

Planning Application



Project Name Happy Trails Pet Training LLC

Applicant or Agent for Applicant

Name Jennifer Nowak
 Company Happy Trails Pet Training LLC
 Address 4823 W. Tesch Avenue
 City Milwaukee State WI Zip 53220
 Daytime Phone Number (414) 507-5099
 E-mail Address info@happytailwaggers.net
 Fax Number _____

Agent is Representing (Tenant/Owner)

Name _____
 Company _____
 Address _____
 City _____ State _____ Zip _____
 Daytime Phone Number _____
 E-mail Address _____
 Fax Number _____

Property Information

Property Address 1412 S. 72 St.
 Tax Key No. 453-0063-000
 Aldermanic District District 2
 Current Zoning C-1 Mixed Use
 Property Owner CSL Properties LLC
 Property Owner's Address N64 W15800 Wildflower Dr. Menom. Falls, WI 53051
 Existing Use of Property _____
 Previous Occupant _____
 Total Project Cost Estimate _____

Application Type and Fee

(Check all that apply)

- Special Use: (Public Hearing Required) \$500
- Level 1: Site, Landscaping, Architectural Plan Review \$100 (Project Cost \$0-\$1,999)
- Level 2: Site, Landscaping, Architectural Plan Review \$250 (Project Cost \$2,000-\$4,999)
- Level 3: Site, Landscaping, Architectural Plan Review \$500 (Project Cost \$5,000+)
- Site, Landscaping, Architectural Plan Amendment \$100
- Extension of Time \$250
- Signage Plan Appeal \$100
- Request for Rezoning \$500 (Public Hearing Required)
Existing Zoning: _____ Proposed Zoning: _____
- Request for Ordinance Amendment \$500
- Planned Development District \$1,500 (Public Hearing Required)
- Subdivision Plats \$1,700
- Certified Survey Map \$600
- Certified Survey Map Re-approval \$50
- Street or Alley Vacation/Dedication \$500
- Transitional Use \$500 (Public Hearing Required)
- Formal Zoning Verification \$200

In order to be placed on the Plan Commission agenda, the Department of Development MUST receive the following by the last Friday of the month, prior to the month of the Plan Commission meeting.

- Completed Application
- Corresponding Fees
- Project Description
- One (1) set of plans (24" x 36")
 - Site/Landscaping/Screening Plan
 - Floor Plans
 - Elevations
 - Certified Survey Map
 - Other
- One (1) electronic copy of plans
- Total Project Cost Estimate

**Please make checks payable to:
City of West Allis**

FOR OFFICE USE ONLY

Plan Commission 3/23/16
 Common Council Introduction _____
 Common Council Public Hearing _____

Applicant or Agent Signature _____ Date _____

Property Owner Signature [Signature] agent of CSL Properties LLC Date 2-24-16



Janel Lemanske

From: Monica Schultz
Sent: Monday, March 14, 2016 2:14 PM
To: Ann Neff; Janel Lemanske
Subject: Fwd: Happy Tails Pet Training Special Use Permit

Monica Schultz, West Allis
Sent mobile

----- Original message -----

From: Brent@avant-garde-piercing.com
Date: 03/14/2016 1:58 PM (GMT-06:00)
To: Monica Schultz <mschultz@westalliswi.gov>
Subject: Happy Tails Pet Training Special Use Permit

Hello!

Today I received my letter in regards to a special use permit for a Pet Training business wishing to operate in 1412 S. 72nd. I have only one concern with regard to this business and this is the handling of waste from the animals.

In the business plan Happy trails Pet Training says there is "a tree with a triangle area of woodchips that would be utilized for the dogs to go to the bathroom." My concern with this is twofold.

Firstly, this business would be using publicly owned and maintained land for the disposal of their businesses by products (animal waste). This is the same as me disposing of the waste from my business into a city dumpster. Residences get city disposal, not businesses. I would suggest a "potty area" within the business dedicated for the animals to use as a bathroom in lack of surrounding outdoor property. With the abounding amount of indoor bathroom products for dogs I am sure finding enough fabric for a large enough area would not be difficult.

Secondly, if allowed to use public space for the animals to urinate and defecate, what plans would be in place to maintain that tree and area for future growth? As any pet owner can tell you, a yard with an animal rarely stays green due to the nature of the constant urination in a confined area. This proposed area would most certainly lead to damage, or death, of the tree and surrounding soils. Additionally what signage, if any, would be used to direct people to use the proposed area versus another "area of woodchips"?

Along these same lines, urging people to clean up after their dog is great but it hardly guarantees success. I would further suggest that if allowed to use this area as a dog restroom a "clean-up" dispenser be installed and maintained by the business to facilitate in the goal of keeping the area clear of animal feces. A Dog waste station such as the following is my suggestion. (<http://www.dogwastedepot.com/dog-waste-stations-and-mini-stations-prodlist.html>)

Also speaking of the "dumpster right outside the building for garbage disposal". This dumpster is frequently filled with all manner of trash and debris. Would the business be required to acquire their own dumpster for the purpose of this specific waste? And would the current owner of said dumpster permit their waste being placed into the dumpster? These questions arise as we have in the downtown always had a problem with the dumping of trash which is not being generated by the dumpsters owner(s).

Thank you for your time and if you have any questions please feel free to contact me.

Resident 7219 W. Greenfield Ave, West Allis, WI 53214

Sincerely,

Brent C. Holmes

Co-Owner Avant-Garde

414-607-4068

Brent@avant-garde-piercing.com

<http://www.avant-garde-piercing.com>