



## DEPARTMENT OF CITY DEVELOPMENT



### Application for Conditional Use Review

Applicant Name: Dennis A. Trzcinski  
Address: 6239 S. 3rd Street City: Milwaukee  
State: WI Zip: 53207  
Telephone: (414) 324-4996 Cell Phone: \_\_\_\_\_  
Email: eisenfaustkennels@sbcglobal.net

Agent Name: Attorney Andrew J. Rosenberg  
Address: 500 College Avenue City: Racine  
State: WI Zip: 53403  
Telephone: (262) 633-2000 Cell Phone: 262-995-4613  
Email: arosenberg@khrlawyers.com

Property Address (Es): 2122 Douglas Ave (North Unit), Racine, WI 53402  
Current Zoning: Commercial Business  
Current/Most Recent Property Use: Salvation Army Building  
Proposed Use: Dog Training, Dog Boarding, and Dog Daycare





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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;

All dogs will be actively supervised by trained staff members. Dogs moving between common areas will be leashed and monitored by a handler. Dog training on premises will be to improve dog behavior, obedience, and service work for individuals with special needs or disabilities.

- (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;

All dogs will be actively supervised and monitored by handlers while on premises.

- (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;

The business will be self-contained within the building itself, and all dogs will be monitored and supervised while on premises by a trained staff member.

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

No changes are being made or requested to the existing utilities, access, drainage, or other necessary facilities. The business will operate out of the prior Salvation Army office's space, which has adequate utilities, facilities, access, and drainage at this time.

- (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;

The vast majority of Customers will only be on premises for an estimated five (5) minutes or less when dropping their dogs off. No regular deliveries are expected to occur on premises. The business will have over 16 available parking spaces in the large front lot, and only expects 5-6 cars in the parking lot at any given time.

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

The dog training, boarding, and daycare facility will be in compliance with the current commercial business zoning plan. The premises is surrounded by other businesses and a rail road track. No residential houses are within the vicinity.

- (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.

The business will follow all applicable local, state, and federal laws and regulations related to its operation.





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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: a. Hours of operation b. Anticipated delivery schedule c. Maintenance plan d. General use of the building and lot	<input checked="" type="checkbox"/>	
3. Site Plan (drawn to scale), including: 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	<input checked="" type="checkbox"/>	
4. Zoning Analysis Table 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	<input type="checkbox"/> No Change	
5. Landscape Plan 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.	<input type="checkbox"/> No Change	







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Required Submittal Item	Applicant Submitted	City Received
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	✓	
8. Engineering Plan a. Stormwater Plan (Drainage pattern, flow, detention) b. Existing and proposed roadway and access configurations c. Cross access	N/A	
9. Signage Plan a. dimensioned color elevations of signage b. A diagram showing the location of the proposed signage	N/A	
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	N/A	
11. Building Material Samples (if making exterior changes)	N/A	
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):  Date: 6-25-21

Applicant Signature (acknowledgement):  Date: 6/25/21



## **DESCRIPTION OF BUSINESS**

### ***Canine Coach & Wellness***

Dennis Trzcinski is a professionally experienced dog trainer, as well as an experienced dog training, boarding and daycare business operator at three prior and similar dog facilities in the past. Namely, Dennis formerly operated PET U - Racine, a dog training, boarding and daycare facility in Racine, WI with his former spouse. After an amicable divorce, he has decided to open a new business known as "Canine Coach and Wellness," under the limited liability company "CC&W, LLC." Dennis has over thirty (30) years of experience as a dog trainer and handler. He has attended multiple professional training seminars, and currently serves the City of Milwaukee as a Police Sergeant.

Dennis desires to operate his dog facility out of the northern unit/Suite B of the premises known as 2122 Douglas Avenue, Racine, WI 53402. The premises will contain a large, open area upon entrance. Off to the north-west side of the large room and western wall, Dennis plans to create two (2) fenced-in dog daycare areas, as well as three (3) isolated training rooms.

Dennis plans to operate a full-service dog training, boarding, and daycare facility. Canine Coach and Wellness will be open Monday through Friday between the hours of 6:30 AM and 7:00 PM. On Saturdays and Sundays, the facility will only be open for private training session appointments. Dennis and staff will also be on premises to care for any dogs that are being boarded over the weekend. Dog daycare will not be available on weekends.

