

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

AGENDA -- PLAN COMMISSION
Tuesday, July 10, 2018
6:00 P.M.

1. Roll Call and Pledge of Allegiance.
2. Adoption of Minutes of Meeting of June 5, 2018.
3. a. Plan Commission Review, Perkin's Restaurant & Bakery, Façade Improvements, 5265 North Port Washington Road. Review and approve proposed façade improvements to the existing Perkin's Restaurant & Bakery.
Lisa Kennedy, Architect (Bluegrass Restaurant Holdings, LLC)
- b. Sign Appeal Variance, Strattec Security Corporation, 3333 West Good Hope Road. Review and approve proposed Sign Appeal Variance for Direction Signs into the Strattec Security Corporation Facility.
Mark Van Ermen, FASTSIGNS
- c. Plan Commission Review, North Shore Bank, 403 West Silver Spring Drive. Review and approve property owner request to modify the previously approved landscape plan at the 403 West Silver Spring Drive premises.
Mike Peine, Project Representative
- d. Certified Survey Map (CSM), Kapur Multi-Occupant Office Building Premises, 7665 North Port Washington Road and Adjacent Unplatted Lands. Review and recommend to Common Council to approve the proposed Certified Survey Map to modify property boundaries to assemble 7665 North Port Washington Road and adjacent Unplatted Lands (Tax Key Parcels 091-8019-000 and 091-8996-001).
Ramesh Kapur, RCKLP

NOTICE: Although this is NOT a meeting of the Glendale Common Council, a majority of Council members may be present, although the Council action will not 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, July 10, 2018

- Plan Commission Report -

Glendale

RICH PAST.
BRIGHT FUTURE.



Staff Report to the Plan Commission

Meeting of Tuesday, July 10, 2018

- 3a. **Plan Commission Review, Perkin's Restaurant & Bakery, Façade Improvements, 5265 North Port Washington Road.** Review and approve proposed façade improvements to the existing Perkin's Restaurant & Bakery.

Perkin's Restaurant & Bakery seeks Plan Commission review and approval to complete façade changes to existing Perkin's Restaurant & Bakery located at 5265 North Port Washington Road. The site is zoned B-1, Sub-area B, and under the Zoning Code the proposed changes require review and approval by the Plan Commission.

The proposed exterior façade changes are non-complex and will include affixing stone (Quick Stack LedgeStone by Coronado) to the two front columns with decorative sconces as well. A curved aluminum canopy will be installed above the entrance, a replacement Perkins Restaurant & Bakery entrance sign will be installed, and existing awnings will be replaced and awning light fixtures installed. Various other exterior surface maintenance and repair will be completed such as scraping and painting the existing green metal awning across the front façade. Various interior renovation work items will also be completed not subject to review by the Plan Commission.

Staff Recommendation: Staff recommends that the Plan Commission grant approval for Perkin's Restaurant & Bakery to complete the proposed exterior façade improvements at 5265 North Port Washington Road, with the following requirements:

- 1) Signs at the 5265 North Port Washington Road are required to conform to the Glendale Sign Code;
- 2) All landscaping and lighting features at the 5300 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 5300 North Port Washington Road property required to comply with 13.1.144 of the Zoning Code;

Staff Report to the Plan Commission
Meeting of Tuesday, July 10, 2018

- 4) All City of Glendale building and fire codes applicable to the 5300 North Port Washington Road property being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium.

3b. Sign Appeal Variance, Strattec Security Corporation, 3333 West Good Hope Road. Review and approve proposed Sign Appeal Variance for Direction Signs into the Strattec Security Corporation Facility.

Strattec, Incorporated, seeks Plan Commission review and approval to have signage that exceeds what is provided for in the Glendale Sign Code.

A FASTSIGNS representative will present the proposed signage (Refer to exhibits) which includes four 20 square-foot direction signs into the Strattec Security Corporation premises at the indicated placements. The Glendale Code of Ordinances limits the size of direction signs to six square-feet. Signage variances require Plan Commission review and approval.

