

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

AGENDA -- PLAN COMMISSION

Tuesday, May 02, 2017
6:00 P.M.

1. Roll Call and Pledge of Allegiance.
2. Adoption of Minutes of Meeting Held April 3, 2017.
3. a. Plan Commission Use and Occupancy Review, ACCI-DENT Dents, Bumpers, Touch-Ups, 6043 and 6045 North Flint Road (former James Hoffman Homes tenant space).
Review and approve paintless body service and bumper repair service (not a full service auto body repair paint shop) use and occupancy.
Nick Sanfilippo, ACCI-DENT
- b. Specific Implementation Plan (SIP), Caddis Heartis Senior Assisted Living and Memory Care Community Based Residential Facility (CBRF), 100 West River Woods Parkway (Estabrook Corporate Center, Former CDA Owned Land, Present Owner Securant Bank). Review and approve Specific Implementation Plan (SIP) for 71 resident room senior assisted living and 34 resident room memory care CBRF.
Eric Reiter, Caddis Heartis (Pathway Senior Living)
James Leedom, Sigma
- c. Specific Implementation Plan (SIP), Bender Townhomes, 1633 West Bender Road (Former Dove Health Care). Review and approve complete Specific Implementation Plan (SIP) for 57-units of multi-family residential and David Hobbs Honda New Automobile Storage.
Michael Klein, Klein Development
Jason Korb, KA Inc. Architecture
Ted Matkom, Property Owner

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.-

CITY OF GLENDALE -- PLAN COMMISSION

Monday, April 3, 2017

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

Mayor Kennedy called the meeting to order at 6:00 p.m.

Roll Call: Present: Mayor Bryan Kennedy, Commissioners JoAnn Shaw, Karn Cronwell, Fred Cohn, Gary Lippow, Josh Wadzinski, and Tomika Vukovic. Absent: None.

Other Officials Present: Shawn Lanser, Deputy City Administrator/Finance Director and Todd M. Stuebe, Director of Community Development.

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised on Thursday, March 30, 2017, of the date of this meeting, the agenda was posted on the official bulletin board in City Hall, copies of the agenda were made available to the general public in the Municipal Building and the Police Department, and those persons who have 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 THE MINUTES.

Motion was made by Comm. Vukovic, seconded by Comm. Lippow, to approve the minutes of the meeting held on Tuesday, March 7, 2017. Comm. Cohn suggested corrections to the Meeting Minutes to reflect the fact that Comm. Cole was present for Comm. Cohn, and a likely cut and paste error within the document. Roll Call: Ayes: Mayor Kennedy, Commissioners Shaw, Cronwell, Cohn, Lippow, Wadzinski, and Vukovic. Noes: None. Abstain: None. Motion carried unanimously.

MATTERS FOR CONSIDERATION.

- I. 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.

Mr. Stuebe stated that the Plan Commission Report was distributed to the Plan Commissioners and Applicant and is incorporated herein as follows:

Plan Commission Report:

CITY OF GLENDALE -- PLAN COMMISSION

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.

Community Development Director Stuebe stated that 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; and 6) Compliance with State of Wisconsin ADA parking requirements.

Kayhan Zia Sheikholeslami introduced himself as representing Ogden Fine Dry Cleaning (Uniprice). Mr. Sheikholeslami introduced the dry cleaning establishment and services available and noted that the dry cleaning was completed in two other communities at its dry cleaning factory facilities.

Motion by Comm. Cohn, seconded by Comm. Cronwell, 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, per the six requirements. Roll Call: Ayes: Mayor Kennedy, Commissioners Shaw, Cronwell, Cohn, Lippow, Wadzinski, and Vukovic. Noes: None. Abstain: None. Motion carried unanimously.

II. 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.

Mr. Stuebe stated that the Plan Commission Report was distributed to the Plan Commissioners and Applicant and is incorporated herein as follows:

Plan Commission Report:

CITY OF GLENDALE -- PLAN COMMISSION

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 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.

Community Development Director Stuebe stated that 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; 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)

CITY OF GLENDALE -- PLAN COMMISSION

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.

Sean Sullivan introduced himself as being the architect with Design-2-Construct and walked the Plan Commission through the proposed project plan.

Dr. Paul M. Sandvick was seated in the audience.

Comm. Cronwell asked how many ADA parking stalls were provided and advocated to consider how many persons might require an ADA space.

Motion by Comm. Cronwell, seconded by Comm. Cohn, 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 nine requirements. Roll Call: Ayes: Mayor Kennedy, Commissioners Shaw, Cronwell, Cohn, Lippow, Wadzinski, and Vukovic. Noes: None. Abstain: None. Motion carried unanimously.

III. 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).

Mr. Stuebe stated that the Plan Commission Report was distributed to the Plan Commissioners and Applicant and is incorporated herein as follows:

Plan Commission Report:

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.

Director of Community Development Stuebe stated that the necessary action of the Plan Commission is to recommend to the Common Council the approval of the Certified Survey Map with requirement of payment of the \$175 administrative fee, making the required

CITY OF GLENDALE -- PLAN COMMISSION

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.

Mayor Kennedy asked Director of Community Stuebe to describe for the Plan Commission the northeast notch being referenced.

Director of Community Development Stuebe shared that in the past an alley must have been contemplated running north and south along the municipal boundary with the Village of Whitefish Bay, that the alley never was and never will be constructed, and that in order to provide for the maintenance of the land it is probably best to fully incorporate into the proposed parcel without limitation should the Common Council agree.

Motion by Comm. Vukovic, seconded by Comm. Cronwell, that the Plan Commission recommend to the Common Council to approve the Certified Survey Map subject to payment of the \$175.00 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 east part of the development site), and payment of City Engineer CSM technical review fees, and any other required fees. Roll Call: Ayes: Mayor Kennedy, Commissioners Shaw, Cronwell, Cohn, Lippow, Wadzinski, and Vukovic. Noes: None. Abstain: None. Motion carried unanimously.

- IV. 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.

Mr. Stuebe stated that the Plan Commission Report was distributed to the Plan Commissioners and Applicant and is incorporated herein as follows:

Plan Commission Report:

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).

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

CITY OF GLENDALE -- PLAN COMMISSION

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.

Director of Community Development Stuebe stated that the necessary action of the Plan Commission is to approve the Specific Implementation Plan as submitted consistent with the approved General Development Plan.

Rachit Dhingra and his team shared the Specific Implementation Plan with the Plan Commission, stating that there are not any changes from the project as was previously presented to and approved of by the Plan Commission and Common Council.

Motion by Comm. Cohn, seconded by Comm. Cronwell, that the Plan Commission approve the Specific Implementation Plan as submitted consistent with the approved General Development Plan. Roll Call: Ayes: Mayor Kennedy, Commissioners Shaw, Cronwell, Cohn, Lippow, Wadzinski, and Vukovic. Noes: None. Abstain: None. Motion carried unanimously.

- V. 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.

Mr. Stuebe stated that the Plan Commission Report was distributed to the Plan Commissioners and Applicant and is incorporated herein as follows:

Plan Commission Report:

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:

CITY OF GLENDALE -- PLAN COMMISSION

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.

Community Development Director Stuebe stated that Staff recommends that PSP status be approved per the exhibits and previous Plan Commission approval of the Residence Inn by Marriott signage.

Mr. Rachit Dhingra and his team were present to answer any inquiries about the proposed Planned Sign Program.

Motion by Comm. Cronwell, seconded by Comm. Lippow, that the Plan Commission grant approval of the PSP per the exhibits and previous Plan Commission approval of the Residence Inn by Marriott signage. Roll Call: Ayes: Mayor Kennedy, Commissioners Shaw, Cronwell, Cohn, Lippow, Wadzinski, and Vukovic. Noes: None. Abstain: None. Motion carried unanimously.

VI. 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.

Mr. Stuebe stated that the Plan Commission Report was distributed to the Plan Commissioners and Applicant and is incorporated herein as follows:

Plan Commission Report:

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.

CITY OF GLENDALE -- PLAN COMMISSION

Director of Community Development Todd Stuebe shared with the Plan Commission that the Glendale Police Department has reported in its Memorandum that they have not had any response calls related to Chubby's Cheesesteaks other than several false alarms related to the function of the installed burglar alarm system, and there were not any actual incidents.

Murad Hamdan introduced himself as project owner, informed the Plan Commission as to how they have been doing and how they have been handling the requirements for the delivery-only service late night closing hours.

There was not any formal action by the Plan Commission.

Mr. Hamdan was thanked for being present for the review of Chubby's Cheesesteaks late-night hours.

ADJOURNMENT.

Motion by Comm. Cohn, seconded by Comm. Cronwell, to adjourn the Plan Commission until 6:00 p.m., Tuesday, May 2, 2017. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Shaw, Cronwell, Cohn, Lippow, Wadzinski, and Vukovic. Noes: None. Motion carried unanimously.

Todd M. Stuebe, Director of Community Development

Recorded: April 6, 2017
April 26, 2017

NOTE:

Meeting is 6:00 PM Tuesday

City of Glendale Plan Commission

6:00 P.M., Tuesday, May 02, 2017

- Plan Commission Report -

Glendale

RICH PAST.
BRIGHT FUTURE.



Staff Report to the Plan Commission
Meeting of Tuesday, May 02, 2017

- 3a. **Plan Commission Use and Occupancy Review, ACCI-DENT Dents, Bumpers, Touch-Ups, 6043 and 6045 North Flint Road (former James Hoffman Homes tenant space).** Review and approve paintless body service and bumper repair service (not a full service auto body repair paint shop) use and occupancy.

Nick Sanfilippo seeks Plan Commission review and approval for ACCI-DENT Dents, Bumpers, Touch-Ups, to use and occupy the tenant space located within the multi-tenant facility located at 6043 North Flint Road, as a paintless body service and bumper repair service business use. ACCI-DENT is presently located at 2201 West Bender Road, as such, this is an existing tenant located in the City of Glendale relocating. There will not be a paint booth on the premises. The subject site is zoned M-1 Warehouse, Light Manufacturing, Office, and Service District, which as an existing allows for the proposed use with Plan Commission review and approval.

ACCI-DENT anticipates three to five employees in the facility, and presently has a total of three. Hours of operation are Monday through Friday from 9:00 a.m. to 5:00 p.m.

Parking is not expected to be a problem for the proposed use. Applicant does not store vehicles at the property and does not routinely keep customer vehicles overnight.

Staff Recommendation: **Staff recommends that the Plan Commission grant use and occupancy approval for Nick Sanfilippo to operate ACCI-DENT, a paintless body service and bumper service repair service use and occupancy, in the tenant space located at 6043 North Flint Road, with the following requirements:**

- 1) Signage requires a Sign Permit per the Glendale Sign Code;
- 2) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities;
- 3) Dumpster enclosure in compliance with 13.1.144 of the Zoning Code;
- 4) City of Glendale building and fire codes per the Building Inspector and the North Shore Fire Department;
- 5) Compliance with State of Wisconsin ADA parking requirements.

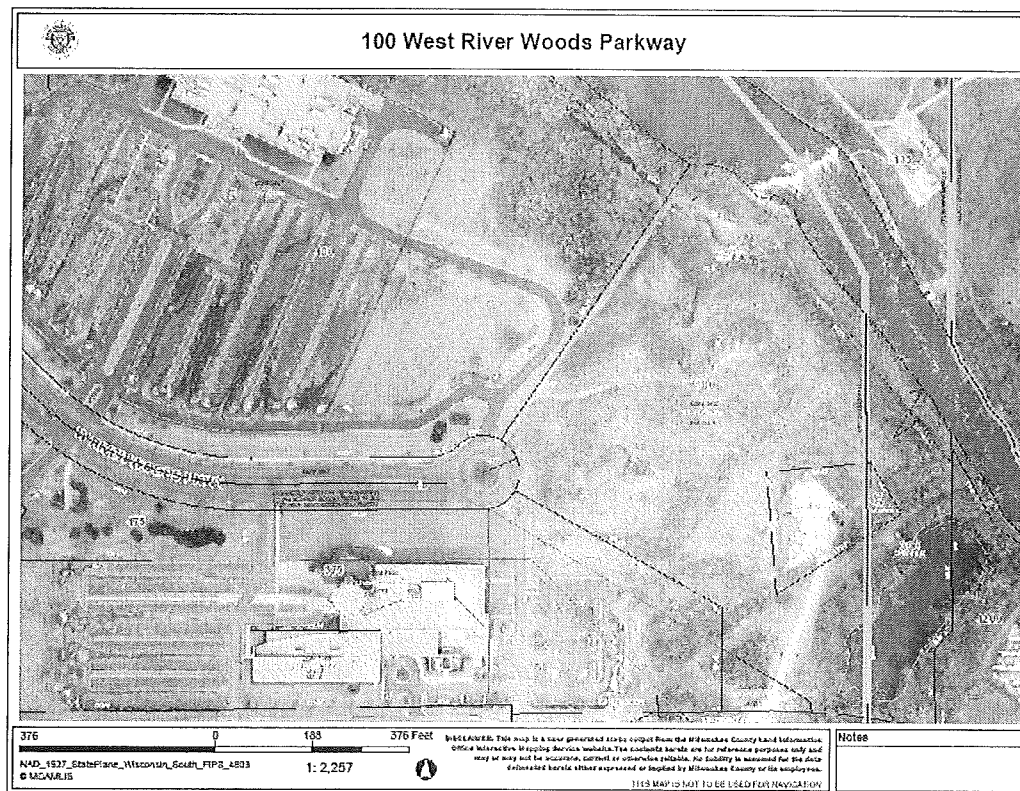
- 3b. **Specific Implementation Plan (SIP), Caddis Heartis Senior Assisted Living and Memory Care Community Based Residential Facility (CBRF), 100 West River Woods Parkway (Estabrook Corporate Center, Former CDA Owned Land, Present Owner Securant Bank).** Review and approve Specific Implementation Plan (SIP) for 71 resident room senior assisted living and 34 resident room memory care CBRF.

Caddis Acquisition Partners, LLC, proposes to construct a senior assisted living and memory care Community Based Residential Facility (CBRF), Heartis Village Glendale,

Staff Report to the Plan Commission
Meeting of Tuesday, May 02, 2017

at 100 West River Woods Parkway. The site is zoned PD-Planned Unit Development District and Plan Commission review and approval is required. At the time of creation of the Estabrook Corporate Park, Covenants and Restrictions were established to control the permitted uses and qualitative requirements for development and ongoing maintenance within the Estabrook Corporate Park. The proposed use and project plans have been submitted to and reviewed by the Estabrook Corporate Park Owner's Association and with the non-objection of the Estabrook Corporate Park Owners Association, the proposed use and project plan are deemed to be approved by the Association.

Caddis will oversee the development and construction of the facility, the senior assisted living and memory care facility will be operated by third party entity Pathway Senior Living as a Heartis Village Glendale facility.



Proposed Use

The project includes two principle use components, senior assisted living and memory care. The larger two story element has 71 resident rooms, and the memory care element has 34 resident rooms. Supporting facilities and amenities include the dining rooms where resident eat food prepared in the facility kitchen, and other common areas are provided for activities and lounging.

Staff Report to the Plan Commission
Meeting of Tuesday, May 02, 2017

Site Plan, Architecture, and Landscape Treatment

The property, comprised of about 12 acres of land, is located at the east end of West River Woods Parkway with frontage along the Milwaukee River. West River Woods Parkway intersects with North Port Washington Road, an arterial street, and there is a signalized intersection where North Port Washington Road intersects with West River Woods Parkway. The street system was designed to serve large projects. Neighbor properties include Columbia St. Mary's River Woods Urgent Care Center and Ascension Health (formerly Wheaton Franciscan Healthcare). The Milwaukee River flows north to south along the east boundary of the property, with Estabrook Park to the east and north across the river.

The proposed prairie style building has a footprint of about 96,000 square feet (refer to project plans in the review documents), Exterior building materials include brick veneer, horizontal band lap siding, siding panel with horizontal accents, with an asphalt shingle roof.

Even though the proposed facility has a large footprint the size of the property allows ample space for parking along two sides of the building and varied landscapes that will beautify the site overlooking the Milwaukee River. Courtyards Within the building perimeter provide safe environments for residents to enjoy and a pathway east of the building offers space for residents and families to commune with nature.

Staff Recommendation: **Staff recommends that the Plan Commission grant approval of the architectural, site, landscaping, lighting, and signage plans, as well as the proposed use and occupancy, for Caddis Acquisition partners, LLC, to construct the proposed project at 100 West River Woods Parkway, consistent with the approved project plans, with the following requirements:**

- 1) Obtain all necessary City of Glendale and other agency permits to connect to the sanitary sewer, watermain, storm sewer and public street systems;
- 2) Responsible for all costs associated with permitting and constructing the necessary connections to City facilities;
- 3) Sign Permit per the Glendale Sign Code;
- 4) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities;
- 5) Dumpster enclosure in compliance with 13.1.144 of the Zoning Code;
- 6) City of Glendale building and fire codes per the Building Inspector and the North Shore Fire Department;
- 7) Compliance with State of Wisconsin ADA parking requirements.

