

<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;">12/15/15</p>
<p style="text-align: center;">REPORTS & RECOMMENDATIONS</p>	<p style="text-align: center;">RESOLUTION TO AMEND RESOLUTION NO. 477 IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE AND SITE PLAN AMENDMENT RESOLUTION NOS. 2000-10, 2003-001, 2004-001 AND 2014-008, AND ANY OTHER AMENDMENTS TO DATE, FOR PROPERTY LOCATED AT 9775 SOUTH 60TH STREET, TO ALLOW FOR THE CONSTRUCTION OF A METAL BUILDING ADDITION, RAIL BUILDING ADDITION AND PUMP ROOM ADDITION TO THE EXISTING STRAUSS BRANDS INCORPORATED BUILDING (RANDAL STRAUSS, PRESIDENT, STRAUSS BRANDS INCORPORATED, APPLICANT)</p>	<p style="text-align: center;">ITEM NUMBER</p> <p style="text-align: center;"><i>G.4.</i></p>

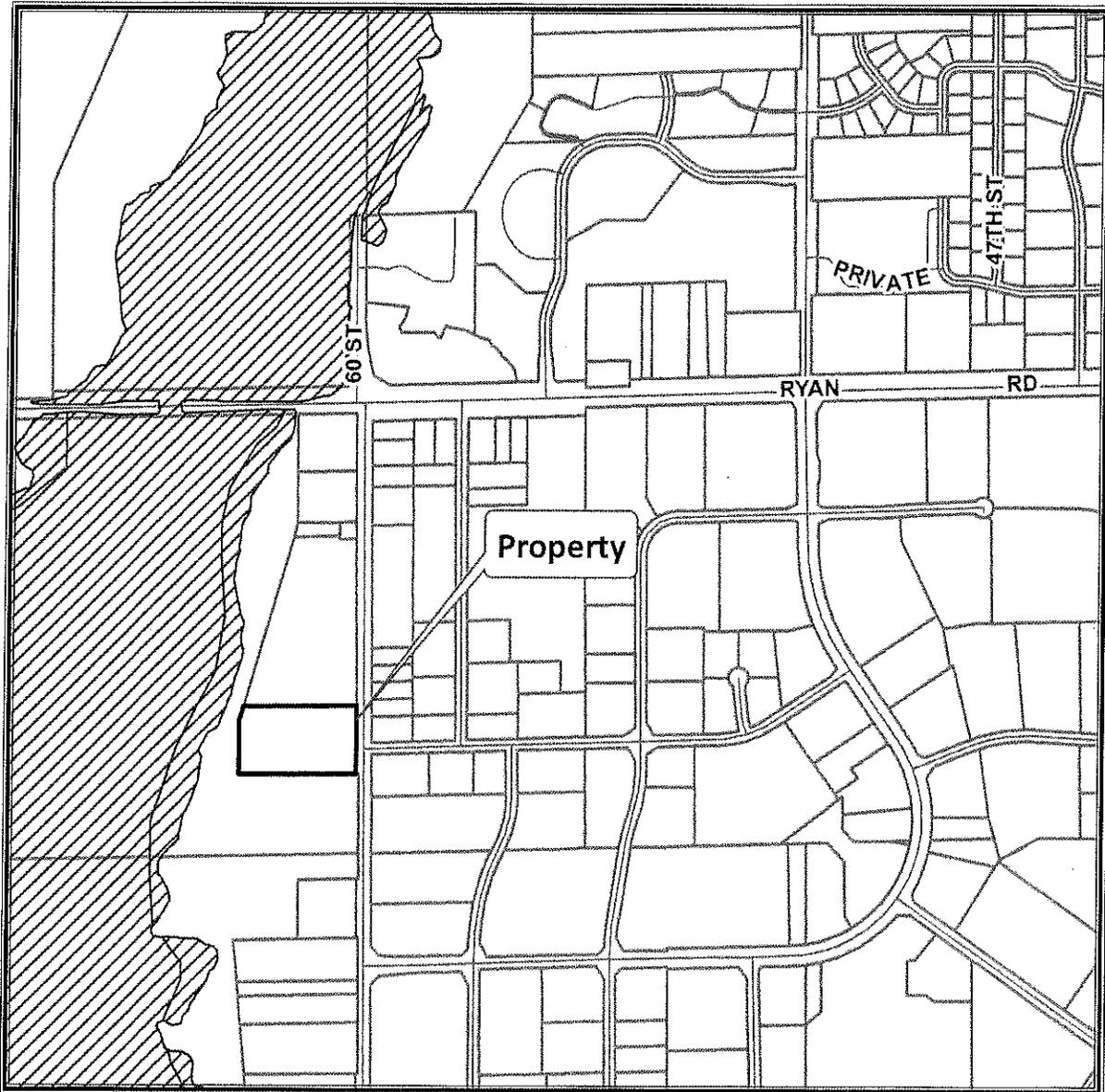
At its December 3, 2015 meeting, the Plan Commission recommended approval of a resolution to amend Resolution No. 477 imposing conditions and restrictions for the approval of a Special Use and Site Plan Amendment Resolution Nos. 2000-10, 2003-001, 2004-001 and 2014-008, and any other amendments to date, for property located at 9775 South 60th Street, to allow for the construction of a metal building addition, rail building addition and pump room addition to the existing Strauss Brands Incorporated building (Randall Strauss, President, Strauss Brands Incorporated, Applicant).

COUNCIL ACTION REQUESTED

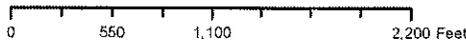
A motion to adopt Resolution No. 2015-_____, a resolution to amend Resolution No. 477 imposing conditions and restrictions for the approval of a Special Use and Site Plan Amendment Resolution Nos. 2000-10, 2003-001, 2004-001 and 2014-008, and any other amendments to date, for property located at 9775 South 60th Street, to allow for the construction of a metal building addition, rail building addition and pump room addition to the existing Strauss Brands Incorporated building (Randall Strauss, President, Strauss Brands Incorporated, Applicant).



9775 S. 60th Street
TKN 898-9997-004



Planning Department
(414) 425-4024

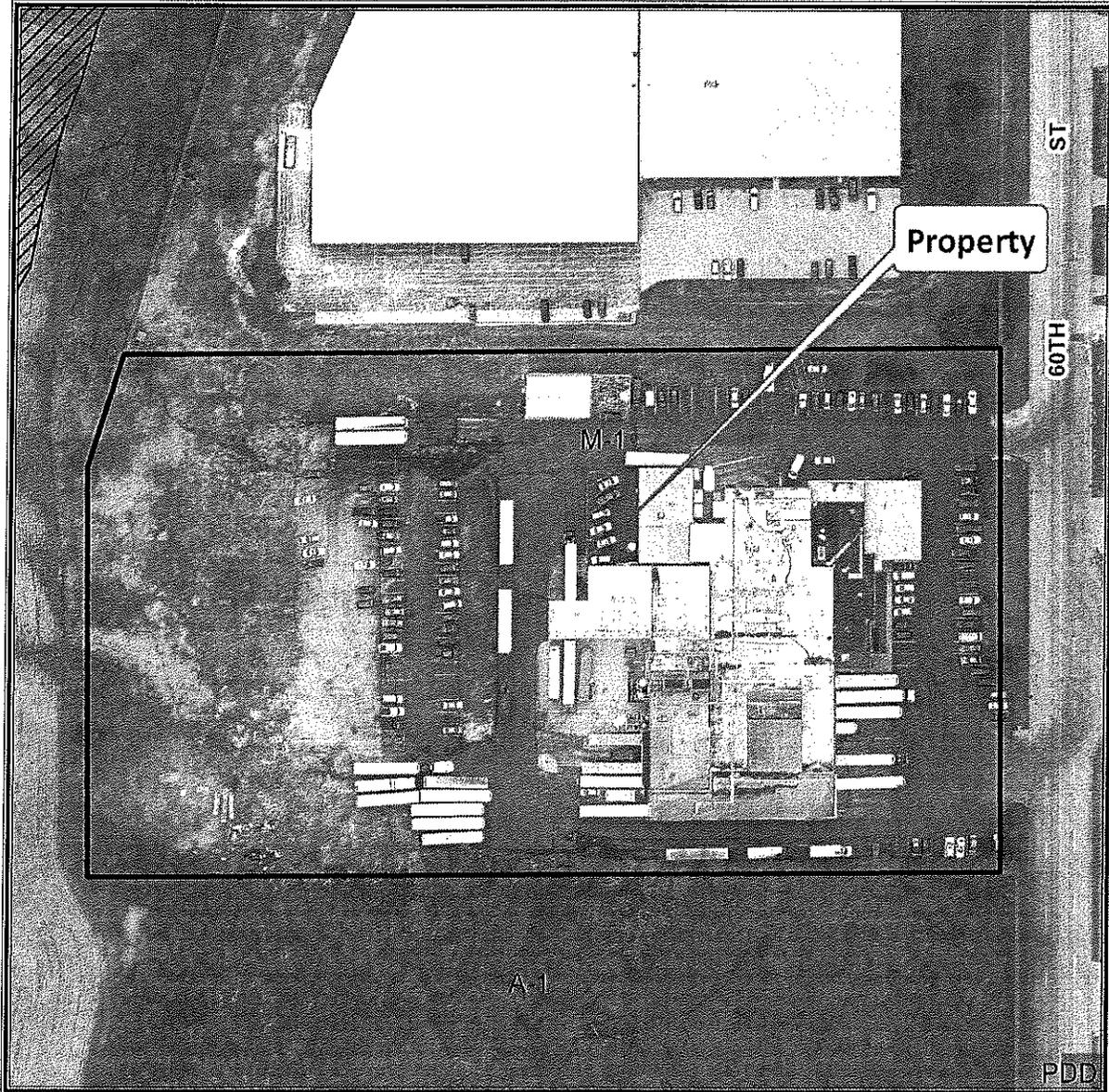


2015 Aerial Photo

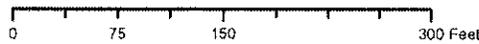
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



9775 S. 60th Street
TKN 898-9997-004



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.



REPORT TO THE PLAN COMMISSION

Meeting of December 3, 2015

Special Use Amendment

RECOMMENDATION: Department of City Development staff recommends approval of the Special Use Amendment, subject to the conditions in the draft resolution.

Table with 2 columns: Field Name and Value. Fields include Project Name, Project Address, Applicant, Property Owner, Current Zoning, 2025 Comprehensive Plan, Use of Surrounding Properties, and Applicant Action Requested.

Introduction

Please note:

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

On October 26, 2015, the applicant submitted a Special Use Amendment Application for three separate additions to the Strauss Brands building located at 9775 S. 60th Street.

The property is zoned M-1 Limited Industrial District. Strauss Brothers Packing Company received Special Use approval in 1971 via Resolution No. 477. Strauss has amended the site and building several times, receiving Plan Commission Site Plan Amendment approval in 1998 for two separate building additions, in 2000 for a building addition, in 2003 for a two-story building addition and in 2004 for a building addition and parking lot expansion. Additionally, in 2014, a Site Plan Amendment was approved for a two-story building addition; however, the applicant did not move forward with the project.

The applicant recently received Minor Site Plan Amendment approval to:

- Construct a loading dock on the north side of the existing building, including a new poured concrete dock ramp, new guardrails and balusters and relocating an existing overhead loading dock door to the new dock location.
- Construct a new parking area, including addition of a greenspace area directly south of the new parking lot addition. The parking lot will be paved and include parking spaces

that are a minimum of 9-feet wide and 180 square feet. The drive aisle will be at least 24-feet wide. The applicant has also agreed to provide additional landscaping per Table 15-5.0302 of the UDO.

The applicant is currently working with staff to address the conditions of approval associated with the Minor Site Plan Amendment.

Project Description/Analysis

Site Plan:

The property is approximately 6.44 acres. Site improvements currently include the existing 46,114 square foot principal building, a 2,176 1-story metal accessory building, an approximately 118 square foot wood shed and associated parking areas and drives.

The proposed additions are all within areas of existing impervious surface.

Metal Building Addition:

The metal building addition has an area of 864 square feet. It will include facebrick on the north and west elevations to match the front and side of the existing building as requested by staff. The west elevation will be constructed of steel panels. Two steel overhead garage doors are located on the north elevation and a steel service door on the east elevation.

Rail Building (Grade) Addition:

The Rail or Grade addition is located on the north side of the building, constructed within an existing recessed area of the existing building. The north elevation includes concrete block, an overhead garage door and a service door

Pump Room Addition:

The pump room addition has an area of approximately 875 square feet and will extend above the first floor of the central portion of the main building. The addition consists of metal panels with a steel door on the south elevation, and will extend approximately 18-feet above the current roof height. Although numerous roof-top mechanicals are present nearby, the proposed pump room addition will extend higher than all of them, except possibly the HVAC system located toward the back of the roof.

As the proposed pump room addition will extend significantly above the roof and will be highly visible, *staff recommends that the metal panels be replaced with a more decorative building material, such as a brick veneer or Exterior Insulation Finishing System to match or complement the brick on the front of the building.*

Parking:

There is no parking proposed as part of this project. As noted above, the applicant received approval of a Minor Site Plan Amendment Application on October 19, 2015 for a parking lot addition. The parking lot addition was similar to the parking lot addition proposed and approved by the Plan Commission in 2014.

Landscaping:

As stated above, staff is working with the applicant on a separate Landscape Plan as part of the Minor Site Plan Amendment Application for the parking lot addition. Staff anticipates that the Landscape Plan will substantially conform to the landscape plan provided in 2014.

The applicant is not adding parking as part of the subject building additions. The UDO requires landscaping based upon the number of parking spaces; therefore, landscaping is not required as part of the building additions.

Lighting:

The applicant has not submitted any proposed lighting changes.

Natural Resource Protection Plan:

A Natural Resource Protection Plan was completed in 2014. The site contains protected wetlands, wetland buffers and wetland setbacks and steep slopes. A Southeastern Wisconsin Regional Planning Commission Isolated Natural Resource Area (encompassing a Natural Area) is also located onsite, along the south property line.

R.A. Smith National delineated the wetlands on April 22, 2014. The applicant is not proposing any encroachments within these areas. A Conservation Easement document was submitted in 2014 as part of a building addition request. It was approved by the Common Council at their August 19, 2014 meeting. That building addition did not proceed and the Conservation Easement document was never recorded.

Staff is currently working with the applicant to record the Conservation Easement document with the Milwaukee County Register of Deeds.

Signage:

No signage is proposed.

Storm water management:

The building additions are proposed within an area of the site that is already impervious surface, so storm water management is not required as part of these projects. It can be noted that the Engineering Department reviewed and approved a storm water management plan as part of the Minor Site Plan Amendment for the parking lot addition.

Staff Recommendation

Department of City Development staff recommends approval of the Special Use Amendment, subject to the conditions in the draft resolution.

RESOLUTION NO. 2015-_____

A RESOLUTION TO AMEND RESOLUTION NO. 477 IMPOSING
CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A
SPECIAL USE AND SITE PLAN AMENDMENT RESOLUTION NOS. 2000-10,
2003-001, 2004-001 AND 2014-008, AND ANY OTHER AMENDMENTS TO DATE,
FOR PROPERTY LOCATED AT 9775 SOUTH 60TH STREET, TO ALLOW FOR THE
CONSTRUCTION OF A METAL BUILDING ADDITION, RAIL BUILDING ADDITION
AND PUMP ROOM ADDITION TO THE EXISTING STRAUSS BRANDS
INCORPORATED BUILDING
(RANDAL STRAUSS, PRESIDENT, STRAUSS BRANDS
INCORPORATED, APPLICANT)

WHEREAS, Strauss Brands Incorporated having petitioned the City of Franklin for the approval of an amendment to Resolution No. 477, conditionally approving a Special Use, such prior Resolution authorizing the construction and operation of a meat packing business, and to amend Site Plan Amendment Resolution Nos. 2000-10, 2003-001, 2004-001 and 2014-008 thereafter, and any other amendments to date, upon property located at 9775 South 60th Street, such property being zoned M-1 Limited Industrial District, more particularly described as follows:

Parcel 1 of Certified Survey Map No. 1500, being a part of the Northeast 1/4 of Section 27, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin; Tax Key Number: 898-9997-004; and

WHEREAS, such proposed amendment being for the purpose of constructing a 24 foot by 36 foot metal building addition on the north side of the existing building, a 25 foot by 26 foot rail building addition on the north side of the existing building and an 18 foot 9 inch wide by 46 foot 8 inch long by 16 foot 8 1/2 inch high pump room addition above the existing first floor of the Strauss Brands Incorporated building; 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 3rd day of December, 2015, and the Plan Commission thereafter having determined to recommend that the proposed amendment to Special Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed amendment to 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

STRAUSS BRANDS INCORPORATED – AMENDMENT TO SPECIAL USE
RESOLUTION NO. 2015-_____

Page 2

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 recommendations and also having found that the proposed amendment to 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 Strauss Brands Incorporated for the approval of an amendment to 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 amendment to Special Use is approved only for the use of the subject property by Strauss Brands Incorporated, successors and assigns, for the Strauss Brands Incorporated building additions construction project, which shall be developed in substantial compliance with and constructed, operated and maintained by Strauss Brands Incorporated, pursuant to those plans City file-stamped November 23, 2015 and annexed hereto and incorporated herein as Exhibit A.
2. Strauss Brands Incorporated, 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 consultants to the City of Franklin, for the the Strauss Brands Incorporated building additions construction project, 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 Strauss Brands Incorporated and the Strauss Brands Incorporated building additions construction project for the property located at 9775 South 60th 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. The metal panels on the Pump Room addition shall be replaced with a more decorative building material, such as a brick veneer or Exterior Insulation Finishing System to match or complement the brick on the front of the building.

