

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

AGENDA -- PLAN COMMISSION
Tuesday, October 03, 2017
6:00 P.M.

1. Roll Call and Pledge of Allegiance.
2. Adoption of Minutes of Meeting of September 5, 2017.
3. a. Specific Implementation Plan, David Hobbs Honda, 1633 West Bender Road (Bender Townhome Southerly Site). Review and approve proposed Specific Implementation Plan for automobile storage yard use and occupancy.
Greg Hobbs, David Hobbs Honda
Brandon Flunker, Consultant
- b. Specific Implementation Plan, Bender Townhomes, 1633 West Bender Road. Review proposed alterations to the previously approved Specific Implementation Plan.
Ted Matkom and Michael Klein
Brad Jors, Consultant
- c. Plan Commission Review, Woodfashioned, 2006 West Bender Road. Review and approve proposed creative objects woodworking/machining use and occupancy.
Brian King, Woodfashioned
- d. Plan Commission Review, Office of De Leers, Construction, Incorporated, 6969 North Port Washington Road (Glendale Market). Review and approve proposed De Leers project management office use and occupancy.
James De Leers, De Leers

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.-

Tuesday, September 5, 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: 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, August 31, 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. Lippow, to approve the minutes of the meeting held on Tuesday, August 01, 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. 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.

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

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,

CITY OF GLENDALE -- PLAN COMMISSION

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.

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

Stuart Banghart introduced himself as owner and president representing Grover Corporation, presently located at 2759 South 28th Street and Richland Hills, Texas, which is near Fort Worth, and Grover's intention is to move their Texas operation to Wisconsin and there is not enough space at the South 28th Street facility. Mr. Banghart said that Grover Corporation is also seeking to attract and retain the highest qualified personnel, and that both the working environment and community amenities are factors. Mr. Banghart said that Grover Corporation has been in existence since 1929 and that he acquired the company in 1993, and in 2005 acquired a competitor located in Texas, and continued stating that changes in the market and advanced manufacturing techniques are driving changes in the industry, and that being a Milwaukee person and knowing that there are really good people in the area were also factors. Mr. Banghart explained about their product piston rings and that Grover Corporation is a global supplier with products ranging from 5-inch for items such as pumps, valves, and shock absorbers, to 91-inch and up (equating to 8 to 9 feet) for hydro-electric turbines and United States Army Corps of Engineers requirements, and said that Grover Corporation products are at every continent except Antarctica, and that they are growing.

Mayor Kennedy asked about changes to the building.

Mr. Banghart said that there will be very little change and nothing exterior, saying that the 5730 North Glen Park Road facility gives them space to grow, and that just the sign will

CITY OF GLENDALE -- PLAN COMMISSION

change, and that internally a couple of foundations will be modified for the large machines that are mostly in Texas now, that they need to modify the floor in the area where the previous water filter company had pits and pipes, and also that the office cubicles will be improved. Mr. Banghart introduced Ed Bednar as the project manager for the changes.

Commissioner Shaw asked if they use cutting oils and if so how they dispose of them.

Mr. Banghart that everything is a closed loop, that all of the water that they use is filtered and reused and when it is finally necessary it is collected in a tanker and that nothing goes down the drain and, also, their cutting fluids are water soluble, and that they work with a waste disposal company that pumps from their tanks and takes the spent product, concluding saying that everything that they do is covered under their water quality permit and everything is manifested in and out the door.

Commissioner Vukovic asked if they lease the building or are they buying the building.

Mr. Banghart said that he is acquiring the property and that it will be in the name of an LLC and that there will be a lease with Grover Corporation.

Mayor Kennedy asked how they would be handling the fire systems and security systems.

North Shore Fire Department Battalion Chief John Maydak asked how the Grover Corporation occupancy will be classified with the change of use, and said that they suggest meeting at the earliest possible time.

Mr. Banghart said that as a manufacturer they would not reclassify the occupancy and that at their South 28th Street facility they invited the Fire Department to complete a walk-through of the facility, and will be happy to do so.

Motion by Comm. Cohn, seconded by Comm. Wadzinski, 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, per the requirements as enumerated. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Lippow, Wadzinski, and Shaw. Noes: None. Motion carried 7-0.

ADJOURNMENT.

Motion by Comm. Vukovic, seconded by Comm. Cohn, to adjourn the Plan Commission until 6:00 p.m., Tuesday, October 3, 2017. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Shaw, Cronwell, Cohn, Lippow, Wadzinski, and Vukovic. Noes: None. Motion carried unanimously.

Todd M. Stuebe, Director of Community Development

Recorded: Wednesday, September 06, 2017

NOTE:

Meeting is 6:00 PM Tuesday

City of Glendale Plan Commission

6:00 P.M., Tuesday, October 03, 2017

- Plan Commission Report -

Glendale

RICH PAST.
BRIGHT FUTURE.



- 3a. **Specific Implementation Plan, David Hobbs Honda, 1633 West Bender Road (Bender Townhome Southerly Site).** Review and approve proposed Specific Implementation Plan for automobile storage yard use and occupancy.

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

The proposed plan includes the paved space to store cars sold by David Hobbs Honda, a six-foot height cedar wood fence enclosure that surrounds the north, east, and south sides of the premises (which includes separating the stormwater pond from the existing residential and City-Owned lands to the east), site lighting, the necessary stormwater management pond (that serves both the Bender Road Townhomes premises and the David Hobbs Honda car storage yard premises), and grass between the paved space and the fence. The pond shape varies slightly from the originally approved Specific Implementation Plan.

Required Action

The necessary action by the Plan Commission is to approve the Specific Implementation Plan for the Davis Hobbs Honda as submitted consistent with the approved General Development Plan. A Development Agreement was previously approved for the Bender Townhomes and David Hobbs Honda project.

- 3b. **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.

Ted Matkom, Michael Klein, and bender Townhome project team will formally present the proposed revised 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.

The proposed changes to the plan are site changes which include changing the northeast stormwater facility from an underground system to an open air stormwater retention pond, relocating all of the trash enclosures away from the existing residential neighborhood, installing fence (Developer to specify

height and style) along both the east and west property boundaries, creating two landscape elements that facilitate maintaining earth within the premises, removal of existing trees and brush in the space between the east property line and the west edge of the buildings, and moving the proposed easterly ingress-egress to where it was originally.

Required Action

The necessary action by the Plan Commission is to determine whether the proposed changes to the project plan are a substantial change to the plans and, if not, to approve the revised plan.

- 3c . Plan Commission Review, Woodfashioned, 2006 West Bender Road.
Review and approve proposed creative objects woodworking/machining use and occupancy.

Applicant, Brian King, seeks Plan Commission use and occupancy approval for Woodfashioned, LLC, a creative objects woodworking/machining enterprise, to occupy a 1,000 square-foot tenant space in the 9,000 square-foot multi-tenant building located at 2000-2008 West Bender Road. The property is owned by Kivley Investments, LLC. The site is zoned M-1 Warehouse, Light Manufacturing, Office, and Service District, and the proposed use is permitted with Plan Commission review and approval.

Photograph: 2006 West Bender Road (View Southeast)



Staff recommends that the Plan Commission grant use and occupancy approval for Brian King to operate Woodfashioned, LLC, a creative objects woodworking/machining enterprise, within the tenant space located at 2006 West Bender Road, with the following requirements:

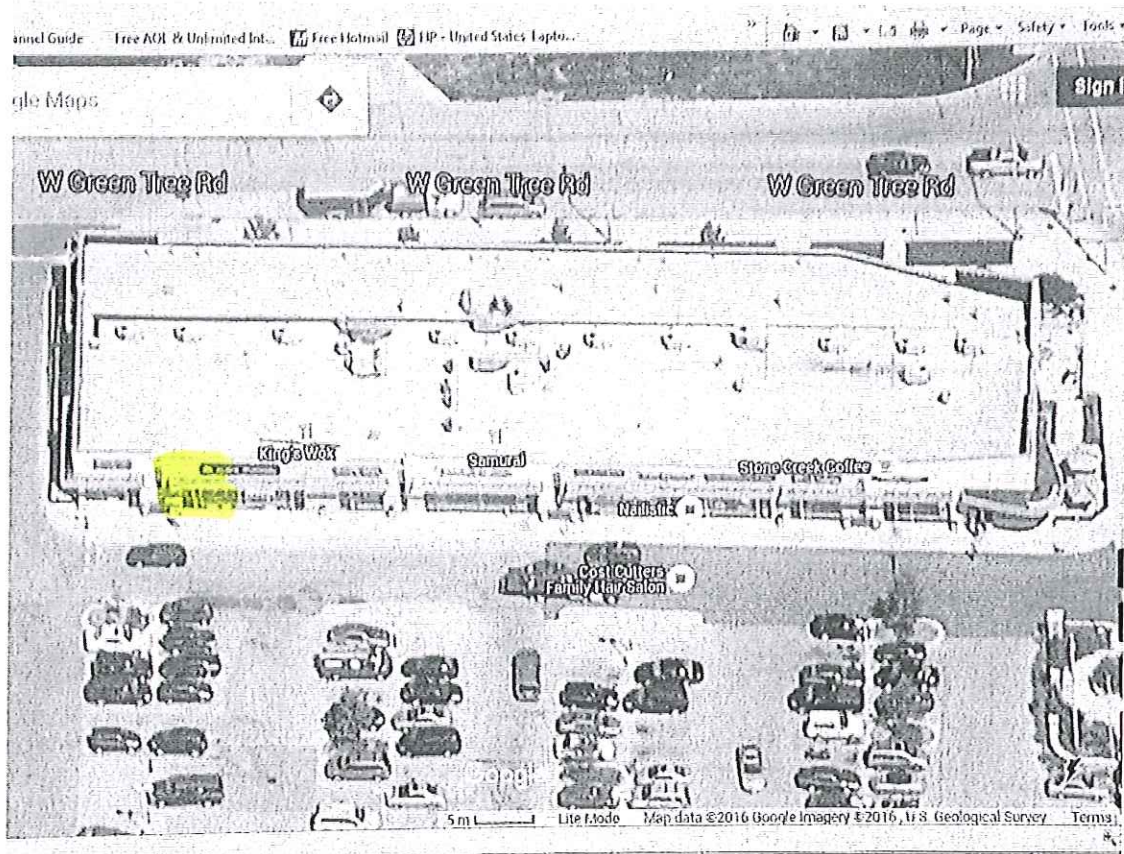
- 1) Outside storage is not permitted;
- 2) Signage Permits per the Glendale Sign Code;
- 3) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities;
- 4) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department.

- 3d. Plan Commission Review, Office of De Leers, Construction, Incorporated, 6969 North Port Washington Road (Glendale Market).
Review and approve proposed De Leers project management office use and occupancy.

DeLeers Construction seeks Plan Commission approval to maintain an office within the remainder of the former Aurora Pharmacy tenant space located at 6969 North Port Washington Road (Glendale Market). The site is zoned PD-Planned Unit Development District and the proposed use and occupancy requires Plan Commission review and approval.

The tenant space is about 1,500 square feet. Proposed business hours are Monday through Friday, 7:30 a.m. to 5:30 p.m. There will be two to six employees.

Photograph. 6969 North Port Washington Road (View to North).



Staff recommends that the Plan Commission grant use and occupancy approval for DeLeers Construction, Incorporated, a project management company, to operate within the tenant space located at 6969 North Port Washington Road (Glendale Market), with the following requirements:

- 1) Outside storage is not permitted;
- 2) Signage Permits per the existing Glendale Market Planned Sign Program (PSP) and the Glendale Sign Code;
- 3) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary, subject to approved landscape plans, pursuant to tenant/owner lease responsibilities;
- 4) All City of Glendale building and fire codes being carried out to the satisfaction of the

Staff Report to the Plan Commission

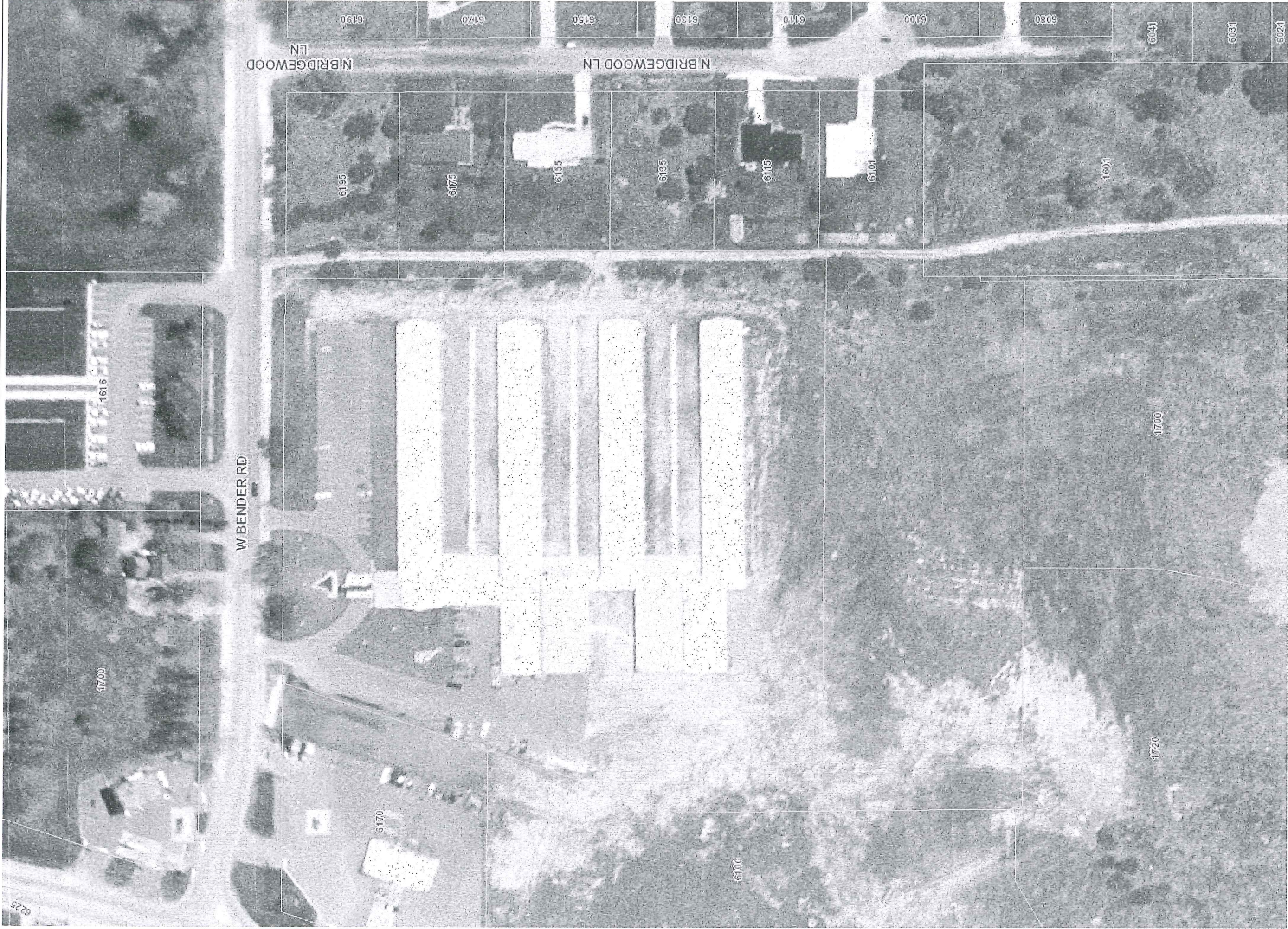
Meeting of Tuesday, October 03, 2017

Building Inspector and the North Shore Fire Department;

- 5) Written certification by owner of compliance with State of Wisconsin requirements for physically disabled parking prior to issuance of Occupancy Permit.



Dove Healthcare Environs 1970



Projection

NAD_1927_StatePlane_Wisconsin_South_FIPS_4803



1: 1,129

188

0

94

188 Feet

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.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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ClarkDietz

Engineering Quality of Life™



September 19, 2017

Todd Stuebe, Director of Community Development
City of Glendale
5909 N Milwaukee River Parkway
Glendale, WI 53209

Re: David Hobbs Honda-Stormwater Management Plan

Dear Todd:

Please see the attached plans for the David Hobbs Honda Development at 6100 N. Green Bay Ave. in Glendale.

The submittal follows the APPROVED Stormwater Management Plan for the Bender Road Apartments Development. We have fine-tuned the location of the pond and as the attached calculations show, the pond continues to provide storage and discharge in accordance with MMSD Chapter 13 and City of Glendale Stormwater Ordinance.

The plans show the pond, parking lot, fencing, lighting, and landscaping treatments for the area. Attached are specifications for the lighting and the 6 foot cedar fencing to be installed. The parking lot will be for overflow car storage and will therefore not be stripped for parking, it will simply be an addition of asphalt that the dealership can use as needed. The new asphalt will match the edge of the existing asphalt.

Clearing and grubbing of the area is anticipated to start in late October. Then the pond will be dug and the dirt will be spread and graded for the parking lot. After the pond is excavated and the clay liner installed, the parking lot area will be finish graded with stone and paved. The lighting and restoration will follow in December. It is anticipated that the final restoration of landscaping will be established in the springtime after the ground thaws.

If you have any questions please feel free to contact me directly.

