

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

AGENDA -- PLAN COMMISSION
Tuesday, September 05, 2017
6:00 P.M.

1. Roll Call and Pledge of Allegiance.
2. Adoption of Minutes of Meeting of August 1, 2017.
3. a. Plan Commission Use and Occupancy Review, Grover Corporation, 5730 North Glen Park Road (former GE/Pentair, Osmonics). Review and approve proposed headquarters office and plant use and occupancy.

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.-

NOTE:

Meeting is 6:00 PM Tuesday

City of Glendale Plan Commission

6:00 P.M., Tuesday, September 05, 2017

- Plan Commission Report -

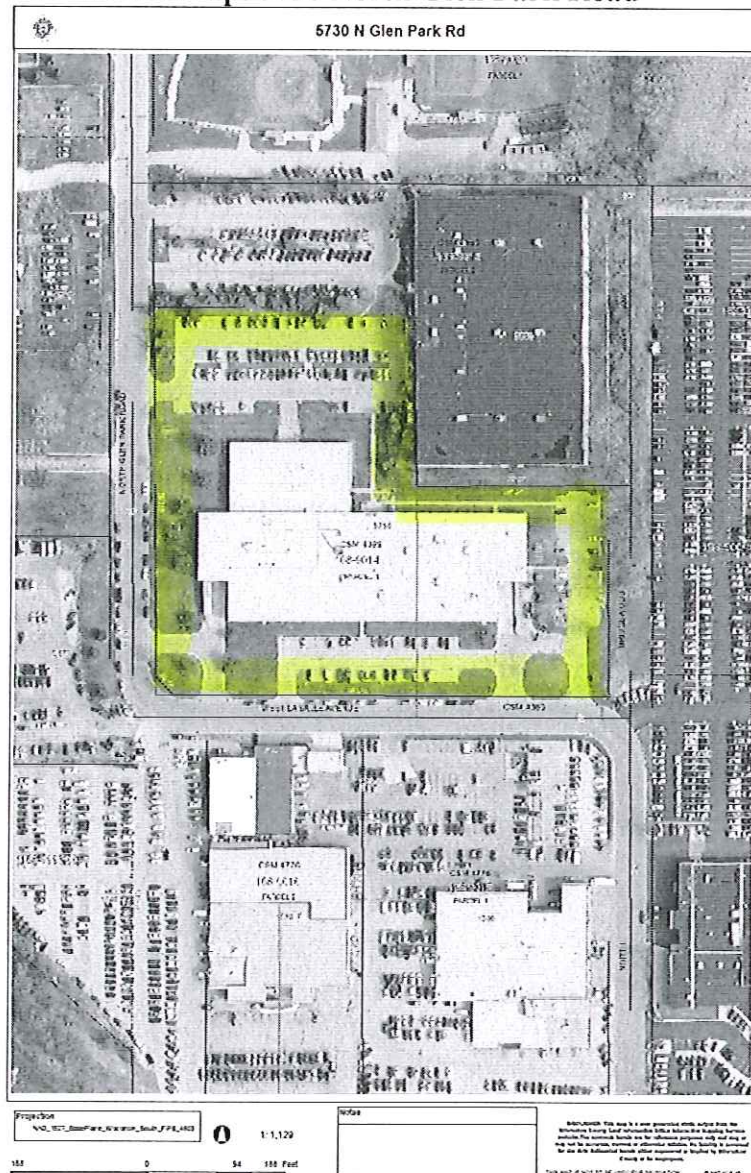


Staff Report to the Plan Commission
Meeting of Tuesday, September 05, 2017

- 3a. Plan Commission Use and Occupancy Review, Grover Corporation, 5730 North Glen Park Road (former GE/Pentair, Osmonics, Autotrol). Review and approve proposed headquarters office and plant use and occupancy.

