



Village of



Germantown

Willkommen

Fee must accompany application

\$730 Paid [Signature] Date 2-3-20
~~\$1780~~
Amendment

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.

<p>1 APPLICANT OR AGENT <u>D. Lynne Luckow</u> <u>W157 N10822 Catskill Lane</u> <u>GERMANTOWN, WI 53022</u></p> <p>Phone <u>(414) 694-7727</u> Fax <u>(262) 252-9109</u> E-Mail <u>Redline.Lynne@hotmail.com</u></p>	<p>PROPERTY OWNER <u>Douglas R. Lane Real Estate</u> <u>PO Box 893</u> <u>7612A Hwy 60</u> <u>Cedarburg, WI 53012</u></p> <p>Phone <u>(262) 377-8597</u></p>
--	---

2 TO WHOM SHOULD THE PERMIT BE ISSUED?
Redline Canine Training Center and Behavioral Consultation, LLC

<p>3 PROPERTY ADDRESS <u>W188 N11786 Maple Road</u> <u>GERMANTOWN, WI 53022</u></p>	<p>TAX KEY NUMBER <u>(1), 2, 3, 4</u></p>
--	---

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.
(Currently Vacant) - Will use unit #1 (3,200 sq ft) for addition office space as well as space for competitors to crate their dogs during competitions.

5 DESCRIPTION OF PROPOSED OPERATION
Write the name of the proposed conditional use exactly as it appears in the Municipal Code
See CUP # 01-19

Describe the proposed use, including size, number of employees, hours of operation and extent of any new construction/alterations.
Employee's 1-2 growth dependent
Hours - 24 / 7 days a week - currently 6am to 10pm 7 days
NO new construction, - AS IS - will staying up
See attached community impact document
Additional space will allow for Agility competitions

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY — REQUIRED

6

Attach pages as necessary.

LOT 1-CMS 3184 DOC 958719
SEC 21-9-20 2.88Ac

SUPPORTING DOCUMENTATION:

7

Site plan and elevations for new construction (can be conceptual)

Photos of existing use and/or proposed use operating elsewhere

* See www.RCTC Clicker Training, Com

* Alpine Business Center Proposal: Community Impact

READ AND INITIAL THE FOLLOWING:

8

[Handwritten initials]

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 aspect 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.

SIGNATURES — ALL APPLICATIONS MUST BE SIGNED BY OWNER!

9

[Signature] 2-3-20
Applicant Date

Owner _____ Date _____

CUP # 01-19
Document No.

CONDITIONAL USE PERMIT
Document Title

Document # **1466929**
WASHINGTON COUNTY WISCONSIN
02-11-2019 03:55 PM

Sharon A. Martin
SHARON A MARTIN
WASHINGTON COUNTY
REGISTER OF DEEDS
Fee: \$30.00

VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN
CONDITIONAL USE ZONING PERMIT

Pages: 4

Whereas the Applicants:

**D. Lynne Luckow, Redline Canine Owner/Operator, and
Douglas R. Lane, Agent for Ozaukee Development
Corporation, Property Owner**

agree to comply with applicable Codes and Ordinances of the Village of Germantown, Wisconsin, and further agrees that all work done pursuant to the permission granted herewith will conform with the applications and drawings filed with and approvals granted by officials of the Village for the purpose of obtaining this permit.

Now, therefore, this permit is issued to allow the operation of a dog training and education facility (Redline Canine Training Center & Behavioral Consultation LLC) from the property located at W188 N11786 Maple Road pursuant to Section 17.33(3)(h) of the Village Zoning Code.

