

**CITY OF GLENDALE
COMMUNITY DEVELOPMENT AUTHORITY
5909 N. Milwaukee River Parkway
Glendale, Wisconsin 53209**

Due to rising cases of COVID-19 this meeting will be conducted via Zoom.

Join Zoom Meeting

<https://us02web.zoom.us/j/89192431522>

Meeting ID: 891 9243 1522

One tap mobile

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AGENDA

Thursday, March 4, 2021

6:00 p.m.

1. Call to Order / Roll Call.
2. Adoption of Minutes of the Community Development Authority Meeting Held on August 18, 2020.
3. Review and approval of Residential Development at 5800 N. Bayshore Drive.
4. Review and approval of Lot 2 Bayshore Development – Culver’s Restaurant.
5. Initial Review and schedule of Public Hearing for a Conditional Use Permit for 4425 N. Port Washington Road (East Lake Towers Corporate Center) for Nurturing Nook, Inc. – Childcare facility.
6. Adjournment.

NOTICE: Although this is NOT a meeting of the Glendale Common Council, a majority of Council members may be in attendance. No action or deliberation by the Council will take place.

– Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities.

**CITY OF GLENDALE
COMMUNITY DEVELOPMENT AUTHORITY
MEETING MINUTES
August 18, 2020**

The Community Development Authority held via Zoom Video Conferencing.

The meeting was called to order by Mayor Kennedy at 6:00 p.m.

Roll Call CDA: Present: Mayor Bryan Kennedy, Peter Brennan, Casey Shorts, Donald Voith, and Joshua Wadzinski. Absent: Ald. Jim Daugherty and Ald. Tomika Vukovic.

Other Officials Present: Rachel Safstrom, Executive Director and John Fuchs, City Attorney.

Open Meeting Notice.

The Executive Director advised that in accordance with the Open Meeting Law the City's official newspaper was advised on Thursday, August 13, 2020, of the date of this meeting, that the Agenda was posted on the official bulletin board of City Hall, the general public in the Municipal Building and the Police Department, and those persons who requested were sent copies of the agenda.

Approval of the minutes of meeting held on July 14, 2020.

Motion was made by Mr. Voith, seconded by Mr. Brennan, to approve the minutes of meeting held on July 14, 2020. Ayes: Mayor Kennedy, Mr. Shorts, Mr. Brennan, Mr. Wadzinski, and Mr. Voith. Absent: Ald. Daugherty and Ald. Vukovic. Abstain: None. Motion carried.

Public Hearing for the consideration of amending the Project Plan for Tax Incremental District Number Eight, City of Glendale. The purpose of the Project Plan Amendment is to modify the boundaries to remove parcel 163-9000-001.

Administrator Safstrom gave a brief overview of the purpose of the public hearing. The request is to amend the Project Plan for Tax Incremental District Number Eight. The request is to remove a single parcel, 163-9000-001 from the boundary that had been included as a portion of the parcel for many years.

Administrator Safstrom stated there was no public present in the Council Chambers for public comment.

Mayor Kennedy called for anyone on the Zoom call that wished to speak for the public hearing.

Motion by Mr. Shorts, seconded by Mr. Brennan, to close the public hearing. Ayes: Mayor Kennedy, Mr. Shorts, Mr. Brennan, Mr. Wadzinski, and Mr. Voith. Absent: Ald. Daugherty and Ald. Vukovic. Abstain: None. Motion carried.

Resolution Adopting an Amendment to the Project Plan for Tax Incremental District Number Eight of the City of Glendale, Wisconsin to Modify the Boundaries of the District.

Mayor Kennedy stated the next step in the process is for the Community Development Authority to approve a Resolution to amend the boundaries.

Motion by Mr. Voith, seconded by Mr. Wadzinski, to adopt the Resolution Amending the Project Plan for Tax Incremental District Number Eight of the City of Glendale, Wisconsin to Modify the Boundaries of the District. Ayes: Mayor Kennedy, Mr. Shorts, Mr. Brennan, Mr. Wadzinski, and Mr. Voith. Absent: Ald. Daugherty and Ald. Vukovic. Abstain: None. Motion carried.

This item will be reviewed at the September 14, 2020, Common Council meeting prior to the Joint Review Board meeting on September 15, 2020.

ADJOURNMENT

There being no further business, motion was made by Mr. Voith, seconded by Mr. Shorts to adjourn the meeting. Ayes: Mayor Kennedy, Mr. Shorts, Mr. Brennan, Mr. Wadzinski, and Mr. Voith. Absent: Ald. Daugherty and Ald. Vukovic. Abstain: None. Motion carried unanimously, and adjournment of the Community Development Authority was ordered at 6:06 p.m.

Rachel A. Safstrom
Executive Director

Recorded: August 19, 2020.



5909 North Milwaukee River Parkway
Glendale, WI 53209

SUBJECT: Review and Recommendation to the Common Council for approval of Residential Development at 5800 N. Bayshore Drive.

FROM: Rachel Safstrom, Executive Director of the CDA

MEETING DATE: March 4, 2021

FISCAL SUMMARY:

Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	N/A

BACKGROUND/ANALYSIS:

Engberg Anderson Architects has submitted on behalf of Cypress Equities residential plans for 5800 N. Bayshore Drive.

There are four residential buildings with 316 units total.

Building 1	119 units
Building 2	59 units
Building 3	59 units
Building 4	74 Units

RECOMMENDATION:

Attached are the site plan and building space plan layouts along with building elevations and renderings. Also attached are the design guidelines that are to be followed as you review the proposal. The plans have been reviewed by Planning, North Shore Health Department, Building Inspection and City Engineer. The following are concerns identified by staff:

- What do the entrances to the apartment buildings look like...at the transition from the parking ramp to the apartment buildings.
- Rooftop mechanicals screens for noise.
- There is not an photographic pdf document exhibit indicating the building materials.
- Measured drawings...technical drawings that would include items such as the raw water supply pipeline to the North Shore Water Treatment Plant and other technical drawings were not included with the submittal materials.
- Landscape and lighting along the boundary with the Culver's restaurant may require both property owners careful thought in order to mitigate impacts. Neither of the two projects includes the other project in their respective views of the world.

The developer has been made aware of the concerns and requested to comment.

Lydell Avenue utility upgrades have been completed.



5909 North Milwaukee River Parkway
Glendale, WI 53209

ACTION REQUESTED:

Motion to approve the residential plans for 5800 N. Bayshore Drive as submitted with the following conditions:

- Comply with all building and fire codes to the satisfaction of the Building Inspector, North Shore Fire Department and North Shore Health Consortium.
- Work with Police and Fire on an emergency vehicle access plan during construction.

ATTACHMENTS:

1. Project Narrative
2. Site and Floor Plans, Renderings, and Building Elevations
3. Design Standards

Project Narrative for: Bayshore Apartments Development

The Bayshore Apartments Development site is located in the City of Glendale, Wisconsin and also fronts the west side of Whitefish Bay. This development consists of four new and separate apartment buildings. Three out of the four apartment buildings surround the existing parking structure, the fourth is a free standing building located immediately to the north of the others. Each of the apartment buildings will have their own separate lobby entrance and club room/amenity spaces within. The leasing office will be located at the inside of the northern most free-standing building and it will also have a large workout room meant to be shared with the other building tenants. There are also multiple outdoor activity spaces located between the buildings, in front of or at an elevated floor setting. Some of those features include a pool with an outdoor bar plaza between buildings 01 & 02, a shared urban plaza located between buildings 02 & 03 that will provide a dual function as both an outdoor amenity space for the two adjacent apartment buildings and will serve as the gateway into the Bayshore commercial/retail for pedestrians looking to access from the Whitefish Bay neighborhood. There is also an outdoor elevated courtyard with a green roof located over the building 01 parking garage. On building 04 there is a ground floor courtyard, a private courtyard on at the building rear (west side) and finally it will also have the club room located at the top floor with an outdoor terrace that overlooks the courtyard below and the pool plaza at the other side of the inner road.

There are a total of 311 apartment units spread out within the four buildings. Buildings 02 & 03 located along Lydell Avenue and on the east side of the existing parking garage contain 59 units each and are four & five stories respectively. Building 01 to the north of that also along Lydell Avenue contains 119 units and will also have covered parking on the first floor as well as a surface parking lot immediately to

the north. Building 04 which is completely inside of the overall development and to the north of the existing parking garage will have 79 units. There will be a total of almost 400,000 square feet of new construction between the four apartment buildings.

There is a total of 135 new parking stalls being added at building 01 and the entire second level of the existing parking structure is designated for apartment use, which is an additional 350+ parking stalls. As well as counting on the northeast quadrant of the first floor for apartment visitor parking. Buildings 02, 03 & 04 will all have direct connections on to the second level parking structure. The overwhelming majority of traffic will be kept internal to the development as levels one, three & four will be accessed via the internal road as well as the parking garage entry into the building 01 garage. The only point of access along Lydell Avenue will be for the small surface lot north of Building 01 and the ramp onto the second level of the existing parking structure will be kept as is next to the Target surface lot, between Day Avenue & Lake View Avenue.

All of the apartment buildings will be fully sprinklered. Design team met with Fire Marshall Matthew Mertens to present project and go over any concerns that he might see with the design on January 15th, 2021. The construction type for the new apartment buildings will be as follows:

- Building 01 (“Podium” type building) -Type IA construction at the first floor and type VA construction from floors 2 thru 5
- Buildings 02 & 04 – Type IIIA construction
- Building 03 – Type VA construction

CDA Submittal Package includes the Exhibit for private vs. public amenity spaces (A002). It also includes the stormwater areas diagram (A003) which is described on the attached Stormwater Memo. Pool open dates & hours will be from Memorial Day thru Labor Day, 10am-10pm – 7 days a week.

Attachments: Bayshore - Lydell Housing Stormwater Memo



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collaborāte / formulāte / innovāte

01/29/2021

Mr. Mustafa Emir, PhD, PE
Senior Vice President
WI Regional Director
Clark Dietz, Inc.
759 N. Milwaukee St., Suite 624
Milwaukee, WI 53202

SUBJECT: Bayshore – Redevelopment
Lydell Housing Stormwater Memo

Dear Mustafa:

According to the latest Bayshore Redevelopment Stormwater Management Plan Amendment (issued on 09/14/2020), future development within Bayshore is required to further reduce the peak runoff past current proposed conditions in order to meet the final proposed peak flow reduction of 20% in the 2- and 100-year storms. Previous modeling from said amendment stated that peak runoff within these future development areas would need to be reduced from 27.31cfs to 22.83cfs in the 2yr storm event and from 67.11cfs to 55.04cfs in the 100yr storm event. This information is found in Tables 3 & 4 of the latest Bayshore Redevelopment SWMP Amendment. In order to account for the outstanding amount of runoff reduction, The Bayshore Redevelopment team is planning to include permeable pavement in the proposed Lydell Housing project. Our intent is to include as much permeable paving area as feasible in the Lydell Housing project to offset the remaining runoff reduction requirement (4.48cfs in the 2yr event and 12.07cfs in the 100yr event). Based on the proposed Lydell Housing layout, we approximate that we will have 4,150sf of permeable pavement area. This area of permeable pavement reduces runoff by 1.29cfs in the 2yr event and 2.83cfs in the 100yr event. This is approximately 29% of the remaining requirement for the 2yr event and 23% of the remaining requirement for the 100yr event.

CONCLUSIONS

The proposed Lydell Housing project will maintain compliance with the City of Glendale and MMSD requirements for stormwater management and provide portion of the outstanding runoff reduction requirements allocated to future development. The combination of Green Infrastructure measures within completed sitework areas, the proposed Lydell Housing project, and future development will achieve 20% runoff reduction in both the 2- and 100-year storm events.

Sincerely,

Graef- USA Inc.

A handwritten signature in black ink that reads "James P. Hansen". The signature is written in a cursive, flowing style.

James P. Hansen, P.E.
Practice Area Leader-Site Development
Principal



CDA SUBMITTAL: BAYSHORE APARTMENTS DEVELOPMENT

GLENDALÉ, WISCONSIN | FEBRUARY 01, 2021



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CONTACT INFORMATION:

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Cypress Equities

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COMMON OUTDOOR SPACES	A002
STORMWATER PERMEABLE PAVER EXHIBIT	A003
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BUILDING 2 FLOOR PLANS	A102
BUILDING 3 FLOOR PLANS	A103
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BUILDING 4 ELEVATIONS	A404A-A404B
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BAYSHORE APARTMENTS DEVELOPMENT

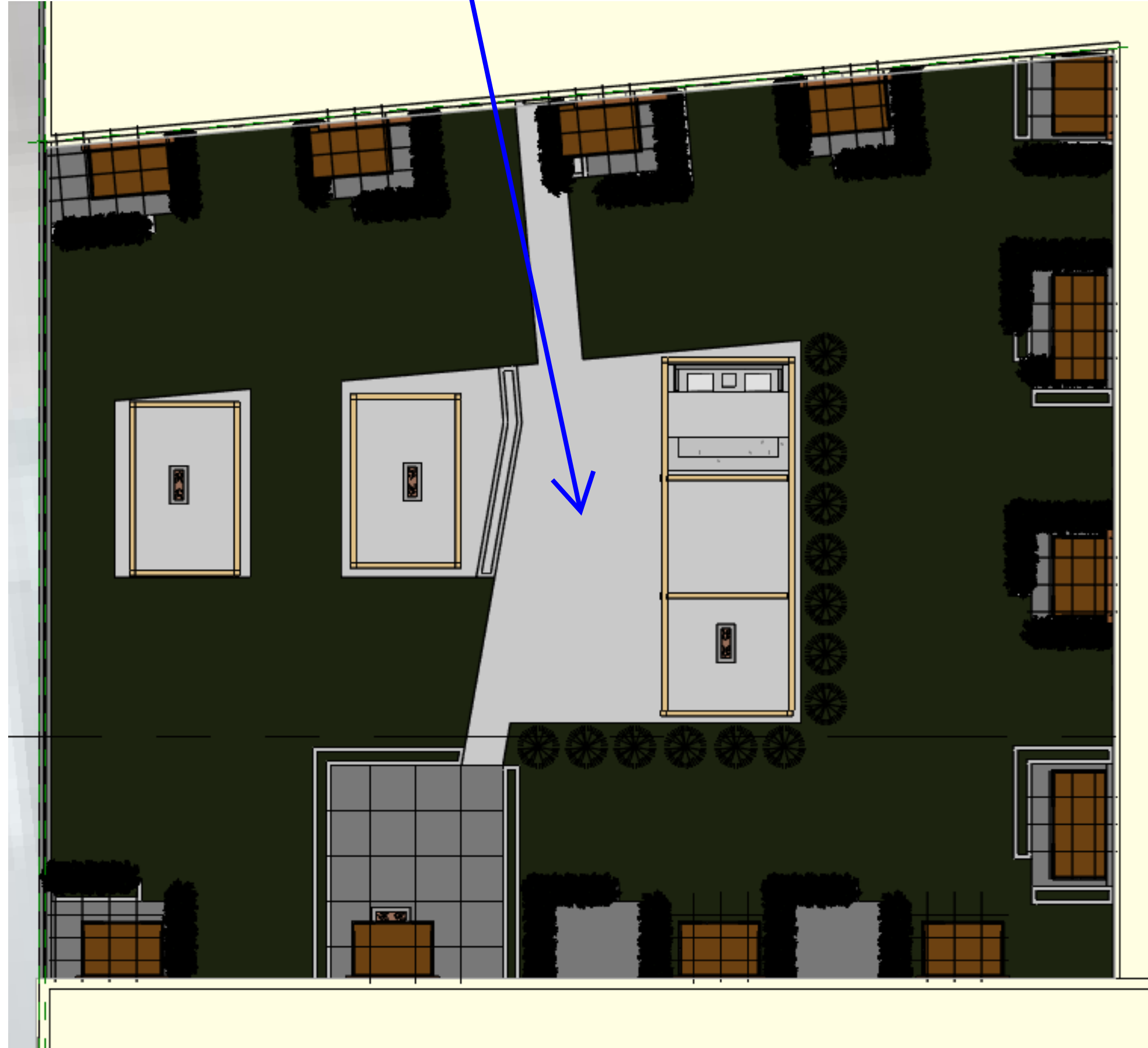
ARCHITECTURAL SITE PLAN

SCALE: 1/32" = 1'-0"

02-01-2021

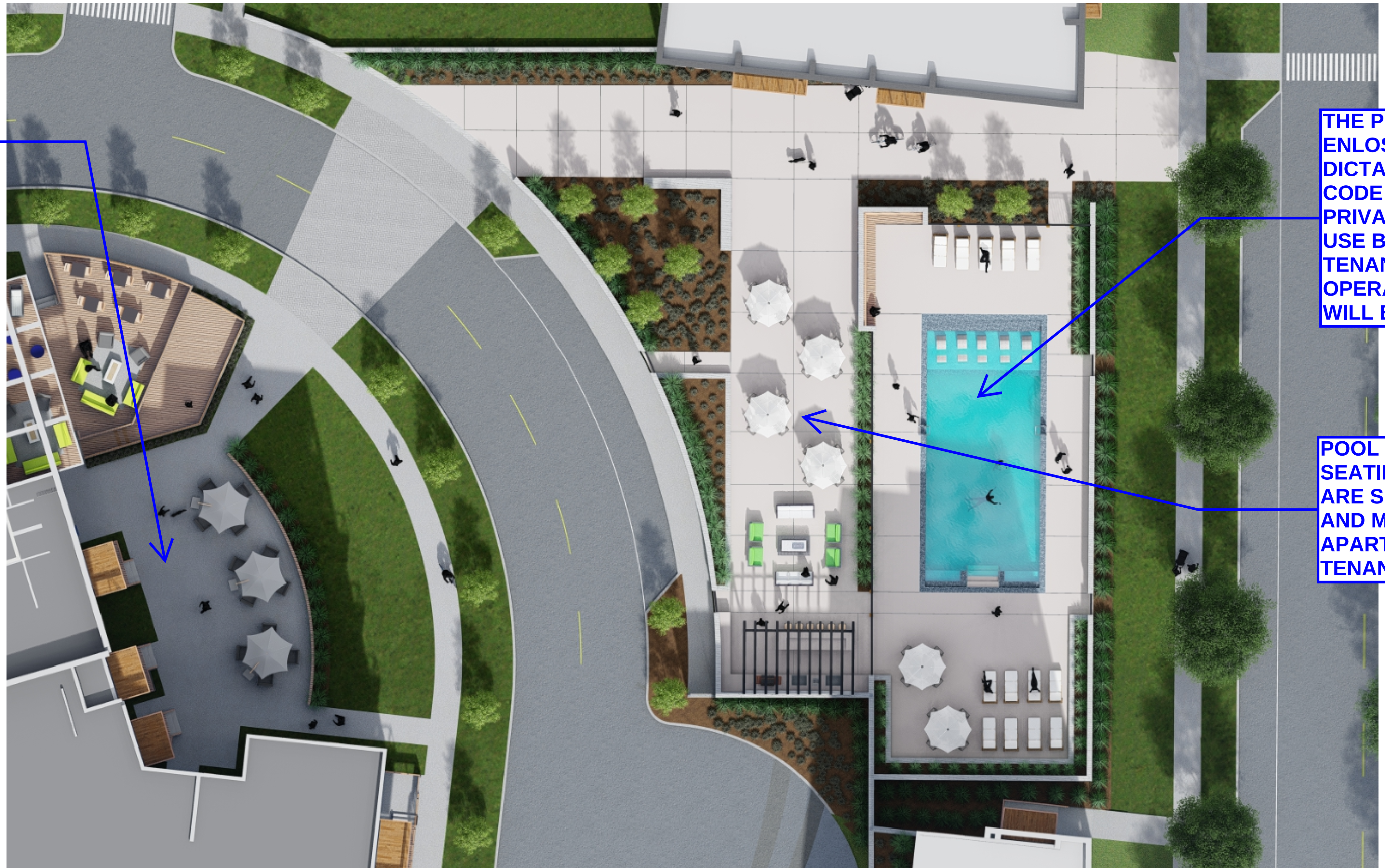
Engberg Anderson Project No. 203144.00

THIS COURTYARD WILL BE PRIVATE ONLY TO BE ACCESSED BY BUILDING 01 TENANTS



ELEVATED COURTYARD AT BUILDING 01

THE COURTYARD AT THE FRONT OF BUILDING 04 IS OPEN TO THE PUBLIC AND IS MEANT TO BE A SHARED AMENITY

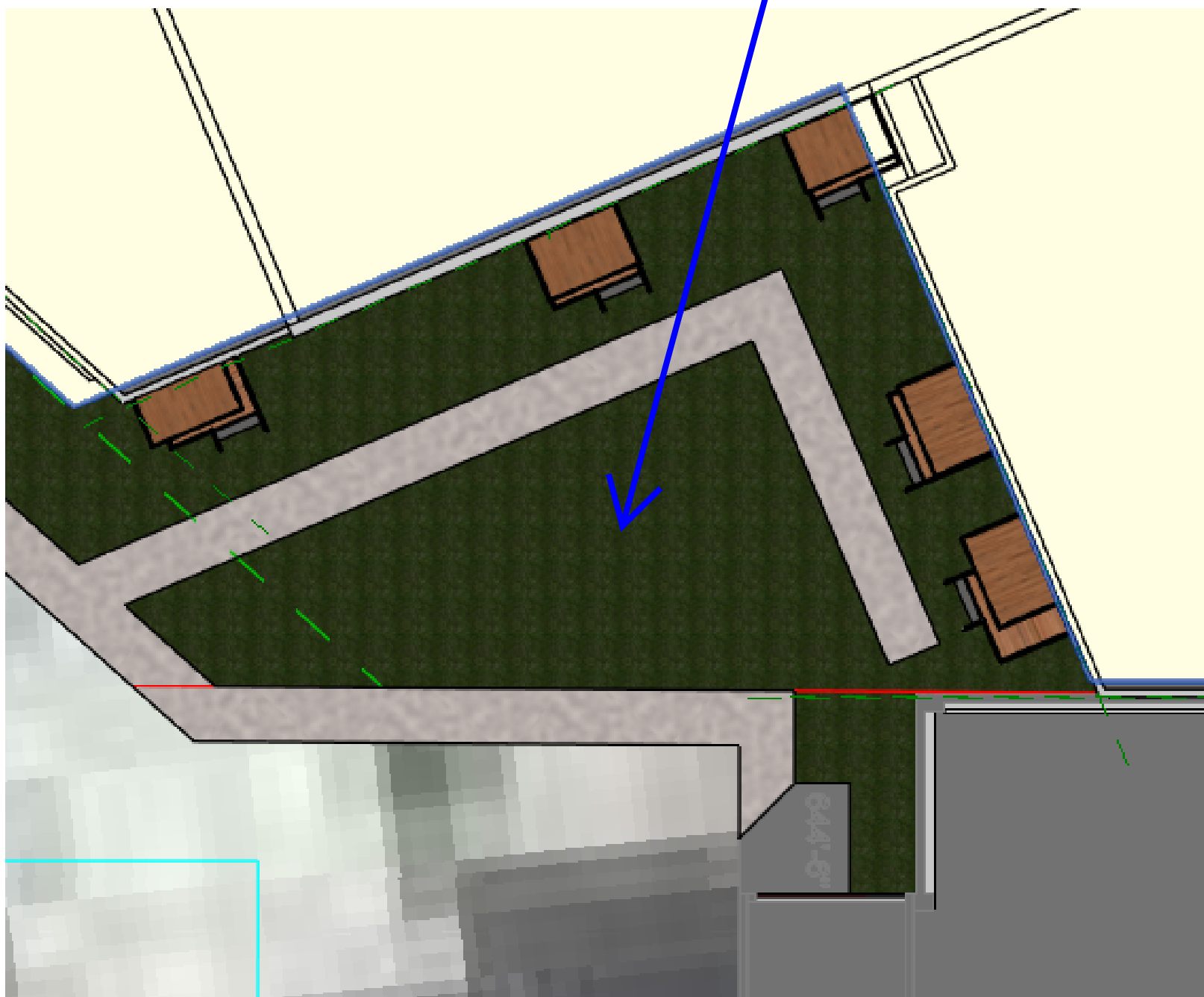


POOL PLAZA & BUILDING 04 COURTYARD

THE POOL WILL BE ENCLOSED AS DICTATED BY POOL CODE AND IS PRIVATE ONLY FOR USE BY APARTMENT TENANTS - POOL OPERATING HOURS WILL BE POSTED

