

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

AGENDA -- PLAN COMMISSION
Tuesday, November 7, 2017
6:00 P.M.

1. Roll Call and Pledge of Allegiance.
2. Adoption of Minutes of Meeting of October 3, 2017.
3. a. Plan Commission Use and Occupancy Review, 9Round Kickbox Fitness Center (Kickbox Fitness North Shore LLC), 6969 North Port Washington Road (former US Cellular Tenant Space at Glendale Market Multi-Tenant). Review and approve proposed kickboxing health and recreation use and occupancy.
Ryan Thomson, Kickbox Fitness
- b. Plan Commission Use and Occupancy Review, Pizza Studio, 6969 North Port Washington Road (former Cartridge World Tenant Space at Glendale Market Multi-Tenant). Review and approve proposed specialty pizza palace use and occupancy.
Aaron Hurvitz, Studio Pizza
- c. Planned Sign Program, Riverwoods Medical Office (Irgens), 377 West River Woods Parkway. Review and approve proposed Planned Sign Program (PSP).
Karin Boerger, Irgens

NOTICE: Although this is NOT a meeting of the Glendale Common Council, a majority of Council members may be in attendance. No action or deliberation by the Council will take place.
-Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals.-

CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, October 3, 2017

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

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

Roll Call: Present: Mayor Bryan Kennedy, Commissioners Tomika Vukovic, Kam 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, September 28, 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. Shaw, seconded by Comm. Cohn, to approve the minutes of the meeting held on Tuesday, September 05, 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. 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.

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

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.

Community Development Director Stuebe stated this Specific Implementation Plan is for the south property and this is first time that the Plan Commission is reviewing the plan.

Greg Hobbs introduced himself as representing David Hobbs Honda.

Mustafa Emir introduced himself as project consulting engineer working with Clark-Dietz, continuing stating that they have skinned up the stormwater pond to lose 5,000 square feet of surface, and that the pavement is about the same as previous, that a cedar fence surrounds the property, although they would like to modify the south side to a chain-link fence as it will not be visible to anybody. Mr. Emir stated that lighting will be 15 feet in height, per City Code, and that it will not spill out to the Bender Townhomes and other neighbor properties.

Mayor Kennedy inquired what an anti-tracking pad is.

Mr. Emir explained that 3-inch stone is placed where trucks enter and exit the construction site to scrub the tires, to catch mud and earth before leaving the premises to keep the streets cleaner, and that is only there while construction is in progress.

Comm. Cohn asked if the fence line will be up to the height and composition up through Bender Road.

Mr. Emir said yes.

Comm. Cronwell observed the family-oriented neighborhood and asked if the pipes on the Hobbs property do not give access to children.

Mr. Emir observed that if they do not have access to the Hobbs property they do not have access to the pond.

Comm. Wadzinski asked if there are photometrics for the lower version of the site illumination.

Mr. Emir stated that the lights will be limited to 15 feet in height.

Motion by Comm. Wadzinski, seconded by Comm. Cohn, that the Plan Commission grant approval of the Specific Implementation Plan for David Hobbs Honda improvements to the south property located at 1633 West Bender Road (to be associated with the David Hobbs Honda automobile dealership located at 6100 North Green Bay Avenue). Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Lippow, Wadzinski, and Shaw. Noes: None. Motion carried 7-0.

II. Specific Implementation Plan, Bender Townhomes, 1633 West Bender Road. Review proposed alterations to the previously approved Specific Implementation Plan.

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

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, two more fire hydrants added, creating two landscape elements that facilitate maintaining earth within the premises, removal of landscape planting elements within two parking areas between the buildings, changes to the site landscape plan such as the number of trees, 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.

Michael Klein introduced himself as representing Bender Townhomes.

Brad Jors introduced himself as project consulting engineer working with Kapur & Associates, continuing stating that they have been working with the North Shore Fire Department, Wisconsin Department of Natural Resources, utility companies, and Waste Management.

Mayor Kennedy said that when he spoke previously with Ted Matkom he did not recall removal of all of the trees.

Michael Klein stated that the fence was initially between the buildings, to keep residents from walking to the east and blocking the headlights, and that changes are proposed so that the trash containers will not be next to the neighbors to the east, so they put the fence along the property line, continuing stating that some of the trees, not all, some are dead, and others not in good shape.

Mr. Jors said that there is some bad stuff (trees) that presents a liability issue.

Mr. Klein said that if they do not have access they cannot maintain and that the fence, relative to the ravine, the fence is east of the ravine, and that if the fence is exactly on the ravine they would not have access to the ravine, so they will mostly clear-cut, plant grass, and make it look nice.

Mayor Kennedy asked if that would provide shade into the yards.

Mr. Klein said that they will keep what they are able to although the brush has to go.

Mr. Jors said that it is pretty clear when there are branches breaking and growing sideways, and that they will keep as many as they are able and not have a liability.

Mayor Kennedy observed that they have changed to an open surface

pond.

Mr. Jors stated that the North Shore Fire Department found that they did not need access around the end of the building so they were able to eliminate some of the pavement and have the pond there.

Mayor Kennedy asked if the Wisconsin Department of Natural Resources would allow digging.

Brad Jors stated that they have the necessary Wisconsin Department of Natural Resources permit reviewed and approved.

Mayor Kennedy asked about how neighbor contact was happening, have they placed flyers on doors, for the changes has there been outreach, have they talked to the neighbors and District Alderman.

Comm. Cohn asked about the stormwater pond, whether it is a no mow.

Comm. Lippow asked what is meant by no mow at the pond.

Comm. Cohn said if the depression that maintains water has high growth it could look bad on Bender, and what depth.

Mr. Jors said that they follow the Wisconsin Department of Natural Resources Technical Standards, and observing some of the contour elevations on the drawing, replied that there would be five feet of water depth, with three feet more to the top of the basin.

Comm. Cohn asked what keep kids from getting in there, and said that he fears kids living in the complex may do so.

Mr. Klein said that there will be signs.

Mr. Jors said that the pond has a safety shelf.

Comm. Cohn asked if there is a way to fence this.

City Administrator Reiss observed that ponds are found all over the region and they are not fenced.

Comm. Lippow observed that the Milwaukee River is not fenced.

Comm. Cronwell asked if they could walk through how they connected to the neighborhood.

Mr. Klein said that Ted Matkom distributed the plans to the neighbors, and that they are finally to this place after none months of working through issues.

Mr. Jors commented that it is a challenging property and that they have been trying to attend to all concerned neighbors.

Mayor Kennedy said that he received five neighbor emails, one about trees and shrubs (just look at fence), the second that it is a home to wildlife, the third that said that trees are not simply grass and that they should replace trees, the fourth that it would be a breeding ground for mosquitos with open water and that brush be cut down, and the fifth that shared many of the same concerns.

Mr. Klein stated that the fence was not inexpensive and that it will

cost about \$95,000, and that it is liability that they cannot get around.

Comm. Cronwell asked if the fence will be the same type as for the Hobbs.

Comm. Lippow said that he sees the brush in the pond and fence as positives, observing that a modern fence is better than bramble, especially if they will be leaving the healthy trees, and the retention pond chronology, if they do not need more asphalt that leaves more open land and space, and continued to ask whether both raised berms are new, that they found that much earth.

Comm. Wadzinski said that he thinks this very positive, the pond treat soils, the relocated dumpsters, the berms help to screen the site, continuing stating that he has two concerns pertaining to the fence and the underbrush, and asked what is to say that it will be Kentucky Bluegrass lawn, and how will they identify which trees to save and remove, and as for the fence, it is really long.

Mr. Klein replied that if it is not a mature healthy tree they are going to clean it up.

Comm. Wadzinski said to protect the mature healthy trees.

Mr. Klein said that if it is a liability he does not have a solution.

Comm. Wadzinski observed that a long fence is monotonous.

Mr. Jors said that the North Shore Fire Department needs to get between the buildings.

Comm. Wadzinski said see or headlights.

Mr. Klein stated that it is more for liability than security, with people cutting through the backyards.

Comm. Shaw observed that the property is technically capped and they are digging for fire hydrants.

Mr. Klein said that the berms are where they keeping the contaminated earth underneath with the cap above on top, which will be maintained.

