

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

AGENDA -- PLAN COMMISSION
Tuesday, January 9, 2018
6:00 P.M.

1. Roll Call and Pledge of Allegiance.
2. Adoption of Minutes of Meeting of December 5, 2017.
3. a. Planned Sign Program Amendment/Change to Exterior Architecture, Pizza Studio, 6969 North Port Washington Road (Glendale Market). Review and approve proposed change to Planned Sign Program/exterior architecture to screen refrigerator/freezer.
Jeff Brown, General Capital Group
- b. Plan Commission Review, The Bronzing Lounge Airbrush Tanning Salon and boutique, 325 West Silver Spring Drive-Suite 200 West. Review and approve airbrush tanning salon and retail boutique sale of swimwear, jewelry, and other accessories, use and occupancy.
Sarah Sinclair, The Bronzing Lounge
- c. 6:00 PM Plan Commission Public Hearing: Conditional Use Permit Review, Pet-U, 727 West Glendale Avenue. Review and approve Conditional Use Permit for doggy daycare, as well as training and boarding of canines.
Angela & Dennis Trzcinski, Pet-U

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, December 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: 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, November 30, 2017, of the date of this meeting, the agenda was posted on the official bulletin board in City Hall, copies of the agenda were made available to the general public in the Municipal Building and the Police Department, and those persons who have requested were sent copies of the agenda.

PLEDGE OF ALLEGIANCE.

The Members of the Plan Commission, City staff and all those present pledged allegiance to the flag of the United States of America.

ADOPTION OF THE MINUTES.

Motion was made by Comm. Cronwell, seconded by Comm. Vukovic, to approve the minutes of the meeting held Tuesday, November 07, 2017. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Lippow, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

MATTERS FOR CONSIDERATION.

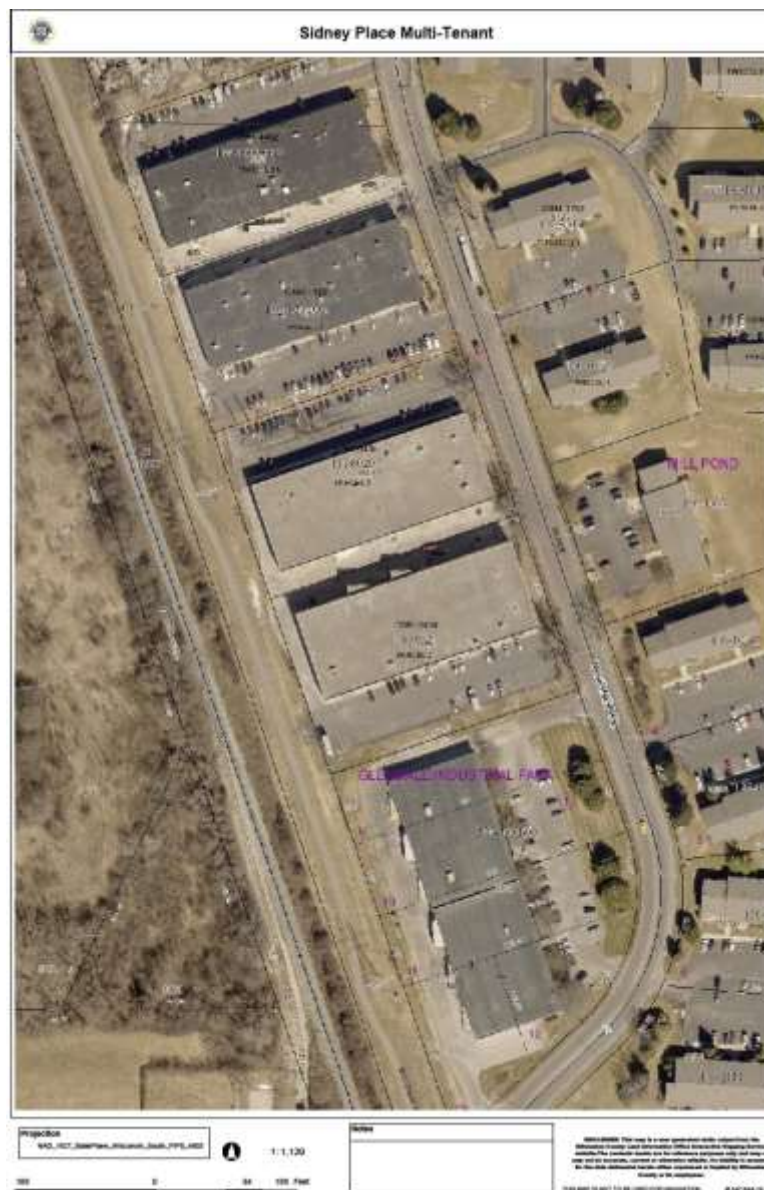
- I. Plan Commission Use and Occupancy Review, Cream City Ribbon, 6625-6627 North Sidney Place. Review and approve proposed specialty ribbon supplier use and occupancy.

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

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

Cream City Ribbon, a ribbon manufacturer/supplier, seeks Plan Commission use and occupancy approval to occupy a 5,191 square-foot tenant space located at 6625-6627 North Sydney Place. The property is zoned M-1 Warehouse, Light Manufacturing, Office, and Service District and the proposed use and occupancy requires Plan Commission review and approval.

Aerial Photograph. 6625-6627 North Sidney place Environs.



CITY OF GLENDALE -- PLAN COMMISSION

Business hours are Monday through Friday from 6:00 a.m. to 6:00 p.m. The business has increased business activity from the end of summer until the Christmas holiday. Cream City anticipates six employees. Parking should not be a problem.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant use and occupancy approval for Cream City Ribbon to use and occupy the tenant with the following five requirements: 1) Signs are required to conform with the Glendale Sign Code; 2) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 3) Dumpster enclosure(s) in compliance with 13.1.144 of the Zoning Code; 4) All City of Glendale zoning, 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.

Eric Crawford introduced himself as representing Cream City Ribbon and shared that they are an artisan gift and retail ribbon maker, and that their process utilizes yarn and a water based adhesive, that they will have four employees.

Comm. Lippow asked if they are relocating from downtown or increasing in size or is this is strictly relocation.

Mr. Crawford said that it is strictly a relocation, that their existing space is about the same size as the space they are going into, and that they currently have five machines, and will only install three and that if necessary they will have a longer shift.

Comm. Cronwell asked about the four North Shore Fire Department comments, whether those had to be completed before this meeting date or is it handled some other way.

Dir. of Community Development Stuebe said that they were not requirements that are required to be completed prior to the Plan Commission review, and that they are items that are resolved prior to the Certificate of Occupancy being in place.

Mr. Crawford commented that he may consider moving to a tenant space at the other end of the building that is essentially the same size and already has concrete walls.

Comm. Cronwell asked if that is something that the Plan Commission can make a decision tonight.

Dir. of Community Development Stuebe said that if the Plan Commission approves to proposed use and occupancy this evening and Cream City

wants to change spaces they will have to submit that request to the City and that will be reviewed by City Staff, if everything is in order it would seem reasonable that they could obtain a Certificate of Occupancy, if there are concerns the item would be brought to the Plan Commission for further review.

Motion by Comm. Lippow, seconded by Comm. Cohn, that the Plan Commission grant use and occupancy approval for Cream City Ribbon to use and occupy the tenant space, per the five requirements. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Lippow, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

- II. Plan Commission Review, Multi-Tenant Office Buildings (Kapur), 7665 and 7711 North Port Washington Road, and Lands Located Between the Properties. Review and approve proposed site plan changes to 7665 and 7711 North Port Washington Road, as well as Kapur & Associates use and occupancy within the 7665 North Port Washington Road multi-tenant office building.

