

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

AGENDA -- PLAN COMMISSION
Tuesday, May 1, 2018
6:00 P.M.

1. Roll Call and Pledge of Allegiance.
2. Adoption of Minutes of Meeting of March 6, 2018.
3. a. Common Council Referral to Plan Commission: Application to Change Zoning of 6701 and 6789 North Port Washington Road (Tax Key Parcels 1288966002 and 1328987) from S-1 Special (Institutional) District to PD-Planned Unit Development District-Mixed Use (Commercial Retail and/or Office (Medical), Residential, Hospitality). Applicant to present Rezone Request to the Plan Commission, Plan Commission to review, make inquiry, discuss, comment, and schedule Public Hearing for 6:00 p.m., Tuesday, June 5, 2018.
Brian Adamson, ICAP
- b. Common Council Referral to Plan Commission: Application to Change Zoning of 6270, 6290, 6300, and 6310 North Port Washington Road (Tax Key Parcels 1630045, 1630046, 1630047, and 1630048) from B-1, F2 District to B-1, F1 District, which also permits retail commercial use. Applicant to present Rezone Request to the Plan Commission, Plan Commission to review, make inquiry, discuss, comment, and schedule Public Hearing for 6:00 p.m., Tuesday, June 5, 2018.
Tom Schafer, Property Owner
Leah R. Wyant, Attorney Representative
- c. Plan Commission Review, Mobil, 525 West Silver Spring Drive. Review and approve exterior changes to the building, use and occupancy.
David Roettgers, Roettgers Company, Incorporated
- d. Plan Commission Review, Mobil, 7010 North Port Washington Road. Review and approve exterior changes to the building, use and occupancy.
David Roettgers, Roettgers Company, Incorporated
- e. Plan Commission Review, Paul M. Sandvick, DDS & Associates, 6070 North Port Washington Road. Review and approve property owner request to change the previously approved landscape plan for the premises.
Paul M. Sandvick, DDS
Kip Lindsay, Flagstone Landscaping

NOTICE: Although this is NOT a meeting of the Glendale Common Council, a majority of Council members may be in attendance. No action or deliberation by the Council will take place.

-Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals.-

NOTE:

Meeting is 6:00 PM Tuesday

City of Glendale Plan Commission

6:00 P.M., Tuesday, May 01, 2018

- Plan Commission Report -

Glendale

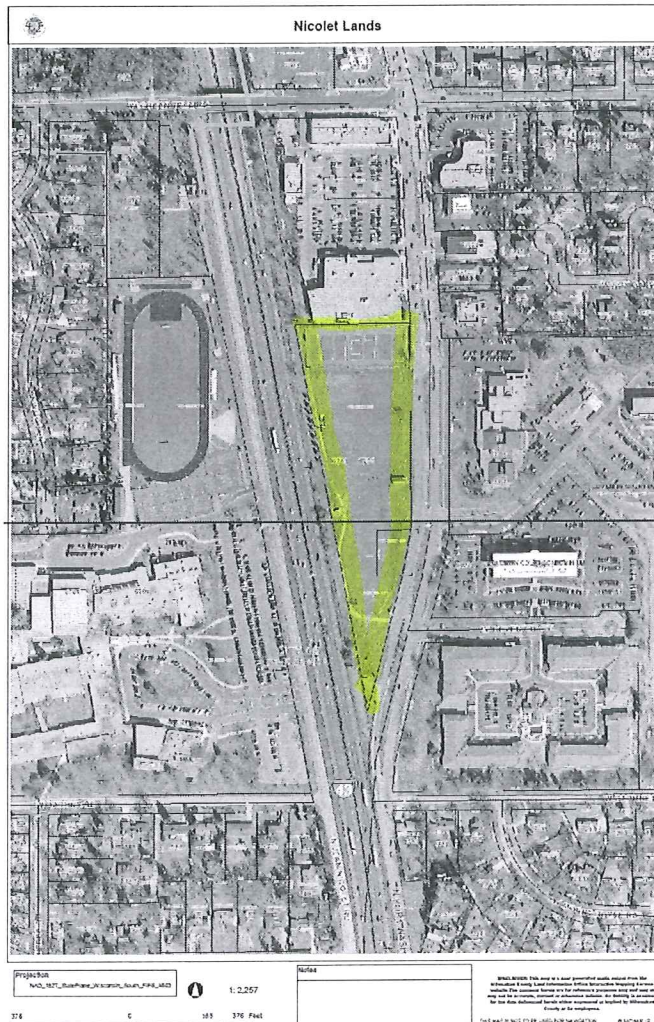
RICH PAST.
BRIGHT FUTURE.



Staff Report to the Plan Commission
Meeting of Tuesday, May 1, 2018

- 3a. **Common Council Referral to Plan Commission: Application to Change Zoning of 6701 and 6789 North Port Washington Road (Tax Key Parcels 1288966002 and 1328987) from S-1 Special (Institutional) District to PD-Planned Unit Development District-Mixed Use (Commercial Retail and/or Office (Medical), Residential, Hospitality).**
Applicant to present Rezone Request to the Plan Commission, Plan Commission to review, make inquiry, discuss, comment, and schedule Public Hearing for 6:00 p.m., Tuesday, June 5, 2018.

Brian Adamson of ICAP Development will formally present to the Plan Commission the proposed Rezone Request as relates to the Nicolet Upper Fields playing fields lands located between Interstate Highway 43 and North Port Washington Road with street address number 6701 and 6789 North Port Washington Road (Refer to aerial photograph).



Staff Report to the Plan Commission

Meeting of Tuesday, May 1, 2018

Phase I of the proposed Planned Unit Development (PUD) project involves constructing improvements that include an Associated Bank branch (about 2,900 square-feet) and ALDI grocery store (about 22,000 square feet). The architecture is modern with classic materials such as stone, brick veneer, siding, and vision glass. Phase II improvements are described as complementary uses such as retail, medical, mixed-use housing or hospitality.

Project Architecture and Civil Site Improvements

The project plan items will be reviewed when the owner/developer submits all of the required materials for the Planned Unit Development project.

Supportive exhibits for the rezone include architecture artistic images of the Associated Bank and ALDI Grocery Store. Developer states that the project will include an underground stormwater facility.

Project Schedule

The Developer desires to begin the Phase I improvements in the Fall of 2018 with Phase II to follow.

Required Next Action

The next action by the Plan Commission is to schedule the Plan Commission Public Hearing for 6:00 p.m., June 5, 2018.

- 3b. **Common Council Referral to Plan Commission: Application to Change Zoning of 6270, 6290, 6300, and 6310 North Port Washington Road (Tax Key Parcels 1630045, 1630046, 1630047, and 1630048) from B-1, F2 District to B-1, F1 District, which also permits retail commercial use.** Applicant to present Rezone Request to the Plan Commission, Plan Commission to review, make inquiry, discuss, comment, and schedule Public Hearing for 6:00 p.m., Tuesday, June 5, 2018.

Leah R. Wyant will formally present to the Plan Commission the Request to Rezone the former Barrett Office Park, 6270, 6290, 6300, and 6310 North Port Washington Road (Refer to aerial photograph).

