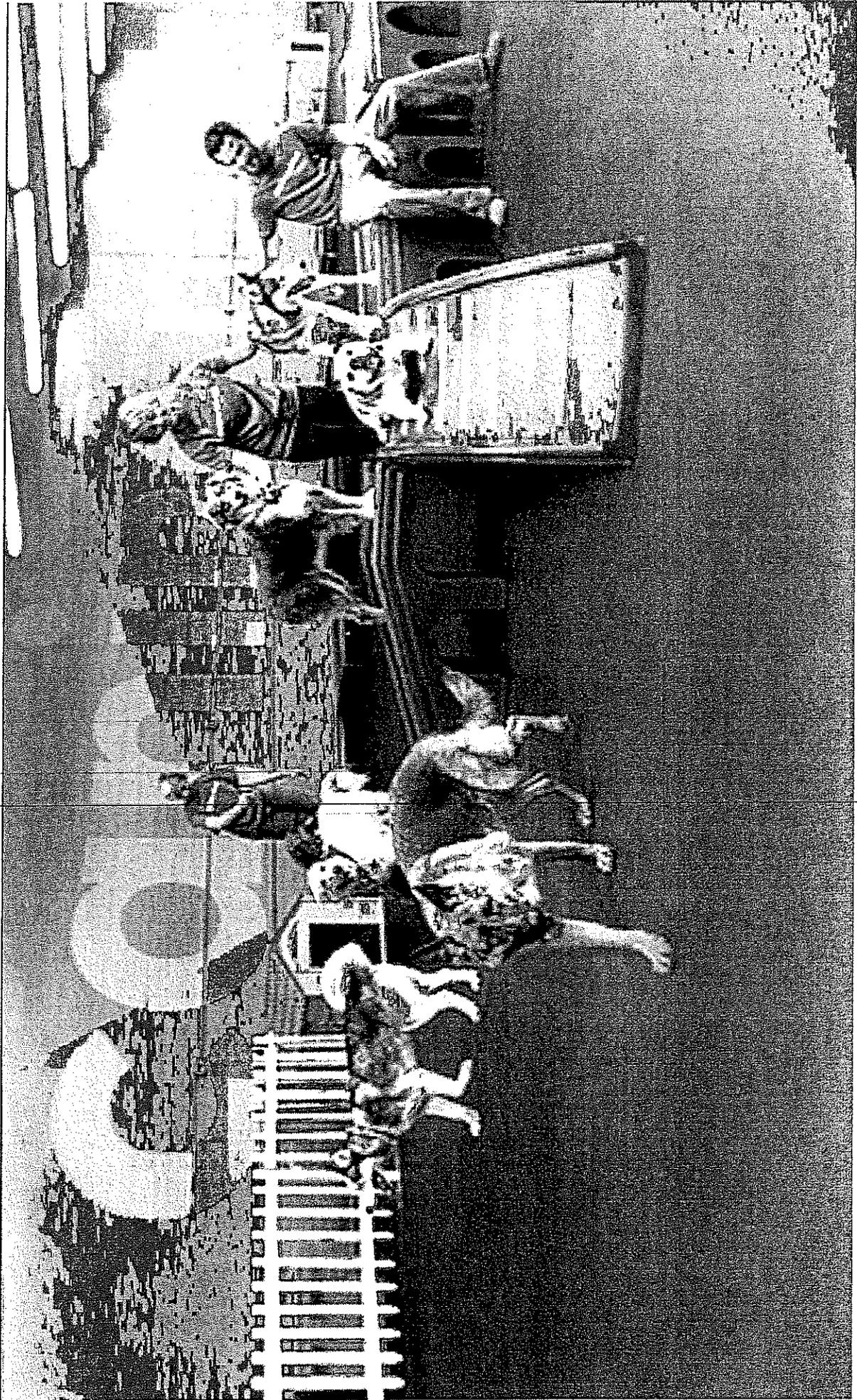
Play Areas

This is a picture of the movable area dividers. These are used for our play areas, and can either be a large or small space depending on the activity. These dividers are also nice because the pets cannot see through them. This keeps things quieter as well.







