



CITY OF WAUWATOSA
COMMUNITY DEVELOPMENT COMMITTEE
MINUTES • SEPTEMBER 3, 2013

Regular Meeting**Committee Room #1****7:00 PM**

7725 West North Avenue, Wauwatosa, WI 53213

Attendee Name	Title	Status	Arrived
James Moldenhauer	Alderman	Present	
Kathleen Causier	Aldерwoman	Present	
Jeffrey Roznowski	Alderman	Present	
Gregory Walz-Chojnacki	Alderman	Present	
Dennis McBride	Alderman	Present	
Bobby Pantuso	Alderman	Present	
Cheryl Berdan	Aldерwoman	Present	
Jason Wilke	Alderman	Present	
Paulette Enders	Development Director	Present	

COMMUNITY DEVELOPMENT COMMITTEE ITEMS

1. Request by Lisa Allen, Arte, and Daniel Holter, AlbinEber Investments, for a Conditional Use in the C1 District at 1442 Underwood Avenue for a painting studio (Arte)

Conditional Use request by Arte, 1442 Underwood Avenue for a painting studio

The committee reviewed a memo by the City Planner regarding a request for a Conditional Use in the C1 District at 1442 Underwood Avenue for a painting studio.

Ms. Enders said that Ms. Allen wants to relocate her business, Arte, from Harwood Avenue to the former Vino 100 location. The building has a private patio that the applicant will utilize for outdoor seating. The proposed hours of operation are Tuesday-Thursday 5:00 p.m. - 10:00 p.m., Friday 5:00 p.m. - 11:00 p.m., Saturday 10:00 a.m. - 11:00 p.m.; Sunday 12:00 p.m. - 6:00 p.m. with private parties and specialty classes between the hours of 9:00 a.m. - 10:00 p.m. daily.

There are some fire and building concerns and the owner is working with the appropriate departments to address those issues.

The Plan Commission recommended approval 5- 0.

Jeff Gostisha, 619 N. 63rd St., said the building, plumbing and fire inspectors were out to the business today and signed off.

Moved by Ald. McBride, seconded by Ald. Pantuso to recommend approval contingent upon establishing hours of operation, compliance with building and fire code regulations and obtaining the necessary licenses and permits. Ayes: 8

RESULT:	RECOMMENDED FOR APPROVAL [UNANIMOUS] Next: 9/3/2013 7:30 PM
TO:	Common Council
MOVER:	Dennis McBride, Alderman
SECONDER:	Bobby Pantuso, Alderman
AYES:	Moldenhauer, Causier, Roznowski, Walz-Chojnacki, McBride, Pantuso, Berdan, Wilke

2. Request by Kerry Krienitz, Central Bark, and Tom Schuler, JMT Group LLC., for a Conditional Use in the M1 District at 6228 West State Street for a dog day care

Conditional Use in the M1 District at 6228 West State Street for a dog day care

This item was previously discussed at the meeting of July 30, 2013 and sent back to the Plan Commission for additional review due to an objection raised by the adjoining neighbor directly west.

Ms. Enders reported that the Plan Commission again reviewed the information at their meeting on August 12th and recommended approval 5-0 with the following conditions:

- hours of operation- Monday through Friday 7:00 a.m. - 6:30 p.m.; Saturday 8:00 a.m. - 5:00 p.m.; and Sunday 10:00 a.m. - 4:00 p.m.
- installation of an eight foot fence around the outdoor play area
- submitting the new parking lot site plan in the file to the Engineering Division
- the private parties resolve their easement issues
- obtaining any additional permits and licenses

The City Attorney did review the easement since that time. In summarizing, the City Attorney does not believe that the easement prohibits Central Bark from using the parcel.

Tom Schuler, 1761 Church St., current building owner, has met with the neighboring property owner and a parking plan has been addressed. After a few meetings he felt things have been cleaned up a bit between the parties.

Moved by Ald. McBride, seconded by Ald. Causier
to recommend approval. Ayes: 8

RESULT:	RECOMMENDED FOR APPROVAL [UNANIMOUS] Next: 9/3/2013 7:30 PM
TO:	Common Council
MOVER:	Dennis McBride, Alderman
SECONDER:	Kathleen Causier, Alderwoman
AYES:	Moldenhauer, Causier, Roznowski, Walz-Chojnacki, McBride, Pantuso, Berdan, Wilke

Carla A. Ledesma, CMC, City Clerk

CITY OF WAUWATOSA
MEMO



To: **Community Development Committee**

From: **Tamara Szudy**

Date: **August 15, 2013**

Subject: **Request by Lisa Allen, Arte, and Daniel Holter, AlbinEber Investments, for a Conditional Use in the C1 District at 1442 Underwood Avenue for a painting studio (Arte)**

A. Issue

Request by Lisa Allen, Arte, and Daniel Holter, AlbinEber Investments, for a Conditional Use in the C1 District at 1442 Underwood Avenue for a painting studio (Arte)

B. Background/Options

Ms. Allen wants to relocate her business, Arte, from Harwood Avenue to the former Vino 100 location. The building has a private patio that the applicant will utilize for outdoor seating. The proposed hours of operation are Tuesday- Thursday 5 p.m. to 10 p.m., Friday 5 p.m. to 11 p.m., Saturday 10 a.m. to 11 p.m., Sunday 12 p.m. to 6 p.m. with private parties and specialty classes between the hours of 9 a.m. to 10 p.m. daily. There may be some building and fire code issues (additional restrooms, fire suppression system) but the applicant is working with applicable staff members to resolve.

The Plan Commission reviewed this item on August 12th and recommend approval 5-0 with the hours of operation as stated and obtaining all necessary licenses and permits.

C. Recommendation

Staff recommends approval contingent upon:

1. establishing hours of operation
2. compliance with building and fire code regulations
3. obtaining the necessary licenses and permits

Arté Wine and Painting Studio



Current location: 7511 Harwood Ave.
Proposed location: 1442 Underwood Ave.

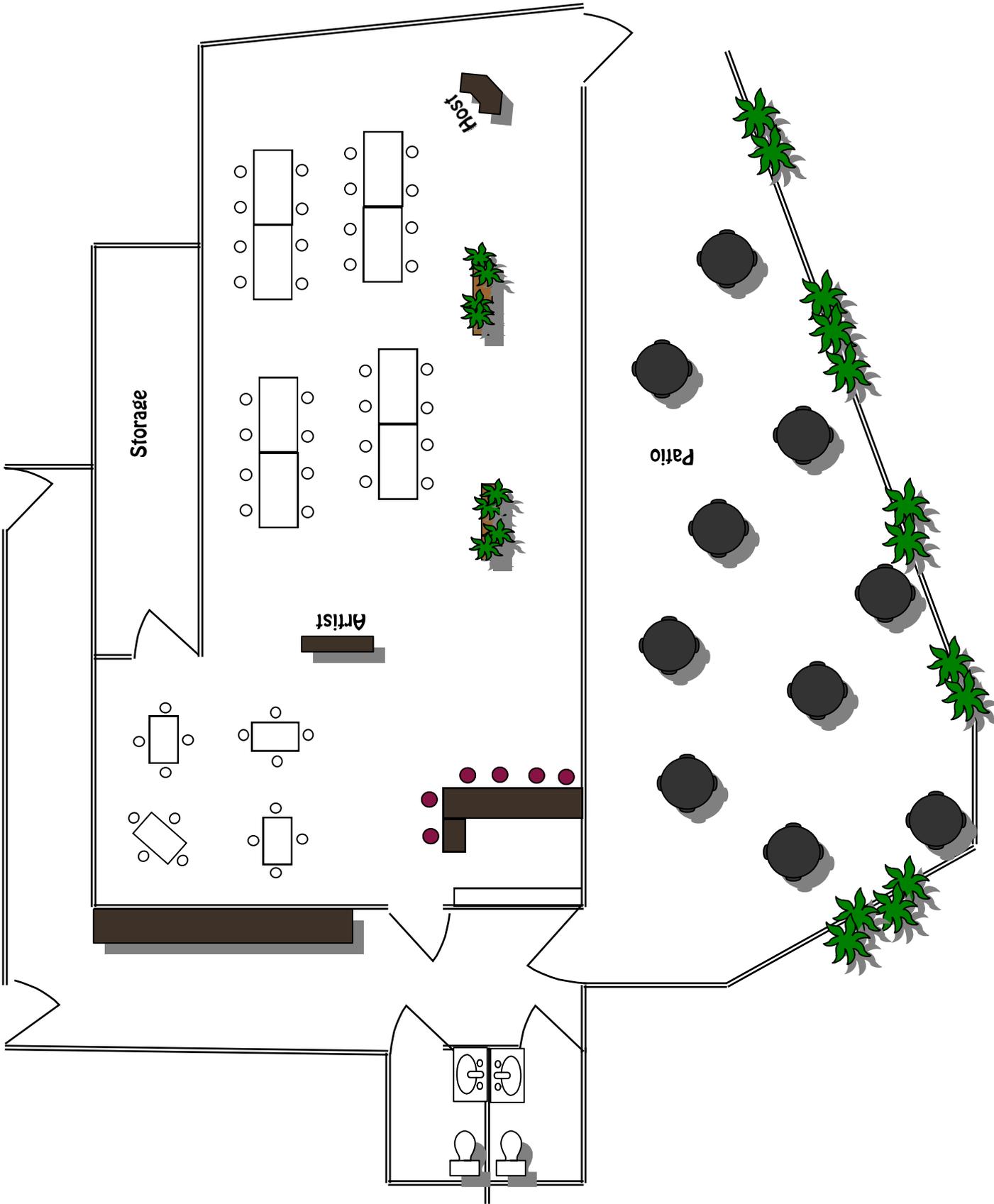
Proposed Occupancy load: 75 max inside, 40 max outside on private patio
Proposed liquor license: Reserve Class "B" liquor and Class "B" beer (applied for)
Proposed food license: City food license (currently hold, checking on what is required to transfer)
Proposed posted hours of operation: Tuesday-Thursday, 5pm-10pm
Friday, 5pm-11pm
Saturday, 10am-11pm
Sunday, 12pm-6pm
Private parties and specialty classes, Sunday-Saturday, 9am-10pm

