

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

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

1. Roll Call and Pledge of Allegiance.
2. Adoption of Minutes of Meeting of February 6, 2018.
3. a. Referral from Common Council: Application to Change Zoning of 6701 North Port Washington Road (Tax Key Parcels 1288966002 and 1328987001) from S-1 Special (Institutional) District to PD-Planned Unit Development District-Multiple Use (Commercial Retail and Financial, Independent Senior Living and Assisted Senior Living Facility). Applicant to present proposed Concept Informational Statement and Concept General Development Plan to Plan Commission, Plan Commission review and inquiry, and consider scheduling Plan Commission public hearing.
Brian Adamson and Aaron Matter
- b. Plan Commission Review, Visa Lighting, Incorporated, 5775 North Glen Park Road and 1717 West Civic Drive (Oldenburg Group/Visa Lighting parcel). Review and approve proposed change to exterior entrance, use and occupancy.
John Baugnet, Architect/JM Remodeling & Constructing
- c. Certified Survey Map (CSM), 6151 and 6161 North Flint Road (Curtis & Kristin Crain). Review and approve proposed Certified Survey Map to modify property boundaries of 6151 and 6161 North Flint Road.
Curt Crain
- d. Reschedule Regular April Plan Commission meeting to 6:00 p.m. TUESDAY, APRIL 10, 2018, due to the Tuesday, April 3, 2018, Election.

NOTICE: Although this is NOT a meeting of the Glendale Common Council, a majority of Council members may be present. There will not be any action or deliberation by the Council.
-Upon reasonable notice, efforts will be made to avail individuals with disabilities.-

NOTE:

Meeting is 6:00 PM Tuesday

City of Glendale Plan Commission

6:00 P.M., Tuesday, March 06, 2018

- Plan Commission Report -



- 3a. Referral from Common Council: Application to Change Zoning of 6701 North Port Washington Road (Tax Key Parcels 1288966002 and 1328987001) from S-1 Special (Institutional) District to PD-Planned Unit Development District-Multiple Use (Commercial Retail and Financial, Independent Senior Living and Assisted Senior Living Facility). Applicant to present proposed Concept Informational Statement and Concept General Development Plan to Plan Commission, Plan Commission review and inquiry, and consider scheduling Plan Commission public hearing.

Representatives of ICAP Development and Matter Development will formally present the Concept Informational Statement and General Development plan to the Plan Commission as relates to the proposed rezone of the Nicolet Upper Fields playing fields lands located between Interstate Highway 43 and North Port Washington Road with street address number 6701 North Port Washington Road (Refer to aerial photographs).

The proposed Planned Unit Development (PUD) project involves constructing improvements that include retail (grocery store and bank), independent senior living, and assisted senior living, to create a mixed-use retail-senior living setting. Prior to the necessary substantial investment in the complete architectural and civil site and utility (etc.) design, developer seeks a sense of the Plan Commission as to whether it is supportive of the proposed retail and senior living mixed use development concept.

Site Land Use History and Context, Zoning

The existing Nicolet Union High School District owned Upper Fields site is comprised of two parcels that include about 5.98 acres of land. The smaller of the two parcels, located toward the south side of the site adjacent to North Port Washington Road, is about 13,100 square-feet in area (0.30 acres), the larger parcel is about 247,233 square-feet (5.68 acres).

Historically, prior to Nicolet High School's use of the Upper Fields as playing fields, the larger Upper Field site was used as farmland and the smaller Upper Field site was occupied by a farmhouse until it was eventually razed and that site incorporated and put to the same use as the Nicolet Upper Field Upper Fields site.

The earliest available aerial photograph from 1937 shows that the area was still in agricultural use (Refer to aerial photograph). At that time the lands

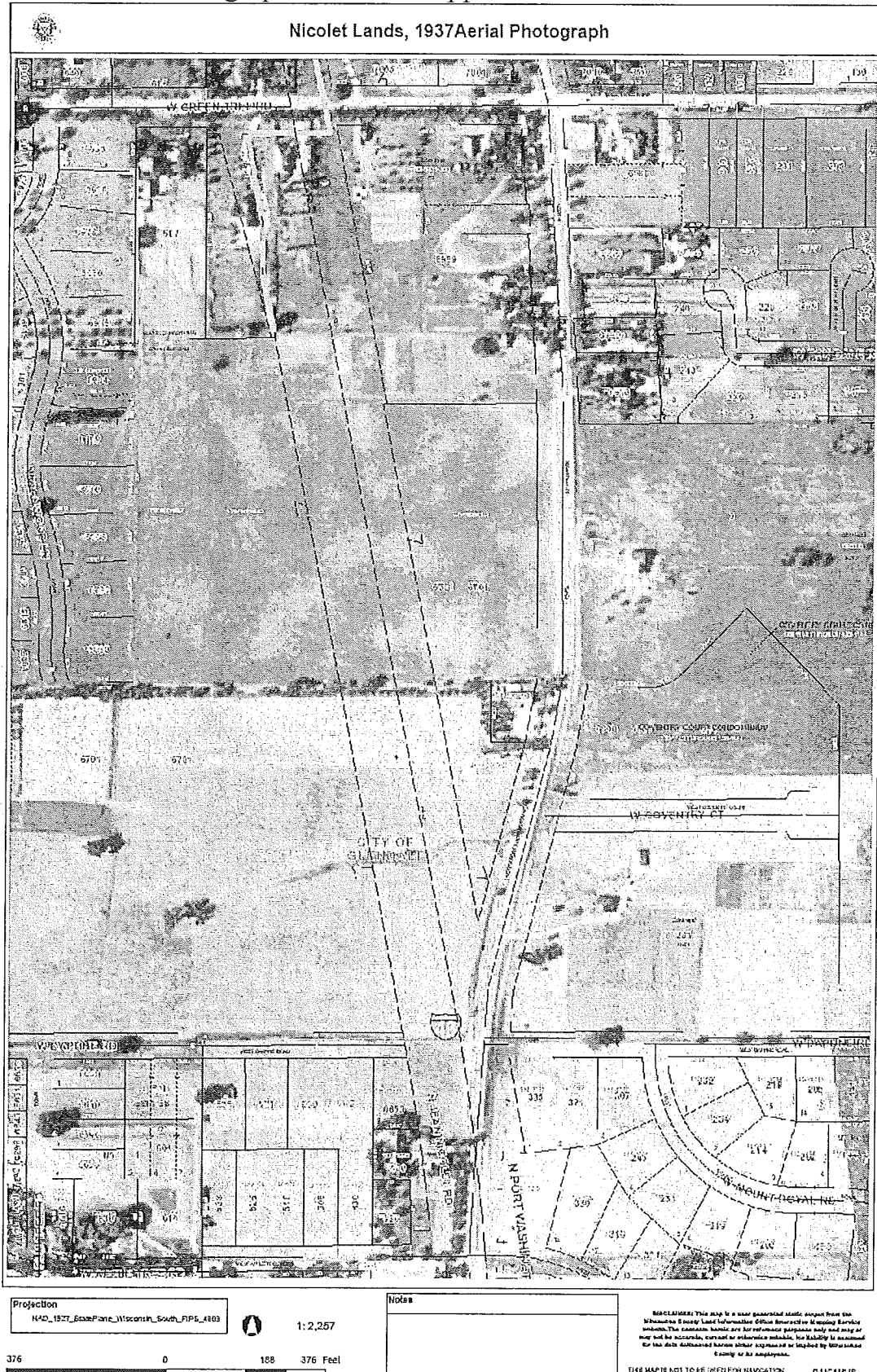
Staff Report to the Plan Commission
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were not yet subdivided as indicated, however, the present lot lines provide location reference. December 28, 1951, the City of Glendale was incorporated as a City. A 1951 aerial photograph (Refer to aerial photograph) shows that much of the land was still in agricultural use (Nicolet High School has not yet been built) and the divided highway (USH 141) that eventually became Interstate Highway 43 does not yet exist. The next available aerial photograph, in the year 1963, shows that the divided highway (then USH 141) has been built, Nicolet High School has been built, and Cardinal Stritch College occupies the lands east of the two-lane North Port Washington Road. At that time a baseball diamond is marked on the Upper Field lands and a farmhouse is still present on the smaller parcel. The 1967 aerial photograph shows that a nursing home and miscellaneous retail stores have been built on the lands to the north of the Nicolet site. In 1970 the farmhouse is no longer there and the entire site is being utilized by Nicolet High School for playing fields. By 1975 the St. Francis Children's Center was built along the east side of North Port Washington Road and Nicolet High School has constructed tennis courts on the north end of the Upper Fields site. By 1990 North Port Washington Road is a four-lane street with median, all of the surrounding lands have been developed including Coventry Apartments and the office building that includes the North Shore Library. The 2005 aerial photograph shows the nursing home to the north being demolished to make way for the Glendale Market shopping center.

The Land Use Plan in The Comprehensive Plan identifies all of the Nicolet High School lands as Public and Semi-Public Use and, as such, the lands are presently zoned S-1 Special (Institutional) Use, consistent with public school use of the land. If the PD Planned Unit Development Mixed Use Retail and Senior Living is completed the City should then formally amend the Land Use Plan to match the land use of the completed project. The Nicolet Upper Fields site is one of a very limited number of large vacant sites available for development along North Port Washington Road, and the proposed retail and senior living mixed use concept is consistent with the evolving land use pattern of the surrounding environs. The Planned Unit Development review and approval process includes at least two public hearings, the first a Plan Commission Public Hearing, and eventually the Common Council Public Hearing, that allows for ample public notice and input as to the acceptability of the proposed project, future land use and zoning, within the City of Glendale community. When the project is built the Land Use Plan should be formally amended to acknowledge that the project that has been approved and agreed has been delivered and is thus the approved land use for the site.

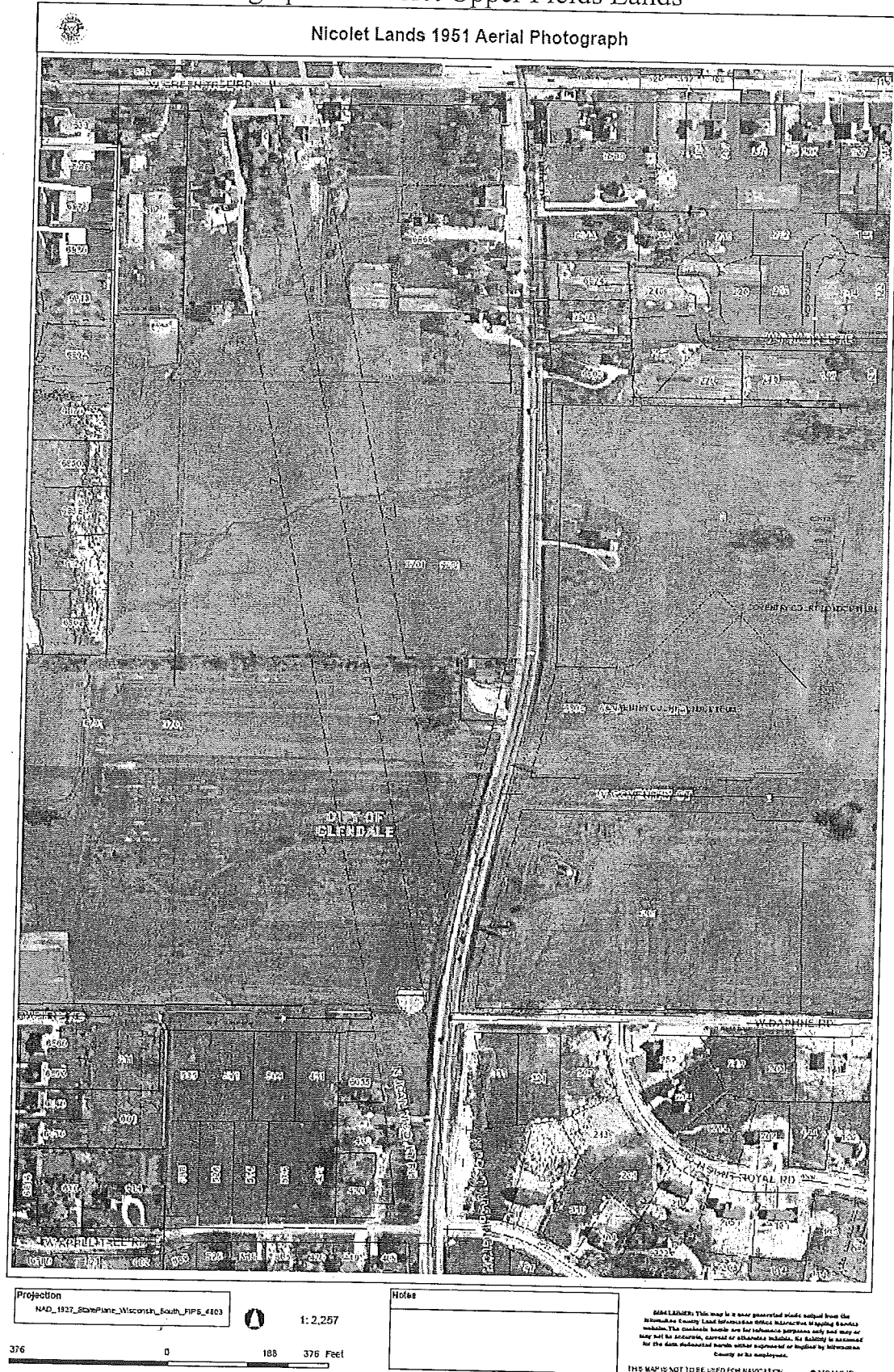
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1937 Aerial Photograph of Nicolet Upper Fields Lands