STRAUSS BRANDS INCORPORATED – AMENDMENT TO SPECIAL USE
RESOLUTION NO. 2015-_____

Page 3

BE IT FURTHER RESOLVED, that in the event Strauss Brands Incorporated, successors or assigns, or any owner of the subject property, does not comply with one or any of the conditions and restrictions of this amendment to 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 additional 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 an amendment to such Special Use Permit as is contemplated by §15-9.0103 of the Unified Development Ordinance, and that all of the terms and conditions of Resolution Nos. 477, 2000-10, 2003-001, 2004-001 and 2014-008, and any other amendments to date, not specifically and expressly amended by or in direct conflict with this Resolution, shall remain in full force and effect.

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 completion of the construction of the Strauss Brands Incorporated building additions.

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.

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.

STRAUSS BRANDS INCORPORATED – AMENDMENT TO SPECIAL USE
RESOLUTION NO. 2015-_____

Page 4

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

November 20, 2015

Franklin

Department of City Development
9229 W. Loomis Road,
Franklin, WI 53132

NOV 23 2015

City Development

To Staff:

In response to Staff Comments issued on November 10, 2015 regarding the Special Use Amendment Application, here are our responses:

Planning Department

General

- 1) These are the conditions of approval for the recently approved Minor Site Plan Amendment Applications for the parking lot & loading dock that we will continue to follow up on:
 - The parking lot will be paved with either asphalt or concrete.
 - Storm water management plan will be discussed with the Engineering Dept for approval of the final plan prior to commencement of work.
 - Parking spaces will measure 9'-0" x 18'-0" with the drive aisle at 24'-0".
 - The previously approved 2014 Landscape Plan is included.
 - Conservation Easement will be recorded with the Milwaukee County Register of Deeds after it is approved by Staff.
 - Existing pavement within the wetlands will be removed.
 - The following information will be submitted to the Engineering Dept. for Review:
 - Revised plan showing the layout of the storm drain from the dock.
 - Detail of the catch basin by the dock and the clean-out location along the drain pipe.
 - Detail of the rip-rap at the discharge.

- Space between the dock/trailers and any adjacent parking will be kept clear to allow fire apparatus access to the west side of the building and the rear parking lot.
- 2) A detailed Site Plan will be provided as outlined on the checklist with all existing and proposed improvements shown.
 - 3) A lighting plan will be provided if any additional lighting is proposed.

Metal Building Addition

- 4) The metal building addition has been revised to show brick on the east and north sides. Plans are included with this package.

Pump Room Addition

- 5) While the staff is recommending adding rooftop screening, we feel that this is not feasible as the roof will be unable to support the loads of the screening.

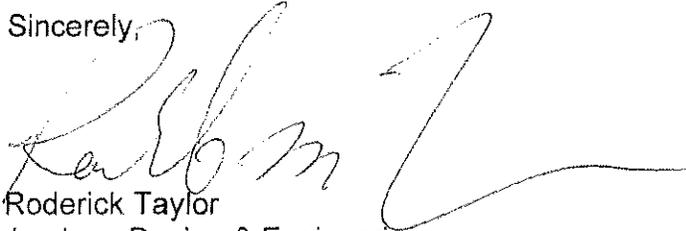
Rail Building (Grade) Addition

- 6) Not Applicable.

Engineering Department

A Plat of Survey will be submitted because of the Metal Building Addition.

Sincerely,



Roderick Taylor
Jendus Design & Engineering.

RMT:rmt

EXHIBIT "A"
CONSERVATION EASEMENTS

Known as 9775 South 60th Street, in the City of Franklin, Milwaukee County, Wisconsin.

Survey No. 150130-BMJ

Beeler Construction, Inc.

June 24, 2014

Line #	Direction	Length
L1	N42°16'33"W	5.94
L2	S73°28'33"E	19.24
L3	N86°46'11"E	13.78
L4	N61°12'01"E	27.04
L5	S76°50'50"E	20.82
L6	S122°05'E	18.21
L7	S80°25'47"E	8.93
L8	S51°16'04"E	7.50
L9	N67°05'49"E	10.63
L10	S9°20'35"E	26.87
L11	N64°16'05"W	7.89
L12	N21°45'48"W	30.41
L13	N0°24'28"W	20.59
L14	S51°36'58"W	21.39
L15	S14°03'48"W	27.88
L16	N39°59'01"W	12.08

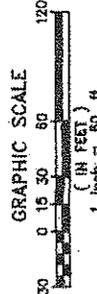
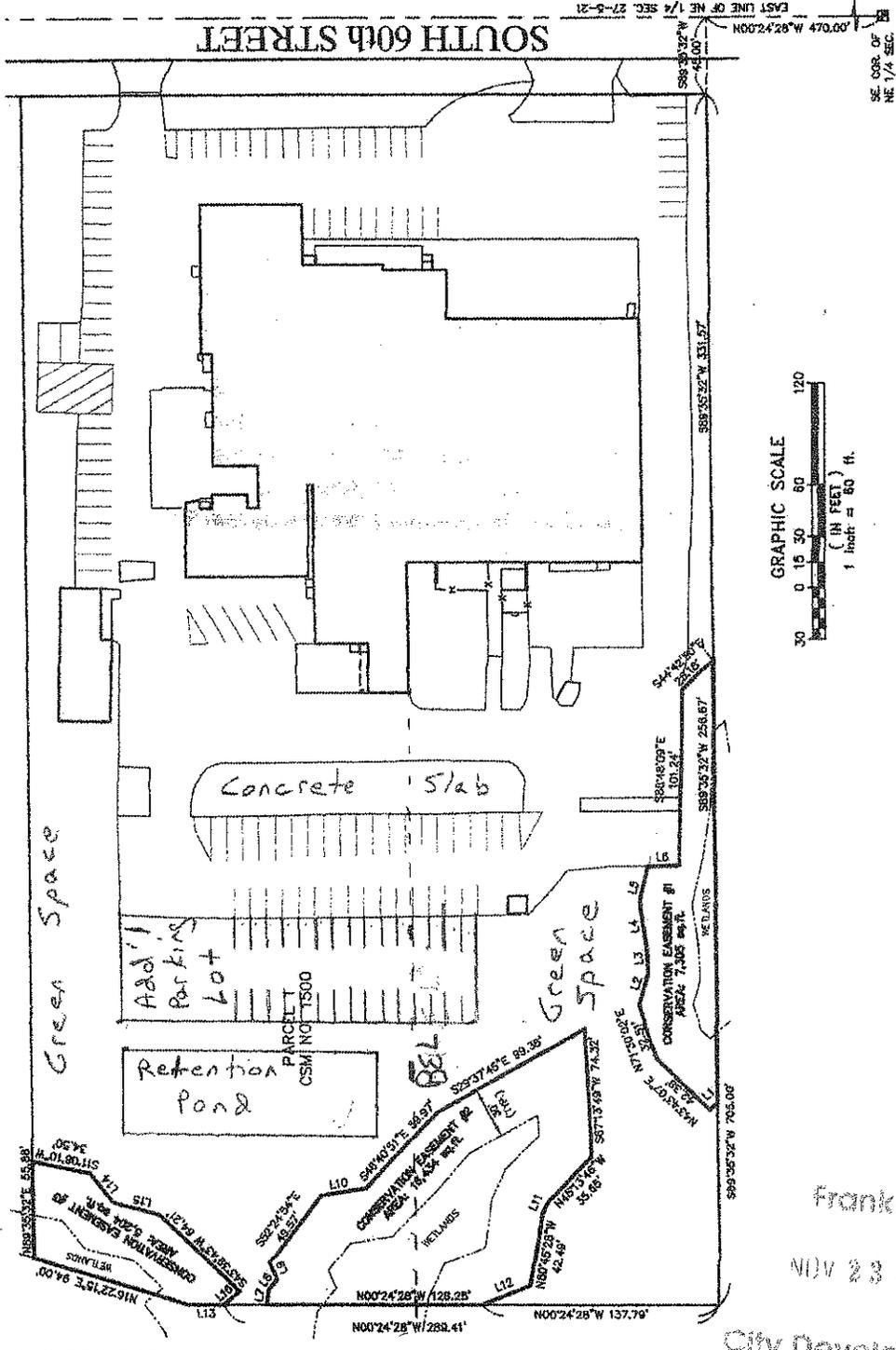


R.A. Smith National, Inc.

*Beyond Surveying
and Engineering*

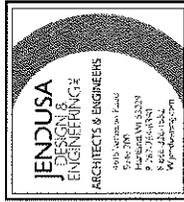
18715 W. Bluemound Road, Brookfield, WI 53005
262-781-6069 Fax: 262-787-7373 www.ra-smithnational.com
Appleton, WI Orange County, CA Philadelphia, PA

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P21110130\BNA\CONSERVATION EASMT
SHEET 1 OF 2



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27-8-21

Franklin
NOV 23 2014
City Development



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ADVISORS

STRAUSS BRANDS
Metal Building
Addition

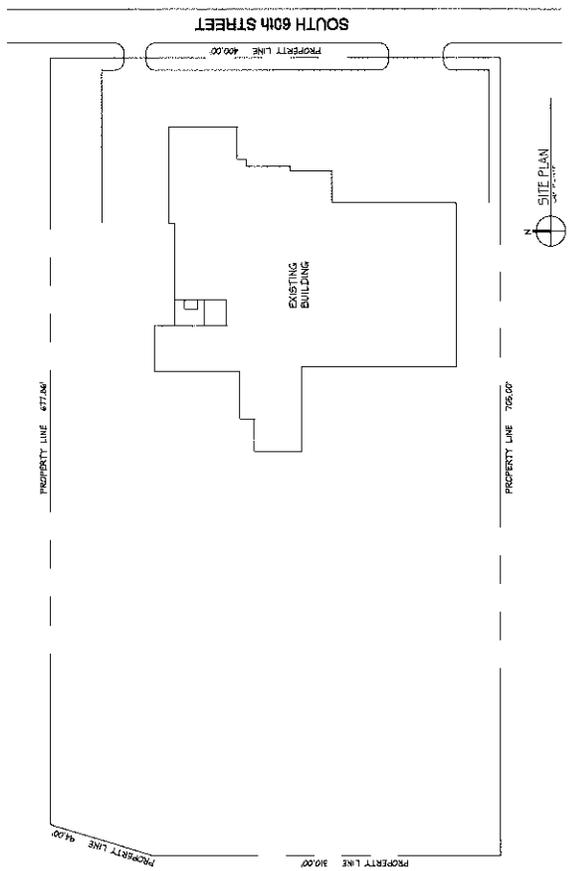
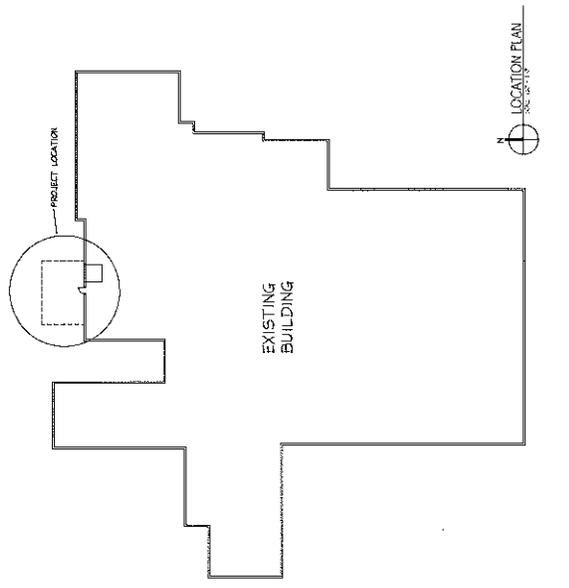
9775 S 60th STREET
FRANKLIN, WI

SHEET TITLE
**SITE LOCATION,
& SITE PLAN**

PROJECT NO. 15-4159
DATE 10-28-15

SCALE As Noted
DESIGNED BY

DRAWN BY RMT
SHEET **A1.0**

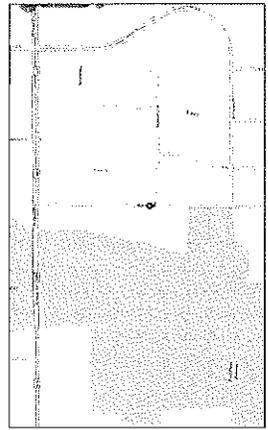


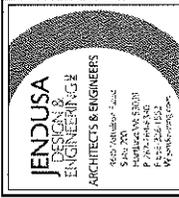
STRAUSS BRANDS - METAL BUILDING ADDITION

9775 SOUTH 60th STREET
FRANKLIN, WI 53132

DRAWING INDEX:

- A1.0 SITE LOCATION, & SITE PLAN
- A2.0 METAL BUILDING PLAN & EXTERIOR ELEVATIONS
- A3.0 METAL BUILDING SECTIONS & DETAILS





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REVISIONS

STRAUSS BRANDS
Metal Building
Addition

9775 S 60th STREET
FRANKLIN, WI

SHEET TITLE
**METAL BUILDING
SECTIONS &
DETAILS**

PROJECT NO. 15-4159

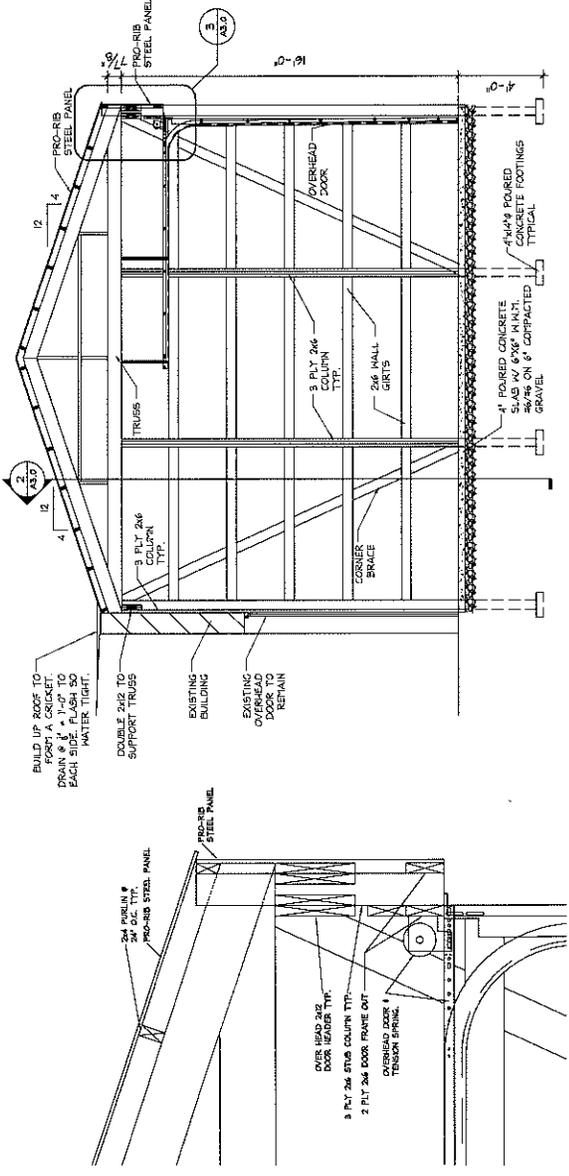
DATE 10-20-15

SCALE As Noted

CHECKED BY

DRAWN BY RMT

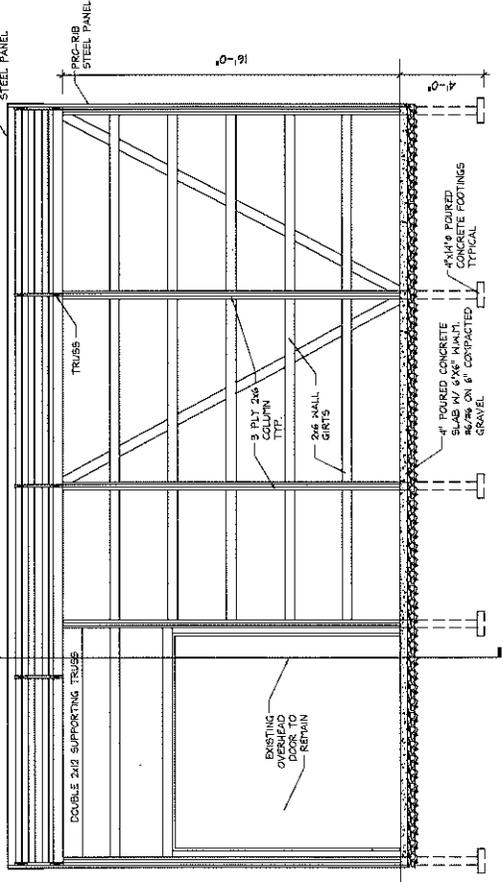
SHEET **A3.0**



1 TRANSVERSE SECTION
3/8" = 1'-0"

2 LONGITUDINAL SECTION
3/8" = 1'-0"

3 OVERHEAD DOOR HEAD DETAIL
1/2" = 1'-0"





JENDUSA
DESIGN &
ENGINEERING
ARCHITECTS & ENGINEERS

4420 Wisconsin Road
Franklin, WI 53132
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Fax: 414-251-1234
Web: www.jendusa.com

