

CITY OF GLENDALE
5909 North Milwaukee River Parkway
Glendale, Wisconsin 53209

AGENDA -- PLAN COMMISSION

Monday, April 03, 2017
6:00 P.M.

1. Roll Call and Pledge of Allegiance.
2. Adoption of Minutes of Meeting of March 7, 2017.
3. a. Plan Commission Use and Occupancy Review, Ogden Fine Dry Cleaning (Uniprice) 6260 North Port Washington Road (former Accessibility and CPAP Snore-No-More). Review and approve proposed dry cleaner counter service only retail store use and occupancy.
Keyhan Zia Sheikholeslami
- b. Plan Commission Review: Dr. Paul M. Sandvick, DDS, 6062 and 6070 North Port Washington Road. Review and approve proposed architecture, site, landscaping plans for a professional dentist office, as well as use and occupancy.
Dr. Paul Sandvick, Dentist
Shawn Sullivan, Architect
- c. Certified Survey Map, Dr. Paul M. Sandvick, DDS, 6062 and 6070 North Port Washington Road. Review and recommend Common Council approval of Certified Survey Map (CSM).
Dr. Paul Sandvick, Dentist
Shawn Sullivan, Architect
- d. Specific Implementation Plan (SIP), Fairfield Inn and Suites by Marriott, Center Fields Sports Bar & Grill, and North Shore Conference Center, 7065 North Port Washington Road (Former Radisson Hotel Milwaukee North Shore). Review and approve complete Specific Implementation Plan (SIP) for 83-Unit Fairfield Inn & Suites Hotel, Centerfield Sports Bar and Grill, and North Shore Conference Center.
Rachit Dhingra, Odyssey
- e. Planned Sign Program, 7001, 7003, and 7065 North Port Washington Road (Residence Inn, Fairfield Inn & Suites, Center Fields Sports Bar and Grill, and North Shore Conference Center). Review and approve proposed Planned Sign Program.
Rachit Dhingra, Odyssey
- f. Chubby's Cheesesteaks, 430 West Silver Spring Drive (Bayshore Town Center). Per Plan Commission approval review status of business operations as relates to late-night business hours.
Murad Hamdan, Chubby's Cheesesteaks

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 disabled individuals.-

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Tuesday, March 7, 2017

Pursuant to adjournment, the City Plan Commission met in the Common Council Chambers of City Hall, 5909 North Milwaukee River Parkway.

The meeting was called to order by Alderman John Gelhard at 6:00 p.m.

Roll Call: Present: Ald. Gelhard, Commissioners JoAnn Shaw, Karn Cronwell, Bruce Cole, Gary Lippow, Josh Wadzinski, and Tomika Vukovic. Absent: None.

Other Officials Present: Rachel Reiss, City Administrator and North Shore Fire Department Battalion Chief John Maydak.

In accordance with the Open Meeting Law, the local news media was advised on Thursday, March 2, 2017, of the date of this meeting; that the agenda was posted on the official bulletin board of City Hall, the Glendale Police Department, and the North Shore Library; that copies of the agenda were made available to the general public in the Municipal Building and the Police Department, and those persons who requested, were sent copies of the agenda.

PLEDGE OF ALLEGIANCE.

The members of the Plan Commission, City staff and all those present pledged allegiance to the flag of the United States of America.

ADOPTION OF MINUTES.

Motion was made by Commissioner Cole, seconded by Commissioner Cronwell, to approve the minutes of the meeting held on Tuesday, February 7, 2017 as presented. Ayes: Ald. Gelhard, Commissioners Shaw, Cronwell, Cole, Lippow, Wadzinski, and Vukovic. Noes: None. Absent: None. Motion carried unanimously.

MATTERS FOR CONSIDERATION:

Ald. Gelhard requested the Commission review the Public Hearing for 5858-5866 and 5900-5910 North Green Bay Avenue first. There were no objections from the Commission.

- I. 6:00 P.M. Plan Commission Public Hearing: Application to Change Zoning of 5858-5866 and 5900-5910 North Green Bay Avenue (Tax Key Parcels 1689028 and 1689975001) from B-4 Office-Research-Service Business District and M-1 Warehouse, Light Manufacturing, Office, and Service District to PD-Planned Unit Development District-Commercial for a Amato Chrysler, Dodge, Jeep, and Ram auto dealership and corporate offices. Applicant presentation of informational statement and general development plan to interested citizens and the Plan Commission, Public Comment, and Plan Commission review, discussion, and recommendation to Common Council.

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Plan Commission Report:

Representatives of Amato Automotive Group will formally present the Informational statement and General Development plan to interested citizens and the Plan Commission. (Please bring the Plan Commission documents from February 7, 2017).

During the presentation of February 7, 2017, the Plan Commission indicated some concern pertaining to the site plan arrangement (refer to the draft meeting minutes from the February 7, 2017 meeting).

Property owner has assembled land and razed the former Harry Kaufman/Land Rover/Maserati and Silver Spring Automotive buildings that were located for many years on the 5858-5866 and 5900-5910 North Green Bay Avenue properties and proposes to construct Amato Chrysler, Dodge, Jeep, and Ram dealership. Amato was previously before the Plan Commission March 1, 2016, with a preliminary project concept. The proposed facility will include new and used vehicle sales, vehicle service and maintenance and repair, as well as the Amato corporate offices being located within the facility. There will not be an auto body repair shop facility.

Required Action

Based on the proposed Informational Statement and the General Development Plan, and pursuant to 13.1.182 of the Zoning Code, the necessary action of the Plan Commission is to recommend to the Common Council that the proposed PD-Planned Unit Development District-Commercial zoning be granted as requested, modified, or denied. Upon Common Council approval of the zoning the developer will submit the Specific Plan for Plan Commission final plan review and approval pertaining to the proposed project plans, and the developer will enter into a Development Agreement with the City of Glendale.

Peter Ogorek, Architect for the project, reviewed the location of the site on the property. The building will be located on the Northeast corner of Green Bay Avenue and Civic Road. The service component will be on the East side of building. The project will be a Chrysler, Jeep, Dodge, Ram Dealership.

Mr. Ogorek reviewed the renderings of the building.

The Public Hearing commenced.

Dan Hess, 2055 West Green Tree, questioned the time frame of the project.

Mr. Ogorek stated the construction would start this summer and continues for 9 months until late winter 2017; however, it could be early spring 2018.

Motion by Comm. Vukovic, seconded by Comm. Cole, to close the Public Hearing. Roll Call: Ayes: Ald. Gelhard, Commissioners Shaw, Cronwell, Cohn, Lippow, Wadzinski, and Vukovic. Noes: None. Motion carried unanimously.

Motion by Comm. Vukovic, seconded by Comm. Lippow, that the Plan Commission recommends that the Common Council approve the rezone of 5858-5866 and 5900-5910 from B-4 Office-Research-Service Business District and M-1 Warehouse, Light Manufacturing, Office, and Service District to PD-Planned Unit Development District-Commercial as presented and agreed. Roll Call: Ayes: Ald. Gelhard, Commissioners Cronwell, Cole, Lippow, Wadzinski, and Vukovic. Noes: Commissioner Shaw. Abstain: None. Motion carried 6-1.

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- II. 6:00 P.M. Plan Commission Public Hearing: Application to Change Zoning of 7800 North Green Bay Avenue (Tax Key Parcel 0878000001) from PD-Planned Unit Development District-Multi-Family Residential Condominium to PD-Planned Unit Development District-Community Based Residential Facility for a 53-unit (85 resident) Alzheimer's Memory Care CBRF (Silverado Glendale CBRF). Applicant presentation of informational statement and general development plan to interested citizens and the Plan Commission, Public Comment, and Plan Commission review, discussion, and recommendation to Common Council.

Plan Commission Report

Representatives of Silverado Glendale CBRF will formally present the Information Statement and General Development plan to interested citizens and the Plan Commission. (Please bring the Plan Commission documents from February 7, 2017).

During the presentation of February 7, 2017, the Plan Commission indicated some concerns as to traffic at the intersection of North Green Bay Avenue and North Range Line Road, the potential for residents of the facility to wander from building and the property, that there will be a sufficient number of parking spaces to serve the facility, and had comments pertaining to the site plan arrangement and architectural treatments (refer to the draft meeting minutes from the February 7, 2017). In response the comments made the architect will be presenting some changes.

The proposed project involves the demolition of the existing 7,600 square foot Masonic Lodge, followed by the construction of a 53-unit (85 residents) Community Based Residential Facility (CBRF).

Consideration of an application to change zoning of 5858-5866 and 5900-5910 North Green Bay Avenue from B-4 Office Research Service Business District to M-1 Warehouse, light Manufacturing, Office and Service District to PD-Planned Unit Development District – Commercial for Amato Chrysler, Dodge, Jeep and Ram auto dealership and corporate offices.

Required Action

Based on the proposed Informational Statement and the General Development Plan, and pursuant to 13.1.182 of the Zoning Code, the necessary action of the Plan Commission is to recommend to the Common Council that the proposed PD-Planned Unit Development District-Commercial zoning be granted as requested, modified, or denied. Upon Common Council approval of the zoning the developer will submit the Specific Plan for Plan Commission final plan review and approval pertaining to the proposed project plans, and the developer will enter into Development Agreement with City of Glendale.

Tony Nguyen, Senior Director of Acquisitions for Silverado, reviewed the Business Plan presented to the Commission. Silverado is an industry leader to provide care for residents with memory care needs. Silverado currently is located in 38 communities throughout 8 states.

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Mr. Nguyen stated Silverado is working towards being the best care in the industry. Silverado has a holistic approach to taking care of the needs of its patients.

Pam Preston, Director of Strategic Allegiances has met with neighbors and Council members. She described Silverado as clinical care with a home feel. There are currently facilities in Brookfield and Menomonee Falls. The average transfer rate from care to hospital for the industry is 34.6 percent. The transfer rate from care to hospital at Silverado is 2.9 percent.

Mike Oates, architect with Eppstein-Uhen Architects, reviewed the plans and the location of the project. Mr. Oates explained there would be a closed entry point on North Green Bay Avenue. Mr. Oates also reviewed the building elevations. Changes were made to the plans at the request of Plan Commission members. The landscaping was increased on the west side of the building. Additional brick was added to the west side of the building. The enhancements were to address the concern of the view from North Green Bay Avenue.

The Public Hearing commenced.

Shelly Boehm, 7530 North Range Line Road. Ms. Boehm raised concern about traffic, stating last Friday there was an accident at Range Line Road and Green Bay Avenue.

Tony Nguyen, stated that the Wisconsin DOT has been involved in process. Mr. Nguyen stated from the community perspective Silverado will be low impact use. There will be staggered staffing with 5 shifts to reduce the impact on traffic. Silverado is also careful to adjust shift times to non-peak hours.

Barbara Joseph, 2204 West Kenboern Drive. Ms. Joseph questioned about the south bound traffic, Range Line Road to Green Bay Avenue. Ms. Joseph questioned how many employees would be working at Silverado.

Ms. Preston stated staffing would consist of 85 associates in general. This includes all shifts.

Mr. Nguyen added the max count is 35 at most, during peak hours and most visitors would be on weekends.

Dan Hess, 2055 West Green Tree Road. Mr. Hess questioned if the ingress and egress of the property could handle 50-foot trailer.

Mr. Nguyen stated this issue has been addressed. The food delivery trucks are about that size and will be able to enter the property.

Mr. Hess also questioned the levels of care and what the costs were.

Ms. Preston stated patients with early stages to late stages of Alzheimer's would be cared for at the facility. The cost would start at \$7,000 per month.

Ald. Wiese, 7505 North Berywn Avenue. Ald. Wiese stated he had been in contact with the Wisconsin Department of Transportation (WDOT). The WDOT has indicated this intersection will be addressed when funding is available. At this time, there will be some temporary measures taken to increase the safety of the intersection.

Ald. Wiese questioned what the distance from corner of entrance the entry would be.

Mr. Nguyen stated it would be 180 feet to North Green Bay Avenue.

Ald. Wiese stated there may be a problem with backed up cars on Rang Line Road. He expressed his concern about the physical size of the building.

Mr. Oates stated that the building is currently a second story building and the previous approval was a three story building.

Dee Dee Gelin, 7354 North Braeburn Lane. Ms. Gelin stated she went to New Perspective on Brown Deer Road and the facility has 35 memory patients. She expressed her concern about the building being empty, and few apartments being rented.

Ms. Preston stated unfortunately Alzheimer's is a growing problem and there is a need more facilities. Silverado specializes in memory care and local occupancy ranges from 95

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to 100 percent.

Motion by Comm. Cole, seconded by Comm. Lippow, to close the Public Hearing.
Ayes: Ald. Gelhard, Commissioners Shaw, Cronwell, Cohn, Lippow, Wadzinski, and Vukovic.
Noes: None. Motion carried unanimously.

Ald. Shaw raised the concern about trash against the building including that trash would start fires.

Mr. Oates stated the trash enclosure is large enough and that trash would not go against the building.

Ald. Shaw questioned if the drop off area would be big enough for a fire truck.

Mr. Oates stated it will accommodate an ambulance. The North Shore Fire Department has reviewed the plans and have indicated that they would be able to access the building in case of a fire from Range Line Road.

Comm. Cronwell questioned how the emergency vehicles leave the property.

Mr. Oates stated there will be full site access to an ambulance. The ambulance will be able to turn around on the far west side of the parking lot.

Comm. Wadzinski thanked the presenters for addressing many of the concerns raised at the last meeting. Comm. Wadzinski expressed concern about the west side of the building not having as much stone as the east side. Comm. Wadzinski commented that the plantings and berms around the building will need to be mature in order to have an immediate effect on the aesthetics. Comm. Wadzinski also questioned if flipping the building an option. Possibly changing the layout so the west side of the building was on the east side of the property.

Mr. Oates explained this is the best solution for safety and maximizing the site. There is a 60-foot set-back on Green Bay Avenue from the WDOT on Green Bay which inhibits the ability to adjust the building on the site.

Ald. Gelhard questioned if there would be 45 parking spaces.

Mr. Oates stated there would be 57 parking spaces all together.

Ald. Gelhard stated that 35 of the parking space would be for staff. That does not leave a lot of space. He questioned if there was any way more parking could be added.

Mr. Oates stated that the site was already maximized.

Ald. Gelhard questioned if there was potential for a traffic light.

Mr. Nguyen stated they had not reached out to the WDOT.

Ald. Gelhard suggested the developer contact the Legislature.

Comm. Cronwell stated that the City already has many care facilities. She questioned if Silverado did a needs analysis.

Mr. Nguyen stated that statistical software was utilized for the needs analysis.

Comm. Wadzinski discussed questioned which location would be dispatched by the North Shore Fire Department in the event of an emergency.

Battalion Chief Maydak stated this particular location would be dispatched from the Brown Deer station first. If Brown Deer was on another call, the Glendale station would be dispatched.

Motion by Comm. Lippow, seconded by Comm. Vukovic, that the Plan Commission recommend the Common Council approve the rezone of 7800 N. Green Bay Ave. from PD-Planned Unit Development District-Multi-Family Residential Condominium to PD-Planned Unit Development District-Community Based Residential Facility. Roll Call: Ayes: Ald. Gelhard, Commissioners Shaw, Cohn, Lippow, Wadzinski, and Vukovic. Noes: None. Abstain: Commissioner Cronwell. Motion carried unanimously.

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III. Reschedule Regular April Plan Commission meeting to 6:00 p.m. on Monday, April 3, 2017, due to the Tuesday, April 4, 2017, Election

Required Action

The required action is for the Plan Commission to reschedule the regular April Plan Commission meeting to 6:00 p.m. on Monday, April 3, 2017, due to the Tuesday April 4, 2017 election.

Motion by Comm. Shaw, seconded by Comm. Cronwell, that the Plan Commission reschedule the regular April meeting to 6:00 p.m. for Monday, April 3, 2017, due to Tuesday, April 4, 2017 being Election Day. Roll Call: Ayes: Ald. Gelhard, Commissioners Cronwell, Cole, Lippow, Wadzinski, and Vukovic. Noes: Commissioner Shaw. Abstain: None. Motion carried unanimously.

ADJOURNMENT.

Motion by Comm. Shaw, seconded by Comm. Lippow, to adjourn the Plan Commission until 6:00 p.m. on Monday, April 3, 2017. Roll Call: Ayes: Ald. Gelhard, Commissioners Cronwell, Cole, Lippow, Wadzinski, and Vukovic. Noes: Commissioner Shaw. Abstain: None. Motion carried unanimously.

Rachel A. Reiss, City Administrator

Recorded: March 8, 2017

NOTE:

Meeting is 6:00 PM Monday

City of Glendale Plan Commission

6:00 P.M., Monday, April 03, 2017

- Plan Commission Report -

Glendale

RICH PAST.
BRIGHT FUTURE.



Staff Report to the Plan Commission

Meeting of Monday, April 03, 2017

- 3a. **Plan Commission Use and Occupancy Review, Ogden Fine Dry Cleaning (Uniprice), 6260 North Port Washington Road (former Accessibility and CPAP Snore-No-More).** Review and approve proposed dry cleaner counter service only retail store use and occupancy.

Applicant, Keyhan Kia Sheikholeslami, seeks Plan Commission review and approval for Ogden Fine Dry Cleaning (UniPrice), Incorporated, to use and occupy the tenant space located at 6260 North Port Washington Road, as a dry cleaner counter service. Dry cleaning will not be completed on premises. The subject site is zoned B-1, Sub-Area F1, which allows for the proposed use with Plan Commission review and approval.

At any given time Ogden Fine Dry Cleaning anticipates a maximum of a single employee in the store, and has a total of three. Hours of operation are Monday through Friday from 7:00 a.m. to 7:00 p.m., Saturday from 8:00 a.m. to 5:30 p.m., and Sunday from 9:00 a.m. to 2:00 p.m.

Parking is not expected to be a problem for the proposed use. The pavement in front of the store requires some repair.

Staff Recommendation: Staff recommends that the Plan Commission grant use and occupancy approval for Keyhan Kia Sheikholeslami to operate Ogden Fine Dry Cleaning (Uniprice), a dry cleaner counter service only retail store use and occupancy, in the tenant space located at 6260 North Port Washington Road, with the following requirements:

- 1) Dry cleaning will not be completed on the premises;
- 2) Signage requires a Sign Permit per the Glendale Sign Code;
- 3) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities;
- 4) Dumpster enclosure in compliance with 13.1.144 of the Zoning Code;
- 5) City of Glendale building and fire codes per the Building Inspector and the North Shore Fire Department;
- 6) Compliance with State of Wisconsin ADA parking requirements.

- 3b. **Plan Commission Review: Dr. Paul M. Sandvick, DDS, 6062 and 6070 North Port Washington Road.** Review and approve proposed architecture, site, landscaping plans for a professional dentist office, as well as use and occupancy.

Dr. Paul M. Sandvick proposes to construct a dental office within the assembled 6062 and 6070 North Port Washington Road properties. Dr. Sandvick presently has his dental practice at 6070 North Port Washington Road and will relocate his dental practice within

Staff Report to the Plan Commission

Meeting of Monday, April 03, 2017

the to-be-constructed facility. The site is zoned B-1, F2 and Plan Commission review and approval is required.

Architecture and Site Plan

The assembled site will be about 195 x 100 (19,300) square feet or 0.44 acres. The proposed project will involve razing the existing residential-commercial building (most recently The Hearing Professionals Audiologists) located on the 6062 parcel and construction of the dental office there while Dr. Sandvick continues to operate his dental practice, Dr. Sandvick will then move into the completed dental office, the existing commercial-residential building located on the 6070 parcel will be razed, and the remainder of the parking and landscape work will be completed.

The proposed building is about 3,660 square feet in area. The proposed architecture is modern and four-sided. Exterior materials will include thin veneer cut stone, Longboard premium aluminum siding that has a wood-grain look, EIFS (exterior insulation finishing system), aluminum storefront window glazing system, four-inch cast-stone window sills, and standing seam metal roofing. The various surfaces are articulated in height and depth.

Ingress and egress will be provided at of the north side of the site, with the parking located along the north and east sides of the building. The site plan includes 23 parking stalls, of which there is an ADA accessible space.

Proposed site lighting includes a pole-mounted light with cut-off fixture, four bollard walkway light fixtures along the south side of the building, and a full cut-off wall fixture at the rear entrance. The landscaping plan is included with the submittal documents.