POOL BAR AREA & SEATING AREA ARE SEMI-PRIVATE AND MEANT FOR APARTMENT TENANTS

THIS COURTYARD WILL BE SECURED WITH A FENCE & PRIVATE ONLY TO BE ACCESSED BY BUILDING 04 TENANTS



REAR COURTYARD AT BUILDING 04

THE URBAN PLAZA WILL BE SHARED, IT IS MEANT AS OUTDOOR AMENITY SPACE TO BUILDING 02 & 03 TENANTS. IT ALSO IS MEANT TO BE A CONNECTION INTO THE BAYSHORE RETAIL DEVELOPMENT FOR PEDESTRIAN RESIDENTS ON THE EAST (WHITEFISH BAY)



SHARED URBAN PLAZA (BETWEEN BUILDINGS 02 & 03)

BAYSHORE APARTMENTS DEVELOPMENT

COMMON OUTDOOR SPACES

SCALE: NTS

02-01-2021

Engberg Anderson Project No. 203144.00



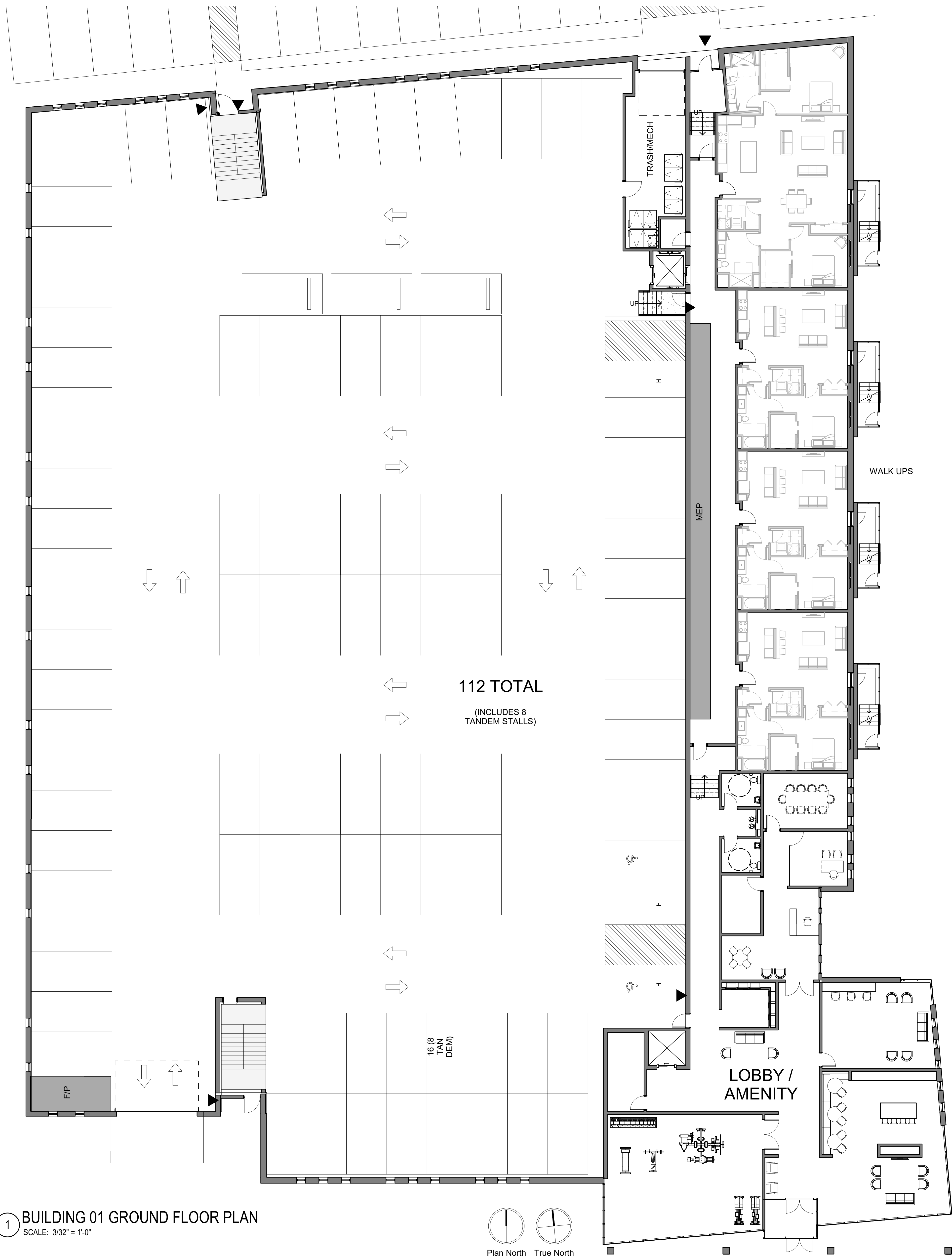
BAYSHORE APARTMENTS DEVELOPMENT

STORMWATER PERMEABLE PAVER EXHIBIT

SCALE: NTS

02-01-2021

Engberg Anderson Project No. 203144.00



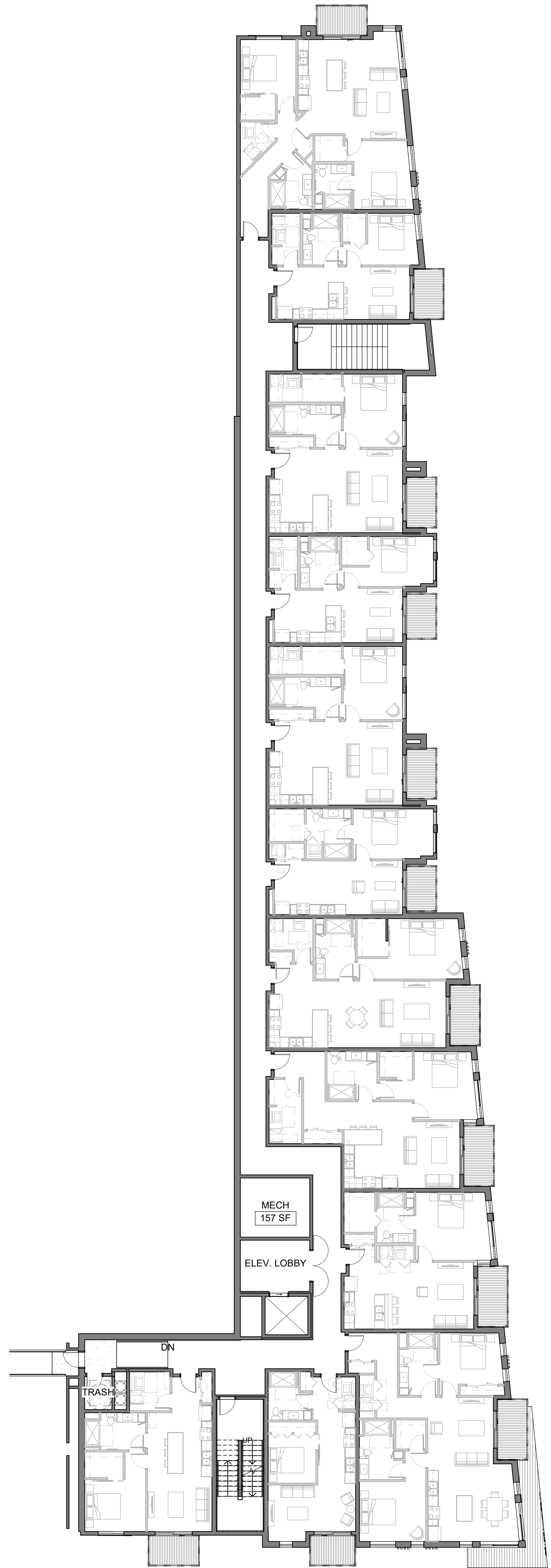
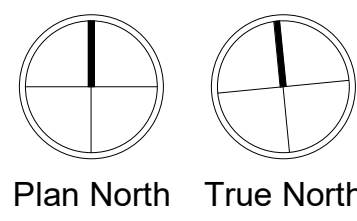
1 BUILDING 01 GROUND FLOOR PLAN
SCALE: 3/32" = 1'-0"



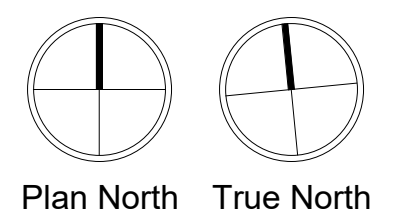
2 BUILDING 01 TYPICAL FLOOR PLAN (2-5)
SCALE: 3/32" = 1'-0"



1 BUILDING 02 GROUND FLOOR PLAN
SCALE: 3/32" = 1'-0"



2 BUILDING 02 TYPICAL FLOOR PLAN (2-5)
SCALE: 3/32" = 1'-0"

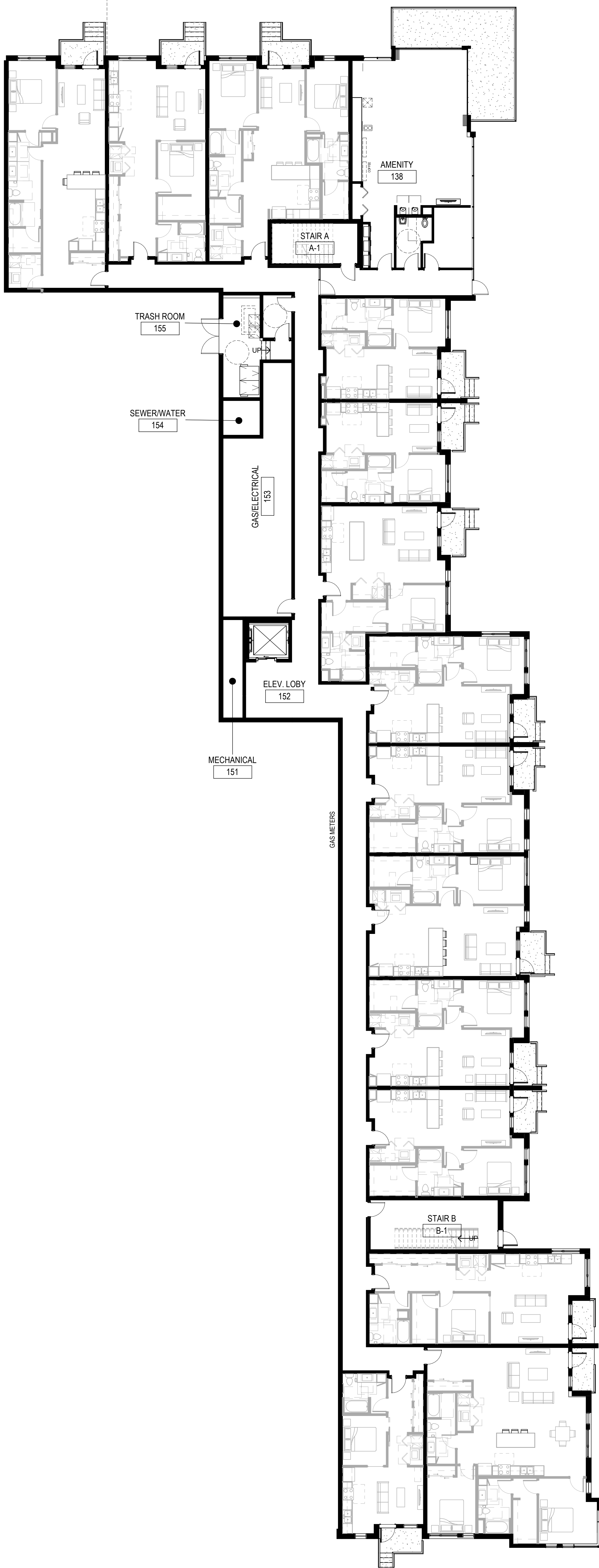


BAYSHORE APARTMENTS DEVELOPMENT

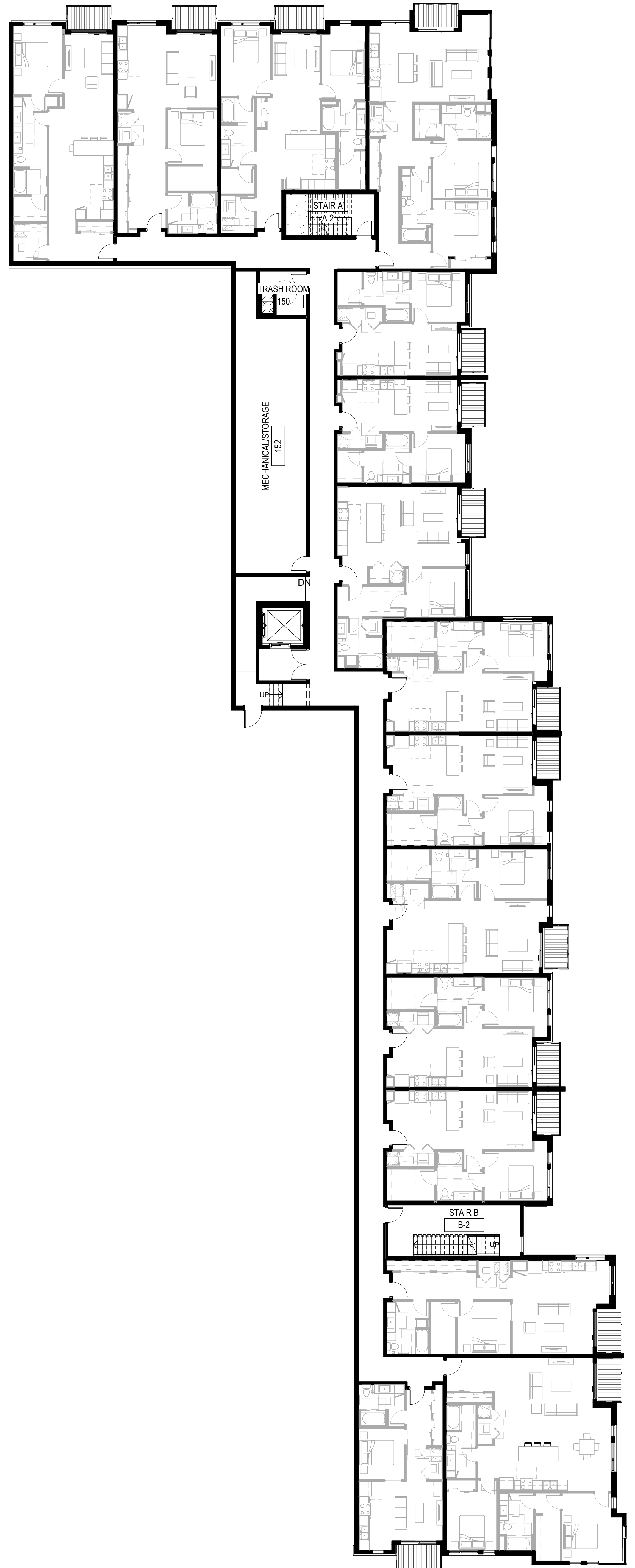
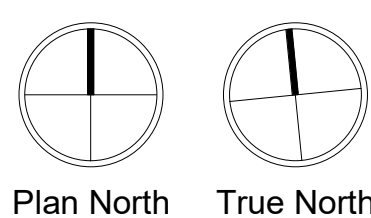
BUILDING 02 FLOOR PLANS

Scale: 3/32" = 1'-0"

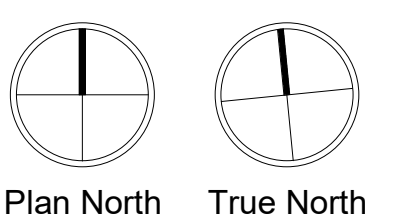
Engberg Anderson Project No. 203144.00



1 FIRST FLOOR PLAN CDA
SCALE: 3/32" = 1'-0"



2 SECOND FLOOR PLAN CDA
SCALE: 3/32" = 1'-0"



BAYSHORE APARTMENTS DEVELOPMENT

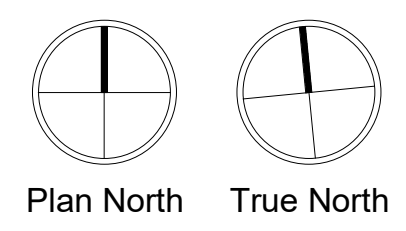
FLOOR PLANS
Scale: 3/32" = 1'-0"

Engberg Anderson Project No. 203144.00



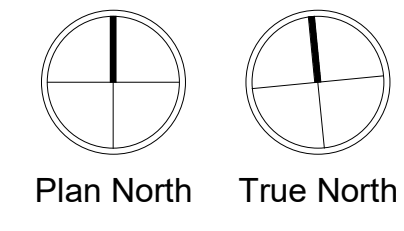
1 FIRST FLOOR PLAN (CDA)

SCALE: 3/32" = 1'-0"



2 SECOND FLOOR PLAN (CDA)

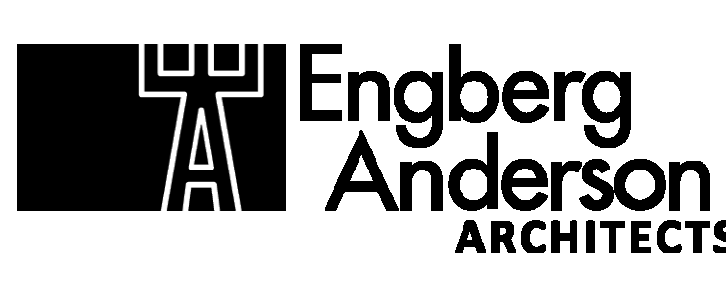
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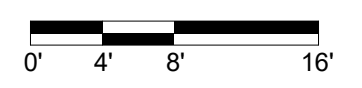
BAYSHORE APARTMENTS DEVELOPMENT

FLOOR PLANS
SCALE: 3/32" = 1'-0"

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MILWAUKEE | MADISON | TUCSON | CHICAGO



A104



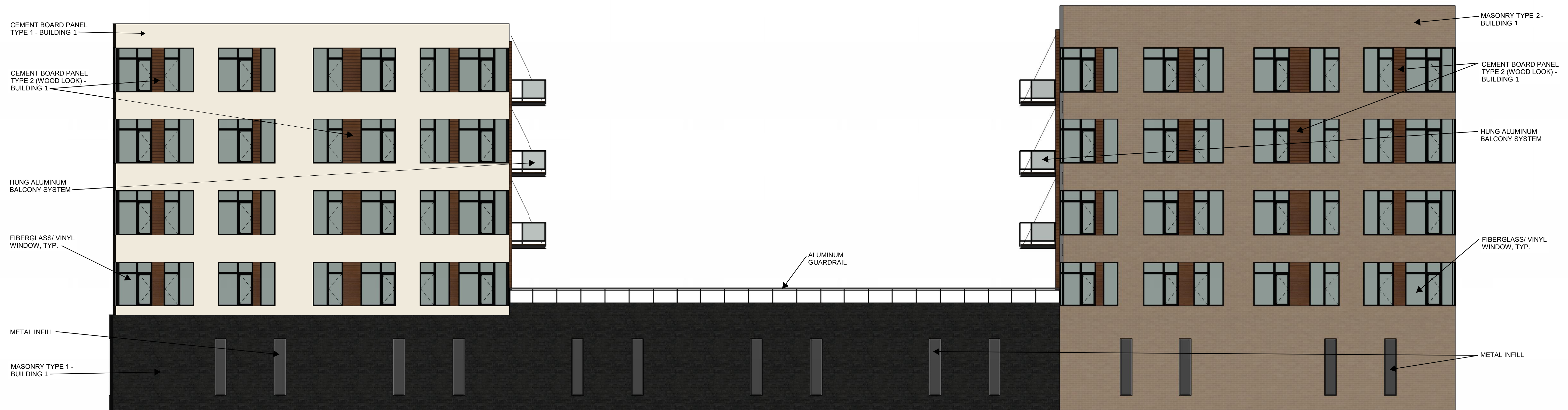
BAYSHORE APARTMENTS DEVELOPMENT

BUILDING 1 ELEVATIONS

SCALE: 1/8" = 1'-0"

Engberg Anderson Project No. 203144.00

A401A



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

BAYSHORE APARTMENTS DEVELOPMENT

BUILDING 1 ELEVATIONS

SCALE: 1/8" = 1'-0"

Engberg Anderson Project No. 203144.00



1 COURTYARD NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 COURTYARD EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 COURTYARD SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 ELEVATION - SOUTH
SCALE: 3/32" = 1'-0"



2 ELEVATION - NORTH
SCALE: 3/32" = 1'-0"



1 ELEVATION - EAST
SCALE: 3/32" = 1'-0"

BAYSHORE APARTMENTS DEVELOPMENT

BUILDING 3 ELEVATIONS

SCALE: 3/32" = 1'-0"

Engberg Anderson Project No. 203144.00



BAYSHORE APARTMENTS DEVELOPMENT

BUILDING 4 ELEVATIONS

SCALE: 1/8" = 1'-0"

Engberg Anderson Project No.

203144.00



1 BUILDING ELEVATION (SOUTHEAST)
SCALE: 1/8" = 1'-0"



2 BUILDING ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



3 BUILDING ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"



BAYSHORE APARTMENTS DEVELOPMENT

RENDERINGS - BUILDING 03 LOOKING NORTH ON LYDELL AVENUE

02-01-2021

Engberg Anderson Project No. 203144.00

A901



BAYSHORE APARTMENTS DEVELOPMENT

RENDERINGS - BUILDING 03 & 02 ON LYDELL AVENUE

02-01-2021

Engberg Anderson Project No. 203144.00



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A902



BAYSHORE APARTMENTS DEVELOPMENT

RENDERINGS - SHARED PLAZA BETWEEN BUILDINGS 02 & 03

02-01-2021

Engberg Anderson Project No. 203144.00

A903



BAYSHORE APARTMENTS DEVELOPMENT

RENDERINGS - SHARED PLAZA BETWEEN BUILDINGS 02 & 03

02-01-2021

Engberg Anderson Project No. 203144.00



BAYSHORE APARTMENTS DEVELOPMENT

RENDERINGS - SHARED PLAZA BETWEEN BUILDINGS 02 & 03

02-01-2021

Engberg Anderson Project No. 203144.00



BAYSHORE APARTMENTS DEVELOPMENT

RENDERINGS - BUILDING 02 ON LYDELL AVENUE

02-01-2021

Engberg Anderson Project No. 203144.00



BAYSHORE APARTMENTS DEVELOPMENT

RENDERINGS - BUILDING 01 & 02 ON LYDELL AVENUE

02-01-2021

Engberg Anderson Project No. 203144.00



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A907



BAYSHORE APARTMENTS DEVELOPMENT

RENDERINGS - BUILDING 01 ON LYDELL AVENUE

02-01-2021

Engberg Anderson Project No. 203144.00



BAYSHORE APARTMENTS DEVELOPMENT

RENDERINGS - BUILDING 01 ON LYDELL AVENUE

02-01-2021

Engberg Anderson Project No. 203144.00



BAYSHORE APARTMENTS DEVELOPMENT

RENDERINGS - POOL PLAZA/BUILDING 01 SOUTH ELEVATION & BUILDING 04 COURTYARD

02-01-2021

Engberg Anderson Project No. 203144.00



BAYSHORE APARTMENTS DEVELOPMENT

RENDERINGS - POOL PLAZA LOOKING SOUTH TOWARD BUILDING 02

02-01-2021

Engberg Anderson Project No. 203144.00



BAYSHORE APARTMENTS DEVELOPMENT

RENDERINGS - POOL PLAZA BAR & SEATING AREA

02-01-2021

Engberg Anderson Project No. 203144.00



BAYSHORE APARTMENTS DEVELOPMENT

RENDERINGS - POOL PLAZA LOOKING NORTHWEST

02-01-2021

Engberg Anderson Project No. 203144.00



BAYSHORE APARTMENTS DEVELOPMENT

RENDERINGS - MISC. POOL PLAZA VIEWS

02-01-2021

Engberg Anderson Project No. 203144.00

A914



BAYSHORE APARTMENTS DEVELOPMENT

RENDERINGS - POOL PLAZA LOOKING EAST

02-01-2021

Engberg Anderson Project No. 203144.00



BAYSHORE APARTMENTS DEVELOPMENT

RENDERINGS - POOL PLAZA/LYDELL AVENUE CONNECTION ON WEST SIDE

02-01-2021

Engberg Anderson Project No. 203144.00



BAYSHORE APARTMENTS DEVELOPMENT

RENDERINGS - BUILDING 04 & COURTYARD PANORAMIC VIEW

02-01-2021

Engberg Anderson Project No. 203144.00



BAYSHORE APARTMENTS DEVELOPMENT

RENDERINGS - BUILDING 04 EAST ELEVATION VIEW

02-01-2021

Engberg Anderson Project No. 203144.00



BAYSHORE APARTMENTS DEVELOPMENT

RENDERINGS - BUILDING 04 COURTYARD

02-01-2021

Engberg Anderson Project No. 203144.00



BAYSHORE APARTMENTS DEVELOPMENT

RENDERINGS - INTERIOR ROAD VIEW BETWEEN BUILDING 04 & 01

02-01-2021

Engberg Anderson Project No. 203144.00

A920



BAYSHORE APARTMENTS DEVELOPMENT

RENDERINGS - BUILDING 04 COURTYARD

02-01-2021

Engberg Anderson Project No. 203144.00



5909 North Milwaukee River Parkway
Glendale, WI 53209

SUBJECT: Review and Recommendation to the Common Council for approval of Residential Development at 5800 N. Bayshore Drive.