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

Kapur & Associates seeks Plan Commission approval to make several site plan changes to 7665 and 7711 North Port Washington Road, and also seeks use and occupy approval for the Kapur & Associates to begin to occupy about 1,700 square feet within the west side of the second floor within the 7665 North Port Washington multi-tenant building. Kapur & Associates headquarters building is located at 7711 North Port Washington Road, which it has occupied and increased its presence starting in the early 1980's. The site is zoned B-1, H1 District and the proposed site changes and use and occupancy requires Plan Commission review and approval.

Kapur & Associates will occupy about one-half of the second floor of the 10,275 square-foot (3,435 SF x 3 floors = 10,275 SF) three-story multi-tenant office building. Routine business hours would be 8:00 a.m. to 5:30 p.m. Monday through Friday. Kapur expects as many as 45 employees will work in the 7665 North Port Washington Road building distributed amongst all of the occupancies.

The proposed site plan changes include modifying the 7665 North Port Washington Road parking lot to increase the available number of parking to 50 stalls. Some of the proposed parking spaces are partially located on a separate parcel located between the 7665 and 7711 premises. The land located between the 7665 and 7711 North Port Washington Road properties is owned by Kapur (RCK, LP) and the two south properties should be assembled with a Certified Survey Map (CSM). The two ADA parking spaces will be moved more proximate to the front property line and North Port Washington Road. The proposed increase in the number of parking spaces requires the removal of several existing trees and some plantings should be installed to block the view from North Port Washington Road.

A fence is proposed along the west side of the 7711 North Port Washington Road. The fence should be installed up to the property line rather than one foot or 12-inches from the property line. That is the only proposed change to the 7711 premises. A fence was recently installed along the west side of the 7665 North Port Washington Road to replace an existing fence that had deteriorated. A shed was also installed on the 7665 North Port Washington Road premises replacing an existing shed there. Even with the proposed site changes available parking spaces will be extremely limited. Staff suggested that Kapur explore with neighbor businesses whether parking spaces might be shared if it becomes necessary.

The increase in paved surface will result in a nominal increase in stormwater runoff from the 7665 premises which Kapur needs to evaluate and demonstrate that does not trigger stormwater management regulation practices such as storage (retention/detention) and water quality, and that there will not be any negative impacts downstream as a result of stormwater runoff.

Aerial Photograph. 7665 and 7711 North Port Washington Road.



CITY OF GLENDALE -- PLAN COMMISSION

Aerial Photograph. 7665 and 7711 North Port Washington Road.



Community Development Director Stuebe stated that staff recommends that the Plan Commission grant approval of the proposed site plan changes to 7665 and 7711 North Port Washington Road, and grant use and occupancy approval for Kapur & Associates to use and occupy the tenant space within the 7665 North Port Washington Road premises, with the following requirements: 1) Complete a Certified Survey Map (CSM) that assembles the 7665 North Port Washington Road with the lands adjacent to the north that includes part of the proposed parking spaces; 2) Obtain all required City Building Permits for work completed (fence and shed installed at 7665 North Port Washington Road), and to-be- completed work; 3) Complete drainage and stormwater runoff analyses to determine and demonstrate to the satisfaction of the City whether or not stormwater management permit requirements are triggered, that there is drainage capacity downstream, and that any increase in runoff can be accommodated by existing drainage paths; 4) 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, and per this grant of approval; 5) Dumpster enclosure(s) in compliance with 13.1.144 of the Zoning Code; 6) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department; 7) Written certification by owner of compliance with State of Wisconsin requirements for physically disabled parking prior to issuance of Occupancy Permit.

Kevin Byrne introduced himself as representing Kapur & Associates, and introduced Aaron Groh as manager of Kapur's Municipal Group.

Mr. Groh briefly spoke about Kapur & Associates being a full-service engineering consultancy since 1981, and that Kapur has grown from two employees to 280 employees, starting in its Glendale location in the former house and has continued to grow there, and also said that Kapur is now taking over the third floor of the 7665 North Port Washington building. Mr. Groh said that Kapur's Utility Group was located in the basement of the house, and now that the density of the office building has dropped somewhat they will now utilize that office space.

Mr. Byrne said that there will be 45 employees in the 7665 North Port Washington Road building, and that their plan is to increase the number of parking stalls from 41 to 50 parking stalls, continuing saying that the current ADA parking stalls are not compliant and that with their plan they would shift the two ADA spaces immediately to the east of the existing ADA spaces and provide an accessible route to the office entrance door. Mr. Byrne said that they are very nearly filling the parking lot now. Mr. Byrne also said that they have installed a fence and shed and will obtain City of Glendale permits.

Comm. Cronwell asked why the ADA parking stalls are not located directly across from the office entrance door.

Mr. Byrne said that the proposed ADA parking spaces are next to and east of the existing ADA parking spaces, and that the reason is that the crest of the slope is further to the east, that the slope is not compliant now, and that they will have access to the edge of the sidewalk in the front of the building, and said that currently the ramp is not in line with the building, and added that the building was built in 1986.

Comm. Cronwell commented that it is a long way any other way.

Mr. Byrne commented that extensive grading would otherwise be required.

Motion by Comm. Cronwell, seconded by Comm. Cohn, that the Plan Commission grant approval of the proposed site plan changes to 7665 and 7711 North Port Washington Road, and grant use and occupancy approval for Kapur & Associates to use and occupy the tenant space within the 7665 North Port Washington Road premises, per the seven requirements. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Lippow, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

III. Reschedule Regular January Plan Commission meeting to 6:00 p.m. TUESDAY, JANUARY 9, 2018, due to New Year's Day Holiday.

The required action is for the Plan Commission to reschedule the regular January Plan Commission meeting to 6:00 p.m. TUESDAY, JANUARY 9, 2018, due to the New Year's Holiday.

Motion by Comm. Cronwell, seconded by Comm. Wadzinski that the Plan Commission change the date and time of the January Plan Commission meeting to 6:00 p.m., Tuesday, January 9, 2018, due to the New Year's Holiday schedule. 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. Wadzinski, to adjourn the Plan Commission until 6:00 p.m., Tuesday, January 9, 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: Wednesday, January 3, 2018

NOTE:

Meeting is 6:00 PM Tuesday

City of Glendale Plan Commission

6:00 P.M., Tuesday, January 09, 2018

- Plan Commission Report -

Glendale

RICH PAST.
BRIGHT FUTURE.