The business will service all types of dogs, however, the daycare area will be separated into two (2) fenced in areas: one for large breeds, and one for small breeds. Customers typically will spend about five (5) minutes or less on premises when dropping their dogs off for daycare or boarding. At no time does Dennis expect there to be more than six (6) cars in the parking lot, and a large parking space is available behind the building for staff. For the daycare sessions, a handler is assigned up to 12 dogs to actively monitor throughout their time at the facility. When inside the proposed fenced-in daycare areas, the dogs will be allowed to roam freely under staff supervision. If any dog leaves the fenced-in area, it will be required to be on a six-foot leash when moving with a handler through the facility. Customers will be asked to described their dogs' behavior and peacefulness prior to being accepted into the daycare or boarding programs. Dennis will personally evaluate and assess each dog accepted into the facility, using his professional experience in reading dog behavior. Dennis' max capacity for dog daycare will depend on the staff available, as well as the size of the fenced-in daycare area. This could range between roughly 20 – 75 dogs depending on how many handlers Dennis has working on a particular day. Dennis does not have current plans to expand the daycare area size, but may at some point in the future.

Dennis will also engage in one-on-one dog training sessions with customers, lasting roughly an hour each. Dennis experienced to train dogs for a variety of tasks. The business will engage general obedience training and manners/behavioral training. Further, Dennis will train Service Dogs on premises to assist those with physical disabilities, as well as dogs trained to calm individuals suffering from Post-Traumatic Stress Syndrome ("PTSD"). The training sessions are to take place in three individual (3) training rooms that Dennis plans to construct



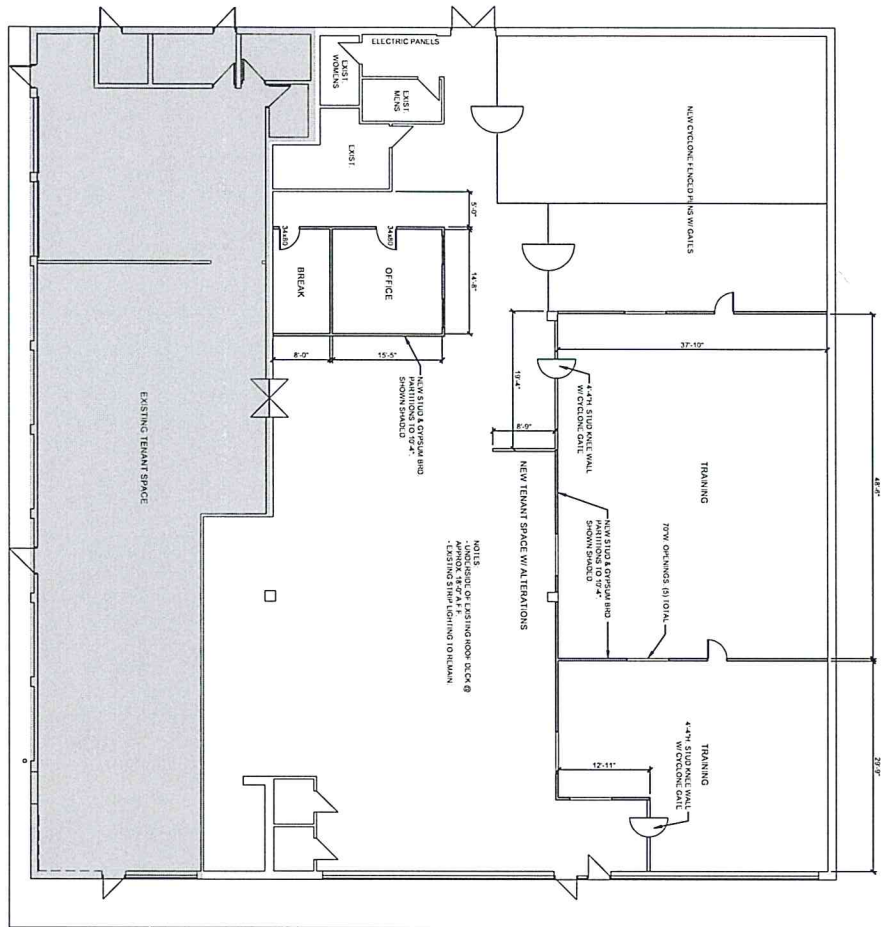
using 10 foot partition walls. The walls will be flush with the floor and open at the top, with an approximate 8 foot open air gap to the ceiling. Training will take place within an individual training room, so that the trained dog is separated from the other open areas on the premises. The dog's owner will participate in training sessions with a handler.

When engaging overnight dog boarding, Dennis will keep the dogs in individual and secure kennels. Dennis currently has 10 kennels in which to keep the boarded dogs (10 dogs total), but may add 5-10 additional kennels in the future, contingent on the business' profitability and finances. The dogs are cared for, exercised, and cleaned multiple times per day. If a dog leaves its boarded kennel, it must either be on a leash with a handler, or supervised to roam freely in the fenced-in daycare area.