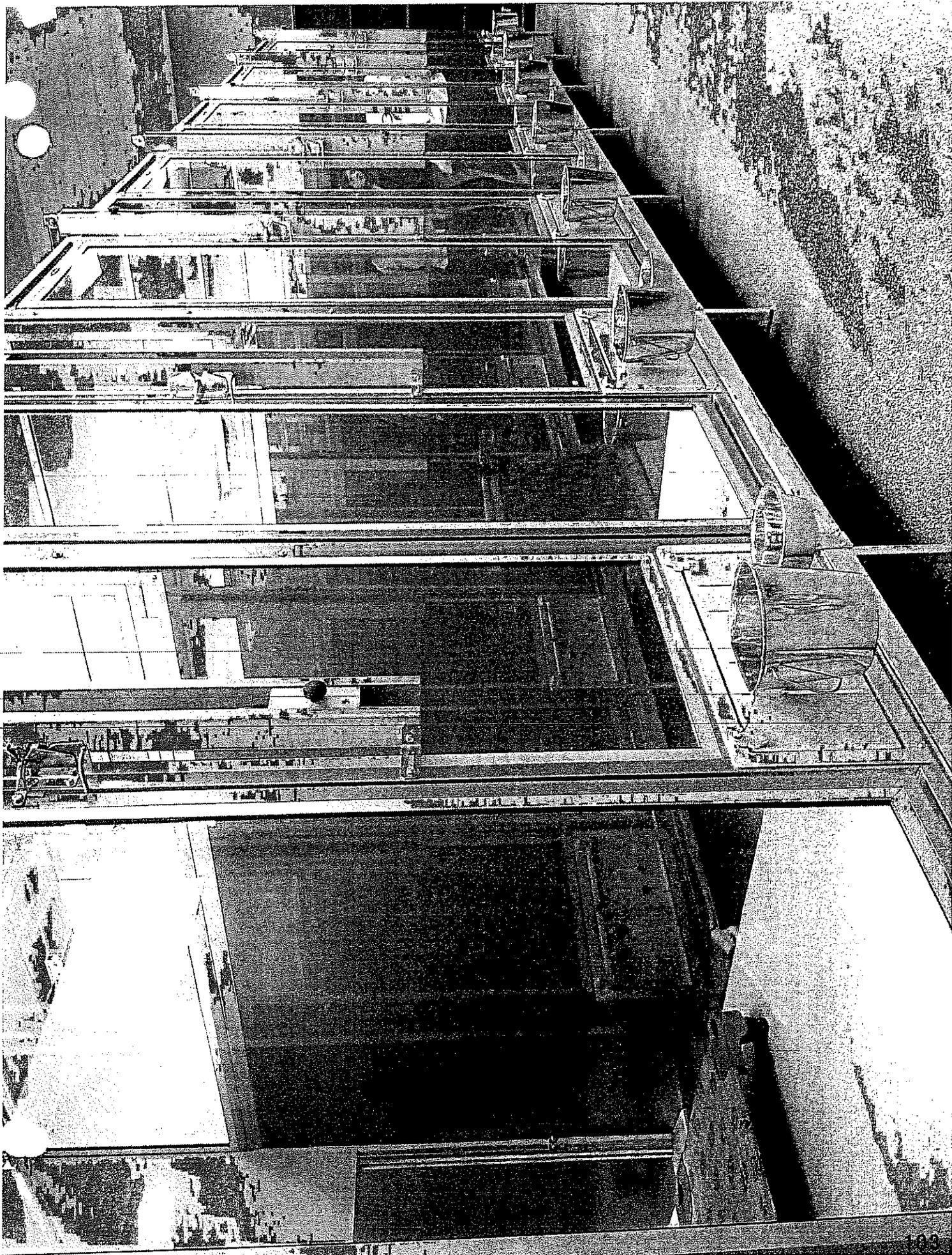


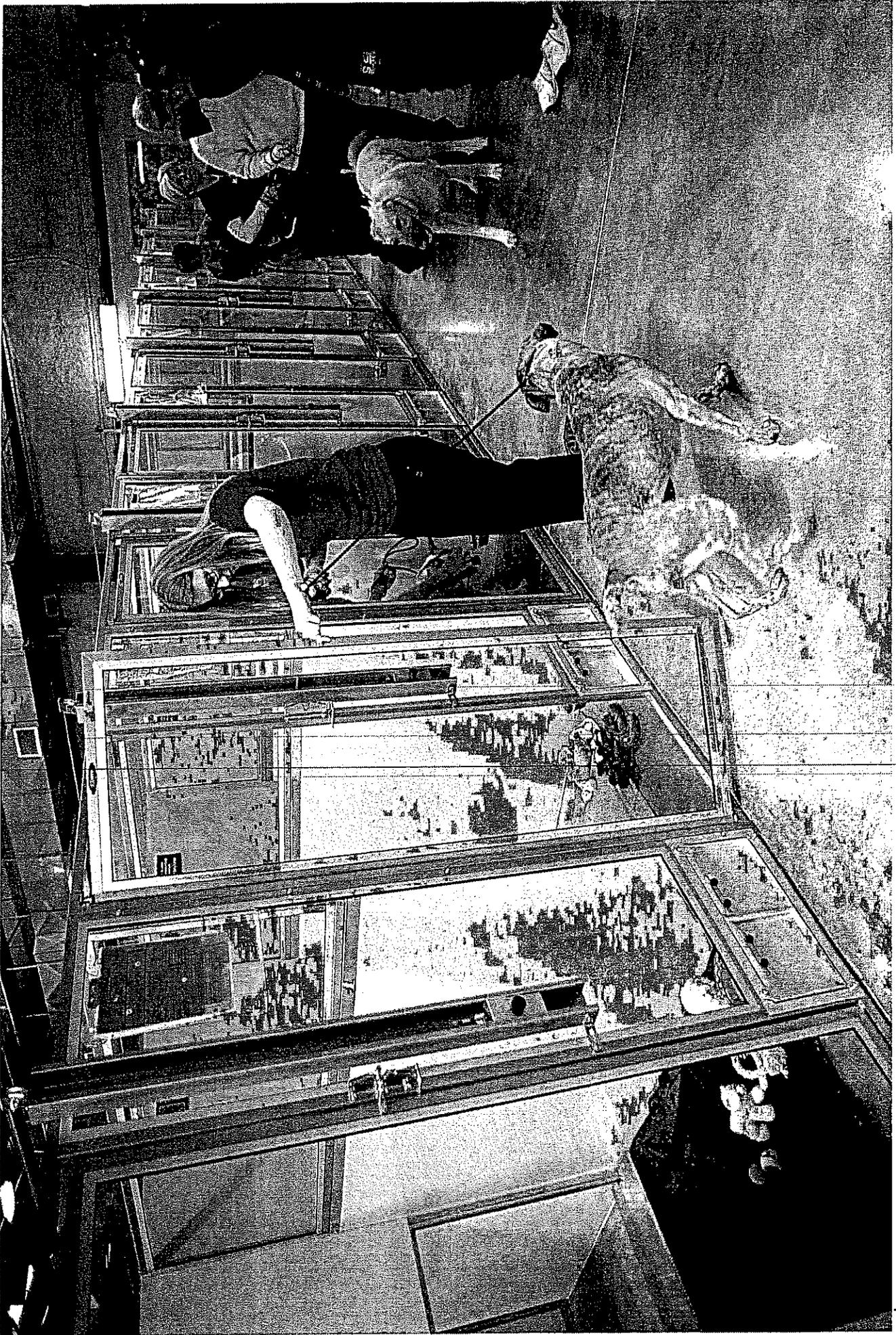
Runs

This is a picture of similar runs that we will be using. Runs are large spaces for a pet to stay in either overnight or during short periods in the day. They are made with a tempered glass door so if a pet makes noise the noise bounces back at them. This makes them quite down. You will notice at the bottom they are not directly on the ground. This is due to the PVC piping on the bottom of the run to collect liquid waste should the pet excrete any. The waste goes from run into the PVC that then leads to a drain.