Grover Corporation (Grover) seeks Plan Commission review and approval for Grover Corporation, Incorporated, to use and occupy the premises (about 261,300 square-foot or just under six acre property with +/-78,000 square-foot footprint office/plant facility) formerly occupied by GE/Pentair, GE Osmonics, Osmonics, and Autotrol Corporation, at 5730 North Glen Park Road, as a headquarters office and plant use and occupancy. 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.

Site Exhibit Map: 5730 North Glen Park Road



Staff Report to the Plan Commission
Meeting of Tuesday, September 05, 2017

Grover produces piston rings and seals. Materials and supplies delivered from suppliers are stated to be minimal; finished products are transported via UPS and Fedex. Grover states that all waste byproduct streams are recycled. The exterior building and grounds will not be changed other than revised signage and the indicated fence enclosure for waste containers. The interior changes will include removal of a plant interior wall and changes to the office cubicles, the facility will largely remain unchanged. Grover will retain existing site fire protection and security systems and has facility access control operating procedures.

Grover anticipates that initially there will be as many as 60 employees in the 5730 North Glen Park Road premises. The Grover workforce, which includes executive, professional, and skilled plant production workers, is anticipated to grow within three years from 75 to 105 employees. Hours of operation are Monday through Friday from 6:00 a.m. to 11:00 p.m., with possible Saturday work days with workload.

Parking is not expected to be a problem for the proposed use as Grover states that there are 196 parking spaces available to serve the Grover enterprise. Review of the aerial photograph confirms that there are about 115 parking spaces north of the office space, 54 parking spaces located immediately south of the plant, and 36 parking spaces located east of the plant, giving a total of about 205 parking spaces. Applicant does not store any items outside other than employee automobiles and waste containers that are proposed as fence enclosed.

Grover plans to close the real estate transaction September 2017 and prepare the facility to commence operating there in April of 2018.

Staff Recommendation: **Staff recommends that the Plan Commission grant use and occupancy approval for Grover Corporation for its headquarters offices and plant at the premises located at 5730 North Glen Park Road, with the following requirements:**

- 1) Other than employee parking and the indicated fence screened waste containers, 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.

CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, August 1, 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, Karn Cronwell, Fred Cohn, Gary Lippow, Josh Wadzinski, and JoAnn Shaw. Absent: None.

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, July 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. Cronwell, seconded by Comm. Vukovic, to approve the minutes of the meeting held on Tuesday, July 11, 2017. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Lippow, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

MATTERS FOR CONSIDERATION.

- I. Certified Survey Map (CSM), 6956 (Ken Larsen) and 6970 (Mark Johnson) North Rockledge Avenue. Review and approve proposed Certified Survey Map to modify property boundary.

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

Applicants seek approval of a Certified Survey Map to modify the lot line of the two existing parcels located within the River Heights and Graham's River Crest Subdivisions. Essentially, the proposed change will make the two properties rectangular rather than trapezoidal in shape.

The area of the north parcel (6970) decreases from 14,636.40 square Feet to 13,861.20 square feet (115.51' x 120' = 13,861.20 SF), an decrease of about 775 square feet, and the area of the south parcel (6956) increases from 11,884.20 square feet to 12,660 square feet (105.50' x 120' = 12,660 SF), an increase of about 775 square feet. Upon completion of the boundary change both properties are conforming to the minimum width requirement of 100 feet,

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which neither property conformed to at the beginning of the process, and neither property is conforming to the minimum area requirement of 15,000 square feet, which is the same situation as at the beginning.

The necessary action by the Plan Commission is a recommendation to the Common Council to approve the Certified Survey Map subject to payment of the \$75.00 administrative fee, making any required legal and/or technical corrections, and payment of City Attorney and/or Engineer CSM review fees.

Mr. Stuebe stated that the necessary action by the Plan Commission is to approve the proposed change to the property lines and recommend that the Common Council approve the Certified Survey Map with the requirements of payment of the \$75.00 administrative fee, making any required legal and/or technical corrections, and payment of City Attorney and/or Engineer CSM review fees.

