



**CITY OF RACINE**

**General Application Form**

Department of City Development  
730 Washington Ave., Rm. 102  
Racine, WI 53403  
Phone: 262-636-9151  
Fax: 262-635-5347

**Type of Reviews**

- 2035 Comprehensive Plan Amendment (\$0 Fee)
- Administrative Review (\$0 Fee)
- Certified Survey Map (\$170 + \$50 per lot)
- Conditional Use Permits (\$695 Fee)
- Design Review (\$0 Fee)
- Research Request (\$0 Fee)
- Rezoning (\$830 Fee)

APPLICANT NAME: THE PET PARLOR OF RACINE, TOM PASCHEN  
 ADDRESS: STREET: 1325 14th Street CITY: Racine STATE: WI ZIP: 53403  
 TELEPHONE: 262 800 1205 CELL PHONE: 817 863 8410  
 EMAIL: ST.PASCHEN@YAHOO.COM

AGENT NAME (IF APPLICABLE): \_\_\_\_\_  
 ADDRESS: STREET \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_ CELL PHONE: \_\_\_\_\_  
 EMAIL: \_\_\_\_\_

PROPERTY ADDRESS (ES): 1325 14th street  
 CURRENT ZONING: B2  
 CURRENT/MOST RECENT PROPERTY USE: Offices and a workout facility  
 PROPOSED USE: Pet day care and boarding  
 PROPOSED ZONING (only if applicable): n/a  
 LEGAL DESCRIPTION AND TAXKEY (only required for CSM, Rezoning and Comprehensive Plan Amendments): n/a  
 CURRENT COMPREHENSIVE PLAN DESIGNATION: (only for comp plan amendments) n/a  
 PROPOSED COMPREHENSIVE PLAN DESIGNATION: (only for comp plan amendments) n/a

Are you the owner of the property included in the area of the requested zoning?  
 Yes     No     Option to Purchase     Lease

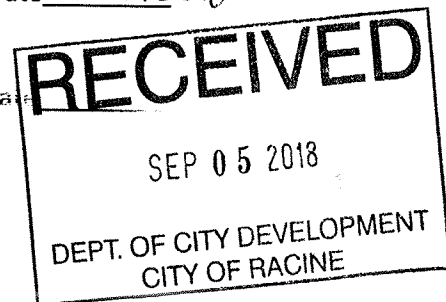
\*NOTE: The owner of the property (if different than the applicant) must sign this application.

**OWNER & APPLICANT AUTHORIZATION**

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application. I agree that if this request is approved, it is issued on the representations made in this submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representation or conditions of approval. The applicant/owner by their signature understands and agrees that they are responsible for the completion of all on-site and off-site improvements as shown and approved on the final plan.

Owner (s) Signature: S. Thomas Paschen Date: 04-SEPT-2018  
 Print Name: S. Thomas Paschen

Applicant (s) Signature: \_\_\_\_\_  
 Print Name: \_\_\_\_\_



- Surface Details**
  - Indicate the surface detail of all outdoor areas (i.e.: grass, gravel, asphalt, concrete, pavers, etc.).
- Sewer/Water**
  - Show the location of all sewer, water and storm sewer lines (only for new construction or project where there is an increase in impervious surface).
- Signage**
  - Provide proposed signage information for the project. (Note: This is required if signage is the reason for the conditional use. If not, signage may be approved separately from the Conditional Use review unless otherwise indicated by Staff).
- Drainage/Grading**
  - Show on-site surface water drainage and grading, and building and ground elevations (new construction only).
- FLOOR PLANS & ELEVATION DRAWINGS TO SCALE:** (Unless otherwise noted, provide 3 copies, One of the three copies shall be no larger than 11"x17". The reduced copy does not need to be to scale. (NOTE: Submit 8 sets for Planned Developments): **If you are unable to provide this information addressing all the requirements below, you may wish to contact an architect to assist you in creating your plans.**
- Scaled Floor Plans**
  - Provide an 'as-built' copy, and a 'proposed build out' copy if any changes to the internal layout are requested. Scaled dimensions of all interior areas shall be provided. These areas may include office spaces, general work areas, storage areas, waiting rooms, repair areas, bathrooms, garage areas, kitchen areas, etc.
- Architecture**
  - Provide detail of existing architectural treatments on the entire building exterior. If remodeling, repairing, or new construction work is part of this proposal, also provide information on proposed colors, materials, and extra features such as awnings, canopies, porticos, etc. Identify what materials the building will be constructed of (i.e.: masonry, brick, etc.). Indicate any proposed changes to the materials (including the roof).
- OTHER INFORMATION**
- Written Description**
  - Provide a DETAILED, WRITTEN description of the proposed business. Provide information about the type of business, machinery involved, type of product produced and/or services being provided, noise issues, parking data, etc. Additional information may be requested throughout the review process.
- Deliveries**
  - Discuss anticipated truck traffic and size of trucks, as well as frequency of deliveries and pick-ups.
- Maintenance Plan**
  - Provide a site maintenance plan, indicating who will be responsible for things such as grass cutting, garbage and litter removal, enforcement of parking standards, clearing of snow, daily site up-keep, etc. If these duties will be contracted out, include a copy of the contractor's proposal or agreement.
- Indicate any plans for future expansion, if applicable**
- Review Fee**
  - A non-refundable review fee of \$695.00, payable by cash or check, made out to the City of Racine shall be submitted with the complete submittal+. If this request is being made in conjunction with a rezoning request, the combined fee is \$1,120.00.