Staff Report to the Plan Commission
Meeting of Tuesday, May 1, 2018



Requested Change

In addition to office and related uses that are currently permitted, the requested change will allow for uses such as retail, restaurant, and various artistic/creative studios such as photography, painting, music, sculpture, dance or other recognized fine arts.

Required Action

This is a rezone only. At this time a project plan review is not on the agenda. The architecture exhibits are supportive only of the prospective rezone and are indicative of what the property owner/developer contemplates for the premises. The next action by the Plan Commission is to schedule the Plan Commission Public Hearing for 6:00 p.m., June 5, 2018.

- 3c. Plan Commission Review, Mobil, 525 West Silver Spring Drive.** Review and approve exterior changes to the building, use and occupancy.

Roettgers Company, Incorporated, seeks Plan Commission review and approval to complete exterior changes to the former BP, now Mobil, gasoline station convenience store located at 525 West Silver Spring Drive.

Staff Report to the Plan Commission

Meeting of Tuesday, May 1, 2018

The site is zoned B-1, Sub-area D2, and under the Zoning Code the proposed changes are require review and approval by the Plan Commission.

The proposed changes to the exterior include fresh paint which includes some playful panache, and to clad some of the 525 West Silver Spring Drive convenience store with and horizontal architectural corrugated metal veneer. The owner would also like to utilize window covers within the indicated windows, not necessarily those shown on the exhibit.

Staff Recommendation: Staff recommends that the Plan Commission grant approval for Roettgers Company, Incorporated, to complete the proposed façade improvements at 525 West Silver Spring Drive, with the following requirements:

- 1) Signs at the 525 West Silver Spring Drive are required to conform to the Glendale Sign Code;
- 2) All landscaping and lighting features at the 525 West Silver Spring Drive property being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities;
- 3) Trash enclosure(s) at the 525 West Silver Spring Drive property required to comply with Zoning Code 13.1.144;
- 4) All City of Glendale building and fire codes applicable to the 525 West Silver Spring Drive property being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department.

3d. Plan Commission Review, Mobil, 7010 North Port Washington Road.
Review and approve exterior changes to the building, use and occupancy.

Roettgers Company, Incorporated, seeks Plan Commission review and approval to complete exterior changes to the former BP, now Mobil, gasoline station convenience store located at 7010 North Port Washington Road. The site is zoned B-4 Office-Research-Service Business District, and under the Zoning Code the proposed changes are require review and approval by the Plan Commission.

Staff Report to the Plan Commission

Meeting of Tuesday, May 1, 2018

The proposed changes to the exterior include fresh paint which includes some playful panache. The owner would also like to utilize window covers within the indicated windows, not necessarily those shown on the exhibit.

Staff Recommendation: Staff recommends that the Plan Commission grant approval for Roettgers Company, Incorporated, to complete the proposed façade improvements at 7010 North Port Washington Road, with the following requirements:

- 1) Signs at the 7010 North Port Washington Road are required to conform to the Glendale Sign Code;
- 2) All landscaping and lighting features at the 7010 North Port Washington Road property being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities;
- 3) Trash enclosure(s) at the 7010 North Port Washington Road property required to comply with Zoning Code 13.1.144;
- 4) All City of Glendale building and fire codes applicable to the 7010 North Port Washington Road property being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department.

3e. Plan Commission Review, Paul M. Sandvick, DDS & Associates, 6070 North Port Washington Road. Review and approve proposed changes to the previously approved landscape plan for the premises.

Dr. Paul M. Sandvick, DDS, & Associates propose to change the previously approved landscape plan. Staff recommends approval of the proposed landscape plan.

CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, March 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,

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, March 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. Cole, seconded by Comm. Cronwell, to approve the minutes of the meeting held Tuesday, February 06, 2018. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cole, Lippow, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

MATTERS TO BE CONSIDERED.

- I. 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.

Mr. Stuebe stated that Friday afternoon ICAP Development contacted City Staff and asked that the item be withdrawn from the Agenda until April. There was not any action required of the Plan Commission for this item.

- II. 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.

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

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.

Community Development Director Stuebe stated that 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; and, 3) Written certification by owner of compliance with State of Wisconsin requirements for physically disabled parking prior to issuance of Occupancy Permit.

John Baugnet introduced himself as architect representing owner Oldenburg Group.

Motion by Comm. Cole, seconded by Comm. Wadzinski, 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, per the three requirements. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic,

Cronwell, Cole, Lippow, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

- III. 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.

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

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.

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.

Mr. Stuebe stated that 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.

Mr. Curt Crain introduced himself as stated that he and his wife have owned the two properties, 6151 and 6161 North Flint Road, since 2002, 2003, 2004, or 2005, as a business incubator, and now would like to sell the smaller 6151 North Flint Road parcel, and that presently they have their attorney completing the necessary ingress-egress, cross parking, and maintenance restrictions and agreements. Mr. Crain continued to thank the City of Glendale for the nearby Park improvements.

Comm. Wadzinski observed that the attorney is looking at the shared easement agreement and asked if either of the property owners could put up a fence between the two properties, or would that be pavement.

Mr. Crain said that it would not be possible to place a fence along the property line between the to-be-created parcels.

Director of Community Development Todd Stuebe said that the proposed Certified Survey Map document has not yet received technical review due to its late submittal, however, that remains to be completed.

Motion by Comm. Cronwell, seconded by Comm. Cole, that the Plan Commission 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. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cole, Lippow, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

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

Motion by Comm. Shaw, seconded by Comm. Vukovic that the Plan Commission change the date and time of the April Plan Commission meeting to 6:00 p.m., Tuesday, April 10, 2018, due to the Election. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cole, Lippow, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

ADJOURNMENT.

Motion by Comm. Lippow, seconded by Comm. Wadzinski, to adjourn the Plan Commission until the date of its rescheduled regular meeting to be held at 6:00 p.m., Tuesday, April 10, 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, March 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
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
Applicant Signature: [Signature] Date: April 18, 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
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: Fee Paid Application Date: 4/18/2018 Hearing Date: TBD Time: N/A



April 18, 2018

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

SUBJECT: General Development Plan & Rezone Submittal
6701 & 6789 North Port Washington Road

Project Location:

The land commonly known as 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 5.9 acres (260,333 SF) and includes two legal parcels. A Legal Description is included on the survey provided with this submittal (the "Property"). The Applicant has the Property under contract for purchase.

Project Description:

ICAP Development seeks to redevelop the Property described above for multiple commercial uses. The first phase of the proposed redevelopment ("Phase I") includes a 22,000+ sq. ft. grocery store operated by Aldi Inc. and a 2,900 sq. ft. branch bank facility operated by Associated Bank.

Conceptual renderings for both buildings are included with this submittal.

The Aldi store will employ approximately ten (10) employees with hours of operation anticipated to be 8AM – 9PM, Monday through Sunday. An average of eight (8) truck deliveries per week is anticipated.

The Associated Bank shall provide drive-through and counter-service to bank customers Monday through Saturday, with ATM service 24/7.

The second Phase of the proposed redevelopment (shown as Phase II on the site plan) shall consist of one or two additional building structures and appurtenant parking and greenspace areas. While building design, site layout and uses are not identified for Phase II, the Applicant anticipates uses that are complimentary to Phase I and the surrounding parcels which may include retail, medical, mixed-use housing or hospitality.