Mr. Ken Larsen and Mr. Mark Johnson were present but did not present or speak.

Director of Community Development Todd Stuebe said that proposed change to the property boundary changes both properties from a trapezoidal to rectangular geometry, and results in both properties conforming to the minimum width requirement, and as such is acceptable as relates to the Zoning Code. Mr. Larsen's property benefits from having a more typical rear yard space, as presently Mr. Johnson's property includes some of that space.

Motion by Comm. Cronwell, seconded by Comm. Cohn, that the Plan Commission approve the Certified Survey Map document as presented with the proposed property lines as indicated and recommend that the Common Council approve same with requirements of payment of the \$75.00 administrative fee, making any required legal and/or technical corrections, and payment of City Attorney and/or Engineer CSM review fees. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Lippow, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

- II. Plan Commission Review, Halloween Express, 200 West Silver Spring Drive. Review and approve proposed temporary Halloween costume specialty 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:

Applicant, James Purvis (2016 Applicant was Jon Majdoch), seeks Plan Commission review and approval for Halloween Express (Previously Halloween Extreme, Halloween Express, and Discount Halloween), a seasonal costume specialty shop use, to temporarily occupy the former Betty Johnson Interiors space located at the east side of the 200 West Silver Spring Drive site. Mr. Purvis has operated other Halloween Express stores in the metropolitan area. Prior to Mr. Purvis and Mr. Majdoch, Jim Peterson owned and operated Discount Halloween and Halloween Extreme in the same space. The proposed use is a permitted use in the B-1, Sub Area E zoning district with Plan Commission review and approval.

Halloween Express will occupy about 7,000 square feet. Based on the previous occupancy of the 200 West Silver Spring Drive tenant space the site will accommodate the proposed temporary use by Halloween Express. As the date of Halloween approaches access to the site during peak hours may present some challenges.

CITY OF GLENDALE -- PLAN COMMISSION

Proposed hours of operation are 9:00 a.m. to 10:00 p.m. daily. The Applicant anticipates that there will be a total of twenty (20) employees and 6 or less employees working at the site at any given time.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant use and occupancy approval for James Purvis to operate Halloween Express, a seasonal costume specialty shop, in the former Betty Johnson Interiors tenant space, located at 200 West Silver Spring Drive, per the following requirements: 1) Time period for temporary occupancy through Wednesday, November 15, 2017; 2) No outside displays, activities, or distractions of any kind; 3) Property to be regularly policed to maintain a litter-free condition; 4) Signs require a Sign Permit per the Glendale Sign Code; 5) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector and Fire Marshall, respectively. Mr. Stuebe stated that the Halloween costume store has been operating seasonally in Glendale for about the past eight years, since 2010 has been located at the 200 West Silver Spring Drive tenant space and, prior to that was located at the former Hollywood Video store space (now Steinhafel's Mattress) at 429 West Silver Spring Drive, largely without any problems.

James Purvis introduced himself as the person who will operate the Halloween Express this season. Mr. Purvis said that Mr. Majdoch was moving further south this year so he will be operating this store, and has typically operated three stores each year, the previous year in Germantown, West Bend, and Fond du Lac.

Motion by Comm. Shaw, seconded by Comm. Cohn, that the Plan Commission grant use and occupancy approval for James Purvis to operate Halloween Express, a seasonal costume specialty shop, in the former Betty Johnson Interiors tenant space, located at 200 West Silver Spring Drive, per the five requirements. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Lippow, Wadzinski, and Vukovic. Noes: None. Abstain: None. Motion carried unanimously.

ADJOURNMENT.

Motion by Comm. Vukovic, seconded by Comm. Cohn, to adjourn the Plan Commission until 6:00 p.m., Tuesday, September 5, 2017. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Shaw, Cronwell, Cohn, Lippow, Pfauth, and Vukovic. Noes: None. Motion carried unanimously.