Name & Return Address:

**Village of Germantown
P.O. Box 337
Germantown, WI 53022**

Parcel Identification No:

GTVN 212-960

**On the following described property located in the Village of Germantown,
Washington County, Wisconsin:**

Lot 1 of Certified Survey Map (CSM) 3184; a 2.88-acre parcel of Section 21, Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

Tax Key No: 212-960

Address: W188 N11786 Maple Road, Suites 2,3,4

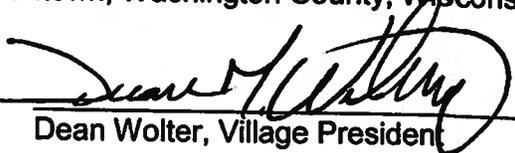
Pursuant to the following condition(s):

1. This permit authorizes limited uses and activities as set forth in the conditional use permit application dated December 5, 2018 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. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or, where there is a change in the nature, character, intensity or extent of the activities and/or uses which cause problems or harmful effects not anticipated at the time of approval of this CUP or where conditions imposed were anticipated to ameliorate or eliminate such problems or harmful effects but are subsequently insufficient to do so, or, for similar cause based upon consideration for the public comfort, safety, and welfare, the conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.
3. All interior and exterior building modifications (including exterior lighting) and/or site improvements may require permits and/or other approvals from the Village. State-approved plans may be required for any proposed improvements or remodeling.

Detailed plans for any interior or exterior improvements shall be submitted to the Village as part of a building permit application.

4. If the proposed use constitutes the type of change in occupancy that requires interior and/or exterior remodeling or additional fire safety features to comply with current building, fire safety and other applicable codes and regulations, the operator shall coordinate the preparation and submittal of state-approved plans to and approved by the Village Fire Department and Inspection Services prior to occupancy.
5. The owner/operator shall coordinate with the Fire Department to properly post the tenant space with a maximum occupancy of 49 persons. In the event that the maximum capacity of 49 persons is exceeded on a regular basis as determined by the Fire Department, the owner/operator will be required to re-classify the occupancy type from "business" to "assembly" and, as a result, install any additional, necessary fire-safety measures required by the Fire Department, or, discontinue operation.
6. The owner/operator shall contact the Fire Department and Inspection Services for a pre-occupancy inspection prior to commencing operations.
7. All exterior signage, including temporary signs, require a permit from the Village.
8. If the Village receives any complaints regarding noise generated from barking dogs, the owner/operator shall install sound-deadening materials, e.g. sound absorbing acoustic panels, or implement other sound-proofing measures within the tenant space.

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin on the 22nd day of January, 2019.



 Dean Wolter, Village President

ATTEST:



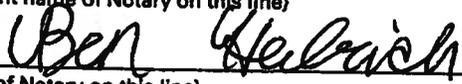
 Deanna Braunschweig, Village Clerk

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)

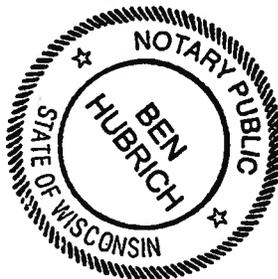
Personally came before me this 22 day of January, 2019, the above named Dean Wolter, Village President, and Deanna Braunschweig, Village Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Ben Hubrich

 (type or print name of Notary on this line)



 (signature of Notary on this line)



Notary Public, State of Wisconsin
My Commission Expires: 5/25/21

Conditional Use Permit (CUP) # 01-19

D. Lynne Luckow, Owner/Operator and Ozaukee Development Corporation, Property Owner
Page 3 of 4

ACCEPTANCE OF TERMS AND CONDITIONS BY OPERATOR

As the business owner/operator, D. Lynne Luckow, I hereby accept the terms and conditions set forth in this Permit, and realize that non-adherence to the terms and conditions as stated hereon may result in the revocation of this Permit by the Village of Germantown.