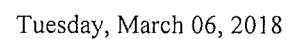


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1951 Aerial Photograph of Nicolet Upper Fields Lands

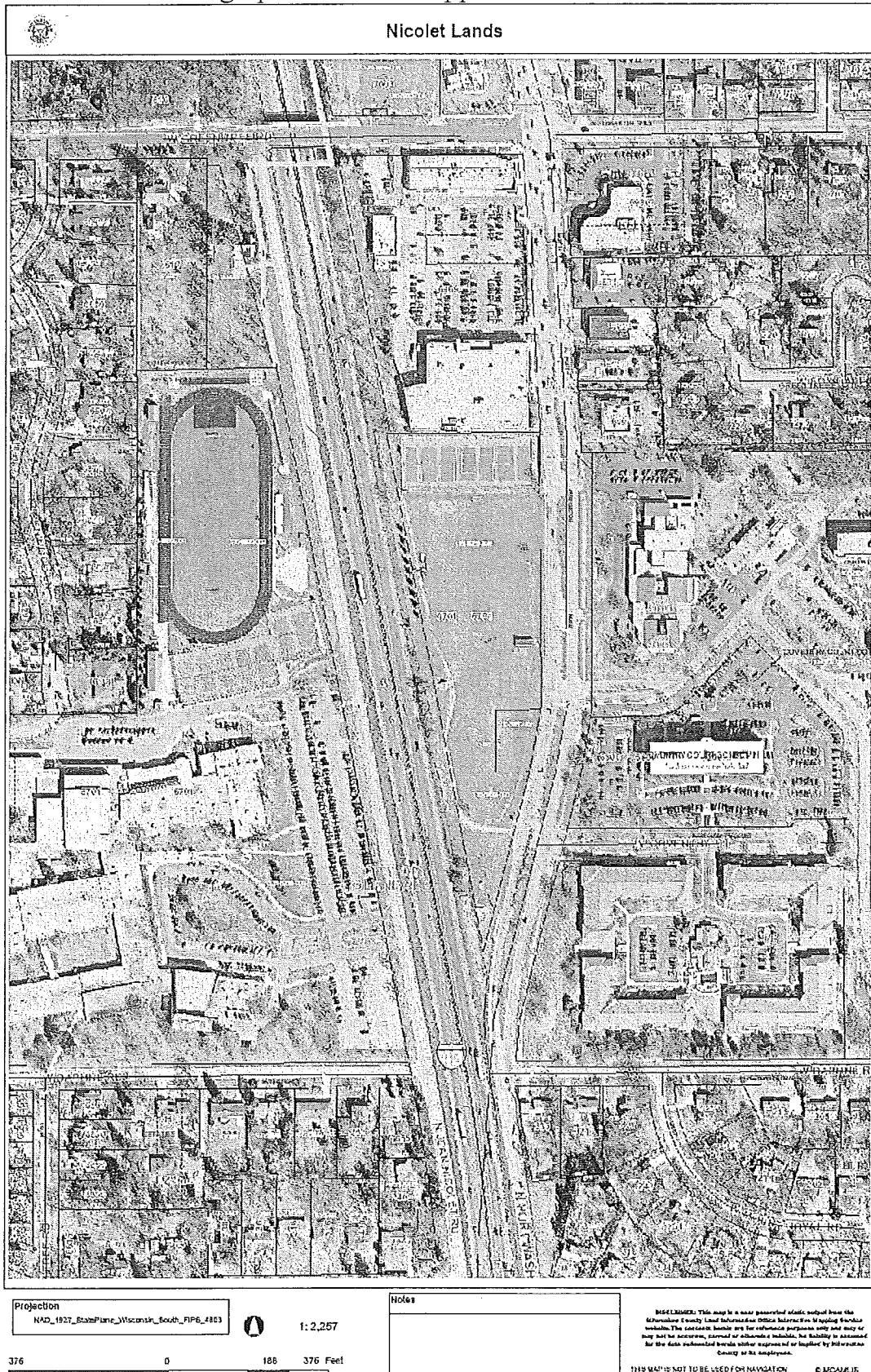


1980 Aerial Photograph of Nicolet Upper Fields Lands



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2015 Aerial Photograph of Nicolet Upper Fields Lands



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Meeting of Tuesday, March 6, 2018

Project Architecture, Site, and Landscaping Plans

The project architecture, site, landscaping, lighting, and signage plans are preliminary (Refer to Plan Commission materials) as a Site/Landscaping Plan, architectural massing images, and floor plans. The Site/Landscaping plan indicates two buildings, the north building being the larger retail grocery and senior living building, and the south building being the bank branch building. The massing images indicate the proposed north building on the premises in relation to the premises and existing surrounding buildings. The floor plans for the north building are also included. Architectural design stylistic elements, features, details, materials, and colors are not included in the submittal thus far.

The north building will include the retail grocery store, the Independent Living Senior Apartments, and the Assisted Senior living Apartments, with the retail grocery store located at the south end of the building with three levels of Assisted Living Senior Apartments above, and the north end of the building with four floors of Independent Senior Living Apartments with parking beneath. The massing diagram and floor plans do not include the contemplated bank building, although it is shown in the Site/Landscaping plan, and would include typical bank drive-in service. The land will have to be divided by Certified Survey Map (CSM) to create a separate lot (not an Outlot) if the developer seeks a separate lot for the proposed bank branch.

The preliminary landscape concept is indicated with the Site/Landscaping plan exhibit.

Parking

The Site/Landscaping plan exhibit indicate that there are 170 parking spaces available to the senior living component of the development, 109 of which are inside the building, and 61 surface parking spaces. There is not complete agreement in the number of parking spaces between what is stated in the narrative and what is provided in the project plan. If there is one vehicle attendant to each living unit 145 parking spaces would be necessary, plus another 35 parking spaces if thirty-five employees have cars and are all present at the site at the same time. There will be an additional 95 surface parking spaces to serve the retail grocery store, and 17 to serve the bank, giving a total of 112 parking spaces attendant to retail use. The total number of surface parking spaces is 173 parking spaces and, including the 109 inside parking spaces, this gives a total of 282 parking spaces, which on

Staff Report to the Plan Commission

Meeting of Tuesday, March 6, 2018

preliminary review seems adequate, especially given that the 109 inside parking spaces is enough to provide a single parking space to each of the Independent Living Apartments.

Street Connections, Grading and Drainage and Stormwater Management, Traffic, and Utilities

In that the Nicolet Upper Fields lands have never been planned or prepared for development they are not improved lands with existing improved transportation or utility service connections. The proposed ingress-egress to the development is via a proposed intersection at the same place as the private ingress-egress drive that serves Cardinal Stritch University. The City of Glendale has generally encouraged that ingress-egress to the premises be at the existing intersection with West Coventry Court, an existing public street. A second connection to North Port Washington Road is indicated at the north end of the property.

A Traffic Study will likely be required by Milwaukee County, and should also be required by and submitted to the City of Glendale, to evaluate the traffic and safety impact of the proposed project, especially as relates to the existing ingress-egress to Cardinal Stritch University, and the proposed ingress/egress located at the north end of the premises.

Existing and proposed grading and related drainage patterns and a Stormwater Management Plan are not included in the submittal thus far. The difference in grade between the North Port Washington Road right-of-way and the site present challenges as to proposed street, utility, and transportation connections. Without specific plans for these improvements it is not possible for City of Glendale personnel to evaluate these project requirements, which relate to existing City of Glendale, Milwaukee County, and State of Wisconsin facilities. The developer contemplates that Stormwater Management will include an underground storage system.

Although the developer states that sanitary sewer and water connections are available at the property line utility connections have not been identified in the project plans and, as such, the feasibility of future connections with the City of Glendale systems cannot yet be verified. The same is true for necessary private utility connections (Gas, electric, telephone, cable, fiber optic, etc.).

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Project Value

The applicant does not indicate an estimate of the project construction cost for the complete project, or a contemplated assessed value upon project completion for real estate property tax purposes.

Developer states that the taxable value of the retail development may reach \$4.0 million.

Developer also states that other comparable senior living developments in the City of Glendale have a taxable value that ranges from \$48,500 to \$81,900 per unit, and that the taxable value of the senior apartments may range up to \$95,000 per unit. (145 units x \$95,000 = \$13,775,000). It is being assumed by Staff that the senior living apartments are in fact rental units and not contemplated to be a condominium ownership structure.

The existing assessed value of the property is zero dollars as tax-exempt public school grounds.

It is more customary to present the estimated construction cost of the project and estimate of project value upon completion for real estate property tax purposes rather than the value of the property per rental unit.

The developer is required to provide evidence of the economic feasibility (market study) and the commitment of adequate financing, such as a loan commitment from a reputable bank, satisfactory to both the Plan Commission and the Common Council.

Project Schedule

The Developer states that it is early in the process to provide a construction start date, however, anticipates a project start in late 2018 or early 2019, with the project to be constructed in 15-months in a single phase.

Required Next Action

The next action by the Plan Commission is, when it finds that the project is complete and ready for public comment, to schedule a public hearing.

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- 3b. Plan Commission Review, Visa Lighting, Incorporated, 5775 North Glen Park Road and 1717 West Civic Drive (Oldenburg Group/Visa Lighting parcel). Review and approve proposed change to exterior entrance, use and occupancy.

Oldenburg Group proposes to add a covered entrance to the east façade (property street address number 5775 North Glen Park Road). The proposed style is consistent with the entrance to 1717 West Civic Drive.

Staff Recommendation: Staff recommends that the Plan Commission grant approval of the proposed architectural change for Oldenburg Group to complete the proposed improvements to the east façade of the property (5775 North Glen Park Road), as well as the use and occupy, with the following requirements:

- 1) All landscaping and lighting features being maintained and replaced and/or replenished as necessary pursuant to tenant/owner lease responsibilities;
- 2) 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;
- 3) Written certification by owner of compliance with State of Wisconsin requirements for physically disabled parking prior to issuance of Occupancy Permit.

- 3c. Certified Survey Map (CSM), 6151 and 6161 North Flint Road (Curtis & Kristin Crain). Review and approve proposed Certified Survey Map to modify property boundaries of 6151 and 6161 North Flint Road.

Curt and Kristin Crain propose to reconfigure their two existing parcels of land located at 6151 and 6161 North Flint Road and, with that, seek approval of the proposed Certified Survey Map to facilitate the change. The proposed change will allow parking that is already attendant to the north parcel (6161) to be located on the same parcel. The proposed Certified Survey Map (CSM) satisfies the minimum lot width (75 feet) and minimum lot area (9,000 SF) requirements, and is well within the maximum building lot coverage of 80 percent. Due to the late submittal date the technical review has not yet been completed.

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The necessary action by the Plan Commission is to recommend that the Common Council approve the Certified Survey Map with requirements of payment of the \$205 (\$175.00 plus 2x\$15 = \$205) administrative fee, making any required technical corrections to the document, putting in place any necessary shared ingress/egress, shared parking, and maintenance agreements necessary to facilitate the proposed changes, and payment of City Engineer CSM technical review fees, and other required fees, if any.

3d. Reschedule Regular April 3, 2018, Plan Commission meeting to 6:00 p.m. TUESDAY, APRIL 10, 2018, due to the ELECTION.

The required action is for the Plan Commission to reschedule the regular April Plan Commission meeting to 6:00 p.m. TUESDAY, APRIL 10, 2018.

CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, February 6, 2018

The City Plan Commission convened in the Common Council Chambers of City Hall, 5909 North Milwaukee River Parkway for its regular monthly meeting, rescheduled at the December 5, 2017, meeting to January 9, 2018, due to the New Year's holiday schedule.

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

Roll Call: Present: Mayor Bryan Kennedy, Commissioners Tomika Vukovic, Karn Cronwell, Bruce Cole, 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, February 1, 2018, 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. Vukovic, seconded by Comm. Cole, to approve the minutes of the meeting held Tuesday, January 09, 2018. Roll Call: Ayes: Mayor Kennedy, Commissioners Cronwell, Cole, Lippow, Wadzinski, and Shaw. Noes: None. Abstain: Vukovic. Motion carried unanimously.

MATTERS TO BE CONSIDERED.

- I. Planned Sign Program Amendment/Plan Commission Review, Umansky Mercedes Benz, 1400 West Silver Spring Drive. Review and approve proposed change to the Planned Sign Program (PSP) and changes to exterior architecture.

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

Property owner Umansky Mercedes requests amendment to the existing Planned Sign Program (PSP) for 1400 West Silver Spring Drive and approval of related changes to the exterior architecture of the Mercedes Benz façade.

The existing Planned Sign Program incorporates all of the existing signage at the 1400 West Silver Spring Drive premises that replaced the prior Concours Motors signage. The proposed changes to the architecture includes prominent Mercedes Benz logos upon a 30-foot height sign wall, thus the direct relation between the proposed changes to the exterior architecture and the signage program for the premises.