FROM: Rachel Safstrom, Executive Director of the CDA

MEETING DATE: March 4, 2021

FISCAL SUMMARY:

Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	N/A

BACKGROUND/ANALYSIS:

Kimley Horn, engineering consultant has submitted on behalf of Neo Gen II for a development at Lot 2 of Bayshore for a Culver's Franchise. The Culver's will be open seven days a week with standard operation from 10 a.m. – 10 p.m.

Concerns identified by staff and forwarded to the developer for comment are:

- The overflow scupper locations may result in water flowing down over various surfaces such as awnings and the drive-through service door roof area...the Shorewood Culvers has a hipped roof with gutters and downspouts, while this location has the flat roof with parapet walls and overflow scuppers.
- The Culvers Restaurant and the Cypress Apartments projects are not presented contextually. The proposed projects should be presented in relation to each other and the surrounding properties and transportation routes. The landscape and lighting treatment between the two projects will be of interest as relates to both projects.
- As relates to both the Cypress Apartments and the Culvers Restaurant, the unnamed drive lane to the parking ramp will handle traffic (Culvers and Apartment 1 connecting directly), so there will be traffic via both the Total Wine & More parking lot route and Corrigan Way. Some traffic study work might be appropriate to predict the traffic loads. Cypress and Total Wine & More need to consider both pedestrian safety measures and site lighting design improvements in the area between the Total Wine & More store entrance and their parking lot (think near the Pick N Save store entrance), which is traversed by the drive lane that will bring some patrons of Culvers, the Cypress Apartments, and general traffic to and from the parking ramp that will be moving across the premises. It can be difficult to see the pedestrians there.
- Construction must take into account the raw water line. This is the main line of water to service the North Shore Water Commission.



5909 North Milwaukee River Parkway
Glendale, WI 53209

RECOMMENDATION:

Attached are the site plan and building space plan layouts along with building elevations and renderings. The plans have been reviewed by the North Shore Health Department, Building Inspection, North Shore Fire Department, and City Engineer. City Engineer comments are attached.

ACTION REQUESTED:

Motion to approve the residential plans for Lot 2 of Bayshore – Culver’s Restaurant as submitted with the following conditions:

- Comply with all building and fire codes to the satisfaction of the Building Inspector, North Shore Fire Department and North Shore Health Consortium.
- Work with Police and Fire on an emergency vehicle access plan during construction.
- Prior to construction, work with staff on a pre-construction meeting to alleviate concerns with construction near raw water line on the property.

ATTACHMENTS:

1. Project Narrative
2. Complete Plans and Elevations
3. City Engineer Comments



Information Statement

To: City of Glendale
Community Development Authority

From: Dimitri Dimitropoulos, Neo Gen II, Inc.
Joe Mayer; Kimley-Horn and Associates, Inc
Wendy Martin, Ollmann Ernest Martin Architects

Date: February 8, 2021

Re: ***Culver's Planned Development Application
Lot 2 – Bayshore Shopping Center
Glendale, WI 53217***

Introduction

Kimley-Horn and Associates, Inc., serves as the engineering consultant for Neo Gen II Inc, an existing Milwaukee based Culver's Franchisee seeking approvals to construct a new restaurant within Lot 2 of the Bayshore Shopping Center. Lot 2 is a recently created 1.45-acre outlot of the shopping center, located along the northern property line. Kimley-Horn and Ollmann Ernest Martin Architects (Project Architect) have prepared plans for the City's review with our application. These submittal documents include:

- Preliminary Engineering Plans
 - (ALTA Survey, Site Plan, Grading & Drainage Plan, Utility Plan)
- Preliminary Landscape Plans
- Photometric Plans
- Architectural Floor Plans
- Architectural Elevations and Renderings
- Building Photographic Material Board
- Building and Site Signage Plans

Existing Conditions

The existing 1.45-acre Lot 2, zoned PD-Planned Development, is a completely paved outlot of the Bayshore Shopping Center. The property has remnants of previous building slabs as well as paved drives and parking that previously served the shopping center. Recently, new roadway infrastructure and utilities were constructed along the south and west borders of the property. The site is bound by Lots 1 and 3 of the Bayshore development on the east and west sides, respectively. Neither Lot 1 or 3 is developed at this time. The site is bound to the north by an existing cemetery.

Kimley-Horn understands that all required utility and roadway infrastructure has been provided in close proximity to the property, including water, sanitary sewer, storm sewer, and necessary gas and electric services.

Proposed Conditions

The proposed 4,548 SF Culver's restaurant building will be situated at the center of the site with a double drive thru located along the north and west sides of the building. The building will have 68 proposed parking stalls serving the building, including 3 ADA stalls. There will be a 1,000 SF patio located on the south side of the building for outdoor dining.

Proposed vehicular access includes two new curb cuts on the private drive located on the south side of the property. The circulation through the site will be restricted to one-way movement in the counterclockwise direction, consistent with the drive thru movement. Pedestrian sidewalk connections have been provided to the property line limits in addition to bike racks for bicycle parking on-site.

It is understood that onsite detention will not be required for the site, as stormwater management has been provided offsite for the property through the overall development. As part of the development agreement, the site is required to provide a 20% reduction in 2-year and 10-year runoff rates through either a reduction in impervious area or implementation of post-construction stormwater management practices. The proposed site plan includes a reduction in impervious area as well as the installation of permeable pavers along the west end of the site.

Plan of Operations

The proposed Culver's restaurant will be open seven days a week with standard hours of operation from 10:00am-10:00pm for the drive-thru and internal dining room service. Outdoor patio dining hours will be the same. A License for alcohol sales will not be requested. Culver's typical shift includes 15-17 employees, parking for which has been provided for on site.

Sufficient drive-thru stacking has been provided such that parking and site circulation is not impacted during peak drive-thru times. There is space for 19 cars before the pick-up window, utilizing two drive-thru ordering points. Six order-waiting spaces have been provided after the drive-thru window to be used as needed by building operations. In addition, twelve parking spots on the other side of the drive allow for overflow and mobile order pick up. This will keep parking lot flow consistent with entry and exiting vehicles.

A masonry trash enclosure has been proposed at the northwest corner of the site. Refuse pick-ups typically occur 3 times a week. Deliveries, primarily by a tractor trailer truck, occur 3 times a week before regular business hours. Snow removal services and landscape maintenance services will be retained by the property owner.

Conclusion

The proposed development has been designed with the intent of meeting the City of Glendale and applicable Bayshore Development standards. The applicant (Neo Gen II, Inc) is seeking approvals from the City of Glendale on the planned development application so that they can apply for the necessary building permits. The intent is to proceed with construction activities as soon as all permits have been obtained for the project in summer of 2021.

PRELIMINARY ENGINEERING PLANS

CULVER'S

N. PORT WASHINGTON ROAD AND W. SILVER SPRING DRIVE

GLENDALE, WI 53217



1-(800)-242-8511

UTILITY AND GOVERNING AGENCY CONTACTS

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF GLENDALE
5909 N. MILWAUKEE RIVER PARKWAY
GLENDALE, WI 53209
TEL: (414) 228-1704
CONTACT: TODD STUEBE

PUBLIC WORKS
CITY OF GLENDALE
5909 N. MILWAUKEE RIVER PARKWAY
GLENDALE, WI 53209
TEL: (414) 228-1710
CONTACT: CHARLIE IMIG

TELEPHONE COMPANY
AT&T
6150 N. PORT WASHINGTON ROAD
GLENDALE, WI 53217
TEL: (414) 963-2700

ROADWAY AUTHORITY
WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT)
4822 MADISON YARDS WAY, 5TH FLOOR
MADISON, WI 53705
TEL: (608) 266-3438
CONTACT: ROBERT FASIK

POWER COMPANY
WE ENERGIES
231 W. MICHIGAN STREET
MILWAUKEE, WI 53202
TEL: (414) 221-2345

NATURAL GAS COMPANY
WE ENERGIES
231 W. MICHIGAN STREET
MILWAUKEE, WI 53202
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PROJECT TEAM

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CONTACT: DIMITRI DIMITROPOULOS

GEOTECH/ENVIRONMENTAL
PROFESSIONAL SERVICE INDUSTRIES
821 CORPORATE COURT
WAUKESHA, WI 53189
TEL: (262) 521-2125
CONTACT: MICHAEL REHFELDT

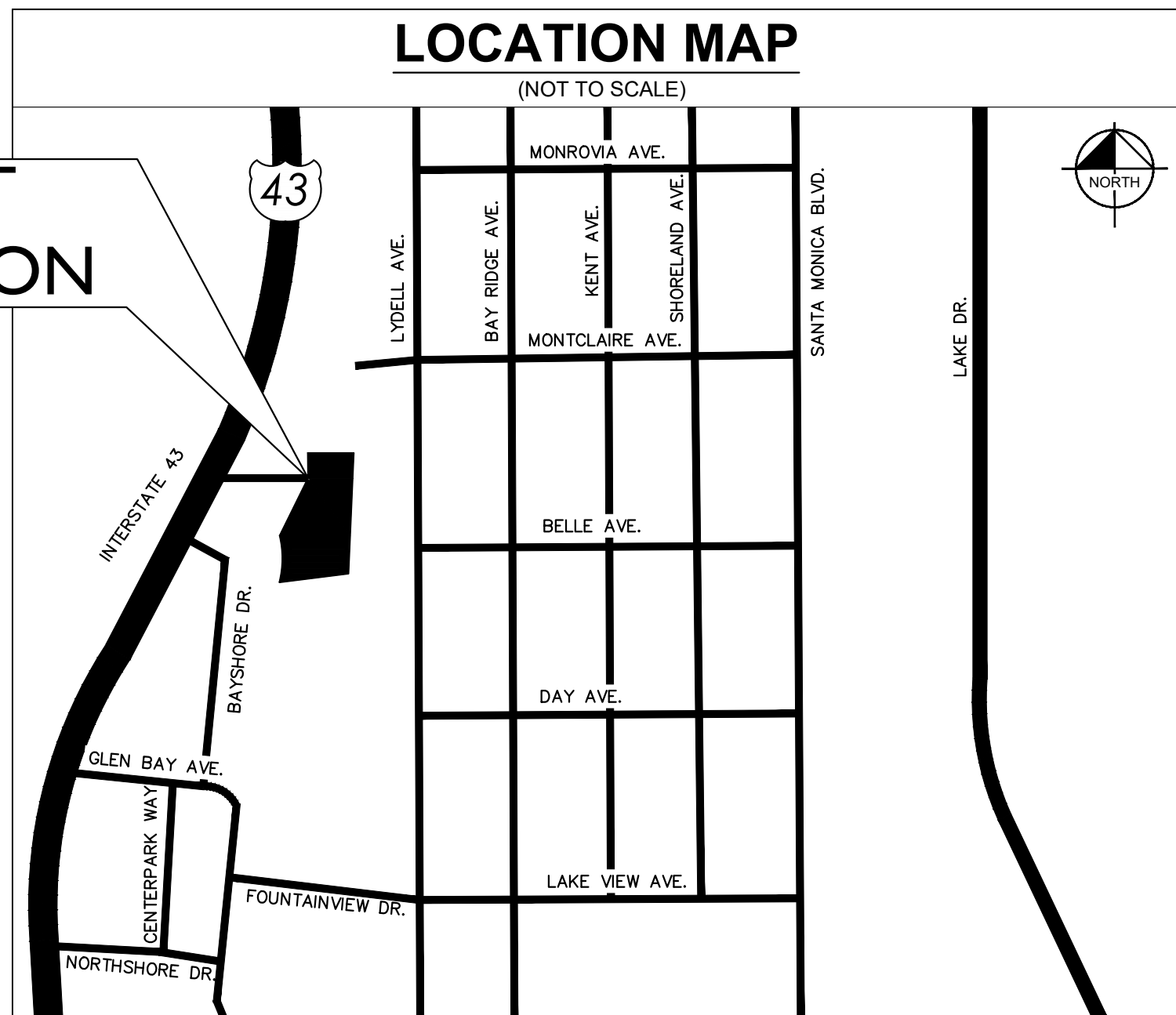
SURVEYOR
CHAPUT LAND SURVEYS
234 W. FLORIDA STREET
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TEL: (414) 224-8068
CONTACT: DONALD CHAPUT, P.L.S.

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CONTACT: WENDY MARTIN, AIA, NCARB

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PROJECT
LOCATION



Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
V0.0	ALTA SURVEY
C1.0	SITE PLAN
C2.0	GRADING AND DRAINAGE PLAN
C3.0	UTILITY PLAN
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE NOTES AND DETAILS

LEGAL DESCRIPTION

LOT 2 OF CERTIFIED SURVEY MAP NO. 9254, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN ON AUGUST 17, 2020, AS DOCUMENT NO. 11010428, BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 9253, BEING PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWN 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN

BENCHMARKS

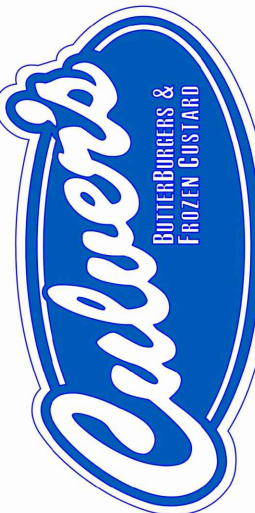
SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SBM #1 CONCRETE MONUMENT WITH ALUMINUM CAP MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 29, T8N, R22E. (N.G.V.D. 1929).
ELEVATION=638.497

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SCALE:
AS NOTED
DESIGNED BY: JPM
DRAWN BY: BMH
CHECKED BY: JMM



COVER SHEET

CULVER'S
BAYSHORE S.C.
NORTH PORT WASHINGTON ROAD
GLENDALE, WISCONSIN CODE

ORIGINAL ISSUE:

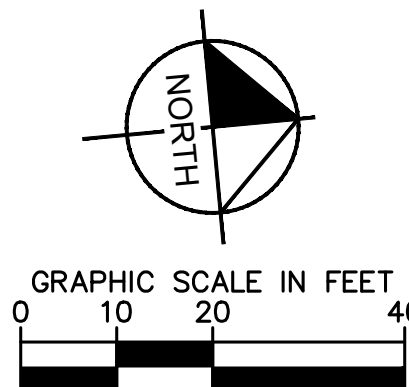
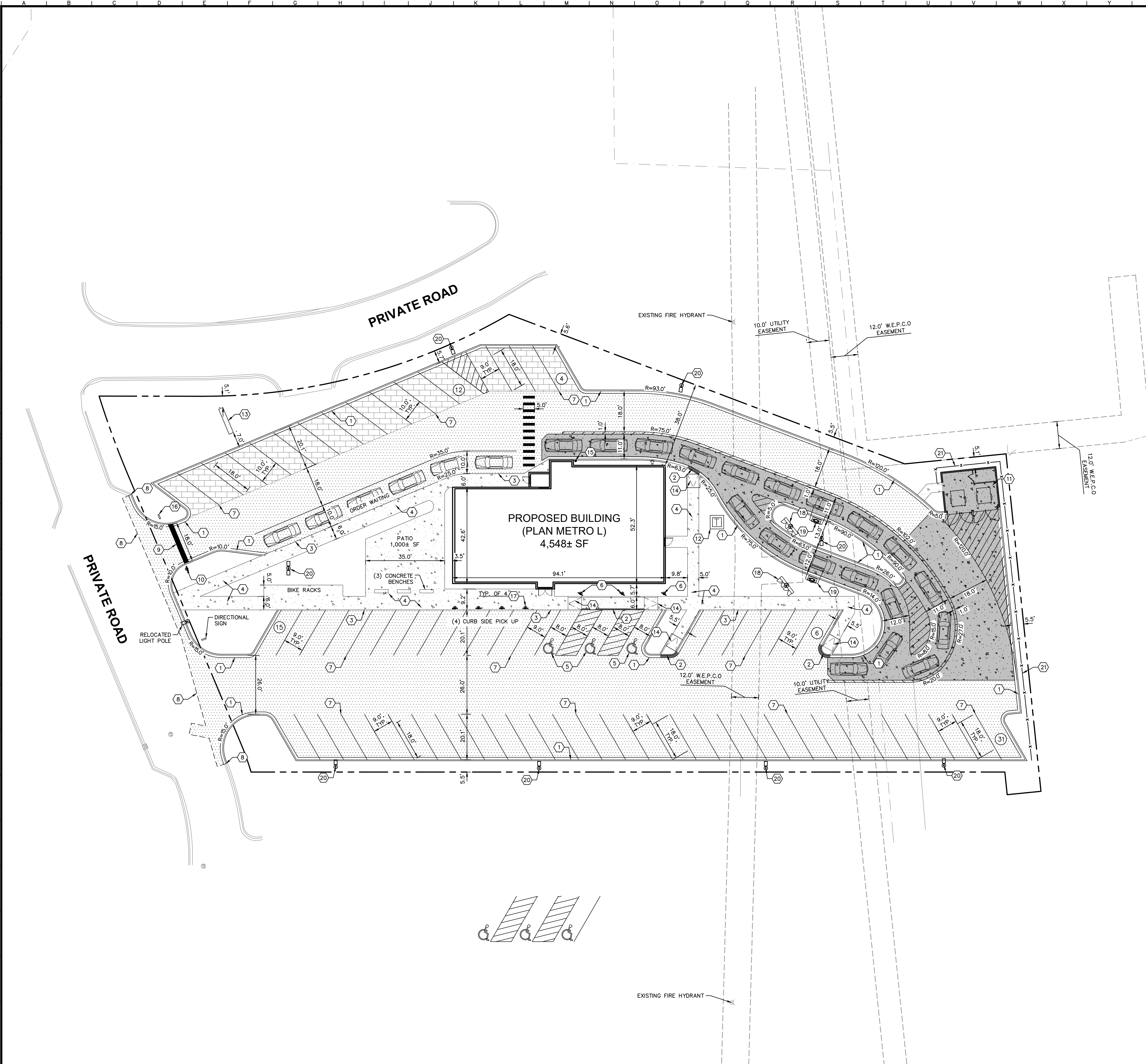
02/03/2021

KHA PROJECT NO.

168971000

SHEET NUMBER

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1-(800)-242-8511

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3'-FEET, TYPICAL.
5. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

SITE SUMMARY

ZONING: PD (PLANNED UNIT DEVELOPMENT)	
BUILDING AREA	= 4,548 ± SF
FLOOR AREA RATIO	= 0.072
LOT AREA	= 1.45 ACRES
EXISTING IMPERVIOUS AREA (AS OF 01/01/20)	= 1.38 ACRES
EXISTING PERVIOUS AREA (AS OF 01/01/20)	= 0.07 ACRES
PROPOSED IMPERVIOUS AREA	= 1.05 ACRES
PROPOSED PERVIOUS AREA (INCLUDES 0.08 ACRES OF PERMEABLE BRICK PAVERS)	= 0.40 ACRES
REQUIRED IMPERVIOUS AREA REDUCTION	= 0.32 ACRES
PROPOSED IMPERVIOUS AREA REDUCTION	= 0.33 ACRES
REQUIRED PARKING (BASED ON B-2 ZONING) (1 SPACE PER 50 SF OF BUILDING AREA)	= 87 SPACES
STANDARD PARKING SPACES PROVIDED	= 3 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	= 3 SPACES
TOTAL PARKING SPACES PROVIDED	= 68 SPACES

KEY NOTES

- 6" CONCRETE CURB AND GUTTER, TYP.
- DEPRESSED CURB AND GUTTER
- 6" INTEGRAL CURB AND SIDEWALK
- CONCRETE SIDEWALK, TYP.
- ACCESSIBLE PAVEMENT MARKINGS, TYP.
- ACCESSIBLE PARKING SIGN, TYP.
- 4" WIDE PAINTED SOLID LINE, TYP.
- CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- 24" WIDE STOP BAR, TYP.
- STOP SIGN, TYP.
- TRASH COMPACTOR AND ENCLOSURE
- TRANSFORMER PAD (FOR REFERENCE ONLY)
- MONUMENT OR PYLON SIGN
- ACCESSIBLE RAMP
- BOLLARD, TYP.
- "DO NOT ENTER" / "THANK YOU" SIGN
- CURB SIDE PICK UP SIGNS
- MENU BOARD (MB DT-46, SEE SIGNAGE PLANS)
- DRIVE-THRU CANOPY AND ORDER CONFIRMATION SYSTEM (OCS, SEE SIGNAGE PLANS)
- PROPOSED LIGHT POLE (SEE PHOTOMETRIC PLANS)
- NOT ON BOARD FENCE (SEE LANDSCAPE PLANS)

PAVING AND CURB LEGEND

The diagram illustrates six different types of pavement and curb configurations, each with a corresponding cross-sectional illustration and a descriptive label:

- ASPHALT PAVEMENT:** The illustration shows a rectangular cross-section of a uniform, stippled material.
- CONCRETE SIDEWALK:** The illustration shows a rectangular cross-section with a stippled texture and small dark spots representing aggregate.
- PERMEABLE BRICK PAVERS:** The illustration shows a rectangular cross-section divided into five equal rectangular cells, representing pavers with gaps between them.
- HEAVY DUTY CONCRETE PAVEMENT:** The illustration shows a rectangular cross-section with a stippled texture and several larger, irregular dark spots representing aggregate.
- STANDARD PITCH CONCRETE CURB AND GUTTER:** The illustration shows a cross-section of a curb and gutter, consisting of three parallel horizontal lines.
- CONCRETE DEPRESSED CURB AND GUTTER:** The illustration shows a cross-section of a curb and gutter, consisting of three parallel horizontal lines with a central rectangular depression.