The entire facility will be cleaned multiple times per day to pick up any dog droppings, hair, and other dirt. In no instance will the facility be cleaned less than four times per day. Dennis will be responsible for maintaining the inside of the premises in a neat and orderly manner. The Landlord, 2122 Douglas Avenue LLC, will be responsible for all exterior matters, such as snow removal, landscaping, trash removal, parking lot maintenance, etc. All of Dennis' maintenance and utility fees will be included in his rent. The trash will be securely stored by Dennis, and disposed of at least three (3) times per week by the Landlord.

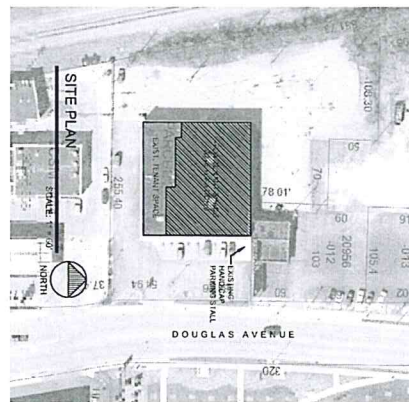
There will be essentially no deliveries to the premises. Dennis purchases all supplies offsite and will not have large trucks making deliveries. The business will also not have noise issues, as the premises is surrounded by other businesses and rail road tracks. No residential properties are within the vicinity.

Dennis Trzcinski believes that Canine Coach and Wellness will be a great asset and addition to the community. Besides for training Service Dogs to assist vulnerable members of our community, the facility will provide a helpful and key service to Racine citizens in dog training generally. Dennis will be able to assist people in learning to train their dogs to have more control and obedience over the animals—a great benefit to all in our city. His operation will also provide a dog daycare and boarding resource, which allows our employed citizens to adequately care for their dogs amidst busy work schedules and other commitments. Dennis respectfully asks that his Conditional Use Permit be granted so that he may continue serving the people and animals of our community, creating immense goodwill and group equity in the process.



SCALE: 1" = 1'-0"

NORTH



## CODE DESIGN CRITERIA

GOVERNING CODE: WISCONSIN ENROLLED 2015 INTERNATIONAL  
EXISTING BUILDING CODE (IEBC) AND THE INTERNATIONAL  
BUILDING CODE (IBC) WHERE APPLICABLE.

OCCUPANCY GROUP: BUSINESS B

CONSTRUCTION CLASSIFICATION: IIIB

PLAN DATES:  
PERMIT 6-10-2021

**INTERIOR TENANT ALTERATIONS FOR:  
2122 DOUGLAS AVENUE  
RACINE, WI 53402**

RPY Architecture, LLC

Robert P Yuhas, Architect  
3316 N Wisconsin St  
Racine, WI 53402  
262-994-9285  
mb\_yuhas@yahoo.com

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SHEET NO.