Dated this 7 day of February, 2019



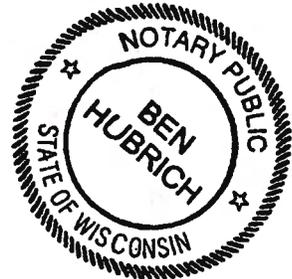
D. Lynne Luckow, Business Owner/Operator, Redline Canine Training Center and Behavioral Consultation, LLC

STATE OF WISCONSIN) SS
Washington COUNTY)

Personally came before me this 7 day of February, 2019, being the above named D. Lynne Luckow, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Ben Hubrich
(type or print name of Notary on this line)
Ben Hubrich
(signature of Notary on this line)

Notary Public, State of Wisconsin
My Commission Expires: 5/25/2021



Conditional Use Permit (CUP) # 01-19

D. Lynne Luckow, Owner/Operator and Ozaukee Development Corporation, Property Owner
Page 4 of 4

ACCEPTANCE OF TERMS AND CONDITIONS BY PROPERTY OWNER

As property owner, Ozaukee Development Corporation, I hereby accept the terms and conditions set forth in this Permit, and realize that non-adherence to the terms and conditions as stated hereon may result in the revocation of this Permit by the Village of Germantown.

Dated this 25 day of JAN., 2019

D. Lynne Luckow, P.O.
Ozaukee Development Corporation, Property Owner

Arizona
STATE OF ~~WISCONSIN~~ SS
Pima COUNTY)

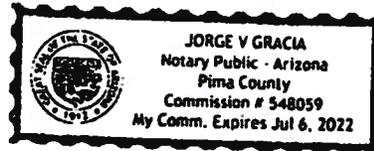
Personally came before me this 25th day of January, 2019, being the above named Douglas R. Leake, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Jorge V. Gracia
(type or print name of Notary on this line)

[Signature]
(signature of Notary on this line)

This instrument was drafted by:
Jeffrey W. Retzlaff, AICP
Community Development Director/Zoning Administrator
Village of Germantown, Wisconsin

Notary Public, State of ~~Wisconsin~~ Arizona
My Commission Expires: July 6, 2022



Redline Canine Training Center and Behavioral Consultation, LLC

Alpine Business Center Proposal: *Community Impact*

Redline Canine Training Center is excited to be an active member of the greater Germantown community and is eagerly looking forward to sharing our expertise and passion for dog training in a variety of ways that will positively contribute to its citizens and visitors.

We intend to have a significant footprint in the Germantown community by actively participating in numerous ways that will support businesses, schools, and civic efforts.

With input and collaboration from the community, Redline Canine Training Center will offer a vast array of unique and innovative programs for the citizens of Germantown. These will be planned and coordinated throughout the year and can take place on-site at our facility or at locations throughout the community. Redline Canine Training Center is prepared to include the following opportunities:

Civic Engagement

Promoting Responsible Dog Ownership: Redline Canine Training Center will offer a wide range of classes and seminars for dog owners, while we are primarily focused on agility, we will offer additional topics such as new puppy classes, manners, leash walking, and more. Our facility will offer both the new and the seasoned dog owner a state-of-the-art facility to exercise and train their dogs. Redline Canine Training Center will be a wonderful place for families to visit and enjoy!

Supporting Education: Redline Canine Training Center will serve as a resource for public and private schools by delivering educational presentations that meet the needs and education outcomes of the schools. (For more information on youth programs, see below.) These programs can be delivered on-site at our facility or in the classroom.

Supporting Local Business and Government: Redline Canine Training Center eagerly looks forward to supporting the efforts of the police department, Chamber of Commerce, and government entities.

Supporting Civic and Non-Profit Organizations: Redline Canine Training Center plans to support the Germantown community in a variety of ways, including through in-kind and monetary contributions as well as through collaborations, partnerships, and programs.

Youth and Community Programming

Redline Canine Training Center is extremely excited to deliver youth and community programming to Germantown. We have a humane educator on staff who has over two decades of youth and community engagement experience and is thrilled to bring her expertise and passion for community programming to Redline. A sample of the programming we are prepared to implement includes the following:

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

REDLINE CANINE TRAINING CENTER PROPOSED PHOTO EXAMPLES



The Above photo is an agility space that is 100 x 60 with a carpeted flooring. The photo below is a slightly larger space most likely 80 x 120.

These photos would resemble the interior of the space at the Alpine Business Center Location. The Proposed flooring will be an artificial turf as seen below.