Zoning & Use:

The Property is currently zoned S-1 Special Institutional and is used by the Nicolet School District as athletic fields. In order to facilitate a redevelopment of the Property for commercial use, the Property must be rezoned to PD Planned Unit Development District. The Applicant believes the retail uses proposed in Phase I are complimentary to the surrounding properties. The Property is located in a highly-visible location along I-43 and Port Washington Road and is surrounded by several differing types of commercial uses, including commercial (retail and health-care immediately and further to the north along Port Washington Road), residential (Coventry Apartments), and institutional (Nicolet High School, North Shore Library, Cardinal Stritch University). As such, the Applicant believes that additional commercial uses, especially users that can service and complement the surrounding institutions, is a positive addition to the area.

Access and Traffic:

The current development plan anticipates two (2) access points servicing the property from Port Washington Road. Both access points are designed to match with existing median openings. The northern access point to the Property is located approximately 320 feet from the access point to 6969



N. Port Washington Road (Pick N Save shopping center). The southern access point to the Property matches the main entrance to Cardinal Stritch University. By matching existing median openings and drive-ways, this design will help eliminate traffic conflicts when vehicles enter/exit Port Washington Road. Building footprints are also being held back from the Port Washington Road right-of-way to help maintain visibility and site-lines for motorists in the area. Truck deliveries are anticipated to access the Property through the northern access drive and to circulate the Property via the drive aisle along I-43.

Environmental Considerations:

No wetland and floodplain areas exist on the Property. Additionally, no Recognized Environmental Conditions were identified during Applicant's investigation.

Applicant recognizes the need for stormwater management facilities on the property and will work with all authorities having jurisdiction to adhere to stormwater management requirements. Applicant anticipates utilizing an underground storage facility for stormwater management.

Schedule:

Concurrently with this submittal for rezone, Applicant continues to refine and expand the detail of the General Development Plan. Applicant intends to proceed with additional City submittals, specifically the Specific Implementation Plan and Development Agreement, in the upcoming months.

Applicant desires to commence construction on Phase I of the project in fall 2018 with Phase II following shortly thereafter pending identification of additional quality users for the Property.

Request: ICAP Development is very excited to present this development plan to the City of Glendale Common Council and respectfully requests Council's approval to forward this rezone application for the Glendale Plan Commission.

The following documents are included with this submittal:

- Dimensional Site Plan of the Project
- Greenspace Plan for the Project
- Conceptual renderings of the Aldi
- Conceptual rendering of the Associated Bank
- Alta Survey of the Property

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Brian R Adamson", with a stylized flourish at the end.

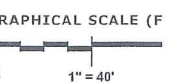
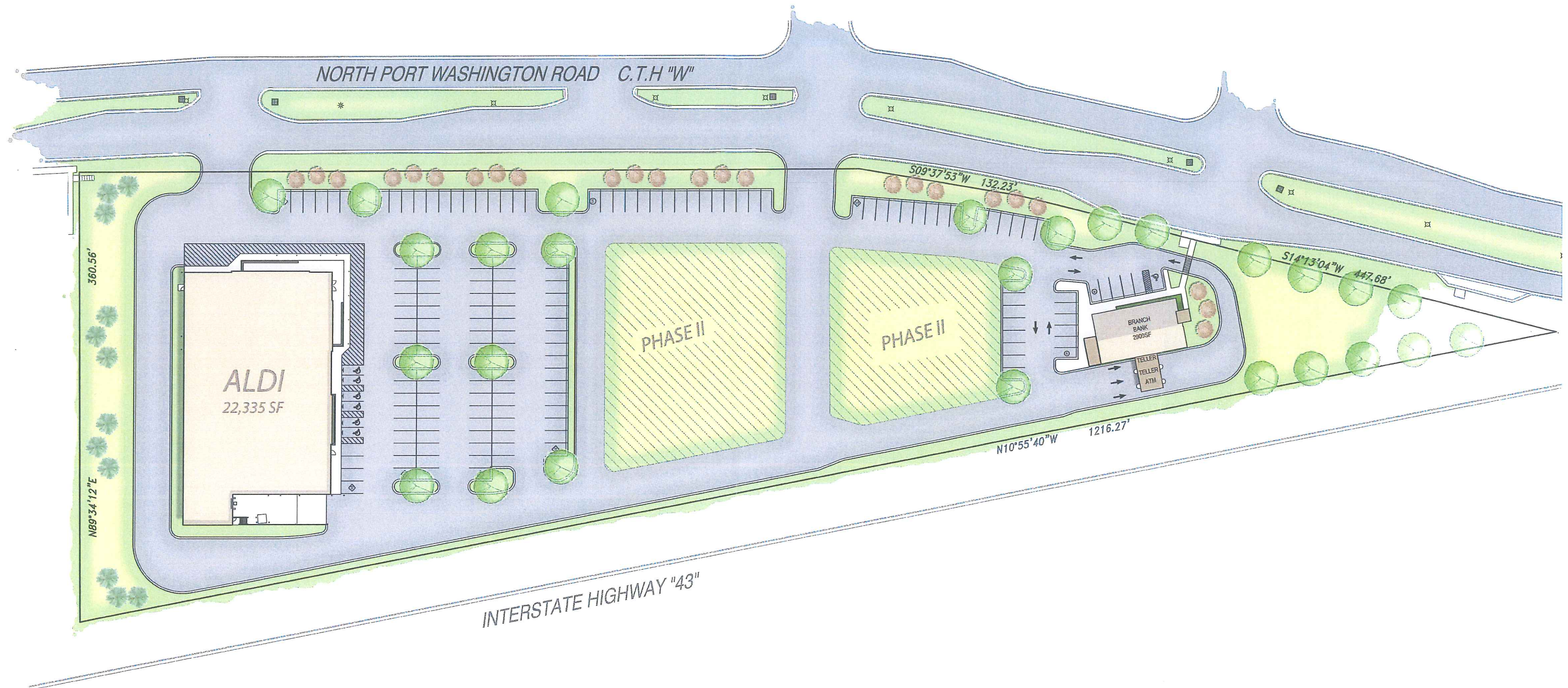
Brian R Adamson
ICAP Development LLC