Glendale Sign Code Requirements

The Plan Commission may grant a variance to the Sign Code. Per the Sign Code sign variances are intended to allow flexibility to the sign regulations while still fulfilling the purpose of the regulations, with the caveat that it is not intended to permit the erection or maintenance of signs that are prohibited. The Sign Code states that the Plan Commission shall make the final decision using the following criteria:

- a. The basic rule of thumb should be that there be no public harm and there be a public benefit.
- b. Variance considerations will include proposals for signs which would enhance the overall character of a neighborhood, or to mitigate unusual site conditions.
- c. The sign as proposed will not result in an undue concentration of signage which renders it difficult or confusing to read existing signs.
- d. The effect of a proposed sign may have on depreciating property values of a neighborhood.
- e. The Plan Commission, in its deliberation of an adjustment, may consider the location of the proposed sign, the height, the size, the appearance, number, and location of other signs in the vicinity of the proposed sign,

Staff Report to the Plan Commission
Meeting of Tuesday, July 10, 2018

and any other factor the Plan Commission deems appropriate.

The necessary action by the Plan Commission is to grant, require to modify, or to deny the sign variance request. Given the physical setting along West Good Hope Road, the large parcel size and limited number of other properties fronting along West Good Hope Road, and the relatively high volume and speed of traffic travelling along West Good Hope Road, staff does not object to the signage as proposed.

- 3c. **Plan Commission Review, North Shore Bank, 403 West Silver Spring Drive.** Review and approve property owner request to modify the previously approved landscape plan at the 403 West Silver Spring Drive premises.

North Shore Bank proposes to change the previously approved landscape plan. North Shore Bank security personnel found that the earlier approved plan included some plant varieties that due to their height and girth might allow for a person to conceal themselves. Staff recommends approval of the proposed modified landscape plan.

- 3d. **Certified Survey Map (CSM), Kapur Multi-Occupant Office Building Premises, 7665 North Port Washington Road and Adjacent Unplatted Lands.** Review and recommend to Common Council to approve the proposed Certified Survey Map to modify property boundaries to assemble 7665 North Port Washington Road and adjacent Unplatted Lands (Tax Key Parcels 091-8019-000 and 091-8996-001).

In order to facilitate moving forward with its plan to modify the existing parking lot RCKLP proposes to assemble two existing parcels of land, 7665 North Port Washington Road and the adjacent parcel to the north, into a unified parcel and, as such, seeks approval of the proposed Certified Survey Map to facilitate the change.

It has come to the attention of the City that there are various underground utility easements that encumber the north adjacent parcel, with a drainage easement, and WEPCO (WE Energies)/Wisconsin Bell easements(s) as well. The City of Glendale is currently reviewing what type and size underground drainage pipeline, if any, is installed there and the ownership and maintenance responsibilities that exist.

Staff Report to the Plan Commission

Meeting of Tuesday, July 10, 2018

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 \$190 (\$175.00 plus 1x\$15 = \$190) administrative fee, making any required technical corrections to the document, determining the size, type, ownership and maintenance responsibilities for any existing drainage facilities (and possible related requirements), and payment of City Engineer CSM technical review fees, and other required fees, if any.

CITY OF GLENDALE -- PLAN COMMISSION
Tuesday, June 5, 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, Fred Cohn, Phillip Bailey, Josh Wadzinski, and JoAnn Shaw (arrived a few moments after the meeting commenced). 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, May 31, 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. Cohn, seconded by Comm. Bailey, to approve the minutes of the meeting held Tuesday, May 1, 2018. Mayor Kennedy asked that minutes be clarified on page 4 of 10 to reflect that he meant that while Pick N Save is there, ALDI is a different size, and it is not possible to purchase all of your items at ALDI. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

MATTERS TO BE CONSIDERED.