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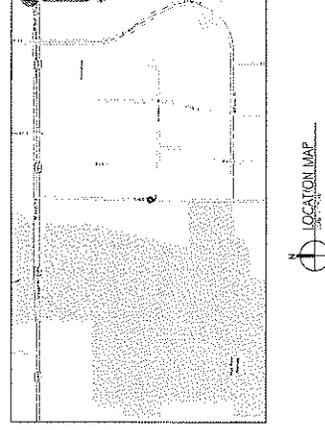
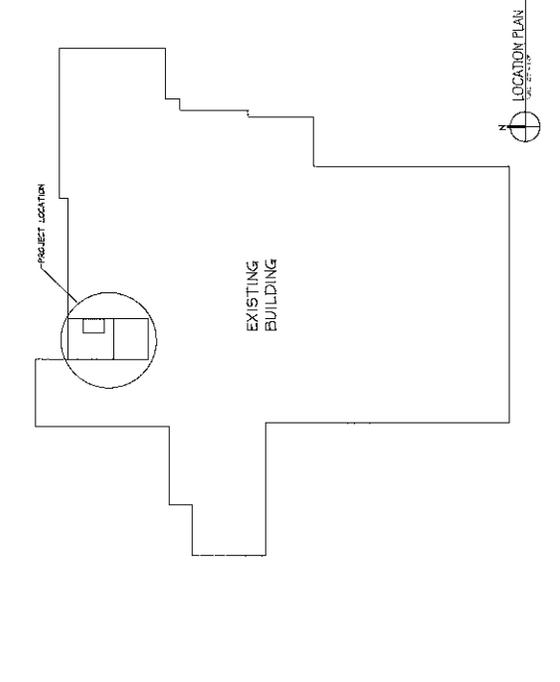
REVISIONS

STRAUSS BRANDS
Grade Addition

9775 S 60th Street
Franklin, WI 53132

SHEET TITLE
**SITE PLAN &
SITE LOCATION**

PROJECT NO. 15-41141
DATE 10-28-15
SCALE As Noted
CHECKED BY JBM
DRAWN BY RMT
SHEET **A1.0**



STRAUSS BRANDS - GRADE ADDITION

9775 SOUTH 60th STREET
FRANKLIN, WI 53132

DRAWING INDEX:

- A1.0 SITE PLAN & SITE LOCATION
- A2.0 DEMO & FLOOR PLANS AND STAIR SECTION
- A3.0 NORTH ELEVATION, SECTIONS & DETAIL



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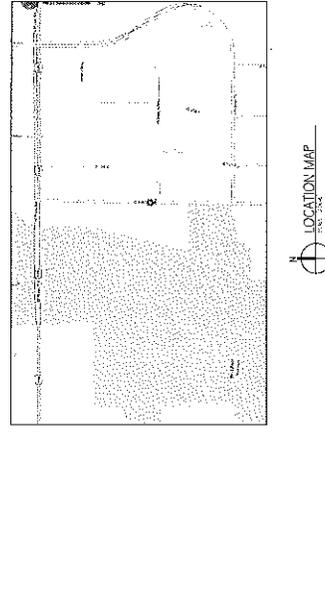
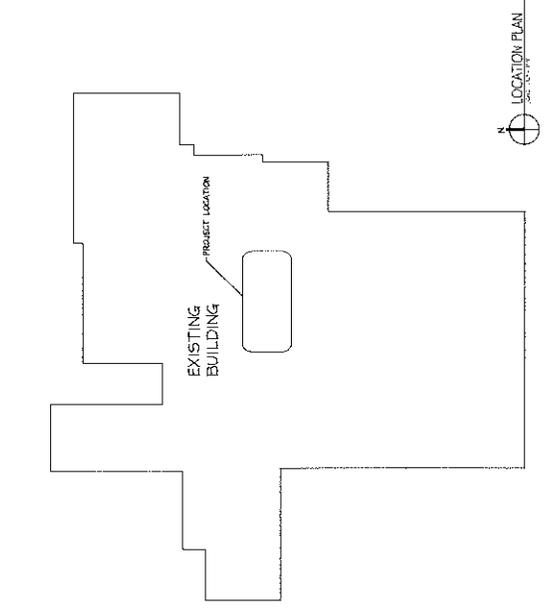
REVISIONS

**STRAUSS BRANDS
 Pump Room**

9775 S 60th Street
 Franklin, WI 53132

**SHEET TITLE
 SITE PLAN &
 SITE LOCATION**

PROJECT NO.	15-4142
DATE	10-23-15
SCALE	As Noted
CHECKED BY	JBM
DRAWN BY	RMT
SHEET	A1.0

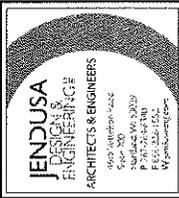


STRAUSS BRANDS - PUMP ROOM

9775 SOUTH 60th STREET
 FRANKLIN, WI 53132

DRAWING INDEX:

- A1.0 SITE PLAN & SITE LOCATION
- A2.0 FLOOR PLANS, STAIR SECTION & DETAILS
- A3.0 SECTION & ELEVATIONS
- A4.0 SECTION
- S2.0 FLOOR & ROOF FRAMING PLANS



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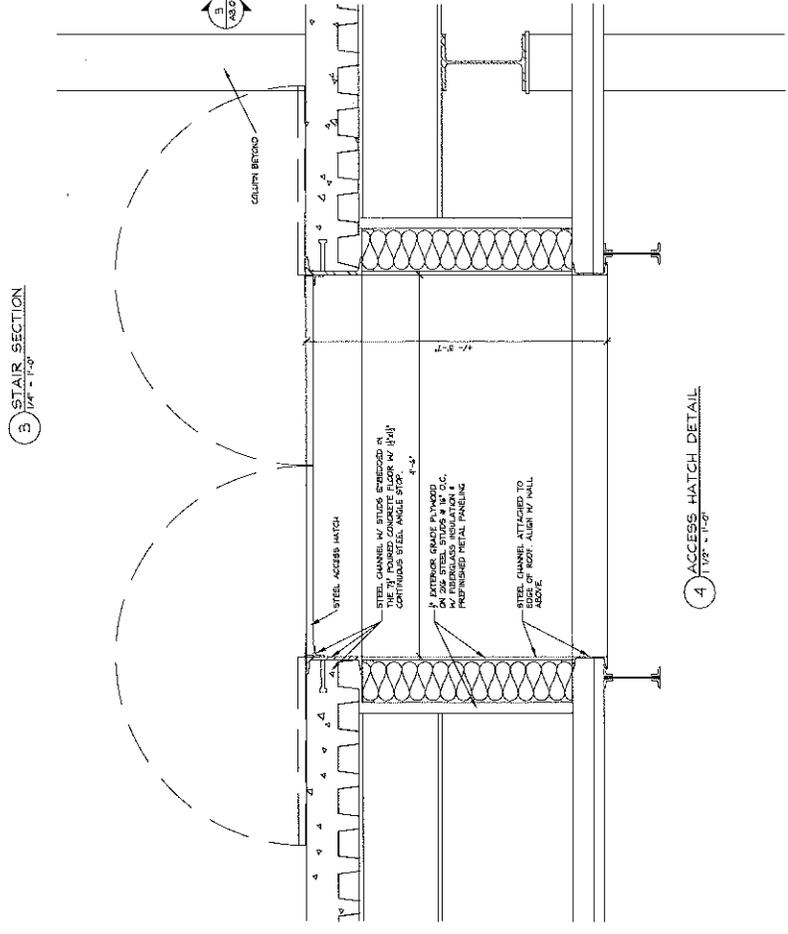
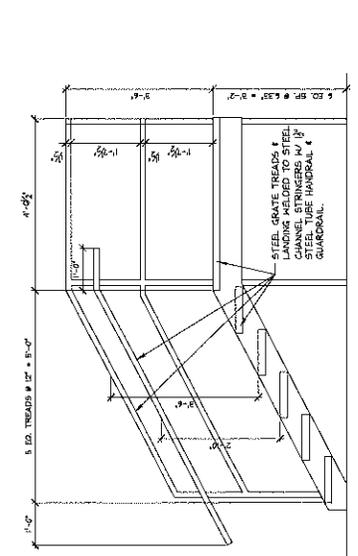
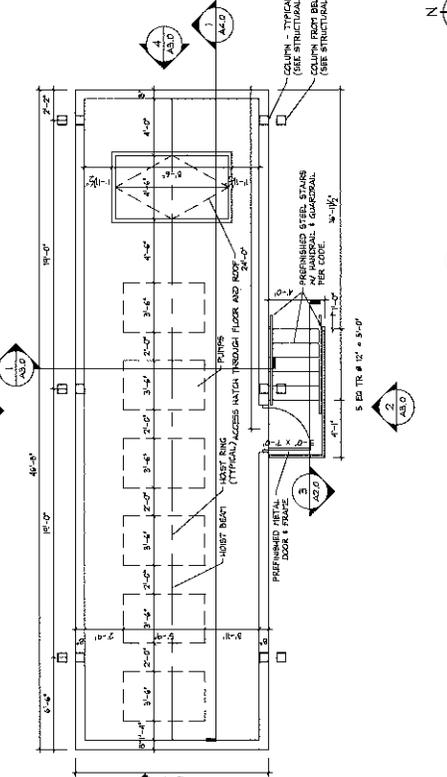
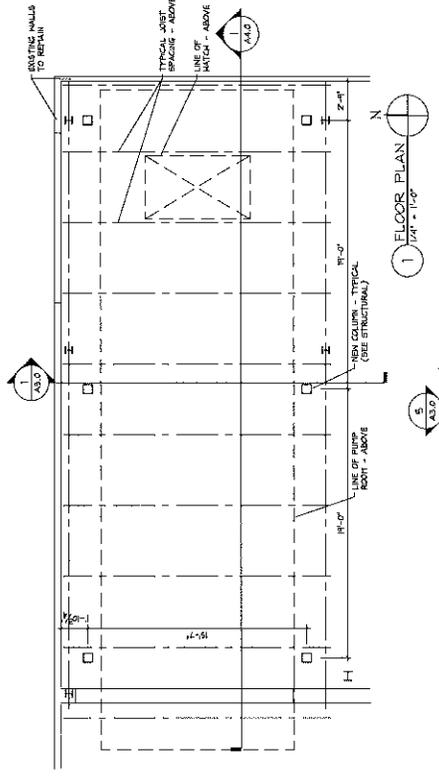
REVISIONS

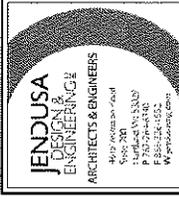
STRAUSS BRANDS
Pump Room

9775 S 60th Street
Franklin, WI 53132

SHEET TITLE
**FLOOR PLANS,
STAIR SECTION &
DETAILS**

PROJECT NO.	15-4142
DATE	10-29-15
SCALE	As Noted
DRAWN BY	JBM
CHECKED BY	RMT
SHEET	A2.0





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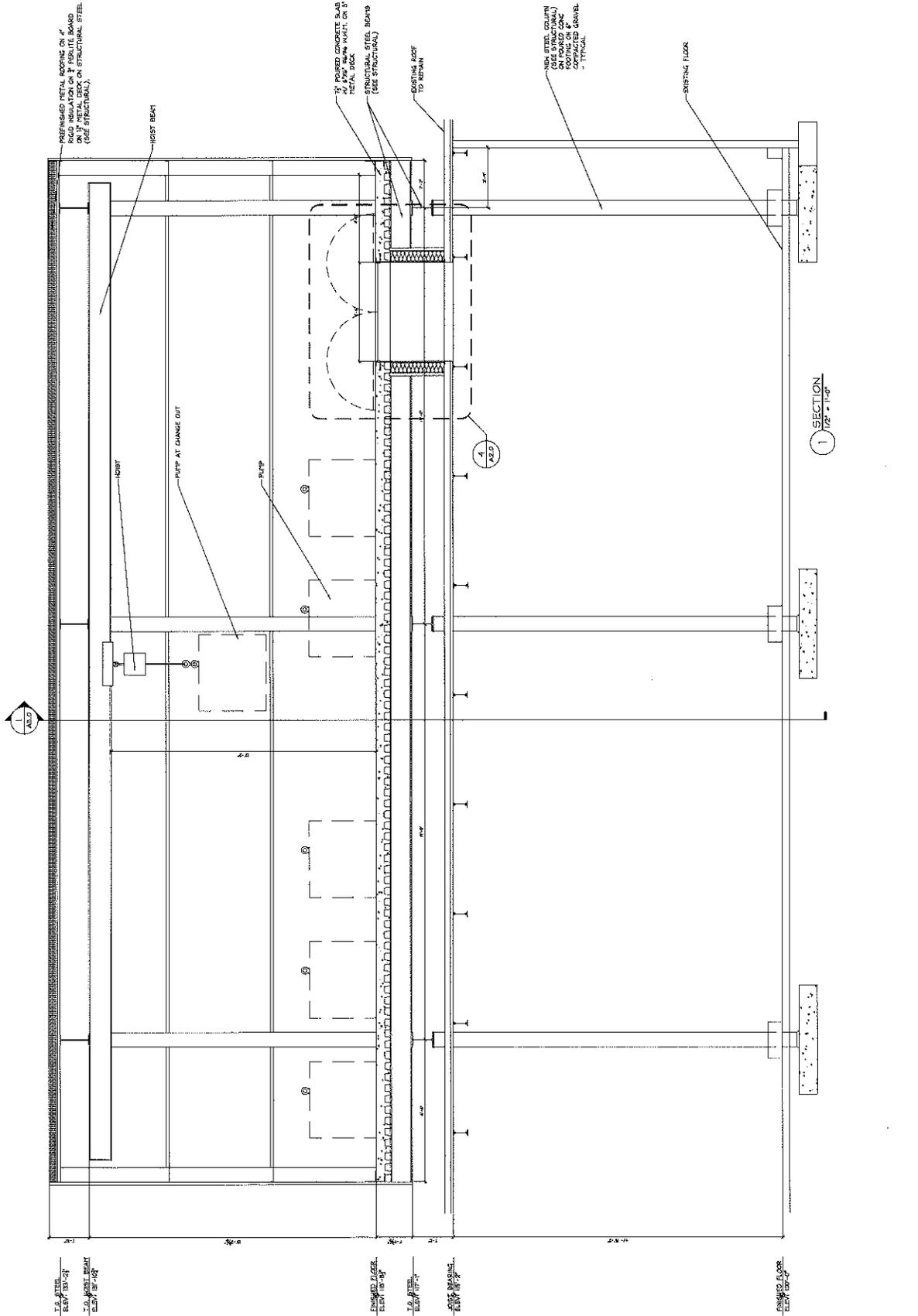
REVISIONS