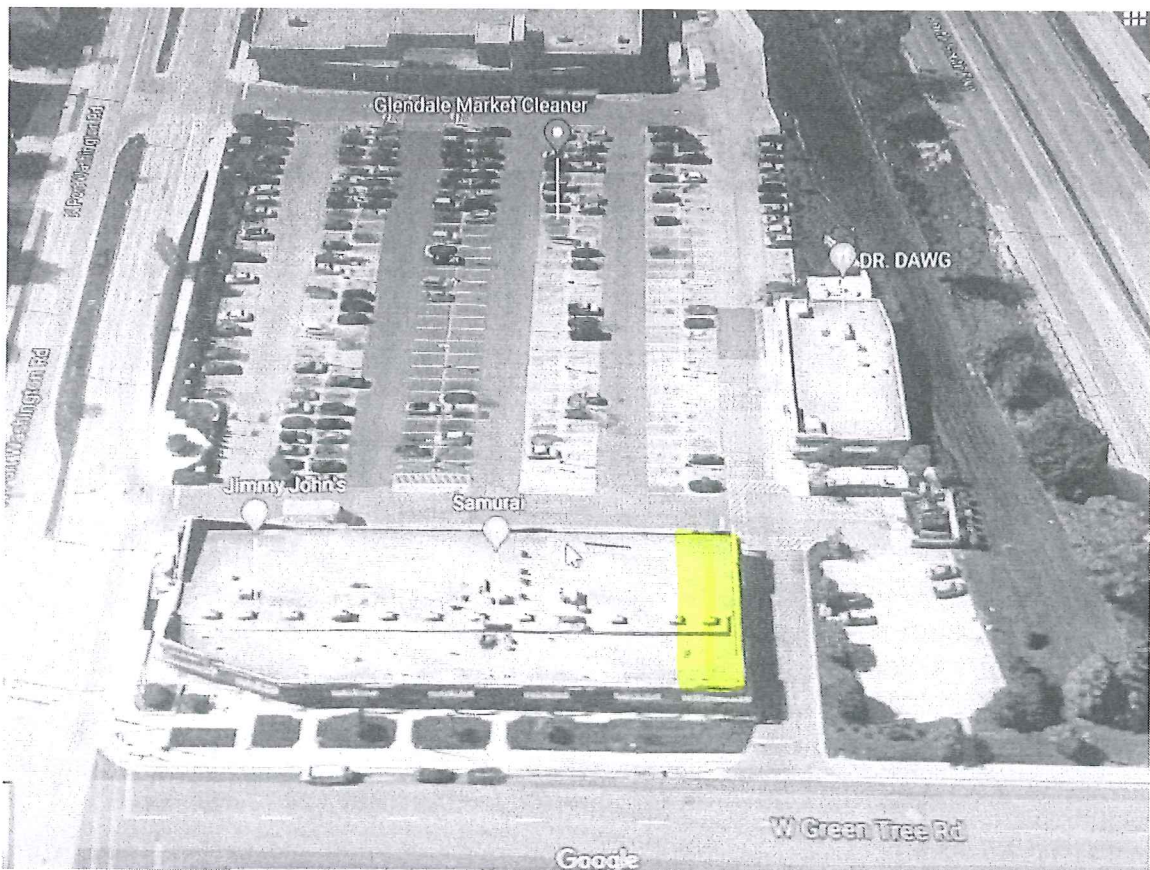


- 3a. **Planned Sign Program Amendment/Change to Exterior Architecture, Pizza Studio, 6969 North Port Washington Road (Glendale Market).**
Review and approve proposed change to Planned Sign Program and exterior architecture to screen refrigerator/freezer.

Property owner General Capital Group and Plan Commission approved tenant Pizza Studio request amendment to the existing Planned Sign Program (PSP) to accommodate the need to screen the view of refrigerator/freezer units that will be installed for Pizza Studio in the northwest corner of the building.

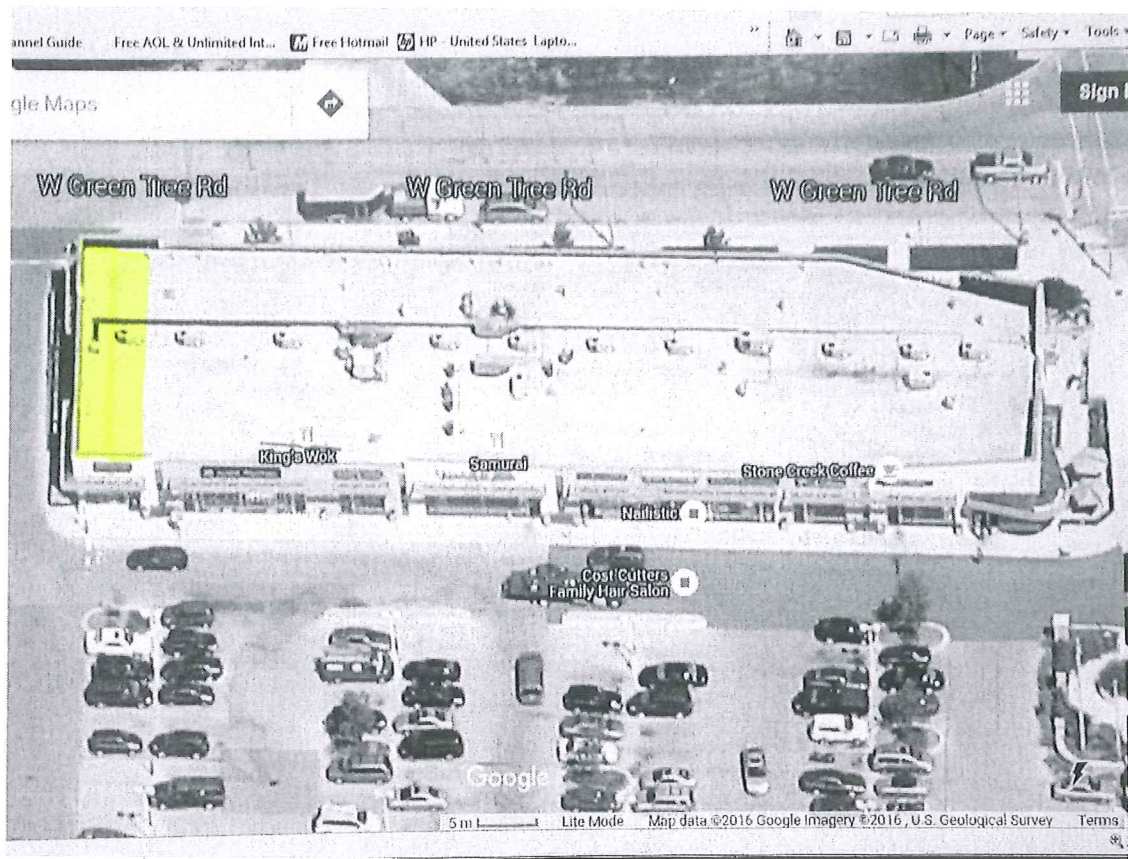
The existing Planned Sign Program allows each tenant in the north building two wall signs (one to the north and one to the south) and a limited amount of well-designed window signage. The proposed change is to allow the windows to be completely covered over with a film that includes Pizza studio imagery (Refer to Proposed Window Screen Design Image). Pizza Studio will also have the allowed two wall signs (Refer to Proposed Pizza Studio Wall Signage).

Google Aerial Image of Glendale Market (View from North).



Staff Report to the Plan Commission
Meeting of Tuesday, January 9, 2018

Google Aerial Image of Glendale Market (View from South).



Photograph of Future Pizza Studio from West Green Tree Road.
Refrigerator/Freezer will be located inside proximate to corner windows.



Proposed Pizza Studio Window Screen Design Images (View From West Green Tree Road).



Proposed Pizza Studio Wall Signage.