Todd M. Stuebe, Director of Community Development

Recorded: Wednesday, August 30, 2017



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

PLAN COMMISSION REVIEW APPLICATION

APPLICANT INFORMATION

Name of Applicant: Grover Corporation

Legal Name of Business: Grover Corporation

Name of Business Owner (if different from Applicant): Stuart Banghart

Applicant Address (City, State, and Zip Code): 2759 South 28th Street, Milwaukee, WI 53215

Office Phone Number: 414-755-4010 Cell: 414-331-9472 Fax: 414-384-0201

Applicant E-Mail: sbanghart@grovercorp.com

Applicant Signature: _____ Date: August 1, 2017

PROPERTY INFORMATION

Property Address: 5730 N. Glen Park Road Tax Key Number: 168-9014-000 Zoning District: _____

Property Owner (if different from Applicant): 5730 Investments LLC

Property Owner Address (City, State, and Zip Code): 2759 South 28th Street, Milwaukee, WI 53215

Property Owner Phone: 414-755-4010 Cell: 414-331-9472 Fax: 414-384-0201

Property Owner E-Mail: sbanghart@grovercorp.com

Property Owner Signature: _____ Date: August 1, 2017

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): Grover Corporation-- manufacturer of piston rings and sealing rings for applications worldwide. See website for more info-- www.grovercorp.com

Total Building Area: 85,128 sq ft. To Be Occupied Area: All

Lot Size: Depth: _____ Width: _____ Area: 259,618 sq ft-- 5.96 acres

Previous Occupant in To Be Occupied Space: Pentair/Autotrol Nanosoft

Other Uses of This Site: _____

Total Number of Parking Spaces: 196 Parking Spaces Available to Tenancy: 196

Business Hours (Days and Hours of Operation): M-F 6am-11pm, limited hours on Saturday if needed for customer demand

Total Number of Employees: 105 Maximum Number of Employees at Site at One Time: 60

Primary Contact Person for This Project: Stuart Banghart

Primary Contact Phone: 414-755-4010 Cell: 414-331-9472 Fax: 414-384-0201

Primary Contact E-Mail: sbanghart@grovercorp.com

CITY OF GLENDALE USE ONLY

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

G:\COMMON\Community Development Planning Department\Plan Commission Administration (2-4-4)\001 Conditional Uses\01 CU Procedures\CU Application.doc





Grover Corporation Expansion & Relocation Project

COMPANY & PROJECT BACKGROUND:

Grover Corporation is a Milwaukee based, 80+ year old provider of piston rings and seals to a variety of specialized industries and applications, including mobile hydraulics, diesel engines, oil & gas compressors, shock absorber seals, and large diameter hydro-electric steel rings. Grover is the preferred supplier to the vast majority of the global markets they serve.

Stuart Banghart, the President of Grover, acquired the business in 1993. Since then, Stuart has focused on strategic growth initiatives, increased global sales and sourcing, and staff development to position Grover for future opportunities. Stuart is active in many local charitable groups, trade associations, as well as the MMAC.

In 2005, Grover acquired the operations of Double Seal Ring Co., of Fort Worth, Texas. This acquisition greatly enhanced the product lines of both companies, allowing for additional growth opportunities. Grover's Strategic Plan calls for a 50% growth in sales over the next three years. Confidence in achieving these growth targets is high, based on the underserved markets and diversified customers that Grover has identified. Offshore competitors for these products are limited, and the cost of entry for new producers is extensive, further solidifying Grover's position for future growth.

CURRENT SITUATION:

Grover has been very active in applying Lean Manufacturing principles to its manufacturing facilities, to achieve greater productivity, capacity, and operational efficiency. However, despite these initiatives, the Milwaukee facility is "landlocked", with no room to grow its facility footprint to support the 50% growth target. To support its growth target, Grover will undertake several significant investments.