Staff Recommendation: Staff recommends that the Plan Commission grant approval for Dr. Paul M. Sandvick, DDS, to construct the proposed professional dental office at the merged 6062 and 6070 North Port Washington Road site, all in conformance with the architectural, site, landscape, lighting, and signage plans, as well as granting approval of the use and occupancy, per the following requirements:

- 1) Certified Survey Map (CSM) to merge the two properties and clarifying the ownership and maintenance of the northeast corner of the site;
- 2) All modifications within the right-of-ways, disconnections or connections to City infrastructure (driveways, sanitary sewer, watermain, storm sewers, etc.) require prior review and approval and permits from the City of Glendale Department of Public Works;

Staff Report to the Plan Commission

Meeting of Monday, April 03, 2017

- 3) All costs associated with modifications and connections within the right-of-way are the sole responsibility of the applicant;
- 4) Obtain a stormwater management permit per Glendale Code of Ordinances 6-5, and Milwaukee Metropolitan Sewerage District approval, if required;
- 5) Signage requires a Sign Permit per the Glendale Sign Code;
- 6) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary;
- 7) Dumpster enclosure in compliance with 13.1.144 of the Zoning Code;
- 8) City of Glendale building and fire codes per the Building Inspector and the North Shore Fire Department;
- 9) Compliance with State of Wisconsin ADA parking requirements.

3c. Certified Survey Map, 6062 and 6070 North Port Washington Road. Review and recommend Common Council approval of Certified Survey Map (CSM).

The proposed dental office development site necessitates that the 6062 and 6070 North Port Washington Road parcels of land be assembled into a single parcel and, with that, developer seeks approval of the proposed Certified Survey Map to facilitate the proposed project. The ownership and maintenance of the northeast part of the proposed parcel will need to be resolved with the City of Glendale such that it may be incorporated into the Certified Survey Map such that it will be maintained within the development site.

The necessary action by the Plan Commission is to recommend that the Common Council approve the Certified Survey Map with requirement of payment of the \$175 administrative fee, making the required technical corrections to the document (which upon agreement with the City of Glendale may include incorporating the land located at the northeast part of the development site), and payment of City Engineer CSM technical review fees, and any other required fees.

3d. Specific Implementation Plan (SIP), 7065 North Port Washington Road (Former Radisson Hotel Milwaukee North Shore). Review and approve complete Specific Implementation Plan (SIP) for 83-Unit Fairfield Inn & Suites Hotel, Centerfield Sports Bar and Grill, and North Shore Conference Center.

Rachit Dhingra and his team will formally present the Specific Implementation Plan (SIP) to the Plan Commission. The SIP is the precise plan for the proposed Planned Development District project (Please note that the developer cover correspondence dated November 7, 2017, is from the earlier submittal and that referenced documents including Odyssey Hotel information and the site exhibit is not included again in this submittal).

Staff Report to the Plan Commission

Meeting of Monday, April 03, 2017

The Fairfield Inn & Suites by Marriott, Center Fields Bar & Grill, and North Shore Convention Center Planned Development project is somewhat of an anomaly in that it is not a to-be-built from the ground up development project; it is a conversion of the use of existing site improvements (former Radisson North Shore Milwaukee Hotel) to a separate hotel, restaurant, and convention center complex that will include a lobby being constructed and renovating the part of the existing hotel that will be converted to the Fairfield inn & Suites hotel, otherwise there will be nominal changes to the existing facilities. The SIP submittal is included in the Plan Commission materials, and it is nearly identical to the plans as previously reviewed and approved by the Plan Commission and Common Council.

Required Action

The necessary action by the Plan Commission is to approve the Specific Implementation Plan as submitted consistent with the approved General Development Plan. A Development Agreement is required that is ultimately reviewed and approved by the Common Council.

3e. **Planned Sign Program, 7001, 7003, and 7065 North Port Washington Road (Residence Inn, Fairfield Inn & Suites, Centerfield Sports Bar and Grille, and North Shore Event Center).** Review and approve proposed Planned Sign Program.

A Planned Sign Program (PSP) is proposed for the Residence Inn by Marriott, Fairfield Inn & Suites by Marriott, Center Fields Sports Bar & Grill, and North Shore Event Center properties as a multiple property, multiple building, and multiple tenant hospitality campus. The purpose of the PSP is to establish a set of guidelines and criteria for all signs in such a development. The hospitality campus includes four properties within about 6.0 acres (265,000 square feet) of land to form the hospitality campus.

Proposed changes facilitated by the PSP include the following:

1. Residence Inn by Marriott and Fairfield Inn & Suites will share a monument and message sign located on the parcel that contains the Center Fields Sports Bar & Grill.
2. Residence Inn by Marriott will have two wall signs (north and south facades) as previously approved by the Plan Commission and agreed to be Mr. Dhingra.
3. Fairfield Inn & Suites by Marriott will have two wall signs (west and south facades).
4. Two existing Radisson North Shore Milwaukee signs located on the east side of the Center Fields Sports Bar & Grill and North Shore Event Center properties will be changed to reflect the name change of the facility to the North Shore Event Center.
5. The existing pylon type sign structure located on the west side of the Fairfield Inn & Suites property will be removed.

Based on the intent of the PSP and the nature of the hospitality campus, Staff recommends that PSP status be approved per the exhibits and previous Plan Commission approval of the Residence Inn by Marriott signage.

Staff Report to the Plan Commission

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- 3f. **Chubby's Cheesesteaks, 430 West Silver Spring Drive (Bayshore Town Center)**. Per Plan Commission approval review status of business operations as relates to late-night business hours.

The Plan Commission approval of October 4, 2016, included a requirement to evaluate Chubby's Cheesesteaks business operating hours each quarter of the first year of business. The Glendale Police Department (Refer to Memorandum) finds that there have not been any calls pertaining to the Chubby's Cheesesteak enterprise. Mr. Hamdan Murad is anticipated to be present to speak to how the enterprise is operating and answer any inquiries that the Plan Commission has at this time.

Plan of Operation Outline

Please submit a detailed cover letter outlining all applicable items provided in the list below.

1. Name of Business, Address
2. Name of Owner, Address
3. Name of Applicant (if different from owner)
4. Legal Description of Property
5. Tax-Key
6. Zoning of Property
7. Lot Size (Depth, Width, Area)
8. Dimensions and all levels (floors) of buildings
9. Total Floor Area
10. Specific uses of the entire property and buildings
11. Minimum and maximum numbers of employees
12. Days of Operation
13. Hours of Operation
14. Signage (Type, Lighted?, Wall, Free-Standing, Monuments, Size, Location, etc)
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 grand 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. Entire Grant Application and County Issued Request for Proposal
28. Your Name, Signature, and Date on the Plan of Operation Document

OTHER INFORMATION REQUIRED

In addition to the information above, the following items are also required:

- ☐ 5 Full size and 15 reduced size sets of building plans (floor plans, elevation drawings, renderings, etc)
- ☐ 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 and/or sign plans
- ☐ 20 Copies of a cover letter to include a detailed description of the proposed use and operations.

Ogden Uniprice Cleaners

7860 W. Layton Av.

Greenfield, WI 53220

414-282-6200

Re: Plan commission meeting

Ogden Uniprice cleaners would like to operate a rapid service drop off/pick up location in city of Glendale at 6260 N. Port road. The plan of operation based on 28 questions provided (included) by the city of Glendale is as follows :

1: Ogden Uniprice Cleaners

2: Keyhan Zia Sheikholeslami residing at 10525 N. Stratford pl. Mequon 53092 (owner/ general manager)

3: Not applicable

4: Free standing building located at 6260 N. Port Washington Road
(Adjacent to ACE Hardware) 163-0044

5: unknown

6: property Zoning is B1, F1

7: Unknown

8: Unknown

- 9: Approximately 800 sq
- 10: Ogden Cleaners would be using only the front portion of the building for the purpose of providing dry cleaning services as a drop off/pick up only
- 11: Operating with minimum 2 and maximum 5 employees
- 12: 7 days a week
- 13: Mon- Fri (7 am- 7pm) Sat (8 am- 5:30 pm) Sunday (9am- 2pm)
- 14: Reface the current sign and submit plans for a new sign to the city at a later date
- 15: Not applicable
- 16: Not applicable
- 17: Ogden Cleaners is not anticipating any problems such as Noise, Odors, Glare, Potential Fire Hazards, or Smoke resulting from the proposed use of this building
- 18: Not applicable
- 19: Not applicable
- 20: Ogden Cleaners would follow the city and North Shore fire dep. Directives
- 21: Ogden Cleaners operates based on being a good neighbor in all its location
- 22: May 1, 2017
- 23: ADT security protection along with CC cameras
- 24: One to three customers at one time
- 25: We will respond to the commission as requested

26: Providing high quality and rapid garment cleaning services to residents of Glendale and surrounding areas

27: Not applicable

28: Keyhan Zia Sheikholeslami (414-378-4545) (02/27/2017)

NORTH SHORE FIRE/RESCUE

Office of the Fire Marshal

Matt Mertens

To: City of Glendale: c/o Todd Stube and Collin Johnson
Date: 3/27/17
Subject: Plan Commission Packet Comments from the NSFD

After review of the provided materials for the March 2017 plan commission meeting, the NSFD has the following comments:

1. 7065 North Port Washington Road –Odyssey Glendale Hotel, LLC PD:
 - a. Based upon this submittal and past information provided by the developer for review it is the position of the NSFD that a pre-development meeting needs to take place in order to establish clear lines of communication, all necessary stakeholders, and a fire and life safety plan for this project. As it appears, we will have a rather large building that is currently served by a single (and antiquated) fire alarm system and sprinkler system that is being split into multiple buildings/ properties. As such, a very clear plan and timeline is necessary for how to address the conversion of these systems for construction, while simultaneously providing protection for other portions of these buildings that are to remain occupied.
 - b. Secondly, a detailed plan and timeline is necessary to address the repair/ replacement of the failing underground fire protection main to the south of this property.
 - c. Please make sure the GC or Ownership contacts me directly to review the submittal and permit process for the building and life safety system alterations to be done as part of this project.
2. 6062 & 6070 N Port Washington Road – Paul M Sandvick, DDS
 - a. Please make sure the GC or Ownership contacts me directly to review the submittal and permit process for the building and life safety system alterations to be done as part of this project.
 - b. Additionally, it will be imperative to the NSFD review of the building plans that the level of dentistry provided is clearly identified in the submittal. If sedation dentistry or other means of anesthesia provided that renders patients impaired or incapable of self-preservation additional life safety systems may be required. Pre-construction discussions with the owner and architect are recommended.

Thank you for the opportunity to provide input to this project. If you have any questions or concerns regarding these comments please contact me directly at 414-357-0113 x1511.

Truly Yours,

Matthew Mertens
Fire Marshal
North Shore Fire Rescue
mmertens@nsfire.org



N173 W21010

Northwest Passage Way

Jackson, WI 53037



Tel: 262.677-9933

Fax: 262.677.9934

March 14th, 2017

City of Glendale
5909 N Milwaukee River Pkwy,
Glendale, WI 53209
Attn: Todd Stuebe

Dear Mr. Stuebe:

Dr. Paul Sandvick is looking to demolish his existing dental building on 6070 N Port Washington Road (Tax Key 1638994000) and build a new dental clinic on the neighboring property on 6062 N. Port Washington Road (Tax Key 1638995000) after demolishing the exiting building on this lot. The new building will allow Dr. Sandvick to expand his practice and better accommodate his patients in a bigger and more functional building. The new dental clinic will house up to 10 opitories.

The two sites will be combined into one property per the CSM attached with this submittal and will have a new overall boundary of 100.10' x 195.46'. The new parking lot will be built in the Doctor's current lot after demolition commences on the existing building. This will be phased accordingly to accommodate parking through the transition to the new building. The two lots are currently zoned B1: Business & Commercial District and the new lot will remain zoned as such.

The proposed building will be approximately 3,660 S.F. and will be one story tall with no basement. Parking for this development will be provided in single loaded parking in front of the building for patients/employees and a double loaded parking lot for additional parking on the east of the building. The dental clinic will have a max of 9 employee's total working in a single shift.

The building design features a dynamic two story glass entry piece and with raised clerestory glass windows along the corridor of the building. The low pitch single shed roofs allow for a contemporary feel and allow for a strong presence off of the street. The building is composed of Thin Cut Stone Veneer, Exterior Finish Insulation System (EFIS), and Premium Aluminum Siding which beautifully mimics wood siding and reinforces the contemporary design.

Please refer to the provided submittal for additional clarification. If you have any questions or concerns regarding this proposed development please contact my office.

Sincerely,

Shaun Sullivan
Architect
Design 2 Construct



ENTRY PERSPECTIVE

Proposal #:15-00202
Glendale, WI



DESIGN

2

CONSTRUCT

DEVELOPMENT CORPORATION

N173 W21010

NORTHWEST PASSAGE WAY

JACKSON, WI 53037

PHONE 262.677.9933

FAX 262.677.9934

Info@design2construct.com

BUILDING DESIGN FOR:

PROPOSAL #15-00202

SHEET TITLE

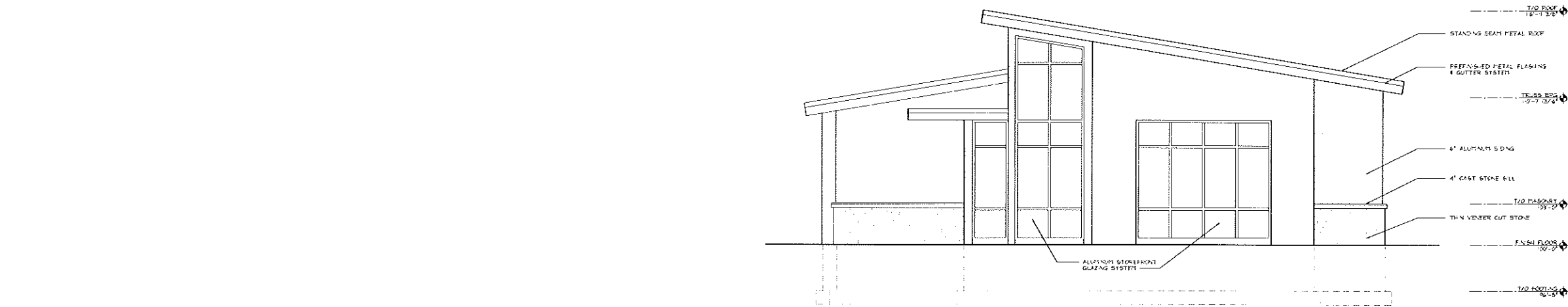
EXTERIOR ELEVATIONS

REVISIONS

PROJECT DATA

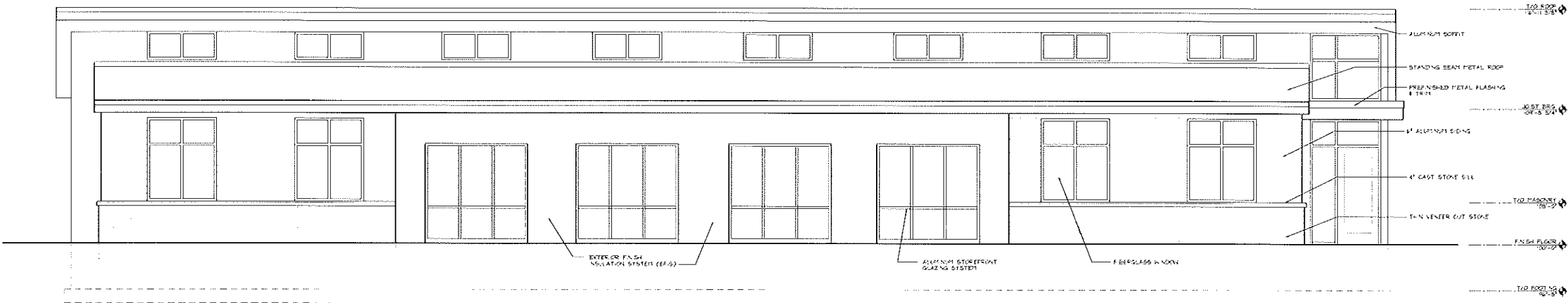
DATE	02 15 2017
JOB NO	15-00202
SET USE	PRELIMINARY
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DRAWN BY	SPS
SHEET NO	

A4.0



1 WEST ELEVATION

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



1 NORTH ELEVATION

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

DESIGN

2

CONSTRUCT

DEVELOPMENT CORPORATION

N173 W21010

NORTHWEST PASSAGE WAY

JACKSON, WI 53037

PHONE 262.677.9933

FAX 262.677.9934

info@design2construct.com

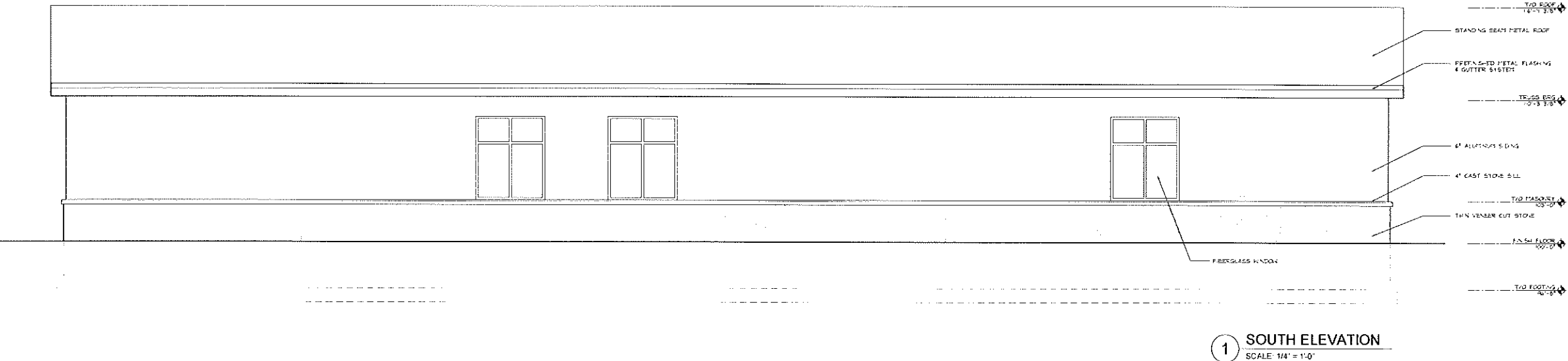
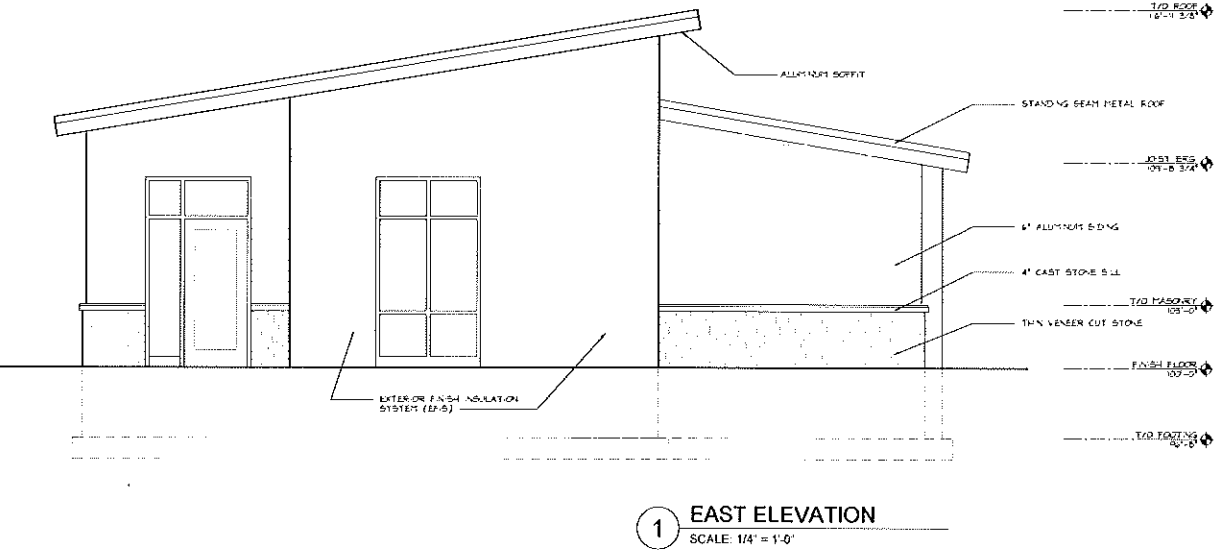
BUILDING DESIGN FOR:
PROPOSAL #15-00202

SHEET TITLE
EXTERIOR ELEVATIONS

REVISIONS

PROJECT DATA	
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JOB NO	15-00202
SET/USE	PRELIMINARY
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DRAWN BY	SPS
SHEET NO	