STRAUSS BRANDS
Pump Room

9775 S 60th Street
Franklin, WI 53132

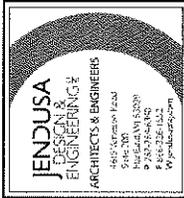
SHEET TITLE
SECTION

PROJECT NO.	15-4142
DATE	10-23-15
SCALE	As Noted
CHECKED BY	JBM
DRAWN BY	RMT
INSET	A4.0



EXISTING FLOOR
ELEVATION 100'-0"

SECTION
1/2" = 1'-0"



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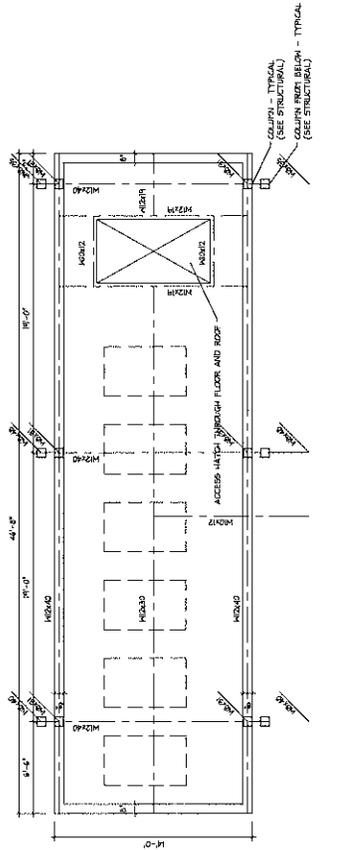
REVISIONS

STRAUSS BRANDS
Pump Room

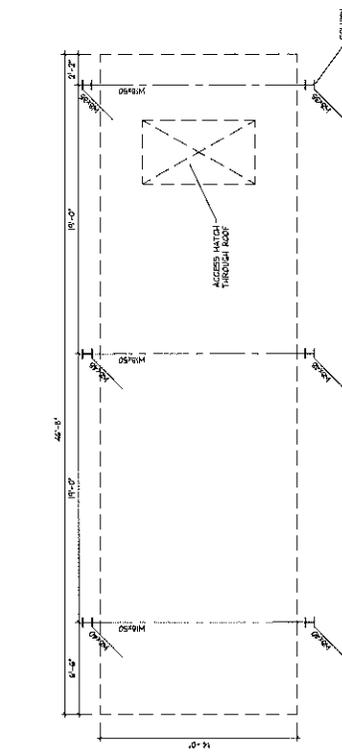
9775 S 60th Street
Franklin, WI 53132

SHEET TITLE
FLOOR & ROOF
FRAMING PLANS

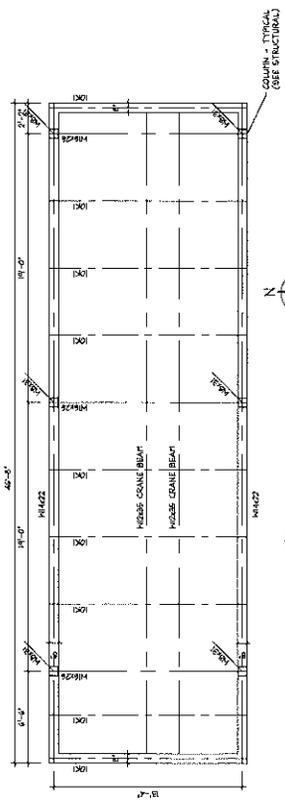
PROJECT NO.	15-4142
DATE	10-23-15
SCALE	As Noted
CHECKED BY	JBM
DRAWN BY	RMT
SHEET	S2.0



1 FLOOR FRAMING PLAN
1/4" = 1'-0"



2 ROOF FRAMING PLAN
1/4" = 1'-0"



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<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;">12/15/15</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.5.</i></p>

INTRODUCTION

At its December 1, 2015 meeting, the Common Council moved to table the subject matter to its next meeting and directed staff to obtain further information in regard to the questions and concerns raised by the Council about the proposed project. That information is provided below. The information previously provided to the Common Council is also attached to this Council Action Sheet.

FURTHER REVIEW AND ANALYSIS

The questions and concerns raised by the Common Council are summarized below, which also includes the additional information obtained by staff.

- Concerns that pet waste could accumulate outdoors and could lead to unsightly and unsanitary conditions.
 - The applicants have indicated that they would not allow pets to defecate outdoors, would clean up the surrounding property should this occur, and would look to the City for guidance on how often that should be done.
 - Staff recommends that a detailed plan be prepared by the applicants indicating how all pet and medical waste will be disposed of, for City staff review and approval, prior to issuance of a Building Permit. Staff would further recommend that that plan include daily inspection of the property and immediate clean up of any such pet wastes.
- Concerns about the disposal of pet wastes in the outside garbage dumpsters and the potential for unsanitary conditions and offensive odors.
 - The applicants have indicated that they would be willing to work with the City on the proper disposal of pet waste.
 - Staff of the Milwaukee Metropolitan Sewerage District has indicated that flushing of pet wastes (without any other debris) into the local sanitary sewer system is an acceptable method of disposal.
 - Staff recommends that the pet and medical waste plan referenced above also include disposal of all pet waste through the City's sewage system, and that the applicants prepare a plumbing plan specifically designed to provide for the safe and efficient disposal by this method, for review and approval by the Building Inspection Department.
- Concerns about the proper disposal of medical wastes.
 - The applicants have indicated that they plan to dispose of medical wastes through a mail service such as Sharps Compliance.
 - Staff recommends that the pet and medical waste plan referenced above also include off-site disposal of all medical wastes through a properly licensed company in compliance with all applicable rules and regulations.

- Concerns about the large number of pets that could be accommodated at this location, the potential for offensive odors, and the importance of a proper ventilation system.
 - The applicants have indicated that the ventilation system within their proposed tenant space is separate from that used in the rest of the building, and that the tenant space will be cleaned on a daily basis.
 - Staff recommends that the pet and medical waste plan referenced above include further details of such daily cleaning, and that the ventilation system be designed specifically for this use, for review and approval by the Building Inspection Department.
- Concerns about the large number of pets that could be accommodated at this location and the potential for excessive noise, such as associated with barking dogs.
 - The applicants have indicated that they would install a noise reduction system such as acoustic tiles and/or an ultrasonic barking control system.
 - Staff has already recommended that both an acoustic tile system and an ultrasonic barking control system be installed, subject to review and approval of the Building Inspection Department. Staff would further recommend that any future tenant build out in the remaining vacant tenant space include construction of a soundproofed wall to be reviewed and approved by the Building Inspection Department.
- Concerns that this type of use is inappropriate at this location due to its size, the number of anticipated pets, the proximity to other tenants, the potential for adverse impacts upon adjacent tenants and properties due to noise, odors, unsanitary conditions, etc., and to the Common Council's interest in establishing this area as the City's "downtown". Questions were also raised in regard to the impact such a use would have upon any future efforts to redevelop this area, what steps could be taken in regard to this proposed use which would not impede any future redevelopment efforts, and the possibility of other better locations for such a use.
 - The applicants have indicated that this location fits their needs well, they would like to move in as soon as possible, and they are not interested in other locations. They further noted that they did look at other sites, such as the former Timber Wolf Preservation Society property on 76th Street. They also noted that they would be open to a limited term and personal approval from the City.
 - The owner of the Orchard View shopping center has indicated that he continues to support the proposed Special Use request, is willing to consider reasonable suggestions, but is not willing to share a copy of the draft lease or any other similar information about the subject tenant.
 - Staff can note that:
 - the subject use is allowed as a special use within the City's B-2, B-3, B-4, B-5, M-1, M-2, and OL-2 zoning districts;
 - at least four other similar but smaller businesses currently exist within the City within these zoning districts;
 - the largest existing similar use is the Meinerz Animal Campus on Loomis Road, which is approved for about 85 pets on a 3.5 acre property consisting of outdoor play and exercise areas and five buildings encompassing approximately 16,800 square feet; and
 - the former Timber Wolf Preservation Society property is located at 6669 S. 76th Street, is zoned A-1 agricultural district, is 2.2 acres in size, and includes one 2,700 square foot building and an outdoor kennel area.
 - Staff recommends that:
 - the approval of this proposed project be of a limited term in acknowledgement of the existing and ongoing efforts by the City and others to further develop and redevelop this area and of the applicant's stated intent to enter into a five year renewable lease for the subject tenant space, such that the subject Special Use approval will have a duration of five years from the date of Common Council approval and will expire thereafter.
 - Staff further recommends that the Special Use shall be personal to Greenlin Boarding & Grooming, Inc., shall not run with the land, and shall not be available to such existing structure, or be allowed for, following the establishment of any new use or structure upon the subject property.

CONCLUSION

Staff continues to recommend approval of the proposed project, with the conditions as set forth in the attached revised resolution. However, it is particularly important to note that as a special use, the subject project must meet the standards and considerations set forth in Section 15-3.0701 of the Unified Development Ordinance (UDO). Should those standards not be met, the project must be revised accordingly, or denied. The applicant's response to those standards is included in the attached documents. The specific UDO standards are set forth below.

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.
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.
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.
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.
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.
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.
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.
2. **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.
3. **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.
 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.

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.
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.

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)

-Or-

Such other action as the Common Council determines.

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

[Revised draft 12-10-15]

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-_____
Page 2

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. This Special Use shall be personal to Greenlin Boarding & Grooming, Inc., shall not run with the land, and shall not be available to such existing structure, or be allowed for, following the establishment of any new use or structure upon the subject property.
5. The approval of this Special Use shall be of a limited term in acknowledgement of the existing and ongoing efforts by the City and others to further development and redevelop this area and of the applicant's stated intent to enter into a five year renewable lease for the subject tenant space, all such that the subject Special Use approval will have a duration of five years from the date of Common Council approval and shall expire thereafter.

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

RESOLUTION NO. 2015-_____

Page 3

6. 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.
7. The applicants shall install both the ultrasonic and acoustic panel system as part of the subject Building Permit.
8. The applicants shall provide a detailed plan 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 at a minimum, daily inspection of the surrounding outside property and immediate clean-up of any pet wastes, disposal of all pet waste through the City of Franklin's sewage system, prompt off-site disposal of all medical wastes through a properly licensed company in full compliance with all applicable rules and regulations, and daily cleaning of the subject tenant space, for staff review and approval prior to the issuance of a Building Permit.
9. The applicant shall prepare a detailed plumbing plan specifically designed to provide for the safe and efficient disposal of all pet waste through the City of Franklin sewage system for review and approval by the Building Inspection Department prior to issuance of a Building Permit.
10. The applicant shall prepare a detailed ventilation plan specifically designed to eliminate offensive odors within the subject tenant space and to prevent the release of offensive odors to any adjacent tenant spaces or surrounding property for the review and approval by the Building Inspection Department prior to issuance of a Building Permit.
11. The property owner shall construct a soundproofed wall as part of any future tenant build-out of the remaining adjacent vacant tenant space for review and approval by the Building Inspection Department prior to issuance of any such associated Building Permit.
12. [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.

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

RESOLUTION NO. 2015 _____

Page 4

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.

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:

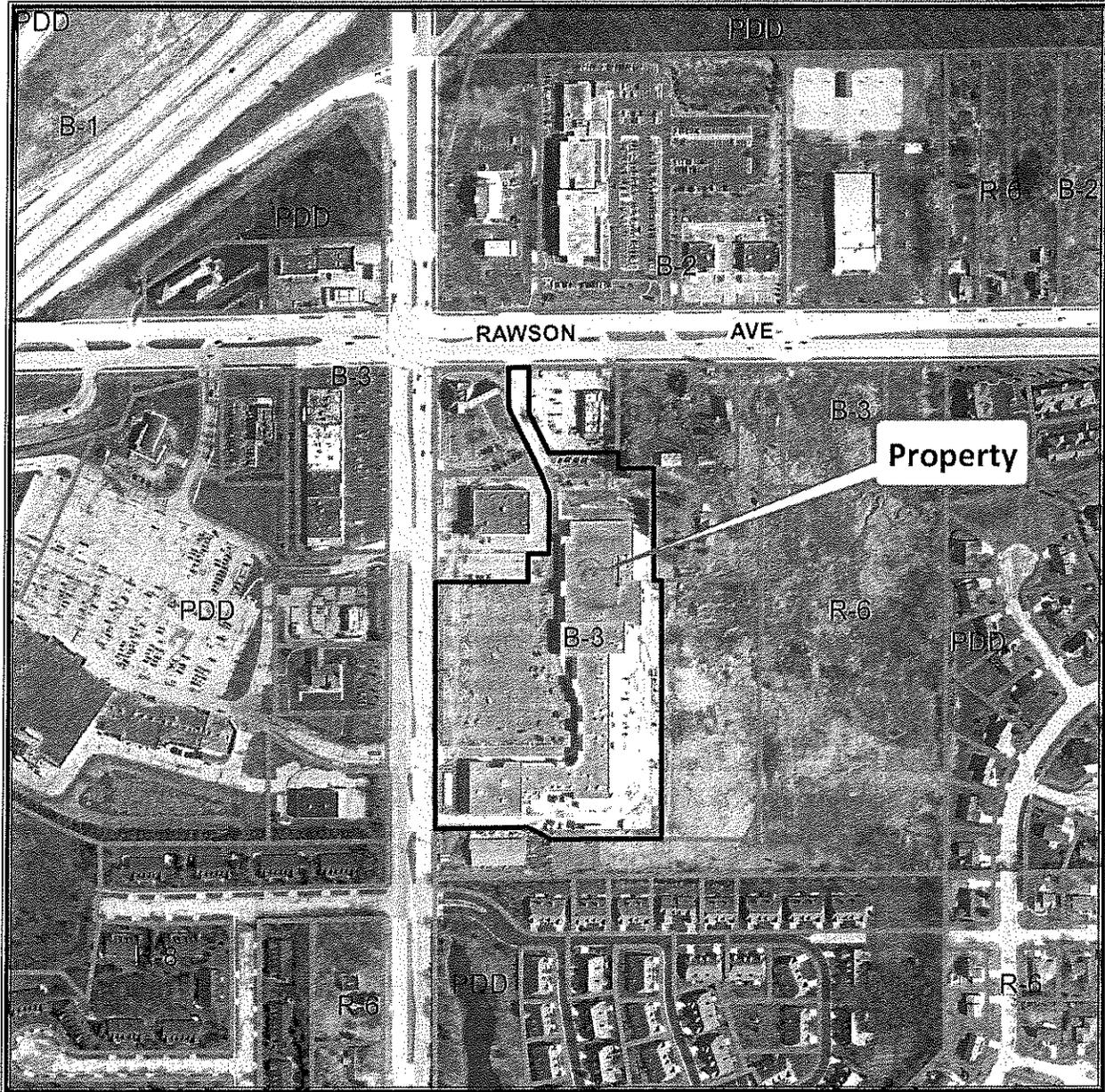
Stephen R. Olson, Mayor

Sandra L. Wesolowski, City Clerk

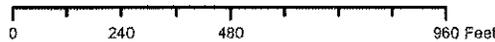
AYES _____ NOES _____ ABSENT _____



Orchard View Shopping Center 7140 South 76th Street



Planning Department
(414) 425-4024



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.

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, YH 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...

Previous Common Council Meeting Packet Materials

<p>APPROVAL</p>	<p>REQUEST FOR COUNCIL ACTION</p>	<p>MEETING DATE 12/1/15</p>
<p>REPORTS & RECOMMENDATIONS</p>	<p>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>ITEM NUMBER</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)

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-_____
Page 2

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 _____

Page 4

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.

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.