Arté Wine and Painting Studio has two areas of business; painting classes and the paint bar. The classes are either two or three hours long and have instructor led step by step instruction typically on a 16x20 canvas. The paint bar is a self-guided small canvas painting area were our customers can create their own painting, or follow written instructions that lead them step by step through a painting.

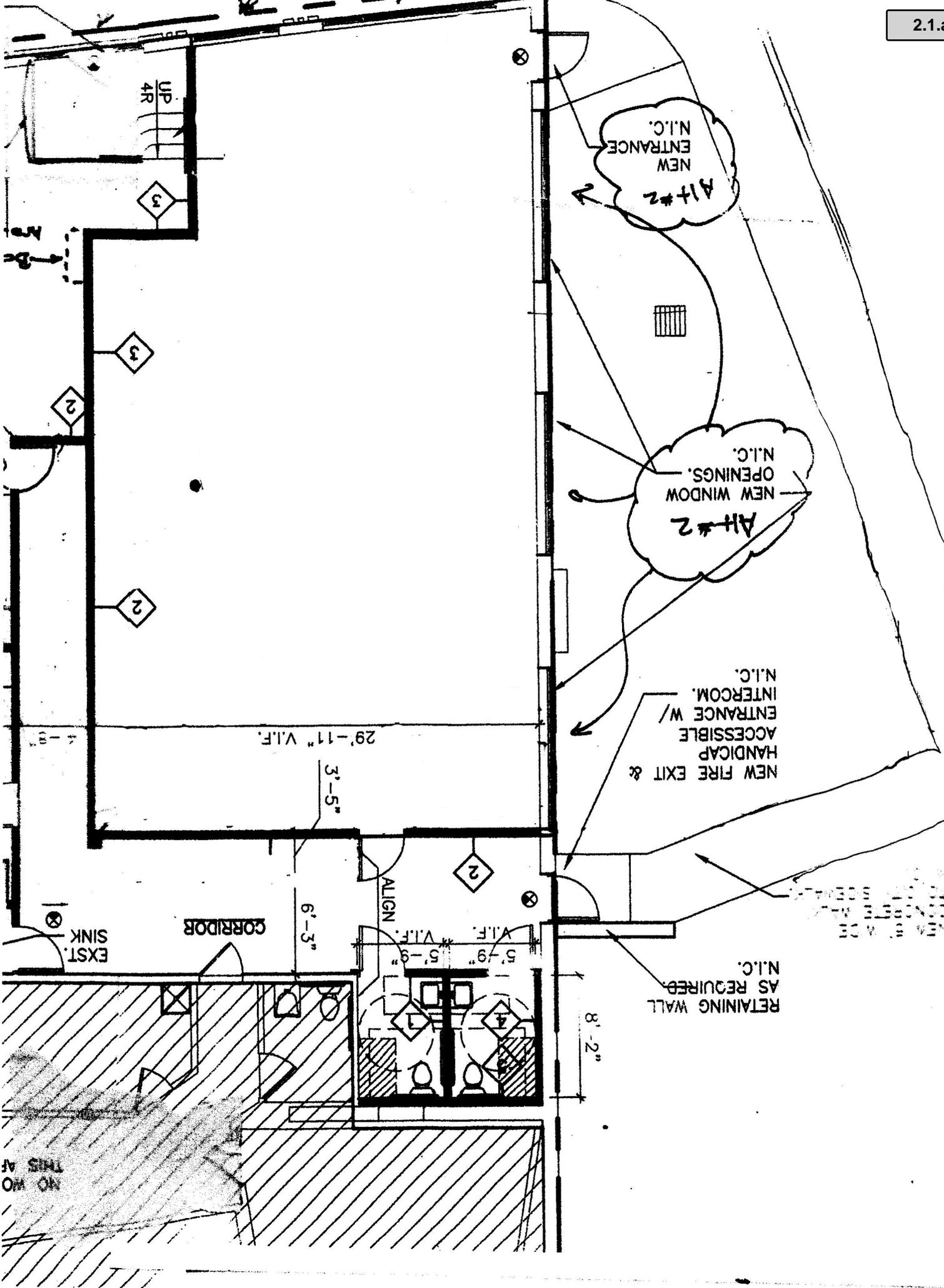
Our current sales are comprised of 17% bar, 52% classes and 31% paint bar painting
We currently employ 7 part-time workers



Attachment: Arte info & plans (1606 : 1442 Underwood Avenue - CUP - Arte)



Attachment: Arte info & plans (1606 : 1442 Underwood Avenue - CUP - Arte)



Attachment: Arte info & plans (1606 : 1442 Underwood Avenue - CUP - Arte)

NO MO THIS AT



Village of Wauwatosa

Business Improvement District

August 29, 2013

Ms. Paulette Enders
City of Wauwatosa
7725 W. North Ave
Wauwatosa, WI 53213

Dear Ms. Enders,

The Village of Wauwatosa Business Improvement District is in support of the Conditional Use application for Arte Wine and Painting Studio to move from their present location to the retail space at 1442 Underwood Ave.

Arte Wine and Painting Studio have proven over the last two years it has a successful and unique business plan. Arte is adding to the vibrancy and culture of the Village B.I.D. and drawing customers from near and far. We appreciate their investment in our community and support their application for conditional use and outdoor seating as presented in their application.

Thank you for considering this communication and please feel free to let me know if you have any questions or concerns.

Sincerely,

Jim Plaisted, Executive Director
Village of Wauwatosa Business Improvement District

CITY OF WAUWATOSA
MEMO



To: **Community Development Committee**

From: **Tamara Szudy**

Date: **July 19, 2013**

Subject: **Request by Kerry Krienitz, Central Bark, and Tom Schuler, JMT Group LLC., for a Conditional Use in the M1 District at 6228 West State Street for a dog day care**

A. Issue

Request by Kerry Krienitz, Central Bark, and Tom Schuler, JMT Group LLC., for a Conditional Use in the M1 District at 6228 West State Street for a dog day care

B. Background/Options

The Committee on Community Development reviewed this item on July 30th, at which time, the property owner directly west of the site raised objection regarding use of the access easement between these two properties, a concern that was not raised at the Plan Commission meeting. As a result, the Committee referred this item back to the Plan Commission for additional review. Since the Committee meeting, the City Attorney reviewed the easement. His comments, as well as the easement, are provided in the packet but to briefly summarize, he does not believe that the easement prohibits Central Bark from using the parcel.