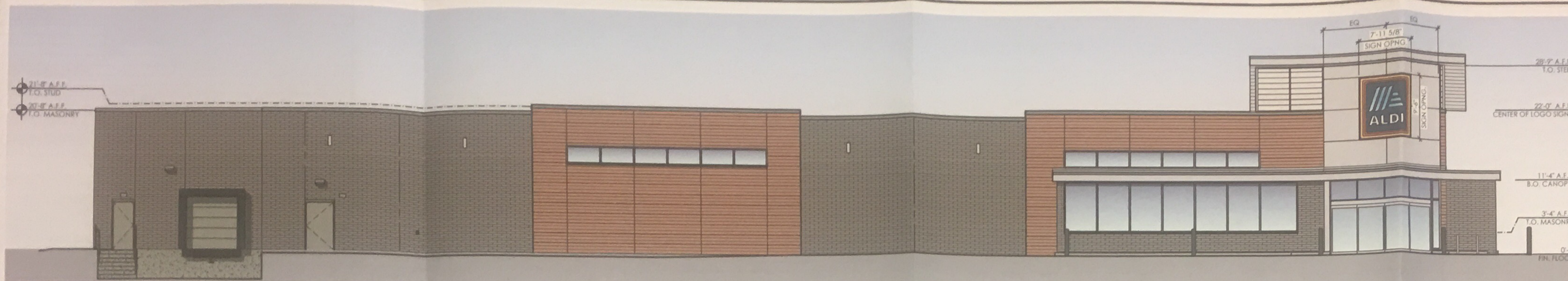
Conceptual Rendering



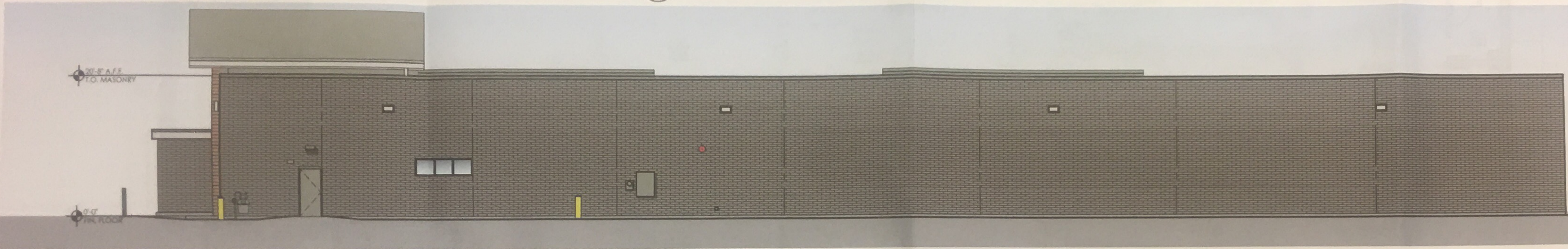
Conceptual Rendering



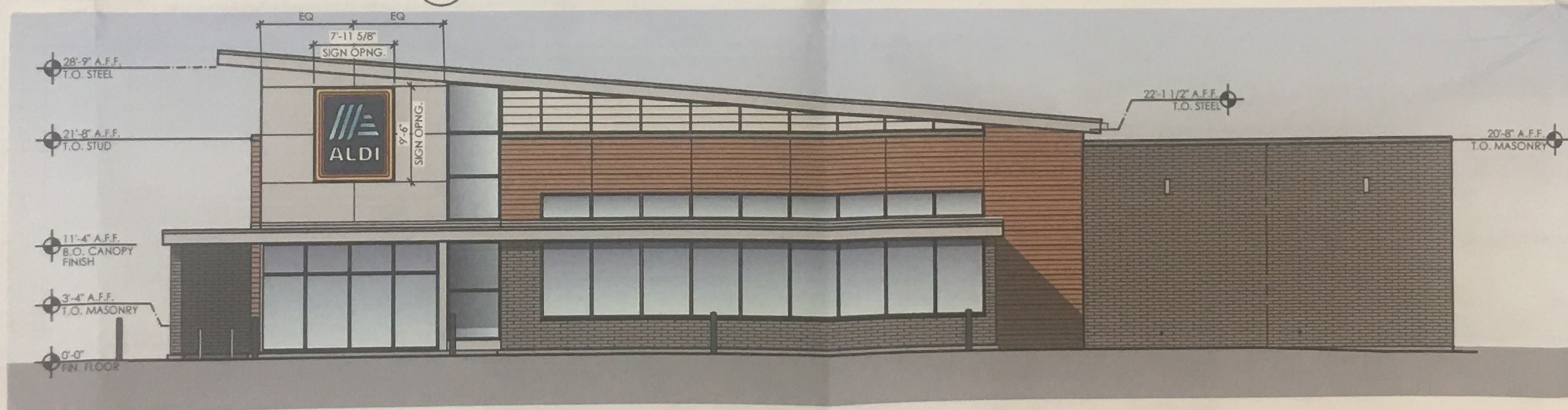




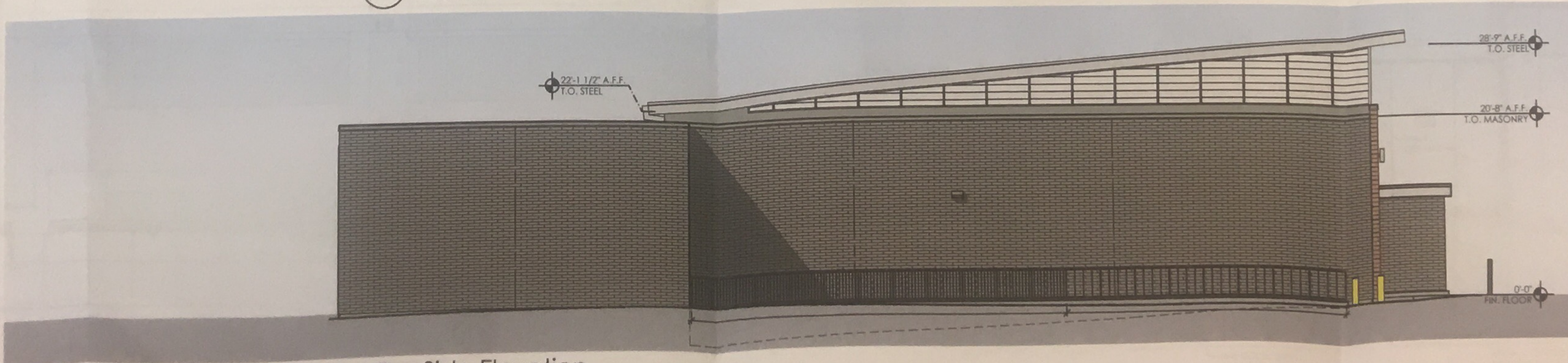
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SCALE: 1/8" = 1'-0"



3 Rear Elevation
SCALE: 1/8" = 1'-0"



2 Side Elevation
SCALE: 1/8" = 1'-0"



1 Side Elevation
SCALE: 1/8" = 1'-0"

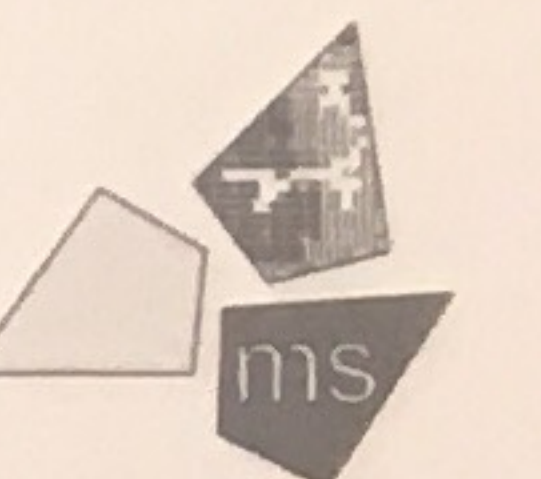
SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	74.0	149.0
TOTAL SIGNAGE			149.0

SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL

Issued:	Date:
Concept No. 1	04/16/18
Revisions:	Date:

DO NOT SCALE PLANS

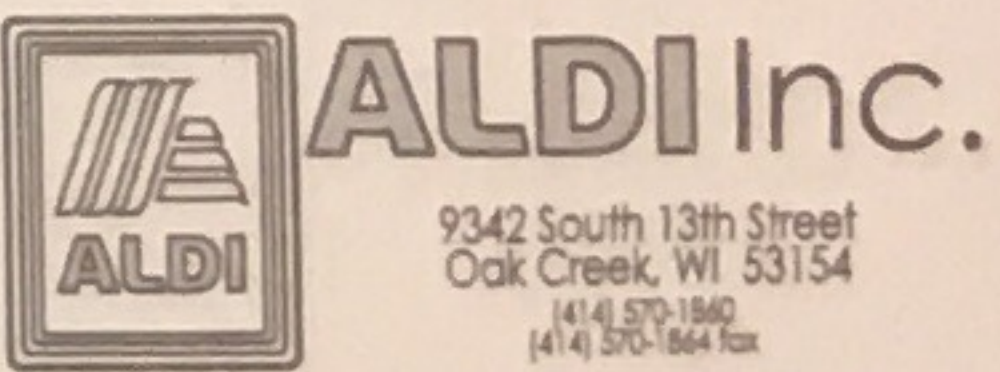
Copying, Printing, Software and other processes required to produce these prints can stretch or shrink the actual paper or layout. Therefore, scaling of this drawing may be inaccurate. Contact ms consultants with any need for additional dimensions or clarifications.



ms consultants, inc.
engineers, architects, planners
2221 Schrock Road
Columbus, Ohio 43229-1547
phone 614.898.7100
fax 614.898.7570

DRAWN BY:	MEM
REVIEWED BY:	AML
Seal	

PROFESSIONAL OF RECORD:
ERIC M. ELIZONDO No. A-9800-S
EXP. DATE: 07/31/2018



ALDI Inc. Store #: TBD
Glendale, WI
North Port Washington Rd.
Glendale, WI 53217
Milwaukee County
Project Name & Location:

Exterior Elevations	
Drawing Name:	
Prototype Rls. 02/07/18	Project No. 40321-XX
Type: RHSD-V8	
	A-201
Scale: As Noted	Drawing No.

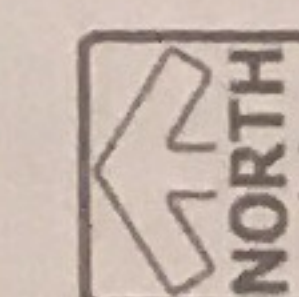
PRELIMINARY - NOT FOR CONSTRUCTION

ALDI STATS:
PARKING: 112 STALLS

OUTLOT STATS:
PARKING: 14 STALLS

RESIDENTIAL STATS:
PARKING: 74 STALLS

CITY REQUIREMENTS:
- 168 SF MIN. PARKING STALLS (10'X18' SHOWN)



 **ALDI - GLENDALE CONCEPT III**
PINNACLE ENGINEERING GROUP 15850 W. BLUEMOUND ROAD | S

04/16/18
PEGJOB# 1143.0

04/16/18

3b



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: 6310 LLC
Name of Business Owner (if different from applicant): Thomas Schafer, sole member of 6310 LLC
Business Name: _____
Address of Applicant: 2551 North Wahl Avenue
City, State, Zip: Milwaukee, WI 53211
Office Phone Number: _____ Cell: 414-840-6667 Fax: _____
Applicant E-Mail: tschafer1@wi.rr.com
Applicant Signature: _____ Date: 4-4-2018

PROPERTY INFORMATION

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

Current Zoning of Property: B-1, F2 Proposed Zoning of Property: B-1, F1
Current Use of Property: vacant land Proposed Use of Property: mixed use office and retail
Property Address (or addresses): 6270, 6290, 6300 and 6310 North Port Washington Road
Property Owner (s) (if different from applicant): same as applicant
Property Owner Address: same as applicant
City, State, Zip: _____
Property Owner Phone: _____ Cell: _____ Fax: _____
Tax Key Number: _____
Lot Size: Depth: _____ Width: _____ Area: _____

PROPOSAL INFORMATION

Type of Business: Please see attached Petition for Rezoning
Reason for Seeking a Change In Zoning: To facilitate redevelopment of the Property. Please see additional information in the attached Petition for Rezoning.

Who is the Primary Contact for This Project: Leah R. Wyant, Wyant Law Offices, S.C.
Contact Phone Number: 262-456-2391 Cell: 414-391-7263 Fax: _____
Contact E-Mail: lwyant@wyantlaw.com

Please See Reverse Side of Application for Additional Submittal Requirements

CITY OF GLENDALE USE ONLY

Total Fee: _____ Application Date: _____ Hearing Date: _____ Time: _____

6310 LLC

Petition to Rezone 6270, 6290, 6300 and 6310 North Port Washington Road, Glendale, Wisconsin

1. Contact Information of Applicant/Owner.

6310 LLC

Attn: Thomas Schafer

2551 North Wahl Avenue

Milwaukee, WI 53211

Phone: 414-840-6667

Email: tschafer1@wi.rr.com

and

Wyant Law Offices, S.C.

Attn: Leah R. Wyant, Esq.

601 Lake Avenue

Racine, WI 53403

Phone: 414-391-7263

Email: lwyant@wyantlaw.com

2. Overview. 6310 LLC ("Developer") owns the properties located at 6270, 6290, 6300 and 6310 North Port Washington Road, Glendale, Wisconsin, as more particularly described on the attached Exhibit A (the "Site"). The Site currently consists of four separate tax parcels, containing, collectively, approximately 1.746 acres.

The Site previously contained four older buildings used for office purposes. All structures that were previously on the Site have been demolished by the Developer to enable redevelopment of the Site.

The Site is currently zoned B-1, F2. To facilitate redevelopment of the Site, Developer is requesting a rezoning of the Site to B-1, F1. To the south, the Site is bounded by several properties that are also zoned B-1, F1. Uses on these properties include: North Shore Kitchen & Bath, Village Paint & Design, Village Ace Hardware and Elite Nutrition. Properties zoned B-1, F1 continue south of West Bender Road.

To the west, the Site is bounded by North Port Washington Road and Interstate 43. To the east, the Site is bounded by the Village of Whitefish Bay. To the north, the Site is separated from residential uses by Karl Campus Road and the Chicago Northwestern Railway line.

3. Uses. The B-1, F1 zoning permits the same uses in the B-1, F2 zoning, but also permits specialty retail shops and stores, restaurants (seated dining, full waiting service) and studios for photography, painting, music, sculpture, dance and other recognized fine arts. Consistent with the B-1, F1 zoning and the properties to the south of the Site, the Site will be

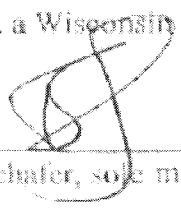
developed for office and retail uses, and other uses as permitted by the zoning. Specific users at this point are not finalized, but Developer is in discussions with several potential users. The rezoning will facilitate these discussions and the redevelopment of the Site. Developer will submit for site plan and architectural approval at a later date.