Mr. Jors said that there is a specific plan that has been reviewed and approved by the Wisconsin Department of Natural Resources and concluded saying that they know what they are doing.

Motion by Comm. Lippow, seconded by Comm. Wadzinski, that the Plan Commission determine that the proposed changes to the Specific Implementation Plan are not a major alteration and grants approval of the changes to the Specific Implementation Plan for Bender Townhomes located at 1633 West Bender Road. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Lippow, Wadzinski, and Shaw. Noes: None. Motion carried 7-0.

III. Plan Commission Review, Woodfashioned, 2006 West Bender Road.
Review and approve proposed creative objects
woodworking/machining 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:

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)



Community Development Director Stuebe stated that 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.

Brian King introduced himself as a self-innovation hub into making things and, after a fairly exhaustive process, bringing together woodworking and technology he will utilize 3-d design and Computer Aided Design (CAD) and a computer numeric control (CNC) router to produce creative pieces, furniture, and functional art.

Comm. Lippow asked if there will be a showroom where customers come and go.

Mr. King said that he thinks allot of art pieces, his currency, there will not be much of a showroom – it is a concrete room that will be his shop and office, and that he is thinking of other ways to get street visibility.

Comm. Cronwell asked about noise and glue, and how he would contain chemicals used in the finishing process.

Mr. King said that he has been doing allot of thinking about that and that he will mostly use a hand rubbed citrus solution, pure tongue oil (Linseeds), and pine solvent, and continued saying that plywood might not even need finishing and that it is a work in progress, concluding saying that he does not like sitting in a room full of vapors, and that perhaps he will outsource that, taking it one hour north.

Comm. Shaw asked what he plans on doing with the scraps, all the wood scraps.

Mr. King said that he has a family place one hour north for hobbies, a fireplace, and fire pit.

Comm. Shaw asked about dust and particulate.

Mr. King stated that as far as industrial dust collection and air purification he held off on purchasing for this meeting.

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

IV. Plan Commission Review, Office of DeLeers, Construction, Incorporated, 6969 North Port Washington Road (Glendale Market).
Review and approve proposed DeLeers project management office use and occupancy.

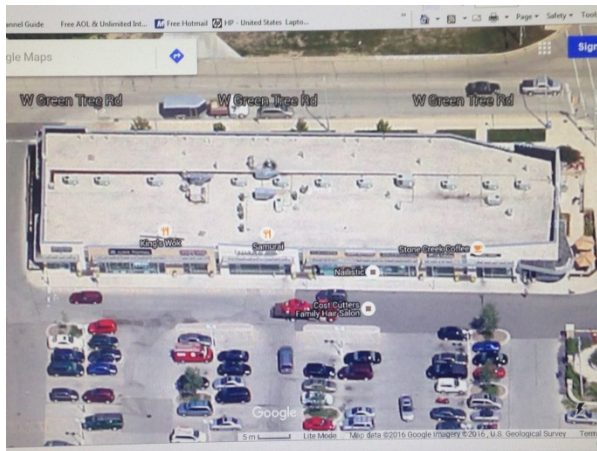
Mr. Stuebe stated that the Plan Commission Report was distributed to

the Plan Commissioners and Applicant and is incorporated herein as follows:

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).



Community Development Director Stuebe stated that 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), per the five 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 Building Inspector and the North Shore Fire Department; and 5) Written certification by owner of compliance with State of Wisconsin requirements for physically disabled parking prior to issuance of Occupancy Permit.

CITY OF GLENDALE -- PLAN COMMISSION

Jamie Hart introduced herself as representing DeLeers, a general contractor headquartered in Green Bay, Wisconsin, who have been doing a lot of work down this way, continuing stating that what they will be doing in the office there is project management, sales, design, estimating, and have superintendents working in the field come in there for meetings, and will have customer meetings by appointment, there will not be any construction activities there, and that they will have herself there and hire up to six within a few years. Ms. Hart said that DeLeers does both commercial and residential work, and have completed work for a dentist in Brookfield, Fresenius in Brookfield, another dentist in Greenfield, and homes in Bayside and Burlington working with architects.

Comm. Lippow asked about the choice of location.

Ms. Hart said that DeLeers has worked with property owner General Capital Group, and they have helped them get started and the location has high visibility.

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

ADJOURNMENT.

Motion by Comm. Cohn, seconded by Comm. Lippow, to adjourn the Plan Commission until 6:00 p.m., Tuesday, November 7, 2017. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Vukovic, Cronwell, Cohn, Lippow, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

Todd M. Stuebe, Director of Community Development

Recorded: Tuesday, October 31, 2017

NOTE:

Meeting is 6:00 PM Tuesday

City of Glendale Plan Commission

6:00 P.M., Tuesday, November 07, 2017

- Plan Commission Report -

Glendale

RICH PAST.
BRIGHT FUTURE.

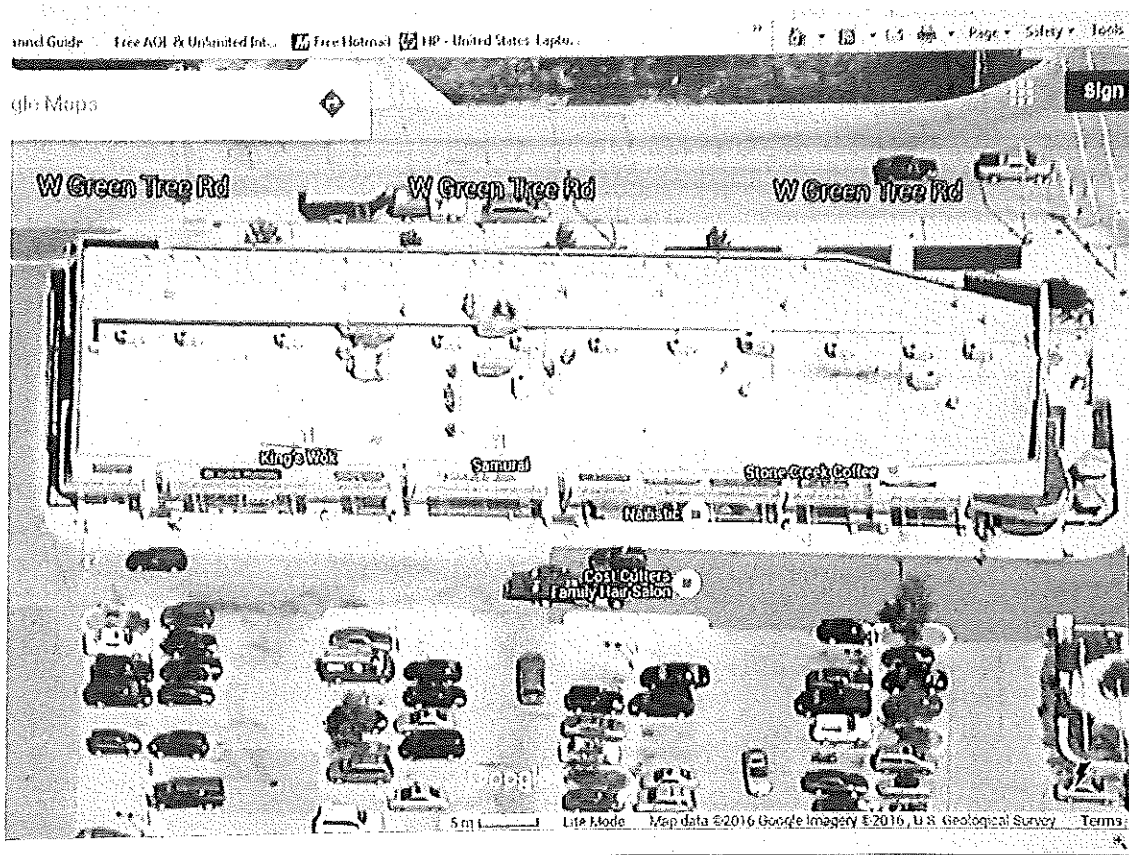


- 3a. **Plan Commission Use and Occupancy Review, 9Round Kickbox Fitness Center (Kickbox Fitness North Shore LLC), 6969 North Port Washington Road (former US Cellular Tenant Space at Glendale Market Multi-Tenant).** Review and approve proposed kickboxing health and recreation use and occupancy.