On August 12th, the Plan Commission again reviewed this item and recommended approval 5-0 with the following conditions:

1. hours of operation: Monday through Friday 7 a.m. to 6:30 p.m.; Saturday 8 a.m. to 5 p.m.; and Sunday 10 a.m. to 4 p.m.
2. installation of an eight foot fence around the outdoor play area
3. submitting the new parking lot site plan in the file to the Engineering Division
4. the private parties resolve their easement issues
5. obtaining any additional permits and licenses

Background: Ms. Krienitz would like to relocate her existing dog day care business, located at 6442 River Parkway, to this location. The applicant indicated that there is an average enrollment of 85 dogs. The applicant will install a fence (preferably an eight foot high wood fence) and landscape the existing parking lot along 62nd Street for the outdoor play area as well as make improvements to the building. The proposed hours of operation are Monday through Friday 7 a.m. to 6:30 p.m.; Saturday 8 a.m. to 5 p.m.; and Sunday 10 a.m. to 4 p.m.

C. Recommendation

Staff recommends approval contingent upon:

1. hours of operation: Monday through Friday 7 a.m. to 6:30 p.m.; Saturday 8 a.m. to 5 p.m.; and Sunday 10 a.m. to 4 p.m.
2. installation of an eight foot fence around the outdoor play area
3. obtaining any additional permits and licenses

History:

07/30/13 Community Development Committee REFER TO ORIGINATING COMMITTEE



Attachment: map of 6228 W. State : 6228 West State Street- CUP - Central Bark

DISCLAIMER: This data is provided by the City of Wauwatosa for informational purposes only. The City does not warrant or guarantee the accuracy or reliability of this data. The recipient of this data assumes any risk of its use for any purpose.

Map Printed: 7/19/2013 11:39:36 AM



Scale 1" = 100 Feet

From: Kerry Krienitz [kerry.krienitz@gmail.com]
Sent: Friday, June 28, 2013 11:43 AM
To: Tamara Szudy
Subject: Re: follow up

Thanks so much! Yes, I would love to add an 8ft fence to the conditional use along with Sunday hours of 10:00am to 4:00pm please.

Thanks again for all your help, I really appreciate it!

On Fri, Jun 28, 2013 at 9:40 AM, Tamara Szudy <tszudy@wauwatosa.net> wrote:

Hi Kerry,

In addition to requesting an 8 foot fence, did you want to add in Sunday operation hours in case you add open play time? The Conditional Use approves hours of operation so I don't want you approval to restrict any future plans.

Thanks,

Tammy Szudy, AICP

Principal Planner

City of Wauwatosa

p. 414-479-3521

f. 414-479-8986

 Please consider the environment before printing this message.

Attachment: Central Bark info (1560 : 6228 West State Street- CUP - Central Bark)



**Presented to the Village of Wauwatosa
Proposed re-location of Central Bark Doggy Day Care**



centralbarkusa.com

**Presented to the Village of Wauwatosa for
proposed re-location of existing operations to
6228 W. State St., Wauwatosa, WI 53213**

OVERVIEW

- ❖ About the Industry
- ❖ What is Central Bark?
- ❖ Service's Offered
- ❖ A Day at Central Bark
- ❖ Locations
- ❖ Charitable Community Involvement
- ❖ Proposed Improvements to Location
- ❖ About Central Bark Wauwatosa
- ❖ Concerns
 - Noise
 - Odor and Sanitation
 - Impact on Neighboring Businesses and Residential Areas
 - Reference letters
- ❖ The Owner

THE INDUSTRY: DOGGY DAY CARE

Dog Day Care programs have been popping up all over the country in the past decade. The industry has become so widespread, it now has its own yellow pages heading.

More than ever before, today's busy lifestyles make it difficult to give pets the attention, structure, training, exercise and mental stimulation necessary for happy and well-rounded lives. And the reality is, dogs crated or isolated for extended periods are deprived of social interaction, and can become lethargic, stressed, and a nuisance to neighbors and the community.

Central Bark Wauwatosa has served as a valuable resource for Wauwatosa dog owners who are interested in providing an outlet for their dogs' energy and a place for maintained socialization.

Dogs can learn how to play with other dogs in a safe, clean, and fun environment that rewards positive behaviors. Wauwatosa residents can rest assured that their canine companion is getting the right amount of exercise, affection, and attention.



ABOUT CENTRAL BARK®

Central Bark Doggy Day Care first opened its den in 1997 to support the growing number of people who realize that dogs are not just pets. Our pups are friends, companions and family members. And they're individuals with unique personalities and needs. We wanted to create a company that reflected this dogma and provide a standard of care that is unparalleled in the industry.

That's why we're happily going into our second decade dedicated to our dogma. As the nation's largest network of day care for dogs, Central Bark® is committed to providing a clean, healthy, fun and nurturing environment for your dog while you're away. With our focus on exercise, socialization and training, when you're reunited with your pooch at the end of the day, you'll enjoy the company of your happier, healthier, better-behaved dog, friend, companion and family member.

Central Bark Wauwatosa has served this city for over eight years and will continue to set the standard for excellence in canine care. We will help dogs become better canine citizens, improve the quality of dog's lives, and enhance canine/parent relationships



CENTRAL BARK SERVICES

DOG DAY CARE



Our primary business activity offered to those customers whose dog has passed our proprietary behavior assessment. Dogs must maintain a once a week attendance rate and be current on all vaccinations.

OVERNIGHT CARE



A service offered only to day care customers, thereby significantly limiting the amount of dogs overnight. We provide a safe, secure, and stress free environment for the dogs while their parents are away.

DOGGY SALON



We offer full service grooming for both daycare and non daycare customers. We have professional experienced groomers on staff.

DOGGY BOUTIQUE



The Central Bark Boutique specializes in canine products, gifts, top quality food, treats, toys, and more!

A DAY AT CENTRAL BARK



7:00 - 8:00 am

Arrivals

Dogs are checked in, their belongings are put into their cubbies, and they wait in their individual "rooms" for play to begin.



8:00 - 11:30 am

Morning Activities

Dogs participate in ball-fetching, chasing games, wrestling, "A-Frame" climbing, tunnel running, etc.



11:30 am - 12:00 pm

Individual Attention

Special needs are attended to, lunch/snacks are distributed, etc.



12:00 - 2:00 pm

Nap Time

Yes, they actually rest! It's lights out time with classical music played and dogs resting in individual crates. This is an important quiet time, as the dogs have had a very active morning and need time to unwind and relax.



2:00 - 4:30 pm

Exercise

A less fast-paced version of the morning activities involving more one-on-one attention and TLC.



4:30 - 5:00 pm

Individual Attention

It's dinner time for those that are sleeping over, salon time for those that need a bit of tidying up before going home and time for other special needs that our guests may require.



5:00 - 6:30 pm

Pick Up Time

Each dog is crated for an unwinding period before his or her owner arrives.



CENTRAL BARK LOCATIONS

Since the inception of Central Bark® Doggy Day Care, we've been expanding our franchise network at a pace that supports our day care members, builds our brand and expands our visibility in the marketplace. Our growth is strategic, steady and based on the company's goals of establishing the best doggy day care system nationwide.

Currently, there are 34 locations nationwide with 21 located in Wisconsin. Below is a current list of all locations.

Fort Lauderdale, FL

Gainesville, FL

Grayslake, IL

Gurnee, IL

Chicago Northwest, IL

Oswego, IL

New Orleans, LA

Eden Prairie, MN

Philadelphia, PA

Lake Country, WI

Brookfield, WI

Franklin, WI

Jackson, WI

Kenosha, WI

Madison Southeast, WI

Manitowoc, WI

Mequon, WI

Muskego, WI

Milwaukee Downtown, WI

Milwaukee Northside, WI

Menomonee Valley, WI

New Berlin, WI

Oak Creek, WI

Oconomowoc, WI

Port Washington, WI

Racine, WI

Sheboygan, WI

Sussex, WI

Waukesha Harmony, WI

Wauwatosa, WI

CHARITABLE WORKS AND COMMUNITY INVOLVEMENT

At Central Bark® our dedication to the canine community is a commitment from the top dogs down. All of our franchises participate in local charitable and educational events and donate profits to canine charities.

Our collective endeavors include educating the public on responsible pet care, supporting local rescue groups and encouraging positive canine development and growth. Whether we're running an Adopt-A-Thon or dog wash for local rescue organizations, hosting a wine tasting for the dogs of Katrina, or sending food and supplies to rescue groups in need, Central Bark® will always support canine care awareness.