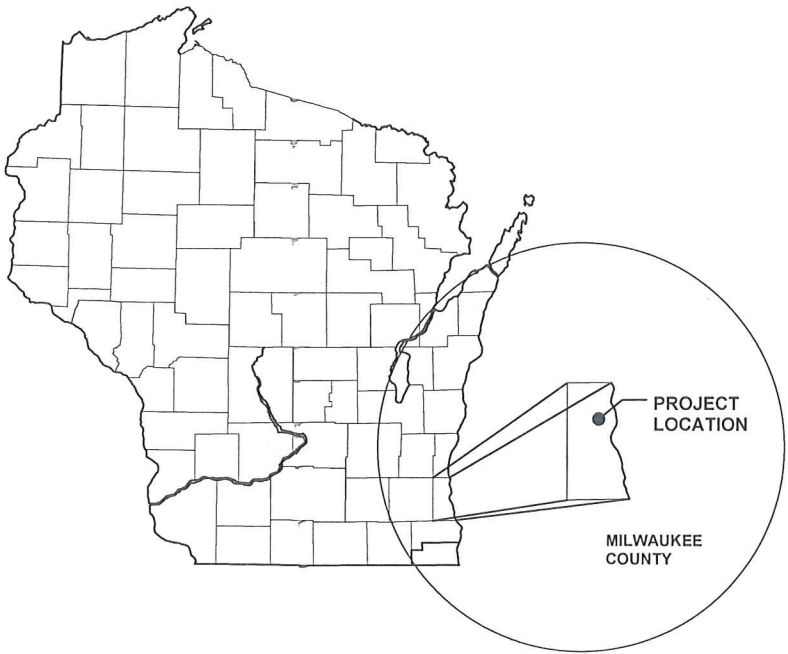
Sincerely,

Clark Dietz, Inc.
Brandon Flunker
Project Engineer

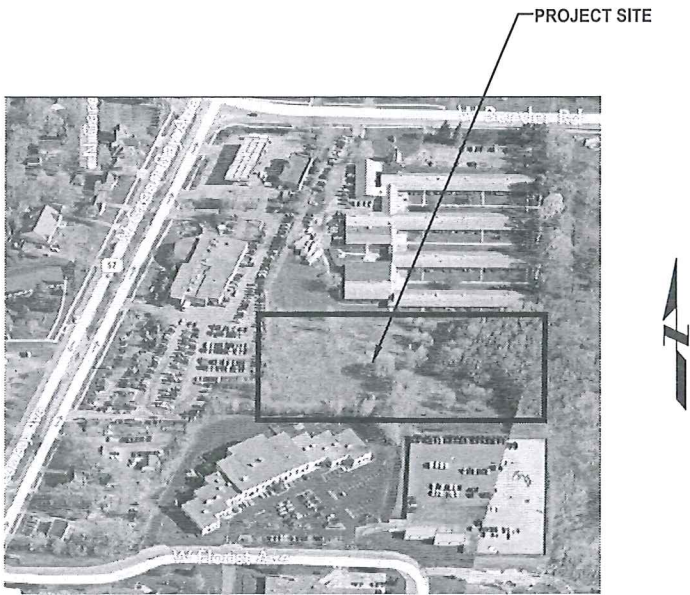
E-mail: brandon.flunker@clarkdietz.com

cc: Dave Eastman, Director of City Services

DAVID HOBBS HONDA
D090010
POND AND PARKING
CITY OF GLENDALE
MILWAUKEE COUNTY, WI



GENERAL LOCATION MAP



PROJECT LOCATION MAP

Item	Unit	Quantity
Clearing and Grubbing	ACRE	2.2
Erosion Control (Silt Fence, Tracking Pad, Erosion Mat)	LS	1
Excavation and Grading (Pond, Parking Lot Subgrade)	LS	1
Appx. Cut of 3600 cy, Fill of 3400 cy		
6' Cedar Dog Eared Fence	LF	1440
Retaining Wall with Footings (Total Face)	SF	1710
4" Topsoil, Seed, Fertilizer, and Mulch	SY	2073
Fence Removal	LF	115
Clay Pond Liner 2ft Thick	SY	1665
1.75" Surface, 12.5 mm, 58-28	TON	873
2.25" Binder, 19.0 mm, 58-28	TON	1122
8" 1.25 Dense Graded Aggregate	TON	4032
Medium Rip-Rap	CY	60

INDEX OF DRAWINGS

SHEET NUMBER	SHEET TITLE
1	COVER DRAWING
2	SITE AND LANDSCAPE PLAN
3	GRADING PLAN
4	DETAILS
5	WALL DETAILS

ClarkDietz
NO. 184-000450
759 N. MILWAUKEE STREET
SUITE 824
MILWAUKEE, WI 53202
PHONE : 414.315.1955 WWW.CLARKDIETZ.COM

NOT FOR
CONSTRUCTION

PROJECT TITLE

DAVID HOBBS HONDA
POND AND PARKING

DESIGNED BY: MZE
DRAWN BY: BLF/AJA
CHECKED BY:
DATE CHECKED:

DATE REVISION

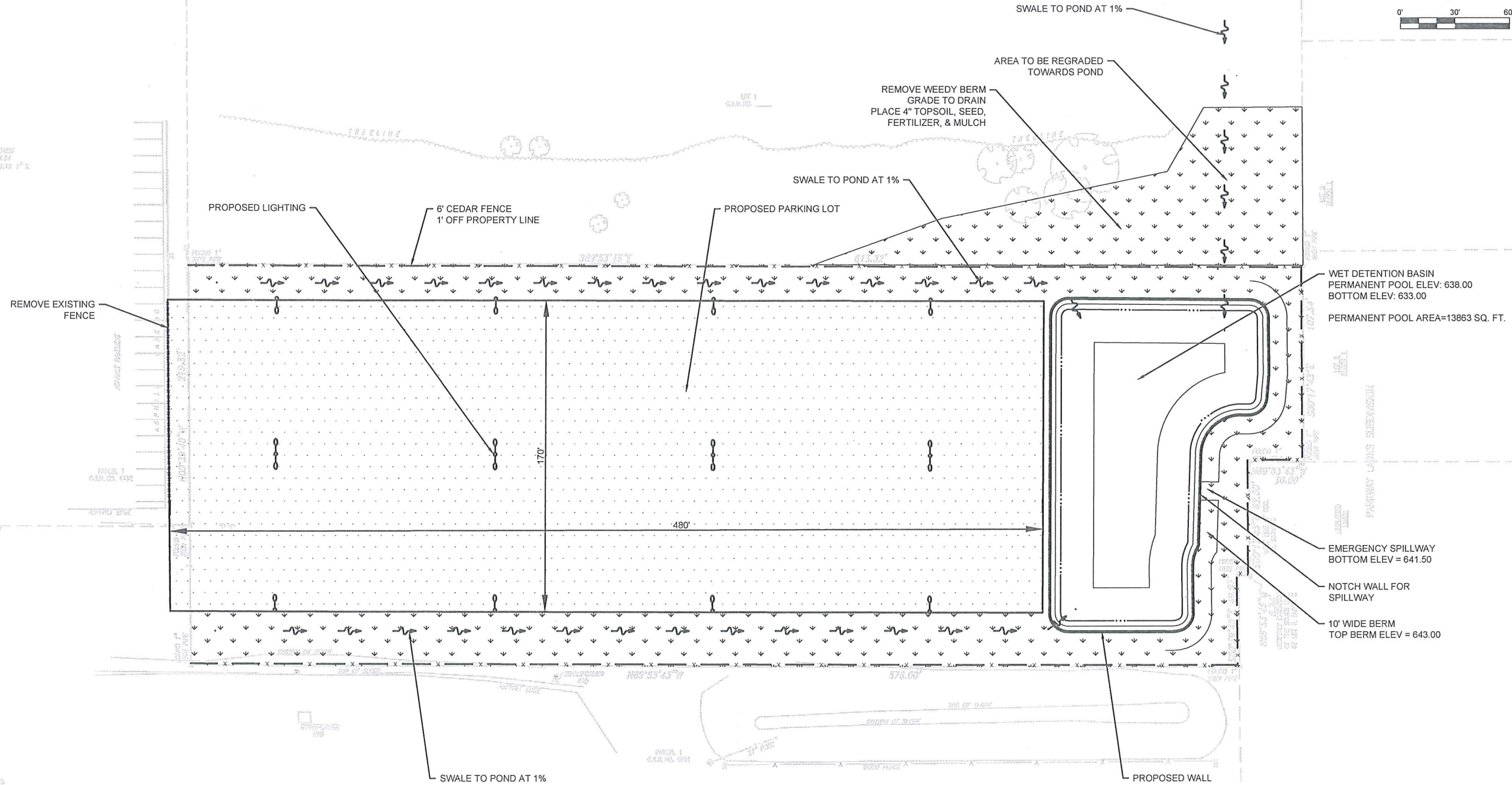
DRAWING TITLE

COVER DRAWING

PROJECT No.
D0900010

DRAWING No.
1

DWG 1 OF 5 DWGS



ClarkDietz

759 N. MILWAUKEE STREET
SUITE 624
MILWAUKEE, WI 53202
PHONE : 414.315.1933
WWW.CLARKDIETZ.COM

NOT FOR
CONSTRUCTION

PROJECT TITLE
DAVID HOBBS HONDA
POND AND PARKING

DESIGNED BY: MZE
DRAWN BY: BLF/AJA
CHECKED BY:
DATE CHECKED:

DATE REVISION

DRAWING TITLE
SITE AND LANDSCAPE PLAN

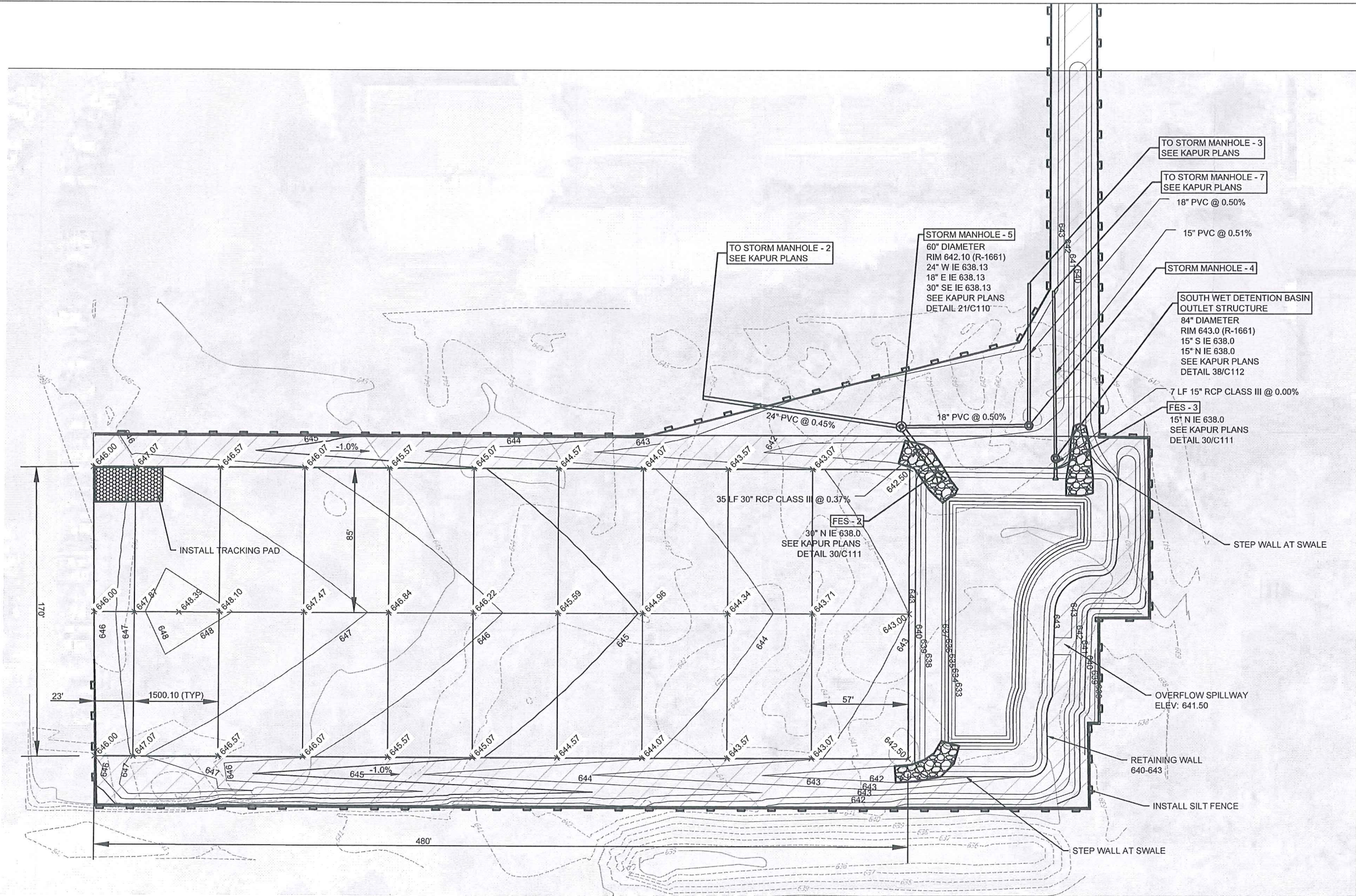
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D0900010

DRAWING No.

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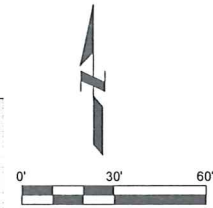
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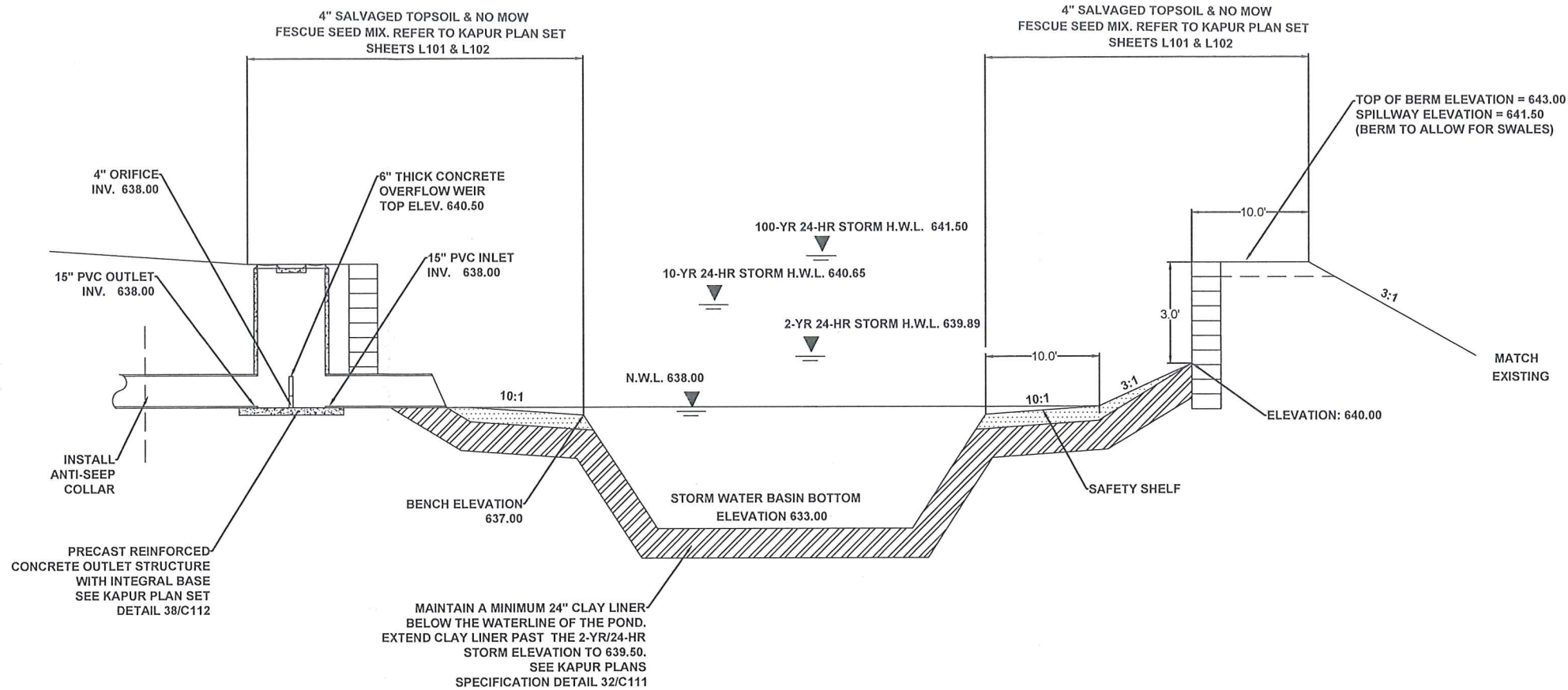
LEGEND

- PROPOSED MEDIUM RIP-RAP
- PROPOSED TRACKING PAD
- PROPOSED EROSION MAT (ALL SLOPES GREATER THAN 4:1 AND ALL DRAINAGE SWALES)
- PROPOSED SILT FENCE

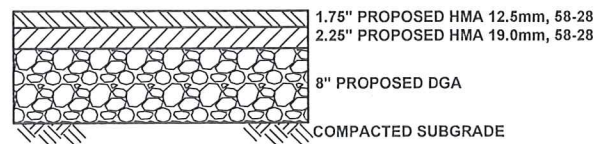


ClarkDietz		759 N. MILWAUKEE STREET SUITE 824 MILWAUKEE, WI 53202 PHONE : 414.315.1933 www.clarkdietz.com	
NOT FOR CONSTRUCTION		PROJECT TITLE DAVID HOBBS HONDA POND AND PARKING	
DESIGNED BY: MZE DRAWN BY: BLF/AJA CHECKED BY: DATE CHECKED:		DRAWING TITLE GRADING PLAN	
DATE		REVISION	
PROJECT No. D0900010		DRAWING No. 3	
DWG 3 OF 5 DWGS		NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.	