- I. 6:00 P.M. Plan Commission Public Hearing: 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 interested citizens and the Plan Commission, Public Comment, Plan Commission to review, make inquiry, discuss, comment, and recommend to the Common Council.

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

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).



Tuesday, June 5, 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 necessary action by the Plan Commission is to recommend to the Common Council that the petition be granted as requested, modified, or denied.

Mayor Kennedy announced that this evening we have two Public Hearings, the first of which will be for 6701 and 6789 North Port Washington Road, and asked Brian Adamson to come up to the table in front of the Plan Commission.

Mr. Stuebe stated that ICAP Development requests that 6701 and 6789 North Port Washington Road be rezoned from S-1 Special Institutional District to PD Planned Unit Development District, to initially include Associated Bank and ALDI, with a future phase with two as yet undetermined occupants.

Tuesday, June 5, 2018

Brian Adamson introduced himself as a principal of ICAP Development, and said that they are working with the Nicolet School District and are under contract several months, and are working on design and concepts to try to create something that fits in with the rest of the area, that includes a mix of smaller buildings and sidewalks with connectivity, continuing stating that they are not working on Phase II and that they do not have that now, that they want something that fits in with the community and is complementary in nature, modern glass, metal, and masonry materials. Mr. Adamson said that they have an ALDI design for Glendale, with green space around the outside and at the south end, walkways along North Port Washington Road, complementary uses, and that they anticipate improvements to north Port Washington Road, complementary, prudent. Mr. Adamson said that ALDI could not be present tonight but he does have an ALDI video to share [SEVERAL MINUTES ALDI PROMOTIONAL VIDEO]. Following the ALDI promotional video Mr. Adamson shared that their second user is Associated Bank, and that that will be a relocated from their existing location up the street to a free-standing building. Mr. Adamson said that the big question, what is Phase II, we are not going to know at this time, and that they will come back at that time to Amend the Planned Development District and Agreement. Mr. Adamson then spoke about his understanding of the Glendale Plan which calls for mixed uses and a rural feel, free-standing buildings, and connectivity, and suggested that they feel that these are the right kind of uses to serve the community.

Mayor Kennedy opened the floor to Plan Commission comment and inquiry and offered that there would also be an opportunity for Plan Commission after the Public Hearing.

Comm. Cronwell observed that it looks like they have extended the sidewalk from the intersection at Coventry and that Associated Bank is connected to their facility and the bus stop.

Mr. Adamson said that you were observant of the change.

Comm. Wadzinski said that in the model and fly-thru the main entrance is turned toward Interstate 43 and the truck dock and asked why the main face is not faced toward the local street.

Mr. Adamson stated that the main entrance will be toward the south and that there will be a secondary entrance toward North Port Washington Road.

Mayor Kennedy opened the Public Hearing portion of the meeting, and stated that seven people sign-in for the Public Hearing so they will be allowed to speak first and then any others who would like to speak will be able to do so, and also to please limit remarks to less than three minutes, and if there are other things the developer will still be around and to take that into account.

Robert Cronwell, 7530 North Applewood Lane. Robert Cronwell stated that he has shopped at ALDI and likes it, although does not love it, and said

Tuesday, June 5, 2018

that his concerns about the development are with traffic flow, he is glad there will be a STOP light there as increased traffic flows cause back-up on the freeway, and there is limited green space while it is all green space now, there will be all of parking lot and building space, and traffic comes with development and it will be a big change. Mr. Cronwell added that there will be two grocers back-to-back, and that that will be handy, although he questions the long-term viability of two grocery stores, and is concerned about Pick N Save closing in one or two years, and asked if there are any studies of that.

Mr. Adamson said that he does not know of any studies next to a Pick N Save, and suggested that the economics of agglomeration generally support grabbing something in one store and then the other as it is not possible to obtain the same goods in both stores. Mr. Adamson said that as for ALDI and grocery superstores he cannot think of those two together.

City Attorney John Fuchs stated that there is a Pick N Save and ALDI in Pewaukee and that both have been there for a long time.