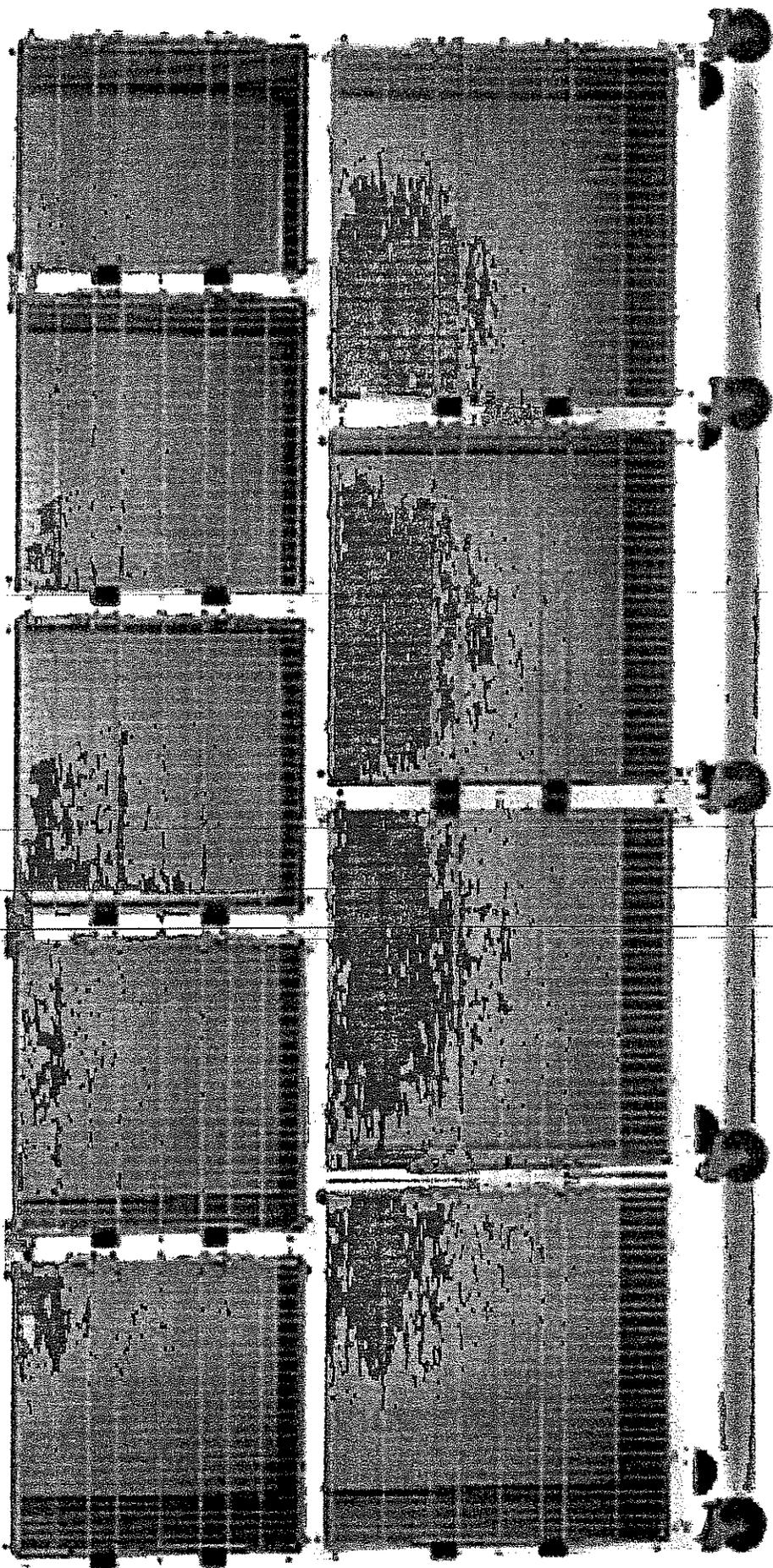




Bank Cages

This is a picture of a set of bank cages. We will have this through out the building.

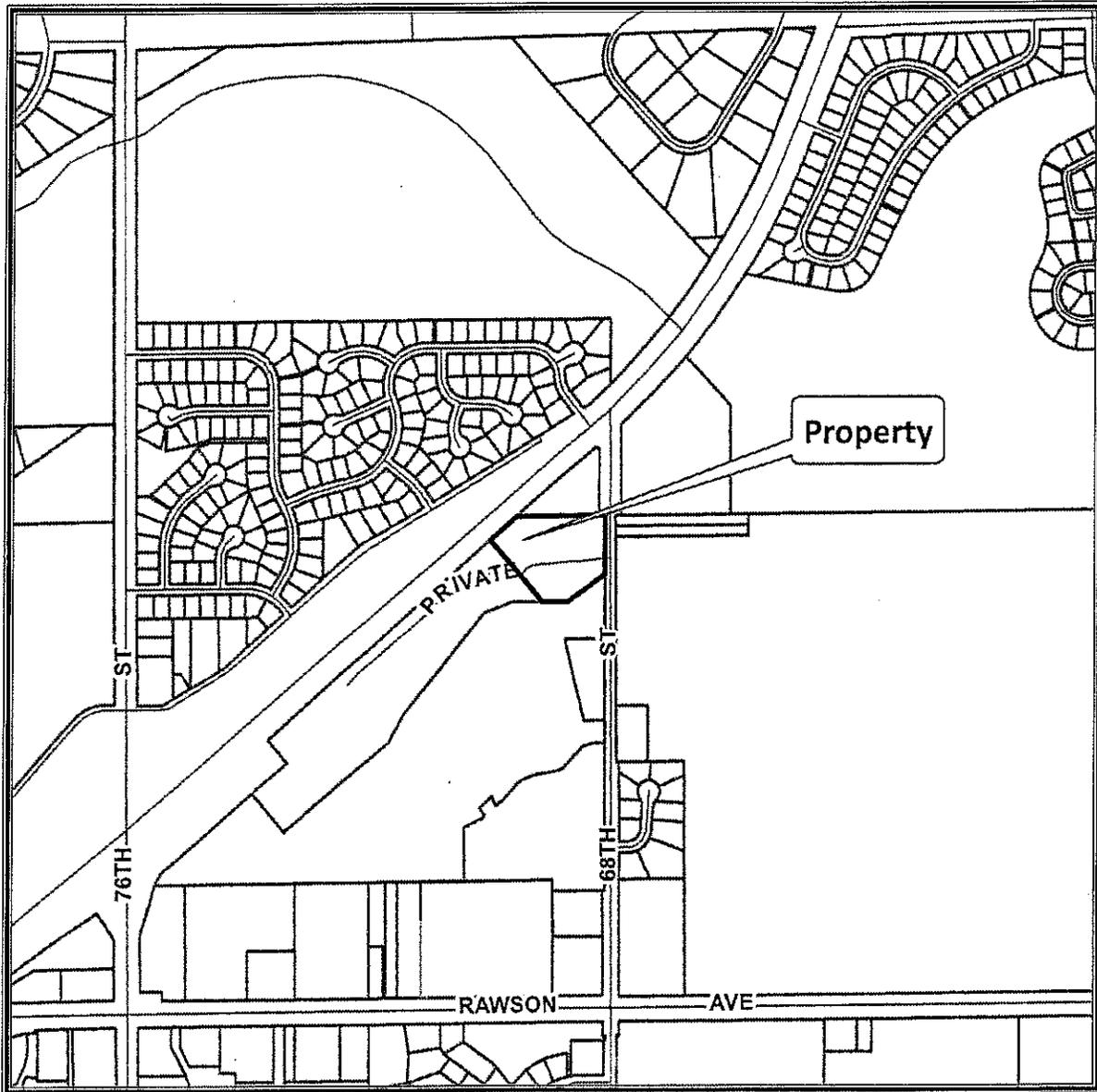
These are a polished high grade stainless steel made to be able to safely house pets and sanitize easily.



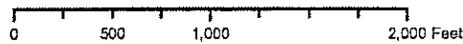
<p style="text-align: center;">APPROVAL</p> <p style="text-align: center;"><i>Slw</i></p>	<p style="text-align: center;">REQUEST FOR COUNCIL ACTION</p>	<p style="text-align: center;">MEETING DATE</p> <p style="text-align: center;">12/01/15</p>
<p style="text-align: center;">REPORTS & RECOMMENDATIONS</p>	<p style="text-align: center;">ORDINANCE TO AMEND SECTION 15-3.0420 OF THE UNIFIED DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 15 (PARKWOOD LAKES APARTMENTS & LAKE TERRACE SENIORMINIUMS) TO ALLOW FOR THE INSTALLATION OF A MONUMENT SIGN AND ELECTRONIC MESSAGE BOARD (6751 AND 6771 SOUTH 68TH STREET) (ROBERT J. BACH, APPLICANT)</p>	<p style="text-align: center;">ITEM NUMBER</p> <p style="text-align: center;">G.4.</p>
<p>At their November 19, 2015 meeting, the Plan Commission recommended approval of an ordinance to amend Section 15-3.0420 of the Unified Development Ordinance Planned Development District No. 15 (Parkwood Lakes Apartments & Lake Terrace Seniorsminiums) to allow for the installation of a monument sign and electronic message board (6751 and 6771 South 68th Street) (Robert J. Bach, Applicant).</p> <p style="text-align: center;">COUNCIL ACTION REQUESTED</p> <p>A motion to adopt Ordinance No. 2015-_____, an ordinance to amend Section 15-3.0420 of the Unified Development Ordinance Planned Development District No. 15 (Parkwood Lakes Apartments & Lake Terrace Seniorsminiums) to allow for the installation of a monument sign and electronic message board (6751 and 6771 South 68th Street) (Robert J. Bach, Applicant).</p>		