Google Aerial Image of Umansky Mercedes, Volkswagen, and Porsche (View from South).



Google Image of Umansky Mercedes (View from South).



Google Image of Umansky Mercedes (View from Southwest).



Proposed Umansky Mercedes (View from South).



Proposed Umansky Mercedes (View from West).



Mercedes Benz logos are proposed to be placed upon both the south and west tower surfaces. The proposed tower feature and parapet wall features, although there is not any more interior space, will provide a more prominent façade elements compared with the existing canopy only façade.

Community Development Director Stuebe stated that exterior architecture changes are proposed which include a tower and parapet wall along the existing canopy, and that there is an existing Planned Sign Program (PSP) which includes all of the existing signage located at 1400 West Silver Spring Drive, and that amendment to the PSP is also required due to the two proposed Mercedes Benz logos. Mr. Stuebe also said that Umansky architect Marcus Denton planned to be present to present the project this evening, however, due to the snowfall Monday evening his flight was cancelled and he was not able to arrange for another flight connection that would be in time for the meeting, and that he offers his apologies for not being present this evening.

John Pszonak introduced himself as Vice-President of Construction for Berghammer Construction, and said that he would be representing the project this evening, sharing that he is familiar with the entire property as he was involved with the 2010 remodel of the entire property, continuing onward to present the proposed architecture and signage changes to the Plan Commission, along with the proposed metal wall panel system material and color samples. Mr. Pszonak said that the proposed changes would balance with the look of the Porsche brand at the other end of the building and would incorporate similar materials and colors, and noted that there would be a 30-foot height sign tower feature that would have two six-foot diameter Mercedes Benz logos visible from both the south and west. Mr. Pszonak said that they will reconfigure the interior that is already there, it is essentially a glass bowl, and the staircase will have a revised configuration, and responded that the carport feature would still be there and would actually be lengthened a span to the east to meet with Volkswagen, and passed a book and the exterior material samples around for the Plan Commissioners to review.

Comm. Vukovic asked to verify that there were two Mercedes Benz logos and where those are located.

Comm. Lippow asked if the second floor windows are fixed.

Mr. Pszonak said that they are fixed and that the windows will still allow light to enter the offices, however, the view would be obscured by the parapet wall.

Motion by Comm. Cole, seconded by Comm. Lippow, that the Plan Commission grant approval of the proposed changes to the exterior architecture and the amendment to the Planned Sign Program for the property. Roll Call:

CITY OF GLENDALE -- PLAN COMMISSION

Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cole, Lippow, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

ADJOURNMENT.

Motion by Comm. Cronwell, seconded by Comm. Shaw, to adjourn the Plan Commission until the date of its next regular meeting to be held at 6:00 p.m., Tuesday, March 6, 2018. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Vukovic, Cronwell, Cole, Lippow, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

Todd M. Stuebe, Director of Community Development

Respectfully Submitted: Wednesday, February 7, 2018



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CITY OF GLENDALE
COMMUNITY DEVELOPMENT DEPARTMENT
5909 NORTH MILWAUKEE RIVER PARKWAY
GLENDALE, WISCONSIN 53209-3815
PHONE: (414) 228-1704 or (414) 228-1742
FAX: (414) 228-1725
WWW.GLENDALE-WI.ORG

APPLICATION FOR CHANGE OF ZONING
Application Fee: \$250 (\$500 for Planned Development)

APPLICANT INFORMATION

Name of Applicant: ICAP Development LLC & Matter Development
Name of Business Owner (if different from applicant): _____
Business Name: _____
Address of Applicant: 833 E Michigan Street, Suite 540
City, State, Zip: Milwaukee, WI 53202
Office Phone Number: 414-278-6873 Cell: _____ Fax: _____
Applicant E-Mail: brian.adamson@icap-dev.com copy to: aaron@mattersenior.com
Applicant Signature: [Signature] Date: February 7, 2018

PROPERTY INFORMATION

(Please use additional application forms if re-zoning more than one parcel)

Current Zoning of Property: S-1 Special Institutional Proposed Zoning of Property: Planned Unit Development
Current Use of Property: Athletic Fields Proposed Use of Property: Mixed-use of commercial & residential
Property Address (or addresses): 6701 & 6789 North Port Washington Road
Property Owner (s) (if different from applicant): Nicolet Union High School District
Property Owner Address: Attn: Robert Kobylski, Ed. D. 6701 Jean Nicolet Road
City, State, Zip: Glendale, WI. 53217
Property Owner Phone: _____ Cell: _____ Fax: _____
Tax Key Number: 1288966002 & 1328987001
Lot Size: Depth: Varies 358' - 0' Width: Approx 1215' Area: Approx 5.98 acres

PROPOSAL INFORMATION

Type of Business: See narrative included with submittal
Reason for Seeking a Change In Zoning: See narrative included with submittal

Who is the Primary Contact for This Project: Brian R Adamson
Contact Phone Number: 414-278-6873 Cell: _____ Fax: _____
Contact E-Mail: brian.adamson@icap-dev.com

Please See Reverse Side of Application for Additional Submittal Requirements

CITY OF GLENDALE USE ONLY

Total Fee: \$500 Application Date: 2/7/18 Hearing Date: TBD Time: _____

Common Council 2/12/2018
(1)Community Development Planning Department/Pan Committee Administration (3-4-4)001 PLAN COMMISSION PROCEDURES/Revolving.doc



February 7, 2018

Todd Stuebe
City of Glendale
Community Development Department
5909 North Milwaukee River Parkway
Glendale, Wisconsin 53209

SUBJECT: General Development Plan Narrative
Mixed Use Senior Living – 6701 & 6789 North Port Washington Road

Mr. Stuebe:

Please find enclosed with this letter an application and plans for General Development Plan (GDP) review related to rezoning the above-referenced site from S-1 Special Institutional to PD Planned Unit Development District for a mixed-use retail and senior living development.

Overview

This project is a carefully-designed and thoughtful response to changes in housing preferences. In addition to the often-cited growth in the senior demographic, there is an increase in national and local demand from Baby Boomers and so-called “empty nesters” trading single-family homeownership for the flexibility of renting in dynamic and active locations, surrounded by community amenities, shopping, restaurants, and activities.

As a response to that demand, ICAP Development and Matter Development as co-developers (the “Developers”) propose to construct a mixed-use building, featuring ~22,000 SF of retail space and ~145 senior living apartment homes. The project’s overall design goal is to combine a market-driven senior living development with the convenience and activity of a retail mixed-use development.

Senior Living Demand

Senior housing is not a “one size fits all” in that seniors have different demands and needs. The senior housing market includes different types of housing to meet those needs, including apartment models for those that want a more active lifestyle, and care-driven models for those that want and need more services. The most attractive senior living developments include components of more than one component of the senior living “continuum” and provide flexibility into the future as needs and demands change.

Statistics show that many who choose to move into senior living communities desire to remain within, or very near to, their own communities. Key population statistics for senior living in the Glendale area are forecast to grow significantly over the next five (5) years. In the Glendale area alone, the population

aged 70+ is forecast to grow nearly 19%. This key population growth, combined with an increase in overall rental demand from Baby Boomers, and close proximity to Milwaukee and other population centers, makes Glendale an attractive location for senior living.

Site

The project site is located at 6701 & 6789 North Port Washington Road, which is currently owned and used by the Nicolet School District as soccer fields and tennis courts. The site is 5.9764 acres in size (260,333 SF) and includes two legal parcels. A Legal Description is included on the attached survey. The Developers have this site under contract to purchase.

The high visibility site is ideal for a retail use, and one of the advantages of this site for senior living residents and staff is that it is located along an active public transportation corridor with numerous bus stops within walking distance, and adjacent to an interconnected network of sidewalks leading to community amenities, including additional retail, office, and public amenities.

Planned Improvements

The total area of the Project is approximately 246,000 SF as summarized in the table below, including residential, retail, and covered parking. As seen in the attached building massing diagram, the building will be 4-stories overall, with 3-stories of residential over a single-story retail space, and a connected 4-story residential structure with covered parking. The ground floor retail space is anticipated to be leased to a single grocery store user, and an out-lot parcel will be subdivided for use as a bank branch.

Building Use and Size Breakdown	
Use	Size, SF
Retail:	
Grocery Store	22,000
Residential:	
Senior Living and Commons	182,000
Covered Parking	42,000
Residential Total	224,000

The final senior living unit mix will be based on market demand, but currently features 103 independent living ("IL") units, and a 42-unit assisted living ("AL") program. The size of the apartment homes is anticipated to range from 625-1,550 SF for IL, and from 515-970 SF for AL. Units will include a mix of studio, one-bedroom, and two-bedroom apartments (with some units including a den). The building mix is currently programmed to include the following unit mix:

Unit Mix Breakdown				
Type	Studio	1 BR	2 BR	Total
Independent Living	0	50	53	103
Assisted Living	2	34	6	42
Total	2	84	59	145

The project will feature separate common areas for the IL and AL, which are anticipated to include administrative offices, fitness/wellness spaces, health services spaces, dining rooms and kitchens, and other amenities.

Parking demand is anticipated to be lower for senior living (especially the assisted living apartments) when compared to traditional multifamily development. This provides a good balance to the more intensive nature of mixed-use development. Parking counts total 108 underground parking stalls for residents, 52 surface parking stalls for residents, staff, and visitors, and 115 retail parking stalls. Reciprocal access and parking agreements are anticipated between residential and retail uses.

Regarding municipal services, off-site street improvement and/or signaling requirements will require input from the Milwaukee County Department of Transportation. The site is served by municipal water and sewer services at the lot line, and the project is anticipated to require an underground storm water detention system, buried beneath the retail parking lot. It should be anticipated that the development will require emergency response services as typical with any senior living use.

Operating Program

The senior living development is designed to attract empty-nesters desiring an active lifestyle in a dynamic mixed-use location surrounded by community amenities. The building will include a distinct assisted living component to provide supportive services to residents that want to age-in-place once they've made the decision to move into the building.

The IL program-type is referred to in the industry as "IL Lite", including larger than average apartment homes with a focus on wellness and activity, a food & beverage package, and various concierge services available. The AL program is designed to attract seniors that desire a supportive lifestyle with dining, scheduled activities and outings, and access to 24-hour care staff. The AL will provide personal care and health monitoring services under a Residential Care Apartment Complex ("RCAC") certification, issued by the Wisconsin Department of Health. It is anticipated that RCAC services will be discretely extended to limited areas of the IL in the future, as demand dictates.

The building will be run by a professional third-party senior living operator with extensive experience staffing and running an independent and assisted living program. The building will have a comprehensive staffing plan to meet the personal needs of residents and the building's administrative, maintenance, and food service programming. The staffing plan will include 24 hour staffing with minimal staffing upon opening, ramping up to as many as 30-35 full time equivalent (FTE) positions. The staffing plan will include an on-site executive director, as well as staff positions for: administrative, resident care and nursing staff, concierge, food & beverage, housekeeping, maintenance, activities/resident relations, and sales. (Note that the maximum number of staff members at the building at any time will vary based on time of day and residents' service demands.) Detailed policies and procedures for the staffing and operation of the program will be developed by the third-party operator, together with the Developers.

The operation's security plan will include both staffed and secured building entry, extensive fire monitoring and suppression (as required by code), a resident emergency-notification system, and an extensive emergency evacuation plan as required by the State and the AL license.

Comprehensive Plan

ICAP/MATTER
6701 & 6789 North Port Washington Road
2/7/18

According to the City's Comprehensive Plan, there is limited space available for additional housing development in the City. As an underutilized parcel within the City, this proposed development provides an opportunity for new market-driven apartments that can adapt to needs in the senior living demographic, along with bringing a tax-exempt parcel onto the tax rolls.

The proposed development will be located in a high-visibility location along I-43 and Port Washington Road, and fits well within the mix of surrounding uses that buffer the residential neighborhoods, including commercial (retail and health-care uses immediately and further to the north along Port Washington Road), residential (Coventry Apartments), and institutional (Nicolet High School, Library, Cardinal Stritch University). Combining senior living with a retail component buffers the more intense nature of mixed-use development.

Taxes

Other comparable senior living developments in Glendale have a taxable value ranging from \$48,500-81,900 per unit. It is anticipated that the taxable value may range up to \$95,000 per residential unit, plus the taxable value of the retail development which may reach \$4,000,000. At current tax rates, this suggests the development will generate taxes of \$480,000.

Schedule

As the site is in the early stages of planning, it is difficult to forecast a date for starting construction, however we anticipate the project to start in late 2018 or early 2019. The project will be constructed as a single phase with a construction period lasting approximately 15 months.

We look forward to working with the City of Glendale through the municipal approvals process. Please do not hesitate to contact us if you have any questions or need additional information.

