



Application for Conditional Use Review

Applicant Name: Woof Gang Rescue Inc. (Jodie Jean Ruffalo)

Address: 1535 Layard Ave. City: Racine

State: WI Zip: 53402

Telephone: - Cell Phone: 262-930-4495

Email: woofgangrescue@gmail.com

Agent Name: Jodie Jean Ruffalo

Address: 6900 Durand Ave. City: Mt. Pleasant

State: WI Zip: 53406

Telephone: 262-930-4495 Cell Phone: -

Email: jodie-mp44@hotmail.com

Property Address (Es): 1906 Melvin Ave.

Current Zoning: Industrial

Current/Most Recent Property Use: Cabinet Shop.

Proposed Use: Dog Rescue Intake facility.





The application will be evaluated using the standards of Sec. 114-154 of the Municipal Code (below). Please use the space to justify and explain how your proposal addresses these conditions; use an additional sheet if necessary.

- (1) The establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare;

- (2) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

- (3) The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

- (4) Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

- (5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

- (6) The proposed conditional use is not contrary to the objectives of the current land use plan for the city; and

- (7) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the plan commission.



1. The establishment will be used for intaking new dogs into rescue. The dogs will then be moved to foster homes. The building will remain clean and sanitary at all times, as this is required to maintain our license with Dept of Ag (who regularly inspects). Dogs will always be leashed or in secure kennels.
2. There are no plans to alter the building itself that would impact property values, other than a "Woof Gang Rescue" sign. Outdoor kennels will be added to the eastside of building, but a fence will be put up so it does not visually alter the grounds in a negative way.
3. Woof Gang Rescue will not impede any development or improvement of surrounding areas. Our business will be kept on our grounds.
4. There are no need for additional utilities, roads or drainage other than what already exists.
5. Visitors to Woof Gang Rescue will only park in designated parking on our grounds or on the street. We will ensure no visitor is blocking any road or other property access.
6. To our knowledge the proposal is not contradictory to any existing objectives of the current land use. We are simply using the premise as a "headquarters" and storage facility for our dog rescue.
7. Woof Gang Rescue has full intentions of following all regulations and city ordinances. We serve and value our community and strive to only help improve the people of our community.



If the required supplemental materials, which constitute a completed application, are not submitted, the application will not be processed.

Required Submittal Format

1. An electronic submission via email/USB drive/CD/Download link; and
2. One (1) paper copy, no larger than 11” x 17” size.

Required Submittal Item	Applicant Submitted	City Received
1. Conditional Use Review Application		
2. Written description of project, including: <ol style="list-style-type: none"> a. Hours of operation b. Anticipated delivery schedule c. Maintenance plan d. General use of the building and lot 	<div style="border: 1px solid black; width: 40px; height: 40px; margin: 0 auto; display: flex; align-items: center; justify-content: center;"> ✓ </div>	
3. Site Plan (drawn to scale), including: <ol style="list-style-type: none"> a. Fully dimensioned property boundary b. All buildings (existing and proposed) c. Setbacks from property lines d. Identification as to whether all elements are “Existing” or “Proposed” e. Dimensioned parking spaces and drive aisle layout f. Trash enclosure location and materials g. Loading spaces h. Fire hydrant locations i. Location of signage, with setbacks 	<div style="border: 1px solid black; width: 40px; height: 40px; margin: 0 auto; display: flex; align-items: center; justify-content: center;"> ✓ </div>	
4. Zoning Analysis Table <ol style="list-style-type: none"> a. Land area (in acres and square feet) b. Building area (in square feet) c. Setbacks (required yards in feet) d. Floor Area Ratio (building area divided by lot area) e. Lot Coverage (building footprint divided by lot area) f. Height of all buildings and structures g. Percentage of greenspace (landscaped areas divided by lot area) h. Parking spaces 	<div style="border: 1px solid black; width: 40px; height: 40px; margin: 0 auto; display: flex; align-items: center; justify-content: center;"> N/A </div>	
5. Landscape Plan <ol style="list-style-type: none"> a. Bufferyards b. Parking Areas c. Screening and fencing locations d. Plant lists including the following: Latin and Common Names, Number of each planting material, and Size at planting. 	<div style="border: 1px solid black; width: 40px; height: 40px; margin: 0 auto; display: flex; align-items: center; justify-content: center;"> No Change </div>	





DEPARTMENT OF CITY DEVELOPMENT



Required Submittal Item		
6. Lighting Plan a. Location of light fixtures b. A cut sheet of light fixtures with indication of cut-offs or shielding c. Illumination diagram indicating intensity of lighting on the property.	No Change	
7. Floor Plan a. Preliminary floor plan layout of all buildings/structures b. Labels for the type of use of the area c. Labels for square footage of the area	No Change	
8. Engineering Plan a. Stormwater Plan (Drainage pattern, flow, detention) b. Existing and proposed roadway and access configurations c. Cross access	No Change	
9. Signage Plan a. dimensioned color elevations of signage b. A diagram showing the location of the proposed signage	No Change	
10. Building/site elevations (if new building or exterior changes planned) a. Building elevations showing all four sides of the buildings in color b. Elevation of trash enclosure area	No Change	
11. Building Material Samples (if making exterior changes)	No Change	
12. Review Fee		

Acknowledgement and authorization signatures

A conditional use is not like a building permit; applying does not mean it will be approved.

