

CONDITIONAL USE PERMIT AMENDMENT APPLICATION

6/14/21 Plan Commission Meeting

Redline Canine Training Center / D. Lynne Luckow

Village Planner Report

Germantown, Wisconsin

Summary

D. Lynne Luckow, agent for Redline Canine Training Center & Behavioral Consultation LLC, operator and Ozaukee Development Corporation, property owner, is seeking an amendment to the existing Conditional Use Permit (CUP# 05-20) for the dog training and education facility in the building located at W188 N11786 Maple Road in the Germantown Industrial Park.

Property Location: W188 N11786 Maple Road

Applicant/

Property Owner:

D. Lynne Luckow

RCTC LLC

W157 N10822 Catskill Ln

Germantown, WI

Ozaukee Development Corp.

PO Box 893

Cedarburg, WI 53912

Current Zoning: M-1: Limited Industrial District

| Adjacent Land Uses | | Zoning |
|--------------------|------------|--------|
| North | Industrial | M-1 |
| South | Industrial | M-1 |
| East | Industrial | M-1 |
| West | Industrial | M-1 |

Location Map



Proposal

Lynne Luckow, agent for Redline Canine Training Center & Behavioral Consultation LLC (RCTC), operator and Ozaukee Development Corporation, property owner, is seeking an amendment to the existing Conditional Use Permit (CUP# 05-20) for the dog training and education facility in the building located at W188 N11786 Maple Road in the Germantown Industrial Park.

The operation currently occupies Suites 1, 2, 3 & 4 comprising approximately 12,800 gross square feet of the 25,600 square foot multi-tenant building. Under this amendment application, the applicant is proposing to expand the facility to also use Suite 5 (approximately 3,200 square feet), which is currently vacant. The additional space will allow for the addition of a 13' wide x 25' long x 3.5' deep canine pool to be used for aqua therapy and dock diving practice. A small amount of retail space will also be added with Suite 5. No major interior modifications are proposed for the space at this time.

The saltwater canine pool has a steel support structure with a vinyl liner. The pool is cleaned by an automatic pool cleaner and filtration system, which runs hourly. A UV light will be added in the near future, when the supply chain allows. The floor of Suite 5 is pitched to the east, toward the drain and dock in the event of a leak or liner failure.

As discussed in the application materials, RCTC provides a variety of dog training, exercise and educational services to dog owners and the general public at the facility and throughout the community.

The existing CUP allows operation 24 hours/day. The anticipated hours of operation for the canine pool will be 6am to midnight, 7 days per week. Redline anticipates adding several part time employees to operate the new canine pool part of the business.

Staff Comments

Wastewater

The Wastewater Superintendent has inquired with the applicant whether the floor drains in the building connect to the storm sewer or the sanitary sewer. Treated water must be discharged to the to the sanitary sewer system. The Wastewater Superintendent has requested the applicant/property owner confirm the floor drains to the sanitary sewer or make any improvements necessary to properly drain the pool as a part of regular maintenance or in the case of a liner/side wall failure.

Village Planner Recommendation

APPROVE a conditional use permit amendment for the operation of a dog training and education facility in the existing building located at W188 N11786 Maple Road (Alpine Business Center Suite 1, 2, 3 & 4) to include the space in Suite 5, and to add a canine pool and retail area to the list of available services subject to all conditions of CUP #01-19A and the addition of the following conditions:

1. This permit authorizes limited uses and activities as set forth in the conditional use permit amendment application dated March 23, 2021 and in the supporting documents made part of the application on file with the Village. All of the operational characteristics and services as described, as well as any commitments made by the Applicant as set forth in the application, supporting documents, and made during presentations to the Village Plan Commission, Village Board and Village staff are deemed to be conditions of approval.
2. The applicant shall work with the Wastewater Superintendent and a licensed plumbing contractor to confirm that the building drains discharge to the sanitary sewer system and/or make any necessary improvements for the proper draining of the canine pool prior to filling the pool.



Village of
Germantown
Willkommen

Fee must accompany application

\$4460 Paid 730 Date 3-23-21

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

Please read and complete this application carefully. All applications must be signed and dated.

1 APPLICANT OR AGENT

D. Lynne Luckow
WIS 7 N 10822 Catskill Lane
Germantown, WI 53022

Phone (414) 699-7727

Fax (262) 252-9109

E-Mail RedlineLynne@hotmail.com

PROPERTY OWNER

Douglas R. Lane Real Estate
PO Box 893

7612A Hwy 60
Cedarburg, WI 53012

Phone (262) 377-8597

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

Redline Canine Training Center and Behavioral Consultation, LLC

3 PROPERTY ADDRESS

W188 N11786 Maple Road 1,2,3,4,5

TAX KEY NUMBER

4 DESCRIPTION OF EXISTING OPERATION

Briefly describe the use as it exists today, including use, size, number of employees, hours of operation, etc. If this permit involves new construction, describe the current status of the property, e.g. "vacant." Use additional pages as necessary.