Mr. Cronwell asked if they are under contract or have not yet closed.

Mr. Adamson said that they have not yet closed and that they do have a fully binding contract and can close at any time, that they have a long due diligence.

Lynn Flanagan, 5725 North Ames Terrace. Lynn Flanagan said that any questions that she had have been addressed.

Patricia Lucca, 6440 North Alberta Court. Patti said that she lives in the Clovernook area and has lived in Glendale most of her life, after moving in at age eight, continuing to say that if ALDI is built when would that target date be done and when would they close at night.

Mr. Adamson said that the ALDI will be built next summer and that ALDI is open 8:00 a.m. to 9:00 p.m. seven days per week without any fluxing.

Patti Lucca said that the continuous construction worries her a little bit and the increase in crime here in Glendale with four stores being hit the other night she is concerned and asked what statistics have been done about another grocery store being put up.

Mr. Adamson said that he did not think of grocery stores as high crime and they are already in the area.

Patti Lucca said that Bayshore started a wonderful property and now she is concerned about what will happen.

Elaine Keller, 1334 West Paradise Court. Elaine Keller said that she will pass.

Steve Schmelzling, 2100 West Green Tree Road. Alderman Schmelzling stated that he is speaking tonight as a resident and said that he would like to see accessibility, and that some of that is addressed with sidewalk, and said that the tunnel there, whether the Wisconsin Department of Transportation and the

Tuesday, June 5, 2018

highway work will necessitate removal, and said that his wife brought this up as she grew up in the Mount Royal area and worked at St. Francis Children's Center and the library and went back and forth. Mr. Schmelzling said that without a timeline for Phase II he does not see why the tunnel has to be closed, and also said that he thanks the developer for the traffic lights, and as a taxpayer put into our hopes that it gets done, and asked what the valuation will be for ALDI and Associated Bank.

Mr. Adamson stated that for Phase I he anticipates about \$6.5 million, and that traffic accessibility, just two buildings, parking, multi-story building.

Mr. Schmelzling said that he likes the little park by Associated Bank that he sees on the rendering, and suggested that the tunnel remain until Phase II to keep access across the highway, and that he wanted to highlight those items.

City Administrator Rachel Reiss stated that the tunnel is under the jurisdiction of the Wisconsin Department of Transportation (WDOT) and that in June of 2018 will be filled in with the Green Tree project, although it is not shown on the map it is part of the project, and that even if this Planned Development had something allowing for it will be filled, that they (WDOT) do not want it and will fill it. City Administrator Reiss also stated that as for the crime rate it is declining, that from 2017 to 2017 larceny dropped from 835 to 695, so the crime rate is going down in the City of Glendale.

John Laatsch, 429 West Acacia Road. Mr. Laatsch said that he is an ALDI shopper so he likes that and spoke of the widening of Interstate Highway 43 (I-43).

Mr. Adamson stated that ICAP has been in discussions with the WDOT and that they are keeping the buildings far enough out that current plans will not affect the project, and that the current plan to expand I-43 will not affect the project.

Mr. Laatsch reiterated that he is happy with ALDI.

Ralph Rinehart, 6032 North Sunny Point Road. Mr. Rinehart said thank you for saving my trip to Grafton and that Target is really expensive, he also said that he banks with Associated Bank. Mr. Rinehart stated that he is a father of four and that the sale of the land will help with the facility at the park, to make it the best facility around, and help the school, that he is excited about the expansion, that there are always a few bumps in the road, and that he is really excited about it.

Ellen Redeker, 6601 North Alberta Court. Ms. Redeker stated that she is a member of the Nicolet High School Board and that she is here as a resident, continuing saying that it took a long time to find the right partner and ICAP has the financial resources to make this happen and that not too many developers have the financial capacity, concluding saying that she recommends rezoning.

Tuesday, June 5, 2018

Mayor Kennedy asked whether there was anybody else that would like to speak about the Nicolet Upper Fields. There were none.