One element of Grover's strategy is to consolidate the Texas and Milwaukee businesses. The benefits of this integration include improved facility utilization, reduced redundancies and overheads, and greater customer service and support with the entire team being under one roof. However, for the reasons listed in the paragraph above, this integration/consolidation cannot take place in the current Milwaukee facility. Plus, there are attraction & retention issues with the current building and its location, due to its overall layout, dispersed/disjointed offices that don't promote collaboration, and relative lack of amenities for employees (proper break and locker facilities, for example).

Currently, Grover employs more than 75 full-time employees between our Wisconsin and Texas facilities—approximately 60 in Milwaukee and 15 in Texas. Over the next three years, Grover anticipates adding 40 new, full-time employees in addition to the consolidation of our existing workforce. These additions will be split between factory (machine operators and quality techs) and office/professional (engineering, finance/accounting, H.R., etc.). The WEDC and Milwaukee 7 groups have been very supportive in the mission to consolidate the business and transition it to a new facility.

GLENDALE SITE PLAN:

The proposed Glendale site meets a majority of Grover's objectives, including location, size, attraction/retention amenities, and cost. Pending timing of permitting and completion of the various purchase-related documents and diligence, the current plan is to close on the property in mid-September, with a complete transition from the current Milwaukee and Texas facilities in a six month timeframe. Specifics include:

- Existing footprint (ie: exterior walls, parking, green space, etc.) will remain unchanged.
- Existing fire protection and security systems will be retained.
- Minor interior renovations will be done—removal of a partition wall in the factory area and rearrangement of office cubicles, etc—no major construction is anticipated.
- Current zoning (M-1, light manufacturing) fits Grover's operations scope.
- No new waste streams—all manufacturing byproducts (metal chips and scrapped/defective parts) are recycled.
- Anticipate 40-50 cars onsite for the peak (first) shift. The site currently has provisions for significantly more.
- Inbound truck traffic from suppliers will be minimal. Majority of outbound shipments are UPS/Fedex.
- Existing equipment will be moved to the Glendale location, and new equipment (CNC machines and other items) will be added.



2759 South 28th Street • P.O. Box 340080 • Milwaukee, WI 53234-0080

Toll Free Phone: 800.776.3602 • Phone: 414.384.9472

Toll Free Fax: 888.384.6953 • Fax: 414.384.0201 • www.grovercorp.com

ISO 9001:2008 • ISO/TS 16949:2009

Plan of Operation Outline

Grover Corporation, an 80+ year old Milwaukee-based manufacturer of piston rings and sealing rings for various applications worldwide, is in discussions to purchase the existing Pentair/Autotrol Nanosoft property located at 5730 North Glen Park Road. Grover would relocate from its current location at 2759 South 28th Street, due to capacity concerns in its existing (smaller) facility. Grover is not planning any immediate modifications to the Glendale property or site—just rearrangement of cubicle/partition walls, etc. Anticipated closing date for the transaction is September 30. More information about the project can be found in the Grover Corporation Expansion and Relocation Project attachment.