VACANT

5 DESCRIPTION OF PROPOSED OPERATION

Write the name of the proposed conditional use exactly as it appears in the Municipal Code

Canine Aqua therapy See CUP # 01-19

Describe the proposed use, including size, number of employees, hours of operation and extent of any new construction/alterations

Therapeutic and Recreational Canine Aqua-
therapy - Please see attached description

Redline Canine Training Center and Behavioral Consultation, LLC is proud to present to the Village of Germantown, its own Canine pool. This very popular recreational way to exercise your dog has gained mainstream popularity the last 5 years. Canine Aqua therapy has been in the vet's office for years using underwater treadmill to aid in rehabilitation from injury and surgical interventions. This has also spilled over to Canine pools, with the use of Therapeutic pools, with wave resistance and splash pads to suit all dogs needs.

Redline will focus on recreational canine swimming and Therapeutics. Dock Diving, while a very popular sport, the current space I am proposing does not have enough length for a regulation Dock Diving pool. Redline will, however, come as close to the regulation specs as to crawl that market for practice in a different location. Generalizing behaviors in multiple locations will improve performance at tournaments.

This proposed use will require the pool doors to be locked and opened only by staff letting customers in and out of the pool area. There will be a dog washing station (for rinsing after swimming) and a drying area to remove some of the water before your best friend hops in your car.

Redline will be adding several part time employees to run this part of the business.

We will have a small amount of retail available in this space.

Hours of operation will begin at 6am and the last appointment taken at 11pm.

6am to midnight, 7 days a week.

As a human massage therapist for over 25 years, and a canine massage therapist for over 17 years, I am excited to add Aqua therapy not only to Redline, but to the Germantown area.

Below are a few images to show a few different applications.

6 **METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY - REQUIRED**
Attach pages as necessary

LOT 1 - CM5 3184 Doc 958719
Sec 21-9-20 2.88 Ac

7 **SUPPORTING DOCUMENTATION:**

- ☐ Site Plan and elevations for new construction (can be conceptual)

☒ Photos of existing use and/or proposed use operating elsewhere - Alpine Bus, mass center proposal -
☒ WWO. RCTC Clicker Training. com Community Impact +
☒ The Maggie Paddle - Oshkosh, WI Addendum

8 **READ AND INITIAL THE FOLLOWING:**

☒ I understand that the Village is under no obligation to issue a Conditional Use Permit and will do so only if the applicant successfully demonstrates that the proposed use is harmonious with the neighborhood and the long range goals of the Village.

☒ I will notify the Village if any aspects of the conditional use changes. I understand that failure to do so may result in the revocation of the CUP.

☒ I understand that a Conditional Use Permit is valid only if the conditions and restrictions of the permit are met. I understand that failure to comply with any aspect of the permit may result in revocation.

☒ I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property subject of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan Commission and/or Village Board prior to action being taken on this application. I hereby grant Village Staff permission to enter onto the property for the expressed purpose of installing said sign(s) provided Village Staff is responsible for installing, maintaining and removing said signs in a reasonable manner and timeframe.

9 **SIGNATURES - ALL APPLICATIONS MUST BE SIGNED BY OWNER!**

[Signature] 3/15/21
Applicant Date

Sarah Noble Lane Starnett 3/20/21
Owner Date





Community Open Houses: Redline Canine Training Center will feature a state-of-the-art competitive agility turf. We will provide a wonderful array of thrilling agility demonstrations that will engage and entertain the community! We will also provide on-site demos and "fun agility" areas for the community to come try at charity events such as 5K's, non-profit events, and school events.

Therapy Dog Programs: Redline Canine Training Center will train and provide certified therapy dogs for visits at our facility or on-site at schools or organizations such as convalescent and rehabilitation centers, adult day centers, retirement homes, schools, libraries, scout meetings, and after-school programs.

Reading Programs: Redline Canine Training Center will coordinate Reading Programs where young people read to certified therapy dogs. These acclaimed programs have shown to improve reading skills, school attendance, and self-esteem for students of all backgrounds and grade levels.