A4.1



BUILDING DESIGN FOR:
PROPOSAL #15-00202

SHEET TITLE
FLOOR PLAN

REVISIONS

PROJECT DATA

DATE
02.16.2017

JOB NO
15-00202

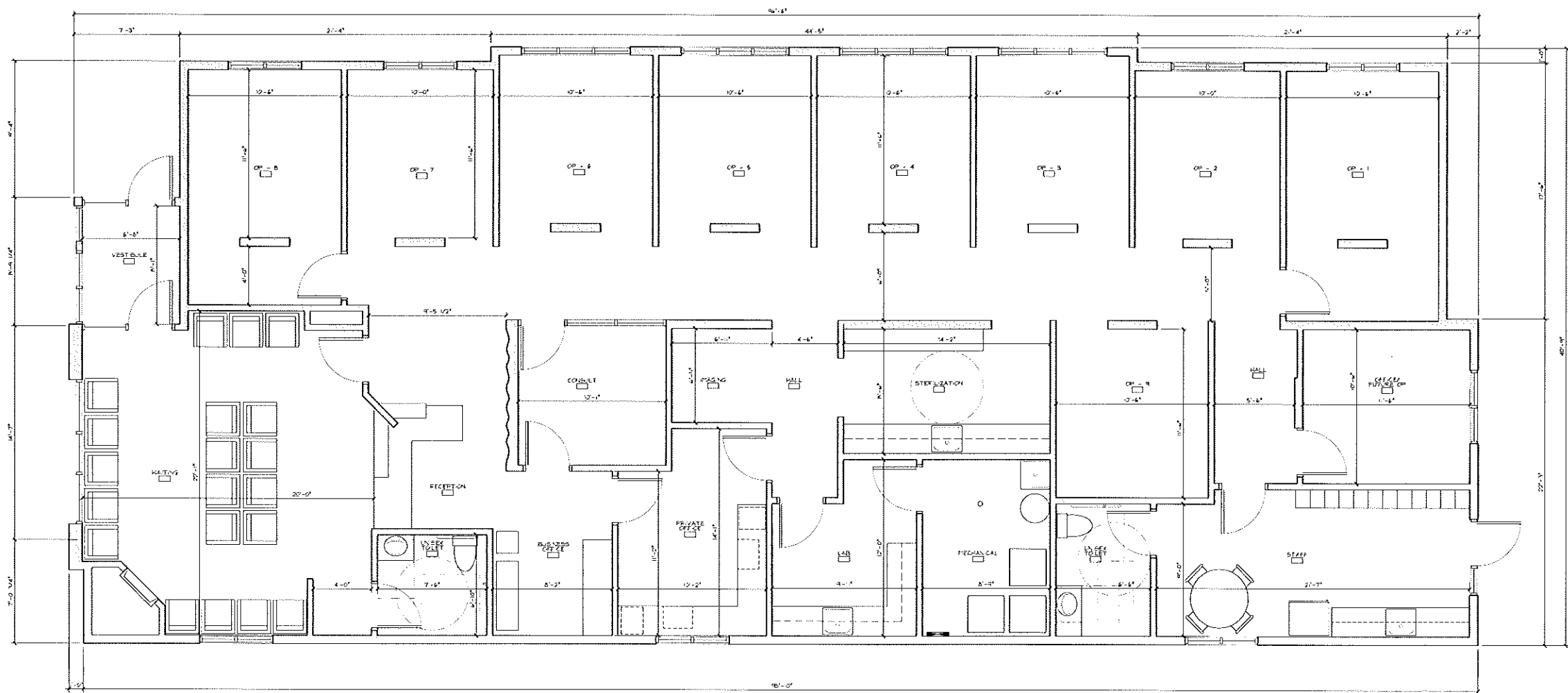
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PRELIMINARY

FILE NAME
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DRAWN BY
MVH

SHEET NO

A2.1



1 FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"
APPROX AREA = 3,606 SF

DESIGN

2

CONSTRUCT

DEVELOPMENT CORPORATION

N173 W21010

NORTHWEST PASSAGE WAY

JACKSON, WI 53037

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FAX 262.677.9934

info@design2construct.com

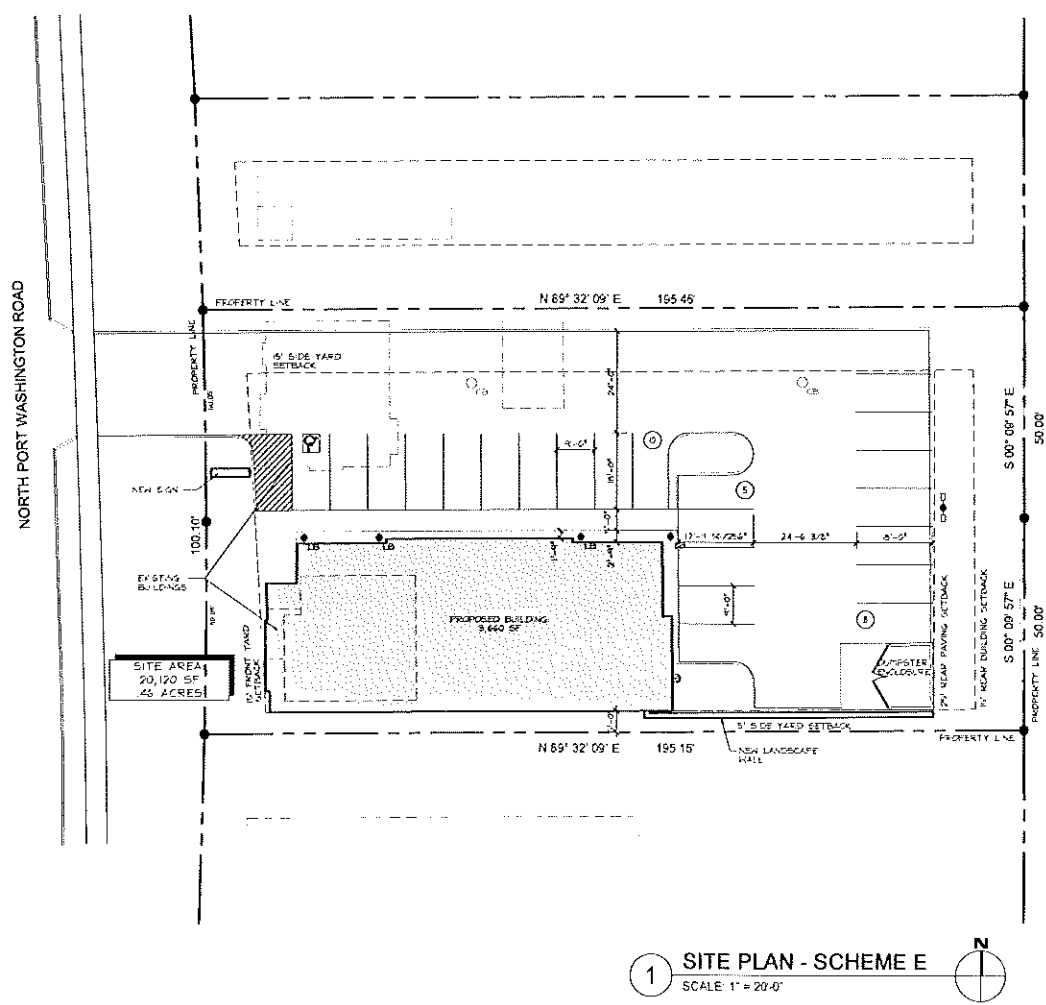
BUILDING DESIGN FOR:
PROPOSAL #15-00202

SHEET TITLE
SITE PLAN - SCHEME E

REVISIONS

PROJECT DATA	
DATE	02.16.2017
JOB NO	15-00202
SET USE	PRELIMINARY
FILE NAME	C1A16.E
DRAWN BY	MWH, BW
SHEET NO	

A1.0E



1 SITE PLAN - SCHEME E
SCALE: 1" = 20'-0"

NORTH PORT WASHINGTON ROAD
(PUBLIC RIGHT OF WAY WIDTH VARIES)

16" WATER MAIN (PLAN)

ARC = 50.00'
RAD. = 2137.75'
LENGTH = 50.00'
CH. = 50.00'
CHB. =
N 01°00'59" W

SHADE TREES (DECIDUOUS)
ABM Autumn Blaze Maple
SHL Skyline Honeylocust

ORNAMENTAL TREES (DECIDUOUS)
JTL Ivory Silk Japanese Tree Lilac
EVERGREEN TREES
HCL Heter Columnar Juniper (upright)
HA Nigra Arborvitae

EVERGREEN SHRUBS
GVB Green Velvet Boxwood
Bul Buffalo Juniper

DECIDUOUS SHRUBS
CW Common Witchhazel
GLS Grop Low Fragrant Sumac
NFS Neon Flash Spirea
KSV Fragrant Korean Spice Viburnum
AJAV Autumn Jazz Arrowwood Viburnum
MV Mohican Viburnum

ORNAMENTAL GRASSES
KFRG Karl Foerster Feather Reed Grass
IDS Ice Dance Sedge
PDS Prairie Dropseed

HERBACEOUS PERENNIALS
RRD Rosy Returns Daylily
KKC Dwarf Catmint

GROUNDCOVERS & VINES
GCP Green Carpet Pachysandra
PLANT ABBREVIATION KEY



Code Compliance Data Table

City of Glendale
Landscape Plan Content Requirements

Parcel Zoning:

B-1

Parcel Size (SF):
Parcel Size (Acres):

19,528.77 SF
0.448 Acres

Street Tree Requirements:

N. Port Washington Road
Required Deciduous Trees

75 LF
2 Trees

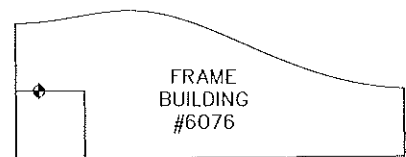
Parking Lot Screening Requirements:

LF of Parking facing Street and Residential
Required Deciduous Trees
Required 5' wide Landscape Bed

120 LF
5 Trees
600 SF

CODE COMPLIANCE

Professional Office Building
6062-70 N. Port Washington Rd.
Glendale, WI 53217



Existing Trees to remain (typical)

Lawn

UNPLATTED LANDS

LOT 7
BLOCK 5
ASSESSOR'S PLAT NO. 241

Existing Trees to remain (typical)
4 AJAX
10 NA

LOT 1
RIVERSIDE SUBD.

FRAME GARAGE

LOT 2
RIVERSIDE SUBD.

FRAME GARAGE

5 CW
3 HCJ

LOT 3
RIVERSIDE SUBD.

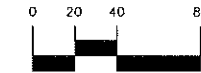
PROPOSED BUILDING
FIRST FLOOR ELEV. 69.00

MASONRY BUILDING
#6044

PARCEL 1
CSM 2893



OVERALL LANDSCAPE PLAN
Scale: 1" = 40'0"



HELLER &
ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE
One Redwood Court
Racine, Wisconsin 53402
ph 262.639.9733
fx 262.639.9737
david@wdaheller.com

PROJECT
PORT WASHINGTON
PROFESSIONAL
OFFICE

6062-70 Port Washington
Road
Glendale, Wisconsin

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
2.13.17	ISSUE TO OWNER



These plans were prepared by
W. David Heller, ASLA
Registered Landscape Architect
#438-014

Information contained herein is based on survey information, field
inspection, and is believed to be accurate.

SHEET TITLE
OVERALL
LANDSCAPE
PLAN

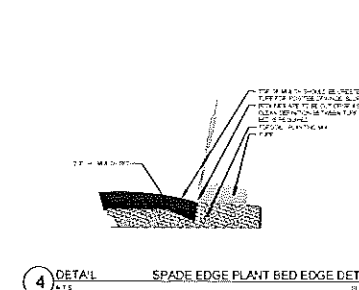
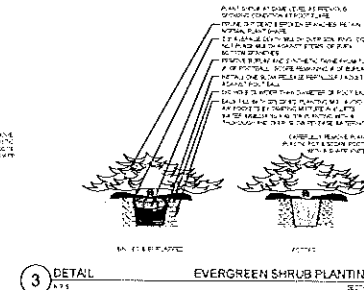
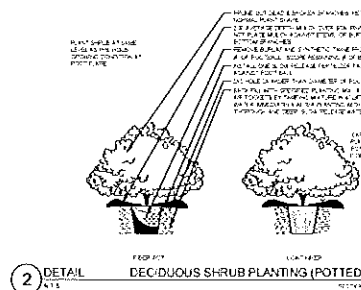
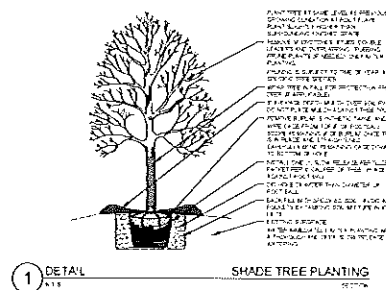
PROJECT MANAGER WDH

PROJECT NUMBER 17-008

DATE 2.13.17

SHEET NUMBER

L 1.0



PLANTING & HARDSCAPE DETAILS



1. Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.
2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.
3. All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.
4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.
5. Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.
6. Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top $\frac{1}{3}$ of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining $\frac{2}{3}$ of the burlap and remove the twine. Provide one slow release fertilizer packets (per 1" caliper) for each tree planted.
7. Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% Soil Amendments (see Note 11). Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is $\frac{3}{4}$ full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring / saucer around all trees. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.
8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 50% mix of Soil Amendments with blended, pulverized topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soils (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are $\frac{3}{4}$ full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rate of 1 per 24" height/diameter of shrub at planting.
9. Mulching: All tree rings to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All shrub planting and perennial planting bed areas (groupings) shall receive a 2-3" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
10. Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.
11. Plant bed preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10". Containerized and balled & burlapped plant material should be back-filled with amended soil.

Per 100 SF of bed area (Soil Amendment composition):
 $\frac{3}{4}$ CY Peat Moss or Mushroom Compost
 $\frac{1}{4}$ CY blended/pulverized Topsoil
 $\frac{1}{4}$ CY composted manure

In roto-tilled beds only, also include in above mixture:
2 lbs Starter Fertilizer

12. Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer (20-10-5, or approved comparable) and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary at the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.

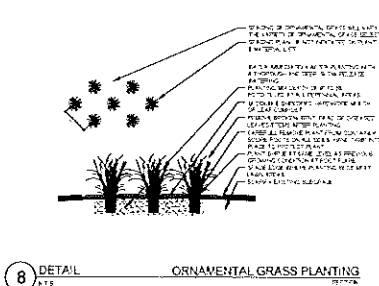
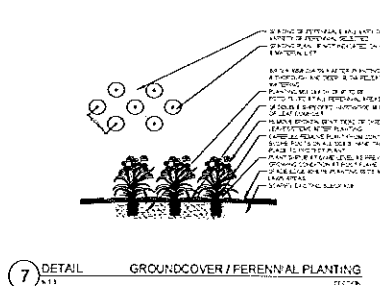
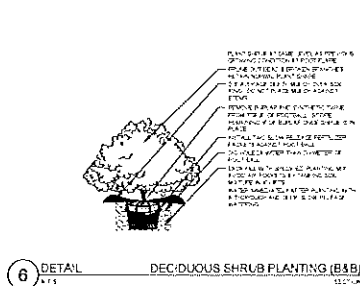
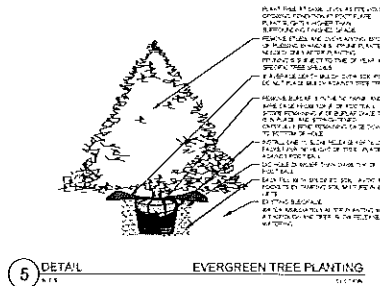
An acceptable quality seed installation is defined as having:
No bare spots larger than one (1) square foot
No more than 10% of the total area with bare areas larger than one (1) square foot
A uniform coverage through all turf areas

13. Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.

14. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.

15. Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

LANDSCAPE GENERAL NOTES



PLANTING DETAILS

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CALIPER SIZE	ROOT	SPECIFICATION / NOTES
		BOTANICAL NAME	COMMON NAME			
Proposed Landscape Materials						
SHADE TREES (DECIDUOUS)						
ARM	2	Acer xfreemanii 'Autumn Blaze'	Autumn Blaze Maple	3 1/2"	B&B	Straight central leader, full and even crown. Prune only after planting
SHL	1	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	3 1/2"	B&B	Straight central leader, full and even crown. Prune only after planting
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CALIPER SIZE	ROOT	SPECIFICATION / NOTES
		BOTANICAL NAME	COMMON NAME			
ORNAMENTAL TREES (DECIDUOUS)						
JTL	3	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CALIPER SIZE	ROOT	SPECIFICATION / NOTES
		BOTANICAL NAME	COMMON NAME			
EVERGREEN TREES						
HJ	3	Juniperus chinensis 'Hetzli Columnaris'	Hetzli Columnar Juniper (upright)	60"	B&B	Evenly shaped tree with branching to the ground
NA	10	Thuja occidentalis 'Nigra'	Nigra Arborvitae	72"	B&B	Evenly shaped tree with branching to the ground
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		SHRUB SIZE	ROOT/CONT.	SPECIFICATION / NOTES
		BOTANICAL NAME	COMMON NAME			
EVERGREEN SHRUBS						
GVB	24	Buxus 'Green Velvet'	Green Velvet Boxwood	15" HT	Cont.	Full rounded well branched shrub
BuJ	3	Juniperus sabinia 'Buffalo'	Buffalo Juniper	#3	Cont.	Full rounded well branched shrub
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		SHRUB SIZE	ROOT/CONT.	SPECIFICATION / NOTES
		BOTANICAL NAME	COMMON NAME			
DECIDUOUS SHRUBS						
CW	5	Hamamelis virginiana	Common Witchhazel	42"	B&B	Full, well rounded plant with moist rootball and healthy appearance
GLS	8	Rhus aromatica 'Gro-Low'	Gro Low Fragrant Sumac	#5	Cont.	Full, well rooted plant, evenly shaped
NFS	5	Spiraea bumalda 'Neon Flash'	Neon Flash Spirea	24"	Cont.	Full, well rooted plant, evenly shaped
KSV	3	Viburnum carlesii	Fragrant Koreanspice Viburnum	30"	Cont.	Full, well rooted plant, evenly shaped
AJAZ	4	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Arrowwood Viburnum	42"	Cont.	Full, well rooted plant, evenly shaped
MV	2	Viburnum lentana 'Mohican'	Mohican Viburnum	42"	B&B	Full, well rounded plant with moist rootball and healthy appearance
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CONTAINER SIZE		SPECIFICATION / NOTES
		BOTANICAL NAME	COMMON NAME			
ORNAMENTAL GRASSES						
KFEG	25	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rooted plant
IDS	95	Carex morrowii 'Ice Dance'	Ice Dance Sedge	Qt.	Cont.	Full, well rooted plant
PDS	6	Sporobolus heterolepis	Prairie Dropseed	#1	Cont.	Full, well rooted plant
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CONTAINER SIZE		SPECIFICATION / NOTES
		BOTANICAL NAME	COMMON NAME			
HERBACEOUS PERENNIALS						
RHD	8	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	#1	Cont.	Full, well rooted plant, evenly shaped
KKC	3	Nepeta faassenii 'Kit Cat'	Dwarf Catmint	Qt.	Pot	Full, well rooted plant, evenly shaped
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CONTAINER SIZE		SPECIFICATION / NOTES
		BOTANICAL NAME	COMMON NAME			
GROUNDCOVERS & VINES						
GCP	48	Pachysandra terminalis 'Green Carpet'	Green Carpet Pachysandra	3"	Pot	Full, well rooted plant
LAWN	530	Lawn Establishment Area / Grading Area			5Y	Cedar Creek Premium Blue Tag Seed Mix (Ph: 888-313-6807)
	4755	Erosion Matting for sloped seeded areas			SF	EroTex DS75 Erosion Control Blanket (or approved equal)
Hardscape Materials						
	23	Shredded Hardwood Mulch (3" depth)			CY	Bark Mulch; apply Pre-emergent after installation of mulch
	16	Soil Amendments (2" depth)			CY	
	30	Pulverized Topsoil (Lawn Area)			CY	
	16	Pulverized Topsoil (2" over bed areas)			CY	
* Landscape counts & quantities are provided as a service to the Landscape Contractor. Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan, including the graphics and notations depicted therein, shall govern.						

Seed Compositions:

Cedar Creek Premium Blue Tag (Ph: 888-313-6807):

10% Mid Atlantic Kentucky Bluegrass
20% Kent Kentucky Bluegrass
20% Boreal Red Fescue
20% Pennant Fine Perennial Ryegrass

Seed at rate of 34 per 1000 SF

PLANT & MATERIAL SCHEDULE



These plans were prepared by
W. David Heller, ASLA
Registered Landscape Architect
#433-014

Information contained herein is based on survey information field inspection and believed to be accurate.

