

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

AGENDA -- PLAN COMMISSION
Tuesday, June 06, 2017
6:00 P.M.

1. Roll Call and Pledge of Allegiance.
2. Adoption of Minutes of Meeting of May 2, 2017.
3. a. Sign Appeal, Residence Inn, 7003 North Port Washington Road. Review and approve proposed sign appeal variance.
Rachit Dhingra, Property Owner and Residence Inn
- b. Sign Appeal, Bavarian Bierhaus, 700 West Lexington Avenue. Review and approve proposed sign appeal variance.
Mike Weiss, Bavarian Bierhaus
- c. Planned Sign Program, Bavarian Bierhaus, 700 West Lexington Avenue. Review and approve proposed Planned Sign Program (PSP).
Mike Weiss, Friends of BSC and Bavarian Bierhaus
- d. Referral from Common Council, 7575 North Port Washington Road (U.S. Petroleum). Review and recommend to Common Council to change Zoning Code text regulation pertaining to parking use within the B-1, H1 District.
Keith Nygren and Ray O'Connor, Wisconsin Athletic Club (WAC)
- e. Plan Commission Use and Occupancy Review, A&J Specialty Services, Incorporated, 6055 North Flint Road (former Statewide Roofing). Review and approve fire and water restoration services contractor use and occupancy.
Kent Rawhouser, A&J Specialty Services
Mike Pelant, Property Owner
- f. Specific Implementation Plan (SIP), Lubavitch Academy and Synagogue, 6789 and 6791-6799 North Green Bay Avenue (Greensquare I and II). Review and approve Specific Implementation Plan (SIP) for mixed use commercial office and institutional uses, specifically the Girls Hillel High School, Synagogue, and Adult Education uses within Greensquare II (West Building).
Rabbi Mendel Shmotkin
- g. Specific Implementation Plan (SIP), Silverado North Shore (FKA Silverado Glendale CBRF), 7800 North Green Bay Avenue (Former Masonic Lodge). Review and approve complete Specific Implementation Plan (SIP) for a 53-unit (85 residents) Alzheimer's Memory Care CBRF.
Paul Mullins and Tony Nguyen, Silverado
Michael Oates, Architect
- h. Specific Implementation Plan (SIP), Amato Chrysler, Dodge, Ram, and Jeep, 5858-5866 and 5900-5910 North Green Bay Avenue. Review and approve complete Specific Implementation Plan (SIP) for auto dealership and corporate offices.
John Amato, Amato Automotive Group
Peter Ogorek, Architect
- i. Reschedule Regular July Plan Commission meeting to 6:00 p.m., TUESDAY, JULY 11, 2017, due to Independence Day being Tuesday, July 4, 2017.

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, May 2, 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 Tomika Vukovic, Bruce Cole, Fred Cohn, Gary Lippow, and JoAnn Shaw. Absent: Karn Cronwell and Josh Wadzinski.

Other Officials Present: Rachel Reiss, City Administrator, Todd M. Stuebe, Director of Community Development, and North Shore Fire Department Battalion Chief John Maydak.

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised on Thursday, April 27, 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. Cohn, seconded by Comm. Lippow, to approve the minutes of the meeting held Monday, April 3, 2017. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cole, Cohn, Lippow, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

MATTERS FOR CONSIDERATION.

- I. 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.

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:

Nick Sanfilippo seeks Plan Commission review and approval for ACCI-DENT Dents, Bumpers, Touch-Ups, to use and occupy the tenant space

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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.

Community Development Director Stuebe stated that 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 and 6045 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.

Nick Sanfilippo introduced himself and talked about ACCI-DENT moving from 2201 West Bender Road (Mike Pelant property owner) to the proposed Flint Road tenant spaces, and that what they do is bumper blending and smoothing out.

Comm. Cohn asked whether ACCI-DENT will have a paint booth.

Mr. Sanfilippo said that they do not have a paint booth now and continued saying that they do not finish cars, that they keep it inside overnight and buff it the next day, although they may have one or two overflow in the fenced and gated yard located at the south side of the property.

Comm. Lippow asked if the nature of the business will be changing.

Mr. Sanfilippo said that it will be 100 percent the same way, and that they are not moving the paint booth, and that Crime Prevention Officer Dhein has his work done there, continuing stating that they are not auto body repair.

Comm. Vukovic asked if they have a paint booth when they move in.

Mr. Sanfilippo said that they will have a paint booth when they move in that is for small repairs, and summarized saying that they do quality repairs for local clients such as Abra Auto Body and Umansky.

Motion by Comm. Lippow, seconded by Comm. Cohn, 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

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and 6045 North Flint Road, per the five requirements. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cole, Cohn, Lippow, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

- II. 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.

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:

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

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

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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.

Community Development Director Stuebe stated that 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, per 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; and, 8) Conform to the Estabrook Corporate Park Covenants and Restrictions which also includes the variance permitting the proposed use at 100 West River Woods Parkway.

Eric Reiter introduced himself as representing Caddis, and said that Caddis developed the Heartis brand, and that they now have 15 projects operating or under development now.

Mayor Kennedy asked how they choose the place.

Mr. Reiter said that 99 percent of their clients do not any longer drive and that very few have a car – that it is more rare than typical. Mr. Reiter said that the facility has a van to provide transport for doctor appointments and planned activities, and that an advantage of the 100 West River Woods Parkway site is the proximity to healthcare, with the Urgent Care being a big benefit to the facility. Mr. Reiter noted the architecture image, the landscape amenities such as the patio, walkway, and woods.

Mayor Kennedy asked if there would be access to the Milwaukee River.

Mr. Reiter said that they had not provided a path to the river.

Mayor Kennedy asked about the staffing of the facility.

Mr. Reiter said that there are 15 to 25 persons per shift for the first and second shifts and overnight five. Mr. Reiter said that part-time personnel come in to administrate medications.

Mayor Kennedy asked about nursing and licensed practical nurses (LPN).

Mr. Reiter said that they have a mix, and also said that they have an executive director who has an Master's in Business Administration (MBA) and have Registered Nurses (RN) on staff, continuing saying that caregivers are not typically college educated, and that they have hospital nursing assistants, nursing assistants, and business management assistants.

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Mayor Kennedy asked if they completed a Market Study of the North Shore, and said that he would not want to find an over bedding situation.

Mr. Reiter said that Caddis believes that there is a large unmet demand, and that they view the primary market area to be within five miles, and reference was made to Harbor Chase in Shorewood, where the assisted living side is at capacity, and that they view that as proof of unmet demand.

Comm. Vukovic commented about Market Analysis, relating the demographics, the penetration rate versus existing supply, and feels that memory care assisted living may have an unmet supply, and asked if this is a chain.

Mr. Reiter said that Heartis is a brand, that this will be their first building in Wisconsin, that they do have a building in Peoria and another in Orland Park, a suburb of Chicago, and that they are looking to complete a development in Brookfield, Wisconsin.

Comm. Cole asked about a Marketing Study, and what their mix of Title 19 is to full-pay residents.

Mr. Reiter said that their target is 100 percent private pay clients.

Comm. Cohn said that years ago there were environmental requirements.

Mr. Reiter said that Caddis has completed Phase I and Phase II and that the site is a closed site now, and that there is a plan for how they will open the site, that there is a six-foot environmental cap, and that below the cap they are required to monitor and properly dispose of properly, and that possible costs are included in their project budget and contingency. Mr. Reiter said that State of Wisconsin approval is required before they can commence to construct.

Comm. Lippow asked how the building will be secured, there is a path and picnic tables.

Mr. Reiter said that with memory care patients there is always a concern of elopement, and that these residents will not really have access to the outside amenities, continuing to say that assisted living clients have all of their mental faculties, are not typically experiencing dementia, and are free to come and go as they please. Mr. Reiter said that they do monitor their client whereabouts, that they have the WanderGuard System and that when they get too close to the door it triggers lockdown, and if close when somebody enters the facility triggers an alarm, although they do not confine them.

Comm. Lippow said that he has a concern about possible market saturation, continuing that there are other facilities in this community, Fox Point, and along North Green Bay Avenue north of West Good Hope Road, and that so many companies see the demographics.

Mr. Reiter said that it is good to be aware, and that Caddis thinks that they are being conservative and have not had any issues with it, continuing saying that Caddis is making a big investment and that they understand the concern, and concluded saying that Caddis is building 34 memory beds and that they do not think that only 34 memory beds are needed and are feeling pretty confident.

Comm. Shaw stated that the proposed development being away from others that may be an advantage, and still has the concern about clients wandering off, and asked if the stormwater pond is fenced.

Mr. Reiter said that they do not have plans for that and that the slope is not very steep, and asked Chris Carr of Sigma Group to comment.

Mr. Carr (Sigma Group) said that it is a typical pond with a three to four foot depth that will have a safety shelf around the perimeter with a slope of one foot per twelve feet, and then a slope to the bottom of the pond of one foot per four feet.

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Mr. Reiter said that for most clients that will live there the only need they they have is help with one aspect of their life, and that Caddis does not want it to be a prison.

Mr. Carr stated that it is not the first time that Sigma has worked with the site, that they are not planning to move any dirt off of the site, and that they are moving dirt around filling.

Comm. Shaw asked if they have met with the North Shore Fire Department and asked what is WanderGuard.

Mr. Reiter said yes to Caddis having met with the North Shore Fire Department, and that WanderGuard is a bracelet or anklet that is only utilized on residents and places the assisted living and memory care on full lock-down, that the bracelet or anklet communicates with the door, and that if the door is occupied an alarm sounds.

Comm. Shaw asked what happens if they swap or take off the bracelet.

Mr. Reiter said that they cannot do that.

Mayor Kennedy asked about fire hydrants.

The response was that there is a fire hydrant at each corner, and that they have met with the Fire Marshal who required either a circular or hammerhead.

Mayor Kennedy, in reference to Market Study, observed that Caddis has 15 other facilities and asked about Caddis' occupancy in other markets, and the total project budget.

Mr. Reiter said that their pro-forma lease-up is three years, and so far Caddis feels good about the markets that Caddis has entered, and said that Caddis' total investment in the property is budgeted at about \$30 million.

Mayor Kennedy asked about the materials inside.

Mr. Reiter said that the exterior has nice quality materials, and that the interior will have granite countertops, that the refrigerator is stainless steel, that there is a kitchenette without a range, and said that in general they try to make a mix between a hospitality hotel and a residential feel – not institutional, and concluded saying that private pay 100 percent use what he considers high-end facilities.

Mayor Kennedy asked about deliveries such as laundry.

Mr. Reiter said in the kitchen area there is an entry and that the facility has a commercial laundry onsite.

Comm. Vukovic asked Staff if there have been any other proposals, whether this was perhaps jumping the gun, whether there had been any other proposals for the property.

Dir. of Community Development Stuebe said that the Community Development Authority previously owned the property and that from about the late 1990's there had been several development proposals that completed for the site, Sunstone Financial, Baird corporate headquarters search, Ruvin Group RiverTech offices, various inquiries for medical clinic/offices (Williams Development), United States federal government office facility, without inquiry activity with the real estate crash between about 2008 and 2012, and then several independent living/assisted living facility inquiries such as New Perspective's Lighthouse brand facility, which proposed a 140 unit senior living concept that was scheduled to be reviewed by the Plan Commission and withdrew due to problems with closing the land purchase.

Comm. Cohn asked about the site environmental and would the City want to be informed about any environmental problems.

Dir. of Community Development Stuebe said that the Wisconsin Department of Natural Resources has jurisdiction over the environmental status of the property and that the project will not be able to proceed without their review and approval as relates to State requirements, and that the City will want to be informed of any issues that are encountered.

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Motion by Comm. Vukovic, seconded by Comm. Lippow, 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, per the eight requirements. Comm. Cohn moved for a friendly amendment to the motion to have a requirement that the City be contacted if there are any environmental conditions, with the motion seconded by Comm. Cole, and unanimously approved, with the following vote on the original motion as amended. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cole, Cohn, Lippow, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

- III. 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.

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:

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.

Director of Community Development Stuebe stated that the necessary action of the Plan Commission is to approve the Specific Implementation Plan (SIP) consistent with the approved Informational Statement General Development Plan.

Michael Klein introduced himself as project developer.

Jason Korb introduced himself as project architect. Mr. Korb stated that there are more dormers.

Comm. Lippow asked what changes were made.

Mr. Korb said that there were additional gables and that those were the only changes.

Comm. Cohn asked about the dividing line between the Hobbs property and the property.

Mr. Korb said that the Hobbs property starts about 50 feet south of Building D, that the Hobbs component of the site development will come to the Plan Commission and that there will be fence.

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Comm. Lippow Asked about the project timeline.

Mr. Klein said that abatement will commence within the next several weeks with the buildings being razed shortly after, and also said that there will be fence around the whole property, and that there will be four weeks abatement that will be completed building by building, and concluded stating that they will have Building A complete February, 2018, with another building being complete every three weeks, and that they will have a model open end of 2017, and that while they are completing leases for Building A they will be completing Building D.

City Administrator Reiss commented that Building D has an entrance that is very near the drive lane and could something be done about that.

Motion by Comm. Cohn, seconded by Comm. Lippow, that the Plan Commission approve the Specific Implementation Plan. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cole, Cohn, Lippow, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

ADJOURNMENT.

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

Todd M. Stuebe, Director of Community Development

Recorded: May 31, 2017

NOTE:

Meeting is 6:00 PM Tuesday

City of Glendale Plan Commission

6:00 P.M., Tuesday, June 06, 2017

- Plan Commission Report -

Glendale

RICH PAST.
BRIGHT FUTURE.



Staff Report to the Plan Commission
Meeting of Tuesday, June 06, 2017

3a. Sign Appeal, Residence Inn, Residence Inn, 7003 North Port Washington Road.
Review and approve proposed sign appeal variance.

Rachit Dhingra seeks Plan Commission review and approval to have additional signage that exceeds what is provided for in the Glendale Sign Code. July 27, 2015, the Plan Commission approved a wall sign on both the south and north façades of the Residence Inn (July 27, 2015). April 3, 2017, the Plan Commission also approved a Planned Sign Program for the 7001, 7003, and 7065 North Port Washington Road that also includes an off-premise monument sign that Residence Inn and Fairfield Inn & Suites share that also includes an electronic message (action) sign.

Mr. Dhingra and his signage representatives will present the proposed signage (Refer to exhibit). Signage variances require Plan Commission review and approval.

Permitted signage for a commercial establishment corner property includes a wall sign and a monument sign or two wall signs on separate building fronts.

Glendale Sign Code Requirements

The Plan Commission may grant a variance to the Sign Code. Per the Sign Code sign variances are intended to allow flexibility to the sign regulations while still fulfilling the purpose of the regulations, with the caveat that it is not intended to permit the erection or maintenance of signs that are prohibited. The Sign Code states that the Plan Commission shall make the final decision using the following criteria:

- a. The basic rule of thumb should be that there be no public harm and there be a public benefit.
- b. Variance considerations will include proposals for signs which would enhance the overall character of a neighborhood, or to mitigate unusual site conditions.
- c. The sign as proposed will not result in an undue concentration of signage which renders it difficult or confusing to read existing signs.
- d. The effect of a proposed sign may have on depreciating property values of a neighborhood.
- e. The Plan Commission, in its deliberation of an adjustment, may consider the location of the proposed sign, the height, the size, the appearance, number, and location of other signs in the vicinity of the proposed sign, and any other factor the Plan Commission deems appropriate.

The necessary action by the Plan Commission is to grant, require to modify, or to deny the sign variance request.

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Meeting of Tuesday, June 06, 2017

- 3b. **Sign Appeal, Bavarian Bierhaus, 700 West Lexington Avenue.** Review and approve proposed sign appeal variance.

Mike Weiss, Friends of BSC (Bavarian complex property owners) and Brauhaus Milwaukee, LLC (AKA Bavarian Bierhaus), seeks Plan Commission review and approval for the Bavarian Bierhaus Restaurant & Brewery to have signage that exceeds what is provided for in the Glendale Sign Code.

Permitted signage under the Glendale Sign Code for typical restaurant and brewery includes a monument sign or a wall sign, as a corner property the commercial establishment is permitted to have a wall sign and a monument sign or two wall signs on separate building fronts. In general, the maximum height of a monument sign is ten feet and the maximum size of a sign may attain is 150 square feet.

Mike Weiss requests a variance for a 52-foot height free-standing (in this case pole mounted) sign that includes a standard sign with the narrative "Bavarian Bierhaus Restaurant & Brewery" (8 feet x 12 feet = 96 square feet) as well as an electronic message (action) sign (8 feet x 12 feet = 96 square feet) that presents messages that periodically change. The total sign area is 192 square feet. Signage variances require Plan Commission review and approval. Only the area of the sign and the height of the sign may be granted variances.



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Glendale Sign Code Requirements

The Plan Commission may grant a variance to the Sign Code. Per the Sign Code sign variances are intended to allow flexibility to the sign regulations while still fulfilling the purpose of the regulations, with the caveat that it is not intended to permit the erection or maintenance of signs that are prohibited. The Sign Code states that the Plan Commission shall make the final decision using the following criteria:

- a. The basic rule of thumb should be that there be no public harm and there be a public benefit.
- b. Variance considerations will include proposals for signs which would enhance the overall character of a neighborhood, or to mitigate unusual site conditions.
- c. The sign as proposed will not result in an undue concentration of signage which renders it difficult or confusing to read existing signs.
- d. The effect of a proposed sign may have on depreciating property values of a neighborhood.
- e. The Plan Commission, in its deliberation of an adjustment, may consider the location of the proposed sign, the height, the size, the appearance, number, and location of other signs in the vicinity of the proposed sign, and any other factor the Plan Commission deems appropriate.

The necessary action by the Plan Commission is to grant, require to modify, or to deny the sign variance request.

3c. Planned Sign Program, Bavarian Bierhaus, 700 West Lexington Avenue. Review and approve proposed Planned Sign Program (PSP).

A Planned Sign Program (PSP) is proposed for the Bavarian Bierhaus and the larger Bavarian complex properties as a multiple property, multiple tenant, multiple use, hospitality and recreation 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 15.0 acres (651,516 square feet) of land to form the hospitality and recreation campus.

Proposed changes facilitated by the PSP include the following:

1. Free-Standing sign as proposed under Item 3b to include the electronic message (action) sign (8 feet x 12 feet = 96 feet) with the sign located off-premise from the Bavarian Bierhaus Restaurant & Brewery premises.
2. The grain storage sign at the entrance to Heidelberg Park for which a variance was previously granted.
3. Bavarian Bierhaus Restaurant & Brewery entrance sign.
4. Bavarian complex entrance directional signs.

Based on the intent of the PSP and the nature of the hospitality and recreation campus, Staff recommends that PSP status be approved per the exhibits and as described above.

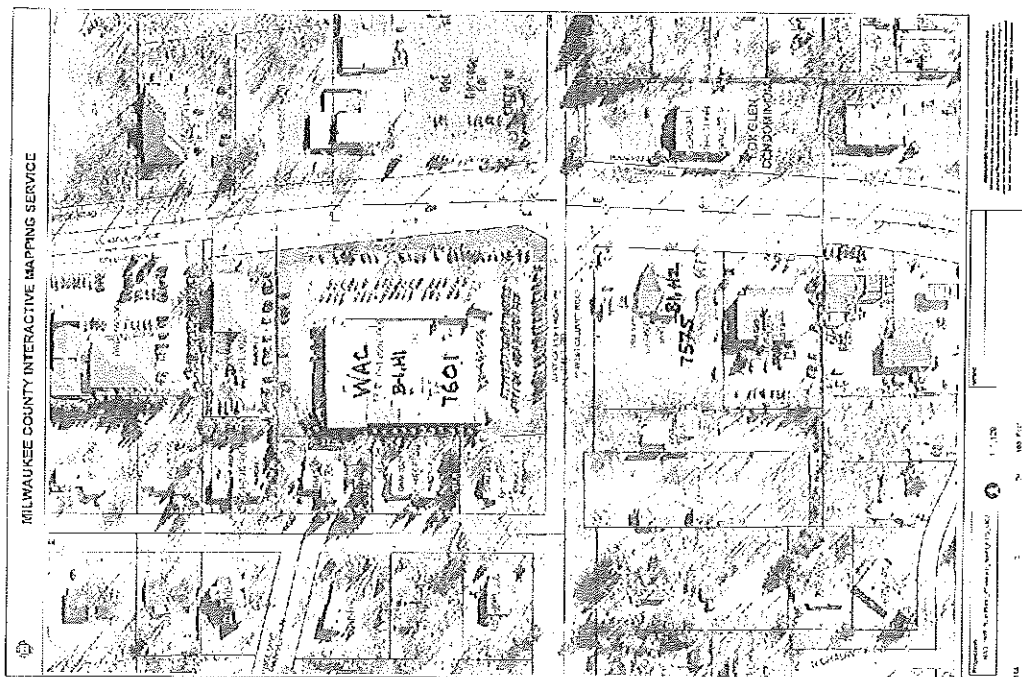
Staff Report to the Plan Commission
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- 3d. **Referral from Common Council, 7575 North Port Washington Road (U.S. Petroleum).** Review and recommend to Common Council to change Zoning Code text regulation pertaining to parking use within the B-1, H1 District.

Wisconsin Athletic Club seeks a change to the Zoning Code text regulations to permit parking as a principle use within the B-1, H2 District. More specifically, Wisconsin Athletic Club, located at 7601 North Port Washington Road, seeks to acquire the 7575 North Port Washington Road property (presently a U.S. Petroleum gasoline station, automobile repair shop, and U-Haul and trailer, camper, and boat storage yard), raze the existing building, and construct a parking lot there that will serve the members of the existing Wisconsin Athletic Club facility.

The proposed Zoning text change, along with a preliminary Site Plan exhibit, is included in the documents distributed to the Plan Commission. At this time only the change to the Zoning Code text regulation is under review. If the Common Council approves the change to the Zoning Code text regulation to permit parking as a principle use then Wisconsin Athletic Club submit the Site Plan for Plan Commission review and approval.

Staff is supportive of the proposed change to the Zoning Code text regulation to facilitate the proposed use in the B-1, H1 District. The necessary action of the Plan Commission is this review and to recommend to the Common Council that the petition be granted as requested, modified, or denied. This item will then go to the Common Council will have a Public Hearing, and after consideration of the Plan Commission recommendation will vote on the proposed ordinance effecting the proposed change.



Staff Report to the Plan Commission
Meeting of Tuesday, June 06, 2017

- 3e. **Plan Commission Use and Occupancy Review, A&J Specialty Services, Incorporated, 6055 North Flint Road (former Statewide Roofing).** Review and approve fire and water restoration services contractor use and occupancy.

Kent Rawhouser seeks Plan Commission review and approval for A&J Specialty Services, Incorporated, to use and occupy the tenant space formerly occupied by Statewide Roofing that is located within the multi-tenant facility at 6055 North Flint Road, as a fire and water restoration service contractor use. The site is zoned M-1 Warehouse, Light Manufacturing, Office, and Service District, and the proposed use is a permitted use with Plan Commission review and approval. A&J Specialty Services home office is located in DeForest, Wisconsin.

A&J Specialty Services anticipates as many as three employees in the 6055 North Flint Road tenant space. Hours of operation are Monday through Friday from 8:00 a.m. to 5:00 p.m.

Parking is not expected to be a problem for the proposed use. Applicant does not store any items outside other than employee automobiles that are occasionally parked there when A&J responds.

Staff Recommendation: **Staff recommends that the Plan Commission grant use and occupancy approval for Kent Rawhouser to operate A&J Specialty Services, Incorporated, a fire and water restoration service contractor use and occupancy, in the tenant space located at 6055 North Flint Road, with the following requirements:**

- 1) There will not be any items stored outside;
- 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.

3f. Specific Implementation Plan (SIP), Lubavitch Academy and Synagogue, 6789 and 6791-6799 North Green Bay Avenue (Greensquare I and II). Review and approve Specific Implementation Plan (SIP) for mixed use commercial office and institutional uses, specifically the Girls Hillel High School, Synagogue, and Adult Education uses within Greensquare II (West Building).

The Site Plan includes ADA parking near the entrance to the Greensquare II Building (the west building), as well as HVAC equipment at the south end of the building.

The Plan Commission documents include the operating characteristics of the proposed facilities. Please note that a Conditional Use Permit (CUP) does not regulate the use and occupancy of the property. The property was rezoned to PD-Planned Unit Development District specifically to facilitate the education and religious use in the Greensquare II (west) building and for commercial office use to continue within the Greensquare I (east) building. The Specific Implementation Plan (SIP) is simply the final formal approval pertaining to the Planned Development District project plan approved for the property.

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.



3g. Specific Implementation Plan (SIP), Silverado North Shore (FKA Silverado Glendale CBRF), 7800 North Green Bay Avenue (Former Masonic Lodge). Review and approve complete Specific Implementation Plan (SIP) for a 53-unit (85 resident) Alzheimer's Memory Care CBRF.

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).

The project architecture, site, landscaping, lighting, and signage plans are included in the Plan Commission materials, as well as other project data.

Staff Report to the Plan Commission
Meeting of Tuesday, June 06, 2017

Project Value

The project construction cost is estimated to be about \$11,500,000. The existing assessed value of the property prior is \$847,000 (\$842,000 land + \$5,000 improvements = \$847,000), generating about \$23,184 in property taxes today. Under the prior ownership and use as a Masonic Lodge the property was tax exempt for real estate property taxes.

Project Schedule

The Developer would like to commence site construction work June of 2017 and complete the work June of 2018.

Required Action

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

Staff Recommendation: **Staff recommends that the Plan Commission grant approval of the Specific Implementation Plan (SIP), for Silverado North Shore to construct the proposed project at 7800 North Green Bay Avenue, 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) Storm Water Management Plan review and approval per Glendale Code of Ordinances;
- 4) Sign Permit per the Glendale Sign Code;
- 5) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities;
- 6) Dumpster enclosure in compliance with 13.1.144 of the Zoning Code;
- 7) City of Glendale building and fire codes per the Building Inspector and the North Shore Fire Department;
- 8) Compliance with State of Wisconsin ADA parking requirements.

3h. Specific Implementation Plan (SIP), Amato Chrysler, Dodge, Ram, and Jeep, 5858-5866 and 5900-5910 North Green Bay Avenue. Review and approve complete Specific Implementation Plan (SIP) for auto dealership and corporate offices.

MILWAUKEE COUNTY INTERACTIVE MAPPING SERVICE

153 0 54 153 Feet

© 2013

Source: Aerial Imagery from Google Earth, 2013. Map data from OpenStreetMap contributors, 2013. Imagery © Mapbox, 2013.

Staff Report to the Plan Commission
Meeting of Tuesday, June 06, 2017

March 7, 2017, the Plan Commission Public Hearing was held pertaining to the Informational Statement and General Development Plan and the Plan Commission recommended that the Common Council approve. April 24, 2017, the Common Council Public Hearing was held and the Common Council approved the Ordinance to rezone the property to PD-Planned Unit Development-Community Based Residential Facility.

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 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.

Project Architecture, Site, and Landscaping Plans

The project architecture, site, landscaping, lighting, and signage plans are included in the Plan Commission materials, along with other data.

Project Value

The project construction cost is estimated to be in a range of \$6,000,000 and \$8,000,000. The existing assessed value of the two properties prior to the buildings being razed totaled \$2,056,000 ($\$1,228,000 + \$828,000 = \$2,056,000$) with the improvements comprising \$313,100 of the total ($\$235,000 + \$78,100 = \$313,100$). The proposed project will result in a significant increase in the assessed value of the assembled property. Prior to the buildings being razed the two properties generated a total of about \$56,314 ($\$33,649 + \$22,665 = \$56,314$) in property taxes.

The proposed dealership, service, and office facility is expected to create more than 70 jobs with annual payroll in excess of \$4,200,000.

Project Schedule

The Developer would like to commence site preparation related work with the 2017 construction season.

Required Action

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

Staff Report to the Plan Commission
Meeting of Tuesday, June 06, 2017

Staff Recommendation: Staff recommends that the Plan Commission grant approval of the Specific Implementation Plan (SIP), for JAMA Corporation (John Amato) to construct the proposed Amato Chrysler, Dodge, Ram, and Jeep project at 5858-5866 and 5900-5910 North Green Bay Avenue, 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) Storm Water Management Plan review and approval per Glendale Code of Ordinances;
- 4) Sign Permit(s) per the Glendale Sign Code;
- 5) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities;
- 6) Dumpster enclosure in compliance with 13.1.144 of the Zoning Code;
- 7) City of Glendale building and fire codes per the Building Inspector and the North Shore Fire Department;
- 8) Compliance with State of Wisconsin ADA parking requirements.

3i. Reschedule Regular July Plan Commission meeting to 6:00 p.m., TUESDAY, JULY 11, 2017, due to Independence Day being Tuesday, July 4, 2017.

The required action is for the Plan Commission to reschedule the regular July Plan Commission meeting to 6:00 p.m. on TUESDAY, JULY 11, 2017, due to Independence Day being Tuesday, July 4, 2017.



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

SIGN APPEAL APPLICATION

Sign Appeal Fee: \$300

Please fill out all spaces below. All Sign Appeal Applications for signs require sixteen (16) pictures or drawings of the proposed sign, and 16 site plans marking the location of the proposed sign on the property. In addition, Wall Sign appeals should include 16 copies of elevation drawings depicting the location of the wall sign(s) on the building. Incomplete applications will be returned to the applicant. Copies of this form may be made for additional sign appeal applications.

To the Plan Commission of the City of Glendale:

PLEASE TAKE NOTICE that appeal is hereby made from a decision of the Planning & Zoning Administrator of the City of Glendale in refusing to issue a Sign Permit, as applied for by the undersigned; that the facts relating to the situation with respect thereto are as follows:

We are requesting a third wall sign to be located on the north elevation. This third wall sign was part of the original site plan presented to the city. The freestanding highway sign is being removed as proposed by the PUD. Since the freestanding sign is being removed, having highway exposure on the north & south end is critical to the success of the hotel. The decision to remove the freestanding sign was made in context of having a third wall sign allowed for highway exposure.

(Insert here, or on a separate sheet, the nature of the permit sought, the type of sign involved and the grounds stated by the Planning & Zoning Administrator for refusing to grant the permit; also set forth the reasons why you contend that the Plan Commission should override the decision of the Planning & Zoning Administrator.)

This appeal is based upon the right of the undersigned to have a hearing before the Plan Commission, in his belief that a variance of special relief should be granted for the reasons set forth herein. Request is made that the matter be given consideration by the Plan commission at the earliest possible date and that notice of hearing thereon be given to the undersigned and all other interested parties.

Dated at the City of Glendale, this _____ day of _____, _____

Signature of Applicant: _____

Applicant Business Name: Odyssey Hotels

Print Name: Rachit Dhingra

Address: 7003 N. Port Washington Road

City, State, Zip: Glendale, WI 53212

Phone: 262-903-8697 Fax: _____

E-Mail: rdhingra@odysseyhotels.com

Office Use Only Check #: _____ Amount: _____ Date: _____ Rec'd by: _____
Sign Appeal Hearing Date: _____ Time: _____

Rec'd 5/18/2007

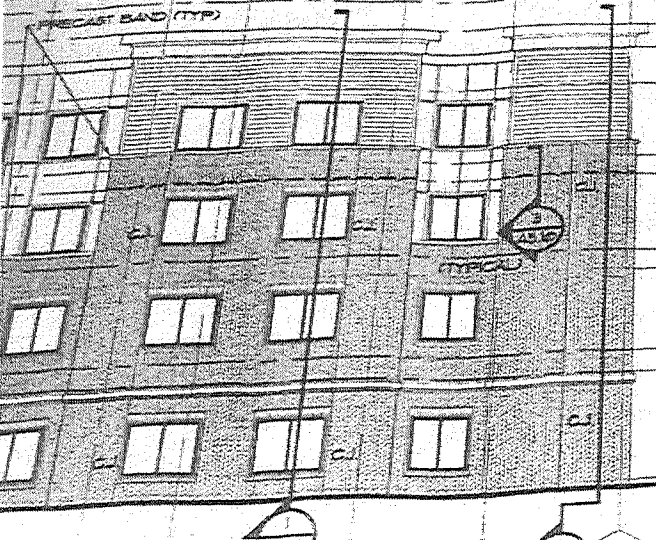


① NORTH ELEVATION
SCALE 3/8" = 1'-0"

KEY:
 1. STANDING SEAM METAL ROOF, COLOR: CHARCOAL GRAY
 2. SHERRIN WILLIAMS "NATURAL TAN" (S23647)
 3. BRICK AND BATTEN COLOR: SHERRIN WILLIAMS "HATTERED SILVER" (S23840)
 4. SIDING IS 3/4" EXPOSURE COLOR: SHERRIN WILLIAMS "BONA FIDE BEIGE" (S23667)
 5. LEDGE, COLOR: GREY QUARTZITE
 6. BRICK COLOR: TOWN HALL

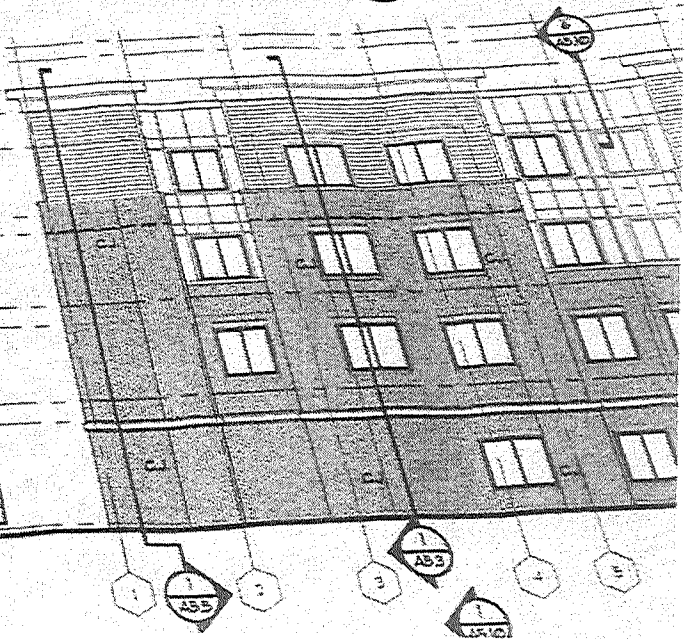
SEE SHEET A14 FOR ADDITIONAL ELEVATIONS

② NORTH COURTYARD
SCALE 3/8" = 1'-0"



FINISH CALCULATIONS	
GROSS AREA OF WALL:	4733 SQFT.
AREA OF WINDOWS:	- 780 SQFT.
NET AREA OF WALL:	3953 SQFT.
NET BRICK:	252 SQFT. = 6.4%
NET STONE:	0 SQFT. = 0%
NET PRECAST:	123 SQFT. = 3%
NET FIBER CEMENT:	388 SQFT. = 9.8%
NET EIFS:	290 SQFT. = 7.3%

FINISH CALCULATIONS	
GROSS AREA OF WALL:	4738 SQFT.
AREA OF WINDOWS:	- 811 SQFT.
NET AREA OF WALL:	3927 SQFT.
NET BRICK:	2507 SQFT. = 6.4%
NET STONE:	0 SQFT. = 0%
NET PRECAST:	123 SQFT. = 3%
NET FIBER CEMENT:	380 SQFT. = 9.7%
NET EIFS:	290 SQFT. = 7.4%

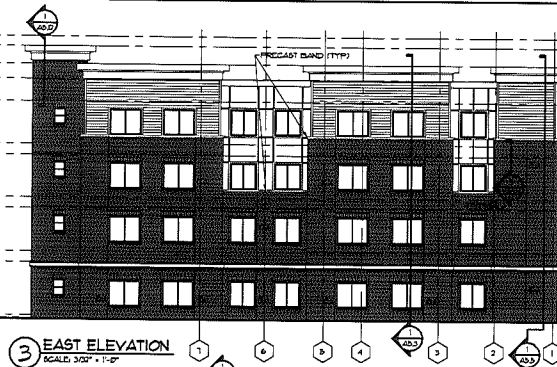
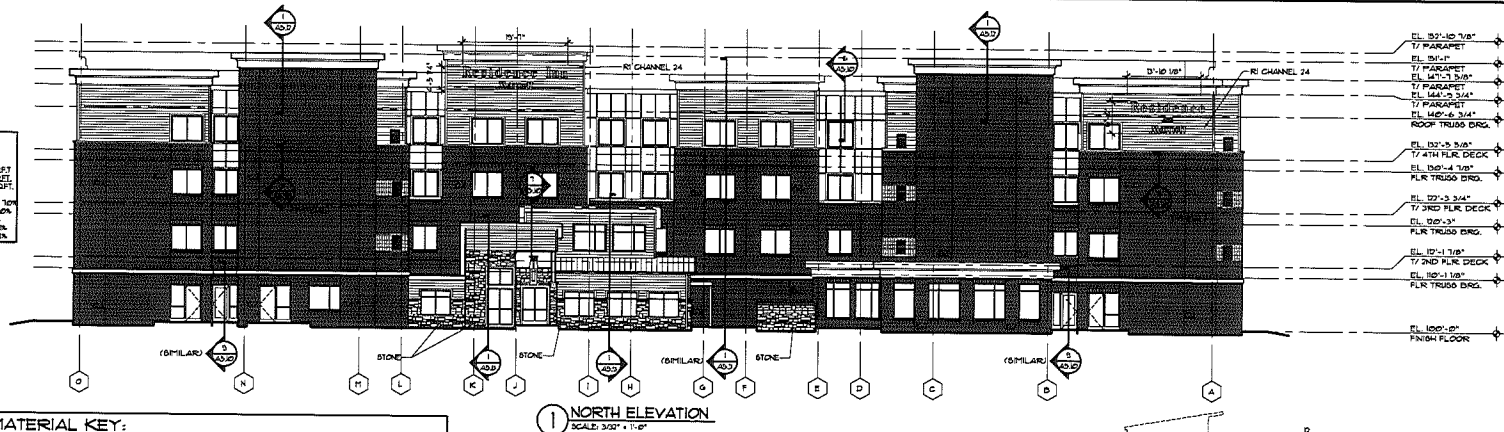


FINISH CALCULATIONS

GROSS AREA OF WALL:	1574 SQFT
AREA OF WINDOWS:	-1561 SQFT
NET AREA OF WALL:	1013 SQFT
NET BRICK:	6302 SQFT • 10%
NET STONE:	3274 SQFT • 10%
NET PRECAST:	72 SQFT • 1%
NET FIBER CEMENT:	1284 SQFT • 1%
NET EIFS:	676 SQFT • 1%

MATERIAL KEY:

- 1. DIMENSIONAL METAL STANDING BEAM METAL ROOF, COLOR: CHARCOAL GRAY
- 2. EPS CROWN, COLOR: SHERWIN WILLIAMS "NATURAL TAN" (902547)
- 3. FIBER CEMENT BOARD AND BATTEN COLOR: SHERWIN WILLIAMS "HARDENED SILVER" (908404)
- 4. FIBER CEMENT LAP SIDING 12 3/4" EXPOSURE COLOR: SHERWIN WILLIAMS "TONGA FIVE BEIGE" (908676)
- 5. CORONADO HONEY LEDGE, COLOR: GREY QUARTZITE
- 6. BRICKCRAFT MODULAR BRICK, COLOR: TOWN HALL

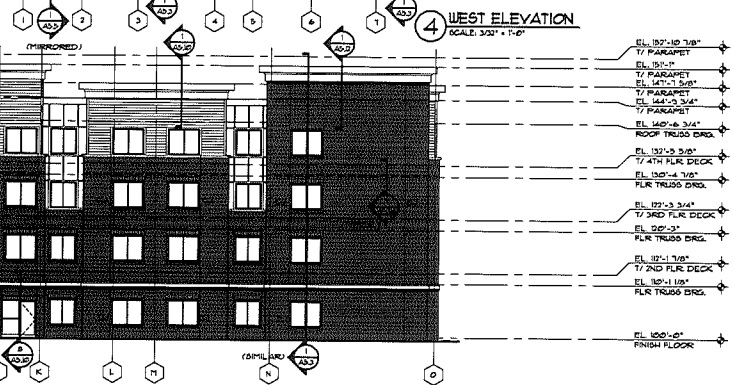
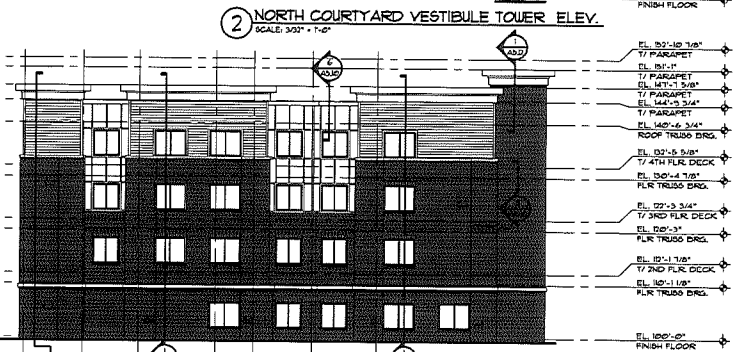


FINISH CALCULATIONS

GROSS AREA OF WALL:	4733 SQFT
AREA OF WINDOWS:	-1345 SQFT
NET AREA OF WALL:	3388 SQFT
NET BRICK:	2932 SQFT • 64%
NET STONE:	0 SQFT • 0%
NET PRECAST:	123 SQFT • 3%
NET FIBER CEMENT:	386 SQFT • 11%
NET EIFS:	250 SQFT • 6%

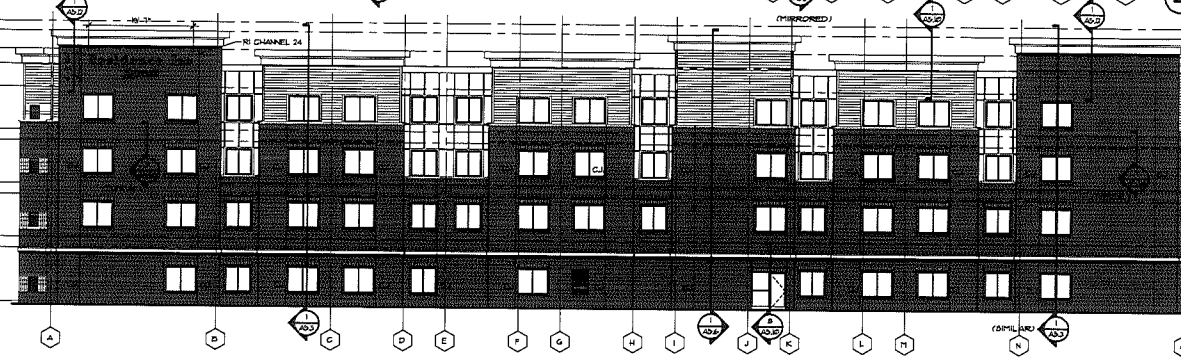
FINISH CALCULATIONS

GROSS AREA OF WALL:	4733 SQFT
AREA OF WINDOWS:	-1345 SQFT
NET AREA OF WALL:	3388 SQFT
NET BRICK:	2932 SQFT • 64%
NET STONE:	0 SQFT • 0%
NET PRECAST:	123 SQFT • 3%
NET FIBER CEMENT:	386 SQFT • 11%
NET EIFS:	250 SQFT • 6%



FINISH CALCULATIONS

GROSS AREA OF WALL:	10470 SQFT
AREA OF WINDOWS:	-846 SQFT
NET AREA OF WALL:	8860 SQFT
NET BRICK:	5810 SQFT • 64%
NET STONE:	0 SQFT • 0%
NET PRECAST:	72 SQFT • 1%
NET FIBER CEMENT:	1143 SQFT • 13%
NET EIFS:	576 SQFT • 7%



ARCHITECTURAL GROUP III

201 S. Joppatowne St. Elkhart, Indiana 46514-1833 • 417/291-0008
architecturalgroup3.com

JOB TITLE

RESIDENCE INN
by MARIOTT

#2280770
GLENDAL, WI
A NEW 83 ROOM HOTEL

JOB NO.
15122

DATE
12/08/15

REVISIONS

SHEET NO.
A2.1
EXTERIOR ELEVATIONS



www.Innovative-Signs.com

Client

Odyssey Hotels
Milwaukee, WI

QT/OR #

8531

Size

See Right

Quantity

☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 88

Materials & Specs

Channel Set

See Specs At right

Colors

☐ White LED Illumination

☒ 3M 3635 Burgundy Day/Night Perf

☒ Black Trim & Returns

Representative

Beth D.

Designer

Nick Mason

Date: 12/07/2016

*Production cannot begin until we receive your authorization the proof is accurate. Delays in receiving your approval will delay production times.

DISCLAIMER:

Artwork is the property of Innovative Signs, Inc. Design charges will be applied to artwork shared and/or completed without the consent of Innovative Signs, Inc.

CHANNEL LETTER SPECIFICATIONS

Channel Letter Specifications:

Construction: .050" aluminum channel letter with .063" aluminum backs

Face Material: 3/16" 2447 white acrylic

Trim Cap: 1" black

Illumination: White LED's as required

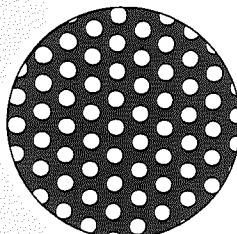
Exterior Finish: Pre-finished black

Interior Finish: Paint reflective white

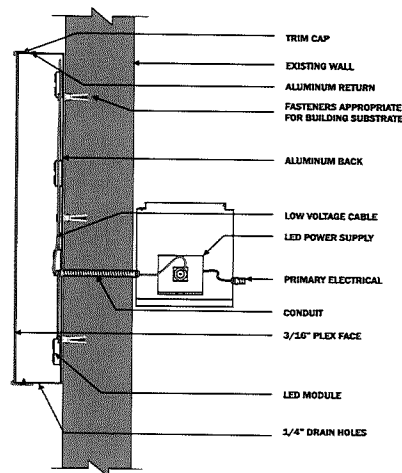
Channel Letter Face Specifications:

Face Material: 3/16" 2447 white acrylic

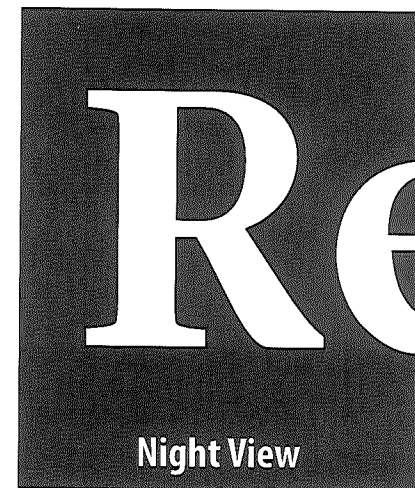
Decoration: 3M 3635-2079 burgundy dual-color film applied to 1st surface



Perf Faces Detail



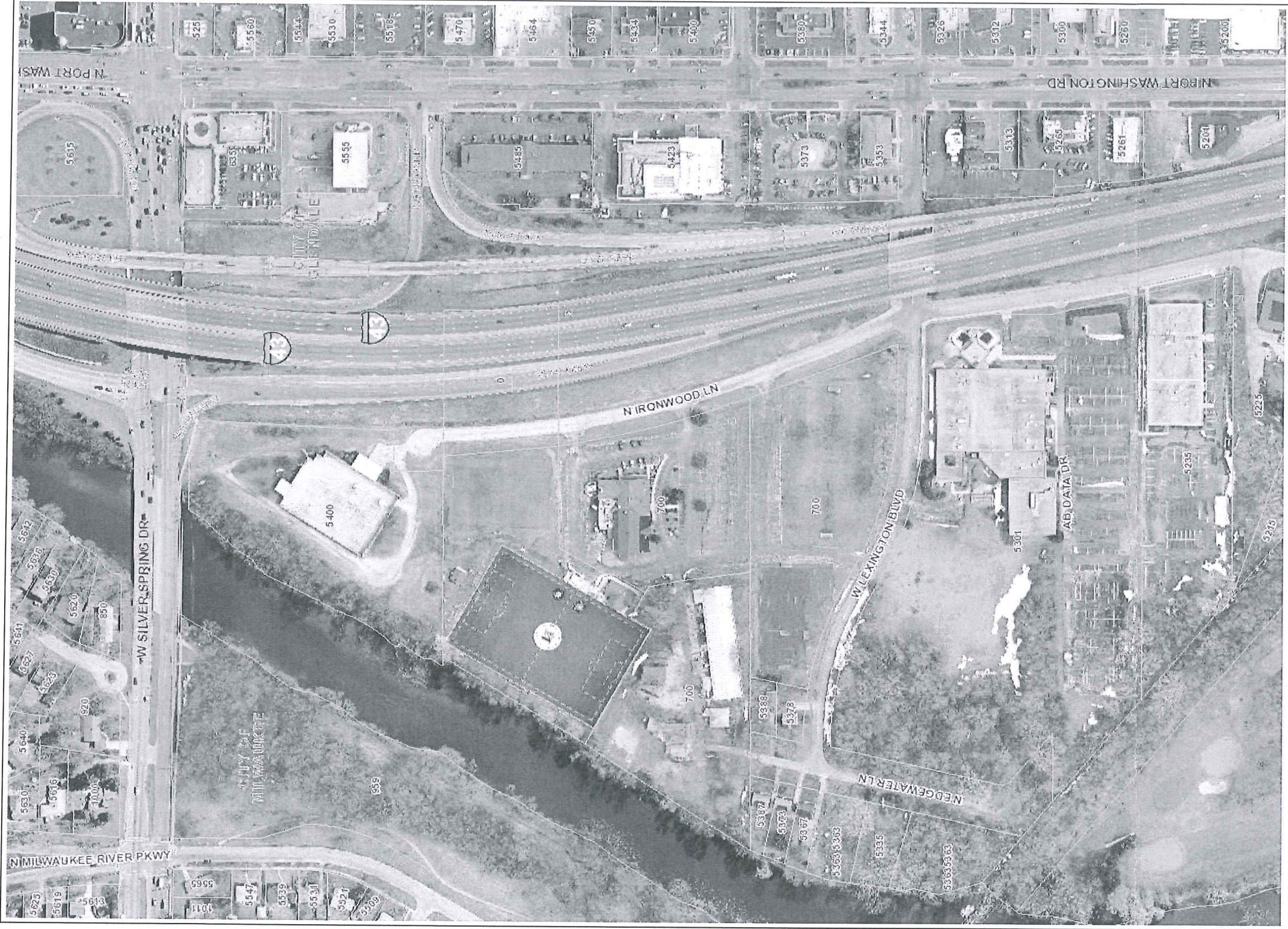
Standard Face Lit - LED Illuminated



3b. # 3c.

Agenda

Bavarian



Projection

NAD_1927_StatePlane_Wisconsin_South_FIPS_4803

Notes

1:2,257

376 0 188 376 Feet

DISCLAIMER: This map is a user generated static output from the Milwaukee County Land Information Office Interactive Mapping Service website. The contents herein are for reference purposes only and may or may not be accurate, current or otherwise reliable. No liability is assumed for the data estimated, current or implied by Milwaukee County or its employees.

THIS MAP IS NOT TO BE USED FOR NAVIGATION © MCAMLUS



3b. & 3c.

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

SIGN APPEAL APPLICATION

Sign Appeal Fee: \$300

Please fill out all spaces below. All Sign Appeal Applications for signs require sixteen (16) pictures or drawings of the proposed sign, and 16 site plans marking the location of the proposed sign on the property. In addition, Wall Sign appeals should include 16 copies of elevation drawings depicting the location of the wall sign(s) on the building. Incomplete applications will be returned to the applicant. Copies of this form may be made for additional sign appeal applications.

To the Plan Commission of the City of Glendale:

PLEASE TAKE NOTICE that appeal is hereby made from a decision of the Planning & Zoning Administrator of the City of Glendale in refusing to issue a Sign Permit, as applied for by the undersigned; that the facts relating to the situation with respect thereto are as follows:

Please see the attached Bavarian Bierhaus Request for Sign Variance

(Insert here, or on a separate sheet, the nature of the permit sought, the type of sign involved and the grounds stated by the Planning & Zoning Administrator for refusing to grant the permit; also set forth the reasons why you contend that the Plan Commission should override the decision of the Planning & Zoning Administrator.)

This appeal is based upon the right of the undersigned to have a hearing before the Plan Commission, in his belief that a variance of special relief should be granted for the reasons set forth herein. Request is made that the matter be given consideration by the Plan commission at the earliest possible date and that notice of hearing thereon be given to the undersigned and all other interested parties.

Dated at the City of Glendale, this 26th day of May, 2017

Signature of Applicant: [Signature], President

Applicant Business Name: Brauhaus Milwaukee LLC

Print Name: Michael B. Weiss, President

Address: 700 W. Lexington Blvd.

City, State, Zip: Glendale, WI 53217

Phone: 414-759-3476 Fax: _____

E-Mail: madweiss@wi.rr.com

Office Use Only Check #: _____ Amount: _____ Date: _____ Rec'd by: _____
Sign Appeal Hearing Date: _____ Time: _____

BAVARIAN BIERHAUS

REQUEST FOR SIGN VARIANCE

Bavarian Bierhaus and Heidelberg Park occupy a uniquely disadvantageous physical location in Glendale, WI. They are on a dead end street that intersects with two other dead end streets. Each of these dead end streets experience relatively little vehicle traffic. The only through street with sightlines to the property is Interstate 43, which is elevated a minimum of twenty-five to thirty feet along the length of the property. Consequently, there is no clear view of the property from Interstate 43 and no view of the property at all from Port Washington Road (see Exhibit A). Bavarian Bierhaus and Heidelberg Park are visually landlocked. Erecting a sign in compliance with City of Glendale sign ordinances would not be visible to the general public. It is this uniquely disadvantageous physical location that has driven Brauhaus Milwaukee LLC (d/b/a Bavarian Bierhaus) to request a variance from the City of Glendale to erect a free-standing sign that would be visible from Interstate 43.

OPPORTUNITY

Heidelberg Park sits on approximately 3.4 acres along the Milwaukee River in Glendale. Featuring multiple covered and open air event spaces with permanent food, beverage, and restroom infrastructure that can accommodate more than 3,000 guests, Heidelberg Park is a unique asset with the capacity to draw more than 50,000 people to the City of Glendale every year. The park is an ideal venue for music and cultural festivals, fundraisers, craft fairs, expositions, trade shows, and conventions. Oktoberfest perfectly illustrates Heidelberg Park's potential (see Oktoberfest pictures attached as Exhibit B). Attendance at Oktoberfest 2016 was 3,000 to 5,000 people per weekend, with the majority of guests coming from outside of Glendale and many coming from out of the Milwaukee metropolitan area. Public events that bring people to Glendale are not only good for Bavarian Bierhaus, but also benefit surrounding businesses and improve the quality of life in Glendale.

CHALLENGES

Despite spending extensively on marketing and advertising efforts, Heidelberg Park has been severely underutilized since it reopened in June of 2016. In particular, it has been difficult to attract events that are open to the public. For public events to be successful, the public has to

know that they are happening and where they are happening. The reason Heidelberg Park has had difficulty, and will continue to have difficulty, in booking public events can be summed up in two words: "visibility" and "competition."

Visibility

The largest and most immediate challenge is location. I-43 acts as a literal concrete barrier to customers. Bavarian Bierhaus and Heidelberg Park are largely invisible from nearby public roads. People simply do not see Bavarian Bierhaus or Heidelberg Park when driving nearby. We thought our Oktoberfest Tower (with the rotating beer mug) would cause drivers to take notice of the property from I-43. We were dead wrong. Bierhaus staff regularly hears from new customers who we have reached through our marketing efforts that they did not know where the Bierhaus was located, despite living or driving near the property every day. Our location, while beautiful, has proven to be a persistently well-kept secret from the general public.

Competition

Several obstacles must be overcome when convincing organizers of new or existing festivals, fundraisers, or other public events that they should bring their event to Heidelberg Park in Glendale. First, the event organizers must be made aware of the existence of Heidelberg Park. Second, the event organizers must be convinced that Heidelberg Park will be equal to or better than their existing or alternate event venue from a facilities standpoint. Third, the event organizers must conclude that an event held at Heidelberg Park will meet or exceed their attendance projections. Heidelberg Park is competitive with all other outdoor venues from a facilities standpoint. It is the first and the third obstacles that are proving particularly difficult to overcome. Heidelberg Park's lack of physical visibility relegates it to a low profile in the greater Milwaukee fundraising and event planning community. Most do not know we exist. Even more troubling is that, unlike many competing venues, Heidelberg Park offers public event planners no natural ability to promote their event. Nobody will happen upon their event by accident. The property, and therefore their event, will be physically invisible to their target audience.

Our competition includes many larger venues with signs, high traffic roadway visibility, huge mailing lists, large marketing budgets, and established relationships. Bavarian Bierhaus has none of these advantages. To make matters worse, our largest Heidelberg Park event, Oktoberfest, may face substantial new competition next year. According to a recent Milwaukee Journal-Sentinel article (see Exhibit C), the sponsors of the downtown Oktoberfest event held at Pere Marquette Park in Milwaukee since 2012 are looking to expand their festival to 16 days and possibly hold it at the new Milwaukee Bucks Live Block (pedestrian mall). Unless we do

something to change the status quo, a large and well-funded Oktoberfest event on the grounds of the new Bucks arena could have our Oktoberfest revelers driving past Glendale on their way to and from downtown Milwaukee.

PROPOSED SOLUTION

For Heidelberg Park and Bavarian Bierhaus to thrive, we need drivers on I-43 to exit at Silver Spring Drive and come to our property. For this to happen, drivers need to know both where we are and what we have to offer. For example, this summer we are hosting the Milwaukee Cigar Festival and the Clara Depies Memorial Run/Walk. Attendance at both of these events (and all other public events) would be substantially higher if we could promote them to the 75,000-80,000 drivers who pass our property on I-43 each day.

Brauhaus Milwaukee LLC (d/b/a Bavarian Bierhaus) is requesting that the Glendale Plan Commission grant a variance to the sign ordinances to allow us to construct and operate a double faced pole sign with a full color electronic message center as illustrated on Exhibit D. The top half of the sign is a conventional fixed sign and the bottom half of the sign is a changeable electronic message center. The face of the sign would be 16 feet high and twelve feet wide (192 square feet on each face--not counting the crossed dragon detail on top). Total sign height would be 52 feet. This sign would be located on the southeast corner of Lot 4 within the sign easement area identified on Exhibit E. The sign would be offset a minimum of 10 feet from the property boundary with the exact location to be determined to avoid interfering with existing utilities in the sign easement area. A mock-up of the sign as it would be seen from southbound I-43 is included on Exhibit F. This sign would allow us to promote Heidelberg Park, Bavarian Bierhaus, the Bavarian Soccer Club, and public events on the property. With this sign, Bavarian Bierhaus and Heidelberg park can achieve their potential to serve as the de facto convention center for the City of Glendale.

