



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 (202) 252-9109

E-Mail RedlineLynne@hotmail.com

PROPERTY OWNER

Douglas R. Lane Real Estate
PO Box 893

7612A Hwy 60
Cedarburg, WI 53012

Phone (608) 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

✓ WWW.PCTCCLICKERTRAINING.COM

✓ The Maggie Paddle - Oshkosh, WI

- Alpine Business Center Proposal -
Community Impact +
Addendum

8 READ AND INITIAL THE FOLLOWING:

[Signature] 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.

[Signature] 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.

[Signature] 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.

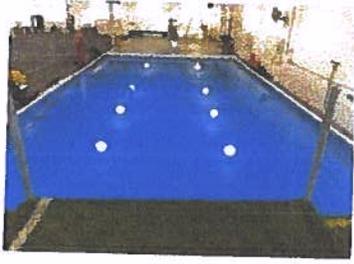
[Signature] I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property subject of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan 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]
Applicant
Date 3/15/21

[Signature]
Owner Sarah Noble Lane Starnett
Date 3/20/21





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