1. Name of Business and Address: **Grover Corporation, 5730 North Glen Park Road, Glendale, WI 53209. Current address = 2759 South 28th Street, Milwaukee, WI, 53215.**
2. Name of Property Owner and Address: **5730 Investments LLC, Stuart Banghart = Principal. Current address = 2759 South 28th Street, Milwaukee, WI 53215**
3. Name of Applicant: **Same as above.**
4. Legal Description of Property: **Parcel One (1) of Certified Survey Map No. 4399, being a Redivision of Parcel One (1) of Certified Survey Map No. 4380, being a part of the Southeast one-quarter (¼) of the Southeast one-quarter (¼) of Section Thirty (30), in Township Eight (8) North, Range Twenty-two (22) East, in the City of Glendale, Milwaukee County, Wisconsin, recorded in the Office of the Register of Deeds for Milwaukee County on November 17, 1983, in Reel 1587 at Images 331 to 333 inclusive, as Document No. 5671186**
5. Tax Key #: **168-9014-000**
6. Zoning of Property: **M-1 Warehouse, Light Manufacturing, Office and Service District**
7. Lot Size: **5.96 acres**
8. Dimensions of Existing Buildings: **Manufacturing = 442' x 146'. Office = 163' x 96'.**
9. Total Floor Area = **85,128 square feet**
10. Specific Use of the Entire Property and Buildings: **Light Manufacturing and office.**
11. Minimum and Maximum number of employees: **Anticipating approx. 105 employees by end of 2nd year. Max on any shift would be approx. 60.**
12. Days of Operation: **Mon-Fri, with limited Saturdays based on production demand.**
13. Hours of Operation: **6 am-11pm**
14. Signage: **Would replace existing Pentair monument and wall signs with Grover ones—similar size, lighting, etc.—no incremental signage from what exists today.**
15. What conditions has the State or County imposed on your use of the property: **None**
16. Security fencing: **None exists today and none anticipated.**



2759 South 28th Street • P.O. Box 340080 • Milwaukee, WI 53234-0080

Toll Free Phone: 800.776.3602 • Phone: 414.384.9472

Toll Free Fax: 888.384.6953 • Fax: 414.384.0201 • www.grovercorp.com

ISO 9001:2008 • ISO/TS 16949:2009

17. Do you feel there will be any problems such as Noise, Odors, Glare, Potential Fire Hazards, or Smoke resulting from the proposed use? **No**
18. Are you proposing food services? **Would have a vending area and microwaves in the Employee Break/Lunch rooms.**
19. Did the State of Wisconsin approve your interior building plans? **Only initial changes involve rearrangement of cubicle walls and partitions—**
20. What provisions are you making for fire protection and human safety? **Will be retaining current security and fire protection systems. Evacuation and shelter plans are posted in the building today, and we'd retain those.**
21. What are your rules and regulations of the property? **No firearms, Authorized parking only, Visitor sign in/sign out procedure, contractors/suppliers/visitors must be escorted.**
22. List the timetable for completion of building construction and anticipated grand opening date: **Upon closing, we anticipate 6 months until the current facility and operations, staff, etc are fully transitioned to the Glendale facility. Assuming a September 30 close, we'd then expect to be fully operational in Glendale by April 1, 2017.**
23. Proposed on-site Security Measures: **Will retain current system serviced by Tyco, including cameras, badges, and controlled access.**
24. Anticipated maximum number of facility users and viewers at one time: **70—includes 60 Grover employees during day shift plus up to 10 customers, suppliers, or visitors on a daily basis.**
25. Other information you or the Plan Commission feels is pertinent: **See Grover Corporation Expansion and Relocation Project attachment for more information.**
26. Business Plan: **See Grover Corporation Expansion and Relocation Project attachment for more information.**
27. Entire Grant Application and County Issued Request for Proposal- **N/A**

Date: _____

Stuart Banghart
President
Grover Corporation

APPLICATION FOR OCCUPANCY CERTIFICATE

Commercial Property Only

CITY OF GLENDALE

DEPARTMENT OF BUILDING INSPECTION

5909 N. Milwaukee River Parkway

Glendale, WI 53209-3815

Phone: 414.228.1708 Fax: 414.228.1725

Email: inspections@glendale-wi.org

(PRINT CLEARLY)

Anticipated Opening Date: 9/15/2017

☒ Permanent ☐ Conditional ☐ Temporary – Expires: _____

Date of Application: August 1, 2017

Business Address: 5730 North Glen Park Road Suite #: _____ Glendale, WI Zip: 53209

Trade or Business Name: Grover Corporation

(Name for which the business will be commonly known)

Legal Name of Business: Grover Corporation

(As registered with the State of Wisconsin)

Bus. Phone: (414) 755 - 4010 Bus. Fax: (414) 384 - 0201 Bus. Email: sbanghart@grovercorp.com

Type of Business: Light Manufacturing Scope of Business: Manufacturer of piston rings and sealing rings
(Example: Retail, Office, Restaurant, etc.) (Type of goods sold or services provided if not evident.)