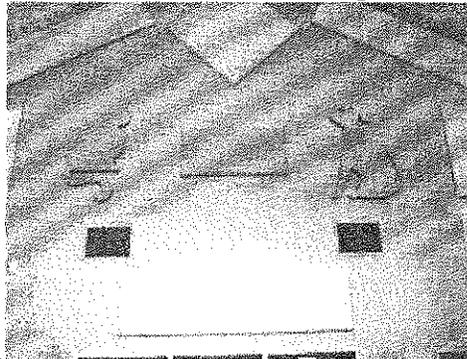
We can produce countless numbers of people who are willing to write letters in our behalf should you need continued proof we know how to take care of pets safely. The square footage is not about caring for hundreds of pets! It'

These are the acoustic panels

KENNEL NOISE CONTROL

Indoor Kennels, Shelters, and Animal Hospitals

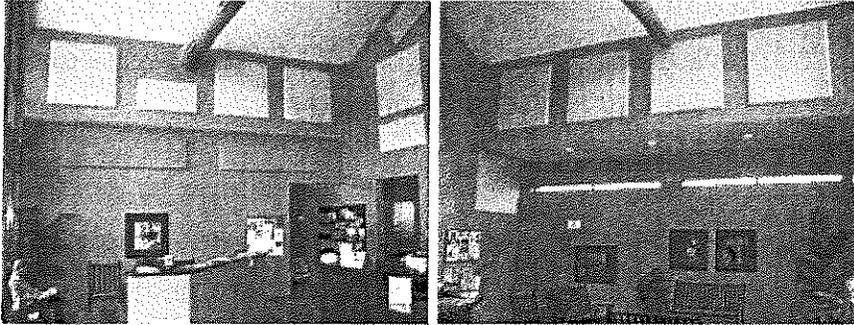
eNoise Control has experience helping indoor kennels, shelters, animal hospitals, and other animal care facilities handle indoor noise problems. Often, the interior spaces of these buildings are constructed of hard surfaces that are easily cleaned. While this is ideal for facilities handling animals,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



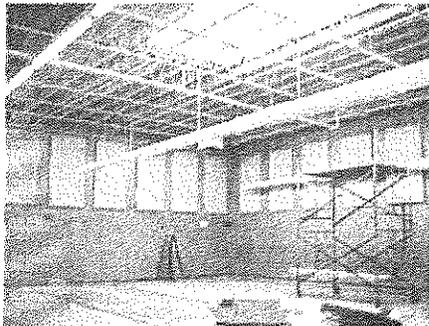
amplifying noise, creating a loud echo.

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

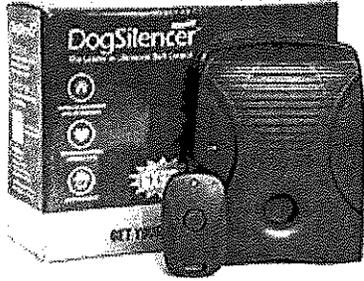
Stop barking with our newest, most powerful ultrasonic bark control device to date. Whether it's your dog or the neighbor's dog, the Dog Silencer will help you regain the peace and quiet that's been disrupted by nuisance barking. This revolutionary device automatically detects and stops barking with 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.



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:

$$50,000 \div 2.6 = 19,231 \text{ households}$$

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

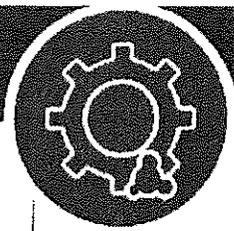
To estimate the number of dogs in this community:

$$19,231 \times 0.584 = 11,231 \text{ dogs}$$

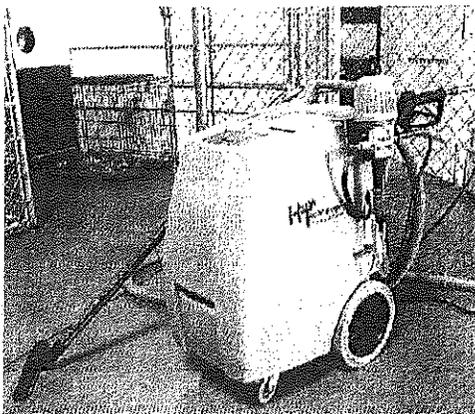
Alternatively:

$$1.7 \times 7,019 = 11,231 \text{ dogs}$$

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



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 & gear insulating bracket
- 2 - 2 stage vacuum motors
- 20 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: 174 lbs

Optional Upgrades:

- Additional 25 ft. vacuum and solution hose
- Additional hand tools and vacuum wands
- Out-out female plug

Scan QR code
for more info



Kennel Vac
Kennel Vac Pro

 **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 15-5.0202I.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-_____

Page 2

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-_____

Page 3

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 _____

Page 4

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 _____

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 Accomodating 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

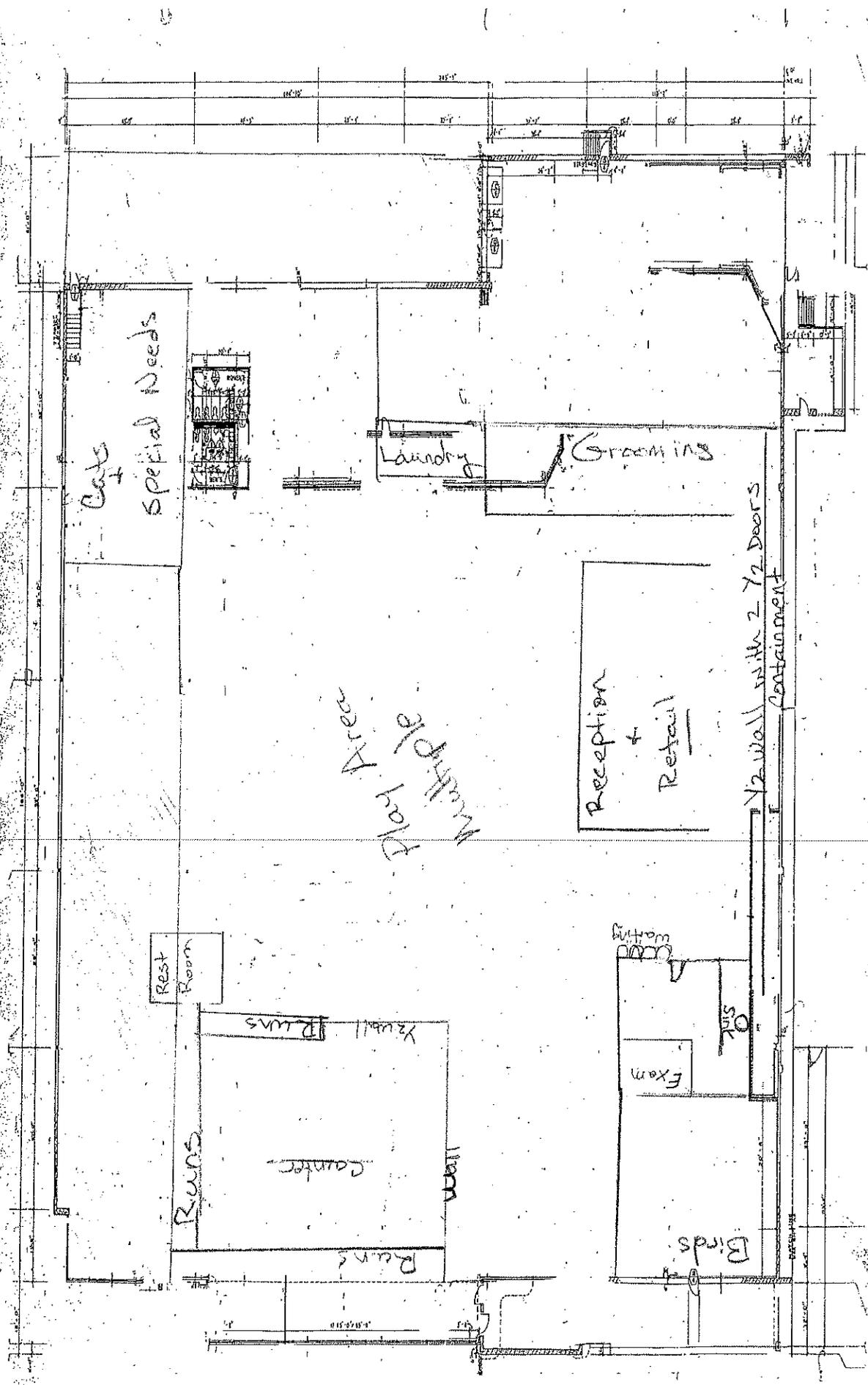
local rescue groups as well as educational learning to the community. This is so very important to the area. The better educated the public is the better and easier it is for animal control and humane society's.

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!!!