View from South Parking Lot



View from West Green Tree Road

The proposed window screens completely cover the windows, are opaque, are not lit (neither backlit or internally illuminated), and include graphic imagery and commercial signage messages. As such there are both architectural aesthetic and Planned Sign Program implications to be

considered and resolved. Staff has encouraged the most aesthetically attractive design possible in view of the attractive building architecture and being mindful of the City of Glendale's goals and objectives for both architecture and signage. What is proposed is what Pizza Studio designers have created and has the support of both the tenant (Pizza studio franchisee Aaron Hurvitz) and the property owner (General Capital Group). Under the Planned Sign Program some window signage is allowed (a single sign up to 12 square feet per tenancy). The practical consideration is screening the view through the windows of the refrigerator/freezer in an aesthetically pleasing and lasting way. This is a relatively unique scenario. The Plan Commission may approve the proposed change to the existing Planned Sign Program to allow for the proposed window screens and signage and, if it does decide to do so, should also make this a requirement for occupancy to assure that window screening will be in place.

- 3b. **Plan Commission Review, The Bronzing Lounge Airbrush Tanning Salon and Boutique, 325 West Silver Spring Drive-Suite 200 West.** Review and approve airbrush tanning salon and retail boutique sale of swimwear, jewelry, and other accessories, use and occupancy.

The Bronzing Lounge, an airbrush tanning salon that also includes a retail boutique that sells swimwear, jewelry, and other accessories, seeks Plan Commission use and occupancy approval to occupy a 1,100 square-foot second level tenant space located at 325 West Silver Spring Drive (previously Grassroots Northshore). The property is zoned B-1, D1 Business and Commercial District, and the proposed use and occupancy requires Plan Commission use and occupancy review and approval.

The Bronzing Lounge operates an existing store located at 7217 West North Avenue. Bronzing Lounge is not proposing any changes to the exterior or interior of the tenant space other than a non-illuminated sign. Airbrush tanning, as described in the submittal materials, is also known as spray tanning, is not ultra-violet (uV) tanning, it is a method whereby the client is sprayed with a chemical using a high volume low pressure (HVLP) sprayer. Bronzing Lounge states that the method is not regulated by the State of Wisconsin and, as such, does not require any State license, and represents that the chemical product in the spray solution is approved by the Food and Drug Administration (FDA), and as a water-based product does not create a fire hazard. The Bronzing Lounge Frequently Asked Questions indicates that the tanning spray solution contains the chemical dihydroxyacetone, or DHA, which interacts with the dead surface cells in the epidermis to darken

Staff Report to the Plan Commission
Meeting of Tuesday, January 9, 2018

the skin color and simulate a tan. The spray equipment is said to be like a quiet vacuum cleaner.

Photograph of 325 West Silver Spring Drive, Suite 200 West Environs.



Business hours are Tuesday through Friday from 11:00 a.m. to 8:00 p.m., and Saturday 11:00 a.m. to 2:00 p.m. The Bronzing Lounge employs five, two of whom will typically be working at the 325 West Silver Spring Drive. There are 15 parking spaces available that are shared by Kawa Japanese Restaurant, City Animal Hospital, Lumos Wellness, and Bronzing Lounge.

Proposed signage is similar material-wise as that utilized by Lumos Wellness.

Staff Report to the Plan Commission

Meeting of Tuesday, January 9, 2018

Staff Recommendation: Staff recommends that the Plan Commission grant use and occupancy approval for The Bronzing Lounge to use and occupy the tenant space located at 325 West Silver Spring Drive, Suite 200 West, with the following requirements:

- 1) Signs are required to conform with the Glendale Sign Code;
- 2) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities;
- 3) Dumpster enclosure(s) in compliance with 13.1.144 of the Zoning Code;
- 4) All City of Glendale zoning, 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.

3c. 6:00 PM Plan Commission Conditional Use Permit Review, Pet-U, 727 West Glendale Avenue. Review and approve Conditional Use Permit for doggy daycare, as well as training and boarding of canines.

Pet-U (Pet University 3, LLC) seeks Plan Commission Conditional Use Permit review approval for its use and occupancy within a tenant space of about 5,100 square-feet located at 727 West Glendale Avenue (from 2006 to 2016 the occupant was a similar use named Dog Tired Daycare that had two successive owners). Pet-U represents itself as a dog training oriented dog daycare, dog training, dog boarding, dog nutrition, dog grooming enterprise, as well as limited accessory/ancillary retail sales of related pet supplies and products. The premises is located within the B-1, Sub-Area P, Zoning District and, under Section 13.1.34, Plan Commission approval is required.

Sprecher Brewing Company and SBC Glendale Ave, LLC (AKA Sprecher), now owns all three properties located within the B-1, P District, which includes 701, 725, and 727 West Glendale Avenue.

Photograph of 701 West Glendale Avenue.



General Site Organization

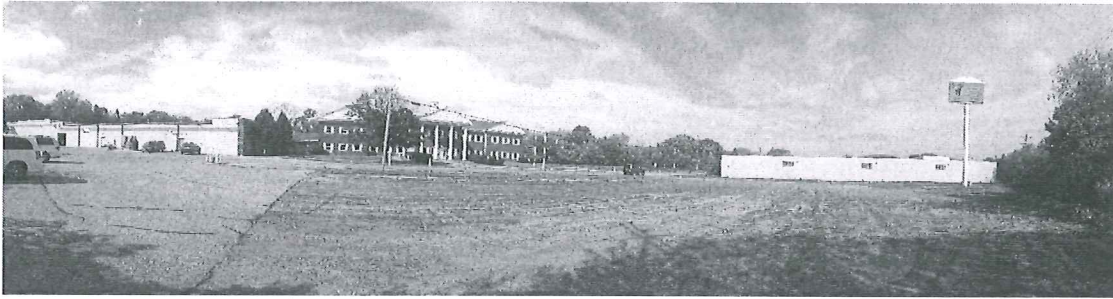
The Aerial Photograph below shows the location of Pet-U in the southwest corner of the 727 West Glendale Avenue facility, as well as the location of the now vacant former Brady Company office (most recently Emjay Corporation), Sprecher Brewing, and single-family residential along West Glendale Avenue, as well as the Evergreen Cemetery to the west. Pet-U is located about 900 feet south of Glendale Avenue and there is about 700 feet of separation from the residential properties to the Pet-U entrance. There is outside play enclosure adjacent to the Pet-U tenant space.

Staff Report to the Plan Commission
Meeting of Tuesday, January 9, 2018

Aerial Photograph of 701,725, and 727 West Glendale Avenue.
Pet-U is located at the bottom left corner of the most southerly building.



Photograph of 701, 725, and 727 West Glendale Avenue Environs.



Photograph of former Brady Company Headquarters located at 725 West Glendale Avenue Environs.



Pet-U Operations

Pet-U represents itself as a specialized provider of dog training, dog day care, dog boarding, dog grooming, and dog nutrition with limited (accessory retail) sales of related items. Day care is stated to comprise about 65 Percent of revenue and the goal is to host as many as 70 dogs. The remaining 35 percent of revenue is from boarding, training, minor grooming (baths), and accessory sales of pet related items such as food, treats, and training collars. Boarding is provided for as many as 30 dogs.

Staff Report to the Plan Commission
Meeting of Tuesday, January 9, 2018

Business Hours, Number of Employees, and Parking Places

Regular business hours are Monday through Friday from 6:30 a.m. to 7:00 p.m., Saturday and Sunday from 8:00 a.m. to 9:00 a.m. and 5:00 p.m. to 6:00 p.m. Pet-U will have one and as many as eight employees present.

Parking availability is ample and most of the parking usage is for the several employees, client drop-offs and pick-ups, and any vendor/supplier deliveries. Pet-U indicates that it has use of about 100 parking spaces.

