

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, NOVEMBER 5, 2015, 7:00 P.M.

A. **Call to Order and Roll Call**

B. **Approval of Minutes**

1. Approval of regular meeting of October 22, 2015.

C. **Public Hearing Business Matters** (action may be taken on all matters following the respective Public Hearing thereon)

1. **GREENLIN BOARDING & GROOMING, INC. DOGS AND OTHER PET ANIMALS DAY CARE BUSINESS.** Special Use application by Greenlin Boarding & Grooming, Inc., Monica Polchert, COO, to operate a dogs and other pet animals day care services business including overnight boarding, grooming, vet services, training and a retail area upon property zoned B-3 Community Business District, located at 7140 South 76th Street (Orchard View Shopping Center); Tax Key No. 756-9993-021. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**
2. **RICHARD A. REUTELER AND ANN M. REUTELER LAND DIVISION.** Certified Survey Map, Area Exception and Land Division Variance applications by Richard A. Reuteler and Ann M. Reuteler, to change the sizes and shapes of four existing adjacent properties abutting West St. Martins Road to allow for the proposed single-family residential development of an existing vacant lot (Lot 1, for which a Variance from the Unified Development Ordinance §15-5.0106K. flag lot prohibition and an Area Exception from the Unified Development Ordinance Table 15-3.0203 100 feet minimum lot width at the setback line requirement are requested), for property zoned R-3 Suburban/Estate Single-Family Residence District and C-1 Conservancy District, Lots 1, 2, 3 and 4 located at 10475, 10609, 10629 and 10631 West St. Martins Road; Tax Key Nos. 800-9999-000, 800-9993-000, 800-9992-000 and 800-9991-001. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THE AREA EXCEPTION APPLICATION OF THIS MATTER.**

D. **Business Matters** (no Public Hearing is required upon the following matters; action may be taken on all matters)

E. **Adjournment**

*Supporting documentation and details of these agenda items are available at City hall during normal business hours.

Franklin Plan Commission Agenda

11/5/15

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**Notice is given that a majority of the Common Council may attend this meeting to gather information about an agenda item over which they have decision-making responsibility. This may constitute a meeting of the Common Council per *State ex rel. Badke v. Greendale Village Board*, even though the Common Council will not take formal action at this meeting.

[Note: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, contact the City Clerk's office at (414) 425-7500.]

REMINDERS:

Next Regular Plan Commission Meeting: November 19, 2015

City of Franklin
Plan Commission Meeting
October 22, 2015
Minutes

unapproved

Call to Order and Roll Call

- A. Mayor Steve Olson called the October 22, 2015 Regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Alderman Mark Dandrea and Commissioners David Fowler, Patricia Hogan, Kevin Haley, and City Engineer Glen Morrow (arrived at 7:03 p.m.). Excused was Commissioner Scott Thinnies. Also present were Planning Manager Joel Dietl and Senior Planner Nick Fuchs.

Approval of Minutes

Regular Meeting of October 8, 2015.

- B.
1. Commissioner Fowler moved and Commissioner Hogan seconded approval of the October 8, 2015 minutes of the Regular meeting of the Plan Commission as presented. On voice vote, all voted 'aye'. Motion carried.

Public Hearing Business Matters
SECURITY BROKERS, DEALERS
AND FLOTATION COMPANIES
USES UNIFIED DEVELOPMENT
ORDINANCE TEXT AMENDMENT.

Unified Development Ordinance Text Amendment application by RRA, LLC (in relation to an Edward Jones office relocation) to amend the Unified Development Ordinance text at Table 15-3.0603 Standard Industrial Classification Title No. 6211 "Security Brokers, Dealers, and Flotation Companies" to allow for such Use as a Permitted Use in the B-4 South 27th Street Mixed-Use Commercial District.

- C.
1. Planning Manager Dietl presented the application by RRA, LLC for a Unified Development Ordinance Text Amendment application.

The Official Notice of Public Hearing was read in to the record by Senior Planner Fuchs and the Public Hearing was opened at 7:02 p.m. and closed at 7:02 p.m.

Commissioner Hogan moved to recommend approval of an ordinance to amend the Unified Development Ordinance text at Table 15-3.0603 Standard Industrial Classification Title No. 6211 "Security Brokers, Dealers, and Flotation Companies" to allow for such Use as a Permitted Use in the B-4 South 27th Street Mixed-Use Commercial District. Seconded by Commissioner Haley. On voice vote, all voted 'aye'. Motion carried.