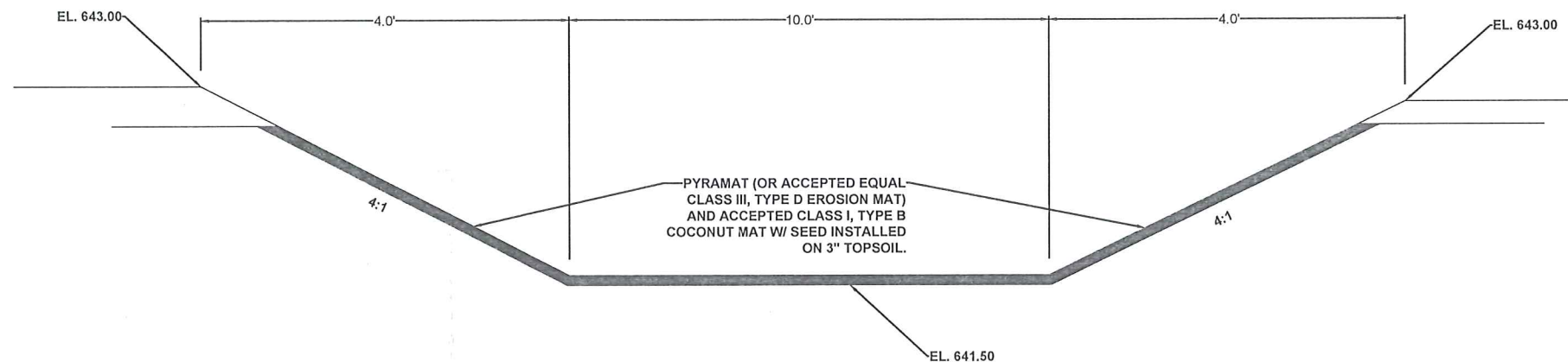
P:\D0900010.DWG HOBBS HONDA - PARKING LOT\11-0 DRAWINGS\11-15 PLAN PRODUCTION SHEETS\DETAILS.DWG BRANDON L. FLUNKER SAVE TIME 9/17/2017 11:02:55 PM PLOT DATE 9/18/2017 9:48 AM



STORM WATER BASIN DETAIL
NOT TO SCALE



PROPOSED PAVEMENT SECTION
NOT TO SCALE



EMERGENCY SPILLWAY CROSS SECTION
NOT TO SCALE

ClarkDietz

759 N. MILWAUKEE STREET
SUITE 624
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NOT FOR
CONSTRUCTION

PROJECT TITLE

DAVID HOBBS HONDA
POND AND PARKING

DESIGNED BY: MZE
DRAWN BY: BLF/AJA
CHECKED BY:
DATE CHECKED:

DATE REVISION

DRAWING TITLE

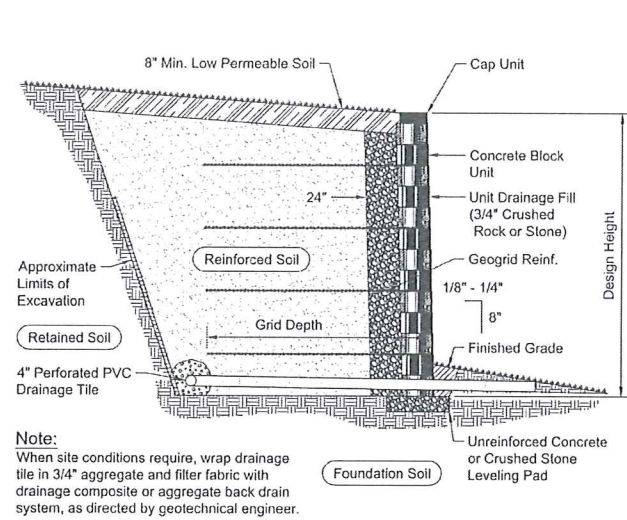
DETAILS

PROJECT No.
D0900010

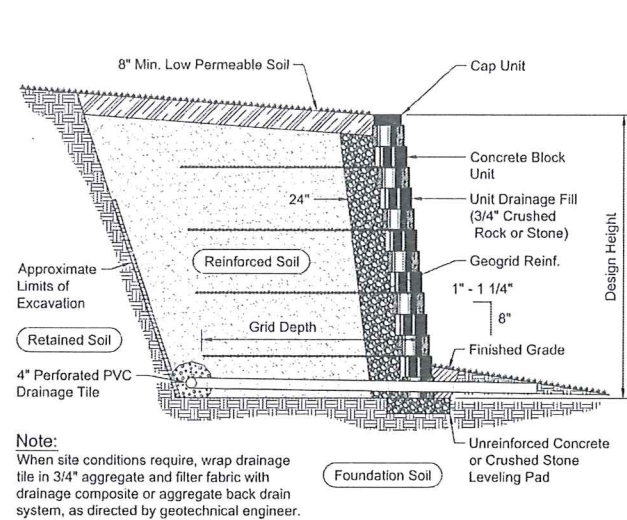
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DWG 4 OF 5 DWGS

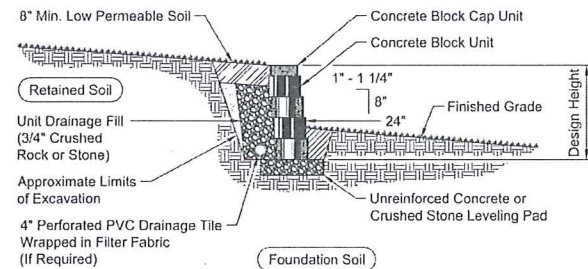
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Typical Reinforced Wall Section
Concrete Block Unit - Near Vertical Setback



Typical Reinforced Wall Section
Concrete Block Unit - 1" Setback

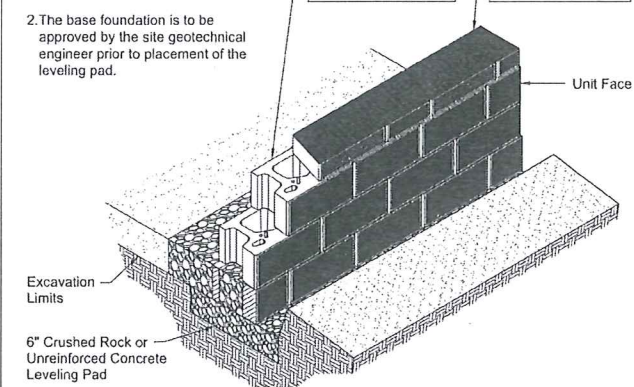


Typical Gravity Wall Section
Concrete Block Unit - 1" Setback

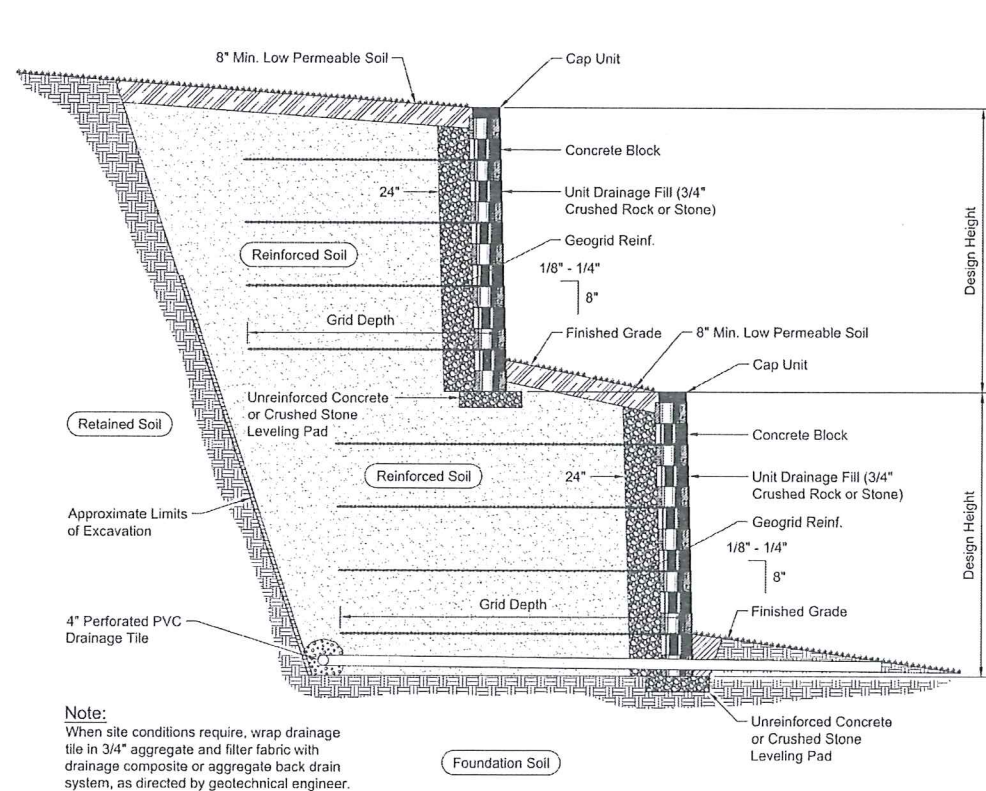
Base Leveling Pad Notes:

- The leveling pad is to be constructed of crushed stone or 2,000 psi unreinforced concrete.
- The base foundation is to be approved by the site geotechnical engineer prior to placement of the leveling pad.

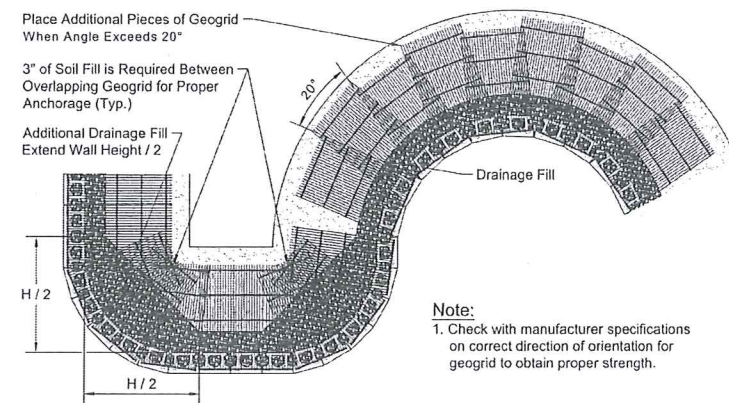
Concrete Block Unit		Universal Cap Unit	
*Width:	18"	*Width:	18 1/2"
*Depth:	12"	*Depth:	10 1/2"
*Height:	8"	*Height:	4"
*Weight:	75 lbs	*Weight:	49 lbs



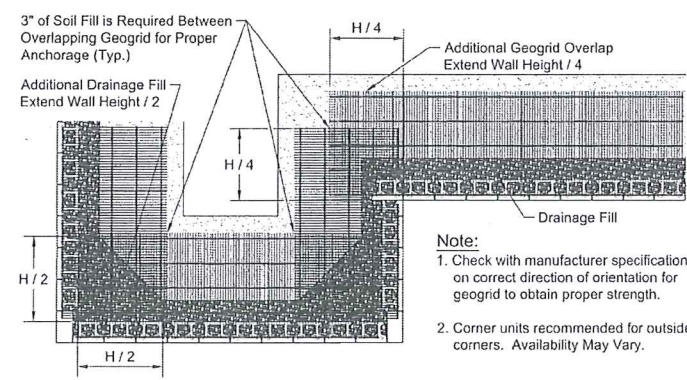
Compac III Unit/Base Pad Isometric Section View
* Dimensions & Weight May Vary by Region



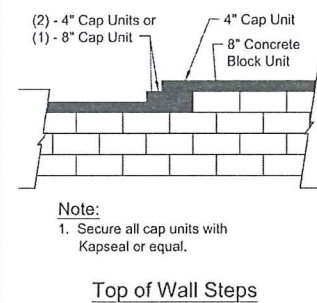
Typical Reinforced Tiered Wall Section
Near Vertical Setback



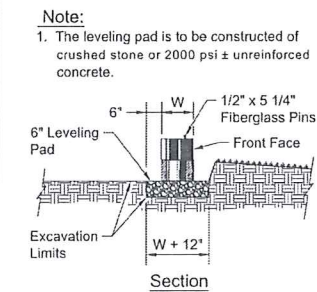
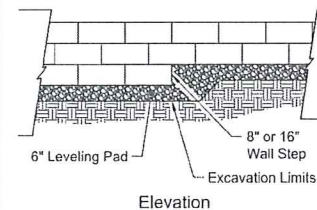
Geogrid Installation on Curves



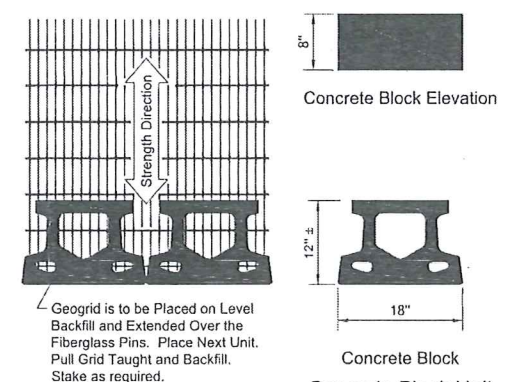
Geogrid Installation at Corners



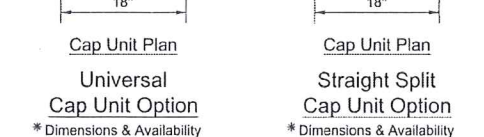
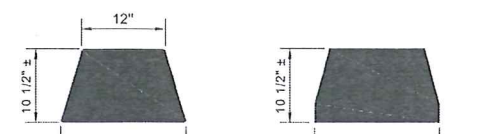
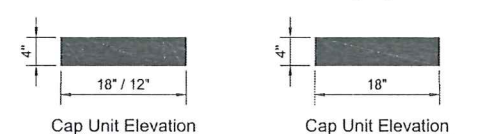
Top of Wall Steps



Leveling Pad Detail



Grid & Pin Connection



Universal Cap Unit Option
* Dimensions & Availability Will Vary by Region

TOPOGRAPHIC MAP

CLIENT

David Hobbs Honda.

SITE ADDRESS

6100 N Green Bay Avenue; City of Glendale, Milwaukee County, Wisconsin.

BASIS OF BEARINGS

Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone), in which the South line of the NE 1/4 bears S89°53'43"E.

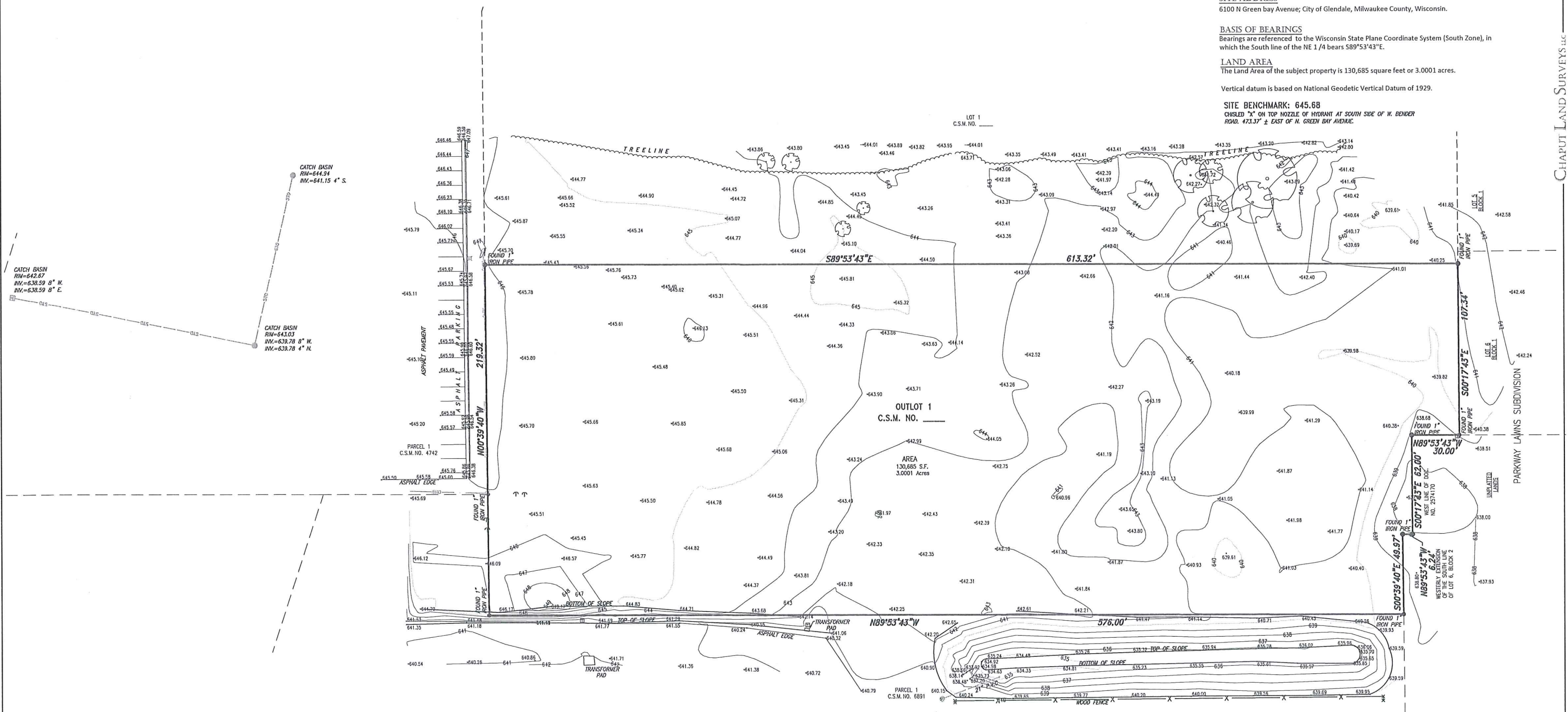
LAND AREA

The Land Area of the subject property is 130,685 square feet or 3.0001 acres.