1

REVISIONS

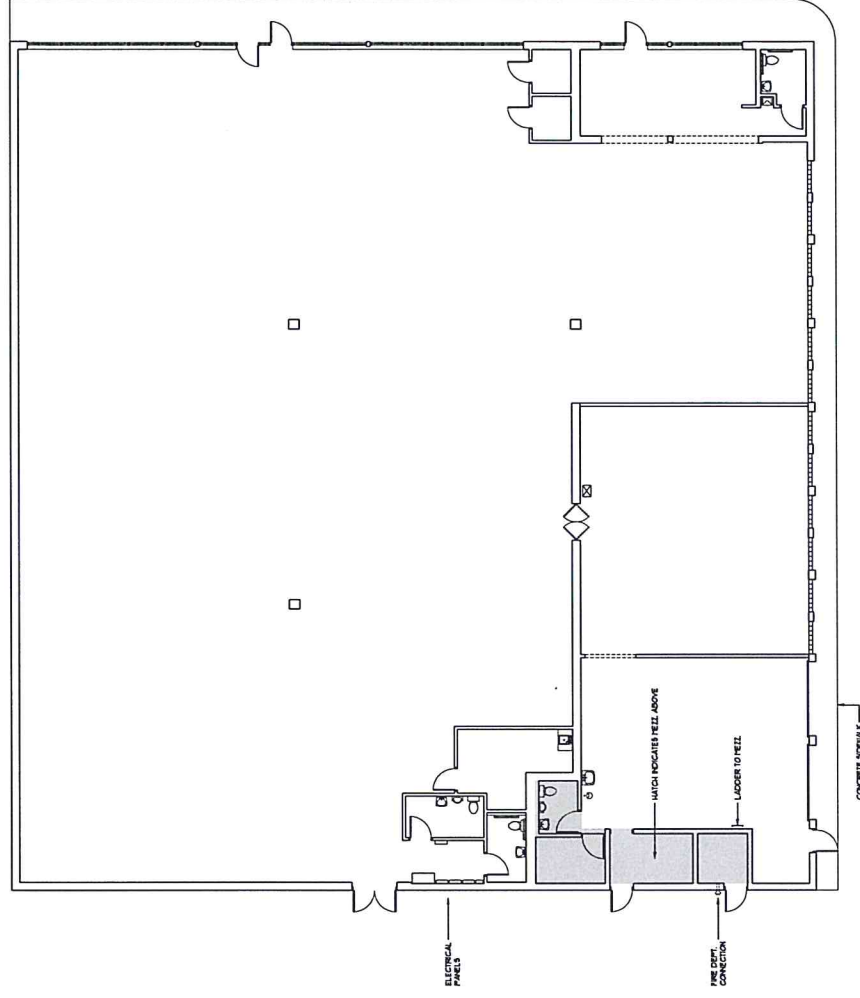
BRS PROJECT NO.  
15-19  
APR. 6, 2019

Butterfield  
Rudie  
& Seitz

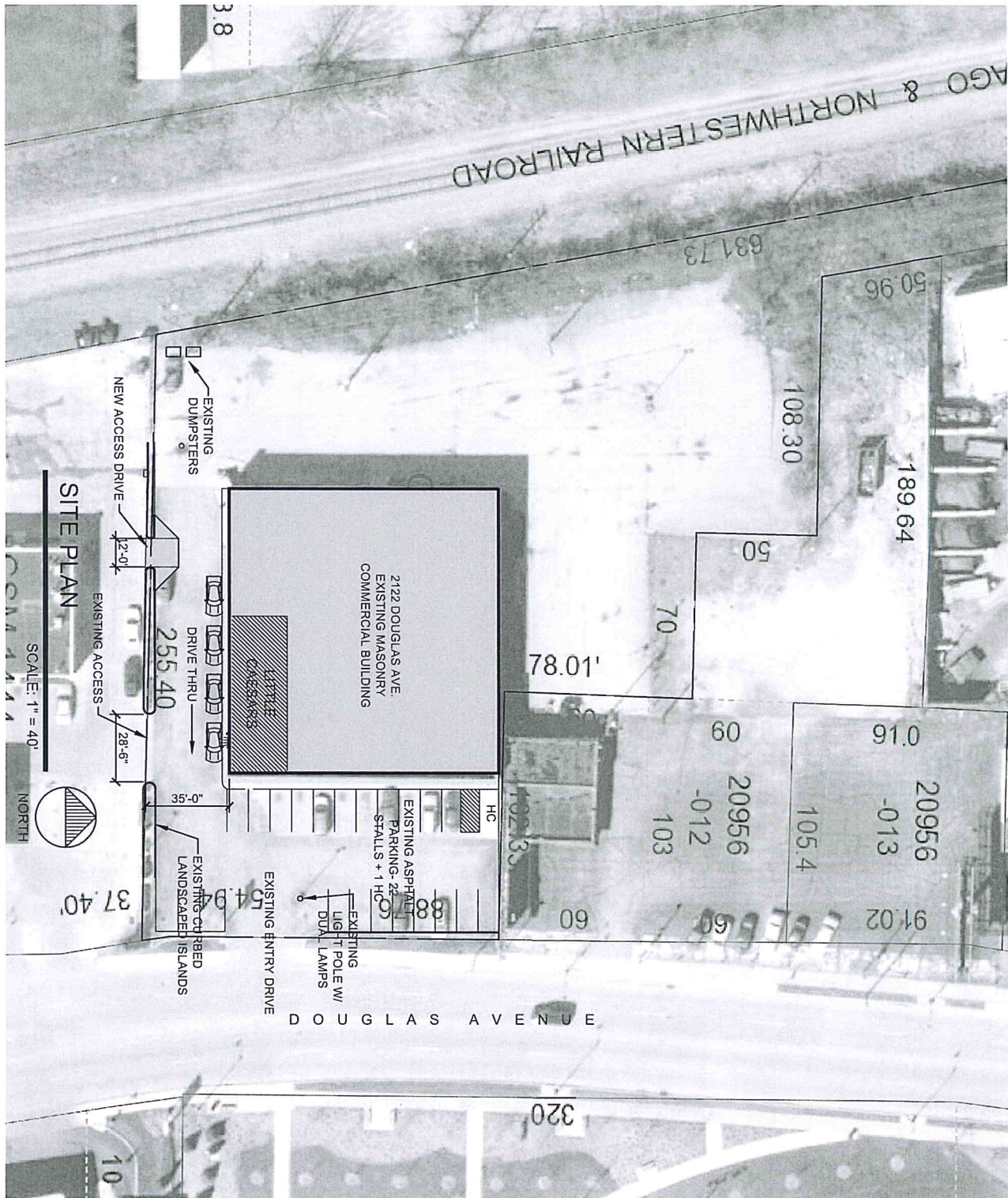
BUTTERFIELD, RUDIE & SEITZ, INC.  
920 GOULD STREET  
RACINE, WISCONSIN

D.N. STERLING COMPANY  
1122 DOUGLAS AVE  
RACINE, WI 53402  
as built plan for  
ARCHITECTURE • ENGINEERING • PLANNING  
PHONE: (262) 634-5565  
EMAIL: info@BRS-architects.com