Business Matters

RELEASE OF LANDSCAPE
PLANTING BUFFER EASEMENT
RESTRICTION. Release of Easement Restriction on Plat application by Douglas J. Arnold and Christine A. Arnold to allow for a fence within the "30 Foot Landscape Planting Buffer" located on the rear area of the property at 7776 South Cambridge Court, zoned R-3E Suburban/Estate Single-Family Residence District; Tax Key No. 793-0081-000.

- D.
1. Planning Manager Dietl presented the application by Douglas J. and Christine A. Arnold for a release of landscape planting buffer easement restriction for property located at 7776 South Cambridge Court.

Commissioner Fowler moved to recommend approval of a resolution authorizing the installation of a fence within the 30 foot Landscape Planting Buffer plat restriction, upon Lot 37 in Wyndham Hills Addition No. 1 Subdivision. Seconded by Commissioner Hogan. On voice vote, all voted 'aye'. Motion carried.

Item D.1. (continued)

ACCESSORY STRUCTURE SITE

PLAN. Site Plan application by Marvin W. Wolff to allow for the construction of a 2,646 square foot accessory structure for storage of agricultural equipment, upon property located at 8400 West Oakwood Road, zoned A-2 Prime Agricultural District and FW Floodway District; Tax Key No. 935-9994-009.

2. Planning Manager Dietl presented the Site Plan application by Marvin W. Wolff to allow for the construction of a 2,646 square foot accessory structure for storage of agricultural equipment for property located at 8400 West Oakwood Road.

Motion by Commissioner Haley to approve a resolution approving a Site Plan for construction of an accessory structure. Seconded by Commissioner Hogan. On voice vote, all voted 'aye'. Motion carried (5-0-1 Thinnes).

Adjournment

- E. Commissioner Hogan moved and Commissioner Haley seconded to adjourn the Plan Commission meeting of October 22, 2015 at 7:09 p.m. All voted 'aye'; motion carried.



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 76 th 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 76 th 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 15-5.0202I.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.

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

[Draft 10-29-15]

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 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 the issuance of a Building Permit.

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

RESOLUTION NO. 2015-_____

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6. The applicants shall provide 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, for staff review and approval prior to the issuance of a Building Permit.
7. The applicants shall provide detailed information about the type and amount of any overnight parking, for staff review and approval prior to the issuance of a Building Permit.
8. [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:

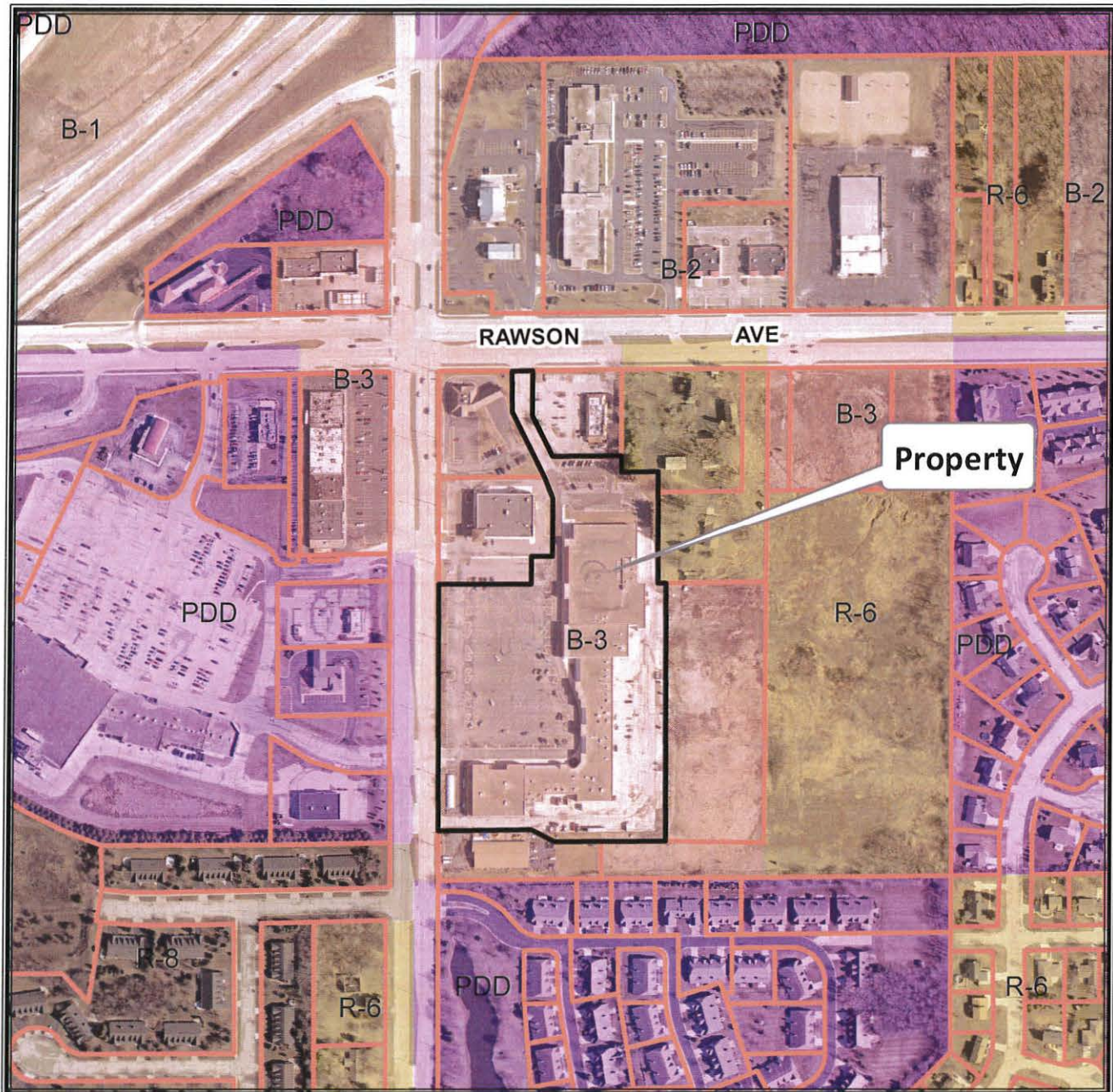
Stephen R. Olson, Mayor

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____



Orchard View Shopping Center 7140 South 76th Street



Planning Department
(414) 425-4024

0 240 480 960 Feet

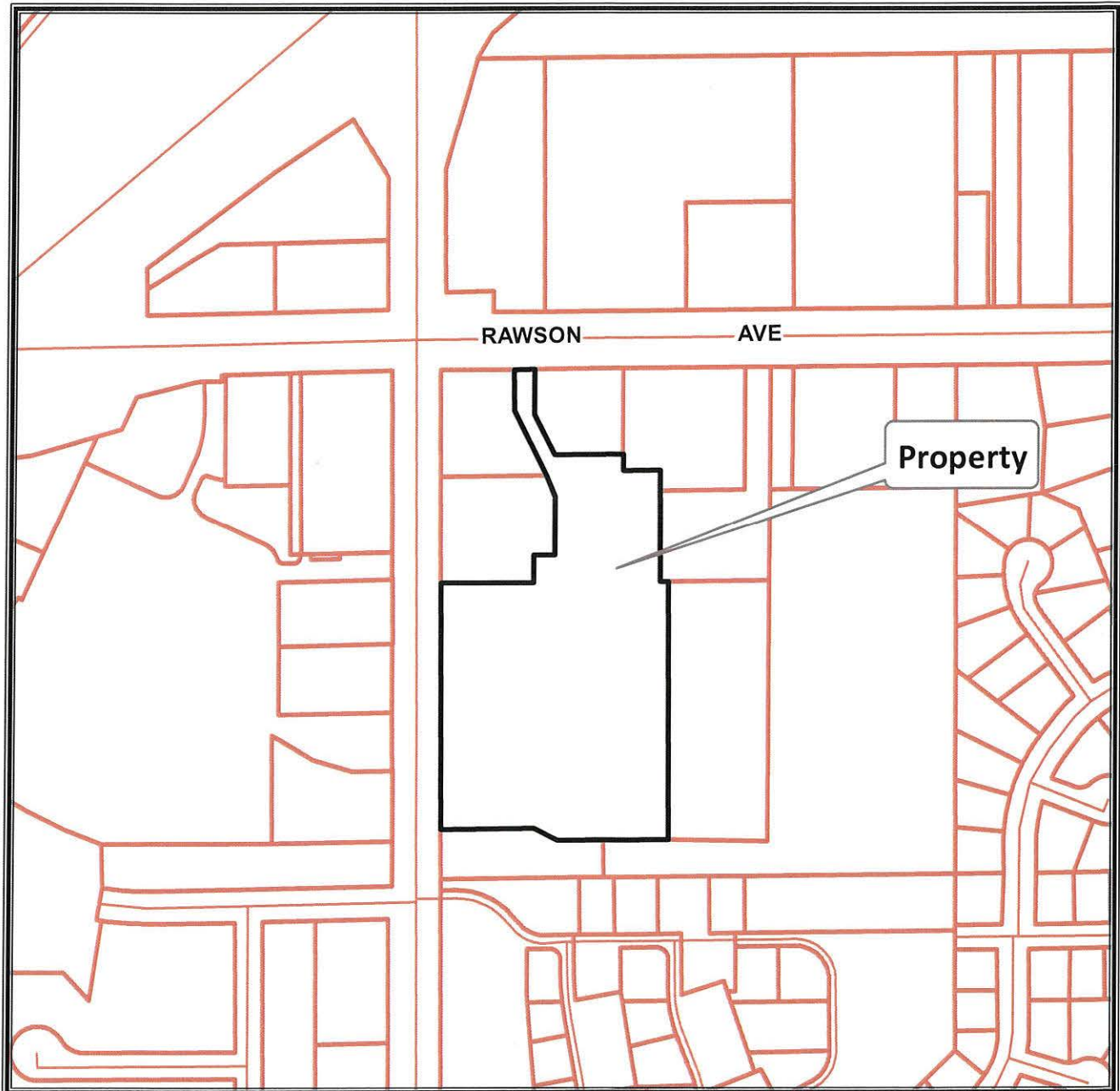
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