I certify that all items checked above have been provided. I understand that not providing all of this information may result in an incomplete application and delay the consideration of my project for approval.

SIGNATURE: J. Thomas Parckun DATE: 04 SEPT 2018

# *The Pet Parlor of Racine*

## *Conditional Use Narrative - Proposed Dog Daycare*

This narrative of the proposed conditional use is accompanied by 4 drawings (marked A-D):

- A. The current lot layout and design
- B. The proposed changes to the lot layout and design
- C. The "as built" interior of the sole structure on the property
- D. The "proposed build out" of the interior of the sole structure on the property

The current layout of the property has a single building measuring 42 feet (East to West) by 103 feet (North to South). The building sits 5 feet South of the Northern property line along 14<sup>th</sup> Street, 10 feet from the Eastern property line, and has an 18-foot-wide paved surface that runs from the Western side of the building to the property line and beyond into the neighboring parcel as part of a parking lot and ingress/egress to the rear of the building.

The proposed changes will allow the creation of 6 designated parking spaces, each one 10 feet wide by 20 Feet long.

Trash/Recycling created by the business is minimal. As such garbage will be kept inside the building in a single garbage can until it is full and can be driven to the Pearl Street facility. No external garbage corral is anticipated or needed at current.

The current layout has a 5-foot-high chain link fence with a barbed wire top, running along the Eastern property line at the Southern end, staying in line with the Eastern face of the building as the property line turns to the East.

The proposed changes will allow for the installation of an 8-foot wooden privacy fence, set and mounted to metal posts wrapped in matching wooden material. The fence will follow the Eastern side of the property line turning West towards the building 30 feet North of the SE corner of the building. A matching fence will be run in line with the Western side of the building to the South property line. This will allow for an enclosed backyard.

Inside the facility, 5 kennels will be built in the Southern half along the Western wall. Two rooms will be 8 foot by 8 foot, and three will be 5 foot by 8 foot. Each room will be a wooden stud frame with drywall covering, with a locking metal security screen door. The boarding kennels will not have a ceiling as they will be open to the 15-foot-high ceilings in the rear of the building. No electrical or plumbing will run within or through these walls and they will support no structural load.

Currently, there are 2 - 400 HPS lights mounted on the rear of the building. These lights will not be changed.

No specific decorative landscaping will be performed, seed or sod will be put down inside the rear fenced in area to the South of the structure.

Signage is being handled by FastSigns of Mount Pleasant, as part of a separate permit application.