Area of Building to be Occupied: All Approx. Sq. Ft.: 85,128

(Example: Second floor office area incl. basement storage)

Anticipated work or alterations to be performed: Cubicle and partition wall rearrangement

Owner/Registered Agent Name: 5730 Investments LLC Phone No: (414) 755 - 4010

Owner/Registered Agent Email: sbanghart@grovercorp.com

Permanent Mailing Address: 2759 South 28th Street, Milwaukee, WI Zip: 53215

Contact Person Name (if other than owner): _____ Phone: () -

Building Owner: 5730 Investments LLC Change in ownership of building? Yes ☒ No ☐

Building Owner's Address: 2759 South 28th Street, Milwaukee, WI Zip: 53215

Building Owner's Phone: Home: () - Office: (414) 755 - 4010 Cell: (414) 331 - 9472

Certificate of Occupancy will be provided to Occupant, Occupant is responsible for providing copies to building owner.

Applicant's Name (Print clearly): Stuart Banghart

Applicant's Signature: _____ Date: August 1, 2017

Glendale Occupancy Permit Fee

Base Fee.....\$75.00

Administration Fee.....\$30.00

TOTAL FEE.....\$105.00

THIS IS NOT AN OCCUPANCY PERMIT

Occupancy may ONLY take place once approval has been granted by the City of Glendale and a valid Certificate of Occupancy has been issued.

*Per City of Glendale Ordinance 5.3.1(c)(2), a permit application for Occupancy Inspection must be submitted to the North Shore Fire Department (NSFD) for occupancy of all residential buildings containing 3 or more housing units, public buildings, places of employment and special events in the City. For questions, call NSFD at (414) 357-0113 x1511 or x1101. Separate payments must be made to the City of Glendale and the North Shore Fire Department.

COMPLETE REVERSE SIDE

Rev: 01/17

For Office Use Only

Certificate #: _____

Date Entered: _____

Occupancy Class: _____

Zoning Approval Date: _____

Insp. Approval Date: _____

NSFD Approval Date: _____

Occupancy Load: (List by area)

Glendale Use Only

Date Received: _____

Amount: \$105.00

Payment Type: CA / CH / CC / RCPT

Check/Receipt # _____

Received By: _____

Business Occupancy Inspection

Compliance Requirements

Dear Business Owner, Agent or Contractor:

You are receiving this notice because the City of Glendale has received an application for a Certificate of Occupancy for a proposed business. If you have not yet submitted either the code compliance application or the fire department occupancy/fire safety application, please do so immediately.

The process of obtaining a Certificate of Occupancy (CO) requires compliance with all building, plumbing, electrical, HVAC and Life Safety code requirements. Upon completion of any building/renovating and/or PRIOR to occupying, the following inspections must occur and permission must be granted to occupy.

City Occupancy Inspection and Fire Department Occupancy Inspection

Each of the inspections is completed by a different person. It is **YOUR RESPONSIBILITY** to submit the necessary applications and related fees for EACH and to SCHEDULE each inspection with the appropriate person. Be aware that availability may be weeks out, so plan accordingly, call immediately.

Any delay in submitting forms or scheduling inspections may result in delaying your opening or the potential for the illegal operation of your business.

It is your (and your contractors) responsibility to ensure that all inspections are completed **PRIOR to occupying, opening or operating** your business.