Vertical datum is based on National Geodetic Vertical Datum of 1929.

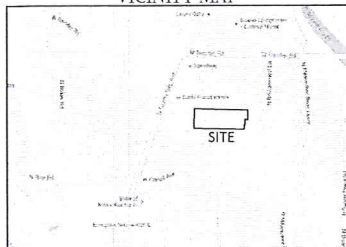
SITE BENCHMARK: 645.68

CHISELED "X" ON TOP NOZZLE OF HYDRANT AT SOUTH SIDE OF W. BENDER ROAD. 473.37' ± EAST OF N. GREEN BAY AVENUE.



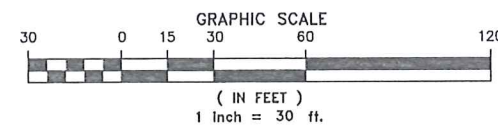
CHAPUT LAND SURVEYS, LLC

VICINITY MAP



LEGEND

- INDICATES FOUND 1" IRON PIPE
- ⋈ GUY WIRE
- ⊙ STORM MANHOLE
- ⊞ TELEPHONE PEDESTAL
- ⋈ LIGHT POLE
- ⋈ UTILITY POLE
- FENCE
- - - OVERHEAD WIRES
- - - STORM SEWER



CHAPUT LAND SURVEYS, LLC

231 W. FLORIDA STREET
MILWAUKEE, WI 53204

414-224-8068

2010-2011-2012-2013-2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-2502-2503-2504-2505-2506-2507-2508-2509-2510-2511-2512-2513-2514-2515-2516-2517-2518-2519-2520-2521-2522-2523-2524-2525-2526-2527-2528-2529-2530-2531-2532-2533-2534-2535-2536-2537-2538-2539-2540-2541-2542-2543-2544-2545-2546-2547-2548-2549-2550-2551-2552-2553-2554-2555-2556-2557-2558-2559-2560-2561-2562-2563-2564-2565-2566-2567-2568-2569-2570-2571-2572-2573-2574-2575-2576-2577-2578-2579-2580-2581-2582-2583-2584-2585-2586-2587-2588-2589-2590-2591-2592-2593-2594-2595-2596-2597-2598-2599-2600-2601-2602-2603-2604-2605-2606-2607-2608-2609-2610-2611-2612-2613-2614-2615-2616-2617-2618-2619-2620-2621-2622-2623-2624-2625-2626-2627-2628-2629-2630-2631-2632-2633-2634-2635-2636-2637-2638-2639-2640-2641-2642-2643-2644-2645-2646-2647-2648-2649-2650-2651-2652-2653-2654-2655-2656-2657-2658-2659-2660-2661-2662-2663-2664-2665-2666-2667-2668-2669-2670-2671-2672-2673-2674-2675-2676-2677-2678-2679-2680-2681-2682-2683-2684-2685-2686-2687-2688-2689-2690-2691-2692-2693-2694-2695-2696-2697-2698-2699-2700-2701-2702-2703-2704-2705-2706-2707-2708-2709-2710-2711-2712-2713-2714-2715-2716-2717-2718-2719-2720-2721-2722-2723-2724-2725-2726-2727-2728-2729-2730-2731-2732-2733-2734-2735-2736-2737-2738-2739-2740-2741-2742-2743-2744-2745-2746-2747-2748-2749-2750-2751-2752-2753-2754-2755-2756-2757-2758-2759-2760-2761-2762-2763-2764-2765-2766-2767-2768-2769-2770-2771-2772-2773-2774-2775-2776-2777-2778-2779-2780-2781-2782-2783-2784-2785-2786-2787-2788-2789-2790-2791-2792-2793-2794-2795-2796-2797-2798-2799-2800-2801-2802-2803-2804-2805-2806-2807-2808-2809-2810-2811-2812-2813-2814-2815-2816-2817-2818-2819-2820-2821-2822-2823-2824-2825-2826-2827-2828-2829-2830-2831-2832-2833-2834-2835-2836-2837-2838-2839-2840-2841-2842-2843-2844-2845-2846-2847-2848-2849-2850-2851-2852-2853-2854-2855-2856-2857-2858-2859-2860-2861-2862-2863-2864-2865-2866-2867-2868-2869-2870-2871-2872-2873-2874-2875-2876-2877-2878-2879-2880-2881-2882-2883-2884-2885-2886-2887-2888-2889-2890-2891-2892-2893-2894-2895-2896-2897-2898-2899-2900-2901-2902-2903-2904-2905-2906-2907-2908-2909-2910-2911-2912-2913-2914-2915-2916-2917-2918-2919-2920-2921-2922-2923-2924-2925-2926-2927-2928-2929-2930-2931-2932-2933-2934-2935-2936-2937-2938-2939-2940-2941-2942-2943-2944-2945-2946-2947-2948-2949-2950-2951-2952-2953-2954-2955-2956-2957-2958-2959-2960-2961-2962-2963-2964-2965-2966-2967-2968-2969-2970-2971-2972-2973-2974-2975-2976-2977-2978-2979-2980-2981-2982-2983-2984-2985-2986-2987-2988-2989-2990-2991-2992-2993-2994-2995-2996-2997-2998-2999-3000-3001-3002-3003-3004-3005-3006-3007-3008-3009-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PROJECT NAME:
1633 W. BENDER ROAD
GLENDALE, WI

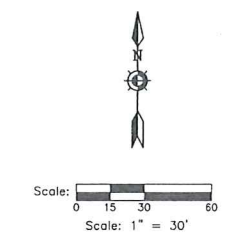
OWNERS INFO:
1633 BENDER ROAD LLC
4425 W. MITCHELL ST.
MILWAUKEE, WI 53214

ARCHITECT:
KORB + ASSOCIATES
648 N. PLANKINTON AVE.
SUITE 240
MILWAUKEE, WI 53203
P 414.273.8230

CONSTRUCTION MANAGER:
PERIDOT CONSTRUCTION
1661 N. WATER STREET
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MILWAUKEE, WI 53202
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STRUCTURAL ENGINEER:
GRAEF
125 S. BATH STREET
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7711 N. PORT WASHINGTON ROAD
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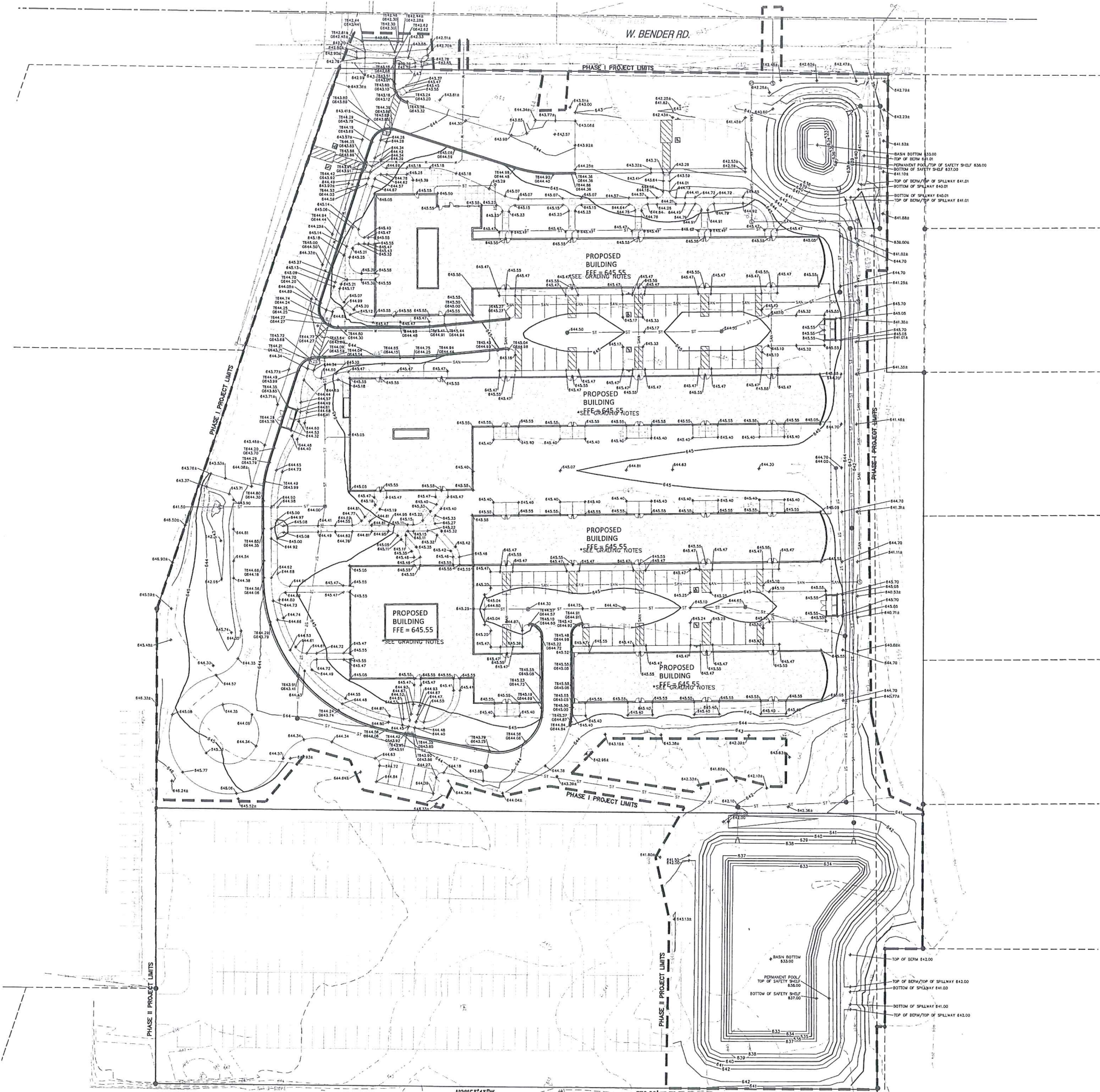
GRADING NOTES

EXISTING BUILDING FOUNDATIONS TO REMAIN. FINISHED FLOOR ELEVATIONS (FFE) MAY VARY FROM FFE AS SHOWN ON PLANS. FFE MAY VARY THROUGHOUT EACH BUILDING SLAB AND/OR FROM BUILDING SLAB TO BUILDING SLAB. FIELD ADJUST EXTERIOR SITE GRADES AS NEEDED TO ACCOMMODATE EXACT FFE GRADES SO AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING STRUCTURES.

GRADING LEGEND

---	EXISTING CONTOUR MINOR
---	EXISTING CONTOUR MAJOR
---	PROPOSED CONTOUR MINOR
---	PROPOSED CONTOUR MAJOR
+	PROPOSED SPOT GRADE
+	MATCH EXISTING SPOT GRADE
+	PROPOSED TOP OF CURB
+	PROPOSED BOTTOM OF CURB
+	MATCH EXISTING TOP OF CURB
+	MATCH EXISTING BOTTOM OF CURB

SITE GRADING PLAN
C104





PROJECT NAME:
1633 W. BENDER ROAD
GLENDALE, WI

OWNERS INFO:
1633 BENDER ROAD LLC
4425 W. MITCHELL ST.
MILWAUKEE, WI 53214

ARCHITECT:
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PERIDOT CONSTRUCTION
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STRUCTURAL ENGINEER:
GRAEF
125 S. 84TH STREET
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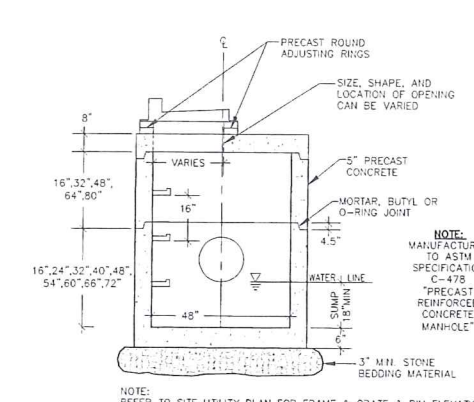
CIVIL:
KAPUR & ASSOCIATES
7711 N. PORT
WASHINGTON ROAD
MILWAUKEE, WI 53217
P 414.351.6668

REV. NO.	DATE

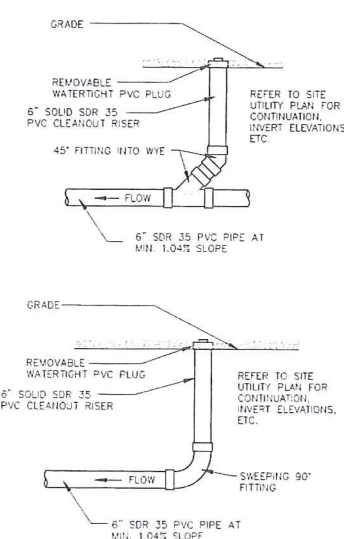
PROJ. NO. 16025
SCALE: AS NOTED
PHASE: BID SET
DATE: 5-25-2017

SITE DETAILS

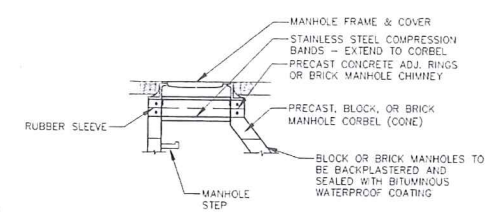
C110



25 48-INCH DIAMETER STORM CATCH BASIN
N.T.S.



28 STORM SEWER 6" CLEANOUT
N.T.S. INLINE AND ENDRUN



24 SANITARY MANHOLE DETAIL
N.T.S.

GENERAL NOTES:

INTERNAL CHIMNEY SEALS SHALL BE FLEXIBLE RUBBER SLEEVE, EXTENSIONS AND WEDGE STRIPS SHALL BE EXTRUDED OR MOLDED FROM HIGH GRADE RUBBER COMPOUND CONFORMING TO APPLICABLE REQUIREMENTS OF ASTM D303, WITH A MINIMUM 1500 PSI TENSILE STRENGTH AND 10 PERCENT COMPRESSION SET AND DUROMETER HARDNESS OF 48 + 5. SLEEVE SHALL BE EITHER DOUBLE OR TRIPLE PLEATED, WITH A MINIMUM UNEXPANDED VERTICAL HEIGHT OF 8 INCHES AND 10 INCHES, RESPECTIVELY AND A THICKNESS OF 3/16 INCHES. TOP AND BOTTOM SECTION OF SLEEVE SHALL CONTAIN AN INTEGRALLY FORMED EXPANSION BAND RECESS AND MULTIPLE SEALING FINS. TOP SECTION OF EXTENSION SHALL HAVE A MINIMUM THICKNESS OF 3/32 INCHES AND SHALL BE SHAPED TO FIT INTO BOTTOM BAND RECESS OF SLEEVE UNDER BOTTOM CHIMNEY SEAL BAND AND REMAINDER OF EXTENSION SHALL HAVE A THICKNESS OF 3/16 INCHES. BOTTOM SECTION OF EXTENSION SHALL CONTAIN AN INTEGRALLY FORMED EXPANSION BAND RECESS AND MULTIPLE SEALING FINS MATCHING THAT OF RUBBER SLEEVE.