- 3c. **Specific Implementation Plan (SIP), Bender Townhomes, 1633 West Bender Road (Former Dove Health Care).** Review and approve complete Specific Implementation Plan (SIP) for 57-units of multi-family residential and David Hobbs Honda New Automobile Storage.

Michael Klein and his team will formally present the Specific Implementation Plan (SIP) as submitted to the Plan Commission for review and approval. The SIP is the precise plan for the proposed Planned Development District project.

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 will be reviewed and approved by the Common Council.

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.



Plan of Operation Outline

1. Name of Business, Address- ACCI-DENT INC. 6043 & 6045 N Flint rd. Glendale, WI 53209
2. Name of Owner, Address- Nick Sanfilippo. 2201 W Bender Rd STE #9. Glendale, WI 53209
3. Legal Description of property- Multi-tenant industrial building
4. Tax key- 160-9026-001
5. Zoning of property- M-1 Industrial
6. Dimensions of building- See provided ground floor plan provided
7. Specific uses of the entire property and buildings- Bumper blending & light duty dent removal
8. Minimum and maximum number of employees- 3 to 5
9. Days of operation- Monday thru Friday
10. Hours of operation- 9 to 5
11. Signage- Wall mounted 4 by 6 feet
12. What conditions has the state or county imposed upon your use of the property- None
13. Security fencing- Provided by landlord
14. Do you feel there will be any problem such as noise, odors, glare, potential fire hazards, or smoke- No
15. Food services- No
16. What provisions are you making for fire protection and human safety- Fire extinguishers and first aid kits
17. Timetable for completion- July 1st
18. Proposed on-site security measures- video surveillance and a monitored alarm system
19. Anticipated maximum number of facility users and viewers at one time- 5 to 10
20. Business plan- continuing service to local dealerships and retail clients

Nick Sanfilippo

N. Sanfilippo

4/5/17



COMMUNITY AGING DEVELOPMENT AND DESIGN INSTITUTE
1000 N. MILWAUKEE RIVER PARKWAY
SUITE 200
GLENDALE, WISCONSIN 53209-3815
caddispartners.com

April 11, 2017

City of Glendale
Community Development Department
5909 North Milwaukee River Parkway
Glendale, Wisconsin 53209-3815

To Whom It May Concern:

Attached please find our application for plan commission review for the proposed Heartis Village Glendale project, which will be a licensed CBRF senior living facility offering 71 assisted living units and 34 units of memory care services. We will offer residents assistance in these areas and plan to offer amenities such as full service dining, an extensive wellness suite, as well as several activities areas such as a library and media room.

We will follow up with a more detailed plan of operation but we plan for this facility to be approximately 95,000 square feet facility that will be staffed 24 hours a day to meet the needs of our residence. This facility will not generate any nuisances to the surrounding area and anticipate limited traffic outside of the employees of the facility. Security will be provided by an access control and onsite cameras as well as staff. At this time, we anticipate being open in late 2018 on early 2019 depending on timing of approvals.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Reiter". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Eric Reiter
Senior Manager, Development

Rec'd 4/11/2017



Caddis Acquisition Partners, LLC
Suite 1400
Dallas, Texas 75206
(214) 904-5850
caddispartners.com

April 18, 2017

Todd Stuebe
City of Glendale
Community Development Department
5909 North Milwaukee River Parkway
Glendale, Wisconsin 53209-3815

RE: Plan of Operation Outline

Mr. Stuebe:

As discussed in our April 11th cover letter for our application for plan commission review, this letter includes a more detailed outline of our plan of operations for the proposed Heartis Village Glendale facility. Caddis Acquisition Partners, LLC ("Caddis") is the applicant and is located at 5910 N. Central Expressway, Suite 1400, Dallas, TX 75206.

Land

This facility is planned to be located at 100 W. River Woods Parkway, and Caddis has this land under contract. The current owner of the land is Securant Bank & Trust, 306 East Washington Street, PO Box 366, Slinger, WI 53086.

The legal description for this parcel is as follows:

Parcel 1 of Certified Survey Map No. 6455, recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin, on December 23, 1997, in Reel 4208, Image 1531, as Document No. 7465833, being a part of Lot 3 of Certified Survey Map No. 5427, being a part of the Southeast 1/4 of the Northeast 1/4 and a part of the Northeast 1/4 of the Southeast 1/4 of Section 5, Town 7 North, Range 22 East, in the City of Glendale and City of Milwaukee, County of Milwaukee, State of Wisconsin.

The property's tax key numbers include No: 234-8015-004 (City of Glendale) and No: 234-0061-100-9 (City of Milwaukee). Zoning of the Property is Planned Unit Development (PUD). The Lot's depth is approximately 588 feet, width is approximately 458 feet, and total land area is 11.99 acres.

Planned Improvements

The proposed facility will be a licensed CBRF senior living facility totaling 96,770 square feet and offering 71 assisted living resident rooms and 34 memory care resident rooms. In addition to individual resident rooms, the building will include common areas for activities, dining,



5410 N. Central Expressway
Suite 1600
Dallas, Texas 75205
214 916.5750
caddispartners.com

lounging, and administration offices. There will be a large commercial kitchen and a dining room to accommodate our residents and their guests. The site allows for extensive landscaping, outdoor gardening areas and potentially a putting green. We also intend to create a safe walkway down to the riverfront to be enjoyed by residents, their family members, and any guests invited to the property. These amenities will not be open to the public.

The first floor of the building will be approximately 401 feet east to west, and 260 feet north to south. The second floor will be approximately 227 feet east to west, and 260 feet north to south.

We anticipate construction commencing in Q3 2017, with an anticipated grand opening in Q1 2018, depending on required approvals. The State of Wisconsin has not yet approved the facility's building plans.

Planned Operations

The planned facility will operate 24 hours a day and 7 days a week to accommodate the needs of our residents. There will be a minimum of 4 staff which will work at the facility after it has received its certificate of occupancy from the City of Glendale but before receiving licensure from the state of Wisconsin to accept residents. This minimum staffing level will ready the community and hire remaining team members. Staffing levels will ramp up as residents move in to accommodate their needs. Total staffing numbers will vary based on part time and full time shifts. We expect an average of 35 FTEs once the facility is fully operational.

There will be a lighted monument sign at the entrance to our parking lot. There will be parking signs designating handicapped, staff, and visitor parking. We also anticipate having outdoor signage no higher than 2-4 feet designating walkways to the river and garden areas and other outdoor features. In addition, there will be outdoor signage designating the main entrance and Memory Care entrance typically comprised of composite, wood and metal and vinyl. All signs will have lighting at night but will be low level and should not interfere with street lights or disturb neighbors. There will be interior wall signs designating room numbers, staff offices, amenities and designated storage, janitorial and laundry areas.

We do not expect security fencing around the perimeter of the community, but we do plan to monitor the community with security cameras and will have an access control system to regulate entry into the community. The facility will be staffed and monitored by employees 24 hours a day.

Since the resident population will be seniors, the town can expect very little noise, odors, glare, fire hazards, or smoke. There will occasionally be outdoor events on the location but with the distance to neighbors and the main road, noise should be minimal. The town should expect



World Capital Corporation
10121 North
Circuit, Suite 200
Chicago, IL 60631
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emergency vehicle traffic to our site on an occasional basis. The community will have its own bus to provide residents transportation to local doctors' appointments, shopping and events.

Through our on-site culinary team, we will provide 3 nutritious meals per day including snacks and refreshments as needed/requested by residents. We will also provide guest meals when family and friends visit.

There will be an extensive fire monitoring and suppression system in the community as required per code of an institutional occupancy type of this kind. In addition, our community will offer an extensive nurse call system with pull cords and pendant notification options for our residents and guests. In addition, the community will have a secured door and entry system requiring key fobs. An extensive emergency evacuation plan will be put in place for a variety of conditions.

Operations will comply with all assisted living and memory care rules regulations as directed by the state of Wisconsin's CBRF licensure requirements. Detailed policies and procedures will be developed by our third-party manager, Pathway Senior Living.

We anticipate approximately 97 residents at stabilization but this will vary based on the proportion of 2nd persons (spouses) at the facility and the vacancy rates realized. At any given time, our maximum capacity including staff, residents, their guests and family members will not exceed 250.

Business Plan

Caddis is a national real estate development, management and investment firm focused exclusively on healthcare real estate. The firm is comprised of experienced real estate professionals across various disciplines that provide clients with expertise in development, acquisition, financing, construction management, leasing, tenant representation, property management and accounting. Since its inception, Caddis has developed or acquired nearly two million square feet of medical assets valued in excess of \$500 million. In its annual Construction and Design Survey, Modern Healthcare magazine recognized Caddis as the 7th largest healthcare development company in the United States. Caddis will oversee the development and construction of the facility. Our goal is to provide best in class assisted living and memory care services to the residents, families and guests of Heartis Village Glendale. We will also strive to be the employer of choice in the category of assisted living and health care.

Caddis has selected Pathway Senior Living to operate the community. Pathway Senior Living is a privately held, Chicago-based company founded in 1997 and consisting of an experienced

team dedicated to the lives of older adults. Today, the company operates 27 communities in Wisconsin, Minnesota, Illinois and Kansas.

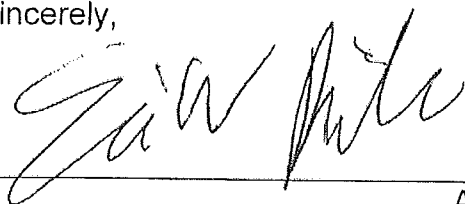
Pathway creates vibrant healthy residential communities with supportive programs and coordinated access to health services for older adults. A recognized leader in the industry, Pathway has won multiple national awards for its training programs, coordinated care programs, and "VIVA", an extensive life enrichment program for older adults. The VIVA program will provide an array of interesting, enriching activities for the seniors to enjoy and engage in, thus creating a market differentiator for our community.

Pathway will employ approximately 35 employees consisting of part time and full time positions in culinary, certified nursing aide, certified medication assistants. Depending on the number of employees selecting part time work vs. full time shifts, unique employees could increase to up to 70 when the community is completely full. Approximately 8 of the positions will be full time department head manager level positions.

The community will offer all residents housekeeping, personal care and medication assistance based on a personal assessment of their needs and desires. The community will be marketed by an onsite professional and supported by regional and corporate level professionals at Pathway. The marketing plan will consist of advertising in print and on-line, participating in social media and networking with local professionals who can influence leads and move ins to our community. We also plan to be an active member of the local chamber of commerce and local community at large.

The community will be run by an on-site executive director with support in the clinical, HR, facilities management and operations area by professional level staff at Pathway Senior Living. The executive director is responsible for the day to day oversight of the community. Grant applications and/or county issued requests for proposal do not apply to the project.

Sincerely,

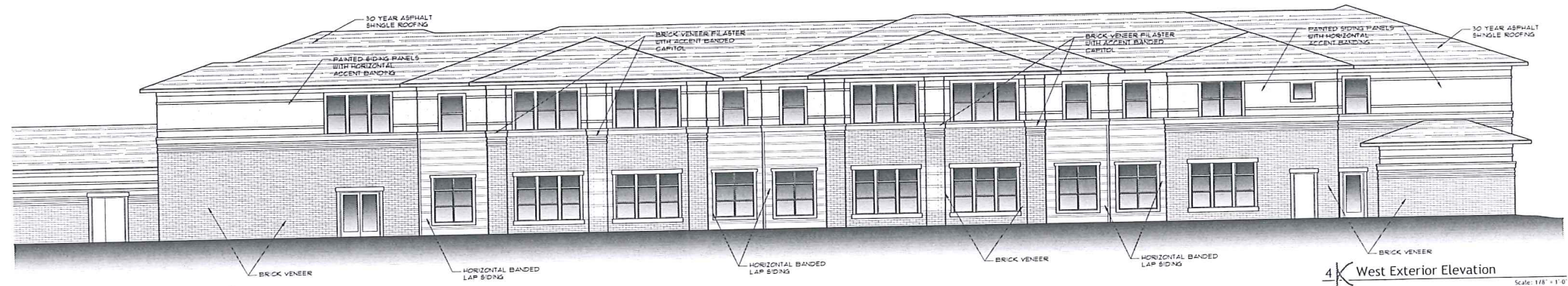
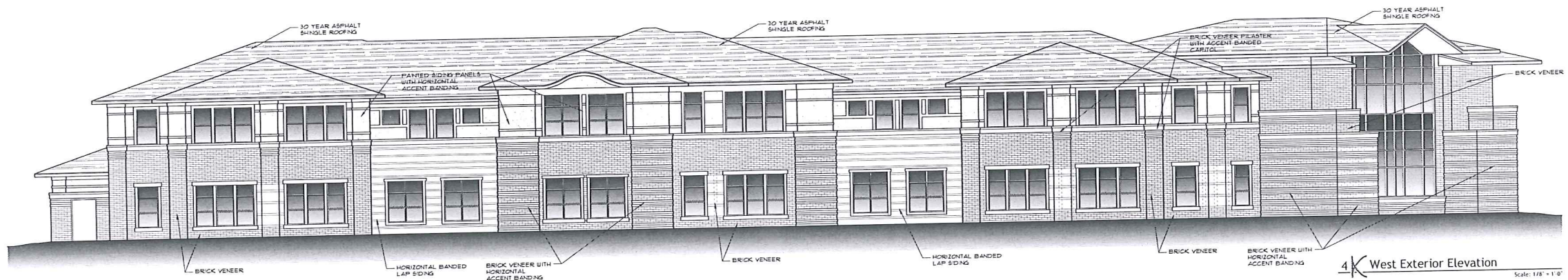
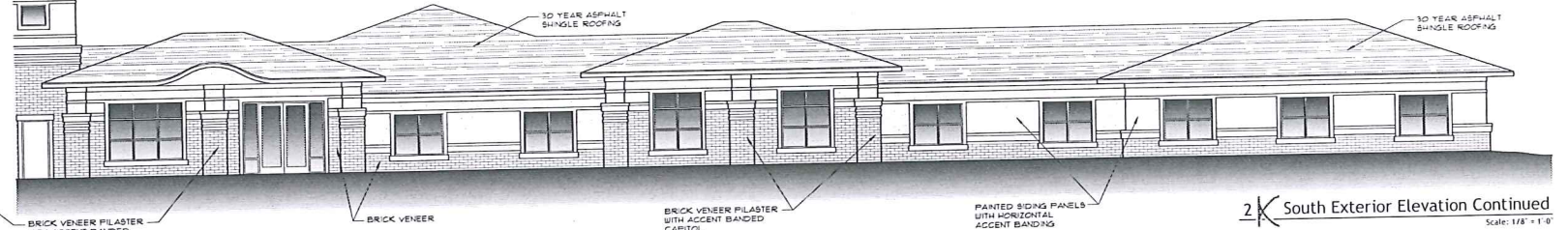
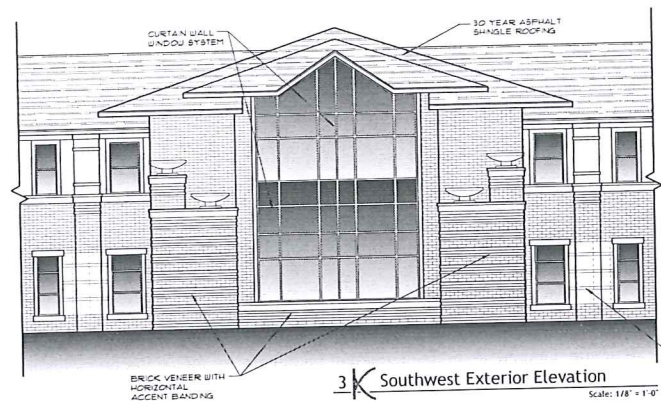


April 18, 2017

Eric Reiter
Senior Manager, Development







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Glendale, Wisconsin 53122

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01/20/2017

Revisions:

Project No:
16-D-170
Sheet Title:
Exterior
Elevations

Sheet No:

A5.1



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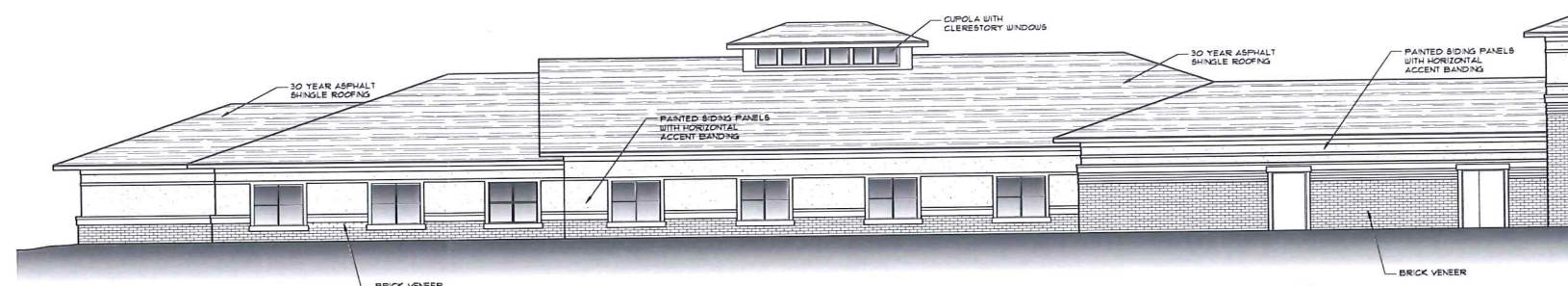
100 W. River Woods Parkway
Glendale, Wisconsin 53212