Photograph of Pet-U Entrance at 727 West Glendale Avenue.



Photograph of Pet-U Entrance at 727 West Glendale Avenue.



Staff Report to the Plan Commission

Meeting of Tuesday, January 9, 2018

Staff Recommendation: Staff recommends that the Plan Commission grant Conditional Use Permit review approval for Pet-U (Pet University 3, LLC), a canine dog training oriented dog day care, dog training, dog boarding, dog grooming, and dog nutrition enterprise with accessory retail sales of related pet related products, in the tenant space located at 727 West Glendale Avenue, with the following requirements:

- 1) Retail sales are restricted to the sale of ancillary products within the reception area that comprises an area of about 220 square feet (20 feet by 11 feet) as indicated in the floor plan;
- 2) Signs are required to conform with 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(s) in compliance with 13.1.144 of the Zoning Code;
- 5) All City of Glendale zoning, building, and fire codes being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department;
- 6) Written certification by owner of compliance with State of Wisconsin requirements for physically disabled parking prior to issuance of Occupancy Permit.

3ca





CITY OF GLENDALE
COMMUNITY DEVELOPMENT DEPARTMENT
5909 NORTH MILWAUKEE RIVER PARKWAY
GLENDALE, WISCONSIN 53209-3816
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: Sarah Sinclair
Legal Name of Business: The Bronzing Lounge LLC
Name of Business Owner (If different from Applicant): N/A
Applicant Address (City, State, and Zip Code): N33 W29571 Millridge Rd.
Pewaukee, WI 53072
Office Phone Number: (262) 505-2251 Cell: (262) 505-2251 Fax: none
Applicant E-Mail: info@thebronzinglounge.com
Applicant Signature: [Signature] Date: 11/19/17

PROPERTY INFORMATION

Property Address: 335 W. Silver Spring Dr.
Suite 200 West Tax Key Number: 17-0115-001 Zoning District: B-1, D1
Property Owner (If different from Applicant): Kirley Investments, LLC
Property Owner Address (City, State, and Zip Code): 1200 East Capital Drive, Suite 310
Shorewood, WI 53211
Property Owner Phone: (414) 964-0517 Cell: (414) 349-1238 Fax: (414) 967-0760
Property Owner E-Mail: aj@kirleyinvestments.com
Property Owner Signature: [Signature] Date: 11/19/17

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): The Bronzing Lounge - airbrush
tanning Salon with retail - boutique swimwear, jewelry, other accessories
Total Building Area: 5,120 square feet To Be Occupied Area: 1,100 square feet
Lot Size: Depth: _____ Width: _____ Area: _____
Previous Occupant in To Be Occupied Space: Grassroots North Shore
Other Uses of This Site: Kiwa Japanese Restaurant, City Animal Hospital, Lumos Wellness
(Family Therapy)
Total Number of Parking Spaces: 15 Parking Spaces Available to Tenancy: first come
Business Hours (Days and Hours of Operation): Tues - Fri 11am - 8pm, Sat. 11am - 2pm first serve
Total Number of Employees: 5 Maximum Number of Employees at Site at One Time: 2
Primary Contact Person for This Project: Sarah Sinclair
Primary Contact Phone: (262) 505-2251 Cell: (262) 505-2251 Fax: none
Primary Contact E-Mail: SarahSinclair1127@gmail.com

CITY OF GLENDALE USE ONLY

Application Fee: 300 Date of Application: 11/21/17 Time: 11 Received by with date: _____ Tentative Hearing Date: Jan 2018
C:\COMMUNITY Development Planning Department\Plan Commission Administration (2-4-4)\04 Conditional Use\01 CU Procedures\CU Application.doc

CHK 1015 \$300

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 #: 0917-0044
Date Entered: 10-24-17
Occupancy Class: _____
Zoning Approval Date: _____
Insp. Approval Date: _____
NSFD Approval Date: _____

(PLEASE PRINT CLEARLY)

☐ Permanent ☐ Conditional ☒ Temporary - Expires: 10/20/22 7/31/22

Date of Application: 10/20/17

Business Address: 325 W. Silver Spring Dr. Suite #: 200W Glendale, WI Zip: 53217

Trade or Business Name: The Bronzing Lounge
(Name for which the business will be commonly known)

Legal Name of Business: Bronzing Lounge LLC
(As registered with the State of Wisconsin)

Bus. Phone: 414 877-7191 Bus. Fax: (none) Bus. Email: info@thebronzinglounge.com

Type of Business: Spa & Retail Scope of Business: Airbrush tanning, boutique accessories
(Example: Retail, Office, Restaurant, etc.) (Type of goods sold, manufactured, services provided, etc.)

Area of Building to be Occupied: Second floor, West unit Approx. Sq. Ft.: 1,100
(Example: Second floor office area incl. basement storage)

Anticipated work or alterations to be performed: _____

Owner/Registered Agent Name: Sarah Sinclair Phone No: (224) 505-2251

Owner/Registered Agent Email: Sarahsinclair1127@gmail.com

Permanent Mailing Address: N33W29571 Hillridge Rd, Pewaukee, WI Zip: 53072

Contact Person Name (if other than owner): Same as above Phone: () -

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

Building Owner's Address: 1266 East Capitol Dr. Suite 310 Shorewood Zip: 53211

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): Sarah Sinclair

Applicant's Signature: Sarah Sinclair Date: 10/20/17

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.

Glendale Use Only

Date Received: 10-24-17
Amount: \$105.00
Payment Type: CA / CH / CC / RCPT
Check/Receipt #: 1012
Received By: JA

*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.

Rev: 07/17

CONTINUED ON REVERSE SIDE

TO: City of Glendale Plan Commission

RE: Plan of Operation Outline

The subject of this Plan Commission Review Application is The Bronzing Lounge LLC (d/b/a "The Bronzing Lounge"), located at 325 W. Silver Spring Dr., Suite 200W in Glendale, WI 53217. The building is owned by Kivley Investments, LLC, which is located at 1200 East Capital Drive, Suite 310 in Shorewood, WI 53211. The Legal Description of the property, taken from the City of Glendale's website, is as follows:

LOUIS MEISSNER'S SUBD. NE 1/4 SEC. 32-8-22E LOTS 5 & 6 BLK 2

The Tax Key is 197-0115-001, and the property is zoned B-1, D1. The lot size of this property is 10,800 square feet, or 120 x 90 feet. The total floor size of this building is 5,620 square feet. Other tenants in the building include Kawa Japanese Restaurant and City Animal Hospital on the first floor, and Lumos Wellness on the second floor. The Bronzing Lounge will occupy the 200 West Suite on the second floor next to Lumos Wellness. The 200 West Suite is approximately 1,100 square feet and was previously occupied by Grassroots North Shore as office space. The 200 West Suite consists of two private offices, a lobby area, and a closet. There are two common area restrooms located on the second floor of the building outside of the 200 West Suite, which will be shared with Lumos Wellness.

The applicant and owner of The Bronzing Lounge is Sarah Sinclair who resides at N33W29571 Millridge Rd, Pewaukee, WI 53072. The Bronzing Lounge LLC is a domestic limited liability company registered with the State of Wisconsin Department of Financial Institutions effective October 28, 2016 (Entity ID # TO71066). This location in the City of Glendale will be the second for The Bronzing Lounge. The first is located at 7217 W. North Avenue in Wauwatosa, WI 53213.

No structural changes or construction is proposed for this space. The Bronzing Lounge has moved into the existing space "as is."