SPECIFIC VARIANCE REQUESTED

The proposed sign exceeds the maximum height (15 feet) for a free-standing sign under Glendale Ordinance 15.6.10(b)(3)(b.) and the maximum area of a free-standing sign (.6 square foot times the lineal front foot of the property to a maximum of 150 square feet) under Glendale Ordinance 15.6.10(b)(2). In addition, the proposed sign may be considered an action sign prohibited under Glendale Ordinance 15.6.13(9) and an off-premise sign under Glendale Ordinance 15.6.13(2). Brauhaus Milwaukee LLC requests a variance from all of these requirements to construct the proposed sign.

Recognizing that the electronic message center ("EMC") portion of the sign could be used in a manner that could be distracting to drivers on I-43, Brauhaus Milwaukee LLC proposes the following limitations:

1. The message on the EMC will change not more often than once every thirty minutes.
2. There will be no motion, flashing or animation displayed on the EMC. All words and images will be fixed.
3. Brightness of the EMC will be automatically regulated to properly adjust to ambient light conditions.
4. All messages displayed will promote events, specials, and activities on the property, for example:
 - Join us for Mayfest: March 13-14 and 20-21
 - Milwaukee Cigar Festival: August 19 in Heidelberg Park
 - Father's Day Pig Roast in Heidelberg Park
 - Every Tuesday: Kids Eat Free All Day
 - The Beer Garden is Open
 - Cars and Coffee: Saturday 9-11 am
 - Closed Mondays
 - Now taking Oktoberfest table reservations
 - Sign up for Bavarian Soccer Club Tryouts
 - Bruce Springsteen will perform in the Beerhall on December 31
 - Come watch the Bavarian Majors play for a National Championship!

EXHIBIT A

VIEW FROM PORT WASHINGTON ROAD (looking east):



VIEW FROM I-43 NORTHBOUND (looking east):



VIEW FROM I-43 SOUTHBOUND (looking east):



These pictures were taken from Google Streetview, which means the camera was mounted on top of a car. The actual visibility of Bavarian Bierhaus from I-43 at car window level is less.

EXHIBIT B



EXHIBIT C

MILWAUKEE - WISCONSIN
JOURNAL SENTINEL
PART OF THE USA TODAY NETWORK

Milwaukee Oktoberfest to take a year off

Jon Testaver, Milwaukee Journal Sentinel

Published 3:31 pm CT April 6, 2017 | Updated 16 hours ago



(Photo: Journal Sentinel file photo)

Downtown Milwaukee's annual Oktoberfest will take a year off in 2017 as organizers seek to expand the event into a 16-day, regional festival possibly held in the area around the new Milwaukee Bucks arena being built downtown.

Event organizers are seeking to find a new downtown home for the festival in 2018.

"With all of the excitement surrounding the new Bucks' arena, we have reached out to the team in hope of exploring the option of making the festival part of the Live Block," Hans Weissgerber III, managing director of HB Milwaukee and one of the Oktoberfest organizers, said in a statement announcing that the festival will take the year off.

Spokesmen for the Bucks could not be reached for comment Thursday.

The Westtown Association and HB Milwaukee Inc. have collaborated on the annual festival in Pere Marquette Park at N. Old World 3rd and W. State streets, since 2012.

The festival had also been held on Old World 3rd St. for four years prior to moving into the park. The Marcus Center joined the festival east of the river in 2013.

"Pere Marquette Park is no longer a viable option for supporting the event as we grow it into a regional attraction," Weissgerber said in the statement.

HB Milwaukee's Fest-Tech division has produced and managed the event in past years. "We have succeeded in bringing an authentic Munich-style Oktoberfest to Milwaukee, and the response from the public has proven that people want this level of quality, but in a grander scale that befits Milwaukee," he said in the statement.

RELATED: [Leinenkugel to brew anniversary beer in Germany](#)

In seeking to build the size and scope of the event, Weissgerber has partnered with Craig Pruscha, managing partner of The Northmen Group LLC and owner of Bistro Z restaurant.

"The preliminary plan takes all of the successful elements of the previous Oktoberfests and expands on them," according to the statement.

In 2018, the group is seeking to add street performers, rides and a themed village of unique retailers.

In addition to larger tents, new vendors and entertainment attractions, the organizers also are seeking to have the event run for a full 16 days "to provide a hearty, traditional celebration and maximize opportunity for the surrounding downtown businesses," according to the statement.

"Our goal for this event is to transcend the stigma of drunken revelry and drive our community's hospitality while celebrating Milwaukee's heritage," Pruscha said in the statement. "This event has the potential to bring the attention of a national audience, while also driving a strong wave of business revenues to downtown Milwaukee and surrounding communities."

The festival will continue to collaborate with the Westtown Association when it returns in 2018.

Occurring annually in late September and October, the festival is modeled in

the image of the original Oktoberfest in Munich, featuring an authentic beer tent, traditional food, beer and entertainment.



www.Innovative-Signs.com

Client

BAVARIAN BIERHAUS
Glendale, WI

QT/OR

9700

Size

See Right

Quantity

☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 88

Materials & Specs

Custom Pylon Signage

Illuminated Cabinet
Full Color RGB EMC
Double Sided

Large Diameter Pole Mounted

Foundation Requirements (tbd)

Digital Print on Side Edges

Colors

- ☒ Black
- ☒ Charcoal Gray
- ☒ Bright Blue
- ☒ White

Representative

Chad S.

Designer

Nick Mason

Date: 5/25/2017

DISCLAIMER:

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EXHIBIT D

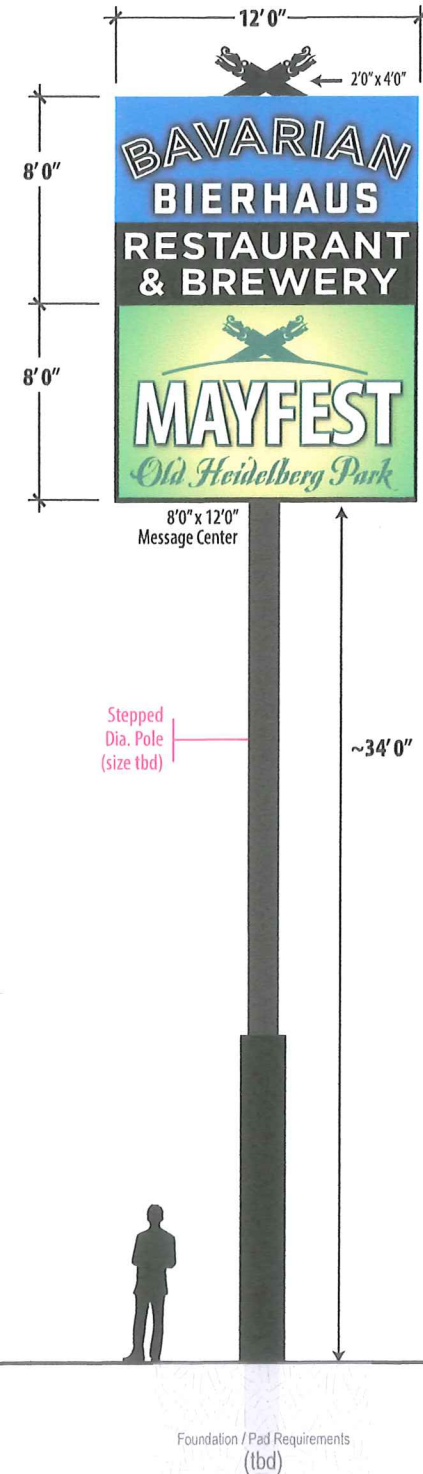
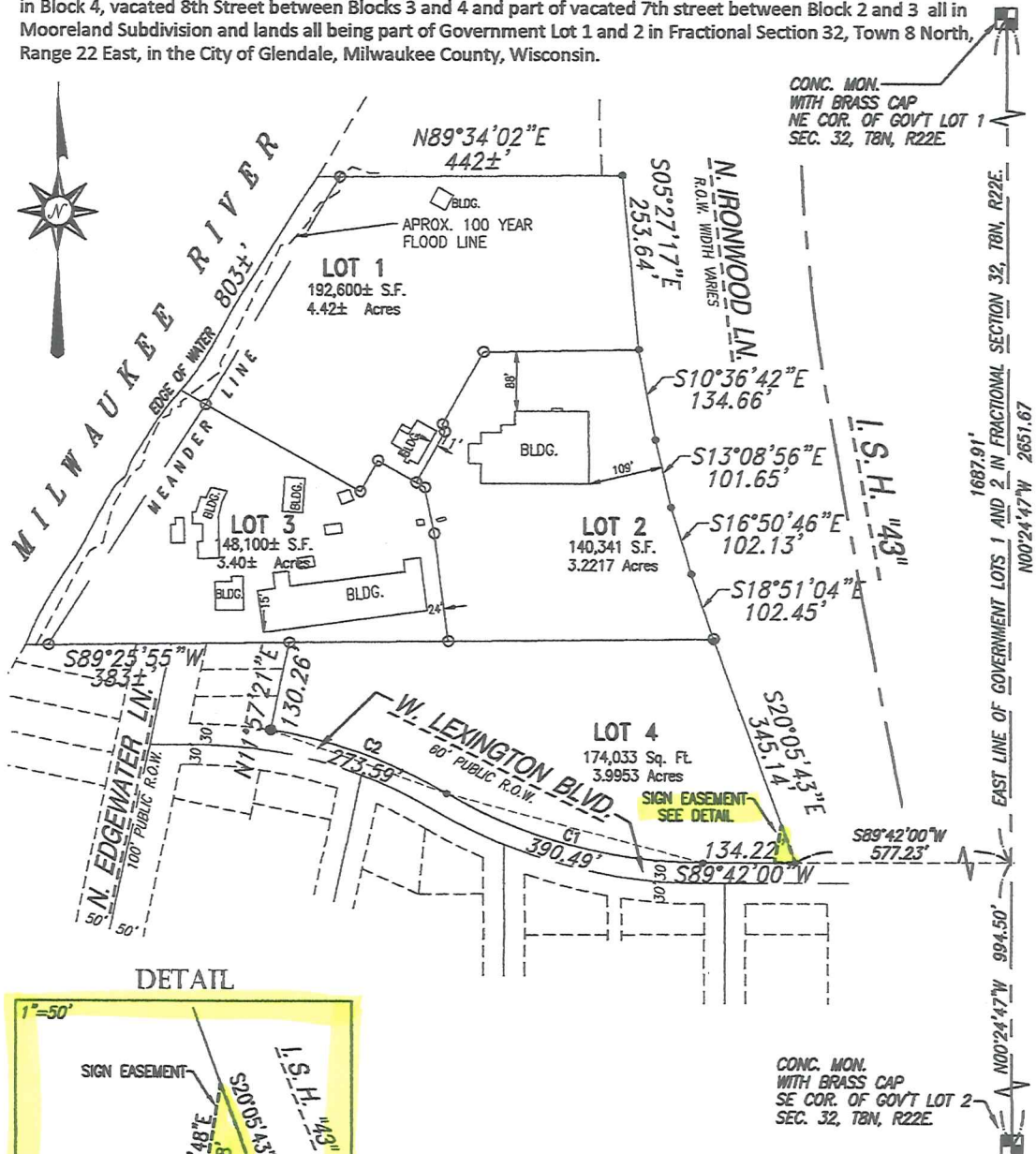


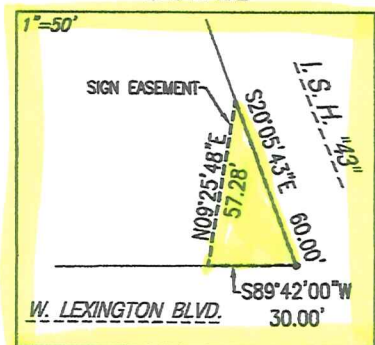
EXHIBIT E

SIGN EASEMENT

Part of Lots 9 through 13 in Block 2, all of Lots 1 through 15 and the vacated alley in Block 3, all of Lots 1 through 9 in Block 4, vacated 8th Street between Blocks 3 and 4 and part of vacated 7th street between Block 2 and 3 all in Mooreland Subdivision and lands all being part of Government Lot 1 and 2 in Fractional Section 32, Town 8 North, Range 22 East, in the City of Glendale, Milwaukee County, Wisconsin.

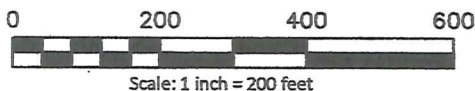


DETAIL



CURVE DATA

CURVE	ARC	RADIUS	CH. BEARING	CHORD	DELTA
C1	390.49	719.85'	N74°45'35"W	385.72'	31°04'52"
C2	273.59'	719.85'	N70°06'25"W	271.94'	21°46'33"



Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone) NAD 27, in which the East line of the Northwest 1/4 of Section 32 bears N00°24'47"W.

Subdivider: Friends of BSC, LLC

CHAPUT LAND SURVEYS LLC

234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput
Registered Land Surveyor S-1316

October 29, 2013
Drawing No. 1452-tjn

EXHIBIT F





Wisconsin Athletic Club, LLC

10840 W. Rogers St. West Allis, WI 53227
Business Services • p 414.328.1300 • f 414.328.2640

ATTACHMENTS FOR APPLICATION FOR CHANGE OF ZONING

PROPERTY INFORMATION

Current Property Owner: Karin Peter
Joachim Peter
7575 N. Port Washington Rd.
Glendale, WI 53217
414.352.2695

Proposed Property Owner: Wisconsin Athletic Club, LLC and Rogers Acquisitions, LLC
10840 W. Rogers St.
West Allis, WI 53217
414.328.1300
414.328.2640 (fax)

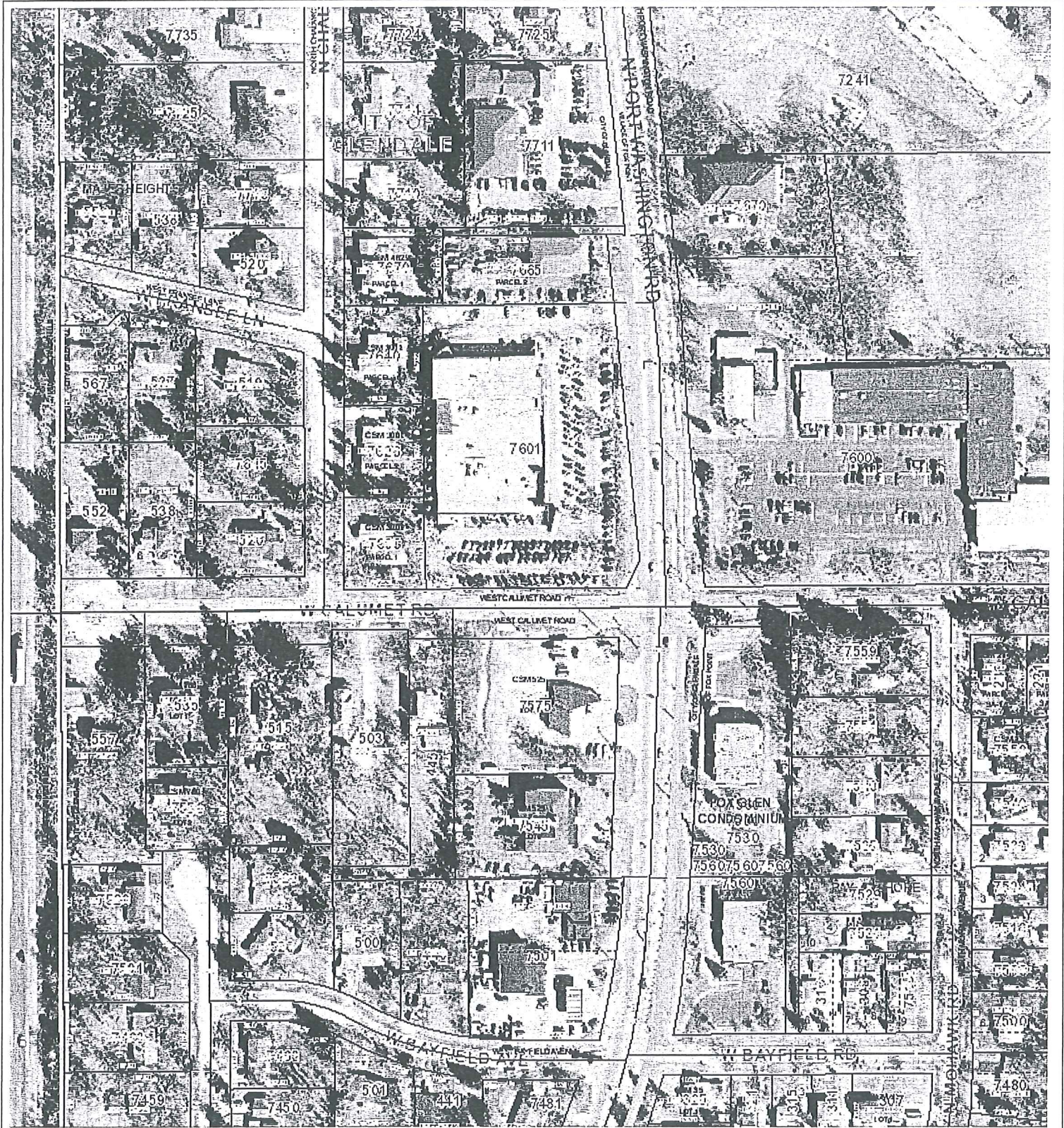
PROPOSAL INFORMATION

Reason for Seeing a Change in Zoning:

We are seeking a Text Amendment to allow 7575 N. Port Washington Road to function as a parking lot for 7601 N. Port Washington Road. The goal is to create a seamless parking expansion to serve the members and guests of the Wisconsin Athletic Club. The design from street view will be to see the two properties as one.



7575 N Port Washington Rd



Projection
NAD_1927_StatePlane_Wisconsin_South_FIPS_4803

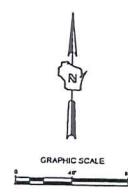
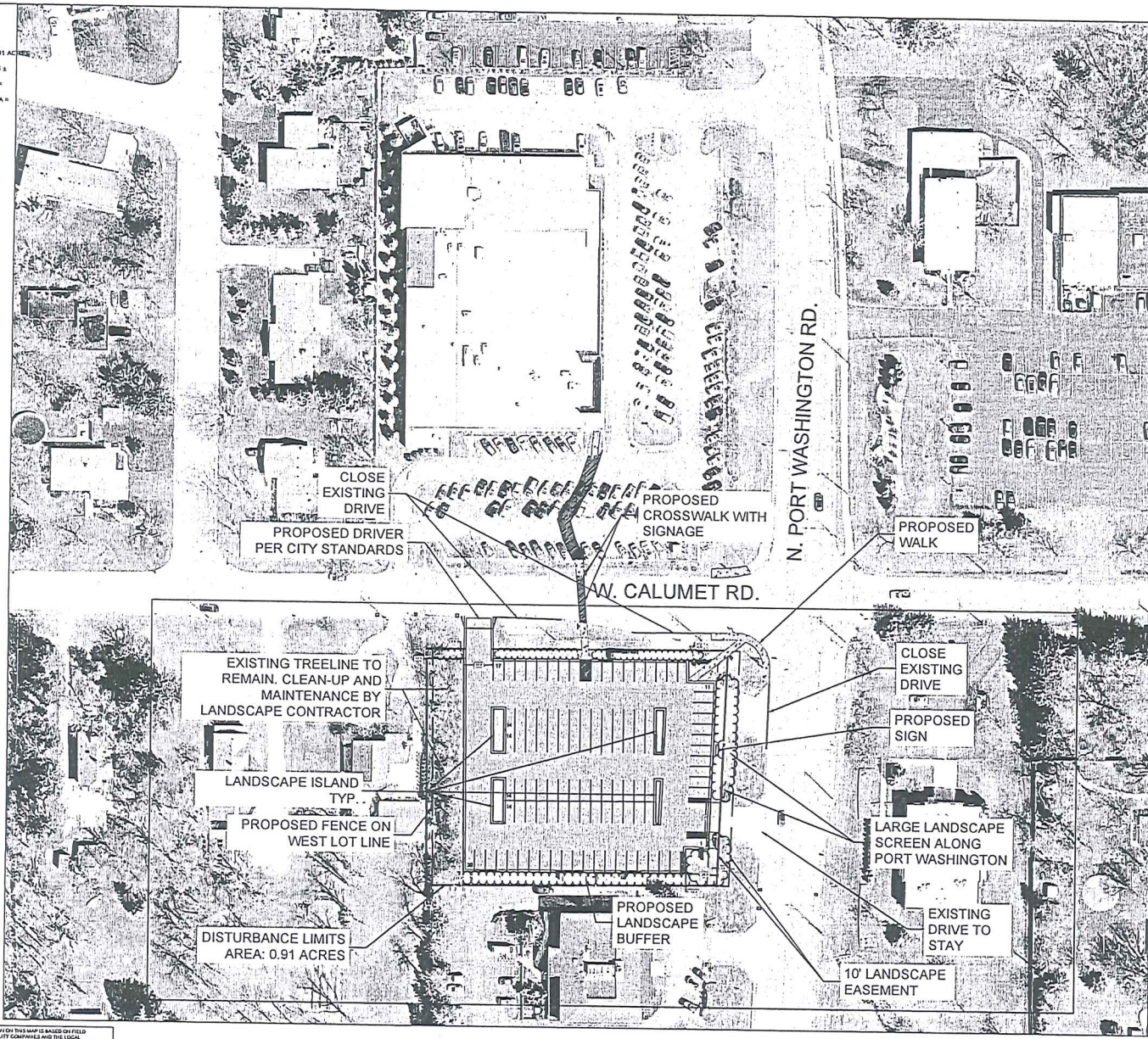
Notes

DISCLAIMER: This map is a user generated static output from the Milwaukee County Land Information Office Interactive Mapping Service website. The contents herein are for reference purposes only and may or may not be accurate, current or otherwise reliable. No liability is assumed for the data delineated herein either expressed or implied by Milwaukee County or its employees.



SITE INFORMATION:

TOTAL SITE = 1.125 ACRES
 TOTAL DISTURBED AREA = 0.91 ACRES
 TOTAL PARKING STALLS = 105 ±
 EXISTING IMPERVIOUS AREA =
 PROPOSED IMPERVIOUS AREA =



LEGEND:

- CONCRETE WALK
- ASPHALT PAVEMENT
- CURB & GUTTER (ACCEPT)
- PROPOSED LANDSCAPE AREA

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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 TOLL FREE
 24 HOURS A DAY
 7 DAYS A WEEK
 M.B. AREA 226-1181

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SIGMA GROUP
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-443-4200
 Fax: 414-443-4210

PROJECT TITLE LINE 1
 PROJECT NAME LINE 2/LOCATION
 ADDRESS
 ACAD, WISCONSIN

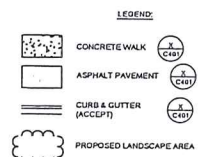
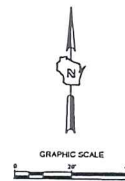
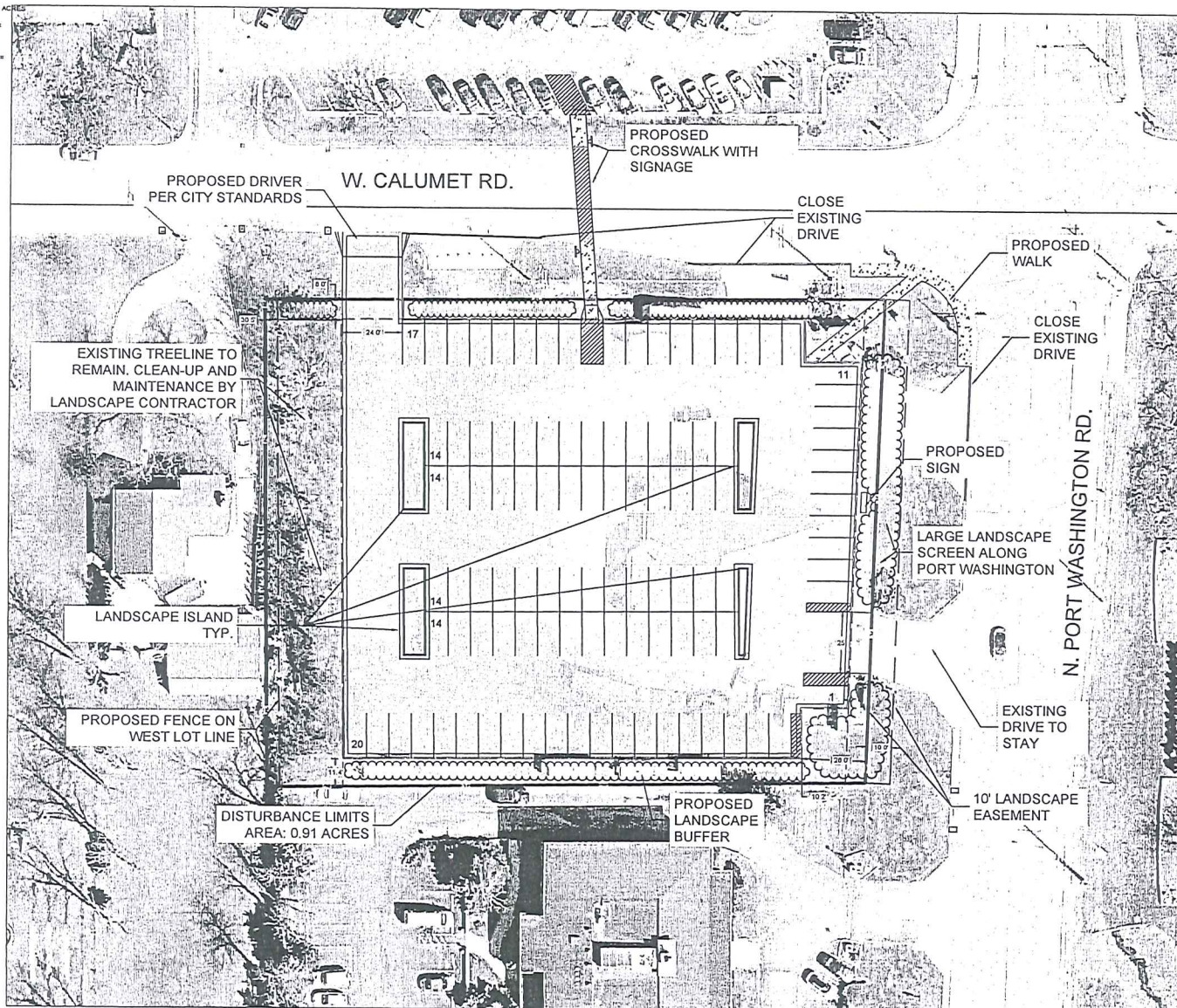
SITE PLAN

NO REVISION DATE BY

DRAWING NO.	#
DRAWN BY:	---
DATE:	---
PROJECT NO.	#
CHECKED BY:	---
APPROVED BY:	---
SHEET NO.:	---

C 100

SITE INFORMATION:
 TOTAL SITE = 1.125 ACRES
 TOTAL DISTURBED AREA = 0.91 ACRES
 TOTAL PARKING STALLS = 105 ±
 EXISTING IMPERVIOUS AREA =
 PROPOSED IMPERVIOUS AREA =



- 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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 TOLL FREE
 OR
 815-462-1111
 MA, AREA 228-1181

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 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-443-4200
 Fax: 414-443-4210

PROJECT TITLE LINE 1
 PROJECT NAME LINE 2/LOCATION
 ADDRESS
 ACAD, WISCONSIN
SITE PLAN

NO REVISION DATE BY

DRAWING NO. #
 DRAWN BY: ---
 DATE: ---
 PROJECT NO. #
 CHECKED BY: ---
 APPROVED BY: ---
 SHEET NO:

C 100

ORDINANCE NO. _____

An Ordinance Amending Section 13.1.34(c)(14) of the Code of Ordinances of the City of
Glendale Pertaining Parking in the B-1 H-2 District

The Mayor and the Common Council of the City of Glendale, Milwaukee County,
Wisconsin, do herewith ordain as follows, to-wit:

SECTION I

A. Section 13.1.34(c)(14) of the Glendale Code is hereby amended to provide as
follows:

- (14) **B-1, Sub-Area "H-2" – Permitted Uses.** The following uses are permitted
within the B-1 sub-area "H-2" district upon review by the Plan Commission for
conformance with the standards established in Section 13.1.34(d), 13.1.34(e),
13.1.34(f), and 13.1.34(g):
- a. Parking to serve a nearby business upon such conditions as set by the
Plan Commission
 - b. Professional services and administrative offices
 - c. General corporate headquarters offices
 - d. Medical and dental offices
 - e. Sales offices
 - f. Financial, insurance and real estate offices
 - g. Any other uses found to be a similar use by the Plan Commission or
Community Development Authority upon review of application.

SECTION II

All ordinances or parts of ordinances contravening the terms and provisions of this
ordinance are hereby to that extent repealed.

SECTION III

This Ordinance shall take effect upon passage and publication as provided by law, and the
City Clerk shall so amend the Code of Ordinances of the City of Glendale, and shall indicate the
date and number of this amending ordinance therein.

PASSED AND ADOPTED by the Common Council of the City of Glendale, this _____
day of _____, A.D. 20____.

Countersigned:

Bryan Kennedy, Mayor

Karen L. Couillard, City Clerk

NORTH SHORE FIRE/RESCUE

Office of the Fire Marshal

Matt Mertens

To: City of Glendale: c/o Todd Stube and Collin Johnson
Date: 5/31/17
Subject: Plan Commission Packet Comments from the NSFD

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

Silverado Glendale CBRF:

- a. Under section 32.1.1.3 of NFPA 101 the proposed CBRF buildings would be classified as "Large Facilities" (accommodations for more than 16 residents) and would require full alarm, detection and sprinkler systems throughout.
 - b. The updated plan shows some detail regarding the combination water main entering the building. This main is shown going under the building for a considerable distance. This item will need further attention and discussion between the designer, the City and the NSFD prior to installation.
 - c. Based upon the occupancy type it assumed these structures will be going through review at the State level with both DSPS and DHS for compliance with the building codes and state administrative health codes for their licensure type.
 - d. We have had great success with these types of projects in the past when joint preconstruction meetings are held with the City, the NSFD, building ownership, architects, contractors and DHS prior to construction. These meetings allow us to both identify potential snags in the project as well as answer questions and clarify expectations.
 - e. The NSFD will be looking for assistance from the water department to assure the integrity and capacity of the water supply systems for use with the suppression systems to be installed. As always, their assistance is greatly appreciated.
 - f. Lastly, the NSFD has met with the developer/ designers to address some initial site access and water supply concerns and hopes to maintain the excellent communications already established throughout the project.
1. 5858-66 and 5900-10 N Green Bay Road – John Amato Auto Dealership
 - a. Further details on this project should be discussed as part of a preconstruction meeting between the design team and the NSFD/City. Please contact the NSFD (FM Matt Mertens) to schedule a preconstruction meeting at mmertens@nsfire.org.
 2. 6789-6799 N Green Bay Road – Green Square II:
 - a. The proposed project would qualify as a change of use for this structure as identified as a girls High School. As many of the proposed walls are removable partitions, this space would easily lend itself to a large assembly space as well as noted in the submittal for religious services. This would imply both an educational and an assembly use for the space. Please direct the designer to

reach out to the NSFD and the City to discuss the proposed use for this space now and into the future so a clear picture can be established and proper codes and standards applied.

- b. Please direct the submitter to contact the NSFD and submit plans, permits and fees under the NSFD PF-116 form found on our website.

3. 6055 N Flint Road – A&J Specialty Services:

- a. The NSFD is not familiar with this project at this time, but has been working with this building owner to complete the occupancy process for several of the tenants in this building. Please direct the submitter to contact the NSFD and submit plans, permits and fees under the NSFD PF-116 form found on our website.

Thank you for the opportunity to provide input to these projects, 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

Agenda

(<https://ajrestores.com>)



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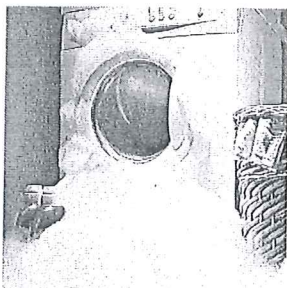
Click the link to learn how to join the movement #restoringkindness (<http://restoringkindness.com>)

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Water Damage Clean Up



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Black Mold Removal



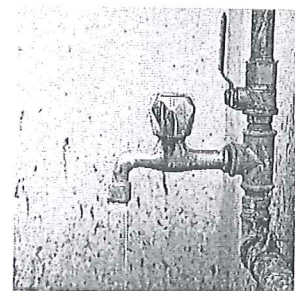
(<http://ajrestores.com/services/mold-remediation/>)

Fire and Smoke Damage



(<http://ajrestores.com/services/fire-damage/>)

Sewage Clean Up



(<http://ajrestores.com/services/sewage-cleanup/>)

Servicing Southern WI, Dane County, Madison, and Surrounding Areas

Servicing Southern WI

720 Little Potato Way
DeForest, WI 53532

24HR Emergency Response
800-727-8990

Office Hours
Monday - Friday: 8 am to 5:00 pm
Saturday: Closed
Sunday: Closed

A&J Specialty Services, Inc. is a full-service emergency and non-emergency restoration company serving all of south-central Wisconsin, including Dane County and the surrounding areas. A&J is a leader in 24/7 emergency fire and water restoration, water damage clean up service and water damage restoration. We also specialize in tough cleaning projects and offer residential and commercial cleaning services.

A&J's emergency response team will help get you back on your feet as quickly as possible with a unique combination of expertise and compassion. Call us 24/7 at 800-727-8990!

CONTACT US ([HTTPS://AJRESTORES.COM/CONTACT-US/](https://ajrestores.com/contact-us/))

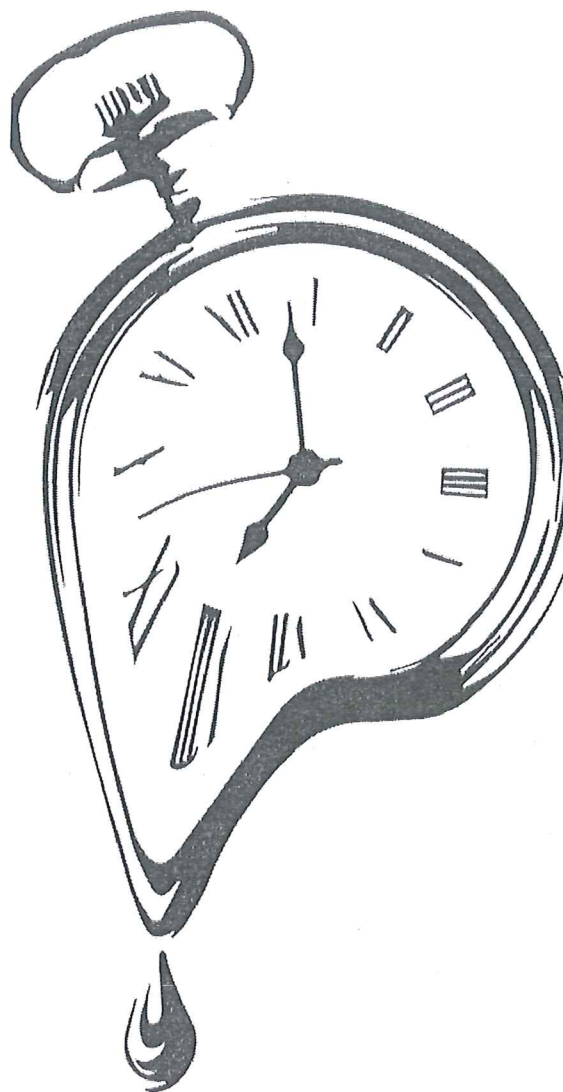
Disaster Plan

Is Your Business Prepared?

Does your company or business have an Emergency Response Plan (ERP)? Save precious minutes in a restoration emergency by joining our True North Immediate Response Program.

We sit down with you and prepare a restoration emergency response plan for your business or facility. This ensures the fastest response time to any emergency you have.

Time is your worst enemy in a loss - talk with a representative today!



LEARN MORE ([HTTPS://AJRESTORES.COM/SERVICES/DISASTER-PLAN/](https://ajrestores.com/services/disaster-plan/))

The Team

What We Do

The team at A&J Specialty Services, Inc. DKI is dedicated to getting you back on your feet as quickly as possible after a restoration emergency.

We specialize in water damage restoration, mold remediation, fire restoration and sewage cleanup. We also have a specialty cleaning division. If you have a mess you need cleaned up and don't know who can take care of it, give us a call! Tough cleaning projects are what we do best!

We are also experts at helping you prepare an emergency restoration plan for your business. Our True North Immediate Response Program is designed specifically for companies who want to make sure they'll know how to respond when disaster strikes. For more information on how you can prepare for the worst and receive access to discounted prices, check out our True North Immediate Response page.

Have a restoration project you need help with or just have some questions, give us a call at 800-727-8990 (tel:800-727-8990) or email us on our [Contact Us](https://ajrestores.com/contact-us/) (<https://ajrestores.com/contact-us/>) page.



What We Believe

Honesty and transparency are core values at A&J Specialty Services, Inc. DKI.

We strive to be advocates for our clients during the difficult insurance and legal complications that sometimes accompany a restoration emergency.

We make sure that our clients are in the loop, fully informed.

Our clients have immediate access to our technician's project notes and photos. We explain the restoration process fully during a project, and thoroughly discuss major decisions and changes before they are implemented.

We are a service company and serving our clients best interests is the mindset that drives everything we do.

Who We Are

In 1984, Kent and Lynn Rawhouser took the first steps to pursue their dream of owning their own business. Walking door-to-door as a two-person sales team, they started by offering acoustical ceiling tile cleaning services.

Over 30 years later, A&J Specialty Services, Inc. DKI is a leader in the restoration industry, with an expert team serving all of southern Wisconsin.

During the past three decades Kent has earned multiple certifications held by only a handful of other restoration professionals in the world. Currently, Kent is the President of the [Indoor Air Quality Association](http://www.iaqa.org/pages/iaqa-president's-message). (<http://www.iaqa.org/pages/iaqa-president's-message>)

As business and home owners themselves, Kent and Lynn combine expertise with compassion to help companies and residents get back on their feet as quickly as possible after a restoration emergency.

DKI Membership

What does A&J's DKI membership mean for you?

DKI is the largest Disaster Restoration Contracting Organization in North America. By joining forces with DKI, we have access to more resources, which means when a widespread disaster hits, you won't have to wait for help.



DKI®

(<http://www.dkiservices.com/a---j->

[specialty-services--inc-location-389.php](http://www.dkiservices.com/a---j-specialty-services--inc-location-389.php))

24/7 at 800-727-8990 (tel:800-727-8990)

720 Little Potato Way, DeForest, WI
53532

info@ajrestores.com
([mailto:info@ajrestores.com?](mailto:info@ajrestores.com?subject=Website%20Request)
subject=Website Request)

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(<https://www.linkedin.com>)

(<https://www.youtube.com>)

OUR SERVICES

We are a 24/7 Emergency Restoration company servicing south-central Wisconsin. We are experts in mold remediation, water damage mitigation, fire and smoke restoration, and sewage cleanup. We also offer specialty cleaning services including commercial warehouse space cleaning, commercial and residential carpet cleaning, rug and upholstery cleaning.

As an emergency restoration company, we understand the importance of preparation. That's why we also offer disaster planning for your business. Our True North Immediate Response Program is designed to help you set up an emergency restoration plan that will save precious minutes. It's free to sign up and will ensure you get the help you need as quickly as possible.



Restoration Services

We are experts in water damage restoration, mold remediation, fire and sewage restoration in both residential and commercial settings.

Click the icons below for more information on our restoration services.

(<http://ajrestores.com/services/water-damage/>) (<http://ajrestores.com/services/mold-remediation/>) (<http://ajrestores.com/services/fire-restoration/>) (<http://ajrestores.com/services/sewage-cleanup/>)

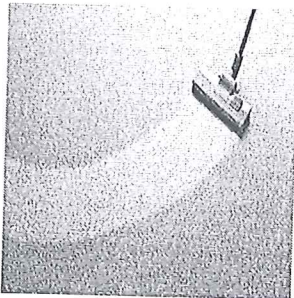


Reconstruction Services

Once our team has completely restored your home or business, we will oversee the entire reconstruction process, serving as your general contractor.

To learn more about our general contracting services click the icon.

(<http://ajrestores.com/services/reconstruction-services/>)



Specialty Cleaning Services

If you're not sure who can help you with a unique, tough cleaning project, look no further. We are experts at dealing with difficult cleaning needs. We also offer carpet care, rug and upholstery cleaning and grout cleaning.

Click the icon for more information about our specialty cleaning services.

(<http://ajrestores.com/services/specialty-services/>)



Disaster Plan

Our True North Immediate Response Program was designed with your business in mind. Save precious minutes by sitting down with our certified technicians and developing an emergency restoration plan. It's free to sign up and you'll receive access to our True North Member price discounts.

Click the icon below for more information about disaster planning.

(<http://ajrestores.com/services/disaster-plan/>)

24/7 at 800-727-8990 (tel:800-727-8990)

720 Little Potato Way, DeForest, WI
53532

info@ajrestores.com
(mailto:info@ajrestores.com?
subject=Website Request)

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RESPONSE
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(tel:800-727-8990)

(<https://plus.google.com>)

(<https://twitter.com/AJD>)

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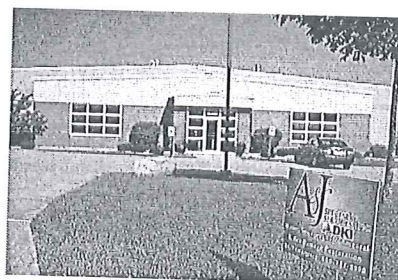
(<https://www.linkedin.co>

(<https://www.youtube.cc>

What We Do

A&J Specialty Services, Inc. DKI is a full-service restoration company. We are experts in mold remediation, emergency fire and water restoration, and sewage cleanup.

We are also a commercial cleaning services company specializing in tough cleaning projects. We offer carpet, upholstery, and tile cleaning. If you have a difficult cleaning project and you're not sure who can take care of it, give us a call.



Our History

A&J was founded in 1984 by Kent and Lynn Rawhouser. A two-person team they started out by going door-to-door selling acoustical ceiling tile cleaning services.

Thirty years later, A&J is now a leader in the restoration industry serving all of south-central Wisconsin.

As home and business owners themselves, Kent and Lynn understand the stress you're under when facing a restoration emergency. A&J will help you get back on your feet as quickly as possible with a unique combination of expertise and compassion.



Kent Rawhouser

President, A&J Specialty Services, Inc.



Background and Expertise:

- Founded A&J Specialty Services, Inc. DKI in 1984
- Was an estimator with B&B Contracting and Supply from 1982-1984
- Earned his BS in Rural Sociology from the University of Wisconsin-Madison

Certifications and Associations

- Certified Mold Professional (CMP) - One of only 30 to receive the designation
- Water Loss Specialist (WLS) - One of only 130 in the world to hold the title of Water Loss Specialist
- Certified Applied Structural Drying Technician (ASD)
- President, Indoor Air Quality Association
- Member of the Restoration Industry Association (RIA)
- Member of Violand and Associates
- Board of Directors member, University of Wisconsin Family Business Center
- Board of Directors member, Madison Area Mechanical, Sheet Metal

A Word from Kent

Hello,

Thank you for checking out A&J Specialty Services, Inc. DKI.

Since my wife and I started A&J 30 years ago, I have worked to keep A&J on the cutting edge of the restoration industry, ensuring we follow the highest standards of restoration practices.

While I take pride in A&J, I am first a husband, father and grandfather. It is remembering that my first commitment is to God, then to my family and then my business that allows me to wholeheartedly serve the communities of south-central Wisconsin with their disaster recovery needs.

Every day we focus on serving companies and homeowners, helping them get back on their feet as quickly as possible after a loss.

Educating our clients is a part of our everyday practice and as the owner of A&J Specialty Services, Inc. DKI, I can assure you that it is our priority to make sure you understand what restoration work we are doing and why.

We look forward to the opportunity to serve you and your business in the future.

To learn more about our work, visit our mold, water, sewage and fire restoration pages or click the link to contact us.

You can reach me directly at kent@ajrestores.com

-Kent Rawhouser

Bring Kent in to Train Your Staff

Personal Mold and Water Dama...

Making sure your staff is properly trained to handle a restoration emergency is extremely important.

Without a proper, quick response from your staff, the cost to repair your damaged building can sky rocket.

Kent is an excellent trainer and has worked with dozens of businesses and associations both large and small.

To book Kent to train your staff, all you have to do is ask! Give us a call at 800-727-8990 or contact Kent directly at kent@ajrestores.com.

What is DKI?

DKI is the nation's largest disaster restoration company.

In 2014 A&J became a DKI member.

By joining DKI, A&J has access to limitless resources to make sure you and your company don't have to wait for help in a widespread restoration emergency.

We are proud to be DKI members and continue our tradition of offering cutting-edge restoration services.



DKI - 40 Year Legacy Video



24/7 at 800-727-8990 (tel:800-727-8990)

720 Little Potato Way, DeForest, WI 53532

info@ajrestores.com
(mailto:info@ajrestores.com?subject=Website Request)

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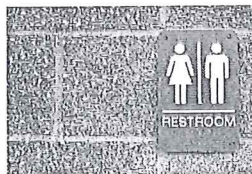
(<https://www.linkedin.com>)

(<https://www.youtube.com>)

5 Tips to Prevent Sewer Backup in Your Home (<https://ajrestores.com/tips-prevent-sewer-backup-home/>)

May 22, 2017

Damaging floors, walls, furniture, appliances, electrical systems, and other home possessions, sewage back ups can be a serious problem. Making it even worse are the costs associated with such destruction, which often aren't covered by average homeowners insurance policies without the addition of a specific rider.



Read More (<https://ajrestores.com/tips-prevent-sewer-backup-home/>)

Do You Suspect Mold in Your Commercial Building? (<https://ajrestores.com/suspect-mold-commercial-building/>)

May 15, 2017

Mold, also known as fungi, can grow indoors and outdoors all year round. While there is no precise number of how many species exist, the Centers for Disease Control and Prevention (<https://www.cdc.gov/mold/faqs.htm>) (CDC) estimates ranges between tens of thousands to more than 300,000. Despite how easy it can be to come in contact with mold spores in everyday life, it's not something that should be overlooked, especially if mold is suspected in your commercial building.



Recent Posts

- 5 Tips to Prevent Sewer Backup in Your Home (<https://ajrestores.com/tips-prevent-sewer-backup-home/>)
- Do You Suspect Mold in Your Commercial Building? (<https://ajrestores.com/suspect-mold-commercial-building/>)
- 7 Backyard Landscaping Tips to Prevent Basement Flooding (<https://ajrestores.com/7-landscaping-tips-prevent-basement-flooding/>)
- How to Protect Your Basement from Water Damage (<https://ajrestores.com/protect-basement-water-damage/>)
- Creating a Fire Escape Plan for Apartment Building Residents (<https://ajrestores.com/creating-fire-escape-plan-apartment-building-residents/>)

Categories

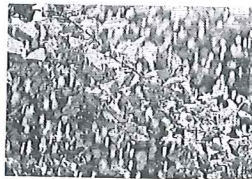
- A&J Specialty Services (<https://ajrestores.com/category/aj-specialty-services/>)
- Basement Flood (<https://ajrestores.com/category/basement-flood/>)

Read More (<https://ajrestores.com/suspect-mold-commercial-building/>)

7 Backyard Landscaping Tips to Prevent Basement Flooding (<https://ajrestores.com/7-landscaping-tips-prevent-basement-flooding/>)

May 08, 2017

The more Mother Nature teases with warmer temps, the more your green thumb may be itching to dig in the dirt. As you begin to plan the flowers, plants, and trees that will accent your garden beds, backyard, and home's exterior, remember there's more to landscaping than just growing your curb appeal.



Read More (<https://ajrestores.com/7-landscaping-tips-prevent-basement-flooding/>)

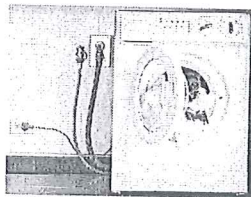
How to Protect Your Basement from Water Damage (<https://ajrestores.com/protect-basement-water-damage/>)

May 02, 2017

When you think of basement flooding, you might point the finger first at Mother Nature and her heavy rains, melting snow, or more disastrous weather events. However, in-home water damage is more often caused by appliance issues, plumbing problems, or other manmade-related situations, according to the Insurance Journal

(<http://www.insurancejournal.com/news/national/2016/04/06/404400.htm>).

In fact, among the five most common home claims causes, non-weather-related water damage ranked second at 19 while weather-related water damage ranked fourth at 11 percent.

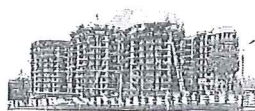


Read More (<https://ajrestores.com/protect-basement-water-damage/>)

Creating a Fire Escape Plan for Apartment Building Residents (<https://ajrestores.com/creating-fire-escape-plan-apartment-building-residents/>)

Apr 24, 2017

As a landlord or property manager, you have a long list of roles and responsibilities. Rising to the top of the list –above repairing leaky faucets, quieting noisy neighbors, and collecting monthly rent–is tenant safety. The units you lease to renters are homes, and while a large eat-in kitchen and balcony with a view are great selling points, tenants ultimately want peace of mind first.



- Disaster Planning
(<https://ajrestores.com/category/disaster-planning/>)
- Fire Damage
(<https://ajrestores.com/category/fire-damage/>)
- Flood Cleanup
(<https://ajrestores.com/category/flood-cleanup/>)
- Insurance
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- Madison
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- Milwaukee
(<https://ajrestores.com/category/milwaukee/>)
- Mold Removal
(<https://ajrestores.com/category/mold-removal/>)
- Pipe Burst
(<https://ajrestores.com/category/pipe-burst/>)
- Restoring Kindness
(<https://ajrestores.com/category/restoring-kindness/>)
- Sewage Damage
(<https://ajrestores.com/category/sewage-damage/>)
- Specialty Cleaning
(<https://ajrestores.com/category/specialty-cleaning/>)
- Water Damage
(<https://ajrestores.com/category/water-damage/>)
- WI
(<https://ajrestores.com/category/wi/>)

Archives

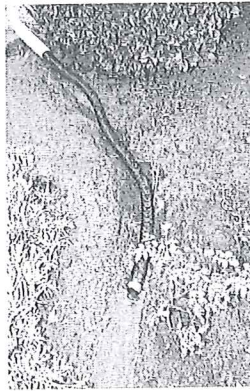
Archives

Read More (<https://ajrestores.com/creating-fire-escape-plan-apartment-building-residents/>)

Don't Let Spring Storms Rain Damage on Your Home (<https://ajrestores.com/dont-let-spring-storms-rain-damage-home/>)

Apr 17, 2017

April showers bring May flowers, but spring rain can also lead to water damage. Basement flooding due to foundation problems and roof leaks can become costly problems when a big storm hits. The good news is by taking proper measures, you can prevent spring rains from hurting your home.



Read More (<https://ajrestores.com/dont-let-spring-storms-rain-damage-home/>)

Spring To-Do List: Prep Your Home for Warmer Weather (<https://ajrestores.com/spring-list-prep-home-warmer-weather/>)

Apr 10, 2017

With weather warming up, it's time to shake off the cabin fever and put that extra stored-up energy toward preparing your home for the spring and summer seasons. Regular maintenance is key to preventing and responding to regular wear and tear that happens with age, use, and weather elements. And getting started early means more lazy summer days to spend relaxing. So let's get started!



Read More (<https://ajrestores.com/spring-list-prep-home-warmer-weather/>)

Here's How to Clean Mold and Mildew in Your Home (<https://ajrestores.com/how-clean-mold-mildew-home/>)

Apr 03, 2017



As the rain starts to pour down (we're looking at you April showers!), the additional moisture in



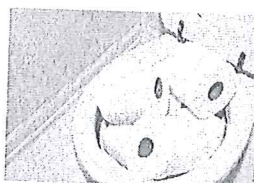
the air can mean mold and mildew in your home. Mold and mildew, both terms commonly used to describe fungi that grows on various surfaces, are not only unsightly but also unhealthy. And because these microorganism love to feed and grow wherever moisture is a mainstay, it's up to you to make the fuzzy, colorful spots disappear.

[Read More \(https://ajrestores.com/how-clean-mold-mildew-home/\)](https://ajrestores.com/how-clean-mold-mildew-home/)

Keep Your Home or Business Safe from Sewage Damage (<https://ajrestores.com/keep-home-business-safe-sewage-damage/>)

Mar 27, 2017

Water damage caused by a leaky pipe, a heavy spring rain shower, or faulty appliance is rarely welcome by homeowners or building owners. However, if given the choice between water damage caused by one of those culprits versus water damage caused by a sewer-related issue, sewage damage loses every time.



[Read More \(https://ajrestores.com/keep-home-business-safe-sewage-damage/\)](https://ajrestores.com/keep-home-business-safe-sewage-damage/)

5 Tips to Avoid Dishwasher Water Damage in Your Home (<https://ajrestores.com/tips-avoid-dishwasher-water-damage-home/>)

Mar 20, 2017

A dishwasher is one of life's greatest modern conveniences. Not only does it reduce water usage but also eliminates the need to be tethered to your sink hand-washing, rinsing, and drying all the plates, cups, pans, and more that went into making just one single meal. Multiply those meals by the standard three a day, and it's easy to see how much time and energy a dishwasher can free up in your schedule to tackle other life tasks on that never ending to-do list.



[Read More \(https://ajrestores.com/tips-avoid-dishwasher-water-damage-home/\)](https://ajrestores.com/tips-avoid-dishwasher-water-damage-home/)

← [Older posts \(https://ajrestores.com/blog/page/2/\)](https://ajrestores.com/blog/page/2/)

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3f.

TRANSMITTAL

5-16-2017

To:

City of Glendale
Plan Commission
Attn: Todd Stuebe
5909 North Milwaukee River Parkway
Glendale, WI 53209

From:

Jeremy Bartlett, Architect
Thrive Architects, LLC
259 South Street
Waukesha, WI 53186
P: 414-380-6180

Regarding:

Lubavitch Academy and Synagogue

Contents:

- Site Plan
- Site Plan Details
- Floor Plan
- Plan of Operation
- Contextual Photos

Rec'd 5/17/2017



PLAN OF OPERATION

5-16-2017

To:

City of Glendale
Plan Commission
Attn: Todd Stuebe
5909 North Milwaukee River Parkway
Glendale, WI 53209

From:

Jeremy Bartlett, Architect
Thrive Architects, LLC
259 South Street Suite B
Waukesha, WI 53186
P: 414-380-6180

Regarding:

Lubavitch Academy and Synagogue @ 6789 N. Green Bay Road Glendale, WI

*Lubavitch of Wisconsin, 3109 N. Lake Drive, Milwaukee, WI 53211 414-961-6100
(O) 414-477-7717 (M) 262-364-2149 (F)*

*Rabbi Mendel Shmotkin 3109 N. Lake Drive, Milwaukee, WI 53211 414-961-6100
(O) 414-477-7717 (M) 262-364-2149 (F)*

Occupancy of the Greensquare West Building:

Synagogue and School

Legal Entity:

6789 N Green Bay, LLC (wholly owned by Lubavitch of WI)

Activities to reside in building (including special events):

Daily studies-up to 50 students.
Friday night, Saturday and Holiday services.
Misc. synagogue activities.
Adult education class.

Specific Proposed Uses and Other Uses of the Property:

As proposed in our CUP we intend to apply for this SIP for the Greensquare II building. The primary use of the facility would be for a small school for high school age girls. Lubavitch of Wisconsin operates an LLC called Hillel High School. HHS is a wraparound program for high school age students to enable them to use external on-line school products in a controlled environment with facilitators available to help guide their learning. In addition, through partnerships with other high schools they are able to offer credits for Judaic students which can be applied towards a high school diploma. They have separate divisions for boys and girls. They are looking to have the girls' division use the facility for the 2017-18 school year. This space would consist of both individual learning areas where students will each work with their on-line classes, then study the general subjects where the facilitators and Judaic teachers will instruct. By the 2017-18 school year it is anticipated there will be 20 students with a minimum of 2 teachers. During the next 4-5 years enrollment could increase to a maximum of 50 students,

with 5 teachers. The school hours of operation will be Monday through Friday, 8AM to 4PM. The school will always be single gender.

The secondary use of the facility would be for the purposes of religious services. The synagogue will hold services on Saturday from 9AM to 2PM, which includes time for communal gathering and a meal after the service. There would also be a service on Sunday morning from 8AM to 9:30AM. Initially, there would be 40-60 members with the ability to grow to 100 members. Many of the families attending are from the neighborhood and walk to the services. All modifications to the Greensquare II building would be limited to interior remodeling. There are no proposed exterior changes other than new signage which will fit the general aesthetics of the facility. Interior demolition could begin in January 2017 after existing tenant leases expire, possibly sooner as tenants vacate the building.

Number of persons assembled for activities:

Up to 100 occupants typical.

Number of persons to participate in daily operations (include timeline of such):

7:00am-8:00am Sunday through Friday (10-12 total persons)

8:00am-4:00pm Monday through Friday (50 total persons)

Friday evenings at Sunset (20 total persons)

9:30am-2:00pm Saturday Mornings (60 total persons)

How Students arrive/leave premises each day (include bus service and schedule, etc):

Students are either dropped off by parents or walk.

Deliveries are to be handled:

Upon arrival of delivery truck, items will be de-palettized. A dolly will then be used to bring items in through the back entrance door into the kitchen or through the main entrance.

Trash collection is to be handled:

Services with Waste Management already established (currently every other Wednesday).

Capacity or frequency will be increased as necessary.

Signs (type, location(s), materials, lighting, artistic rendering, and dimensioned drawing(s)):

We plan on getting a Hillel High School sign with our current logo that will fit in the general aesthetics of the facility. Sign approval will be under separate approval/submittal. Not included in this packet.

Provisions to be made for fire protection and human safety:

The property currently has a fire alarm system installed, we will continue to maintain provisions for human safety as put in place by the property.