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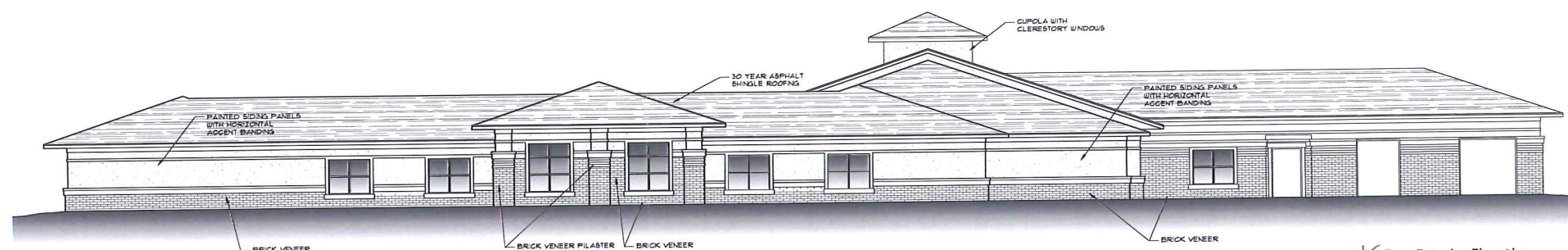
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16-D-170
Sheet Title:
Exterior
Elevations

Sheet No:

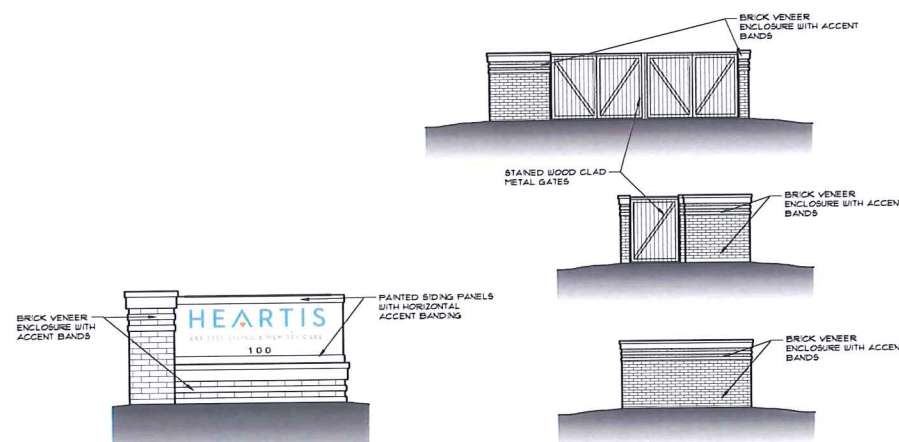
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1 North Exterior Elevation Continued
Scale: 1/8" = 1'-0"



2 East Exterior Elevation
Scale: 1/8" = 1'-0"

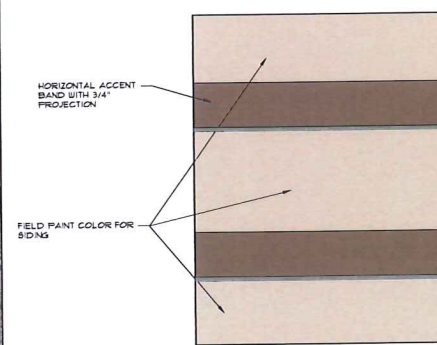


7 Monument Sign
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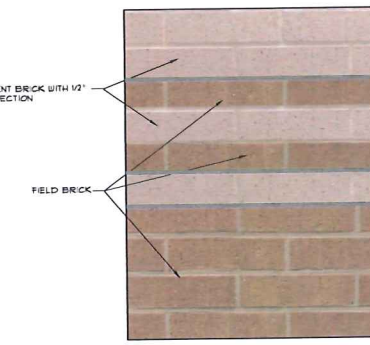
6 Dumpster Enclosure Elevations
Scale: 1/8" = 1'-0"



5 Sample Asphalt Shingles
Scale: 1/8" = 1'-0"

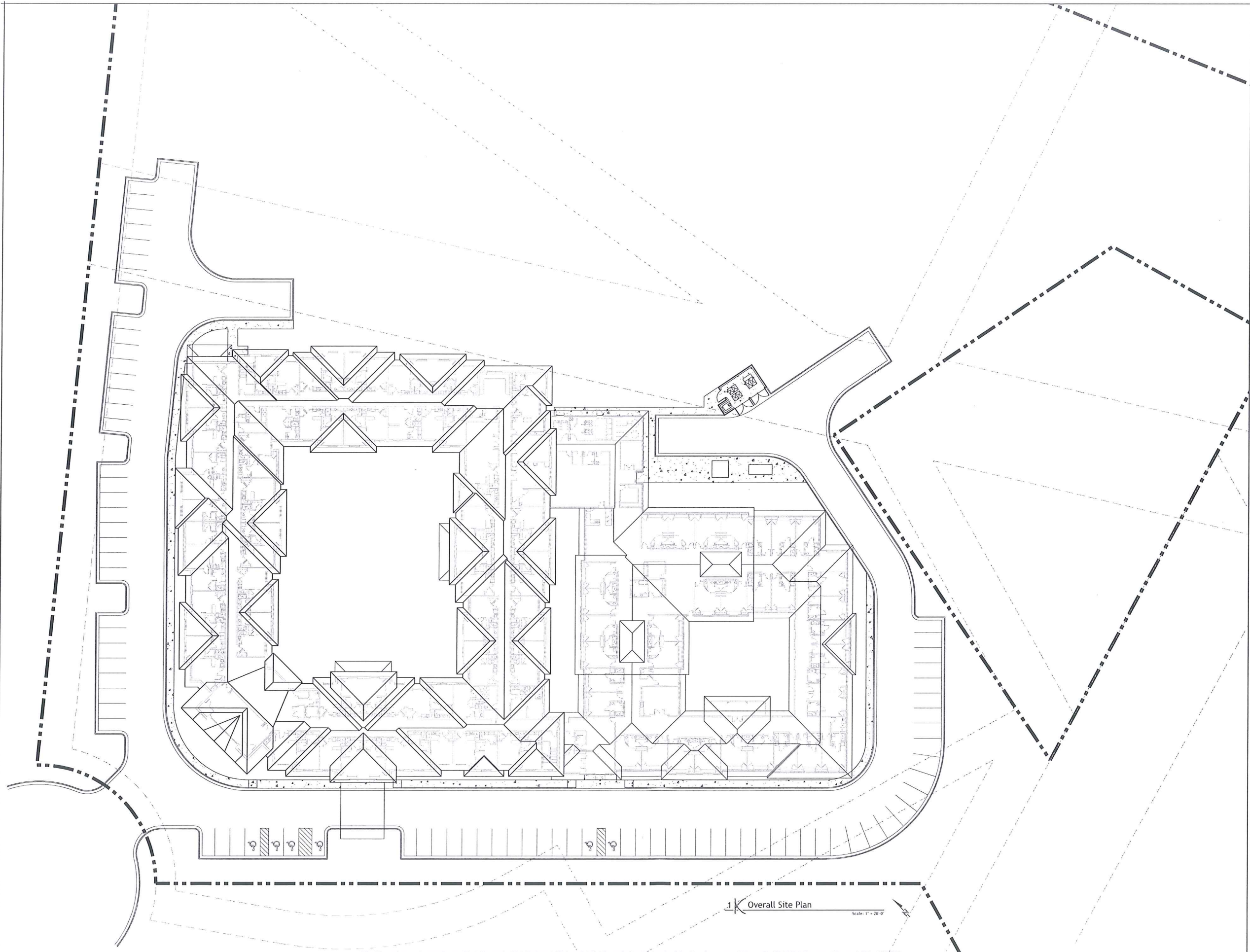


4 Sample Siding Paint Colors
Scale: 1/8" = 1'-0"



3 Sample Brick Veneer
Scale: 1/8" = 1'-0"

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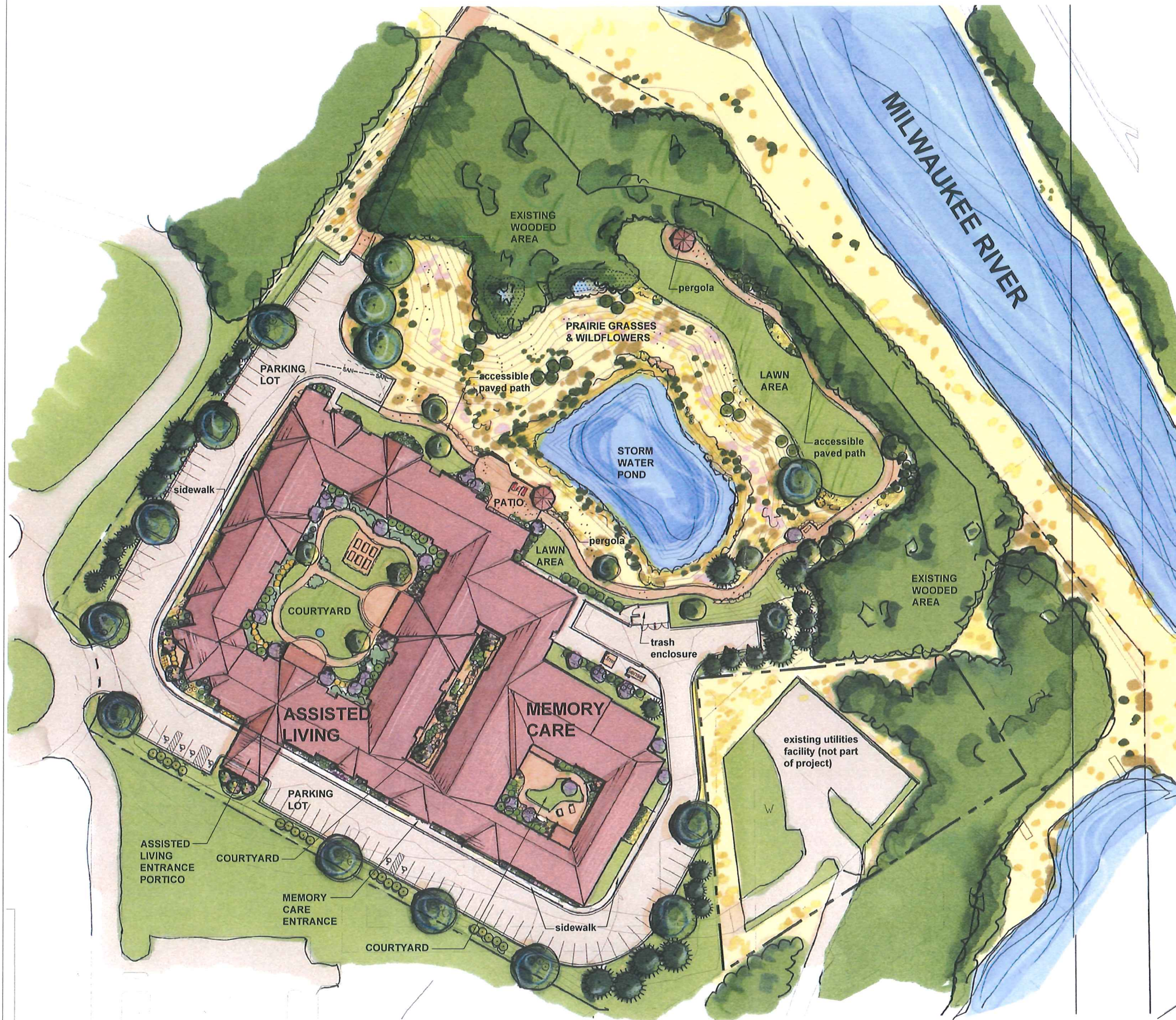
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Project No:	16-D-170
Sheet Title:	Site Plan
Sheet No:	

A1.1



1 LANDSCAPE PLAN
L.O SCALE: 1" = 30'

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SIGMA GROUP
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Fax: 414-643-4210

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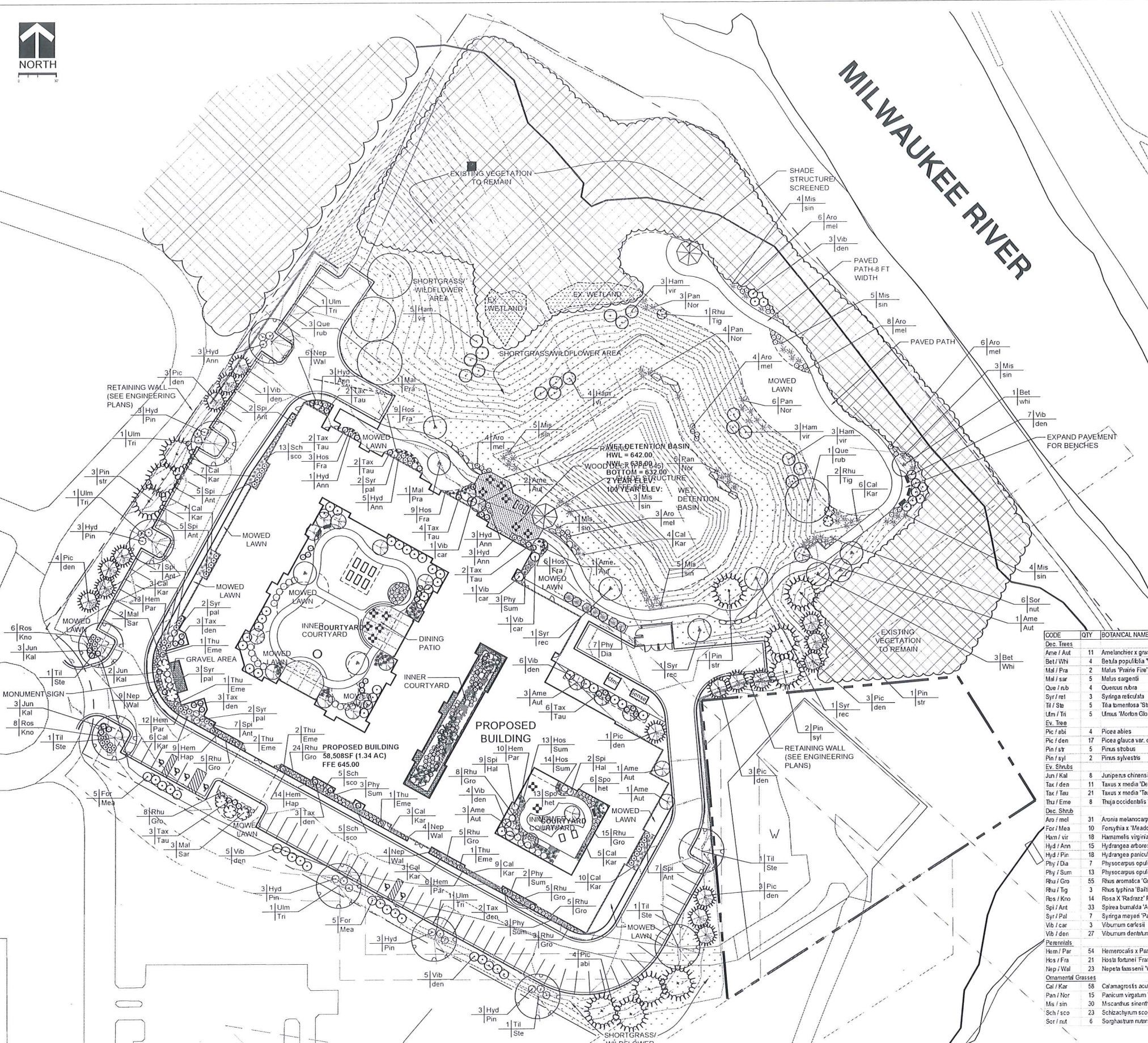
Project No:
16-D-170
Sheet Title:
LANDSCAPE PLAN

Sheet No:
L.O

new eden
Landscape Architecture
Milwaukee, Wisconsin
Phone: 414.833.1882 newedenlandscape.com