14<sup>TH</sup> STR

119'

74'

THE PET PARLOR  
OF RACINE

CURRENT LAYOUT

PAVED DRIVE (Shared)

GRAVEL

BUILDING  
AT 1325 14<sup>th</sup>  
Street

2 HPS 400W  
FIXTURES 20FT  
UP ON REAR



JUNCTION AVE

103'

18'

42'

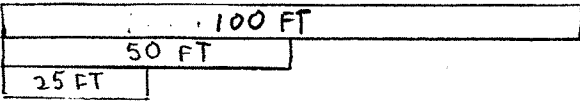
10'

5FT  
CHAIN  
LINK  
GATE

5FT  
CHAIN  
LINK  
FENCE

86'

58'



14TH STR

119'

74'

# THE PET PARLOR OF RACINE

## PROPOSED LAYOUT

~~PROPOSED~~  
8FT WOODEN  
PRIVACY FENCE

(P) 10'x20' EMPLOYEE  
PARKING (GRAVEL)

OUTDOOR LIGHTING REMAINS  
UNCHANGED FROM CURRENT  
LAYOUT

THE FENCED AREA IN THE  
REAR WILL BE SEEDED OR  
SODDED WITH GRASS.

PAVED DRIVE (Shared)

BUILDING  
AT 1325 14th  
Street

103'

18'

42'

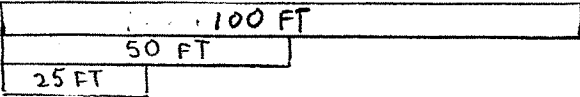
10'

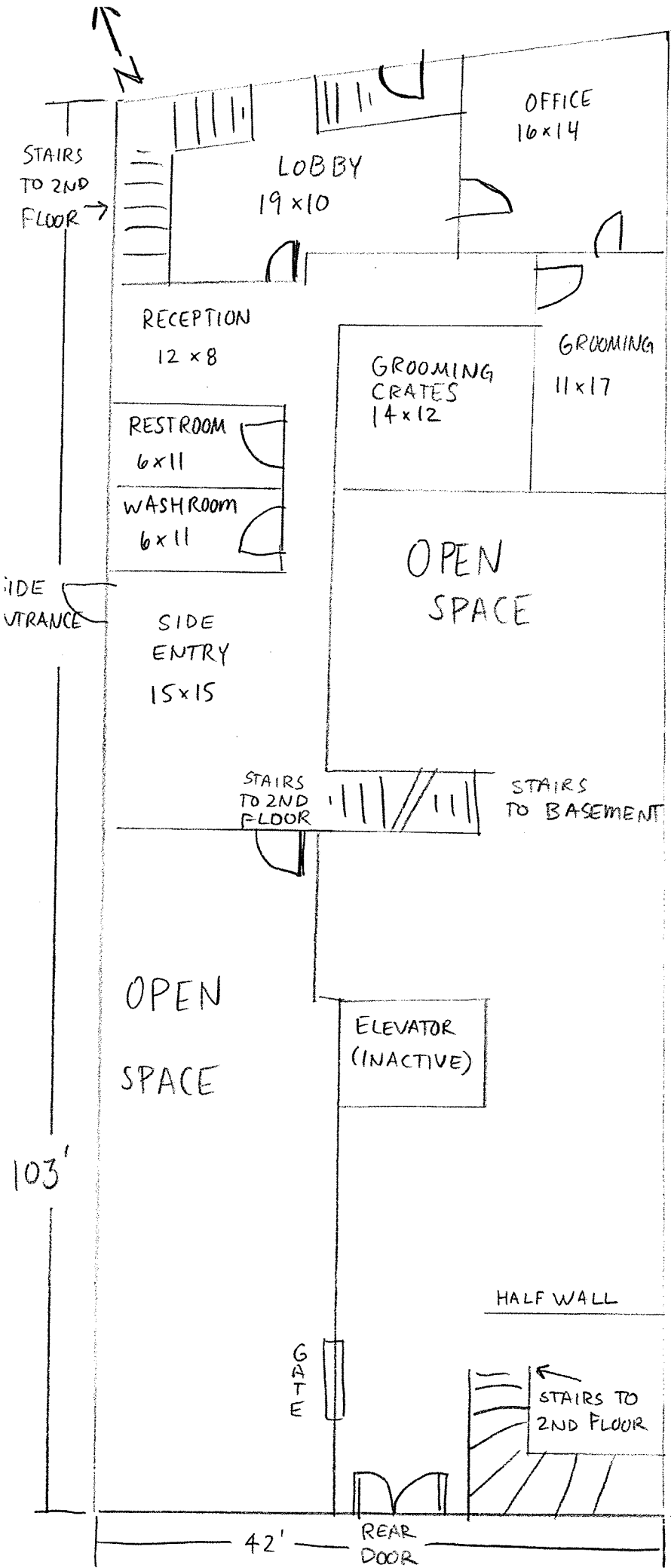
GRASS  
(INSIDE  
OF FENCED  
AREA)