9Round Kickbox Fitness Center seeks Plan Commission approval to use and occupy the former US Cellular 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 1,640 square feet. Proposed business hours are Monday through Friday, 6:00 a.m. to 8:00 p.m. and Saturdays from 8:00 a.m. to noon. There will be between one and four employees with not more than two typically working in the 6969 North Port Washington Road tenant space. There will be 10 to 15 clients in the facility.

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



Staff Report to the Plan Commission

Meeting of Tuesday, November 7, 2017

Staff recommends that the Plan Commission grant use and occupancy approval for 9Round Kickbox Fitness Center , a kickboxing fitness training facility, to operate within the tenant space located at 6969 North Port Washington Road (Glendale Market), with the following requirements:

- 1) Fitness training activities are not permitted elsewhere on the 6969 North Port Washington Road premises;
- 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 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.
- 6) Remit \$300 fee for Plan Commission Review and \$105 fee for Occupancy Permit.

- 3b. **Plan Commission Use and Occupancy Review, Pizza Studio, 6969 North Port Washington Road (former Cartridge World Tenant Space at Glendale Market Multi-Tenant).** Review and approve proposed specialty pizza palace use and occupancy.

Pizza Studio seeks Plan Commission approval to use and occupy the former Cartridge World 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 1,537 square feet. Proposed business hours are Sunday through Thursday, 11:00 a.m. to 9:00 p.m., and Friday and Saturday

Staff Report to the Plan Commission
Meeting of Tuesday, November 7, 2017

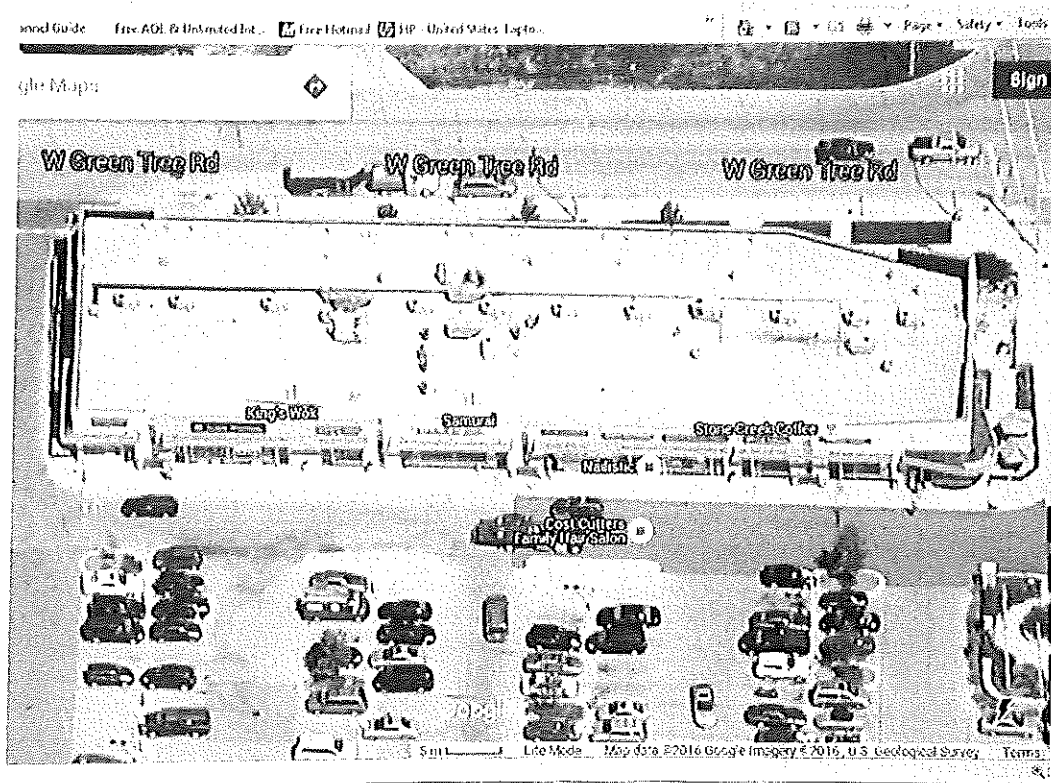
11:00 a.m. to 10:00 p.m. Applicant has now indicated that they want to serve beer and wine within the store in bottles.

The number of employees working at the 6969 North Port Washington Road restaurant will vary based on business patronage patterns, however, the owner predicts from four to eight working within the pizzeria. Pizza will not be delivered by employees; pizza delivery will be delivered via a service called Uber Eats with which Pizza Studio contracts nationally.

Pizza Studio will have seating for 40 or 42 persons at 10 tables including one eight seat table (could serve ten patrons), six four seat tables, and four two-seat tables. Parking should generally be adequate at most times, however, the number of restaurants located at Glendale Market is the highest that it has been since opening (with Studio Pizza joining Stone Creek Coffee, Jimmy John's, Samurai Sushi Hibachi Restaurant, King's Wok, Dickey's Barbecue, and Dr. Dawg). Pizza Studio contemplates space for several tables along the store windows in front of and west of the store.

Pizza Studio plans to complete construction January, 2018, with the pizza restaurant opening by February/March, 2018.

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



Staff Report to the Plan Commission
Meeting of Tuesday, November 7, 2017

Staff recommends that the Plan Commission grant use and occupancy approval for Pizza Studio, a pizza palace, to operate within the tenant space located at 6969 North Port Washington Road (Glendale Market), with the following requirements:

- 1) Beer and wine shall only be served in open containers to be consumed only within the restaurant inside the building;
- 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 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.

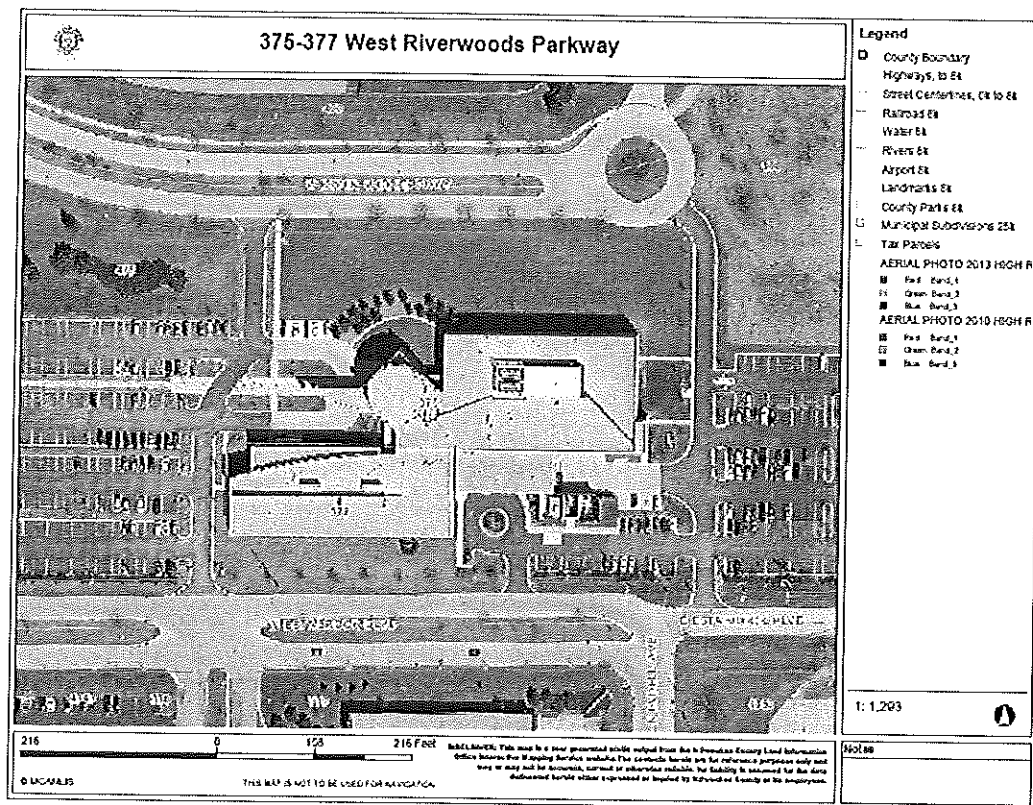
3b. Planned Sign Program, Riverwoods Medical Office (Irgens), 377 West River Woods Parkway. Review and approve proposed Planned Sign Program (PSP).