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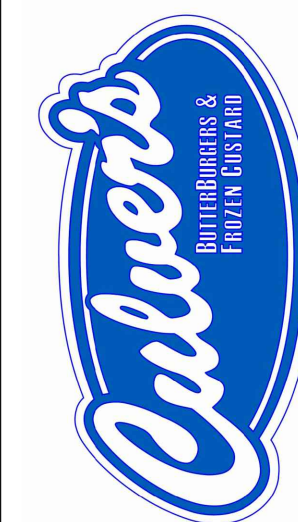
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SCALE:

AS NOTED

DRAWN BY: BMH

CHECKED BY: IMM



SITE PLAN

CULVER'S
BAYSHORE S.C.
NORTH PORT WASHINGTON ROAD
GLENDALE, WISCONSIN CODE

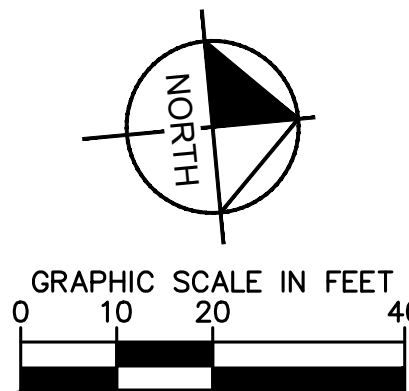
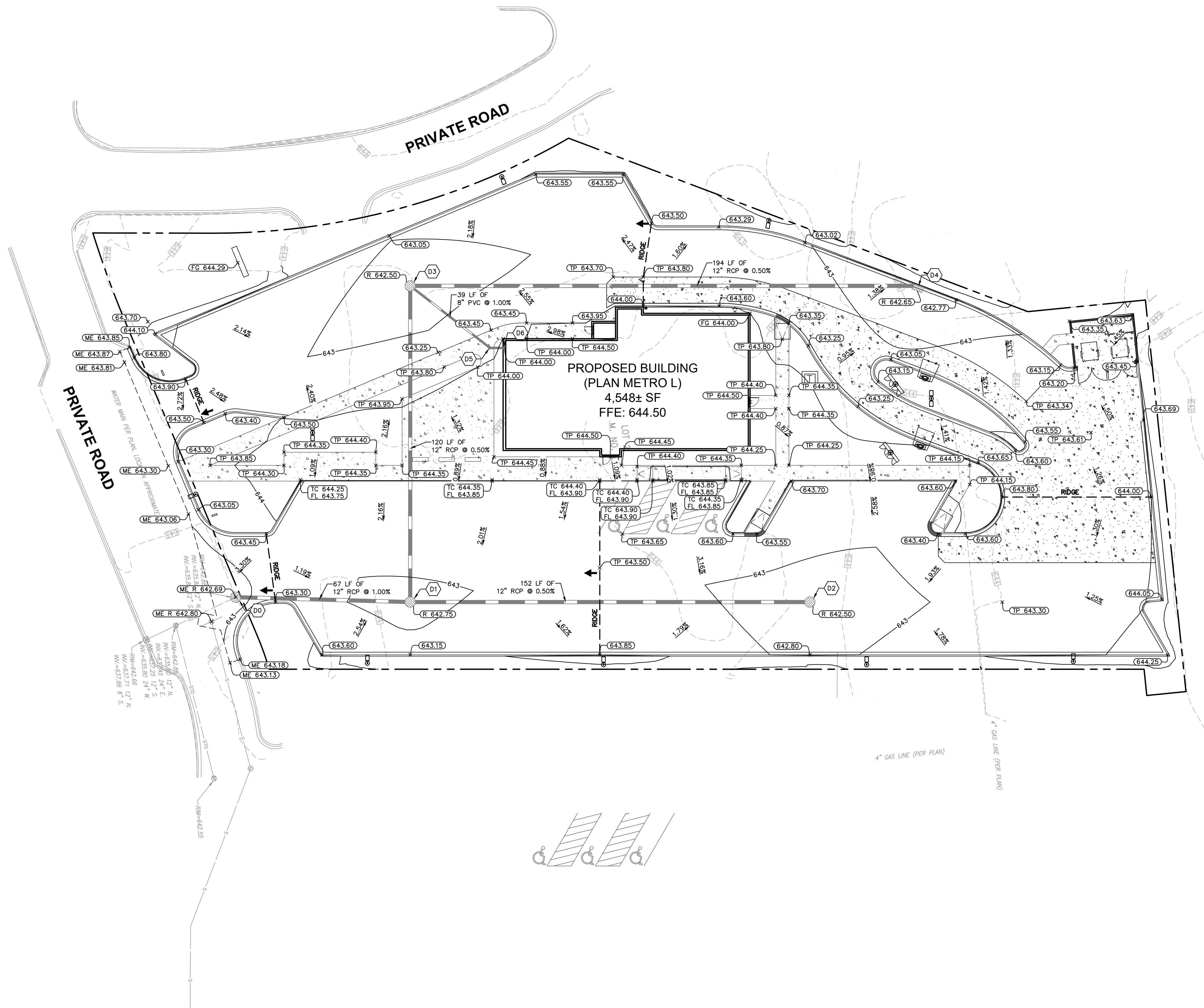
ORIGINAL ISSUE:

02/03/2021
KHA PROJECT NO. 168971000

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GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS. PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

DRAINAGE LEGEND

TP = TOP OF PAVEMENT
FL = FLOW LINE
TC = TOP OF CURB
ME = MATCH ELEVATION
R = RIM ELEVATION
FG = FINISHED GRADE

PROPOSED CONTOUR
EXISTING CONTOUR
RIDGE LINE
SLOPE AND FLOW DIRECTION
100-YEAR OVERLAND OVERFLOW ROUTE
REVERSED PITCH CURB AND GUTTER
PROPOSED STORM SEWER LINE
PROPOSED STORM STRUCTURES

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D0	RECONSTRUCT EXISTING STORM STRUCTURE RIM: 642.69 INV IN: 636.33 (N, 12") INV OUT: 635.83 (S, 12")
D1	4' DIA. STORM MH WITH OPEN GRATE RIM: 642.75 INV IN: 638.49 (N, 12") INV IN: 637.00 (W, 12") INV OUT: 637.00 (S, 12")
D2	2' DIA. STORM INLET RIM: 642.50 INV OUT: 639.25 (S, 12")
D3	4' DIA. STORM MH WITH OPEN GRATE RIM: 642.50 INV IN: 637.60 (N, 12") INV IN: 640.25 (NE, 8") INV OUT: 637.60 (E, 12")
D4	2' DIA. STORM INLET WITH CURB GRATE RIM: 642.65 INV OUT: 638.57 (S, 12")
D5	8" CLEANOUT RIM: 643.95 INV IN: 640.64 (N, 8") INV OUT: 640.64 (SW, 8")

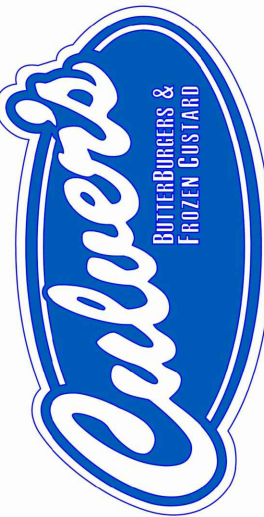
MISCELLANEOUS STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D6	ROOF DRAIN CONNECTION INV OUT: 640.69 (S, 8")

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SCALE:	AS NOTED
DESIGNED BY:	JPM
DRAWN BY:	BMH
CHECKED BY:	JMM



GRADING AND DRAINAGE PLAN

CULVER'S
BAYSHORE S.C.

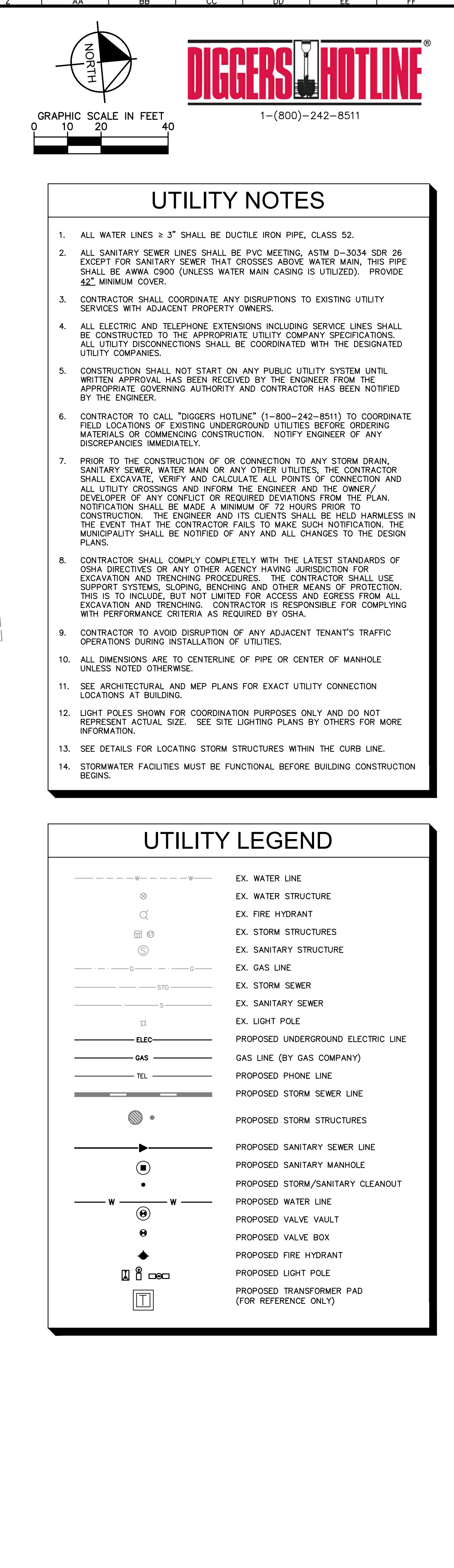
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KHA PROJECT NO
168971000

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1. INSPECT TREE FOR DAMAGED BRANCHES. APPLY CORRECTIVE PRUNING.
2. SURROUND BALL OF EXCAVATED OR TAMPED SOIL. TOP OF FOOTBALL SHALL BE TWO INCHES ABOVE TAMPED EXCAVATION GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF FOOTBALL. REMOVE ALL TWIGS AND IF USED, REMOVE THE MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF FOOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL. TAMPED LAYERLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM FOOTBALL.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

NTS



1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BULFAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

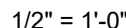
NTS



1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS, CORRECT GIRDLING ROOTS.
4. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLEASIBLE.
5. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FALRE.
7. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED. SEE PLANS FOR BED LAYOUTS.
8. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.

PLAN VIEW

NTS



1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
19. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.



DRIVE THRU ELEVATION



FRONT ELEVATION

REAR ELEVATION



MAIN ENTRY ELEVATION

REPRESENTATION	MATERIAL	COLOR
	ROOF EDGE METAL EXCEPTIONAL METALS	"HARBOR BLUE"
	EIFS ACCENT BAND AND WALL	"POPULAR GRAY" SW 6071
	COMPOSITE CLADDING NEWTECHWOOD	"BRAZILIAN IPE"
	LOUVERED AWNINGS (BY OTHERS)	"SIGNAL BLUE" RAL 5005
	UP-DOWN LIGHT SCONCE FIXTURES	DARK BRONZE
	MFGR'D STONE w/ STONE SILL TRIM (BORAL)	"ECHO RIDGE" COUNTRY LEDGESTONE

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NEW CULVER'S RESTAURANT
Bayshore Town Center
Glendale, WI 53217
County of MILWAUKEE



Culver Franchising System, Inc
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980

OLLMANN ERNEST MARTIN
ARCHITECTS
200 South State Street
Belvidere Illinois 61008
815-544-7790 Phone

ELEVATIONS

NOTE: THOUGH THESE IMAGES HAVE PHOTO
REALISTIC QUALITIES, THE ACTUAL BUILDING
MATERIALS MAY VARY IN APPEARANCE.

Date: 2-8-2021
Revision:

2020-166

A2



REAR LEFT VIEW (NWC)



REAR RIGHT VIEW (NEC)



FRONT LEFT (SWC)



FRONT RIGHT VIEW (SEC)



LEFT PERSPECTIVE (WEST VIEW)



RIGHT PERSPECTIVE (EAST VIEW)

FACADE MATERIAL AREA CALCULATIONS

OVERALL CLASS I MATERIALS > 50%:

FACADE	AREA	CLASS I PROPOSED	CLASS II PROPOSED
DRIVE THRU	2,011 SF	1,114 SF	897 SF
REAR	992 SF	624 SF	339 SF
FRONT	930 SF	721 SF	244 SF
MAIN ENTRY	1,790 SF	991 SF	889 SF
TOTALS	5,723 SF	3,420 SF (60 %)	2,339 SF (40 %)

PASS OVERALL

MATERIALS KEY

CLASS I

MANUFACTURED STONE

GLASS

COMPOSITE CLADDING

CLASS II

EFS

LEFT SIDE WEST

DRIVE-THRU

FRONT SOUTH

SEE SITE PLAN FOR NORTH ORIENTATION

REAR NORTH

RIGHT SIDE EAST

MAIN ENTRY

ELEVATION SCALE: 1/8" = 1'-0"

0' 3' 10' 20'

NEW CULVER'S RESTAURANT
Baysshore Town Center
Glendale, WI 53217
County of MILWAUKEE

Culver's
Culver Franchising System, Inc.
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980

OWNER:
NEO GEN II, LLC
1325 E Capitol Drive
Shorewood, WI 53211
Dimitri Dimitropoulos
414-587-7459

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200 South State Street
Belvidere Illinois 61008
815-544-7790 Phone

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FACADE MATERIAL AREAS

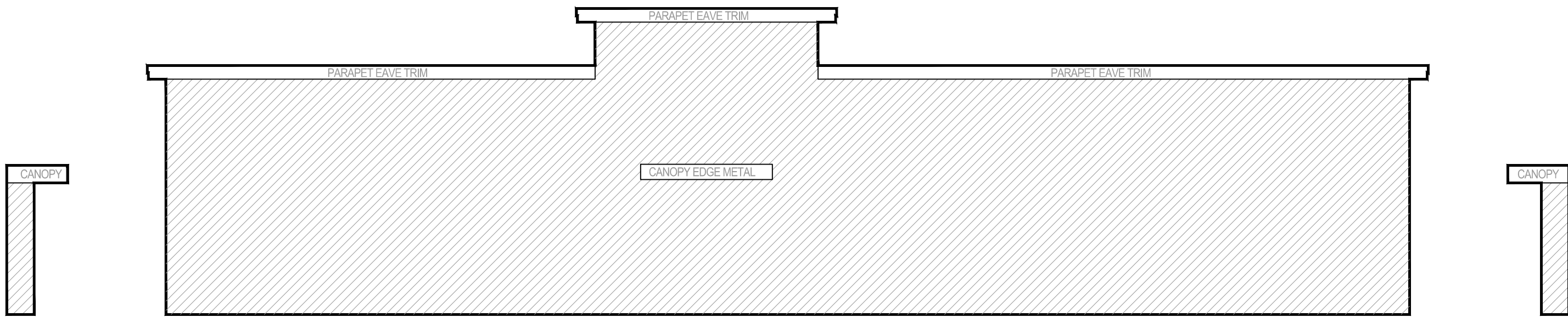
Revision:

Date: 2-6-2021

2020-166

A210

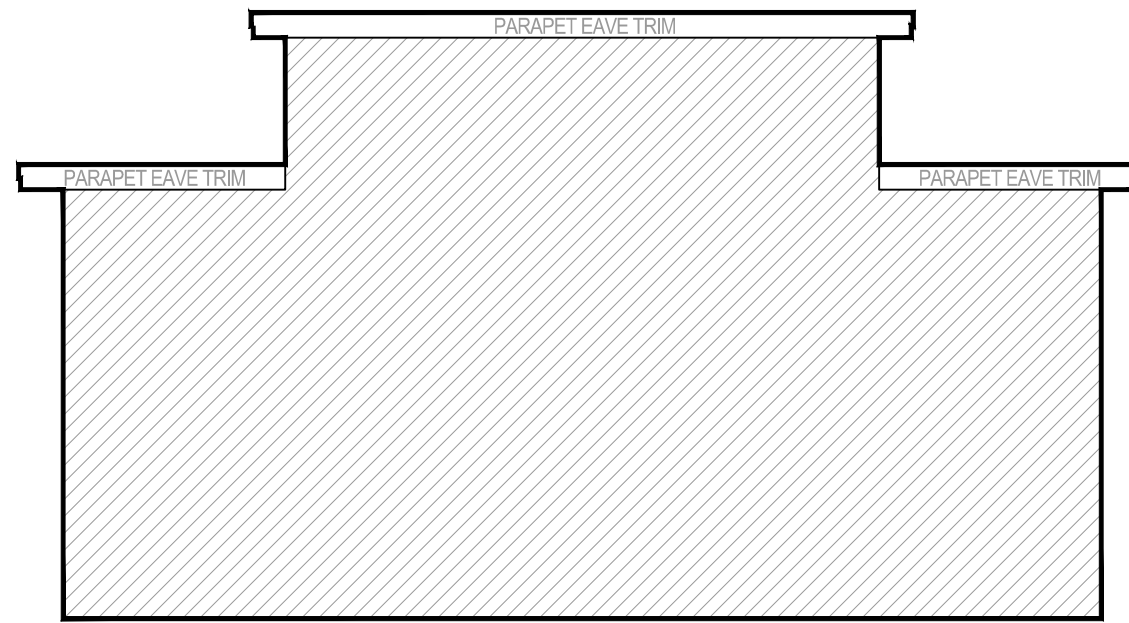
PRELIMINARY



MATERIAL AREAS:
PROPOSED STONE = 451 SF (25% FACADE AREA)
PROPOSED GLASS = 122 SF (7% FACADE AREA)
PROPOSED CLADDING = 388 SF (22% FACADE AREA)
TOTAL PROPOSED CLASS I = 961 SF (54% FACADE AREA)

PROPOSED EFS = 830 SF (46% FACADE AREA)
TOTAL PROPOSED CLASS II = 830 SF (46% FACADE AREA)

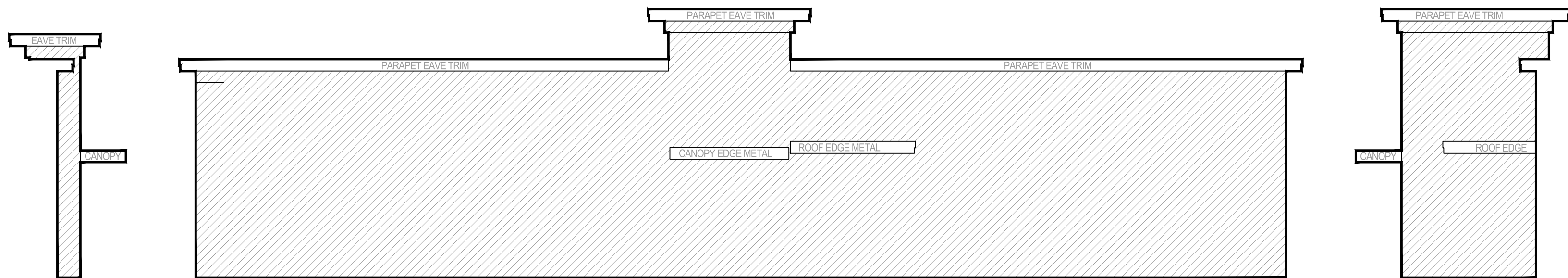
B4 MAIN ENTRY / EAST FACADE
SCALE : 1/8" = 1'-0"



MATERIAL AREAS:
PROPOSED STONE = 230 SF (25% FACADE AREA)
PROPOSED GLASS = 119 SF (13% FACADE AREA)
PROPOSED CLADDING = 372 SF (40% FACADE AREA)
TOTAL PROPOSED CLASS I = 721 SF (78% FACADE AREA)

PROPOSED EFS = 209 SF (22% FACADE AREA)
TOTAL PROPOSED CLASS II = 209 SF (22% FACADE AREA)

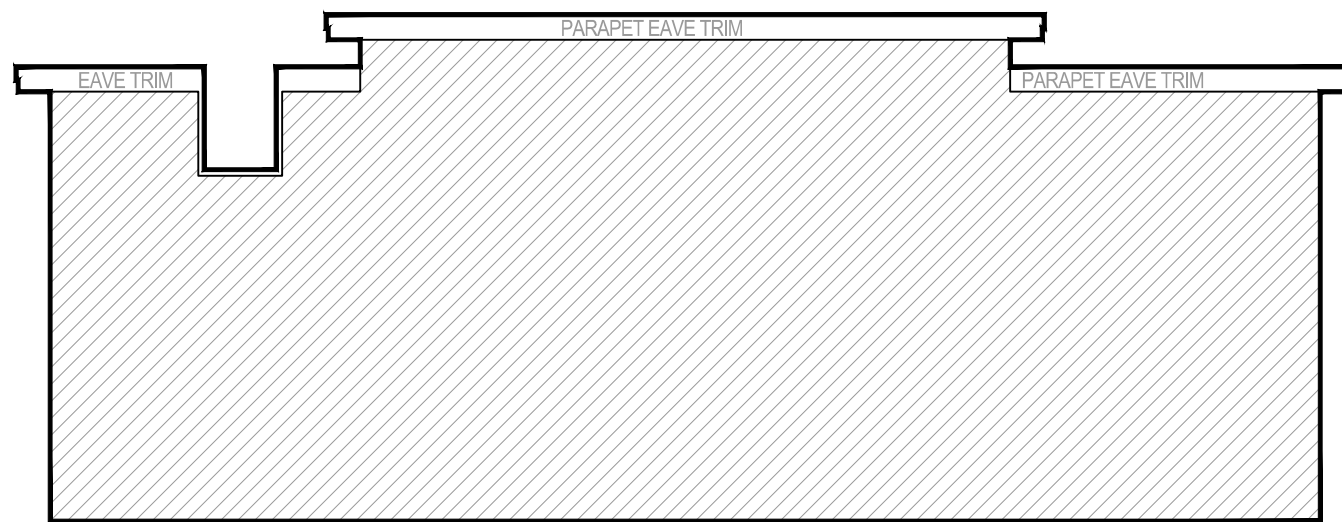
B6 FRONT / SOUTH FACADE
SCALE : 1/8" = 1'-0"



MATERIAL AREAS:
PROPOSED STONE = 431 SF (21% FACADE AREA)
PROPOSED GLASS = 156 SF (8% FACADE AREA)
PROPOSED CLADDING = 527 SF (26% FACADE AREA)
TOTAL PROPOSED CLASS I = 1,114 SF (55% FACADE AREA)

PROPOSED EFS = 897 SF (45% FACADE AREA)
TOTAL PROPOSED CLASS II = 897 SF (45% FACADE AREA)

E4 DRIVE THRU / WEST FACADE
SCALE : 1/8" = 1'-0"



MATERIAL AREAS:
PROPOSED STONE = 242 SF (24% FACADE AREA)
PROPOSED GLASS = 0 SF (0% FACADE AREA)
PROPOSED CLADDING = 382 SF (39% FACADE AREA)
TOTAL PROPOSED CLASS I = 624 SF (63% FACADE AREA)

PROPOSED EFS = 339 SF (34% FACADE AREA)
TOTAL PROPOSED CLASS II = 339 SF (34% FACADE AREA)

E6 REAR / NORTH FACADE
SCALE : 1/8" = 1'-0"



COMPOSITE CLADDING
"BRAZILIAN IPE"



ROOF EDGE METAL
"HARBOR BLUE"