2013 Aerial Photo



Orchard View Shopping Center
7140 South 76th Street



Planning Department
(414) 425-4024

0 240 480 960 Feet

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.



2013 Aerial Photo

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

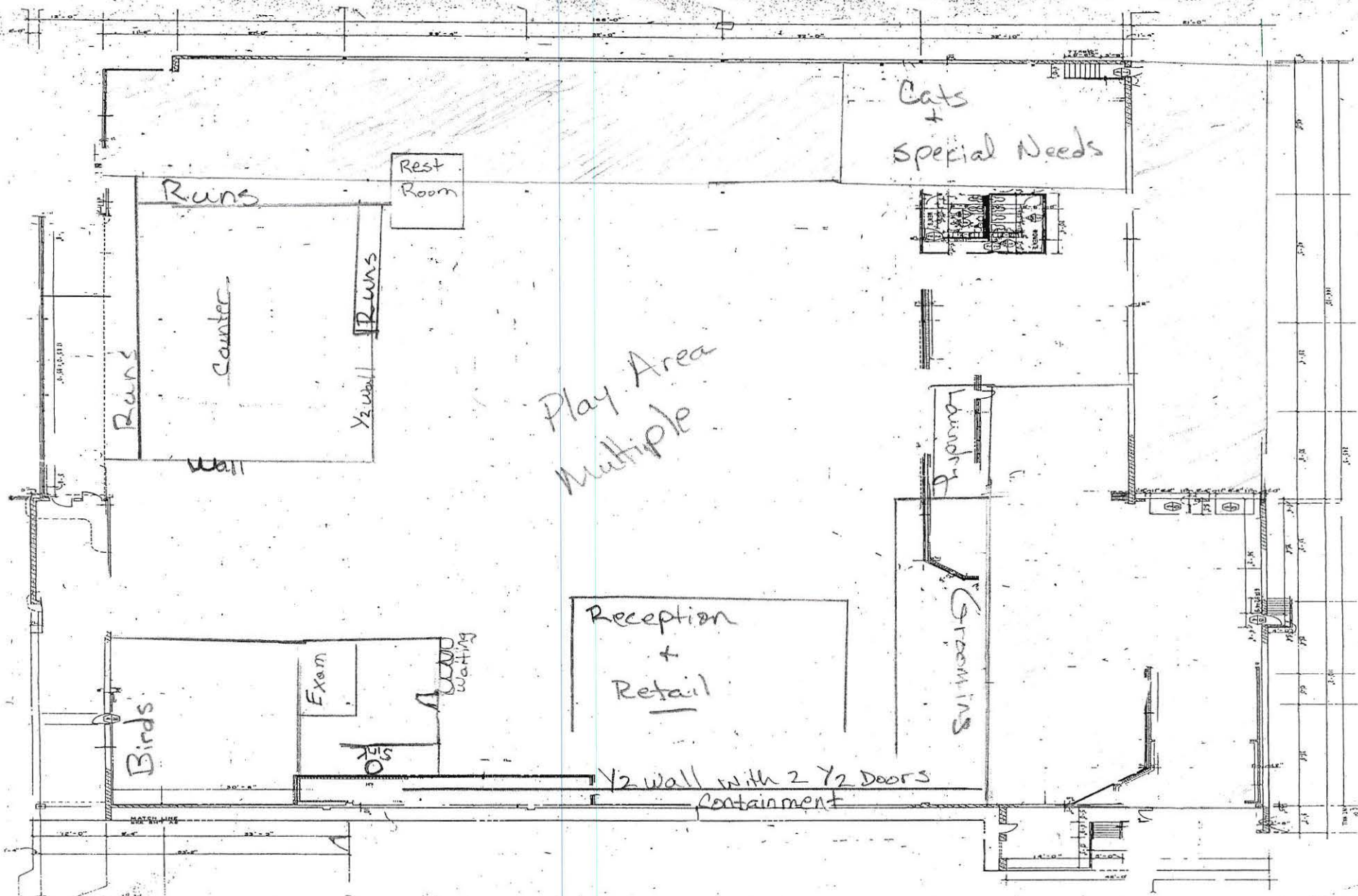
local rescue groups as well as educational learning to the community. This is so very important to the area. The better educated the public is the better and easier it is for animal control and humane society's.