SHEET TITLE LANDSCAPE PLAN

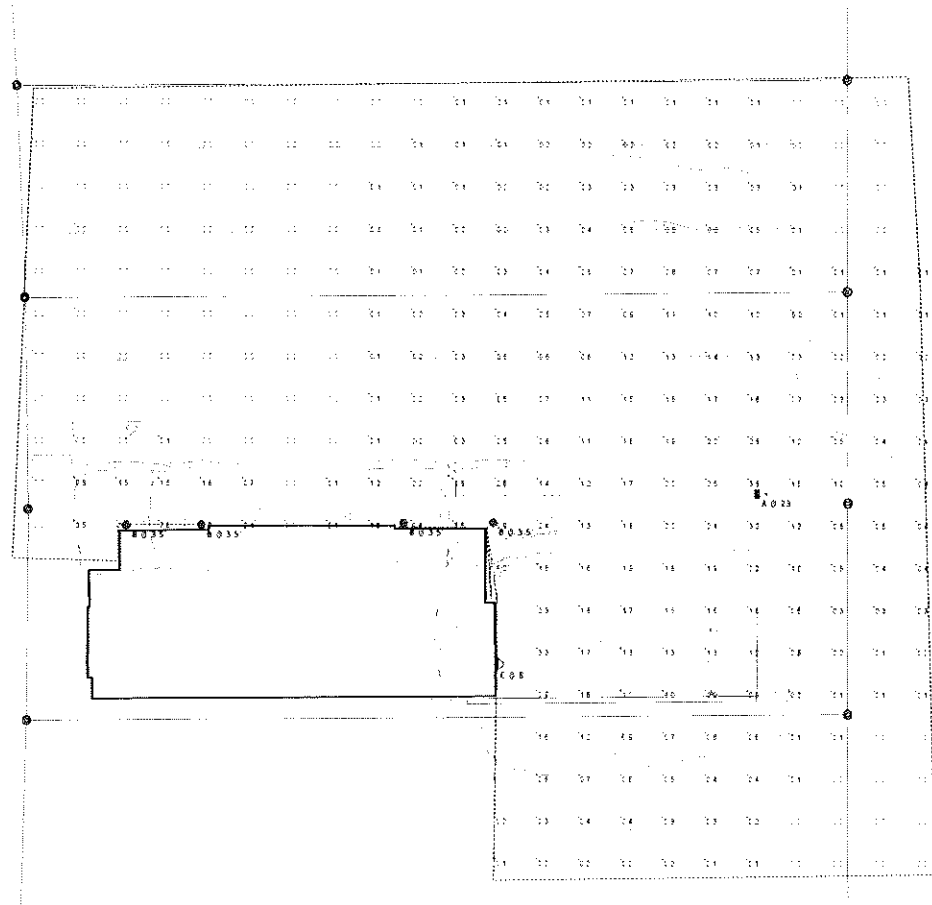
PROJECT MANAGER WDH

PROJECT NUMBER 17-008

DATE 2.13.17

SHEET NUMBER

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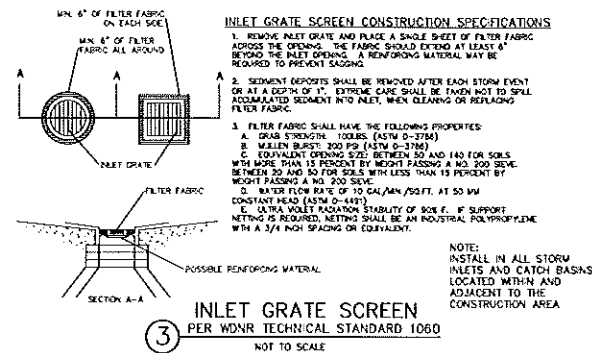
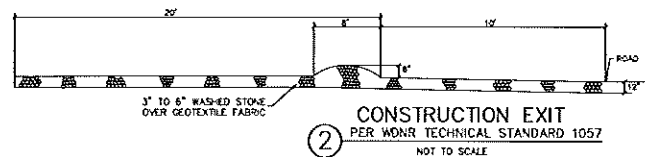
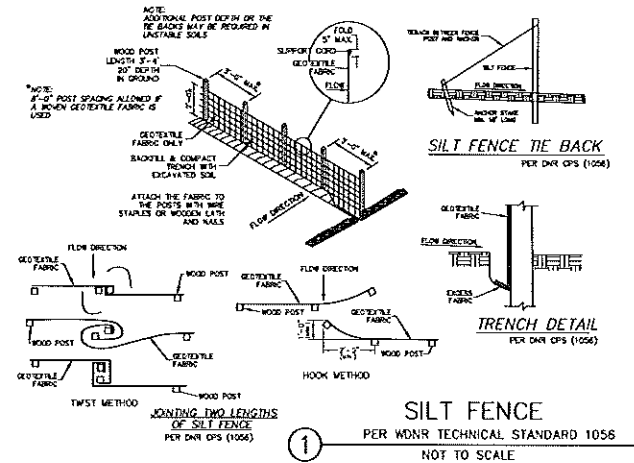


Plan View
Scale - 1" = 20ft

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Beam	Number of Lamps	Beam Angle	Lumen Per Foot	Light Loss Factor	Watts
	A		1	Lehora Lighting	KAD LED 40C 3200 40K R4 MVOLT	KAD LED, 40 LED, 1 AMP MVOLT OPER, 4000K, TYPE 4 OPTICS	110	1	KAD_LED_40C_3200 _40K_R4_MVOLT_40	11997	0.55	140
	B		4	Lehora Lighting	DSV18 LED 12C 700 40K ASY	D SERIES BOLLARD WITH 12 4000K LED'S OPERATED AT 700MA AND ASYMMETRIC DISTRIBUTION	LED	1	DSV18_LED_12C_700 _40K_ASY_40	2335	0.55	31
	C		1	Lehora Lighting	DSVW1 LED 10C 700 40K T4M MVOLT	DSVW1 LED WITH (1) 10 LED LIGHT ENGINEER, TYPE T4M OPTIC, 4000K, @ 700MA	LED	1	DSVW1_LED_10C_7 00_40K_T4M_MVOLT 10	2701	1	26.2

SILT FENCE CONSTRUCTION SPECIFICATIONS

1. Construction silt fence shall be installed around the disturbed area or area of erosion control plan to prevent sediment from being washed into the drainage system.
2. Silt fence shall be constructed of 100% polypropylene fabric.
3. Silt fence shall be installed on a firm, stable surface.
4. Silt fence shall be installed on a firm, stable surface.
5. The silt fence shall be anchored by stakes or posts at least 6 inches of fabric in a 4' x 8' grid.
6. The silt fence shall be installed on a firm, stable surface.
7. The silt fence shall be installed on a firm, stable surface.
8. The silt fence shall be installed on a firm, stable surface.
9. Use WDOT approved silt fence.



- NOTE:
1. ALL PROPOSED GRADES ALONG THE RAISED WALK OR CURB ARE AT THE BOTTOM OF THE CURB / WALK.
 2. THE DISTURBED AREA = 21,760 S.F. (0.50 ACRES).

LEGEND	
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
x 55.5	PROPOSED ELEVATION
---	PROPOSED STORM SEWER
---	PROPOSED SILT FENCE



Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

EROSION CONTROL PRACTICES SCHEDULE

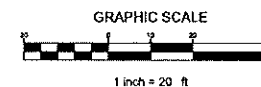
- ① SILT FENCE
- ② CONSTRUCTION EXIT
- ③ INLET GRATE SCREENS

CONSTRUCTION SCHEDULE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. INSTALL SILT FENCE.
3. INSTALL INLET GRATE SCREENS IN THE EXISTING STORM INLETS AS SHOWN.
4. REMOVE BUILDING, PAVEMENT AND OTHER EXISTING FEATURES TO BE REMOVED. REMOVE MATERIAL FROM SITE.
5. INSTALL CONSTRUCTION EXITS.
6. ROUGH GRADE SITE.
7. BEGIN BUILDING CONSTRUCTION.
8. INSTALL PROPOSED UTILITIES.
9. INSTALL INLET GRATE SCREENS IN ALL NEW STORM INLETS.
10. INSTALL CURB, WALK AND BASE COURSE OF PAVEMENT.
11. FINAL GRADE SLOPES AND TOPSOIL CRITICAL SLOPES. VEGETATE AND MULCH ALL DISTURBED AREAS.
12. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL. NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
13. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.
14. ESTIMATED TIME BEFORE FINAL STABILIZATION - 3 MONTHS.

EROSION CONTROL MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY 1" RAINFALL-PRODUCTION RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
2. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FT. DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
3. ALL SEEDED AREAS WILL BE WATERED, FERTILIZED, RESEEDING AS NECESSARY, AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY.



CJ engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH: (414) 443-1312
FAX: (414) 443-1317
www.cj-engineering.com

GLENDALE DENTAL CLINIC
36062 & 6070 N. PORT WASHINGTON RD. GLENDALE, WI

CJE NO.: 1705R0
FEBRUARY 13, 2017

SITE GRADING AND
EROSION CONTROL PLAN

C1.0

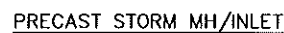


36062 & 6070 N. PORT WASHINGTON RD. GLENDALE, WI

CJE NO.: 1705R0

FEBRUARY 13, 2017

C2.0



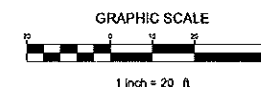
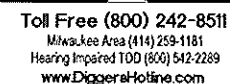
1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE CITY OF GLENDALE REQUIREMENTS.

3. EXACT SIZE AND LOCATION OF SANITARY AND WATER SERVICE TO PROPOSED BUILDINGS BY PLUMBING CONSULTANT/CONTRACTOR.

5. THE CONTRACTOR SHALL VERIFY ALL SEWER AND WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

6. BUILDING DOWNSPOUTS SHALL BE CONNECTED TO THE STORM SEWER SYSTEM

LEGEND



ALTA / NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE ALTA / NSPS Land Title Survey

To:
(i) Knight Barry Title, Inc.
(ii) Paul M. Sandvick
(iii) Bank of the West
(iv) Ears to You, LLC, a Wisconsin limited liability company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, 16 & 17 of Table A thereof. The field work was completed on January 23, 2017.

Surveyed by:
Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 1651640

Date of Plat or Map: _____

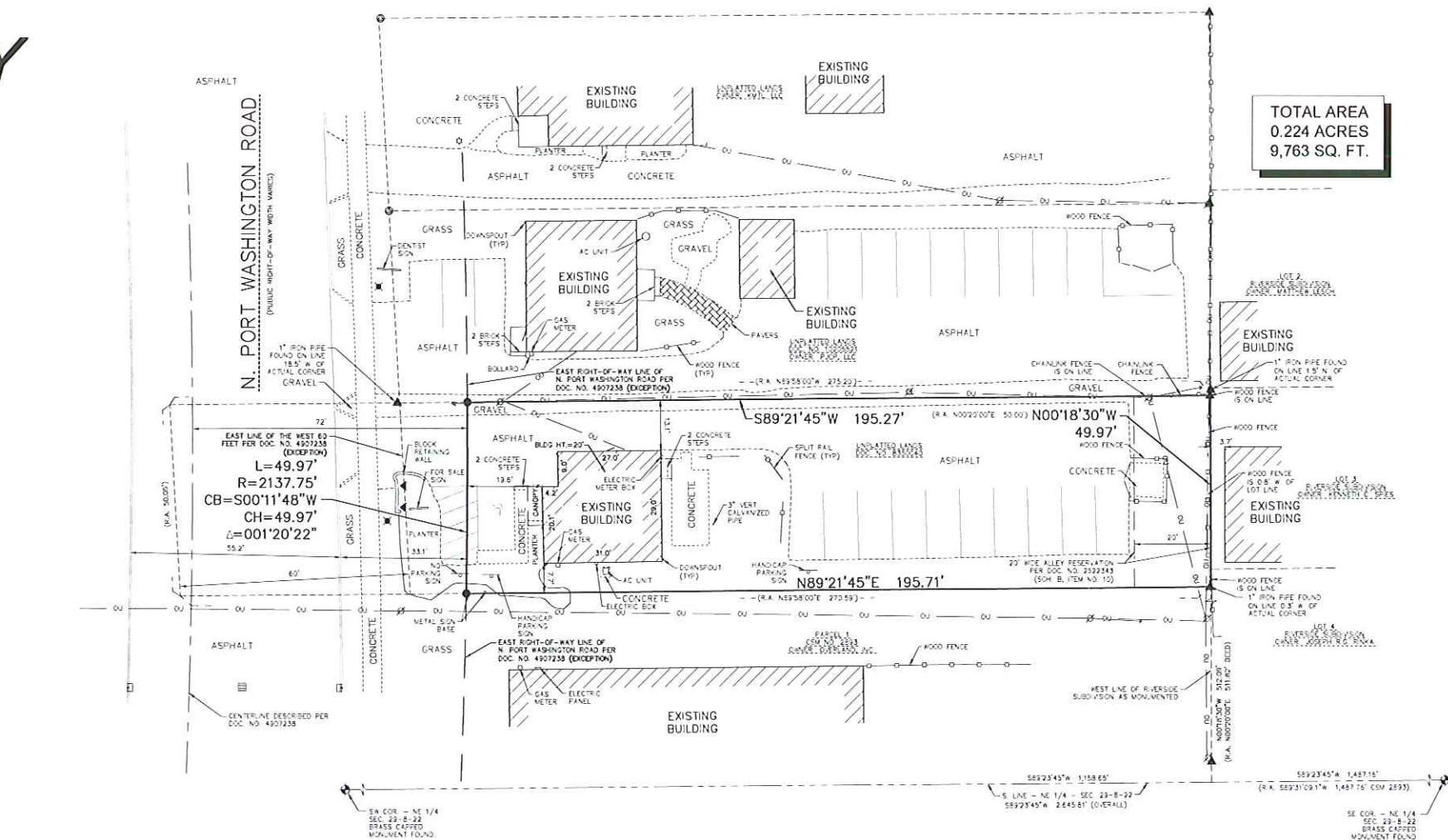
LANDS DESCRIBED IN COMMITMENT FILE NO. 869022, PREPARED BY KNIGHT BARRY TITLE, INC. WITH AN EFFECTIVE DATE OF NOVEMBER 14, 2016.

That part of the South 1/2 of the South 1/2 of the West 1/2 of the Northeast 1/4 of Section 29, Town 8 North, Range 22 East, in the City of Glendale, Milwaukee County, Wisconsin, bounded and described as follows:
Commencing at a point in the West line of Riverside Subdivision, S11.82 feet North 00°20' East of the South line of the said 1/4 Section; thence North 00°20' East along the West line of Riverside Subdivision, 50.0 feet to a point; thence North 89°58' West on a line, 275.20 feet to a point in the center line of Port Washington Road; thence Southeasterly along the center line of Port Washington Road 50.05 feet to a point; thence North 89°58' East on a line, 270.59 feet to the place of commencement, EXCEPTING THEREFROM that portion conveyed to the State of Wisconsin in Warranty Deed recorded April 9, 1975, in Reel 845, Image 4, as Document No. 4907238.

Property Address: 6062 N Port Washington Rd, Glendale, WI 53217
Tax Key Number: 163-8995-000

ALTA NOTES:

- Bearings are referenced to the Wisconsin Coordinate Grid System, South Zone. The South line of the Northeast 1/4 has a bearing of South 89°23'45" West.
 - Only the improvements that were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
 - Surface indications of utilities on the surveyed parcel have been shown. Offsite observations have not been made to determine the extent of utilities serving or existing on the property. Public records have not been provided for additional information. Controlled underground exploratory effort together with Digger's Hotline markings is recommended to determine the full extent of underground service and utility lines. Contact Digger's Hotline at 1-800-242-8511.
 - This survey may not reflect all utilities, or improvements, if such items are hidden by landscaping, or areas covered by such items as dumpsters or trailers.
 - The locations of the property lines shown on the face of this plat are based on the description and information furnished by the client, together with the title commitment. The parcel that is defined may not reflect actual ownership, but reflects what was surveyed. For ownership, consult your title company.
 - Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map community panel 55078C043E with an effective date of September 26, 2008, the property falls within Zone "X" (Unshaded-areas determined to be outside the 0.2% annual chance floodplain).
 - The property described hereon contains 0.224 acres (9,763 sq. ft.), more or less.
 - Knights Barry Title, Inc., Commitment File No. 869022, with an effective date of November 14, 2016 has been reviewed in conjunction with the preparation of this survey. Notes related to the review of this title policy, Schedule B Exceptions are as follows:**
 - This item is not survey related and was not reviewed in conjunction with the preparation of this survey.
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 - This item is not survey related and was not reviewed in conjunction with the preparation of this survey.
 - Reservation and other matters contained in the instrument recorded November 1, 1944 as Document No. 252343. 20' wide alley reservation is depicted on this survey.
 - This item is not survey related and was not reviewed in conjunction with the preparation of this survey.
 - This item is not survey related and was not reviewed in conjunction with the preparation of this survey.
- Other commitment items not specified hereon may not have been considered relevant to an ALTA/NSPS Land Title Survey, and have not been reviewed in conjunction with preparation of this plat (i.e. Annexation agreements, Leases, Mortgages, Liens, special assessments, covenants, trusts, unspecified or unrecorded rights).
- In regards to ALTA/NSPS "Table A", Item No. 9, the subject property contains 10 regular striped parking stalls and 1 handicap accessible striped parking stall for a total of 11 striped parking stalls.
- In regards to ALTA/NSPS "Table A", Item No. 13, adjacent owner information was taken from the Milwaukee County GIS Viewer Website on the sheet issue date of this survey.
- In regards to ALTA/NSPS "Table A", Item No. 16, at the time of this survey there was no visible sign of earth moving work, building construction, or building additions.
- In regards to ALTA/NSPS "Table A", Item No. 17, no proposed changes to the street right-of-way lines have been disclosed by the City of Glendale or the current Title Commitment.



- LEGEND:**
- Water Service Valve
 - Existing Square Catch Basin
 - Existing Curb Inlet
 - Utility Pole with Guy Wire
 - Existing Light Pole
 - Existing Sign
 - Handicap Parking Stall
 - Flood Light
 - 3/4" REBAR SET
 - 3/4" REBAR FOUND
 - 1/2" IRON PIPE FOUND
 - 1" IRON PIPE FOUND
 - Existing Chainlink Fence
 - Existing Wood Fence
 - Existing Overhead Utility Line
 - Existing Curb and Gutter
 - Property Line
 - Right-of-Way Line
 - Adjacent Property Line

1" = 20'
SCALE
0 20' 40'
FEET

NOTE:
SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.



PROJECT INFORMATION

PROJECT NUMBER 1651640

ALTA/NSPS LAND TITLE SURVEY 6062 N. PORT WASHINGTON ROAD • GLENDALE, WI

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE FEB. 01, 2017

REVISIONS

SHEET INFORMATION

ALTA / NSPS
LAND TITLE SURVEY

SHEET NUMBER

AL

© 2017 EXCEL ENGINEERING, INC.

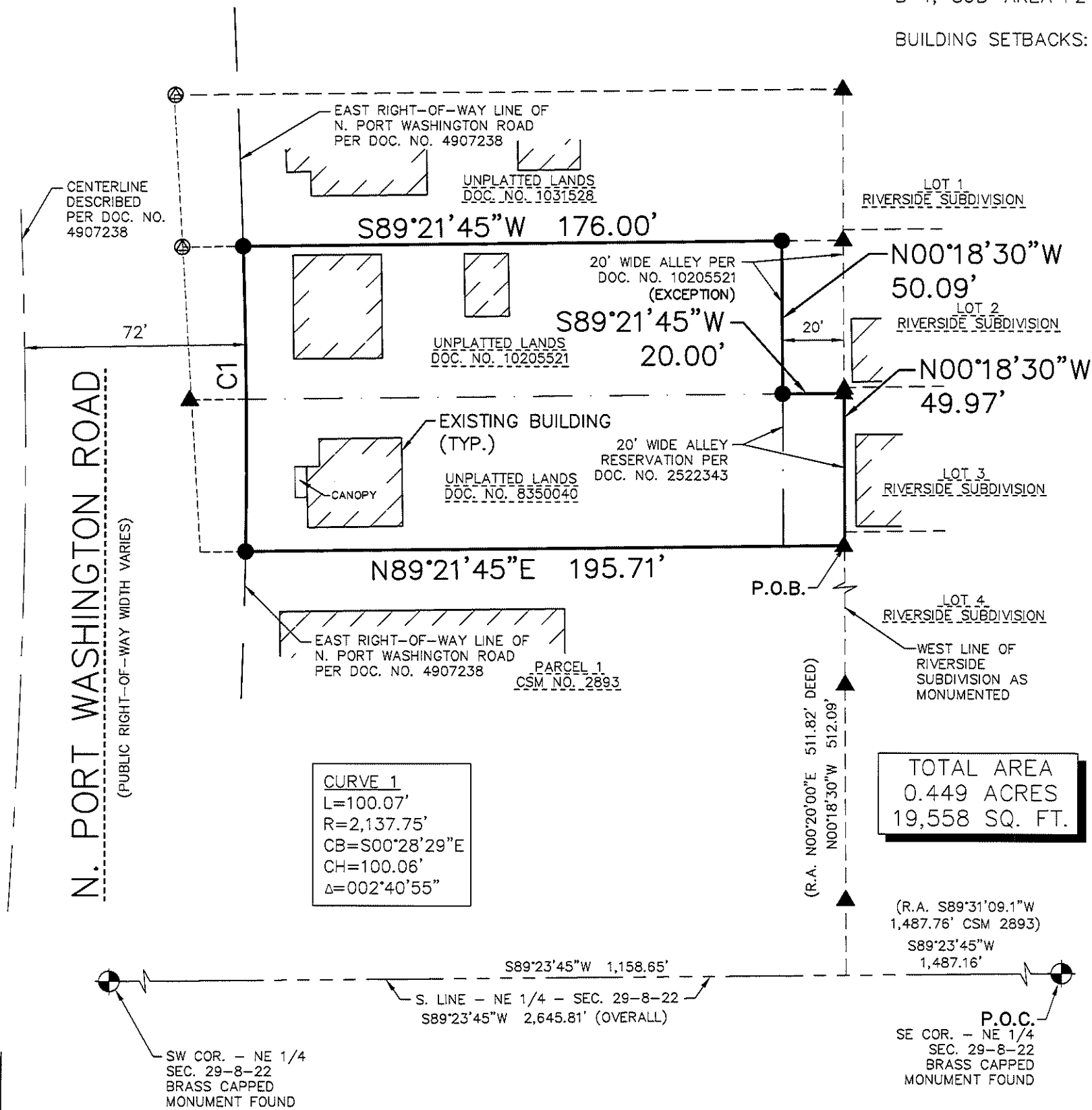
CERTIFIED SURVEY MAP NO. _____

FOR
PJCP, LLC

PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4,
SECTION 29, TOWNSHIP 8 NORTH, RANGE 22 EAST,
CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN.