CANOPY FASCIA, DOORS, DOOR
FRAMES & WINDOW FRAMES
NATURAL ALUMINUM



EIFS ACCENT BAND & WALL
"POPULAR GRAY" SW6071



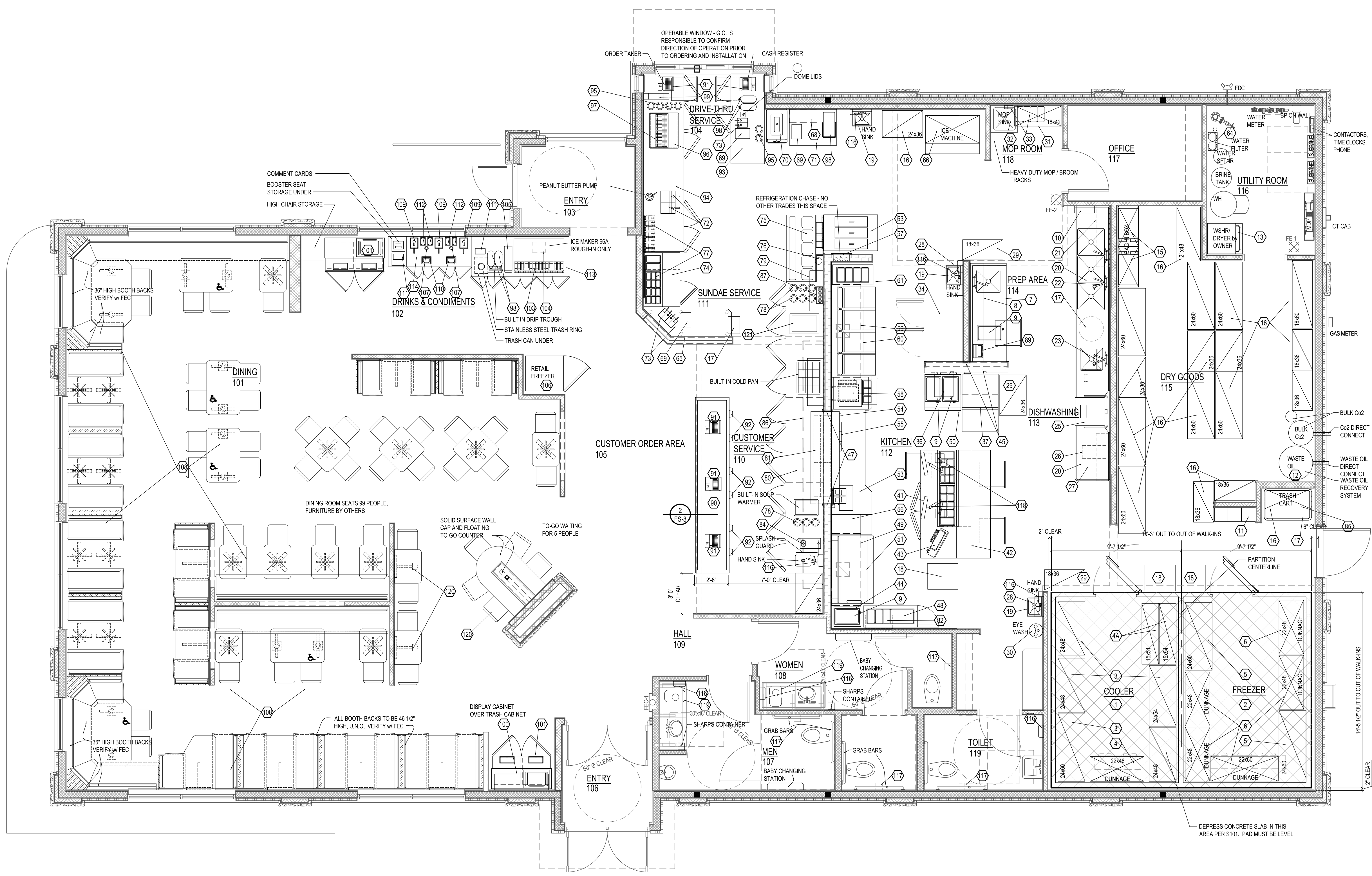
LOUVERED AWNINGS
"SIGNAL BLUE"



SCONCE FIXTURES
"DARK BRONZE"

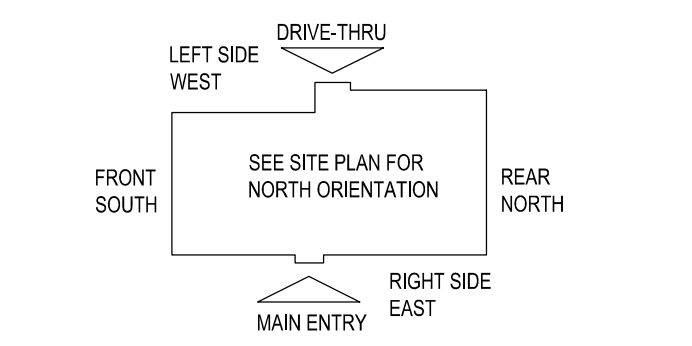


MANUFACTURED STONE
"ECHO RIDGE" COUNTRY LEDGESTONE,
BORAL



FOODSERVICE PLAN

SCALE: 1/4" = 1'-0"



SEATING SUMMARY	
2 6-PERSON TABLES = 12 SEATS	5 TO-GO / ORDER WAITING
14 4-PERSON TABLES = 56 SEATS	
1 3-PERSON TABLES = 3 SEATS	
14 2-PERSON TABLES = 28 SEATS	
31 TOPS	99 SEATS

OWNER FURNISHED, FOOD SERVICE EQUIPMENT CONTRACTOR (FSEC) INSTALLED

ITEM	EQUIPMENT SCHEDULE	ITEM	EQUIPMENT SCHEDULE	ITEM	EQUIPMENT SCHEDULE
1	WALK IN COOLER (BOX, LINE SETS, & COIL DRAIN PIPES)	44	GRILL SIDE WARMER CART	80	REFRIGERATED S/S BACKCOUNTER
2	WALK IN FREEZER (BOX, LINE SETS, & COIL DRAIN PIPES)	45	STAINLESS STEEL WALLCAP / ELEC CHASE COVER	81	HEATED PASS-THRU UNIT
3	WALK IN COOLER RACKS	47	FRONT PASS-THRU STAINLESS STEEL CHANNEL TRIM	82	TOOL SHELF
4	WALK IN COOLER DUNNAGE RACKS	48	REFRIGERATED MEAT CART	83	REACH IN REFRIGERATOR - NOT INCLUDED
4A	MOBILE CUSTARD MIX RACKS	50	MOBILE WORKTABLE	90	FRONT SERVICE COUNTER
5	WALK IN FREEZER SHELVING	51	GRILL AND STAND	92	CUP DISPENSERS
6	WALK IN FREEZER DUNNAGE RACKS	52	OPEN NUMBER	93	STAINLESS STEEL DRIVE-THRU COUNTER
7	WORKTABLE / SINK	53	SANDWICH WRAP STATION	94	STAINLESS STEEL DRIVE-THRU COUNTER
8	WALL SHELF	54	ORDER BARS	95	CUP DISPENSERS
11	LOCKERS	57	STAINLESS STEEL REFRIGERATION CHASE COVER	100	DISPLAY CABINET
14	STAINLESS STEEL WALL CORNER GUARDS, SHOWN 14	58	FRY STATION HEAT LAMP	101	TRAY / TRASH / RECYCLE CABINETS
16	OPEN NUMBER	60	FRYERS	102	TRAY / TRASH CABINET - NOT INCLUDED
20	DISHTABLES AND UTENSIL SINKS	61	CUSTOM FISH REFRIGERATOR	106	RETAIL FREEZER
21	WALL SHELF	62	OPEN NUMBER	107	CONDIMENT CUP DISPENSERS
24	OPEN NUMBER	65	MOBILE STAINLESS STEEL WORKTABLE	108	TABLES / CHAIRS / BOOTHS
27	SLANTING WALL SHELF	66	ICE MACHINE WITH BIN	109	CONDIMENT DISPENSERS
29	CLEAN PAN SHELVING	66A	REMOTE ICE MAKER - ROUGH IN ONLY	110	NAPKIN DISPENSERS
31	JANITOR'S SHELVING	67	OPEN NUMBER	113	BEVERAGE COUNTER
34	REACH-IN FREEZER	68	WALL SHELF	114	CONDIMENT COUNTER
35	NOT USED	71	WORK TABLE	115	OPEN NUMBER
37	REFRIGERATED DRAWER BASE	74	REFRIGERATED TOPPING TABLE	119	WASTE RECEPTACLES
38	OPEN NUMBER	75	CUSTARD DIPPING CABINET	120	HIGH TOP TABLES AND CHAIRS
39	OPEN NUMBER	76	CAKE CONE DISPENSER	121	DROP IN CUSTARD COLD PAN
40	BREAD RACK - NOT INCLUDED	77	SUNDAE TOPPING SYSTEM	505	REFRIGERATION LINE SETS (SEE H6 / A105)
41	REFRIGERATED WORKTABLE	78	DISH / CUP DISPENSERS		
42	MOBILE WORKTABLE / OVERSHELF	79	WALL SHELVES		

NOTE: SOME ITEMS INSTALLED BY OTHERS REQUIRE ROUGH-IN AND/OR WIRING BY CONTRACTOR AS NOTED IN PLUMBING AND ELECTRICAL SCHEDULES.

OWNER FURNISHED, VENDOR INSTALLED

ITEM	EQUIPMENT SCHEDULE	ITEM	EQUIPMENT SCHEDULE
9	COOKER / WARMERS	98	ICED TEA BREWER / DISPENSER
12	WASTE OIL RECOVERY SYSTEM	99	DRIVE-THRU LID DISPENSER
15	BAG-IN-BOX SYSTEM	103	ICE AND SODA DISPENSER
17	TRASH CANS / CART	104	CARBONATOR
18	BUN RACKS	105	SELF SERVICE LID DISPENSER
33	CHEMICAL DISPENSING SYSTEM	111	STRAW DISPENSERS
36	MICROWAVE OVEN	112	CONDIMENT PANS
43	BUN TOASTER	118	MONITOR BRACKETS
46	MALT POWDER DISPENSER - NOT INCLUDED		
55	WRAP PAPER HOLDERS		
56	HEATED BUN WARMER		
63	TRIPLE CUSTARD MACHINE		
69	ASTRO BLENDERS		
70	MILKSHAKE MACHINE		
72	HEATED SYRUP DISPENSERS		
73	LIQUID TOPPING DISPENSERS		
84	COFFEE MAKER		
85	POWER WASHER - NOT INCLUDED		
86	MENU BOARD / SIGNAGE PACKAGE		
87	WAFFLE CONE DISPENSER		
88	OPEN NUMBER		
89	FOOD LABEL MARKER		
91	CASH REGISTER / POS SYSTEM		
96	ICE AND SODA DISPENSER		
97	CARBONATOR		

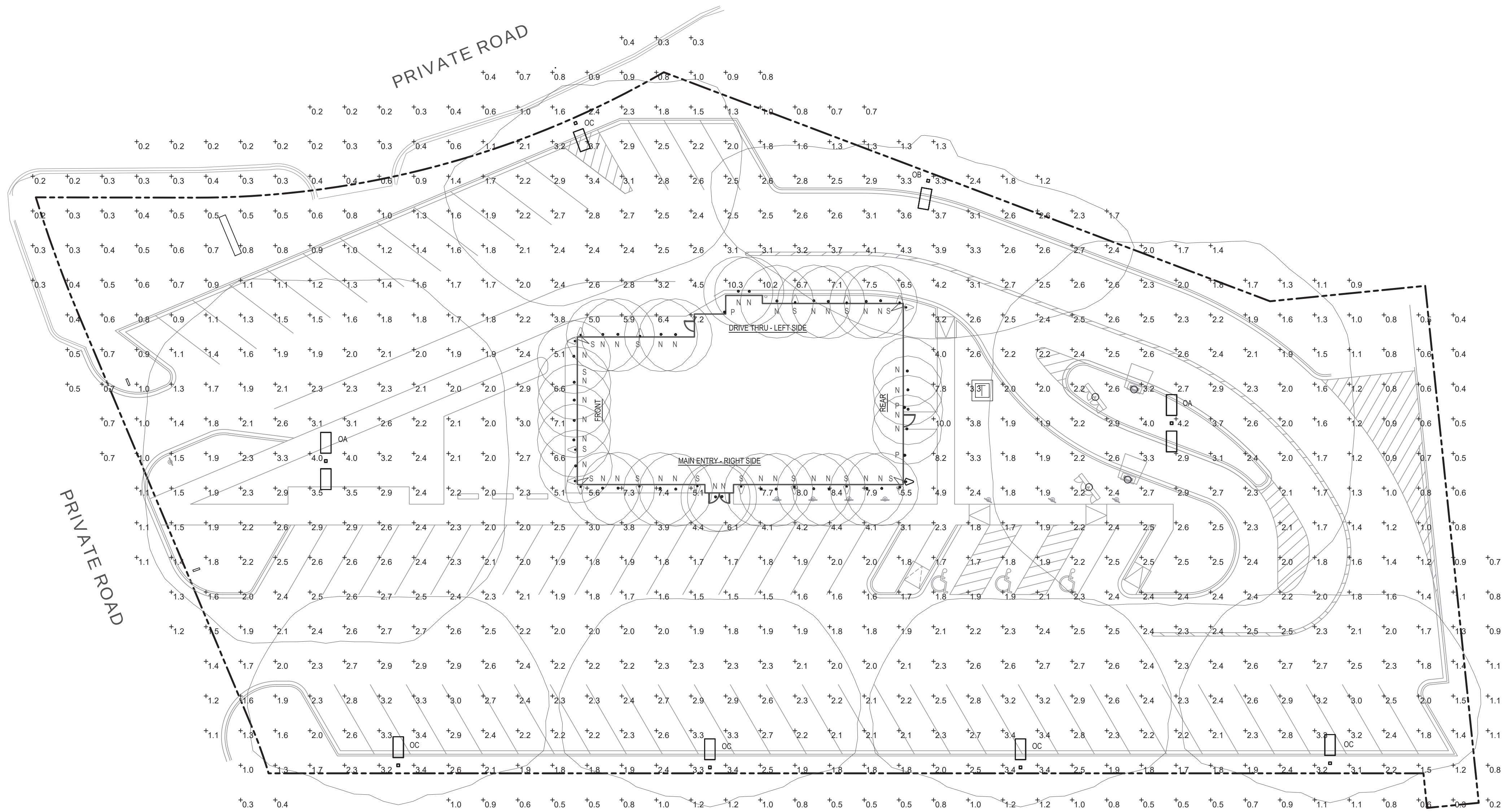
CONTRACTOR FURNISHED, CONTRACTOR INSTALLED

ITEM	EQUIPMENT SCHEDULE
25A	DISHWASHER CONDENSATE HOOD - NOT INCLUDED
28	FIRE SUPPRESSION SYSTEMS
32	MOP SINK
49	EXHAUST HOOD - GRIDDLE
59	EXHAUST HOOD - FRYERS

OWNER FURNISHED, CONTRACTOR INSTALLED

ITEM	EQUIPMENT SCHEDULE
10	KETCHUP VOL. PAK DISPENSER
13	WASHER / DRYER
19	HAND SINK
22	PRE-RINSE SPRAY ASSEMBLY
23	PRE-RINSE SPRAY ASSEMBLY
25	DISHWASHER
26	BOOSTER HEATER
30	EYE WASH STATION (CONTRACTOR TO PROVIDE MIXING VALVE PER PLUMBING SCHEDULE)
64	WATER FILTER
116	HAND TOWEL DISPENSERS
117	TOILET PAPER DISPENSERS
300	TRIM PACKAGE (SEE H2 / A103)
	FOOD SERVICE EQUIP. COUNTER BASES (SEE FINISH PLAN)
	SHARPS CONTAINERS
	AED OPTIONAL - CONFIRM WITH OWNER
	MOP HANGER
	ARTWORK (SEE SHEET A103.1)

PRELIMINARY



H3 SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

LUMINAIRE SCHEDULE - SITE LIGHTING				
SYMBOL	LABEL	CATALOGUE NUMBER	LAMP	WATTS
	OA	(2) DSX1 LED P6 40K T5W MVOLT 25' POLE, POLE BASE @ 6' ABOVE GRADE	LED	326
	OB	DSX1 LED P6 40K T2M MVOLT 25' POLE, POLE BASE @ 6' ABOVE GRADE	LED	163
	OC	DSX1 LED P6 40K T4M MVOLT 25' POLE, POLE BASE @ 6' ABOVE GRADE	LED	163

LUMINAIRE SCHEDULE - BUILDING MOUNT				
SYMBOL	LABEL	CATALOGUE NUMBER	LAMP	WATTS
	N	LDN6 40/15 LOGAR LS MVOLT G210 WL LITHONIA	LED	19
	P	SLIM18N RAB LIGHTING	LED	18
	S	OLLWU LED P1 40K 120 DDB LITHONIA	LED	11

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414-587-7459

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SITE ELECTRICAL PLAN

SE
101

2020-166

Revision:
Date: 2-8-2021

PRELIMINARY



FEATURES & SPECIFICATIONS

INTENDED USE

Provides years of maintenance-free illumination for outdoor use in residential & commercial applications. Ideal for applications such as lighting walkways and stairways for safety and security.

CONSTRUCTION

Cast aluminum housing with corrosion-resistant paint in either dark bronze or white finish.

OPTICS

4000K CCT LED.

Polycarbonate lens protects the LED from moisture, dirt and other contaminants.

LUMEN MAINTENANCE: The LED will deliver 70% of its initial lumens at 50,000 hour average LED life. See Lighting Facts label on page 2 for performance details.

ELECTRICAL

0-10V dimming driver operates on any line voltage from 120-277V

Operating temperature -30°C to 40°C.

1KV surge protection standard.

INSTALLATION

Surface mounts to universal junction box (provided by others).

LISTINGS

UL Listed to U.S. and Canadian safety standards for wet locations.

Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY — 5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/terms_and_conditions.aspx

Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Note: Specifications subject to change without notice.

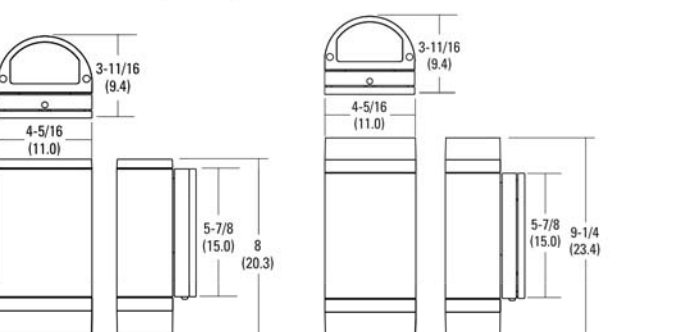
Catalog Number
Notes
Type

Outdoor General Purpose OLLWD & OLLWU LED WALL CYLINDER LIGHT



Specifications

All dimensions are inches (centimeters)



ORDERING INFORMATION

For shortest lead times, configure products using **bolded options**.

Example: OLLWD LED P1 40K MVOLT DDB

Series	Performance Package	Color temperature (CCT)	Voltage	Finish
OLLWD LED OLLWU LED Up & downlight	P1	40K 4000K	MVOLT 120V-277V 120 120V ¹	DDB Dark bronze WH White

Notes
1 Only available with OLLWU and in DDB.

DECORATIVE INDOOR & OUTDOOR

OLLWD-OLLWU



FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by tension springs. Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment. Two combination 1/2"-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 ft in, 4 out. No. 12 AWG conductors, rated for 90°C.

Accommodates 1/2"-2 1/2" joint spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

OPTICS — LEDs are housed in a 3-step SDCAL-90 CR minimum.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/M and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) eLED 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

70% lumen maintenance at 50,000 hours.

LISTINGS — Certified to US and Canadian safety standards. Dump location standard (wet location, covered ceiling optional). ENERGY STAR® certified product.

WARRANTY — 5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

A+ Capable options indicated by this color background.

Example: LDN6 35/15 L06AR LSS MVOLT EZ10

LDN6	40/15	L06AR	LS	MVOLT
Series	Color temperature	Lumens ¹	Aperture/Trim Color	Finish
LDN6 - 1" round	27/ 2700K 30/ 3000K 35/ 3500K 40/ 4000K ¹ 50/ 5000K	05 500 lumens 10 1000 lumens 15 1500 lumens 20 2000 lumens 50 5000 lumens	L06 Downlight LW6 Wallwash 4B Clear BR Black	LSS Semi-specular LD Matte diffuse LS Specular

EZ10	WL
Driver	Options
EZ10 - 0-10V eLED driver with smooth and flicker-free deep dimming performance down to 1%	SP ¹ Single fuse TRW ² White painted flange TRL ³ Black painted flange EL ⁴ Emergency battery pack with integral test switch, CEC compliant ELR Emergency battery pack with integral test switch, CEC compliant NPS80EZ ⁵ nLight [®] dimming pack controls 0-10V eLED drivers. NPS80EZER ⁶ nLight [®] dimming pack controls 0-10V eLED drivers. ER controls fixtures on emergency circuit.
EZ1 - 0-10V eLED driver with smooth and flicker-free deep dimming performance down to 1%	N80 ⁷ nLight [™] Lumen Compensation HA0 ⁸ High ambient option RL ⁹ RELOC [®] ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature. Available only in RRLA, RRLB, RRLC, and RRLD CTS. USPOM US point of manufacture

Accessories: Order as separate catalog number.	Notes
EAC ISSM 375 Compact interruptible emergency AC power system	1 Overall height varies based on lumens package; refer to dimensional chart on page 3.
EAC ISSM 125 Compact interruptible emergency AC power system	2 Not available with finishes.
GRA68 IZ Oversized trim ring with 8" outside diameter ¹	3 120V only.
SCA6 Sloped ceiling adapter. Refer to TECH-SCA for more options.	4 Available with clear (AR) reflector only.
	5 Add "SP" for self-diagnostic option (i.e. EL50)
	6 Must specify voltage 120V or 277V.
	7 Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZ ER. Only available with EZ10 and EZ1 drivers.
	8 Fixture height is 6.5" for all lumens packages with HA0.

DOWNLIGHTING

LDN6

SLIM18N



12, 18 and 26 Watt SLIM wallpacks are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze

Weight: 4.3 lbs

RAB Outdoor

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

ADA Compliant:

SLIM™ is ADA Compliant

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

DLC Product Code: P0000171P

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Housing:

Precision die-cast aluminum housing

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation

Recommended Mounting Height:

Up to 14 ft

Lens:

Tempered glass lens

Reflector:

Specular thermoplastic

Gaskets:

High-temperature silicone

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LED:

Multi-chip, long-life LED

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Other:

Patents:

The design of the SLIM™ is protected by patents in U.S. Pat D661,864, and pending patents in Canada, China, Taiwan and Mexico.