Developer's intent is to submit for certified survey map approval combining the current parcels that comprise the Site into either one or two lots. One lot would be intended for a standalone user, such as a financial institution. The second lot would be intended for a building with a mix use of retail, office space and other uses consistent with the B-1, F1 zoning district.

4. Design Standards. Please see the enclosed renderings. The buildings will be constructed with high quality materials, such as cast stone base courses with rocked face, brick veneer field courses, cast stone band courses with smooth face and ledgerstone piers at the entrances to the buildings.

Dated April 4, 2018

6310 LLC, a Wisconsin limited liability company

By: 

Thomas Schaefer, sole member

EXHIBIT A

6270 North Port Washington Road, Tax Parcel Number 1630045000

6290 North Port Washington Road, Tax Parcel Number 1630046000

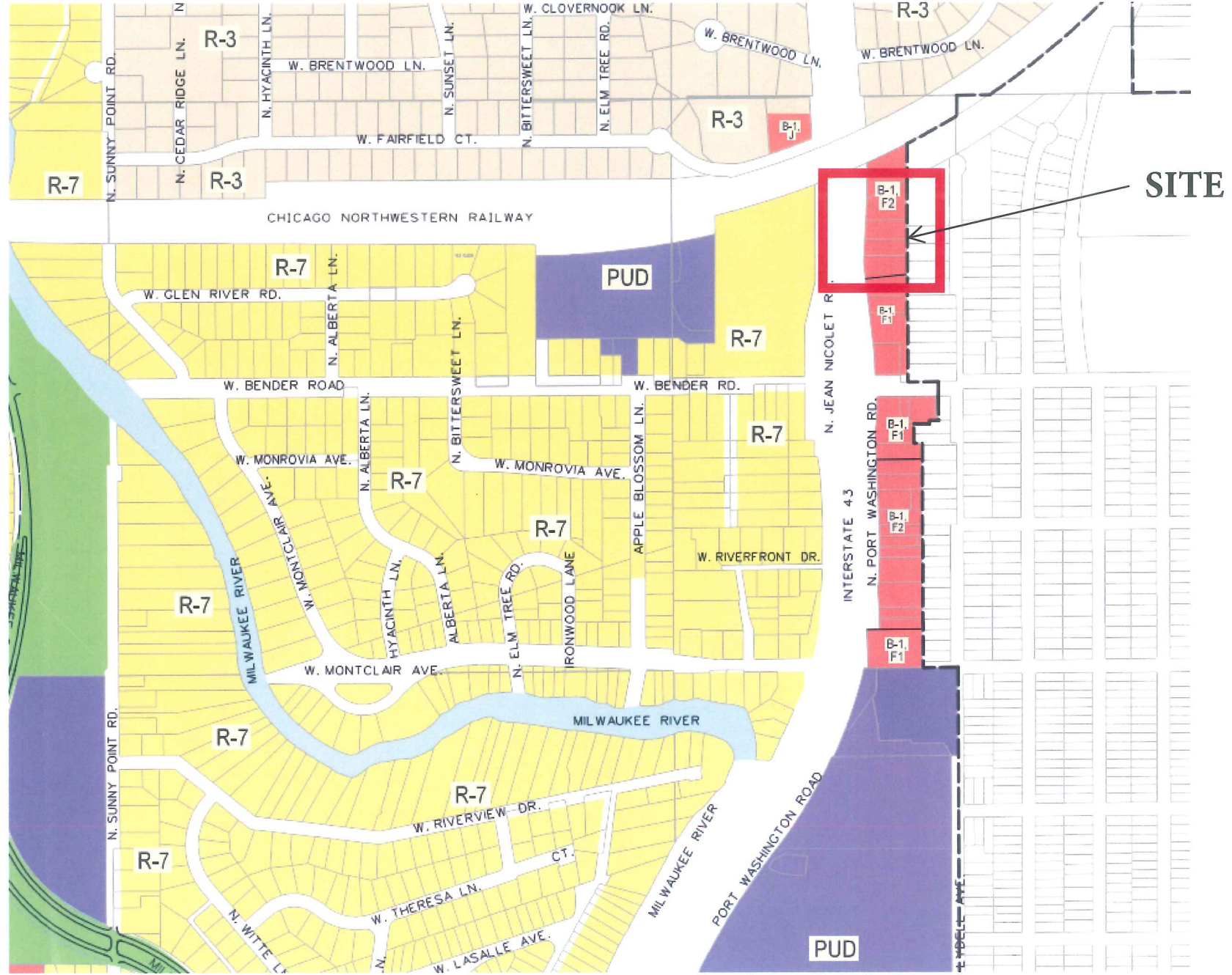
6300 North Port Washington Road, Tax Parcel Number 1630047000

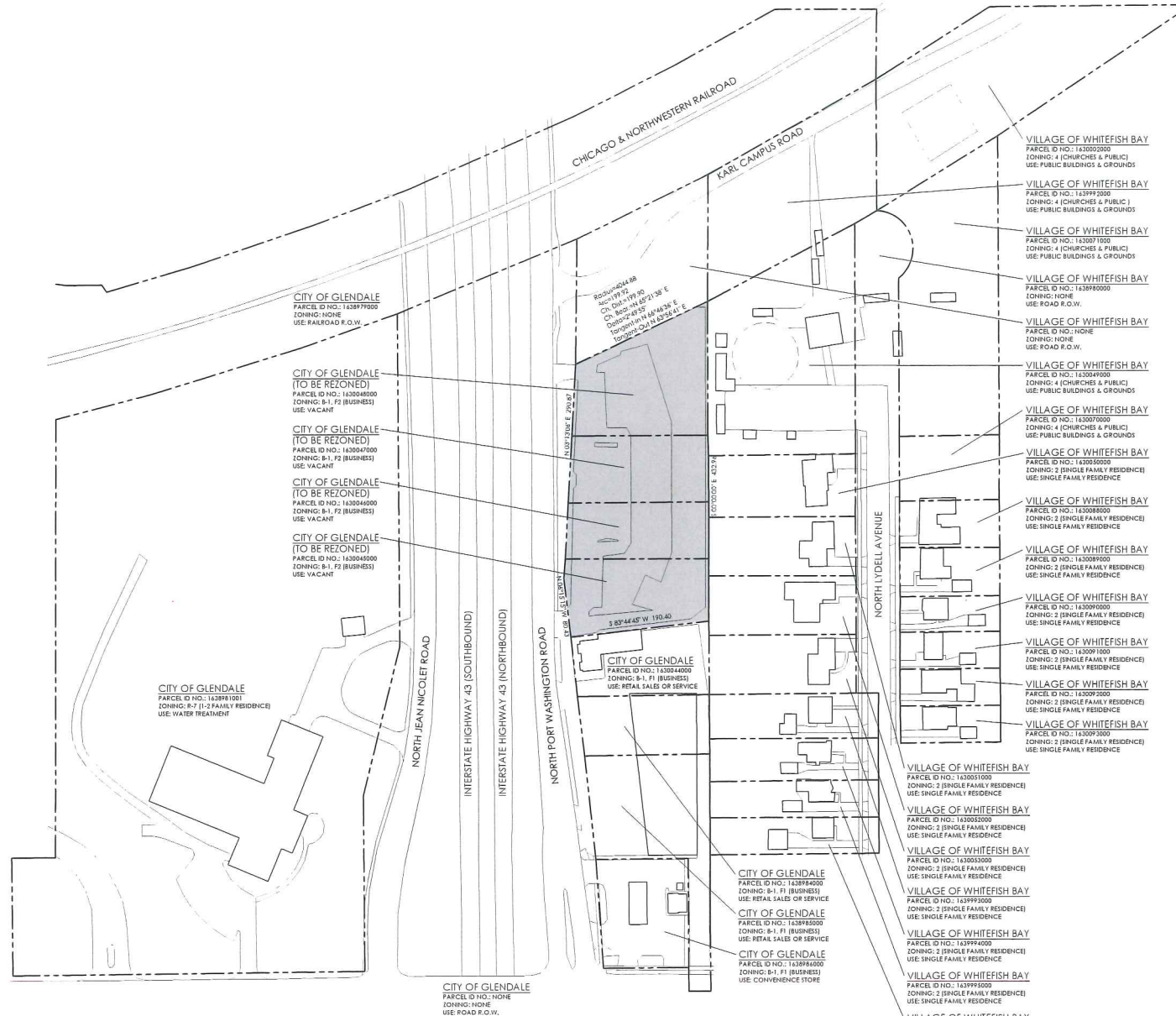
6310 North Port Washington Road, Tax Parcel Number 1630048000