Construction Schedule:

Bid Advertisement: Completed

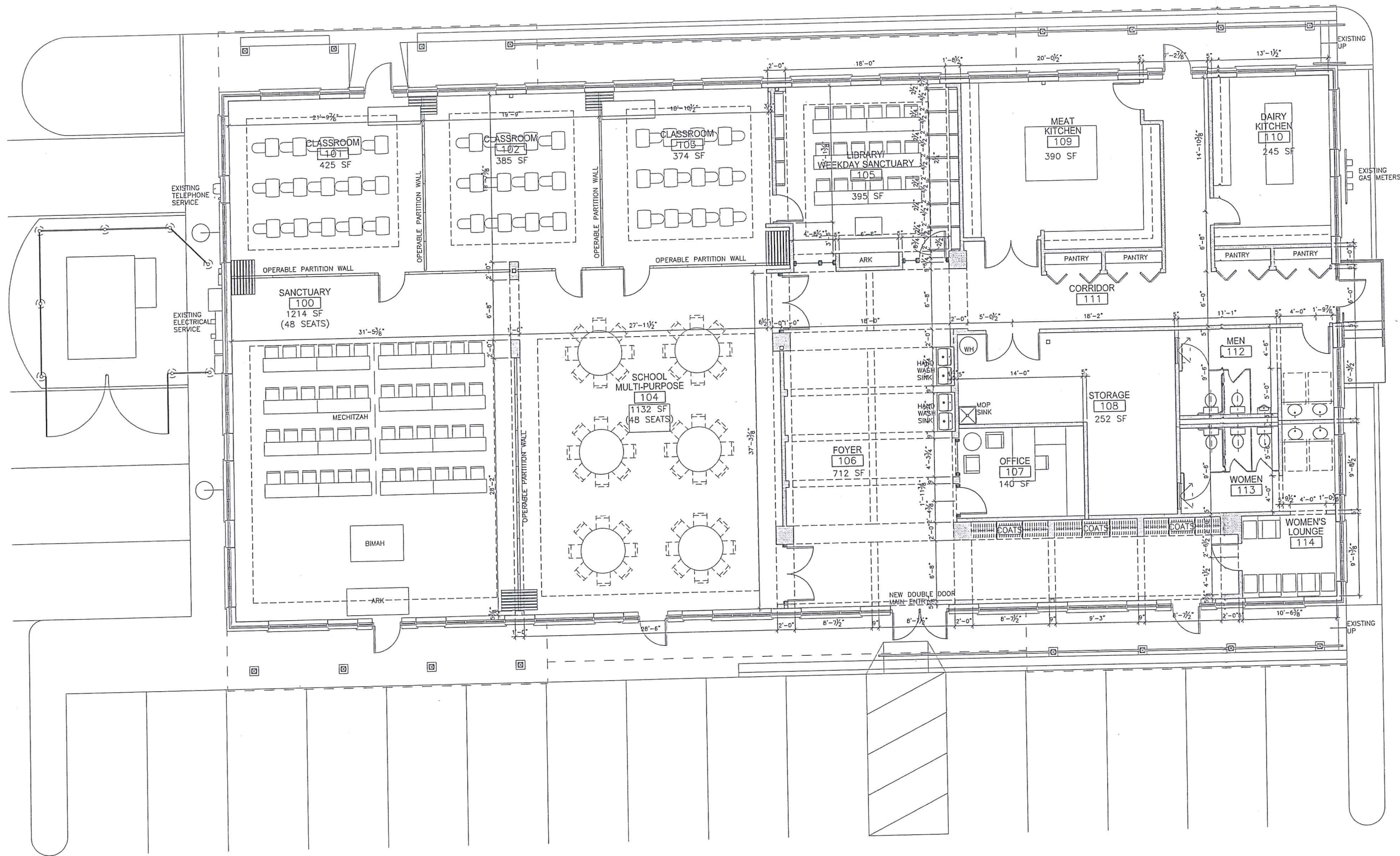
Bid Opening: Completed

Bid Award: Completed

Construction Start: 06/01/17 (Demolition)

Construction Complete: 08/30/17

Planned Opening Date: 09/2017



FLOOR PLAN

SCALE: 3/16" = 1'-0" (3/32"=1'0" on 11x17)

NORTH

PROJECT #

1720

ARCHITECT

THRIVE
ARCHITECTS

259 SOUTH STREET
WAUKESHA, WI 53186
PHONE: 414-380-6180
EMAIL: jdb@thrive-architects.com

PROJECT TITLE

LUBAVITCH ACADEMY & SYNAGOGUE

6789-98 NORTH GREEN BAY AVENUE
GLENDALE, WISCONSIN

SHEET TITLE

PROPOSED FLOOR PLAN

DATE REVISION # DESCRIPTION

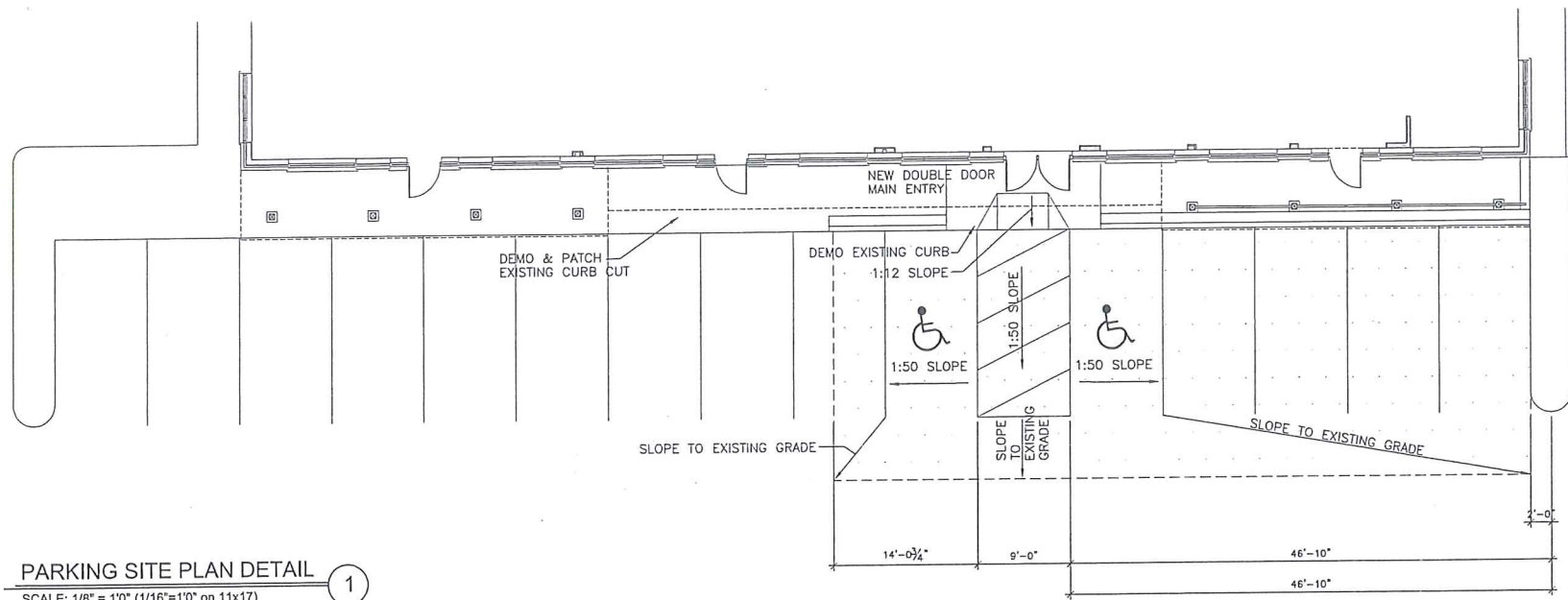
5-1-2017 REVIEW SET

5-16-2017 P.C. SUBMITTAL

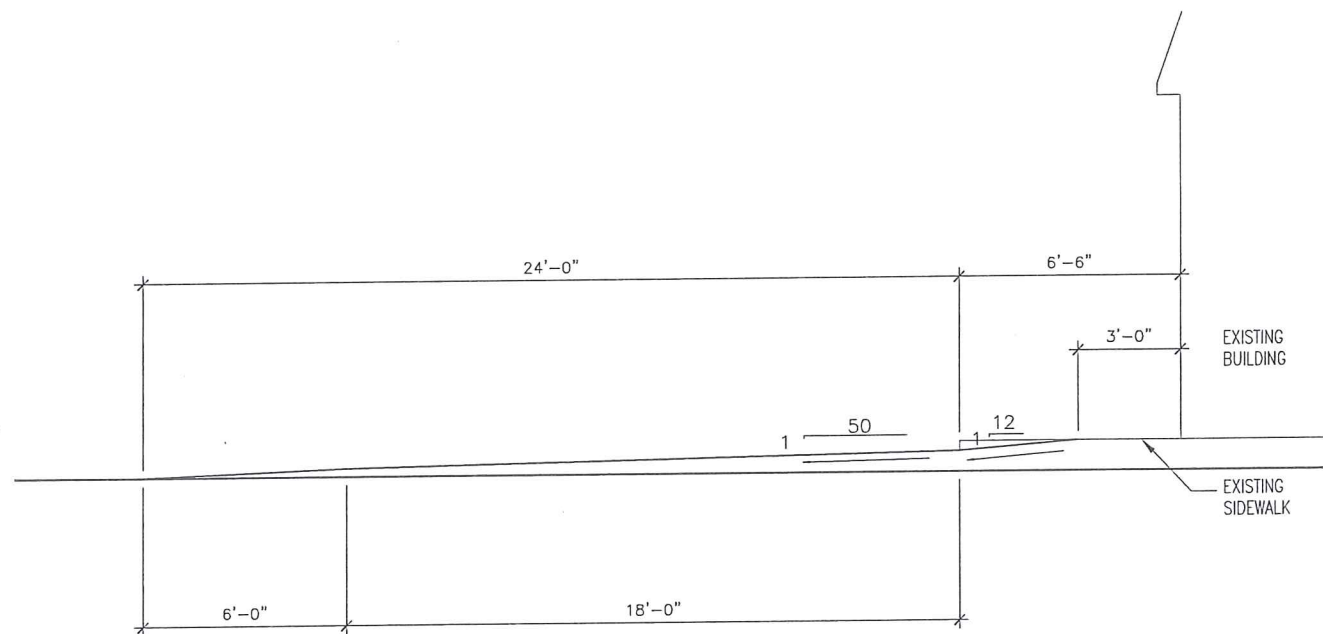
SCALE (U.O.N.)

SHEET NUMBER

A1.0



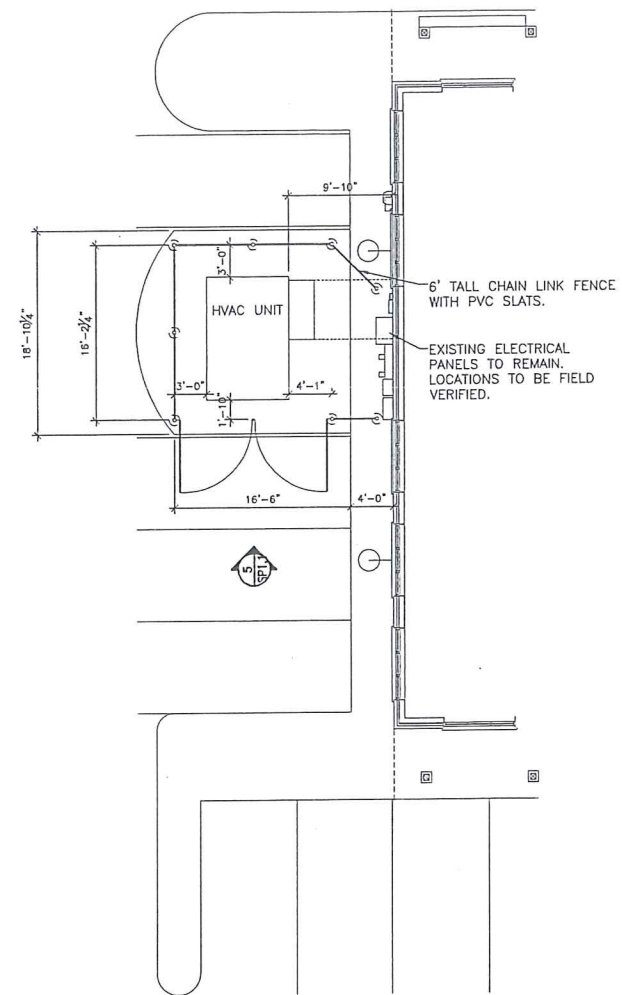
PARKING SITE PLAN DETAIL 1
SCALE: 1/8" = 1'0" (1/16"=1'0" on 11x17)



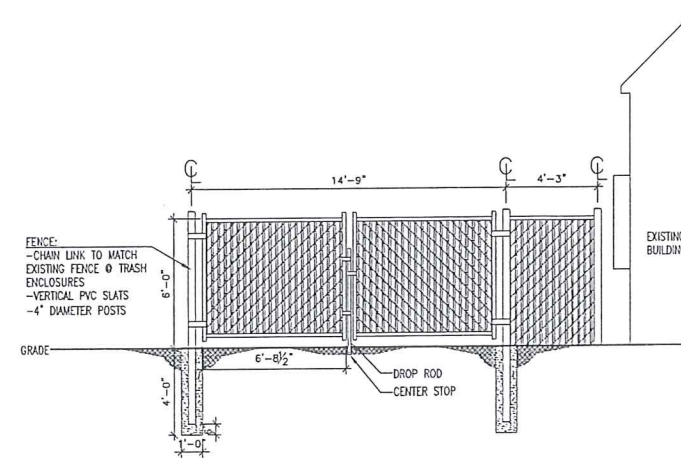
PARKING SITE SECTION DETAILS 2
SCALE: 1/4" = 1'0" (1/8" = 1'0" on 11x17)



PARKING SITE ELEVATION DETAILS 3
SCALE: 3/16" = 1'0" (3/32"=1'0" on 11x17)



HVAC ENCLOSURE PLAN DETAIL 4
SCALE: 1/8" = 1'0" (1/16"=1'0" on 11x17)

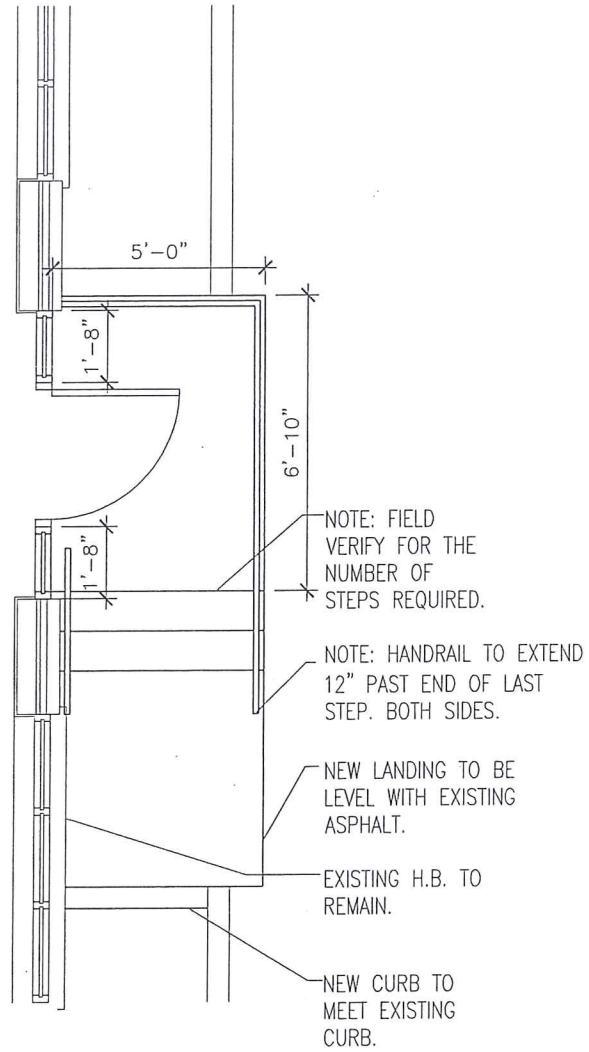


HVAC ENCLOSURE ELEVATION DETAIL 5
SCALE: 1/4" = 1'0" (1/8"=1'0" on 11x17)

PROJECT #		1720
ARCHITECT		THRIVE ARCHITECTS
PROJECT TITLE		LUBAVITCH ACADEMY & SYNAGOGUE
SHEET TITLE		SITE DETAILS
DATE		5-1-2017
REVISION #		REVIEW SET
DESCRIPTION		P.C. SUBMITTAL
SCALE (U.O.N.)		
SHEET NUMBER		SP1.1

259 SOUTH STREET
WAUKESHA, WI 53186
PHONE: 414-380-6180
EMAIL: jdb@thrive-architects.com

6789-99 NORTH GREEN BAY AVENUE
GLENDALE, WISCONSIN



STOOP PLAN DETAIL 1
SCALE: 1/2" = 1'0"

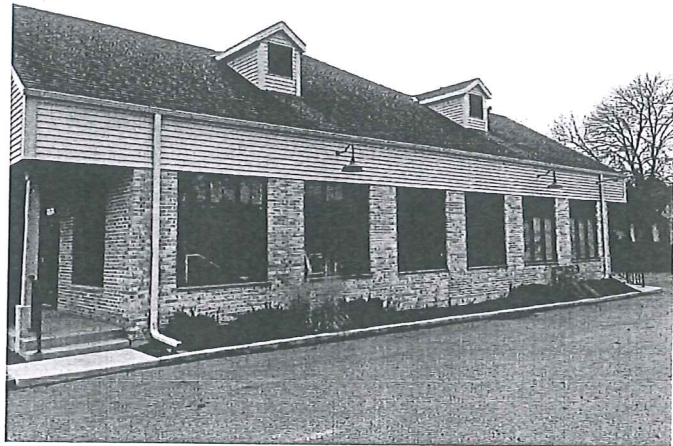


STOOP ELEVATION DETAIL 2
SCALE: 1/2" = 1'0"

PROJECT #		1720
ARCHITECT		THRIVE ARCHITECTS
PROJECT TITLE		LUBAVITCH ACADEMY & SYNAGOGUE
SHEET TITLE		SITE DETAILS
DATE	REVISION #	DESCRIPTION
5-1-2017	REVIEW SET	
5-16-2017	P.C. SUBMITTAL	
SCALE (U.O.N.)		
SHEET NUMBER		SP1.2

259 SOUTH STREET
WAUKESHA, WI 53186
PHONE: 414-380-6180
EMAIL: jbb@thrive-architects.com

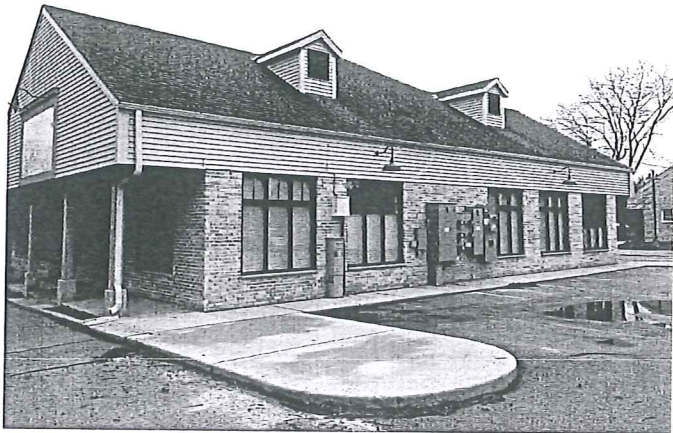
6789-99 NORTH GREEN BAY AVENUE
GLENDALE, WISCONSIN



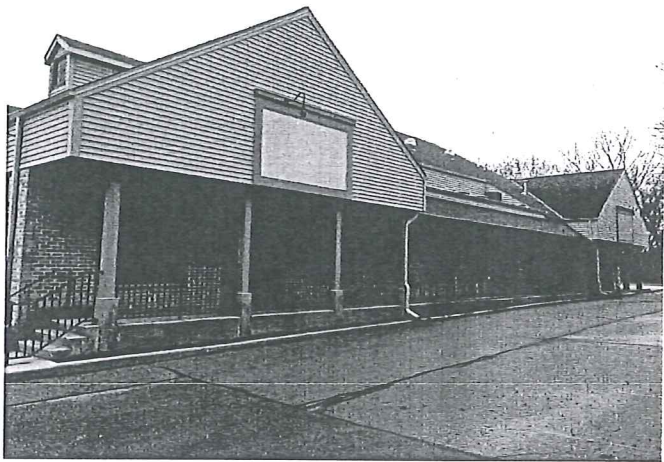
NORTH ELEVATION
SCALE: N.T.S.



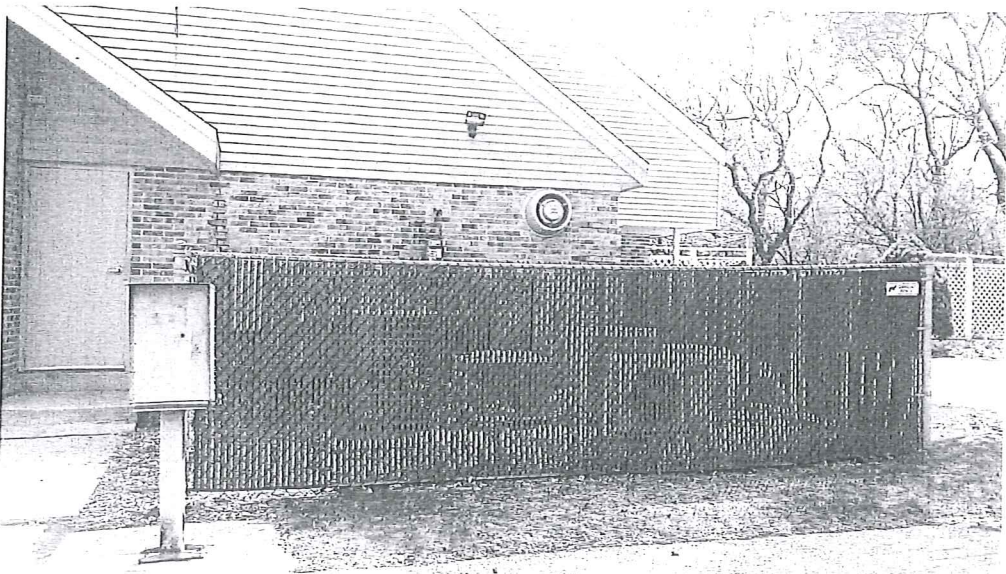
EAST ELEVATION
SCALE: N.T.S.



SOUTH ELEVATION
SCALE: N.T.S.



WEST ELEVATION
SCALE: N.T.S.



EXISTING TRASH ENCLOSURE
SCALE: N.T.S.

PROJECT #
1720
ARCHITECT
THRIVE ARCHITECTS
259 SOUTH STREET WALKESHA, WI 53186 PHONE: 414-380-6180 EMAIL: job@thrive-architects.com
PROJECT TITLE

LUBAVITCH ACADEMY & SYNAGOGUE
6789-99 NORTH GREEN BAY AVENUE GLENDALE, WISCONSIN
SHEET TITLE

CONTEXTUAL PHOTOS
DATE
5-1-2017
5-16-2017
REVISION #
REVIEW SET
P.C. SUBMITTAL
SCALE (U.O.N.)
SHEET NUMBER

DATE
5-1-2017
5-16-2017
REVISION #
REVIEW SET
P.C. SUBMITTAL
SCALE (U.O.N.)
SHEET NUMBER

SP1.3

SILVERADO
GLENDALE CBRE

SPECIFIC IMPLEMENTATION PLAN (SIP)
INFORMATIONAL STATEMENT

May 16, 2017

Introduction and Operations

Silverado, Inc. requests that the zoning for the parcel of land known as Lot 1 of Certified Survey Map No. 7605 bounded by North Green Bay Avenue on the west and North Range Line Road on the East remain a Planned Unit Development (PUD) in accordance with this submittal. This development is a substantial change from the current PD zoning therefore this statement is being submitted per Zoning Code 13.1.55(c). This statement, together with the accompanying drawings and related materials, constitutes and supports the Planned Unit Development.

The Owner will form a special purpose entity (SPE) LLC that is the owner/operator. The SPE LLC is manager-managed, and that manager is Loren B. Shook. This is the entity that will provide any necessary private services.

The development will consist of a single building that will be built in one phase. The building use will be a Community Based Residential Facility (CBRF) Licensed with the state of Wisconsin DHS as a Class C non-ambulatory (CNA) facility. The majority of residents will be receiving memory care services. The existing Condominium Residential use will also remain in place as an acceptable use for the development.

The facility will be open 7 days a week, 24 hours a day. There will be food service provide for the residents. A commercial kitchen is being designed to comply with all applicable codes. The roof top units and make up air for the kitchen will located in a depressed roof area and will not be visible.

The building plans are schematic at this time. When the Construction documents are completed they will be sent to the Wisconsin DHS for review and approval as required for licensing and a local building permit.

The building will be protected with a NFPA 13 fire protection system and full fire detection and alarms. Smoke barriers are being provided to break the building into smoke compartment as required to rescue in place per the DHS requirements. The entire building is non-combustible and the stair shafts will be 1-hour rated. There will be a fire department hoe connection on the southeast corner of the building that can be used in conjunction with an existing fire hydrant that is located on the east side of North Range Line Road.

Site Concepts and Data

The site will include 57 parking stalls, a play area and a secured internal courtyard. Additional green space will be provided at the corner of North Green Bay Avenue and North Range Line Road.

Residents will not be driving and will not require any parking spaces. The projected maximum employee count per shift is 35. This leaves 22 parking spaces for visitors. Through operations history it has been shown that this is an adequate amount of parking for the development.

The storm water management for the site will be provided by an underground system located under the pavement on the west side of the site. Landscaping is provided to screen parking and provide a buffer between the development and the property to the north. See Landscape Plan L100 for details. An exterior trash collection area is provided on the west side of the building. This area will be fully screened by an opaque screen with materials that are compatible with the building materials.

The site plan has been reviewed with the North Shore Fire Department. They are in agreement with fire apparatus access to the site from North Range Line Road. Ambulances have full access to the site. Fire trucks will park in parking areas just off of North Range Line Road if they are needed. The main fire apparatus access will be from North Green Bay Avenue and North Range Line Road. The building is within hose distance from the roads along with the use of an existing fire hydrant on the east side of North Range Line Road.

The building setbacks are as follows:

North property line	20 feet
North Green Bay Avenue	63.5 feet
North Range Line Road	15 feet

The total site area included in the development is 2.28 acres (43,560sf x 2.28 = 99,317sf)

Site area breakdown:

Pavement	28,412sf	29% of lot area
Building	27,000sf	27% of lot area
Green Space	43,905	44% of lot area

The proposed development will consist of 53 residential units (32 double occupancy and 21 single occupancy for a total bed count of 85)

The development density is 23.25 residential units per acre.

The existing utilities have been evaluated for capacity and have been found to be adequate for the proposed development.

See the following drawings for additional detail:

SA-1	Existing Site Plan (Alta Survey)
C100	Paving Plan
C200	Site Grading Plan
C300	Site Utility Plan
C400	Notes & Details
L100	Conceptual Landscape Plan

Building Concepts and Data

The building will be a slab on grade building that is two stories in height. The construction type will be 2A non-combustible light gauge metal framing. The building area is 47,809sf. See floor plans for detailed building layout. The building form is residential with gabled roofs and detailing that is similar to homes in the area. The Milwaukee Country Club Clubhouse is existing context that the design was also based on. The facades will consist of stone veneer, cementitious siding and panels and fiberglass windows.

Asphalt shingles will be used on the gabled roofs. The building mass and forms are similar to the previously approved condominium project that was proposed for this site. The stone masonry on the perimeter facades will be a minimum of 35%.

The building form includes depressed flat roof areas that are set down into the gabled roof forms. These areas will be used to screen roof top HVAC equipment. This will allow for flexibility in the HVAC design while providing full screening of equipment and eliminating condensers located on the ground. The maximum building height to the ridge of the roof is 40'-8".

See the following drawings for additional detail:

A100	First Floor Plan
A101	Second Floor Plan
A200	Exterior Building Elevations
A300	Massing Perspectives
Exhibit B	Preliminary Project Description (PPD)

Estimated Construction Cost

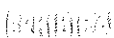
The estimated construction cost based on conceptual drawings is \$11,500,000.

Estimated Construction Schedule

September 2017	Obtain state approval to start construction.
September 2018	Completion of construction.

ENUMERATION OF DOCUMENTS

See the following documents and drawings for additional detailed information:

	Geotechnical Exploration Report, dated December 2, 2016. One copy will be provided. Additional copies will be provided as needed.
	Preliminary Project Description (PPD)

DRAWING INDEX

<u>Sheet ID.</u>	<u>Sheet Title</u>
G100	Cover / Index
SA-1	Existing Site Plan (Alta Survey)
C100	Paving Plan
C200	Site Grading Plan
C300	Site Utility Plan
C400	Notes & Details
L100	Conceptual Landscape Plan
A100	First Floor Plan
A101	Second Floor Plan
A200	Exterior Building Elevations
A300	Massing Perspectives

A301	Rendering
A302	Rendering
A303	Rendering
ES100	Preliminary Site Lighting Plan
ES101	Preliminary Site Lighting Calculations
ES102	Preliminary Site Lighting Cutsheets
ES103	Preliminary Site Lighting Cutsheets



SILVERADO GLENDALE

CORNER OF NORTH RANGELINE ROAD AND
NORTH GREENBAY AVENUE

PROJECT TEAM

OWNER - SILVERADO SENIOR LIVING

ARCHITECT - EPPSTEIN UHEN ARCHITECTS

CONTRACTOR - HUNZINGER CONSTRUCTION COMPANY

CIVIL - JSD PROFESSIONAL SERVICES

LANDSCAPE - RA SMITH

STRUCTURAL - PIERCE ENGINEERS

MEP - HENNEMAN ENGINEERING

INTERIORS - APTURA

SHEET INDEX

GENERAL G100	COVER / INDEX
CIVIL (EXISTING) SA 1	EXISTING SITE PLAN (A TA SURVEY)
CIVIL C100 C200 C300 C400	FOUNDING PLAN GRADING & EROSION CONTROL PLAN UTILITY PLAN NOTES & DETAILS
LANDSCAPE L100	CONCEPTUAL LANDSCAPE PLAN
PRESENTATION A100 A101 A102 A103 A104 A105 A106 A107 A108 A109 A110 A111 A112 A113	A100 - FIRST FLOOR PLAN A101 - SECOND FLOOR PLAN A102 - EXTERIOR BUILDING ELEVATIONS A103 - MASSING PERSPECTIVES A104 - RENDERING A105 - RENDERING A106 - RENDERING A107 - RENDERING A108 - RENDERING A109 - RENDERING A110 - RENDERING A111 - RENDERING A112 - RENDERING A113 - RENDERING
ES100 ES101 ES102 ES103	PRELIMINARY SITE LIGHTING PLAN PRELIMINARY SITE LIGHTING CALCULATION PRELIMINARY SITE LIGHTING OUTRETS PRELIMINARY SITE LIGHTING OUTRETS

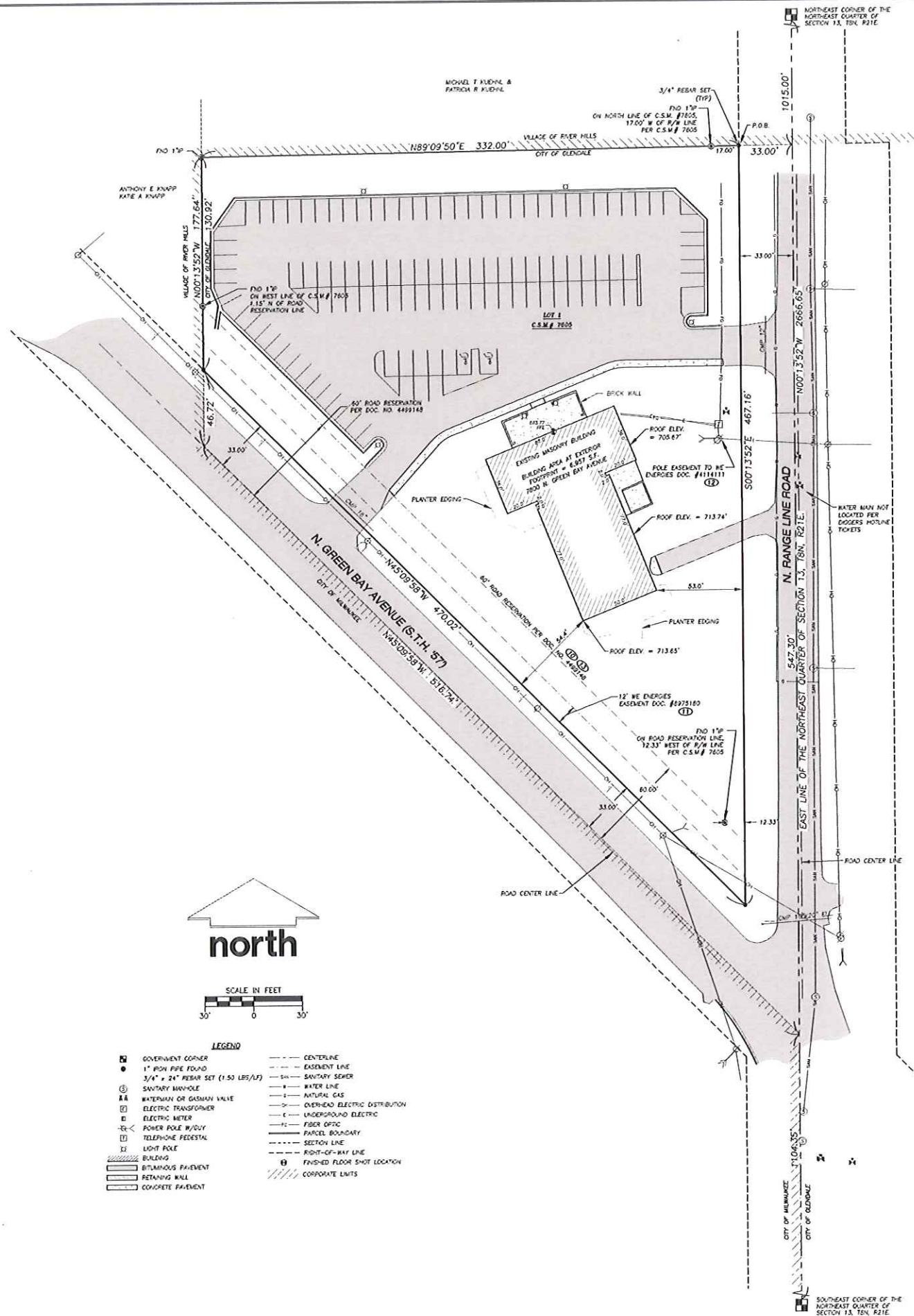


eppstein uhen : architects

SPECIFIC IMPLEMENTATION PLAN SUBMITTAL

05/16/2017

PROJECT NUMBER: 116260-01



NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS

(CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO.: CO-4534, COMMITMENT DATE: SEPTEMBER 8, 2018)

ITEMS 1 - 9, 14-17 NOT SURVEY RELATED.

10. RIGHTS OF THE PUBLIC IN SO MUCH OF THE LAND AFFECTED BY ORDINANCE ADOPTED BY THE BOARD OF SUPERVISORS OF MILWAUKEE COUNTY ON JUNE 23, 1926, AND APPROVED BY THE VARIOUS TOWNS IN SAID COUNTY, ESTABLISHING A WIDTH OF GREEN BAY AVENUE (NOW AVENUE) AT 120 FEET, AND DECLARING THAT SAID HIGHWAY BE WIDENED TO THE WIDTH SO ESTABLISHED, TOGETHER WITH RIGHTS OF THE PUBLIC IN THAT PORTION OF SAID LAND LYING WITHIN THE LIMITS OF THE ROAD AND NOT AFFECTED BY SAID ORDINANCE, A NOTICE AND PLAN, ETC. IN SAID MATTER WAS FILED AND RECORDED ON NOVEMBER 12, 1926, AS DOCUMENT NO. 1410. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

11. EASEMENT(S) FOR THE PURPOSE(S) AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT, GRANTED TO WISCONSIN GAS AND ELECTRIC COMPANY, FOR UTILITY PURPOSES, RECORDED ON MAY 31, 1916, AS DOCUMENT NO. 871163, AND SUPPLEMENTAL EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY, A WISCONSIN CORPORATION DOING BUSINESS AS WE ENERGIES RECORDED MARCH 16, 2008 AS DOCUMENT NO. 8975180. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

12. EASEMENT(S) FOR THE PURPOSE(S) AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT, GRANTED TO WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN TELEPHONE COMPANY, FOR UTILITY PURPOSES, RECORDED ON JULY 8, 1984, AS DOCUMENT NO. 4114111. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

13. RESERVATION OF THE SOUTHWESTERLY 60 FEET AND THE EAST 45 FEET FOR STREET PURPOSES SET FORTH IN WARRANTY DEED RECORDED NOVEMBER 20, 1989 AS DOCUMENT NO. 4489148. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON. THE EAST 45 FEET HAS NEVER BEEN GRANTED, DEDICATED OR ACCEPTED BY THE CITY OF GLENDALE OR THE STATE OF WISCONSIN, 33 FEET IS SHOWN PER STATUTES.

NOTES CORRESPONDING TO TABLE A REQUIREMENTS:

- ITEM 1. MONUMENTS - SHOWN ON MAP, REFER TO MAP LEGEND FOR TYPE.
- ITEM 2. ADDRESS - 7800 N. GREEN BAY AVENUE, CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN.
- ITEM 3. FLOOD ZONE(S) SHOWN ON MAP, ACCORDING TO FLOOD INSURANCE RATE MAP OF THE CITY OF GLENDALE, PANEL NUMBER 5507900037E, EFFECTIVE DATE OF SEPTEMBER 28, 2008, THIS SITE FALLS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- ITEM 4. GROSS LAND AREA - 93,275 SQ. FT. OR 2,170 ACRES MORE OR LESS.
- ITEM 5. ZONING - NO ZONING REPORT PROVIDED TO SURVEYOR (CITY OF GLENDALE ZONING MAP SHOWS SUBJECT PROPERTY IS ZONED PLO - PLANNED UNIT DEVELOPMENT DISTRICT).
- ITEM 7a. EXTERIOR DIMENSIONS OF BUILDING AT GROUND LEVEL - SHOWN ON MAP.
- ITEM 7b. BUILDING SQUARE FOOTAGE - SHOWN ON MAP - APPROXIMATE 8,557 SQUARE FEET.
- ITEM 7c. FIRST FLOOR ELEVATION (FFE) AND ROOF ELEVATION - AS SHOWN ON MAP.
- ITEM 8. SUBSTANTIAL FEATURES OBSERVED - SHOWN ON MAP.
- ITEM 9. NUMBER AND TYPE OF PARKING SPACES - 111 REGULAR SPACES AND 2 HANDICAP SPACES.
- ITEM 11. NOTE TO CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 3.6.1, TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE REQUIRED OR RESULT IN AN INCOMPLETE RESPONSE. IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAN OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. (SEE NOTE ON MAP FOR UTILITY LOCATE INFORMATION).
- ITEM 13. NAMES OF ADJOINING OWNERS - SHOWN ON MAP.
- ITEM 14. DISTANCE TO NEAREST STREET - ADJUTING NORTH GREEN BAY AVENUE AND NORTH RANGE LINE ROAD.
- ITEM 15. EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS - NONE ON SITE.
- ITEM 17. CHANGES TO STREET RIGHT OF WAY - NO INFORMATION AVAILABLE.
- ITEM 18. WETLAND BOUNDARIES - NOTHING MARKED ON SITE AT TIME OF SURVEY, WETLAND DETERMINATION REPORT FILED SEPTEMBER 30, 2018 BY KRISTI SHERFFISH OF JSD PROFESSIONAL SERVICES, LOCATES NO WETLANDS WOULD BE IMPACTED BY DEVELOPMENT ON SUBJECT PROPERTY.

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. BETWEEN AUGUST 15 THROUGH SEPTEMBER 20, 2018.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 13, TOWN 8 NORTH, RANGE 21 EAST, BEARS S. 00°13'52" E.
3. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SUFFICIENT FEATURES AND APPROPRIATELY LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGERS HOTLINE TICKET NO. 201843011761, 20184311827 & 20184311836 WITH A CLEAR DATE OF AUGUST 22, 2018.
4. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
WE ENERGIES
FIRST DISTRIBUTION
INVED
CITY OF GLENDALE
CITY OF MILWAUKEE
VILLAGE OF RIVER HILLS
5. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR EXACT LOCATION OF UNDERGROUND UTILITIES. CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.

LEGAL DESCRIPTION (AS FURNISHED)

(CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO.: CO-5283, EFFECTIVE DATE: AUGUST 8, 2018.)

LOT 1 OF CERTIFIED SURVEY MAP NO. 7605, RECORDED JUNE 8, 2008 AS DOCUMENT NO. 8508111, BEING PART OF THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWN 8 NORTH, RANGE 21 EAST, AND PART OF RANGE LINE ROAD, IN THE CITY OF GLENDALE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN. TAX KEY NO.: 087-8000-001.

ADDRESS: 7800 N. GREEN BAY AVENUE

MEETS AND BOUNDS DESCRIPTION

BEING A PART OF THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWN 8 NORTH, RANGE 21 EAST, IN THE CITY OF GLENDALE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE SOUTH 00°13'52" EAST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13, 1215.00 FEET; THENCE SOUTH 80°09'50" WEST, 33.00 FEET TO THE WEST POINT OF WAY LINE OF NORTH RANGE LINE ROAD AND THE POINT OF BEGINNING; THENCE SOUTH 00°13'52" EAST ALONG SAID WEST POINT OF WAY LINE 457.16 FEET TO THE NORTHEAST POINT OF WAY LINE OF NORTH GREEN BAY AVENUE; THENCE NORTH 45°08'54" WEST ALONG SAID NORTHEAST POINT OF WAY, 470.00 FEET; THENCE NORTH 00°13'52" WEST, 130.92 FEET; THENCE NORTH 80°09'50" EAST, 332.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

TO: FULTERBANK AND TRUST COMPANY, SILVERADO RIVER HILLS LLC, ENH-DAYTON INC., RANGE LINE CROSSING LLC, A WISCONSIN LIMITED LIABILITY COMPANY AND CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, VOLUNTARILY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCULCATED ITEMS 1, 2, 3, 4, 6(3), 6(3), 7(3), 7(3)(1), 7(3), 8, 9, 11, 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 20, 2018.

Michael J. Perring
MICHAEL J. PERRING, S-2281
PROFESSIONAL LAND SURVEYOR



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SERVICES PROVIDED TO:

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LIVING ASSISTED

6400 OAK CANYON, SUITE 200
IRVINE, CA 92618

PROJECT:
SILVERADO
ASSISTED
LIVING FACILITY

PROJECT LOCATION:
CITY OF GLENDALE
MILWAUKEE COUNTY

JSD PROJECT NO.: 16-7482

REAL SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN: 11/2/2018
DRAWING: 11/2/2018
APPROVED: 11/2/2018

PLAN MODIFICATIONS:
SPECIFIC MODIFICATION PLAN: 8-17-17

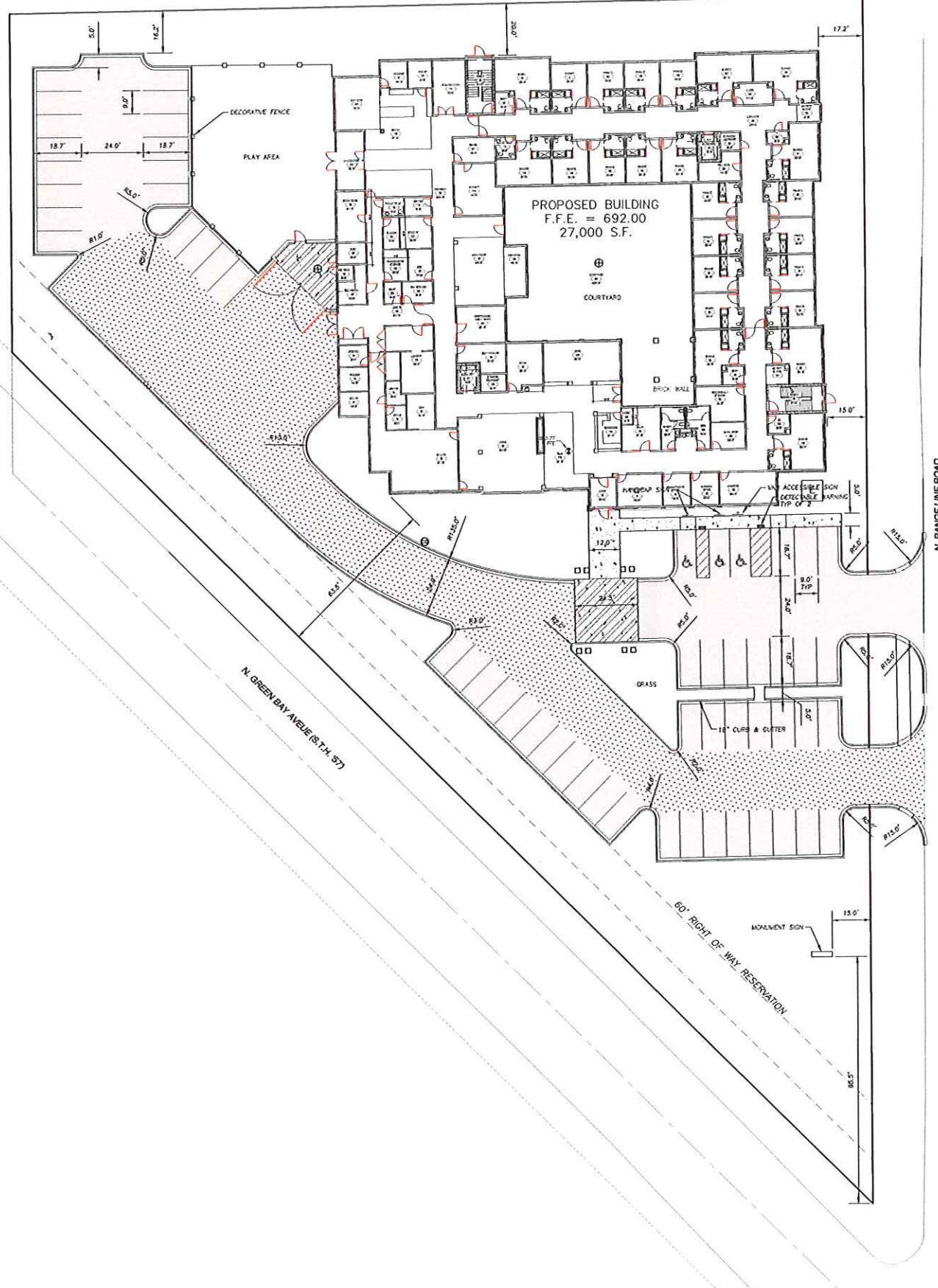
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Midwest Area (800) 242-8511
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SHEET TITLE:
ALTA/NSPS
LAND TITLE SURVEY

MAP NO.: E-*

SHEET NUMBER:
SA-1

File: P:\2016\1627462 Silverado Senior Living - Glendale, WI\Drawings\1627462 SHEET Paving Plan.dwg Layout: 30x42 User: diggershot Printed: May 16, 2017 - 11:55am Area:



SCALE IN FEET
20' 0 20'

LEGEND	
---	SECTION LINE
---	SITE BOUNDARY LINE
---	ADJACENT PROPERTY/ROW LINE
---	EASEMENT LINE
---	FEMA FLOOD ZONE LIMIT
---	UNDERGROUND FIBER OPTIC
---	UNDERGROUND GAS
---	UNDERGROUND ELECTRIC
---	OVERHEAD UTILITY
---	WATER MAIN
---	FENCE
---	PUBLIC LAND SURVEY SECTION CORNER
---	BOLLARD
---	METAL POST
---	SON
---	MAIL BOX
---	SANITARY MANHOLE
---	HYDRANT
---	WATER VALVE
---	GAS VALVE
---	TELEPHONE PEDestal
---	MANHOLE - UNVERIFIED TYPE
---	LIGHT POLE
---	ELECTRIC PEDestal
---	ELECTRIC METER
---	ELECTRIC MANHOLE
---	POWER POLE W/DUTY
---	DECIDUOUS TREE
---	CONIFEROUS TREE
---	BUSH
---	HANDICAP PARKING

PAVING NOTES

1. GENERAL

ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE CITY OF KENOSHA ORDINANCES AND THE GEOTECHNICAL REPORT PREPARED BY PSL DATED JULY 14, 2018.

1.1. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.

1.2. SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBGRADE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

2. PAVEMENT STRUCTURE

---	LIGHT DUTY PAVEMENT TYPE, E-0.3 8" THICKNESS, 1-1/4" CRUSHED AGGREGATE BASE COURSE 2" ASPHALTIC CONCRETE SURFACE 1 1/2" ASPHALTIC CONCRETE SURFACE
---	HEAVY DUTY PAVEMENT TYPE, E-1.0 11" THICKNESS, 1-1/4" CRUSHED AGGREGATE BASE COURSE 2 1/2" ASPHALTIC CONCRETE BASE 1 1/2" ASPHALTIC CONCRETE SURFACE
---	CONCRETE PAVEMENT 8" CRUSHED AGGREGATE BASE COURSE 8" 4000 PSI FIBER-REINFORCED CONCRETE
---	CONCRETE SIDEWALK 4" CRUSHED AGGREGATE BASE COURSE 4" CONCRETE

3. ASPHALTIC PAVING SPECIFICATIONS

- 3.1. COCCES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION. HEREINAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
- 3.2. GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
- 3.3. CRUSHED AGGREGATE BASE COURSE - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
- 3.4. BINDER COURSE AGGREGATE - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.
- 3.5. SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.
- 3.6. ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTIONS 455 AND 460, STATE HIGHWAY SPECIFICATIONS.

4. CONCRETE PAVING SPECIFICATIONS

- 4.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
- 4.2. CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVENUMEN 850 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.
- 4.3. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.



LOCATION MAP
N.T.S.

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lives enriched

6400 OAK CANYON, SUITE 200
IRVINE, CA 92618

PROJECT:
SILVERADO SENIOR LIVING

PROJECT LOCATION:
7800 N. GREEN BAY RD.
Glendale, Milwaukee County, WI

JSD PROJECT NO.: 16-7482

REAL SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN: J.S. 12-21-18
DRAWN: J.S. 12-21-18
APPROVED: T.S. 12-21-18

PLAN MODIFICATIONS:

SPECIFIC MODIFICATION PLAN: 5-18-17

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Huntington Area (200) 442-2233
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SHEET TITLE:

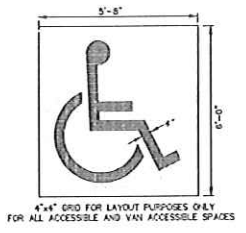
PAVING PLAN

SHEET NUMBER:

C100

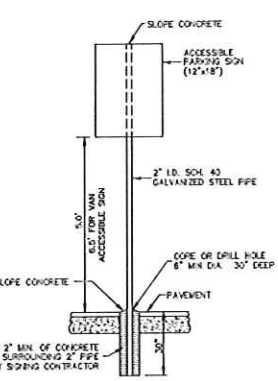
THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

He: P:\2016\16C7462 Silverado Junior Livestock - Glendale, WJ\Jep\16C7462 SHELL Cradling.jpg Laysan: 2042 User: tpjgibbsch Printed: May 16, 2017 = 8:25am 3rd's



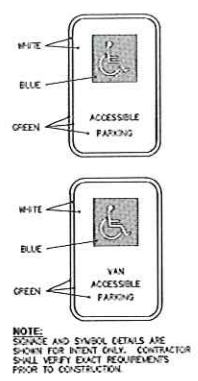
NOTE: SYMBOL DETAILS ARE SHOWN FOR INTENT ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS PRIOR TO CONSTRUCTION.

PAINTED SYMBOL
N.T.S.

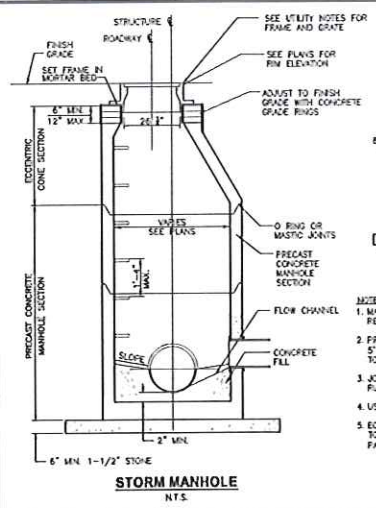


NOTE: SYMBOL DETAILS ARE SHOWN FOR INTENT ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS PRIOR TO CONSTRUCTION.

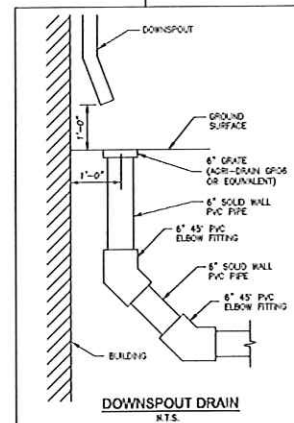
ACCESSIBLE PARKING SIGN AND POST INSTALLATION
N.T.S.



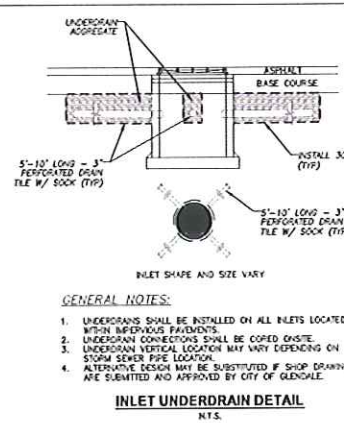
SIGN DETAILS
N.T.S.



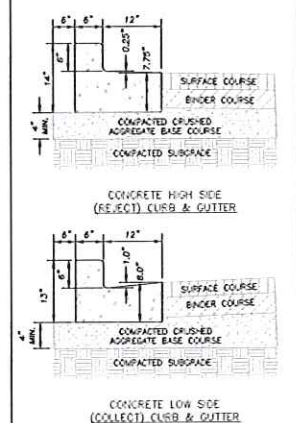
STORM MANHOLE
N.T.S.



DOWNSPOUT DRAIN
N.T.S.



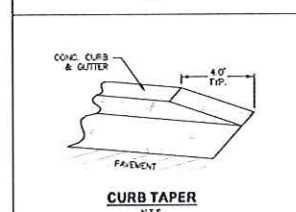
INLET UNDERDRAIN DETAIL
N.T.S.



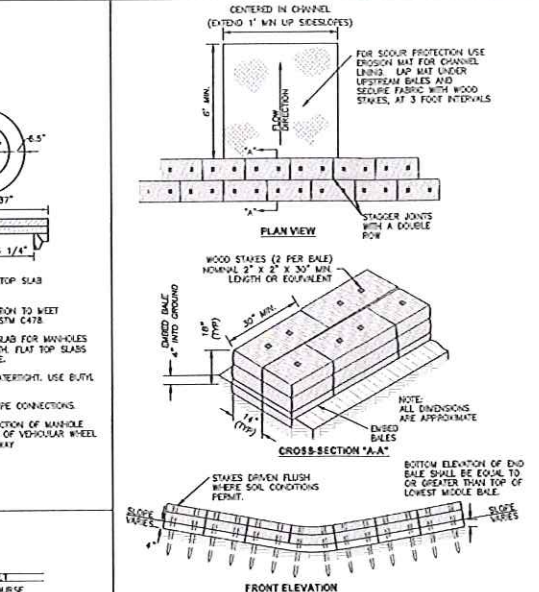
18\"/>

GENERAL NOTES:
1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET FOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 500 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINT FILLER SHALL BE A ONE PIECE FIBER BOND OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

18\"/>
N.T.S.



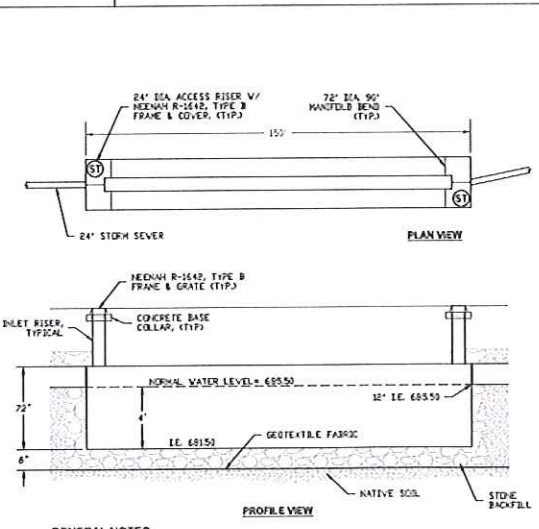
CURB TAPER
N.T.S.



DITCH CHECK (STRAW BALES)
N.T.S.

GENERAL NOTES:
1. INSTALLED, THE MINIMUM HEIGHT OF DITCH CHECKS SHALL BE 10-INCHES AND SHALL NOT EXCEED A MAXIMUM HEIGHT OF 18-INCHES FOR MANUFACTURED OR BIODEGRADABLE MATERIALS.
2. DITCH CHECKS MUST BE INSTALLED WITH THE CENTER LOWER THAN THE SIDES FORMING A WEIR.
3. AT A MINIMUM, INSTALL ONE DITCH CHECK FOR EVERY TWO-FOOT OF DROP IN THE CHANNEL.
4. DITCH CHECK SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
5. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN DEPOSITS REACH HALF OF THE HEIGHT OF THE LOWEST BALE.
6. DITCH CHECKS SHALL BE UTILIZED DURING ROUGH GRADING AND SHALL BE REMOVED ONCE FINAL GRADING AND CHANNEL STABILIZATION IS APPLIED.
7. DITCH CHECK CONSTRUCTION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH WORK TECHNICAL STANDARD (1062). EROSION MITIG. SCOUR PROTECTION SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH WORK TECHNICAL STANDARD (1053).

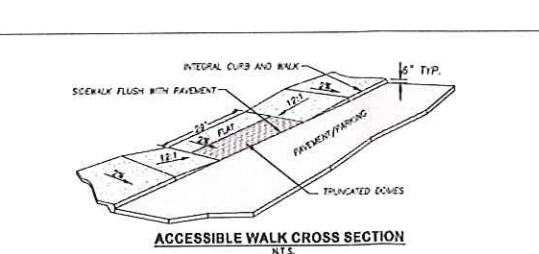
DITCH CHECK (STRAW BALES)
N.T.S.



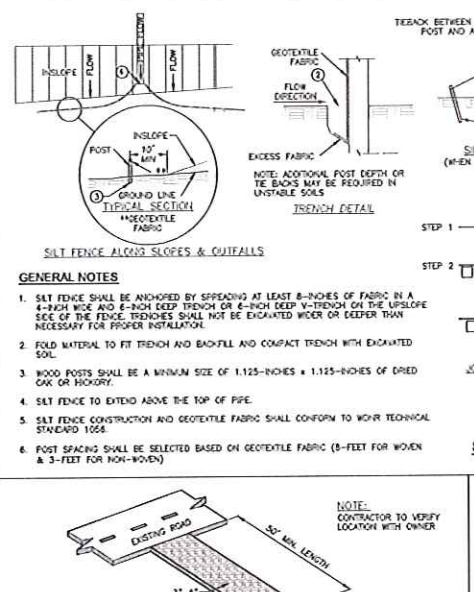
UNDERGROUND STORMWATER DEVICE DETAIL
N.T.S.

GENERAL NOTES:
1. WATER QUALITY UNIT SHALL BE CONSTRUCTED USING 72\"/>

UNDERGROUND STORMWATER DEVICE DETAIL
N.T.S.