Sincerely,

ICAP DEVELOPMENT



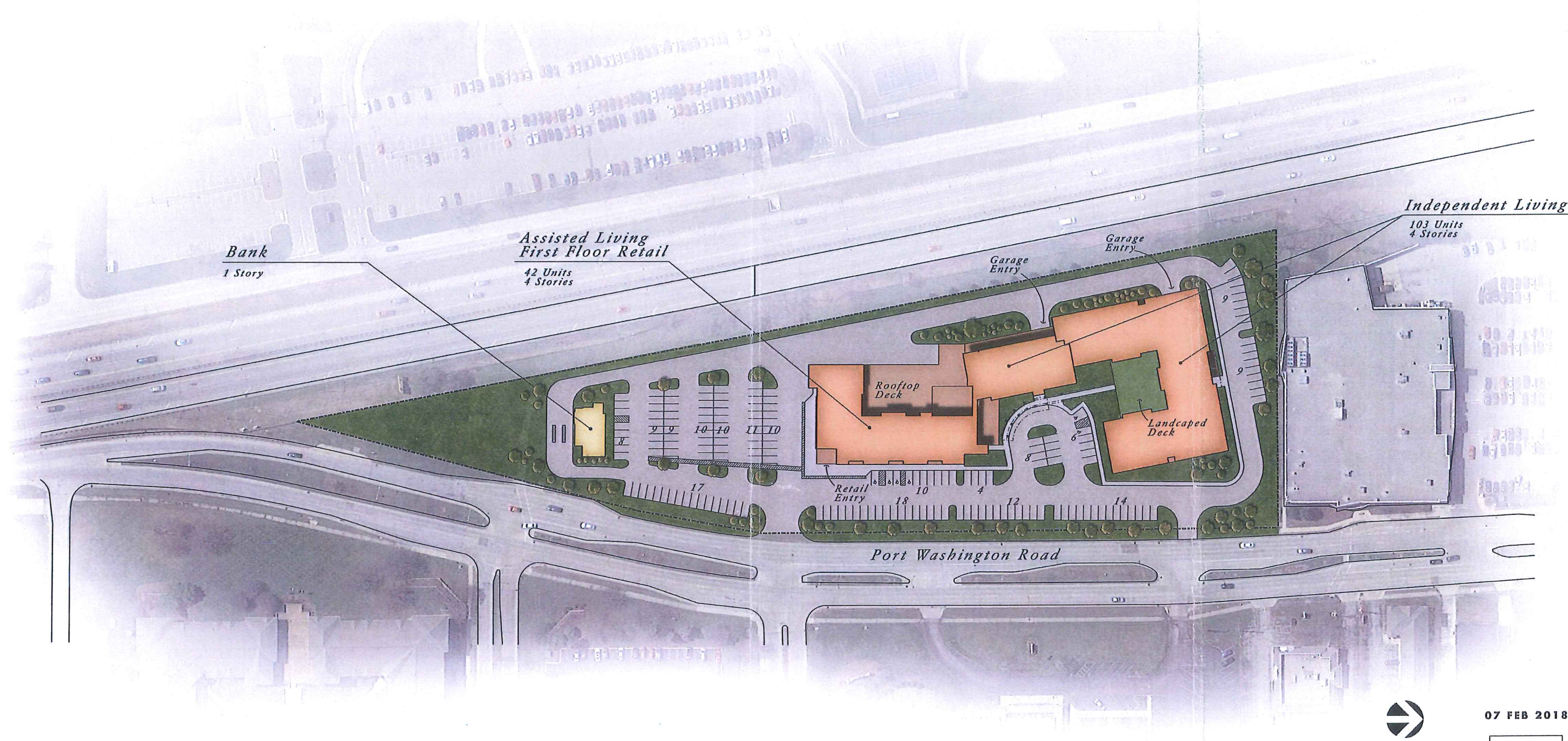
Brian Adamson
Managing Partner
Brian.adamson@icap-dev.com
M. 414-412-8633

MATTER DEVELOPMENT



Aaron R. Matter
Managing Director & Founder
aaron@mattersenior.com
M. 773-658-2165

Enclosures



Bank
1 Story

Assisted Living
First Floor Retail
42 Units
4 Stories

Independent Living
103 Units
4 Stories

Garage Entry

Garage Entry

Rooftop Deck

Landscaped Deck

Retail Entry

Port Washington Road

**PARKING SUMMARY
RETAIL AND BANK**

RETAIL =	95
BANK =	17
TOTAL =	112

**PARKING SUMMARY
SENIOR LIVING**

UNDERGROUND =	109
SURFACE =	61
TOTAL =	170



0 50 100 200
SCALE 1:50

ICAP/MATTER
MIXED USE SENIOR LIVING
Glendale, Wisconsin

07 FEB 2018





07 FEB 2018

ICAP/MATTER
MIXED USE SENIOR LIVING
Glendale, Wisconsin





ICAP/MATTER
MIXED USE SENIOR LIVING
Glendale, Wisconsin

07 FEB 2018





07 FEB 2018

ICAP/MATTER
MIXED USE SENIOR LIVING
Glendale, Wisconsin





I-43

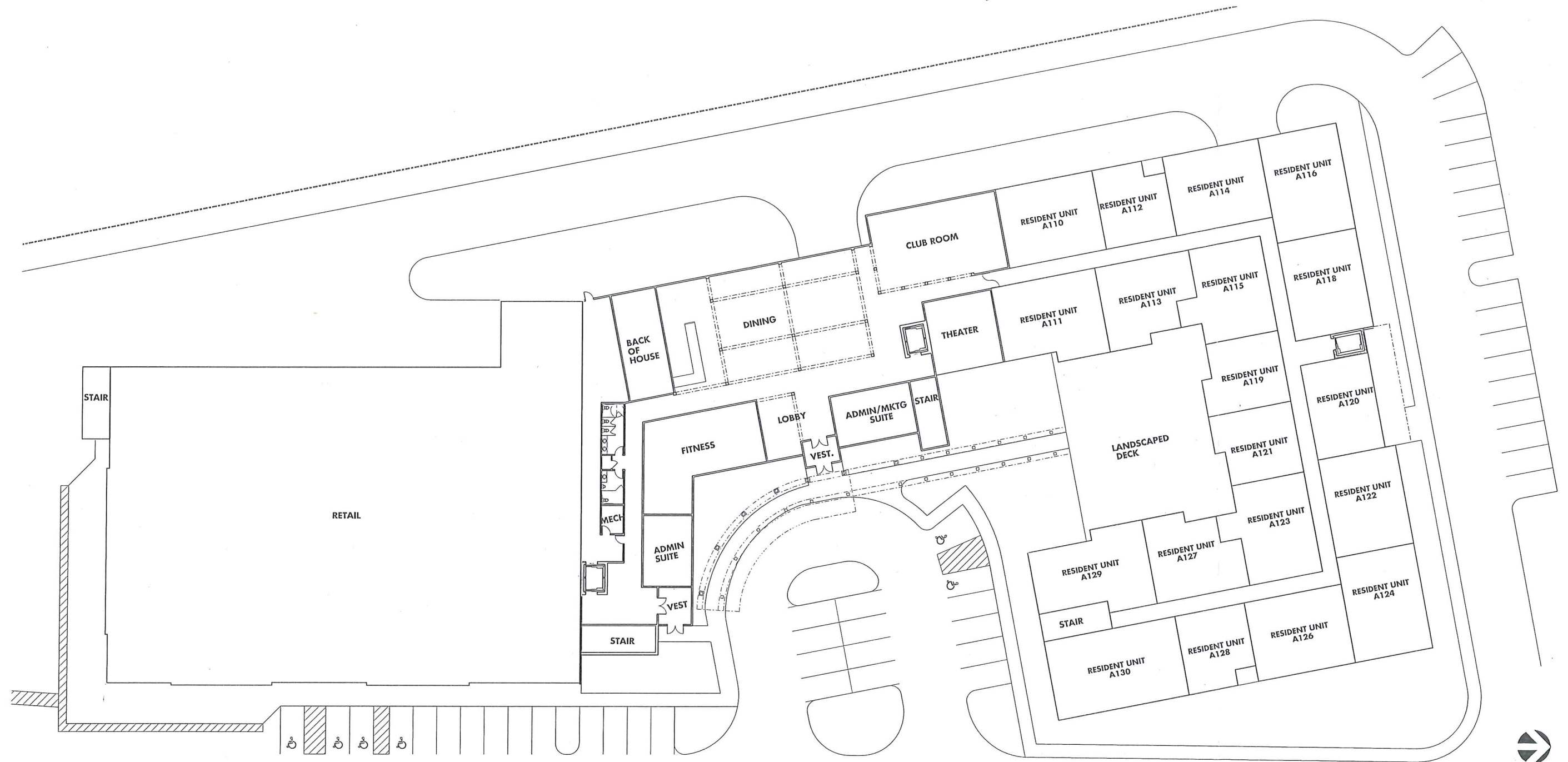
ICAP/MATTER
MIXED USE SENIOR LIVING
Glendale, Wisconsin

07 FEB 2018



Architecture

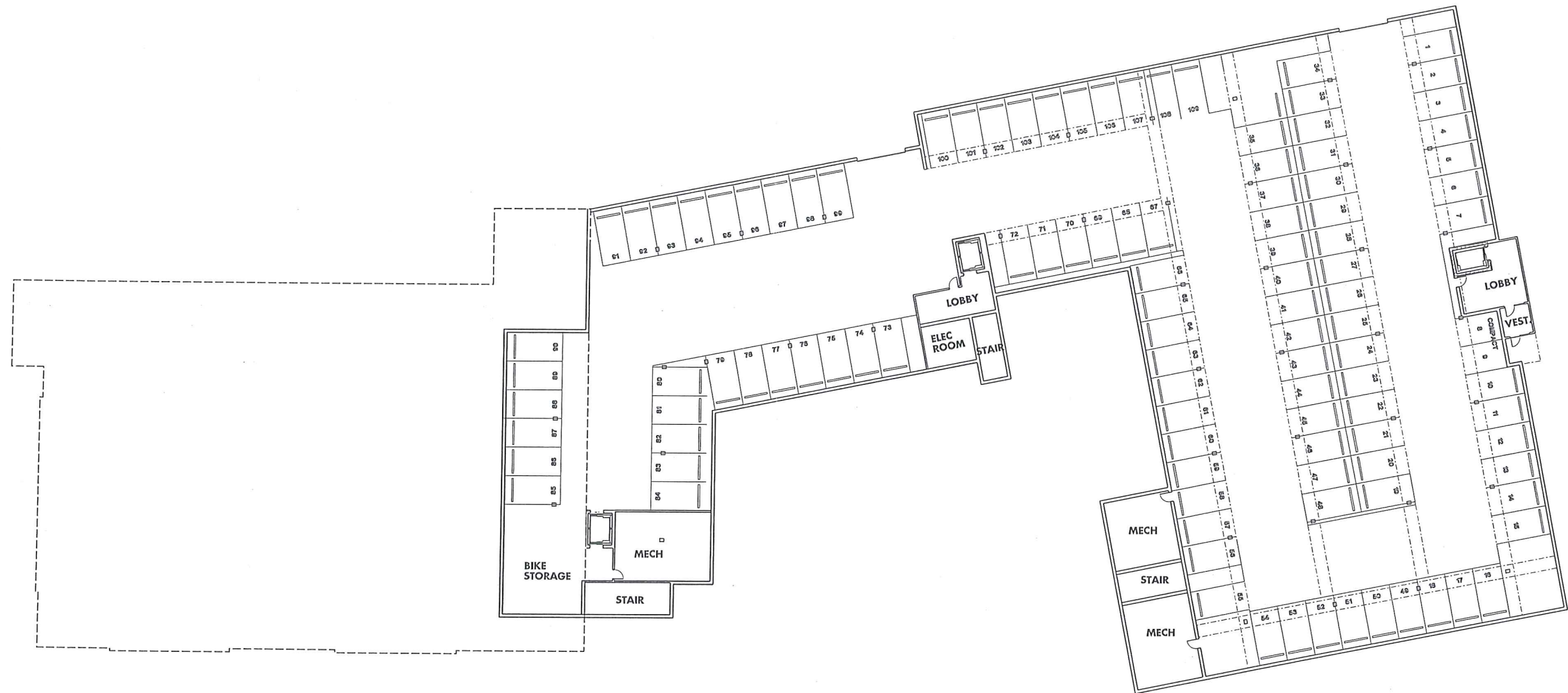
1111 WILSON AVENUE
 WAUKESHA, WI 53150
 414.431.3131 TEL
 414.431.0951 FAX
 WWW.AGARCH.COM



07 FEB 2018

SCALE: 1/16"=1' **GROUND FLOOR**
ICAP/MATTER
MIXED USE SENIOR LIVING
Glendale, Wisconsin