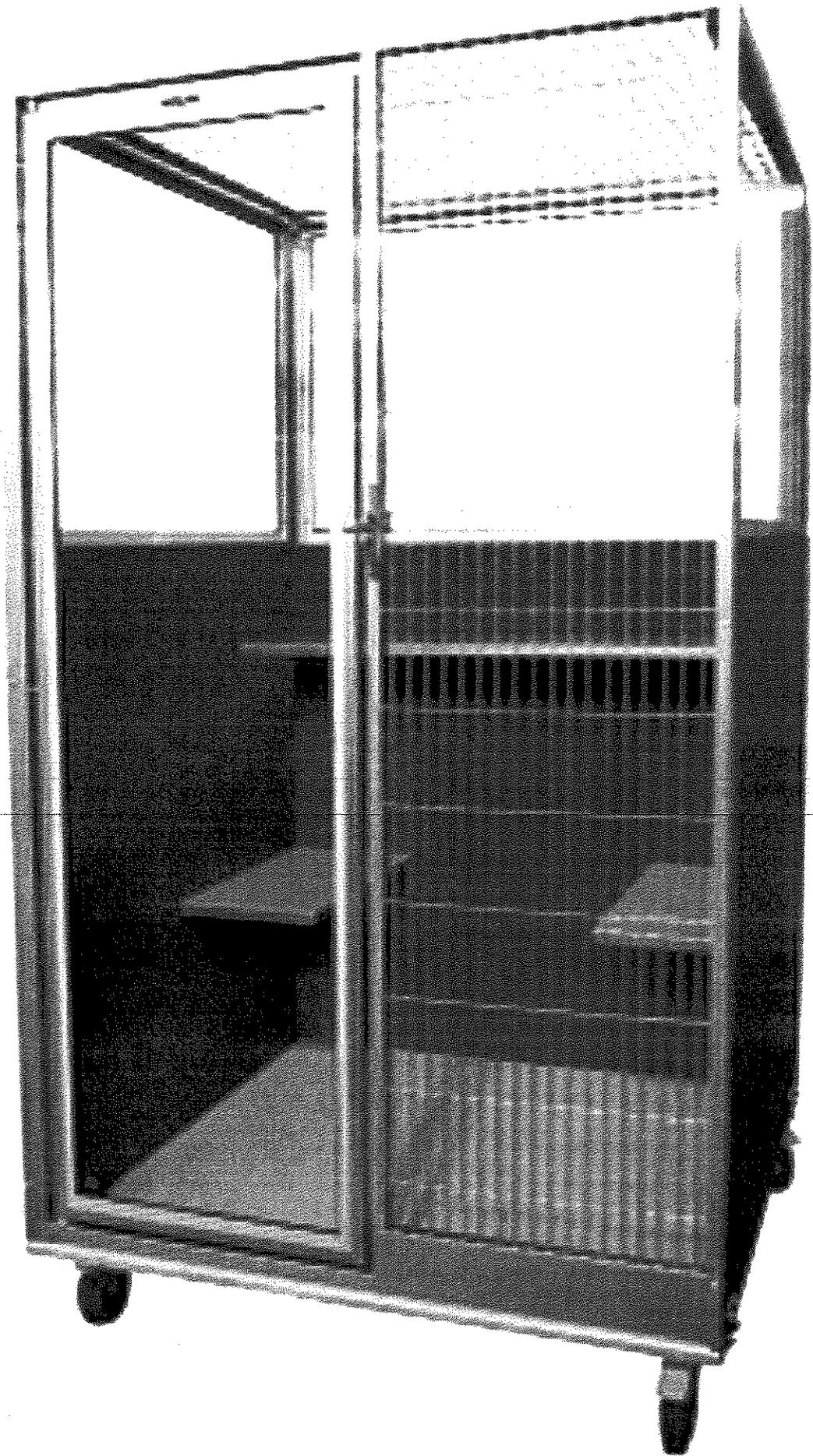


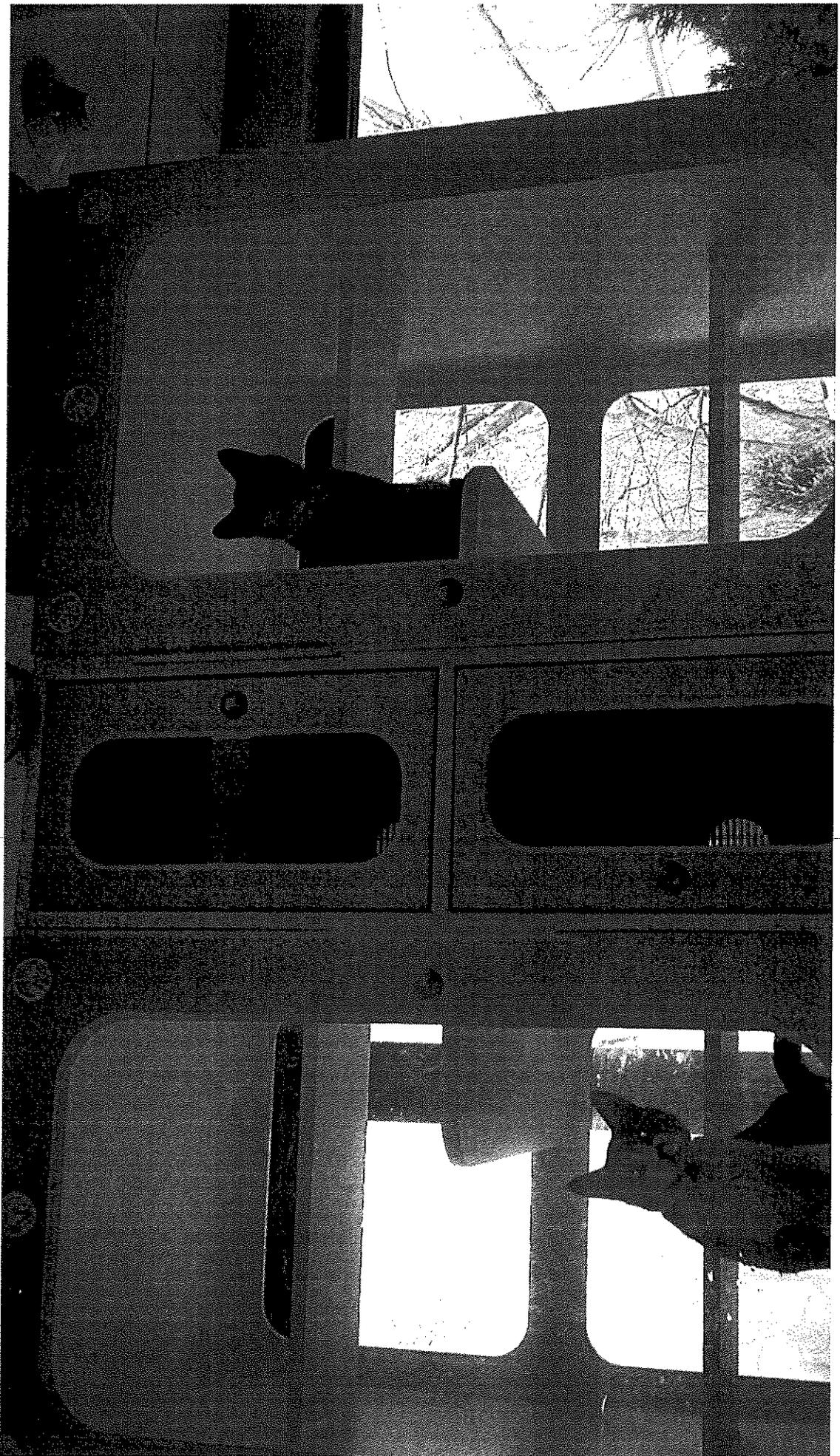
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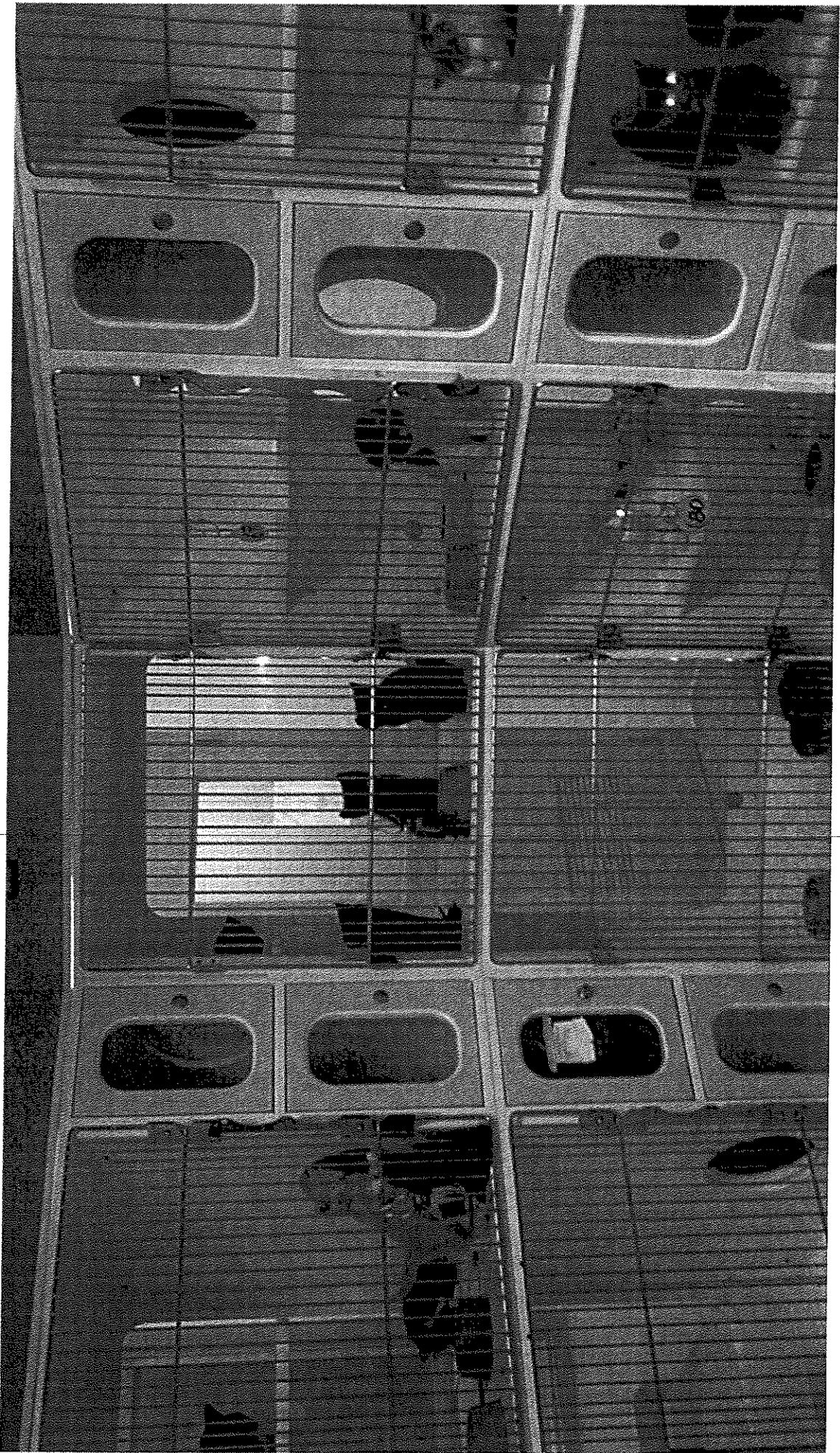
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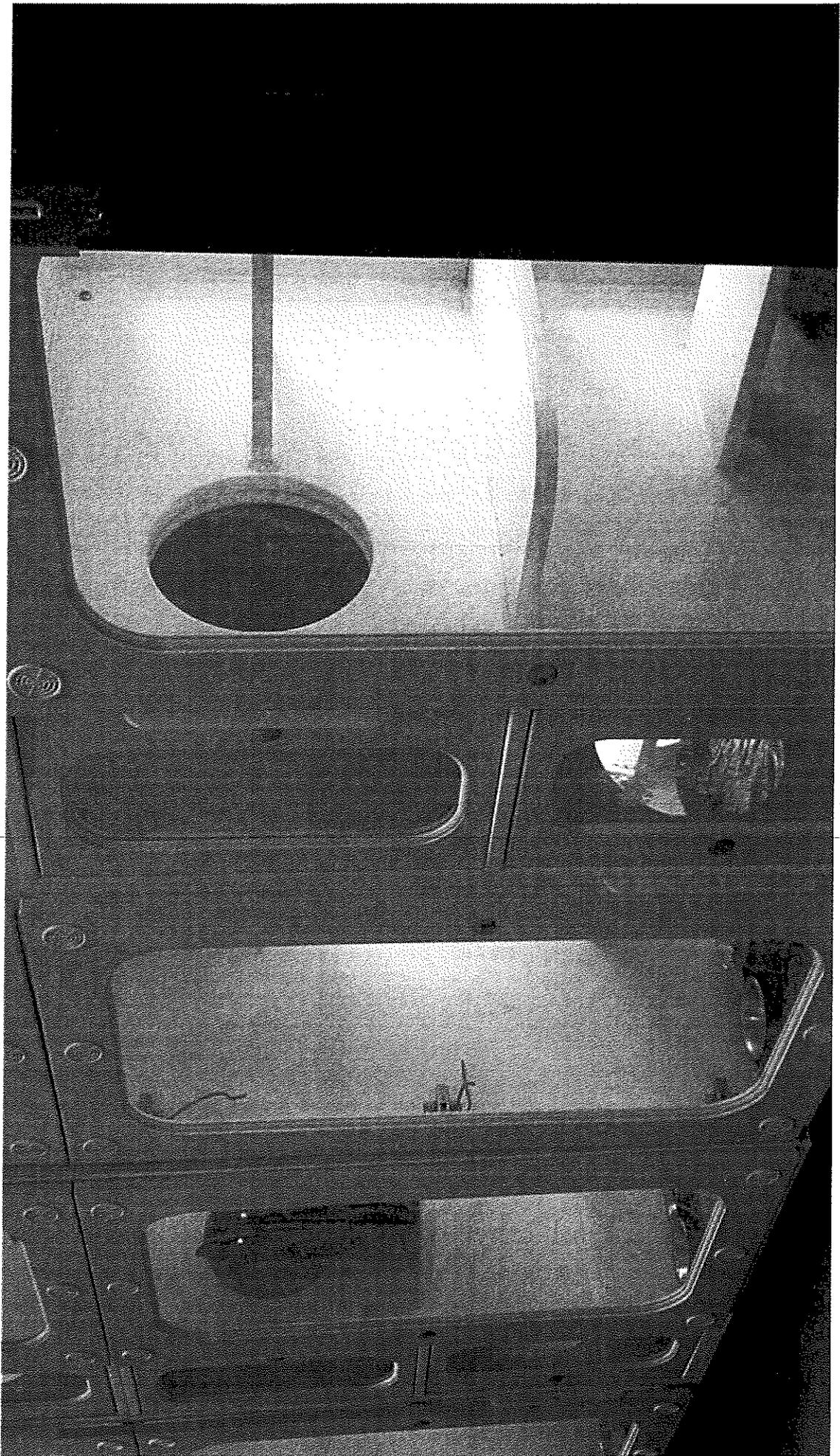
CAT CONDO's

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.



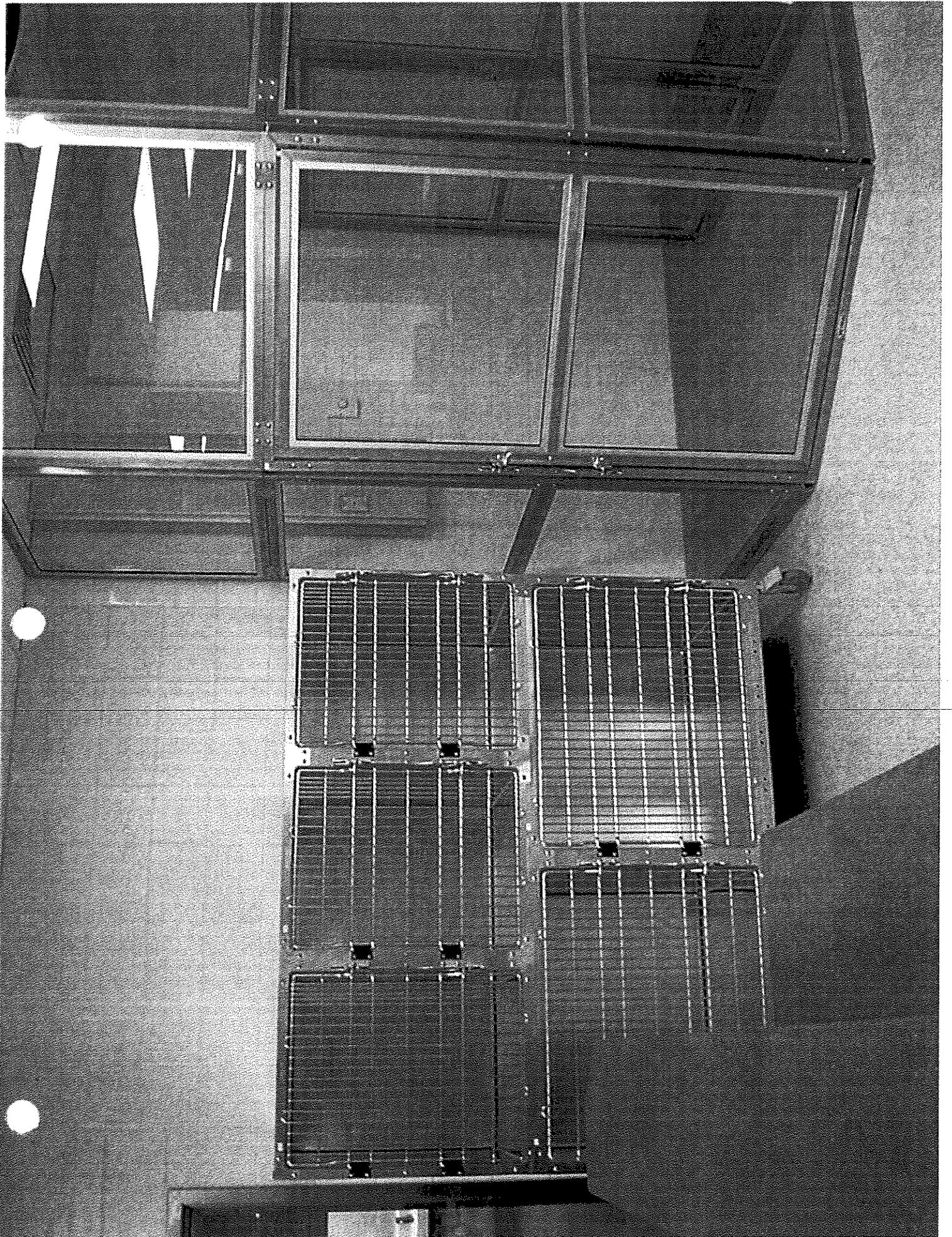






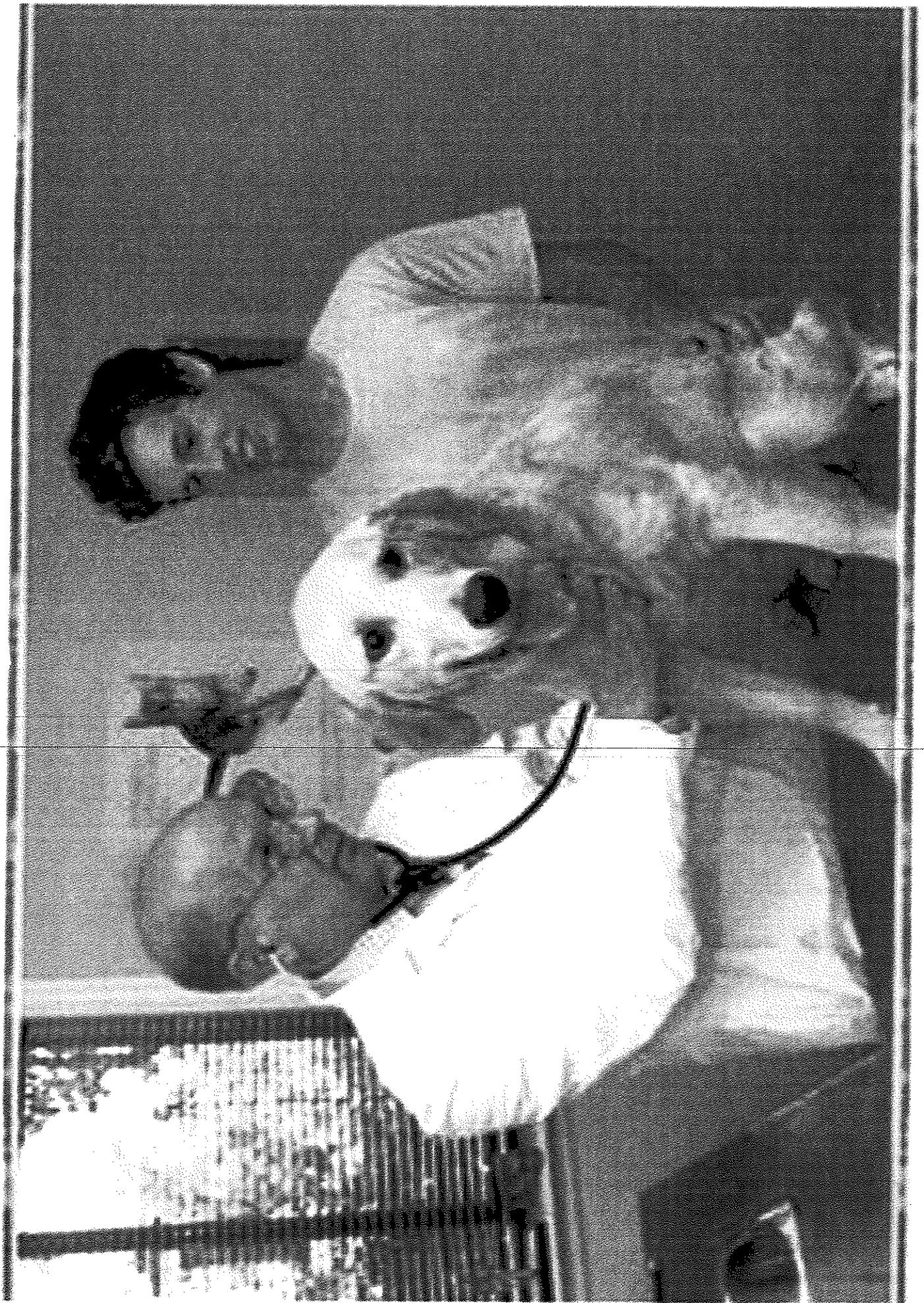
Special Needs

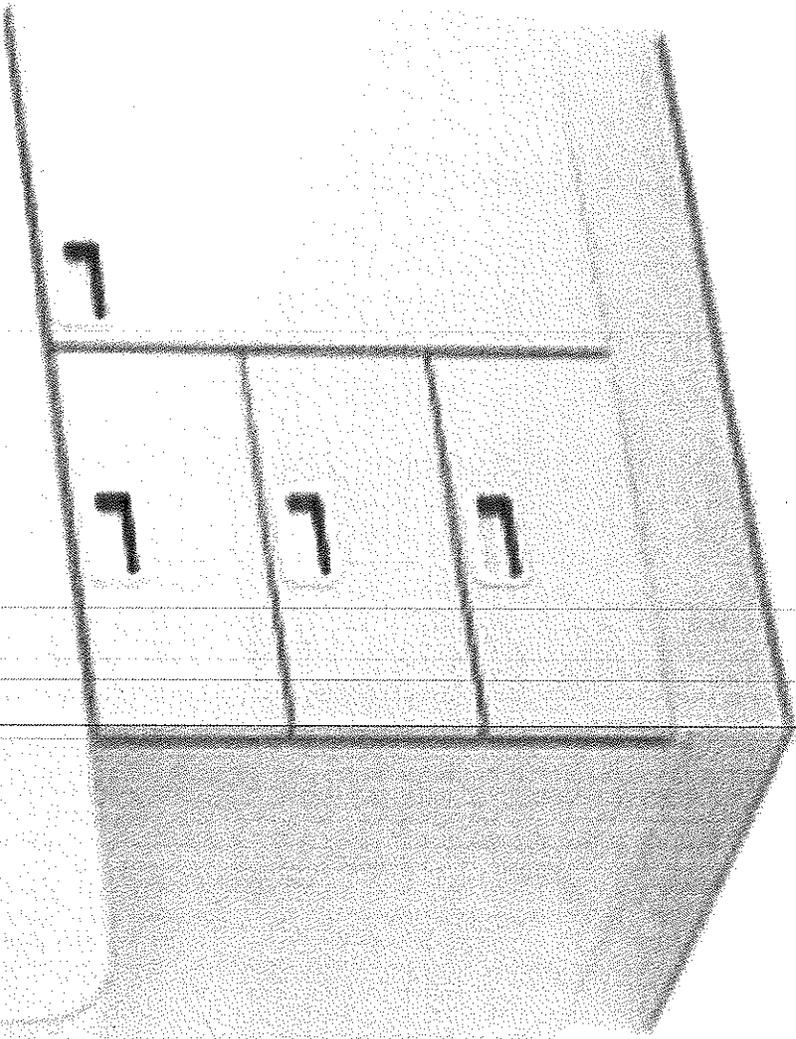
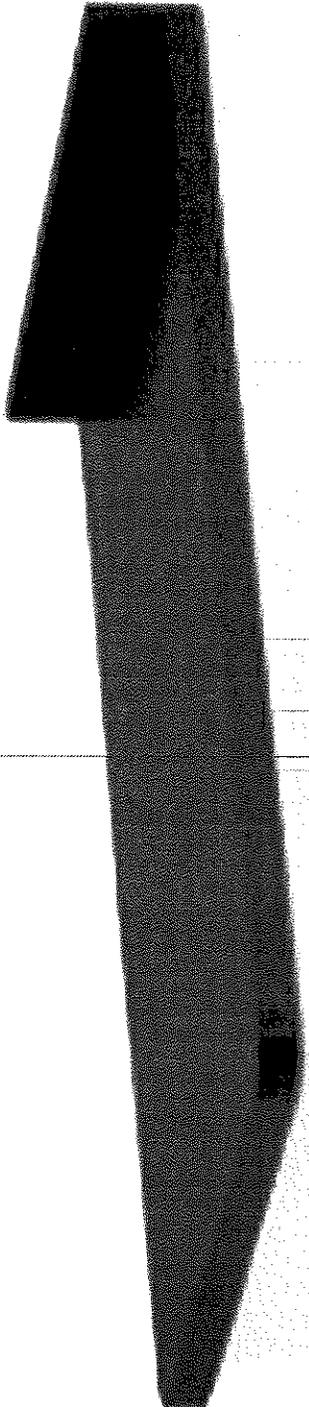
This is a picture that is similar to what we will have in our special needs section. Special needs is a portion of our lay out for pets who are special. Meaning our elderly, on medications, or need a quite space. In this room we will have 2 large runs and a bank of stainless steel cages. There will also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