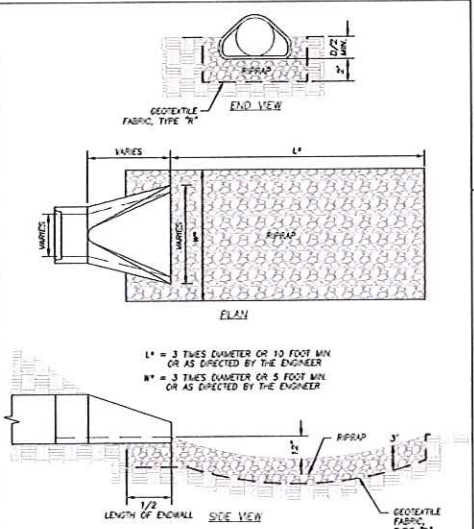
ACCESSIBLE WALK CROSS SECTION
N.T.S.



SILT FENCE ALONG SLOPES & OUTFALLS
N.T.S.

GENERAL NOTES:
1. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 8-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
2. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES X 1.125-INCHES OF DRIED OAK OR HICKORY.
4. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
5. SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WORK TECHNICAL STANDARD 1058.
6. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (3-FEET FOR WOVEN & 3-FEET FOR NON-WOVEN).

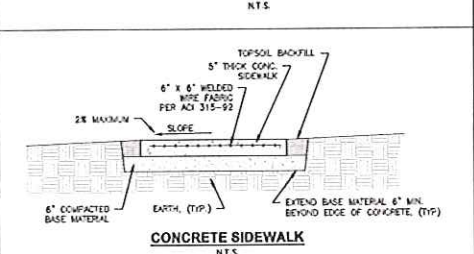
SILT FENCE ALONG SLOPES & OUTFALLS
N.T.S.



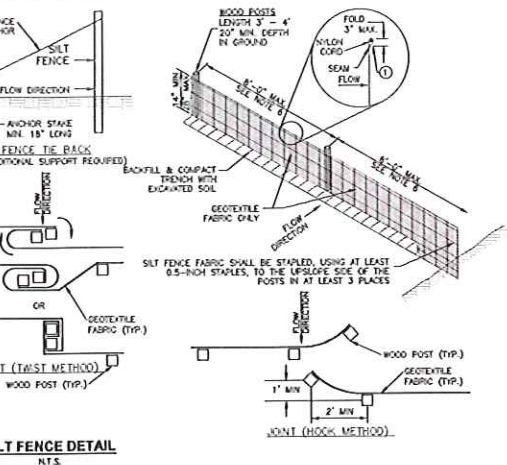
CONSTRUCTION ENTRANCE
N.T.S.

GENERAL NOTES:
1. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
2. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6-INCH CLEAR OR WASHED STONE. ALL MATERIAL TO BE RETAINED ON A 3-INCH SIEVE.
3. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD. THE PAD SHALL BE UNDERLAIN WITH WIGOT TYPE \"W\" GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
4. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE A MINIMUM 50-FOOT LONG.
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
6. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
7. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCARPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

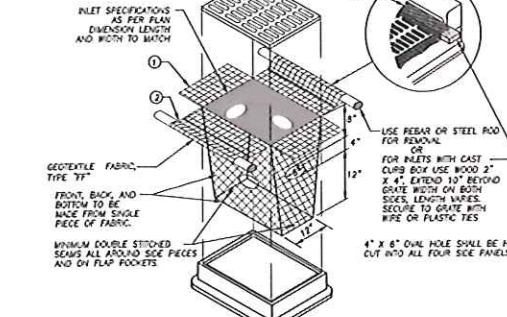
CONSTRUCTION ENTRANCE
N.T.S.



APRON ENDWALL RIPRAP WITH STILLING POOL
N.T.S.



SILT FENCE DETAIL
N.T.S.



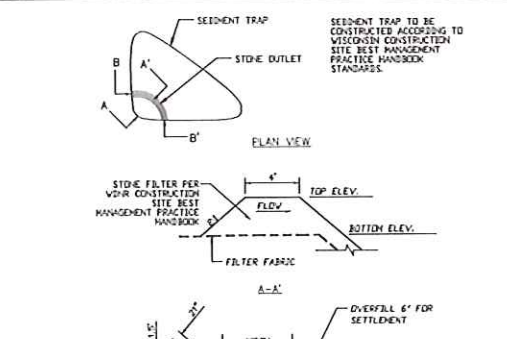
INLET PROTECTION, TYPE \"D\"
N.T.S.

GENERAL NOTES:
1. INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DISCRETION OF THE ENGINEER.
2. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WISCONSIN EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
3. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

INLET PROTECTION, TYPE \"D\"
N.T.S.

INSTALLATION NOTES:
1. DO NOT INSTALL INLET PROTECTION TYPE \"D\" IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
2. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.
3. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3 INCHES WHERE NECESSARY THE CONTRACTOR SHALL CROWN THE BAG, LEAVING PLASTIC 2\"/>

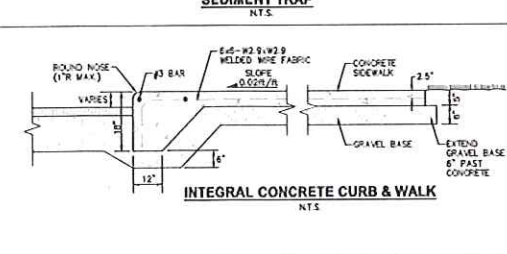
INLET PROTECTION, TYPE \"D\"
N.T.S.



SEDIMENT TRAP
N.T.S.

GENERAL NOTES:
1. RIPRAP SHALL MEET REQUIREMENTS FOR STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
2. TYPE \"W\" GEOTEXTILE FABRIC SHALL BE SELECTED FROM THE WISCONSIN DEPARTMENT OF TRANSPORTATION'S PRODUCT ACCEPTABILITY (PAL) LIST.

SEDIMENT TRAP
N.T.S.



INTEGRAL CONCRETE CURB & WALK
N.T.S.

JSD Professional Services, Inc.
Engineers • Surveyors • Planners

• CIVIL ENGINEERING
• SURVEYING & MAPPING
• CONSTRUCTION SERVICES
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• PLANNING & DEVELOPMENT
• TRANSPORTATION ENGINEERING
• LANDSCAPE ARCHITECTURE

MILWAUKEE REGIONAL OFFICE
402 WEST WISCONSIN AVENUE, SUITE 3
MILWAUKEE, WISCONSIN 53106
262.513.0666 PHONE | 262.513.1232 FAX
MADISON | MILWAUKEE
KENOSHA | APPLETON
www.jsdinc.com

SERVICES PROVIDED TO:

SILVERADO
lives enriched

6400 OAK CANYON, SUITE 200
IRVINE, CA 92618

PROJECT:

SILVERADO SENIOR LIVING

PROJECT LOCATION:

7800 N. GREEN BAY RD.
Glendale, Milwaukee County, WI

JSD PROJECT NO.: 16-7452

REALIZATION:

DESIGN BY: JSD 12.21.16
DRAWN BY: JSD 12.21.16
CHECKED BY: JSD 12.21.16

PLAN MODIFICATIONS:

NO.	DESCRIPTION	DATE
1	STANDARD INFORMATION PLAN	12.21.16

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE, AND BE RESPONSIBLE FOR THE SAME.

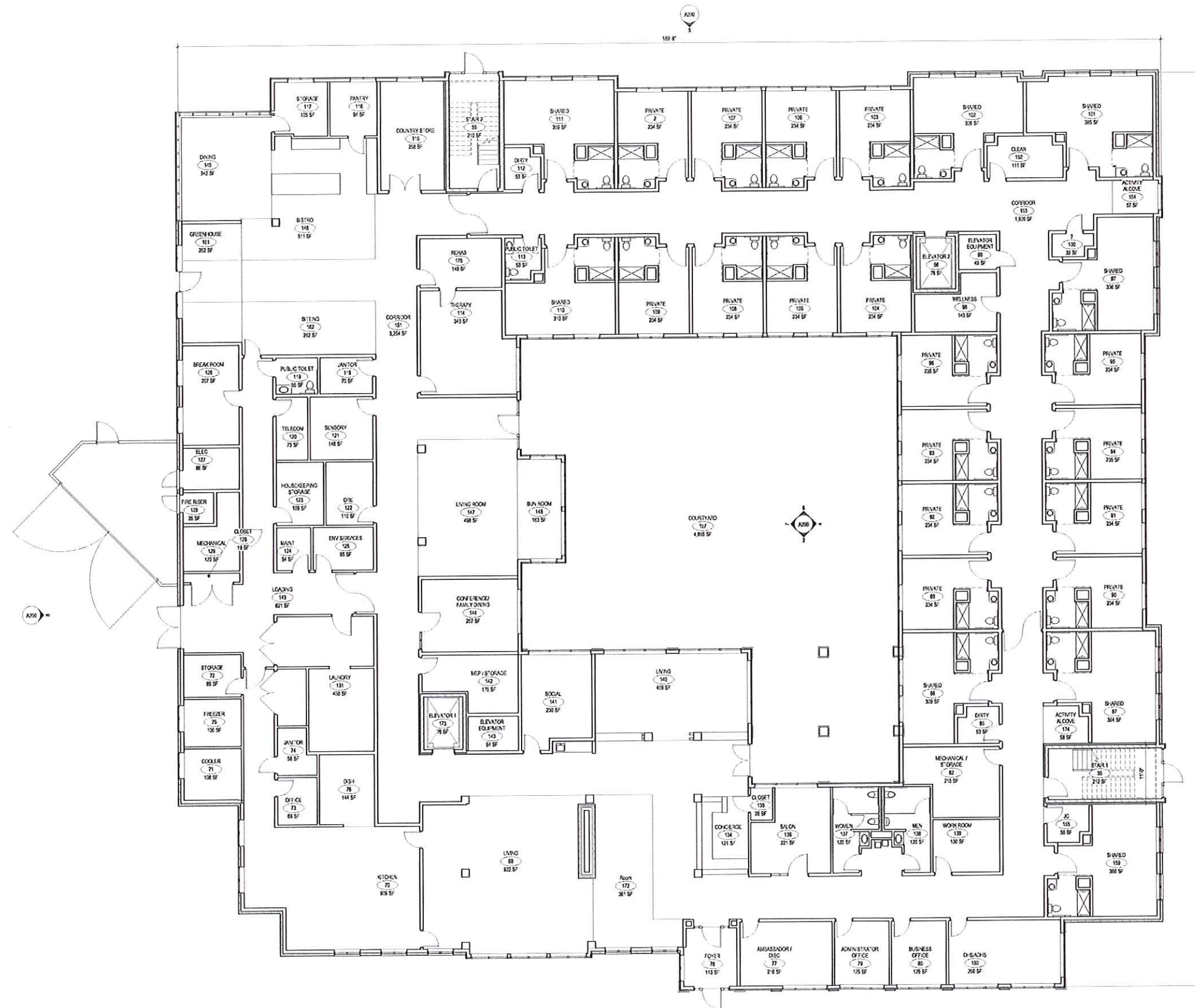
DIGGERS HOTLINE
Call 811 or (800) 242-6511
Milwaukee Area (262) 432-7919
Hanging Rock (708) 442-8255
www.DiggersHotline.com

SHEET TITLE:

NOTES & DETAILS

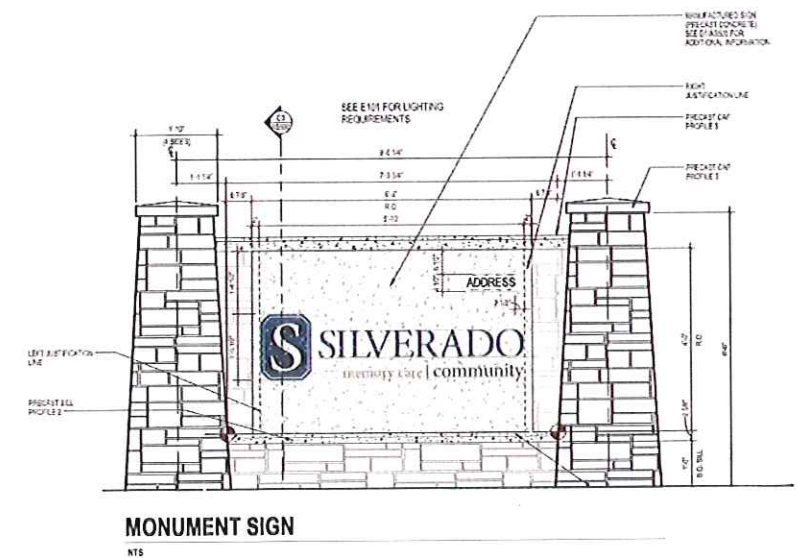
SHEET NUMBER:

C400



FIRST FLOOR

SILVERADO GLENDALE A100 - FIRST FLOOR PLAN



eppstein uhlen : architects

118290-01

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ELEVATION - WEST



ELEVATION - EAST - COURTYARD (LOOKING WEST)



ELEVATION - NORTH



ELEVATION - SOUTH - COURTYARD (LOOKING NORTH)



ELEVATION - EAST



ELEVATION - WEST - COURTYARD (LOOKING EAST)



ELEVATION - SOUTH



ELEVATION - NORTH - COURTYARD (LOOKING SOUTH)

SILVERADO GLENDALE

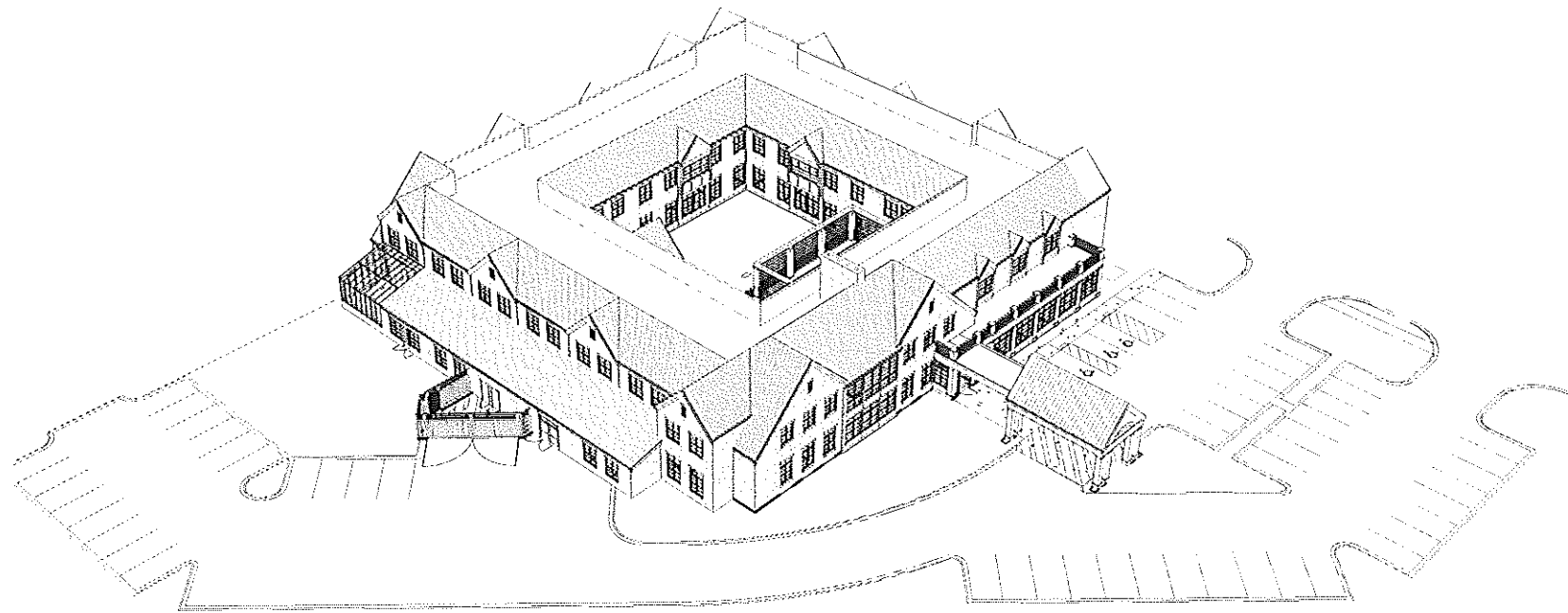
A200 - EXTERIOR BUILDING ELEVATIONS



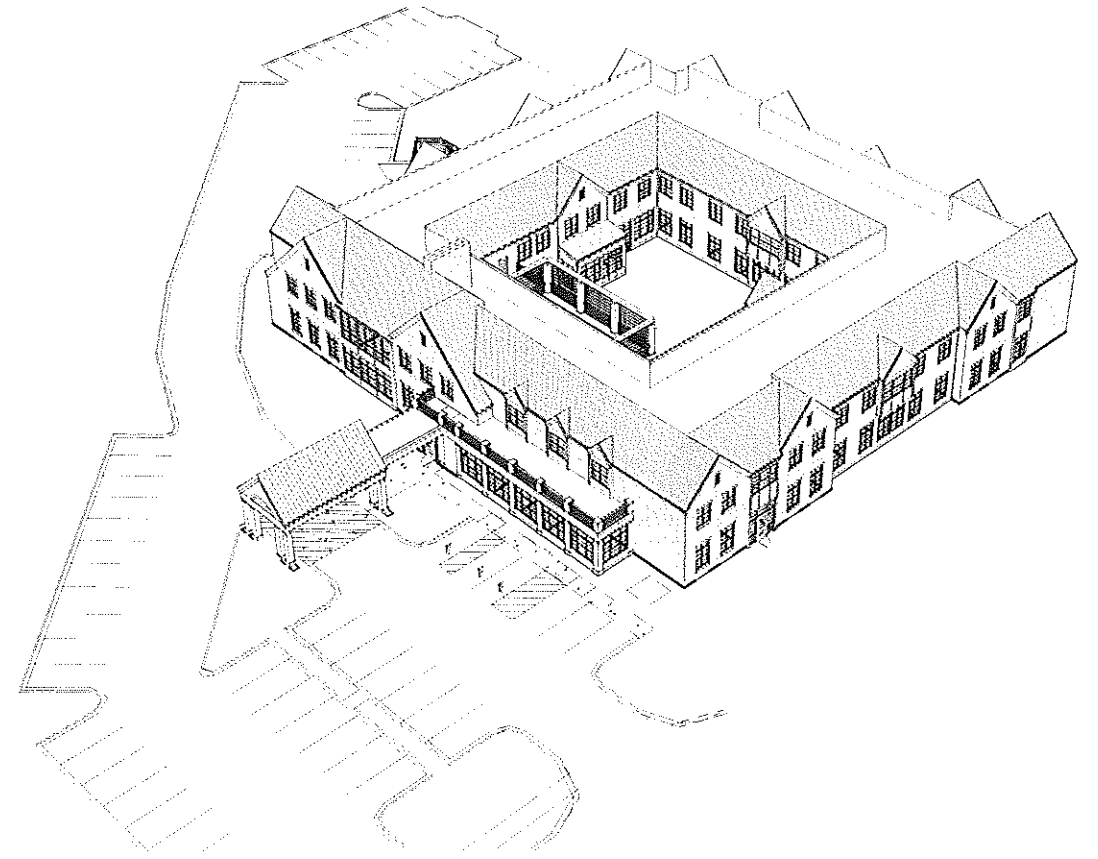
eppstein uhen : architects

116200-01

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AERIAL PERSPECTIVE FROM SOUTHWEST



AERIAL PERSPECTIVE FROM SOUTHEAST



COURTYARD PERSPECTIVE FROM NORTHEAST



ENTRY PERSPECTIVE FROM SOUTHEAST

SILVERADO GLENDALE

A300 - MASSING PERSPECTIVES



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11E200-01

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SILVERADO GLENDALE

A301 - RENDERING



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A302 - RENDERING



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A303 - RENDERING



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03/07/17

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SEAL

SILVERADO GLENDALE
SILVERADO SENIOR LIVING
7800 N. GREEN BAY RD.
GLENDALE, MILWAUKEE COUNTY, WI

KEY PLAN

DRAWN BY: HEJ
APPROVED BY: HEJ
CHECKED BY: HEJ
ISSUE DATE: JANUARY 06, 2017

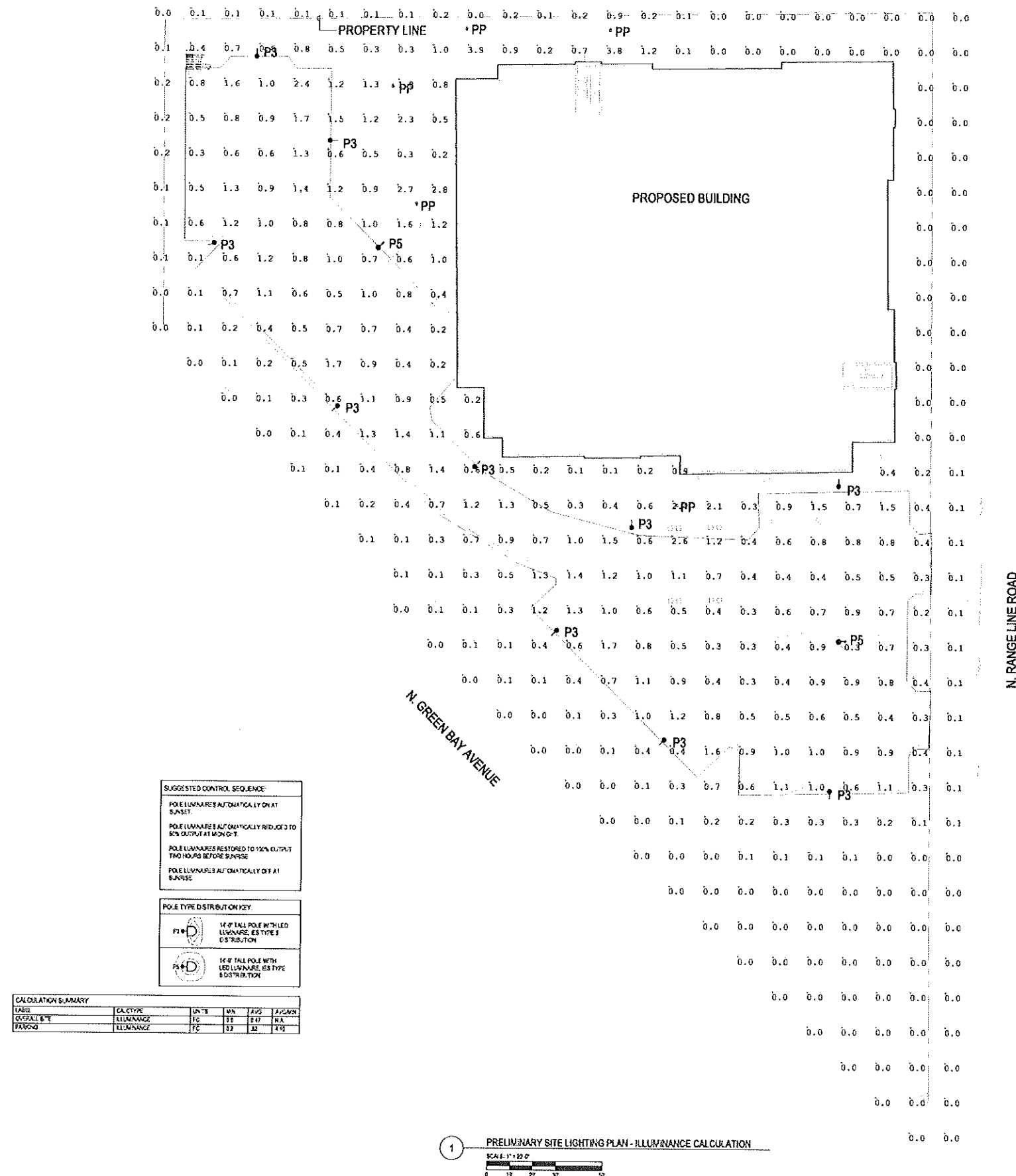
REVISIONS		
NO	DATE	DESCRIPTION

SHEET TITLE

PRELIMINARY SITE LIGHTING
CALCULATION

ES101

SHEET NO



NOTES:

ALL poles are designed for maximum strength to resist wind loads and perform with a wide variety of fabrics, arms and accessories. Whether the pole is ten feet or twenty-five feet tall, the same robust design and structural integrity is built into every pole. AIAA, we design and manufacture aluminum poles for the best balance of strength, corrosion resistance and longevity.

ROUND ALUMINUM POLES

CATALOG NUMBER	P81	P84	P85	P86	P87	P88
POLE HEIGHT(S)	8 to 14 ft	8 to 25 ft	12 to 25 ft	12 to 25 ft	12 to 25 ft	12 to 25 ft
BASE DIAMETER	8"	8"	12.5"	12.5"	12.5"	12.5"
POLE DIAMETER	3"	4"	5"	5"	5"	5"

Rating must be provided in accordance with local codes or the National Electric Code. Failure to do so may result in severe personal injury. Poles should never be erected without the luminaria installed.

SQUARE ALUMINUM POLES

CATALOG NUMBER	P51	P54	P55
POLE HEIGHT(S)	8 to 10"	8 to 25"	12 to 25"
BASE DIAMETER	7" square	8" square	14" square
POLE DIAMETER	3"	4"	5"

Warning: If erected if the pole is erected without the luminaria. Adequate drainage must be provided in concrete foundation or in the ground.

Please visit www.aiaa.net for complete pole specifications

DECORATIVE BASE COILS

B1	B2	B3	B4	B5	B6	B7
12" x 12" x 12" pole plus 4" x 8" x 8" pole	12" x 12" x 12" pole plus 4" x 8" x 8" pole	12" x 12" x 12" pole plus 4" x 8" x 8" pole	12" x 12" x 12" pole plus 4" x 8" x 8" pole	12" x 12" x 12" pole plus 4" x 8" x 8" pole	12" x 12" x 12" pole plus 4" x 8" x 8" pole	12" x 12" x 12" pole plus 4" x 8" x 8" pole

DECORATIVE POLES

P1	P2	P3	P4	P5	P6	P7	P8	P9	P10	P11
12" x 12" x 12" pole plus 4" x 8" x 8" pole	12" x 12" x 12" pole plus 4" x 8" x 8" pole	12" x 12" x 12" pole plus 4" x 8" x 8" pole	12" x 12" x 12" pole plus 4" x 8" x 8" pole	12" x 12" x 12" pole plus 4" x 8" x 8" pole	12" x 12" x 12" pole plus 4" x 8" x 8" pole	12" x 12" x 12" pole plus 4" x 8" x 8" pole	12" x 12" x 12" pole plus 4" x 8" x 8" pole	12" x 12" x 12" pole plus 4" x 8" x 8" pole	12" x 12" x 12" pole plus 4" x 8" x 8" pole	12" x 12" x 12" pole plus 4" x 8" x 8" pole

MULTI POST POLES

P12	P13	P14	P15
12" x 12" x 12" pole plus 4" x 8" x 8" pole	12" x 12" x 12" pole plus 4" x 8" x 8" pole	12" x 12" x 12" pole plus 4" x 8" x 8" pole	12" x 12" x 12" pole plus 4" x 8" x 8" pole

NOTES:

1. All poles are designed for maximum strength to resist wind loads and perform with a wide variety of fabrics, arms and accessories.
2. Whether the pole is ten feet or twenty-five feet tall, the same robust design and structural integrity is built into every pole.
3. AIAA, we design and manufacture aluminum poles for the best balance of strength, corrosion resistance and longevity.
4. Rating must be provided in accordance with local codes or the National Electric Code. Failure to do so may result in severe personal injury. Poles should never be erected without the luminaria installed.
5. Warning: If erected if the pole is erected without the luminaria. Adequate drainage must be provided in concrete foundation or in the ground.
6. Please visit www.aiaa.net for complete pole specifications

[illegible]

LUMINAIRE PERFORMANCE														
Optical System	Secondary Lens or Baffle	Distribution	Emitting Diode											
			IX				IX				IX			
			Luminance Foot-Lamberts E-n/ft ²	Beam Diameter in	Beam Angle deg	Beam Area sq in	Luminance Foot-Lamberts E-n/ft ²	Beam Diameter in	Beam Angle deg	Beam Area sq in	Luminance Foot-Lamberts E-n/ft ²	Beam Diameter in	Beam Angle deg	Beam Area sq in
N-Line (Standard)	None	1" x 1/2"	2500	0.5	1.1	0.2	2500	0.5	1.1	0.2	2500	0.5	1.1	0.2
		1" x 3/4"	2000	0.5	1.2	0.2	2000	0.5	1.2	0.2	2000	0.5	1.2	0.2
		1" x 1"	1500	0.5	1.4	0.3	1500	0.5	1.4	0.3	1500	0.5	1.4	0.3
		1" x 1 1/4"	1200	0.5	1.6	0.4	1200	0.5	1.6	0.4	1200	0.5	1.6	0.4
		1" x 1 1/2"	1000	0.5	1.8	0.5	1000	0.5	1.8	0.5	1000	0.5	1.8	0.5
		1" x 1 3/4"	800	0.5	2.0	0.6	800	0.5	2.0	0.6	800	0.5	2.0	0.6
M-Line (Standard)	M12	1" x 1/2"	2500	0.5	1.1	0.2	2500	0.5	1.1	0.2	2500	0.5	1.1	0.2
		1" x 3/4"	2000	0.5	1.2	0.2	2000	0.5	1.2	0.2	2000	0.5	1.2	0.2
		1" x 1"	1500	0.5	1.4	0.3	1500	0.5	1.4	0.3	1500	0.5	1.4	0.3
		1" x 1 1/4"	1200	0.5	1.6	0.4	1200	0.5	1.6	0.4	1200	0.5	1.6	0.4
		1" x 1 1/2"	1000	0.5	1.8	0.5	1000	0.5	1.8	0.5	1000	0.5	1.8	0.5
		1" x 1 3/4"	800	0.5	2.0	0.6	800	0.5	2.0	0.6	800	0.5	2.0	0.6
N-Line (Standard)	None	1" x 1/2"	2500	0.5	1.1	0.2	2500	0.5	1.1	0.2	2500	0.5	1.1	0.2
		1" x 3/4"	2000	0.5	1.2	0.2	2000	0.5	1.2	0.2	2000	0.5	1.2	0.2
		1" x 1"	1500	0.5	1.4	0.3	1500	0.5	1.4	0.3	1500	0.5	1.4	0.3
		1" x 1 1/4"	1200	0.5	1.6	0.4	1200	0.5	1.6	0.4	1200	0.5	1.6	0.4
		1" x 1 1/2"	1000	0.5	1.8	0.5	1000	0.5	1.8	0.5	1000	0.5	1.8	0.5
		1" x 1 3/4"	800	0.5	2.0	0.6	800	0.5	2.0	0.6	800	0.5	2.0	0.6
M-Line (Standard)	M12	1" x 1/2"	2500	0.5	1.1	0.2	2500	0.5	1.1	0.2	2500	0.5	1.1	0.2
		1" x 3/4"	2000	0.5	1.2	0.2	2000	0.5	1.2	0.2	2000	0.5	1.2	0.2

* Orange Lights Constructed With Quality Plastic

ELECTRICAL CHARACTERISTICS

Optical System	Emitting Diode	LED Data	Beam Angle	Beam Area	Beam Diameter	Beam Angle	Beam Area	Beam Diameter	Beam Angle	Beam Area	Beam Diameter	Beam Angle	Beam Area	Beam Diameter
MicroLine	30.00	100	100	5	100	100	5	100	100	5	100	100	5	100

[illegible]

FEATURES

ALL poles are designed for maximum strength to resist wind loads and perform with a wide variety of fixtures, arms and accessories. Whether the pole is ten feet or twenty-five feet tall, the same solid design and structural integrity is built into every pole. At RAL, we design and manufacture aluminum poles for the best balance of strength, economy, maintenance and longevity.

ROUND ALUMINUM POLES

CATALOG NUMBER	P3	P4	P5
POLE HEIGHT(S)	8 to 10' 0" to 25'	10 to 25'	10 to 25'
BASE DIAMETER	8"	10"	12"
POLE DIAMETER	3"	4"	5"

Each must be grounded in accordance with local codes or the National Electrical Code. Failure to do so may result in serious personal injury. Poles should never be erected without the luminaire installed.

SQUARE ALUMINUM POLES

CATALOG NUMBER	P3S	P4S	P5S
POLE HEIGHT(S)	8 to 10' 0" to 25'	10 to 25'	10 to 25'
BASE DIAMETER	7" square	8" square	10" square
POLE DIAMETER	3" x 3"	4" x 4"	5" x 5"

Whenever in contact with the pole is erected, the luminaire, accessories and fixtures must be grounded to concrete foundation or in the ground.

Poles will not be used for complete pole specifications.

DECORATIVE BASE COVERS

DECORATIVE POLES

MULTI POLE POLES

REMARKS

- 1. BOLT WEIGHT
- 2. BOLT WEIGHT
- 3. BOLT WEIGHT
- 4. BOLT WEIGHT

Visit www.ral.com for complete details on weight and load limits as well as wind loading information. Decorative poles are available with smooth round or fluted shafts.

[illegible]

LUMINAIRE PERFORMANCE															
Optical System	Secondary Lens or Mount	Distribution	Beam Spread												
			30°				45°				60°				
			Beam Diameter (ft.)	Beam Area (sq. ft.)	Beam Volume (cu. ft.)	Beam Length (ft.)	Beam Diameter (ft.)	Beam Area (sq. ft.)	Beam Volume (cu. ft.)	Beam Length (ft.)	Beam Diameter (ft.)	Beam Area (sq. ft.)	Beam Volume (cu. ft.)	Beam Length (ft.)	
MacPro	No Lens (Standard)	10° Full	10.0	3.14	31.4	10.0	15.0	7.07	39.3	15.0	22.5	15.7	78.5	22.5	
		15° Full	15.0	7.07	106.0	15.0	22.5	15.7	196.3	22.5	35.3	39.3	353.4	35.3	
		20° Full	20.0	12.57	251.3	20.0	30.0	28.3	849.6	30.0	47.1	70.7	1,060.3	47.1	
		25° Full	25.0	19.63	491.0	25.0	37.5	44.2	1,327.4	37.5	58.9	109.9	1,636.3	58.9	
		30° Full	30.0	28.27	706.9	30.0	45.0	63.6	1,963.5	45.0	69.6	150.8	2,356.2	69.6	
	Yes	40° Left	10.0	3.14	31.4	10.0	15.0	7.07	39.3	15.0	22.5	15.7	78.5	22.5	
		40° Right	10.0	3.14	31.4	10.0	15.0	7.07	39.3	15.0	22.5	15.7	78.5	22.5	
		45° Left	15.0	7.07	106.0	15.0	22.5	15.7	196.3	22.5	35.3	39.3	353.4	35.3	
		45° Right	15.0	7.07	106.0	15.0	22.5	15.7	196.3	22.5	35.3	39.3	353.4	35.3	
		50° Left	20.0	12.57	251.3	20.0	30.0	28.3	849.6	30.0	47.1	70.7	1,060.3	47.1	
MacPro	No Lens (Standard)	10° Full	10.0	3.14	31.4	10.0	15.0	7.07	39.3	15.0	22.5	15.7	78.5	22.5	
		15° Full	15.0	7.07	106.0	15.0	22.5	15.7	196.3	22.5	35.3	39.3	353.4	35.3	
		20° Full	20.0	12.57	251.3	20.0	30.0	28.3	849.6	30.0	47.1	70.7	1,060.3	47.1	
		25° Full	25.0	19.63	491.0	25.0	37.5	44.2	1,327.4	37.5	58.9	109.9	1,636.3	58.9	
		30° Full	30.0	28.27	706.9	30.0	45.0	63.6	1,963.5	45.0	69.6	150.8	2,356.2	69.6	
	Yes	40° Left	10.0	3.14	31.4	10.0	15.0	7.07	39.3	15.0	22.5	15.7	78.5	22.5	
		40° Right	10.0	3.14	31.4	10.0	15.0	7.07	39.3	15.0	22.5	15.7	78.5	22.5	
		45° Left	15.0	7.07	106.0	15.0	22.5	15.7	196.3	22.5	35.3	39.3	353.4	35.3	
		45° Right	15.0	7.07	106.0	15.0	22.5	15.7	196.3	22.5	35.3	39.3	353.4	35.3	
		50° Left	20.0	12.57	251.3	20.0	30.0	28.3	849.6	30.0	47.1	70.7	1,060.3	47.1	
* Design Light Concentration / Qualified Products															
ELECTRICAL CHARACTERISTICS															
Optical System	Ordering Code	LED Size (mm)	Splice Size (mm)	Voltage				Min. Power Factor	Max. Power Factor	Operating Temp. Range (°C)	Dimming Range	Dimming			

[illegible]

20

**SILVERADO GLENDALE
SILVERADO SENIOR LIVING
7800 N. GREEN BAY RD.
GLENDALE, MILWAUKEE COUNTY, WI**

KEY PLAN

[illegible]

SET TITLE:

PRELIMINARY SITE LIGHTING
CUTSHEETS

ES102

SHEET NO.



Home of.....

WARRANTY FOREVER!

January 13, 2017

City of Glendale

Re: JAMA Corporation 5858 and 5900 N. Green Bay Ave
Planned Unit Development

Plan of Operation

JAMA Corporation (JAMA) is a real estate company owned 100% by John S. Amato. JAMA was created in 2002 when it purchased the dealership property located at 5200 N Port Washington Road, Glendale, WI.

JAMA purchased the above referenced properties in separate transactions in 2012 and 2015. These properties have been and continue to be a much sought after location by many automobile manufacturers. The location has high visibility along with excellent demographics within the Glendale market.

John S. Amato has successfully negotiated and obtained the rights to a Chrysler Dodge Jeep Ram franchise. Fiat Chrysler America (FCA) has also approved this location for this franchise. This franchised dealership will be the tenant of the property. The dealership will be a Wisconsin corporation 100% owned by John S. Amato. It will join the Amato Automotive Group family of dealerships which currently includes John Amato Hyundai, John Amato Ford, John Amato Nissan and John Amato Mitsubishi. 2017 will mark the 55th year Amato has been in business in the Milwaukee area!

Preliminary cost estimates of this project are in the range of \$6-8,000,000. When completed this will be a state of the art Automobile sales and service facility. Special emphasis will be placed on the Jeep line, as it will have its own designated area for sales and service. The Chrysler, Dodge and Ram lines will share common space for sales and service. FCA feels that the Jeep customers want and deserve a special and unique experience; they feel this line will perform very well at this location and will compete favorably with other luxury makes of vehicles that already are represented by dealerships in the Glendale market.

Amato Hyundai
8301 N. 76 St.
Milwaukee, WI 53223
(414) 357-8500

Amato Mitsubishi
8380 N. 76 Street
Milwaukee, WI 53223
(414) 365-1698

Amato Nissan
5200 N. Port Washington Rd.
Glendale, WI 53217
(414) 964-4400

Amato Ford
1015 S. Main St.
Mukwonago, WI 53149
(262) 363-3085

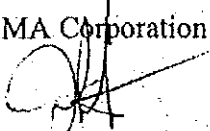
Daily operations will consist of the sale of new and used vehicles, service (express and traditional repair/maintenance) and parts (limited, if any wholesale sales). Service and Parts hours of operation are anticipated to be 7:00 am to 5:30 pm (M-F) and 8:00 am to 5:00 pm Saturdays. Sales hours of operations will be 9:00 am to 9:00 pm (M-F) and 9:00 am to 5:00 pm Saturdays. There will not be an auto body repair shop in this facility. We will take care of those customers at our existing body shop located at 5200 N Port Washington Road, Glendale, WI.

When completed, we expect to create more than 70 new jobs, with annual payroll in excess of \$4,200,000. We also plan to move the headquarters for the Amato Automotive Group to this location (8-12 staff). Forecasted sales are \$25,000,000 annually. The increase in the tax base for the City of Glendale is projected to be in excess of \$6,000,000.

We have enjoyed our relationship with the City of Glendale through our Nissan dealership located at 5200 N Port Washington Road and look forward to becoming an even bigger partner with the City of Glendale. We feel this Chrysler Dodge Jeep Ram dealership will truly enhance the physical appearance of this location as well as bring significant financial benefits to the City of Glendale.

Respectfully submitted,

JAMA Corporation

A handwritten signature in black ink, appearing to read "John S. Amato", is written over the printed name below.

John S. Amato, President



Dealer Commercial Services

1-13-2017

Brian Shanahan
Vice President, Banker

Phone: 262-212-5165

Summary of Terms Under Discussion ("Term Sheet")

This is not a commitment or an offer to lend but only describes proposed terms for discussion purposes. No commitment should be construed or implied herein. This Term Sheet does not purport to summarize all terms, conditions, representations, warranties and other provisions that may be contained in any loan documentation. Neither the proposed terms herein nor any oral understandings relating to a loan are binding until and unless such terms or understandings have been reduced to a written agreement executed by both you and the Bank.

REGARDING:: JOHN AMATO AUTO GROUP

JOHN AMATO CHRSYLER DODGE JEEP RAM

Facility Type: **CONSTRUCTION LOAN AND REAL ESTATE FINANCIING**

Real Estate Loan:

Purpose: Finance real estate for new Chrysler Dodge Jeep Ram dealership
Borrower: JAMA Corporation
Maximum Loan
Amount: Lesser of 80% appraised value of land and building
Guarantors: TBD
Collateral: 1st Lien on Real estate
Rate: TBD
Maturity: 5 Years
Repayment: 20-year amortization; monthly principal + interest
Covenants: TBD

Real Estate Due Diligence must be completed - Including, but not limited to, appraisal, environmental assessment, title insurance, and survey.

Conditions

Precedent: The closing of any loan being discussed will be subject to the following conditions precedent:

- ✓ Completion by Chase and its counsel of their due diligence investigation, including, without limitation, a full business, credit and legal analysis of any Borrowers, Guarantors, the Collateral and the transaction discussed herein;
- ✓ Executed Loan Documents

Sincerely

Brian M. Shanahan
Vice President



**PERSPECTIVE
DESIGN, INC.**

11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

Petition for Approval & General Development Plan

JAMA Corporation and John Amato Automotive Group, 5858 & 5900 N. Green Bay Ave.
January 17, 2017

JAMA Corporation and John Amato Automotive Group are proposing a new Fiat Chrysler America (FCA) motor vehicle showroom and sales building. This project reflects FCA's new focus on the Jeep line of vehicles. One showroom will showcase Chrysler and affiliated brands, and one showroom will present Jeep vehicles and products. This proposal conforms with the City of Glendale's original 1976 "Comprehensive Plan," and its subsequent documents, the 2001 "Glendale 2021 - Our Vision" and the 2011 "Smart Growth Update." The proposed architecture will be of high quality, blending in with the neighboring architecture, yet will promote a strong visual interest. This new construction will further clean up an area along N. Green Bay Ave. by eliminating older buildings that have been neglected over the years with a new, contemporary, and attractive development.

The proposed building will sit on the northeast corner of N. Green Bay Ave. and Civic Dr. on an approximate 197,407 sq. ft. (4.53 acres) lot. Municipal services, including water, sanitary sewer, and storm sewer, are available and will be utilized. Construction will be a combination of structural steel framing with light gauge wall construction clad in aluminum composite material (ACM) at the showroom area and energy efficient, precast concrete wall panel construction in the rear of the building enclosing the service area. The building will be approximately 51,690 sq. ft. over 2 floors. The footprint is 47,652 sq. ft. with the remaining building square footage devoted to a second floor area for office space and storage. This leaves approximately 149,735 sq. ft. (3.44 acres) of open space on the lot. The front facade of the building will face N. Green Bay Ave. (the west side of the site) and be situated approximately 70' from the property line along N. Green Bay Ave. The tallest portion of the building will be the front entry to the Chrysler showroom at 32' above finished first floor (AFF). The parapet to the second floor will be 30' AFF, the parapet to the service area will be 26' AFF, and the showrooms for both the Chrysler and Jeep will have parapets of 24' AFF. Other miscellaneous portions of

C O M M E R C I A L A R C H I T E C T S

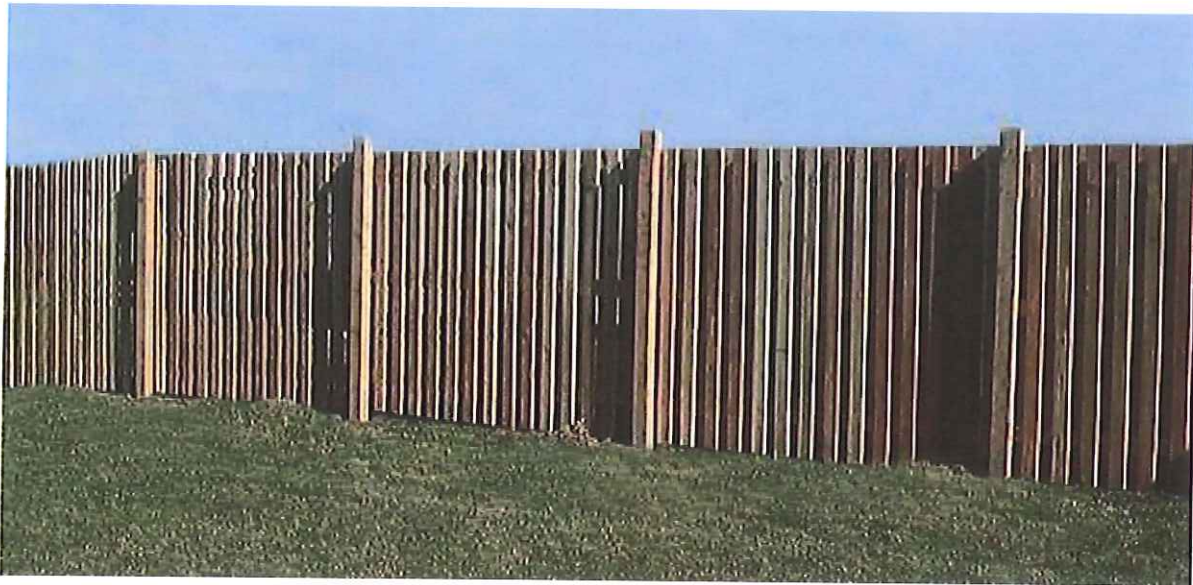
the building will have parapets less than or equal to 20' AFF. The many brands produced by FCA will be represented at this site and will be identified on both monument signs and wall signage. Roof top mechanical equipment and other building systems will be screened by parapet walls and equipment screens to the maximum extent possible from the streets. LED lighting is proposed for both the site and building lighting, and pole height is 15'. Storm water management includes underground storm water retention with slow release and sediment removal. Landscape treatments include removal of evasive species, and planting new native species in a cohesive landscape treatment that will complement the neighborhood.

This project will seamlessly integrate within the neighborhood and will benefit the City of Glendale. Decades ago, across the street from this proposed project, Johnson Controls built a building that has similar architectural details (glass, precast, metal, etc.) as the proposed building. This combination of materials has become more contemporary in recent years and similar buildings have recently been built along this stretch of N. Green Bay Ave. To the north is Enterprise Rent-a-Car and two new dealerships, BMW and Infiniti. Adding John Amato and Chrysler/Jeep in the Milwaukee area will enhance Glendale's already strong business environment.



PERSPECTIVE
DESIGN, INC.

11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781



Proposed 4'-0"H smooth sawn, cedar wood fence w/ intermediate posts @ 5'-0" o.c. & staggered pickets on both sides of the horizontal rails

COMMERCIAL ARCHITECTS



innovative
generations ahead
equipment
of the next best solution
screens

No roof penetrations, attractive, code compliant and long lasting...

Envisor® equipment screens offer architects the flexibility to create affordable, elegant, **customized screening solutions** that blend into the overall design, all with **no rooftop penetration**. Our patented roof screen system provides practical solutions for **municipal screening requirements** of HVAC units, chillers, air handlers, power exhausts, roof stacks, communication equipment - you name it!



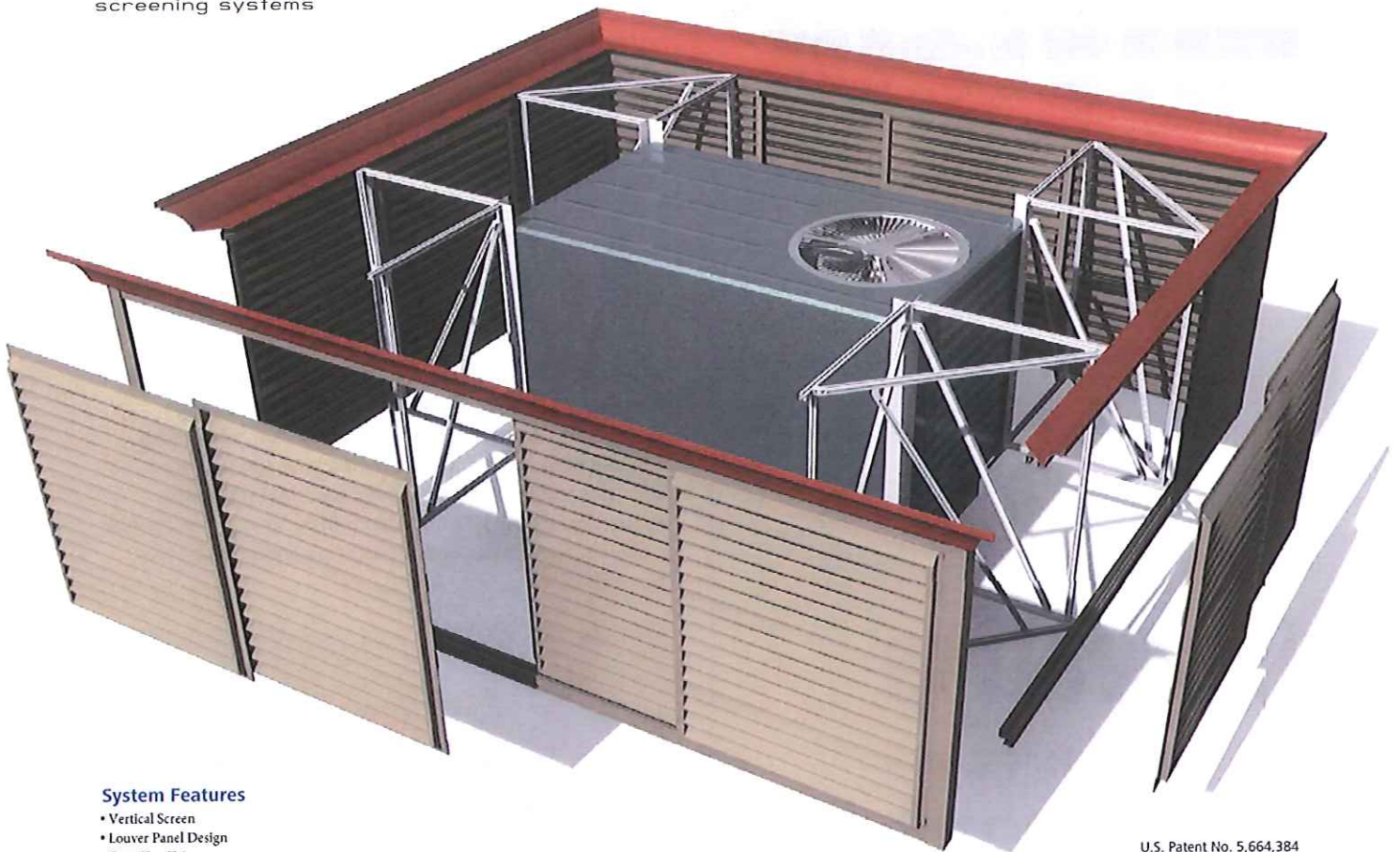
The Ohio State University Foundation - Columbus, Ohio

Customizing a screen to fit your needs is easy...

Simply choose your style, panel design, trim option and color and tell us about the units you want to screen then let our project manager take care of it from there.



52" Louver Panels



System Features

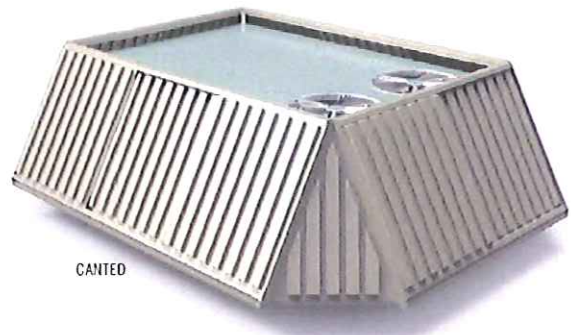
- Vertical Screen
- Louver Panel Design
- Cove Top Trim
- Panel Color: Oyster
- Top Trim Color: Terra Cotta

U.S. Patent No. 5,664,384
U.S. Patent No. 7,000,362
U.S. Patent No. 7,707,798

Step 1: Choose a Vertical or Canted System



VERTICAL



CANTED

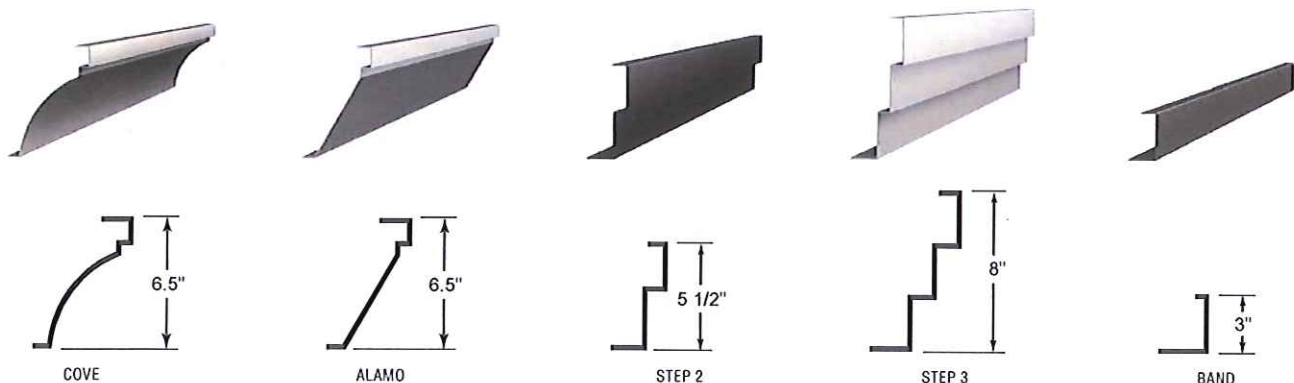
EnviroScreen screens are the perfect alternative to parapet walls and they satisfy even the strictest screening code requirements. Both styles feature our patented attachment method, which secure our screens directly to the equipment with no rooftop penetration. Screen heights are available to screen virtually anything you desire.

Step 2: Decide on a Panel Style



Panels are available in 5 standard styles allowing you to control the project without sacrificing the essential elements of the building design. The panels are constructed of thermoformed high impact ABS with co-extruded UV protective layer on both sides. The panels are held firmly in place using a rust-free, double tracked aluminum rail system. This enables the panels to slide side-to-side for easy access to the unit during servicing and maintenance. Don't see a panel that fits your project? Tell us and we'll make one that you design.

Step 3: Select a Top Trim (optional)



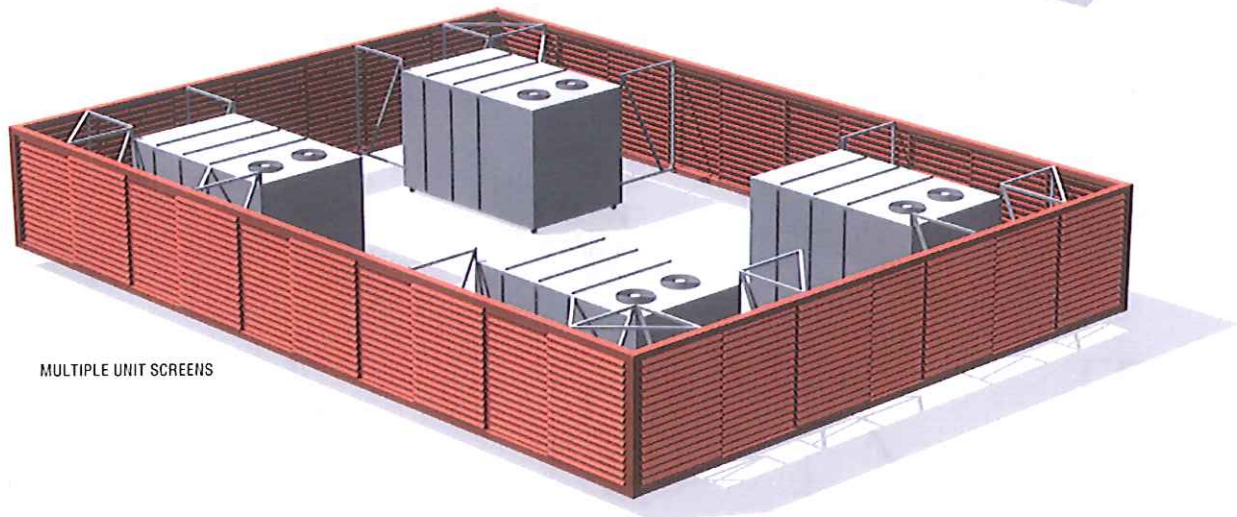
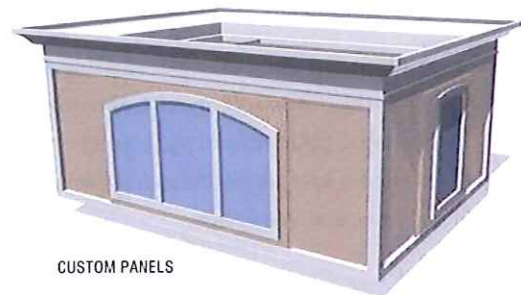
Decorative top trim options offer the flexibility to further customize the elegant appearance of the screens by picking up on your building design elements and incorporating those details into the screen itself. Although optional, they offer one more way to make screens part of the design, not part of the problem. We can manufacture any size and shape top trim you create.

Step 4: Pick a Designer Color



Our designer colors complement most architectural applications, but don't let standard colors limit your creativity. We have the ability to match to any cross-referenced color specifications. Send us samples to match. We've even matched a color to a rock! Colors are only approximate. Please call for actual samples.

Step 5: Custom Designed Solutions



EnviroScreen equipment screens can be manufactured in a limitless combination of shapes and configurations to help reduce cost, add to the aesthetics of a building, or both. Let us design one for you! Just tell us the equipment manufacturer, the model numbers, and the special requirements you might have. Call for a complete design kit today or visit our website at www.cityscapesinc.com.