MILWAUKEE RIVER



PLANT LIST

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
Dec. Tree						
Ame / Aut	11	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1 1/2'-2'	BB	
Bet / Wht	4	Betula populifolia 'Whitespire'	Whitespire Birch	2 1/2'-3'	BB	
Mal / Pra	2	Malus 'Prairie Fire'	Prairie Crabapple	1 1/2'-2'	BB	
Mal / sar	5	Malus argentea	Sargent Crabapple	1 1/2'-2'	BB	
Que / rub	4	Quercus rubra	Red Oak	2 1/2'-3'	BB	
Syr / rel	3	Syringa reticulata	Japanese Tree Lilac	1 1/2'-2'	BB	
Til / Ste	5	Tilia tomentosa 'Sterling' PP 6511	Sterling Linden	2 1/2'-3'	BB	
Ulm / Tri	5	Ulmus 'Morton Glossy'	Triumph Elm	2 1/2'-3'	BB	
Ev. Tree						
Pic / abi	4	Picea abies	Norway Spruce	6'-7 ft.	BB	
Pic / den	17	Picea glauca var. densata	Black Hills Spruce	6'-7 ft.	BB	
Pin / syl	5	Pinus strobus	Eastern White Pine	6'-7 ft.	BB	
Pin / syl	2	Pinus sylvestris	Scots Pine	6'-7 ft.	BB	
Ev. Shrub						
Jun / Kal	8	Juniperus chinensis 'Pfitzeriana Kalley'	Kalleys Compact Juniper	16" - 24"	Cont.	
Tax / den	11	Taxus x media 'Densiformis'	Densi Yew	18" - 24"	Cont.	
Tax / Taw	21	Taxus x media 'Tauntonii'	Taunton Yew	18" - 24"	Cont.	
Thu / Eme	8	Thuja occidentalis 'Smaragd'	Emerald Arborvitae	4" - 5 ft.	BB	
Dec. Shrub						
Aro / mel	31	Aronia melanocarpa	Black Chokeberry	24" - 30"	Cont.	
For / Mea	10	Forsythia x 'Meadowlark'	Meadowlark Forsythia	30" - 36"	Cont.	
Hem / vir	18	Hemamelis virginiana	Common Witchhazel	30"	Cont.	
Hyd / Ann	15	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	3 gallon	Cont.	
Hyd / Pin	18	Hydrangea paniculata 'Doitypink'	Pink Winky Hydrangea	3 gallon	Cont.	
Phy / Da	7	Physocarpus opulifolius 'Mondo'	Diablo Ninebark	24" - 30"	Cont.	
Phy / Sum	13	Physocarpus opulifolius 'Seward'	Summer Wire Ninebark	24" - 30"	Cont.	
Rhu / Gro	55	Rhus aromatica 'Gro-low'	Gro-low Sumac	2 gallon	Cont.	
Rhu / Tig	3	Rhus typhina 'Baltiger'	Tiger Eyes Cutsaif Staghorn Sumac	3 gallon	Cont.	
Ros / Kno	14	Rosa x 'Radrazz' PPAF	Knockout Rose	2 gallon	Cont.	
Spi / Ant	33	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea	24" - 30"	Cont.	
Syr / Pal	7	Syringa mayen 'Palibin'	Dwarf Korean Lilac	24" - 30"	Cont.	
Vib / car	3	Viburnum carlesii	Koreanspice Viburnum	24" - 30"	Cont.	
Vib / den	27	Viburnum dentatum	Aronwood Viburnum	30" - 36"	Cont.	
Perennials						
Hem / Par	54	Hemerocallis x Pardon Me	Pardon Me Daylily	1 gallon	Cont.	
Hos / Fra	21	Hosta fortunei 'Frances'	Frances Hosta	1 gallon	Cont.	
Nep / Wal	23	Napeta bassenii 'Walker's Low'	Walker's Low Catmint	1 gallon	Cont.	
Ornamental Grasses						
Cal / Kar	58	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gallon	Cont.	
Pan / Nor	15	Panicum virgatum 'Northwind'	Northwind Switch Grass	1 gallon	Cont.	
Mis / sin	30	Miscanthus sinensis 'Morning Light'	Morning Light Silver Grass	1 gallon	Cont.	
Sch / sco	23	Schizachyrium scoparium	Little Bluestem	1 gallon	Cont.	
Sor / nat	6	Sorghastrum nutans	Indian Grass	1 gallon	Cont.	

1 OVERALL SITE LANDSCAPE PLAN
SCALE: 1" = 30'



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www.thesigmagroup.com
1200 West Canal Street
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Phone: 414/442-4200
Fax: 414/442-4200

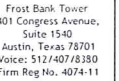
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Date: 01/24/2017
Revision:

Project No:
16-D-170
Sheet Title:
LANDSCAPE PLAN

Sheet No:
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CHARLES CULBERTSON
P.E. REGISTRATION NO.
82978

02/15/2017

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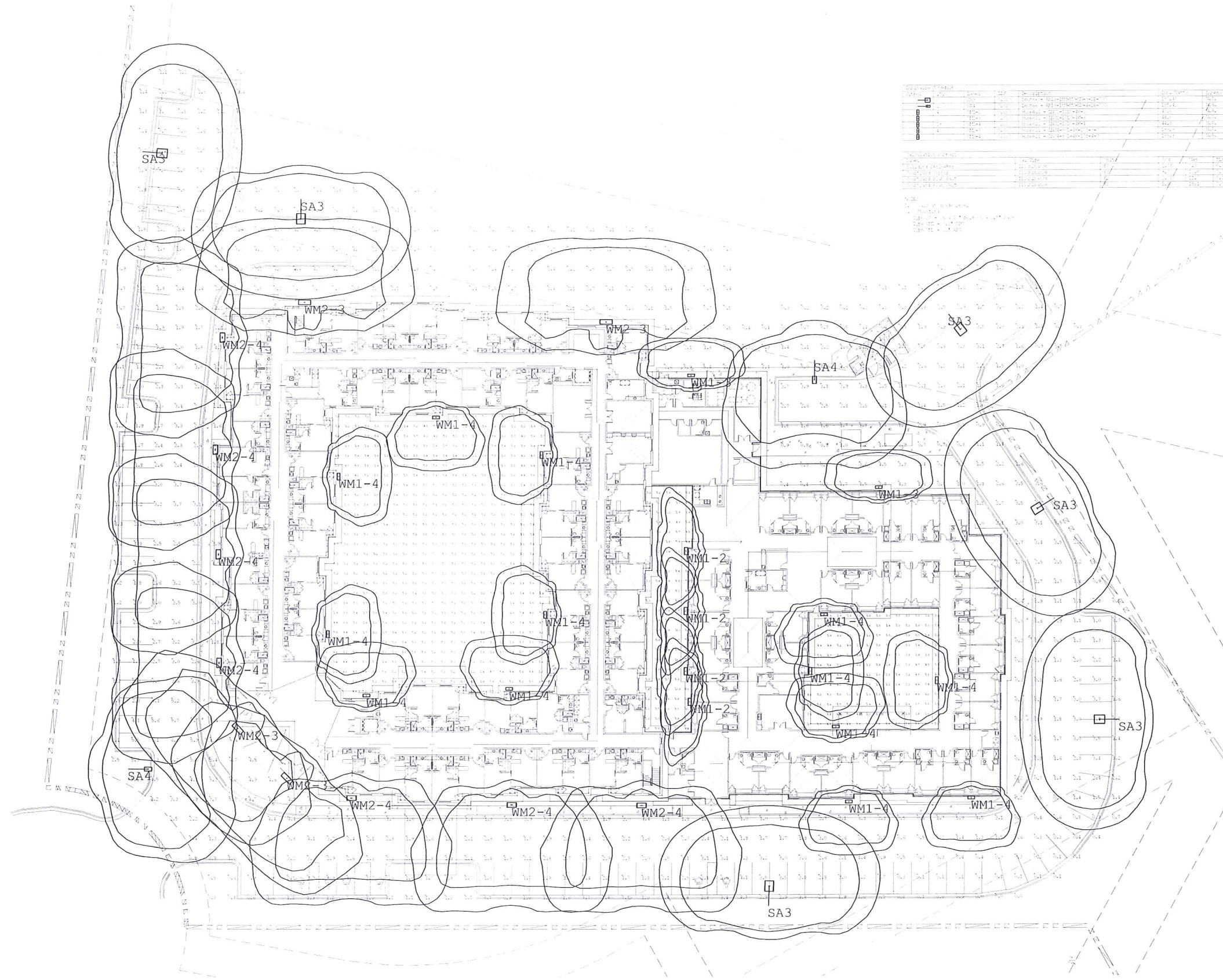
1100 W. River Woods Parkway
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PARTIAL 1ST FLOOR
LIGHTING

E1.00



1K Site Plan - Electrical

Scale: 1" = 20'-0"

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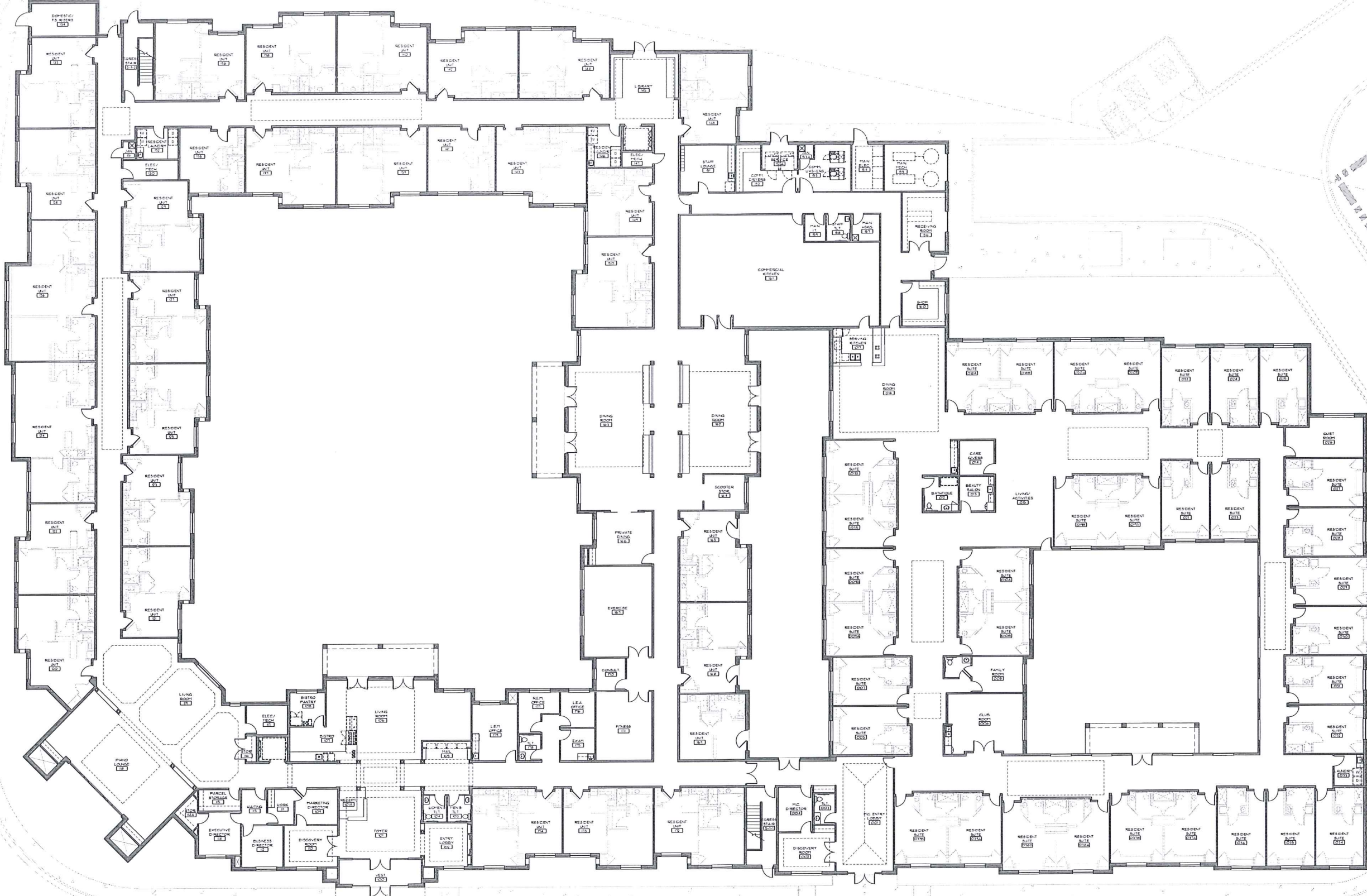
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Project No: 16-D-170
Sheet Title: Overall First Floor Plan

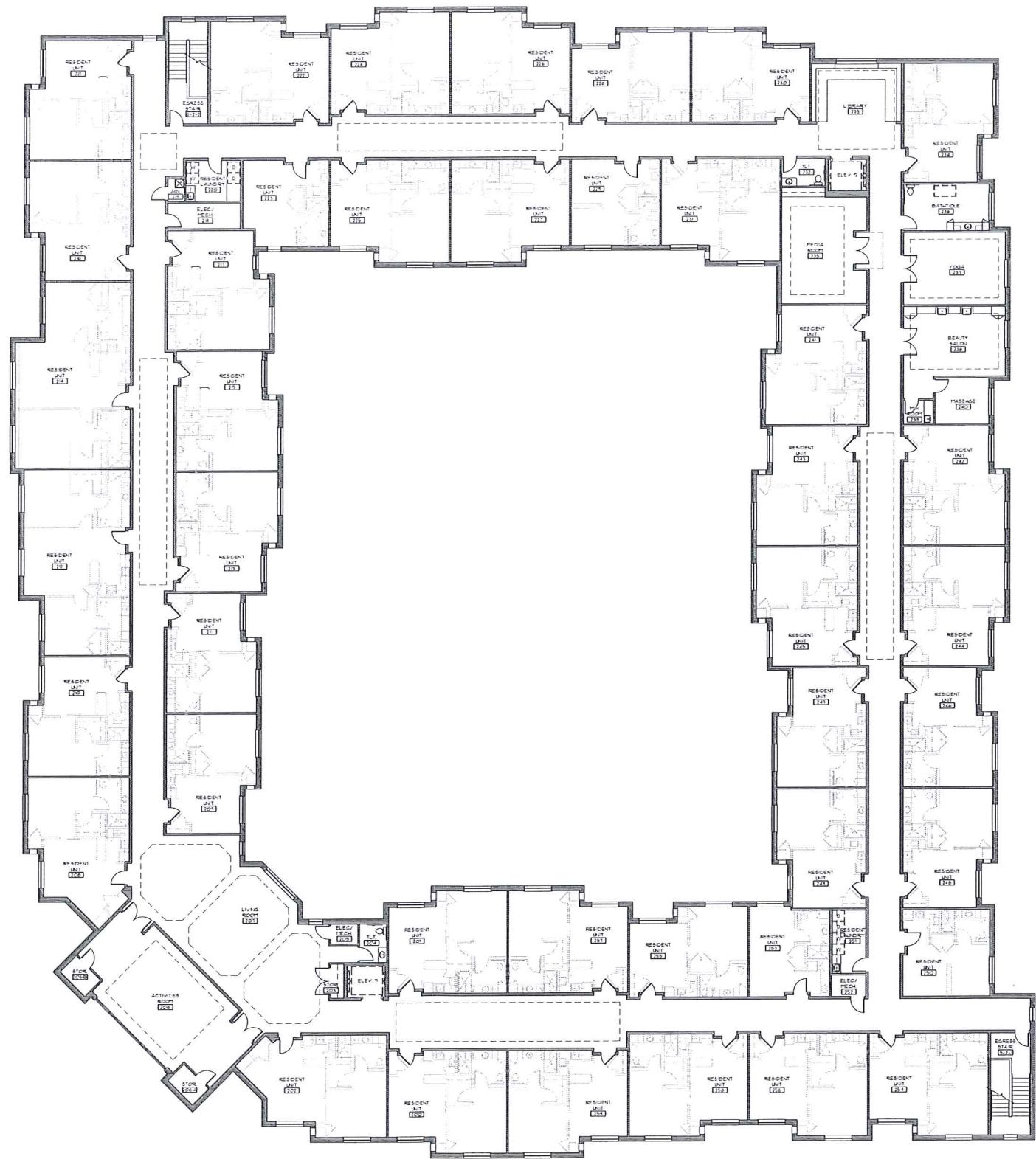
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1 Overall First Floor Plan

Scale: Not to Scale

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1 Overall Second Floor Plan
Scale: Not to Scale



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Overall First
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Sheet Title:
First Floor
Annotation Plan
Sheet No:
A2.1.2