The primary focus of The Bronzing Lounge is airbrush tanning, also known as "spray tanning." The Bronzing Lounge is not a bar (despite the name "Lounge"), and will not sell alcoholic beverages or food of any kind, nor is it a traditional tanning salon with UV tanning beds. Airbrush tanning is a method of sunless tanning whereby the client is sprayed at very close range by a trained professional with an HVLP spray gun system. Airbrush tanning is recommended by the American Academy of Dermatology, Skin Cancer Foundation, and many other organizations as a safe alternative to UV tanning beds and sun tanning. Airbrush tanning is not regulated by the State of Wisconsin, thus not requiring employees to be licensed. The active ingredient in the solution is FDA approved.

The sound from the airbrush system is similar to a quiet vacuum cleaner and does not create a nuisance. Airbrush solutions are water-based and are not flammable, not creating a fire hazard. Because The Bronzing Lounge does not have spray booths, no additional ventilation is

needed, and because it does not have UV tanning beds, no additional electrical outlets are needed. The amount of solution that is emitted into the air is very minimal, and is quickly removed by filter fans which are cleaned regularly.

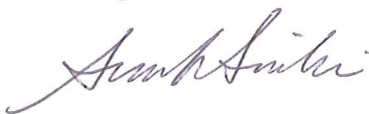
The Bronzing Lounge will be open Tuesday through Friday from 11 a.m. to 8 p.m., Saturdays from 11 a.m. to 2 p.m. and closed Sundays and Mondays. There will be five employees at this site, but no more than two would be present at one time. The Bronzing Lounge does not plan to hold special events, and the maximum number of people present at one time within the space would be ten. There are outside lights in both the front of the building and the back parking lot provided by the owner of the property for the safety of employees and customers. There is a fire extinguisher in the unit, as well as a sprinkler system. There is also an additional fire extinguisher in the common area on the second floor.

The Bronzing Lounge will submit an application for signage at a later date. The proposed signage will be a 23 inch by 72 inch laminate sign mounted on the front of the building facing Silver Spring Drive.

Airbrush tanning is an increasingly popular alternative to UV tanning because of the health benefits, and The Bronzing Lounge has been quite successful at its Wauwatosa location. The Bronzing Lounge will also have boutique retail items for sale, including swimwear, jewelry, and other accessories. The upscale atmosphere of the boutique, combined with the offering of healthy, organic airbrush tanning solutions, appeals to consumers across age groups. We believe it is a great fit for the area and complementary to the shops across the street at the Bayshore Town Center. The Bronzing Lounge would like a Grand Opening Date of December 14, 2017.

Thank you in advance for your time in reviewing this application, and please let me know if I can answer any questions.

Best Regards,



Sarah Sinclair
Owner, The Bronzing Lounge

Date: 11/19/17

3c.



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

CONDITIONAL USE APPLICATION

Application Fee: \$300

APPLICANT INFORMATION

Name of Applicant: Angela Trzcinski & Dennis Trzcinski
Legal Name of Business: Pet University 3, LLC
Name of Business Owner (if different from Applicant): _____
Applicant Address (City, State, and Zip Code): 8200 S. 108th St.
Franklin, WI 53132
Office Phone Number: 414-967-5857 Cell: 414-412-1496 Fax: 414-967-5911
Applicant E-Mail: angela@pet-u.net
Applicant Signature: Angela Trzcinski Date: 9-28-17

PROPERTY INFORMATION

Property Address: 727 W. Glendale Ave Tax Key Number: _____ Zoning District: _____
Property Owner (if different from Applicant): Kandy Sprecher
Property Owner Address (City, State, and Zip Code): _____
Property Owner Phone: _____ Cell: 414-339-4600 Fax: _____
Property Owner E-Mail: rsprecher@sprecherbrewery.com
Property Owner Signature: _____ Date: _____

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): PetU, dog school for daycare, training, and boarding.
Total Building Area: _____ To Be Occupied Area: _____
Lot Size: Depth: _____ Width: _____ Area: _____
Previous Occupant in To Be Occupied Space: _____
Other Uses of This Site: _____
Total Number of Parking Spaces: _____ Parking Spaces Available to Tenancy: _____
Business Hours (Days and Hours of Operation): _____
Total Number of Employees: _____ Maximum Number of Employees at Site at One Time: _____
Primary Contact Person for This Project: _____
Primary Contact Phone: _____ Cell: _____ Fax: _____
Primary Contact E-Mail: _____

Please See Reverse Side of Application for Additional Submittal Requirements

CITY OF GLENDALE USE ONLY

Application Fee: 300 Date of Application: 11/7/17 Time: Mail Received by with date: SS Tentative Hearing Date: TBD
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 #: 05-17-0040
Date Entered: _____
Occupancy Class: _____
Zoning Approval Date: _____
Insp. Approval Date: _____
NSFD Approval Date: _____

(PLEASE PRINT CLEARLY)

☒ Permanent ☐ Conditional ☐ Temporary - Expires: _____

Date of Application: 9-15-17

Business Address: 727 W. Glendale Ave Suite #: 600 Glendale, WI Zip: 53209

Trade or Business Name: PetU

Legal Name of Business: Pet University 3
(Name for which the business will be commonly known)
(As registered with the State of Wisconsin)

Bus. Phone: (414) 967-5857 Bus. Fax: (414) 967-5944 Bus. Email: angela@pet-u.net

Type of Business: Dog School Scope of Business: Training daycare, boarding
(Example: Retail, Office, Restaurant, etc.) (Type of goods sold, manufactured, services provided, etc.)

Area of Building to be Occupied: Back building Approx. Sq. Ft.: 5000
(Example: Second floor/office area incl. basement storage)

Anticipated work or alterations to be performed: Replacing gates, doors, 3 walls Expanding outdoor areas.

Owner/Registered Agent Name: Angela Trzcinska Phone No: (414) 967-5857

Owner/Registered Agent Email: angela@pet-u.net

Permanent Mailing Address: same Zip: _____

Contact Person Name (if other than owner): same as above Phone: () - -

Building Owner: Bandy Sprecher Change in ownership of building? Yes _____ No X

Building Owner's Address: unk. Zip: 53209

Building Owner's Phone: Home: () - - Office: () - - Cell: (414) 339-4600

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

Applicant's Name (Print clearly): Angela Trzcinska

Applicant's Signature: Angela Trzcinska Date: 9-15-17

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: 9-25-17
Amount: \$105.00
Payment Type: CA / CB / CC / RCPT
Check/Receipt #: 1104
Received By: JR

Rec'd 11/17/2017

October 20, 2017

City of Glendale
Mr. Todd Stuebe
Director of Community Development
5909 North Milwaukee River Parkway
City Services Building
Glendale, Wisconsin 53209

Dear Mr. Stuebe:

I am interested in continuing operations as Pet University LLC, in the formerly known business "Dog Tired Day Care" in the city of Glendale located at 727 W. Glendale Ave Suite 600, Glendale Wisconsin. Our company specializes in dog training, day care, boarding, grooming and limited sales of related items. I am interested in setting up a meeting to review our business plan regarding the existing site. Upon your review of the enclosed information, please contact me with any questions or concerns.

Thank you,

A handwritten signature in black ink, appearing to read 'Dennis Trzcinski', with a large, stylized flourish extending to the right.