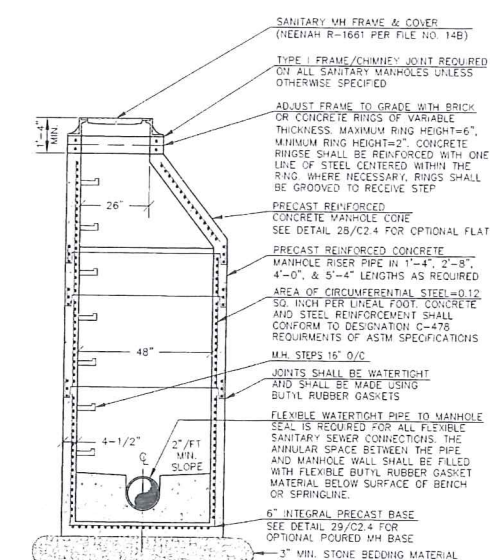
ANY SPLICE USED TO FABRICATE SLEEVE AND EXTENSION SHALL BE HOT VULCANIZED AND HAVE STRENGTH SUCH THAT SLEEVE SHALL WITHSTAND 180 DEGREE BEND WITH NO VISIBLE SEPARATION. CONTINUOUS WEDGE STRIP USED TO ADAPT RUBBER SLEEVE TO SLOPING SURFACES SHALL HAVE SLOPE DIFFERENTIAL NEEDED TO PROVIDE VERTICAL BAND RECESS SURFACE, BE SHAPED TO FIT INTO BAND RECESS AND HAVE AN INTEGRAL BAND RESTRAINT. LENGTH OF WEDGE STRIP SHALL BE SUCH THAT, WHEN ITS ENDS ARE BUTTED TOGETHER, IT WILL COVER ENTIRE INSIDE CIRCUMFERENCE OF THAT BAND RECESS NEEDING SLOPE ADJUSTMENT.

EXPANSION BANDS USED TO COMPRESS SLEEVE AGAINST MANHOLE SHALL BE INTEGRALLY FORMED FROM 16 GAGE TYPE 304 STAINLESS STEEL CONFORMING TO ASTM A240, WITH NO WELDED ATTACHMENTS AND SHALL HAVE A MINIMUM WIDTH OF 1-3/4 INCHES. BANDS SHALL HAVE A MINIMUM ADJUSTMENT RANGE OF 2 DIAMETER INCHES AND MECHANISM USED TO EXPAND BAND SHALL HAVE CAPACITY TO DEVELOP PRESSURES NECESSARY TO MAKE A WATER TIGHT SEAL. BAND SHALL BE PERMANENTLY HELD IN THIS EXPANDED POSITION WITH A POSITIVE LOCKING MECHANISM. ANY STUDS AND NUTS USED FOR THIS MECHANISM SHALL BE TYPE 304 STAINLESS STEEL CONFORMING TO ASTM F593 AND F594. SEALS SHALL BE SIMILAR AND EQUAL TO THOSE MANUFACTURED BY CRETAK SPECIALTY PRODUCTS, WAUKESHA, WISCONSIN.

INSTALLATION:

- 1) INSTALL RUBBER SLEEVE WITH PRINTING AT TOP AND TOP EDGE LINED UP WITH ALIGNMENT MARKS.
- 2) Wipe OFF OUTSIDE OF STAINLESS STEEL BAND AND APPLY MODERATE COATING OF BAND LUBRICANT TO SLOT AREA AND A LIGHT TO MODERATE COATING TO REMAINDER OF BANDS OUTSIDE SURFACE.
- 3) INSTALL BAND IN APPROPRIATE BAND RECESS WITH SLOTTED END AGAINST RUBBER SURFACE. POSITION EXPANSION TOOL AND EXPAND BAND UNTIL LOCKING TABS POP INTO TIGHTEST SLOTS POSSIBLE. LOOSEN TOOL SLOWLY UNTIL TABS ARE FULLY ENGAGED IN SLOTS. THEN CONTINUE TO LOOSEN AND REMOVE TOOL. WHEN INSTALLING LARGE DIAMETER BAND, USE AUXILIARY TOOL SLOTS TO START EXPANSION PROCESS. MOVE ONE TOOL LEG TO PRIMARY TOOL SLOT IF NECESSARY TO COMPLETE EXPANSION.
- 4) LUBRICATE SECOND BAND AND INSTALL IN OTHER BAND RECESS. ATTACH TOOL AND EXPAND AS BEFORE, KEEPING BANDS PARALLEL. BANDS CAN BE PUT CLOSER TOGETHER IF ONLY LIMITED HEIGHT IS AVAILABLE OR IF EXCESSIVE SLEEVE EXPANSION IS DESIRED.

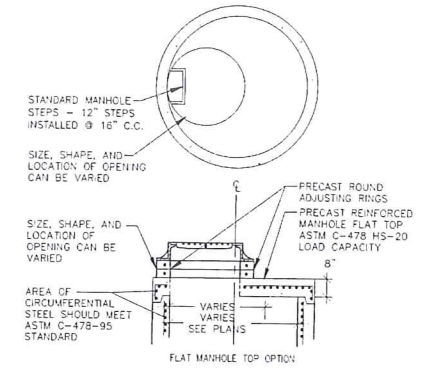
24B INTERNAL RUBBER SLEEVE FRAME/CHIMNEY SEAL
N.T.S.



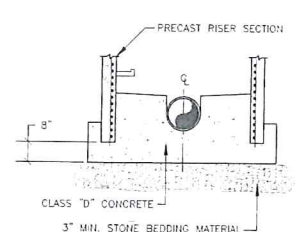
SANITARY MANHOLE NOTES:

1. 4" MIN. BEDDING MATERIAL REQUIRED UNDER INTEGRAL PRECAST MANHOLE BASE WITH A MINIMUM OF 4" OF GRANULAR BACKFILL MATERIAL PLACED AROUND THE OUTSIDE OF THE STRUCTURE.
2. SEE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, FILE NO. 12 FOR PRECAST MANHOLE AND FILE NO. 13 FOR MANHOLE INVERTS, INCLUDING INVERTS OF LATERAL SEWERS THAT CONNECT DIRECTLY TO MANHOLES.

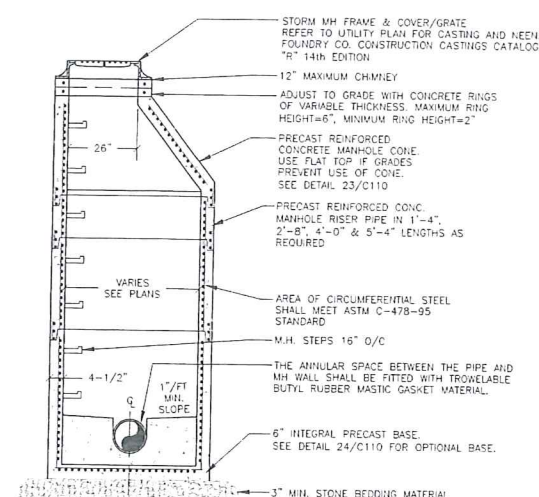
24 SANITARY MANHOLE DETAIL
N.T.S.



22 OPTIONAL FLAT TOP MANHOLE WITH
N.T.S. ROUND FRAME & COVER



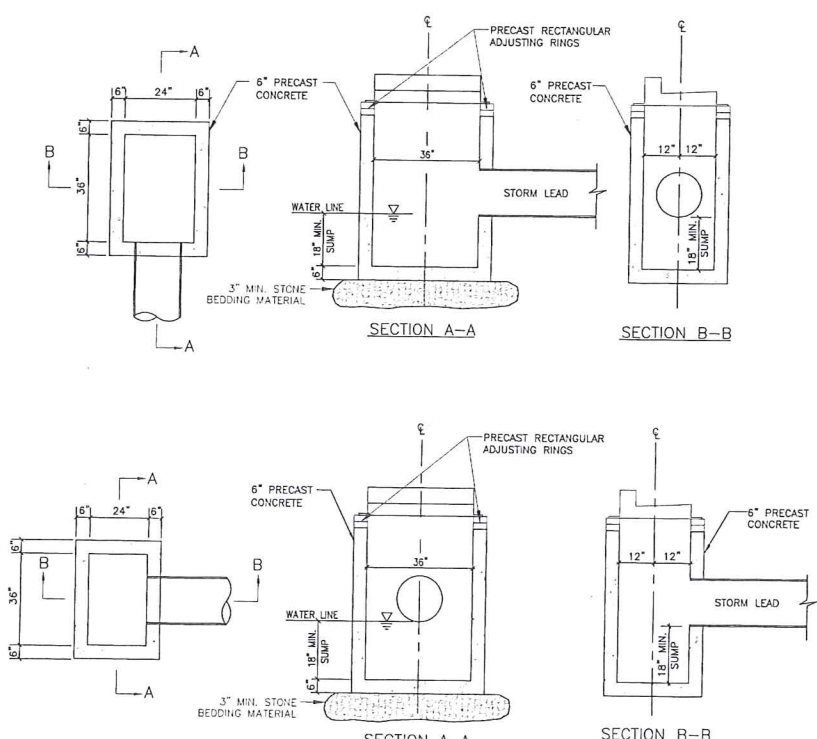
23 OPTIONAL POURED MANHOLE BASE
N.T.S. FOR MANHOLES



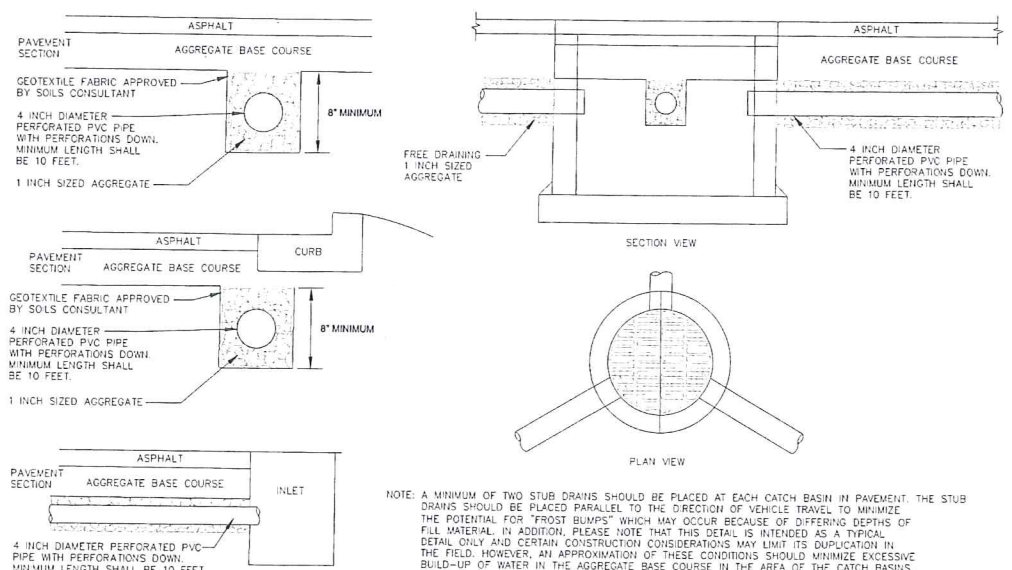
STORM MANHOLE NOTES:

- 1) PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED WITH ONE HOOP OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.
- 2) CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.
- 3) JOINTS SHALL BE WATER TIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.
- 4) 3" MIN. BEDDING MATERIAL REQUIRED UNDER MANHOLE BASE AND BACKFILLED STRUCTURE WITH GRANULAR BACKFILL MATERIAL.
- 5) SEE STANDARD SPECIFICATIONS, FILE NO. 12 FOR PRECAST MANHOLE AND FILE NO. 13 FOR MANHOLE INVERTS, INCLUDING INVERTS OF LATERAL SEWERS THAT CONNECT DIRECTLY TO MANHOLES.

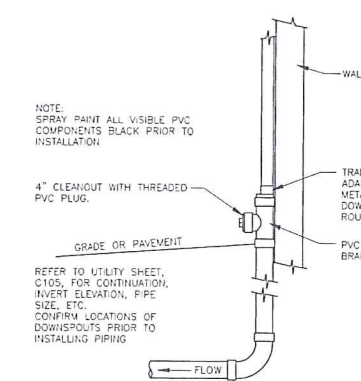
21 STORM MANHOLE DETAIL
N.T.S.



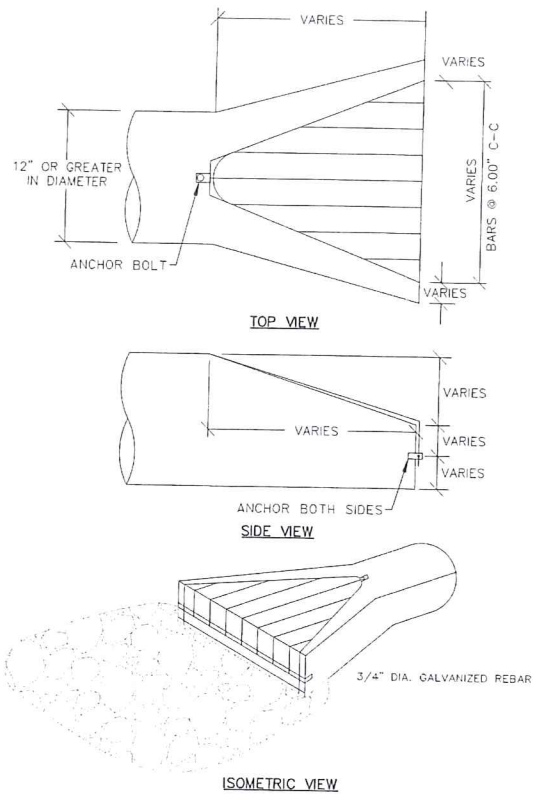
26 24" X 36" STORM CATCH BASIN WITH
N.T.S. GUTTER INLET/CURB BOX FRAME & GRATE



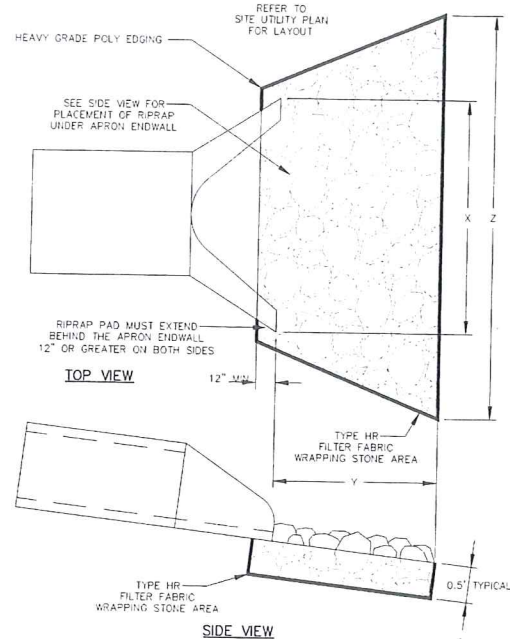
27 PAVEMENT DRAINTILE SUBDRAINAGE SYSTEM
N.T.S.



29 DOWNSPOUT CONNECTION
N.T.S.



30 TRASH GUARD AT RCP APRON ENDWALLS
N.T.S.



31 TYPICAL PLACEMENT OF RIPRAP AT APRON ENDWALLS
N.T.S.

DIA (INCH)	X (INCH)	Y (INCH)	Z (INCH)
12	24	120	48
15	30	120	60
18	36	120	60
21	42	120	72
24	48	120	72
27	54	120	81
30	60	120	90
36	72	120	108
42	78	120	120
48	84	120	120
54	90	120	150
60	96	120	162
66	102	120	174
72	108	120	186

- NOTES:
- 1.) STANDARD SPECIFICATION SHALL APPLY TO ALL INSTALLATIONS.
 - 2.) PIPES 36" AND GREATER SHALL HAVE JOINT TIES.
 - 3.) PIPES 36" OR GREATER SHALL HAVE 50% OF THE RIPRAP PAD PLACED WITH A SLURRY GROUT MIX ON AN UNEVEN RIPRAP SURFACE.
 - 4.) TWIN APRON INSTALLATIONS SHALL BE GOVERNED BY THE OUTSIDE DIMENSIONS OF A SINGLE PIPE.

IMPORTED CLAY LINER (FOR DETENTION PONDS - IF ONSITE MATERIALS ARE NOT SUITABLE - TEST SOILS TO CONFIRM)

A. DESCRIPTION

THIS WORK SHALL CONSIST OF THE CONSTRUCTION OF A CLAY LINER FOR THE PONDS AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THESE SPECIFICATIONS AND THE CONTRACT DOCUMENTS.

REFER TO DIVISION 31 SECTION 31.2000 "EARTHMOVING" FOR ADDITIONAL INFORMATION ON: EXCAVATING, COMPACTING, GRADING THE SUBGRADE, EXCAVATING AND BACKFILLING ANCHOR TRENCHES, PROTECTING EARTHWORK, AND ADDING EARTH COVER.

B. MATERIALS

MATERIAL USED IN THIS WORK SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND AS FOLLOWS:

- | | |
|------------------------------|--|
| PERMEABILITY: | 1 X 10 ⁻⁷ CM/SEC OR LESS |
| GRAIN SIZE: | P200 CONTENT 50% BY WEIGHT OR GREATER. LARGER THAN 50 MM SHALL BE REMOVED. |
| CLAY CONTENT: | 25% BY WEIGHT OR GREATER |
| LIQUID LIMIT: | 25% OR GREATER |
| PLASTICITY INDEX: | 10% OR GREATER |
| UNIFIED SOIL CLASSIFICATION: | CL OR CH (NON-ORGANIC) |

MATERIALS SHALL BE FREE OF STONE AND INCLUSIONS OF OTHER SOIL TYPES.

C. EXECUTION

ENGAGE A QUALIFIED TESTING AGENCY TO EVALUATE THE CLAY LINER MATERIAL AND INSTALLATION AND PERFORM TESTS AND INSPECTIONS. AGENCY TO PREPARE AND PROVIDE TEST AND INSPECTION REPORTS.