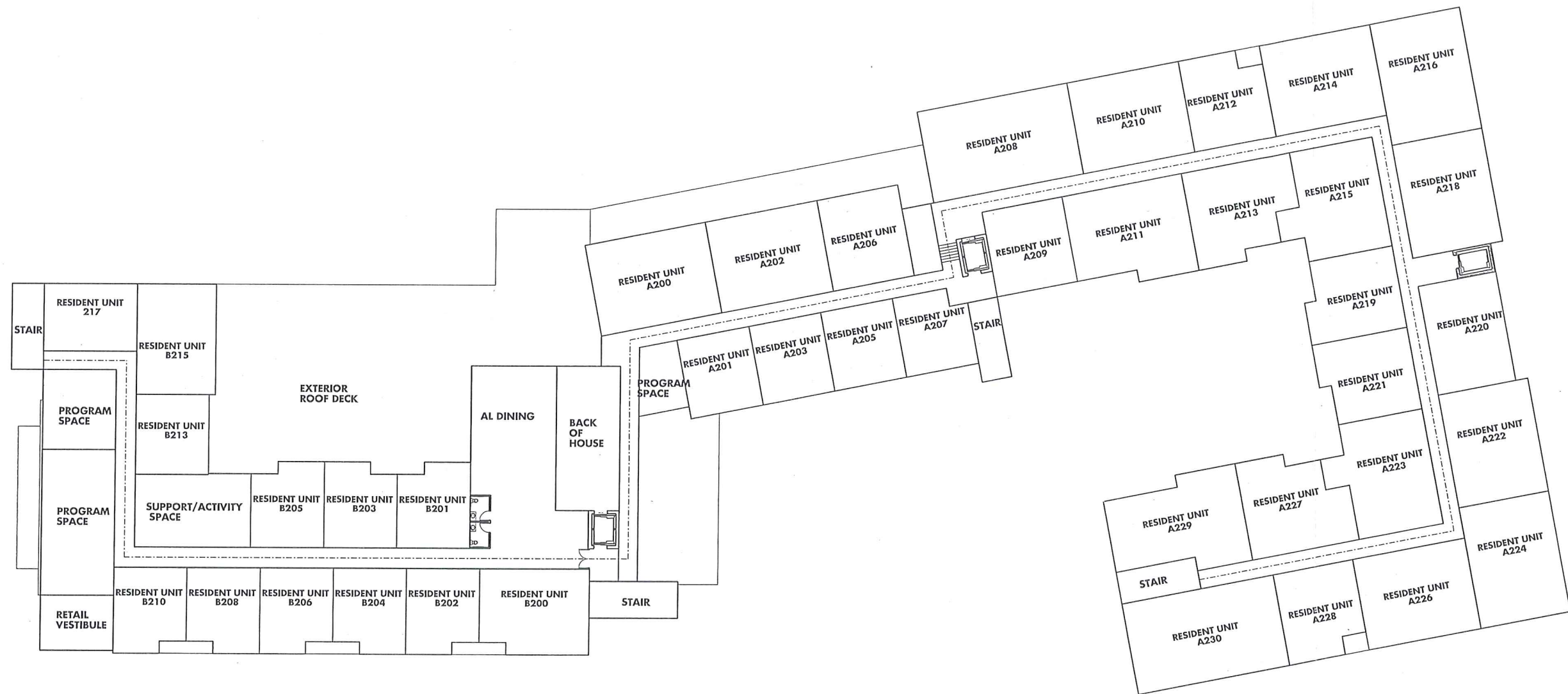


SCALE: 1/16"=1' PARKING GARAGE
ICAP/MATTER
MIXED USE SENIOR LIVING
Glendale, Wisconsin



07 FEB 2018





SCALE: 1/16"=1' SECOND FLOOR
ICAP/MATTER
 MIXED USE SENIOR LIVING
Glendale, Wisconsin



07 FEB 2018





SCALE: 1/16"=1'

THIRD FLOOR

ICAP/MATTER

MIXED USE SENIOR LIVING

Glendale, Wisconsin



07 FEB 2018



Architecture

1414 UNDERWOOD AVE.
WAUKESHA, WI 53186
414.431.3331 TEL
414.431.3331 FAX
WWW.AGARCH.COM



SCALE: 1/16"=1'

FOURTH FLOOR

ICAP/MATTER
MIXED USE SENIOR LIVING
Glendale, Wisconsin



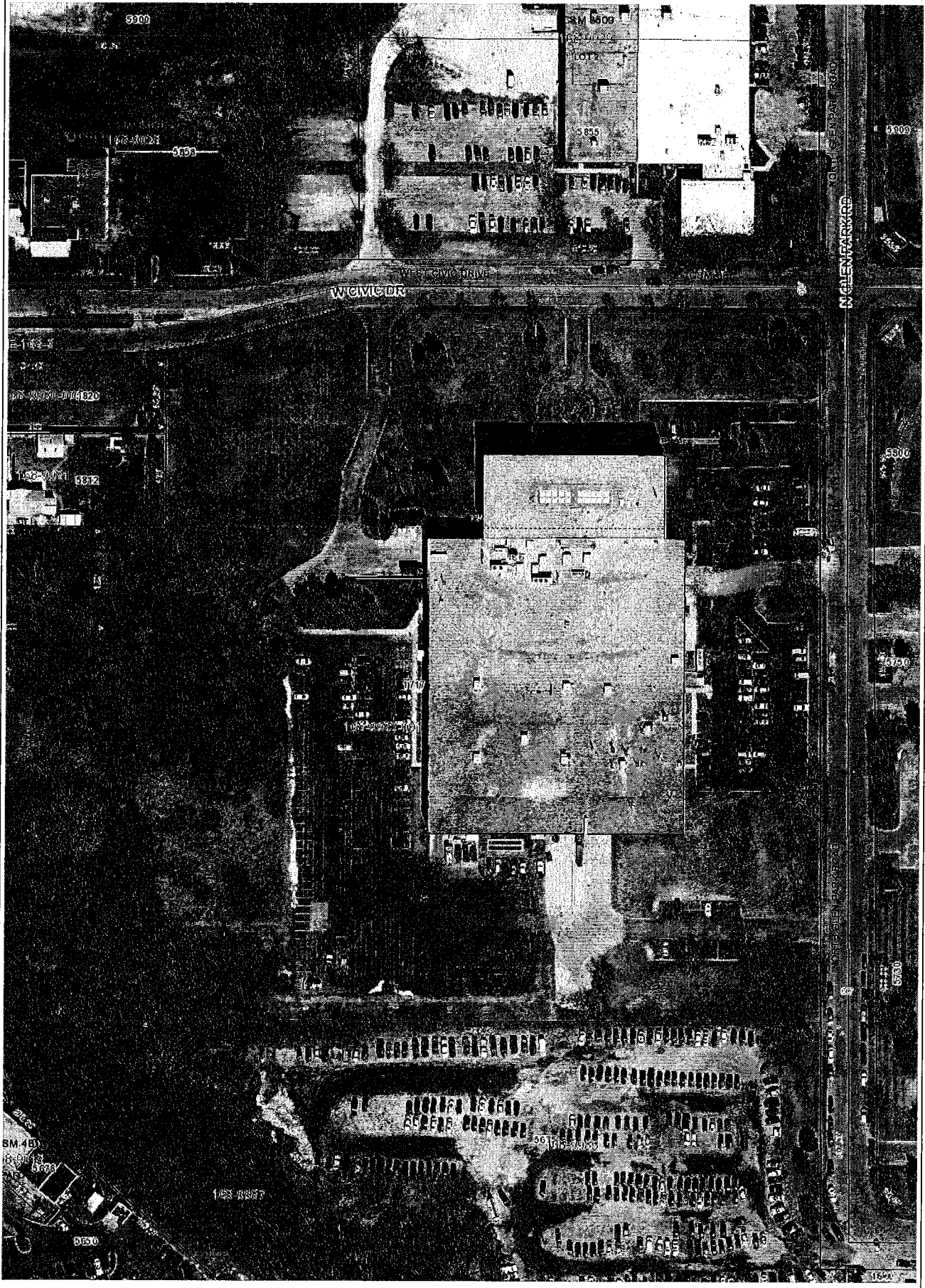
07 FEB 2018





Visa Lighting, 1717 W Civic Dr and 5775 N Glen Park Rd

3D



Projection
NAD_1927_StatePlane_Wisconsin_South_FIPS_4803



1:1,129

188 0 94 188 Feet

Notes

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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

PLAN COMMISSION REVIEW APPLICATION

APPLICANT INFORMATION

Name of Applicant: John Baugnet
Legal Name of Business: JM Remodeling 3 Construction
Name of Business Owner (if different from Applicant): James Meldman
Applicant Address (City, State, and Zip Code): 7701 N. Teutonia Ave.
Brown Deer, WI. 53209
Office Phone Number: 414-354-2800 Cell: _____ Fax: 414-354-2801
Applicant E-Mail: customerservice@jmremodelingwi.com
Applicant Signature: _____ Date: _____

PROPERTY INFORMATION

Property Address: 1717 W. Civic Dr. Tax Key Number: 168-9982-001 Zoning District: _____
Property Owner (if different from Applicant): Odenburg Group Inc.
Property Owner Address (City, State, and Zip Code): 1717 W. Civic Dr.
Glendale, WI. 53209
Property Owner Phone: 414-410-3376 Cell: _____ Fax: _____
Property Owner E-Mail: psaler@visalighting.com
Property Owner Signature: _____ Date: _____

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): Sale of lighting
fixtures, sales office
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: _____

CITY OF GLENDALE USE ONLY

Date of Application: 2/13/18 Received by with date: _____ Tentative Hearing Date: 3/20/18
G:\COMMON\Community Development Planning Department\Plan Commission Administration (2-4-4)\001 Conditional Uses\01 CU Procedures\CU Application.doc

COMMERCIAL OCCUPANCY APPLICATION

CITY OF GLENDALE
DEPARTMENT OF BUILDING INSPECTION
5909 N. Milwaukee River Parkway
Glendale, WI 53209-3815
Phone: 414.228.1708 Fax: 414.228.1725
Email: inspections@glendale-wi.gov

For Office Use Only

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

(PLEASE PRINT CLEARLY)

☒ Permanent ☐ Conditional ☐ Temporary - Expires: _____

Date of Application: 2/8/18

Business Address: 1717 W. Civic Dr. Suite #: _____ Glendale, WI Zip: 53209

Trade or Business Name: Visa Lighting
(Name for which the business will be commonly known)

Legal Name of Business: _____
(As registered with the State of Wisconsin)

Bus. Phone: (414) 410-3376 Bus. Fax: () - _____ Bus. Email: psaler@visalighting.com

Type of Business: Sales, office Scope of Business: lighting fixtures
(Example: Retail, Office, Restaurant, etc.) (Type of goods sold, manufactured, services provided, etc.)

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

Anticipated work or alterations to be performed: _____

Owner/Registered Agent Name: _____ Phone No: () - _____

Owner/Registered Agent Email: _____

Permanent Mailing Address: _____ Zip: _____

Contact Person Name (if other than owner): Paul Saler Phone: (414) 410-3376

Building Owner: Oldenburg Group Inc. Change in ownership of building? Yes ☐ No ☒

Building Owner's Address: 1717 W. Civic Dr. Glendale, WI Zip: 53209

Building Owner's Phone: Home: () - _____ Office: (414) 410-3376 Cell: () - _____

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

Applicant's Name (Print clearly): Jennifer Zielke

Applicant's Signature: Jennifer Zielke Date: 2-13-18

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

Glendale Occupancy Permit Fee

Base Fee.....\$75.00
Administration Fee.....\$30.00
TOTAL FEE.....\$105.00

Glendale Use Only

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

THIS IS NOT AN OCCUPANCY PERMIT

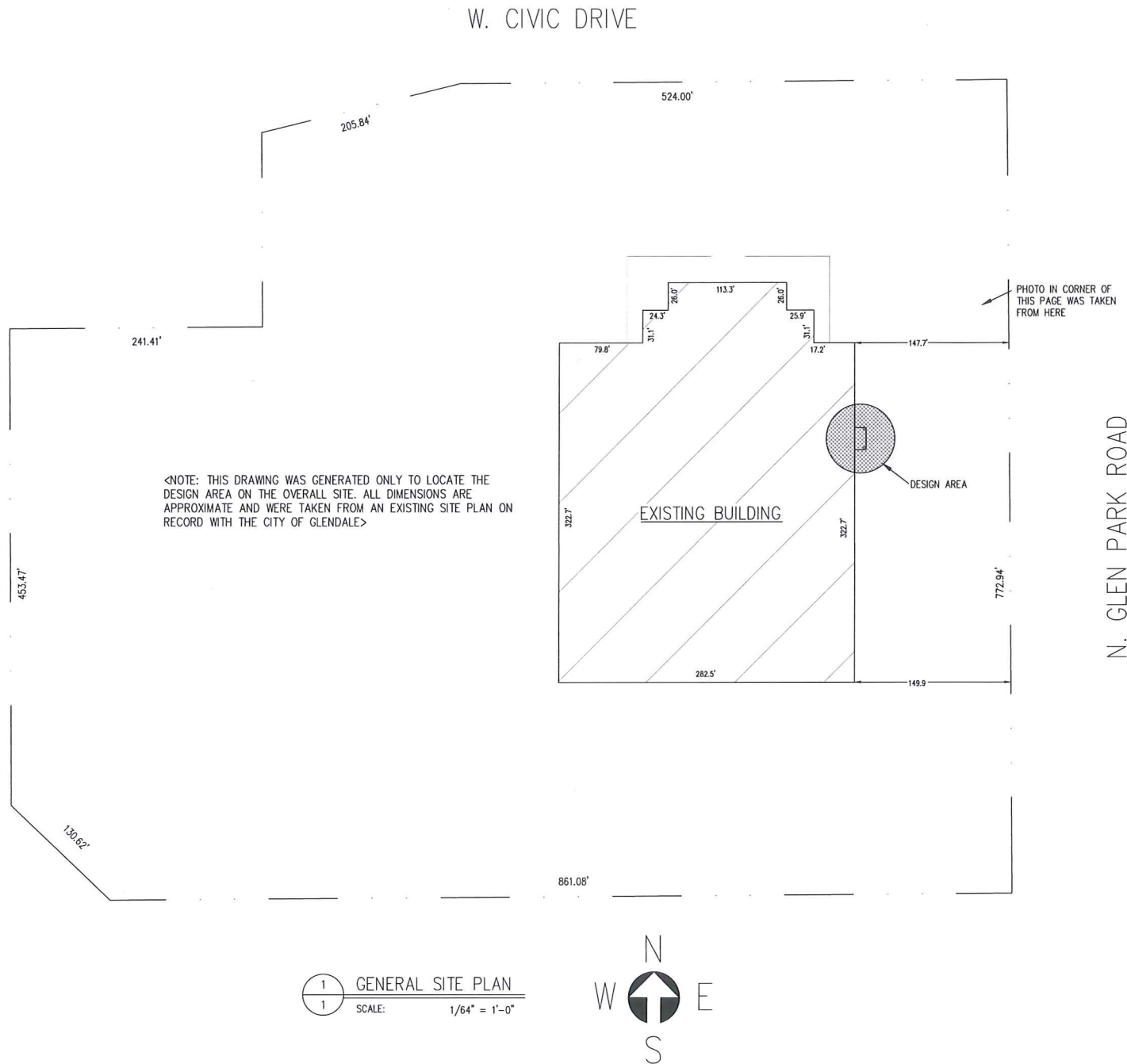
Occupancy may **ONLY** take place once approval has been granted by the City of Glendale and a valid Certificate of Occupancy has been issued.