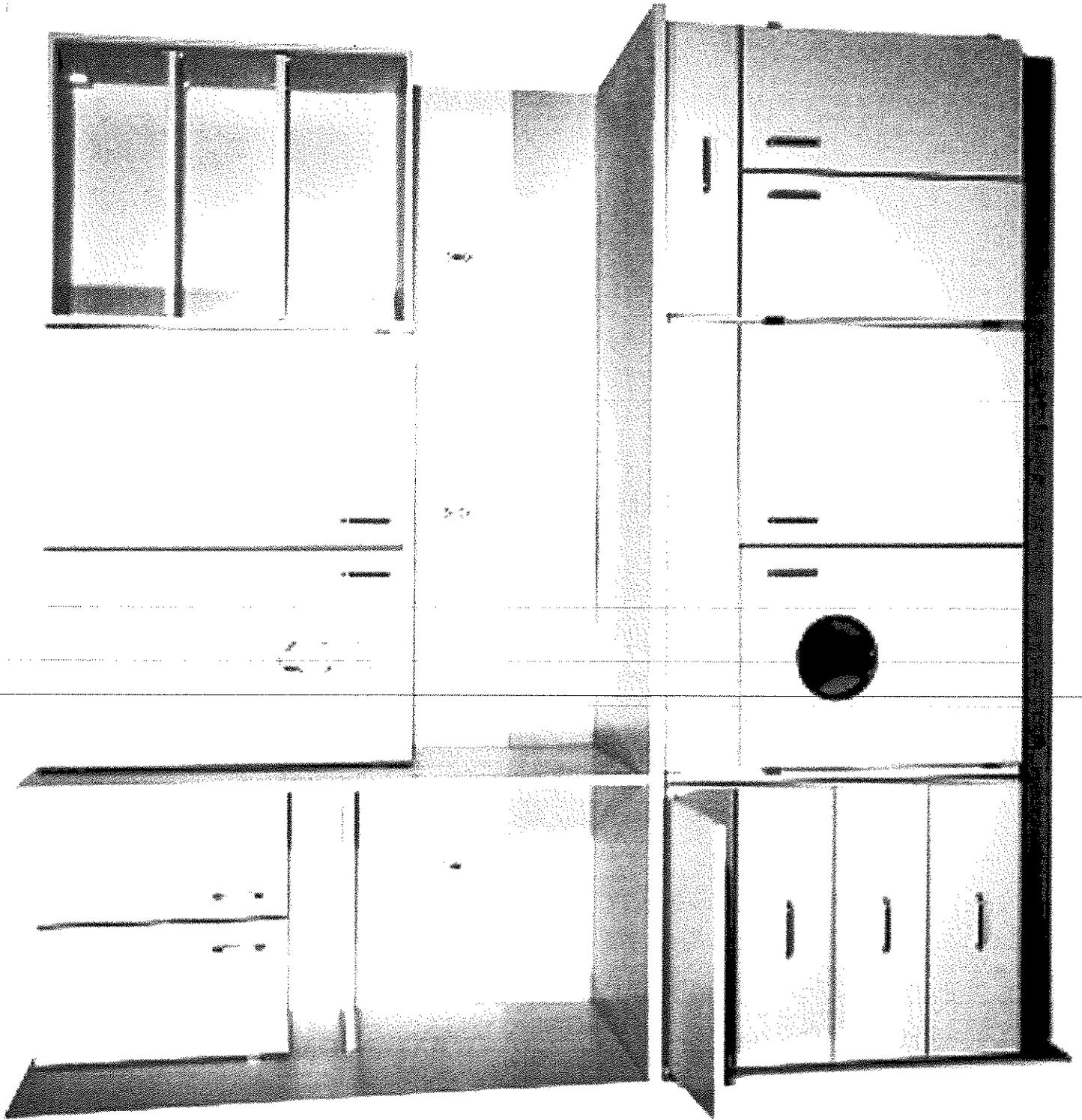


Wellness Clinic

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.

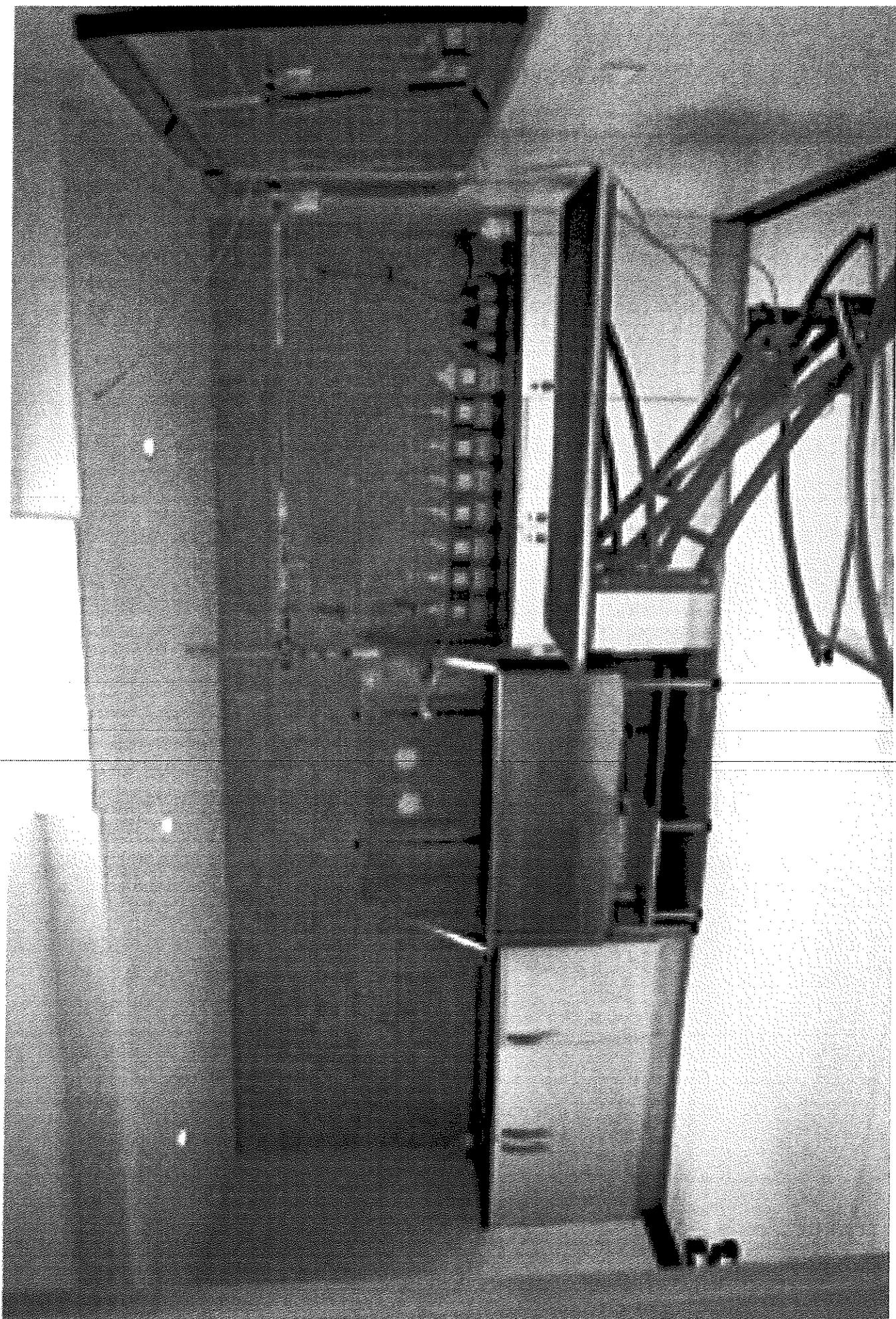


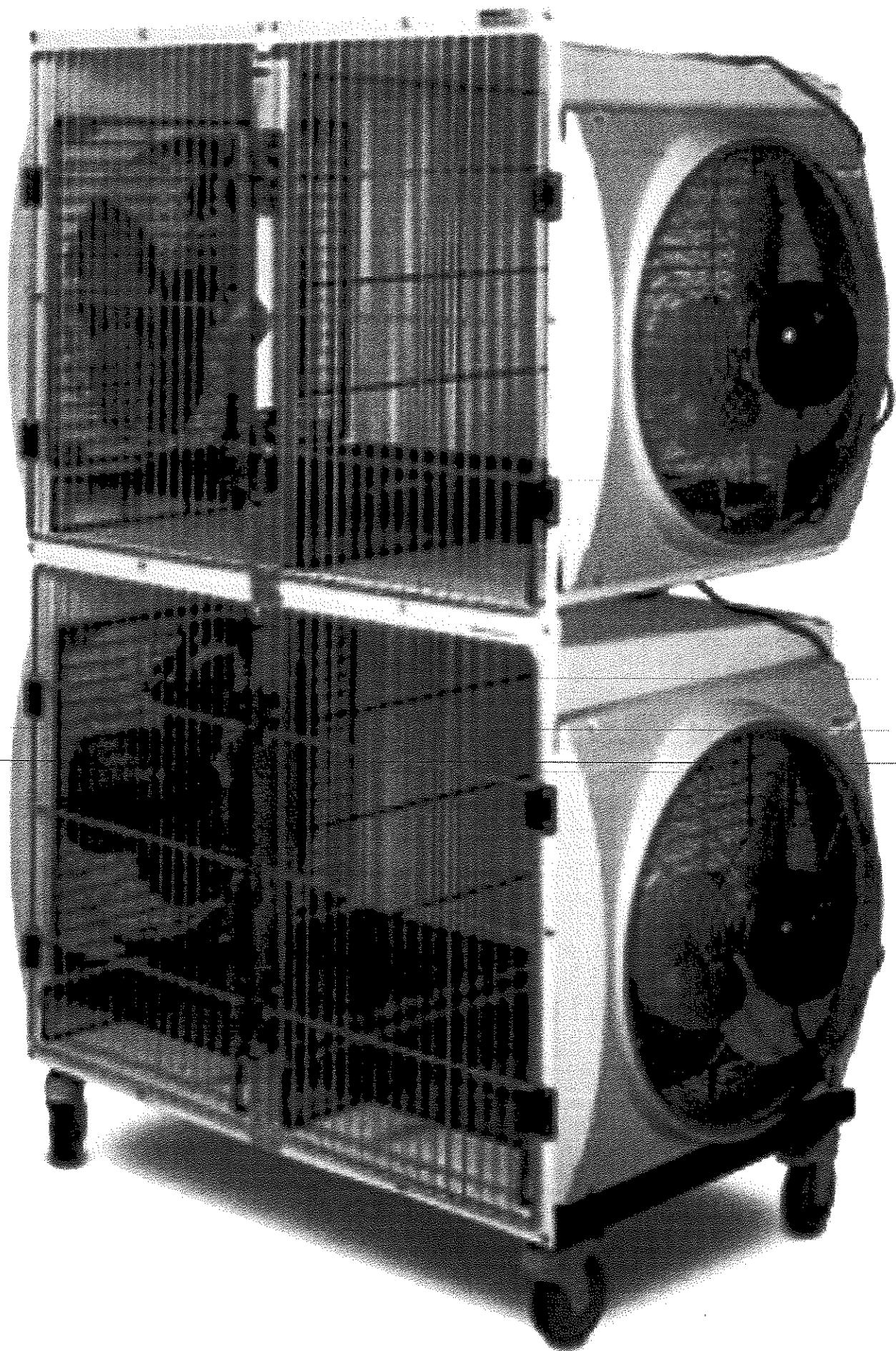


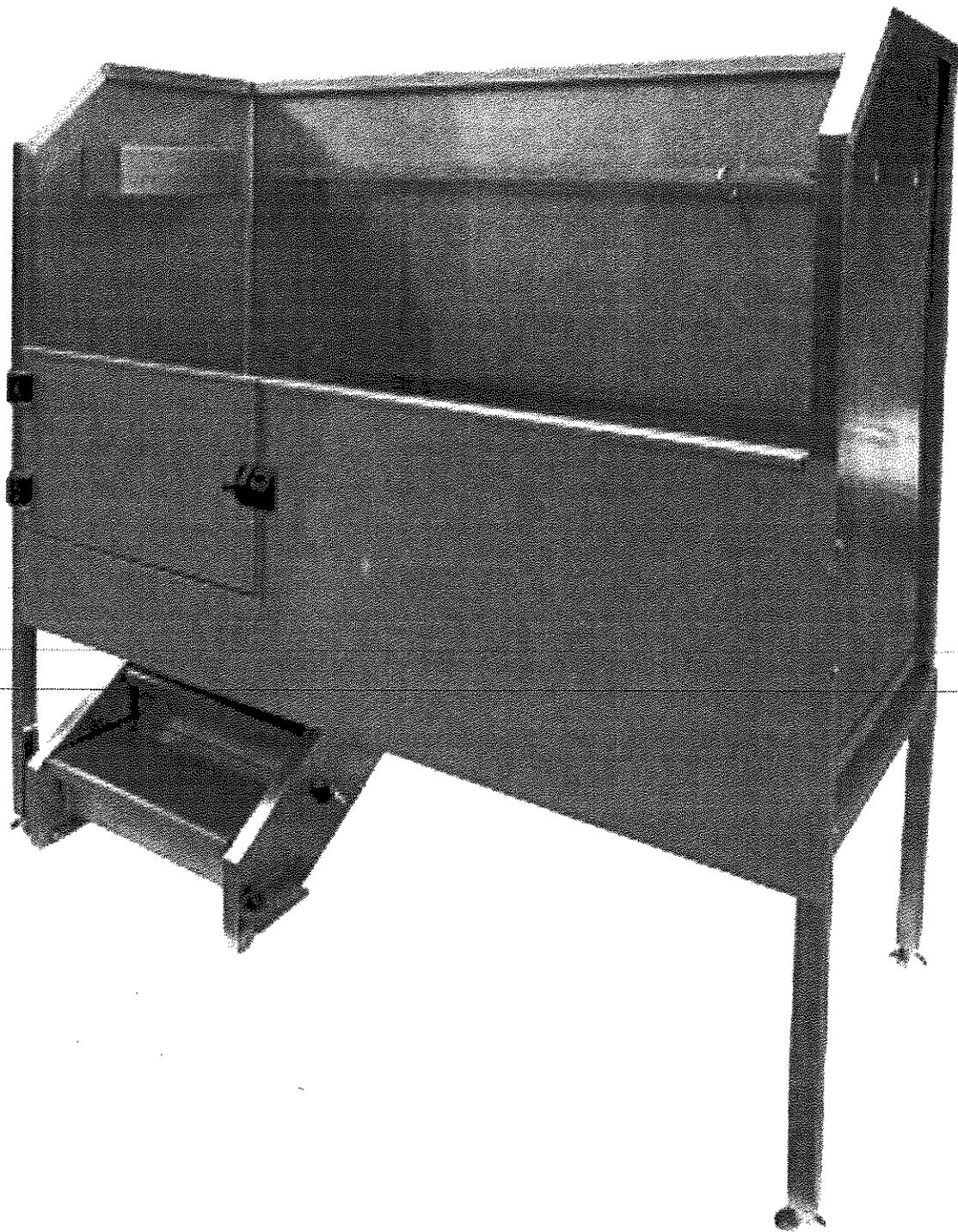


Grooming

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.