A Planned Sign Program (PSP) is proposed for the Riverwoods Medical Office Building, a multiple tenant medical office building with three or more tenants. The purpose of the PSP is to establish a set of guidelines and criteria for all signs in such a development.

The 375 and 377 West River Woods Parkway properties already participate in a Planned Sign Program with Columbia St. Mary's for way finding related to the Columbia St. Mary's Medical Campus facilities and the attached Irgens Medical Office Building.

Staff Report to the Plan Commission
Meeting of Tuesday, November 7, 2017

Aerial Photograph. 375/377 West River Woods Parkway.



Based on the intent of the PSP, Staff recommends that the Plan Commission grant PSP status for the proposed tenant signage at the 377 West River Woods Parkway multi-tenant office building per the submitted exhibits.



3a

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: Ryan Thomson
Legal Name of Business: Kickbox Fitness North Shore LLC
Name of Business Owner (if different from Applicant): Jeff + Sarah Thomson
Applicant Address (City, State, and Zip Code): N62 W4919 Cedar Reserve Circle
Cedarburg WI 53012
Office Phone Number: _____ Cell: 262-385-4985 Fax: 262-376-0353
Applicant E-Mail: ThomsonRyan@9Round.com
Applicant Signature: [Signature] Date: 10/11/17

PROPERTY INFORMATION

Property Address: 6180
6909 N. Port Washington Rd Tax Key Number: 128-8961-003 Zoning District: PD-Planned Dev.
Property Owner (if different from Applicant): General Capital / La Macchia 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: 10/11/17

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): 9Round Kickbox
Fitness Center Fitness
Total Building Area: 19,175 SQ FT. To Be Occupied Area: 1640
Lot Size: Depth: _____ V/N Width: _____ Area: 5.78 acres
Previous Occupant in To Be Occupied Space: US Cellular
Other Uses of This Site: None
Total Number of Parking Spaces: 274 Parking Spaces Available to Tenancy: Unlimited use of
Business Hours (Days and Hours of Operation): _____ Station ID _____ Date for Time Anytime
Total Number of Employees: 3 Maximum Number of Employees at Site at One Time: 2
Primary Contact Person for This Project: Ryan Thomson Last Transaction
Primary Contact Phone: _____ Cell: 262-385-4985 Fax: _____
Primary Contact E-Mail: ThomsonRyan@9Round.com

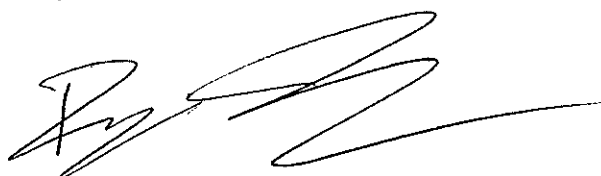
CITY OF GLENDALE USE ONLY

Application Fee: _____ Date of Application: _____ Received by with date: _____ Tentative Hearing Date: _____
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Plan Of Operation Outline

1. Kickbox Fitness North Shore LLC (dba 9Round Kickbox Fitness)
6969 N. Port Washington Road- Suite B180 (building B)
2. Jeff & Sarah Thomson
N62 W4919 Cedar Reserve Circle
Cedarburg WI 53012
3. Ryan Thomson
5. Tax Key- 128-8961-003
6. PD (planned development)
9. Total floor area- 1640 square feet
10. Fitness center/ group exercise using non-combative kickboxing and boxing techniques
11. 1-4 employees
12. Monday- Saturday
13. M-F 6am-8pm Sat 8am-noon
14. Controlled background panel with ^{face lit} ~~backlit~~ letters
17. We do play music and have a timer but in the 5 years of our current business being open at two locations we have had zero noise complaints.
23. Security camera system (interior)
24. 10-15 people
26. This is a re-location of the #1 9Round kick box franchise in the state of WI. We began business in 2013 and plan to continue growing and remaining the #1 franchise in WI.

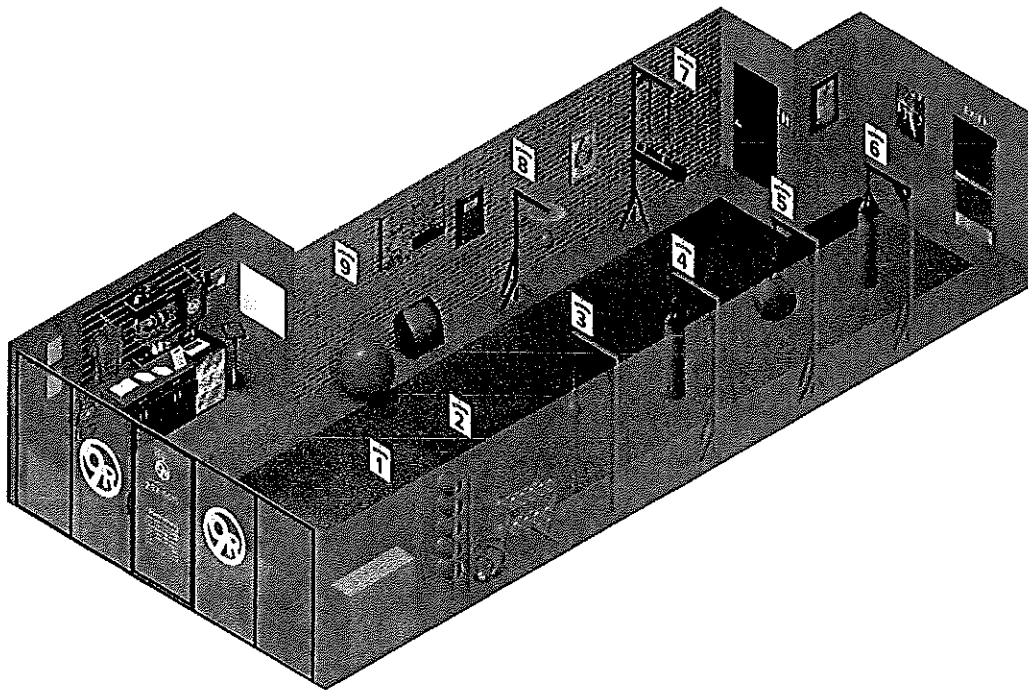
Ryan Thomson
10/11/17



APPENDIX A



Rendering of a Completed 9Round Club *(prototype concept)*



PLAN COMMISSION REVIEW APPLICATION

Application Fee: \$300

APPLICANT INFORMATION

Name of Applicant: Mike Siehr
Legal Name of Business: Fast Casual Development, LLC
Name of Business Owner (if different from Applicant): Aaron M. Hurvitz
Applicant Address (City, State, and Zip Code): 300 Cottonwood Ave., Ste 7,
Hartland, WI 53029
Office Phone Number: 262-367-6080 Cell: 414-828-2688 Fax: 262-367-8321
Applicant E-Mail: mikesiehr@gmail.com or k@pci48.com
Applicant Signature: [Signature] Date: 10/16/17

PROPERTY INFORMATION

Property Address: 6969 N Port Washington Rd. Tax Key Number: 128-8961-003 Zoning District: PD
Property Owner (if different from Applicant): General Capital / La Macchia Shores, LLC
Property Owner Address (City, State, and Zip Code): 6938 N. Santa Monica Blvd
Milwaukee, WI 53217
Property Owner Phone: 414-228-3500 Cell: 414-232-0106 Fax: 414-228-3700
Property Owner E-Mail: jeff@generalcapitalgroup.com
Property Owner Signature: [Signature] Date: 10/16/17

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): Pizza Studio
pizza restaurant
Total Building Area: 19,175 sq. ft. To Be Occupied Area: 1537 sq. ft.
Lot Size: Depth: Not Available Width: Area: 5.416 acres
Previous Occupant in To Be Occupied Space: Ink Cartridge
Other Uses of This Site: Commercial
Total Number of Parking Spaces: 274 Parking Spaces Available to Tenancy: Any open spot
Business Hours (Days and Hours of Operation):
Total Number of Employees: 4 Maximum Number of Employees at Site at One Time: 10
Primary Contact Person for This Project: Mike Siehr
Primary Contact Phone: 262-367-6080 Cell: 414-828-2688 Fax: 262-367-8321
Primary Contact E-Mail: mikesiehr@gmail.com or k@pci48.com