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!!!



ORCHARD VIEW SHOPPING CENTER
SOUTH 76TH STREET & WEST RAWSON ROAD
FRANKLIN, WISCONSIN

THESE PLANS HAVE BEEN PREPARED BY THE ARCHITECT AND THE OWNER HAS REVIEWED AND APPROVED THE SAME. THE ARCHITECT MAKES NO WARRANTY, REPRESENTATION, OR GUARANTEE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE PLANS OR FOR ANY CONSEQUENCES ARISING THEREFROM.

ISSUED			REVISIONS		
DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
11/11/2017	ISSUE TO OWNER	AL	11/11/2017	REVISION NO. 1	AL
11/11/2017	ISSUE TO OWNER	AL	11/11/2017	REVISION NO. 2	AL
11/11/2017	ISSUE TO OWNER	AL	11/11/2017	REVISION NO. 3	AL
11/11/2017	ISSUE TO OWNER	AL	11/11/2017	REVISION NO. 4	AL
11/11/2017	ISSUE TO OWNER	AL	11/11/2017	REVISION NO. 5	AL

ORCHARD VIEW SHOPPING CENTER
SOUTH 76TH STREET & WEST RAWSON ROAD
FRANKLIN, WISCONSIN

FLOOR PLAN A

DATE: 11/11/2017
DRAWN BY: AL
CHECKED BY: AL

SHEET NO. A1

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.