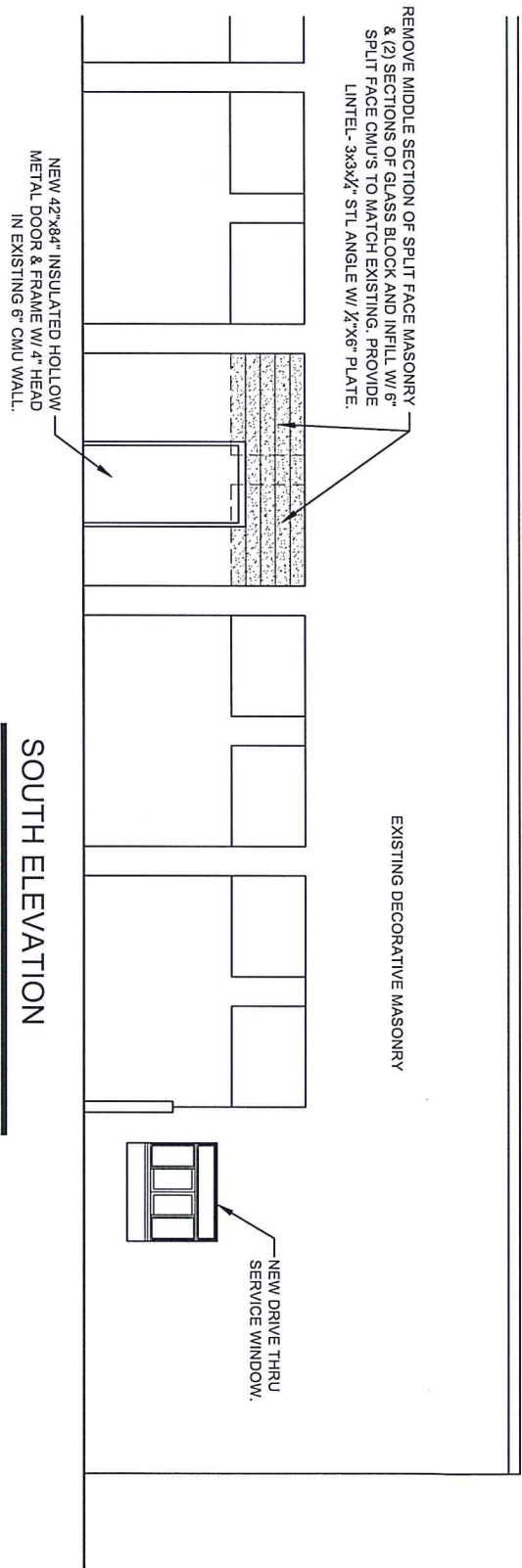
EXISTING FLOOR PLAN  
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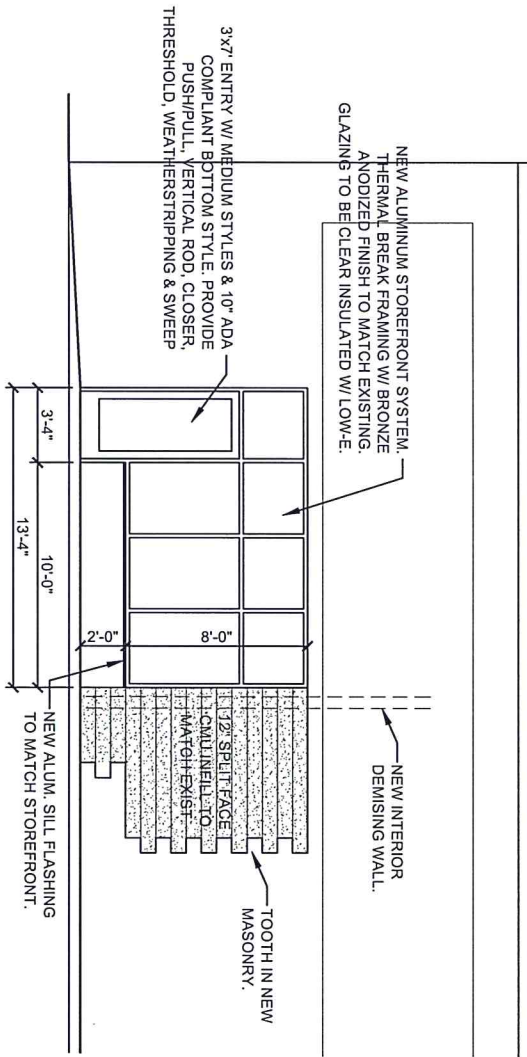