As a member of the Wauwatosa community, Central Bark Wauwatosa has gone above and beyond the call of duty with the creation of Fido Fest at Hart Park! This event, which attracts thousands of people, helps us reach our goal of personally contributing and helping raise thousands of dollars each year for local humane societies, charities, and dog-related needs.

Beyond everything else, Central Bark Wauwatosa has continued to serve as an educational resource for members of the community committed to responsible dog ownership.

PROPOSED IMPROVEMENTS MADE TO POTENTIAL LOCATION.

In addition to providing superior services for the almost 1500 registered dogs in the city of Wauwatosa, Central Bark is committed to maintaining an aesthetically pleasing appearance that enhances the community.

We would propose the following improvements to 6228 W. State St, so long as they were in compliance with city codes and requirements.

- Painting and installing signage on the State st. building frontage. This will be consistent with the current signs of neighboring businesses and provide a more pleasing aesthetic.
- Install awnings over the windows to match neighboring businesses and to help create a uniform, professional appearance. This will also contribute to the look of a high end retail district.
- Remove old overgrown landscaping and replace with a professionally designed landscaping plan.
- Install additional landscaped areas where only asphalt currently exists.

CURRENT BUILDING AND STATE ST. FRONTAGE



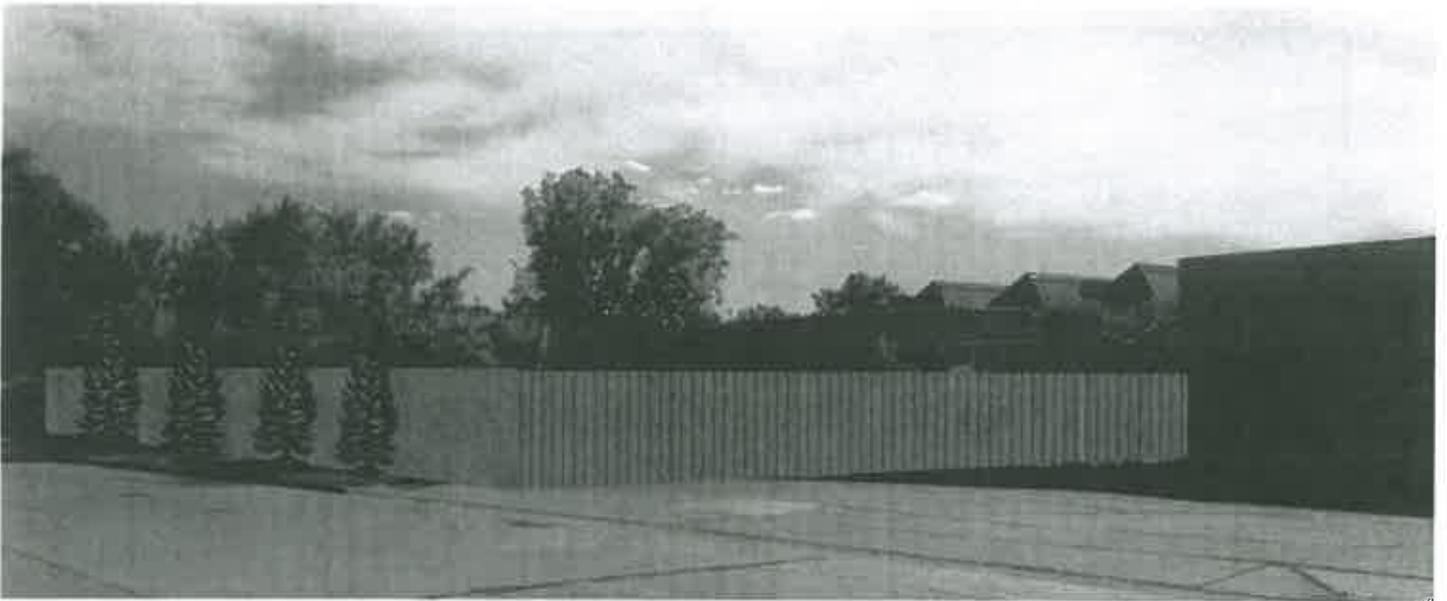
PROPOSED AESTHETIC IMPROVEMENTS MADE TO BUILDING AND STATE ST FRONTAGE



VIEW FROM RESERVES OF BUILDING OFF 62ND ST



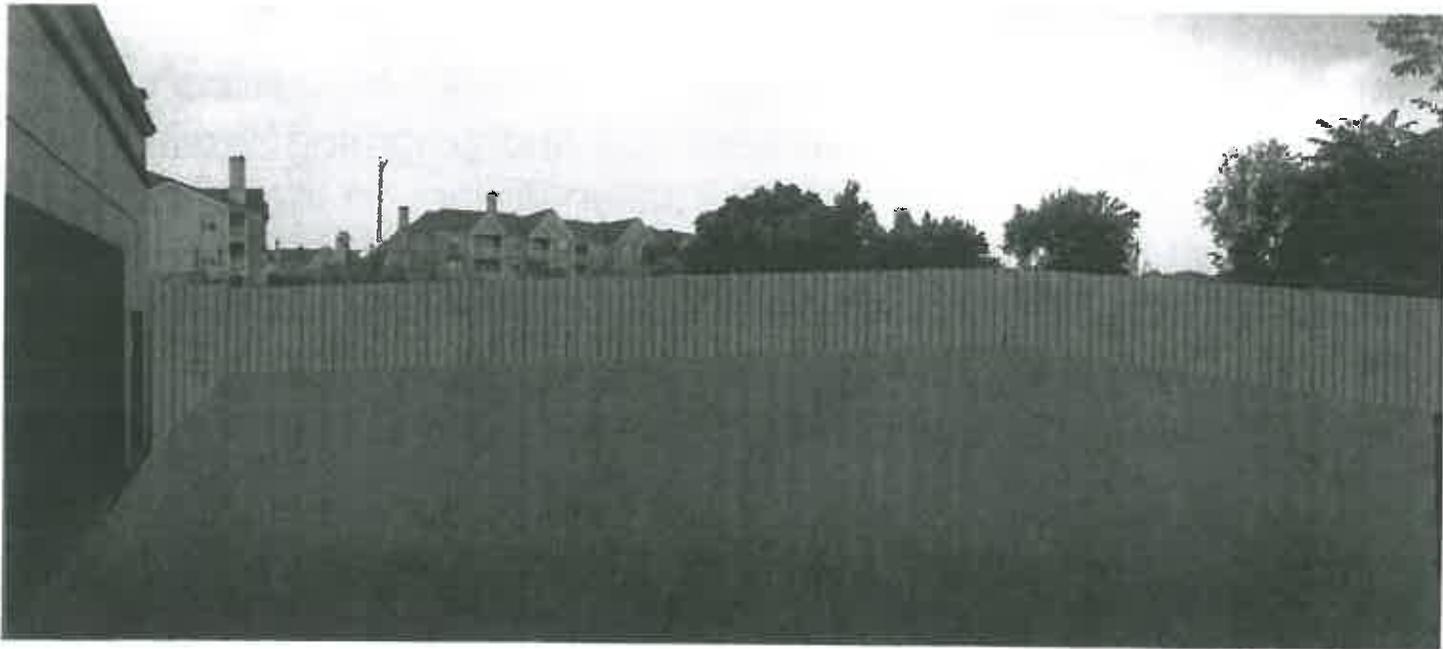
PROPOSED CHANGES INCLUDE MORE AESTHETICALLY PLEASING VIEW FOR RESIDENTS OF RESERVES OF BUILDING OFF 62ND ST



VIEW OF RESERVE FROM SIDE OF BUILDING OFF 62ND ST



PROPOSED CHANGES INCLUDING NEW ATTRACTIVE
WOOD PRIVACY FENCING - 8'



ABOUT CENTRAL BARK WAUWATOSA

Central Bark Wauwatosa will continue to serve as a significant resource for all dog related care for the citizens of this community. Currently, the city of Wauwatosa has almost 2000 dogs licensed dogs. Not only will we be able to continue to accommodate the large number of dog owners within the community, but also those owners that work within the city of Wauwatosa.

We estimate that Central Bark Wauwatosa will continue to see an average of 85 dogs per day for day care services. Dogs enrolled in our daycare program are divided into different playgroups determined by size, play style, and energy levels. Each group is monitored at all times by dog handlers that go through extensive training, including canine first aid. Each group will have its own indoor and outdoor area that is sanitized extensively throughout the day.