JUNCTION AVE

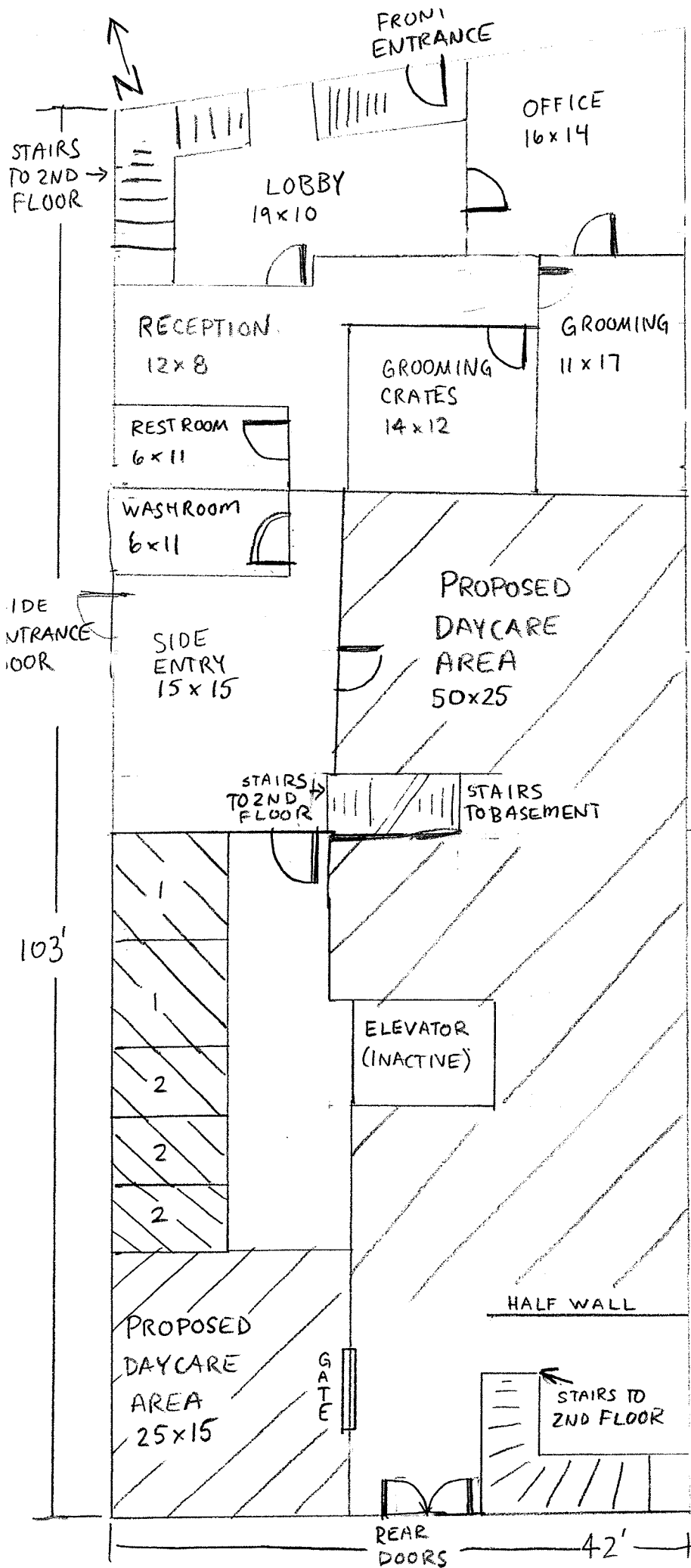
86'

58'

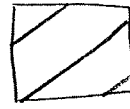




THE PET PARLOR  
 OF RACINE  
 CURRENT USE

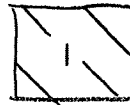


UNSHADED AREAS ARE UNALTERED

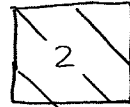


PROPOSED DAYCARE AREA

No construction necessary.



8x8 KENNEL



5x8 KENNEL

Will consist of 8 ft high wooden stud walls, covered in drywall with metal screen doors.

THE PET PARLOR  
OF RACINE

PROPOSED CONDITIONAL USE