HIC Replacement Range:

Replaces 100W Metal Halide

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U0 G0

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz, 4KV surge protection, 120V: 0.19A, 208V: 0.11A, 240V: 0.1CA, 277V: 0.08A

THD:

11% at 120V, 21% at 277V

Need help? Tech help line: (888) RAB-1000 Email: custserv@rablighting.com Website: www.rablighting.com

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Page 1 of 2



Specifications

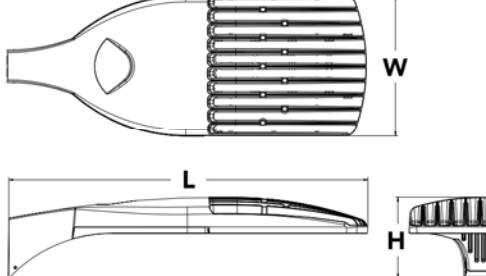
EPA: 1.01 ft² (0.09 m²)

Length: 33" (0.8 m)

Width: 13" (0.3 m)

Height: 7'-1/2" (2.3 m)

Weight (max): 27 lbs (12.2 kg)



A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DDBXD

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics P1 P4 P7 P2 P5 P8 P3 P6 P9 Rotated optics P10 P12 P11 P13	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T15 Type I short T25 Type II short T2M Type II medium T35 Type III short T3M Type II medium T4M Type IV medium TFTM Forward throw medium TSVS Type V very short	T55 Type V short T5M Type V medium TSW Type V wide RLC Backlight corner ^{1,2} LCCO Left corner cutoff ^{1,3} RCCO Right corner cutoff ^{1,3}	MVOLT ^{1,5} 120 ¹ 208 ^{1,6} 240 ^{1,6} 277 ¹ 347 ^{1,6,7} 480 ^{1,6,7}

Shipped included

SPA Square pole mounting

RPA Round pole mounting

WBA Wall bracket

SPUMBA Square pole universal mounting adaptor⁴

RPUMBA Round pole universal mounting adaptor⁴

Shipped separately
KMA8 DDBXD U Maxi arm mounting bracket adaptor (specify finish)¹

Control options	Other options	Finish
Shipped installed DLTA2Z nLight AIR protection 2 enabled ¹⁰ PER1 REAR head lock receptacle only (controls ordered separately) ¹¹ PER5 Five-wire receptacle only (controls ordered separately) ^{11,12} PER7 Seven-wire receptacle only (controls ordered separately) ^{11,13} DMG 0-10V dimming extend out back of housing for external control (loads exit fixture) DS Dual switching ¹⁴ PRB Bi-level motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1K ^{15,16} PRH Bi-level motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5K ^{15,16} PRHN Network, Bi-Level motion/ambient sensor ¹⁷ PRHFCV Bi-level motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1K ^{15,16}	PRHFCV Bi-level motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1K ^{15,16} BL30 Bi-level switched dimming, 30% ^{15,16} BL50 Bi-level switched dimming, 50% ^{15,16} PMTM703 Part night, dim 5 hrs ^{1,18} PMTM703 Part night, dim 6 hrs ^{1,18} PMTM703 Part night, dim 7 hrs ^{1,18} FAO Field adjustable output ¹⁹	DDBXD Dark bronze DDBD Black DDBAD Natural aluminum DDBWD White DDBTD Textured dark bronze DDBSD Textured black DDBTD Textured natural aluminum DDBWD Textured white

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com

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DSX1 LED

Rev. 07/25/18

Page 1 of 7



NEO GEN II, LLC
1325 E Capitol Drive
Shorewood, WI 53211
Dimitri Dimitropoulos
414-587-7459

OWNER:
NEO GEN II, LLC
1325 E Capitol Drive
Shorewood, WI 53211
Dimitri Dimitropoulos
414-587-7459

OLLMANN ERNEST MARTIN ARCHITECTS
200 South State Street
Belvidere, Illinois 61008
815-544-7790 Phone

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Revision:
Date: 2-9-2021

2020-166
SE 102



SIGN PACKAGE PROPOSAL

NEW BUILD

PRESENTED TO:
Culver's - Glendale, WI

DATE PREPARED:
February 3rd, 2021 - Preliminary
February 4th, 2021 - Remove read elevation SL-30

BB-1 BUTTERBURGER PANEL

GLENDALE, WI

ButterBurger Outdoor Panel Wall Sign

BB-1

All aluminum 0.080" thick panel -
backside is blank (white)

Baked on aluminum white enamel
finish

Digital print overlay with
overlamine

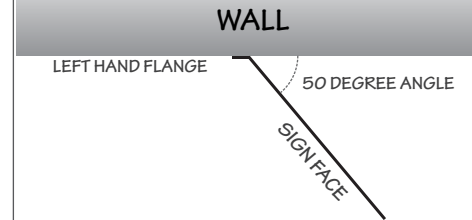
Rounded corners are to be 1.25"
radius

Sign is to be mounted at 50 degree
angle (set by flange)



NOT FOR
PRELIMINARY
CONSTRUCTION

TYPICAL INSTALLATION - TOP VIEW



SCALE: N.T.S.

HOLE PATTERN

HOLES ARE .250" DIAMETER
.737" IN FROM SIDE & 1.488" IN FROM TOP & BOTTOM
TAB IS TO BE BENT 50 DEGREES UP AT LINE

NOTES

SALES PERSON:	DESIGNED BY:	A0:
MARK WESSELL	C WALKER	29401

DATE CREATED / REVISION HISTORY	
2/3/21 - NEW	

FILE PATH: T:\Cyrious\Doc\Order\29401

Culver's

SCALE: 1-1/2" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

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SPRINGFIELD SIGN
www.springfieldsign.com

ELEVATION WALL SIGNS

GLENDAL, WI

SL-45 & SL-30 Illuminated White Script Channel Letters

SL-SERIES

Channel letter construction

One piece (saddle capped sections)

LED internal illumination

Typical application for new construction

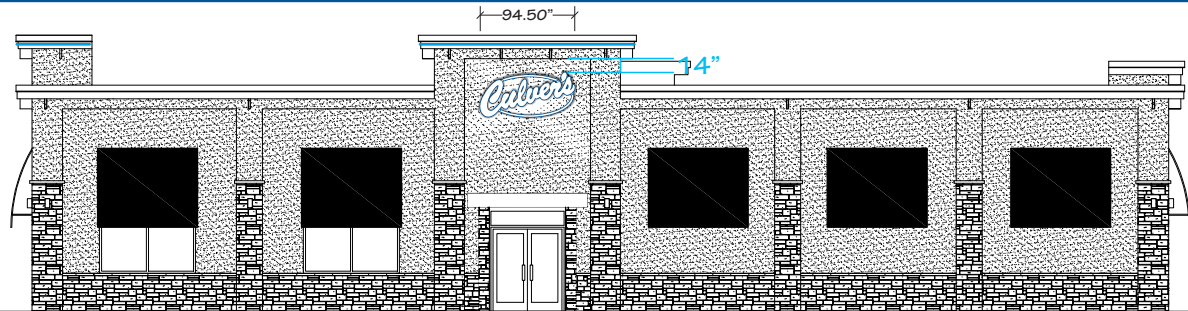
Embedded power supplies

UL marked product

No install pattern needed, level line scribed in back of sign

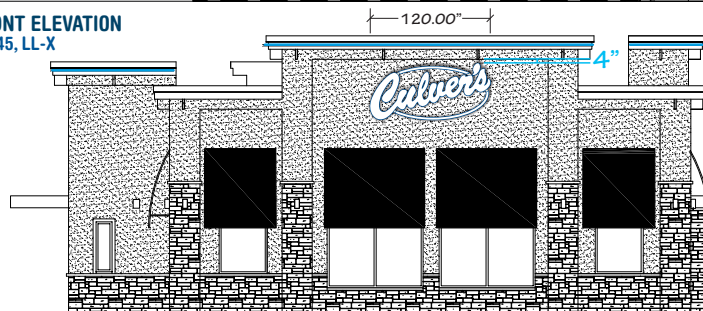
Culver's

MAIN ELEVATION
SL-30, LL-X

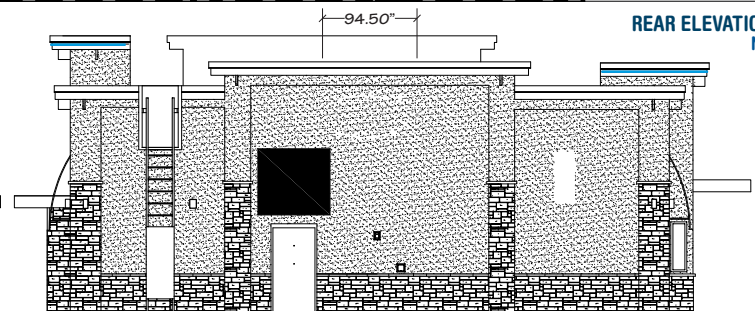


NOT FOR
PRELIMINARY
CONSTRUCTION

FRONT ELEVATION
SL-45, LL-X



REAR ELEVATION
NA



DRIVE THRU ELEVATION
SL-30, LL-X, BB-1



SCALE: 1/16" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

SIGN SQUARE FOOTAGE

MAIN ELEVATION: QTY-1 SL-30 (44.37" X 94.50") = 29.12 SF
FRONT ELEVATION: QTY-1 SL-45 (56.00" X 120.00") = 46.67 SF
REAR ELEVATION: NA
DRIVE THRU ELEVATION: QTY-1 SL-30 (44.37" X 94.50") = 29.12 SF
QTY-1 BB-1 (17.67" X 27.88") = 3.42 SF

PLAN METRO L-2020 PROTOTYPE DRAWINGS SHOWN
ACTUAL ARCHITECTURAL DRAWINGS PENDING

NOTES

LL-X LED accent strip lighting typical placements:
MAIN: (2) places - FRONT: (3) Places - REAR: 2,
DRIVE THRU: (2) places
BB-1 typical Drive-Thru placement: DRIVE THRU



DATE CREATED / REVISION HISTORY

2/3/21 - NEW			
2.4.21-Remove Rear SL-30			

SALES PERSON:
MARK WESSLE

DESIGNED BY:
C WALKER

AO:
29401

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ENVIRONMENTALLY
RESPONSIBLE



SPRINGFIELD SIGN

www.springfieldsign.com

PE-90-C CUSTOM PYLON WITH EMC

GLENDALE, WI

PE-90-L-120x240-10-RGB-C

PE-90-C

Culver's sign cabinet of aluminum construction and internally illuminated with LED's

Pole skirt enclosure provides cradle rest for iconic Culver's logo
- All aluminum construction

Thermoformed polycarbonate faces, embossed Culver's, 3M HP vinyl decoration

Watchfire¹ RGB full color Electronic Message Center (EMC) with RF wireless communication

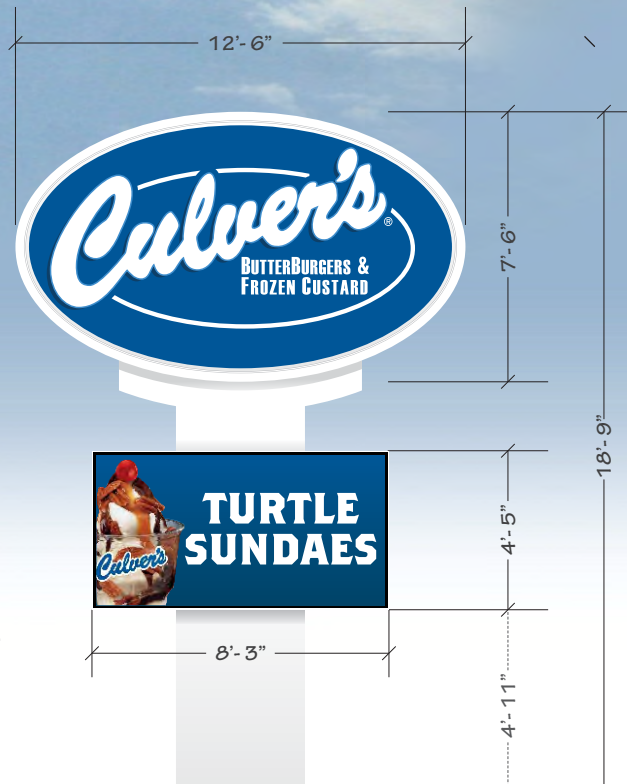
Broadband communication option available

UL marked product

1 - Watchfire signs by Time-O-Matic Inc.



NOTE:
ELECTRONIC MESSAGE CENTER
(EMC) SOLD SEPARATELY



SCALE: 3/16" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

NOT FOR
PRELIMINARY
CONSTRUCTION

EMC CHART - KNOWN RESTRICTIONS

COLOR: Y ☐ N ☐ STATIC: Y ☐ N ☐ VIDEO: Y ☐ N ☐
ANIMATION: Y ☐ N ☐ MOVEMENT: Y ☐ N ☐

HOLD TIME (IF STATIC): _____

TRANSITION TYPE: _____

DAYTIME BRIGHTNESS: _____

NIGHTTIME BRIGHTNESS: _____

ADDITIONAL RESTRICTIONS:

SIGN CODES

NOTES

SQUARE FOOTAGE CALCULATIONS:
OVAL: 93.75 SF
EMC: 36.44 SF
TOTAL: 130.19 SF

SALES PERSON:
MARK WESSELL

DESIGNED BY:
C WALKER

A0:
29401

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SPRINGFIELD SIGN

www.springfieldsign.com

AD-1 ADDRESS NUMBERS

GLENDALE, WI

Routed Address Numbers

AD-1

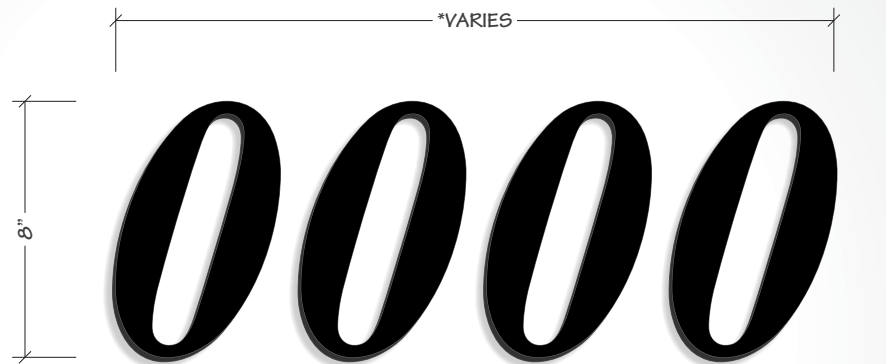
Address letters as required for building occupancy

Size & quantity may vary

Stud/adhesive mounting

1/2" thick, black XPVC

NOTE: Address to be verified with G.C. prior to mfg.



*SEE NOTE

Culver's

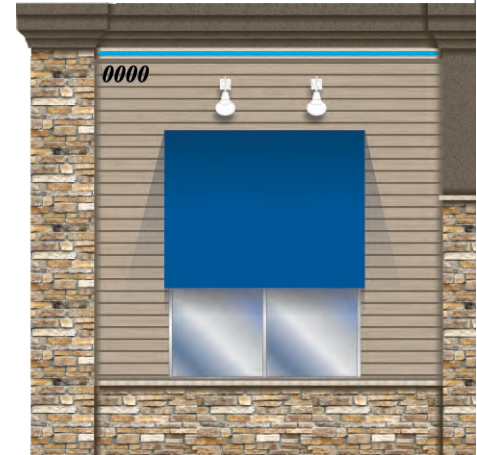
SCALE: 1" = 6'

* Determined by physical address numbers

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

TYPICAL INSTALLATION

*SEE NOTE



SCALE: 1/8" = 1'

NOTES

SALES PERSON:
MARK WESSELL

DESIGNED BY:
C WALKER

A0:
29401

DATE CREATED / REVISION HISTORY

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SPRINGFIELD SIGN

www.springfieldsign.com

DIR DIRECTIONAL SIGNS

GLENDALE, WI

Illuminated Directional Signs

DIR

All aluminum construction

LED internal illumination

Totally self contained lighting

Polycarbonate thermoformed faces

Face removal for service

Site plans show placement & field orientation

UL marked product

DIRECTIONAL SIGN 1 DIR-D10-D12



SIDE: A



SIDE: B

NOT FOR
PRELIMINARY
CONSTRUCTION

DIRECTIONAL SIGN 2 DIR-D8-D9



SIDE: A



SIDE: B

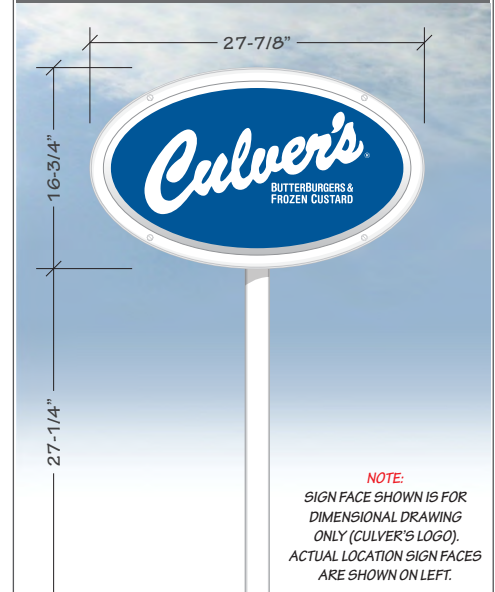
DIRECTIONAL SIGN 3 DIR-#-#



SCALE: 3/4" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

SIGN CONCEPTUAL



NOTES

SQUARE FOOTAGE CALCULATIONS:
MATHEMATICAL: 2.55 SF
RECTANGULAR: 3.24 SF

SALES PERSON:
MARK WESSELL

DESIGNED BY:
C WALKER

A0:
29401

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SPRINGFIELD SIGN

www.springfieldsign.com

DTC-2 DRIVE-THRU CANOPY

GLENDALE, WI

Drive-Thru Canopy For Order Confirmation System (OCS)

DTC-2

All aluminum construction

Rated for 160 mph winds (3 second burst) & heavy northern states snow loads

Order Confirmation System (OCS) by others

Rear panel (door) access - lockable

Provides protection from rain for DT customer

Houses OCS, speaker &

Culver's



SCALE: 3/8" = 1'



*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

NOTES

DATE CREATED / REVISION HISTORY

2/3/21 - NEW

SALES PERSON:
MARK WESSELL

DESIGNED BY:
C WALKER

AO:
29401

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SPRINGFIELD SIGN

www.springfieldsign.com

FCO-3 INTERIOR SIGN

GLENDALE, WI

FCO Interior Sign with City & State

FCO-3

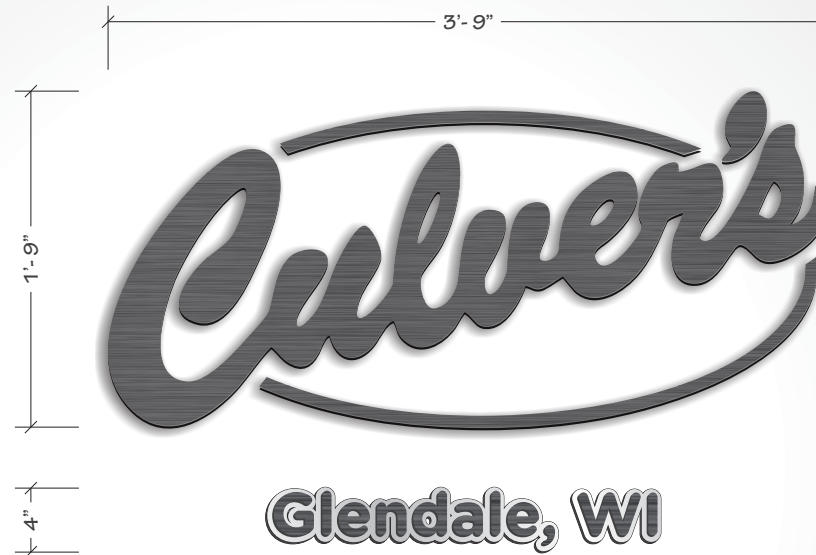
0.25" painted aluminum plate

Routed to shape

Pin mounted for rough surface application

VHB tape for smooth wall application

Mounting pattern with fastener instructions



NOT FOR
PRELIMINARY
CONSTRUCTION

Glendale, WI



0.25" PAINTED
ALUMINUM PLATE



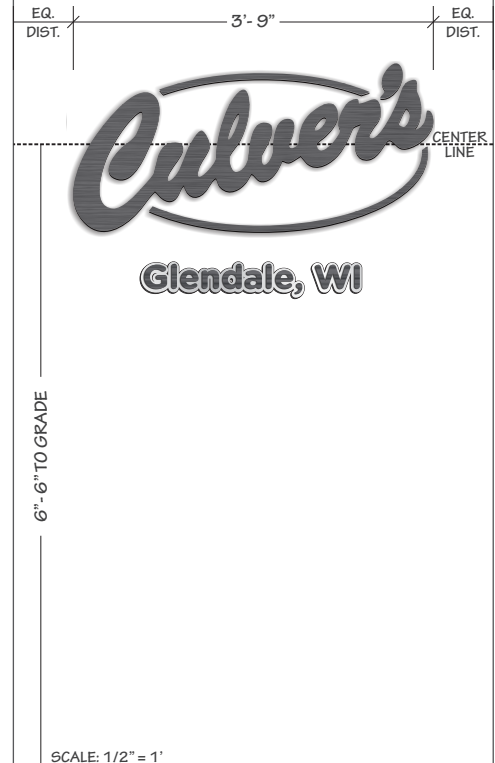
0.25" PAINTED
ALUMINUM PLATE

Culver's

SCALE: 1" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

SIGN PLACEMENT



SCALE: 1/2" = 1'

SALES PERSON: MARK WESSELL	DESIGNED BY: C WALKER	A0: 29401
-------------------------------	--------------------------	--------------

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2/3/21 - NEW	

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SPRINGFIELD SIGN

www.springfieldsign.com

MAX-1 MAXIMUM OCCUPANCY SIGN

GLENDALE, WI

Interior Maximum Occupancy Sign

MAX-1

3/16" White acrylic substrate

Direct to surface printing

3M¹ VHB peel & stick adhesive on back

"MAXIMUM OCCUPANCY" must be verified prior to manufacturing

1 - 3M is a registered trademark of Minnesota Mining & Manufacturing

Culver's



SCALE: 3" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

NOTES

DATE CREATED / REVISION HISTORY

2/3/21 - NEW

SALES PERSON:
MARK WESSELL

DESIGNED BY:
C WALKER

AO:
29401

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SPRINGFIELD SIGN

www.springfieldsign.com

MB-DT-46 EXTERIOR MENU BOARD

GLENDALE, WI

Blue Outdoor Drive-Thru Menu Board

MB-DT-46

Standard Menu Board for Drive-Thru Lane

LED Internal Illumination

POP Graphic panels must be purchased separately

POPP-Out magnet access panels included for easy in & out of POP panels

"-CS" option for 160mph coastal wind standards available

Locking rear access doors (4)

FRONT



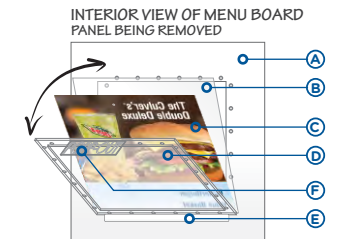
REAR



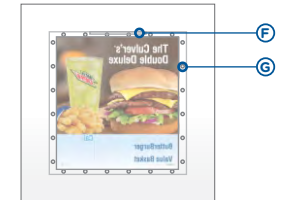
SCALE: 3/8" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

POPP-Out Point Of Purchase Panel System



PANEL IN PLACE



- A - INSIDE BACK OF MENU BOARD FACE (ONLY ONE PANEL SHOWN FOR CLARITY)
- B - FRONT PANEL IS ANTI-GLARE (CLEAR) FOR INCREASED VISIBILITY
- C - POP PANEL - PRODUCT GRAPHIC
- D - REAR PANEL FITTED WITH POPP-Out PANEL
- E - SUPPORTING "TIP TRAY" FOR PANELS (SELF ALIGNING)
- F - POPP-Out TAB HANDLE
- G - PAIRED MAGNETIC "LATCH" (MAGNETS EMBEDDED IN POP-Out PANEL & BACK OF MENU BOARD)

SALES PERSON:	DESIGNED BY:	A0:
MARK WESSELL	C WALKER	29401

DATE CREATED / REVISION HISTORY
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Culver's

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SPRINGFIELD SIGN
www.springfieldsign.com

MB-ID-84 INTERIOR MENU BOARD

GLENDALE, WI

Blue Indoor Menu Board

MB-ID-84

Easy lift up & out graphic panel

American Beech Wood surround

Surround is painted black

LED internal illumination

Ultra low power consumption

FRONT VIEW



END VIEW



Culver's

SCALE: 3/8" = 1"

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

NOTES

MENU BOARD TO INSTALL CENTERED TO THE FRONT CASH REGISTER COUNTER

WOOD SURROUND



DATE CREATED / REVISION HISTORY

2/3/21 - NEW

SALES PERSON:
MARK WESSELL

DESIGNED BY:
C WALKER

AO:
29401

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SPRINGFIELD SIGN

www.springfieldsign.com

REG-HC-1 PARKING SIGN

GLENDALE, WI

Handicapped Parking Post & Panel Sign

REG-HC-1

All aluminum 0.080" thick panel

U-Channel steel post (green)