In addition to providing day care, Central Bark Wauwatosa will focus heavily on a large retail boutique and grooming services. Americans spent an estimated 29 billion dollars on their pets in 2003. Wall Street analysts state that even during economic hard times, when pet owners are cutting back on household spending, they are still pampering man's best friend. In addition, we feel that this area of Wauwatosa is transforming into a higher end retail district and we would like Central Bark to contribute to that environment.

CONCERNS

Central Bark understands that even though we are only moving across the street from our current location, each new location will have concerns regarding noise, odor and sanitation, and what impact it will have on neighboring businesses and residential areas. We are confident that, because we have addressed these concerns in our first opening, we can address these concerns to your satisfaction. Our standards of practice ensure only positive impact on the community and neighbors.

Because Central Bark is a leader in this industry, we have set the highest standards for our stores. We pride ourselves on having the cleanest, safest, and most well run day cares in the business. In addition, our staff goes through extensive training, certification, and continuing education programs. We work with many of the leading behaviorists and nationally known trainers to develop our programs.

We are committed to being a positive addition to the community and have had independent studies done to assess our impact on noise, odor and sanitation, and as it relates to neighboring businesses.

We have included copies of these reports as well as references letters for your review.

NOISE

The issue of noise at a dog day care is an understandable concern. Dog day care, however, is a very different environment than a kennel, boarding facility, or humane society. One may walk into these facilities and often hear a large number of barking dogs. Dogs often bark because they are bored, have excess energy, or are in a stressful situation. This is not the case at Central Bark Doggy Day Care.

At Central Bark Doggy Day Care dogs are familiar with the environment and staff, attend on a regular basis, are getting a significant amount of exercise, and are simply happy to be there. We therefore, do not have dogs barking for the above said reasons. Our dogs are actively engaged throughout the day and in an environment where they are stimulated and content. Customers are constantly astonished as to how quiet our facilities are.

Many of our facilities are within close proximity to residential areas and have still not received noise complaints. Our current location is near a retirement community and across from apartments. We have never received a complaint of any kind including noise-related.

The following is a noise impact study prepared by an independent Environmental Noise Consultant conducted at our Fort Lauderdale location.

Noise Impact Analysis

**Central Bark Doggy Day Care
Oakland Park, Florida**

Prepared for:

**Central Bark Doggy Day Care
3699 North Dixie Highway
Oakland Park, FL 33334**

Prepared by:

**Bernard Kinney Associates, Inc.
Environmental Noise Consultants
9767 Erica Court
Boca Raton, Florida 33496**

November 2004

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APPENDIX

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- B City of Oakland Park Correspondence
- C Professional Resume & Qualifications

1.0 INTRODUCTION

The Central Bark Doggy Day Care Facility lies within the jurisdiction of the City of Oakland Park, Florida. The current site plan is characteristic of a single free standing commercial retail center which is in close proximity to the CSX Railway Corridor to the east and an existing multi - family residential community directly to the west of the facility under analysis. Further, there is an existing commercial retail center directly to the south of the facility under analysis.

The purpose of this noise study will be to identify the potential noise impacts associated with the normal operational conditions of the Central Bark Facility during the daytime hours and to determine the magnitude of such noise impacts which may adversely influence the existing multi - family residential community which borders the facility under analysis. For the purposes of establishing the potential noise impacts associated with the Central Bark Facility, a series of field noise measurements were collected over a one day period to determine the existing ambient field noise levels at the facility under analysis. Field noise measurements were acquired during the daytime hours during normal operational conditions of the facility under analysis. The criterion set forth within the City of Oakland Park Noise Ordinance (Article II Noise) was consulted for guidance in determining the maximum permissible noise levels associated with the Central Bark Facility.

2.0 PROJECT LOCATION AND DESCRIPTION

The Central Bark Facility is currently located in Oakland Park, Florida. The approved project is located at 3699 North Dixie Highway directly adjacent to an existing multi – family residential community to the west and within close proximity of the existing CSX Railway Corridor to the east. The Central Bark Facility is characterized as a doggy day care facility where dogs currently reside within the facility. There are limited times during the day where a maximum of five (5) dogs play outside for a limited period of time. The Central Bark Facility is depicted in Exhibit 2-1, page 2-2;

Exhibit 2-1

Central Bark Doggy Day Care Facility

2-2

3.0 MAXIMUM PERMISSIBLE NOISE LEVEL LIMITS BY LOCAL JURISDICTION

The Central Bark Facility is located within the Jurisdictional boundaries of the City of Oakland Park, therefore the local jurisdictional noise ordinance will be considered for the purposes of establishing the maximum permissible noise level limits associated with the facility under analysis. The City of Oakland Park Noise Ordinance is Titled Article II Noise and has been adopted from the Noise Control Ordinance of Broward County.

The City of Oakland Park Noise Ordinance (Noise Control Ordinance of Broward County) does not specify a particular maximum permissible noise level limit. Further, the Noise Ordinance does not employ a defined noise descriptor or metric.

However, Section 8-47 General Prohibitions states that (A) the creation of any unreasonably loud, disturbing and unnecessary noise in the city is prohibited. Noise of such character, intensity, and duration as to be detrimental to the life or health of any individual or in the disturbance of the public peace and welfare is prohibited. Section (B) (4) states that the keeping of any animal, bird or fowl which by causing frequent or long continued noise, shall disturb the comfort or repose of any person in the vicinity. Section 4-21 Excessive barking, howling, etc. states that it shall be unlawful for any person, or the owner or anyone having charge, control, or custody thereof, to keep any dog within the city limits which howls, yells or barks excessively so as to disturb the sleep, peace and quietude of any inhabitant of the city, over a prolonged period of time. Section 8-48 Noisy Businesses Generally, states that it shall be unlawful for any person to perform, labor, work, operate or conduct any business or enterprise, which is located so close to inhabited dwellings, apartments or hotels that the noise emitted from the operation of such business or enterprise shall disturb or is detrimental to the health, peace and quietude of any occupants thereof, except on weekdays between the hours of 7:00 AM and 7:00 PM.

4.0 NOISE ANALYSIS METHODOLOGY

For the purposes of establishing the existing ambient field noise levels at the Central Bark Facility, field sound levels were established over ten minute or greater measurement periods utilizing the LAeq noise descriptor or metric. This noise descriptor or metric was chosen in the absence of a noise descriptor or metric adopted by the City of Oakland Park Noise Ordinance. The Quest 2900 Type 2 Integrating / Logging Sound Level Meters were utilized to accomplish this task. The Quest 2900 Type 2 Sound Level Meters were calibrated before and after each series of measurements and were verified to be within 0.1 dB (A) of the calibration tolerance. Further, the sound level meters were factory calibrated annually by the manufacturer. The calibrator used was the manufactures specified callibrator, the QC-10 Model. Each sound level meter was calibrated at 114 db at 1000 Hz. Each sound level meter was mounted on a tripod so that the microphone was approximately 5 feet above the ground and wind screens were used. Weather conditions were noted and conformed to the optimal atmospheric conditions. Field noise monitoring was generally conducted during the hours of 7 AM and 9 AM, 12 PM and 2 PM, and 4 PM and 6 PM over a one (1) day period on November 3, 2004. The field noise monitoring phase of this analysis was conducted at the following locations: at the interior entrance of the facility under analysis (R-1), adjacent to the exterior court yard doggy play yards (R-2), and at the exterior facility property line directly adjacent to the existing multi-family residential development to the west of the facility under analysis (R-3).

5.0 NOISE ANALYSIS RESULTS

The results of this analysis have been presented in three specific sections which have been presented below. The first section considers the interior facility site ambient field noise levels during normal operational conditions. The second section considers the exterior courtyard (doggy play areas) during normal operational conditions. The third section considers the exterior facility property line directly adjacent to the existing multi – family residences directly to the west of the facility during normal operational conditions. As previously stated, this analysis considered an early morning hour period which depicted a typical busy period, a mid day period where there were limited facility operations and the dogs were at rest in the playrooms, and a late afternoon period which again depicted a typical busy period. Further, the results of the noise impact analysis, will recommend the appropriate noise abatement measures for the proposed facility under analysis should potential noise abatement measures become necessary.