Product Features

No Rooftop Penetration

Pre-Engineered Screening System

Screening Code Solution

Attractive Alternative to Parapet Walls

Multiple Panel Designs

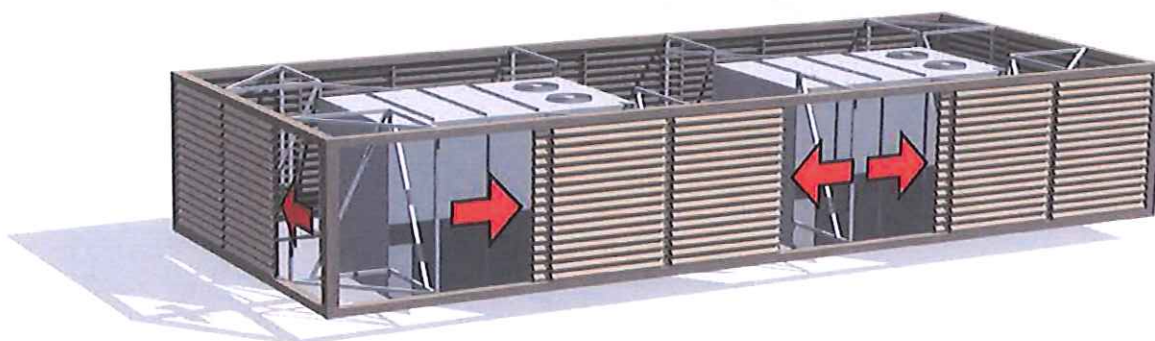
Designer Top Trim Accents

Vertical or Canted Designs

Wide Range of Designer Colors

Panels Slide for Easy Service Access

Custom Design Capabilities



Our panels are designed to slide side-to-side in either direction for easy access to the equipment for servicing and routine maintenance.

Equipment Vendors

Commercial HVAC and Chiller Equipment Vendors who have installed Envisor Rooftop Equipment Screens include:

Trane
Lennox
York
Carrier
Heil
AAON
Liebert
Rheem
Reznor

Hussmann
Airwise
Bryant
McQuay
BAC
Hill Phoenix
American Standard
Munters
Engineered Air

Retail Clients

Some of the clients utilizing Envisor Rooftop Equipment screens on their HVAC and Chiller Equipment include:

Aldi
AMC Theaters
Avis
Best Buy
Blockbuster
Costco
CVS
Hertz
Home Depot
Kohl's
Lowe's

McDonald's
Meijer
Mobil Oil
Muvico
Rite Aid
Sam's Club
Sears
Target
Walgreens
Walmart
Wendy's



by CityScapes International
4200 Lyman Court
Hilliard, OH 43026
Toll Free: 877.727.3367
Fax: 800.726.4817

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architectural innovations

www.cityscapesinc.com



PERSPECTIVE
DESIGN, INC.

11525 W. North Avenue

Wauwatosa, WI 53226

Tel (414) 302-1780 Fax (414) 302-1781

JAMA Corporation and John Amato
Automotive Group
Fiat Chrysler America Dealership

Light Fixtures

05/12/17

C O M M E R C I A L A R C H I T E C T S

Light Fixture A - Type IV
&
Light Fixture B - Type V, Symmetric Medium

Evolve™ LED Area Lighting

EALP



current
powered by GE



Product Features

The GE Evolve™ LED Area Light, EALP, is optimized for customers needing an energy saving LED solution while adding flexibility, style and scalability at a higher LPW than our standard EALS Area Light. The EALP luminaire offers a wide range of optical patterns, color temperatures, lumen packages, and mounting configurations to best optimize area light applications, as well as provide versatility in lighting design within the same form-factor. The fixture features innovative heat sinking that produces thermal stability over life in an extremely lightweight housing, while meeting a 3G vibration rating tested on 3-axis. This area light meets DLC Premium requirements for lumen maintenance and superior LPW. The EALP has a product-wide lumen maintenance at L90 @ 50k hours and up to 126LPW.

The Universal Mounting Arm option will provide installers the ability to mount the EALP on round poles ranging in size from 2.38" to 6" in diameter or on square poles. In addition, it has a slide feature, enabling a more universal bolt pattern when faced with many existing bolt patterns in the field. This feature will save both time and money for the contractor and end users. Add the fact that the luminaire weighs just 26-28 lbs – making the EALP truly ideal for installers' needs!

The GE Evolve™ LED Area Light is intended to replace up to 1000W MH luminaires. It features 0-10V or DALI dimming, along with LightGrid™ wireless control compatibility and is available with optional programmable motion sensing for additional energy savings and Title 24 compliance.

Applications

- Site, area, roadway and general lighting applications utilizing advanced LED optical system providing high uniformity, excellent vertical light distribution, reduced offsite visibility, reduced on-site glare and effective security light levels.
- Ideal for large retailers, commercial to medical properties, and big box retailers. Also suitable for roadways.

Housing

- Slim architectural design incorporates an integral heat sink and light engine, ensuring maximum heat transfer, and long LED life.
- Die cast aluminum housing
- 3G vibration per ANSI C136.31-2010

LED & Optical Assembly

- LM-79 tests and reports in accordance with IESNA standards
- 70CRI at 3000K, 4000K and 5000K
- Distributions: II, III, IV, V (short & medium)
- Upward Light Output Ratio (ULOR) = 0

Lumen Maintenance

- Projected L90 > 100,000 hours per IES TM-21
- Projected Lxx per IES TM-21 at 25 °C for reference:

SKU	Lxx (10k) @ Hours		
	25,000 hr	50,000 hr	100,000 hr
EALP01	L98	L95	L90

NOTES: 1) Projected Lxx based on LM50 (10,000 hour testing). 2) DOE Lighting Facts Verification Testing Tolerances apply to initial luminous flux and lumen maintenance measurements.

Lumen Ambient Temperature Factors:

Ambient Temp (°C)	Initial Flux Factor
10	1.02
20	1.01
25	1.00
30	0.99
35	0.98

Ratings

- cUL Listed
- UL 1598 Listed Suitable for Wet Locations
- IP65 optical enclosure per ANSI C136.25-2013
- Temperature Rated -40°C to +40°C
- Title 24 compliant (w/ "H" motion sensor option)
- Complies with the material restrictions of RoHS.



DLC Premium qualified. Please refer to

<http://www.designlights.org/QPL> for complete information.

Mounting

Option C

- C1 = Integral Slipfitter 2" Pipe (2.378 in. OD) supplied with leads.

Option D

- D1 = Universal Mounting Arm, fitted for round or square pole mounting supplied with 16/3 3ft cable.

Option K

- K1 = Knuckle Slipfitter for 1.9 in. - 2.3 in. OD Tenon with leads. Restricted aiming angle 0° to +45°.

Option S

- S1 = Knuckle Slipfitter for 2.3in. - 3.0in OD Tenon with leads. Restricted aiming angle 0° to +45°.

Option V

- V1 = Knuckle Wall Mount with leads. Restricted aiming angle 0° to +45°.

Finish

- Corrosion resistant polyester powder paint, minimum thickness 2.0 mil.
- Standard colors: Black & Dark Bronze.
- RAL & custom colors available.

Electrical

- 120-277 VAC and 347-480 VAC available.
- System power factor is >90% and THD <20%.
- ANSI C136.41 7-pin dimming receptacle, standard.
- ANSI photo electric sensors (PE) available for all voltages. Light Grid compatible.
- Dimming/Occupancy:
 - Wired 0-10V continuous dimming
 - DALI digital dimming. Contact manufacturer for availability.
 - Standalone motion sensor based dimming using "H" option code.
- Surge Protection per ANSI C136.2-2015.
 - 6kV/3kA "Basic" surge protection, standard.
 - 10kV/5kA "Enhanced" surge protection optional.

Warranty

- 5 Year Standard

Accessories

- Photoelectric Controls (see page 7)
- Light Shields (see OLP3120 Shielding for EAL Area Light Fixtures)

Evolve™ LED Area Light (EALP)



7

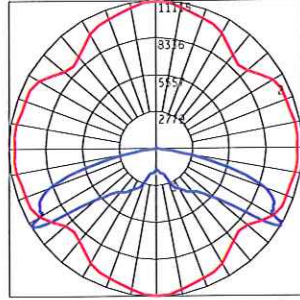
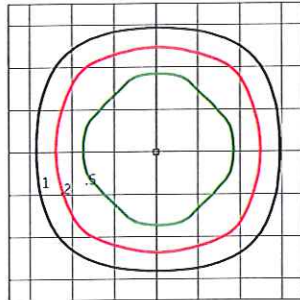
PROD. ID	GENERATION	VOLTAGE	OPTICAL DISTRIBUTION CODE	CRI	CCT	DIMMING	CONTROLS	MOUNTING ARM	COLOR	OPTIONS
E = Evolve AL = Area Light P = Premium	01 = 1st Generation	0 = 120-277* 1 = 120 2 = 208 3 = 240 4 = 277 5 = 480 D = 347 H = 347-480*	SM = Symmetric Medium SW = Symmetric Wide AF = Asymmetric Forward AW = Asymmetric Wide AN = Asymmetric Narrow AA = Asymmetric Auto	7 = 70 (min)	30 = 3000K 40 = 4000K 50 = 5000K	N = Dimming thru PE receptacle D = External Dimming 18/2 3ft cable All constructions supplied with ANSI C136.41 7-pin Receptacle Note: Standard dimming 0-10V	A = ANSI 7-pin PE receptacle (no control) D = ANSI 7-pin PE receptacle with shorting cap provided Note: See accessories section on page 7 for PE Control ordering	C1 = Integral Slip-fitter 2" Pipe (2.378 in. OD)* D1 = Universal Mounting Arm, fitted for round or square pole mounting** K1 = Knuckle Slipfitter for 1.9 in - 2.3 in. OD Tenon* ++ S1 = Knuckle Slipfitter for 2.3 in. - 3.0 in OD Tenon* ++ V1 = Knuckle Wall Mount* ++ * Supplied with leads ** Supplied with 16/3 3ft cable ++ Restricted Aiming Angle 0° to +45°	GRAY = Gray BLCK = Black DKBZ = Dark Bronze WHTE = White	F = Fusing H = Motion Sensor J = cUL/Canada L = Tool-Less Entry R = Enhanced Surge Protection (10kV/5kA) S1 = Rotated Left† S2 = Rotated Right† M = NO*031 (Mexico)* U = DALI dimming+^ V = 3-Position Terminal Block XXX = Special Options * Contact Manufacturer for availability + Compatible with LightGrid 2.0 nodes ^ Not compatible at 347-480V or with motion sensor control † For aimed left or right light distribution orientation, as assembled in manufacturing. Not applicable for Symmetric Distributions.

		OPTICAL CODE	DISTRIBUTION	TYPICAL INITIAL LUMENS		TYPICAL SYSTEM WATTAGE 120-277V & 347-480V	BUG RATING		IES FILE NUMBER		IES FILE NUMBER		IES FILE NUMBER	
				3000K	4000K & 5000K		3000K	4000K & 5000K						
							B-U-G			3000K	4000K	5000K		
TYPE V	C5	Symmetric Medium	7500	8000	67	B3-U0-G2	B3-U0-G2	EALP01_C5SM730	.IES	EALP01_C5SM740	.IES	EALP01_C5SM750	.IES	
	D5	Symmetric Medium	9400	10000	89	B3-U0-G2	B3-U0-G2	EALP01_D5SM730	.IES	EALP01_D5SM740	.IES	EALP01_D5SM750	.IES	
	F5	Symmetric Medium	14100	15000	140	B4-U0-G2	B4-U0-G2	EALP01_F5SM730	.IES	EALP01_F5SM740	.IES	EALP01_F5SM750	.IES	
	H5	Symmetric Medium	18800	20000	183	B4-U0-G2	B4-U0-G2	EALP01_H5SM730	.IES	EALP01_H5SM740	.IES	EALP01_H5SM750	.IES	
	J5	Symmetric Medium	23500	25000	220	B5-U0-G3	B5-U0-G3	EALP01_J5SM730	.IES	EALP01_J5SM740	.IES	EALP01_J5SM750	.IES	
	K5	Symmetric Medium	28300	30000	274	B5-U0-G3	B5-U0-G3	EALP01_K5SM730	.IES	EALP01_K5SM740	.IES	EALP01_K5SM750	.IES	
	L5	Symmetric Medium	31700	33600	330	B5-U0-G4	B5-U0-G4	EALP01_L5SM730	.IES	EALP01_L5SM740	.IES	EALP01_L5SM750	.IES	
	M5	Symmetric Wide	8000	8500	67	B3-U0-G1	B3-U0-G1	EALP01_M5SW730	.IES	EALP01_M5SW740	.IES	EALP01_M5SW750	.IES	
	N5	Symmetric Wide	10000	10600	89	B3-U0-G1	B3-U0-G1	EALP01_N5SW730	.IES	EALP01_N5SW740	.IES	EALP01_N5SW750	.IES	
	Q5	Symmetric Wide	15100	16000	140	B3-U0-G2	B4-U0-G2	EALP01_Q5SW730	.IES	EALP01_Q5SW740	.IES	EALP01_Q5SW750	.IES	
	S5	Symmetric Wide	20100	21300	183	B4-U0-G2	B4-U0-G2	EALP01_S5SW730	.IES	EALP01_S5SW740	.IES	EALP01_S5SW750	.IES	
	T5	Symmetric Wide	25200	26700	220	B4-U0-G2	B4-U0-G2	EALP01_T5SW730	.IES	EALP01_T5SW740	.IES	EALP01_T5SW750	.IES	
TYPE IV	U5	Symmetric Wide	30200	32000	274	B5-U0-G2	B5-U0-G2	EALP01_U5SW730	.IES	EALP01_U5SW740	.IES	EALP01_U5SW750	.IES	
	V5	Symmetric Wide	33800	35900	330	B5-U0-G2	B5-U0-G3	EALP01_V5SW730	.IES	EALP01_V5SW740	.IES	EALP01_V5SW750	.IES	
	C4	Asymmetric Forward	7000	7500	73	B1-U0-G2	B1-U0-G2	EALP01_C4AF730	.IES	EALP01_C4AF740	.IES	EALP01_C4AF750	.IES	
	D4	Asymmetric Forward	9400	10000	93	B2-U0-G2	B2-U0-G2	EALP01_D4AF730	.IES	EALP01_D4AF740	.IES	EALP01_D4AF750	.IES	
	F4	Asymmetric Forward	14100	15000	136	B2-U0-G3	B2-U0-G3	EALP01_F4AF730	.IES	EALP01_F4AF740	.IES	EALP01_F4AF750	.IES	
	H4	Asymmetric Forward	18800	20000	183	B3-U0-G4	B3-U0-G4	EALP01_H4AF730	.IES	EALP01_H4AF740	.IES	EALP01_H4AF750	.IES	
	J4	Asymmetric Forward	23500	25000	220	B3-U0-G4	B3-U0-G4	EALP01_J4AF730	.IES	EALP01_J4AF740	.IES	EALP01_J4AF750	.IES	
	K4	Asymmetric Forward	28300	30000	274	B3-U0-G4	B3-U0-G5	EALP01_K4AF730	.IES	EALP01_K4AF740	.IES	EALP01_K4AF750	.IES	
TYPE III	L4	Asymmetric Forward	31700	33600	330	B3-U0-G5	B3-U0-G5	EALP01_L4AF730	.IES	EALP01_L4AF740	.IES	EALP01_L4AF750	.IES	
	C3	Asymmetric Wide	7500	8000	73	B1-U0-G1	B2-U0-G2	EALP01_C3AW730	.IES	EALP01_C3AW740	.IES	EALP01_C3AW750	.IES	
	D3	Asymmetric Wide	10000	10600	93	B2-U0-G2	B2-U0-G2	EALP01_D3AW730	.IES	EALP01_D3AW740	.IES	EALP01_D3AW750	.IES	
	F3	Asymmetric Wide	15100	16000	136	B2-U0-G2	B2-U0-G2	EALP01_F3AW730	.IES	EALP01_F3AW740	.IES	EALP01_F3AW750	.IES	
	H3	Asymmetric Wide	20100	21300	183	B3-U0-G2	B3-U0-G2	EALP01_H3AW730	.IES	EALP01_H3AW740	.IES	EALP01_H3AW750	.IES	
	J3	Asymmetric Wide	25200	26700	220	B3-U0-G3	B3-U0-G3	EALP01_J3AW730	.IES	EALP01_J3AW740	.IES	EALP01_J3AW750	.IES	
TYPE II	K3	Asymmetric Wide	30200	32000	274	B3-U0-G3	B3-U0-G3	EALP01_K3AW730	.IES	EALP01_K3AW740	.IES	EALP01_K3AW750	.IES	
	L3	Asymmetric Wide	33800	35900	330	B3-U0-G4	B3-U0-G4	EALP01_L3AW730	.IES	EALP01_L3AW740	.IES	EALP01_L3AW750	.IES	
	C2	Asymmetric Narrow	7300	7800	73	B2-U0-G2	B2-U0-G2	EALP01_C2AN730	.IES	EALP01_C2AN740	.IES	EALP01_C2AN750	.IES	
	D2	Asymmetric Narrow	9800	10400	93	B2-U0-G2	B2-U0-G2	EALP01_D2AN730	.IES	EALP01_D2AN740	.IES	EALP01_D2AN750	.IES	
	F2	Asymmetric Narrow	14700	15600	136	B3-U0-G3	B3-U0-G3	EALP01_F2AN730	.IES	EALP01_F2AN740	.IES	EALP01_F2AN750	.IES	
	H2	Asymmetric Narrow	19600	20800	183	B3-U0-G3	B3-U0-G3	EALP01_H2AN730	.IES	EALP01_H2AN740	.IES	EALP01_H2AN750	.IES	
	J2	Asymmetric Narrow	24500	26000	220	B3-U0-G3	B3-U0-G3	EALP01_J2AN730	.IES	EALP01_J2AN740	.IES	EALP01_J2AN750	.IES	
	K2	Asymmetric Narrow	29400	31200	274	B3-U0-G3	B3-U0-G3	EALP01_K2AN730	.IES	EALP01_K2AN740	.IES	EALP01_K2AN750	.IES	
AUTO	L2	Asymmetric Narrow	33000	34900	330	B3-U0-G4	B4-U0-G4	EALP01_L2AN730	.IES	EALP01_L2AN740	.IES	EALP01_L2AN750	.IES	
	KA	Asymmetric Auto	32700	34600	274	B4-U0-G3	B4-U0-G3	EALP01_KAA730	.IES	EALP01_KAA740	.IES	EALP01_KAA750	.IES	
	LA	Asymmetric Auto	36600	38800	330	B4-U0-G3	B4-U0-G3	EALP01_LAA730	.IES	EALP01_LAA740	.IES	EALP01_LAA750	.IES	

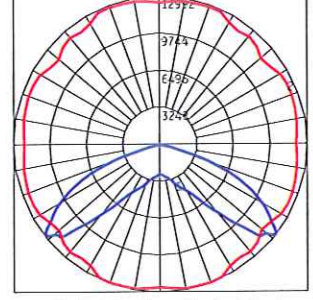
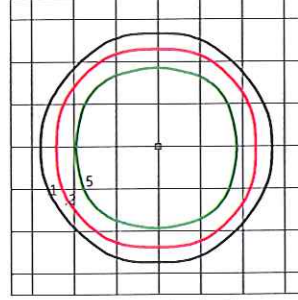
Photometrics

Evolve™ LED Area Light (EALP)

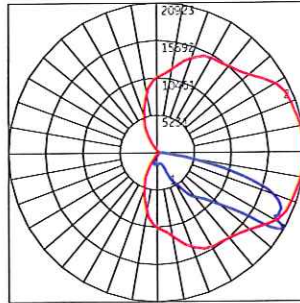
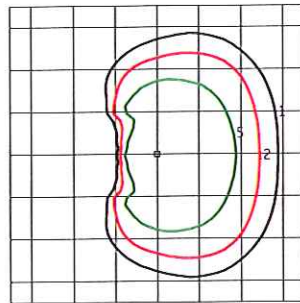
EALP Type V - Symmetric Medium (L5)
33,600 Lumens, 5000K (EALP01_L5SM750__IES)



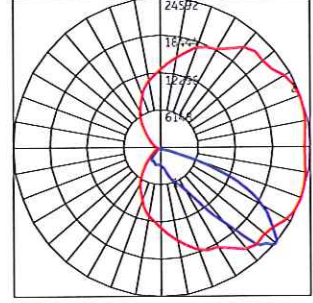
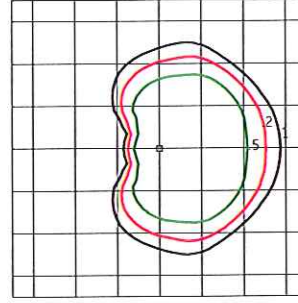
EALP Type V - Symmetric Wide (V5)
35,900 Lumens, 5000K (EALP01_V5SW750__IES)



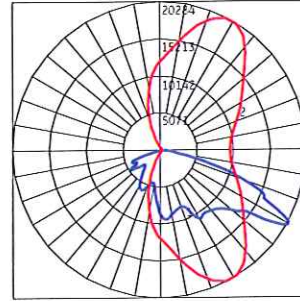
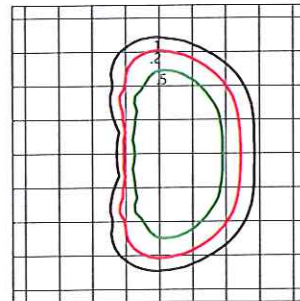
EALP Type IV - Asymmetric Forward (L4)
33,600 Lumens, 5000K (EALP01_L4AF750__IES)



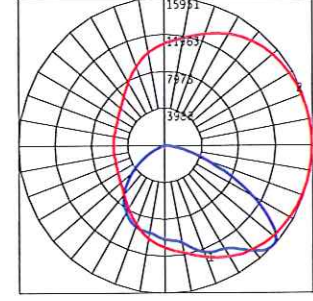
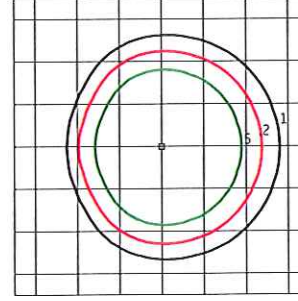
EALP Type III - Asymmetric Wide (L3)
35,900 Lumens, 5000K (EALP01_L3AW750__IES)



EALP Type II - Asymmetric Narrow (L2)
34,900 Lumens, 5000K (EALP01_L2AN750__IES)



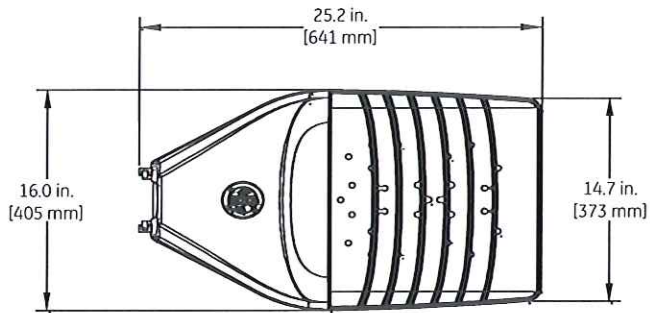
EALP - Asymmetric Auto (LA)
38,800 Lumens, 5000K (EALP01_LAA750__IES)



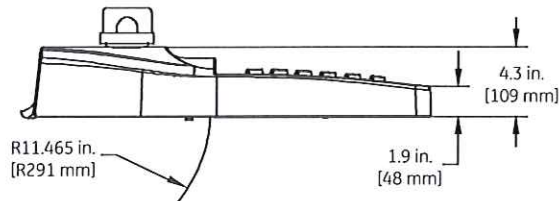
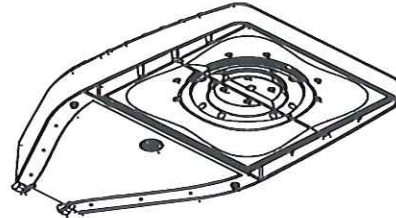
Product Dimensions

Evolve™ LED Area Light (EALP)

Slipfitter Mount



TOP VIEW

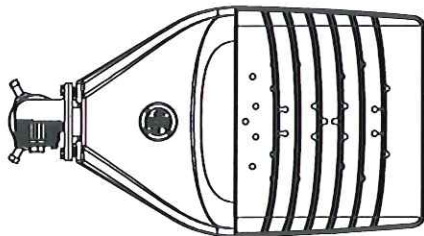


SIDE VIEW

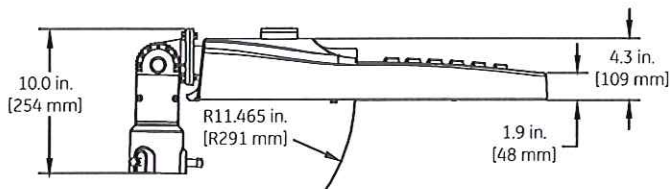
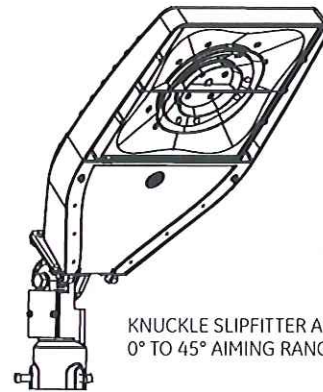


FRONT VIEW

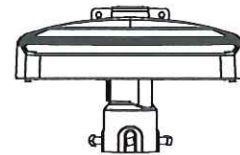
Knuckle Mount



TOP VIEW



SIDE VIEW

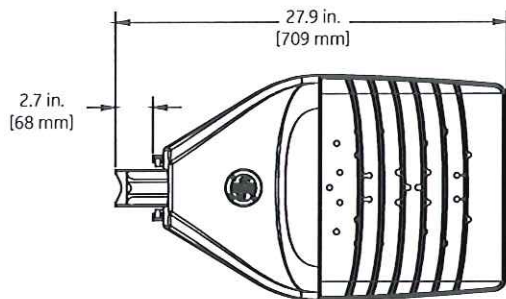


FRONT VIEW

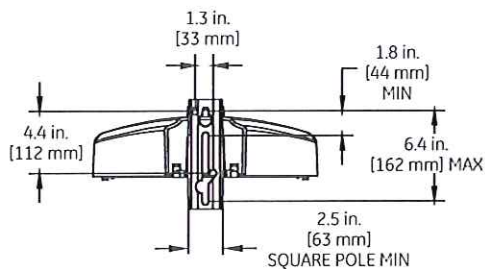
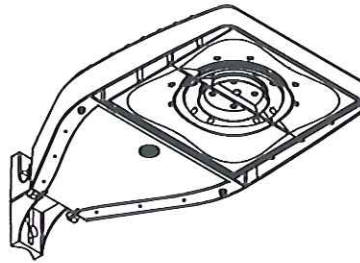
Product Dimensions

Evolve™ LED Area Light (EALP)

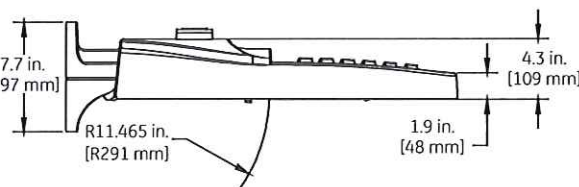
Universal Arm Mount



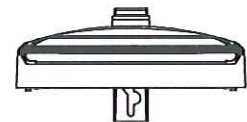
TOP VIEW



BACK VIEW

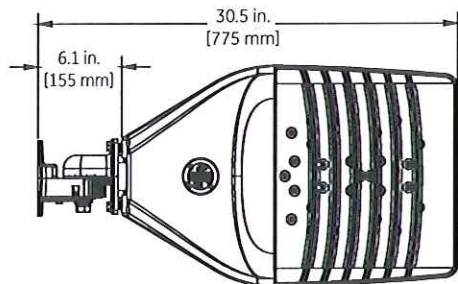


SIDE VIEW

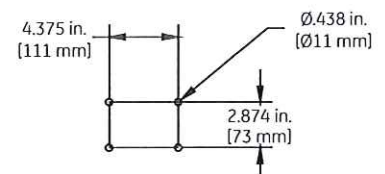
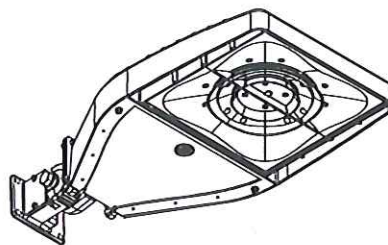


FRONT VIEW

Knuckle Wall Mount



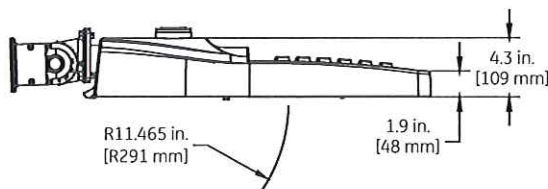
TOP VIEW



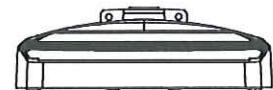
Wall Mount Hole Pattern



BACK VIEW



SIDE VIEW



FRONT VIEW

DATA

- Approximate Net Weight: 26-28 lbs (11.79 kgs-12.97 kgs)
- Effective Projected Area (EPA):
 - Knuckle Slipfitter S1, 45° aim, EPA = 2.45
 - Knuckle w/Slipfitter S1, downward aim, EPA = 0.73
 - Universal Arm Mount D1, EPA = 0.54
 - Knuckle Wall Mount V1, 45° aim, EPA = 0.77 sq ft min and 1.43 sq ft max
 - Integral Slipfitter C1, EPA = 0.63

Accessories

Evolve™ LED Area Light (EALP)

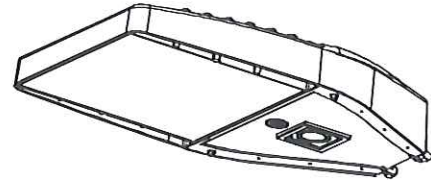
PE Accessories (to be ordered separately)

SAP Number	Part Number	Description
93029237	PED-MV-LED-7	ANSI C136.41 Dimming PE, 120-277V
93029238	PED-347-LED-7	ANSI C136.41 Dimming PE, 347V
93029239	PED-480-LED-7	ANSI C136.41 Dimming PE, 480V

SAP Number	Part Number	Description
28299	PECOTL	STANDARD 120-277V
28294	PEC5TL	STANDARD 480V
80436	PECOTL	STANDARD 347V
73251	SCCL-PECTL	Shorting cap

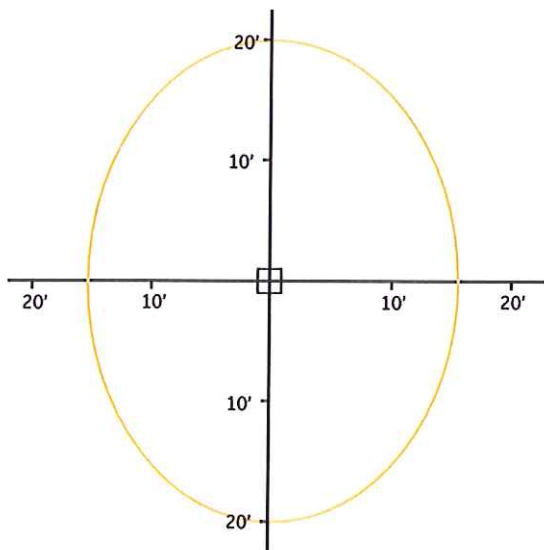
H-Motion Sensing Option

- Intended for applications, between 15-30 ft. mounting height. (4.57-9.14m). For mounting heights exceeding 30 ft., pole mounted sensors are recommended.
- Provides a coverage area radius for walking motion of 15-20 ft. (4.57-6.10m).
- Provides 270° of coverage (~90° is blocked by the pole).
- Standard factory settings:
 - 50% output when unoccupied, 100% output occupied.
 - Integral PE Sensor.
 - 5 minute post-occupancy time delay, 5 minute dimming ramp-down.
- Fixture power increase of 1W expected with sensor use.



Note: Standard options may be reprogrammed in the field. Reprogramming instructions included in product shipment.

Sensor Pattern



Sensing Pattern Area Fixture
Up to 30 ft. Mounting Height

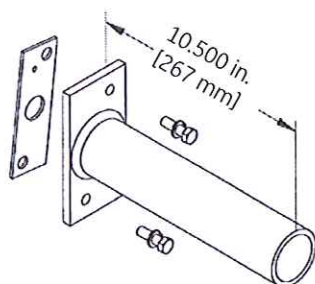
Mounting Information

Mounting Arms for Slipfitter

Order separately with Mounting Option C1 (Slipfitter)

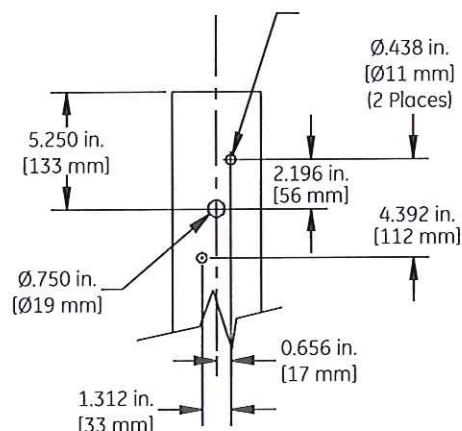
SQUARE POLE MOUNTING ARM

3.5 TO 4.5-inch (89 to 114mm) SQUARE
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



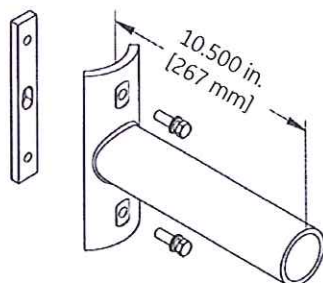
ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
SPA-EAMT10BLCK "Black"
SPA-EAMT10DKBZ "Dark Bronze"

SQUARE POLE MOUNTING DRILLING TEMPLATE



ROUND POLE MOUNTING ARM DRILLING TEMPLATE

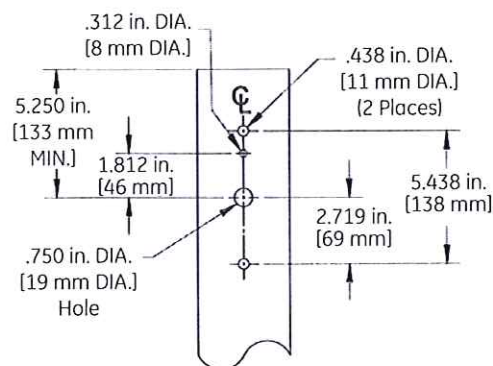
3.5 TO 4.5-inch (89 to 114mm) OD
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
RPA-EAMT10BLCK "Black"
RPA-EAMT10DKBZ "Dark Bronze"

ROUND POLE MOUNTING DRILLING TEMPLATE

3.5 TO 4.5-inch (89 to 114mm) OD
round pole mounting arm



Wall Mounting Bracket Adapter Plate

ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
WMB-EAMT06

*NOTE: For Wall Mounting, order luminaire with mounting arm: C1 = Slipfitter 2" Pipe (2.378 in. OD) supplied with leads.

Other mounting patterns are available for retrofit installations.
Contact manufacturing for other available mounting patterns.

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OLP3113 (Rev 01/04/17)

Lumination™ LED Luminaires

Downlights Powered by Infusion™
DI6R - 6" Round Aperture



Project name _____
Date _____
Type _____

Product Description:

Lumination DI Series LED downlights are powered by the Infusion™ downlight module for exceptional efficacy and color rendering. Designed for new construction applications, the DI6R is available in four color temperatures and five lumen packages, all with 90+ CRI. Matching custom engineered reflectors ensure a 45 degree cutoff. The twist-in Infusion DLM LED module allows for tool-free replacement and upgrade as LED technology advances, ensuring the lowest total cost of ownership.

Performance Summary:

Distribution Patterns: Narrow, Wide

Input Voltage: 120, 277V, 347V

Dimming Options: 0-10V, Phase Dimming, Lutron, Dali or Daintree to 10%

CCT: 2700K, 3000K, 3500K, 4000K

CRI: 90

Color Consistency: 4 Step MacAdam Ellipse

Lifetime Rating: L85 @ 50,000 Hrs

Input Frequency (Hz): 60Hz

Power Factor: >0.9

Mounting Options: Hanger bars for grid or drywall ceilings

Weight: 6.1 lb

IC Rating: Non-IC Rated

Limited Warranty: 5 years system

Files Available: LM79, LM80, IES, Revit

Nominal Module Lumens	1000	1500	2000	3000	4000
Delivered Lumen Output	870	1290	1750	2620	3426
System Input Power (W)	14	20	25	38	51
System Efficacy (LPW)	62	66	70	69	67
Emergency Mode Lumens	630	630	630	630	630

Daintree driver adds 1.4 Watts to System Input Power (W).

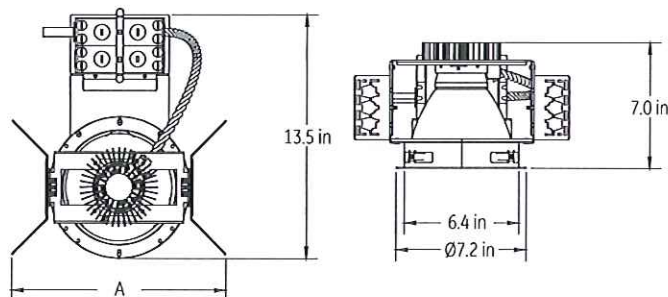
Listings:



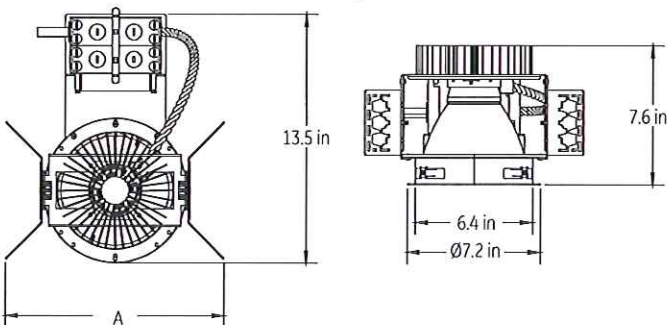
- UL and cUL Listed.
- Suitable for damp locations.
- Wet Rated option standard.

Product Dimensions:

DI6R (1000, 1500, 2000 lm)



DI6R (3000, 4000 lm)



Driver Option	Dimension 'A'
10; PH; LU	12.0 in
TQ; DL	14.8 in



Daintree Networks

Ordering Information: A complete fixture consists of a Housing + Reflector

For shortest lead times, order **standard reflector options** shown in bold.

1. Housing - Example: DI6R209351V10

INTERNAL CODE	FIXTURE TYPE	MODULE LUMEN OUTPUT	CRI/CCT	VOLTAGE	DRIVER	OPTIONS
DI	6R = 6 inch round downlight	10 = 1000 LM 15 = 1500 LM 20 = 2000 LM 30 = 3000 LM 40 = 4000 LM	927 = 90CRI, 2700K 930 = 90CRI, 3000K 935 = 90CRI, 3500K 940 = 90CRI, 4000K	1V = 120V 2V = 277V 3V = 347V	10 = 0-10V Dimming Driver PH = Phase Dimming LU = Lutron EcoSystem TQ = Daintree DL = Dali	(blank) = None EL = Bodine Emergency Backup with Remote Test Switch H = CCEA Chicago Plenum

2. Reflector - Example: ROI6RWSOWT

REFLECTOR	HOUSING TYPE	BEAM SPREAD	REFLECTOR FINISH	REFLECTOR COLOR	FLANGE FINISH	LENS OPTIONS
R = Reflector	DI6R = 6" Round	W = Wide N = Narrow V = Very Wide	SD = Semi-diffused DF = Diffused SP = Specular PT = Painted	Blank = Clear (no color) WE = Wheat PW = Pewter GO = Gold BL = Black WT = White Paint	WT = White Paint MR = Match Reflector	(blank) = No Lens WR = Wet Rated (clear and white paint only) AG = Anti-Glare

Accessories

ACCESSORIES	DESCRIPTION CODE	PRODUCT CODE
C-Channel Bar Hangers 25 1/4"	BH3	94890

Ordering Notes:

1. Wheat, pewter, and gold anodized reflector colors available in SD = Semi-Diffuse reflector finish only.
2. Black anodized reflectors available in DF = Diffused finish only.
3. White Painted reflectors only available in PT = Painted reflector finish and WT = White Paint flange finish.
4. 277V input, 1000 lumen version and all EL versions are not Energy Star certified.
5. EL option not available with 347V input voltage.
6. Phase dimming only available with 1000, 1500, and 2000 lumen packages. Lutron EcoSystem only available with 1000, 1500, and 2000 lumen packages.
7. Wet Rated only available in wide beam spread. (WT and MR trim only)
8. Contact manufacturer for lead time and minimum order quantities.
9. Daintree driver not available with 347V input voltage, EL option and/or H=CCEA option.
10. Dali driver not available with 347V input voltage, EL option and/or H=CCEA option.

Note: 5% less lumens when using anti-glare reflectors.

current
powered by GE

Housing-Only Option

Lumination DI series fixtures without LED modules are stocked in GE distribution centers for quick shipment. These fixtures can be shipped directly to job sites for rough-in, and then later fitted with the appropriate Infusion LED module and trim kit to complete the installation. The unprecedented interchangeability and flexibility of the Infusion LED module makes this possible.

With the Housing-Only option, distributors can:

- Order just the housings for stock, and then complete the order with the appropriate Infusion LED module and reflector at a later date
- Order the stocked housing, module, and reflector all at once for a complete fixture in under 2 weeks

For the housing-only option: A complete fixture consists of a **Housing + Infusion LED Module + Reflector**



6" Round Housing-Only Fixtures & LED Modules

Downlight Housing-Only			Compatible LED Modules		
PRODUCT CODE	DESCRIPTION CODE	PRODUCT DESCRIPTION	PRODUCT CODE	DESCRIPTION CODE	PRODUCT DESCRIPTION
83630 83632	DI6RLL1V10HO DI6RLL2V10HO	6" Round Housing-Only, 120V, Low Lumen Platform, 0-10V 6" Round Housing-Only, 277V, Low Lumen Platform, 0-10V	19354	DLM1000/927	1000 LM, 90 CRI, 2700K
			19357	DLM1000/930	1000 LM, 90 CRI, 3000K
			19394	DLM1000/935	1000 LM, 90 CRI, 3500K
			19395	DLM1000/940	1000 LM, 90 CRI, 4000K
			19441	DLM1500/927	1500 LM, 90 CRI, 2700K
			19445	DLM1500/930	1500 LM, 90 CRI, 3000K
			19485	DLM1500/935	1500 LM, 90 CRI, 3500K
			19492	DLM1500/940	1500 LM, 90 CRI, 4000K
			19493	DLM2000/927	2000 LM, 90 CRI, 2700K
			19518	DLM2000/930	2000 LM, 90 CRI, 3000K
			19525	DLM2000/935	2000 LM, 90 CRI, 3500K
			19526	DLM2000/940	2000 LM, 90 CRI, 4000K
83633 83638	DI6RHL1V10HO DI6RHL2V10HO	6" Round Housing-Only, 120V, High Lumen Platform, 0-10V 6" Round Housing-Only, 277V, High Lumen Platform, 0-10V	19529	DLM3000/927	3000 LM, 90 CRI, 2700K
			19575	DLM3000/930	3000 LM, 90 CRI, 3000K
			19595	DLM3000/935	3000 LM, 90 CRI, 3500K
			34178	DLM3000/940	3000 LM, 90 CRI, 4000K
			34179	DLM4000/927	4000 LM, 90 CRI, 2700K
			34184	DLM4000/930	4000 LM, 90 CRI, 3000K
			34185	DLM4000/935	4000 LM, 90 CRI, 3500K
			34186	DLM4000/940	4000 LM, 90 CRI, 4000K

6" Round Stocked Reflectors

PRODUCT CODE	DESCRIPTION CODE	PRODUCT DESCRIPTION
93988	RDI6RNSDMR	6" Round Reflector, Narrow Distribution, Semi-Diffuse, Polished Flange
93989	RDI6RNSDWT	6" Round Reflector, Narrow Distribution, Semi-Diffuse, White Flange
93990	RDI6RWSDMR	6" Round Reflector, Wide Distribution, Semi-Diffuse, Polished Flange
93991	RDI6RWSDWT	6" Round Reflector, Wide Distribution, Semi-Diffuse, White Flange
16181	RDI6RWWSDMR	6" Wall Wash Round Reflector, Wide Distribution, Semi-Diffuse, Polished Flange
16182	RDI6RWWSDWT	6" Wall Wash Round Reflector, Wide Distribution, Semi-Diffuse, White Flange

Photometric Data: Lumination™ DI6R Series Downlights

Narrow Distribution

COEFFICIENTS OF UTILIZATION																					
RC	80%				70%				50%				30%			10%				0%	
R/W	70%	50%	30%	10%	70%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	0%			
0	119	119	119	119	116	116	116	116	111	111	111	106	106	106	102	102	102	100			
1	114	112	109	107	112	110	108	106	106	104	102	102	101	99	98	97	97	95			
2	109	105	101	98	107	103	100	97	100	98	95	97	95	93	95	93	91	90			
3	105	99	95	91	103	98	94	91	95	92	89	93	90	88	91	88	86	85			
4	100	94	89	85	99	93	88	85	91	87	84	89	85	83	87	84	82	81			
5	96	89	84	80	95	88	83	80	86	82	79	85	81	78	83	80	78	76			
6	92	85	79	76	91	84	79	75	82	78	75	81	77	74	80	77	74	73			
7	89	81	75	72	87	80	75	72	79	74	71	78	74	71	77	73	70	69			
8	85	77	72	68	84	76	71	68	75	71	68	74	70	67	73	70	67	66			
9	82	73	68	65	81	73	68	65	72	68	65	71	67	64	71	67	64	63			
10	79	70	65	62	78	70	65	62	69	65	62	68	64	62	68	64	61	60			

NOTE: Floor Cavity Reflectance : 20%

CANDLEPOWER SUMMARY

Angle	NOMINAL MODULE LUMENS				
	1000	1500	2000	3000	4000
Candela	Candela	Candela	Candela	Candela	Candela
0	1841	2717	3692	5523	7227
5	1698	2507	3397	5095	6668
10	1389	2050	2777	4166	5452
15	1101	1625	2202	3303	4323
20	833	1229	1665	2498	3268
25	601	887	1202	1803	2359
30	347	512	694	1041	1362
35	148	218	295	443	580
40	56	83	113	169	222
45	17	26	35	52	68
50	9	14	18	27	36
55	5	8	11	16	21
60	3	5	7	10	14

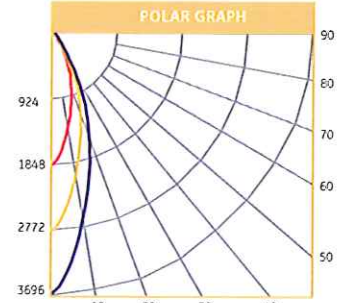
ZONAL LUMEN SUMMARY

Zone	NOMINAL MODULE LUMENS					% of Fixture
	1000	1500	2000	3000	4000	
0 - 30°	716	1057	1432	2148	2811	85.7
0 - 40°	812	1198	1623	2435	3186	97.2
0 - 60°	832	1227	1663	2495	3264	99.6
0 - 90°	835	1232	1670	2505	3278	100

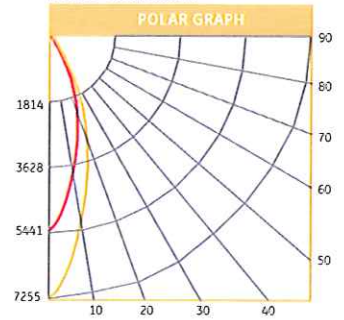
CONE OF LIGHT

Height	NOMINAL MODULE LUMENS					Dia. (ft.)
	1000	1500	2000	3000	4000	
6'	51	75	102	153	201	3.9
8'	29	42	58	86	113	5.2
10'	18	27	37	55	72	6.5
12'	13	19	26	38	50	7.8
14'	9	14	19	28	37	9.1
16'	7	11	14	22	28	10.4
18'	6	8	11	17	22	11.7
20'	5	7	9	14	18	13.0

Narrow - 1000, 1500, 2000 Lm



Narrow - 3000, 4000 Lm



APPLICATION REFERENCE (Open Space)

Spacing	NOMINAL MODULE LUMENS							
	1000		1500		2000		3000	
Avg. fc	W/ft²	Avg. fc	W/ft²	Avg. fc	W/ft²	Avg. fc	W/ft²	Avg. fc
4' x 4'	53.6	1.08	79.0	1.50	107.1	1.92	141.5	2.58
6' x 6'	25.0	0.50	36.9	0.70	50.0	0.90	66.0	1.20
8' x 8'	13.4	0.27	19.8	0.38	26.8	0.48	35.4	0.65
10' x 10'	8.9	0.18	13.1	0.25	17.8	0.32	23.6	0.43

10' ceiling, Open Space: 50' x 40' x 10'

LLF: 1.0 Initial, 80/50/20 Reflectances, 2.5' workplane

20' ceiling, Open Space: 50' x 40' x 20'

APPLICATION REFERENCE (Corridor)

Spacing	NOMINAL MODULE LUMENS							
	1000		1500		2000		3000	
Avg. fc	W/ft²	Avg. fc	W/ft²	Avg. fc	W/ft²	Avg. fc	W/ft²	Avg. fc
4' on ctr.	25.8	0.75	38.1	1.04	51.6	1.33	55.2	1.79
6' on ctr.	17.6	0.51	25.9	0.71	35.1	0.91	37.5	1.22
8' on ctr.	12.4	0.36	18.3	0.50	24.8	0.64	26.4	0.86
10' on ctr.	10.3	0.30	15.2	0.42	20.6	0.53	22.1	0.72

10' ceiling, Corridor: 6' W x 100' L

LLF: 1.0 Initial, 80/50/20 Reflectances, Light levels on the ground

20' ceiling, Corridor: 6' W x 100' L

Spacing Criteria: DI6R - Narrow = 0.58

Photometric Data: Lumination™ DI6R Series Downlights

Wide Distribution

COEFFICIENTS OF UTILIZATION																					
RC	80%					70%					50%					30%					0%
RW	70%	50%	30%	10%		70%	50%	30%	10%		50%	30%	10%		50%	30%	10%		0%		
0	119	119	119	119	116	116	116	116	111	111	111	106	106	106	102	102	102	100	0%		
1	114	111	109	107	111	109	107	105	105	103	102	101	100	99	98	97	96	94			
2	108	104	100	97	106	102	99	96	99	96	94	96	94	92	93	91	90	88			
3	103	97	93	89	101	96	92	88	93	90	87	91	88	85	89	86	84	82			
4	98	91	86	82	97	90	85	82	88	84	81	86	83	80	84	81	79	77			
5	94	86	80	76	92	85	80	76	83	79	75	82	78	75	80	77	74	73			
6	89	81	75	71	88	80	75	71	79	74	71	77	73	70	76	72	70	68			
7	85	77	71	67	84	76	71	67	75	70	66	73	69	66	72	69	66	64			
8	82	72	67	63	80	72	67	63	71	66	63	70	65	62	69	65	62	61			
9	78	69	63	59	77	68	63	59	67	62	59	66	62	59	66	62	59	57			
10	75	65	60	56	74	65	60	56	64	59	56	63	59	56	63	59	56	54			

NOTE: Floor Cavity Reflectance : 20%

CANDLEPOWER SUMMARY

NOMINAL MODULE LUMENS					
Angle	1000	1500	2000	3000	4000
0	1088	1606	2177	3265	4273
5	1067	1574	2133	3200	4188
10	1007	1486	2014	3021	3953
15	925	1366	1850	2776	3632
20	818	1207	1636	2453	3211
25	670	989	1340	2010	2630
30	433	639	866	1299	1699
35	213	314	426	639	836
40	94	139	188	282	368
45	37	55	74	111	145
50	19	29	39	58	76
55	11	16	22	33	43
60	6	9	13	19	25

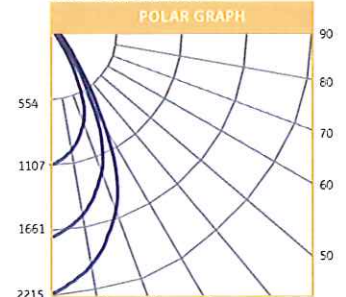
ZONAL LUMEN SUMMARY

NOMINAL MODULE LUMENS					
Zone	1000	1500	2000	3000	4000
0 - 30°	651	961	1302	1953	2556
0 - 40°	782	1153	1563	2345	3068
0 - 60°	820	1210	1640	2460	3219
0 - 90°	825	1218	1650	2475	3239

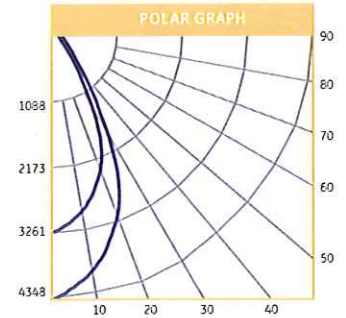
CONE OF LIGHT

NOMINAL MODULE LUMENS					
Height	1000	1500	2000	3000	4000
6'	30	45	60	91	119
8'	17	25	34	51	67
10'	11	16	22	33	43
12'	8	11	15	23	30
14'	6	8	11	17	22
16'	4	6	9	13	17
18'	3	5	7	10	13
20'	3	4	5	8	11

Wide - 1000, 1500, 2000 Lm



Wide - 3000, 4000 Lm



APPLICATION REFERENCE (Open Space)

NOMINAL MODULE LUMENS										
	1000		1500		2000		3000		4000	
Spacing	Avg. fc	W/ft ²	Avg. fc	W/ft ²	Avg. fc	W/ft ²	Avg. fc	W/ft ²	Avg. fc	W/ft ²
4' x 4'	52.4	1.08	77.3	1.50	104.7	1.92	135.9	2.58	177.8	3.36
6' x 6'	24.5	0.50	36.1	0.70	48.9	0.90	63.5	1.20	83.0	1.57
8' x 8'	13.1	0.27	19.3	0.38	26.2	0.48	34.1	0.65	44.6	0.84
10' x 10'	8.8	0.18	12.9	0.25	17.5	0.32	22.7	0.43	29.6	0.56
10' ceiling, Open Spoc: 50' x 40' x 10'							20' ceiling, Open Spoc: 50' x 40' x 20'			
LLF: 1.0 Initial 80/50/20 Reflectances: 2.5' workplane										

10' ceiling, Open Space: 50' x 40' x 10'

20' ceiling, Open Space: 50' x 40' x 20'

LLF: 1.0 Initial, 80/50/20 Reflectances, 2.5' workplane

APPLICATION REFERENCE (Corridor)

NOMINAL MODULE LUMENS										
	1000		1500		2000		3000		4000	
Spacing	Avg. fc	W/ft²	Avg. fc	W/ft²	Avg. fc	W/ft²	Avg. fc	W/ft²	Avg. fc	W/ft²
4' on ctr.	23.9	0.75	35.2	1.04	47.7	1.33	48.0	1.79	62.8	2.33
6' on ctr.	16.2	0.51	23.9	0.71	32.4	0.91	32.6	1.22	42.6	1.59
8' on ctr.	11.5	0.36	16.9	0.50	22.9	0.64	23.0	0.86	30.0	1.12
10' on ctr.	9.6	0.30	14.1	0.42	19.1	0.53	19.2	0.72	25.1	0.93
10' ceiling Corridor: 6' W x 100' L							20' ceiling Corridor: 6' W x 100' L			

10' ceiling, Corridor: 6' W x 100' L

20' ceiling, Corridor: 6' W x 100' L

LLF: 1.0 Initial, 80/50/20 Reflectances, Light levels on the ground

Spacing Criteria: DI6R - Wide = 90

Product Specifications:

Construction:

- 16 gauge galvanized steel housing
- 16 gauge reflectors resist dents during transportation and installation
- Custom engineered heat sinks for passive cooling at all lumen options
- Galvanized steel junction box with multiple knockouts

Installation:

- Universal mounting brackets with over 3" of vertical adjustment accommodate several types of hanger bars
- Accommodates ceilings up to 1.5" thick
- Mount in T-bar grid or drywall ceilings
- LED module twists in at time of trim installation, preventing damage to module during ceiling installation

Optical System:

- Custom engineered reflectors for precise beam distributions and 45° cutoff to light source and source image
- Self-flanged design with white painted or reflector-matching trim
- Standard semi-diffuse finish for ideal combination of optical efficiency and low glare

Electrical System:

- Infusion DLM LED module for exceptional performance and tool-free upgradeability
- Standard 0-10V dimming, high efficiency drivers
- Thermal protection feature in module protects LEDs from overheating in abnormal conditions

For more information and access to all of our resources, including our design tool visit: www.gelighting.com

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IND083 (Rev 09/15/16)

GE
Lighting

Light Fixture D

Evolve™ LED Area Light

Scalable Wall Pack (EWS2)



imagination at work

Product Features

The GE Evolve™ LED Scalable Wall Pack is optimized for customers looking for an efficient and reliable LED solution for wall mounted, site, area and general lighting applications.

Depending on the application, Evolve™ LED Scalable Wall Pack can yield up to a 75% reduction in system energy consumption compared with standard HID systems. This reliable system operates well in cold temperatures and offers more than 11 years of service life to reduce maintenance frequency and expense, based on a 50,000 hour rated life and 12 hours of operation per day. Containing no mercury or lead, this environmentally responsible product is RoHS compliant.

Applications

- Wall mounted, site, area and general lighting utilizing an advanced LED optical system providing uniformity, vertical light distribution, reduced offsite visibility, reduced on-site glare and effective security light levels.

Housing

- Die-cast aluminum housing.
- Sleek architectural design incorporating a heat sink directly into the unit ensuring maximum heat transfer and long LED life.
- Meets 1.5 G vibration standards per ANSI C136.31-2010.

LED & Optical Assembly

- Structured LED array for optimized area light photometric distribution.
- Evolve™ LED light engine utilizes reflective technology to optimize application efficiency and minimize glare.
- Utilizes high brightness LEDs, 70 CRI at 4000K & 5000K typical.
- LM-79 tests and reports are performed in accordance with IESNA standards.

Lumen Maintenance

- System rating is L85 at 50,000 hours, with L70 > 100,000 hours.

Ratings

-  listed, suitable for wet locations.
-  listed with option code "J" SKUs.
- IP 65 rated optical enclosure per ANSI C136.25-2009.
- Title 24 compliant with motion sensor option.
- Temperature rated at -40° to 50°C. (35°C at high wattage 91W SKU).
- Upward Light Output Ratio (ULOR) = 0
-  DLC Listed

Please refer to the DLC QPL website for the latest and most complete information.
www.designlights.org/QPL

Mounting

- Flush wall mount to "J" Box with inspection hole for IP 65.

Finish

- Corrosion resistant polyester powder paint, minimum 2.0 mil. thickness.
- Standard colors: Black and Dark Bronze.
- RAL & custom colors available.

Electrical

- 120-277 volt and 347-480 volt available.
- System power factor is >90% and THD <20%*.
- Integral surge protection:
 - Exceeds ANSI C136.2-2015 "Basic" (6kV/3kA) (120 strike)
- EMI: FCC Title 47 CFR Part 15 Class A.
- Motion sensor with dimming capability available with "H" option code.

* System THD <26% for 347-480v supply with A7 power level.