Bolted connection

Local codes may require actual copy/graphics to vary

Rounded corners for safety

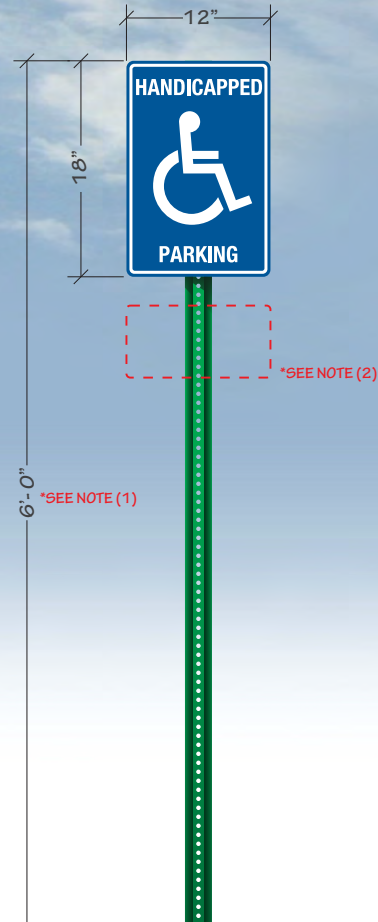
First surface vinyl (printed) copy

NOTE 1: Overall height can vary per local codes

NOTE 2: 6' x 12" sign panel may also be required

Culver's

SCALE: 3/4" = 1'



*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

ADDITIONAL PARKING SIGN PANELS

STANDARD FACE OPTIONS:



ADDITIONAL FACE OPTIONS:



SCALE: 1/2" = 1'

SALES PERSON: MARK WESSELL	DESIGNED BY: C WALKER	A0: 29401
-------------------------------	--------------------------	--------------

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ENVIRONMENTALLY RESPONSIBLE



SPRINGFIELD SIGN

www.springfieldsign.com

RR-1-G, RR-1-L, RR-3 RESTROOM SIGNS

GLENDALE, WI

Restroom Signs

RR-1-G
RR-1-L
RR-3

RR-1 SERIES RESTROOM SIGNS

Injection molded plastic

ADA compliant

Raised braille

Self adhesive back

RR-3 SIGN

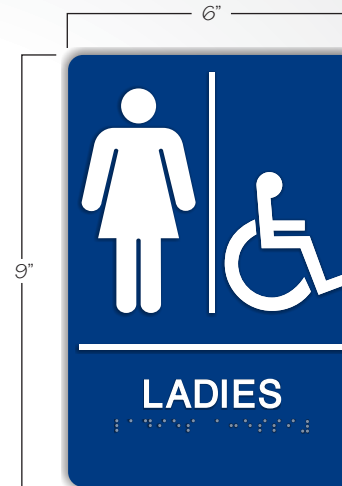
White aluminum substrate -
laminated with black core

Digitally printed blue copy routed
to shape

Culver's



RR-1-G
GENTLEMEN



RR-1-L
LADIES



RR-3
LADIES

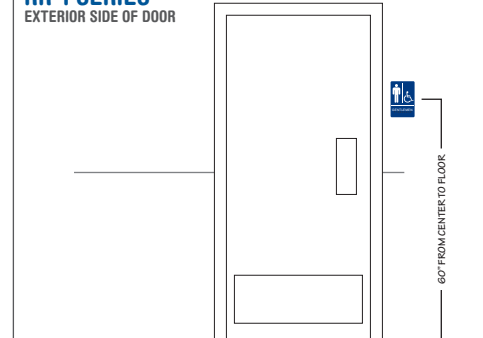
SCALE: 3" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

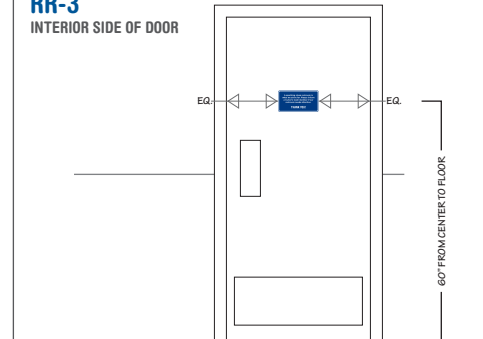
NOT FOR
PRELIMINARY
CONSTRUCTION

SIGN MOUNTING LOCATIONS

RR-1 SERIES EXTERIOR SIDE OF DOOR



RR-3 INTERIOR SIDE OF DOOR



SCALE: 1-1/2" = 1'

SALES PERSON:	DESIGNED BY:	A0:
MARK WESSELL	C WALKER	29401

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SPRINGFIELD SIGN
www.springfieldsign.com

GLENDALE, WI

V-1-1
V-5-1
V-6

1 - 3M is a registered trademark of Minnesota Mining & Manufacturing



**NOT FOR
PRELIMINARY
CONSTRUCTION**

The diagram illustrates a three-panel glass door system. On the left, a single panel is shown with a height dimension of 8'0" and a width dimension of 3'0". The width dimension is divided into three equal sections, each labeled "EQ". Below the width dimension, a blue box contains the text "Single panel and hardware" and "Standard Size". In the center, a three-panel door is shown, consisting of three vertical glass panels separated by metal frames. On the right, another single panel is shown, identical in size and dimension to the one on the left.

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

11 - 9/16" O.A.W.

Culver's

WHITE

WHITE

BUTTERBURGERS & FROZEN CUSTARD

PMS 294C
C:100 M:58 Y:0 K:21

OPEN DAILY

10 am – 10 pm

*SEE NOTE 1
HOURS T.B.D

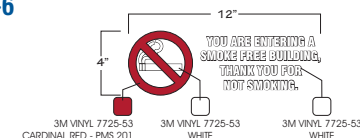
2 - 1/16"

Proudly owned and operated by
Franchisee Name

PMS 294C
C:100 M:58 Y:0 K:21

WHITE

V-6



V-5-1



SCALE: 1-1/2" = 1'

A0:
29401

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 ENVIRONMENTALLY RESPONSIBLE

SPRINGFIELD**SIGN**

www.springfieldsign.com

VHD-1 VEHICLE HEIGHT DETECTOR

GLENDALE, WI

Vehicle Height Detector for Drive-Thru Lane

VHD-1

All steel (painted) construction

Re-settable if engaged

Used to help protect canopies from advancing vehicles that are too tall

NOTE: Clearance height must be verified prior to mfg.

*SEE NOTE

9' 6" CLEARANCE



9' 6"

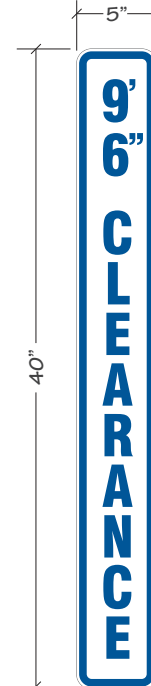
SCALE: 1/2" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

NOT FOR
PRELIMINARY
CONSTRUCTION

CLEARANCE PANEL

*SEE NOTE



SCALE: 1" = 1'

SALES PERSON:
MARK WESSELL

DESIGNED BY:
C WALKER

A0:
29401

DATE CREATED / REVISION HISTORY

2/3/21 - NEW

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Culver's

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Memo

To: Rachel Safstrom, City Administrator
From: Clark Dietz, Inc.
Date: February 17, 2021
Subject: Bayshore Restaurant Development Civil Site Plan & Stormwater Review Memo
Copies: Charlie Imig, Director of Public Works, Mustafa Emir, P.E. PhD, City Engineer; Todd Stuebe, Director of Community Development

The preliminary stormwater memo and civil plans from Kimley Horn & Associates have been reviewed. The following comments are provided:

Grading & Drainage Comments:

1. For the development as shown, a detailed Stormwater Management Plan (SWMP) must be developed in accordance with all requirements of MMSD (Chapter 13) as well as City of Glendale Stormwater Management Ordinance (6.5). The attached Stormwater Management Plan Review Checklist shall be used as a guide to develop the stormwater management plan.

The proposed plan will develop 1.45 Acres and will be required to restrict discharge from the developed site by 20% from the existing conditions discharge in the 2-year and 100-year storm through the use of green infrastructure practices or reduction of impervious surfaces.

General comments and Checklist specific comments are provided:

4c.1 - Show contours extending 100 feet past the property boundaries.

4d. - Show amount of proposed impervious surface in square feet and acres.

4f. Provide Geotech information

4h. Provide storm sewer sizing calculations that coincide with the Utility Plan. Calculations shall be provided to show the proposed storm sewer meets:

- a. Storm sewers shall be sized for the largest peak flow produced by the 10-year rational method design storm.
- b. The hydraulics of the storm sewer shall be designed to operate under full or partially full conditions for the 10-year storm.
- c. Where a storm sewer discharges into a storm water detention facility the pipe sizing must consider the loss of hydraulic gradient due to rising water levels in the basin. A design that would cause the storm sewer to surcharge (exceed full flow) during the 10-year storm is not acceptable.
- d. Design calculations must show actual storm water taken in by each inlet draining to the proposed storm sewer and the amount of storm water by-passing the inlet.



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4i. Provide water quality modeling for the development.

4k. Provide detail drawings for the stormwater conveyance and treatment practices.

5-9 Provide these items as described on the checklist

16. Provide overland flow path from the development site to a major conveyance system.

2. A maintenance agreement is required for all stormwater management practices as outlined in Chapter 6.5.10 of the Glendale Stormwater Ordinance. The document shall be recorded with the Milwaukee County Register of Deeds and have all provisions outlined in this section of the Ordinance. Please submit a draft maintenance agreement for review. Example agreements can be provided upon request.
3. Developments disturbing 1 acre or more shall meet the requirements of WPDES Construction Site Stormwater Runoff permit through WDNR. The construction site NOI shall be obtained prior to the start of construction.
4. More comments will be provided as plans are further developed.

Site Sanitary and Water Utility Comments:

1. Sanitary sewer and potable water utilities shown on the plans shall have sizes, pipe material, slopes, and depths included.
2. Connections to the public utilities shall be detailed on the plans.
3. All utility crossings/conflicts shall callout invert elevations
4. Before construction, hydro excavation must be done to precisely locate the raw water main. The raw main is shallow in that area, so it is exceptionally important to know location and depth.
5. In looking at the plans there is a light pole, menu board, and canopy that will be very close to the raw water main. It is important that the precise boundary of the easement is known beforehand and that the contractor stays out of it.
6. No utilities should cross over or under the shallow raw water main. If there is a specific need from the utility contractors to bore the service lines that lead to the menu/ordering area and/or building – this should be monitored very closely because of the proximity of the shallow raw water main
7. Place geofoam over the top of the raw main--for extra protection in paved areas
8. Note: raw water pressure is very low. If the raw water main is hit, you will not see any water bubble up to the surface. If the raw water line is compromised, you wouldn't know there is a problem until something drastic happens--like a sinkhole. It may be a good idea to hydro excavate a test hole near the raw water main after all excavation/boring (but before paving). If there is a lot of water in the hole--we'll know there is a problem and it can be fixed right away
9. 6" fire line and 1" domestic line will both need valves just off the city watermain, toward the property.
10. Coordination must occur with Glendale inspections and Water Department staff when planning for the wet taps



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Site Geometry/Parking Lot Comments:

1. Is proposed sidewalk meant to cross the street? Show accepting sidewalk or crosswalk on the plans.
2. Provide details for pavement cross-sections.

City of Glendale

Stormwater Management Plan Submittal and Review Checklist

The stormwater management plan required under Section 6-5-8(b)(1) of this Chapter shall contain any information the City may need to evaluate the environmental characteristics of the area affected by land development activity, the potential impacts of the proposed development upon the quality and quantity of stormwater discharges, the potential impacts upon water resources and drainage utilities, and the effectiveness and acceptability of proposed stormwater management measures in meeting the performance standards set forth in this Chapter. The stormwater management plans shall contain, at a minimum, the following information:

			Y	N	N.A.
1		Name, address, and telephone number for the following or their designees: landowner, developer, project engineer for practice design and certification; person(s) responsible for installation of stormwater management practices; person(s) responsible for maintenance of stormwater management practices prior to the transfer, if any, of maintenance responsibility to another party.			
2		Narrative Description			
	a	A proper legal description of the property proposed to be developed referenced to the U.S. Public Land Survey system or to block and lot numbers within a recorded land subdivision plat.			
	b	Site location including watershed and subwatershed boundaries			
	c	Description of existing and proposed conditions			
	d	Discussion of the stormwater detention approach. Specifically describe which method of management will be used (<i>Volumetric Design Procedure or Peak Discharge Rates</i>). Volumetric Design Procedure must be used for a Multi-Site Analysis. List rainfall, distribution and modeling types used in analysis (Atlas 14, MSE3/SEWRPC Distributions, etc.)			
	e	Summary of Calculations and Results			
3		Pre-development site conditions:			
	a	One or more site maps at a scale of not less than 1 inch equals 100 feet. The site maps shall show the following: site location and legal property description; Owner's property line; district and municipal easements; Public Streets; state plane coordinate reference; storm sewers; existing buildings and structures; existing detention facilities including those of adjacent properties if affected by drainage from the site; predominant soil types and hydrologic soil groups; existing cover type and condition; topographic contours of the site at a scale not to exceed 2 feet; topography and drainage network including enough of the contiguous properties to show runoff patterns onto, through, and from the site (existing contours should extend 100 feet minimum distance into adjacent parcels); watercourses that may affect or be affected by runoff from the site, flow path and direction for all stormwater conveyance sections, including time of travel and time of concentration applicable to each; watershed boundaries			

		used in determination of peak flow discharge rates and discharge volumes from the site; lakes, streams, ponds, channels, ditches, and other watercourses on and immediately adjacent to the site; limits of the 100 year floodplain; location of wells located within 1200 feet of stormwater detention ponds, infiltration basins or infiltration trenches; delineation of wellhead protection areas delineated pursuant to NR 811.16, Wis. Adm. Code.			
	b	Amount of existing impervious surface in square feet and acres.			
	c	Existing Conditions Hydrograph (<i>if Volumetric Design Procedure is used</i>)			
4		Post-development site conditions			
	a	Explanation of the provisions to preserve and use natural topography and land cover features to minimize changes in peak flow runoff rates and volumes to surface waters and wetlands.			
	b	Explanation of any restrictions on stormwater management measures in the development area imposed by wellhead protection plans and ordinances.			
	c	One or more site maps at a scale of not less than 1 inch equals 100 feet showing: revised pervious land use including vegetative cover type and condition; impervious land use including all buildings, structures, and pavement; Owner's property line; revised topographic contours of the site at a scale not to exceed 2 feet; revised drainage network including enough of the contiguous properties to show runoff patterns onto, through, and from the site (existing contours should extend 100 feet minimum distance into adjacent parcels); locations and dimensions of drainage easements; locations of maintenance easements specified in the maintenance agreement; flow path and direction for all stormwater conveyance sections, including time of travel and time of concentration applicable to each; location and type of all stormwater management conveyance and treatment practices, including the on-site and off-site tributary drainage area; location and type of conveyance system that will carry runoff from the drainage and treatment practices to the nearest adequate outlet such as a curbed street, storm drain, or natural drainage way; watershed boundaries used in determinations of peak flow discharge rates and discharge volumes; any changes to lakes, streams, ponds, channels, ditches, and other watercourses on and immediately adjacent to the site.			
	d	Amount of proposed impervious surface in square feet and acres			
	e	Computation of peak flow discharge rates and discharge volumes for the 2-year/24 hour and the 100-year/24 hour storm events. All major assumptions used in developing input parameters shall be clearly stated. The computations shall be made for each discharge point in the development, and the geographic areas used in making the calculations shall be clearly cross-referenced to the required map(s). Must use Atlas 14 rainfall for area and either MSE3/MSE4 or SEWRPC approved distributions.			
	f	Results of investigations of soils and groundwater required for the placement and design of stormwater management measures.			
	g	Results of impact assessments on lake and stream functional values			
	h	Design computations and all applicable assumptions for the stormwater conveyance (open channel, closed pipe) system			
	i	Design computations and all applicable assumptions for stormwater quality practices (sedimentation type, filtration-type, infiltration-type) as needed. For practice designs that depart from those specified in the "Wisconsin Storm Water Manual, Part 2: Technical Design Guidelines for Storm Water Best Management Practices," the results of continuous simulation modeling, conducted according to the guidelines established in this manual, shall be presented in such a way as to show the reduction in average annual total suspended solids loading from the developed site. For new development, by design, reduce to the maximum extent practicable, the TSS load by 80%, based on an average annual rainfall, as compared to no runoff management controls. No person shall be required to exceed an 80% TSS reduction to meet the requirements of this subdivision. For redevelopment, by design, reduce to the maximum extent practicable, the TSS load by 40%, based on an average annual rainfall, as compared to no runoff management controls. No person shall be required to exceed a 40% TSS reduction to meet the requirements of this subdivision.			

	j	Design computations and all applicable assumptions for stormwater infiltration requirements, per NR151.124. This shall include any exemptions, imperviousness assumptions, and modeling input/output (WinSLAMM or P8)			
	k	Detailed drawings including cross-sections and profiles of all permanent stormwater conveyance and treatment practices			
5		A stormwater practice installation schedule.			
6		A maintenance plan developed for the life of each stormwater management practice including the required maintenance activities and maintenance activity schedule.			
7		Cost estimates for the construction, operation, and maintenance of each stormwater management practice			
8		Other information as needed by the City to determine compliance of the proposed stormwater management measures with the provisions of this Chapter.			
9		All site investigations, plans, designs, computations, and drawings shall be certified by a licensed professional engineer to be prepared in accordance with accepted engineering practice and in accordance with "The Wisconsin Storm Water Manual, Part 2." Technical Design Guidelines for Storm Water Best Management Practices."			

The Stormwater Management Plan shall contain a description of the following anticipated impacts of stormwater runoff from the proposed development, redevelopment, or land division as managed by the facilities and measures recommended in the plan:

			Y	N	N.A.
10		Computed 100-year, 24-hour, SEWRPC or MSE3/MSE4 Rainfall Distribution runoff rate at each location where runoff enters and leaves the site, expressed in cubic feet per second using Atlas 14 Storm Event			
11		Computed 2-year, 24-hour, SEWRPC or MSE3/MSE4 Rainfall Distribution runoff rate at each location where runoff enters and leaves the site, expressed in cubic feet per second using Atlas 14 Storm Event			
12		Computed peak runoff rate corresponding to 0.15 cfs/acre at each location where runoff leaves the site, expressed in cubic feet per second			
13		Computed peak runoff rate corresponding to 0.50 cfs/acre at each location where runoff leaves the site, expressed in cubic feet per second			
14		For <i>Volumetric Design Procedure</i> , additional items below are required:			
	a	Existing Conditions Hydrograph			
	b	Flood Volume Calculations including the critical time period used, and computations of existing and proposed flood volumes			
15		All major assumptions used in developing input parameters shall be clearly stated. The computations shall be made for each discharge point into and out of the site, and the geographic areas used in making the calculations shall be clearly cross-referenced to the required map(s), including off-site tributary watershed areas			
16		Changes in the locations and conveyance capacities of stormwater discharge points from and to the site concerned			
17		Adequacy of receiving storm sewer, engineered stormwater management facility or watercourse to convey or store the anticipated peak rate of stormwater discharge from the site concerned, giving due consideration to existing and off-site flows			
18		Changes in the location and extent of the 100-year recurrence interval flood hazard area of any perennial watercourse location within, through, or within 100 feet of, the site concerned			
19		Results of investigations of soils and groundwater required for the placement and design of stormwater management measures			

ONCE THE SWMP IS APPROVED, AN APPROVAL LETTER (FROM CITY) AND PACKAGE MUST BE SENT TO MMSD!!



5909 North Milwaukee River Parkway
Glendale, WI 53209

SUBJECT: Initial Review and schedule of Public Hearing for a Conditional Use Permit for 4425 N. Port Washington Road (East Lake Towers Corporate Center) for Nurturing Nook, Inc. – Childcare facility.

FROM: Rachel Safstrom, Executive Director of the CDA

MEETING DATE: March 4, 2021

FISCAL SUMMARY:

Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

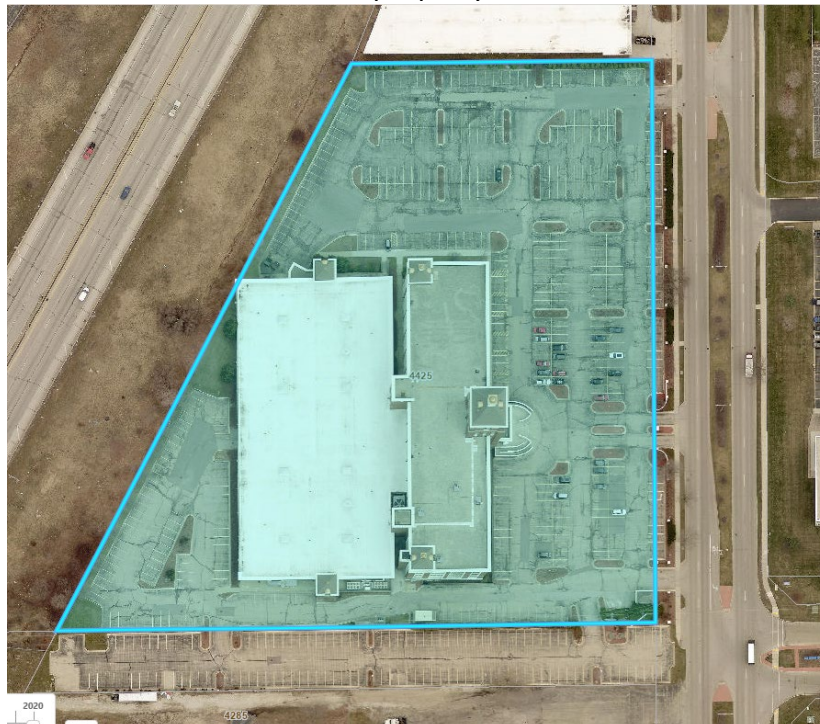
Wisconsin Statutes:	N/A
Municipal Code:	13.1.63

BACKGROUND/ANALYSIS:

Nurturing Nook, Inc. is looking to relocate their operations to 4425 N. Port Washington Road. As this property is in an active Tax Incremental Financing District (#7-Technology), the Community Development Authority acts as the Plan Commission for the proposed project.

The property is currently zoned M-1 Warehouse, Light Manufacturing, Office and Service District. In the M-1 District Child Care facilities require the Conditional Use Permit.

The map below shows an overview of the entire property.





5909 North Milwaukee River Parkway
Glendale, WI 53209

A conditional use request requires a public hearing. The public hearing will be noticed in the newspaper as well as the surrounding property owners within 100 feet of the property.

RECOMMENDATION:

Staff has reviewed the proposal. There is minimal change to the exterior of the building. You will notice the small addition of a cement fenced area for outdoor play for the facility.

They will have to make certain that they are able to obtain the necessary State of Wisconsin Department of Children and Families (DCF) Licensed Group Child Care Center License. Nurturing Nook has been in business for many years and likely knows how to navigate the childcare licensing requirements.

ACTION REQUESTED:

Motion to schedule a public hearing for the review of the request for a conditional use permit for 4425 N. Port Washington Road (East Lake Towers Corporate Center) for Nurturing Nook, Inc. – Childcare facility.

ATTACHMENTS:

1. Project Application
2. Complete Plans and Elevations



CITY OF GLENDALE
COMMUNITY DEVELOPMENT PLANNING DEPARTMENT
5909 NORTH MILWAUKEE RIVER PARKWAY
GLENDALE, WISCONSIN 53209-3815
PHONE: (414) 228-1704 or (414) 228-1744
FAX: (414) 228-1725

CONDITIONAL USE APPLICATION

Application Fee: \$300

APPLICANT INFORMATION

Name of Applicant: Peter Schneider - GROTH Design Group (on behalf of Nurturing Nook & East Lake Towers)

Legal Name of Business: Nurturing Nook Inc.