The approval may contain conditions related to the improvement of the site which must be met prior to the issuance of a building occupancy permit. Conditions related to the operational aspect(s) of the business must be complied with at all times. That, in the event site improvement work required by ordinance cannot be completed prior to desired occupancy, a financial assurance, at 100% of the improvement estimate, guaranteeing completion of the required improvements must be placed on file with the City of Racine. Estimates and Assurance documents are subject to the review and final approval by the City. Improvements may include but are not limited to landscaping, fencing, lighting, pavement surfacing and sealing, dumpster enclosures, and exterior building improvements;

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.

Owner Signature (acknowledgement and authorization):

[Signature] Member
BRIDGEWAY CAPITAL LLC
Date: 8-19-2020

Applicant Signature (acknowledgement):

[Signature] Date: 8/19/20



Woof Gang Rescue Inc.

1535 Layard Ave. Racine, WI
(262)930-4495
woofgangrescue@gmail.com

19 August 2020

To whom it may concern,

Woof Gang Rescue, Inc. is a non-profit, no kill, all volunteer dog rescue organization serving not only the Wisconsin and Illinois areas but Arkansas, Indiana, Texas, Missouri and Ohio as well. We are dedicated to rescuing dogs left homeless for whatever reason – focusing on dogs in shelters where they are at high risk of euthanasia due to pet overpopulation and owner surrenders, and those in danger of abuse or neglect. We also find it very rewarding to give breeder dogs a second chance by finding them a forever loving home. These dogs have been given up for a number of reasons including; medical issues, done breeding, or simply dogs that didn't sell.

Our goal is to place dogs in loving, responsible, committed permanent homes, following a comprehensive adoption process which includes taking considerable care in finding good matches and educating prospective adopters about the responsibilities and cost of bringing a dog into their homes and lives. Animals in our care are spayed or neutered, received all appropriate veterinary care and treatment, and placed in nurturing foster homes while they await placement in their permanent homes.

We assist dogs in distress without regard to age, breed or ease of placement. To the extent our finances allow, dogs in the greatest need take priority.

Finally, we strive to work with area shelters and other rescue and humane organizations to develop a network of supporters and volunteers in order to create a better world for homeless pets.

Above is our mission statement. For many of our 230+ volunteers, rescue is our life. The fact of knowing we are saving some, watching them from the lowest point in their lives; to seeing them at their very best ready for adoption is the most rewarding feeling one could have. Some may say these are just dogs. To us at WGR, rescuing them is EVERYTHING to us. Dogs have a way of rescuing us, in ways many can not explain. Dogs are voiceless, but that is why we are here to be their voice. To stand up for them when they can not for themselves.

WGR was started in 2012. Over the course of those 9 years we have grown in numbers we never thought was imaginable. Here we are saving over 1,200 dogs a year!

- A. Hours of operation: Hours of operation will be the same as current building hours 10am-4pm Monday- Friday Closed to public on weekends, unless an adoption event would be scheduled.
- B. Anticipated delivery schedule: We do not have deliveries per say, we do intake of dogs 2 or 3 times a month usually in the evening time so fosters are able to pick up their foster dogs after working hours.

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- C. Maintenance Plan: We do have several volunteers that are skilled with building repairs as well as outdoor yard work. Any and all needs will be taken care of in a timely manner.
 - D. General use of building: This building will serve as our intake facility such as the current one at 1535 Layard Ave Racine serves. We are open to the public to promote dog adoption, help facilitate community service hours to juveniles and adults per court, and community learning and volunteering. The building will primarily be used as storage in the back for our dog food, crates, paper records and supplies. We will have dogs at the building during intakes and possibly any time there is someone "working" to help promote adoption of dogs or that specific dog. One weekend a month we would like to be able to hold an adoption event open to the community. These events typically run from 11-2pm. The facility can be used for temporary short term stay for dogs in transition to a foster including medical reasons, foster timing issues, respite weekends ect. This is not to be used like a dog sanctuary and will not be treated as such. Short term stays.

Thank you for your consideration,

WGR Board

Jodie, Jill, Jess, and Angela