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

CONTINUED ON REVERSE SIDE

Rev: 07/17

GREEN BAY AVENUE



PAGE NO.	CONTENTS
1	SITE PLAN AND SET NOTES
2	NORTH & EAST ELEVATIONS
3	DEMOLITION AND PROPOSED PLANS
4	BLDG SECTION & REFLECTED CLNG PLAN

<NOTE: OWNER TO BE RESPONSIBLE FOR SUPPLYING ALL ELECTRICAL FIXTURES AND RESPONSIBILITY FOR ANY ALARMS SYSTEMS AND REQUIRED FIRE SPRINKLER CHANGES AS A RESULT OF THIS PROJECT>

<NOTE: METAL WINDOW DETAILS AND FINAL SIZING PER WINDOW MANUFACTURER. ALL NEW WINDOWS AND GLASS DOORS TO HAVE SAFETY GLAZING>

(A) 3'-10" x 6'-11" ROUGH OPENING (UPPER GLASS APPROX. 12")

<NOTE: NEW EXTERIOR DOORS MEET OR EXCEED EXISTING EXIT DOORWAY IN REGARDS TO THRESHOLD INCHES IN RELATION TO EMERGENCY EXITS>

<DEMO NOTE: ALL EXISTING STONE AGGREGATE DECORATIVE PANELS THAT ARE TO BE REMOVED AROUND THE DESIGN AREA ARE TO BE SALVAGED FOR RE-USE WHERE POSSIBLE. AREAS BENEATH NEW WINDOWS MAY BE CHANGED TO STUCCO TO MATCH THE DETAIL ABOVE THE 2ND FLOOR WINDOWS IF THE SAVED DECO PANELS DO NOT WORK WHERE INTENDED>

<PIER NOTE: STRUCTURAL CONCRETE PIERS ARE TO BE SET ON A MINIMUM 2500 PSF SUBSTRATE BASE. EXISTING SOIL CONDITIONS AND RECENT WATER MAIN BREAK NEAR PIER LOCATIONS MAY REQUIRE PIERS TO BE DEEPER THAN DRAWINGS MAY INDICATE>



PROPOSED DRAWINGS FOR :
VISA LIGHTING
1717 W CIVIC DRIVE
GLENDALE, WI 53209
NEW ENTRANCE
SITE PLAN AND GENERAL NOTES

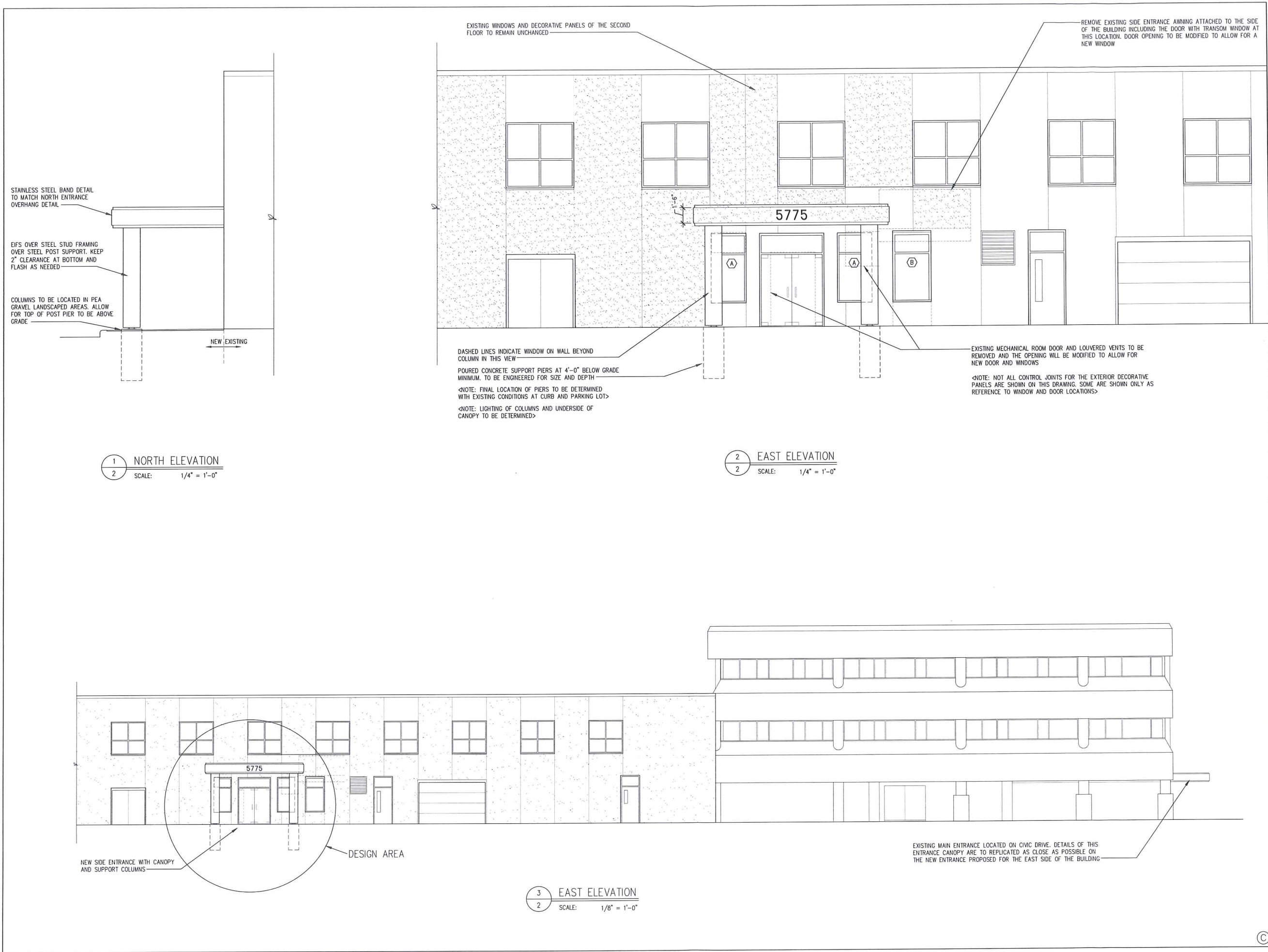
SCALE:
VARIES

SHEET 1 OF

DATE	REVISIONS (DATE AND GENERAL DESCRIPTION)	INIT.
JANUARY 25, 2018		

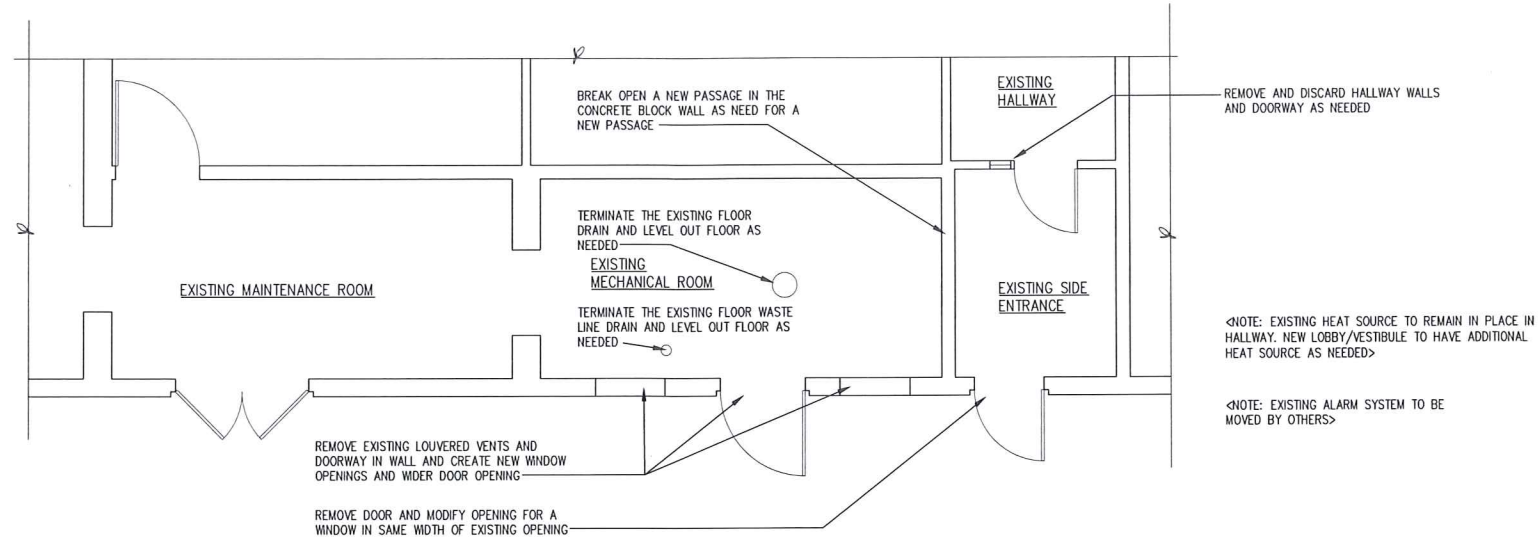
COPYRIGHT 2018 JIM REMODELING & CONSTRUCTION, LLC IT IS UNLAWFUL FOR ANYONE TO USE OR REPRODUCE BY ANY MEANS ALL OR ANY PORTION OF THESE CONSTRUCTION DOCUMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF JIM REMODELING & CONSTRUCTION, LLC. ANY USE OF THESE DRAWINGS BY A THIRD PARTY RELEASES JIM REMODELING AND CONSTRUCTION, LLC FROM ANY AND ALL LIABILITY FOR ANY PART OF THE PROJECT.