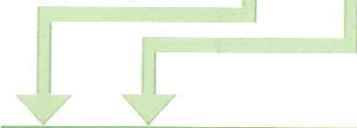
Ordering Number Logic

Scalable Wall Pack (EWS2)



EWS2

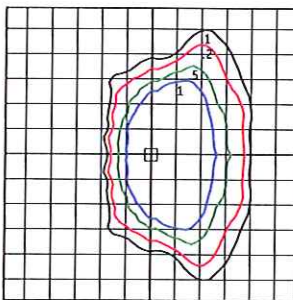
PROD. ID	VOLTAGE	POWER LEVEL	PHOTOMETRIC TYPE	LED COLOR TEMP	PE FUNCTION	COLOR	OPTIONS
E = Evolve W = Wallpack S = Scalable 2 = Product Generation	0 = 120-277 H = 347-480 1 = 120* 2 = 208* 3 = 240* 4 = 277* 5 = 480* D = 347*		D1 = Asymmetric Forward E1 = Asymmetric Medium	40 = 4000K 50 = 5000K	1 = None NOTE: Select "H" Option for PE functionality with Motion-Sensing Dimming Control.	BLCK = Black DKBZ = Dark Bronze GRAY = Gray WHITE = White Contact manufacturer for other colors.	F = Fusing H = Motion Sensor* J = cUL/Canada XXX = Special Options *Option H only available in 120-277V. Reference page 5 (under H Motion Sensing Option) for more details.



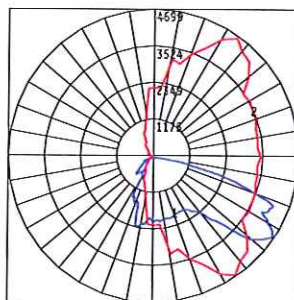
POWER LEVEL	PHOTOMETRIC TYPE	TYPICAL INITIAL LUMENS		TYPICAL SYSTEM WATTAGE		IES FILE NUMBERS 4000K		IES FILE NUMBERS 4000K		IES FILE NUMBERS 5000K		IES FILE NUMBERS 5000K		B-U-G RATING
		4000K	5000K	120-277V	347-480V	120-277V		347-480V		120-277V		347-480V		
A7	D1	3,100	3,100	29	34	EWS2_A7D140____	120-277VIES	EWS2_A7D140____	347-480VIES	EWS2_A7D150____	120-277VIES	EWS2_A7D150____	347-480VIES	1-0-1
	E1	3,100	3,100	29	34	EWS2_A7E140____	120-277VIES	EWS2_A7E140____	347-480VIES	EWS2_A7E150____	120-277VIES	EWS2_A7E150____	347-480VIES	1-0-1
B7	D1	3,900	3,900	39	44	EWS2_B7D140____	120-277VIES	EWS2_B7D140____	347-480VIES	EWS2_B7D150____	120-277VIES	EWS2_B7D150____	347-480VIES	1-0-1
	E1	4,000	4,000	39	44	EWS2_B7E140____	120-277VIES	EWS2_B7E140____	347-480VIES	EWS2_B7E150____	120-277VIES	EWS2_B7E150____	347-480VIES	1-0-1
C7	D1	4,800	4,800	51	55	EWS2_C7D140____	120-277VIES	EWS2_C7D140____	347-480VIES	EWS2_C7D150____	120-277VIES	EWS2_C7D150____	347-480VIES	1-0-1
	E1	4,900	4,900	51	55	EWS2_C7E140____	120-277VIES	EWS2_C7E140____	347-480VIES	EWS2_C7E150____	120-277VIES	EWS2_C7E150____	347-480VIES	1-0-1
D3	D1	6,700	6,700	70	70	EWS2_D3D140____.IES				EWS2_D3D150____.IES				1-0-1
	E1	7,000	7,000	70	70	EWS2_D3E140____.IES				EWS2_D3E150____.IES				2-0-1
E3	D1	8,400	8,400	91	91	EWS2_E3D140____.IES				EWS2_E3D150____.IES				2-0-2
	E1	8,500	8,500	91	91	EWS2_E3E140____.IES				EWS2_E3E150____.IES				2-0-1

Photometrics

EWS2 - Asymmetric Forward (D1)
8400 Lumens, 5000K (EWS2_E3D150 _____.IES)

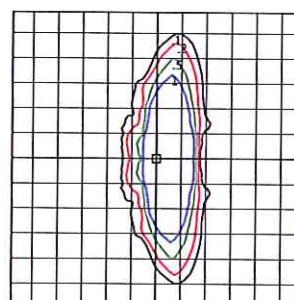


Grid Distance in Units of Mounting Height at 12° Initial Footcandle Values at Grade

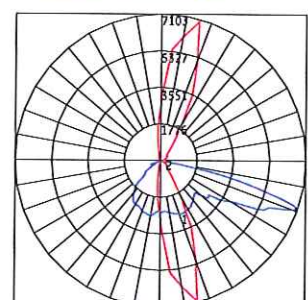


Polar Trace Vertical and Horizontal Plane through Horizontal Angle of Maximum Cand/epwer

EWS2-Asymmetric Medium (E1)
8500 Lumens, 5000K (EWS2_E3E150 _____.IES)



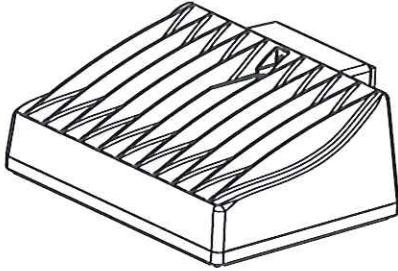
Grid Distance in Units of Mounting Height at 12° Initial Footcandle Values at Grade



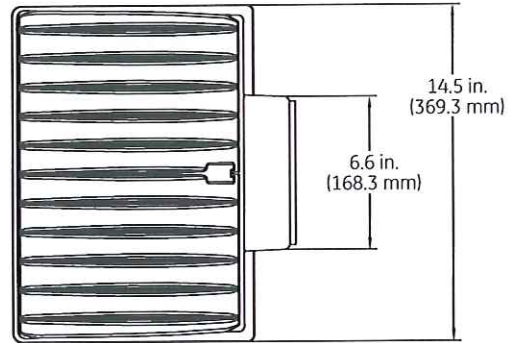
Polar Trace Vertical and Horizontal Plane through Horizontal Angle of Maximum Cand/epwer

Product Dimensions

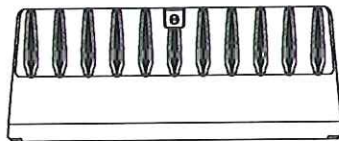
Top/Side View



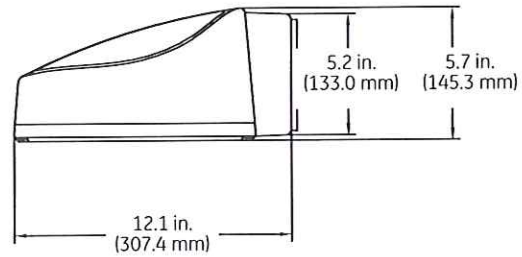
Top View



Front View

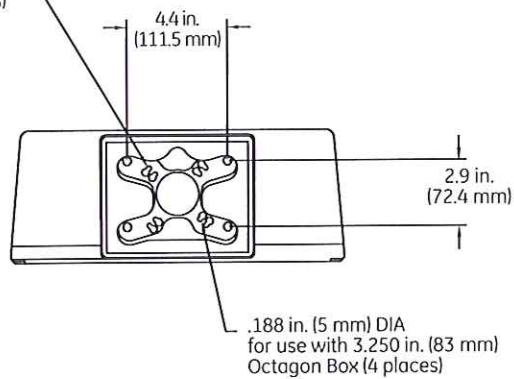


Side View



.188 in. (5 mm) DIA
for use with 4.000 in. (102 mm)
Octagon Box (4 places)

Back View

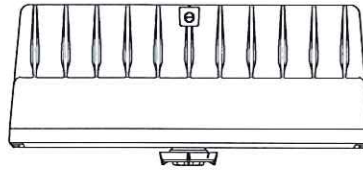


DATA

- Approximate Net Weight: 21 lbs (9.53 kgs)

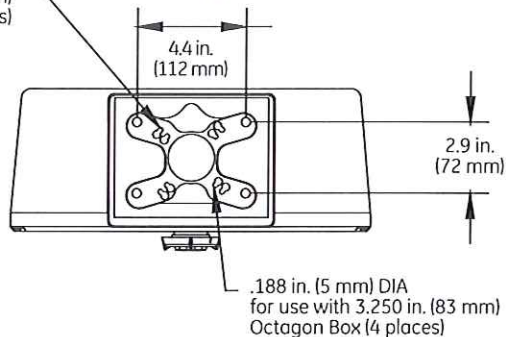
Product Dimensions

Front View with Motion
Sensor Option

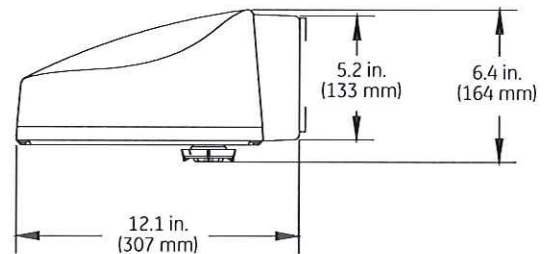


Back View with Motion
Sensor Option

.188 in. (5 mm) DIA for use
with 4.000 in. (102 mm)
Octagon Box (4 places)

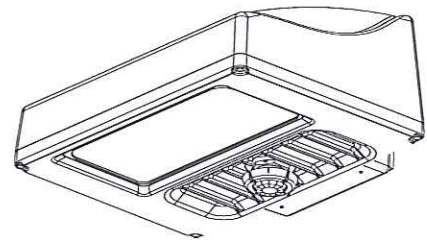


Side View with Motion
Sensor Option



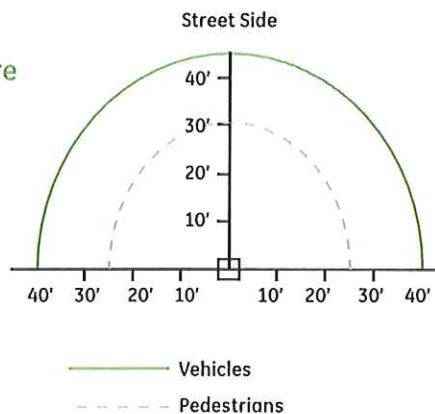
H-Motion Sensing Option:

- Intended for 8-25ft mounting heights.
- Provides a coverage area radius for walking motion of 25-30ft.
- Provides 180° of coverage (~180° is blocked by the wall).
- Factory preset to 50% dimming with no occupancy.
- May be reprogrammed using additional remote programmer.
Remote Programmer part number: WS FSIR-100 PROGRAMMER (197634)
- Photoelectric control is integrated through the motion sensor, and is offered as standard.



Sensor Pattern:

Sensing Pattern Wall Pack Fixture
Up to 25ft.



PRELIMINARY

CERTIFIED SURVEY MAP NO.

LOT 1, CERTIFIED SURVEY MAP NO. 8509, RECORDED IN REEL 8037, AT THE REGISTER'S OFFICE IN MILWAUKEE COUNTY AS DOCUMENT NO. 10202614, ALSO A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION THIRTY (30), TOWN EIGHT (8) NORTH, RANGE TWENTY-TWO (22) EAST, CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN

SOUTH QUARTER CORNER
SECTION 30, T8N, R22E
FOUND SEWRPC BRASS CAP
IN CONC.
N:414,637.44
E:2,550,956.17

N. GREEN BAY ROAD

120' RIGHT-OF-WAY

N01°20'02"W 344.93

(N00°49'35"W 272.66')

(N01°11'14"W)
(72.63')

(S89°48'14"E 167.01')
(S89°52'51"E 174.36')

UNPLATTED LANDS
S89°56'45"E 287.84
(S89°53'34"E 184.74')

(S89°53'34"E)
(103.00')

LOT 2
C.S.M. 1894

LOT 1
C.S.M. 8509

TOTAL AREA
197,257 SQUARE FEET
OR 4.5284 ACRES

LOT 2
C.S.M. 8509

S00°26'46"E 410.94
(S00°25'41"E 411.14')

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON DECEMBER 2, 2016.
2. BEARINGS FOR THIS SURVEY MAP ARE REFERENCED TO WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 30-08-22 BEARS N89°59'19"E.
3. SEE SHEET 2 FOR LINE AND CURVE TABLES.
4. SEE SHEET 3 FOR ADDITIONAL NOTES.

LEGEND

- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- PK/MAG NAIL FOUND
- CENTERLINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- PLATTED LOT LINE
- EASEMENT LINE

SCALE: 1"=80'
N00°25'41"W
1650.64'

SOUTHEAST CORNER
SECTION 30, T8N, R22E
FOUND SEWRPC BRASS
CAP IN CONC.
N:414,637.96
E:2,553,603.27

PREPARED BY:

JSD Professional Services, Inc.
Engineers • Surveyors • Planners

N22 W22931 NANCY'S CT. STE 3
WAUKESHA, WISCONSIN 53186
PHONE (262)513-0666

PREPARED FOR:

KVG BUILDING CORP
802 NORTH 109TH STREET
MILWAUKEE, WI 53226

PROJECT NO:

16-7659

FILE NO:

B-*

FIELDBOOK/PG:

-

SHEET NO:

1 OF 3

SURVEYED BY:

DB

DRAWN BY:

BFG

CHECKED BY:

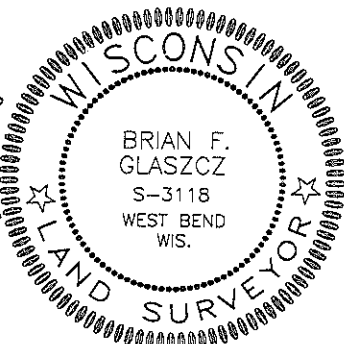
-

APPROVED BY:

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____



PRELIMINARY

CERTIFIED SURVEY MAP NO.

LOT 1, CERTIFIED SURVEY MAP NO. 8509, RECORDED IN REEL 8037, AT THE REGISTER'S OFFICE IN MILWAUKEE COUNTY AS DOCUMENT NO. 10202614, ALSO A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION THIRTY (30), TOWN EIGHT (8) NORTH, RANGE TWENTY-TWO (22) EAST, CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	80.19'	1019.35'	40.11'	04°30'26"	80.17'	S00°56'55"W

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N00°21'03"E	14.00'
()	N01°10'37"W	14.00'
L-2	S89°56'44"W	103.00'
()	N89°37'35"W	103.00'
L-3	S00°25'41"E	19.96'
()	SOUTH	19.96'
L-4	S75°54'36"W	29.02'
()	S76°10'55"W	29.02'

LEGAL DESCRIPTION

LOT 1, CERTIFIED SURVEY MAP NO. 8509, RECORDED IN REEL 8037, AT THE REGISTER'S OFFICE IN MILWAUKEE COUNTY AS DOCUMENT NO. 10202614, ALSO A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION THIRTY (30), TOWN EIGHT (8) NORTH, RANGE TWENTY-TWO (22) EAST, CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE S89°59'19"W, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, 1323.71 FEET; THENCE N00°25'41"W, 1650.64 FEET TO THE SOUTHEAST CORNER OF SAID CSM 887; THENCE S89°56'44"W ALONG THE SOUTH LINE OF SAID CSM 887 AND THE CENTERLINE OF CIVIC DRIVE, 671.40 FEET TO THE POINT OF BEGINNING; THENCE S89°56'44"W ALONG SAID SOUTH LINE OF SAID CSM, 327.77 FEET TO THE EAST RIGHT OF WAY LINE OF GREEN BAY ROAD; THENCE N01°20'02"W ALONG SAID RIGHT OF WAY LINE, 344.93 FEET TO A POINT OF CURVATURE, SAID POINT BEING ON THE RIGHT OF WAY OF GREEN BAY ROAD; THENCE NORTHERLY 80.19 FEET, ALONG SAID RIGHT OF WAY AND ARC OF SAID CURVE TO THE RIGHT WHOSE RADIUS IS 1019.35 FEET AND WHOSE CHORD BEARS S00°56'55"W, 80.17 FEET; THENCE S89°52'51"E, 174.36 FEET; THENCE N00°21'03"E, 14.00 FEET; THENCE S89°56'45"E, 287.84 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID CSM 8509; THENCE S00°26'46"E ALONG THE WEST LINE OF SAID LOT 1 OF SAID CSM, 410.94 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 OF SAID CSM ALSO A POINT ON THE NORTH RIGHT OF WAY LINE OF CIVIC DRIVE; THENCE S89°56'44"W ALONG SAID RIGHT OF WAY LINE, 103.00 FEET; THENCE S00°25'41"E ALONG SAID RIGHT OF WAY LINE, 19.96 FEET; THENCE S75°54'36"W ALONG SAID RIGHT OF WAY, 29.02 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 197,257 SQUARE FEET OR 4.5284 ACRES.

SURVEYOR'S CERTIFICATE

I, BRIAN GLASZCZ, PROFESSIONAL LAND SURVEYOR S-3118, DO HEREBY CERTIFY THAT BY DIRECTION OF KVG BUILDING CORPORATION, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN.

BRIAN GLASZCZ, S-3118
PROFESSIONAL LAND SURVEYOR

DATE

PREPARED BY:

JSD Professional Services, Inc.
Engineers • Surveyors • Planners

N22 W22931 NANCY'S CT. STE 3
WAUKESHA, WISCONSIN 53186
PHONE: (262)513-0666

PREPARED FOR:

KVG BUILDING CORP
802 NORTH 109TH STREET
MILWAUKEE, WI 53226

PROJECT NO: 16-7659

FILE NO: B-*

FIELDBOOK/PG: -

SHEET NO: 2 OF 3

SURVEYED BY: DB

DRAWN BY: BFG

CHECKED BY: -

APPROVED BY: ---

VOL. PAGE

DOC. NO.

C.S.M. NO.

PRELIMINARY

CERTIFIED SURVEY MAP NO.

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CORPORATE OWNER'S CERTIFICATE

KVG BUILDING CORPORATION, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF GLENDALE FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID KVG BUILDING CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS DAY OF 2017.

KVG BUILDING CORPORATION

BY: RANDY GOLL, OWNER/VICE PRESIDENT

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS DAY OF 2017, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED KVG BUILDING CORPORATION TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, MILWAUKEE COUNTY, WISCONSIN MY COMMISSION EXPIRES

CONSENT OF CORPORATE MORTGAGEE

CAPITOL BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND RESTRICTING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF STEVEN L. OFTEDAHL, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-2594, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF STARDUST INVESTMENTS, LLC, OWNER.

WITNESS THE HAND AND SEAL OF CAPITOL BANK, MORTGAGEE, THIS DAY OF 2017.

MICHAEL P. PETTA, VICE PRESIDENT

CITY OF GLENDALE COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE CITY OF GLENDALE COMMON COUNCIL, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE CITY OF GLENDALE.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE CITY OF GLENDALE ON THIS DAY OF 2017.

RACHEL A. REISS, CITY ADMINISTRATOR
CITY OF GLENDALE

PREPARED BY:

JSD Professional Services, Inc.
Engineers • Surveyors • Planners

1122 WISCONSIN AVE. S. SUITE 113
MILWAUKEE, WI 53226
PHONE: (414) 333-5066

PREPARED FOR:

KVG BUILDING CORP
802 NORTH 109TH STREET
MILWAUKEE, WI 53226

PROJECT NO: 16-7659

FILE NO: B-*

FIELDBOOK/PG: -

SHEET NO: 3 OF 3

SURVEYED BY: DB

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CHECKED BY:

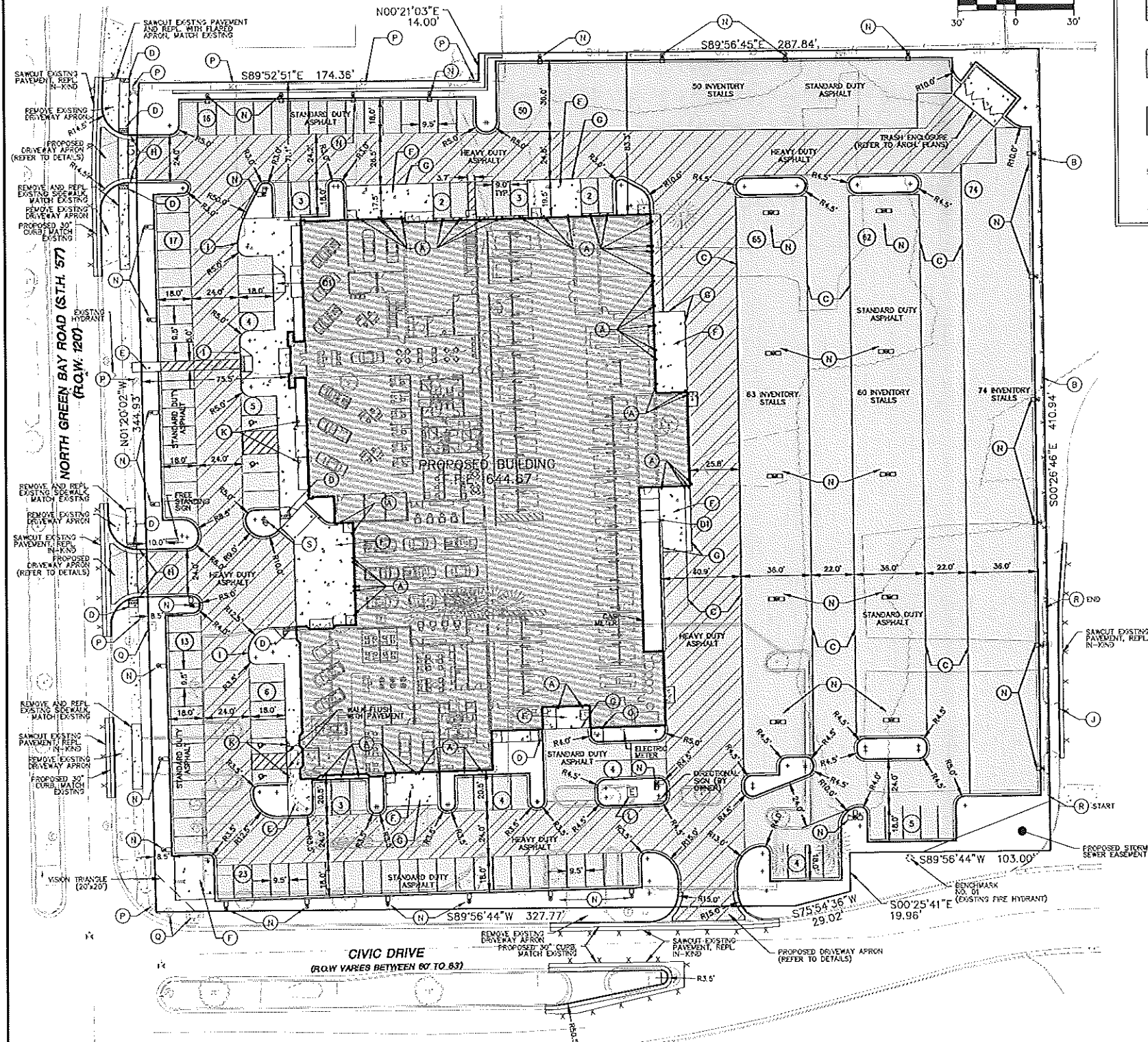
APPROVED BY:

VOL. PAGE

DOC. NO.

C.S.M. NO.

CL
ARC = 80.19'
RAD = 1019.35'
CHB = N00°56'55"E
CHL = 80.17'
Δ = 04°30'26"



LEGEND

- STANDARD DUTY HMA PAVEMENT
- HEAVY DUTY HMA PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- PROPOSED CURB AND GUTTER
- PROPOSED FENCE

SITE PLAN DATA

- DEVELOPMENT NAME: AMATO CHRYSLER/JEEP
- LOCATION: 5900 NORTH GREEN BAY ROAD, GLENDALE, WISCONSIN
- OWNER/DEVELOPER: JWA CORPORATION, 5200 N. PORT WASHINGTON ROAD, GLENDALE, WI 53217
- ARCHITECT: PERSPECTIVE DESIGN, INC., 11525 W. NORTH AVENUE, WAUKESHA, WI 53226
- SITE SIZE: 197,257 S.F. (4.5284 NET AC)
- BUILDING SIZE: 47,672 S.F. (1.0944 NET AC) (24.2X)
- BUILDING SETBACKS: REFER TO DIMENSIONS ON PLAN
- BUILDING HEIGHT: REFER TO ARCHITECTURAL PLANS
- PARKING COUNT: 170 NEW CAR STALLS, 75 USED CAR STALLS, 30 SERVICES STALLS, 19 CUSTOMER STALLS, 364 TOTAL
- LSR: PROPOSED 9.32% / EXISTING 58.71%

SITE KEYNOTES

- 6" DIA. PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE (REFER TO DETAILS)
- 6" CHAIN LINK FENCE (BLACK)
- 4" WIDE PAVEMENT MARKINGS (WHITE)
- ACCESSIBLE RAMP W/ DETECTABLE WARNING FIELD (REFER TO DETAILS)
- ACCESSIBLE RAMP W/ NO DETECTABLE WARNING FIELD (REFER TO DETAILS)
- 4" CONCRETE SIDEWALK (REFER TO DETAILS)
- 6" CONCRETE CONCRETE PAVEMENT (REFER TO DETAILS)
- THICKENED EDGE PAVEMENT JOINT (REFER TO DETAILS)
- CONCRETE CURB HEAD TAPER (REFER TO DETAILS)
- INTEGRAL CONCRETE CURB AND WALK (REFER TO DETAILS)
- 6" BOX CURB (REFER TO DETAILS)
- ADA SIGNAGE ON METAL POST (REFER TO DETAILS)
- ELECTRIC TRANSFORMER PAD
- EXISTING TREE TO REMAIN
- LIGHT POLE (REFER TO PHOTOGRAPHIC PLANS)
- FEC & KNOT BOX
- EXISTING UTILITY POLE TO REMAIN
- EXISTING UTILITY BOXES TO REMAIN
- WOOD FENCE
- FLAG POLE W/ LIGHTING

PAVING NOTES

- THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
 - "STANDARD SPECIFICATIONS FOR SEWER AND WATER IN WISCONSIN", CURRENT EDITION, WITH ADDENDA
 - THE CITY OF GLENDALE MUNICIPAL CODE, CURRENT EDITION
- ALL MATERIALS SHALL BE APPROVED BY THE CITY OF GLENDALE ENGINEER PRIOR TO INSTALLATION.
- CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL D-GGERS HOTLINE AT 800-242-8511).
- THE CITY OF GLENDALE SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
- JSD PROFESSIONAL SERVICES SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
- ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO CONSTRUCT THE FACILITIES IN ACCORDANCE WITH THE DESIGN DRAWINGS.
- EXISTING UTILITY INFORMATION IS BASED ON D-GGERS' HOTLINE UNDERGROUND UTILITY LOCATIONS, SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK.
- PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MARKINGS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- ALL WORK TO BE COMPLETED IN COMPLIANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
- SEPARATE ARCHITECTURAL PLANS WILL BE PRODUCED FOR ALL BUILDINGS. REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS AND DETAILS.
- ALL NON-HARD SURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND BE SEEDED, MULCHED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. REFER TO LANDSCAPE PLANS FOR FURTHER INFORMATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
- MINIMUM PAVEMENT STRUCTURE TO BE VERIFIED BY GEOTECHNICAL ENGINEER:
 - HOT MIX ASPHALT PAVEMENT PAVING SPECIFICATIONS

- CODES AND STANDARDS — THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALT BASE COURSE AND ASPHALT SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 450, 455 AND 460 OF THE STATE OF "WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION", CURRENT EDITION. HEREINAFTER, THIS PUBLICATION WILL BE REFERRED TO AS "STATE HIGHWAY SPECIFICATIONS".
- SURFACE PREPARATION — NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SURFACE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
- WEATHER LIMITATIONS — APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50°F (10°C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35°F (1°C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALT PAVEMENT SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40°F (4°C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30°F (-1°C).
- GRADE CONTROL — ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
- CRUSHED AGGREGATE BASE COURSE — THE TOP LAYER OF BASE COURSE SHALL CONFORM TO THE 1-1/4 INCH STONE DENSE GRADED BASE MATERIAL SPECIFICATION PER SECTION 305.2.2.1, STATE HIGHWAY SPECIFICATIONS.
- BINDER COURSE (LOWER LAYER PAVEMENT) — THE BINDER COURSE SHALL CONFORM TO THE E-0.3 HMA MIXTURE DESIGN PER TABLE 450-2 MIXTURE REQUIREMENTS, SECTION 450.2.7, STATE HIGHWAY SPECIFICATIONS. THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO THE 19.0MM NOMINAL SIZE GRADATION AS SHOWN IN TABLE 450-1 AGGREGATE GRADATION MASTER RANGE AND VMA REQUIREMENTS, SECTION 450.2.2.3, STATE HIGHWAY SPECIFICATIONS.
- SURFACE COURSE (UPPER LAYER PAVEMENT) — THE SURFACE COURSE SHALL CONFORM TO THE E-0.3 HMA MIXTURE DESIGN PER TABLE 450-2 MIXTURE REQUIREMENTS, SECTION 450.2.7, STATE HIGHWAY SPECIFICATIONS. THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO THE 12.5MM NOMINAL SIZE GRADATION AS SHOWN IN TABLE 450-1 AGGREGATE GRADATION MASTER RANGE AND VMA REQUIREMENTS, SECTION 450.2.2.3, STATE HIGHWAY SPECIFICATIONS.

CONCRETE PAVEMENT PAVING SPECIFICATIONS

- CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
- CONCRETE PAVEMENT SHALL BE REINFORCED WITH 6"x6" WELDED WIRE MESH REINFORCEMENT.
- CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.

THE CONTRACTOR SHALL FIELD VERIFY THE FOLLOWING:

- ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK.
 - THE LOCATION AND ELEVATION OF EXISTING:
 - PIPE INVERTS
 - FLOOR ELEVATIONS
 - CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK
 - HORIZONTAL CONTROL BY REFERENCE TO KNOWN COORDINATES TO KNOWN PROPERTY LINES
- NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING.
- ALL DIMENSIONS FOR ROADWAY, PARKING LOT, AND BUILDING LOCATION ARE PERPENDICULAR TO PROPERTY LINES UNLESS NOTED OTHERWISE.
 - DIMENSIONS THAT LOCATE THE BUILDING ARE MEASURED TO THE FACE OF BUILDING.
 - SOIL CONSTRUCTION AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
 - ALL RADII ARE DIMENSIONED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL COORDINATES AND DIMENSIONS ARE REFERENCED TO THE EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
 - ALL CURB AND GUTTER IS WISDOT TYPE D, 18", UNLESS NOTED OTHERWISE. USE HIGH SIDE CURB AS NECESSARY TO DRAIN WATER PROPERLY.
 - SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED PAVEMENT, CURB AND SIDEWALKS MEET EXISTING PAVEMENT, CURB AND SIDEWALKS. REVIEW ANY REQUIRED CHANGES WITH THE ENGINEER PRIOR TO CONSTRUCTION OF WORK.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS FOR ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED TO COMPLETE PROPOSED ITEMS IN PLACE. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED AS SUCH.
 - ALL COSTS SHALL BE INCLUDED IN THE BID.
 - ALL PAVEMENT TO BE STANDARD DUTY PAVEMENT, UNLESS NOTED OTHERWISE.
 - ALL ON-SITE PAVEMENT MARKINGS SHALL BE PAINTED 4" LINES, TRAFFIC WHITE.

BENCHMARKS

DESCRIPTION	ELEVATION
BENCHMARK #1: TOP BOLT OF THE HYDRANT LOCATED APPROXIMATELY 72.3' WEST FROM THE SOUTHEAST PROPERTY CORNER.	642.70
BENCHMARK #2: THE SOUTHEAST SECTION CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, T 8 N, R 22 E	630.48

JSD Professional Services, Inc.
Engineers • Surveyors • Planners

"BUILDING RELATIONSHIPS WITH A COMMITMENT TO CLIENT SATISFACTION THROUGH TRUST, QUALITY AND EXPERIENCE"

• CIVIL ENGINEERING
• SURVEYING & MAPPING
• CONSTRUCTION SERVICES
• WATER RESOURCES
• PLANNING & DEVELOPMENT
• TRANSPORTATION ENGINEERING
• LANDSCAPE ARCHITECTURE

MILWAUKEE REGIONAL OFFICE
1422 W. 23RD STREET SUITE 3
WALWISSE, WISCONSIN 53185
262.513.0628 PHONE | 262.513.1232 FAX
MADISON | MILWAUKEE
KENOSHA | APPLETON
www.jsdinc.com

SERVICES PROVIDED TO:

KVG BUILDING CORPORATION

802 NORTH 109TH STREET
MILWAUKEE, WI

PROJECT:

AMATO CHRYSLER / JEEP

PROJECT LOCATION:
CITY OF GLENDALE
MILWAUKEE COUNTY, WI

JSD PROJECT NO.:

18-7659

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN BY: JSM 2017-01-15
DRAWN BY: JSM 2017-01-15
CHECKED BY: JSM 2017-01-15

PLAN MODIFICATIONS:
REVISED PER CLIENT COMMENTS DATE: 05-12-17

DIGGERS HOTLINE

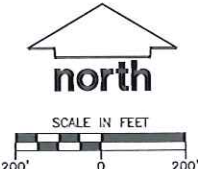
Call 811 or (800) 242-8511
10000 1st Ave S (252) 432-7313
Huntington Beach, CA 92648
www.DiggersHotline.com

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C2.0



JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

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- LANDSCAPE ARCHITECTURE

MILWAUKEE REGIONAL OFFICE
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WAUKESHA, WISCONSIN 53188
262.513.0655 PHONE | 262.513.1232 FAX

MADISON | MILWAUKEE
KENOSHA | APPLETON

www.jsdinc.com

SERVICES PROVIDED TO:
KVG BUILDING CORPORATION

802 NORTH 109TH STREET
MILWAUKEE, WI

PROJECT:
AMATO CHRYSLER / JEEP

PROJECT LOCATION:
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JSD PROJECT NO.: 16-7659

SEAL/SIGNATURE:

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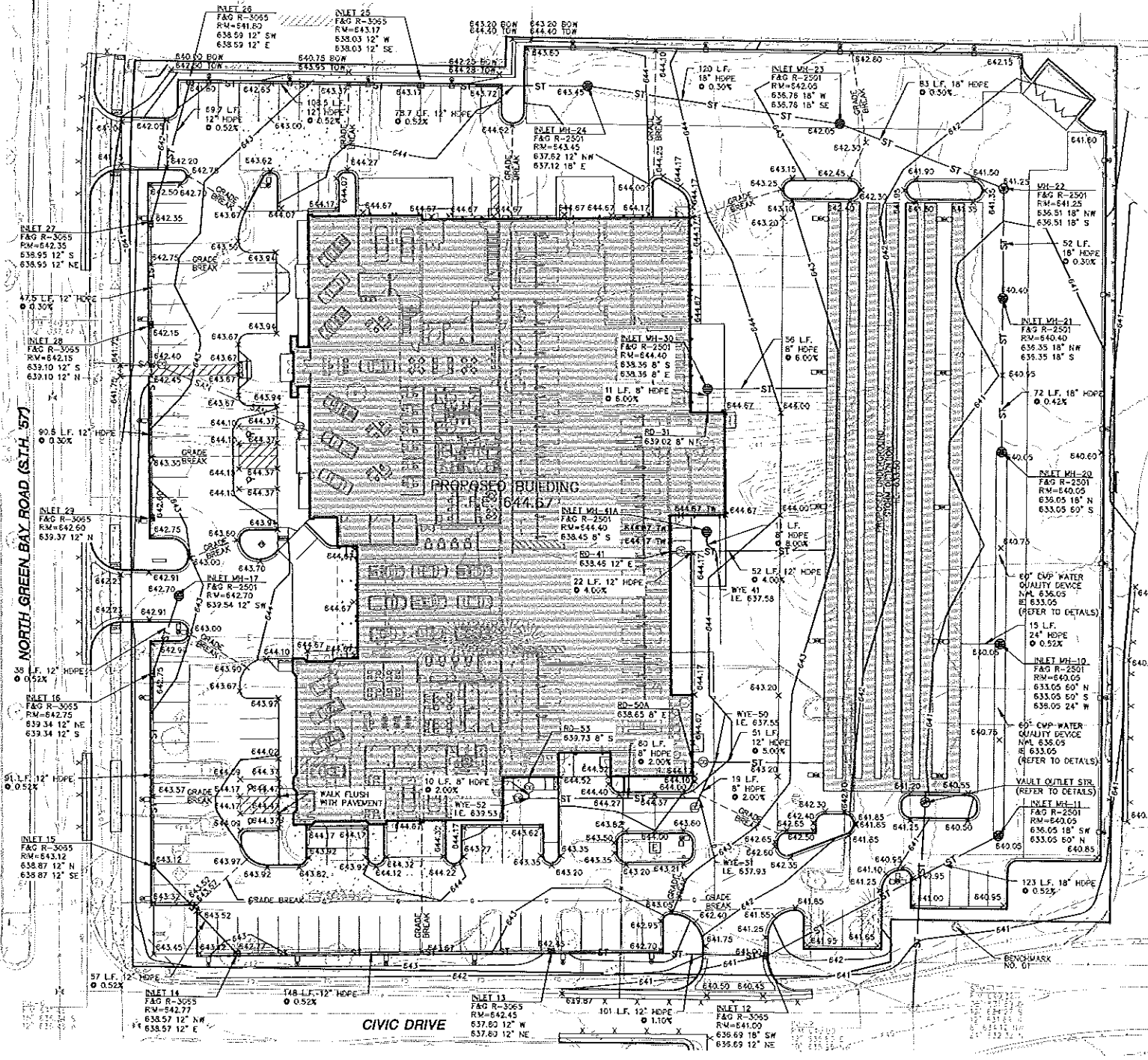
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SHEET TITLE:
SITE MAP EXHIBIT

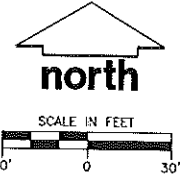
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CONSTRUCTION SITE SEQUENCE NOTES

- NORTH GREEN BAY ROAD
GLENDALE, WI
- ALL SITE GRADING WORK AND EROSION CONTROL EFFORTS SHALL BE PERFORMED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES AND APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
- STAGED OPERATIONS
1. INSTALL INLET PROTECTION AND TRACKING PAD AT ENTRANCE TO SITE.
 2. INSTALL Silt Fence/Filter Control AS SHOWN ON THE APPROVED CONSTRUCTION PLANS.
 3. CONDUCT DEMOLITION OF EXISTING SITE FEATURES.
 4. CONDUCT ROUGH GRADING EFFORTS.
 5. CONSTRUCT BUILDING FOOTING/FOUNDATIONS.
 6. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
 7. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF PAVEMENT, WALKS, ETC.
 8. THE CONTRACTOR SHALL TOPSOIL AND SEED DISTURBED PORTIONS OF THE SITE AS THEY ARE COMPLETED AS IS PRACTICAL.
 9. ALL OF THE EROSION CONTROL MEASURES FOR THE ENTIRE SITE MUST BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT IN ACCORDANCE WITH WISCONSIN DNR REQUIREMENTS AND AS REQUIRED BY THE CITY OF GLENDALE.



BENCHMARKS	
DESCRIPTION	ELEVATION
BENCHMARK #1: TOP BOLT OF THE HYDRANT LOCATED APPROXIMATELY 72.3' WEST FROM THE SOUTHEAST PROPERTY CORNER.	642.70
BENCHMARK #2: THE SOUTHEAST SECTION CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, T 8 N, R 22 E	630.48

GENERAL GRADING NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY THE FOLLOWING:
 - A. ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK.
 - B. LOCATION AND ELEVATION OF:
 - I. EXISTING PIPE INVERTS
 - II. FLOOR ELEVATIONS
 - III. CURBS OR PAVEMENT WHERE MATCHING INTO EXISTING WORK
 - IV. HORIZONTAL CONTROL BY REFERENCE TO KNOWN COORDINATES TO KNOWN PROPERTY LINES.
2. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
3. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED. MARKERS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
4. THIS GRADING PLAN IS BASED ON INFORMATION FROM MULTIPLE SOURCES. SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED GRADES MEET EXISTING. REVEAL ANY REQUIRED CHANGES WITH THE ENGINEER PRIOR TO CONSTRUCTION OF WORK.
5. GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT FLOODING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING EXISTING EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSATURATED SOILS CREATED/AGGRAVATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
6. PROPOSED CONTOURS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. ALL CONSTRUCTION SHALL BE BASED UPON PROPOSED SPOT ELEVATIONS, WHERE PROVIDED.
7. PIPE - ALL PIPE MATERIAL BENEATH STREET PAVEMENT SHALL BE REINFORCED CONCRETE PIPE. STORM SEWER OUTSIDE OF RIGHT-OF-WAY SHALL BE HIGH DENSITY POLYETHYLENE OR POLYVINYL CHLORIDE. REFER TO FOLLOWING SPECIFICATIONS:
 - A. REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM C-76, CLASS II (MANHOLE) WITH RUBBER GASKET JOINTS ASTM C-443.
 - B. HIGH DENSITY POLYETHYLENE SMOOTH-WALLED INTERIOR CORRUGATED PIPE SHALL BE AS MANUFACTURED BY ADS OR EQUAL, WITH WATER TIGHT JOINTS, MANHOLE "N" VALUE OF 0.010 AND SHALL MEET THE REQUIREMENTS OF ASTM D-3034, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.
 - C. POLYVINYL CHLORIDE PIPE (PVC) SHALL BE A SDR-35 PVC PIPE MEETING THE REQUIREMENTS OF ASTM D-3034, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.
8. INLETS AND FRAMES
 - A. INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF WISCONSIN ADMINISTRATIVE CODE COM W 82.35(8)3.
 - B. FRAMES AND GRATES SHALL BE GRAY IRON MATERIAL (PER ASTM A-48) OF STYLES / CATALOG NUMBERS AS INDICATED ON THESE CONSTRUCTION DRAWINGS.
9. MANHOLES AND FRAMES
 - A. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF WISCONSIN ADMINISTRATIVE CODE COM W 82.35(8)3b.
 - B. FRAMES AND LIDS SHALL BE GRAY IRON MATERIAL (PER ASTM A-48) OF STYLES/CATALOG NUMBERS AS INDICATED ON THESE CONSTRUCTION DRAWINGS. INTERNAL CHIMNEY SEALS SHALL BE CUREX SPECIALTY PRODUCTS, OR EQUAL.
10. CLEANOUTS - CLEANOUTS SHALL BE EQUIPPED WITH FROST SLEEVES IN ACCORDANCE WITH COM W 82.35(8)3c2. (REFER TO DETAIL).
11. BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS B BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL AND CLASS B BEDDING. LANDSCAPED AREAS MAY BE CLASS C BEDDING WITH COMPACTED SPOT BACKFILL CONFORMING TO SECTION 643.5 OF THE "STANDARD SPECIFICATIONS."
12. FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER AND SHALL BE INSPECTED BY THE CITY OF GLENDALE PRIOR TO BACKFILLING.
13. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE CORRUPTIONS OF ALL GRADING QUANTITIES. WHILE JSD ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
14. WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE CITY OF GLENDALE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN THE RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SD OFFICIALS.
15. REFER TO C5.0 FOR EROSION AND SEDIMENT CONTROL PLAN.

LEGEND

0	EXISTING 1" IRON PIPE FOUND	---	EXTERIOR PROPERTY LINE
1	EXISTING IRON PIPE FOUND (SIZE NOTED)	---	EXISTING STORM SEWER
2	EXISTING PAVEMENT FOUND	---	EXISTING SANITARY SEWER
3	EXISTING CONTROL POINT	---	EXISTING WATER MAIN
4	BENCHMARK	---	EXISTING GAS
5	SOIL BORING	---	EXISTING OVERHEAD UTILITIES
6	EXISTING FLAG POLE	---	EXISTING UNDERGROUND FIBER
7	EXISTING SIGN	---	EXISTING UNDERGROUND TELEP.
8	EXISTING SANITARY MANHOLE	---	EXISTING UNDERGROUND ELEC.
9	EXISTING CLEAN OUT	---	PROPOSED 5' CONTOUR
10	EXISTING HYDRANT	---	PROPOSED 1' CONTOUR
11	EXISTING WATER VALVE	---	PROPOSED STORM SEWER
12	EXISTING SPRINKLER VALVE BOX	---	PROPOSED SANITARY SEWER
13	EXISTING STORM MANHOLE	---	PROPOSED WATER MAIN
14	EXISTING ROUND CASTED INLET	---	PROPOSED GAS LINE
15	EXISTING SQUARE CASTED INLET	---	PROPOSED SANICUT
16	EXISTING CURB INLET	---	PROPOSED SPOT GRADE ELEVATION TOP OF PAVEMENT
17	EXISTING GAS VALVE	---	PROPOSED SPOT GRADE ELEVATION TOP OF FOUNDATION WALL
18	EXISTING MANHOLE - UNVERIFIED TYPE	---	PROPOSED SPOT GRADE ELEVATION TOP OF RETAINING WALL
19	EXISTING ELECTRIC MANHOLE	---	PROPOSED SPOT GRADE ELEVATION BOTTOM OF RETAINING WALL
20	EXISTING ELECTRIC PEDESTAL	---	PROPOSED SPOT GRADE ELEVATION TOP OF WALK
21	EXISTING ELECTRIC METER	---	
22	EXISTING ELECTRIC TRANSFORMER	---	
23	EXISTING LIGHT POLE	---	
24	EXISTING POWER POLE W/GUY	---	
25	EXISTING TRAFFIC SIGNAL	---	
26	EXISTING TELEPHONE MANHOLE	---	
27	EXISTING TELEPHONE PEDESTAL	---	
28	EXISTING DECIDUOUS TREE	---	
29	EXISTING CONIFEROUS TREE	---	
30	EXISTING BUSH	---	
31	PROPOSED STORM SEWER INLET	---	
32	PROPOSED CLEANOUT	---	

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KVG BUILDING CORPORATION

802 NORTH 109TH STREET
MILWAUKEE, WI

PROJECT:

AMATO CHRYSLER / JEEP

PROJECT LOCATION:
CITY OF GLENDALE
MILWAUKEE COUNTY, WI

JSD PROJECT NO.: 16-7659

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PLAN MODIFICATIONS:

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SHEET TITLE:

GRADING PLAN

SHEET NUMBER:

C3.0

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GENERAL UTILITY NOTES

- SANITARY SEWER AND WATERMAN CONSTRUCTION SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN", CURRENT EDITION, HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS".
- EXISTING UTILITY INFORMATION IS BASED ON DIGGER'S HOTLINE UNDERGROUND UTILITY LOCATIONS, FIELD SURVEY, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES.
- CONTACT DIGGER'S HOTLINE PRIOR TO ANY EXCAVATION. COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR SHALL FIELD VERIFY THE FOLLOWING:
 - ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK.
 - ELEVATION AND SIZE OF EXISTING UTILITIES.
 - FLOOR ELEVATIONS.
 - CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK.
 - HORIZONTAL CONTROL BY REFERRING SHOWN COORDINATES TO KNOWN PROPERTY LINES.
- NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
- BACKFLOW PREVENTION DEVICES AND THE DOMESTIC WATER METER(S) ARE LOCATED WITHIN THE BUILDING(S). REFER TO BUILDING PLANS.
- REFER TO BUILDING PLANS FOR EXACT LOCATIONS OF NEW UTILITY ENTRIES.
- ALL PROPOSED UTILITY INSTALLATIONS SHALL BE IN ACCORDANCE WITH CITY OF GLENDALE SPECIFICATIONS.
- ALL NON-METALIC PIPE SHALL HAVE 18 GAUGE TRACER WIRE ATTACHED PER COM 82.
- WATER MAIN SPECIFICATIONS
 - PIPE - WATER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) PIPE MEETING THE REQUIREMENTS OF ANNA STANDARD C-900, CLASS 150, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND GASKET JOINTS.
 - VALVES AND VALVE BOXES - GATE VALVES SHALL BE ANNA GATE VALVES MEETING THE REQUIREMENTS OF ANNA C-500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.
 - 10-GAUGE TRACER WIRE SHALL BE INSTALLED ALONG THE ENTIRE LENGTH OF ALL PRIVATE WATER MAINS, HYDRANT LEADS, FIRE DEPARTMENT CONNECTION LEADS AND LATERALS. THE TRACER WIRE SHALL BE EXTENDED TO THE SURFACE AT THE BUILDING WALL AND ALL OTHER SYSTEM LIMITS AND ENCLOSED IN A Riser BOX WITH "WATER ON THE COVER".
 - HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE CITY OF GLENDALE AND IN ACCORDANCE WITH FILE NO. 18 OF THE "STANDARD SPECIFICATIONS". THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 23-INCHES.
 - BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS, OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".
 - BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".
- SANITARY SEWER SPECIFICATIONS
 - PIPE - SANITARY SEWER PIPE MATERIAL SHALL BE 50R-26 POLYVINYL CHLORIDE (PVC) PIPE MEETING REQUIREMENTS OF ASTM D-3034, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.
 - BEDDING AND COVER MATERIAL - BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATIONS:

COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 6.43.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTION OF THESE MATERIALS, WITH CARE LEFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRING LINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT.
 - BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". SLURRY BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE SLURRY BACKFILL.
 - CLEANOUTS - CLEANOUTS SHALL BE EQUIPPED WITH FROST SLEEVES PER COM 82.35 (S)(A)2. (REFER TO DETAIL).
- FOR LOCATIONS WHERE THERE IS LESS THAN A FEET OF COVER OVER THE TOP OF THE SANITARY SEWER PIPE, THE SANITARY SEWER SHALL BE INSULATED IN ACCORDANCE WITH COM 82.36(1)(1)C.3. THIS WORK SHALL BE INCLUDED IN THE UNIT COST FOR SANITARY SEWERS.
- ALL SANITARY SEWER SHALL BE TESTED FOR EXFILTRATION OF AIR UNDER PRESSURE, INFILTRATION OF WATER, EXFILTRATION OF WATER, AND DEFLECTION FOR FLEXIBLE THERMOPLASTIC PIPE PER THE STANDARD SPECIFICATIONS.
- ALL UTILITY SERVICE CLEANOUTS ARE LOCATED WITHIN THE BUILDING, UNLESS SPECIFIED OTHERWISE. REFER TO BUILDING PLUMBING PLANS.