6751-6771 South 68th Street Planned Development District No. 15



Planning Department
(414) 425-4024

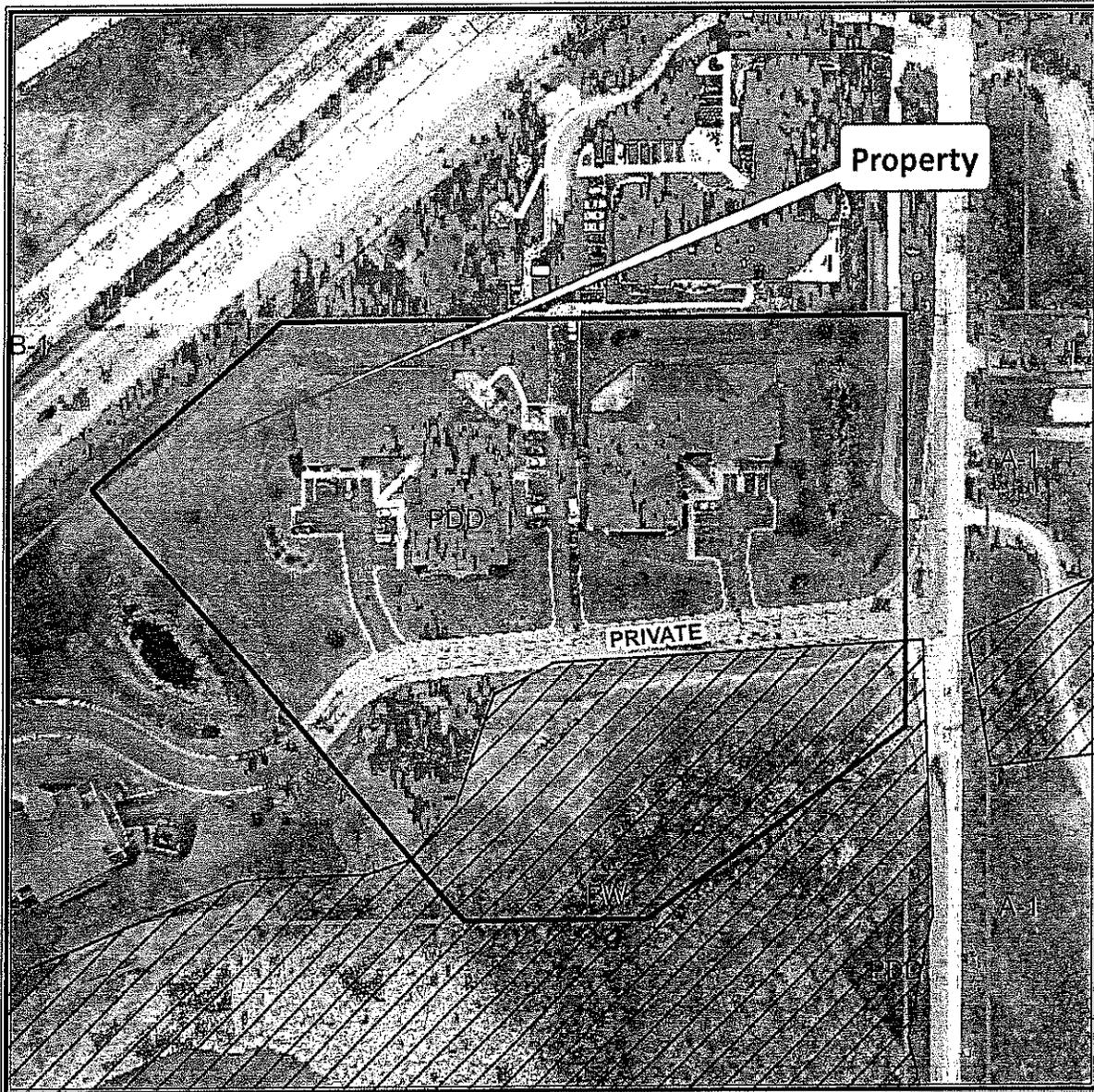


2013 Aerial Photo

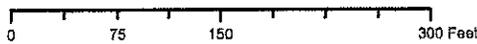
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



6751-6771 South 68th Street Planned Development District No. 15



Planning Department
(414) 425-4024



This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

 **CITY OF FRANKLIN** 

REPORT TO THE PLAN COMMISSION

Meeting of November 19, 2015

Planned Development District (PDD) Amendment

RECOMMENDATION: Department of City Development staff recommends approval of the Planned Development District (PDD) Amendment for PDD No. 15, subject to the conditions of approval in the attached draft Ordinance.

Project Name:	Clifden Court PDD Amendment
Project Address:	6751 & 6771 South 68 th Street
Property Owner:	Robert J. Bach and William A. Heinlein et al
Applicant:	Robert Bach, P2 Development Co., LLC
Current Zoning:	Planned Development District No. 15
2025 Comprehensive Master Plan:	Residential – Multi-Family
Use of Surrounding Properties:	City of Greendale to the north, Koepmier Lake (PDD No. 15) to the south, Single-Family Residential and Milwaukee County Park land to the east and City of Greendale (Single-Family Residential) to the west
Applicant’s Action Requested:	Recommendation to the Common Council for approval of the Planned Development District No. 15 Amendment

INTRODUCTION

Please note:

- Staff recommendations are *underlined, in italics* and are included in the draft ordinance.

On October 20, 2015, the applicant submitted a Planned Development District Amendment application to locate a monument sign adjacent to West Loomis Road at 6751 and 6771 South 68th Street.

Planned Development District No. 15 was originally created in 1989 via Ordinance 89-1070. PDD No. 15 was later re-created in 1995 and 1997 via Ordinances 95-1340 and 97-1446, respectively. The Planned Development District was amended in 1999 via Ordinance 99-1543, which modified the building and parking setbacks. The most recent amendment was approved in 2010 to allow for construction of a drive aisle to provide cross access to an abutting property located in the City of Greendale and to relocate a dumpster enclosure (Ordinance No. 2010-2001).

Please note that the existing monument sign adjacent to South 68th Street will be re-faced to indicate the new facility name. Consistent with staff practice, the re-facing of the sign is subject to review and approval by staff as a minor change.

PROJECT DESCRIPTION

The subject property contains two Community Based Residential Facilities (CBRF) buildings and has an area of 5.05 acres (219,978 square feet). The proposed monument sign is setback four feet from West Loomis Road in the northwest corner of the property. Staff recommends that the applicant receive Wisconsin Department of Transportation approval of the setback from West Loomis Road, prior to issuance of a Sign Permit.

The sign consists of a brick base and brick columns on either side. There is a sign on top that identifies the name of the facility with an electronic message board below. The monument sign and electronic message board have an area of approximately 58 square feet. The overall size of the sign, including the brick base and columns, is 112 square feet.

The applicant is proposing landscaping at the base of the sign per the attached plan. In review of PDD No. 15 files, it was discovered that plantings from an approved Landscape Plan as part of Ordinance No. 99-1543 were never installed. As such, staff is recommending the applicant plant seven Fragrant Sumacs (with a minimum height of 3-feet), five Colorado Spruces (with a minimum height of 4-feet) and one Bailey Compact American Cranberry Bush (with a minimum height of 2-feet), or like types as approved by the Planning Manager, in the proximity of the proposed sign adjacent to West Loomis Road. Please note, staff is only recommending that a portion of the plantings from that plan now be installed, based upon their proximity to the sign location.