JIM
REMOLDING & CONSTRUCTION, LLC
7701 North Teutonia Avenue Brown Deer, WI 53209
Phone: (414) 354-2800
DRAWN BY: baugnet design studio. (414) 852-3189



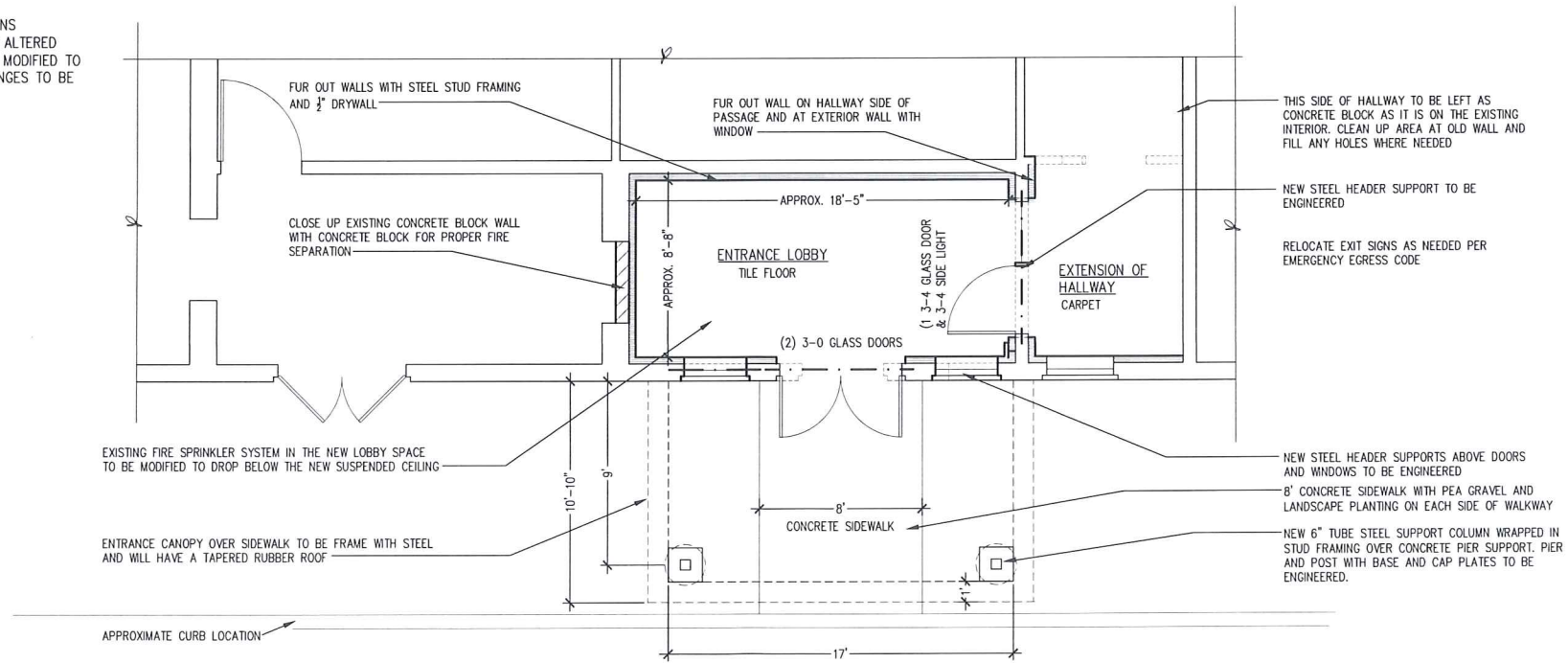
DATE: JANUARY 25, 2018	
INT:	JOB
2-07-18 REVISIONS TO OVERALL LAYOUT	
COPYRIGHT 2018 JM REMODELING & CONSTRUCTION, LLC. IT IS UNLAWFUL FOR ANYONE TO USE OR REPRODUCE BY ANY MEANS ALL OR ANY PORTION OF THESE CONSTRUCTION DOCUMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF JM REMODELING & CONSTRUCTION, LLC. ANY USE OF THESE DRAWINGS BY A THIRD PARTY RELEASES JM REMODELING AND BAUGNET DESIGN STUDIO OF ANY RESPONSIBILITY FOR ANY PART OF THE PROJECT.	
 REMODELING & CONSTRUCTION, LLC 7701 North Teutonia Avenue Brown Deer, WI 53209 Phone: (414) 354-2800 DRAWN BY: baugnet design studio (414) 852-3189	
PROPOSED DRAWINGS FOR : VISA LIGHTING 1717 W CIVIC DRIVE GLENDALE, WI 53209 NEW ENTRANCE NORTH AND EAST EXTERIOR ELEVATIONS	
SCALE: VARIES	
2	
SHEET 2	OF

<NOTE: ALL MECHANICAL EQUIPMENT WILL BE REMOVED FROM THE EXISTING MECHANICAL ROOM INCLUDING MOST OF THE CONDUIT PIPING AND LIGHTING AS NEEDED>



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

<NOTE: ALL EMERGENCY EXIT SIGNS (PLACARDS) PERTAINING TO THIS ALTERED EXIT LOCATION WILL NEED TO BE MODIFIED TO REFLECT THE CHANGE. SIGN CHANGES TO BE BY OTHERS>



2 PROPOSED ENTRANCE FLOOR PLAN
SCALE: 1/4" = 1'-0"

DATE: JANUARY 25, 2018	
REVISIONS (DATE AND GENERAL DESCRIPTION):	
INT:	JCB
2-07-18 REVISIONS TO OVERALL LAYOUT	
COPYRIGHT 2018 JM REMODELING & CONSTRUCTION, LLC IT IS UNLAWFUL FOR ANYONE TO USE OR REPRODUCE BY ANY MEANS ALL OR ANY PORTION OF THESE CONSTRUCTION DOCUMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF JM REMODELING & CONSTRUCTION, LLC. ANY USE OF THESE DRAWINGS BY A THIRD PARTY RELEASES JM REMODELING AND BAUGNIET DESIGN STUDIO OF ANY RESPONSIBILITY FOR ANY PART OF THE PROJECT.	
 REMOLDING & CONSTRUCTION, LLC 7701 North Tuletona Avenue • Brown Deer, WI 53209 Phone: (414) 354-2800	
DRAWN BY: baugniyet design studio (414) 852-3189	
PROPOSED DRAWINGS FOR : VISA LIGHTING 1717 W CIVIC DRIVE GLENDALE, WI 53209 NEW ENTRANCE DEMO PLAN AND PROPOSED ENTRANCE PLAN	
SCALE: 1/4" = 1'-0"	
3	
SHEET 3	OF



AGREEMENT made this 20th day of November 2017, between **JM REMODELING & CONSTRUCTION, LLC**, hereinafter referred to as "**CONTRACTOR**", and Oldenburg Group Incorporated, hereinafter referred to as "**OWNER**" residing at:
1717 W. Civic Dr. Glendale, WI. 53209

Contact: Paul Saler Phone: (414) 410-3376 Cell: (414) 614-9555 Email: PSaler@visalighting.com

WITNESSETH:

CONTRACTOR agrees to furnish all material and perform all labor according to the following **SPECIFICATIONS** for the premises known and described as:
1717 W. Civic Dr. City of Glendale State of WI Zip 53209

In accordance with the following specifications:

Design and build new entrance way; located east side of commercial building:

Demolition:

1. Interior demolition excluding block or concrete work to be performed by owner per owners' request.
2. Removal / relocation of fire alarm system will be performed by owner.
3. Exterior demolition including removal of "blue" canopy and "tan" canopy over walk way to be performed by owner per owners' request.
4. JM Remodeling will remove existing interior hallway door and side light.
5. Remove vinyl base molding where needed.
6. Remove section of carpet where needed.
7. Remove (2) existing exterior doors.
8. Remove existing heater in entrance way.

Plumbing:

1. Abandon and or relocate (2) vent pipes to accommodate new entrance design.
2. Abandon and or relocate (2) floor drains to accommodate new entrance design, including floor patching.

Concrete:

1. Saw cut (2) 2' x 2' openings in sidewalk for frost foundation.
2. Saw cut (2) 40" x 5' openings and 10" pre-cast walls for window openings.
3. Saw cut (1) double door opening in 10" block walls for new entrance.
4. Saw cut (1) opening in 10" pre-cast walls for new double door entrance.
5. Install metal lintels for new window and door openings.

Entrance doors, including store front windows:

1. Furnish and install all glass entrance system. *Doors to be ½" clear tempered glass, 4" top and bottom rail brushed stainless. 12" back to back pulls. 4" header. Concealed overhead closers. Double mag lock. Exit motion sensors.
2. Furnish and install 2" x 4 ½" thermally broken, "dark bronze" anodized finish aluminum store front, including (3) store front windows.

(2) Frost foundations:

1. Install (2) 18" x 24" x 4' in depth frost foundations. *Including excavation and disposal of spoils, concrete fill and if needed removal of frost.

Interior framing:

1. Frame in block walls to receive drywall. *Framing includes eliminating entrance south side of utility room.
2. Install nailers / framing to receive drop ceiling grid.

Exterior framing:

1. Frame in roof overhang / canopy including (2) columns. *Approximate dimensions of canopy / roof overhang to be 22' in length x 12' in depth. Canopy / overhang will mock the entrance way north side of building per owners' request.

Electrical:

1. Install electrical to (3) exterior light fixtures placed on (2) poles and (1) on exterior wall. *Fixtures will be controlled by photo sensor placed up high.
2. Install electrical to (3) boxes that will feed (3) fixtures. *Fixtures will be purchased and installed by owner per owners' request.
3. Wire and install base board heater. *Pricing of wiring and installing base board contingent upon electrical is in room that the base board is being place. If piping from panel is needed there will be an additional cost to contract. Cost to be determined if any:

Insulation:

1. Insulate and vapor block utility room framing.

Roofing:

1. Install ISO insulation mechanically fastened.
2. Install .060 EPDM rubber roofing material fully adhered to ISO insulation installed.
3. Terminate where needed.
4. Install custom fabricated pre-finished galvanized metal wall to roof flashing where roof canopy meets pre-cast wall.
5. Install custom fabricated mill color steel fascia, mocking north side entrance finish.

Exterior finish:

1. Install exterior finish mocking north entrance canopy / roof overhang which includes metal divider channels.
2. Prime (1) coat.
3. Paint (2) coats to exterior finish.

Drywall installation:

1. Install 5/8" drywall to interior framing.
2. Tape and finish all drywall installed. *Finish to be smooth,
3. Prime (1) coat.
4. Paint (2) coats to all drywall installed.

Acoustic ceiling tile:

1. Install metal grid.
2. Install 2" x 4" acoustic ceiling tiles.

Flooring:

1. All flooring to be installed by owner including vinyl base molding per owners' request.

1-year labor warranty

JM Remodeling to supply all material, permits and labor.

JM Remodeling to remove job related debris.

*Dumpster to be placed in customers' parking lot.

*It is the owner's responsibility to have all areas cleared before start date.

*All work shall comply with State of Wisconsin building codes.

*Contract cost includes engineering and design work.

www.JMremodelingWI.com

7701 North Teutonia Avenue • Brown Deer, WI 53209 • Phone: 414-354-2800 • Fax: 414-354-2801

***Engineering scope of work will include field evaluation documentation, damped engineering calculations for canopy addition, lintels and pre-cast openings. Relined architectural plans incorporating structural eliminates. Shop drawing review for structural steel rebar concrete and light gauge or any other structural components needed for the construction of the new entrance roof overhang / canopy.**

***This design / quote is based upon owner provided drawings and owner supplied vision.**

Estimated Date of Commencement: To be agreed upon.

Estimated Date of Completion: 10-12 working weeks from start-weather permitting after permits are issued.

***A convenience charge of 3% will be added to the total amount billed when payment is paid with a credit card.**

OWNER hereby certifies that he has read this agreement, that the terms and conditions have been explained to him and that he fully understands them; that there is no understanding between parties, verbal or otherwise, other than those contained in this agreement; and that no statements, promises, commitments or representations not contained in this agreement have been made by **CONTRACTOR** or any of its agents to induce **OWNER** to execute this agreement.

OWNER further agrees that **CONTRACTOR** is not responsible or bound by any representations not contained in this agreement.

OWNER acknowledges receipt of two (2) copies of the Notice of Right to Cancel and a copy of this agreement.

READ CAREFULLY BEFORE SIGNING.

DO NOT SIGN THIS AGREEMENT IF IT CONTAINS ANY BLANK SPACES.

You are entitled to an exact copy of any agreement you sign.

IN WITNESS WHEREOF, the undersigned have set their hands and seals the day and year first above written.

JM REMODELING & CONSTRUCTION, LLC

OWNER

OWNER

DATE

CONTRACTOR AGREES TO DO ALL WORK AND LABOR IN WORKMAN LIKE MANNER.

CONTRACTOR will do all said work in strict accordance with the ordinances, rules, and requirements of the City, Town, or Village wherein the above mentioned property is located.

GUARANTEE: CONTRACTOR GUARANTEES TO PERFORM ONLY AS PROVIDED IN THE PROPOSAL. SUCH GUARANTEE SHALL BE CONTRACTOR'S SOLE WARRANTY WITH RESPECT TO THE PROJECT. CONTRACTOR MAKES NO OTHER WARRANTIES OF ANY KIND, EITHER EXPRESSED OR IMPLIED AS TO ANY MATTER WHATSOEVER. ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE HEREBY DISCLAIMED BY CONTRACTOR AND EXCLUDED FROM THIS PROPOSAL. CONTRACTOR SHALL NOT BE LIABLE FOR ANY CONSEQUENTIAL OR SPECIAL DAMAGES TO OWNER FOR THE BUILDING, INCLUDING ATTACHMENTS, ON WHICH THE ROOF IS ATTACHED, RESULTING FROM ANY DEFECTS IN THE ROOF OR ITS PARTS AND ATTACHMENTS.

This agreement shall not be binding on **CONTRACTOR** unless properly accepted by an officer of **CONTRACTOR'S** firm, and is not subject to cancellation except by mutual consent of all parties and / or pursuant to this agreement.

It is further mutually agreed that the **CONTRACT** may be assigned by the **CONTRACTOR**.

Interest will be charged at the rate of 1-1/2% per month on any payment that is past due for more than 30 days, unless otherwise specified.

CONTRACTOR assumes no responsibility for any damage to interior decorations, furnishings or fixtures, or damages to lawns, shrubbery, trees, etc.

If installment payments are necessary, all of the terms and conditions of this agreement are contingent upon the approval of **OWNER'S** credit by **CONTRACTOR**.

It is understood and agreed that **CONTRACTOR** shall not be liable for delays of failure to perform hereunder caused by strikes, accidents, fires, floods, acts of God, legal acts of public authorities or delays, or defaults caused by public carriers.