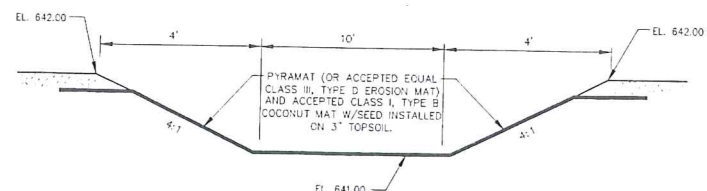
EXAMINE SUBSTRATES, WITH INSTALLER AND TESTING AGENCY PRESENT, FOR COMPLIANCE WITH REQUIREMENTS FOR SOIL COMPACTION AND GRADING; FOR SUBGRADE FREE FROM ANGULAR ROCKS, RUBBLE, ROOTS, VEGETATION, DEBRIS, VOIDS, PROTRUSIONS, GROUND WATER, AND OTHER CONDITIONS THAT MAY AFFECT THE INSTALLATION AND PERFORMANCE OF THE CLAY LINER.

PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

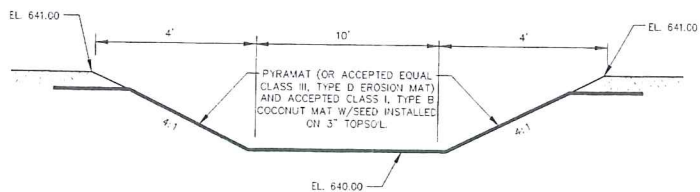
PROCEED WITH INSTALLATION ONLY WHEN WHEN EXISTING AND FORECASTED WEATHER CONDITIONS ARE FAVORABLE TO PERMIT PLACEMENT AND COMPACTION OF CLAY LINER.

THE CLAY LINER SHALL BE COMPACTED TO 90% MODIFIED PROCTOR, AND INSTALLED IN MAXIMUM 8-INCH LIFTS.

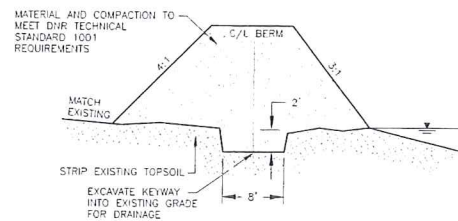
32 CLAY LINER FOR POND
N.T.S.



33 SOUTHERN WET DETENTION BASIN EMERGENCY SPILLWAY CROSS SECTION
N.T.S.



34 NORTHERN WET DETENTION BASIN EMERGENCY SPILLWAY CROSS SECTION
N.T.S.



35 BERM KEYWAY DETAIL
N.T.S.

PROJECT NAME:
1633 W. BENDER ROAD
GLENDALE, WI

OWNERS INFO:
1633 BENDER ROAD LLC
4425 W. MITCHELL ST.
MILWAUKEE, WI 53214

ARCHITECT:
KORB + ASSOCIATES
648 N. PLANKINTON AVE.
SUITE 240
MILWAUKEE, WI 53203
P 414.273.8230

CONSTRUCTION MANAGER:
PERIDOT CONSTRUCTION
1661 N. WATER STREET
SUITE 509
MILWAUKEE, WI 53202
P 414.755.2233

STRUCTURAL ENGINEER:
GRAEF
125 S. 84TH STREET
SUITE 401
MILWAUKEE, WI 53214
P 414.259.1500

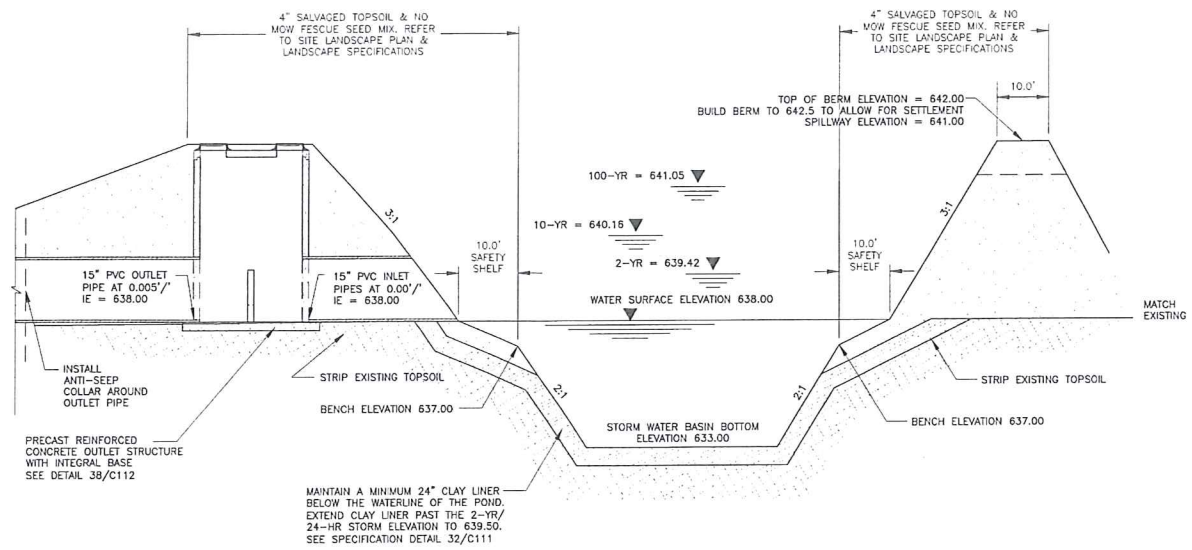
CIVIL:
KAPUR & ASSOCIATES
7711 N. PORT WASHINGTON ROAD
MILWAUKEE, WI 53217
P 414.351.6668

REV. NO.	DATE:

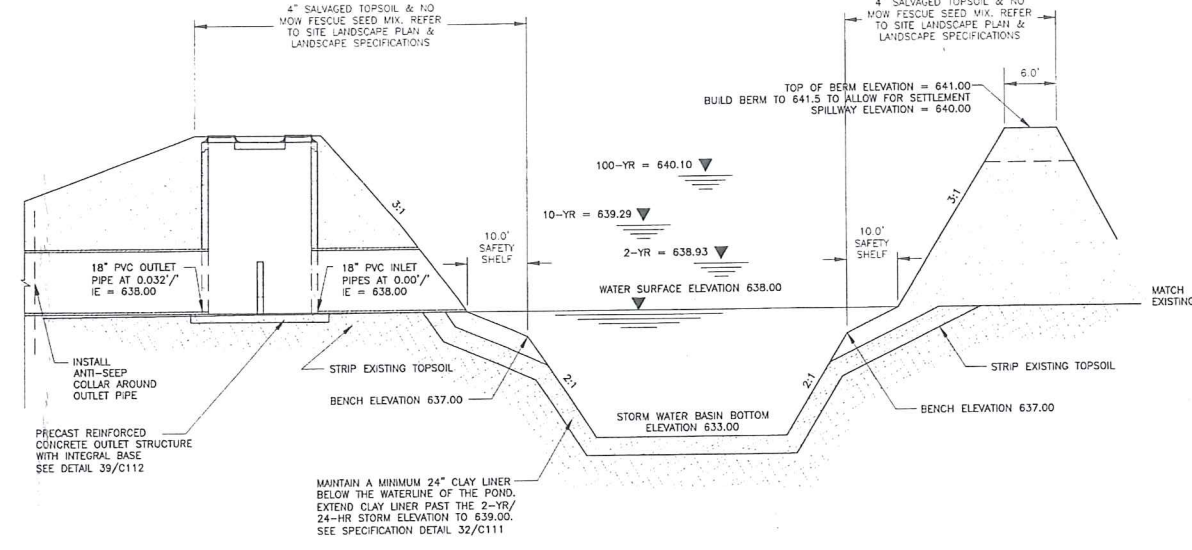
PROJ. NO: 16106
SCALE: AS NOTED
PHASE: BID SET
DATE: 5-25-2017

SITE DETAILS

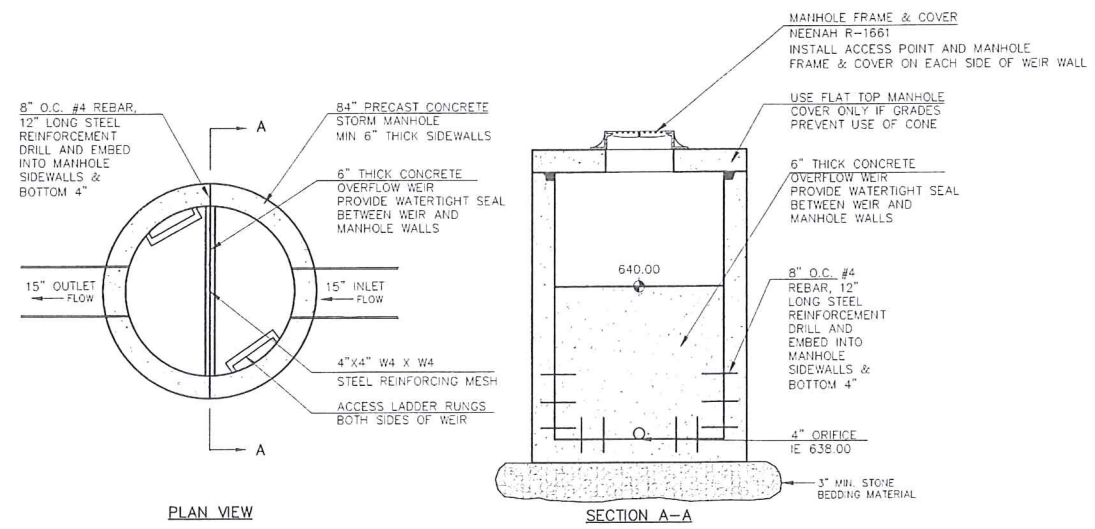
C111



36 SOUTHERN WET DETENTION BASIN
N.T.S.



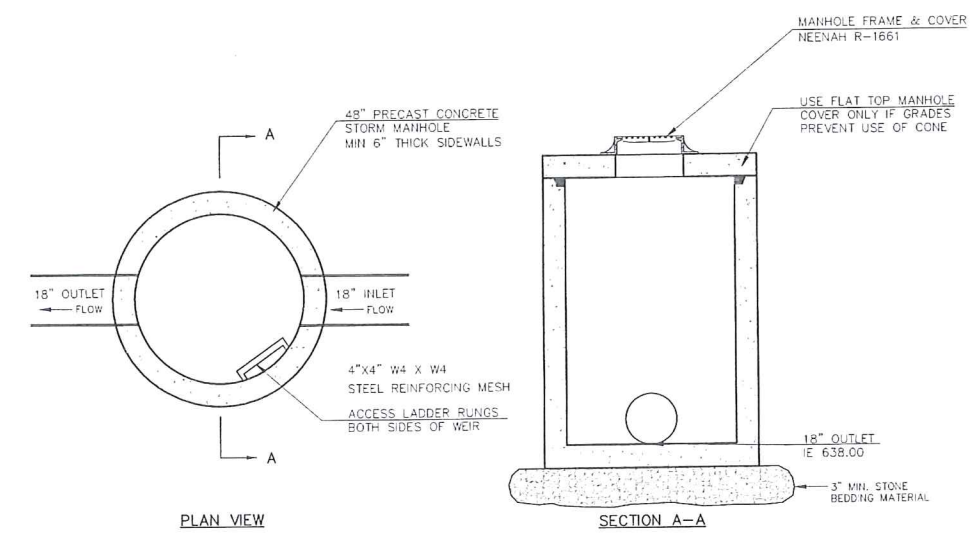
37 NORTHERN WET DETENTION BASIN
N.T.S.



STORM OUTFALL STRUCTURE NOTES:

1. PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED WITH ONE HOOP OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.
2. CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.
3. JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.
4. 3" MIN. BEDDING MATERIAL REQUIRED UNDER MANHOLE BASE AND BACKFILLED STRUCTURE WITH GRANULAR BACKFILL MATERIAL.
5. SEE STANDARD SPECIFICATIONS, FILE NO. 12 FOR PRECAST MANHOLE AND FILE NO. 13 FOR MANHOLE INVERTS, INCLUDING INVERTS OF LATERAL SEWERS THAT CONNECT DIRECTLY TO MANHOLES.
6. OUTFALL STRUCTURE SHALL HAVE TWO ACCESS POINTS WITH MANHOLE FRAME & COVER AND ACCESS LADDERS, ONE ON EACH SIDE OF THE WEIR WALL.

38 84-INCH DIAMETER SOUTHERN WET
N.T.S. DETENTION BASIN OUTLET STRUCTURE



STORM OUTFALL STRUCTURE NOTES:

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3. JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.
4. 3" MIN. BEDDING MATERIAL REQUIRED UNDER MANHOLE BASE AND BACKFILLED STRUCTURE WITH GRANULAR BACKFILL MATERIAL.
5. SEE STANDARD SPECIFICATIONS, FILE NO. 12 FOR PRECAST MANHOLE AND FILE NO. 13 FOR MANHOLE INVERTS, INCLUDING INVERTS OF LATERAL SEWERS THAT CONNECT DIRECTLY TO MANHOLES.

39 48-INCH DIAMETER NORTHERN WET
N.T.S. DETENTION BASIN OUTLET STRUCTURE

PROJECT NAME:
1633 W. BENDER ROAD
GLENDALE, WI

OWNERS INFO:
1633 BENDER ROAD LLC
4425 W. MITCHELL ST.
MILWAUKEE, WI 53214

ARCHITECT:
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125 S. 84TH STREET
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MILWAUKEE, WI 53214
P 414.259.1500

CIVIL:
KAPUR & ASSOCIATES
7711 N. PORT
WASHINGTON ROAD
MILWAUKEE, WI 53217
P 414.351.6668

REV. NO.	DATE

PROJ. NO. 16036
SCALE: AS NOTED
PHASE: BID SET
DATE: 5-25-2017



energybank. model T® LED Exterior

PRODUCT DESCRIPTION

Reduce wattage up to 80%. Single, Double, Triple or Quad fixture replacement. A model T using 600W with its best-in-class light engines can replace four traditional 1000W metal halide fixtures that use more than 4360W. model T light engines are designed to deliver exceptional, high-lumen output with precise, proprietary optics for your specific application. model T is a low-profile fixture that features a sleek, contemporary compact form factor with minimal EPA wind load factor. Constructed of galvanized with a durable, powder coat exterior finish. Bronze, Black, Gray and White are standard. Custom colors and finishes are available. Logo options available to further enhance your branding. Patent-pending Pinnacle™ universal mounting system application engineered for fast, secure unobtrusive mounting onto virtually any type of existing pole. Patents-pending Forced Vector Cooling™ and RPM™ remote power module provide thermal protection for components for significantly longer life and superior lumen output.

PERFORMANCE SUMMARY

Light Engine: Osram driver and Norlux LED boards

Color Temp: 5000K

CRI: >84 + R9

Lumens (nominal): 40,000 (400W), 60,000 (600W)

Input Voltage: 120-277V

Optics: Type III forward-throw or Type V bi-directional

Certification: UL Listed, DLC QPL, dark-sky compliant

Warranty: 5-year standard limited

Operating Temp: - 40° to 50° C

Power Consumption: 200W - 600W

Surge Protection: integral 6kV transient voltage protection in LED array and 10kV surge protection in RPM V-Base

Manufacturer: Genesis Energy Technology

ORDERING INFORMATION

Determine part number* for placing order.

EXAMPLE: MT600-UNFD-HMBZ-MNN-NP

Lead times will vary depending on options selected. Consult your sales representative.

STANDARD IN YELLOW	MT		UN		HM		MNN		
	Model	Wattage	Voltage	Optics	Reflector	Fixture Color	Motion Sensor [^]	Customization	Mounting
	MT: model T	40: 400W	UN: 120-277V	FD: forward throw	HM: hammertone	BL: black	NNN: No Motion	N: None	P: Pinnacle V-Base
		60: 600W	48: 480V [^]	CD: bi-directional		WH: white	MNN: FSP-211 Wattstopper	L: Logo	T: Tenon V-Base
						BZ: bronze	[^] Check with factory for availability with 480V		
						GR: gray			

*For additional custom options, call your sales representative for details. Additional charges may apply to non-standard options.

LIGHT POLES WILL BE 12 FOOT TALL, SQUARE SHAPED, STEEL, PAINTED WHITE. THEY WILL HAVE A CONCRETE FOUNDATION THAT WILL EXTEND 3 FEET ABOVE THE PAVEMENT SURFACE. THE TOTAL POLE HEIGHT WILL BE 15 FEET.