<p>SHEET 1 OF 2</p>	<p>PLAN DATES: 10/16/2020</p>	<p><b>LITTLE CAESARS</b> 2122 DOUGLAS AVE., RACINE, WI 53402</p>	<p><b>RPY Architecture, LLC</b> 3316 N Wisconsin St Racine, WI 53402</p> <p>262-994-9285 mb_yuhas@yahoo.com</p>	<p>© 2020 RPY ARCHITECTURE, LLC. THIS DESIGN AND DRAWING IS THE EXCLUSIVE PROPERTY OF RPY ARCHITECTURE, LLC. ANY USE OR REPRODUCTION WITHOUT THE EXPRESSED WRITTEN CONSENT OF RPY ARCHITECTURE, LLC IS STRICTLY PROHIBITED.</p>
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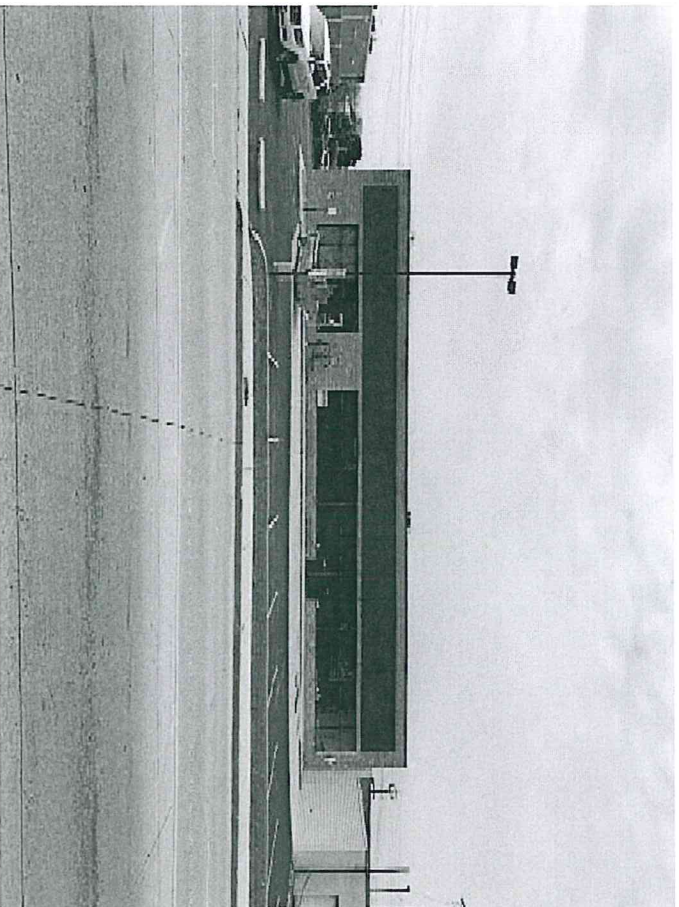
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SCALE:  $\frac{3}{16}$ " = 1'-0"