Educational Programs: Redline Canine Training Center will deliver a wide range of lessons, seminars, and workshops for young people and community members on the following topics:

- Dog Bite Prevention
- Staying Safe Around Dogs
- How to Care for Dogs
- How to Interact with Dogs (i.e. How Dogs Communicate)
- Careers in the Dog Industry
- How to Help Dogs in Need
- The Keys to Responsible Dog Ownership
- Dog Training 101
- Teach Your Dog Tricks
- Ask the Trainer!

We look forward to delivering these lessons and presentations to the following:

- Scouting Groups
- 4H Groups
- Church Groups
- Senior-Aged Groups
- Non-Profit Groups (YMCA's, etc.)
- Schools, Day Care Centers, and After-School Programs
- Police Department and Civic Groups (National Night Out, Safety Town, etc.)
- Special Needs Programming (any of our lessons can be tailored to meet the goals and objectives of special needs groups)

We are thrilled to set our sights on the Village of Germantown. With a population of 19,749 and a median household income of \$ \$68,975, it is the perfect location for our training center.

We know that Germantown is a growing and robust community with a rich history and bright future. We believe that Redline Canine Training Center will be an invaluable asset to the pet owners of Germantown! Dog ownership in the United States has grown to 89.7 million dogs in households with \$5.24 billion spent annually on pet services. Redline Canine Training Center will offer a convenient, unique, and fun training experience for individuals and families to enjoy year-round.

In conclusion, Redline Canine Training Center will serve the citizens of Germantown through dynamic and innovative programming and will make a significant and positive impact through our unique presence. We are eagerly looking forward to being actively involved, to contributing to the wellness of the community, and to supporting educational and civic efforts. Our facility will be a popular place for everyone to enjoy; we would be honored to share our expertise and passion, along with our invaluable resources, with the entire community.

We believe that Redline Canine Training Center will serve the community in countless ways, becoming an invaluable asset to the community of Germantown and its surrounding neighborhoods.

Sponsorship Opportunities

We will actively seek out opportunities to engage sponsors to support the facility in a variety of ways which will offset building and programming costs. Sponsors will receive significant acknowledgement and recognition via banners, social media, and website features. We will strive to have a strong community presence in our facility. Redline Canine Training Center staff have vast experience in sponsorship development as well as relationships with numerous businesses and organizations. Some of the many we will seek to include are:

- Harley Davidson
- Friends of Nature
- Minuteman Press
- Heartlaub Heating and Cooling
- Nimmer Fence Company
- Bentley's Pet Stuff
- Kohl's and Harley Davidson
- Dog Food Companies (Numerous)
- Veterinary Clinics (Numerous)
- Karen's K9 Pet Care
- Floor Coverings International
- Kari the Painter
- Techteriors
- Elmbrook Humane Society

From: [Tim Zimmerman](#)
To: [Emily Zandt](#); [Jeff Retzlaff](#)
Subject: RE: Questions regarding CUP Amendment Application
Date: Thursday, June 10, 2021 6:47:59 AM

I need to wait for the plumbers report.

Timothy K. Zimmerman
Superintendent of Wastewater Utility/Recycling Coordinator
Village of Germantown
N122 W17177 Fond du Lac Ave.
PO Box 337
Germantown, WI 53022
Office – 262-253-7765
Fax - 262-250-4702
tzimmerman@village.germantown.wi.us

From: Emily Zandt <ezandt@village.germantown.wi.us>
Sent: Wednesday, June 9, 2021 8:52 AM
To: Jeff Retzlaff <jretzlaff@village.germantown.wi.us>; Tim Zimmerman <tzimmerman@village.germantown.wi.us>
Subject: FW: Questions regarding CUP Amendment Application

Jeff and Tim,
Please see the responses from Lynne highlighted below. Any additional questions at this time?
Thank you,
Emily

From: Lynne Luckow <redlinelynne@hotmail.com>
Sent: Tuesday, June 8, 2021 11:00 PM
To: Emily Zandt <ezandt@village.germantown.wi.us>
Subject: Re: Questions regarding CUP Amendment Application

Hi Emily,
See answers below:

D. Lynne Luckow LMT, NMT, OSCT, KPA-CTP
OneMind Dogs Instructor
Redline Canine Training Center & Behavioral Consultation, LLC
Healing Hands and Paws, K-9 CMT

"A unique training experience"
RCTCclickertraining.com
OneMindDogs.com

TAGteach Certified
Operation Socialization Certified Trainer
FitPaws Master Trainer

*Pedigree indicates what the animal should be.
Conformation indicates what the animal appears to be.
But Performance indicates what the animal actually is. -author unknown*

From: Emily Zandt <ezandt@village.germantown.wi.us>
Sent: Tuesday, June 8, 2021 2:48 PM
To: Lynne Luckow <redlinelynne@hotmail.com>
Cc: Jeff Retzlaff <jretzlaff@village.germantown.wi.us>
Subject: RE: Questions regarding CUP Amendment Application

Hi Lynne,
Thank you for your responses.