5.1 NOISE ANALYSIS RESULTS (EXISTING CENTRAL BARK FACILITY- INTERIOR LOCATION)

For the purposes of this analysis, existing ambient field noise levels were established at the facility under analysis over a one (1) day period during the early morning hours, mid day hours, and late afternoon hours. These specific time frames will most likely represent the time periods of the day when recognizable noise impacts could occur as a result of the normal operational conditions associated with the facility under analysis. For the purposes of this analysis, the noise descriptor or metric utilized was the LAeq descriptor and represents the Level (A-Weighted) equivalent steady state sound level which in a stated period of time contains the same acoustical energy as the time varying sound level during the same time period. Field noise measurement periods during the hours of 7AM and 7 PM are typically defined as daytime measurement periods. The City of Oakland Park Noise Ordinance does define a daytime or nighttime measurement period. For the purposes of this analysis, the field measured noise levels have been rounded to the nearest decibel so as not to imply tenth of a decibel accuracy. The results of the Interior Location Facility analysis associated with the study are depicted in Table 5-1, page 5-2.

**Table 5-1
Field Measured Noise Receptor Levels
(Central Bark Facility – Interior Locations)**

Noise Receptor #	Noise Receptor Description	Average Noise Level LAeq (dBA) (AM)	Average Noise Level LAeq (dBA) (PM)	Average Noise Level LAeq (dBA) (PM)
R-1	Interior Entrance	62	60	N/A
R-1A	Interior Dog Playrooms	N/A	N/A	80

5-2

5.2 NOISE ANALYSIS RESULTS (EXISTING CENTRAL BARK FACILITY- EXTERIOR COURTYARD)

For the purposes of this analysis, existing ambient field noise levels were established at the facility under analysis over a one (1) day period during the early morning hours, mid day hours, and late afternoon hours. These specific time frames will most likely represent the time periods of the day when recognizable noise impacts could occur as a result of the normal operational conditions associated with the facility under analysis. For the purposes of this analysis, the noise descriptor or metric utilized was the LAeq descriptor and represents the Level (A-Weighted) equivalent steady state sound level which in a stated period of time contains the same acoustical energy as the time varying sound level during the same time period. Field noise measurement periods during the hours of 7AM and 7 PM are typically defined as daytime measurement periods. The City of Oakland Park Noise Ordinance does define a daytime or nighttime measurement period. For the purposes of this analysis, the field measured noise levels have been rounded to the nearest decibel so as not to imply tenth of a decibel accuracy. The results of the Facility Exterior Court Yard analysis associated with the study are depicted in Table 5-2 page 5-4.

**Table 5-2
Field Measured Noise Receptor Levels
(Central Bark Facility – Exterior Locations)**

Noise Receptor #	Noise Receptor Description	Average Noise Level LAeq (dBA) (AM)	Average Noise Level LAeq (dBA) (PM)	Average Noise Level LAeq (dBA) (PM)
R-2*	Exterior Court Yard	59	54	55
R-2A**	Exterior Court Yard	61	N/A	62

* Normal Operational Conditions without Dogs Outside

** Normal Operational Conditions with Dogs Outside

5.3 NOISE ANALYSIS RESULTS (EXISTING CENTRAL BARK FACILITY- PROPERTY LINE)

For the purposes of this analysis, existing ambient field noise levels were established at the facility under analysis over a one (1) day period during the early morning hours, mid day hours, and late afternoon hours. These specific time frames will most likely represent the time periods of the day when recognizable noise impacts could occur as a result of the normal operational conditions associated with the facility under analysis. For the purposes of this analysis, the noise descriptor or metric utilized was the LAeq descriptor and represents the Level (A-Weighted) equivalent steady state sound level which in a stated period of time contains the same acoustical energy as the time varying sound level during the same time period. Field noise measurement periods during the hours of 7AM and 7 PM are typically defined as daytime measurement periods. The City of Oakland Park Noise Ordinance does define a daytime or nighttime measurement period. For the purposes of this analysis, the field measured noise levels have been rounded to the nearest decibel so as not to imply tenth of a decibel accuracy. The results of the Facility Property Line analysis associated with the study are depicted in Table 5-3 page 5-6.

**Table 5-3
Field Measured Noise Receptor Levels
(Central Bark Facility – Property Line)**

Noise Receptor #	Noise Receptor Description	Average Noise Level LAeq (dBA) (AM)	Average Noise Level LAeq (dBA) (PM)	Average Noise Level LAeq (dBA) (PM)
R-2*	Exterior Court Yard (P/L)	59	57	54
R-2A**	Exterior Court Yard (P/L)	62	N/A	71

* Normal Operational Conditions without Dogs Outside

** Normal Operational Conditions with Dogs Outside

6.0 CONCLUSIONS AND RECOMMENDATIONS

The results of this analysis indicate that there are two (2) potentially adverse noise sources which are in close proximity to the existing multi-family residences which are directly adjacent to the Central Bark Doggy Day Care Facility. The first potentially adverse noise source is the interior noise levels associated with the existing dog kennel and the second potentially adverse noise source is the existing court yard play areas in which the dogs frequent for very limited time periods during the daytime. Currently up to a maximum of five (5) dogs play outside at any given time. Based upon the results of this analysis, there are several existing noise sources within close proximity of the facility under analysis which, at times, influence the existing ambient noise levels at the facility under analysis. These sources have been identified as follows: CSX Railway Movements to the east of the facility and local traffic volumes and patterns along North Dixie Highway to the east of the facility. Based upon the results of this analysis, the sound proofing of the Central Bark Facility does not appear to be warranted. Normal building construction typically yields approximately 15-20 dBA (Decibels, A-Weighted) of noise reduction based upon normal building construction materials. Further, along the back side of the facility under analysis, there are no open doors or windows including the area of the facility where the playrooms are situated. Potential exterior noise abatement measures also do not appear to be warranted based upon the results of this analysis. The limited number of times that the dogs frequent the two (2) outside court yard play areas does not appear to adversely impact the existing ambient noise levels. Further, the character of the existing ambient noise levels at the facility under analysis appears to exceed the existing ambient noise levels associated with the dogs playing outside in some instances. Finally, the normal operational condition of the Central Bark Facility appears to be limited to the daytime hours of 7AM to 7PM. The Central Bark Facility is classified as a commercial land use. The noise levels at the facility under analysis are characteristic of a commercial land use.

The first phase of this analysis was to establish the existing insertion loss (noise reduction) associated with the facility under analysis. Based upon the results of this analysis, the interior noise level at the front side of the facility ranged from 60-62 dBA. Similarly, the interior noise level associated with the playrooms was approximately 80 dBA. The existing exterior noise levels at the back side of the facility at both the property line adjacent to the existing multi-family residences and between the two court yards (dog play areas) ranged from 54-59 dBA without the dogs playing outside. Similarly, the exterior noise levels ranged from 61-62 dBA with the dogs playing outside.

There was one instance when this noise level was 71 dBA during the late afternoon time period. At this time, the dogs were disturbed by the personal conducting the noise study.

Based upon this analysis, the existing facility (the dog playrooms location) appears to provide approximately 18 dBA of insertion loss or noise reduction under a worst case situation at the interior of the facility where potential noise impacts are the greatest. This level of noise reduction was reduced to approximately 9 dBA when the dogs were disturbed by personal conducting the noise study. This situation is not normal to the facility under analysis. During this phase of the analysis, the dogs were playing outside. This analysis also indicates that with the dogs inside the facility, the level of insertion loss (noise reduction) could be approximately 21-26 dBA.

The second phase of this analysis was to establish the potential noise impact to the existing ambient noise levels associated with the facility under analysis. Based upon the results of this analysis, the exterior noise level at the back side of the facility under analysis ranged from 54-59 dBA without the dogs playing outside in the two court yard locations. Similarly, the exterior noise levels ranged from 61-62 dBA with the dogs playing outside. There was one instance when this noise level was 71 dBA during the late afternoon time period. At this time, the dogs were disturbed by the personal conducting the noise study. Generally, the noise level increase with the presence of up to five (5) dogs playing outside in either of the two court yard locations was approximately 2-3 dBA during the morning hours and approximately 7 dBA during the late afternoon hours. There is no direct correlation to the number of dogs and the noise levels created by such dogs. During the noontime hours, the dogs are at rest in the playrooms and, as such, there are no outside activities. There was one instance when this noise level was 71 dBA during the late afternoon time period. At this time, the dogs were disturbed by the personal conducting the noise study.

Based upon the results of this analysis, the limited outside activities associated with the Central Bark Facility does not appear to adversely influence the character of the existing ambient noise levels at the facility under analysis and at the adjacent multi-family residential development. Further, the facilities staff appears to make every effort to keep the dogs as quiet as possible during the limited time frames in which the dogs play outside. Further, a maximum of five (5) dogs currently play outside at any given time. Section 8-48 Noisy Businesses Generally, of the Noise Ordinance allows for such activities to take place between the hours of 7 AM and 7PM for businesses within close proximity of residences.