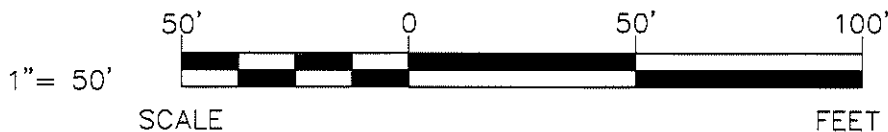
EXISTING ZONING:
B-1; SUB-AREA F2

BUILDING SETBACKS:



- LEGEND**
- - 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
 - ▲ - 1" IRON PIPE FOUND
 - ⊙ - 1/2" IRON PIPE FOUND
 - ⊗ - SECTION CORNER MON. FOUND

NORTH POINT REFERENCED TO THE WISCONSIN COORDINATE GRID SYSTEM, SOUTH ZONE. THE SOUTH LINE OF THE NORTHEAST QUARTER HAS A BEARING OF SOUTH 89°-23'-45" WEST.



OWNER / SUBDIVIDER:
PJCP, LLC
6070 N. PORT WASHINGTON ROAD
GLENDALE, WI 53217

SURVEYOR:
RYAN WILGREEN
EXCEL ENGINEERING, INC.
100 CAMELOT DR.
FOND DU LAC, WI 54935

EXCEL
ENGINEERING Inc.
SURVEYING GROUP
PROJECT NO. 1651640

Always a Better Plan

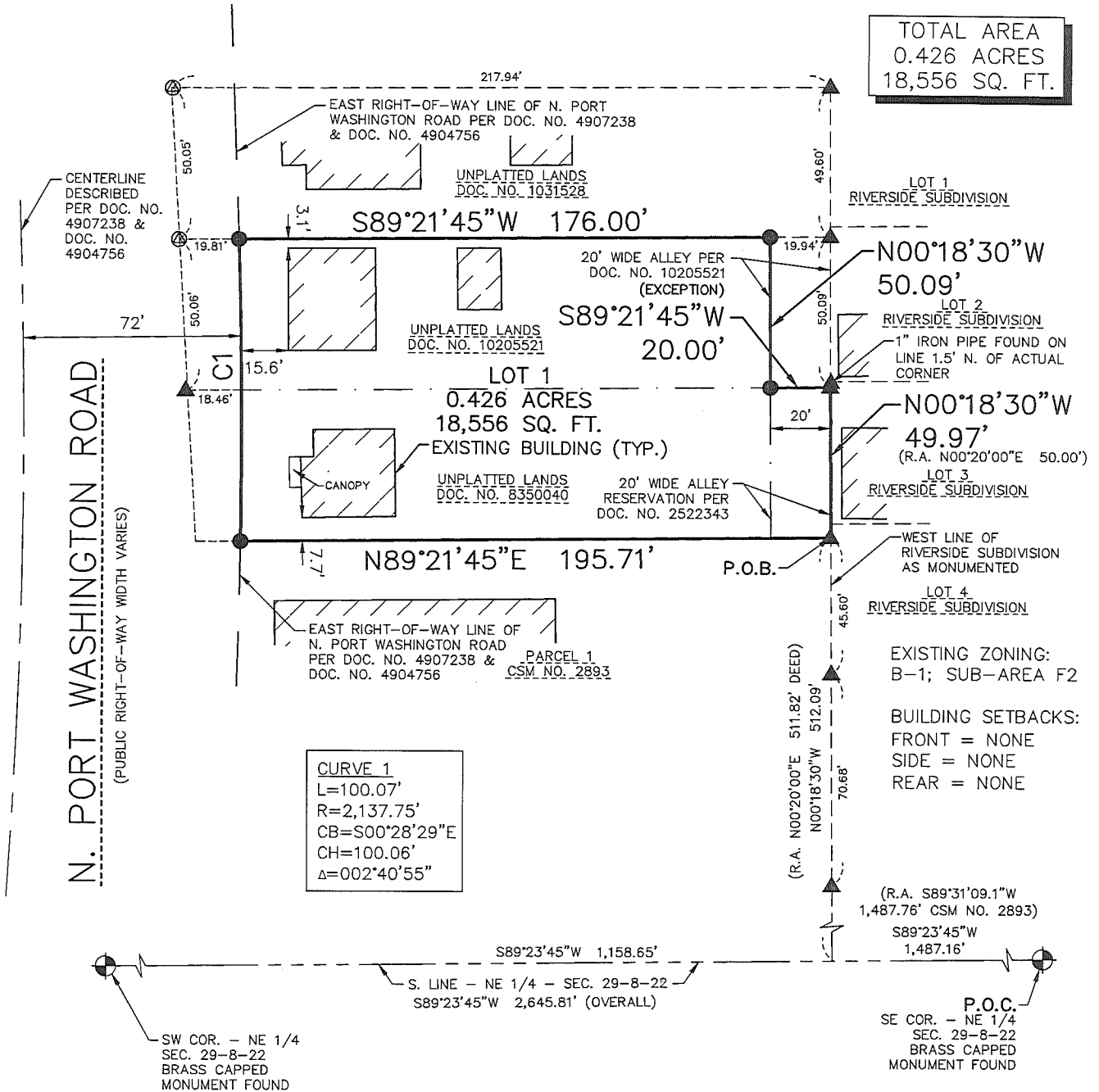
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
FAX: (920) 926-9801

CERTIFIED SURVEY MAP NO.

FOR
PJCP, LLC

PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4,
SECTION 29, TOWNSHIP 8 NORTH, RANGE 22 EAST,
CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN.

TOTAL AREA
0.426 ACRES
18,556 SQ. FT.



CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 29, TOWNSHIP 8 NORTH,
RANGE 22 EAST, CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify:

That I have surveyed, combined and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of PJCP, LLC, bounded and described as follows:

Part of the Southwest 1/4 of the Northeast 1/4 of Section 29, Township 8 North, Range 22 East, City of Glendale, Milwaukee County, Wisconsin being more particularly described as follows:

Commencing at the Southeast corner of the Northeast 1/4, said Section 29; thence South 89°-23'-45" West along the South line of said Northeast 1/4, a distance of 1,487.16 feet to the West line of Riverside Subdivision as monumented; thence North 00°-18'-30" West along said West line, a distance of 512.09 feet to the Southeast corner of lands described per Document No. 8350040, said point also being the point of beginning; thence continuing North 00°-18'-30" West along said West line, a distance of 49.97 feet to the Northeast corner of said described lands; thence South 89°-21'-45" West along the North line of said described lands, a distance of 20.00 feet to the Southeast corner of lands described per Document No. 10205521; thence North 00°-18'-30" West along the East line of said described lands, a distance of 50.09 feet to the Northeast corner of said described lands; thence South 89°-21'-45" West along the North line of said described lands, a distance of 176.00 feet to the East right-of-way line of North Port Washington Road per Document No. 4907238 and Document No. 4904756; thence Southeasterly 100.07 feet along said East line on a curve to the right having a radius of 2,137.75 feet, the chord of said curve bears South 00°-28'-29" East, a chord distance of 100.06 feet to the Southwest corner of lands described per Document No. 8350040; thence North 89°-21'-45" East along the South line of said described lands, a distance of 195.71 feet to the point of beginning and containing 0.426 acres (18,556 sq. ft.) of land more or less.

That such is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the City of Glendale in surveying, combining and mapping the same.

Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935

Project Number: 1651640

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 29, TOWNSHIP 8 NORTH,
RANGE 22 EAST, CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

PJCP, LLC, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner does hereby certify that said Limited Liability Company caused the land described on this plat to be surveyed, combined and mapped as represented on this plat.

PJCP, LLC does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1. City of Glendale

WITNESS the hand and seal of said owners this _____ day of _____, 2017.

PJCP, LLC

Paul M. Sandvick, Registered Agent

STATE OF _____)
_____ COUNTY)SS

Personally came before me this _____ day of _____, 2017, the above named Paul M. Sandvick to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, _____
My Commission Expires: _____

CITY OF GLENDALE COMMON COUNCIL CERTIFICATE

This Certified Survey Map approved, and all dedications as set forth therein accepted, by the Common Council of the City of Glendale on this _____ day of _____, 2017.

Bryan Kennedy, Mayor

Karen L. Couillard, City Clerk

November 7, 2016



Odyssey Glendale Hotel, LLC PD

Odyssey Glendale Hotel, LLC (hereinafter referred to as "Odyssey") is submitting an "Application for Change of Zoning-Planned Development" (PD) for the property located at 7065 N. Port Washington Road. The total area to be included in the PD is 4.96 acres and contains a single building known as the Radisson Hotel; the subject building currently contains a hotel, atrium area, banquet facility, and a restaurant. The overall hospitality campus, consisting of the property that is the subject of the PD request, combined with the Residence Inn that is currently under construction to the south, will continue to be owned and managed by Odyssey Hotels, a hotel ownership and management company. Included in this submittal is an Odyssey Hotel Information packet to provide more insight about the owner and the services they provide.

To accomplish the proposed PD, Odyssey is creating a three (3) lot Certified Survey Map. Lot 1 of the proposed Certified Survey Map will encompass a future Fairfield Inn and Suites (a re-branding and remodeling of the current Radisson Hotel), Lot 2 will contain the existing atrium, and Lot 3 will contain the current banquet facility and restaurant. Please see attached "Site Exhibit" for the proposed lot configurations, existing developed areas (building and pavement footprints), and existing open space areas. The existing development is currently served by municipal services, the types of uses are not changing at this time so it is anticipated the demand on municipal services will not increase.

As of December 31st, 2016 the current Radisson Hotel located on this lot will be closed and construction of a new lobby addition and conversion to the Fairfield Inn is planned to begin. The Radisson currently contains 133 rooms. The room count will be reduced to 86 upon completion of the Fairfield conversion. The Fairfield Inn and Suites is set to open by the third quarter of 2017. Presently, the future of Lot 2 has not yet been determined. In the future the atrium may be demolished to create a space for a possible retail, office, or other use depending upon the area market demands. The timeline and/or details for this parcel are still unknown but for at least most of 2017, the atrium will remain open as an extension of the banquet hall; the owner acknowledges any redevelopment of this parcel will require an amendment to the PD documents. The banquet facility and restaurant on Lot 3 will remain open. The banquet facility will be rebranded to "North Shore Event Center" and the restaurant will be rebranded to

"Centerfields Bar & Grill"; the rebranding of both establishments is scheduled for December 31st, 2016.

A detailed summary of the estimated value of structures and all site improvement costs is not readily available; however, according to the Milwaukee County Land Records database, the current assessed value of the subject land and all improvements is \$4,850,000. The Marriott Hotel Brands is the world's largest hotel franchise; the "new" (rebranded and remodeled) properties will offer better curb appeal and a substantial increase in value that cannot be determined at this time.

The subject property is currently zoned B-1, (Business and Commercial District), Sub-Area "G-1"; the existing uses are all permitted uses in this zoning district. The following deviations from the B-1 standards:

Building Setbacks:

The required building setbacks from front, side, and rear lot lines are fifteen feet (15'). The proposed building setbacks to interior lot lines are zero feet (0'), consistent with the proposed Certified Survey Map.

Pavement Setbacks:

The required pavement setbacks are five feet (5') from lot lines; proposed pavement setbacks to interior lot lines are zero feet (0'), consistent with the proposed Certified Survey Map. Pavement setbacks to the I-43 right-of-way are also zero feet, consistent with existing conditions.

Parking Spaces:

The minimum required parking stall is 168 square feet; the PD proposes five (5) compact stalls being 144 square feet each in area (16 feet by 9 feet) located south of the southwest corner of the existing restaurant/banquet facility due to sidewalk and deck improvements associated with the restaurant.

March 14, 2017

Odyssey Glendale Hotel, LLC

Proof of Financing Capability

The proposed Fairfield Inn Hotel in Glendale, WI will be developed by Odyssey Glendale Hotel, LLC. Financing for the project will be provided by Tri City Bank. The contact for Tri City bank is below if further information is required for the SIP approval.



Nicole Watson

Assistant Vice President - Commercial Banking, Tri City National Bank

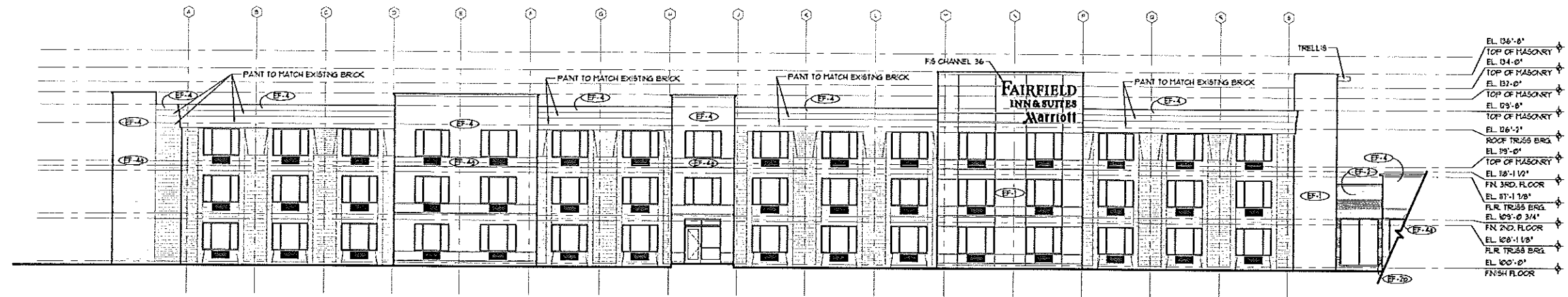
P: 414-761-1610 | **F:** 414-761-2019

E: N.Watson@tcnb.com

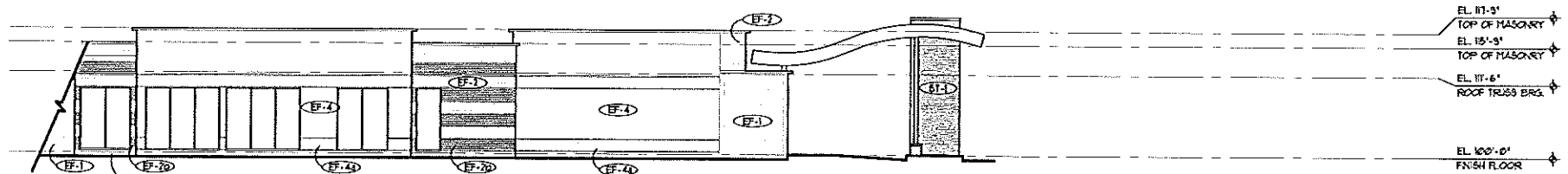
A: 6400 S. 27th St., Oak Creek, WI 53154



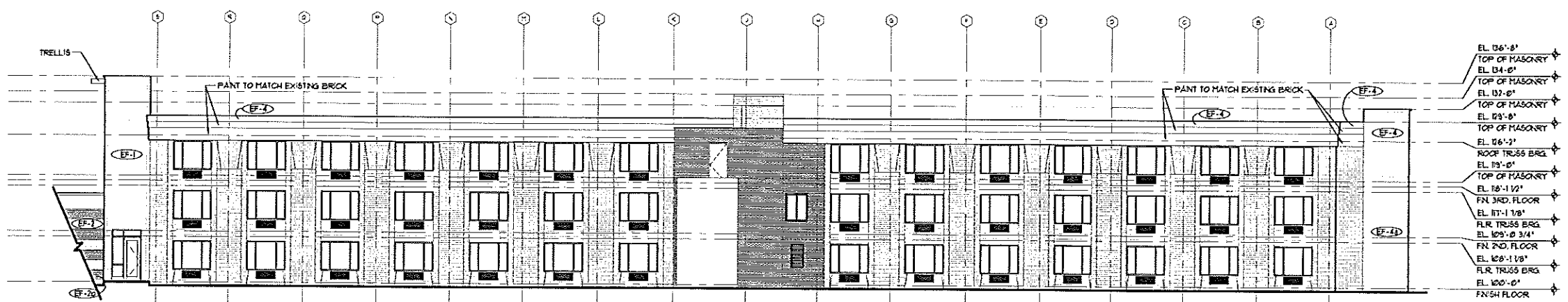
ARCHITECTURAL GROUP III



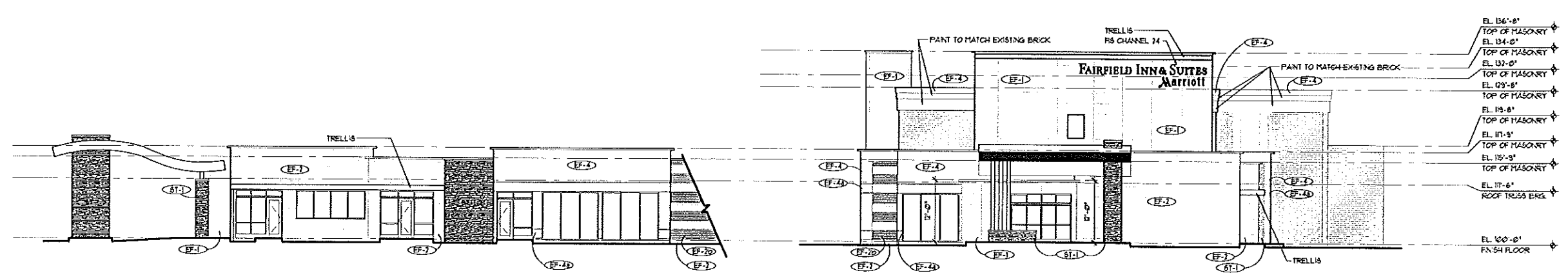
1 WEST ELEVATION
SCALE: 3/32" = 1'-0"



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



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



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

EXTERIOR FINISH INDEX	
ST-1	CULTURED STONE/ ELDORADO STONE - CLIFFSTONE, CALIFORNIA
EF-1	EXISTING BRICK TO REMAIN
EF-2	SELECTIVE EFS, BENJAMIN MOORE "WHITE"
EF-3	DARK EFS, COLOR MATCH "DEEP SPACE 205-10" BY BENJAMIN MOORE, MATCH DRYVIT "SANDPEBBLE" TEXTURE
EF-3a	ACCENT EFS, COLOR MATCH "GRAY SMOKE 205-30" BY BENJAMIN MOORE, MATCH DRYVIT "SANDPEBBLE" TEXTURE
EF-3b	DARK TEXTURED EFS, COLOR MATCH "DEEP SPACE 205-10" BY BENJAMIN MOORE, MATCH DRYVIT "SANDPEBBLE FINE" TEXTURE
EF-4	MAIN BUILDING EFS, COLOR MATCH "FOELL BUFF HC-35" BY BENJAMIN MOORE, MATCH DRYVIT "SANDPEBBLE" TEXTURE
EF-4a	ACCENT EFS, COLOR MATCH "WILKINGTON TAN HC-34" BY BENJAMIN MOORE, MATCH DRYVIT "SANDPEBBLE" TEXTURE

ARCHITECTURAL GROUP III
201 S. Neppanee St. Elkhart Indiana 46514-1953 • 574/293-0008
architecturalgroup3.com