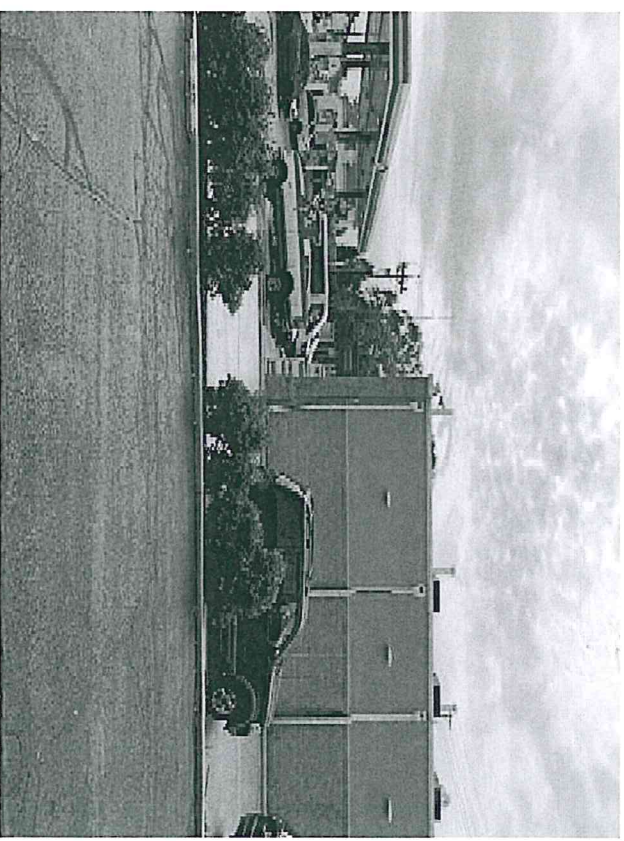


East Face



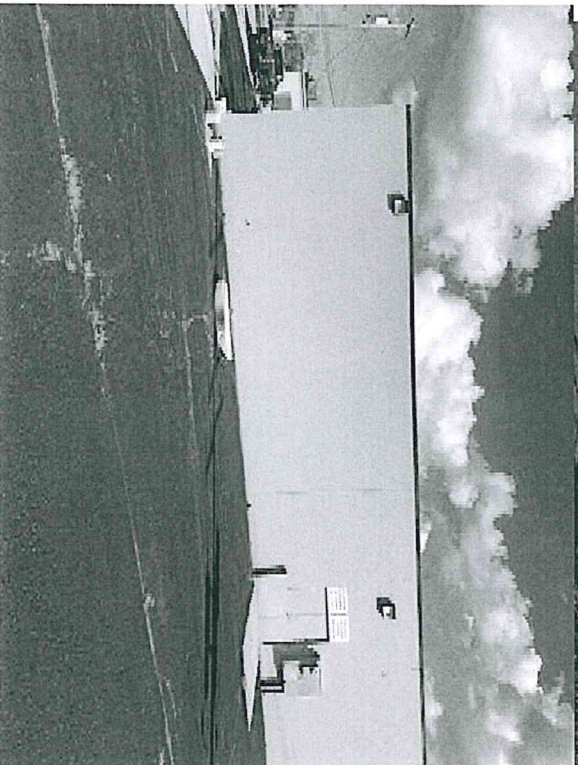
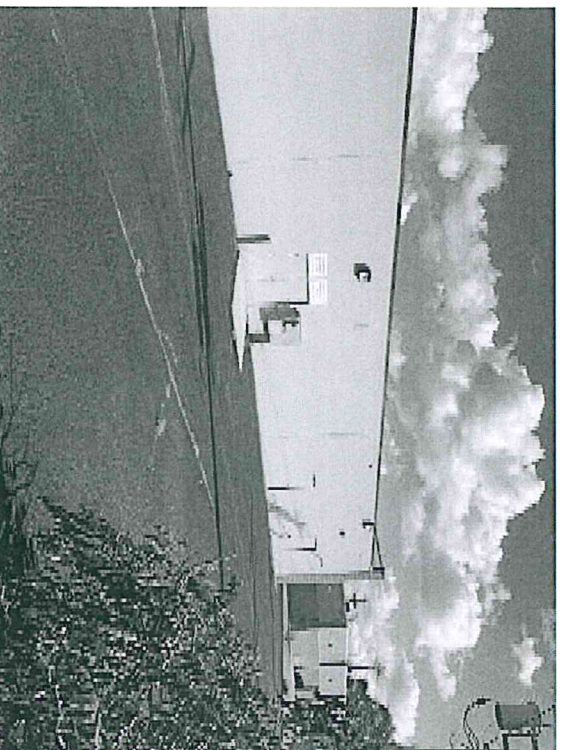