The results of this analysis appears to indicate that the Central Bark Facility under normal operating conditions does not adversely impact the character of the existing ambient noise levels and, as such, potential noise abatement measures are not warranted. Further, the facility under analysis appears to comply with the Oakland Park Noise Ordinance (Article II Noise). The analysis did not consider the effects of individuals agitating or provoking the dogs from the back side of the residential fence line which would most likely increase the noise levels from the dogs.

ODOR AND SANITATION

As mentioned earlier, Central Bark prides itself on the cleanliness of its facilities. We have worked closely with veterinarians to develop a sanitation program that inhibits the spread of bacteria, germs, and airborne illnesses.

We use veterinarian recommended and environmentally friendly cleaning products on both our indoor and outdoor areas. We sanitize all areas multiple times per day and place commercial grade air purifiers throughout our facility.

Waste is cleaned up immediately and disposed of properly. Solid waste is disposed of through a waste management company and urine is diluted and the areas sanitized.

Our outdoor surface will be covered in a specially designed artificial grass made for use in pet-related facilities. It helps direct drainage and is antimicrobial.

The following is an odor assessment prepared by GeoEnvironmental, Inc. The study was conducted at the downtown Milwaukee location as it has the highest number of dogs per day (105 per day.)

GZA
GeoEnvironmental, Inc.

*Engineers and
Scientists*

May 5, 2008
File No. 20.0151958.00

Central Bark Doggy Day Care
c/o Barkley Ventures, Inc.
836 S. 60th Street
West Allis, Wisconsin 53214

Attention: Ms. Jackie Jordan
Co-Founder

Re: Odor Assessment Report
420 S. 1st Street
Milwaukee, Wisconsin

Dear Ms. Jordan:

GZA GeoEnvironmental, Inc. (GZA) appreciates the opportunity to provide this Odor Assessment Report to Central Bark Doggy Day Care ("Client") for the dog indoor/outdoor play area located at 420 S. 1st Street in Milwaukee, Wisconsin ("Site"). Please note that our recommendations and conclusions are subject to the attached Limitations.

SAMPLING ACTIVITIES

On April 28, 2008, in response to a request from the Client, Mr. Patrick T. O'Neil of GZA conducted a focused indoor air quality assessment for hydrogen sulfide (H₂S) and ammonia (NH₃) emissions at the Site.

H₂S and NH₃ are the most prevalent fecal odor components generated by bacterial degradation and considered to be the preferred parameters in which to sample, with respect to canine fecal odor.

Mr. O'Neil conducted an interview with the Client's Representative who showed Mr. O'Neil the entire site – indoors and outdoors. Based on this information, Mr. O'Neil collected seven NH₃ Dräger collection tubes utilizing a Dräger Accuro Pump at the following locations:

- 2 – Indoor Play Areas (Photo no. 1 "Indoor Play Area")
- 1 – Outdoor Play Area (Photo no. 2 "Outdoor Play Area")
- 1 – Outdoors – Off-Site
- 1 – Boarding Kennel (Photo no. 3 "Dog Kennel/Boarding Area")
- 1 – Grooming Area (Photo no. 4 "Dog Grooming Area")
- 1 – Store Front Area

Mr. O'Neil also walked the site with a Gasalert Micro® 4-Gas sampling pump/detector which measured concentrations for H₂S at the Site.

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20900 Swenson Drive
Suite 150
Waukesha
Wisconsin
53186
262-754-2560
FAX 262-754-9711
www.gza.com

Upon completion of the air sampling activities, Mr. O'Neil interviewed Mr. Richard G. Chudnow, who is both the building owner and neighboring tenant of the client at the Site.

DISCUSSIONS



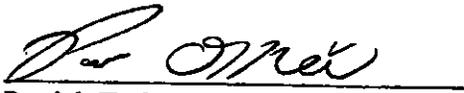
Exposure standards (regulatory or consensus standards) do not exist for airborne canine fecal odor concentrations. Regardless, Mr. O'Neil did not find any measurable amounts of either H₂S or NH₃ at the sample locations. Mr. O'Neil found a very clean facility on a day when approximately one hundred and three dogs were on Site. It should be noted that the Site was chosen for sampling because it was the oldest and the largest of the Central Bark Doggy Day Care buildings. Mr. Chudnow, the neighboring tenant/owner/landlord spoke to Mr. O'Neil privately and stated that he had not had an odor complaint from his employees or himself with regard to the client occupying the other half of the building. It should be noted that food is prepared in Mr. Chudnow's neighboring unit and served to the public. As you can see on photo no. 5 "Back door of Site", shows the brown door which is Mr. Chudnow's unit and the purple door is for the Client's Site which are proximal.

It is GZA's opinion, that as can be seen from the sampling results, that canine fecal odors were not impacting the neighboring building units.

Please feel free to contact the undersigned at (262) 754-2560 with any questions, or if you require additional information.

Very truly yours,

GZA GeoEnvironmental, Inc.



Patrick T. O'Neil
Assistant Project Manager



Kim E. Anderson, Ph.D.
Principal/Director of Toxicology,
Environmental Health and Safety

J/151958/Odor Assessment Report

Attachments: Limitations
Photos

MOLD SURVEY/MOLD INVESTIGATION LIMITATIONS

1. GZA utilizes practices and procedures generally accepted by other professionals working in this field. Thus, these practices and procedures may evolve with GZA corresponding to these changes.
2. The conclusions and recommendations submitted in this report are based in part upon the data obtained from a limited number of indoor mold samples from different operations or locations and times of day. The nature and extent of variations between these sample results may not become evident until further investigation. If variations or other latent conditions then appear evident, it will be necessary to reevaluate the recommendations of this report.
3. Where such quantitative laboratory analyses have been conducted by an outside laboratory, GZA GeoEnvironmental, Inc. (GZA) has relied upon the data provided, and has not conducted an independent evaluation of the reliability of these data. GZA utilizes laboratories which maintain accreditation by the American Industrial Hygiene Association for Microbiological Testing.
4. The conclusions and recommendations contained in this report are based in part upon various types of analytical data taken on this specific day and time and are contingent upon their validity. These data have been reviewed and interpretations made in the report. Moreover, it should be noted that variations in the types and concentrations of contaminants including mold, and variations in their distribution may occur due to life cycle and ambient conditions. Should additional data become available in the future, these data should be reviewed by GZA, and the conclusions and recommendations presented therein modified accordingly.
5. Chemical and biological analyses have been performed for specific parameters during the course of this study, as detailed in the text. It must be noted that additional constituents not searched for during the current study may be present at the site.



420 S. 1st Street
Milwaukee, Wisconsin



Photo No. 1: Indoor Play Area



Photo No. 2: Outdoor Play Area

420 S. 1st Street
Milwaukee, Wisconsin



Photo No. 5: Back Door of Site

IMPACT ON NEIGHBORING BUSINESSES & RESIDENTIAL AREAS

Almost all Central Bark locations are in close proximity to other businesses. Many are quite close to residential areas. In fact, two Central Bark locations neighbor retirement communities without complaint. As these independent studies have demonstrated, our facilities do not create noise or odor problems for surrounding businesses.

With regards to the potential new Wauwatosa location neighboring an dog friendly apartment complex, we feel the studies show there to be no negative impact. The location at which the odor assessment was conducted shares a space with an establishment that serves food to the public and found no problem with the day care operation (as noted in the study) This location is also next to a restaurant and bar with considerable outdoor patio space that finds no negative impact on its operations. The following includes a reference letter from the owner of the restaurant.

Because our business requires customers to come to our facility twice a day for drop off and pick up, it is often the case that other businesses benefit from the increased traffic flow.

State Representative Mark Honadel also offers his reference for Central Bark Doggy Day Care. Representative Honadel operated a business along side a former Central Bark location and his family lived within 100 feet of this location. Please see the following letter.

Barkley Ventures, Inc.

3699 N. Dixie Hwy
Oakland Park, FL 33334
866.799.BARK (2275)
Fax: 954.566.3758

Oct. 28th, 2008

To Whom It May Concern:

I would like to take this opportunity to share some information that may be helpful in your decision to support our doggy day care business in your community. I have operated a respected business in the metro Milwaukee area since 1997. The success of my business can be contributed in part to my commitment to the communities in which we do business.