1 First Floor Annotation Plan
Scale: 1/8" = 1'-0"



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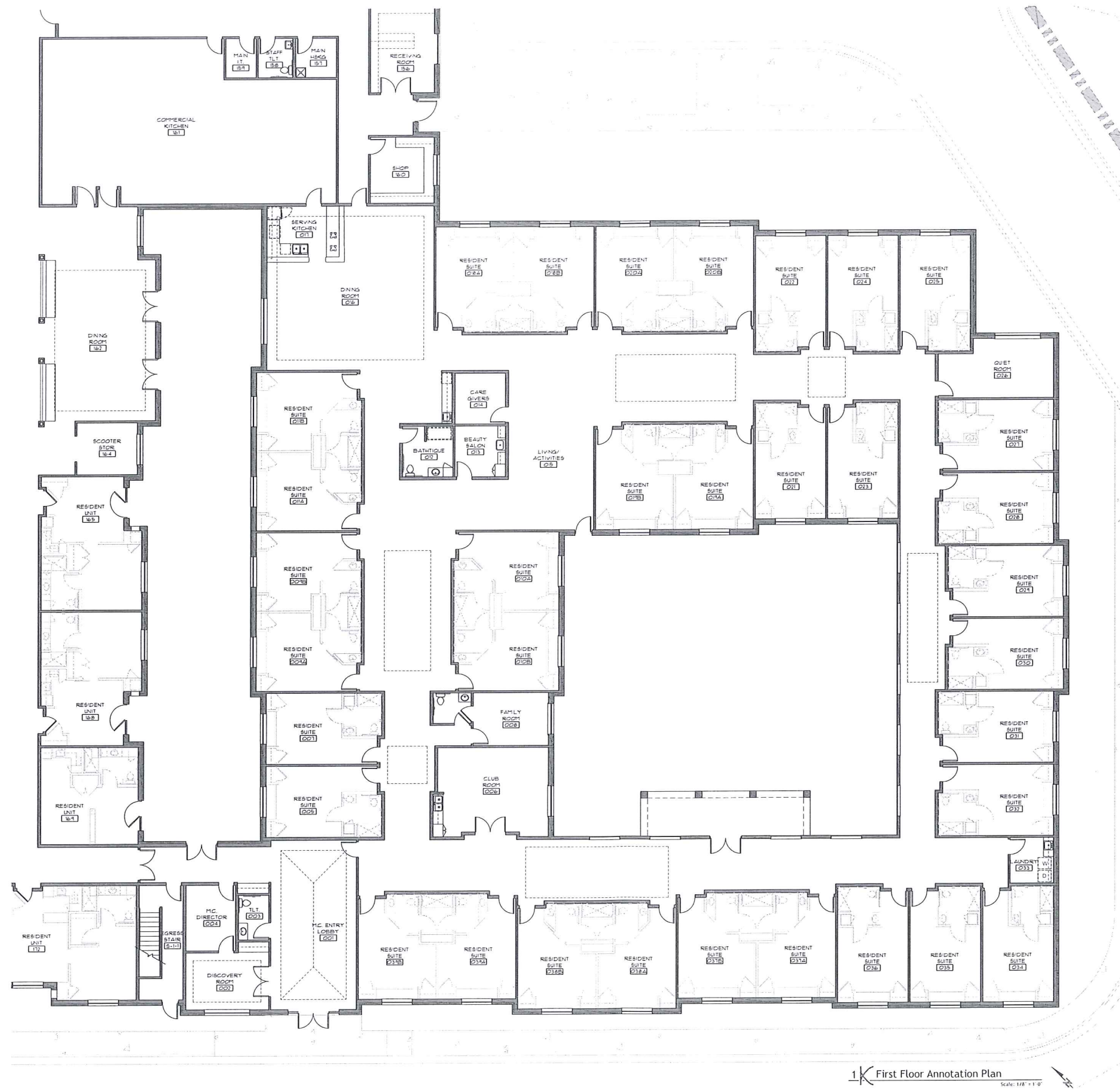
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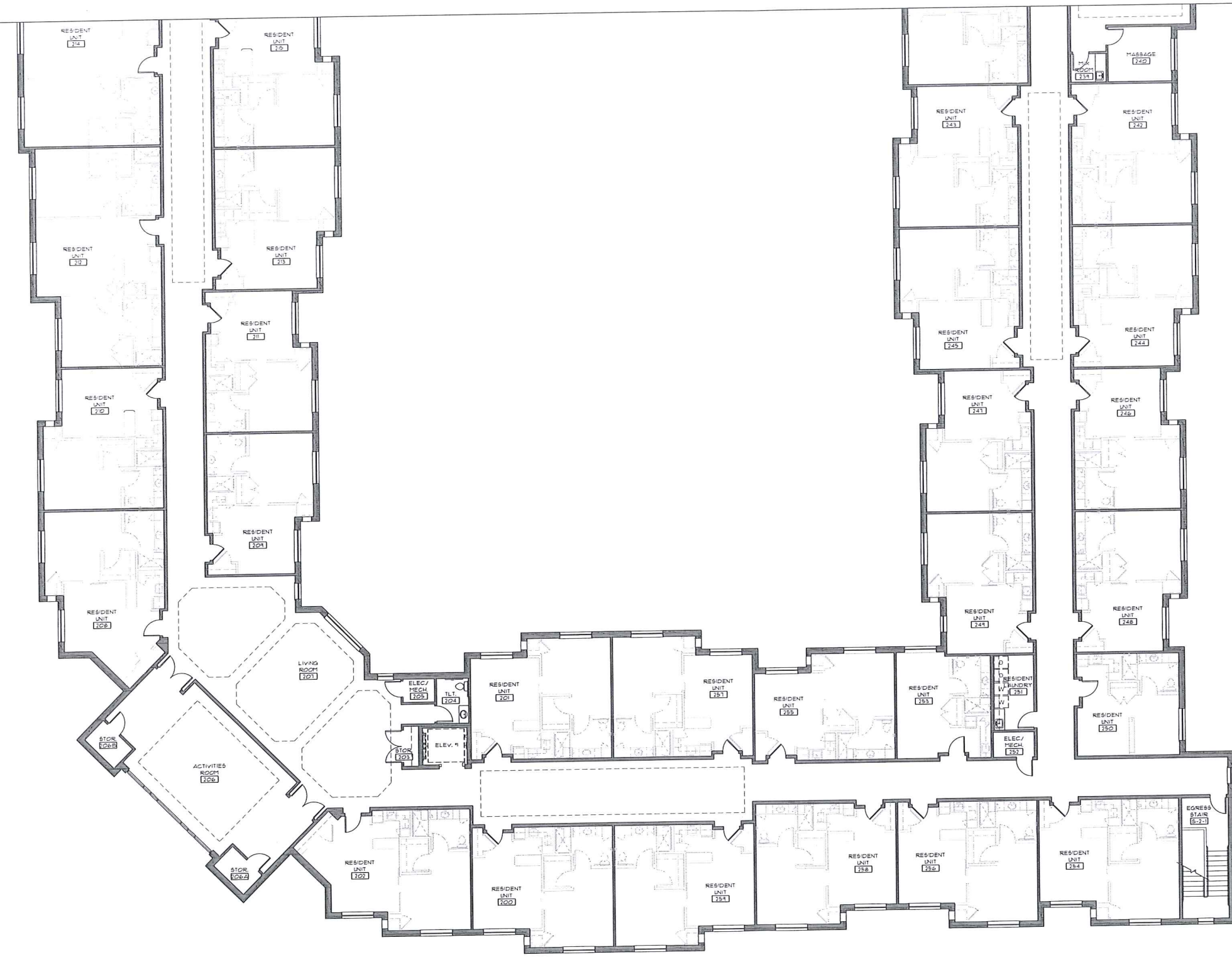
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Sheet Title: First Floor Annotation Plan
Sheet No:

A2.1.3



1K First Floor Annotation Plan
Scale: 1/8" = 1'-0"

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1 First Floor Annotation Plan Scale: 1/8" = 1'-0"



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Project No:	16-D-170
Sheet Title:	Second Floor Annotation Plan
Sheet No:	A2.2.1

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1 Second Floor Annotation Plan
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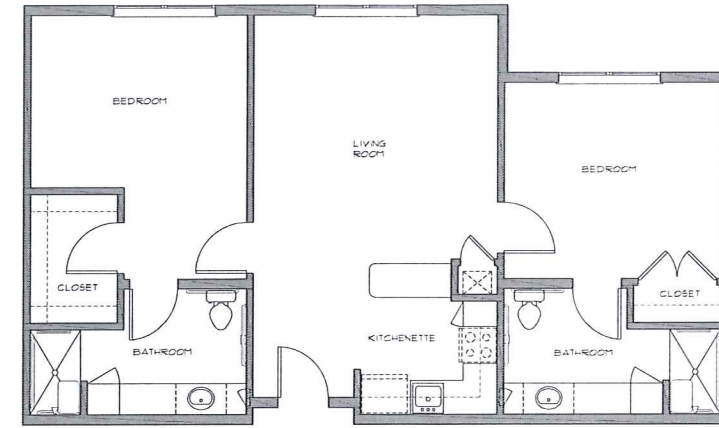
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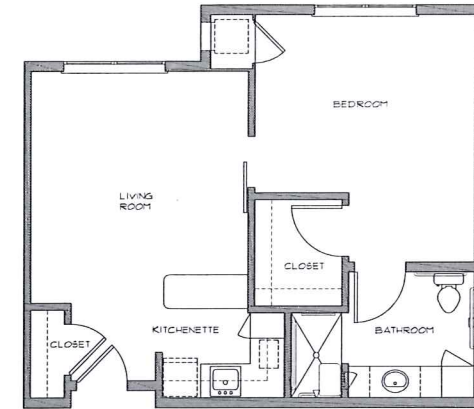
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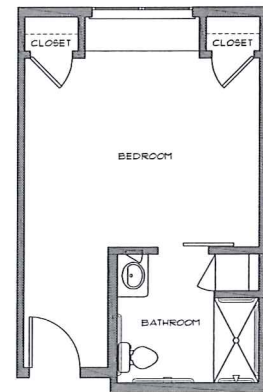
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Sheet Title:	Second Floor Annotation Plan
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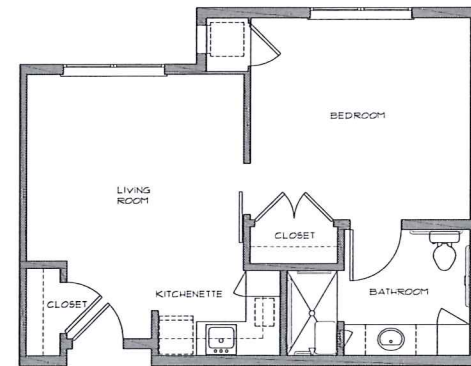
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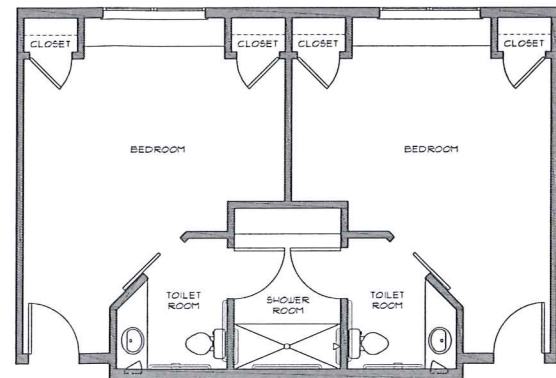
3-K Enlarged 'B2' Unit Floor Plan
Scale: 1/4" = 1'



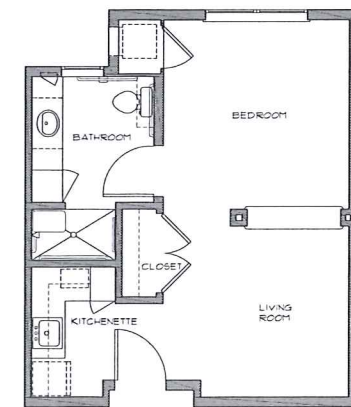
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Scale: 1/4" = 1'-0"



2 Enlarged 'B1' Unit Floor Plan
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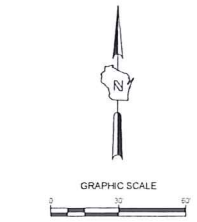
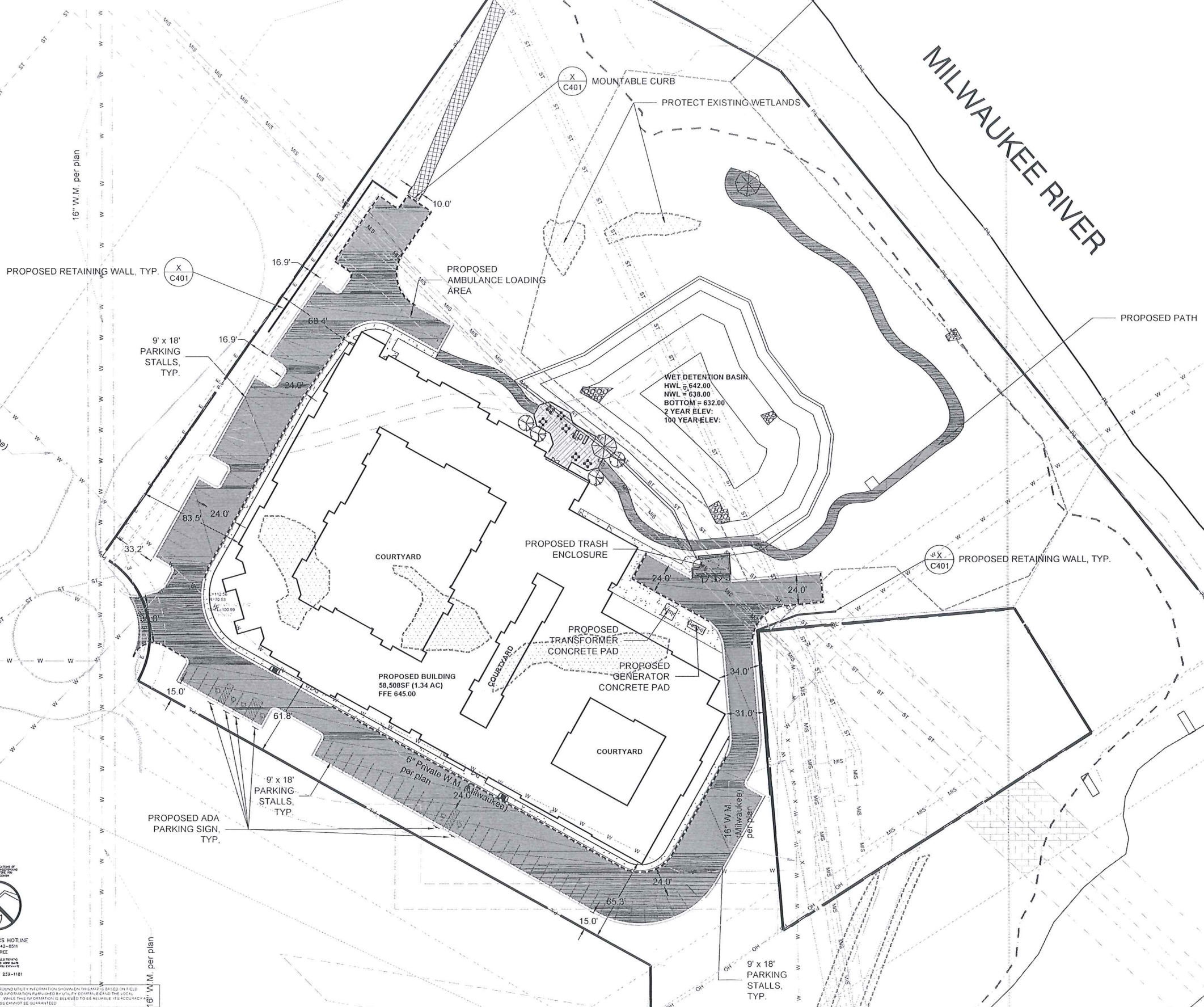


5 ~~K~~ Enlarged 'D' Unit Floor Plan
Scale: 1/4" = 1'-0"



1 Enlarged 'A' Unit Floor Plan

SITE INFORMATION:
TOTAL SITE = 11.98 ACRES
TOTAL DISTURBED AREA = 5.88 ACRES
EXISTING IMPERVIOUS AREA = 11.1A
PROPOSED IMPERVIOUS AREA = 2.92 ACRES



LEGEND:

5' THICK CONCRETE WALK	(X) C401
CONCRETE PAVEMENT	(X) C401
ASPHALT SURFACE	(X) C401
GRAVEL SURFACE	(X) C401
PROPOSED ASPHALT PATH	(X) C401
CURB & GUTTER (ACCEPT)	(X) C401
CURB & GUTTER (REJECT)	(X) C401

- GENERAL NOTES:
1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
 2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
 3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
 4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON-CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
 5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
 6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMP, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.