South Face



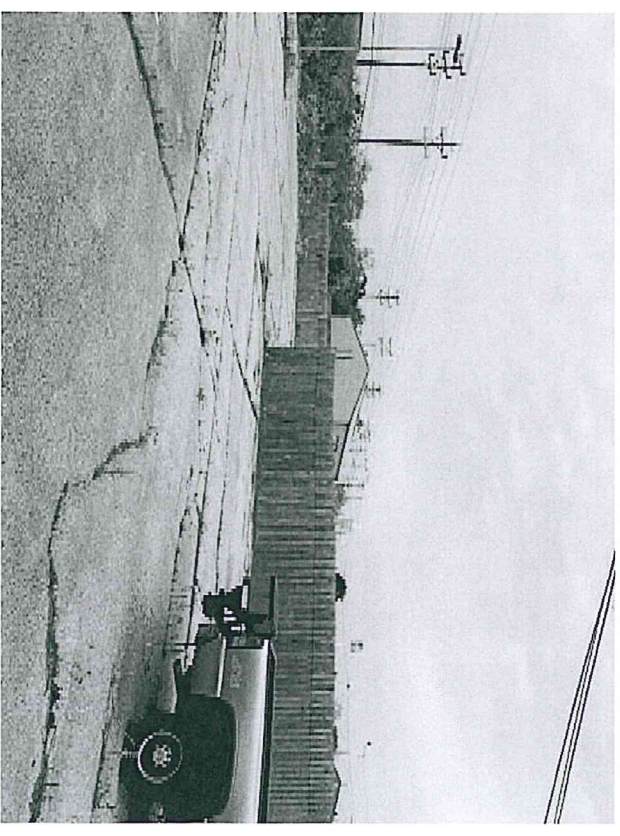
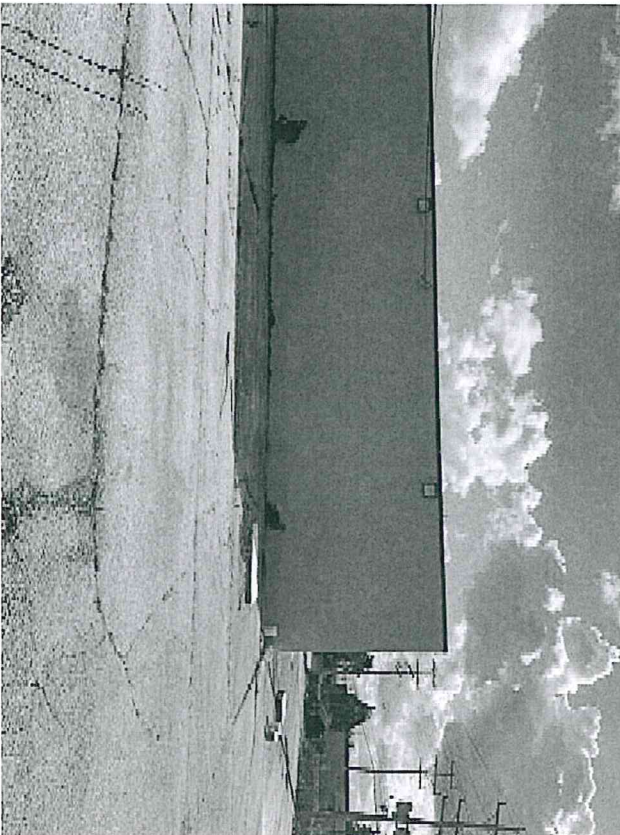
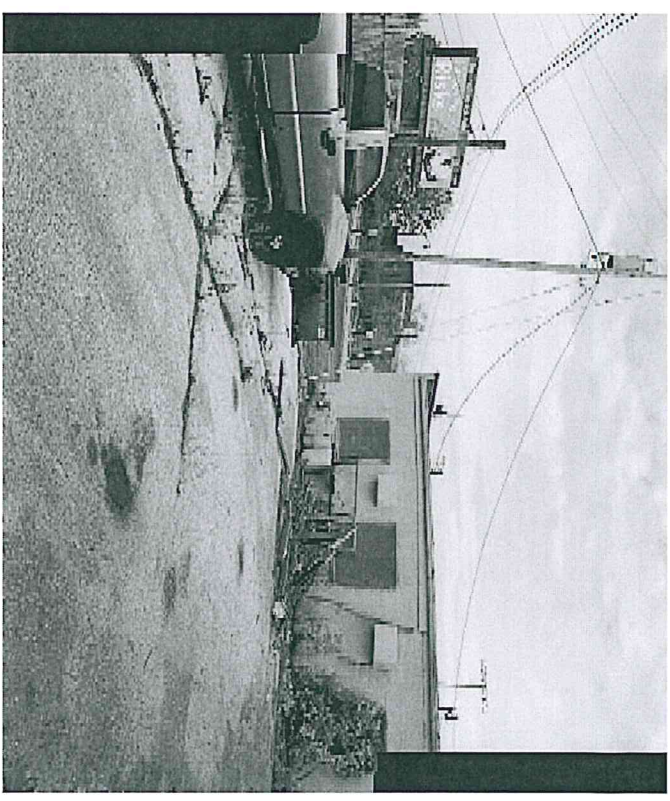


## West Face





North Face





KNUTESON, HINKSTON & ROSENBERG, SC  
500 COLLEGE AVENUE  
RACINE, WI 53403

6/28 2021

PAY TO THE  
ORDER OF

City of Racine

\$ 795.00

Seven Hundred and Ninety-Five and 9/100 DOLLARS

Security Features  
Included.  
Details on Back.

JOHNSON BANK

JOHNSONBANK.COM

FOR Dennis Trzcinski

*Andrew Rosenberg*

⑆075911852⑆ 1002362185⑈ 0393