JOB TITLE

FAIRFIELD INN
& SUITES
GLENDALE, WI
CONVERSION OF 85 ROOM HOTEL

JOB NO.
16127

DATE
12/21/16

REVISIONS

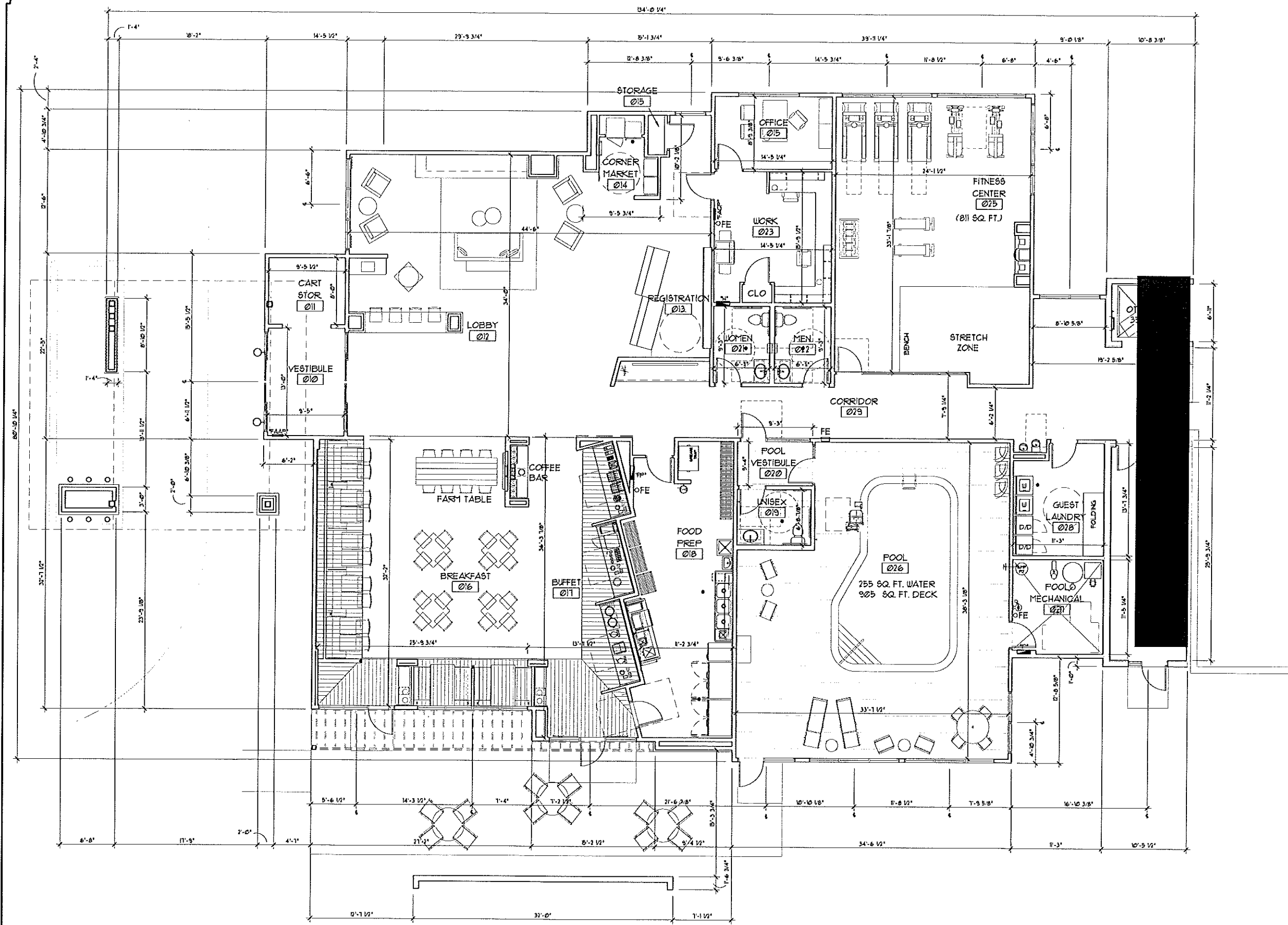
SHEET NO.

A2.1

EXTERIOR ELEVATIONS

PREPARED BY
FOR CONSTRUCTION

S:\Arch\Drawings\Architectural\Fairfield Inn and Suites\Glendale, WI\16127\16127.dwg, 2/2/2017 10:37:31 AM, Adobe PDF



FIRST FLOOR PLAN
NORTH
SCALE: 3/16"=1'-0"

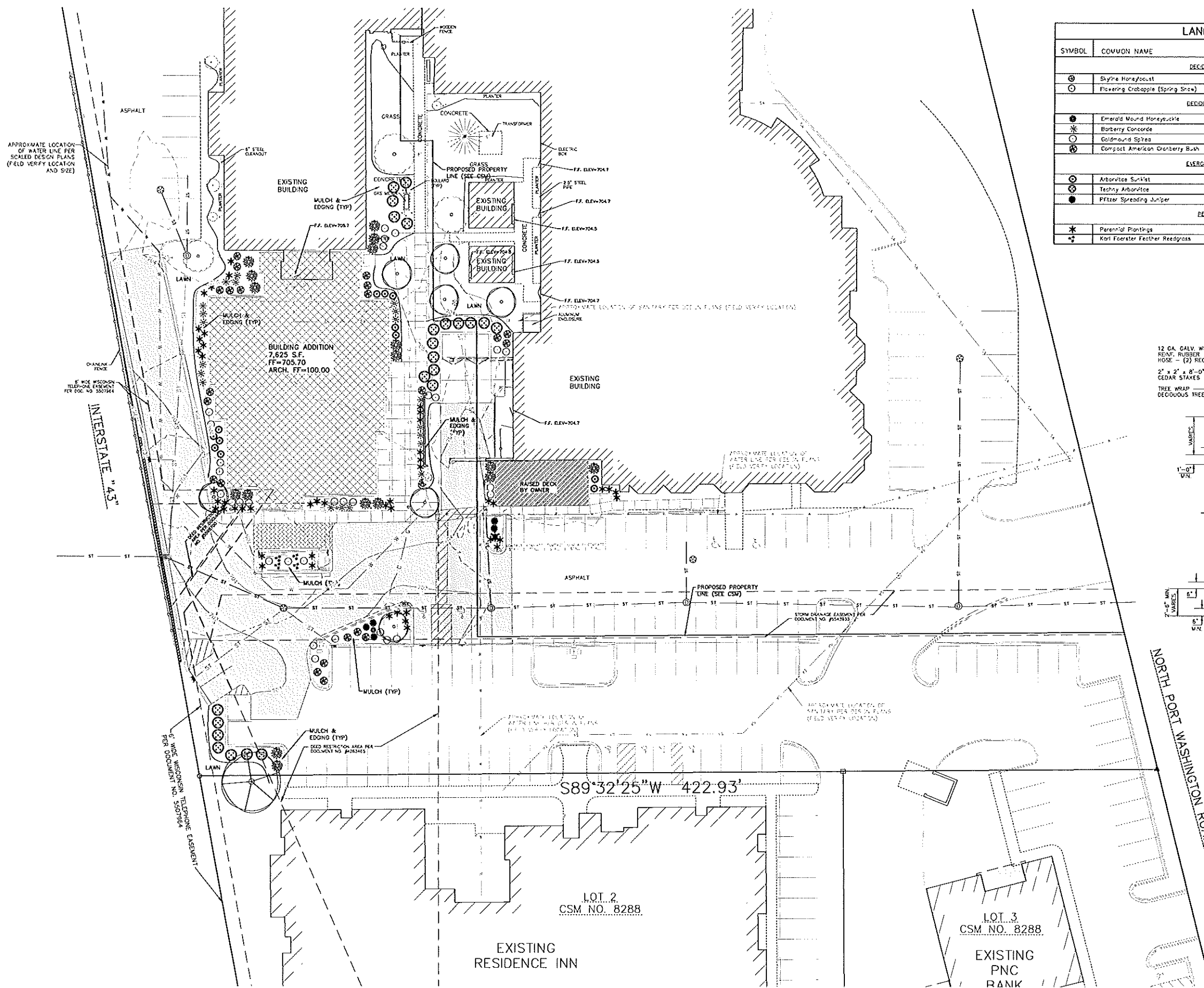
ARCHITECTURAL GROUP III
201 S. Nippawan St. Elkhart, Indiana 46514-1953 • 574/293-0008
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FAIRFIELD INN
& SUITES
GLENDALE, WI
CONVERSION OF 85 ROOM HOTEL

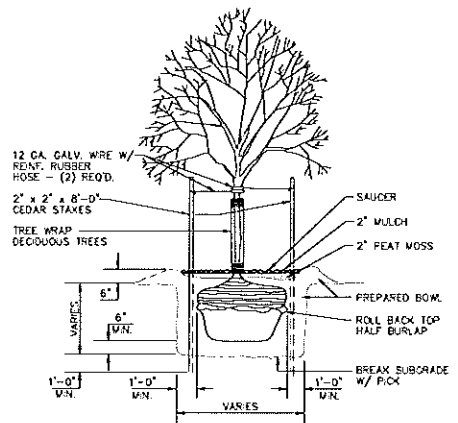
JOB NO.
16127
DATE
12/21/16
REVISIONS

PREPARED FOR
CONSTRUCTION

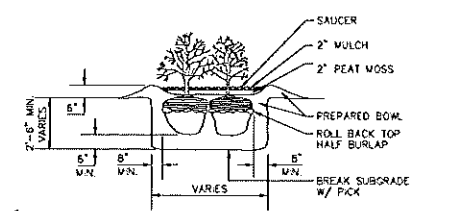
SHEET NO.
A4.1
CORE
ENLARGEMENT



LANDSCAPING NOTES				
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	MATURE SIZE
DECIDUOUS TREES				
⊙	Skyline Honeylocust	Gleditsia triacanthos 'Skyline'	2"	35'
⊙	Flowering Crabapple (Spring Snow)	Malus x hybrid (Spring Snow)	2"	15'-20'
DECIDUOUS SHRUBS				
⊙	Emerald Mound Honeylocust	Lonicera x xylosteum 'Emerald Mound'	15"-18"	4'-6'
⊙	Barberry Concord	Barberis thunbergii concord	24"	3'
⊙	Goldmound Spirea	Spiraea x bumalda 'Goldmound'	15"-18"	2'-3'
⊙	Compact American Cranberry Bush	Viburnum trilobum 'Boley Compact'	15"-18"	5'
EVERGREEN SHRUBS				
⊙	Arbutus Sunkist	Thuja occidentalis 'Sunkist'	24"	3'
⊙	Techy Arborvitae	Thuja occidentalis	42"-48"	4'-6'
⊙	Pfitzer Spreading Juniper	Juniperus chinensis 'Pfitzeriana'	24"	6'-8'
PERENNIALS				
⊙	Perennial Plantings	Perennial Plantings	1 gal pot	12"-24"
⊙	Karl Foerster Feather Reedgrass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal pot	12"-24"



TREE PLANTING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE

EXCEL
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100 CAMELOT DRIVE
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WWW.EXCELENGINEERS.COM

PROJECT INFORMATION

PROJECT NUMBER 1642140

PROPOSED BUILDING ADDITION FOR:
ODYSSEY HOTELS - FAIRFIELD INN
N PORT WASHINGTON ROAD • GLENDALE, WI

PROFESSIONAL SEAL

PRELIMINARY DATES

NOV. 7, 2016
JAN 26, 2017
MAR. 9, 2017

NOT FOR CONSTRUCTION

SHEET INFORMATION

LANDSCAPE PLAN

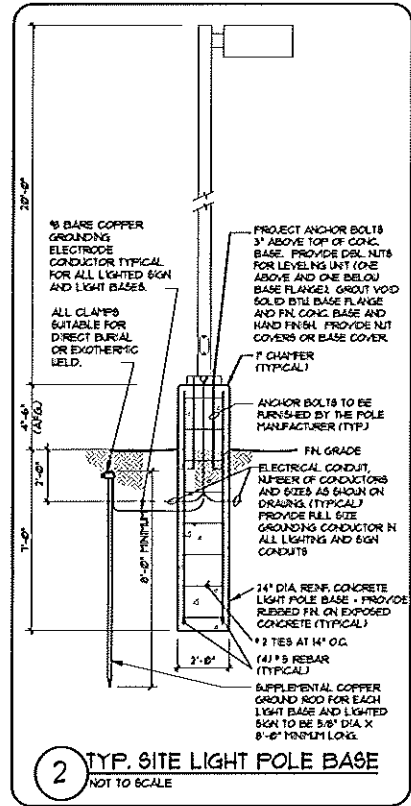
SHEET NUMBER

C1.5

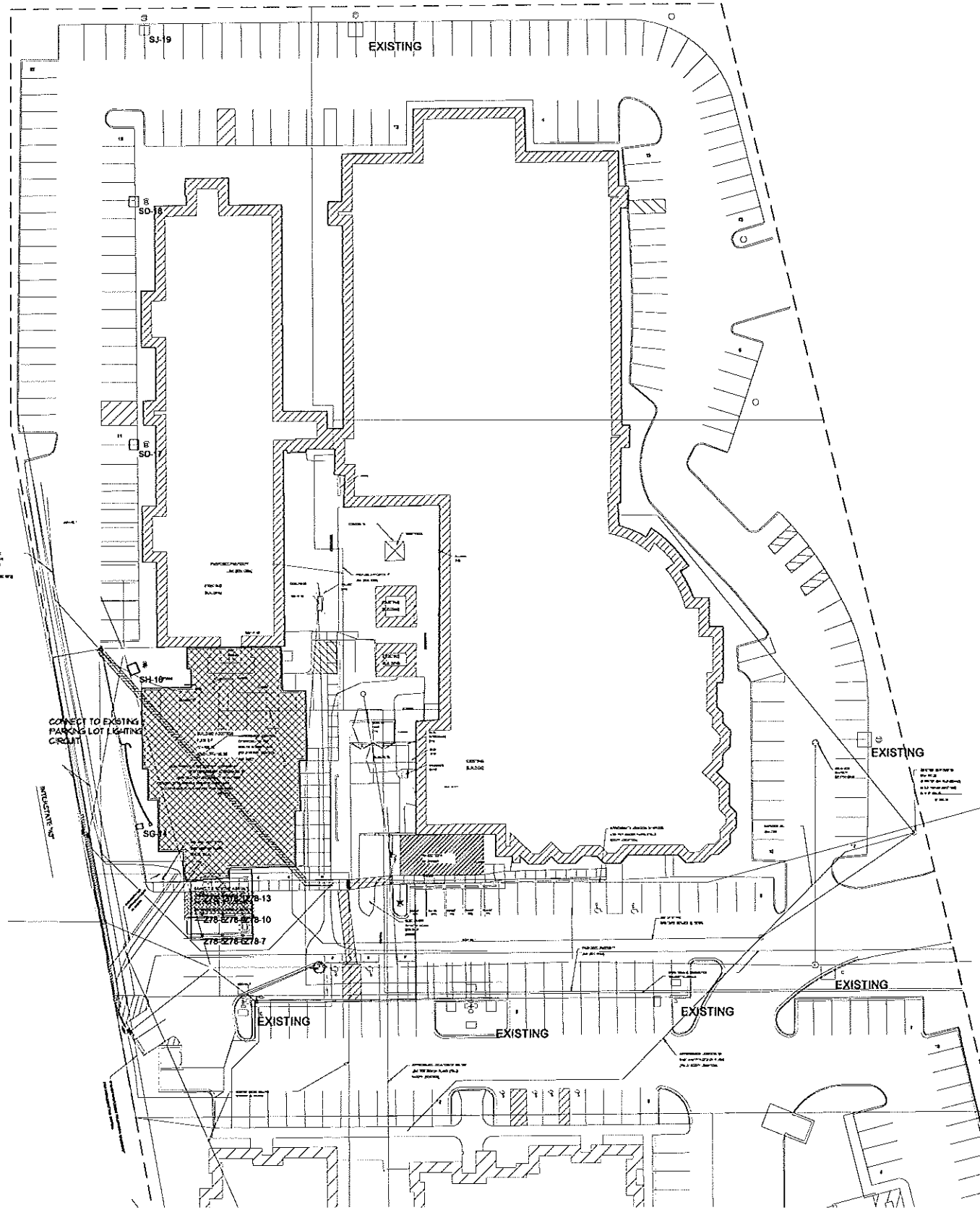
2/14 © EXCEL ENGINEERS, INC.

Catalog Number	Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Unit	Number	Footcandle	Lumen Per Foot	Light Loss Factor	Voltage
SD				2	Lithonia Lighting	KAS LED 60 100 40K R4 NVOLT HS	KAS LED, 60 LED, 1 AMP NVOLT LED DRIVER, 4000K, TYPE 4 OPTICS WITH HOUSE SIDE S-SHELLS	LED	1	KAS LED, 60, 100, 40K, R4, NVOLT, HS	16195	1	204
SG				1	Lithonia Lighting	KAS LED 20 700 40K R2 NVOLT HS	KAS LED, 20 LED, 700-WA NVOLT DRIVER, 4000K, TYPE 2 OPTICS WITH HOUSE SIDE S-SHELLS	LED	1	KAS LED, 20, 700, 40K, R2, NVOLT, HS	4735	1	48
SH				1	Lithonia Lighting	KAS LED 60 700 40K R2 NVOLT HS	KAS LED, 60 LED, 700-WA NVOLT DRIVER, 4000K, TYPE 2 OPTICS WITH HOUSE SIDE S-SHELLS	LED	1	KAS LED, 60, 700, 40K, R2, NVOLT, HS	13408	1	134
SJ				1	Lithonia Lighting	KAS LED 60 700 40K R4 NVOLT HS	KAS LED, 60 LED, 700-WA NVOLT DRIVER, 4000K, TYPE 4 OPTICS WITH HOUSE SIDE S-SHELLS	LED	1	KAS LED, 60, 700, 40K, R4, NVOLT, HS	12508	1	134
Z78				9	Eaton - HALO COMMERCIAL	P46440-61VC	HALO COMMERCIAL, 6 INCH RECESSED LED DOWNLIGHT WITH SPECULAR CLEAR FINISH REFLECTOR	LED	1	P46440-61VC	1978 862	1	22

No.	Label	NH	Tilt
5	Z78	07.00	0.00
6	Z78	07.00	0.00
7	Z78	07.00	0.00
8	Z78	06.00	0.00
9	Z78	06.00	0.00
10	Z78	06.00	0.00
11	Z78	03.00	0.00
12	Z78	03.00	0.00
13	Z78	03.00	0.00
14	SJ	00.00	0.00
15	SJ	00.00	0.00
16	SJ	00.00	0.00
17	SJ	00.00	0.00
18	SJ	00.00	0.00
19	SJ	00.00	0.00



MANUFACTURER	CATALOG NO.	DESCRIPTION
LITHONIA	666 20 4G D19345 D193	4" x 70" SQUARE POLE BS WALL THK MEDIUM BRONZE, 1 AT 90 DEG



1 SITE PLAN LIGHTING
SCALE: 1" = 30'-0"

ARCHITECTURAL GROUP III
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The architect is not responsible for the accuracy of the information provided by the client or for the accuracy of the information provided by the client's representatives.

JOB TITLE

FAIRFIELD INN & SUITES

GLENDALE, WI
CONVERSION OF 85 ROOM HOTEL

JOB NO.
16127

DATE
03/13/17

REVISIONS

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO.