Name of Business Owner (if different from Applicant): Jill Niebler

Applicant Address (City, State, and Zip Code): 575 W. Riverwoods Parkway
Glendale, WI 53212

Office Phone Number: 414.961.1482 Cell: 414.333.5183 Fax: _____

Applicant E-Mail: pschneider@gdg-architects.com

Applicant Signature: *P. A. Schneider* Date: 02.19.2021

PROPERTY INFORMATION

Property Address: 4425 N. Port Washington Road Tax Key Number: 2331173002 Zoning District: M-1

Property Owner (if different from Applicant): East Lake Towers Corporate Center, LP - Attn Bradley Spencer

Property Owner Address (City, State, and Zip Code): 12180 South 300 East, Suite 1243, Draper, Utah 84020

Property Owner Phone: 801-999-1807 ext. 1003 Cell: 801-695-6159 Fax: _____

Property Owner E-Mail: bspencer@nortonweber.com

Property Owner Signature: *B. Spencer* Date: Feb 18, 2021

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): _____

Nurturing Nook - Childcare

Total Building Area: 241,000 To Be Occupied Area: 12,000

Lot Size: Depth: 12,000 Width: 12,000 Area: 12,000

Previous Occupant in To Be Occupied Space: Columbia St Mary's - School of Nursing

Other Uses of This Site: Office, Education, Medical Office

Total Number of Parking Spaces: 625 Parking Spaces Available to Tenancy: 625

Business Hours (Days and Hours of Operation): Monday - Friday; 6:30am - 6pm

Total Number of Employees: 40 Maximum Number of Employees at Site at One Time: 21

Primary Contact Person for This Project: Jill Niebler - Nurturing Nook

Primary Contact Phone: 414.961.1482 Cell: 414.333.5183 Fax: _____

Primary Contact E-Mail: thenurturingnook@aol.com

Please See Reverse Side of Application for Additional Submittal Requirements

CITY OF GLENDALE USE ONLY

Application Fee: _____ Date of Application: _____ Time: _____ Received by with date: _____ Tentative Hearing Date: _____

G:\COMMON\Community Development Planning Department\Plan Commission Administration (2-4-4)\04 Conditional Uses\01 CU Procedures\CU Application.doc

PLAN OF OPERATION OUTLINE

Submit a detailed cover letter and outline, addressing all applicable items listed below:

1. Name of Business, Address, Telephone Number (Office and Mobile) and Facsimile Number
2. Name of Business Owner, Address, Telephone Numbers (Office and Mobile) and Facsimile Number
3. Name of Applicant (if different from owner)
4. Legal Description of Property
5. Tax-Key Parcel Number
6. Zoning District of Property
7. Lot Size (Depth, Width, Area)
8. Building Dimensions
9. Total Floor Area of Building to be Occupied
10. Specific Proposed Uses and Other Uses of the Property
11. Minimum and maximum numbers of employees at the site at any give time
12. Days of Operation
13. Hours of Operation
14. Signs (type, location(s), materials, lighting, artistic rendering, and dimensioned drawing(s))
15. What Conditions has the State or County imposed upon your use of the property
16. Security Fencing
17. Do you feel there will be any problems such as Noise, Odors, Glare, Potential Fire Hazards, or Smoke resulting from the proposed use?
18. Are you proposing food services?
19. Did the State of Wisconsin approve your interior building plans?
20. What provisions are you making for fire protection and human safety?
21. What are your rules and regulations of the property?
22. List the timetable for completion of building construction and anticipated opening date
23. Proposed On-site Security Measures
24. Anticipated maximum number of facility users and viewers at one time (including special events)
25. Any other information you or the Plan Commission feels is pertinent
26. Business Plan
27. Applicant Signature and Date on the Plan of Operation Outline Document

OTHER INFORMATION REQUIRED

In addition to the completed Conditional Use Application form and Plan of Operation, the following items are also required:

- ☐ 5 Full size and 15 reduced size sets of building plans (elevation drawings, architectural renderings, floor plans)
- ☐ 5 Full size and 15 reduced size sets of any site and landscaping plans
- ☐ 5 Full size and 15 reduced size sets of any lighting
- ☐ 20 Copies of a cover letter to include a detailed description of the proposed use and operations.
- ☐ Any other information required per the Zoning Code (refer to the specific Zoning District) or by the Plan Commission

NURTURING NOOK - PROJECT NARRATIVE

DATE: February 19, 2021

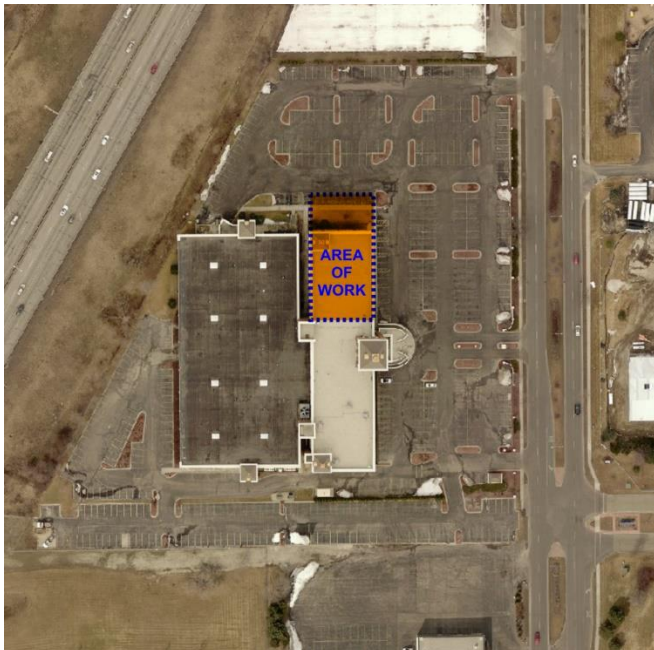
LOCATION: East Lake Towers , Lower Level, 4425 N. Port Washington Road, Glendale, WI 53212

General Project Information

The East Lake Towers Corporate Center ("East Lake Towers") is located North of Milwaukee in the highly desirable suburb of Glendale, Wisconsin. The property boasts impressive freeway frontage and easy highway access as Interstate 43 runs directly adjacent to the property. The four - story office building was originally an industrial space that was completely renovated in 2003 into the area's most impressive office complex. Today the building comprises 242,000 square feet on 6.6 acres of property. The building is occupied by a strong tenant mix that includes: Milwaukee Oral Surgery & Implants, the University of Wisconsin Milwaukee, Larsen and Toubro, the Injury and Disability Law Office of Wisconsin, the Murdock Law Firm , the Walther Law Firm, and the Mishlove Law Firm.

The proposed Nurturing Nook project is an alteration and addition to the garden level of the East Lake Towers facility. The project will consist of approximately 10,000 square feet of alterations, 700 square foot entry addition, and 4,500 square feet of exterior alterations for a new play area and drop off area.

The project location will be approximately as indicated in the image below at the garden level and grade level of the existing building:



The proposed tenant occupancy is assumed to be I-4 Institutional – day care facility. The majority of the rest of the building is either B-Business or A-3 Assembly.

Nurturing Nook Background Information

Purpose/Mission:

The Nurturing Nook Inc. was created to provide a small, warm, inviting and safe home-like atmosphere. We offer an educationally enriching and developmentally appropriate environment for your child to grow and develop to his or her potential.

Philosophy:

Our Caregivers are responsible for creating an environment that encourages your child to achieve his/her full potential in terms of physical, intellectual and psychological growth. Our Caregivers provide safety and security, stimulation and encouragement, and reasonable expectations and limits. We believe children need both emotional support and structure as they meet each developmental challenge.

Our Goals:

- Provide a safe atmosphere for all our children.
- Provide a balance of healthy and nutritious foods; giving your child the opportunity to make good food choices.
- Provide a variety of developmentally appropriate activities geared to individual needs.
- Provide parents with daily communication about their child's daily activities.

PLAN OF OPERATION OUTLINE

1. Name of Business, Address, Telephone Number (Office and Mobile) and Facsimile Number
Nurturing Nook
575 West River Woods Parkway
Glendale WI 53212
Phone: (414) 961-1482
Fax: (414) 961-1748
E-mail: thenurturingnook@aol.com
2. Name of Business Owner, Address, Telephone Numbers (Office and Mobile) and Facsimile Number
Bradley D. Spencer
EAST LAKE TOWERS CORP. CENTER, L.P.
12481 Fort Street, Suite 150
Draper, Utah 84020
Phone: 801-999-1807 ext. 1003
E-mail: bspencer@nortonweber.com

3. Name of Applicant (if different from owner)

Peter Schneider
GROTH Design Group, Inc.
600 West Virginia Street, Suite 602
Milwaukee, WI 53204
Office: 414.810.7613
E-mail: pschneider@gdg-architects.com

4. Legal Description of Property

CERTIFIED SURVEY MAP NO. 7757, NW 1/4 & SW 1/4 5-7-22, PARCEL 1

5. Tax-Key Parcel Number

2331173002

6. Zoning District of Property

M-1 Warehouse, Light Mfg, Office and Service District

7. Lot Size (Depth, Width, Area)

320'-638.14' (E-W) x 600' (N-S)

Total Area = 287,434 SF (6.5986 Acres)

8. Building Dimensions

Existing 80,547 SF Footprint

Approximately 258' (E-W) x 313' (N-S)

9. Total Floor Area of Building to be Occupied

EXISTING:

Lower Level:	27,146 SF
First Floor:	80,051 SF
Second Floor:	79,558 SF
Third Floor:	26,848 SF
Fourth Floor:	26,848 SF
<u>Fifth Floor:</u>	<u>1,455</u>
Existing Total:	241,906

NEW ADDITION:

Ground Level:	699 SF
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10. Specific Proposed Uses and Other Uses of the Property
Office, Educational, Daycare
11. Minimum and maximum numbers of employees at the site at any give time
Allowable at building: 2,430 occupants (@ 100 ppl / SF)
New Occupant: 21
12. Days of Operation
Monday – Friday
13. Hours of Operation
6:30am-6:00pm
14. Signs (type, location(s), materials, lighting, artistic rendering, and dimensioned drawing(s))
Undetermined – to be submitted / approved in separate submittal
15. What Conditions has the State or County imposed upon your use of the property
Compliance with Wisconsin Administrative Code DCF 251 - LICENSING RULES FOR GROUP CHILD CARE CENTERS as administered by the Wisconsin Department of Children & Families
16. Security Fencing
New 6'H Precast Concrete Privacy Fencing proposed around new outdoor play area – see renderings provided
17. Do you feel there will be any problems such as Noise, Odors, Glare, Potential Fire Hazards, or Smoke resulting from the proposed use?
No
18. Are you proposing food services?
Food is provided via catering service. No on-site food production proposed
19. Did the State of Wisconsin approve your interior building plans?
No, Glendale CDA approval is our first step. State of Wisconsin submittal to follow. Building plans are being developed by architect experienced in daycare and office building design.
20. What provisions are you making for fire protection and human safety?
Building currently employs sprinkler and fire alarm system. New occupancy will utilize fire sprinkler and alarm systems as well. The new tenant will be separated from any adjacent tenants by 1 hour fire barriers per International Building Code Requirements.

21. What are your rules and regulations of the property?
No change from existing rules and regulations
22. List the timetable for completion of building construction and anticipated opening date
Completion of building Construction: November 30, 2021
Opening date: January 1, 2022
23. Proposed On-site Security Measures
Existing security company to remain to patrol building & campus. New proposed tenant to have separate entry and security controls at all exterior door locations.
24. Anticipated maximum number of facility users and viewers at one time (including special events)
Building: 1,600
Proposed Tenant: 125
25. Any other information you or the Plan Commission feels is pertinent
N/A
26. Business Plan
Nurturing Nook is an existing Glendale business operating at 575 West River Woods Parkway Glendale, WI 53212. They have been in operation since 1989 as a licensed daycare facility and have 2 additional locations. Their business plan is to continue to deliver high quality childcare to residents and workers of Glendale. See background information above.
27. Applicant Signature and Date



Peter Schneider, AIA, LEED AP
Partner | Senior Project Manager
GROTH Design Group, Inc.
02.17.2021



SITE PLAN - SCOPE OF WORK

1" = 80'-0"



SYMBOL KEY

EXISTING WALL TO REMAIN

EXISTING DOOR TO REMAIN

REMOVED WALL

REMOVED DOOR

NEW WALL

NEW DOOR

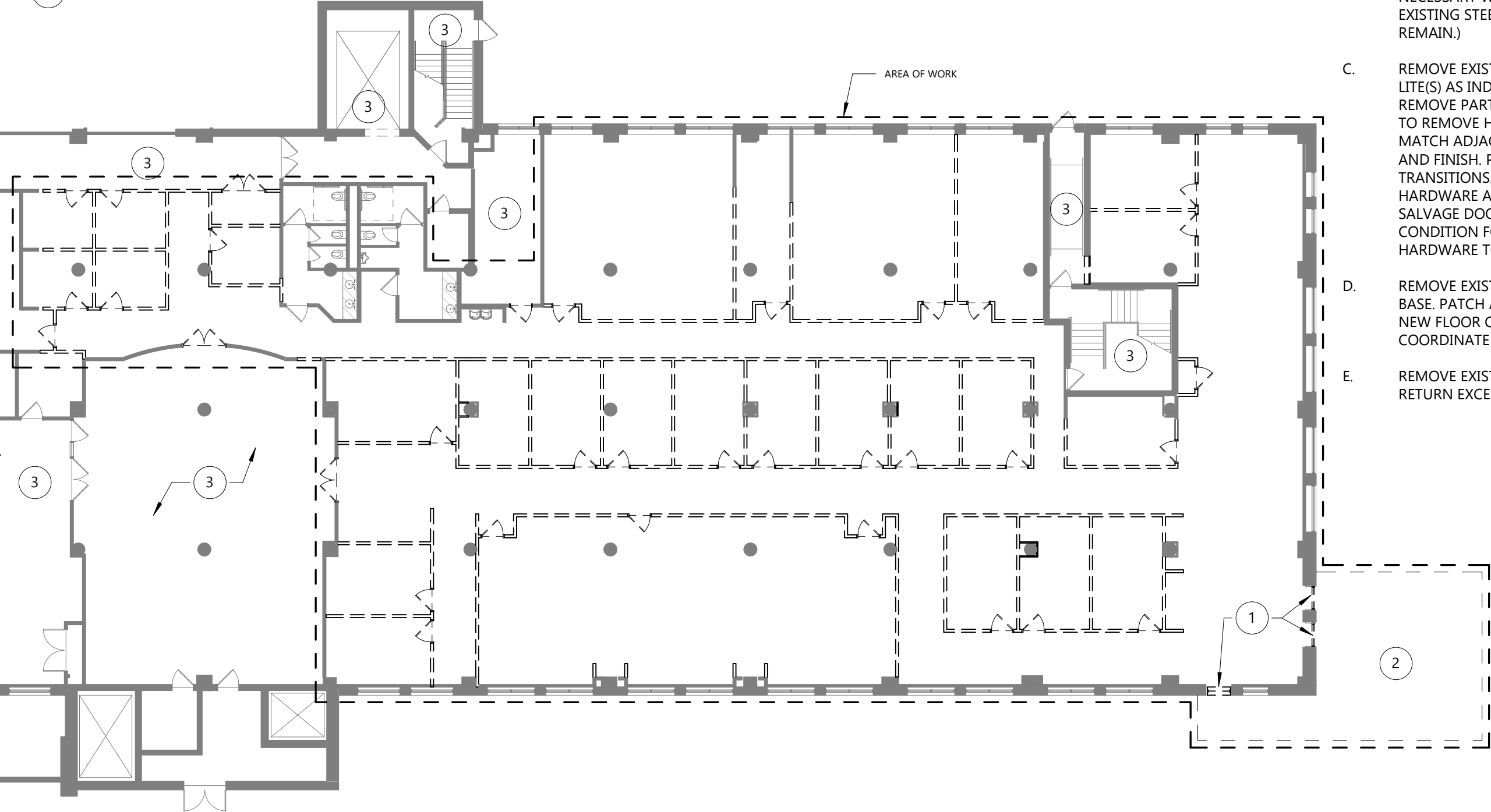
1

KEYNOTE

KEYED DEMOLITION PLAN NOTES	
#	DESCRIPTION
1	REMOVE EXISTING WINDOW AND PORTION OF WALL FROM SILL DOWN TO NEW LANDING ELEVATION TO ACCOMMODATE NEW DOOR. COORDINATE EXTENT W/ NEW CONSTRUCTION.
2	EXCAVATE AS REQUIRED FOR NEW ADDITION. COORDINATE W/ NEW CONSTRUCTION.
3	EXISTING CONDITIONS TO REMAIN

DEMOLITION PLAN GENERAL NOTES:
(TYPICAL IN AREA OF WORK)

- A. CONTRACTOR TO REVIEW SCOPE OF NEW CONSTRUCTION IN CONJUNCTION WITH DEMOLITION PLANS TO COORDINATE SCOPE OF WORK. CONTRACTOR TO CONTACT OWNER & ARCHITECT WITH ANY QUESTIONS OR CONCERNS PRIOR TO MATERIAL REMOVAL
- B. DEMO SECTION OF EXISTING PARTITION. COORDINATE EXTENT WITH NEW CONSTRUCTION. REMOVE EXISTING ELECTRICAL OUTLETS, WIRING, AND CONDUIT BACK TO NEAREST JUNCTION BOX. REROUTE ALL NECESSARY WIRING AND CONDUIT. (NOTE: EXISTING STEEL COLUMNS AND BEAMS ARE TO REMAIN.)
- C. REMOVE EXISTING DOOR, FRAME, AND SIDE LITE(S) AS INDICATED. IF POCKET DOOR, REMOVE PARTITION AT POCKET AS NECESSARY TO REMOVE HARDWARE. PATCH PARTITION TO MATCH ADJACENT PARTITION CONSTRUCTION AND FINISH. PROVIDE SMOOTH, PLUMB TRANSITIONS. DISCONNECT ALL ELECTRICAL HARDWARE AS NECESSARY AND PER CODE. SALVAGE DOORS AND HARDWARE IN GOOD CONDITION FOR REUSE. RETURN EXCESS HARDWARE TO OWNER.
- D. REMOVE EXISTING FLOOR COVERING AND BASE. PATCH AND PREPARE FLOOR TO RECEIVE NEW FLOOR COVERING AND BASE. COORDINATE WITH NEW WORK.
- E. REMOVE EXISTING CEILING AND FIXTURES. RETURN EXCESS TO OWNER.



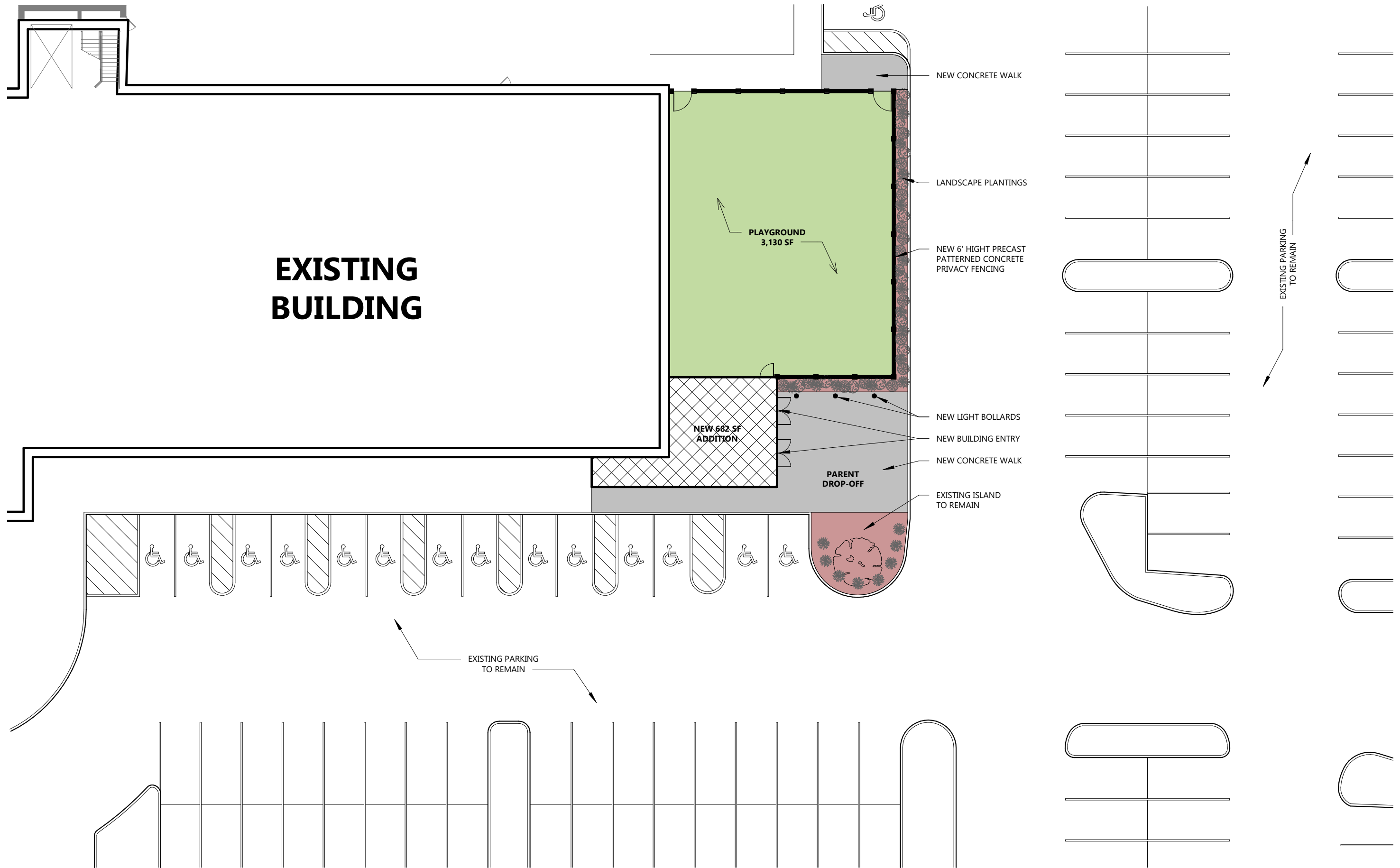
PROPOSED DEMOLITION PLAN

1/16" = 1'-0"



PROPOSED GARDEN LEVEL LAYOUT

1/16" = 1'-0"



**EXISTING
BUILDING**

**PLAYGROUND
3,130 SF**

**NEW 682 SF
ADDITION**

**PARENT
DROP-OFF**

NEW CONCRETE WALK

LANDSCAPE PLANTINGS

NEW 6' HIGHT PRECAST
PATTERNED CONCRETE
PRIVACY FENCING

NEW LIGHT BOLLARDS

NEW BUILDING ENTRY

NEW CONCRETE WALK

EXISTING ISLAND
TO REMAIN

EXISTING PARKING
TO REMAIN

EXISTING PARKING
TO REMAIN

PROPOSED SITE PLAN

1" = 20'-0"





- EXISTING BUILDING TO REMAIN
- ANODIZED ALUMINUM STOREFRONT GLAZING SYSTEM
- PREFINISHED METAL FASCIA - COLOR: WHITE
- NEW 6' HIGHT PRECAST PATTERNED CONCRETE PRIVACY FENCING
- NEW LIGHT BOLLARDS
- LANDSCAPE PLANTINGS

EAST Elevation

1/8" = 1'-0"



- EXISTING BUILDING TO REMAIN
- ANODIZED ALUMINUM STOREFRONT GLAZING SYSTEM
- PREFINISHED METAL FASCIA - COLOR: WHITE
- NEW LIGHT BOLLARDS
- NEW 6' HIGHT PRECAST PATTERNED CONCRETE PRIVACY FENCING
- LANDSCAPE PLANTINGS

NORTH Elevation

1/8" = 1'-0"



SCHEMATIC PERSPECTIVE