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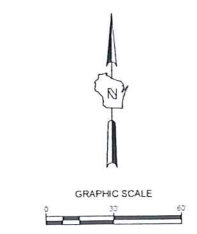
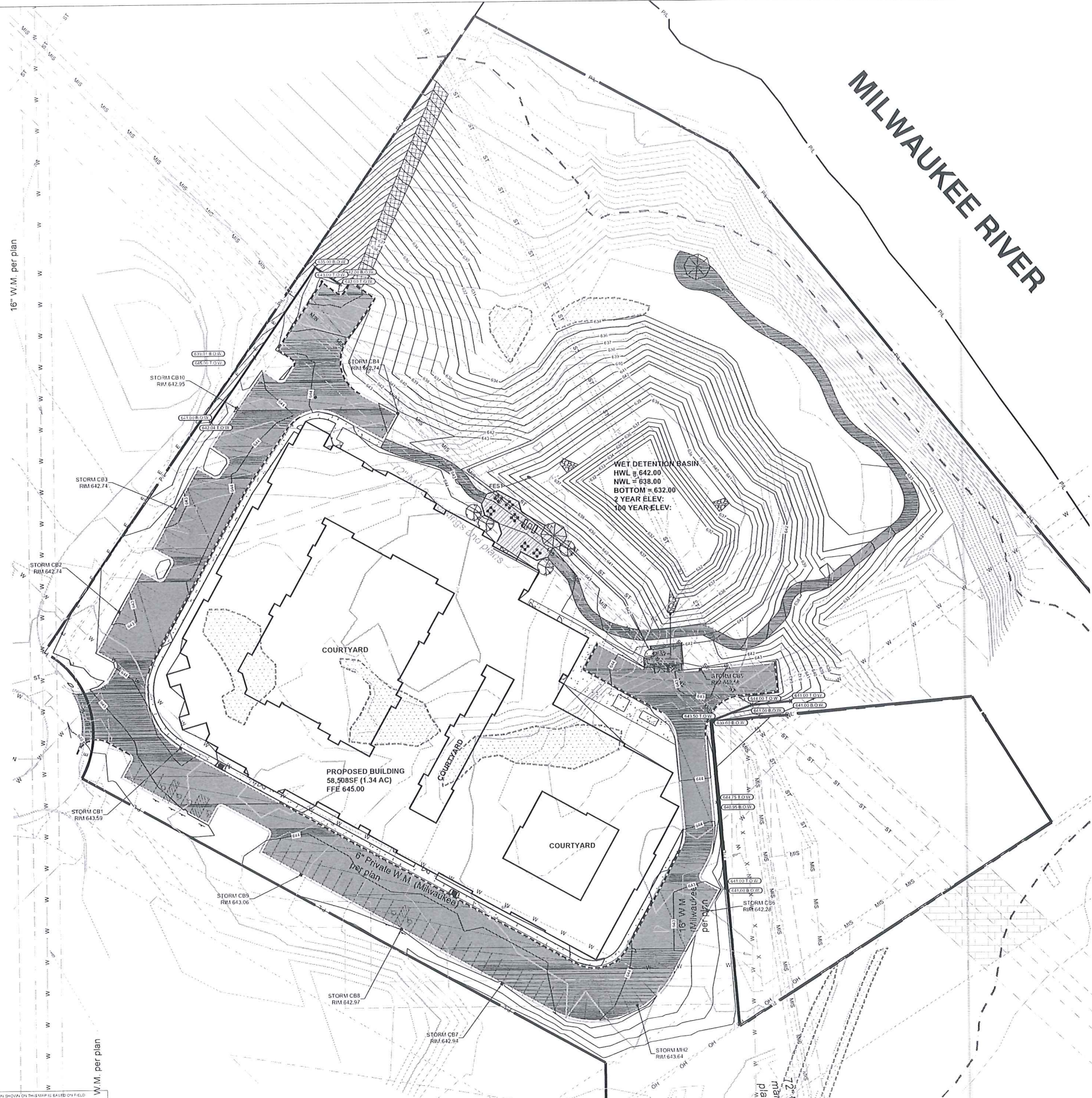
Date: 01/31/2017
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Project No: 16435
Sheet Title: SITE PLAN
Sheet No: C 100

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16" W.M. per plan

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- LEGEND:**
- 5" THICK CONCRETE WALK
 - ASPHALT SURFACE
 - CONCRETE PAVEMENT
 - GRAVEL SURFACE
 - ASPHALT PATH
 - CURB & GUTTER (ACCEPT)
 - CURB & GUTTER (REJECT)
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED CURB & GUTTER SPOT GRADE
T.C. TOP OF CURB GRADE
F.L. FLOW LINE CURB GRADE
 - PROPOSED ASPHALT SPOT GRADE
 - PROPOSED TOP OF WALL
 - PROPOSED BOTTOM OF WALL

- GENERAL NOTES:**
- THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
 - VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
 - WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
 - ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON-CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
 - DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
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 - EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

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Sheet No: **C 200**



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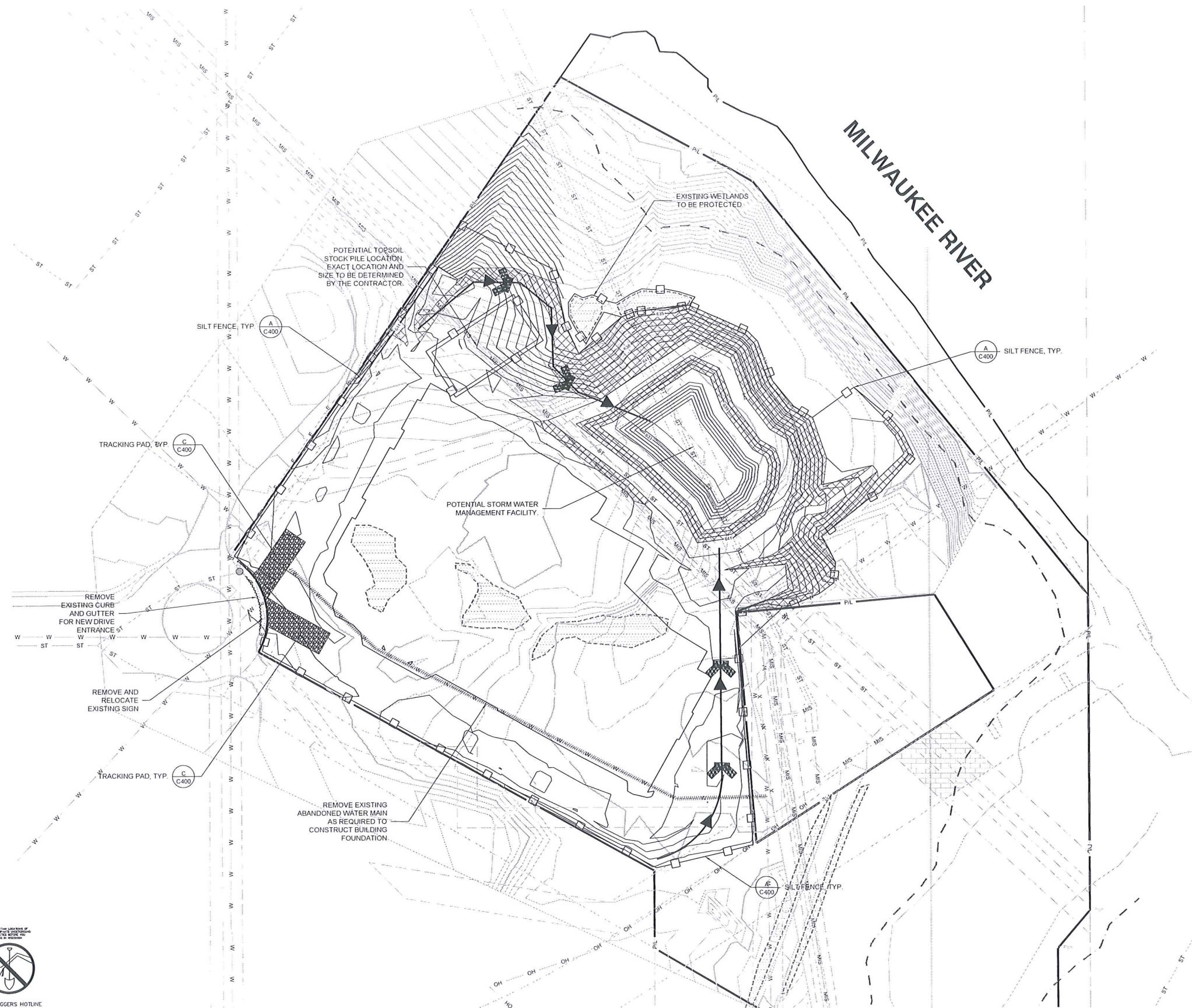
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Project No:
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Sheet Title:
EROSION CONTROL & SITE
PREPARATION PLAN

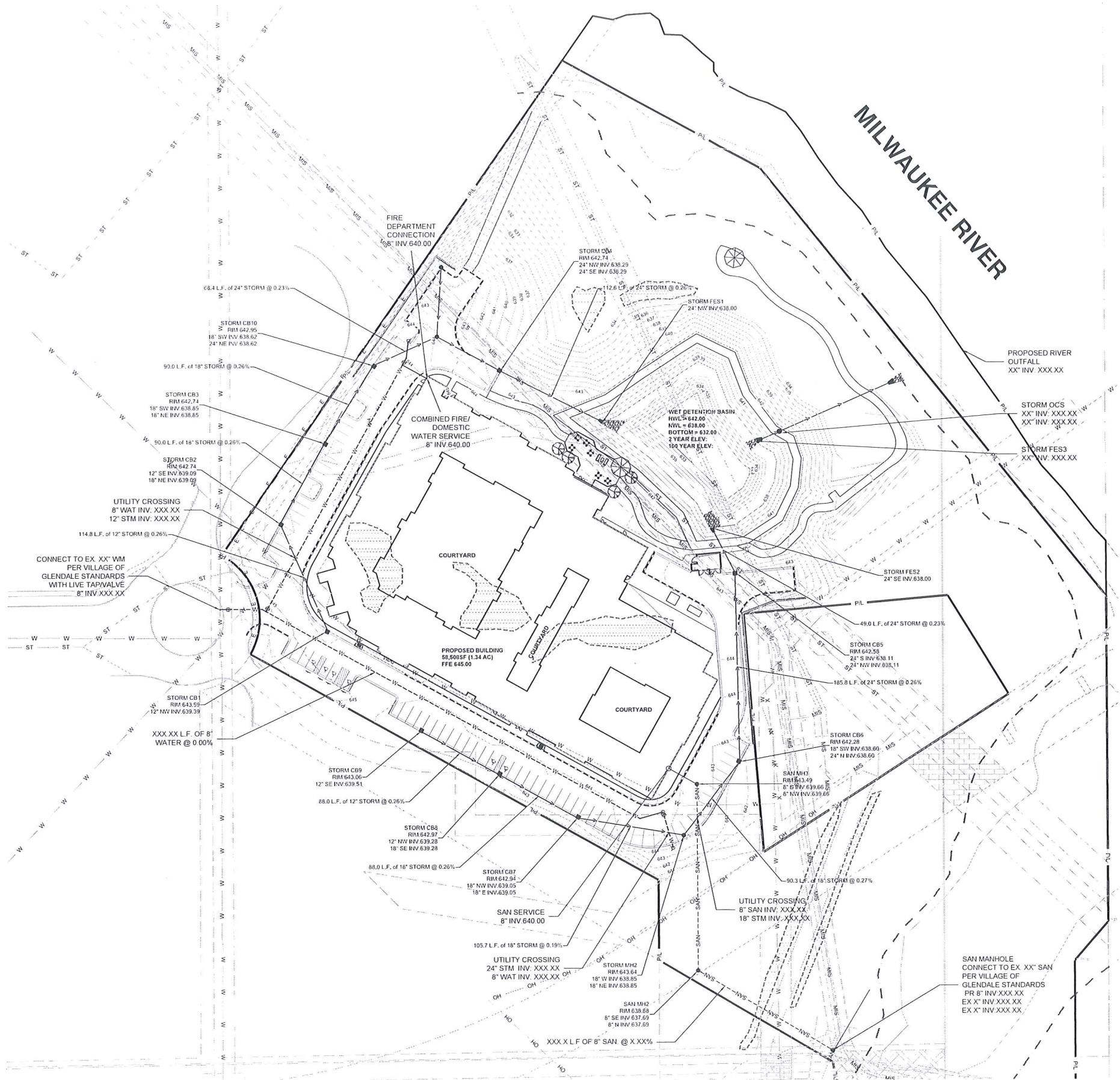
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C 002



- LEGEND:**
- PROPOSED SILT FENCE (A C400)
 - PROPOSED INLET PROTECTION (B C400)
 - PROPOSED TRACKING PAD (C C400)
 - PROPOSED DIVERSION SWALE WITH DIRECTION OF FLOW INDICATED (A C400)
 - PROPOSED DITCH CHECK EROSION BALES (A C401)
 - PROPOSED EROSION MATTING WSDOT APPROVED CLASS 1 TYPE B (C C401)
 - PROPOSED RIP-RAP DISCHARGE APRON (D C401)
 - EXISTING CONTOUR (5)
 - PROPOSED CONTOUR (5)
 - UTILITY REMOVAL (|||||)

- GENERAL NOTES:**
- THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
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 - SEE SHEET C400 FOR A COMPLETE LIST OF EROSION CONTROL NOTES AND DETAILS. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO START OF LAND DISTURBING ACTIVITIES.
 - DO NOT BEGIN LAND DISTURBING ACTIVITIES UNTIL AN EROSION CONTROL PERMIT IS OBTAINED FROM LOCAL JURISDICTION.

PRELIMINARY



LEGEND:

- W --- PROPOSED WATER SERVICE
- SAN --- PROPOSED SANITARY SERVICE
- ST --- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM MAINHOLE
- PROPOSED SANITARY MAINHOLE

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
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5. ALL UTILITIES WITHIN 5 FEET OF PAVED AREAS SHALL REQUIRE GRANULAR BACKFILL. SLURRY BACKFILL IS REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY.
6. PRIVATE STORM INLETS IN PAVEMENT SHALL REQUIRE DRAIN TILE STUBS OF 10 FEET IN TWO DIRECTIONS FOR SUBDRAINAGE. RIM GRADE FOR STORM INLETS IN CURB AND GUTTER ARE FLOW LINE GRADES.
7. WORK IN PUBLIC RIGHT OF WAY SHALL FOLLOW MATERIAL AND INSTALLATION REQUIREMENTS PER MUNICIPAL AND/OR COUNTY.
8. PRIVATE STORM SEWER 12-INCH DIAMETER OR LARGER SHALL BE HDPE. BELOW 12-INCH DIAMETER SHALL BE PVC SDR-35 ASTM D3034. PRIVATE WATER MAIN SHALL BE CLASS 150 D18 PVC CONFORMING TO AWWA C-900. PRIVATE SANITARY SEWER SHALL BE PVC SDR-35 ASTM D3034.
9. COORDINATE FINAL LOCATION AND DESIGN OF PRIVATE UTILITY SERVICES (ELECTRIC, GAS, PHONE, CABLE) WITH UTILITY COMPANIES.
10. IF PROJECT IS DESIGN BUILD MEP, THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE FINAL SEWER AND WATER DESIGN SHOWING LOCATION, INVERTS AND SIZES TO THE ENGINEER FOR FINAL REVIEW AND VERIFICATION PRIOR TO STARTING UNDERGROUND UTILITY CONSTRUCTION.