APRIL 3, 2018

PROPOSED ZONING MAP AMENDMENT

6270-6310 NORTH PORT WASHINGTON ROAD, GLENDALE, WISCONSIN 53217
 PROJ. NO. 2017-8.2

SITE MAP
 SCALE: 1" = 100'-0"



NOTE:
 ALL GRAPHICS AND WRITTEN DESCRIPTIONS
 BASED ON INFORMATION PROVIDED BY
 VALUATION COUNTY INTERACTIVE MAPPING.



April 3, 2018

Proposed Zoning Map Amendment
6270, 6290, 6300 and 6310 N. Port Washington Road
Glendale, Wisconsin 53217

Abacus Proj. No. 2017-8.2

List of Owner's Names and Addresses

(all properties within two hundred feet of area proposed to be rezoned)

Parcel ID No. 1638979000

Parcel Address: None
Owner Name: Chicago & North Western Railroad
Owner Address: 1400 Douglas, Stop 1640, Omaha, NE 68179

Parcel ID No. 1638980000, Parcel ID No. 1639992000, Parcel ID No. 1630049000

Parcel Address: None
Owner Name: Village of Whitefish Bay
Owner Address: 5300 N. Marlborough Drive, Whitefish Bay, WI 53217

Parcel ID No. 1630050000

Parcel Address: 6301 N. Lydell Ave., Whitefish Bay, WI 53271
Owner Name: Tom and Marissa Sullivan
Owner Address: 6301 N. Lydell Ave., Whitefish Bay, WI 53271

Parcel ID No. 1630051000

Parcel Address: 6275 N. Lydell Ave., Whitefish Bay, WI 53271
Owner Name: John Lanke and Jessica Lieberman
Owner Address: 6275 N. Lydell Ave., Whitefish Bay, WI 53271

Parcel ID No. 1630052000

Parcel Address: 6265 N. Lydell Ave., Whitefish Bay, WI 53271
Owner Name: Douglas Moore
Owner Address: 6265 N. Lydell Ave., Whitefish Bay, WI 53271

Parcel ID No. 1630053000

Parcel Address: 6255 N. Lydell Ave., Whitefish Bay, WI 53271
Owner Name: Mark and Lynn Leonard
Owner Address: 6843 N. Seville Avenue, Glendale, WI 53209

Parcel ID No. 1639993000

Parcel Address: 6249 N. Lydell Ave., Whitefish Bay, WI 53271
Owner Name: David and Alexis Deblitz
Owner Address: 6249 N. Lydell Ave., Whitefish Bay, WI 53271

Parcel ID No. 1639994000

Parcel Address: 6241 N. Lydell Ave., Whitefish Bay, WI 53271
Owner Name: Richard and Allison Jaworski
Owner Address: 6241 N. Lydell Ave., Whitefish Bay, WI 53271

Parcel ID No. 1630044000

Parcel Address: 6260 N. Port Washington Rd., Glendale, WI 53217
Owner Name: 6260, LLC
Owner Address: 6240 N. Port Washington Rd., Glendale, WI 53217

Parcel ID No. 1638984000

Parcel Address: 6250 N. Port Washington Rd., Glendale, WI 53217
Owner Name: Kivley Investments, LLC
Owner Address: 1200 E. Capital Dr., Ste. 310, Milwaukee, WI 53211

Parcel ID No. 1638985000

Parcel Address: 6240 N. Port Washington Rd., Glendale, WI 53217
Owner Name: 6240, LLC
Owner Address: 6240 N. Port Washington Rd., Glendale, WI 53217







525 30

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

PLAN COMMISSION REVIEW APPLICATION

Application Fee: \$300

APPLICANT INFORMATION

Name of Applicant: Roettgers Co Inc.
Legal Name of Business: Roettgers Co Inc.
Name of Business Owner (if different from Applicant): _____
Applicant Address (City, State, and Zip Code): 5169 N 37th ST Milwaukee
WI 53209
Office Phone Number: 414 466-0890 Cell: _____ Fax: 414 466-5141
Applicant E-Mail: Kevin.roettgersco@gmail.com
Applicant Signature: Kevin M Brunk Date: 4-3-18

PROPERTY INFORMATION

Property Address: 525 W Silver Spring Tax Key Number: 197-8941-001 Zoning District: _____
Property Owner (if different from Applicant): 525 Glendale LLC
Property Owner Address (City, State, and Zip Code): 5169 N 37th ST Milwaukee
WI 53209
Property Owner Phone: 414 466-0890 Cell: _____ Fax: 414 466-5141
Property Owner E-Mail: Kevin.roettgersco@gmail.com
Property Owner Signature: David Roettgers Date: 4/3/18

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): 525 ARC
Convenience Store

Total Building Area: _____ To Be Occupied Area: All
Lot Size: Depth: 224' Width: 139' W LOT 194' E LOT Area: _____
Previous Occupant in To Be Occupied Space: N/A
Other Uses of This Site: N/A
Total Number of Parking Spaces: 16 Parking Spaces Available to Tenancy: N/A
Business Hours (Days and Hours of Operation): _____
Total Number of Employees: 6 Maximum Number of Employees at Site at One Time: 2
Primary Contact Person for This Project: DAVID ROETTGER
Primary Contact Phone: 414 466-0890 Cell: 414-322-3006 Fax: 414 466-5141
Primary Contact E-Mail: Kevin.roettgersco@gmail.com

D ROETTGER@VONBRIESEN.COM

CITY OF GLENDALE USE ONLY

Application Fee: _____ Date of Application: _____ Time: _____ Received by with date: _____ Tentative Hearing Date: _____
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Rec'd 4/18/2018

Bayshore



Bayshore



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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