Links to each of the forms are included below:

Glendale Occupancy Application Form:

<http://www.glendale-wi.org/DocumentCenter/View/200>

NSFD – Construction/Alteration/Occupancy Application Form:

<http://www.nsfire.org/cmsAdmin/uploads/Construction-and-Occupancy-PF-116.pdf>

Please contact the following with any questions regarding respective applications:

City of Glendale – Building and Occupancy Inspections

Tod Doeblar - Building Inspector

Phone: 414.228.1708

Email: inspections@glendale-wi.org

North Shore Fire Dept. (NSFD) – Building, Occupancy, and Fire Safety Inspections

Matt Mertens - Fire Inspector

Office: 414.357-0113 x1511 or x1101 (assistant)

Mobile: 414.788.8183

Email: mmertens@nsfire.org

By signing below, I hereby acknowledge receipt of this notice and understand the requirements:

Print Name of Owner, Agent, or Contractor:

Stuart Banghart

Sign Name of Owner, Agent or Contractor:

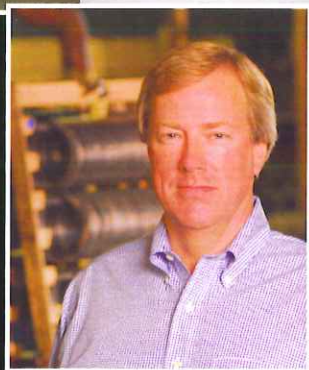
Dated: August 1, 2017



GROVER
piston ring



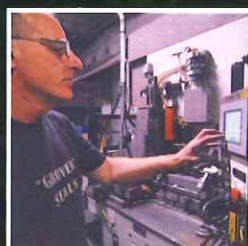
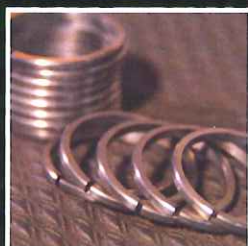
YOUR SATISFACTION . . . OUR MISSION



Superior products. Exceptional customer service. Flexibility. Knowledgeable people. Reliable partner. That is the Grover Corporation difference. At Grover, we believe that people are at the core of everything we do. We invest in our people and empower them to do whatever it takes to make sure you have exactly what you need to remain competitive, meet your goals and keep your company growing. We invest in quality and innovation and we employ advanced manufacturing technologies that set the standard for the industry. And we are constantly identifying new ways to solve complex problems, striving to reduce lead times, cut costs and evaluate how we can better serve you and your organization.

Grover first opened its doors in Milwaukee in 1929 as Grover Piston Ring under founder Richard Grover. It was innovative thinking that led Grover to develop the Permaseal interlocking joint in 1929. And it is that same innovative thinking that drives us to set new benchmarks for quality, efficiency and service today. In 2005, Grover Corporation acquired the operations of Double Seal Ring Co. in Fort Worth, Texas. With the addition of Double Seal, we not only added new products to our inventory, but a rich history of quality, innovation and industry knowledge.

We understand that when you use our rings in a product you sell to your customers, we become an extension of your organization. And that is not something we take lightly. Grover's Milwaukee, Wisconsin manufacturing facility is one of a select group of companies worldwide that is certified for ISO/TS 16949, as is the Kennedale, Texas plant ISO 9001:2000 certified.



We are the only piston ring manufacturer serving the industrial marketplace with those quality certifications and a lean culture. Grover customers will benefit from a high performance management system based on these ISO quality systems as well as lean manufacturing principles that deliver consistently high levels of customer satisfaction. In fact, in customer satisfaction surveys conducted by an unbiased third party for the past 15 years, Grover was rated ahead of its competition in all areas examined. And with stringent quality systems, Grover has a time-tested reputation in the marketplace as a precision manufacturer and a key supplier to some of the largest names in the industry. We think that says a lot about our commitment to maintaining the highest quality standards.

Grover Corporation boasts a rich history, extensive experience in the industry and in-depth applications expertise. However, we will never rest on our past achievements alone. We will continue to strive to do more, better. We understand that when you purchase our parts, we become an extension of your organization. Thus, we work to provide the superior quality, service and flexibility that you expect from a supplier so that you can deliver superior quality, service and flexibility to your customers.



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