CITY OF GLENDALE USE ONLY

Application Fee: 300 Date of Application: Oct Time: 11A Received by with date: Tentative Hearing Date: Nov 7, 2017
G:\COMMON\Community Development Planning Department\Plan Commission Administration (2-4-4)\04 Conditional Uses\01 CU Procedures\CU Application.doc

Plan of Operation Outline

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

1. Name of Business, Address
2. Name of Owner, Address
3. Name of Applicant (if different from owner)
4. Legal Description of Property
5. Tax-Key
6. Zoning of Property
7. Lot Size (Depth, Width, Area)
8. Dimensions and all levels (floors) of buildings
9. Total Floor Area
10. Specific uses of the entire property and buildings
11. Minimum and maximum numbers of employees
12. Days of Operation
13. Hours of Operation
14. Signage (Type, Lighted?, Wall, Free-Standing, Monuments, Size, Location, etc)
15. What Conditions has the State or County imposed upon your use of the property
16. Security Fencing
17. Do you feel there will be any problems such as Noise, Odors, Glare, Potential Fire Hazards, or Smoke resulting from the proposed use?
18. Are you proposing food services?
19. Did the State of Wisconsin approve your interior building plans?
20. What provisions are you making for fire protection and human safety?
21. What are your rules and regulations of the property?
22. List the Timetable for completion of building construction and anticipated grand opening date
23. Proposed On-site Security Measures
24. Anticipated maximum number of facility users and viewers at one time (including special events)
25. Any other information you or the Plan Commission feels is pertinent
26. Business Plan
27. Entire Grant Application and County Issued Request for Proposal
28. Your Name, Signature, and Date on the Plan of Operation Document

OTHER INFORMATION REQUIRED

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

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

Stuebe, Todd

From: Aaron Hurvitz <aaron@pizzastudiowi.com>
Sent: Tuesday, October 31, 2017 12:06 PM
To: Stuebe, Todd
Cc: Mike Siehr; Maria Torres; Ron Biskin
Subject: Re: CITY OF GLENDALE: 6969 N Port Washington Rd, Plan Commission (Pizza Studio)

Good morning, Todd,

I checked with my franchisor about the average number of employees during a busy time at Pizza Studios across the country. It is from four to eight employees. Thus, the maximum occupancy should be 48. To be safe, however, I'm okay using 50. There is a remote chance that the 8-seater community table shown in the plans may be able to expand to accommodate 10.

Regarding the hours, please modify the plan to show it open each day of the week from 11 to 9, except Friday and Saturday where it may be open from 11 to 10. (My goal is to have hours similar to other restaurants in the marketplace.)

Regarding outside seating, the present space will not accommodate seating for more than 12 customers. This would probably include two four-seaters in the front of the store (the southern portion) and two two-seaters in front of the western portion of the store. Such seating would be adjacent to the windowed seating area on the inside. Such seating would not be established until the warmer weather begins.

Regarding delivery, Pizza Studio has a national contract with Uber Eats. Any delivery will be handled this way. Pizza Studio will have no employees handling delivery.

Regarding service of alcohol, Pizza Studio plans to offer individual bottles of beer and wine (similar to what Blaze Pizza does). I believe this requires a Class B license, for which I will be applying.

Operations Plan Questionnaire #13: (Answered above)

Operations Plan Questionnaire #17: I do not feel there will be problems concerning glare, noise, odors, fire hazards or smoke.

Operations Plan Questionnaire #19: The State has not approved design plans.

Operations Plan Questionnaire #20: Provisions for fire protection and human safety are incorporated in the construction plans, e.g., sprinklers, warning systems, and easy exiting for patrons.

Operations Plan Questionnaire #21: Rules and regulations for the property are not drafted at this time, however, all employees will be trained to use equipment safely, ensure the premises are utilized properly and safely, and to maintain a safe place to enjoy good food and company.

Operations Plan Questionnaire #23: There will be a security system installed to monitor/record employees and customers use of the premises.

I hope this answers your questions. Don't hesitate to contact me with any further questions or concerns. I'll be dropping off the Occupancy Permit Fee today.

Cheers,

Aaron Hurvitz
414.702.5896

On Mon, Oct 30, 2017 at 4:42 PM, Stuebe, Todd <T.Stuebe@glendale-wi.gov> wrote:

Aaron:

The email was sent to Mike Siehr as the contact person. Feel free to email as it would be helpful in completing the Plan Commission Report for this item.

Stuebe, Todd

From: Stuebe, Todd
Sent: Monday, October 30, 2017 1:50 PM
To: 'MikeSiehr@gmail.com'
Subject: CITY OF GLENDALE: 6969 N Port Washington Rd, Plan Commission (Pizza Studio)
Attachments: Plan Commission Review Form _Email Added.pdf; 05112015 7.15.4 Retail Business Closing Hours.pdf; 05112015 7.2.15 Closing Hours.pdf

Mike:

There are several items that need to be clarified for the Studio Pizza review by the Plan Commission.

Does Pizza Studio propose to serve beer, wine and/or liquor? If so please state this in the narrative cover correspondence and specify for which beverages Pizza Studio will seek the appropriate liquor license. My impression is that Pizza Studio does not intend to serve beer, wine, and/or liquor.

Store hours are not fully specified. For Friday and Saturday it is stated that there may be extended hours Friday and Saturday, without specifying the proposed store hours. For reference attached please find the relevant City Ordinances pertaining to Business Hours.

Please share where on the premises outside seating might be, the number of proposed tables/seats, and how that will work.

Please share whether there will be delivery and how that works. Are delivery persons included in the ten or eleven employees who may be present, and do they use personal vehicles or are there company delivery vehicles (I know this is unlikely, however, if so, where are they kept).

On the reverse side of the Plan Commission Review form there is an Operating Plan questionnaire. Generally applicants will go through this item by item providing responses and indicating where the item may be not applicable (N/A). The item that responses are requested are 13, 17, 19, 20, 21, and 23. Given there are 40 seats and possibly ten or eleven employees present, the City will take that for some occasions there could be as many as 51 persons in Pizza Studio.

Regards:

CITY OF GLENDALE

Todd Stuebe, Dir. of Community Development
414-228-1704

Fast Casual Development, LLC



October 16, 2017

City of Glendale
Community Development Department
5909 N. Milwaukee River Pkwy
Glendale, WI 53209

***RE: Application and supporting documentation to develop Pizza Studio
at 6969 N. Port Washington Road, Glendale, WI 53217***

To whom it may concern:

Here is Fast Casual Development, LLC's (d/b/a Pizza Studio) application and supporting documentation to develop the first Pizza Studio location in the State of Wisconsin.

Pizza Studio is a fast casual pizza restaurant that started in California in 2012. Customers may order personal pizzas from the menu or create their own from a selection of nearly 40 items. Presently, Pizza Studio has around 30 locations operating in several states as well as Canada and the Philippines.

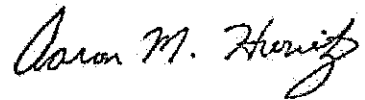
Pizza Studio leased the spot formerly occupied by the Ink Cartridge center at the Glendale Marketplace at 6969 N. Port Washington Road. Shortly after approval by the Planning Commission, construction to build-out the restaurant will begin. Construction should be completed in January 2018, soft openings will begin in February, and a grand opening will happen in March. The location should be open every day of the week, from 11:00 in the morning to 8:00 in the evening with possibly extended hours on Friday and Saturday. Depending on how busy the location will be, staff will range from three to eleven employees. There will be indoor seating for 40 guests and some outdoor seating when weather is appropriate.

Signage information will be provided after construction commences, but it will follow the guidelines set forth by the building owner and be similar to other business at the retail center.

1616 W. Bonniwell Road • Mequon, WI 53097 • 262.292.1170 (office) •
414.702.5896 (cell) • aaron@pizzastudiowi.com

Pizza Studio is excited to join Glendale's community.