We shared this information with the Wastewater Superintendent and he had a few questions:

- Will the pool water be chemically treated? With what? The pool is a saltwater pool, so no chemicals. Salt is converted to chlorine at a very low level, as sodium contains chlorine. No chlorine. We will add a UV light as soon as the supply chain allows. Pools and accessories are at a premium at the moment.
- Can the building owner's plumber verify whether the floor drains go to the sanitary sewer or to the storm sewer? I have no idea what that even means, lol. I will need a professional (the plumber or landowner) to answer that question.
- What is the emergency plan in case of failure? Yes, we just received the new toilet and have to schedule the plumber. Checking the drains is part of the job order. I can let you know when the plumbers are scheduled to do the work there.
- This is not a large pool, and the water can be push broomed out the dock, if the two drains cannot handle an emergency. I do not know the flow per second of water down a drain hole, but I do intend on doing some research on this question. I will ask the plumbers, but I will also check the Inet for possible answers.
- The landowner is very responsive, and I expect to hear from them tomorrow.
- I wonder if I am not understanding what kind of emergency plan they are looking for. Both walls north and south are protected, and the building pitch is east to the dock and drains. If I am not understanding, could you please guide me with another question?

If you can get back to me in the next day or so, that would be great! Let me know if you have any questions.

Emily

From: Lynne Luckow <redlinelynne@hotmail.com>
Sent: Monday, June 7, 2021 1:39 PM
To: Emily Zandt <ezandt@village.germantown.wi.us>
Subject: Re: Questions regarding CUP Amendment Application

Hi Emily, see below

Please read the answers to your questions, and then reply back for additional information so I can meet your deadline of the 8th. MAYbe when you read this, it will spark more questions.

Thanks,
Lynne

D. Lynne Luckow LMT, NMT, OSCT, KPA-CTP
OneMind Dogs Instructor
Redline Canine Training Center & Behavioral Consultation, LLC
Healing Hands and Paws, K-9 CMT

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But Performance indicates what the animal actually is. -author unknown

From: Emily Zandt <ezandt@village.germantown.wi.us>
Sent: Thursday, June 3, 2021 11:46 AM
To: Lynne Luckow <redlinelynne@hotmail.com>
Subject: Questions regarding CUP Amendment Application

Good Morning, Lynne.

I hope this finds you well. I have some questions for you regarding your CUP Amendment application.

1. Can you provide the square footage of Suite 5? The Square footage is 3200 square feet
2. Can you provide additional information on the pool? Yes, the pool is made by the company called Legacy Pools. It is the most durable and thickest (heaviest too, lol) on the market. it is an industrial pool verses a backyard swimming pool. It is designed for dock dogs, but we are not doing "true dock diving "because the length of the building is too small. Sanctioned Dock Diving requires a 40-foot Dock and 42-foot pool. I decided to go the direction of recreational and Therapeutic swimming. This will involve local veterinarians for dogs that may need weight loss, or muscular re-hab and then of course the K9 athletes and the palliative demographic. The pool will have resistance jets to aide in muscular recover and strength building. I spent a lot of time talking to local vets to see what the need actually is.

3. What are the dimensions of the pool? The pool is 13 feet wide and 25 feet long and 42 inches deep. It will have 2 exits that correspond with the 2 exit doors in the warehouse.
4. What material is the pool made out of? the deck, dock, ramp and stairs will be made of wood covered in Astro turf for traction. The pool is framed in steel and has a vinyl liner.
5. How is it cleaned? It is cleaned continually by an automatic pool cleaner as well as a state-of-the-art filtration system.
6. How often? Hourly
7. Where does it drain to? the warehouse space has 2 (TWO) floor drains and they run to the outdoor truck dock. Property owner is sending the plumber out to assure the drains are clear before we set up the pool. One side of the space is a brick wall that has been caulked for safety and the other side has rubber cove base. This is not a large pool, should some freak accident happen, the water can flow right out the dock door, aided by the two floor drains.
8. In the event of a leak, how will the water be kept out of the other suites? By the above measures.

Any additional information you can provide would be great! If possible, I would like to have the additional information by Tuesday, June 8th.

Thank you,
Emily

Emily Zandt, AICP
Associate Planner/Zoning Administrator
Village of Germantown
(262)-250-4735