Dennis Trzcinski
Owner / Operator
Pet University LLC
414-324-4996

Brief Company Description

PetU provides dog training, doggy daycare, boarding, grooming and nutrition – a complete package for all your dog's needs. At PetU, dog training is a way of life – it's at the heart of PetU was founded on K9 Education, and that extends in to everything we do.

Dog Training?

PetU is here to help you reach all your dog training goals! From puppy class to training for competitive titles, we have the program to get you results – and maximize the fun for you and your dog while doing it!

PetU's dog training options include Group Classes, Individual Sessions, Board and Train, and Specialty Classes. As part of our training division we also perform Behavior Modification in order to assist our clients and their furry friends to become well adjusted behaved members of the community

What is Day Care?

Doggie Day Care is described as "a supervised environment in which dogs play off-leash with other dogs.

Did you know about 80% of most dogs' behavioral problems are due to lack of socialization and exercise?

That why we offer Phys Ed, better known as Doggy Daycare. Our Phys Ed class is an extension of our training program, whether your dog is enrolled in other training or not. At PetU, our expertly trained staff takes playtime and makes it learning time too!

Our goal is to provide fun and exercise, while staying true to our training core and reinforcing good manners throughout the day with every dog.

Dogs love to spend the day at PetU and explore our indoor/outdoor facility. We offer an exciting day filled with catch, pool time during the summer, plenty of toys, lots of cuddle time, and a large backyard to run and play.

Rec'd 11/17/2017

Plan of Operation

Pet University LLC. d.b.a. Pet U

The property of Pet University is located at 727 W. Glendale Ave. Glendale, WI 53209. Pet University has been operating at this location for approximately 1 year. The facility is 5,000 square feet in the southwest section of the property. The business will continue to operate on the following schedule.

Monday – Friday: 6:30am – 7:00pm

Saturday and Sunday: 8:00am – 9:00am, 5:00pm – 6:00pm

Pet University is a family owned business currently with three total locations in operation located in the City of Milwaukee, Racine and now Glendale. Pet University is a “One stop shop” for your K9 needs. We pride ourselves on providing a fun, safe environment with training at our core. We consider ourselves as a dog training facility that offers day care, boarding and some minor sales.

Our facility is located on the west side of the property, with approximately 100 usable parking spaces. Owners bring in their dogs through the outer door into our newly decorated front lobby where they are met by one of our experienced handlers. The dogs are then taken to one of our supervised play areas and places in the appropriate group.

Day care represents approximately 65% of the total business revenue for the business. The vast majority of the day care customers drop off their dogs in the morning on their way to work and then pick them up on their way home. The dogs play all day either in large separated indoor play areas or in our outside play yards. The outdoor play area on the west side is protected by a 6' high fence and the other side is connected to the building itself. All the dogs are supervised by handlers who are trained in our comprehensive handler trainer course. The desired facility capacity is 70 dogs which equates to approximately 55 square feet of space per dog inside. This does not include the outside play areas.

The other services provided are boarding, training, minor grooming (baths) and sales of related items. These other services provided the remaining 35% of total revenue for this facility. The overnight boarding is done by the use of kennel suites, they vary in size and are fully secured.

PetU's company emphasis is placed on the training that we provide for our clients. Our training is very popular as we provide safe up to date training for our clients. PetU offers many different training packages from classes to one on one program's. We also offer a very successful board and train program for some of those more difficult training needs.. We pride ourselves on assisting our clients and their dogs on how to be responsible pet owners and well behaved dogs in public.

Rec'd 11/17/2017

The retail section of the business is part of the reception area where the customers drop-off and pick-up their dogs. We provide a limited amount of products such as food, training collars and treats.

Historically, the two largest concerns that the city planning commission as a dog day care facilities to address are noise and odor. The entire building complex is approximately 385 feet in length from the front to the back. On the north side of the property, it is set approximately 450 feet back from Glendale Ave and there are no close residents within 800 feet from the section of the building being used for the day care. On the east side is Sprecher Brewing Company, and as the property narrows in the back it is directly next to highway I-43. The south side of the property is connected to the cemetery. This property is ideal for this type of business due to its size, location and parking availability. This has been proven over the last few years as there have not been any complaints filed against the previous owners or Pet University. This area of the building has dropped ceilings, noise reducing panels and the interior walls are insulated for added sound reduction. Every effort will be made to keep barking dogs from barking. In most cases barking dogs are caused do to boredom.

A dog day care facility that is appropriately managed should never smell. Dog waste is picked up with plastic bags, tied and disposed of immediately in strategically placed airtight containers both inside and outside the facilities. All bagged waste is then picked up weekly by waste management. Pet University holds very high standards when it comes to our cleaning regiment and product usage. We have never had a problem at any of our facilities with odor due to the amount of cleaning that our employees do. Floors are mopped several times during the day as needed and they are cleaned every evening before the employees go home for the night. All outdoor areas are hosed down and cleaned weather permitting. All the dishes are sanitized and stored properly.

DOG BOARDING

Visit the PetU Dorms!

While you're away you can rest assured your dog will be in good hands at PetU. Your pup will explore our large indoor and outdoor space at our fully updated dog boarding facility, all while playing the day away with their friends.

Dogs need stimulation to stay happy. At PetU they can explore the campus, meet new friends and have basic manners reinforced while spending time with our trained staff. Boarded dogs join in regular daycare activities during the week, and get their fill of exercise and one on one attention over the weekend as well. Each one of our friends stay overnight in their own dorm room when not out playing and socializing.

Grooming

Each Basic Bath Service includes: premium shampoos and fine conditioners, blow dry, full brushing out, nail trimming, and ear cleaning.

Plan of Operation Outline – Conditional Use Application Items:

1. Name of Business: Pet University, LLC
Address: 727 W. Glendale Ave, Suite 600, Glendale Wi. 53209
Telephone Number: 414-967-5857 Fax: 414-967-5911
2. Name of Business Owners: Dennis and Angela Trzcinski
Address: 8200 S. 68th St Franklin Wi 53132
Telephone Numbers: Dennis (414-324-4996) Angela (414-412-1496)
3. Names of Applicants: Dennis and Angela Trzcinski
4. Legal Description of Property: Local Business District
5. Tax-Key Parcel Number: 2331170002
6. Zoning District of Property: B-1, Sub-Area "P"
7. Lot Size (Depth, Width, Area): 160,,170 sq. ft. / 3.677 acres – irregular in shape

8. Building Dimensions 368' X 184'
9. Total Floor Area of the Building to be Occupied: 5,163 sqft of total building 65,000 sqft.
10. Specific Proposed Uses and Other Uses of the Property: Dog Day Care, Training, Overnight Boarding, Grooming and Retail.
11. Minimum number of employees at the site at any given time during hour of operation: 1,

Maximum number of employees at the site at any given time during hours of operation: 8
- 12 Days of Operation: Monday through Sunday
- 13 Hours of Operation: Monday – Friday 6:30AM-7pm
Saturday and Sunday 8AM-9AM, 5PM – 6PM
14. Signs (type, location, materials, lighting, artistic rendering, and dimensions drawings: Signage will be in accordance with the city of Glendale and property specifications.
 - a. One sign at the entrance on Glendale Ave (back lit box sign, material is plastic, dimensions TBD, to contain company logo "PetU".
 - b. Two directional wood signs. The first is secured in the ground on the drivers right side after they pass the first parking lot to the right, telling them to turn right. The second on the fence along the cemetery guiding clients to turn left. The third sign is located on the northwest corner of the building as the driver approaches the parking lot of the facility telling them to continue forward, (both particle board, painted and sealed with laminate, dimensions 30"X30").\
15. What Conditions has the State or County imposed upon your use of the property: NA
16. Security Fencing: NA
17. Do you feel there will be any problems such as Noise, Odors, Glare, Potential Fire Hazards, or Smoke resulting from proposed use? The facility has operated for several years as a day care and boarding facility and there are no known complaints or violations that have been filed with the city or with the property owners.
18. Are you proposing food service: NA
19. Did the State of Wisconsin approve your interior building plans: NA
20. What provisions are you making for fire protection and human safety: Fire exit plan are established for the personnel and employees will be trained on procedures at the time of hire. Extinguishers will be placed at all exits, all extinguisher's will be tested routinely and properly serviced.