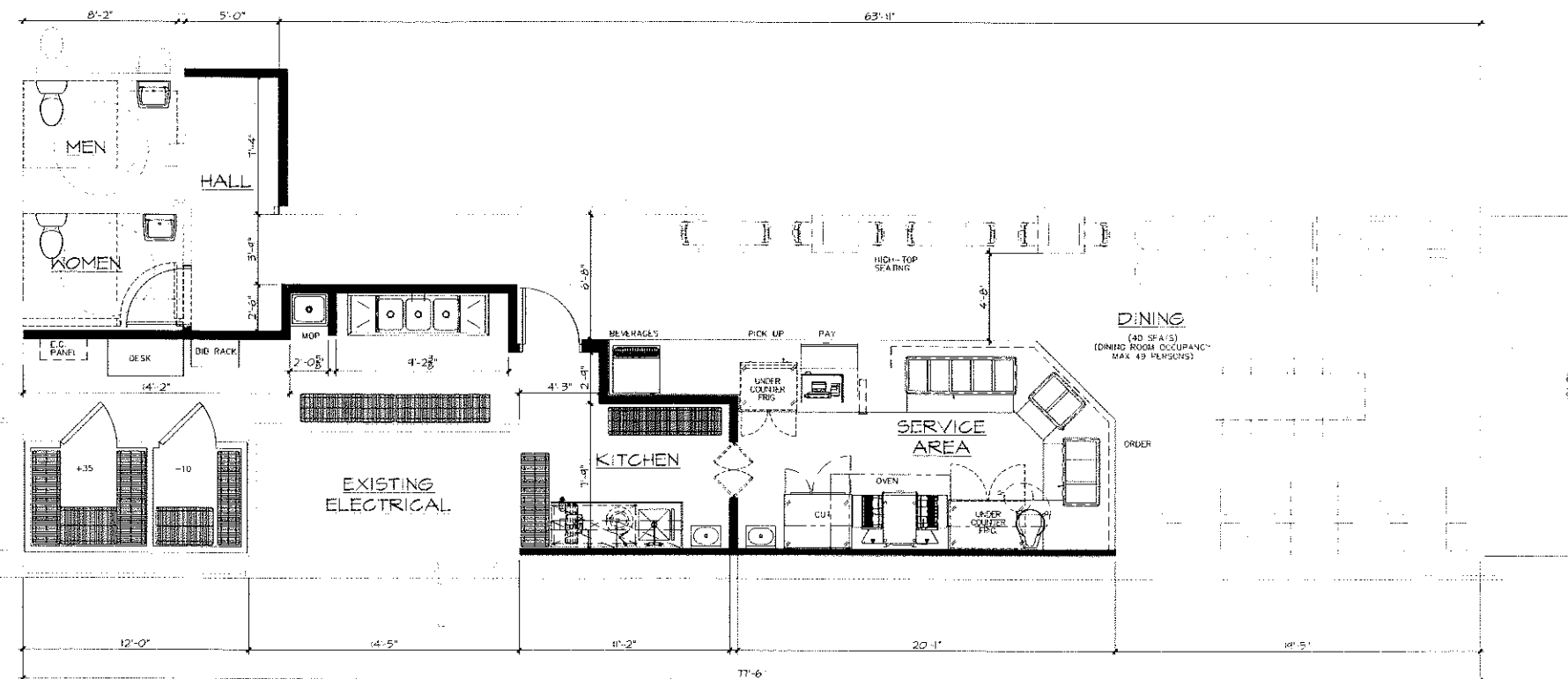
Sincerely,

A handwritten signature in black ink that reads "Aaron M. Hurvitz". The signature is written in a cursive style with a large, stylized 'A' and a long, sweeping underline.

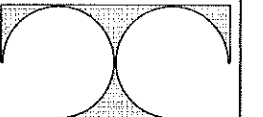
Aaron M. Hurvitz
Owner/Operator



1 PROJECT LOCATION
N.T.S.

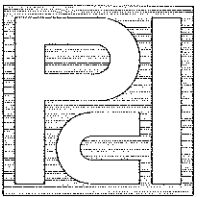


2 FLOOR PLAN
1/4" = 1'-0"



TDI ASSOCIATES, INC.
ARCHITECTURE, ENGINEERING, PLANNING

18 W22350 JOHNSON DRIVE, SUITE B4
WAUKESHA, WISCONSIN 53186
PHONE 262-409-2530 FAX 262-409-2531



PIZZA STUDIO GLENDALE

6960 NORTH PORT WASHINGTON ROAD
GLENDALE, WISCONSIN

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Sheet Title
FLOOR PLAN

Issued For: Date:

Date: 10-12-2017

Job NO.: 17409.000

Drawn By: RJH

Sheet No.

A1.1



1 EXISTING EXTERIOR STREET ELEVATION



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WAUKESHA, WISCONSIN 53186
PHONE 262-409-2530 FAX 262-409-2531

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Date: 10-12-2017

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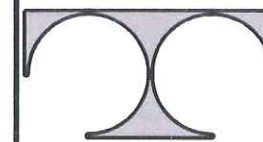
Drawn By: R.H.

Sheet No.

PH-1



1 FRANCHISE PROTO TYPE



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PHONE 262-409-2530 FAX 262-409-2531

PIZZA STUDIO GLENDALE

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GLENDALE, WISCONSIN

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Date: 10-12-2017

Job NO.: 17409.000

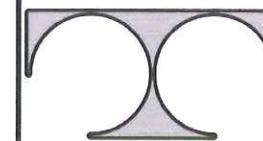
Drawn By: R.J.H.

Sheet No.

PH-2



1 FRANCHISE PROTO TYPE



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Sheet No.

PH-3



1 FRANCHISE PROTO TYPE



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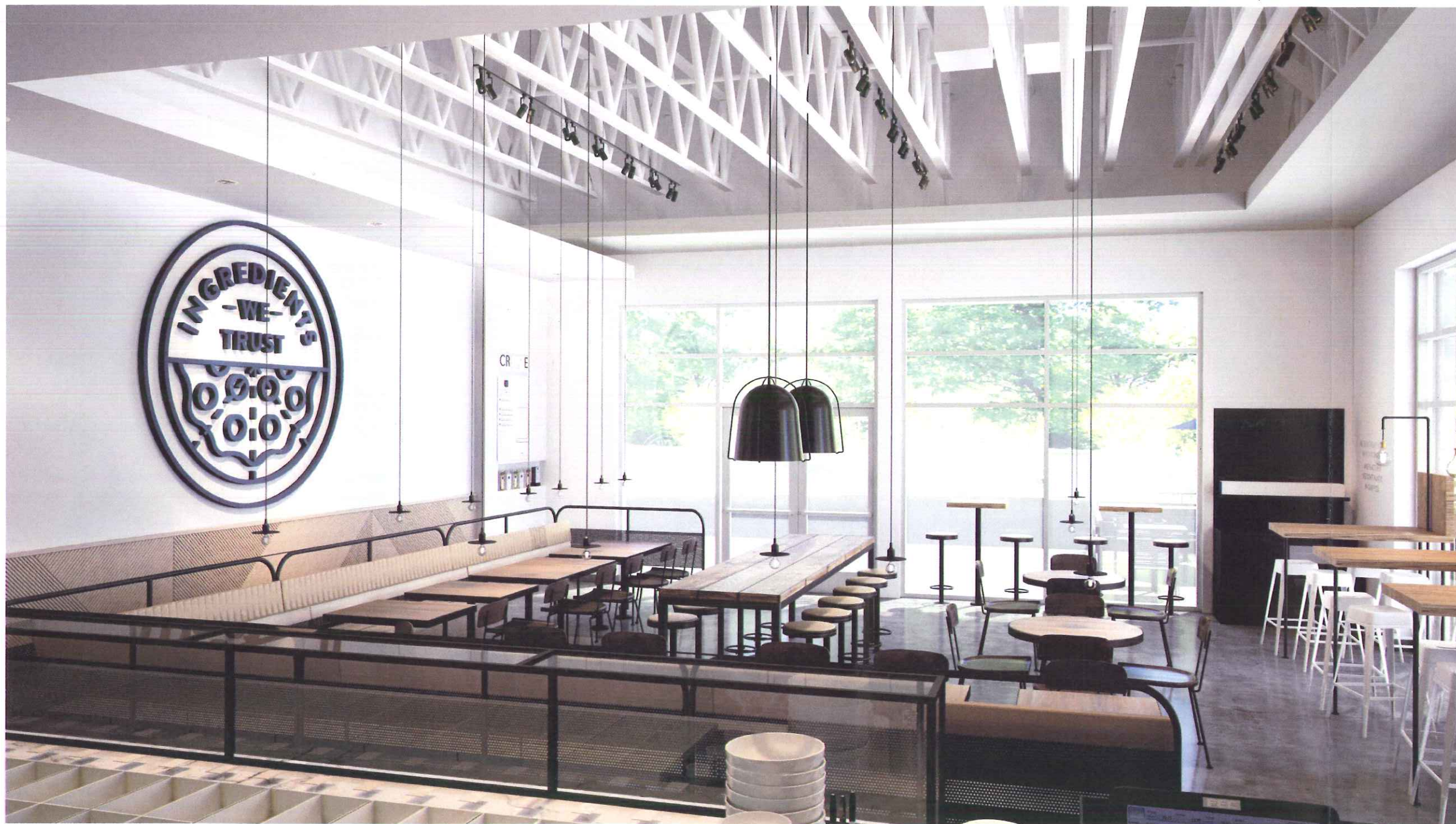
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Job NO.: **17409.000**