Additionally, in review of aerial photography, staff believes a wetland may exist near the proposed location of the sign. Staff is recommending that the applicant verify if a wetland, wetland buffer or wetland setback exists onsite and if so, the sign shall be setback accordingly, in compliance with Part 4 of the Unified Development Ordinance.

Staff is recommending the following conditions of approval related to the electronic message board:

1. **Duration/Hold time:** Any portion of the message must have a minimum duration of sixty (60) seconds and must be a static display. Transition time must be no longer than two seconds.
2. **Motion:** No portion of the message may flash, scroll, twirl, change color, fade in or out or in any manner imitate movement.
3. **Animation:** Limited animation is allowed when no text is displayed. Animation such as video is prohibited.
4. **Text/Scrolling:** The text of the sign must be limited to three lines to allow passing motorists to read the entire copy with minimal distraction. Scrolling text is prohibited.
5. **Lighting/Brightness:** The sign shall not exceed a maximum illumination of 5000 nits (candelas per square meter) during daylight hours and a maximum illumination of 500

nits (candelas per square meter) between dusk to dawn as measured from the sign's face at maximum brightness.

6. **Dimmer Control:** The electronic message boards shall be equipped with light sensing devices or a scheduled timer that will automatically dim the intensity of the light emitted by the sign during ambient low-light conditions and at night so that the sign does not exceed the maximum brightness levels.
7. **Hours of operation:** Messages may be displayed between the hours of 6:00 a.m. and 11:00 p.m. Only time and temperature displays are allowed between the hours of 11:00 p.m. and 6:00 a.m.
8. When malfunctioning, all electronic message board signs must either be turned off or display a blank black screen.
9. Audio speakers are prohibited in association with electronic message board signs.
10. Message content shall be limited to the specific business use and operations of Clifden Court Assisted Living. Advertising messages for other businesses is prohibited.
11. Public service announcements, seasonal messages and holiday greetings are allowed.
12. Electronic message board signs shall conform to City of Franklin Sign Code standards as amended in the future. Applicant shall not have any vested rights under this approval for any electronic message board signs or regulations.
13. Sign standards and functions not addressed per these conditions require City of Franklin approval.

Furthermore, the applicant shall obtain a Sign Permit through the City of Franklin Inspection Department, prior to installation of the sign.

STAFF RECOMMENDATIONS AND SUGGESTIONS:

Department of City Development staff recommends approval of the Planned Development District (PDD) Amendment for PDD No. 15, subject to the conditions of approval in the attached draft Ordinance.

ORDINANCE NO. 2015-_____

AN ORDINANCE TO AMEND SECTION 15-3.0420 OF THE UNIFIED
DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 15
(PARKWOOD LAKES APARTMENTS & LAKE TERRACE SENIORMINIUMS) TO
ALLOW FOR THE INSTALLATION OF A MONUMENT SIGN AND ELECTRONIC
MESSAGE BOARD

(6751 AND 6771 SOUTH 68TH STREET)
(ROBERT J. BACH, APPLICANT)

WHEREAS, §15-3.0420 of the Unified Development Ordinance provides for and regulates Planned Development District No. 15 (Parkwood Lakes Apartments & Lake Terrace Seniorminiums), same having been created by Ordinance No. 89-1070, recreated by Ordinance No. 95-1340 and Ordinance No. 97-1446, and later amended by Ordinance Nos. 95-1352 (prior to the last recreation), 99-1543 and 2010-2001, with such District being located at 6751 South 68th Street; and

WHEREAS, Planned Development District No. 15 (Parkwood Lakes Apartments & Lake Terrace Seniorminiums) includes those lands legally described as follows:

Parcel A:

A parcel of land located in part of the Northeast 1/4 of the Southwest 1/4 of Section 3, Township 5 North, Range 21 East; in the City of Franklin, County of Milwaukee, State of Wisconsin, more fully described as follows: Commencing at the West 1/4 corner of said Section 3; thence South 00°25'13" East (recorded as South 03°45' West), 1,954.59 feet to a point that is North 00°25'13" West and 686.90 feet distant from the Southwest corner of said Section 3; thence North 89°26'56" East, parallel with the South line of said Southwest 1/4, 150.00 feet to its intersection with the Southeasterly right-of-way line of Loomis Road (S.T.H. "36"); thence North 30°46'01" East along said Southeasterly right-of-way line, 72.90 feet; thence North 49°45'23" East along said Southeasterly right-of-way line, 910.73 feet; thence North 40°14'37" West, along said Southeasterly right-of-way line, 160.00 feet; thence North 48°29'12" East, along said Southeasterly right-of-way line, 1,612.82 feet to the point of beginning; thence continuing North 48°29'12" East, along said Southeasterly right-of-way line, 192.40 feet to its intersection with the North line of said Southwest 1/4; thence North 89°33'31" East, (recorded as South 86°16' East) along said North line, 486.27 feet to its intersection with the West right-of-way line of South 68th Street; thence South 00°16'46" East (recorded as South) along said West right-of-way line, 315.00 feet; thence South 53°59'48" West, 250.00 feet; thence South 89°43'14" West, 136.32 feet; thence North 41°30'48" West, 442.51 feet to the point of beginning.

Parcel B:

A non-exclusive easement for Lake access and Trails and Paths as set forth in Easement Agreement recorded August 13, 1990 on Reel 2479, Image 699, as Document No. 6406865. Tax Key No. 743-8978-001; and

WHEREAS, Robert J. Bach having petitioned for an amendment to Planned Development District No. 15 (Parkwood Lakes Apartments & Lake Terrace Seniorminiums), to allow for the installation of an approximately 58 square foot monument sign and electronic message board (112 square feet overall, including brick base and columns) adjacent to West Loomis Road at 6751 and 6771 South 68th Street; and

WHEREAS, the City of Franklin Plan Commission determined that the amendment to Planned Development District No. 15 (Parkwood Lakes Apartments & Lake Terrace Seniorminiums) was not a substantial change to the Plan, thus not requiring a public hearing upon the aforesaid petition, and the Plan Commission thereafter having determined that the proposed amendment would promote the health, safety and welfare of the City and having recommended approval thereof to the Common Council; and

WHEREAS, the Common Council having considered the petition and having concurred with the recommendation of the Plan Commission and having determined that the proposed amendment would promote the health, safety and welfare of the Community.

NOW, THEREFORE, the Mayor and Common Council of the City of Franklin, Wisconsin, do ordain as follows:

SECTION 1: §15-3.0420 Planned Development District No. 15 (Parkwood Lakes Apartments and Lake Terrace Seniorminiums), of the Unified Development Ordinance of the City of Franklin, Wisconsin, as previously amended, is hereby amended to allow for the installation of an approximately 58 square foot monument sign and electronic message board (112 square feet overall, including brick base and columns) adjacent to West Loomis Road at 6751 and 6771 South 68th Street, pursuant to those plans City file-stamped October 20, 2015 and subject to the following conditions:

1. Applicant shall receive Wisconsin Department of Transportation approval of the setback from West Loomis Road, prior to issuance of a Sign Permit.
2. Applicant shall plant seven Fragrant Sumacs (with a minimum height of 3-feet), five Colorado Spruces (with a minimum height of 4-feet) and one Bailey Compact American Cranberry Bush (with a minimum height of 2-feet), or like types as approved by the

Planning Manager, in the proximity of the proposed sign adjacent to West Loomis Road.