Motion by Comm. Cronwell, seconded by Comm. Shaw, that the Plan Commission close the Public Hearing. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

Mayor Kennedy stated that before us is the request to rezone the Nicolet Upper Fields lands from Institutional to Planned Development for mixed use, and asked the Plan Commission if there were any other comments or questions.

City Attorney John Fuchs stated that because this is a Phased Development he suggests that the recommendation to rezone from S-1 to PD and to implement the PD Agreement impose the condition that when Phase II starts it has to come to the Plan Commission and Common Council for review and approval.

Comm. Cronwell observed that Phase II is going to remain green space.

Mr. Adamson said that with the stormwater runoff ICAP is exploring pretty extensive use of underground with upflow packs which are larger filters so there will not be sheet flowing from the parking lot and that the system will be highly intensive monitoring with the stormwater runoff all underground.

Motion by Comm. Vukovic, seconded by Comm. Cohn, that the Plan Commission recommend to the Common Council that the petition to rezone be granted as requested, to approve a Planned Development Agreement for Phase I of the project, and that Phase II still has to come to the Plan Commission and Common Council for review and approval. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, and Wadzinski. Noes: Commissioner Shaw. Abstain: None. Motion carried 6-1.

- II. 6:00 P.M. Plan Commission Public Hearing: 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 interested Citizens and the Plan Commission, Plan Commission to review, make inquiry, discuss, comment, and recommend to the Common Council.

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

CITY OF GLENDALE -- PLAN COMMISSION
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).



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 necessary action by the Plan Commission is to recommend to the Common Council that the petition be granted as requested, modified, or denied.

Tuesday, June 5, 2018

Director of Community Development Todd Stuebe stated that the developer proposes to rezone to permit retail use in addition to the already permitted office use and other specified uses.

Leah Wyant introduced herself as being with the Wyant Law Office representing property owner Tom Schafer, who could not be present this evening, and presented the proposed rezone and project concept to the interested citizens and the Plan Commission. Ms. Wyant stated that they do not have the users yet although they hope to lock in the users and come back to the City of Glendale for Architecture, Site, and Landscape Plan improvements review and approval.

Mayor Kennedy encouraged the possibility of shifting the parking behind the building.

Ms. Wyant responded that they will look at that and that it will depend on the users.

Mayor Kennedy asked if they have the users.

Ms. Wyant replied not yet and that they are looking for the specialty retail and mixed office use looking for the site.

Mayor Kennedy opened the Public Hearing to public comment.

Lynn Flanagan, 5725 North Ames Terrace. Ms. Flanagan asked if there is a Traffic Study and said that getting out to North Port Washington Road is problematic, and that with the previous item there are already two lanes in both directions.

Mayor Kennedy stated that the State of Wisconsin proposal to widen Interstate Highway 43 does involve taking houses and expansion of North Port Washington Road to two lanes in both directions.

Ms. Flanagan said that what she said was just her concern.

Elaine Keller, 1334 West Paradise Court. Ms. Keller said that her comments were just all taken care of.

John Laatsch, 429 West Acacia Road. Mr. Laatsch said that he had the same concern about the last project, Interstate Highway 43 will be widened, Schultz Plumbing will be taken down, and asked why invest millions of dollars, and that he lives on the west side (of the freeway) and is concerned that they may tear down houses on the west side (of the freeway).

Ms. Wyant stated that they understand that WDOT will be taking some land but think that they can work the design.

Mr. Laatsch said that he is suspicious of a problem.

Terry Flanagan, 5725 North Ames Terrace. Mr. Flanagan said that he uses it (North Port Washington Road) every day, and that a lad came out of the Credit Union on a motorcycle and somebody was killed, and that there was a big traffic back-up.

Tuesday, June 5, 2018

A.J. Rudnitzki, 1200 West Capitol Drive, Shorewood (Business address). Mr. Rudnitzki asked about specialty retail, and whether the goal or target would be tenants such as Batteries Plus.