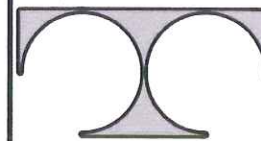
Drawn By: **RJH**

Sheet No.

PH-4



1 FRANCHISE PROTO TYPE



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PHONE 262-409-2530 FAX 262-409-2531

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Date: 10-12-2017

Job NO.: 17409.000

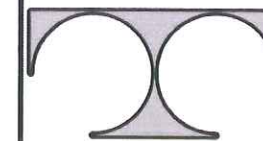
Drawn By: R.J.H.

Sheet No.

PH-5



1 FRANCHISE PROTO TYPE



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PHONE 262-409-2530 FAX 262-409-2531

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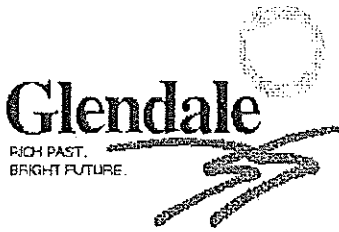
Date: 10-12-2017

Job NO.: 17409.000

Drawn By: R.H.

Sheet No.

PH-6



3c

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

SIGN PERMIT APPLICATION

Please fill out all spaces below. Check the boxes that apply to the sign. Applications for signs require a color picture or drawing of the proposed sign and a site plan marking the location of the proposed sign on the property. Wall Sign proposals should include an elevation drawing depicting the location of the wall sign on the building. Monument sign proposals shall include a landscape plan showing the 100 square feet (minimum) of landscaping surrounding the sign. Incomplete applications will be returned to the applicant.

Tenant: Name: Various 23 E-Mail: _____
Business Name: _____
(Sign) Address: _____
City/State/Zip: _____ Phone: _____

Property Owner: Name: Karin Boergers E-Mail: kboergers@irgens.com
Business Name: Glendale Medical Development Partners, LLC
Address: 833 E. Michigan St., Suite 406
City/State/Zip: Milwaukee, WI 53202 Phone: (414) 443-2521

Sign Agent: Name: N/A E-Mail: _____
Business Name: _____
Address: _____
City/State/Zip: _____ Phone: _____

Sign Type: Wall / Monument / Directional / Window Planned Sign Program / Temporary / Other

Sign Information: Zoning: PDPUD Sign Dimensions: _____ (height) _____ (width)
Illumination: _____ Setback from Front Property Line: _____
Overall Sign Height: _____ Types of Materials: _____
Estimated Sign Value: _____ Additional Comments: _____
Dates of Display (Temp. & Sale/Lease/Rent Signs): _____

Sign Permit Fee (check one):

- | | |
|--|---|
| ☐ Permanent Sign (new/specify below) | ☐ Window Sign (annual fee) \$50.00 |
| ☐ 4 to 25 square feet \$50.00 | ☒ Planned Sign Program (specify below) |
| ☐ 26 to 50 square feet \$75.00 | ☐ New \$150.00 |
| ☐ 51 to 100 square feet \$100.00 | ☐ Amendment \$50.00 |
| ☐ 101 square feet and over \$150.00 | ☐ Renewal \$75.00 |
| ☐ Permanent Sign (renewal) \$50.00 | ☐ Temporary Sign or Banner \$50.00 |
| ☐ Existing Sign Modification \$50.00 | ☐ Sale/Lease/Rent Signs \$50.00 |

It is hereby agreed between the undersigned as owner, his agent or servant, and the City of Glendale, that for and in consideration of the premises and of the permit to construct, erect, alter, or install and the occupancy of building as above described, to be issued and granted by the Inspector of Buildings, that the work thereon will be done in accordance with the descriptions herein set forth in this statement, and it is further agreed to construct, erect, alter or install and occupy in strict compliance with, and all amendments thereto; and to obey any and all lawful order of the Inspector of Buildings of the City of Glendale.

Property Owner Signature: Karin Boergers FAX Number: _____
Print Name: Karin Boergers Date: 10/19/2017
Tenant/Sign Agent Signature: _____ FAX Number: _____
Print Name: _____ Date: _____

Electrical Permit Required: Section 15.6.8 of the Sign Code, requires an electrical permit (separate from the 20amp branch circuit permit) for the wiring of all permanent illuminated signs, regardless of voltage. All signs and sign components must be listed and inspected upon installation. Failure to obtain permit prior to installation will result penalties and potential fines.