3. Applicant shall verify if a wetland, wetland buffer or wetland setback exists onsite and if so, the sign shall be setback accordingly, in compliance with Part 4 of the Unified Development Ordinance.
4. The electronic message board shall be subject to the following standards:
 - a. **Duration/Hold time:** Any portion of the message must have a minimum duration of sixty (60) seconds and must be a static display. Transition time must be no longer than two seconds.
 - b. **Motion:** No portion of the message may flash, scroll, twirl, change color, fade in or out or in any manner imitate movement.
 - c. **Animation:** Limited animation is allowed when no text is displayed. Animation such as video is prohibited.
 - d. **Text/Scrolling:** The text of the sign must be limited to three lines to allow passing motorists to read the entire copy with minimal distraction. Scrolling text is prohibited.
 - e. **Lighting/Brightness:** The sign shall not exceed a maximum illumination of 5000 nits (candelas per square meter) during daylight hours and a maximum illumination of 500 nits (candelas per square meter) between dusk to dawn as measured from the sign's face at maximum brightness.
 - f. **Dimmer Control:** The electronic message boards shall be equipped with light sensing devices or a scheduled timer that will automatically dim the intensity of the light emitted by the sign during ambient low-light conditions and at night so that the sign does not exceed the maximum brightness levels.
 - g. **Hours of operation:** Messages may be displayed between the hours of 6:00 a.m. and 11:00 p.m. Only time and temperature displays are allowed between the hours of 11:00 p.m. and 6:00 a.m.
 - h. When malfunctioning, all electronic message board signs must either be turned off or display a blank black screen.
 - i. Audio speakers are prohibited in association with electronic message board signs.
 - j. Message content shall be limited to the specific business use and operations of Clifden Court Assisted Living. Advertising messages for other businesses is prohibited.

- k. Public service announcements, seasonal messages and holiday greetings are allowed.
 - l. Electronic message board signs shall conform to City of Franklin Sign Code standards as amended in the future. Applicant shall not have any vested rights under this approval for any electronic message board signs or regulations.
 - m. Sign standards and functions not addressed per these conditions require City of Franklin approval.
5. Applicant shall obtain a Sign Permit through the City of Franklin Inspection Department, prior to installation of the sign.

SECTION 2: The proposed Clifden Court Assisted Living monument sign installation project shall be completed within one year from the date of adoption of this Ordinance, or this Ordinance and all rights and approvals resulting therefrom shall be null and void without any further action by the City of Franklin.

SECTION 3: Robert J. Bach, successors and assigns, shall pay to the City of Franklin all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Clifden Court Assisted Living monument sign installation project. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions.

SECTION 4: The approval granted hereunder is conditional upon Robert J. Bach and the Clifden Court Assisted Living monument sign installation project for the property located at 6751 and 6771 South 68th Street: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.

SECTION 5: All other applicable terms and provisions of §15-3.0420 Planned Development District No. 15 (Parkwood Lakes Apartments and Lake Terrace Seniorminiums) not inconsistent with the terms of this Ordinance, and the Unified Development Ordinance of the City of Franklin, as amended from time to time, shall apply to the Clifden Court Assisted Living monument sign installation project, and all terms

and provisions of §15-3.0420 of Planned Development District No. 15 (Parkwood Lakes Apartments and Lake Terrace Seniorminiums) as existing immediately prior to the adoption of this Ordinance and not amended by this Ordinance, shall remain in full force and effect.

SECTION 6: The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION 7: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 8: This ordinance shall take effect and be in force from and after its passage and publication.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2015, by Alderman _____.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2015.

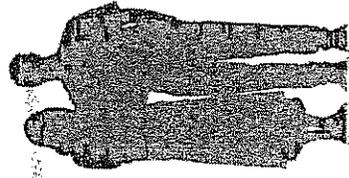
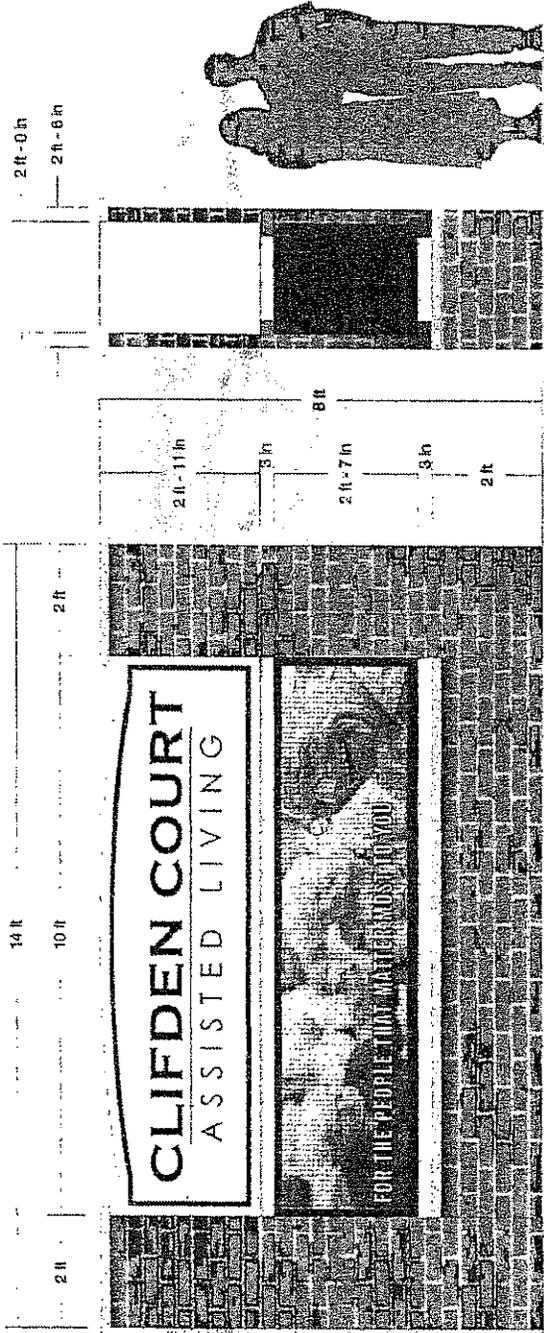
APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____



SIDE SECTION VIEW

MONUMENT SIGN

ONE (1) DOUBLE SIDED, ILLUMINATED MONUMENT SIGN W/ ELECTRONIC MESSAGE CENTER (EMC)
 24" DEEP ALUMINUM CABINET, 2" ALUMINUM INSETS, WHITE PHOTOGRAPHIC PAPER W/ 300 TRANSLUCENT WIRE CHARTRIS APPLIED TEXT SURFACE,
 FANBRACKET ALUMINUM REFRIG, INTERNAL I.D. FLUORESCENT ILLUMINATION
 8" DEEP ZORNA FULL COLOR (RGB) LED MESSAGE CENTER, INCLUDES WIRELESS COMMUNICATIONS, SOFTWARE & WEB BASED TRAINING
 SIGN TO MOUNT ABOVE 4" X 4" (3/4" WALL) STEEL POLE, STEEL POLE TO BE SET 4' BELOW GRADE IN TYPICAL CONCRETE FOOTING
 OR APPROVED FABRICATION