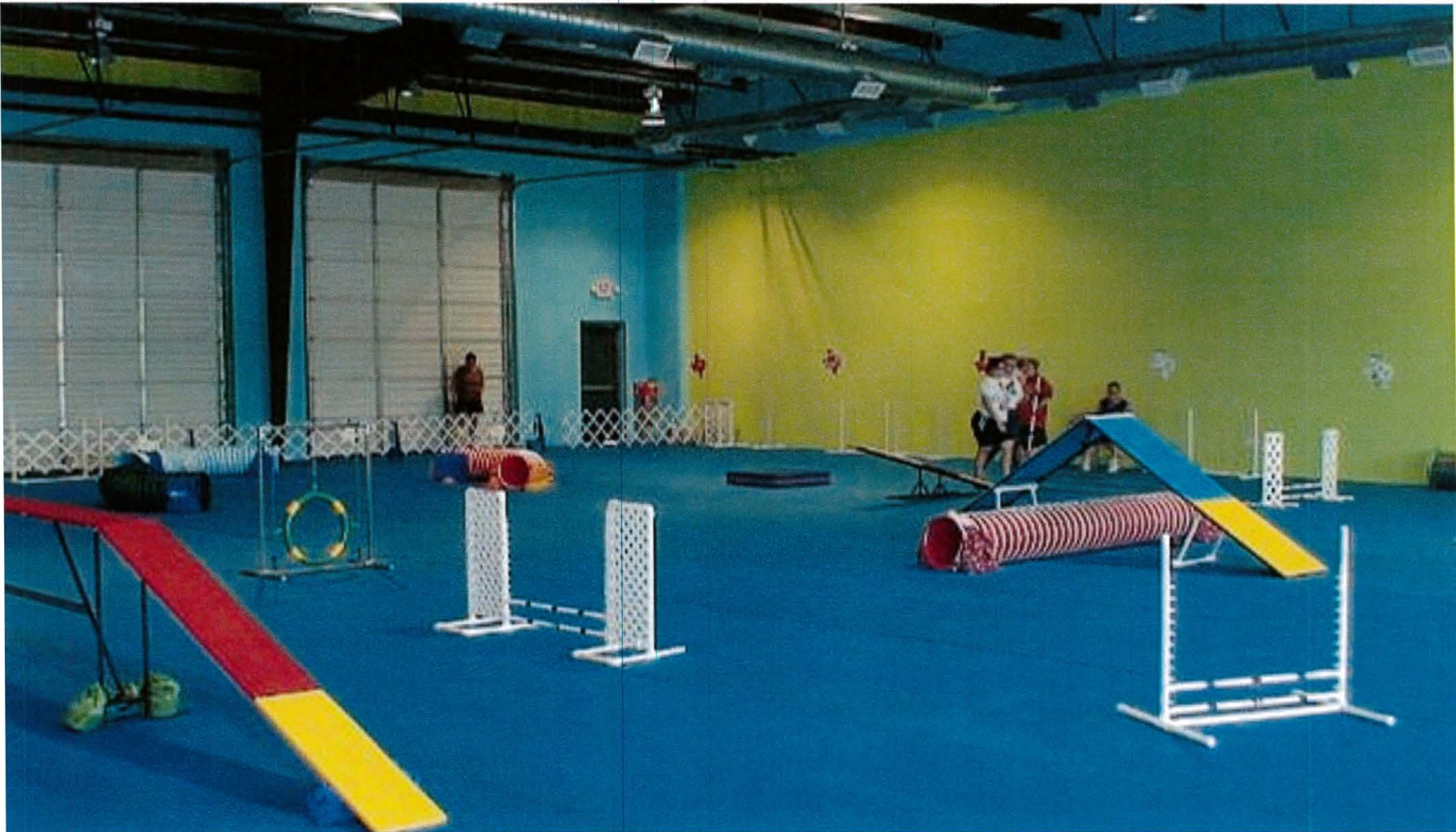


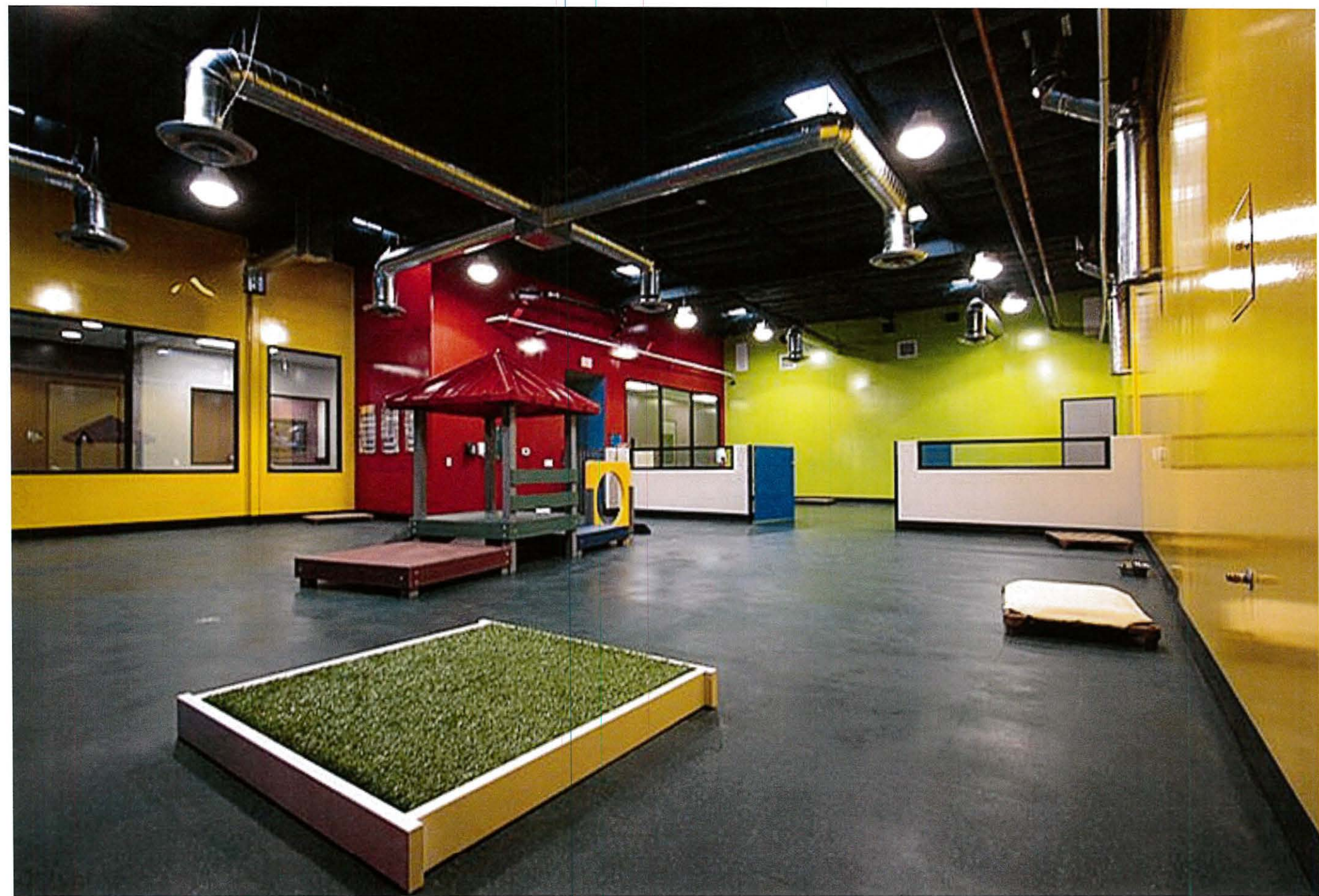


Play Areas

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.