LEGEND

- EXISTING 1" IRON PIPE FOUND - EXISTING IRON PIPE FOUND (SIZE NOTED) - EXISTING PEX/HDPE PIPE FOUND - EXISTING CONTROL POINT - BENCHMARK - SOIL BORING - EXISTING FLAG POLE - EXISTING SIGN - EXISTING SANITARY MANHOLE - EXISTING CLEAN OUT - EXISTING HYDRANT - EXISTING WATER VALVE - EXISTING SPRINKLER VALVE BOX - EXISTING STORM MANHOLE - EXISTING ROUND CASTED INLET - EXISTING SQUARE CASTED INLET - EXISTING CURB INLET - EXISTING GAS VALVE - EXISTING MANHOLE - UNVERIFIED TYPE - EXISTING ELECTRIC MANHOLE - EXISTING ELECTRIC PEDESTAL - EXISTING ELECTRIC METER - EXISTING ELECTRIC TRANSFORMER - EXISTING LIGHT POLE - EXISTING POWER POLE W/DIY - EXISTING TRAFFIC SIGNAL - EXISTING TELEPHONE MANHOLE	- EXISTING PROPERTY LINE - EXISTING STORM SEWER - EXISTING SANITARY SEWER - EXISTING WATER MAIN - EXISTING GAS - EXISTING OVERHEAD UTILITIES - EXISTING UNDERGROUND FIBER - EXISTING UNDERGROUND TELEP. - EXISTING UNDERGROUND ELEC. - EXISTING TELEPHONE PEDESTAL - EXISTING DECIDUOUS TREE - EXISTING CONIFEROUS TREE - EXISTING BUSH - PROPOSED 5' CONTOUR - PROPOSED 1' CONTOUR - PROPOSED STORM SEWER - PROPOSED SANITARY SEWER - PROPOSED WATERMAN - PROPOSED GAS LINE - PROPOSED SAWCUT - PROPOSED STORM SEWER INLET - PROPOSED CLEANOUT
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BENCHMARKS

DESCRIPTION	ELEVATION
BENCHMARK #1: TOP BOLT OF THE HYDRANT LOCATED APPROXIMATELY 72.3' WEST FROM THE SOUTHEAST PROPERTY CORNER.	642.70
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SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C4.0

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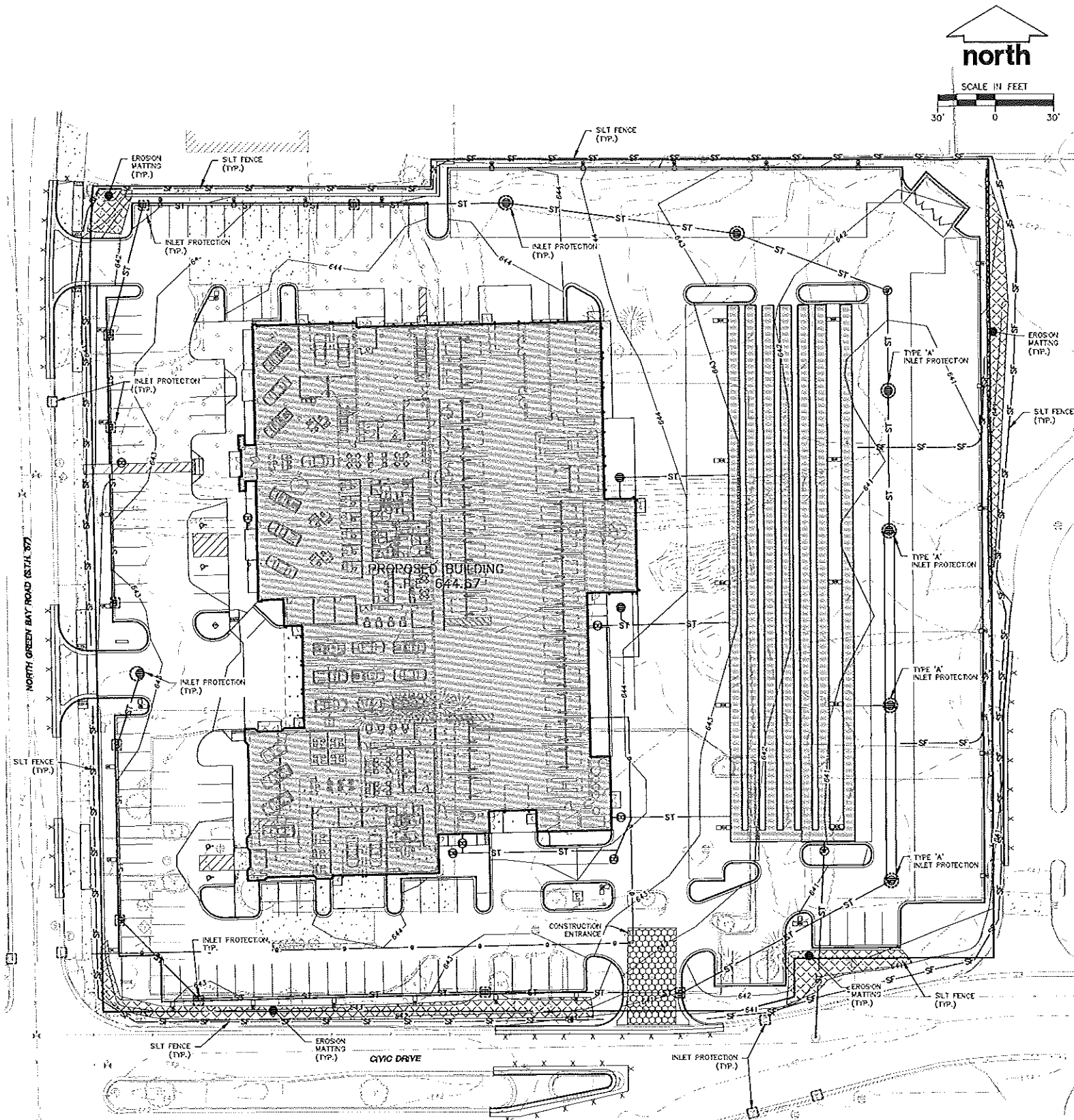
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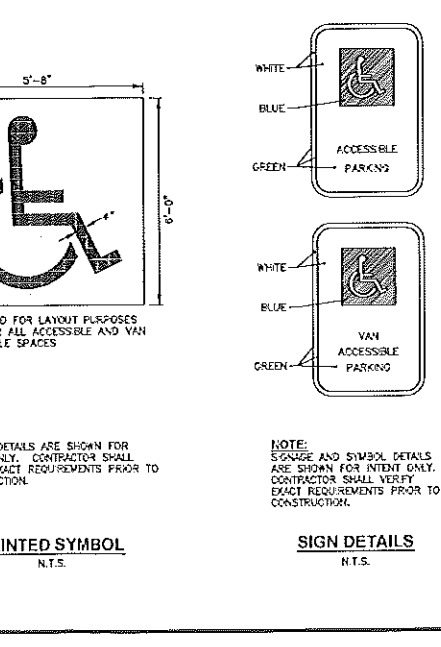
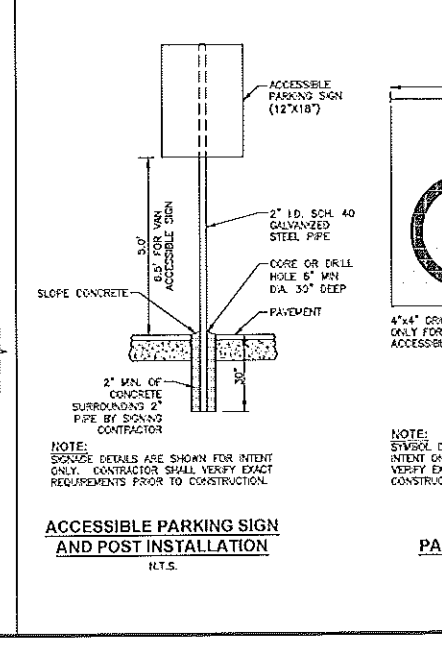
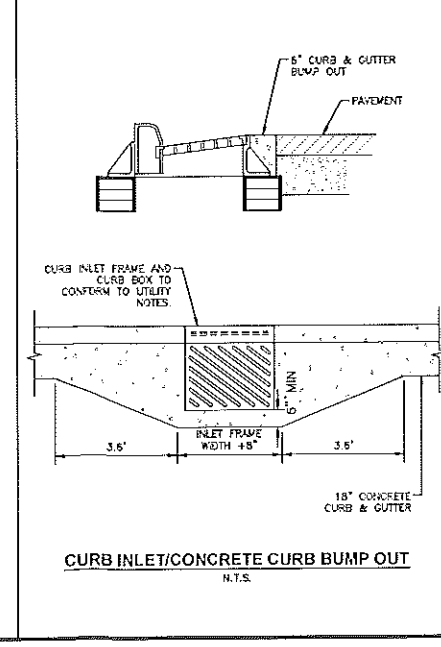
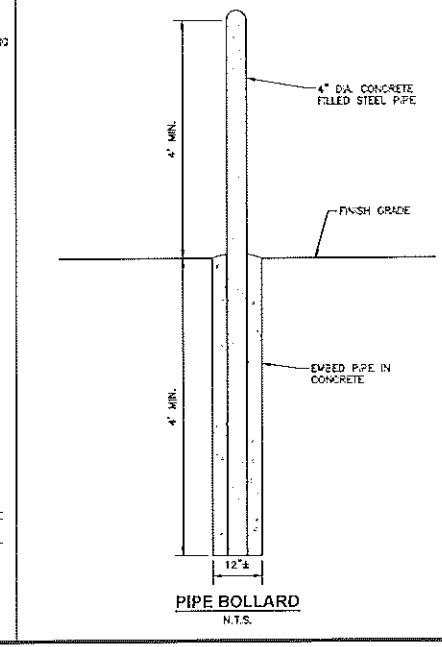
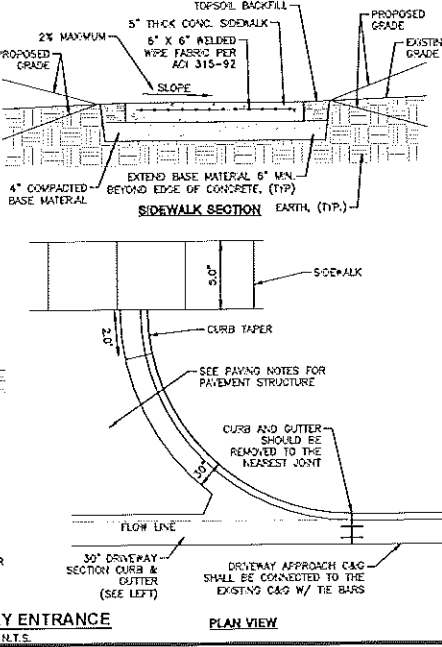
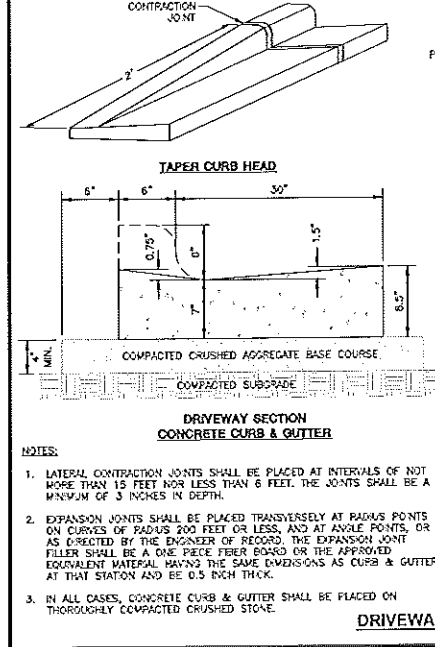
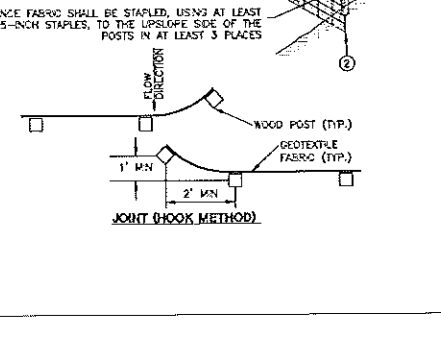
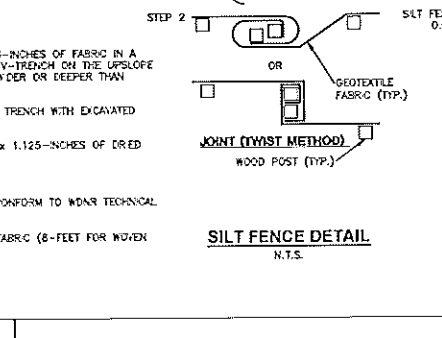
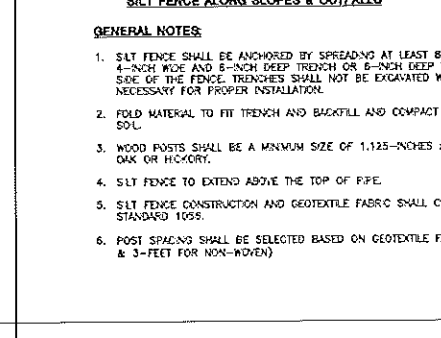
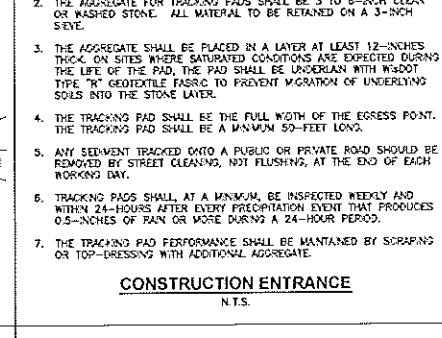
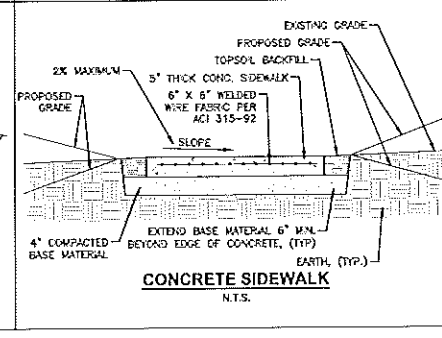
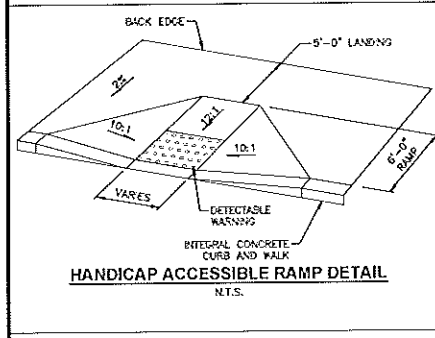
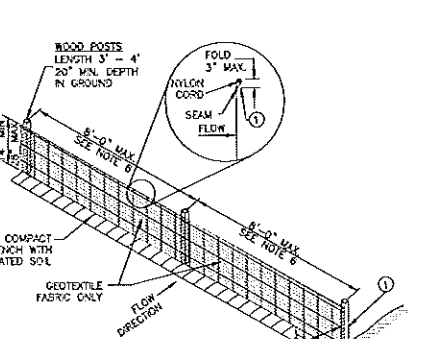
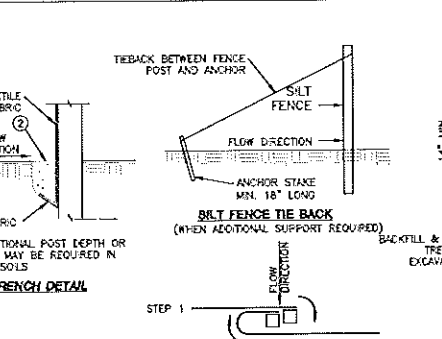
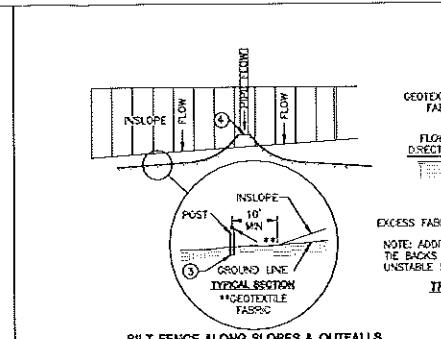
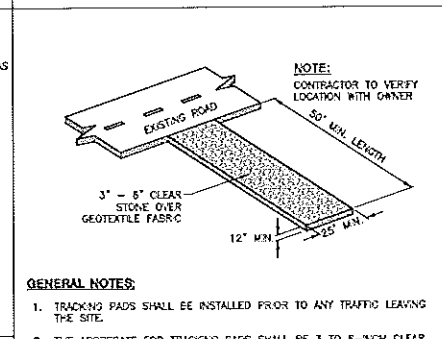
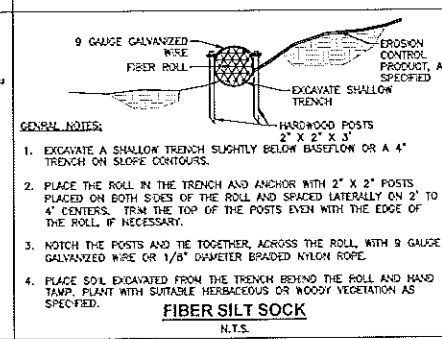
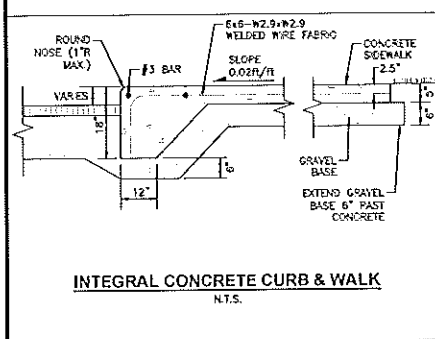
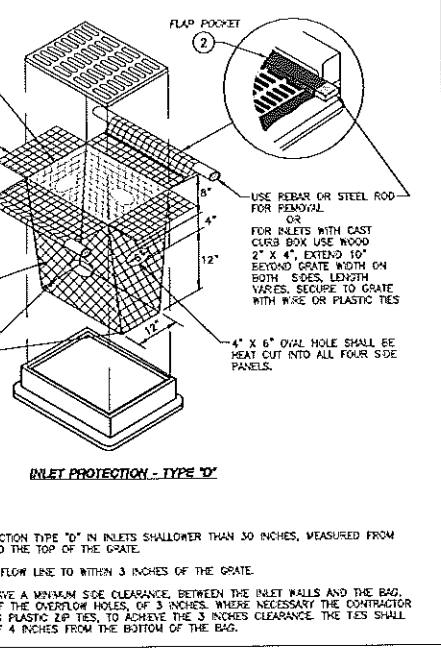
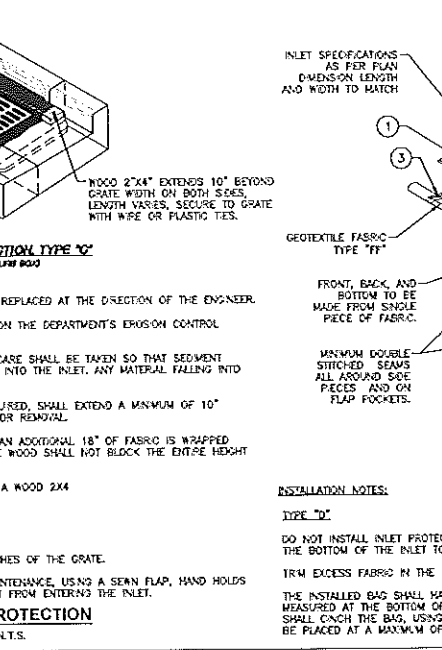
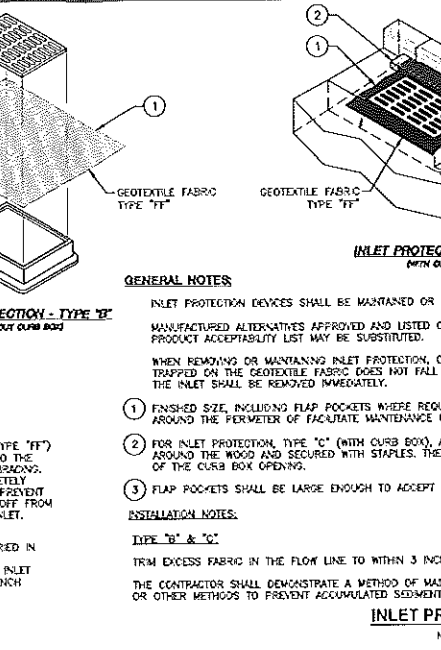
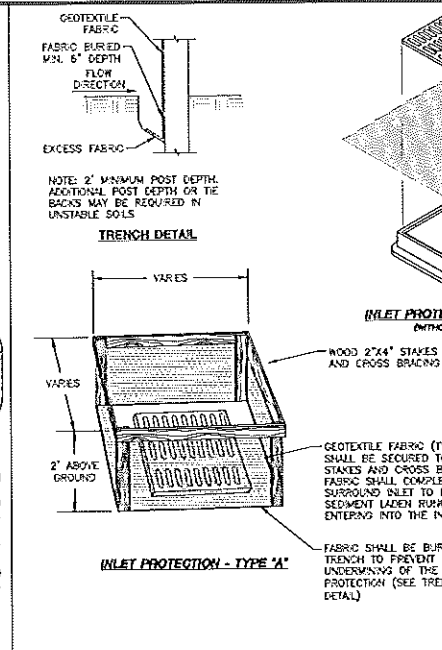
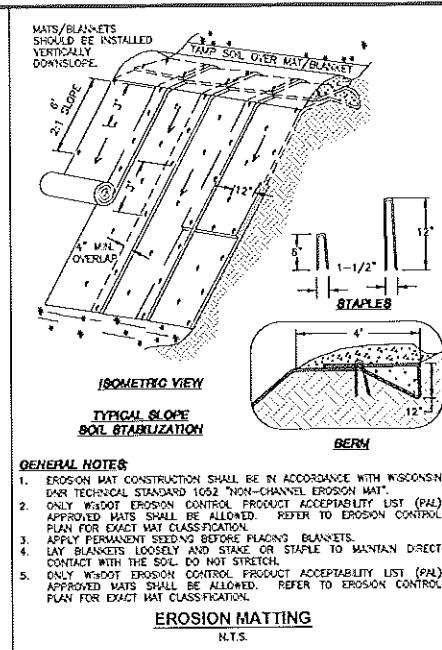
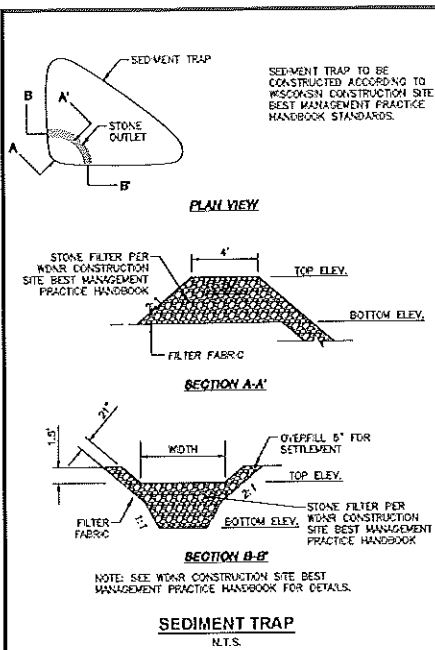
SHEET TITLE:
**EROSION AND
SEDIMENT CONTROL
(PHASE 2)**

SHEET NUMBER:
C5.1



BENCHMARKS

DESCRIPTION	ELEVATION
BENCHMARK #1: TOP BOLT OF THE HYDRANT LOCATED APPROXIMATELY 72.5' WEST FROM THE SOUTHEAST PROPERTY CORNER.	642.70
BENCHMARK #2: THE SOUTHEAST SECTION CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, T 8 N, R 22 E	650.48



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JSD PROJECT NO.: 16-7659

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DESIGN BY: AFM 2017-01-18
DRAWN BY: AFM 2017-01-18
CHECKED BY: LJ 2017-01-18

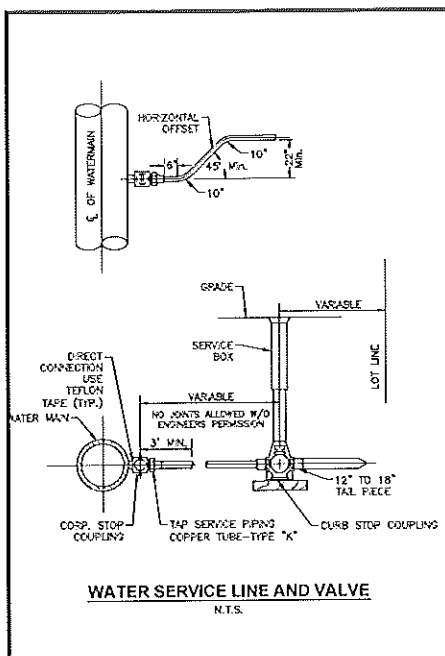
PLAN MODIFICATIONS:

REVISED PER CLIENT COMMENTS	DATE
	05-12-17

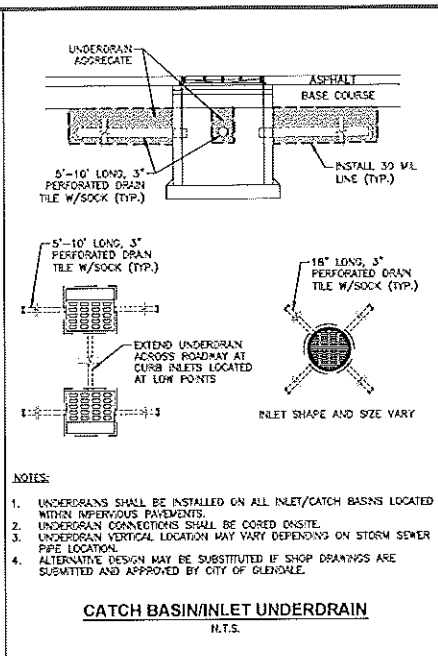
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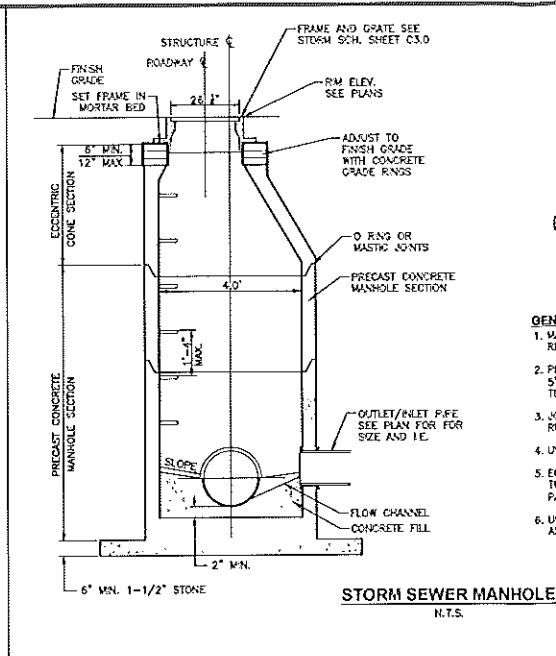
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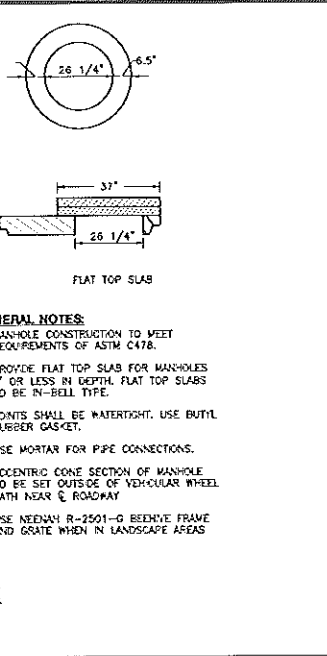
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N.T.S.



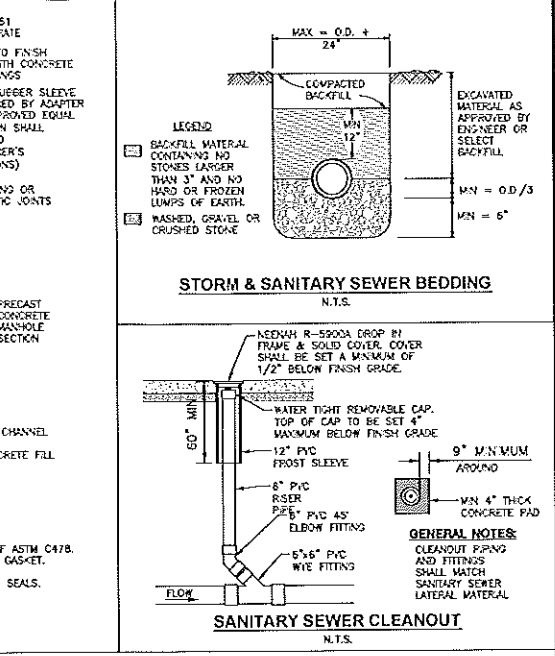
CATCH BASIN/INLET UNDERDRAIN
N.T.S.



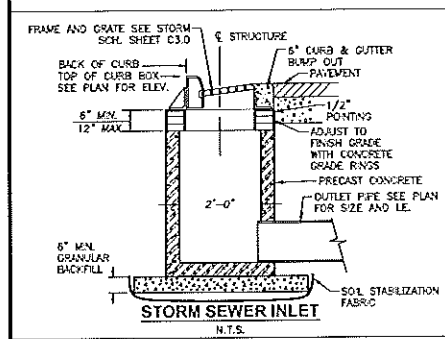
STORM SEWER MANHOLE
N.T.S.



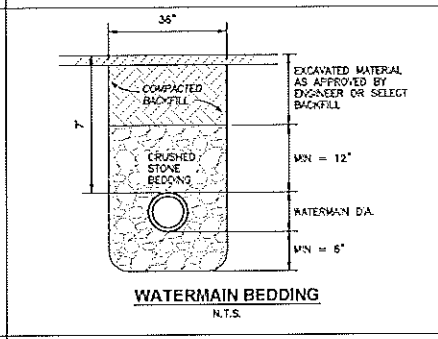
SANITARY SEWER MANHOLE
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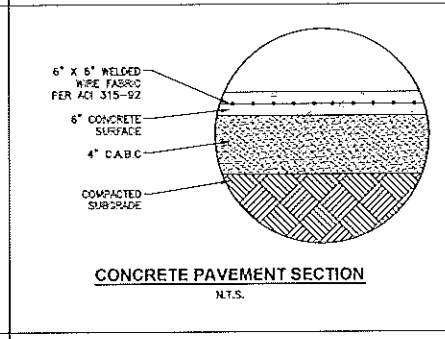
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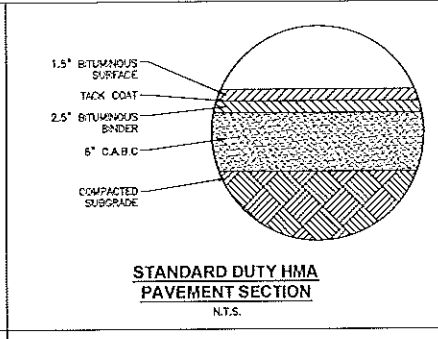
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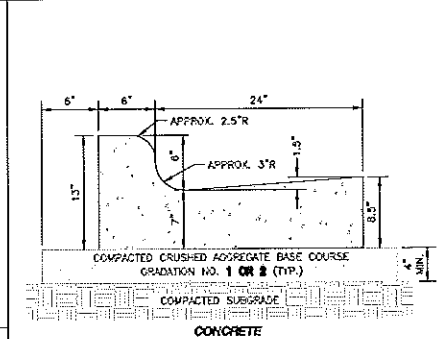
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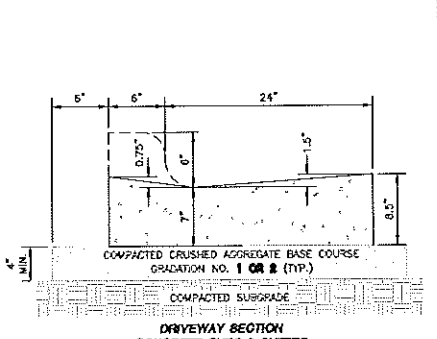
CONCRETE PAVEMENT SECTION
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STANDARD DUTY HMA PAVEMENT SECTION
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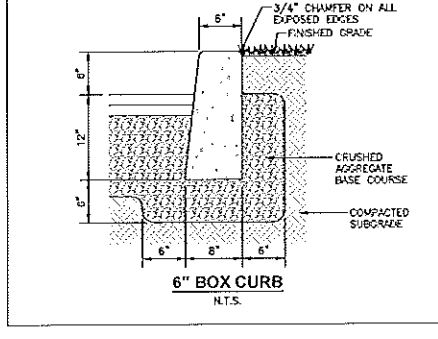
CONCRETE CURB & GUTTER
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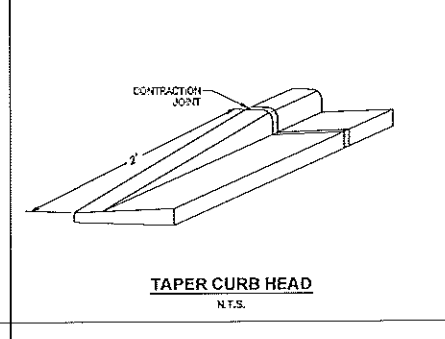
DRIVEWAY SECTION CONCRETE CURB & GUTTER
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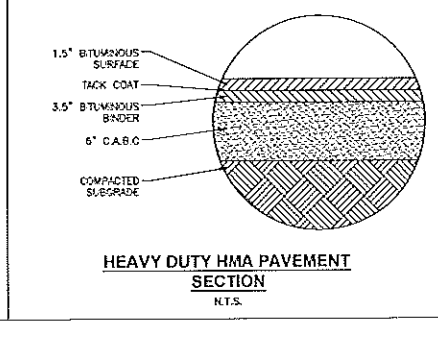
6" BOX CURB
N.T.S.



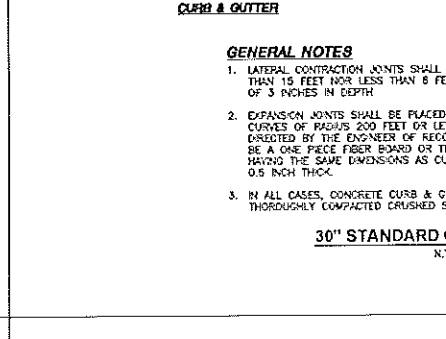
TAPER CURB HEAD
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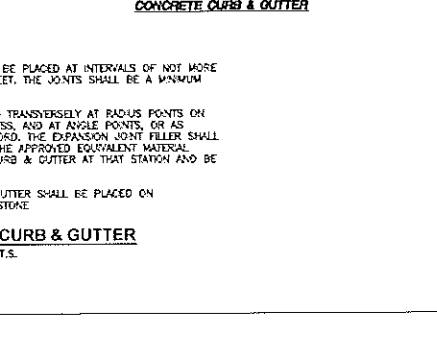
HEAVY DUTY HMA PAVEMENT SECTION
N.T.S.



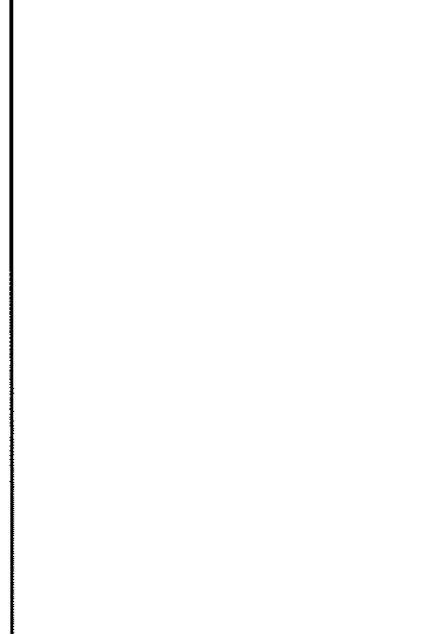
30" STANDARD CURB & GUTTER
N.T.S.



CONCRETE LOW SIDE CURB & GUTTER
N.T.S.



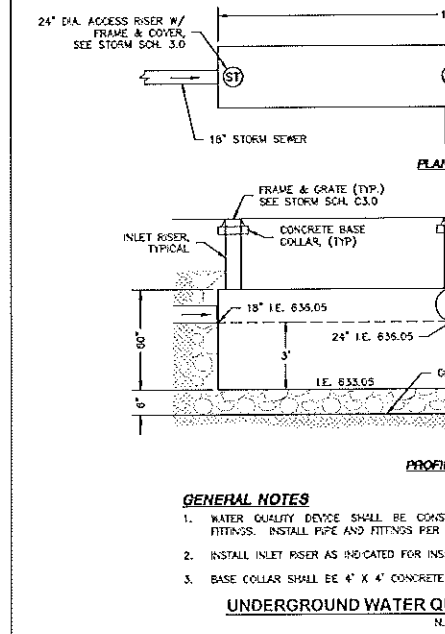
CONCRETE HIGH SIDE CURB & GUTTER
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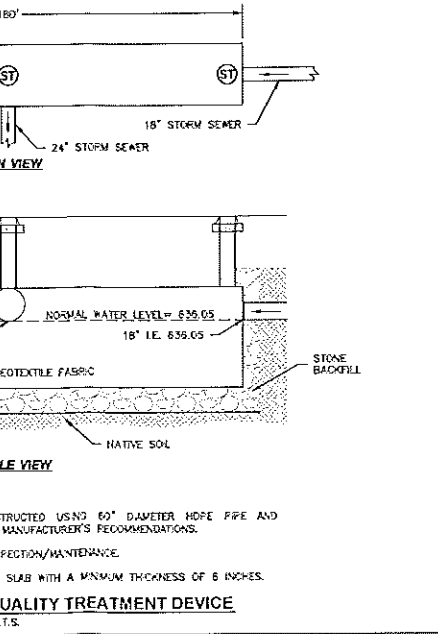
UNDERGROUND WATER QUALITY TREATMENT DEVICE
N.T.S.



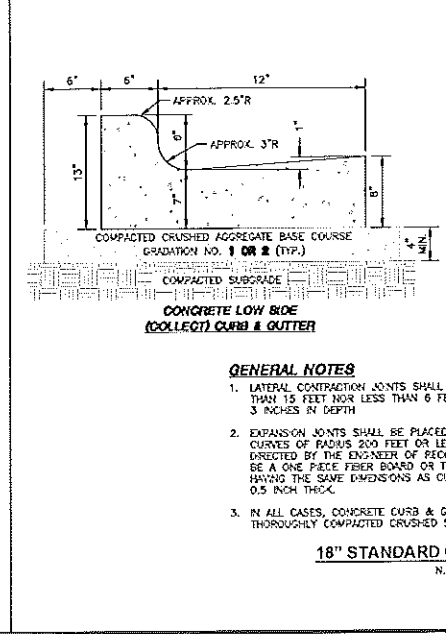
18" STANDARD CURB & GUTTER
N.T.S.



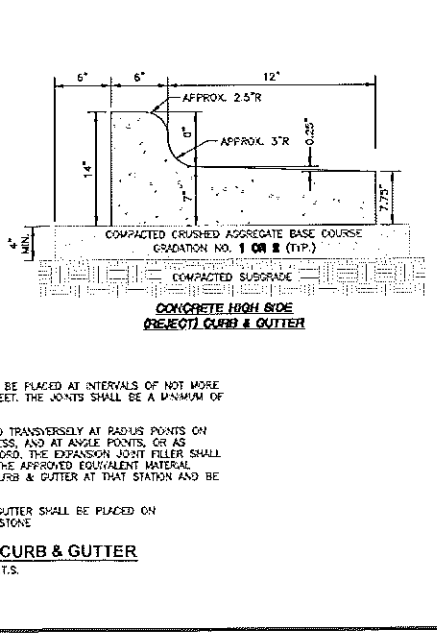
18" STORM SEWER
N.T.S.



24" STORM SEWER
N.T.S.



18" STORM SEWER
N.T.S.



24" STORM SEWER
N.T.S.

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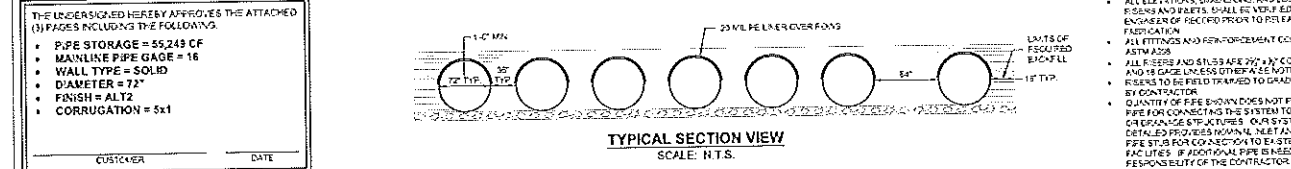
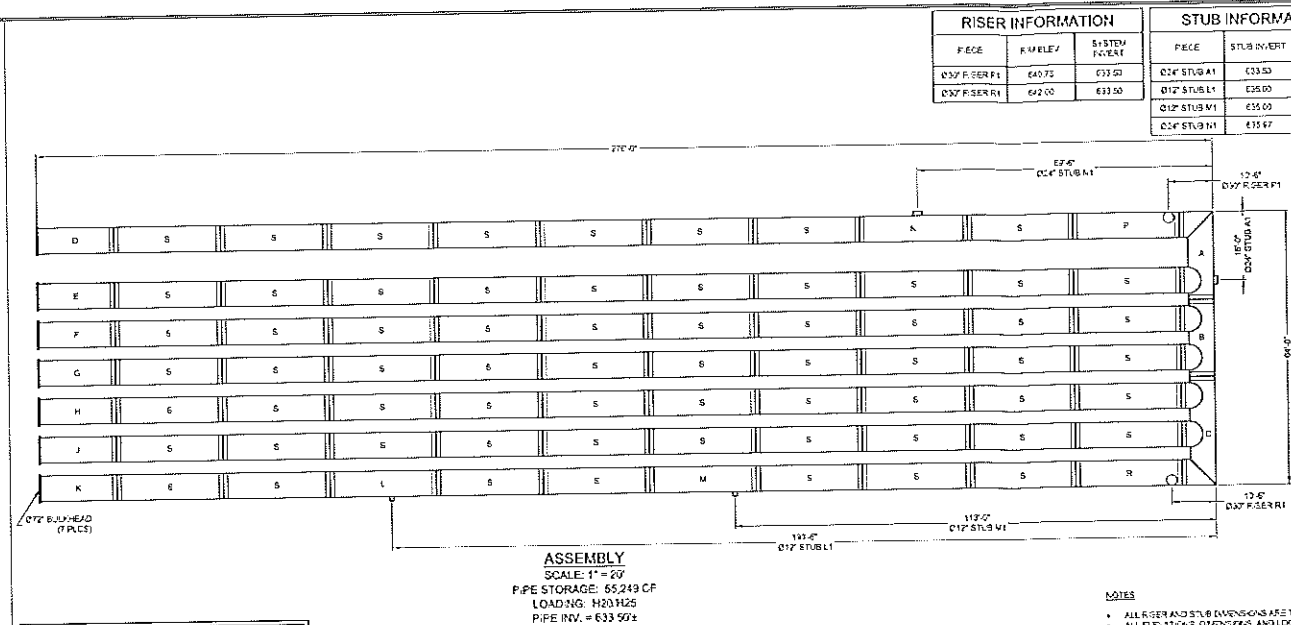
DESIGN BY: AFM 2017-01-15
DRAWN BY: AFM 2017-01-15
CHECKED BY: RJJ 2017-01-15

PLAN MODIFICATION: DATE:
REVISED PER CLIENT COMMENTS: 05-12-17

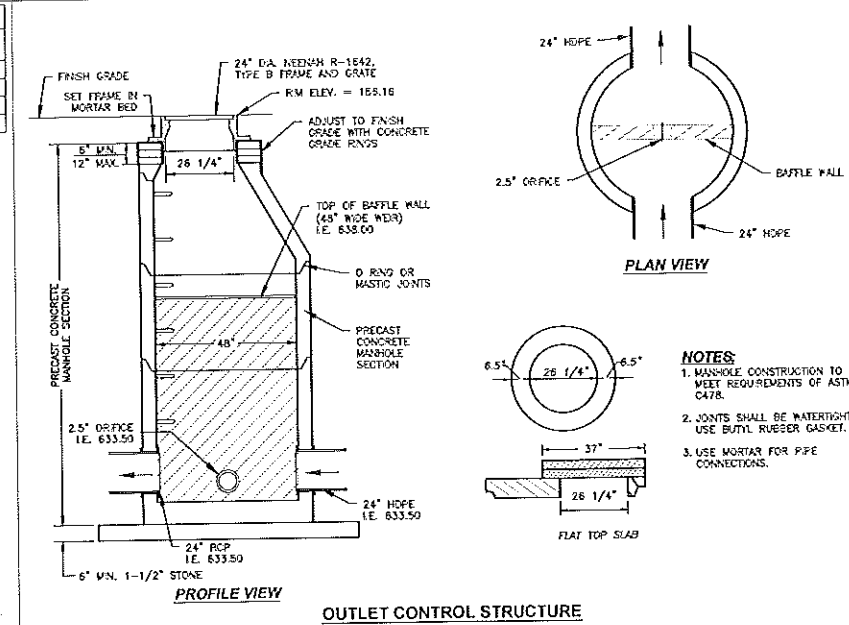
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SHEET TITLE:
DETAILS AND NOTES

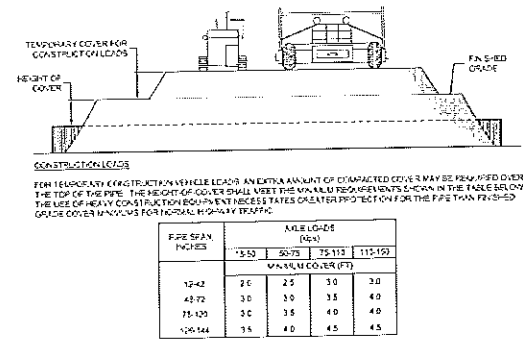
SHEET NUMBER:
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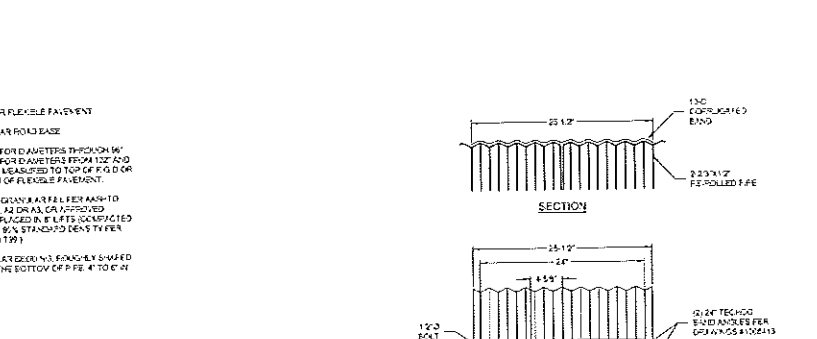
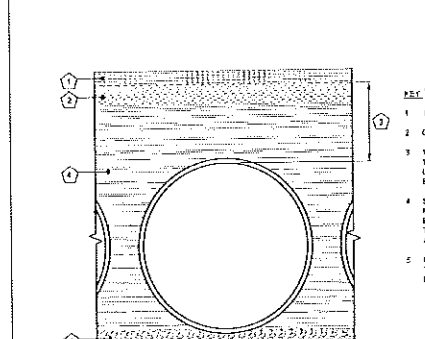
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DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
11/11/11	DESIGN	CONTECH	11/11/11	DESIGN	CONTECH
11/11/11	DESIGN	CONTECH	11/11/11	DESIGN	CONTECH



REINFORCING TABLE			
Ø CUP RISER	A	Ø B	REINFORCING
24"	Ø 4" x 14'	24"	#5 @ 12" O.C. MIN. 1500
36"	Ø 4" x 14'	36"	#5 @ 12" O.C. MIN. 2250
48"	Ø 4" x 14'	48"	#5 @ 12" O.C. MIN. 2250
60"	Ø 4" x 14'	60"	#5 @ 12" O.C. MIN. 2250
72"	Ø 4" x 14'	72"	#5 @ 12" O.C. MIN. 2250
84"	Ø 4" x 14'	84"	#5 @ 12" O.C. MIN. 2250
96"	Ø 4" x 14'	96"	#5 @ 12" O.C. MIN. 2250
108"	Ø 4" x 14'	108"	#5 @ 12" O.C. MIN. 2250
120"	Ø 4" x 14'	120"	#5 @ 12" O.C. MIN. 2250



CONSTRUCTION LOADING DIAGRAM
SCALE: N.T.S.

REINFORCING TABLE

Ø CUP RISER	A	Ø B	REINFORCING	BEARING PRESSURE (PSF)
24"	Ø 4" x 14'	24"	#5 @ 12" O.C. MIN. 1500	2500
36"	Ø 4" x 14'	36"	#5 @ 12" O.C. MIN. 2250	2250
48"	Ø 4" x 14'	48"	#5 @ 12" O.C. MIN. 2250	2250
60"	Ø 4" x 14'	60"	#5 @ 12" O.C. MIN. 2250	2250
72"	Ø 4" x 14'	72"	#5 @ 12" O.C. MIN. 2250	2250
84"	Ø 4" x 14'	84"	#5 @ 12" O.C. MIN. 2250	2250
96"	Ø 4" x 14'	96"	#5 @ 12" O.C. MIN. 2250	2250
108"	Ø 4" x 14'	108"	#5 @ 12" O.C. MIN. 2250	2250
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11/11/11	DESIGN	CONTECH

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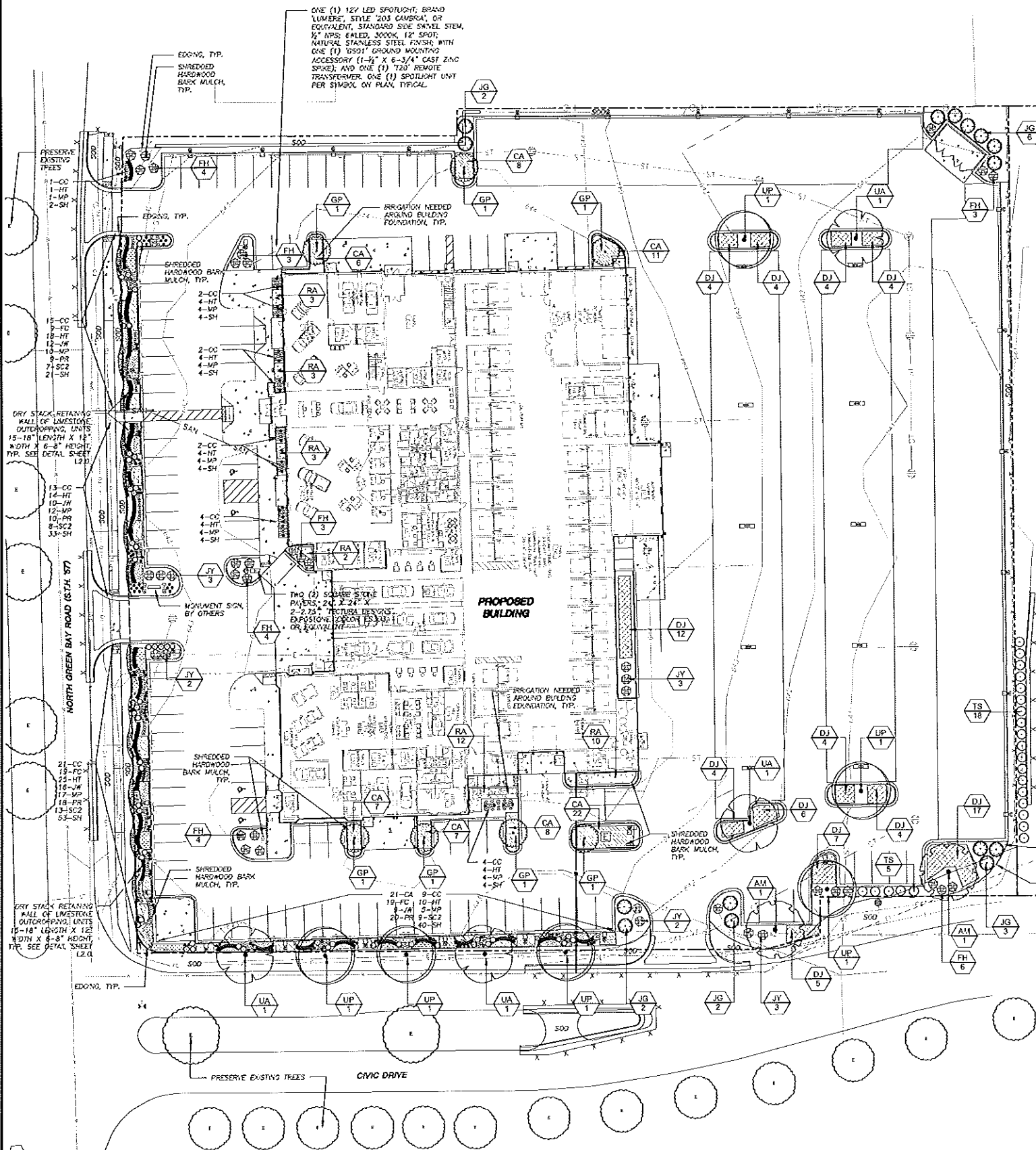
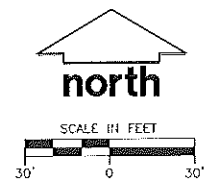
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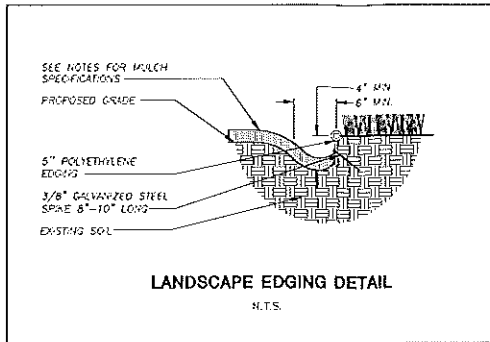
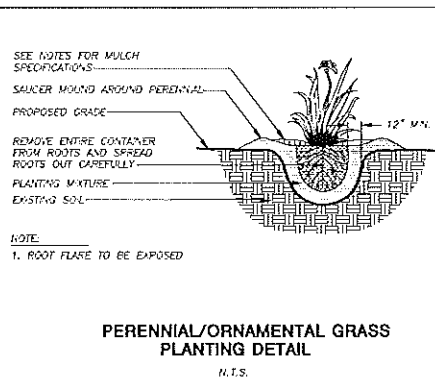
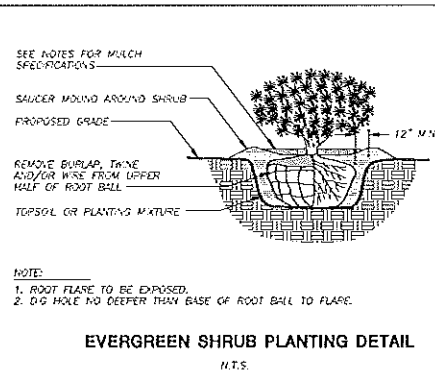
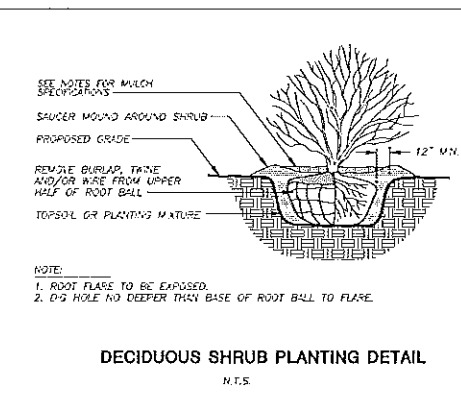
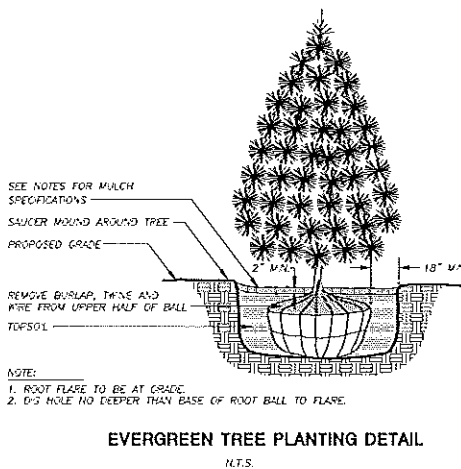
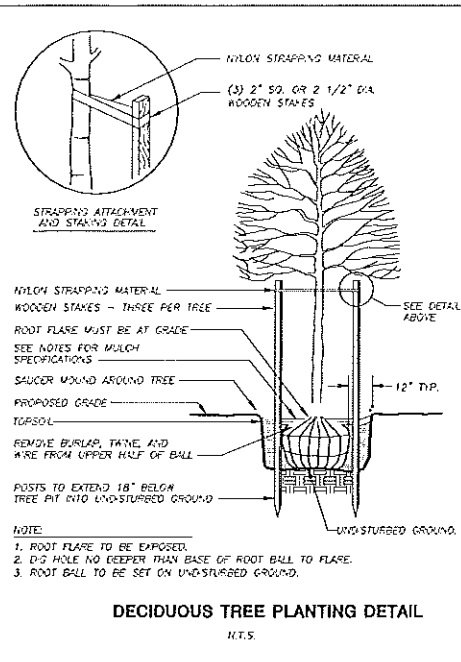
PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	MATURE HT	MATURE SP	QTY	
	AM	Acer saccharum 'Morton' / Creosendo Maple	B & B	2.5' Cal	45'	40'	2	
	GP	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo	B & B	2.5' Cal	40'	15'	7	
	JG	Juniperus virginiana 'Glaucocarpa' / Eastern Red Cedar	B & B	6 ft tall min.	25'	8'	15	
	TS	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	B & B	6 ft tall min.	20'	5'	23	
	UP	Ulmus americana 'Princeton' / American Elm	B & B	2.5' Cal	70'	50'	6	
	UA	Ulmus x 'Acolade' / Acolade Elm	B & B	2.5' Cal	70'	60'	4	
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE AT PLANTING	MATURE HT	MATURE SP	QTY	
	FH	Forsythia x 'Happy Centennial' / Forsythia	2 gal	POT	2'	5'	27	
	JY	Juniperus horizontalis 'Youngstown' / Creeping Juniper	2 gal	POT	1'	5'	13	
ANNUAL PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE AT PLANTING	MATURE HT	MATURE SP	QTY	
	CC	Cornopsis x 'Crima Brulee' / Crima Brulee Tickseed	1 Quart	POT	1.5'	2'	74	
	HT	Helianthus autumnalis 'Tie Dye' / Sneezeweed	1 Quart	POT	2.5'	2'	63	
	MP	Monarda x 'Pink Lace' / Dwarf Bee Balm	1 Quart	POT	1.5'	2'	67	
GRASSES	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE AT PLANTING	MATURE HT	MATURE SP	QTY	
	PR	Panicum virgatum 'Rodehorstbush' / Rodehorstbush Switch Grass	1 Quart	POT	4'	3'	57	
	SH	Sporobolus heterostachys / Prairie Dropseed	1 Quart	POT	1.5'	1.5'	169	
SHRUB AREAS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE AT PLANTING	MATURE HT	MATURE SP	SPACING	QTY
	CA	Ceanothus americanus / New Jersey Tea	1 quart	Pot	2'	2.5'	48" o.c.	91
	DJ	Dianella ionocera 'Jewel' / Jewel Bush Honeyuckle	1 gal	Pot	3'	3'	60" o.c.	75
	FC	Forsythia x 'Indamedia' 'Goudgeou' / Golden Peep Forsythia	1 gal	1.5'	2'	2.5'	36" o.c.	47
	JW	Juniperus horizontalis 'Wilson' / Blue Rug Juniper	1 gal	6"	0.5'	8"	48" o.c.	46
	RA	Ribes alpinum / Alpine Currant	2 gal	Pot	3'	3'	48" o.c.	34
	SC2	Symphoricarpos x chanaulii 'Hancock' / Hancock Cornberry	1 gal	1.5'	2'	8"	48" o.c.	37
	EXISTING TREE							

LEGEND

---	PROPERTY LINE	---	EDGE OF PAVEMENT
---	PROPOSED 1 FOOT CONTOUR	---	FENCE LINE
---	PROPOSED 5 FOOT CONTOUR	---	STANDARD CURB AND GUTTER
---	SEWER	---	PROPOSED CONCRETE
---	WATER	---	
---	ELECTRIC	---	
---	GAS	---	
---	RIGHT-OF-WAY	---	
---	EASEMENT LINE	---	





CONTRACTOR AND OWNER RESPONSIBILITY NOTES

1. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE IDENTICAL TO THE ORIGINALS AS FAR AS POSSIBLE. REPAIRS REQUIRED BY OWNER SHALL BE COMPLETED IMMEDIATELY. REPAIRS SHALL INCLUDE: REPLANTING, PRUNING, FERTILIZING, MULCHING, AND WATERING AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRONGHOLD GUARANTEE FOR ALL TREES.

2. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DELIVERY AND PLACEMENT AND SHALL COORDINATE ALL FINAL GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.

3. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDING AREAS AND SOODED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FULL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS PRIOR TO PROJECT COMPLETION. IT IS ALSO RESPONSIBLE FOR ANnuAL PRUNING OF PLANT MATERIALS, AND WATERING AND/OR REGROWTH OR SUPPLEMENT OF DEFICIENT SHREDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LANDSCAPE AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.

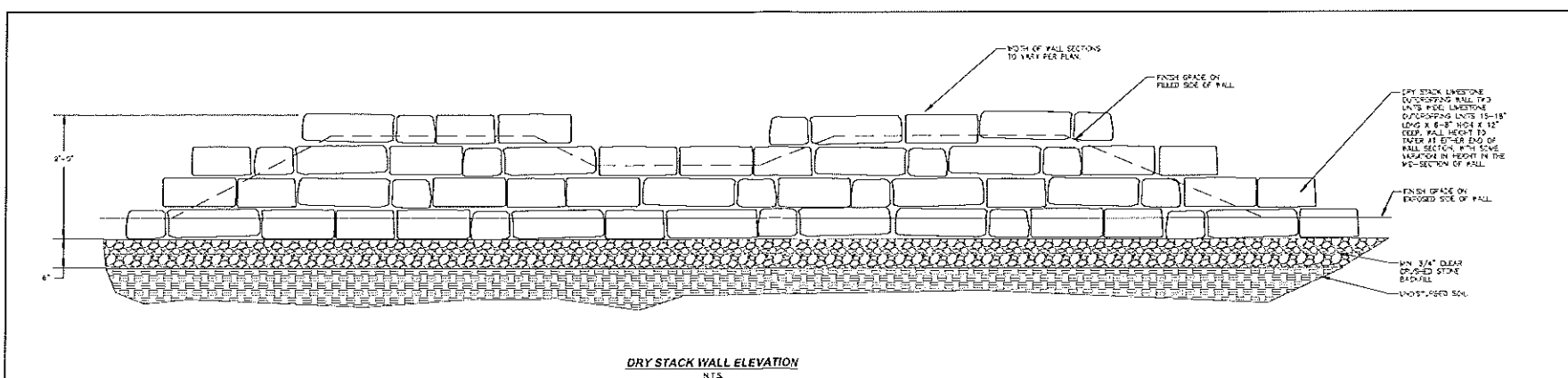
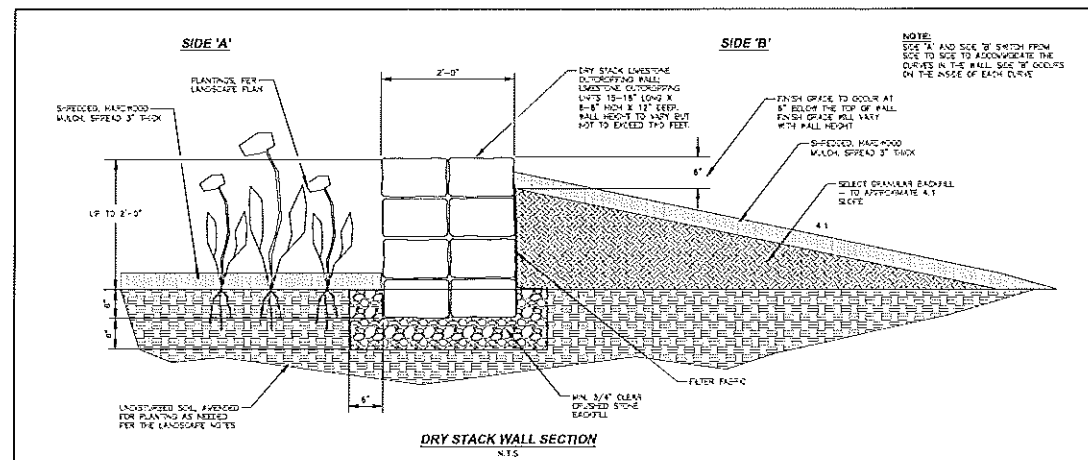
4. MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND NEED BARREN RASPS AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

GENERAL NOTES

- [illegible]

LANDSCAPE MATERIAL NOTES

1. MATERIALS - SOIL: PLANTING SOIL SHALL MEET THESE REQUIREMENTS:
A. PLANTING AREAS = 24"
B. TREE PITS = SET DETAILS
2. PLANTING SOIL TO BE A MINIMUM 24" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRAGILE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOKINS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE DELIVERED TO MEET THESE SPECIFICATIONS. CONTRACTOR TO OBTAIN REPRESENTATIVE SAMPLE PRIOR TO PLACEMENT NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL ADJUSTMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
3. MATERIALS - SHREDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED HEEF FREE SHREDED HARDWOOD BARK MULCH OVER ALL PLANTING AREAS. SHREDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WYOMING REQUIREMENTS. SHREDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE MULCH. SEE: BARREN ZONE.
4. MATERIALS - LIMESTONE ROCK OUTCROPPINGS: LIMESTONE ROCK OUTCROPPINGS OF LOCAL SOURCE SHALL BE OF VARIOUS SIZES RANGING FROM 18" TO 18" IN LENGTH BY 12" WIDE (DEEP) BY 6-8" HIGH (THICK).
5. MATERIALS - EDGERS: EDGERS SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
6. MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDER OR SPOONED LAMI AREAS TO BE INSTALLED WITH A MINIMUM 5' DIAMETER SHREDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 4 INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOULDER CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5" DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A FIRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TORQUALLY APPLIED TO FINISHED INSTALLATION OF TREE RING.
7. MATERIALS - STONE PAVERS: STONE PAVERS TO BE 24"-X-24" SQUARE AND 2 TO 2-3/4" THICK PER MANUFACTURER SPECIFICATIONS. TECTURA DESIGN'S EXPOSITION, COLOR E5393, OR EQUIVALENT. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
8. MATERIALS SOO: ALL AREAS SPECIFIED ON PLAN FOR THESE NOTES. TURFACESS SOO: CLASS OF TURFACESS SOO SHALL BE PREMIUM GRASS-TOLERANT TURFACESS SOO. ANY OTHER TYPE OF SOO CUTTING IS ACCEPTABLE. TURFACESS SOO MAY BE MACHINE CUT AT A UNIFORM THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFACESS SOO SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36-48 INCHES) AND LENGTH. BROWN PADS AND TORN OR UNEVEN EDGES WILL NOT BE ACCEPTED. STANDARD SIZE SECTIONS OF TURFACESS SOO SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP WITHOUT DAMAGE. TURFACESS SOO SHALL NOT BE HARVESTED OR TRANSPORTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET, AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOO STAYS ALIVE AND ROOTS INTO THE CONTACTOR. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOO UNTIL THE END OF YEAR ONE BY WHICH TIME TURFACESS SOO SHALL BE HARVESTED, QUARANTINED, AND REINSTALLED DURING A PERIOD OF 24 MONTHS. TURFACESS SOO SHALL BE RELATIVELY FREE OF THATCH, UP TO 1.5 INCH ALLOWABLE (UNCOMPRESSED). TURFACESS SOO SHALL BE READILY FREE (10 FEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL-BORNE INSECTS. ALL TURFACESS SOO SHALL BE FREE OF CRASSY AND BROAD LEAF WEEDS. THE SOO SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOO IS INSTALLED.
9. MATERIALS: LANDSCAPE LIGHTING: ONE (1) SPOTLIGHT ASSEMBLY PER SYMBOL ON PLAN. SPOTLIGHT ASSEMBLY SHALL BE COMPOSED OF ONE (1) CORDON LIGHTING ASSEMBLY AND ONE (1) REMOTE TRANSFORMER, AND ONE (1) LED LIGHT AS POSITIONED ON PLAN. SPOTLIGHT TO CONSIST OF "LUMENS" BRAND, 200 CANISTER STYLE LIGHT. FREQUENCY AND LOCATION OF LIGHT TO BE ADVISED IN THE FIELD TO MAXIMIZE LIGHTING EFFECT ON EACH AREA.