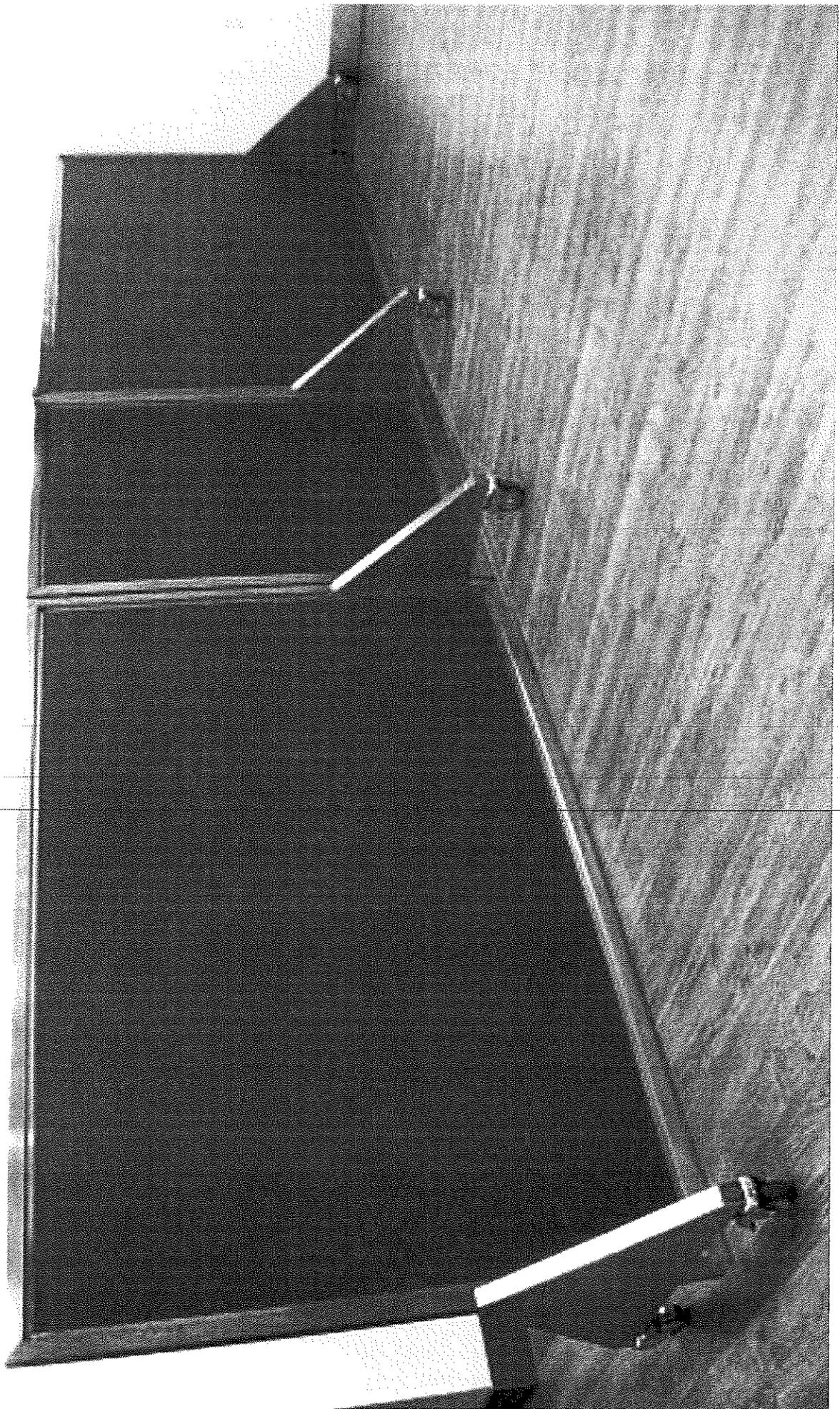


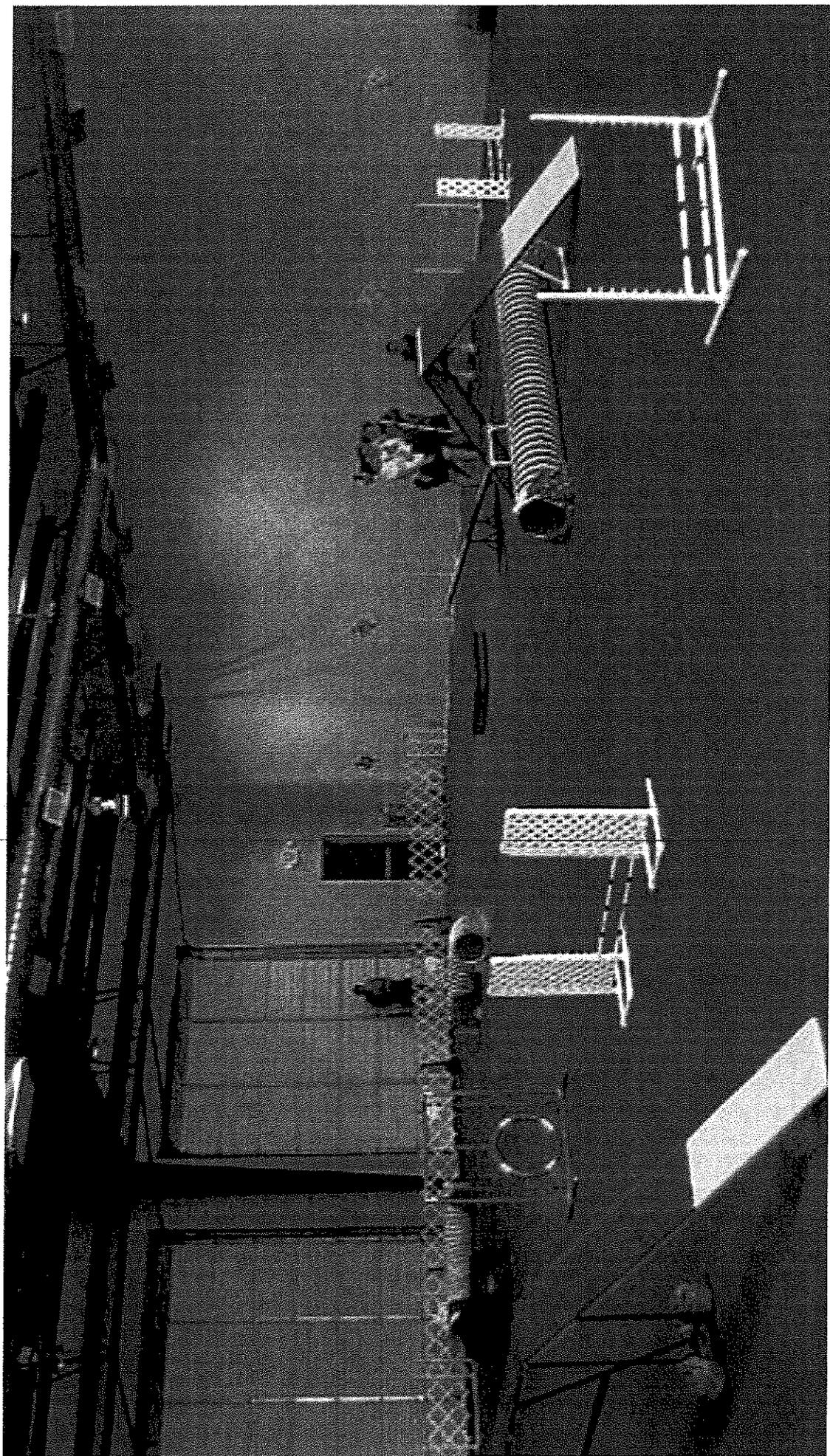




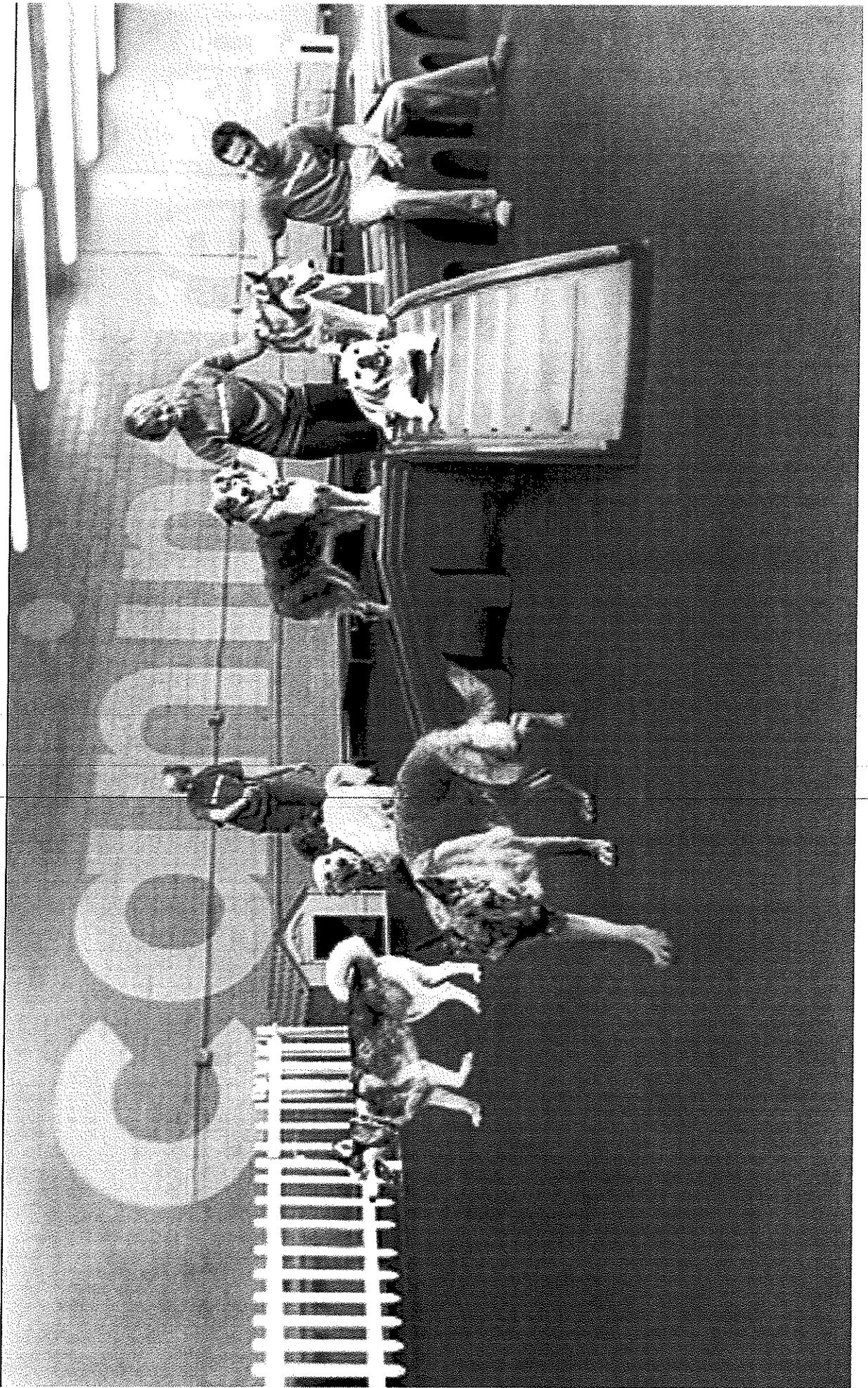
Play Areas

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.





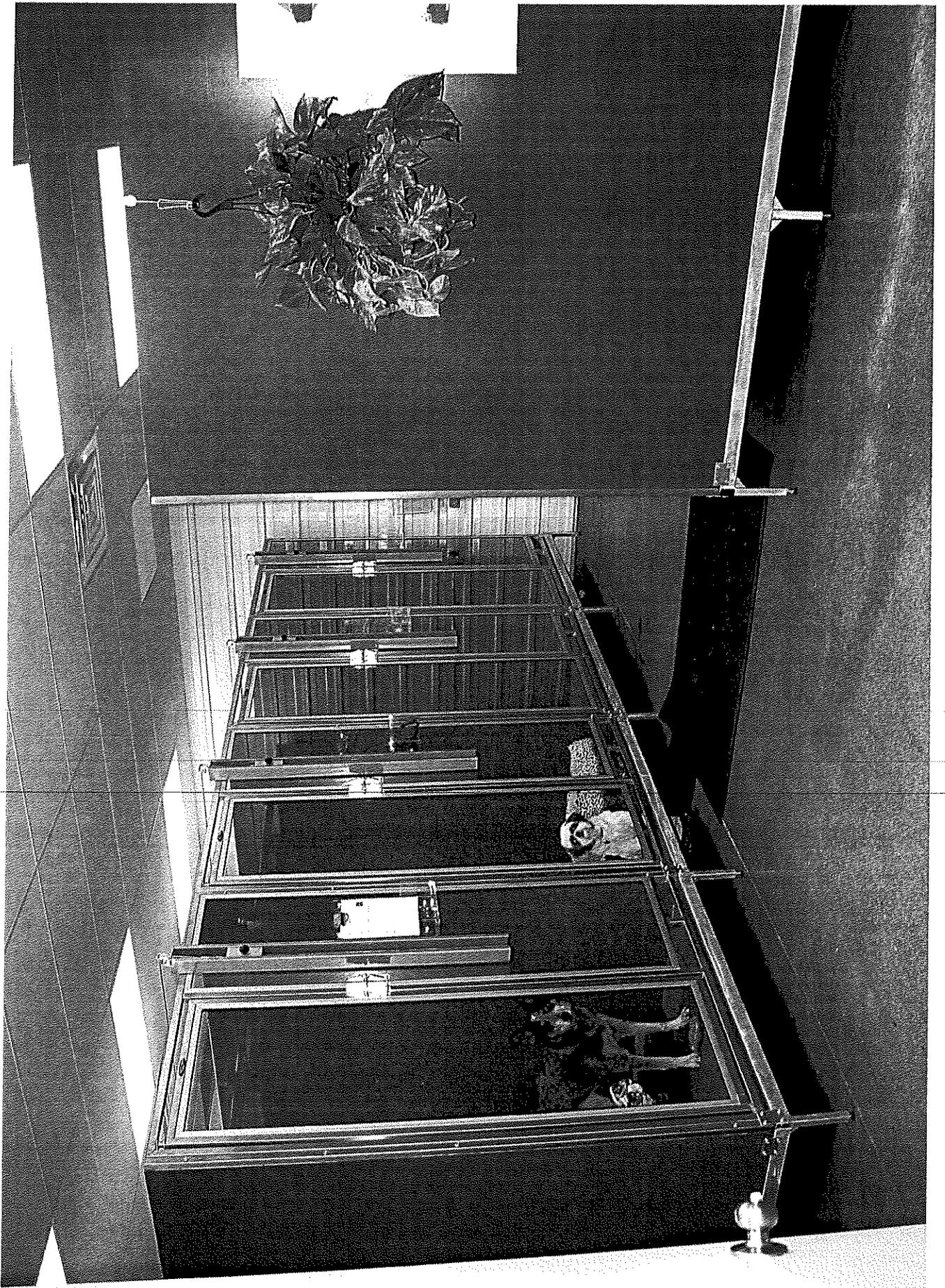




Runs

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.