MT600

model T 600W
(4360W HID equivalent)

L 64.126 in

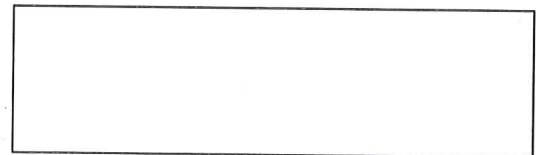
H 8.513 in

W 18.125 in

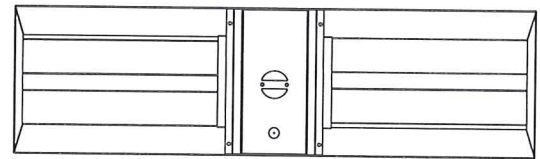
81 lbs

OSRAM

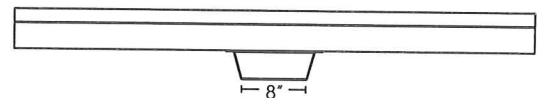
NICHIA



Top view



Bottom view

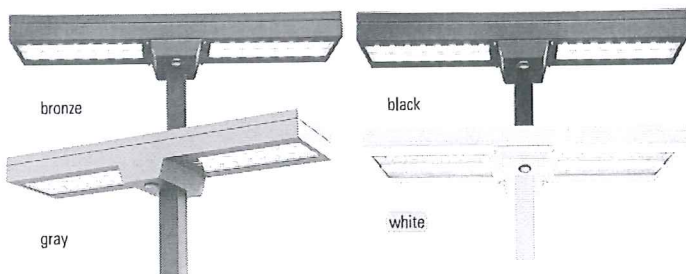


Front view

MT600	
CONTROL STATE	NOMINAL WATTAGE
Turbo when motion	600W
Standby after motion	400W
NightLight	200W
Time on Turbo after last motion	15 mins
Time on Standby to NightLight	5 hrs

model T® LED Exterior STANDARD SPECIFICATIONS:

STANDARD COLORS



CUSTOM LOGO*

* Specify logo placement. Submit logo in .ai or .eps format



MOUNTING BRACKETS



Pinnacle V Base (PV): fits on any square, round or tapered pole 4" - 6"



Tenon V Base* (TV): fits on any square or round pole with standard 2 3/8" tenon

*Concrete poles require a Tenon V Base

NOTE: Replacing 4,000 watts on a single pole may require an additional mounting bullhorn.



Bullhorn (BH): fits two (2) standard model T fixtures on any square or round pole 4" - 6"



Tenon Bullhorn (TB): fits two (2) standard model T fixtures on any square or round pole with standard 2 3/8" tenon

		model T 400W	model T 600W
performance	spec	detail	
	color temperature	5000K	
	CRI	84 + R9	
	lumens	40,000	60,000
	lifetime	100,000 hours	
electrical	power consumption	400W (nominal)	600W (nominal)
	input voltage	120 - 277V	
	surge suppression	integral 6kV transient voltage protection in LED array and 10kV surge protection in RPM V-Base	
	power supply	Hardwire	
light engine	optics	Type III forward-throw or Type V bi-directional, borosilicate glass lens	
	driver	Osram	
	LED Boards	Norlux	
physical	dimensions (L"xH"xW")	64.126" L 18.125" W 8.513" H	
	weight	81 lbs	
	housing	Welded galvaneal with durable, architectural grade exterior finish.	
	mounting	Pinnacle™ Mounting or tenon	
	pole plates PL-3X8CVB	(2) standard with forward throw model (4) standard with bi-directional model	
	operating temperature	- 40° to 50° C - 40° to 122° F	
	color	Black, white, gray, bronze optional custom colors and custom logos	
application	certification	UL Listed DLC QPL Listed	
	environment	UL wet listed.	
	warranty	5-year standard limited	
	EPA	3.0 ft²	
	motion	FSP-211 Digital control with motion and programmable high/low set points	
DLC*	DLC Agency Reference #	MT400-UNCD-HMxx MT400-UNFD-HMxx	
	manufacturer:	Genesis Energy Technology	



*Not all products are qualified on the DLC QPL. To view our DLC qualified products, please consult the DLC Qualified Products List at www.designlights.org/search.

Light Engine Specifications – Driver



ELECTRICAL SPECIFICATIONS

Input

Input Voltage (VAC)	120V-277V (+/- 10%)	
Frequency Range (Hz)	50 – 60 Hz (+/- 10%)	
	120V	277V
Input Current (A)	1.7	0.75
THD @ Full load	<15%	<20%
Power Factor @ Full load	>0.95	>0.95
Efficiency @ Full load	≥88%	≥90%
Inrush Current (A _{pk})	44A, 190 μs	131A, 190μs

Output

Output Current (mA)	600-1250mA 1mA resolution (programmable)
Output Voltage (VDC)	70-210VDC
Output Ripple Current	<30% @ 1250mA
Max. Output power (W)	180W (model dependent)
LED Power-up time	< 0.5sec
Load Regulation	<5%
Line Regulation	<5%
Over voltage protection	Yes, non- latching
Over load protection	Power fold back @185W
Output short-circuit protection	Yes, non- latching

GENERAL INFORMATION

Item Number	79367
Type	Constant Current
Output Power	180W (Max.)

ENVIRONMENTAL SPECIFICATIONS

Ambient Operating Temperature	-40 °C to 55 °C
Case Temperature (T _c)	85°C** 90°C (max)
Max. Storage Temp.	70°C
Max. Relative Humidity (%)	95% non condensing
Transient Protection	ANSI C62.41 Cat.B 6.0kV
IP Rating	IP66
UL Environmental Rating	Damp & Wet
UL File number	E320395
EMI Compliance	FCC Part 15 Class A
Sound Rating	Class A

** Warranty applicable only at 85°C

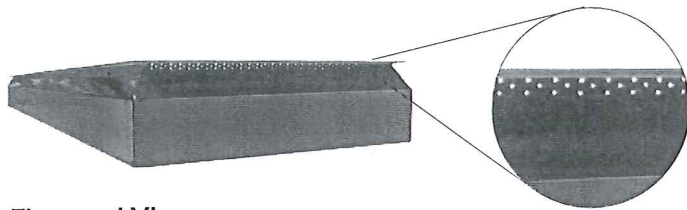


model T LED advanced thermal management



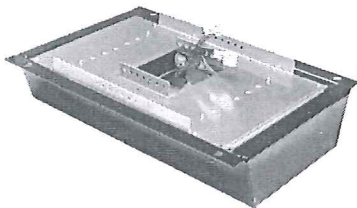
Thermal Bridge™

Optimizes thermal load transfer from light engines to forced vector air flows that are directed to Thermal Vias



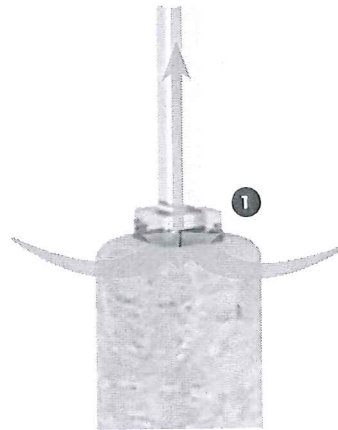
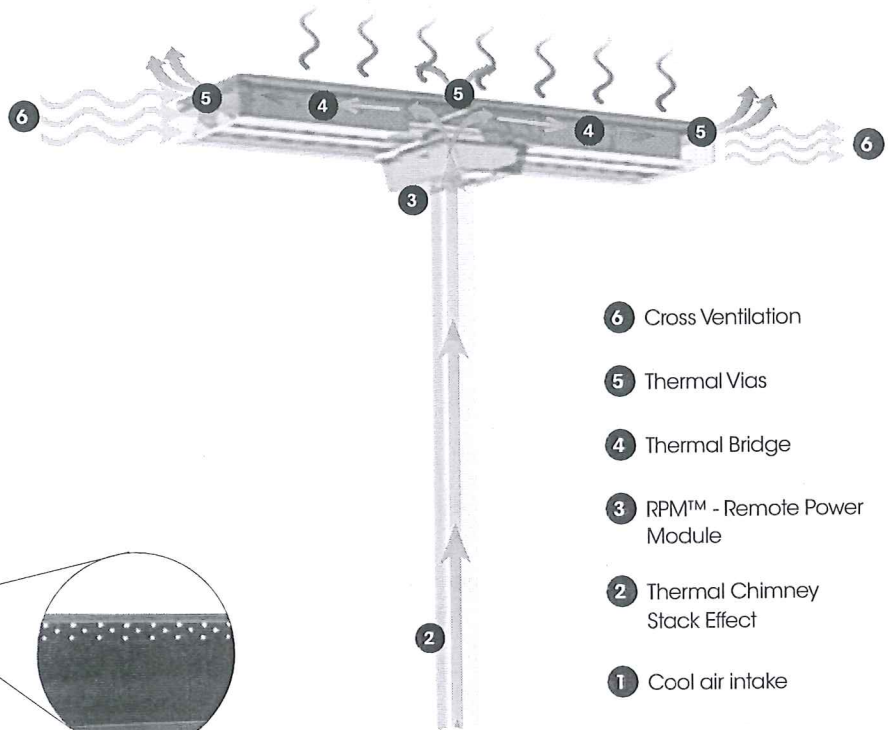
Thermal Vias

- Precisely located, perfectly sized openings allow warm air to exit the fixture
- Insect proof - similar in size to a window screen
- Enhances natural aspiration of the thermal flow
- Shielded from elements by fixture cover



RPM™ Remote Power Module

- Enhances fixture efficiency by keeping driver thermal load away from the light engines
- 6kV Transient Voltage Protection
- Quick change connectors



Naturally Aspirated Forced Vector Cooling®

Heated air is less dense than cool air and rises up and out of the Thermal Vias at the top of the fixture pan.

This draws in cool air from both the conduit lines located below ground and through the pole mounting base.

That cooler forced vector air passes over the drivers in the RPM, LED light engines and the Thermal Bridge - keeping those components cooler.

model T[®] LED

Brighter, more
accurate color

No maintenance for
100,000 hours

Up to 80% less energy





energybank. LED Done Right[®]

Date : 17 Sep 2017

Title : Enter the title here...

Desc : Enter the description here...

Luminaire

IES Filename : MT400F.ies

Description : MTB600-UNFD-HMxx
Formed steel housing, clear glass lens, hammertone
reflect
768 white LEDs

For : Client's name or company...

By : Your name or company...

Light Loss Factor : 0.80

Number of Lamps : 1

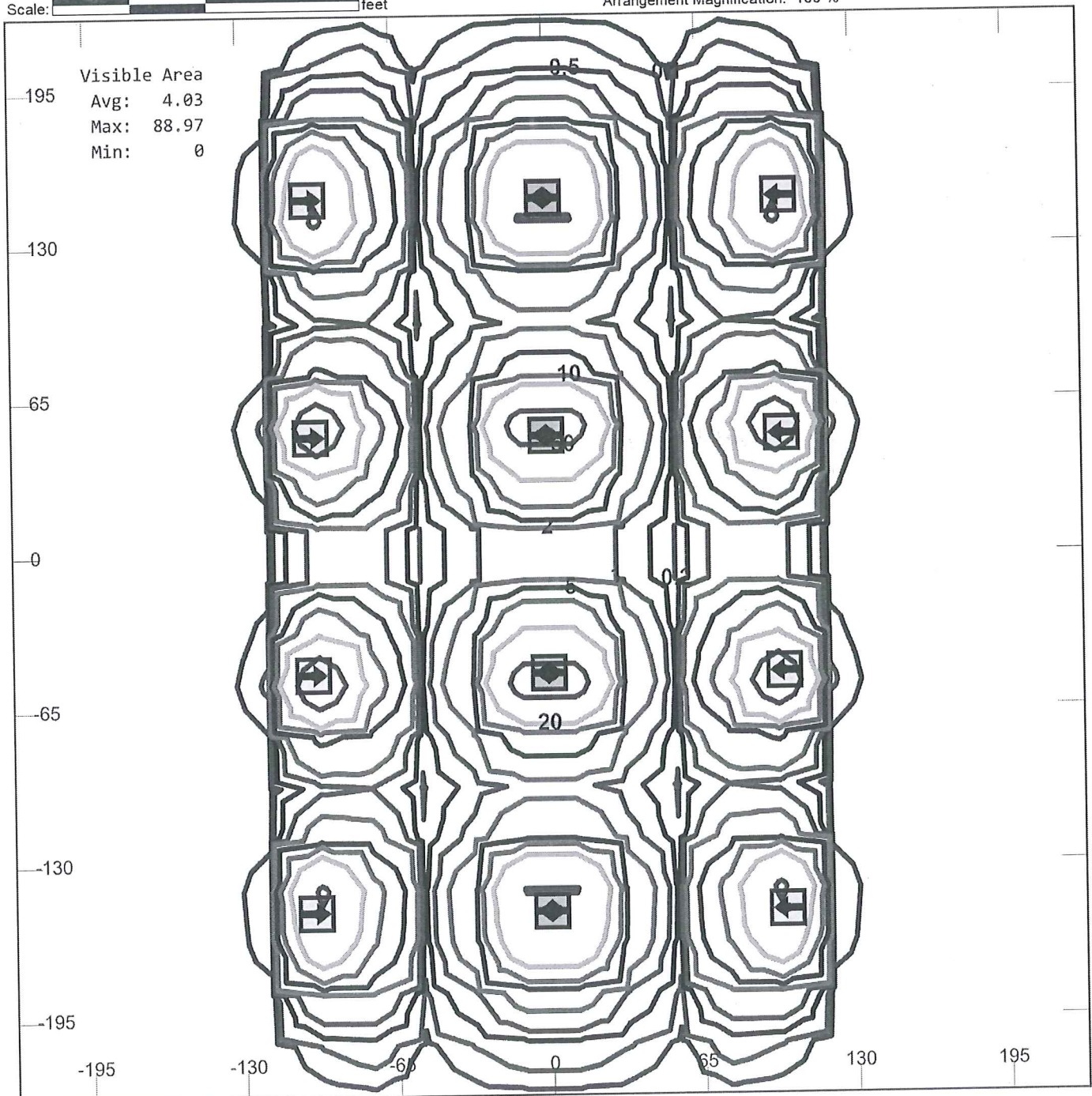
Lamp Lumens : -1 lms

Luminaire Watts : 591 W

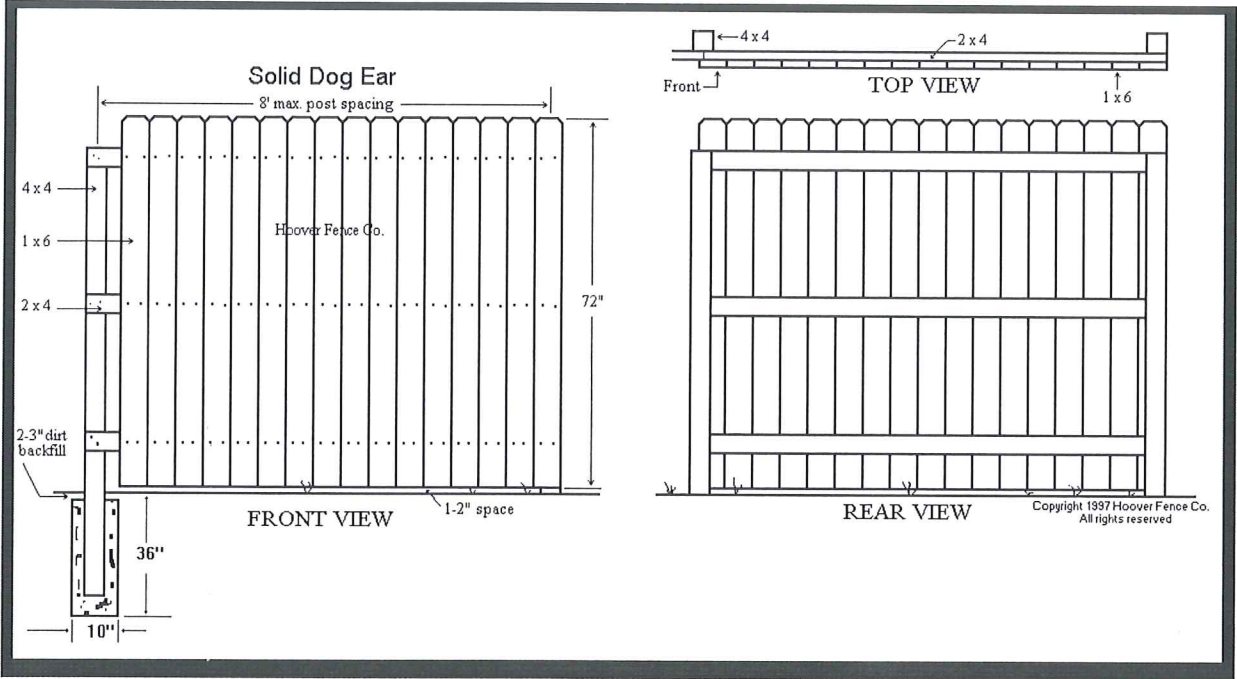


Scale: 0 65 13 feet

Arrangement Magnification: 100 %



6 FOOT TALL SOLID DOG EAR CEDAR FENCING





September 20, 2017

Todd Stuebe

Community Development Department
Director of Community Development
5909 N. Milwaukee River Parkway
Glendale, WI 53209

Re: Bender Road Apartments – Plan Commission Submittal

Dear Mr. Stuebe,

Please find the submittal materials for the upcoming plan commission meeting on October 3rd, 2017. The plans are generally consistent with the site concept as presented during the previous plan commission meeting; however we are submitting a revised site plan with the changes listed below after meetings and coordination over the past few months with the North Shore Fire Department, DNR, Advance Disposal, and adjacent neighbors to the east of the project site.

Site plan changes include;

1. Revised location for trash enclosures
2. Revised interior parking lot layouts
3. Fencing along the east and west property line
4. Maintaining existing driveway entrance
5. Detention basin in the northeast corner of the site
6. Tree/brush removal along east side of site
7. Berms located for excess soils
8. Additional fire hydrants
9. Revised landscaping to accommodate site revisions

Additional details and information can be found in the attached exhibit.