Franklin

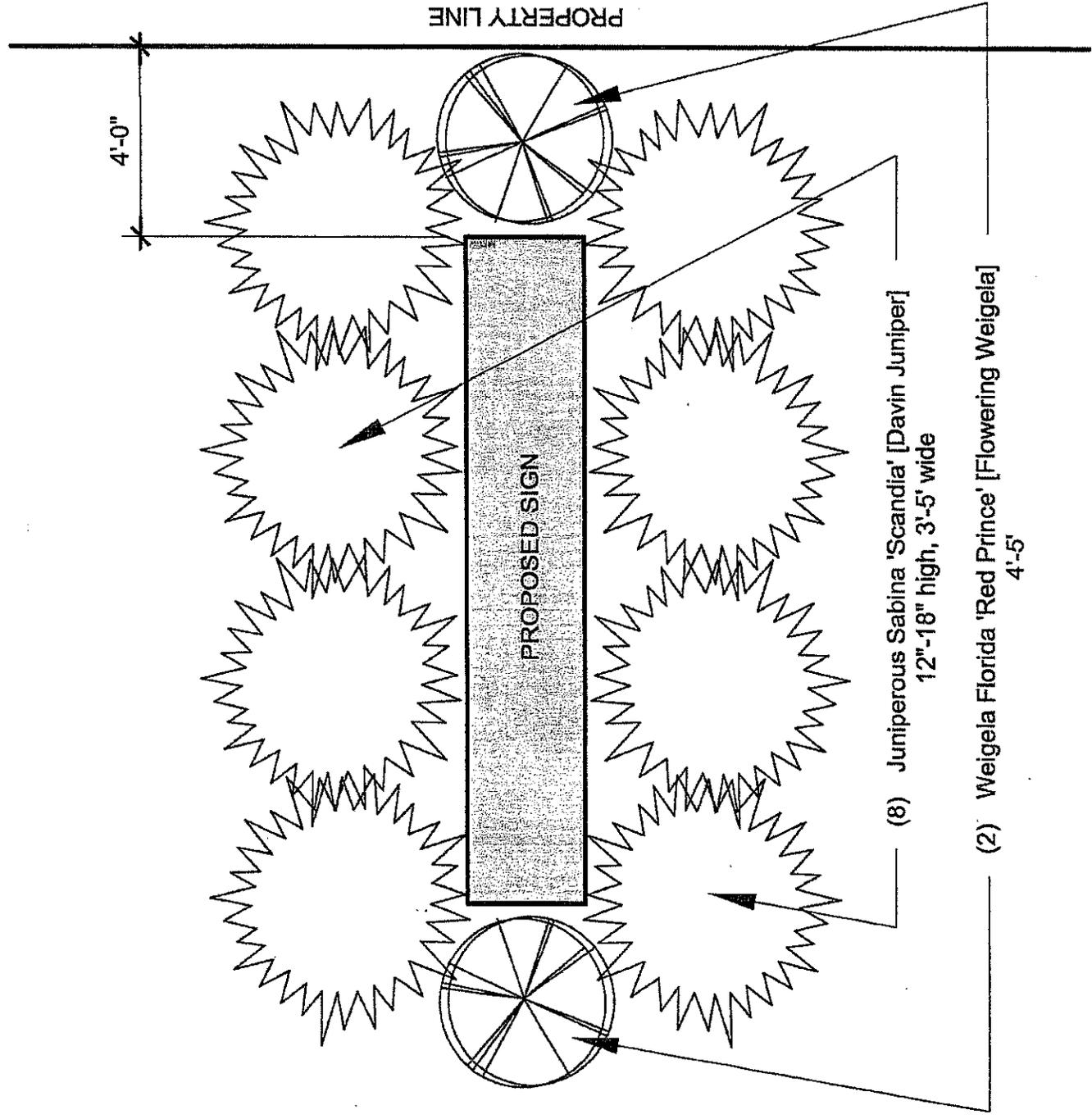
NOV 9 2015

City Development

NOTE: FINAL ELECTRICAL CONNECTION IS THE OWNER'S RESPONSIBILITY. THE OWNER, LEMBERG SIGNS, OWNS PROVIDES SIGNAGE FOR APPROPRIATE ELECTRICAL SUPPLIES IS WITHIN 3' OF THE SIGN.

	PROJECT: Clifden Court Assisted Living ADDRESS: Franklin, RI	DURING: (1) DATE: 9-9-15 SCALE: 1/2" = 1'	REVISION DATE: 9-14-15 SALES REP: DESIGNER:	REVISIONS: 1 Tim McBrath Eric Bailey	LABELING APPROVAL SIGNATURE / DATE: CLIENT APPROVAL SIGNATURE / DATE:
	THE LEMBERG SIGNS logo				

THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF LEMBERG SIGNS AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF LEMBERG SIGNS, NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



PROPERTY LINE

4'-0"

PROPOSED SIGN

(8) Juniperous Sabina 'Scandia' [Davin Juniper]
12"-18" high, 3'-5' wide

(2) Weigela Florida 'Red Prince' [Flowering Weigela]
4'-5'

<p style="text-align: center;">APPROVAL</p>	<p style="text-align: center;">REQUEST FOR COUNCIL ACTION</p>	<p style="text-align: center;">MEETING DATE 112/01/2015</p>
<p style="text-align: center;">REPORTS & RECOMMENDATIONS</p>	<p style="text-align: center;">NAMING THE DEDICATED TRAIL THROUGH THE SOUTHBROOK CHURCH PROPERTY LOCATED AT 11010 WEST ST. MARTINS ROAD "ROBINWOOD TRAIL"</p>	<p style="text-align: center;">G.5.</p>

At the November 17, 2015 Common Council meeting, Alderman D. Mayer moved to place the proposed name of Robinwood Trail on the December 1, 2015 Common Council agenda for the dedicated trail through the property located at 11010 West St. Martins Road.

COUNCIL ACTION REQUESTED

A motion to preliminarily name the dedicated trail through the Southbrook Church property located at 11010 West St. Martins Road "Robinwood Trail" and publish the recommended name as a Class 2 notice, specifying a thirty (30) day public comment period in the City's official newspaper, in accordance with Resolution No. 2010-6634, A City Buildings, Parks and Facilities Naming Policy.

Or

Action on the above item as the Common Council deems appropriate.

4. Southbrook Church Property Trail - W. St. Martins Road to W. Allwood Drive



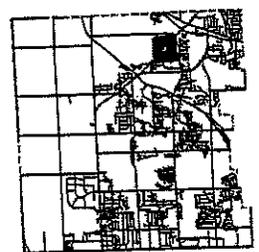
City of Franklin
 GIS Department
 9229 W. Loomis Rd.
 Franklin, WV 25312
 www.franklin.gov



This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

Legend

- Parcel with Address Owner
- Road ROW
- Street Centerline
- Road Edge
- Easement



RESOLUTION NO. 2010-6634A RESOLUTION ESTABLISHING A CITY BUILDINGS, PARKS AND FACILITIES
NAMING POLICY

WHEREAS, the Common Council having considered the value of establishing a uniform policy to address the naming of City buildings, parks and facilities to assist in the consideration of requests received and proposals and considerations made from time to time to name City property; and

WHEREAS, the Parks Commission and the Board of Public Works having considered the terms of a naming policy for City property as directed by the Common Council and having reported their respective recommendations to the Common Council; and

WHEREAS, the Common Council having considered such recommendations in its deliberations and having determined a policy for the naming of City property which will promote the public welfare and best interests of the City.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the naming of City buildings, parks and facilities be conducted as follows:

City of Franklin Public Buildings, Parks and Facilities Naming Policy

I. Purpose

The purpose of this policy is to establish a uniform procedure for the naming of City buildings, parks and facilities throughout the City of Franklin.