E1.0

SITE PLAN LIGHTING

PROPOSED BUILDING ADDITION FOR:
ODYSSEY HOTELS - FAIRFIELD INN
N PORT WASHINGTON ROAD • GLENDALE, WI

PROFESSIONAL SEAL

PRELIMINARY DATES

JAN. 25, 2017
FEB. 22, 2017
MAR. 9, 2017

NOT FOR CONSTRUCTION

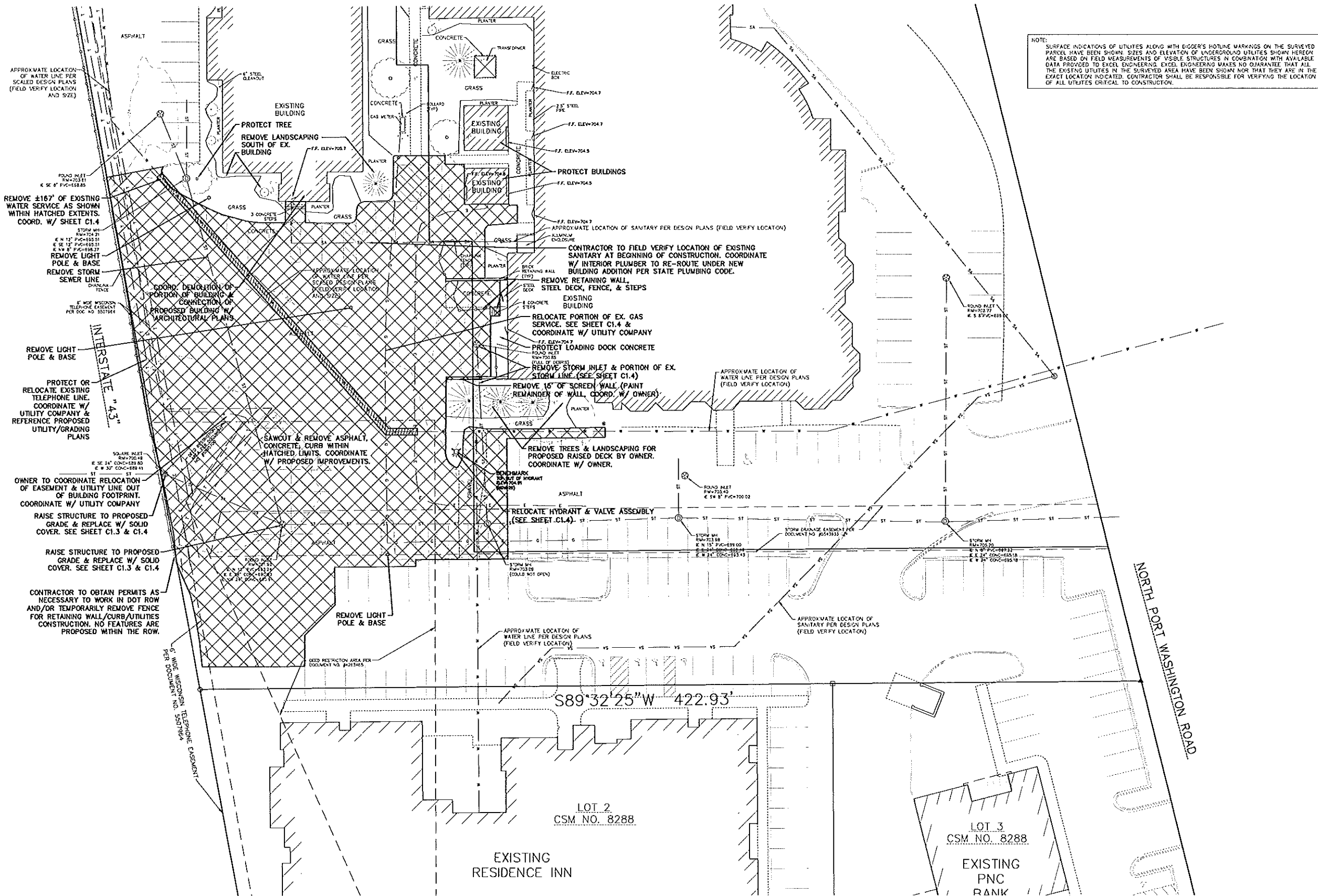
SHEET INFORMATION

EXISTING SITE AND
DEMOLITION PLAN

SHEET NUMBER

C1.1

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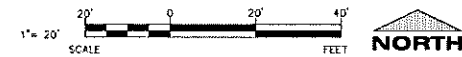
NOTE:
SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS ON THE SURVEYED PARCEL HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COORDINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.



PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

1.3



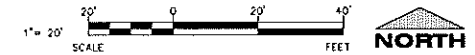
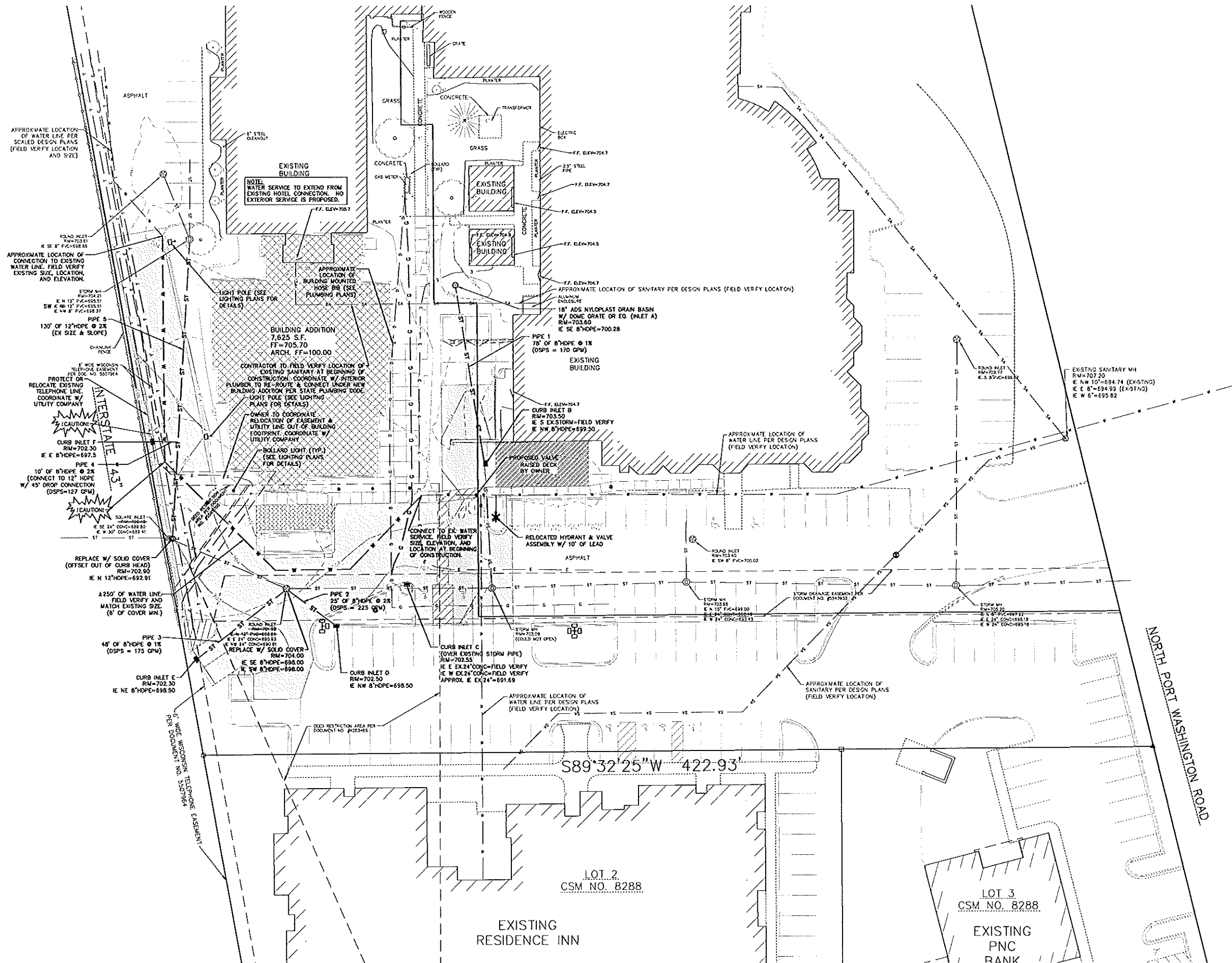
PROPOSED BUILDING ADDITION FOR:
ODYSSEY HOTELS - FAIRFIELD INN
N PORT WASHINGTON ROAD • GLENDALE, WI

PROFESSIONAL SEAL

PRELIMINARY DATES
JAN. 25, 2017
FEB. 22, 2017
MAR. 9, 2017

NOT FOR CONSTRUCTION

SHEET INFORMATION
UTILITY PLAN
SHEET NUMBER
C1.4



PROPOSED BUILDING ADDITION FOR: ODYSSEY HOTELS - FAIRFIELD INN GLENDALE, WISCONSIN

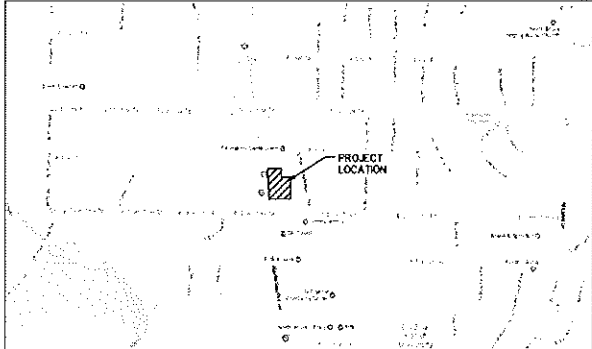
LEGEND

	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)		EXISTING CONIFEROUS TREE
	PROPOSED SPOT ELEVATIONS (TOP OF RETAINING WALL, TOP OF SURFACE GRADE AT BOTTOM OF WALL)		EXISTING SHRUB
	PROPOSED SPOT ELEVATIONS (TOP OF CURB, BOTTOM OF CURB)		EXISTING SHRUB
	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK)		SOL BORING
	EXISTING WATER VALVE IN BOX		PROPOSED WELL
	PROPOSED WATER VALVE IN BOX		EXISTING LIGHT POLE
	EXISTING WATER VALVE IN MANHOLE		EXISTING SIGN
	EXISTING WATER SERVICE VALVE		CENTER LINE
	EXISTING TELEPHONE MANHOLE		EXISTING HANDICAP PARKING STALL
	EXISTING ROUND CATCH BASIN		PROPOSED HANDICAP PARKING STALL
	PROPOSED ROUND CATCH BASIN		EXISTING GAS VALVE
	EXISTING SQUARE CATCH BASIN		EXISTING WOODED AREA
	EXISTING CURB INLET		EXISTING HEDGE
	PROPOSED CURB INLET		EXISTING CHAINLINK FENCE
	EXISTING UTILITY POLE		EXISTING WOOD FENCE
	EXISTING UTILITY POLE WITH OUT WIRE		EXISTING BARBED WIRE FENCE
	EXISTING STREET LIGHT		PROPERTY LINE
	EXISTING TELEPHONE PEDESTAL		EXISTING GUARD RAIL
	EXISTING ELECTRIC PEDESTAL		PROPOSED STORM SEWER AND MANHOLE
	EXISTING ELECTRIC BOX		EXISTING SANITARY SEWER AND MANHOLE
	EXISTING CABLE TV PEDESTAL		PROPOSED SANITARY SEWER AND MANHOLE
	PROPOSED DRAINAGE FLOW		EXISTING WATER LINE AND HYDRANT
	1-1/4" REBAR SET WEIGHTING 4.30 LB/FT.		PROPOSED WATER LINE AND HYDRANT
	3/4" REBAR SET WEIGHTING 1.50 LB/FT.		EXISTING OVERHEAD UTILITY LINE
	1-1/4" REBAR FOUND		EXISTING UNDERGROUND FIBER OPTIC LINE
	3/4" REBAR FOUND		EXISTING UNDERGROUND ELECTRIC CABLE
	2" IRON PIPE FOUND		EXISTING UNDERGROUND TELEPHONE CABLE
	EXISTING FLOOD LIGHT		EXISTING UNDERGROUND GAS LINE
	SECTION CORNER		PROPOSED CURB AND GUTTER
	PROPOSED APPROX END WALL		EXISTING CURB AND GUTTER
	EXISTING MARSH AREA		GRADING/SEEDING LIMITS
	EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER		RIGHT-OF-WAY LINE
			PROPERTY LINE
			RAILROAD TRACKS
			EXISTING GROUND CONTOUR
			PROPOSED GROUND CONTOUR

CIVIL SHEET INDEX

SHEET	SHEET TITLE
C1.0	CIVIL COVER AND SPECIFICATION SHEET
C1.1	EXISTING SITE AND DEMOLITION PLAN
C1.2	SITE PLAN
C1.3	GRADING AND EROSION CONTROL PLAN
C1.4	UTILITY PLAN
C1.5	LANDSCAPE PLAN
C1.6	DETAILS

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
TELEFAX (414) 239-0947
TDD (FOR THE HEARING IMPAIRED) 1-800-542-2289
WISCONSIN STATUTE 182.0175 (1974)
REQUIRES MINIMUM OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



PROJECT LOCATION MAP

GENERAL PROJECT NOTES

- ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.
- OWNER TO COORDINATE THE RELOCATION OF EXISTING UTILITY EASEMENT & UTILITY LINE OUT OF BUILDING FOOTPRINT. OWNER TO COORDINATE WITH UTILITY COMPANY AND CONTRACTOR TO ENSURE EASEMENT WORK HAS BEEN COMPLETED PRIOR TO CONSTRUCTION/RELOCATION OF UTILITY LINE.

CONSTRUCTION STAKING SERVICES

CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CONTACT RYAN WLODAR AT 509-526-5650 TO GET STAKING PERMITS TO INCLUDE A BID TO OBTAIN. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BASE PRICE DUE TO RESTAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.

- CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE WASH-OUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASH-OUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM METS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASH-OUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
- TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBANCE ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES THAT EXIST FOR MORE THAN 7 DAYS. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERMANENT VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH TECHNICAL STANDARD 1508 AND 1509 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REPEATED.
- IF SITE DRAINAGE IS REQUIRED TO REMOVE SEDIMENT FROM CONSTRUCTION SITE STORMWATER PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE, FOLLOW PROCEDURES FOUND IN TECHNICAL STANDARD 1501.
- ALL OFF-SITE SEDIMENT REPORTS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEARED UP BY THE END OF EACH WORKING DAY. FILLING SHALL NOT BE ALLOWED.
- ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED AND REPAIRED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCE 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. MAINTENANCE SHALL BE PERFORMED PER WISCONSIN ADMINISTRATIVE CODE (N.C. 118.151) STORMWATER MANAGEMENT TECHNICAL STANDARD REQUIREMENTS.
- EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 AGGREGATE BASE & ASPHALT PAVEMENT

- CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 302 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER SECTION 400 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW.

STANDARD ASPHALT PAVING	HEAVY ASPHALT PAVING
1-1/2" SURFACE COURSE (DL156-255)	2-1/2" SURFACE COURSE (DL156-255)
1-1/2" BINDER COURSE (DL156-255)	1-1/2" BINDER COURSE (DL156-255)
12" OF 1-1/4" CRUSHED AGGREGATE	12" OF 1-1/4" CRUSHED AGGREGATE

- CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 1/2 INCH OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR TO PROVIDE AGGREGATE BASE AND ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW.
- CONTRACTOR TO PROVIDE 4 WIDE YELLOW PAINTED STRIPS FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. YELLOW PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

32 20 00 CONCRETE AND AGGREGATE BASE

- CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.
- ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 302 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL AGGREGATE PROVIDED MUST BE COMPACTED TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
- DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE CONCRETE FLAT WORK SHALL CONFORM TO ACI 308R OR ACI 309R.
- EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:
 - SEPARABLE AGGREGATE BASE SHALL BE PROVIDED WHERE INDICATED ON THE PLANS. CONTRACTOR JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TPOILED JOINTS WHERE INDICATED ON THE PLANS.
 - CONCRETE SHALL BE REINFORCED WITH ONE OF THE FOLLOWING:
 - 4"x4" W/50% SW W/F
 - TWO LAYERS OF 4"x4" W/20% SW W/F
 - #3 REBARS AT 7'-0" O.C.
 - #4 REBARS AT 12'-0" O.C.
 - CONCRETE JOINTING SHALL BE AS FOLLOWS:
 - 15' OUTLET. SAWCUT JOINT SHALL BE 2" DEPTH.
 - TYPICAL HOUR CONTROL JOINT. HOUR CONTROL JOINT SHALL BE PROVIDED WITH 1 1/4" DIAMETER BY 20' LONG SMOOTH DOWEL PLACED AT 12" ON CENTER. ONE HALF OF THE DOWEL SHALL BE GREASED. GREASE SHALL BE SPEED DOWEL TUBES SHALL BE USED.
 - CONCRETE. 6" OF CONCRETE OVER 6" OF 3/4" CRUSHED AGGREGATE. CONCRETE SHALL BE REINFORCED WITH #3 W/50% SW W/F. CONTRACTOR JOINTS SHALL BE SAWCUT 1/2" DEPTH AND BE SPACED A MAXIMUM OF 15' ON CENTER.
- DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C143.
- STRENGTH TO BE MAXIMUM OF 4000 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
- SLUMP SHALL NOT EXCEED 8" FOR EXTERIOR CONCRETE FLAT WORK.
- SLUMP SHALL BE BETWEEN 15" TO 19" FOR NON-SLUMPED CURB AND GUTTER.
- ALL EXTERIOR CONCRETE FLAT WORK SHALL BE PROTECTED FROM ALL OTHER ADJUTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCULUM CEMENT SHALL NOT BE USED.
- MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 3/4" INCHES.
- ALL EXTERIOR MECHANICAL EQUIPMENT CONCRETE SHALL BE SEIZED AND DESIGNED BY THE EQUIPMENT SUPPLIER. CONCRETE SHALL HAVE A LIGHT BROWN FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A NON-SOLUBLE CURING COMPOUND MEETING ASTM C670 SHOULD BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FREE EXPANSION JOINT AND/OR 25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.
- ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 1" WHERE CONCRETE IS EXPOSED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1 1/2" IN ALL OTHER LOCATIONS. ALL REINFORCING BARS SHALL BE LAPPED 40 DIAMETERS FOR 10 BARS, 60 DIAMETERS FOR 17 TO 10 BARS, AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE, OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A185. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB UNLESS INDICATED OTHERWISE.
- CONTRACTOR SHALL ENGAGE A QUALIFIED ROCKEIGHT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301, CAST AND LABORATORY CURVE OF SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAYS POUR OF EACH CONCRETE MIX EXCEEDED 500 YD, BUT NOT LESS THAN 25 YD, PLUS ONE SET FOR EACH ADDITIONAL 500 YD OF CONTRACTOR THEREOF. STRENGTH TESTS SHALL BE PERFORMED ACCORDING TO ASTM C39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAYS POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE STRENGTH APPEARS TO BE AFFECTED BY EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SPREADING AND BULL FINISHING, BUT BEFORE POWER FINISHING AND TROWELLING.