Application Fee: \$300

APPLICANT INFORMATION

Name of Applicant: Roe Hgers Co Inc.
 Legal Name of Business: Roe Hgers Co Inc.
 Name of Business Owner (if different from Applicant): _____
 Applicant Address (City, State, and Zip Code): 5169 N 37th ST Milwaukee
WI 53209
 Office Phone Number: 414 466-0890 Cell: _____ Fax: 414 466-5141
 Applicant E-Mail: Kevin.roettersco@gmail.com
 Applicant Signature: Kevin M Brandt Date: 4-3-18

PROPERTY INFORMATION

Property Address: 7010 N Port Washington Tax Key Number: 128-8007-000 Zoning District: _____
 Property Owner (if different from Applicant): 7010 Glendale LLC
 Property Owner Address (City, State, and Zip Code): 5169 N 37th ST Milwaukee
WI 53209
 Property Owner Phone: 414 466-0890 Cell: _____ Fax: 414 466-5141
 Property Owner E-Mail: Kevin.roettersco@gmail.com
 Property Owner Signature: David Brandt Member Date: 4/3/18

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): 7010 ARC
Convenience Store
 Total Building Area: _____ To Be Occupied Area: All
 Lot Size: Depth: 137' N LOT 106'S LOT Width: 134' W LOT 131'E LOT Area: _____
 Previous Occupant in To Be Occupied Space: N/A
 Other Uses of This Site: N/A
 Total Number of Parking Spaces: 16 Parking Spaces Available to Tenancy: N/A
 Business Hours (Days and Hours of Operation): _____
 Total Number of Employees: 6 Maximum Number of Employees at Site at One Time: 2
 Primary Contact Person for This Project: Kevin Brandt DAVID ROETTERS
 Primary Contact Phone: 414 466-0890 Cell: 414-322-3006 Fax: 414 466-5141
 Primary Contact E-Mail: Kevin.roettersco@gmail.com
DRROETTERS@VONBRIESEN.COM

CITY OF GLENDALE USE ONLY

Application Fee: _____ Date of Application: _____ Time: _____ Received by with date: _____ Tentative Hearing Date: _____
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Rec'd 4/18/2018

Glendale



Glendale



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REVISIONS	BY

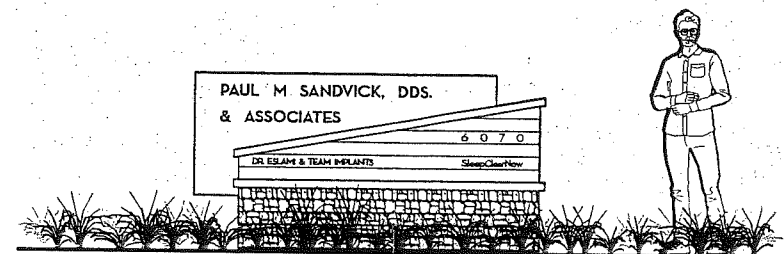
PAUL M SANDVICK
6010 N PORT WASHINGTON RD
MILWAUKEE, WI 53217

FLAGSTONE
Landscape Design and Construction

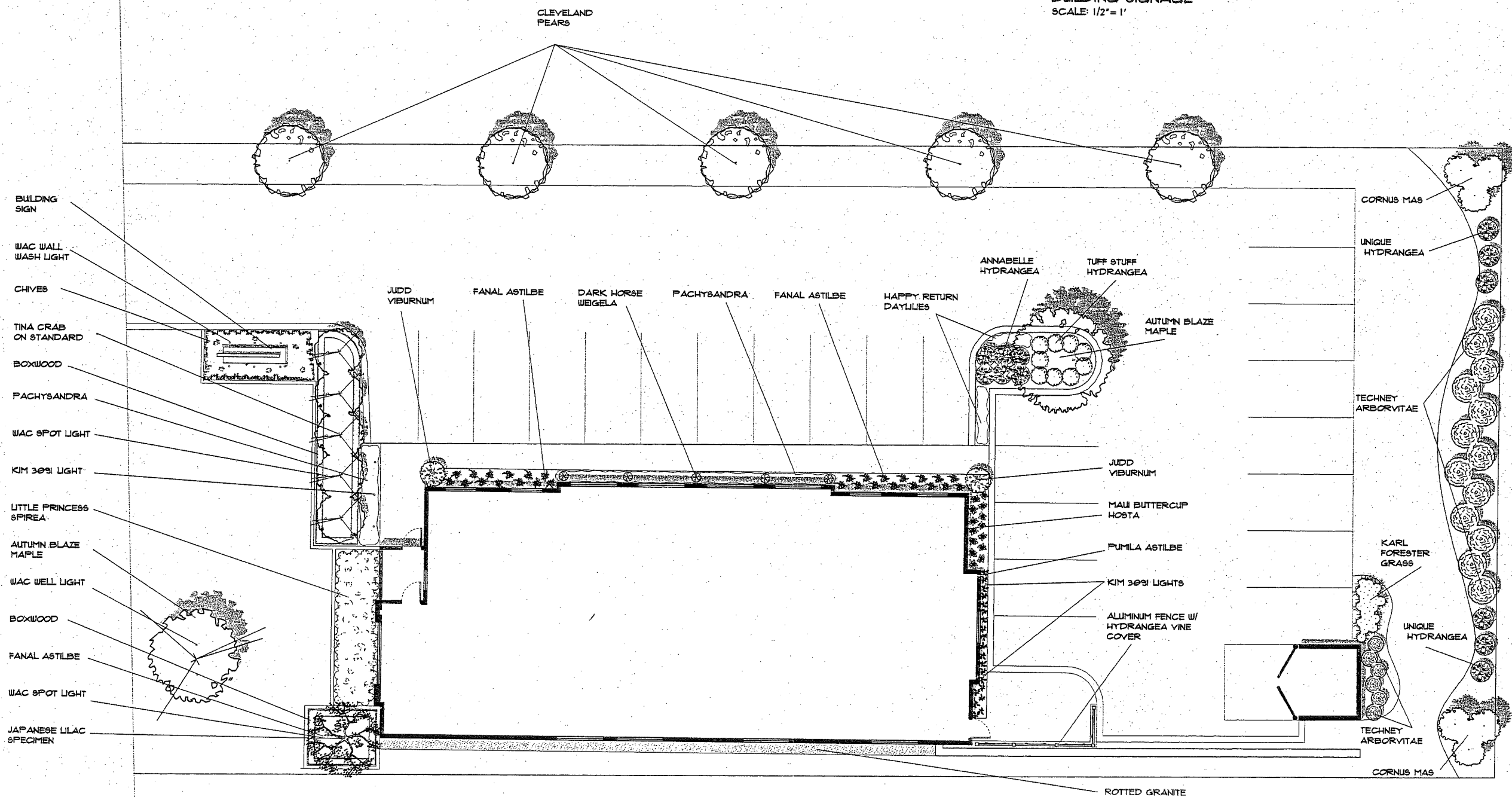
Phone: 262.377.7627
Fax: 262.377.2880
1040 Lakeside Plaza
Cedarburg, WI 53012

SCALE
1/8" = 1'

DESIGN BY PJK
DRAWN BY GJK
BASE MAP
DATE
SHEET



BUILDING SIGNAGE
SCALE: 1/2" = 1'



LANDSCAPE PLAN
SCALE: 1/8" = 1'