The concerns and reservations that you have expressed are not uncommon as we have successfully addressed them in many communities with our franchise business. One in particular, for example, was the city of South Milwaukee. Our facility at 1204 Minnesota Avenue shared space with the owner of the building, Wisconsin State Representative, Mark Honadel for four years until our business outgrew the space. During that time, Honadel's Lawn and Garden Center operated side by side with us, without any complaints of noise, odor or business disturbance. In fact, the Honadel family lived within 100 feet of our business, and again, never had any problems with our operations.

Representative Honadel has given me permission to offer his name as a reference and invites any of you to contact him directly (414-764-0183).

Thank you for your kind consideration. If you have additional questions or concerns, please contact me. I can be reached at 414-406-5324.

Sincerely,



Jackie Jordan
Principal, Barkley Ventures, Inc.



Franchise

THE OWNER



Kerry Krienitz is the owner of Central Bark Doggy Day Care in Wauwatosa and Central Bark Doggy Day Care in Brookfield. She has successfully owned these locations for over eight years. Kerry is a proud resident of Wauwatosa and welcomes the opportunity to accommodate current and future customers alike.

I hope this information helps during the review process and welcome any questions or concerns. Please feel free to contact me at any time. I look forward to meeting with you further.

Kerry Krienitz
414-234-6112

Central Bark Doggy Day Care | About Us | Latest News | Employment | Pro

DOGGY DAY CARE

DOGGY SLEEPOVERS

DOGGY SALON

DOGGY BOUTIQUE



See

Leather Goods

Photo Gallery

Service Rates

New

Unique to the Central Bark® Wauwatosa location is The Dog Spot boutique. Specializing in natural pet foods and treats, gourmet bakery and birthday cakes, toys, collars, fashions and special events; this popular store moved from the Village of Wauwatosa. Meet all your dog's needs in one convenient stop with day care services, grooming, vet visits and the full-service boutique...guaranteed to keep the tails' wagging!!!



Congrats, Daisy, Danny and Gabby!



This month we are celebrating our favorite trio! Danny, Daisy, and Gabby! They always brighten our day when we see them coming through the front doors! In playgroup they can be found splashing in the pool, playing ball with their buddies, or relaxing together on the

-  Doggy Day Care
-  Doggy Sleepovers
-  Doggy Salon
-  Doggy Boutique
-  Doggy Parties
-  Doggy Training
-  Veterinary Services

Congrats, Buster!

Posted on April 01, 2013 Posted in Wauwatosa News, Dog of the month
Wauwatosa April Dog of the Month

> Read more

Congrats, Olive!

Posted on March 01, 2013 Posted in Wauwatosa News, Dog of the month

CITY OF WAUWATOSA
MEMO



To: **Community Development Committee**

From: **Tamara Szudy**

Date: **July 19, 2013**

Subject: **Request by Kerry Krienitz, Central Bark, and Tom Schuler, JMT Group LLC., for a Conditional Use in the M1 District at 6228 West State Street for a dog day care**

A. Issue

Request by Kerry Krienitz, Central Bark, and Tom Schuler, JMT Group LLC., for a Conditional Use in the M1 District at 6228 West State Street for a dog day care.

B. Background/Options

Ms. Krienitz would like to relocate her existing dog day care business, located at 6442 River Parkway, to this location. The main entrance will be accessed from the main parking lot along the west side of the building. The applicant will install a fence (preferably an eight foot high wood fence) and landscape the existing parking lot along 62nd Street for the outdoor play area, as well as make improvements to the building. The proposed hours of operation are Monday through Friday 7 a.m. to 6:30 p.m.; Saturday 8 a.m. to 5 p.m.; and Sunday 10 a.m. to 4 p.m. The applicant indicated that there is an average enrollment of 85 dogs.

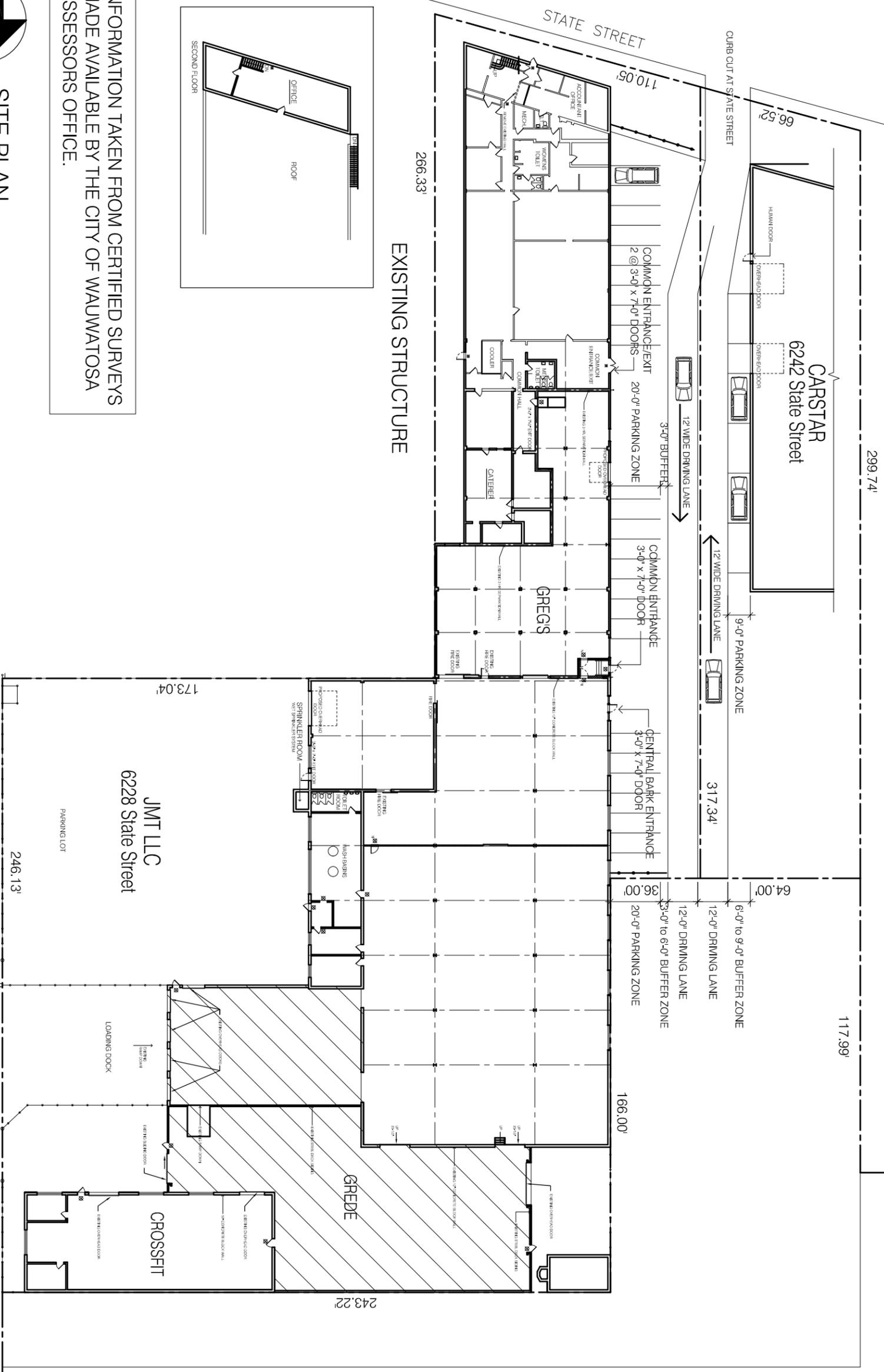
The Plan Commission reviewed this item on Monday, July 8th and recommended approval.

C. Recommendation

Staff recommends approval contingent upon:

1. hours of operation: Monday through Friday 7 a.m. to 6:30 p.m.; Saturday 8 a.m. to 5 p.m.; and Sunday 10 a.m. to 4 p.m.
2. installation of an eight foot fence around the outdoor play area
3. obtaining any additional permits and licenses

GREDE FOUNDRIES, Inc.
6432 State Street



INFORMATION TAKEN FROM CERTIFIED SURVEYS
MADE AVAILABLE BY THE CITY OF WAUWATOSA
ASSESSORS OFFICE.



SITE PLAN
NOT TO SCALE

TOSA VENTURES
11215 North 62nd Street