- LIMIT MAXIMUM WATER/CEMENTitious RATIO OF CONCRETE EXPOSED TO FREEZE, THAWING AND DECAH SALTS TO 0.45.
- TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSION STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTER, DATE OF CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH IN STRUCTURE, DESIGN COMPRESSION STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS, AND MATERIALS, COMPRESSION BREAKING STRENGTH, AND TIME OF BREAK FOR BOTH 7 DAY TESTS AND 28 DAY TESTS.
- CONTRACTOR TO PROVIDE 4 WIDE YELLOW PAINTED STRIPS FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. YELLOW PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

32 30 00 LANDSCAPING AND SITE STABILIZATION

- TOPSOIL. CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS. REUSE SURFACE SOIL STOCKPILED ON SITE AND IS PRESENT WITH APPLICABLE OR MANUFACTURED TOPSOIL FROM OFF-SITE. SOILS WITH QUANTITIES ARE SUBJECT TO TEST. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF TRACE AND HAZARDOUS EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BOOKING PROJECT. TOPSOIL SHALL HAVE A MINIMUM OF 5.5 TO 8 CONTAIN A MINIMUM OF 1% REPORT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.
- TOPSOIL INSTALLATION. LOOSEN TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STONES, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATERIAL AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SURFACE IS FROZEN, MUDGY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH UNIFORM SURFACE PLANE WITH LOOSE, UNIFORM FINE TEXTURE. GRADE TO WITHIN 0.5 FEET OF FINISHED GRADE ELEVATION.
- SEEDING LAWS.
 - PERMANENT LAWN AREAS SHALL BE SEED WITH THE FOLLOWING MIXTURE: 85% INDUSTRY BLUEGRASS BLEND (24.6 LB/1000 S.F.), 15% PERENNIAL RYEGRASS (24.6 LB/1000 S.F.), 15% FINE FESCUE (24.6 LB/1000 S.F.), STRAW AND MULCH SHALL BE LAID AT 100 LB/1000 S.F. FERTILIZE AS PER SOL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-10 LB/1000 S.F. SEE EROSION CONTROL SPECIFICATIONS AS REQUIRED. ALL SITE DISTURBED AREAS NOT DESIGNATED FOR OTHER LANDSCAPING AND SITE STABILIZATION METHODS SHALL BE SEED AS PERMANENT LAWN. NO BARE TOPSOIL SHALL BE LEFT ON SITE.
 - ALL PERMANENT AND TEMPORARY STORMWATER CONVEYANCE SHALE BOTTOMS AND SLOPE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SLOPE SLOPES SHALL BE SEED WITH THE FOLLOWING MIXTURE: 40% PERENNIAL RYEGRASS (24.6 LB/1000 S.F.), 40% CREEPING RED FESCUE (24.6 LB/1000 S.F.), AND 15% PERENNIAL RYEGRASS (24.6 LB/1000 S.F.). FERTILIZE AS PER SOL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-10 LB/1000 S.F.
 - ALL TEMPORARY SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE: 100% RYEGRASS AT 15 LB/1000 S.F., STRAW AND MULCH SHALL BE LAID AT 100 LB/1000 S.F. FERTILIZE AS PER SOL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-10 LB/1000 S.F. SEE EROSION CONTROL SPECIFICATIONS AS REQUIRED.
- SEEDING LAWN MAINTENANCE. CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, UNIFORM COVER OF GRASS SHOULD BE ESTABLISHED FREE OF WEEDS AND SURFACE IRREGULARITIES. LAWN COVERAGE SHOULD EXCEED 90% AND GRASS SPOTS SHOULD NOT EXCEED 5". CONTRACTOR SHOULD RESEED UNDESIRABLE AREAS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWS ARE SATISFACTORY.
- EROSION CONTROL.
 - CONTRACTOR TO PROVIDE EROSION CONTROL, MATTING (NORTH AMERICAN GREEN ST150) OR EQUIVALENT OF ALL SLOPES THAT ARE 4:1 AND GREATER OUTSIDE OF STORMWATER CONVEYANCE SHALES AND STORMWATER MANAGEMENT BASINS.
 - CONTRACTOR TO PROVIDE EROSION MATTING (NORTH AMERICAN GREEN ST150) OR EQUIVALENT ON ALL SHALE BOTTOMS AND SLOPE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SLOPE SLOPES AS REQUIRED.
 - TREES AND SHRUBS. PLANT TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY PLANTERS AND/OR ROOT BALLS. PROVIDE MULCH AND HEALTHY LOOKING STOCK. STOCK SHOULD ALSO BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SWAIN, SCAND, RUBBERS, ABRASES, AND DISFIGUREMENT. SEE THE LANDSCAPE PLAN FOR SPECIFIC SPECIES, TYPE, SIZE, AND LOCATION.
 - TREE AND SHRUB INSTALLATION. LOCATE CROWN LINES WITH SEEDS OR PLANTS. TRIM BASE LEAVING A CENTER AREA SUFFICIENT TO PROTECT ROOT BALL. EXCAVATE 1" APPROXIMATELY THREE TIMES THE TRUNK AS THE ROOT BALL DIAMETER. SET TREES AND SHRUBS PLUMB AND IN CENTER OF PIT WITH TOP OF BALL 1" ABOVE ADJACENT FINISHED GRADES. PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS AND TAMP TO SETTLE MIX. WATER ALL PLANTS THOROUGHLY.
 - TREE AND SHRUB MAINTENANCE GUARANTEE. CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. MAINTENANCE TO INCLUDE REGULAR WATERING AS REQUIRED FOR SUCCESSFUL PLANTING. PLANT VARIABILITY OF ALL TREES, SHRUBS, AND PERENNIALS. LAWN MAINTENANCE. PROVIDE 3" MINIMUM THICK BLANKET OF 0.75" MINIMUM TO 1.5" MINIMUM CRUSHED DECORATIVE STONE AT ALL PLANTING AREAS INDICATED ON THE LANDSCAPE PLAN. INSTALL OVER A NON-WOVEN WEED BARRIER FABRIC. COLOR BY OWNER.
 - PLASTIC EDGING. INSTALL VALLEY VIEW INDUSTRIES BLACK (NANO) LAWN EDGING TO SEPARATE ALL PLANTING BEDS FROM LAWN AREAS. EDGING TO BE 5" TALL WITH METAL STAKES INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

DIVISION 33 UTILITIES

33 10 00 SITE UTILITIES

- CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATION, SIZES, AND DEPTHS AT POINT OF PROPOSED CONSTRUCTION AND VERIFY PROPOSED UTILITY ROUTES ARE CLEAR PER CODES OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- ALL PROPOSED SANITARY PIPE SHALL BE 36" PVC.
- CLEANOUTS SHALL BE PROVIDED FOR THE SANITARY SERVICE AT LOCATIONS INDICATED ON THE UTILITY PLAN. THE CLEANOUT SHALL CONSIST OF A COMBINATION WYE FITTING IN LINE WITH THE SANITARY SERVICE WITH THE CLEANOUT LEG OF THE COMBINATION WYE FACED AND STRAIGHT UP. THE CLEANOUT SHALL CONSIST OF A 14" OR 12" VERTICAL PVC PIPE WITH A WATER TIGHT REMOVABLE CLEANOUT PLUG. A 18" PVC FROST SLEEVE SHALL BE PROVIDED. THE BOTTOM OF THE FROST SLEEVE SHALL TERMINATE 12" ABOVE THE TOP OF THE SANITARY LATERAL OR AT LEAST 6" BELOW THE PREDICTED FROST DEPTH, WHICHEVER IS SHALLOWER. THE CLEANOUT SHALL EXTEND JUST ABOVE THE SURFACE GRADE. LAWN OR LANDSCAPE AREAS WITH THE 14" OR 12" VERTICAL CLEANOUT SHALL BE PROTECTED FROM ALL OTHER ADJUTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCULUM CEMENT SHALL NOT BE USED.
- MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 3/4" INCHES.
- ALL EXTERIOR MECHANICAL EQUIPMENT CONCRETE SHALL BE SEIZED AND DESIGNED BY THE EQUIPMENT SUPPLIER. CONCRETE SHALL HAVE A LIGHT BROWN FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A NON-SOLUBLE CURING COMPOUND MEETING ASTM C670 SHOULD BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FREE EXPANSION JOINT AND/OR 25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.
- ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 1" WHERE CONCRETE IS EXPOSED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1 1/2" IN ALL OTHER LOCATIONS. ALL REINFORCING BARS SHALL BE LAPPED 40 DIAMETERS FOR 10 BARS, 60 DIAMETERS FOR 17 TO 10 BARS, AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE, OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A185. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB UNLESS INDICATED OTHERWISE.
- CONTRACTOR SHALL ENGAGE A QUALIFIED ROCKEIGHT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301, CAST AND LABORATORY CURVE OF SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAYS POUR OF EACH CONCRETE MIX EXCEEDED 500 YD, BUT NOT LESS THAN 25 YD, PLUS ONE SET FOR EACH ADDITIONAL 500 YD OF CONTRACTOR THEREOF. STRENGTH TESTS SHALL BE PERFORMED ACCORDING TO ASTM C39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAYS POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE STRENGTH APPEARS TO BE AFFECTED BY EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SPREADING AND BULL FINISHING, BUT BEFORE POWER FINISHING AND TROWELLING.

EXCEL
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100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 832-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1642140

PROPOSED BUILDING ADDITION FOR: ODYSSEY HOTELS - FAIRFIELD INN N PORT WASHINGTON ROAD • GLENDALE, WI

PROFESSIONAL SEAL

PRELIMINARY DATES

MAR 9, 2017

SHEET INFORMATION

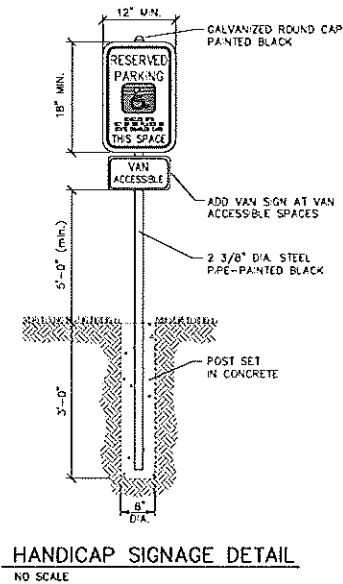
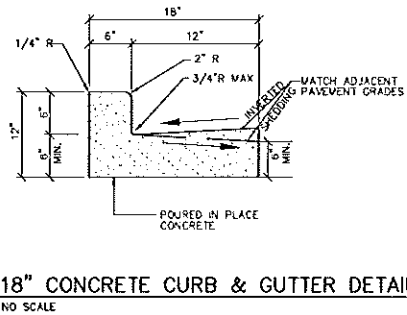
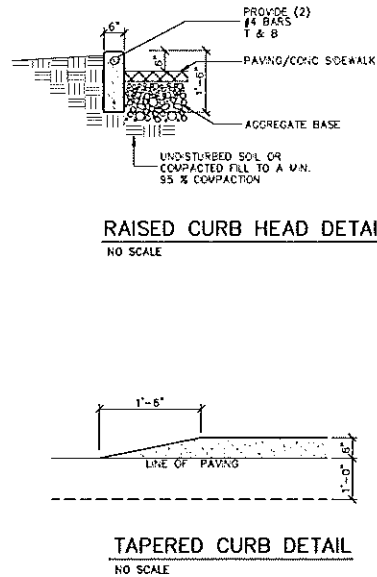
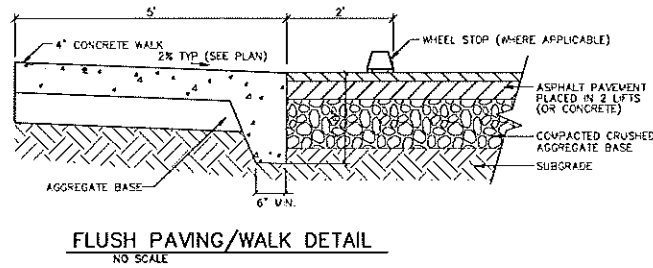
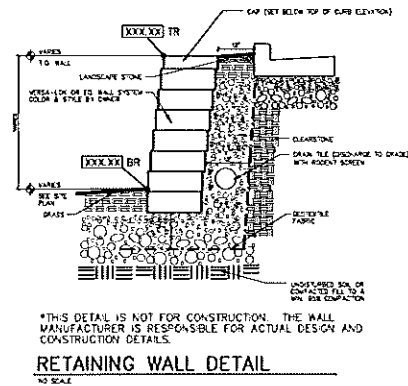
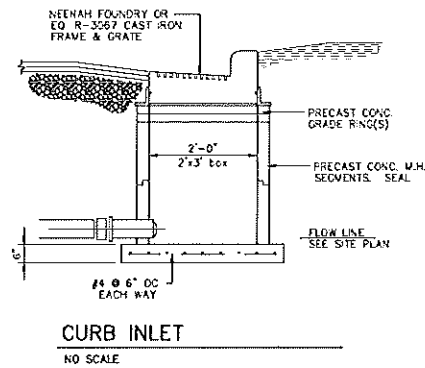
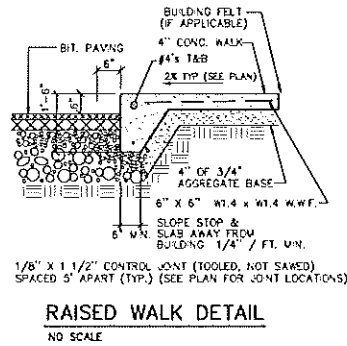
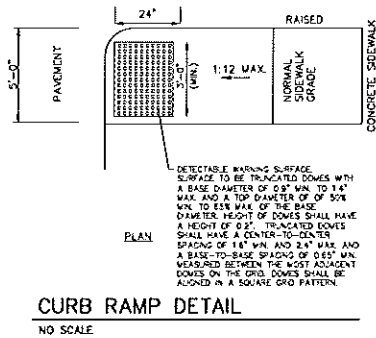
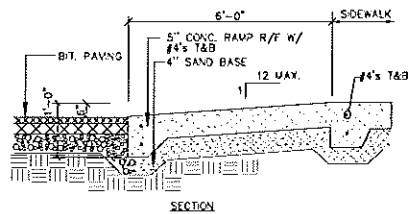
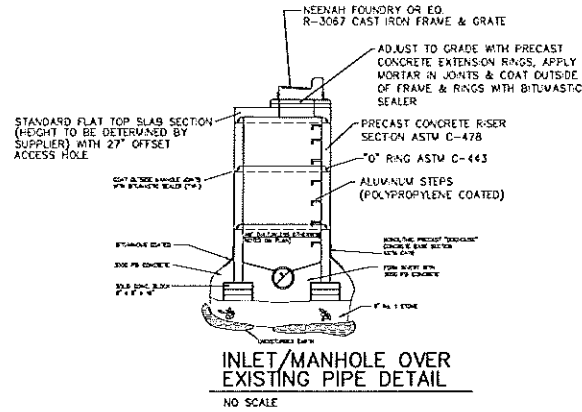
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SHEET NUMBER

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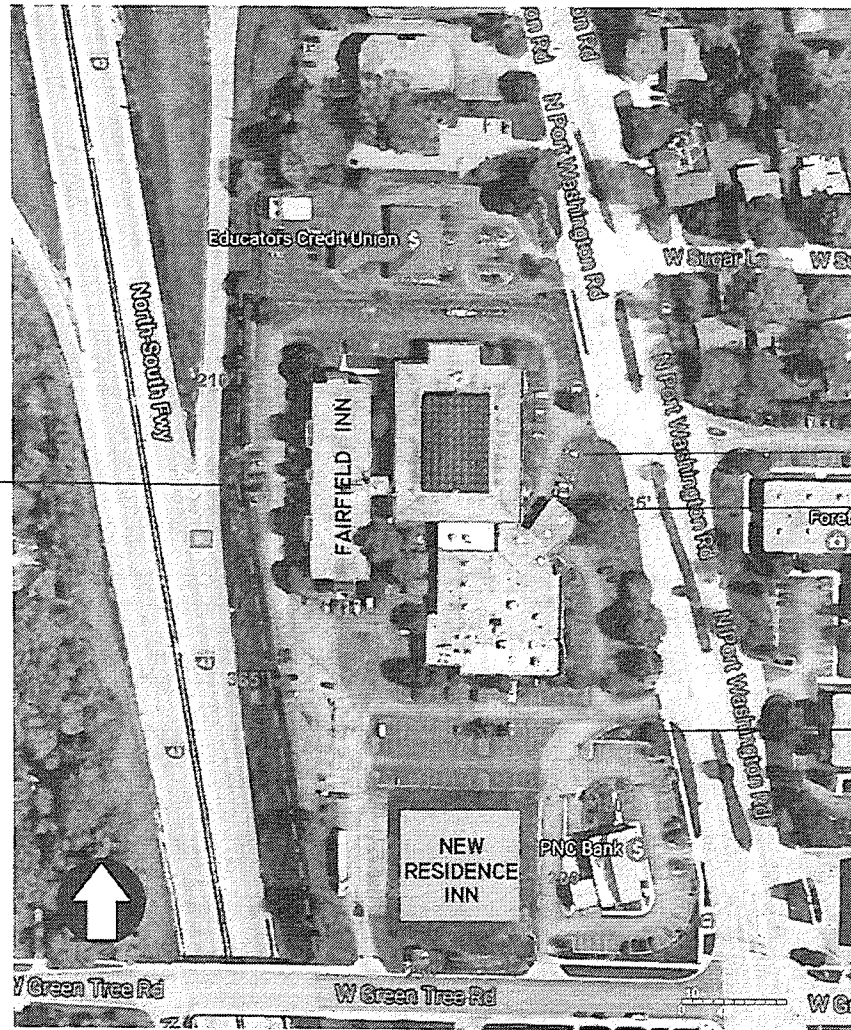
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NOT FOR CONSTRUCTION



PROPOSED BUILDING ADDITION FOR:
ODYSSEY HOTELS - FAIRFIELD INN
N PORT WASHINGTON ROAD • GLENDALE, WI

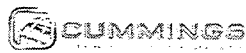
EXISTING PYLON
REMOVED



24" x 37" FACE REPLACEMENT

64" x 136" FACE REPLACEMENT

PROPOSED MONUMENT
40SF



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REV.	DATE	BY
Rev. #1	12-05-15	AAA J
Rev. #2	01-17-17	AAA J
Rev. #3	02-06-17	AAA J

REV.	DATE	BY
Rev. #4	02-21-17	AAA J
Rev. #5		
Rev. #6		

RESIDENCE INN
FAIRFIELD INN
N Port Washington Rd
Glendale, Wisconsin

DRAWING NO:
D-ORDER# 086390.04

ARTIST: AAAJ DATE: 11-10-16
SHEET 5P OF 7

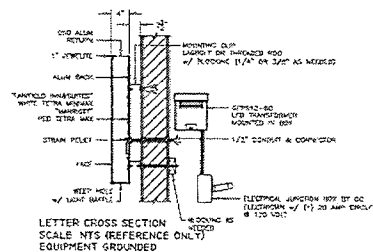
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FACE #2447 WHITE IMPACT ACRYLIC W/SM
BLACK DUAL COLOR (PERFECT SURFACE)
RETURN PAINT BLACK
INTERIOR PAINT W/LEP
JEWELITE PAINT BLACK
LED GELCORE, GEMM71-1 WHITE TETRA MINIMAX

FACE #2447 WHITE IMPACT ACRYLIC W/SM
BLACK DUAL COLOR (PERFECT SURFACE)
RETURN PAINT BLACK
INTERIOR PAINT W/LEP
JEWELITE PAINT BLACK
LED GELCORE, GEMM71-1 WHITE TETRA MINIMAX

PAINT MOUNTING CLIP TO MATCH BUILDING



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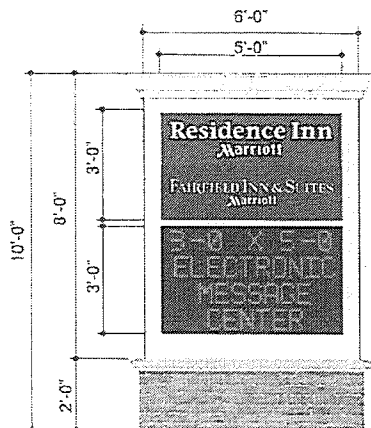
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Rev. #2	01-17-17	AAA
Rev. #3	02-06-17	AAA

REV.	DATE	BY
Rev. #4	02-21-17	AAA
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RESIDENCE INN
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N Port Washington Rd
Glendale, Wisconsin

DRAWING NO:
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SHEET 1 OF 7



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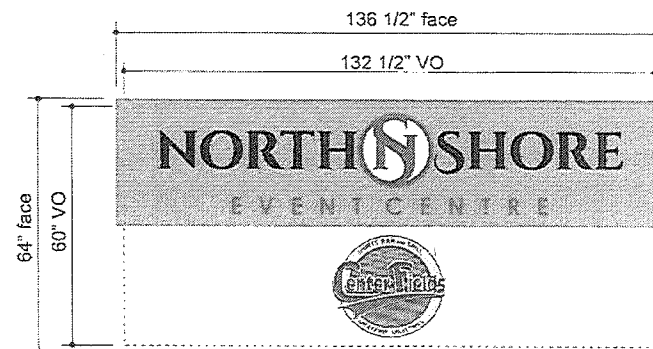
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Rev. #2	01-17-17	AAAJ	Rev. #5		
Rev. #3	02-08-17	AAAJ	Rev. #6		

RESIDENCE INN
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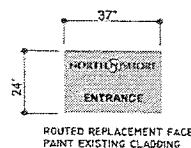
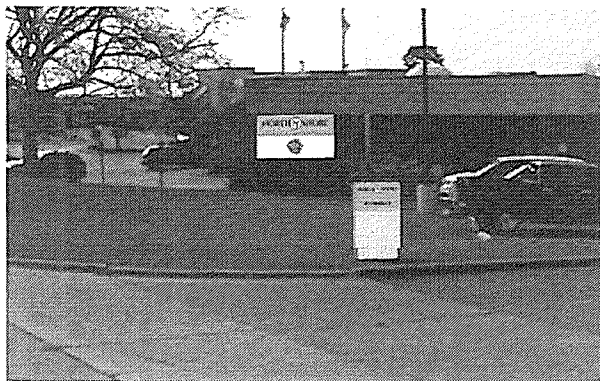
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D-ORDER# 086350.04

ARTIST: AAAJ DATE: 11-10-16
SHEET: 6 OF 7



Replacement Face for existing Monument
2" retainers

PAINT EXISTING CABINET, RETAINERS AND CLADDING
EXTERIOR FINISH - PAINTED MATTHEWS 41342SP BRUSHED ALUMINUM, SATIN FINISH



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Rev. #5		
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RESIDENCE INN
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SHEET 3 OF 7



EXISTING



PROPOSED



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Rev. #2	01-17-17	AAAJ
Rev. #3	02-06-17	AAAJ

	DATE	BY
Rev. #4	02-21-17	AAAJ
Rev. #5		
Rev. #6		

RESIDENCE INN
FAIRFIELD INN
N Port Washington Rd
Glendale, Wisconsin

DRAWING NO:
D-ORDER# 056360.04

ARTIST: AAAJ DATE 11-10-16
SHEET 7 OF 7

Glendale Police Department

Memo

To: Todd Stuebe
From: T. Czarnyszka
Date: March 28, 2017
Re: Chubby's Cheesesteaks

Per your request, I have review the police department records for any calls or concerns that may have arisen due to the closing hours variance granted to Chubby's Cheesesteaks. As a result of that review, I can report that there were no calls related to that establishment since they opened.