II. Authorization

The Common Council shall have the authority for the naming of all City buildings, parks and facilities by passing or rejecting a resolution at a regular or special Common Council meeting. The Common Council shall request the review and recommendation of the Parks Commission for the naming of any public park or park facility. The Common Council shall request the review and recommendation of the Board of Public Works for the naming of any public building. In the event the Common Council does not receive the requested recommendation from the Commission or the Board within 45 days of such request, respectively, the Common Council may take action without such recommendation(s).

III. Objectives

- Provide name identification

- Provide citizen/neighborhood input into the process
- Insure control for naming policy

IV. Qualifying Name

- Geographic location to facility
- Outstanding feature
- Adjoining subdivision
- Historical event, group, or individual; except that eligibility shall commence only after five years following the event or other basis establishing the historical significance
- Exceptional service in the public interest that has had a major impact and benefit to the City by an individual who demonstrates dedication to service to the City and/or to individuals, families, groups, or community services, extraordinarily above and beyond the call of duty; except that in the event of a public employee or elected or appointed official, eligibility shall commence only after five years following the completion of their public service
- Exceptional service in the public building, park or facility's interest
- Contribution to acquisition/development of the public building, park or facility

V. Naming City Buildings, Parks and Facilities

The City's approval of a naming proposal is the conferral of a privilege, not a right, and at all times the City shall reserve the right to reject any naming proposal for any reason not prohibited by law. The following guidelines will be used when naming a public building, park or facility:

1. A name is intended to be permanent.
2. Duplication of other places or facility names in the City shall not be considered.
3. Any consideration of a proposal for a name must be commenced by a motion authorizing the same made by the Common Council.
4. Prominent geographic features or local reference points (i.e., hill, stream, lake, notable tree, street, community or neighborhood) shall be considered for a potential name.
5. After the Common Council preliminarily decides upon a name, public notice of the recommended name shall be published as a Class 2 notice, specifying a thirty (30) day public comment period in the City's official newspaper. Citizen comments and recommendations must be in writing to the City Clerk and must be postmarked within the thirty (30) day public comment period.
6. After the thirty (30) day public comment period, the Common Council will pass a resolution adopting or rejecting the name.
7. An existing name of a public building, park and/or facility, particularly one of local or national importance or outstanding feature, shall not be changed unless there are extraordinary circumstances of local or national interest.

VI. Renaming

- a. The renaming of public buildings, parks and facilities is strongly discouraged. It is recommended that efforts to change a name be subject to the most critical

examination so as not to diminish the original justification for the name or discount the value of the prior contributors.

b. City buildings, parks and facilities named after individuals shall never be changed unless it is found that the individual's personal character is or was such that the continued use of the name for a park or facility would not be in the best interest of the community.

c. In order for a City building, park or facility to be considered for renaming, the recommended name must qualify according to Sections IV. and V. of this Policy.

VII. Other Naming Alternatives

a. City buildings, parks and facilities that are donated to the City can be named by deed restriction by the donor. The naming and acceptance of land is subject to the guidelines set forth above and approval by the Common Council.

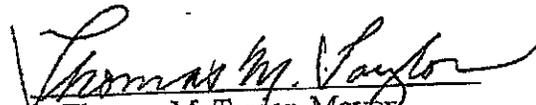
b. A facility within a park, i.e., playground, picnic shelter, etc., can be named separately from the park or facility location subject to this Policy.

c. This Policy does not apply to the naming of public streets.

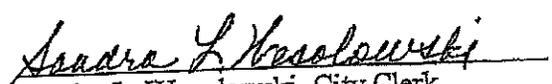
Introduced at a regular meeting of the Common Council of the City of Franklin this 16th day of March, 2010.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this 16th day of March, 2010.

APPROVED:


Thomas M. Taylor, Mayor

ATTEST:


Sandra L. Wesolowski, City Clerk

AYES 6 NOES 0 ABSENT 0

CITY OF FRANKLIN
NOTICE OF PUBLIC COMMENT PERIOD

NOTICE IS HEREBY GIVEN that the Common Council of the City of Franklin at its regular meeting on December 1, 2015, adopted a motion to preliminarily name the dedicated trail through the Southbrook Church property located at 11010 West St. Martins Road "Robinwood Trail", and that the recommended name be published as a Class 2 notice, specifying a thirty (30) day public comment period in the City's official newspaper, in accordance with Resolution No. 2010-6634, A City Buildings, Parks and Facilities Naming Policy.

NOTICE IS HEREBY FURTHER GIVEN that the Common Council will accept citizen comments and recommendations with regard to the proposed "Robinwood Trail" official name from December 10, 2015 through January 3, 2015. Pursuant to Resolution No. 2010-6634 Section V.5., citizen comments and recommendations must be in writing to the City Clerk (9229 West Loomis Road, Franklin WI 53132) and must be postmarked within the thirty (30) day public comment period. Pursuant to Resolution No. 2010-6634 Section V.6., the Common Council will thereafter pass a resolution adopting or rejecting the name. The subject matter shall appear on the Common Council agenda for its regular meeting currently scheduled for January 5, 2015.

Sandra L. Wesolowski, City Clerk

Publish December 10, 2015 and December 17, 2015

APPROVAL	REQUEST FOR COUNCIL ACTION	MEETING DATE 12/01/2015
REPORTS & RECOMMENDATIONS	A RESOLUTION TO RECONSIDER RESTROOM AT MARKET SQUARE PARK (11230 W CHURCH STREET)	ITEM NUMBER G.6.

BACKGROUND

A restroom at Market Square Park has been discussed at Common Council on May 5, October 6 and November 17, 2015. In addition it was discussed at Parks Commission September 14, 2015. At the November 17 meeting:

Alderman Schmidt moved to table a Professional Services Agreement with Raposa Design Architecture for the design of public restrooms at Market Square located at 11230 W. Church Street, pending outcome of a neighborhood meeting. Seconded by Alderman D. Mayer. All voted Aye; motion carried.

Upon further discussion with Alderman Dan Mayer, it was decided that a restroom at this location may not be complimentary to the neighborhood. Therefore, a neighborhood meeting has not and will not be planned.

To use some park impact fees in this neighborhood, Alderman Mayer suggested the following projects for consideration:

1. Benches near the flagpole along St. Martins Road
2. Sidewalk to connect St. Martins Road to Mission Hills Drive
3. Bridge over Lake Ernie.

ANALYSIS

Given the level of effort needed to bring a project to fruition, Staff would appreciate direction from Common Council on which, if any of the three ideas need further development for future consideration. Further development would include project scope(s), costs, timelines, and funding source(s).

See exhibit for location of three projects.

OPTIONS

Direct Staff to further develop one, some, or all of the project ideas or Table

FISCAL NOTES

It appears that all projects could assist in the expenditures of park impact fees. Project development will explore options in detail.

REMMENDATIONS

Direct Staff to further develop selected project(s).

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