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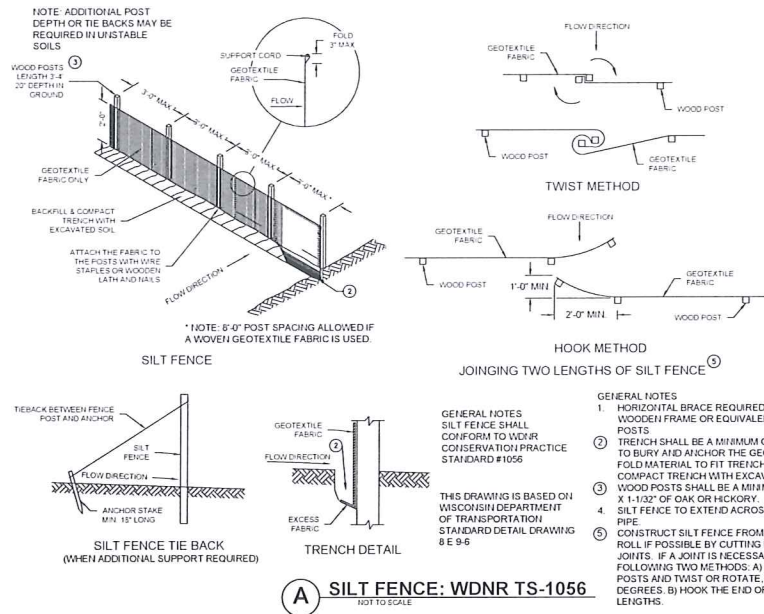
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Date: 01/31/2017
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Sheet No: C 300

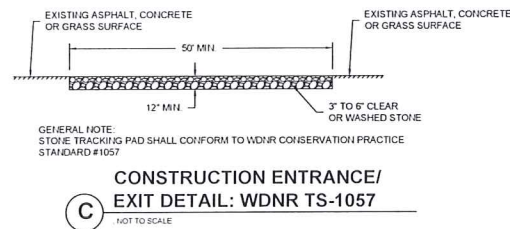
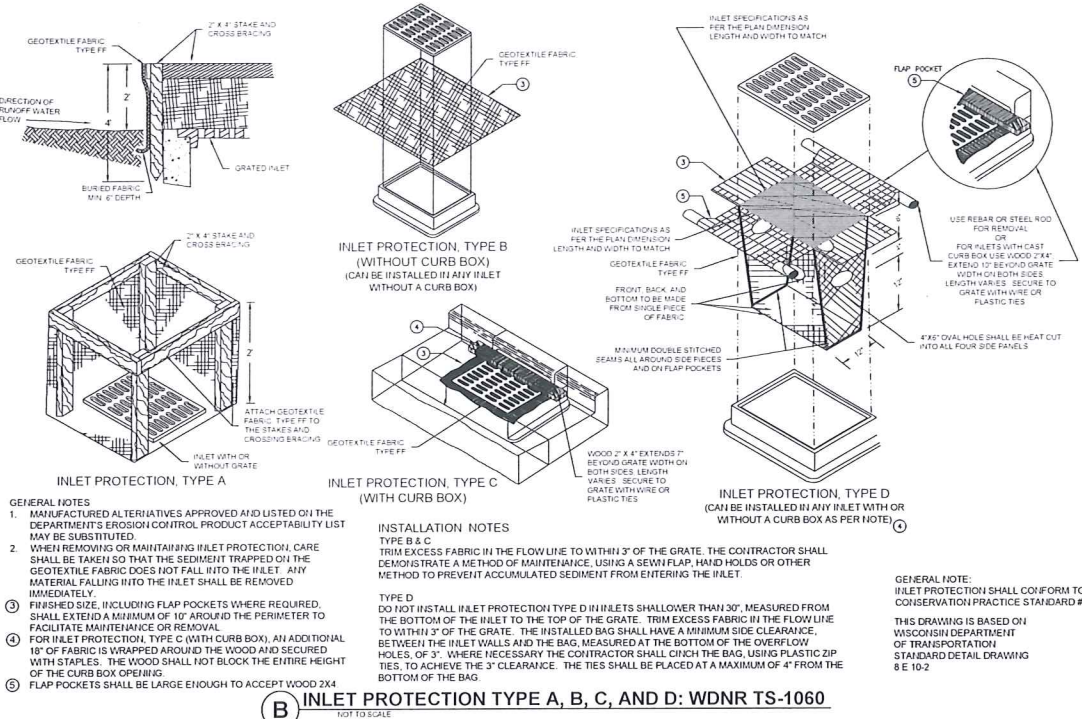
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THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



EROSION CONTROL NOTES:

1. CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL MUNICIPALITY AND SHALL EMPLOY EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
2. ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5 INCHES OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. MAINTENANCE OF ALL EROSION CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL OF ALL SEDIMENT WHEN LEAVING PROPERTY. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT END OF EACH WORK DAY. DOCUMENT AND MAINTAIN RECORDS OF INSPECTIONS IN ACCORDANCE WITH WDNR NR216 REQUIREMENTS.
4. SILT FENCE SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN DEPOSITS REACH A DEPTH OF 6 INCHES. THE SILT FENCE SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
5. FILTER FABRIC SHALL BE INSTALLED BENEATH INLET COVERS TO TRAP SEDIMENT PER INLET PROTECTION DETAIL IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS.
6. EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL SITE IS FULLY STABILIZED.
7. PERIODIC STREET SWEEPING SHALL BE COMPLETED TO MAINTAIN ADJACENT STREETS FREE OF DUST AND DIRT.
8. SILT FENCE SHALL BE INSTALLED IN HORSESHOE FASHION AROUND ANY TOPSOIL AND FILL STOCKPILES.
9. SITE DEWATERING. WATER PUMPED FROM THE SITE SHALL BE TREATED BY SEDIMENT BASINS OR OTHER APPROPRIATE MEASURES SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, ADJACENT SITES, OR RECEIVING CHANNELS.
10. WASTE AND MATERIAL DISPOSAL. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
11. TRACKING. EACH SITE SHALL HAVE GRAVELED ROADS, ACCESS DRIVES AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING, TO THE SATISFACTION OF THE MUNICIPALITY, BEFORE THE END OF EACH WORKDAY. FLUSHING MAY NOT BE USED UNLESS SEDIMENT WILL BE CONTROLLED BY A SEDIMENT BASIN OR PRACTICE SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. NOTIFY MUNICIPALITY OF ANY CHANGES IN STABILIZED CONSTRUCTION ENTRANCE LOCATION.
12. SEDIMENT CLEANUP. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORKDAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE WORKDAY.
13. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING, MULCHING, SOODING, COVERING WITH TARPS, OR EQUIVALENT PRACTICE FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION. SEEDING OR SOODING SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
14. SOIL OR DIRT STORAGE PILES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE FEET FROM ANY DOWNSLOPE ROAD, LAKE, STREAM, WETLAND, OR DRAINAGE CHANNEL. STRAW BALE OR FILTER FABRIC FENCES SHALL BE PLACED ON THE DOWN SLOPE SIDE OF THE PILES. IF REMAINING FOR MORE THAN THIRTY DAYS, PILES SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPS OR OTHER MEANS.
15. WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY PRACTICES, SUCH AS FILTER FABRIC FENCES, STRAW BALES, SEDIMENT AND SEDIMENT TRAPS, FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS SHALL BE REMOVED.
16. NOTIFY THE LOCAL MUNICIPALITY HAVING JURISDICTION WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.
17. OBTAIN PERMISSION FROM THE LOCAL MUNICIPALITY HAVING JURISDICTION PRIOR TO MODIFYING THE EROSION CONTROL PLAN.
18. REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES.
19. KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE.
20. CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE DISTURBANCE OF EXISTING VEGETATION DURING CONSTRUCTION.
21. CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE COMPACTION OF TOPSOIL AND PRESERVE TOPSOIL IN GREENSPACE AREAS.
22. WASH WATER FROM VEHICLES AND WHEEL WASHING SHALL BE CONTAINED AND TREATED PRIOR TO DISCHARGE.
23. CONTRACTOR SHALL MAINTAIN SPILL KITS ON-SITE.
24. PERMANENT TURF SEEDING OF DISTURBED AREA MUST OCCUR PRIOR TO SEPTEMBER 15TH IF ADEQUATE TIME IS NOT AVAILABLE TO APPLY PERMANENT SEEDING PRIOR TO SEPTEMBER 15, THEN DISTURBED AREAS SHALL BE TEMPORARILY SEEDED WITH AN ANNUAL RYE GRASS PER WDNR TECHNICAL STANDARD 1059, WHERE THE TEMPORARY SEEDING MUST OCCUR PRIOR TO OCTOBER 15TH.
25. IF TEMPORARY SEEDING IS NOT COMPLETED BY OCTOBER 15TH, APPLY SOIL STABILIZERS AND DORMANT SEED TO DISTURBED AREA PER WDNR TECHNICAL STANDARD 1059. INSPECT ANNUAL RYE GRASS APPLICATION AT A MINIMUM FREQUENCY OF EVERY TWO MONTHS AND REAPPLY AS NECESSARY.



CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCING AND INLET PROTECTION.
3. INITIATE STOCKPILING OF IMPORTED MATERIAL. PLACE SILT FENCE AROUND STOCKPILE(S).
4. STRIP TOPSOIL FROM STORM WATER BASIN LOCATION AND STOCKPILE.
5. CONSTRUCT STORM WATER BASIN AND INSTALL TEMPORARY OUTLET AND EMERGENCY OVERFLOW. BASIN IS TO BE USED AS A SEDIMENTATION BASIN DURING THE COURSE OF CONSTRUCTION.
6. CONSTRUCT DIVERSION SWALES. DIRECT RUNOFF TO STORM BASIN. INSTALL ASSOCIATED DITCH CHECKS.
7. INSTALL RIP-RAP AT STORM WATER BASIN AS SHOWN ON THE PLANS.
8. STRIP TOPSOIL FROM REMAINDER OF SITE IN A PROGRESSIVE MANNER, AND STOCKPILE. PLACE SILT FENCE AROUND STOCKPILE(S).
9. PERFORM ROUGH SITE GRADING. STABILIZE FINISHED AREAS AS THE WORK PROGRESSES. USE EROSION MATTING WHERE CALLED FOR ON THE PLANS. PER WDNR TECHNICAL STANDARD 1059, AREAS THAT RECEIVE TEMPORARY SEEDING SHALL HAVE A MINIMUM TOPSOIL DEPTH OF 2 INCHES. AREAS THAT RECEIVE PERMANENT SEEDING SHALL HAVE A MINIMUM TOPSOIL DEPTH OF 4 INCHES.
10. PREPARE BUILDING PAD AND BEGIN FOUNDATION WORK FOR BUILDING.
11. INSTALL UTILITIES. INSTALL ANY ADDITIONAL INLET PROTECTION ON NEW STORM SEWER AND INSTALL RIP-RAP AT NEW STORM SEWER OUTFALLS.
12. PERFORM FINE SITE GRADING AND INSTALL STONE BASE(S).
13. REMOVE TEMPORARY OUTLET CONTROL STRUCTURE ON BASIN AND INSTALL PAVEMENTS.
14. LANDSCAPE AND STABILIZE REMAINING AREAS WITHIN 7 DAYS OF COMPLETION OF FINAL GRADING AND TOPSOILING.
15. REMOVE EXCESS SEDIMENT FROM STORMWATER BASINS AND RETURN BASINS TO THEIR DESIGN DIMENSIONS AND VOLUMES.
16. REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.



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DETAILS

Sheet No: C 400

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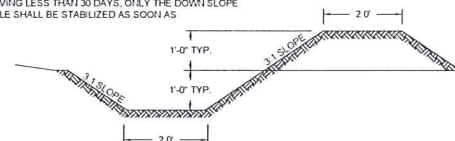
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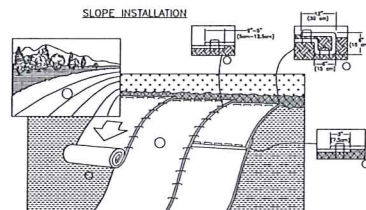
- NOTE:
1. MATCH BERMS TO EXISTING GROUND AND GRADE SWALES TO DRAIN TO BASIN
 2. FOR SWALES THAT ARE TO SERVE LONGER THAN 30 DAYS, THE SIDE SLOPES, INCLUDING THE RIDGE AND DOWN SLOPE SIDE, SHALL BE STABILIZED AS SOON AS THEY ARE CONSTRUCTED
 3. TEMPORARY TOP SOILING AND SEEDING WITH CLASS 1 TYPE B EROSION MATTING SHALL BE USED FOR STABILIZATION
 4. WATER-SOLUBLE ANIONIC POLYACRYLAMIDE (PAM) SHALL NOT BE USED IN DIVERSION CHANNELS
 5. FOR SWALES SERVING LESS THAN 30 DAYS, ONLY THE DOWN SLOPE SIDE OF THE SWALE SHALL BE STABILIZED AS SOON AS CONSTRUCTED



GENERAL NOTE:
CONSTRUCTION SITE DIVERSION SWALES SHALL CONFORM TO WDNR
CONSERVATION PRACTICE STANDARD #1065

CONSTRUCTION SITE DIVERSION: WDNR TS-1066

NOT TO SCALE



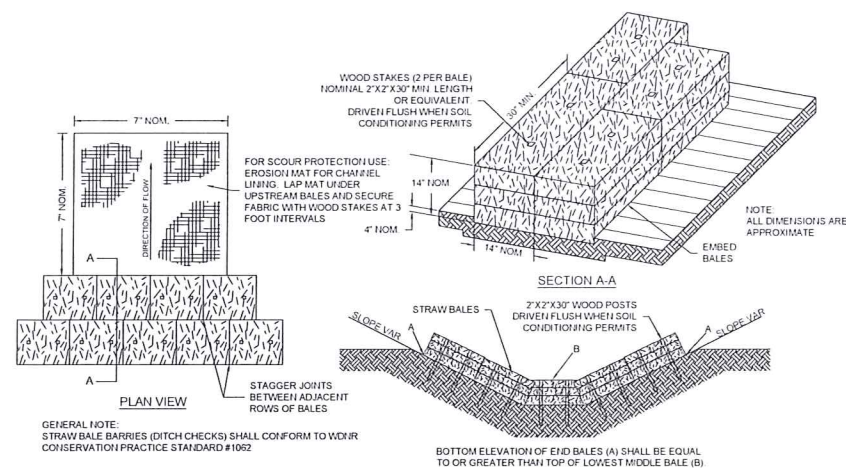
1. PREPARE SLOPE BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPs), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED NOTE: WHEN USING CELLULOSE DO NOT SEED PREPARED AREA. CELLULOSE SHOULD BE PREVIOUSLY ROLLED OUT AND STAPLED TO THE SLOPE.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 15 (5 CM) DEEP 6 (2 CM) WIDE STAPLE WITH APPROXIMATELY 12" (30 CM) OF RECP'S EXTENDING UP-SLOPE TO THE TOP OF THE SLOPE.
3. STAPLE THE RECP'S TO THE SLOPE AT THE TOP OF THE SLOPE AND AT EACH ROW OF STAPLES / STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TREICH AFTER STAPLING. APPLY SEED TO THE SEED BED. STAPLE THE RECP'S TO THE SLOPE AT THE BOTTOM OF THE TRENCH OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES / STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE ENTIRE LENGTH OF THE RECP'S.
4. ROLL THE RECP'S A DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE SILE AGAINST THE SLOPE SURFACE. ALL RECP'S SHOULD BE UNROLLED TO THE TOP OF THE SLOPE. STAPLES / STAKES SHOULD BE AT APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES / STAKES SHOULD BE PLACED THROUGH EACH OF THE RECP'S CORNERS AND THE CENTER OF EACH RECP'S.
5. THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12 CM) OVERLAP DEPENDING ON RECP'S TYPE.
6. WHEN USING RECP'S WITH AN OVERLAP, THE RECP'S MUST BE PLACED END OVER END (SINGLE STRAP) WITH AN APPROXIMATE 3' (75 CM) OVERLAP. STRAP THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP'S LENGTH. IF AN INLAP IS USED, THE RECP'S MUST BE STAPLED TOGETHER AT THE INLAP. GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.

NOTE:

1. EROSION MATTING SHALL CONFORM TO WDR CONSERVATION PRACTICE STANDARD #1052.
2. INSTALL PER MANUFACTURERS SPECIFICATIONS.