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MILWAUKEE, WI

PROJECT:

AMATO
CHRYSLER / JEEP

PROJECT LOCATION:

CITY OF GLENDALE
MILWAUKEE COUNTY, WI

JSD PROJECT NO.:

16-7659

SEAL/SIGNATURE:

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DESIGN BY: YAS	2016-01-12
DRAWN BY: YAS	2016-01-12
CHECKED BY: J.L.J	2016-01-12

PLAN MODIFICATIONS:	DATE:
REVISED PER CLIENT COMMENTS	05-12-11

RT WITH/OUT

OR IN PART

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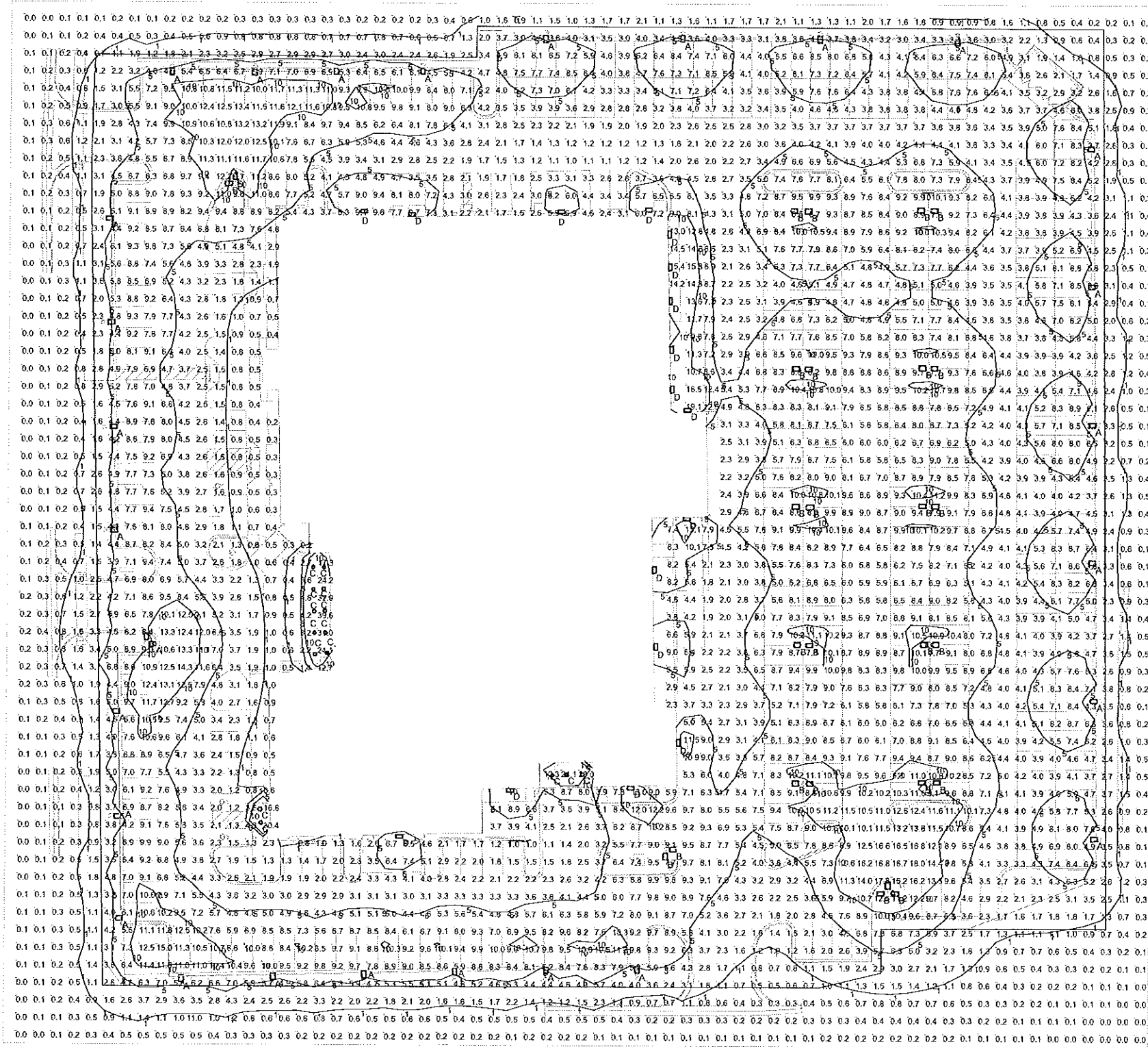
LANDSCAPE NOTES,
SPECIFICATIONS,
AND DETAILS

SHEET NUMBER:

L2.0

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Watts
	A	23	GE LIGHTING SOLUTIONS	BALFO1_FIA F50	BALFO1 EVOLVED AREA	LED	1	15000	1	135
	B	27	GE LIGHTING SOLUTIONS	BALFO1_FSS M750	BALFO1 EVOLVED AREA	LED	1	15000	1	140
	C	15	Reflector: ADVANSIX K Fixture: DMR25MAXX MAXX	Mission DLM Fixture Em Round Narrow	Mission DLM 2000 Lumens		1	1670	1	32
	D	17	GE LIGHTING SOLUTIONS	EVS2_CTE1 S2 120-277V	EvoLED Area Light - Scalable - Wall Pack	LED	1	4300	1	51

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	4.7 ft	33.6 ft	0.4 ft	89	11.75



PHOTOMETRIC SITE PLAN
SCALE: 1" = 30'

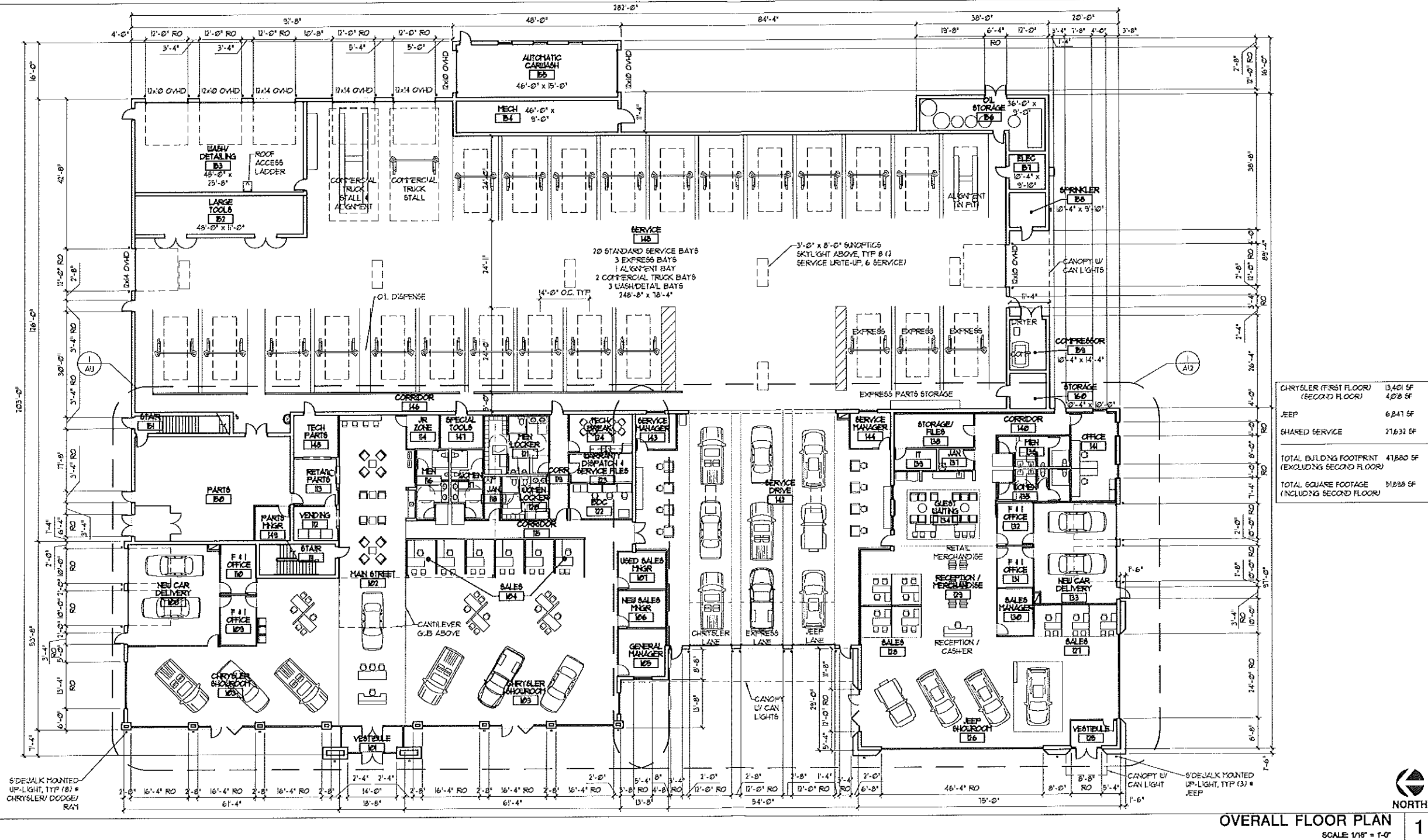
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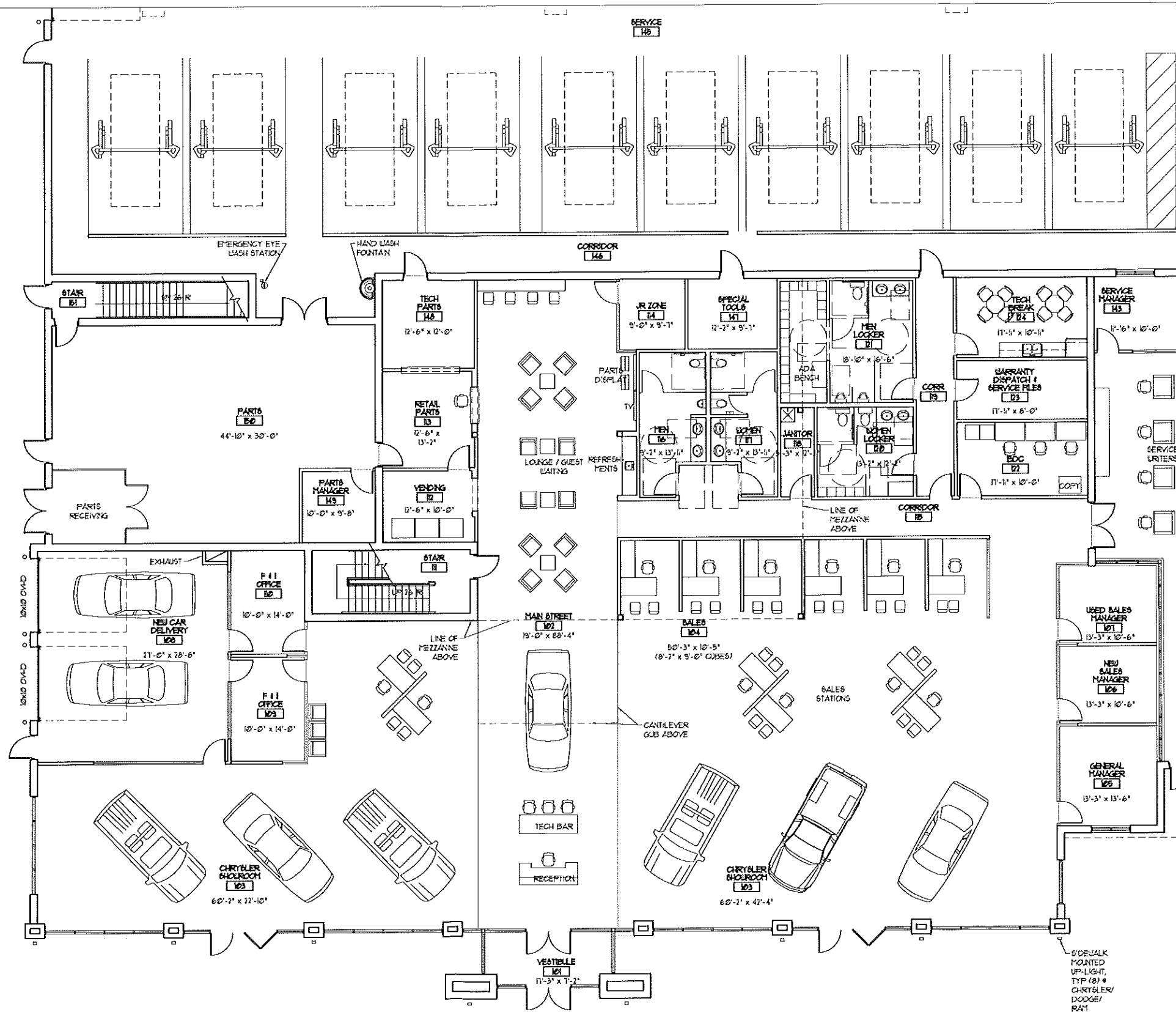
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ENLARGED FLOOR PLAN (CHRYSLER)

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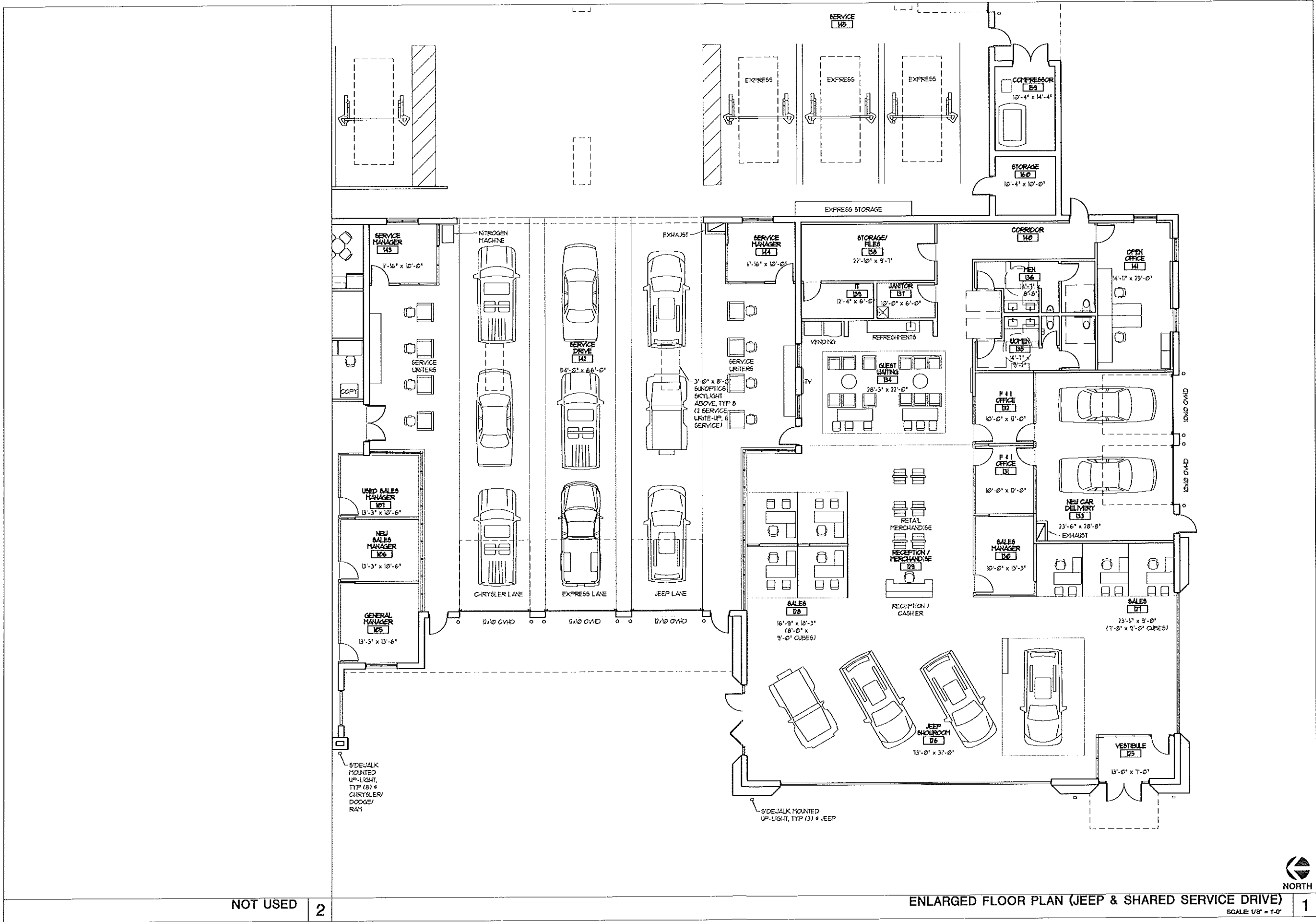
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Chrysler / Jeep
N Green Bay Ave
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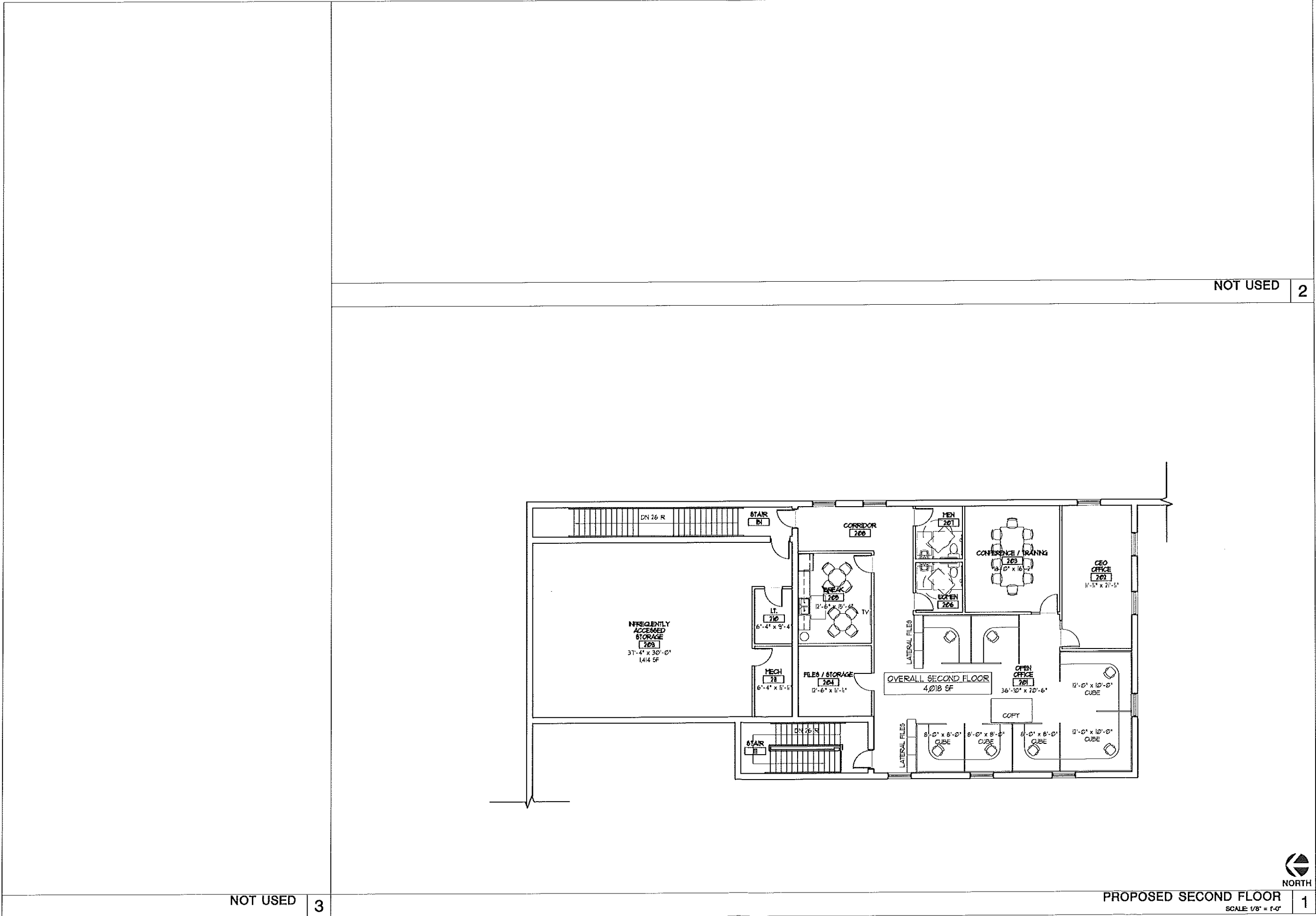
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PROPOSED SECOND FLOOR
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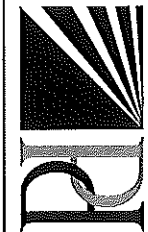
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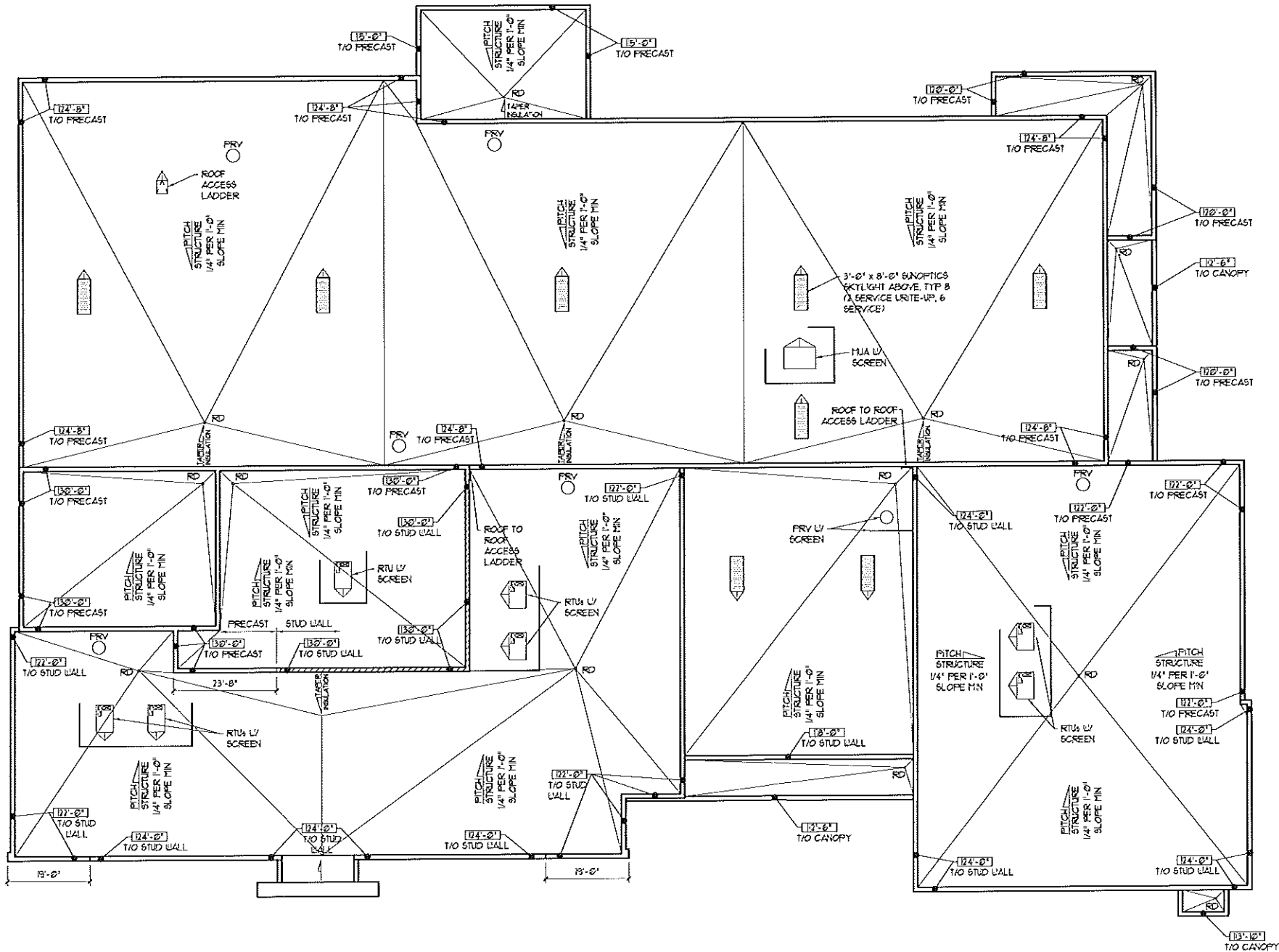
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ROOF PLAN
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ROOF PLAN

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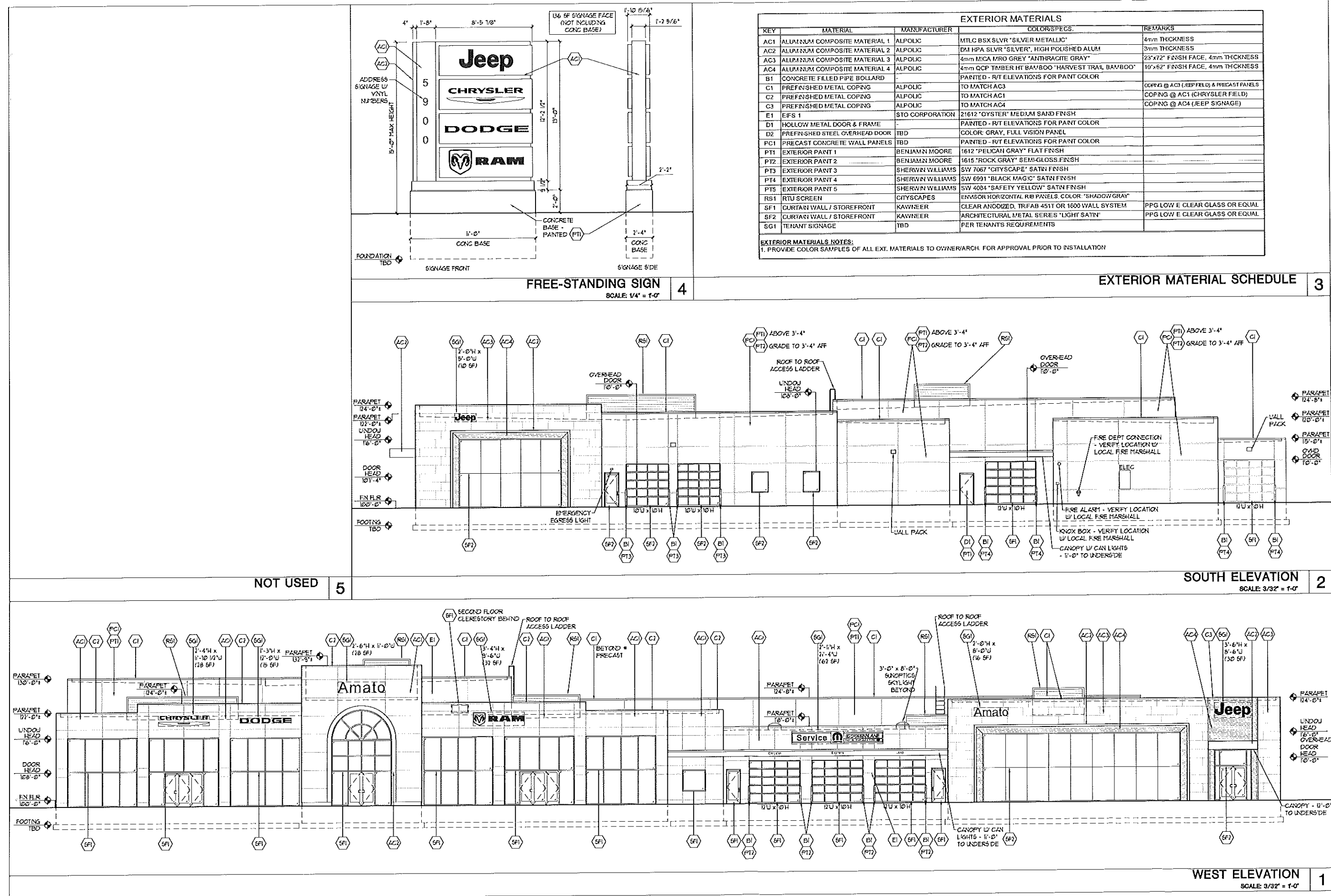
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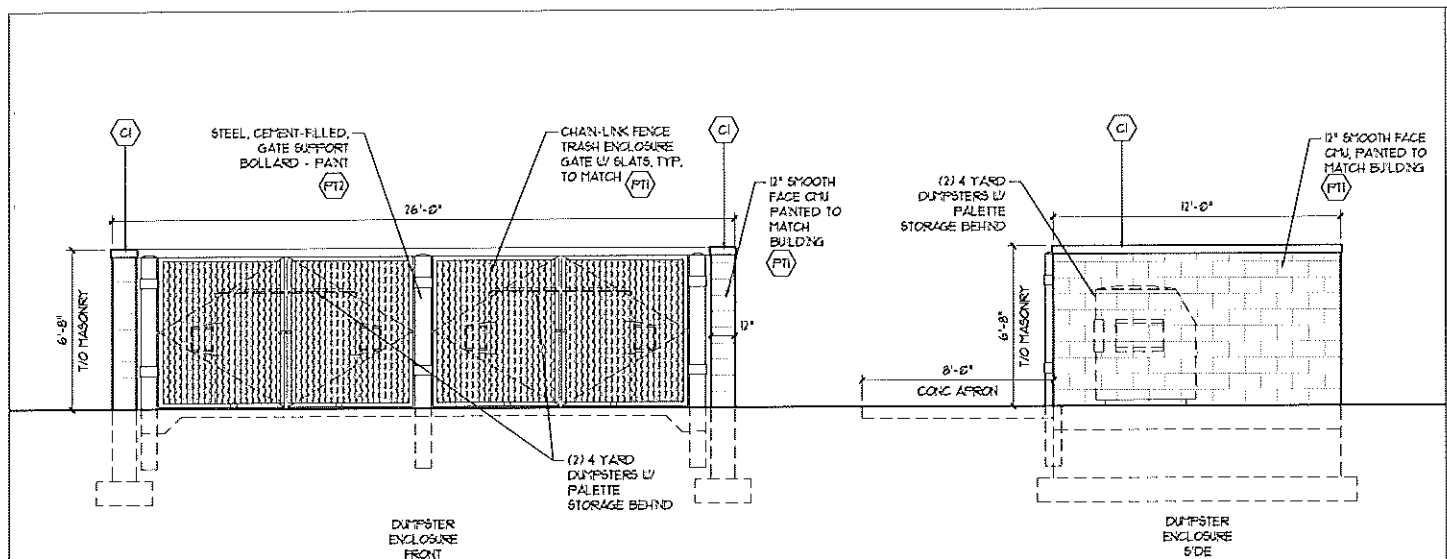


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REV. BY:	REV. DATE	DESCRIPTION	REV. BY:	REV. DATE	DESCRIPTION
PJO	01/17/17	CITY SUBMITTAL	PJO	05/12/17	CITY PLAN COMMISSION SUBMITTAL
PJO					
Project:					
Tenant Improvements for: JOHN AMATO Chrysler / Jeep N Green Bay Ave Glendale, WI 53209					
PERSPECTIVE DESIGN, INC. 11525 W. North Avenue Wauwatosa, WI 53226 Tel: (414) 302-1750 Fax: (414) 302-1751					
Drawing Title: EXTERIOR ELEVATIONS					
Date: 05/12/17					
Scale: NOTED					
Drawn: KBJ					
Job: 18-127					
Sheet:					
A2.1					

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DUMPSTER ENCLOSURE ELEVATIONS

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

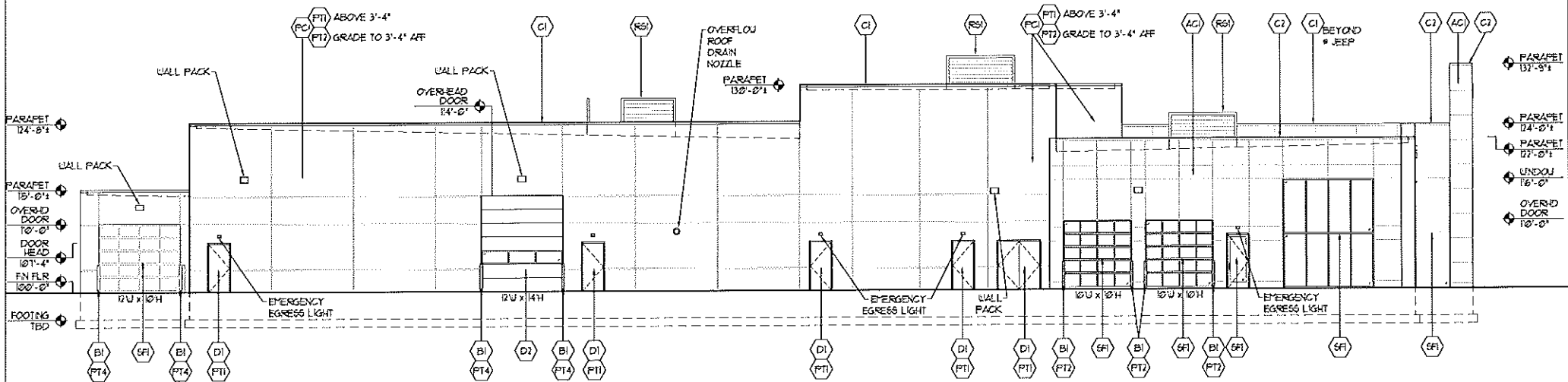
5

EXTERIOR MATERIALS				
KEY	MATERIAL	MANUFACTURER	COLOR/SPEC.	REMARKS
AC1	ALUMINUM COMPOSITE MATERIAL 1	ALPOLIC	MTLC BSX SLVR "SILVER METALLIC"	4mm THICKNESS
AC2	ALUMINUM COMPOSITE MATERIAL 2	ALPOLIC	DM HPA SLVR "SILVER", HIGH POLISHED ALUM	3mm THICKNESS
AC3	ALUMINUM COMPOSITE MATERIAL 3	ALPOLIC	4mm MICA MRD GREY "ANTHRACITE GRAY"	23"x72" FINISH FACE, 4mm THICKNESS
AC4	ALUMINUM COMPOSITE MATERIAL 4	ALPOLIC	4mm OCP TMBER HT BAMBOO "HARVEST TRAIL BAMBOO"	10"x62" FINISH FACE, 4mm THICKNESS
B1	CONCRETE FILLED PIPE BOLLARD			
C1	PREFINISHED METAL COPING	ALPOLIC	TO MATCH AC3	COPING @ AC3 (JEEP FIELD) & PRECAST PANELS
C2	PREFINISHED METAL COPING	ALPOLIC	TO MATCH AC1	COPING @ AC1 (CHRYSLER FIELD)
C3	PREFINISHED METAL COPING	ALPOLIC	TO MATCH AC4	COPING @ AC4 (JEEP SKENAGE)
E1	EFS 1	STO CORPORATION	21612 "OYSTER" MEDIUM SAND FINISH	
D1	HOLLOW METAL DOOR & FRAME			
D2	PREFINISHED STEEL OVERHEAD DOOR	TBD		
PC1	PRECAST CONCRETE WALL PANELS			
PT1	EXTERIOR PAINT 1	BENJAMIN MOORE	1612 "PELICAN GRAY" FLAT FINISH	
PT2	EXTERIOR PAINT 2	BENJAMIN MOORE	1615 "ROCK GRAY" SEMI-GLOSS FINISH	
PT3	EXTERIOR PAINT 3	SHERWIN WILLIAMS	SW 7057 "CITYSCAPE" SATIN FINISH	
PT4	EXTERIOR PAINT 4	SHERWIN WILLIAMS	SW 6991 "BLACK MAGIX" SATIN FINISH	
PT5	EXTERIOR PAINT 5	SHERWIN WILLIAMS	SW 4084 "SAFETY YELLOW" SATIN FINISH	
RS1	RTU SCREEN	CITYSCAPES	ENVISOR HORIZONTAL RIB PANELS, COLOR "SHADOW GRAY"	
SF1	CURTAIN WALL / STOREFRONT	KAWNEER	CLEAR ANODIZED, TRIFAB 451T OR 1600 WALL SYSTEM	PPG LOW E CLEAR GLASS OR EQUAL
SF2	CURTAIN WALL / STOREFRONT	KAWNEER	ARCHITECTURAL METAL SERIES "LIGHT SATIN"	PPG LOW E CLEAR GLASS OR EQUAL
SG1	TENANT SIGNAGE	TBD		PER TENANT'S REQUIREMENTS

EXTERIOR MATERIALS NOTES:
1. PROVIDE COLOR SAMPLES OF ALL EXT. MATERIALS TO OWNER/ARCH. FOR APPROVAL PRIOR TO INSTALLATION

EXTERIOR MATERIALS SCHEDULE

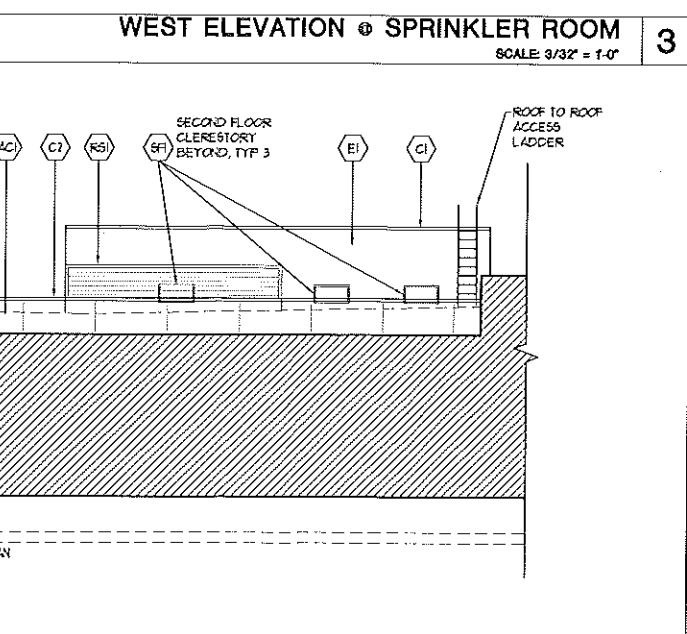
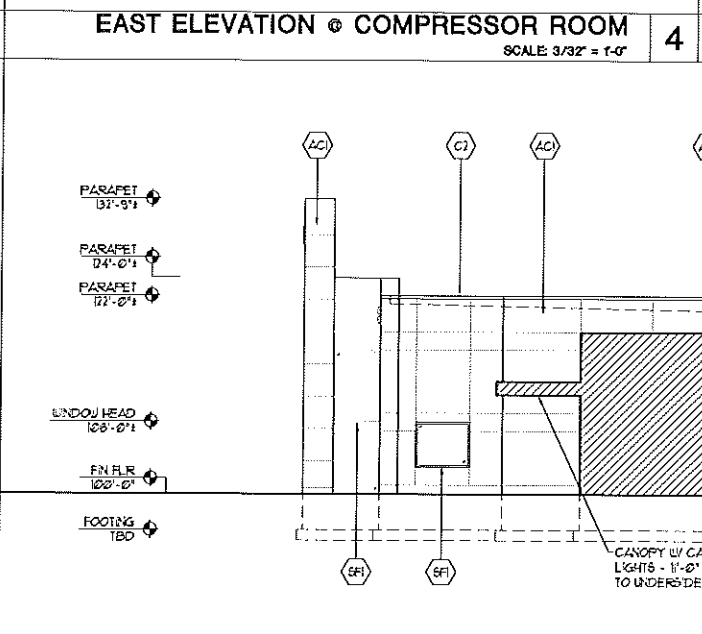
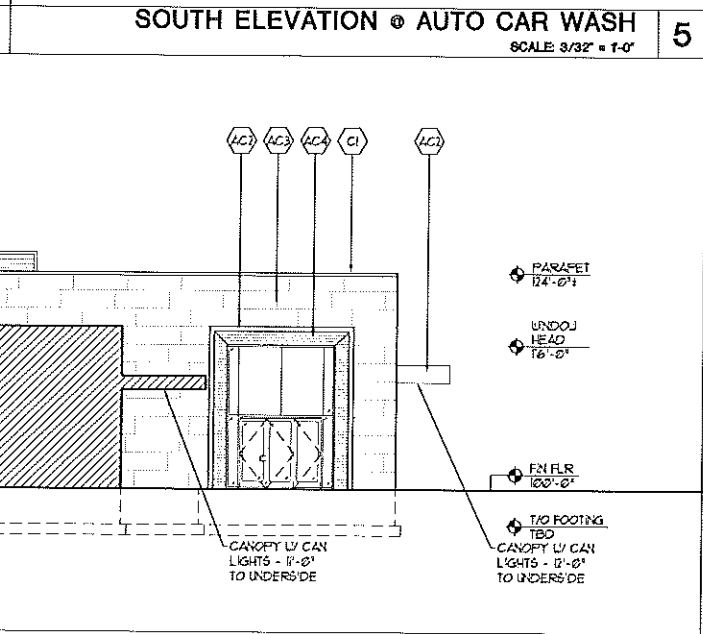
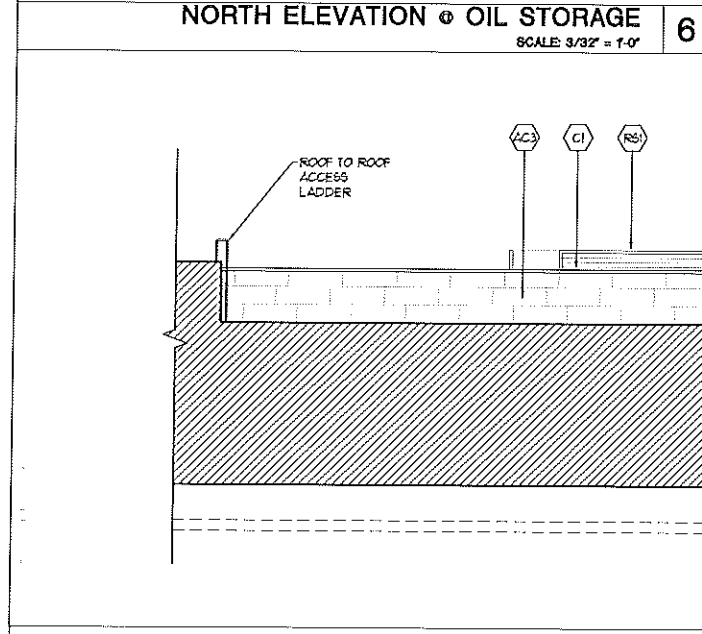
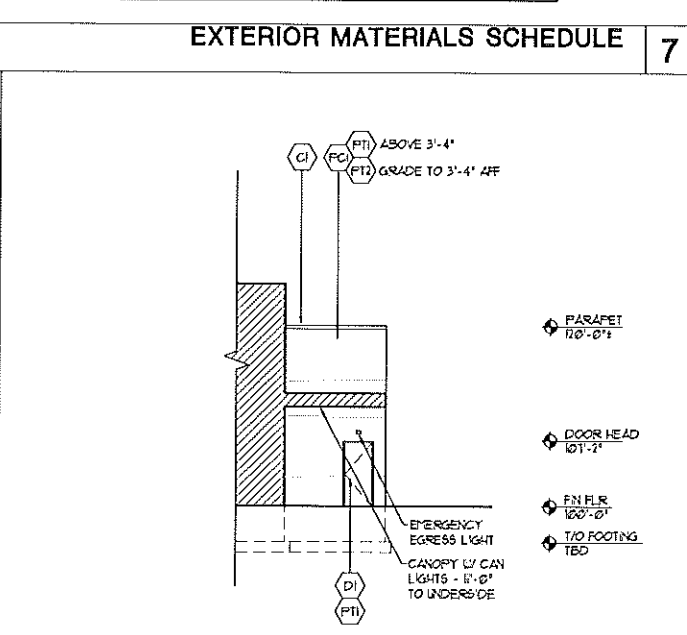
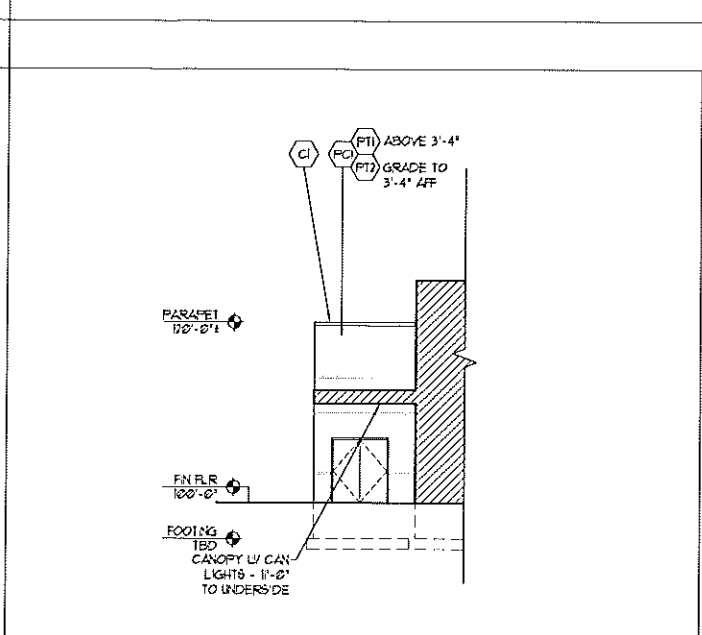
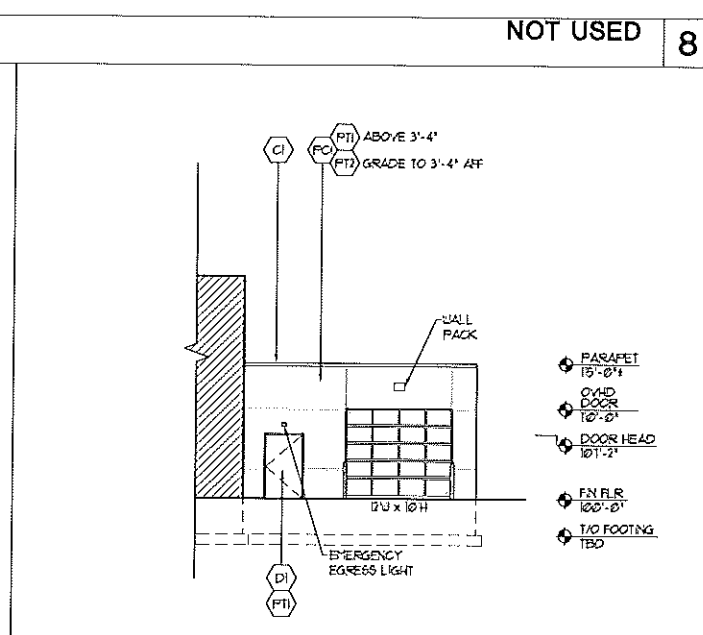
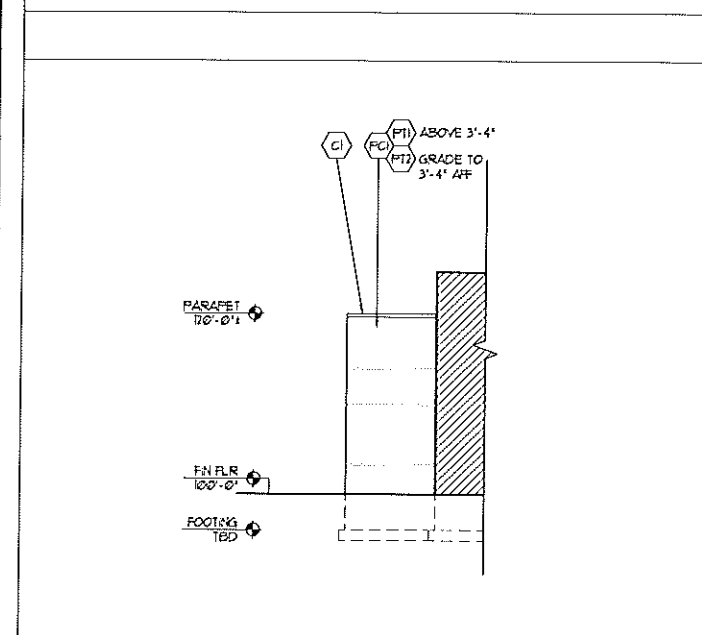
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FILE NAME: P:\PROJECTS\AMATO CHRYSLER-JEEP\A203... AMATO CHRYSLER-JEEP.DWG PLOT DATE: 5/12/2017

NOT USED		8
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EXTERIOR MATERIALS SCHEDULE					7
KEY	MATERIAL	MANUFACTURER	COLOR/SPECS.	REMARKS	
AC1	ALUMINUM COMPOSITE MATERIAL 1	ALPOLIC	MTLC BSX SLVR "SILVER METALLIC"	4mm THICKNESS	
AC2	ALUMINUM COMPOSITE MATERIAL 2	ALPOLIC	DM HPA SLVR "SILVER", HIGH POLISHED ALUM	3mm THICKNESS	
AC3	ALUMINUM COMPOSITE MATERIAL 3	ALPOLIC	4mm MICA MRO GREY "ANTHRACITE GRAY"	23"x72" FINISH FACE, 4mm THICKNESS	
AC4	ALUMINUM COMPOSITE MATERIAL 4	ALPOLIC	4mm OCP TR/BER HT BAMBOO "HARVEST TRAIL BAMBOO"	10"x62" FINISH FACE, 4mm THICKNESS	
B1	CONCRETE FILLED PIPE BOLLARD			PAINTED - R/T ELEVATIONS FOR PAINT COLOR	
C1	PREFINISHED METAL COPING	ALPOLIC	TO MATCH AC3	COPING @ AC3 (JEEP FIELD) & PRECAST PANELS	
C2	PREFINISHED METAL COPING	ALPOLIC	TO MATCH AC1	COPING @ AC1 (CHRYSLER FIELD)	
C3	PREFINISHED METAL COPING	ALPOLIC	TO MATCH AC4	COPING @ AC4 (JEEP SKIAGE)	
E1	EFS 1	STO CORPORATION	Z1612 "OYSTER" MEDIUM SAND FINISH		
D1	HOLLOW METAL DOOR & FRAME			PAINTED - R/T ELEVATIONS FOR PAINT COLOR	
D2	PREFINISHED STEEL OVERHEAD DOOR	TBD	COLOR: GRAY, FULL VISION PANEL		
PC1	PRECAST CONCRETE WALL PANELS	TBD	PAINTED - R/T ELEVATIONS FOR PAINT COLOR		
PT1	EXTERIOR PAINT 1	BENJAMIN MOORE	1612 "PELICAN GRAY" FLAT FINISH		
PT2	EXTERIOR PAINT 2	BENJAMIN MOORE	1515 "ROCK GRAY" SEMI-GLOSS FINISH		
PT3	EXTERIOR PAINT 3	SHERWIN WILLIAMS	SW 7067 "CITYSCAPE" SATIN FINISH		
PT4	EXTERIOR PAINT 4	SHERWIN WILLIAMS	SW 6991 "BLACK MAGIC" SATIN FINISH		
PT5	EXTERIOR PAINT 5	SHERWIN WILLIAMS	SW 4084 "SAFETY YELLOW" SATIN FINISH		
RS1	RTU SCREEN	CITYSCAPES	ENVIOR HORIZONTAL RIB PANELS, COLOR: "SHADOW GRAY"		
SF1	CURTAIN WALL / STOREFRONT	KAWNEER	CLEAR ANODIZED, TR-FAB 451T OR 1600 WALL SYSTEM	PPG LOW E CLEAR GLASS OR EQUAL	
SF2	CURTAIN WALL / STOREFRONT	KAWNEER	ARCHITECTURAL METAL SERIES "LIGHT SATIN"	PPG LOW E CLEAR GLASS OR EQUAL	
SG1	TENANT SIGNAGE	TBD	PER TENANT'S REQUIREMENTS		
EXTERIOR MATERIALS NOTES: 1. PROVIDE COLOR SAMPLES OF ALL EXT. MATERIALS TO OWNER/ARCH. FOR APPROVAL PRIOR TO INSTALLATION					



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

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

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REV. #REV. DATEDESCRIPTIONREV. BY: PJO PJO

Project:JOHN AMATO
Chrysler / Jeep
N Green Bay Ave
Glendale, WI 53209

PERSPECTIVE
DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel: (414) 302-1730 Fax: (414) 302-1731

Drawing Title:
EXTERIOR ELEVATIONS

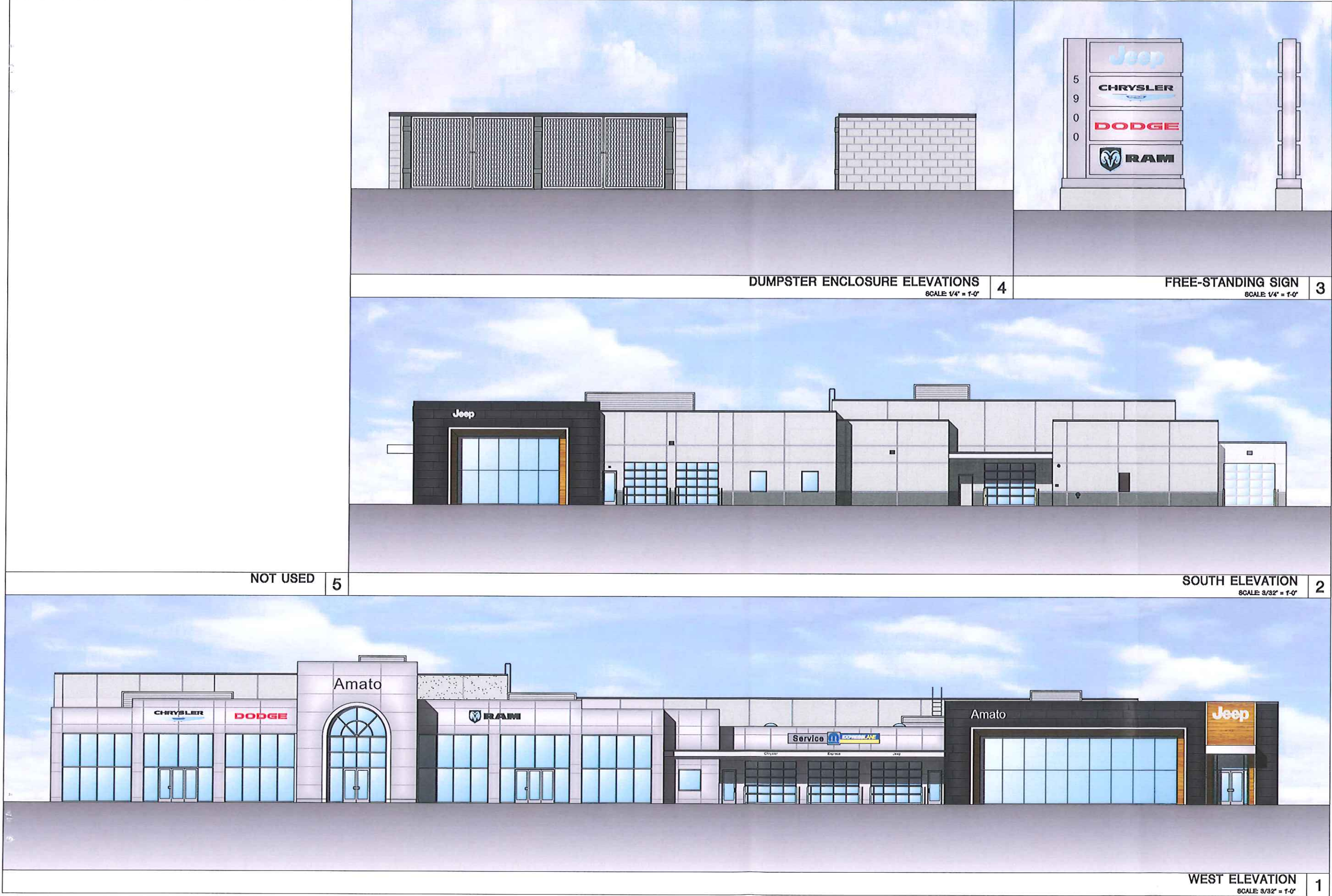
THE BOX IS 1/2" x 1/2"

Date: 05/12/17
Scale: NOTED
Drawn: KBJ
Job: 16-127
Sheet:

A2.3

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FULL SIZE PRINT = 24" x 36" SHEET

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Drawing Title:		T188 BOX 18 1/2 x 1/2	
COLORED ELEVATIONS		Date:	05/12/17
		Scale:	NOTED
		Drawn:	KBJ
		Job:	18-127
		Sheet:	R2.1
Perspective Design, Inc.		REV #	REV DATE
11325 W. North Avenue			01/17/17
Wauwatosa, WI 53226			05/12/17
Tel (414) 302-1780 Fax (414) 302-1781			
Project:		Description	
Tenant Improvements for:		CITY SUBMITTAL	
JOHN AMATO		CITY PLAN COMMISSION SUBMITTAL	
Chrysler / Jeep			
N Green Bay Ave			
Glendale, WI 53209			



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Amato - Chrysler / Dodge / Ram / Jeep



Prototypical Chrysler / Dodge / Ram Showroom Interior Perspective

Amato - Chrysler / Dodge / Ram / Jeep



Prototypical Chrysler / Dodge / Ram Showroom Interior Perspective

Amato - Chrysler / Dodge / Ram / Jeep



Prototypical Jeep Showroom Interior Perspective

Amato - Chrysler / Dodge / Ram / Jeep



Prototypical Jeep Showroom Interior Perspective