Thank you for your correspondence throughout the planning process.

Sincerely,
Kapur & Associates, Inc.

Brad Jors, PE
Project Engineer
(414)751-7200

L101

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PLAN COMMISSION REVIEW APPLICATION

APPLICANT INFORMATION

Name of Applicant: Brian King

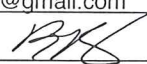
Legal Name of Business: Woodfashioned, LLC

Name of Business Owner (if different from Applicant): _____

Applicant Address (City, State, and Zip Code): 5712 N Kent Ave, Whitefish Bay WI 53217

Office Phone Number: n/a Cell: 414-522-0434 Fax: n/a

Applicant E-Mail: riverbank@gmail.com

Applicant Signature:  Date: 9/13/2017

PROPERTY INFORMATION

Property Address: 2006 W Bender Rd Tax Key Number: 160-9981-000 Zoning District: M-1

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

Property Owner Address (City, State, and Zip Code): 1200 E Capital Dr Suite 310, Shorewood, WI 53211

Property Owner Phone: 414-964-0517 Cell: _____ Fax: 414-967-0760

Property Owner E-Mail: arudnitzki@kivleyinvestments.com

Property Owner Signature: _____ Date: _____

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): Heartland Heartwood
custom, low volume CNC fabrication of high end art and furniture by one employee (ie., light production)

Total Building Area: _____ To Be Occupied Area: approx 1000 sq ft

Lot Size: Depth: .559 acres Width: _____ Area: _____

Previous Occupant in To Be Occupied Space: _____

Other Uses of This Site: furniture making, cable laying, contractor/remodeling

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

Business Hours (Days and Hours of Operation): Mon - Fri, 9 am - 5 pm

Total Number of Employees: 1 Maximum Number of Employees at Site at One Time: 3

Primary Contact Person for This Project: Brian King

Primary Contact Phone: _____ Cell: 414-208-4757 Fax: _____

Primary Contact E-Mail: brian@woodfashioned.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 PLAN COMMISSION PROCEDURES\Plan Commission Review Application (Email Added and No Fee).doc

COMMERCIAL OCCUPANCY APPLICATION

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.gov

For Office Use Only

Certificate #: _____
Date Entered: _____
Occupancy Class: _____
Zoning Approval Date: _____
Insp. Approval Date: _____
NSFD Approval Date: _____

(PLEASE PRINT CLEARLY)

☒ Permanent ☐ Conditional ☐ Temporary – Expires: _____

Date of Application: 9/14/2017

Business Address: 2006 W Bender Rd Suite #: _____ Glendale, WI Zip: 53209

Trade or Business Name: Woodfashioned, LLC

Legal Name of Business: Woodfashioned, LLC
(Name for which the business will be commonly known)
(As registered with the State of Wisconsin)

Bus. Phone: (414) 208 - 4757 Bus. Fax: () - _____ Bus. Email: riverbank@gmail.com

Type of Business: CNC Fabrication Scope of Business: art, custom CNC furniture
(Example: Retail, Office, Restaurant, etc.) (Type of goods sold, manufactured, services provided, etc.)

Area of Building to be Occupied: property is self contained unit in larger complex Approx. Sq. Ft.: 1000
(Example: Second floor office area incl. basement storage)

Anticipated work or alterations to be performed: none

Owner/Registered Agent Name: Brian King Phone No: (414) 208 - 4757

Owner/Registered Agent Email: brian@woodfashioned.com

Permanent Mailing Address: 5712 N Kent Ave, Whitefish Bay WI Zip: 53217

Contact Person Name (if other than owner): _____ Phone: (414) 208 4757

Building Owner: Kivley Investments, LLC Change in ownership of building? Yes _____ No ☒

Building Owner's Address: 1200 E Capital Dr Suite 310, Shorewood, WI 53211 Zip: _____

Building Owner's Phone: Home: () - _____ Office: (414) 964 0517 Cell: () - _____

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

Applicant's Name (Print clearly): Brian King

Applicant's Signature:  Date: 9/14/2017

ACKNOWLEDGEMENT: By signing above, applicant acknowledges that they have read and understand the form submittal requirements, inspection requirements, and processes outlined on the reverse side of this form and further understand that it is their **SOLE RESPONSIBILITY** to submit all necessary documents and forms to the appropriate governmental entity.

Glendale Occupancy Permit Fee
Base Fee.....\$75.00
Administration Fee.....\$30.00
TOTAL FEE.....\$105.00

Glendale Use Only

Date Received: _____
Amount: \$105.00
Payment Type: CA / CH / CC / RCPT
Check/Receipt # _____
Received By: _____

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.

CONTINUED ON REVERSE SIDE

Rev: 07/17

Brian King
5712 N Kent Ave
Whitefish Bay, WI 53217
414-208-4757
brian@woodfashioned.com

September 13, 2017

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

RE: Woodfashioned, LLC Plan Commission Review Documents

Dear Sir or Madam:

Enclosed please find the requested documentation for Woodfashioned, LLC's application to the City of Glendale's Community Development Department. Woodfashioned would like to conduct a **one-employee CNC fabrication shop specializing in the production of low volume, custom-built art and furniture** at 2006 W Bender Rd and requests approval and a certificate of occupancy.

My vision is to become a successful maker of upscale art and furniture who works with clients directly to customize products. Given my significant network of wealthy contacts, and the custom nature of the work, my goal is to create a low volume business that carries little to no inventory.

The following narrative details Woodfashioned's "Plan of Operation" per page two of the Plan Commission Review Application.

Name and Address of Business:

Woodfashioned, LLC (no current address; start-up business)

Name of Owner/Applicant, Address:

Brian King
5712 N Kent Ave
Whitefish Bay, WI 53217

Legal Description of Property:

PT OF NW1/4 SEC 30-8-22 COM 88. 13' N OF SE COR OF N1/2 OF SD1/4, TH N 330' TH W 87'; TH S TO C/L OF RD; TH SELY ALG C/L TO POB EXC SLY 30' FOR

Tax Key: 160-9981-000

Zoning of Property: M-1

Lot Size: .559 acres

Dimensions and all levels (floors) of buildings:

2006 W Bender Rd is a self-contained, single floor unit in a multi-unit commercial building. It consists of

two adjoining rooms and a half bathroom. The facility has an access door and an overhead door for entry. The larger room is 19' x 28.5'. The smaller room is 15' x 18.5' and has a 7' x 8' entry.

Total Floor Area: Approximately 1000 square feet.

Specific uses of the entire property and buildings:

Other units on the property include businesses involved in furniture making, cable laying, remodeling/contracting and tool and die machining, among others.

Minimum and maximum numbers of employees:

Woodfashioned will have only one employee.

Operation: Monday through Friday 9 am - 5 pm

No signage necessary. No security fencing. No conditions imposed by state or county,

I do not feel there will be any problems such as Noise, Odors, Glare, Potential Fire Hazards, or Smoke resulting from the proposed use. The combination of modern dust collection techniques and CNC machinery captures substantially all dust. My equipment will be new. And especially in a concrete block building, the operation of the machinery will not produce disruptive noise.

Are you proposing food services? No.

Did the State of Wisconsin approve your interior building plans? N/A

What provisions are you making for fire protection and human safety?

In addition to meeting all relevant code requirements, I am the only employee and, as such, the only person who will operate machinery. The location will have adequate fire extinguishers, smoke detection devices and carbon monoxide detectors.

What are your rules and regulations of the property?

It's a one person business, so my rules and regulations are to work safe; maintain a clean work environment; follow all federal, state and local laws and regulations; and respect my neighbors.

List the Timetable for completion of building construction and anticipated grand opening date:

No construction is necessary. Opening will take place upon receiving a certificate of occupancy.

Proposed On-site Security Measures:

Door locks and cameras. I do not anticipate a security monitoring system at this time.

Anticipated maximum number of facility users and viewers at one time (including special events): One

Sincerely yours,



Brian King

Agenda



3D.

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

Application Fee: \$300

APPLICANT INFORMATION

Name of Applicant: Jamie Hart

Legal Name of Business: DeLeers Construction Inc.

Name of Business Owner (if different from Applicant): Jim DeLeers

Applicant Address (City, State, and Zip Code): 1825 Nimitz Dr., DePere WI, 54115

Office Phone Number: 920-347-5830 Cell: 414-837-8592 Fax: _____

Applicant E-Mail: hart@deleers.com

Applicant Signature: *Jamie Hart* Date: 9/14/2017

PROPERTY INFORMATION

Property Address: 6969 N. Port Washington Rd. B115 Tax Key Number: 128-8961-003 Zoning District: PD - Planned Dw

Property Owner (if different from Applicant): General Capital/La Marchia Shores, LLC

Property Owner Address (City, State, and Zip Code): 6938 N. Santa Monica Blvd. Fox Point WI 53217

Property Owner Phone: 414-228-3500 Cell: 414-232-0106 Fax: 414-228-3700

Property Owner E-Mail: Michael@generalcapitalgroup.com

Property Owner Signature: *[Signature]* Date: 9/15/17

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): DeLeers Construction Inc. -

Construction Services Office

Total Building Area: 19,175 sq ft To Be Occupied Area: 1,532 sf

Lot Size: Depth: _____ Width: _____ Area: 5.78 acres

Previous Occupant in To Be Occupied Space: Aurora Pharmacy

Other Uses of This Site: NONE

Total Number of Parking Spaces: 274 Parking Spaces Available to Tenancy: Unlimited use of any in lot.

Business Hours (Days and Hours of Operation): M-F, 7:30-5:30; additional hours per demand

Total Number of Employees: 2 Maximum Number of Employees at Site at One Time: 6

Primary Contact Person for This Project: Jamie Hart

Primary Contact Phone: _____ Cell: 414-837-8592 Fax: _____

Primary Contact E-Mail: hart@deleers.com

CITY OF GLENDALE USE ONLY

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

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

COMMERCIAL OCCUPANCY APPLICATION

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.gov

For Office Use Only

Certificate #: _____
Date Entered: _____
Occupancy Class: _____
Zoning Approval Date: _____
Insp. Approval Date: _____
NSFD Approval Date: _____

(PLEASE PRINT CLEARLY)

☐ Permanent ☐ Conditional ☐ Temporary - Expires: _____

Date of Application: 9/14/17

Business Address: 6969 N. Port Washington Rd. Suite #: B115 Glendale, WI Zip: 53217

Trade or Business Name: DeLeers Construction

(Name for which the business will be commonly known)

Legal Name of Business: DeLeers Construction, Inc.

(As registered with the State of Wisconsin)

Bus. Phone: (920) 347 - 5830 Bus. Fax: () - Bus. Email: hart@deleers.com

Type of Business: Office Scope of Business: Construction Services
(Example: Retail, Office, Restaurant, etc.) (Type of goods sold, manufactured, services provided, etc.)

Area of Building to be Occupied: First floor office area (Bldg B) Approx. Sq. Ft.: _____
(Example: Second floor office area incl. basement storage)

Anticipated work or alterations to be performed: Interior Finishes

Owner/Registered Agent Name: Jim DeLeers/Jamie Hart Phone No: (414) 837 - 8592

Owner/Registered Agent Email: hart@deleers.com

Permanent Mailing Address: 1825 Nimitz Dr., DePere, WI 54115

Zip: _____

Contact Person Name (if other than owner): Jamie Hart Phone: (414) 837 - 8592

Building Owner: General Capital/LaMacchia Shores LLC Change in ownership of building? Yes No X

Building Owner's Address: 6938 N. Santa Monica Blvd, Fox Point WI Zip: 53217

Building Owner's Phone: Home: (414) 352 - 4233 Office: (414) 228 - 3505 Cell: (414) 232 - 0106

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

Applicant's Name (Print clearly): Jamie Hart

Applicant's Signature: Jamie Hart Date: 9/14/17

ACKNOWLEDGEMENT: By signing above, applicant acknowledges that they have read and understand the form submittal requirements, inspection requirements, and processes outlined on the reverse side of this form and further understand that it is their **SOLE RESPONSIBILITY** to submit all necessary documents and forms to the appropriate governmental entity.

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.

Glendale Use Only

Date Received: _____
Amount: \$105.00
Payment Type: CA / CH / CC / RCPT
Check/Receipt #: _____
Received By: _____

September 14, 2017

To whom it may concern:

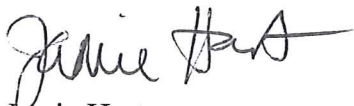
DeLeers is a family owned company, operating since 1945. Led by the third generation, all born and raised in the building industry. We are a design build general contractor specializing in residential and commercial building construction.

DeLeers continues to build relationships and gain projects in greater Milwaukee. With our steady growth, the next step is to expand to this market by opening up an office in the area.

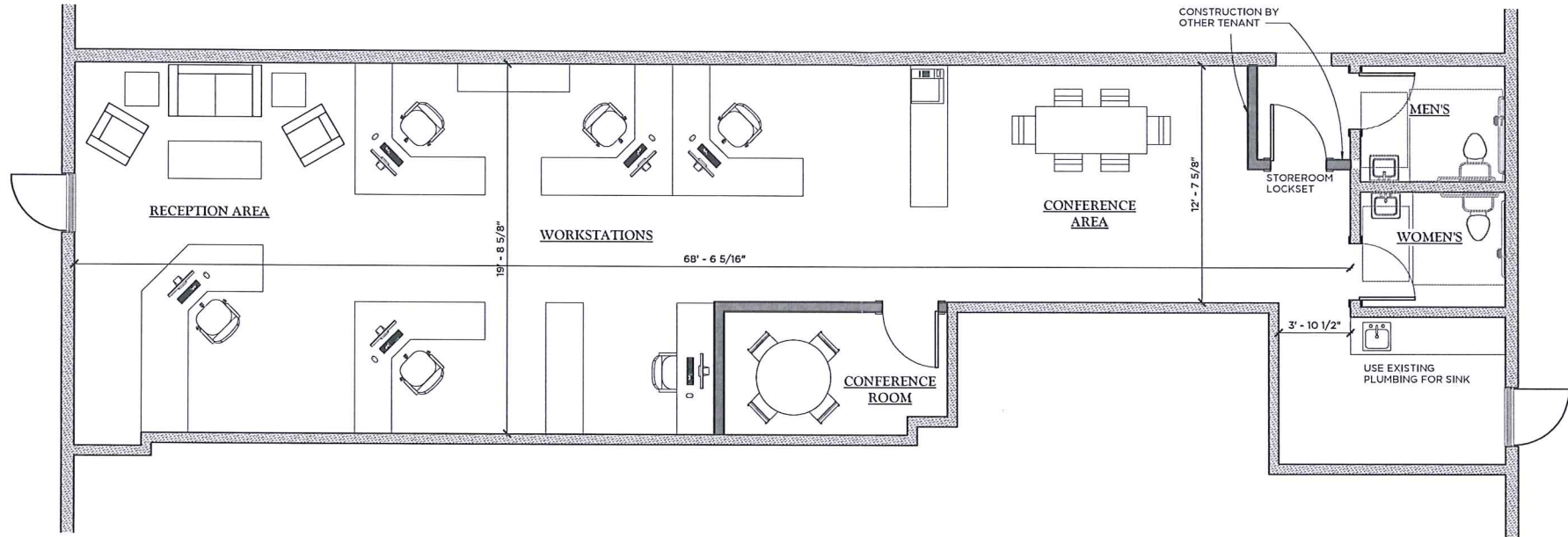
The office will operate during standard business hours, Mon-Fri, 8am – 5pm, and nights/weekends as needed. There will be roughly 2-6 regular employees. Alterations to the space will include cosmetic finishes – flooring, wall finishes, cabinetry, etc. (No structural work taking place.) We anticipate roughly one month to complete the alterations. Work will commence upon having proper approvals in place. Design for exterior signage is forthcoming and will follow any requirements in place by City or Building Owner. Please note that we are just providing construction services out of this office; there will not be any construction activities taking place.

We look forward to being a part of the Glendale community.

Thank you,



Jamie Hart
Manager, Milwaukee Office
hart@deleers.com
414-837-8592

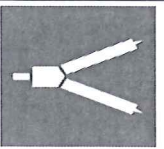


SUITE B115
FLOOR PLAN
A1.1 1/4" = 1'-0"

TENANT SPACE: 1,383 SF



WALL KEY	
	NEW WALL/FURRING
	TYPICAL EXISTING WALL



DeLeers
CONSTRUCTION, INC.

PROPOSED FOR: DeLeers' Milwaukee Office

6969 NORTH PORT WASHINGTON ROAD
GLENDALE, WI 53217

DeLeers
CONSTRUCTION, INC. DeLeers Delivers
10200 North Lincoln, Suite 400, Glendale, WI 53217 • 262.947.0000

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REVISIONS	
NO.	DESCRIPTION

BUSINESS DEV. ASSOC.:

Jamie Hart

DESIGNER:

Brittany Vetort

DRAWN BY:

Brittany Vetort

PROJECT MANAGER:

PRELIMINARY NO:

CONTRACT NO:

DATE:

09/14/2017

SHEET:

A1.1

PRELIMINARY - NOT FOR CONSTRUCTION