© EROSION MATTING: WDNR TS-1052

NOT TO SCALE

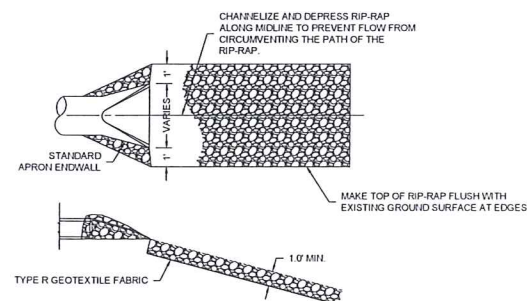


GENERAL NOTE:
STRAW BALE BARRIES (DITCH CHECKS) SHALL CONFORM TO WDMR
CONSERVATION PRACTICE STANDARD #1052

THIS DRAWING IS BASED ON WISCONSIN DEPARTMENT OF
TRANSPORTATION STANDARD DETAIL DRAWING 8 E 8-3

 DITCH CHECKS: WDNR TS-1062

NOT TO SCALE



NOTES

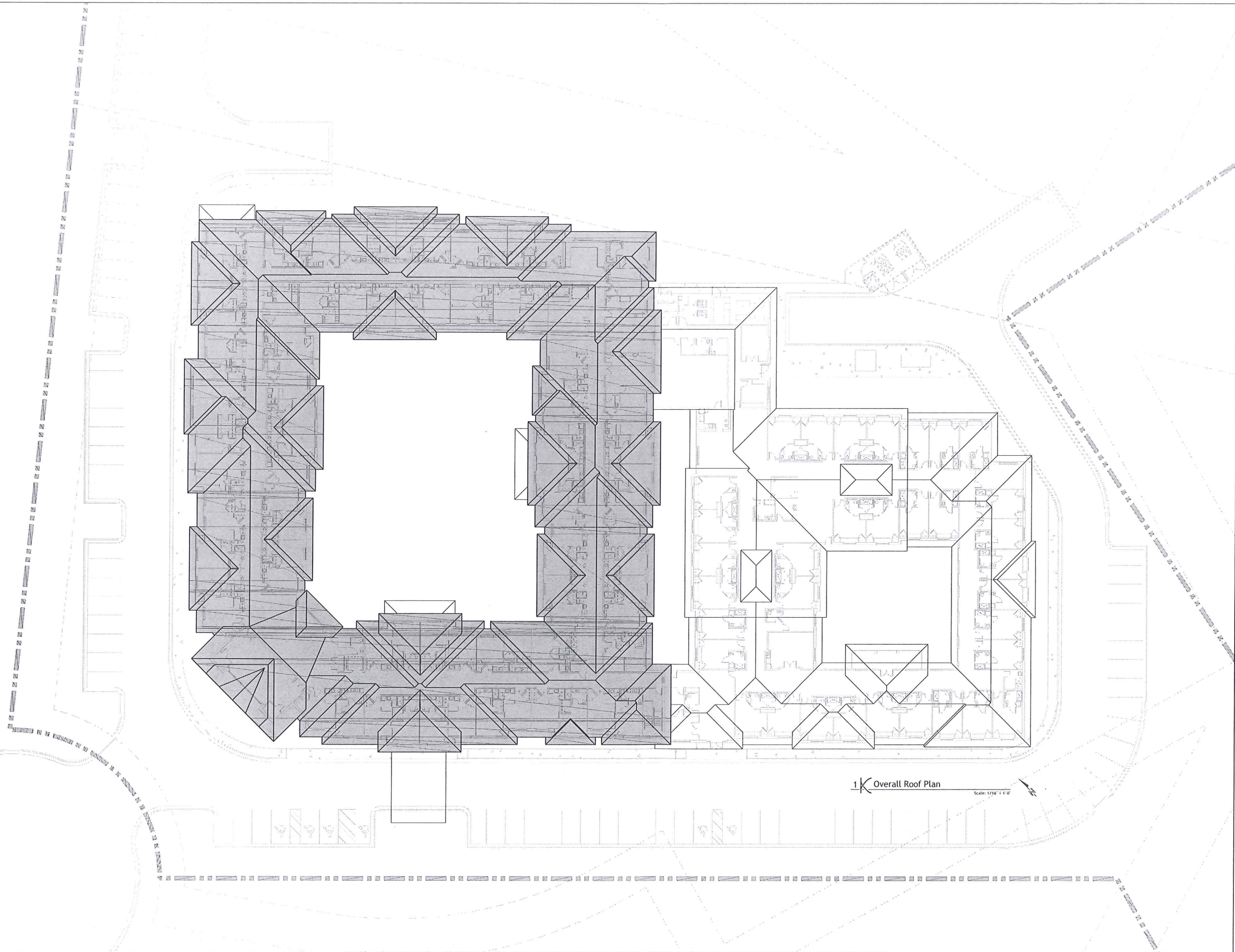
2. INSTALL RIPRAP WHERE SHOWN ON PLANS.
3. FOR PERMANENT POOL (WET) DETENTION BASINS, EXTEND RIP RAP FROM OUTFALL TO AT LEAST 5 FEET BEYOND THE NORMAL WATER LEVEL.
4. INSTALL MEDIUM RIPRAP PER DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
- 4.1. INSTALL TYPE R GEO TEXTILE FABRIC PER DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
5. WHERE RIP RAP IS REQUIRED AT AN AREA PER PLAN, AND THERE IS NO OUTFALL PIPE, THE RIP RAP SHALL BE PLACED A MINIMUM 6 FEET WIDE.

⑤ RIP-RAP DISCHARGE APRON

NOT TO SCALE

PRELIMINARY

X:\Projects\2016 jobs\16-D-170 Heartis Glendale\Scheme\Design\A10.1.dwg Thu, Jan 19, 2017, 9:42am



Frost Bank Tower
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Suite 1540
Austin, Texas 78701
Voice: 512/407/8380
Firm Reg No. 4074-11

Not for Regulatory
Approval,
Permitting, or
Construction

Steven R. Zoerner
License #11833-5

Heartis - Seniors. Living.
Assisted Living and Memory Care
100 W. River Woods Parkway
Glendale, Wisconsin 53122

Date:
01/20/2017
Revisions:

Project No:
16-D-170
Sheet Title:
Overall Roof
Plan

Sheet No:
A10.1

Parcel 1 of Certified Survey Map No. 6455, recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin, on December 23, 1997, in Reel 4208, Image 1531, as Document No. 7465833, being a part of Lot 3 of Certified Survey Map No. 5427, being a part of the Southeast 1/4 of the Northeast 1/4 and a part of the Northeast 1/4 of the Southeast 1/4 of Section 5, Town 7 North, Range 22 East, in the City of Glendale and City of Milwaukee, County of Milwaukee, State of Wisconsin.

A portion of Parcel 1 of Certified Survey Map No. 6455, which is described as follows: Commencing at the Southeast corner of the Northeast 1/4 of said Section 5; thence North 07° 24' 37" West along the East line of said 1/4 Section, 467.27 feet to a point on the Northwestern right of way line of the Chicago and Northwestern Transportation Company; thence South 57° 27' 04" West along said right of way line, 114.16 feet to the point of beginning of the land to be described; thence continuing South 57° 27' 04" West, 286.62 feet; thence North 04° 59' 35" West, 234.29 feet; thence North 85° 00' 25" East, 201.95 feet; thence South 32° 08' 43" East, 114.29 feet to the point of beginning.

A portion of Parcel 1 of Certified Survey Map No. 6455, which is described as follows: Commencing at the Southeast corner of said Northland 1/4 Section, thence South 89° 03' 51" West along the South line of said Northland 1/4 Section, 442.61 feet to a point; thence North 00° 56' 09" West, 33.00 feet to a point on the North line of West Estabrook Boulevard and the point of beginning; thence South 89° 03' 51" West, 406.84 feet along said North line; thence North 00° 56' 09" West, 17.00 feet to a point; thence South 89° 03' 51" West, 43.00 feet to a point; thence North 00° 23' 36" West, 375.64 feet to a point on the South line of West Dulux Parkway; thence North easterly 63.24 feet along said South line and the arc of a curve with a radius of 71.00 feet, whose center lies to the Northwest, and whose chord bears North 54° 28' 27" East, 61.17 feet to a point; thence South 61° 02' 37" East, 458.85 feet to a point; thence South 00° 23' 36" East, 198.68 feet to the point of beginning.

Per Chicago Title Insurance Company Commitment No. CO-5427 Revision D with an effective date of September 19, 2016, the following items appear in Schedule B II as exceptions:

11. Rights, if any, with respect to the maintenance and use of sewers, utility pipes, underground water line, overhead utility lines and utility pole cables or conduits which may be installed under the surface of the subject premises.

13. Permanent Access Easement granted to the Milwaukee Metropolitan Sewerage District, Utility Agreement, 100 year flood line, R.R. Easement to be retained by the City of Glendale, Utility Easement to be retained by the City of Glendale and 10' Wide Sanitary Sewer Easement to be retained by the City of Glendale and also shown in document number 1870048, as set forth on the Certified Survey Map No. 6455 described on Schedule A hereof, recorded as Document Number 7465833. **AFFECTS PARCEL AS SHOWN.**

5. Right of Way for railroad purposes and Easement set forth in Quit Claim Deed executed by Milwaukee Cement Railway Company, Milwaukee Cement Company and Erwin C. Uihlein to Milwaukee and St. Paul Railway Company, dated February 2, 1920 and recorded February 25, 1920 in Volume 822 of Deeds on Page 227, as Document No. 1020524.

SEWER RIGHT OF WAY, executed by Milwaukee Cement Realty Company to Metropolitan Sewerage Commission, dated July 24, 1922 and recorded December 22, 1922 in Volume 940 of Deeds on Page 522, as Document No. 1183565. **DOES NOT AFFECT THIS PARCEL, LIES TO SOUTH.**

7. Grant for Sewer right of way executed by Elines Incorporated to Metropolitan Sewerage Commission of the County of Milwaukee, dated July 4, 1922 and recorded July 31, 1924 in Volume 1044 of Deeds on Page 354, as Document No. 1296207. **AFFECTS PARCEL AS SHOWN.**

3. Right of Way Water-Main, executed by Eline's Inc. to City of Milwaukee, dated September 8, 1930 and recorded December 8, 1930 in Volume 330 of Deeds on Page 410, as Document No. 1819297. **AFFECTS PARCEL AS SHOWN.**

9. License & Plat for water main granted to the City of Milwaukee recorded as Document No. 1836177. **DOES NOT AFFECT PARCEL, SHOWN FOR REFERENCE ONLY.**

0. Easement for water main granted by Jos. Schlitz Brewing Company to City of Glendale, dated March 4, 1968 and recorded April 17, 1968 on reel 413, Image 2019, as Document No. 4385777. **AFFECTS PARCEL AS SHOWN.**

1. Utility Easement granted to Wisconsin Electric Power Company recorded as Document No. 4960716, as modified by Agreement recorded as Document No. 5135440. **AFFECTS PARCEL AS SHOWN.**

2. Tunnel Easement Deed from Chicago and North Western Transportation Company, to Milwaukee Metropolitan Sewerage District, dated November 15, 1984 and recorded December 18, 1984 on Reel 1709, Image 1385, as Document No. 5774455, **AFFECTS PARCEL AS SHOWN.**

Permanent Access and Temporary Construction Agreement and Easement executed by Port Washington Properties Co., a Wisconsin General Partnership, to the Milwaukee Metropolitan Sewerage District, dated May 29, 1987 and recorded July 9, 1987 on Reel 2117, Image 1323, Document No. 6081767, as amended by Amendment to Permanent Access and Temporary Construction Agreement and Easement entered into by and between Milwaukee Metropolitan Sewerage District and Community Development Authority of the City of Menasha, dated August 30, 1990 and recorded September 14, 1990 on Reel 2490, Image 891, as Document No. 6417374. **AFFECTS PARCEL SHOWN.**

Covenants, Conditions and Restrictions as set forth in Declaration executed by Community Development Authority of the City of Glendale, dated June 28, 1990 and recorded July 5, 1990, on Reel 2466, Image 178, as Document No. 6394889, First Amendment to Estabrook Corporate Park Declaration of Covenants and Restrictions dated November 30, 1990 and recorded December 13, 1990, on Reel 2521, Image 394, as Document No. 6442593 and Second Amendment to Estabrook Corporate Park Declaration of Covenants and Restrictions dated January 1, 1991 and recorded March 25, 1991, on Reel 2549, Image 123, as Document No. 6466772, and Third Amendment to Estabrook Corporate Park Declaration of Covenants and Restrictions dated February 8, 2001 and recorded March 20, 2001, as Document No. 8038205, providing for no forfeiture or reversion of title in case of violation. **AFFECTS ENTIRE PARCEL.**

Utility Easement granted to Wisconsin Electric Power Company, recorded as Document No. 6580168, **AFFECTS PARCEL AS SHOWN.**

Mineral rights reserved in Quit Claim Deed recorded as Document No. 7450734. **AFFECTS PARCEL AS SHOWN.**

Electric Transmission Line Easement recorded as Document No. 7786666. **AFFECTS PARCEL AS SHOWN.**

Rights of the public in any portion of the Land lying below the ordinary high water mark of Milwaukee River and Old Bluehole Pond, and rights the government to regulate the use of the shore and riparian rights.

This policy does not insure the exact location of any portion of the Land created by gradual buildup of the shore (accretion) or the lowering of water level (reliction), or the title to land cut off by a change in the course of the water body (avulsion), or to artificially filled land.

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

2. ZONING PER CITY OF GLENDALE WEBSITE IS PUD.
3. DRAWING IS BASED ON FIELD SURVEY COMPLETED BY SIGMA ON 11-07-2016 AND 1-03-2017.
4. PARCEL FALLS WITHIN ZONES X AND AE PER FEMA FIRM PANEL 55079C0081E DATED 9/26/2008. ZONE AE LINE DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.
5. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
6. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
7. WETLAND MARKERS OBSERVED AS SHOWN ON MAP, WETLAND DELINEATION COMPLETED BY T.R.C. ON 11-04-2016.
8. PARCEL AREA IS 522,123 SQUARE FEET OR 11.986 ACRES MORE OR LESS, INCLUDING THE MEANDERLANDS
9. VERTICAL DATUM NGVD1929. PROJECT BENCHMARK IS THE CONCRETE MONUMENT WITH BRASS CAP AT THE SE CORNER NE $\frac{1}{4}$ SEC. 5-7-22 WITH AN ELEVATION OF 637.25.



To: Chicago Title Insurance Company
Caddis Acquisition Partners, LLC, a Texas 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, 4.5, 7(a &b), 8, 11, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed on **NOVEMBER 7, 2016** and **JANUARY 3, 2017**.

Date of Map: JANUARY 6, 2017

Baba M. Rozite, PLS - 2351

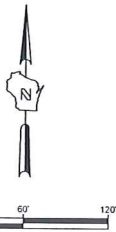


LEGEND

SECTION LINE	SECTION LINE
PROPERTY LINE	PROPERTY LINE
EASEMENT	EASEMENT
CHAIN FENCE	CHAIN FENCE
WOOD FENCE	WOOD FENCE
WIRE FENCE	WIRE FENCE
OVERHEAD UTILITY	OVERHEAD UTILITY
TELEPHONE	TELEPHONE
CABLE TV	CABLE TV
SAUTER DRY	SAUTER DRY
FE	FE
ST	ST
G	G
STORM SEWER	STORM SEWER
WATER MAIN	WATER MAIN
EXISTING MAJOR CONTOUR	EXISTING MAJOR CONTOUR
EXISTING MAJOR CONTOUR	EXISTING MAJOR CONTOUR
IRON PIPE FOUND SET	IRON PIPE FOUND SET
REAR FOUND SET	REAR FOUND SET
FRONT FOUND SET	FRONT FOUND SET
PAVING FOUND SET	PAVING FOUND SET
WALL	WALL
MOVEMENT	MOVEMENT
EDGMARK	EDGMARK
IGN	IGN
DECKING TREE (IGN)	DECKING TREE (IGN)
CONCRETE TREE (IGN)	CONCRETE TREE (IGN)
BUSH	BUSH
POST	POST
SOIL BOUND	SOIL BOUND
MONITORING WELL	MONITORING WELL
CURRENT	CURRENT
WATER	WATER
TRAFFIC SIGNAL	TRAFFIC SIGNAL

100 W. RIVER WOODS PARKWAY &
300 W. DELUX PARKWAY
CITY OF GLENDALE & CITY OF MILWAUKEE,
WISCONSIN

ALTA/NSPS LAND TITLE SURVEY



NO. REVISION	DATE	BY
DRWNG NO.	16435 ALTA.dwg	
DRAWN BY:	B.M.R.	
DATE:	1-06-2017	
PROJECT NO.	16435	
CHECKED BY:		
APPROVED BY:		
SHEET NO.		

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

HEARTIS - SENIOR LIVING ASSISTED LIVING AND MEMORY CARE

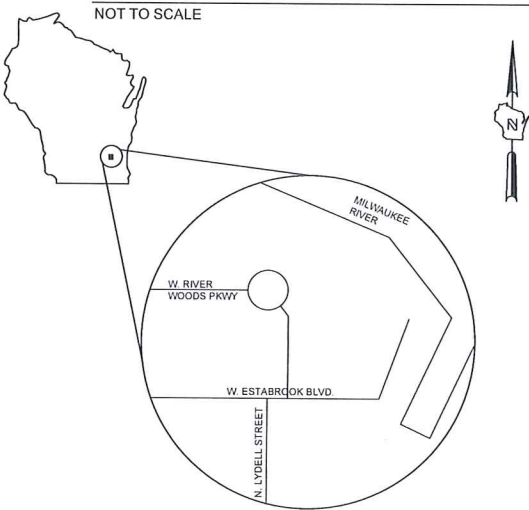
100 W. RIVER WOODS PARKWAY
GLENDALE, WISCONSIN

PLAN COMMISSION SUBMITTAL

PREPARED BY:

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

SITE LOCATION MAP:



SHEET INDEX

SHEET NO.	DESCRIPTION
-	COVER SHEET
1 of 1	ALTANSPS LAND TITLE SURVEY
C 002	EROSION CONTROL & SITE PREPARATION PLAN
C 100	SITE PLAN
C 200	OVERALL GRADING PLAN
C 300	UTILITY PLAN
C 400	DETAILS
C 401	DETAILS
L 0	LANDSCAPE PLAN
L 0	LANDSCAPE PLAN
E1 00	PARTIAL 1ST FLOOR LIGHTING
A1.1	SITE PLAN
A2.0.1	OVERALL FIRST FLOOR PLAN
A2.0.2	OVERALL FIRST FLOOR PLAN
A2.1.1	FIRST FLOOR ANNOTATION PLAN
A2.1.2	FIRST FLOOR ANNOTATION PLAN
A2.1.3	FIRST FLOOR ANNOTATION PLAN
A2.2.1	SECOND FLOOR ANNOTATION PLAN
A2.2.2	SECOND FLOOR ANNOTATION PLAN
A4.1	ENLARGED TYPICAL UNIT FLOOR PLANS
A5.1	EXTERIOR ELEVATIONS
A5.2	EXTERIOR ELEVATIONS
A10.1	OVERALL ROOF PLAN



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