21. What are the rules and regulations of the property: Will comply with City of Glendale imposed rules and regulations for this Zoning Districts and any other property specific regulations to be issued by the city and property owner.

22. List the timetable for completion of construction and anticipated opening date: Currently a fully functioning business.

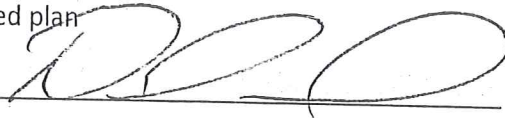
23. Proposed On-site Security Measures: Solid commercial locks for the doors, employees practice safe work place awareness.

24. Anticipated maximum number of facility users and viewers at one time: Maximum 70 dogs per day for day care and 30 dogs per night boarding.

25. Any other information required by the Plan Commission: TBD

26. Business Plan: See attached plan

27. Applicant signature:

A handwritten signature in black ink, consisting of stylized, overlapping loops and a long horizontal stroke at the end, written over a horizontal line.

The main area will be a large open area except for the wall between the play area and the break area. That wall will be 6' tall. The wall between the reception/ dog screening area and the play area is an existing floor to ceiling wall. The office walls added will be floor to ceiling.

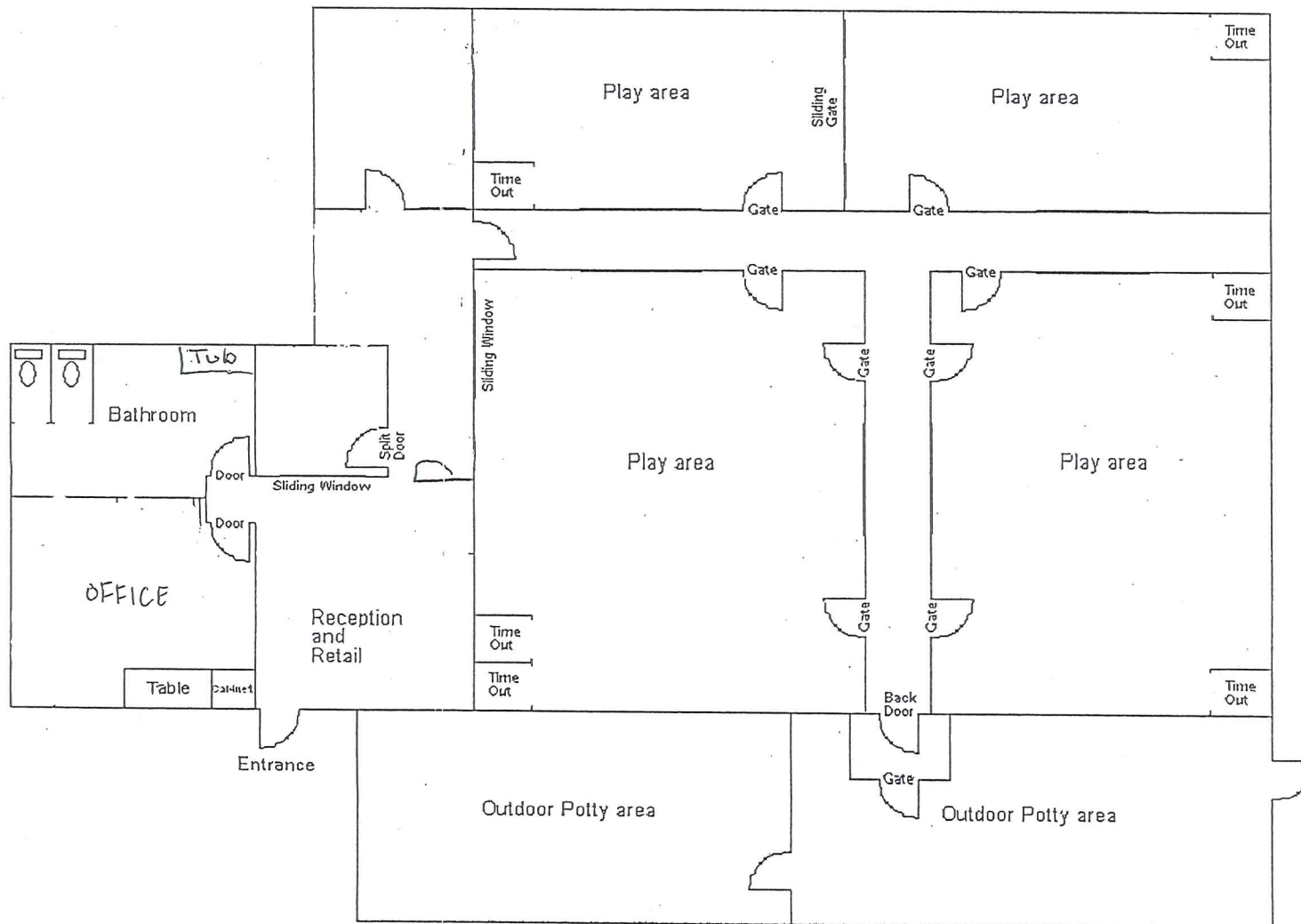
1"x12" solid wood board on top of wall to create a lip.

All gates are 3' wide with a 1/4" gap between boards. The top of the gates are dog eared. The sliding gate will be 6' wide.

Windows are 4' wide x 2' tall.

Hallway is 3'6" wide.

The only existing rooms are the bathroom and grooming room.



Rec'd 11/17/2017

Reclay 111712017

AVENUE

GLENDALE AVENUE

WEST

233-1155

233-1156

233-1157

233-1158

233-1159

233-1160

233-1161

233-1162

233-1163

233-1164

233-1165

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233-1173

233-1174

EVERGREEN CEMETERY

BRADY
OFFICE

BRADY
COMPANY
WAREHOUSE

This topographic map depicts the Eastlake Towers area in Seattle. Key features include:

- Interstate Highway 5:** Labeled "INTERSTATE HIGHWAY 5" and "I-5", running diagonally across the map.
- Comstock & Williams Sprecher Brewing:** Located in the upper left quadrant.
- Warehouse:** A large rectangular area labeled "Warehouse" in the center-right.
- Eastlake Towers:** A large building complex labeled "Eastlake Towers" at the bottom center.
- Parking Subdivision:** An area labeled "PARKING SUBDIVISION" with a specific point marked "• 549.2".
- Topography:** Contour lines are drawn across the map, with elevations ranging from 530 to 650 feet.
- Other Labels:** "CLENDALE" is visible at the top left, and "PORT WASHINGTON" is on the right edge. Various lot numbers (20, 21, 22, 23, 27, 28, 32) and parcel numbers (e.g., 235-11711, 235-11722, 235-11754, 235-11767) are scattered throughout.

PORT WASHINGTON ROAD