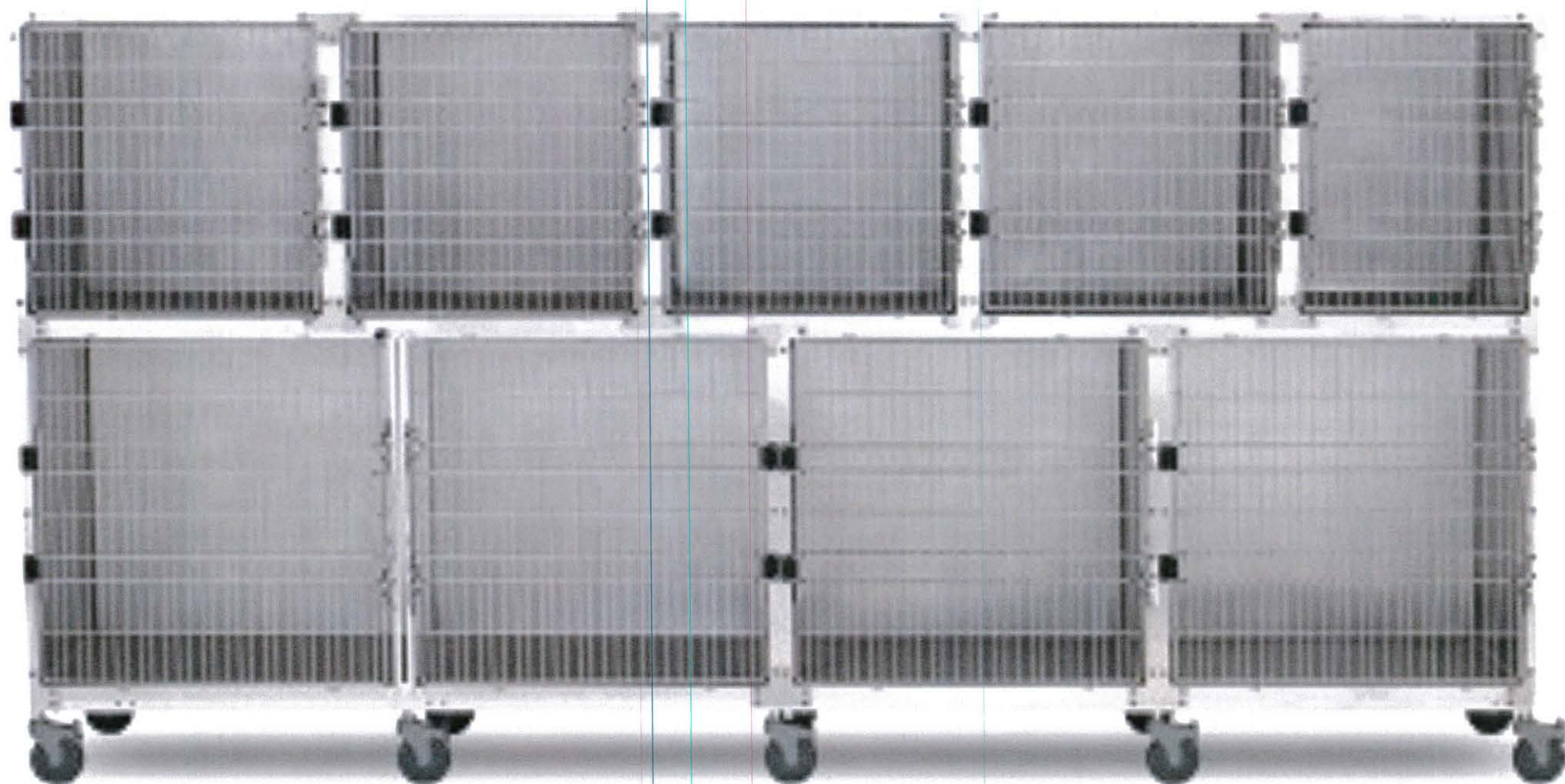




Bank Cages

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.



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, 4-H 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...