DELAYS: Contractor shall not be responsible for any losses or damages for failure to perform or any delay in its performance where such failure or delay is due to any act or neglect of Owner or Owner's agents or nominees, by change orders requested by Owner, by fires or other casualty, strikes, accidents, public authorities, material or labor shortages, acts of God, or any other cause beyond the control of the Contractor.

Clerical errors will be corrected by either party on the request of the other party at no expense to either party.

OWNER is entitled to a written lien waiver when partial payments are made.

NOTICE OF LIEN RIGHTS AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW: CONTRACTOR HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDING IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED CONTRACTOR, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION, AND THE OWNER SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO HIS MORTGAGE LENDER, IF ANY. CONTRACTOR AGREES TO COOPERATE WITH THE OWNER AND HIS LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

CUSTOMER RIGHT TO CANCEL: YOU MAY CANCEL THIS AGREEMENT BY MAILING A WRITTEN NOTICE TO J.M. REMODELING & CONSTRUCTION L.L.C., BEFORE MIDNIGHT OF THE THIRD BUSINESS DAY AFTER YOU SIGNED THIS AGREEMENT. IF YOU WISH, YOU MAY USE THIS PAGE AS THAT NOTICE BY WRITING "I HEREBY CANCEL" AND ADDING YOUR NAME AND ADDRESS. A DUPLICATE OF THIS PAGE IS PROVIDED BY THE SELLER FOR YOUR RECORDS.

*This home is not a model home.

Initial _____

www.JMremodelingWI.com

7701 North Teutonia Avenue • Brown Deer, WI 53209 • Phone: 414-354-2800 • Fax: 414-354-2801



Projection
NAD_1927_StatePlane_Wisconsin_South_FIPS_4803



1:564

94 0 47 94 Feet

Notes

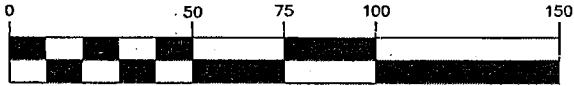
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

© MCAMLIS

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWN 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN.



SCALE 1" = 50'

NSE

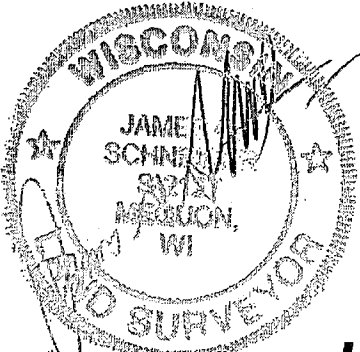
NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5337
www.northshoreengineering.net

OWNER & SUBDIVIDER:
CURTIS & KRISTEN CRAIN
5530 N. LAKE DR.
WHITEFISH BAY, WI. 53217

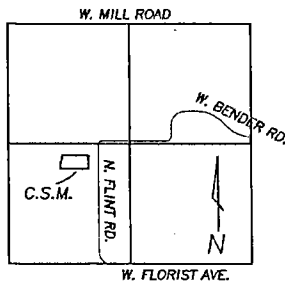
SETBACK NOTE:
FRONT YARD = 25.0'
REAR YARD = 10.0'
SIDE YARD = 10.0'

NOTE:

1. THIS PROPERTY IS PRESENTLY ZONED M-1 (WAREHOUSE, LIGHT MANUFACTURING, OFFICE AND SERVICE DISTRICT)
2. THIS PROPERTY IS ALSO SUBJECT TO EASEMENTS OF RECORD.



2/22/2018



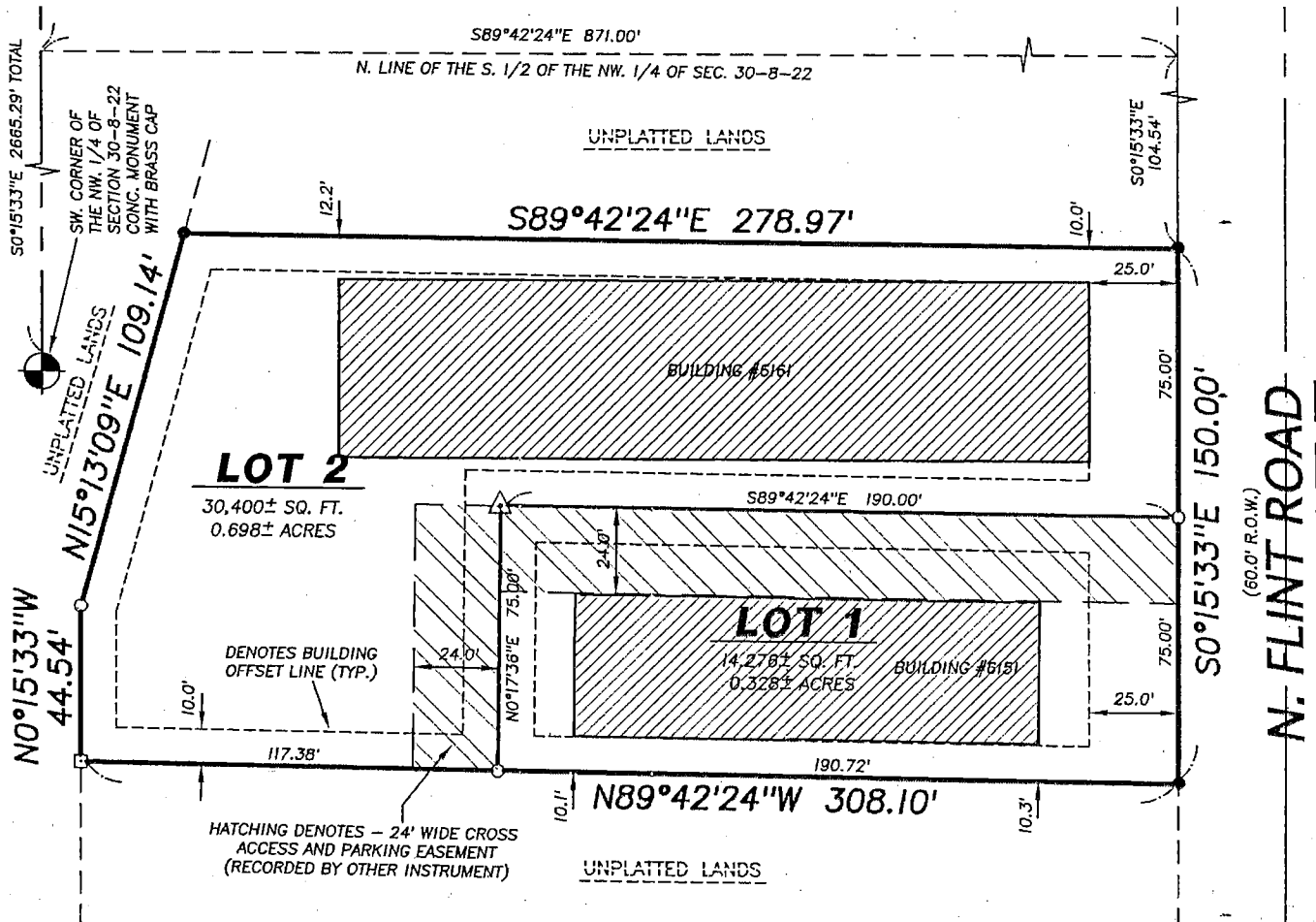
LOCATION MAP

NW. 1/4 SEC. 30-8-22
(SCALE 1"=2000')

LEGEND

- - DENOTES 1.315"X18" STEEL PIPE WEIGHING 1.13 LBS. PER LINEAL FOOT (SET)
- △ - DENOTES 1" PARKER KALON NAIL (SET)
- - DENOTES 1" STEEL PIPE FOUND
- - DENOTES CHISELED CROSS (FOUND)

ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (WEST LINE OF THE NW. 1/4 OF SECTION 30-8-22 WHICH BEARS S0°15'33"E)



CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWN
8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY,
WISCONSIN.

SURVEYOR'S CERTIFICATE

I, James G. Schneider, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped the following parcel of land:

All that part of the Southwest 1/4 of the Northwest 1/4 of Section 30, Town 8 North,
Range 22 East, in the City of Glendale, Milwaukee County, Wisconsin, bounded and
described as follows:

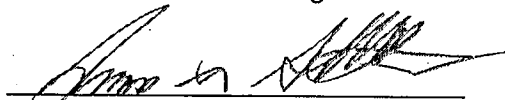
Commencing at the Northwest corner said Northwest 1/4; thence S0°15'33"E along the
West line of said Northwest 1/4, 1332.65 feet to Northwest corner of the South 1/2 of
said Northwest 1/4; thence S89°42'24"E along the North line of said 1/2, 871.00 feet to a
point in the West right of way line of N. Flint Road; thence S0°15'33"E along said West
right of way line, 104.54 feet to the point of beginning of lands to be described; thence
continuing S0°15'33"E along said West right of way line, 150.00 feet; thence
N89°42'24"W, 308.10 feet; thence N0°15'33"W, 44.54 feet; thence N15°13'09"E, 109.14
feet; thence S89°42'24"E, 278.97 feet to the point of beginning.

Said lands containing 1.026 acres of land, more or less.

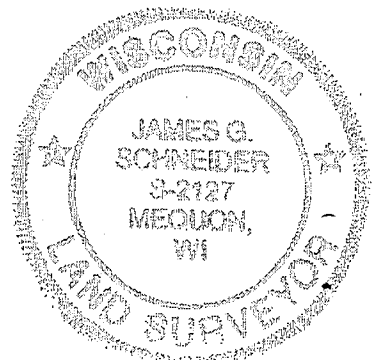
That I have made such survey, land division, and plat at the direction of Curtis Crain, Jr.
and Kristin M. Crain, OWNERS of said lands.

That such map is a correct representation of all the exterior boundaries of the land
surveyed and the land division thereof made.

That I have complied with, Chapter 236.34 of the Wisconsin Statutes and Section 14-1-
42 of the Subdivision Regulation of the City of Glendale.


James G. Schneider S-2127

2/22/2018



This instrument was drafted by James G. Schneider

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWN
8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY,
WISCONSIN.

OWNER'S CERTIFICATE

We, Curtis Crain, Jr. and Kristin M. Crain, OWNERS, do hereby certify: THAT We have caused the lands described in the foregoing certificate of James G. Schneider, Surveyor, to be surveyed, divided and mapped. We also certify that the plat is required by s236.10 or s236.12 to be submitted to the following for approval or objection: City of Glendale.

WITNESS the hand and seal of said OWNER on this _____ day of
_____, 20____.

Witness

Curtis Crain, Jr.

Witness

Kristin M. Crain

STATE OF WISCONSIN)
WAUKESHA COUNTY)^{ss}

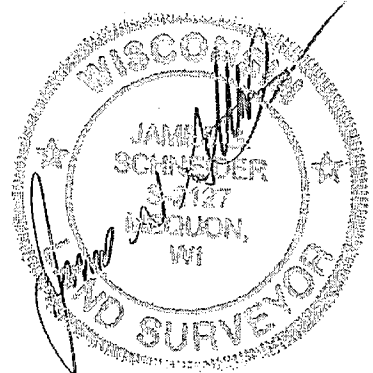
PERSONALLY came before me on this _____ day of _____, 20____
the above named Curtis Crain, Jr. and Kristin M. Crain to me known to be the persons
who executed the foregoing certificate and acknowledged the same.

Notary Public

My Commission expires _____

This instrument was drafted by James G. Schneider

Sheet 3 of 4 Sheets



2/22/2018

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWN
8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY,
WISCONSIN.

CONSENT OF MORTGAGEE

PORT WASHINGTON STATE BANK, existing under and by virtue of the laws of the
State of Wisconsin, mortgagee of the above described land does hereby consent to the
surveying, dividing and mapping of the land described on this Certified Survey Map and
does hereby consent to the above certificate of Curtis Crain, Jr. and Kristin M. Crain,
OWNERS.

In witness whereof, the said PORT WASHINGTON STATE BANK has caused these
presents to be signed by _____, it's _____
_____ at Port Washington, Wisconsin, this _____ day of _____,
20____.

IN THE PRESENCE OF:

PORT WASHINGTON STATE BANK

By: _____

STATE OF WISCONSIN)
OZAUKEE COUNTY)^{ss}

PERSONALLY came before me on this _____ day of _____, 20____
the above named by _____, to me known to be the person who
executed the foregoing certificate and acknowledged the same.

Notary Public

My Commission expires _____

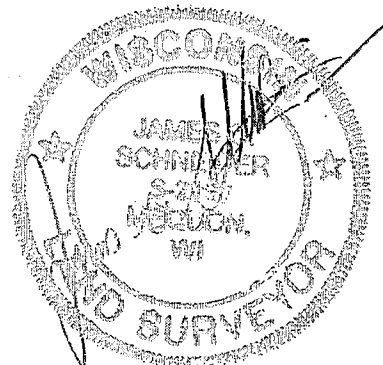
CITY OF GLENDALE COMMON COUNCIL APPROVAL:

This Certified Survey Map approved, and all dedications as set forth therein accepted,
by the Common Council of the City of Glendale on this _____ day of
_____, 20____.

Rachel Riess, City Administrator

Date

This instrument was drafted by James G. Schneider



2/22/2018