Office Use Only Check #: 22 Amount: \$150.00 Date: 10/26/17 Rec'd by: _____

IRGENS | RIVER WOODS MEDICAL OFFICE BUILDING

Tenant Signage | View Facing North

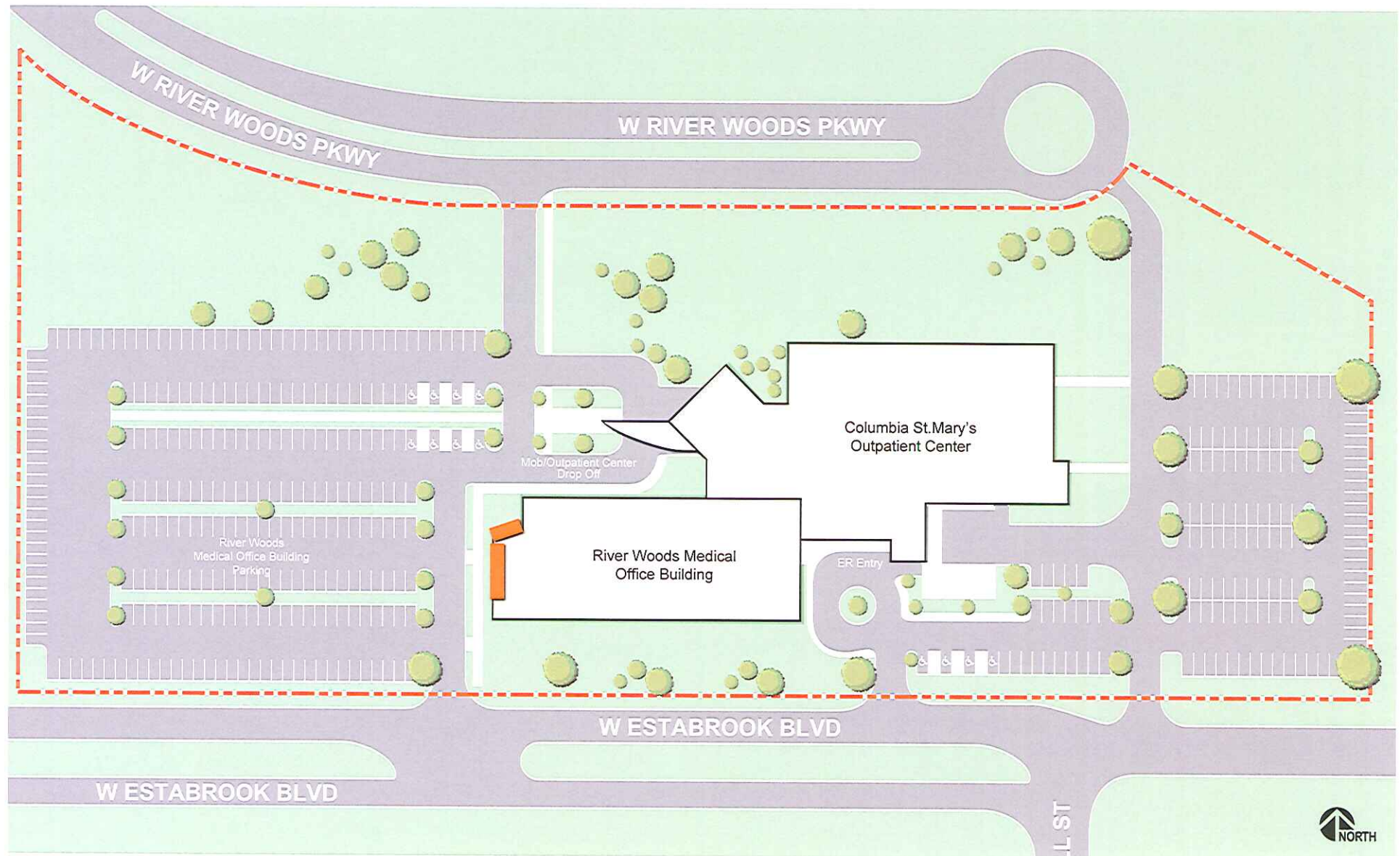


IRGENS | RIVER WOODS MEDICAL OFFICE BUILDING
Tenant Signage | View Facing West



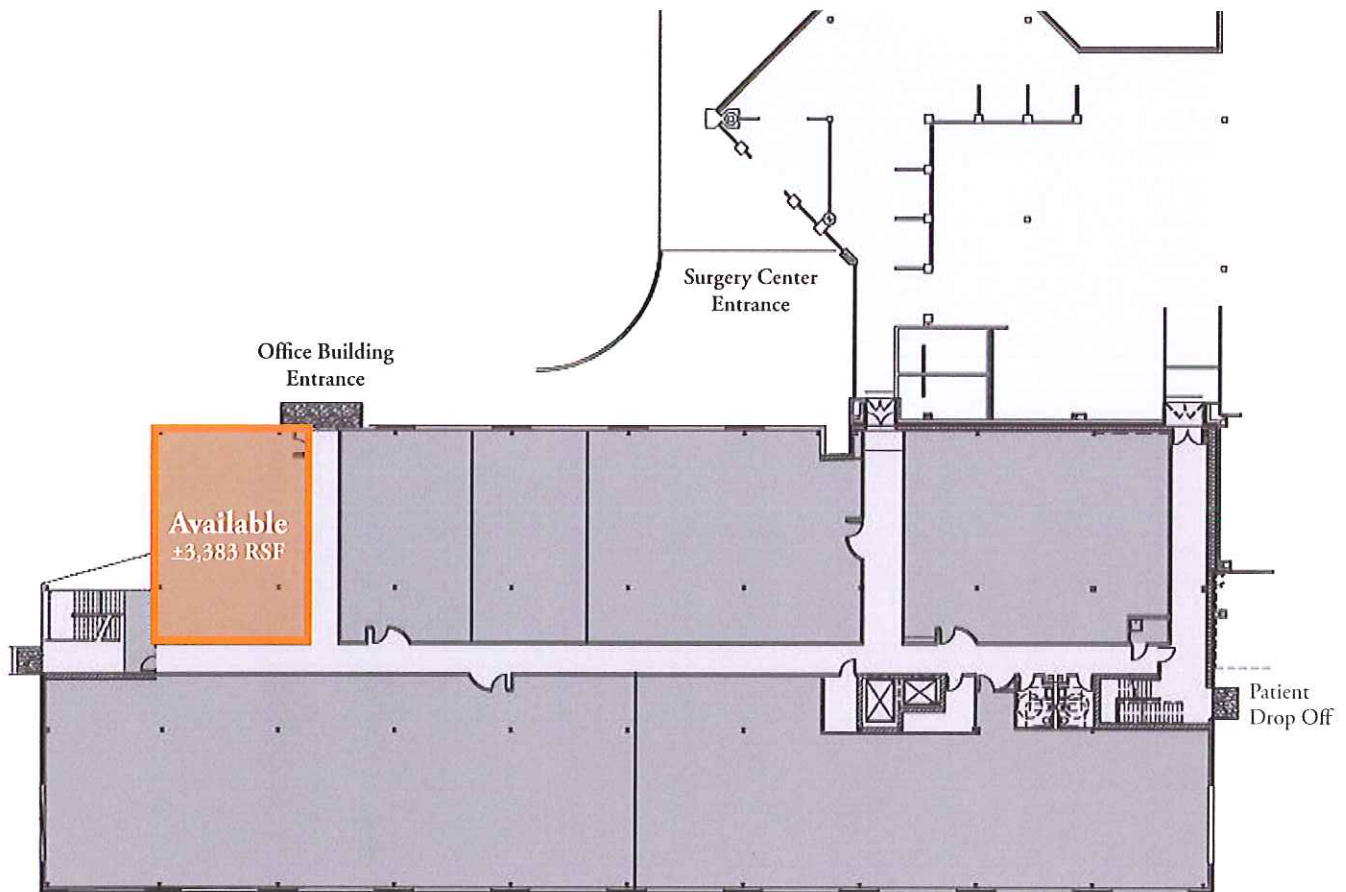
IRGENS | RIVER WOODS MEDICAL OFFICE BUILDING

Site Plan | Signage Opportunities

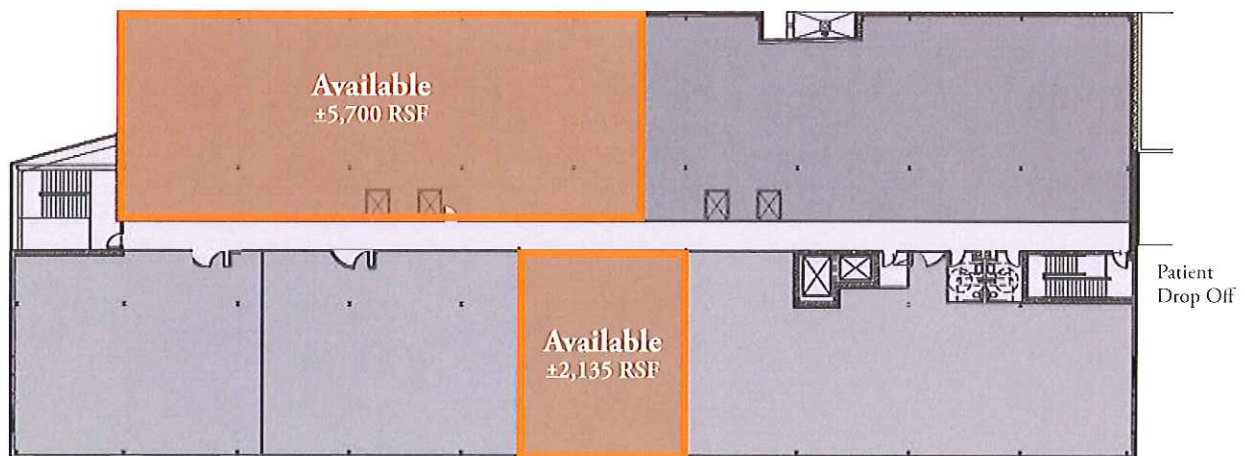


Orange rectangle Signage Opportunities

FIRST FLOOR PLAN



SECOND FLOOR PLAN



IRGENS**RIVER WOODS MEDICAL OFFICE
BUILDING**
Building Directory

<u>Unit</u>	<u>Tenant</u>	<u>Rentable Sq. Ft.</u>
100	Suson Eye Specialists, MD, SC	2,499
102	HealthReach Rehab. Services	2,230
109	Skin Center of Wisconsin, Inc.	906
111	Fresenius Kidney Care Shorewood	10,000
120	Christopher P. McAboy DDS, LLC	2,300
125	Vacant	3,383
200	CleanSlate	5,390
202	Vacant	5,700
222	Milwaukee Occupational Medicine	4,212
223	Vacant	2,135
225	Health Dynamics	5,199
Total Leased Sq Ft (Rentable):		32,736
Total Vacant Sq Ft (Rentable):		11,218
Total Sq Ft (Rentable):		43,954
Percentage Leased:		74.48%