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of November 5, 2015

Certified Survey Map, Land Division Variance and Area Exception

RECOMMENDATION: City Development Staff recommends approval of the proposed Certified Survey Map, Land Division Variance and Area Exception, subject to the conditions in the draft resolutions.

Project Name:	Reuteler Certified Survey Map, Land Division Variance and Area Exception
Project Address:	10475, 10609, 10629 & 10631 West St. Martins Road
Applicant:	Richard A. and Ann M. Rueteler
Owners (property):	Richard A. and Ann M. Rueteler, John J. Rueteler, Mark A. and Kristin L. Sinner, Daniel R. Keske
Current Zoning:	R-3 Suburban/Estate Single Family Residence District and C-1 Conservancy District
2025 Future Land Use:	Residential and Areas of Natural Resource Features
Use of Surrounding Properties:	Single-family residential to the north and east and the Indian Community School to the south and west
Applicant Action Requested:	Approval of the Certified Survey Map, Land Division Variance and Area Exception

INTRODUCTION

Please note:

- Staff recommendations are underlined, in italics and are included in the draft ordinance.
- Staff suggestions are only underlined and are not included in the draft resolution.

On October 6, 2015, the applicant filed a Certified Survey Map (CSM), Land Division Variance and Area Exception Applications with the Department of City Development requesting to remove portions of an approximately 7.73-acre property and combine those portions with three existing adjacent properties to create four reconfigured single-family lots.

The proposed CSM also requires the submittal of a Land Division Variance and Area Exception Applications. The Land Division Variance is to allow the resulting flag lot of the proposed Lot 1. The existing property is currently a flag lot and the applicant is requesting to continue this nonconformity with the proposed land division.

The Area Exception is required, also for the proposed Lot 1, as the R-3 District requires a minimum lot width at the front setback line of 100-feet. At 45-feet back from the front property line, the proposed lot has a width of approximately 62-feet.

Please note that the CSM includes the following four properties:

- 10475 W. St. Martins Road, Taxkey No. 800-9999-000
- 10609 W. St. Martins Road, Taxkey No. 800-9993-000
- 10629 W. St. Martins Road, Taxkey No. 800-9992-000
- 10631 W. St. Martins Road, Taxkey No. 800-9991-001

The Land Division Variance and Area Exception Applications are only related to the proposed Lot 1 of the CSM, which is a portion of the existing lot located at 10475 W. St. Martins Road

The subject property is primarily zoned R-3 Residence District. Approximately 55,000 square feet of the property is zoned C-1 Conservancy District. The applicant is not proposing a zoning change and Lot 1 may be developed within the R-3 zoned portion of the lot; however, staff suggests that the applicant submit a Rezoning Application to rezone the C-1 District portion of the property to the R-3 Residence District, as the City no longer utilizes the C-1 zoning district.

PROJECT DESCRIPTION/ANALYSIS

Certified Survey Map (CSM):

The proposed CSM includes four lots. Lot 1 is currently vacant and has an area of 196,714 square feet. Lot 2, Lot 3 and Lot 4 are all portions of the existing property at 10475 W. St. Martins Road being combined with the existing properties abutting W. St. Martins Road. Lot 2 has an area of 129,403 square feet, Lot 3 has an area of 76,054 square feet and Lot 4 has an area of 39,812 square feet.

It is staff's understanding that the applicant intends to revise the CSM to add land to Lot 4. The property will be a minimum of 40,000 square feet in area to allow the property owner to construct a 900 square foot accessory building. Section 15-3.0801C. of the UDO limits accessory structures to a maximum size of 720 square feet for properties not exceeding 40,000 square feet in area and allows a maximum size of 900 square feet for properties exceeding 40,000 square feet in area. Staff considers this a minor change and all proposed lots will continue to conform to the R-3 District development standards.

The flag lot, Lot 1, has 61.43 feet of frontage along W. St. Martins Road; thus meeting the requirements of Section 15-2.0204 and 15-5.0101B.1. of the Unified Development Ordinance (below).

- Section 15-2.0204. Except as otherwise provided for herein, every building shall be constructed or erected upon a lot or parcel of land which abuts no less than sixty (60) feet upon a dedicated public street right-of-way, including cul-de-sac lots.
- Section 15-5.0101-B(1) Access to Public Streets Required. The Certified Survey Map or Subdivision shall be designed so as to provide each lot with a minimum of 60 feet frontage along a public street.

Lots 2, 3 and 4 all meet the minimum development standards of the R-3 District, including but not limited to, exceeding the 20,000 square foot minimum lot area and the 100-foot minimum lot width requirements. It can be noted that the adjacent lots zoned R-3 are all smaller in size. As