Ms. Wyant said that it could be a mix of local and national retailers subject to the Zoning Code, and that their bigger box would total about 10,000 square feet and that their tenants would be up to about 3,000 square-feet and smaller spaces.

Mr. Flanagan requested to speak again, and said that Johnson Controls built a big parking lot, and asked whether headlights were going to be shining on properties.

Mayor Kennedy observed that the water tower and the ball fields are behind there, and observed that there are three houses behind there, and that they will have to design taking that into consideration.

Kathleen Carry, 5711 North Crestwood Boulevard. Ms. Carry commented that the whole back row is not represented, continuing saying that the Batteries Plus strip mall never has enough parking spaces and that the AT&T store has really high traffic and there are not enough parking spaces.

Mayor Kennedy asked if there was any other testimony and made three calls for any comments. There were none.

Motion by Comm. Bailey, seconded by Comm. Cohn, that the Plan Commission Public Hearing be closed. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

Comm. Vukovic asked whether this rezoning have to be done right now noting that with the previous item we know what is coming.

Ms. Wyant stated that having the permitted uses of the Zoning District in place facilitates their ability to attract tenants and that having uses all lined up is atypical, and that they are only adding specialty retail use.

Comm. Vukovic observed that whatever they want to put there it has to come back to the Plan Commission.

Comm. Cronwell observed the Batteries Plus concept.

Ms. Wyant said that having the zoning in place opens up the opportunity to discuss with those types of users.

Mayor Kennedy asked City Attorney Fuchs if he has a recommendation for the motion, and that the project becomes the zoning, and that the uses will come back to the Plan Commission for review and approval.

City Attorney Fuchs suggested a simple motion to recommend approval or to deny.

Motion by Comm. Cohn, seconded by Comm. Shaw, that the Plan Commission recommend to the Common Council that the petition to rezone be granted as requested. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic,

Tuesday, June 5, 2018

Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

City Attorney Fuchs excused himself as he had to also be in Waukesha.

- III. Plan Commission Review, Mobil, 525 West Silver Spring Drive.
Review and approve exterior changes to the building, canopy structure and pumps, 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:

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. 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 are responsive to the Plan Commission input given May 1, 2018, providing the existing building modern clean colors and lines, the canopy will be white with blue, with downward directed lighting around the top perimeter of the structure. The indicated Mobil signage affixed to the north end of the west side of the canopy requires a Sign Variance per Item 3d below. The window applications have been eliminated from the proposed changes.

Community Development Director Stuebe stated that the property owner is back from the previous month with revised images for the two buildings (525 west Silver Spring Drive and 7010 North Port Washington Road) and has modified the building design. Mr. Stuebe also shared with the Plan Commission that the property owner is not asking for Mobil signage to be affixed to the canopy structures and that there will only be the blue and white color bands with downward lighting along the top perimeter of the structure. Mr. Stuebe stated that 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; a Variance is required to have the canopy mounted Mobil signage; 2) All

Tuesday, June 5, 2018

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; and 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.

Mike Miller introduced himself as representing Roettgers Company (ARC) and presented the proposed projects for both 525 West Silver Spring Drive and 7010 North Port Washington Road to the Plan Commission.

Mayor Kennedy commented that based on the submitted images the buildings would fit in a little more with the neighborhood.

Mr. Miller stated that they took this back to the architect and that the façade would include galvanized and corrugated steel per the submitted images, and held a sample of the galvanized steel for the Plan Commission to view.

Comm. Wadzinski asked about the materials generally and more specifically the materials of the horizontal bands around the top of the buildings.

Mr. Miller identified the flat material as the galvanized steel.

Comm. Wadzinski said that galvanized steel will rust wherever it is folded or scratched, and likely where cut at the edges, that galvanized steel is zinc on steel – there are all kinds of grades, and that the biggest concern is that this will not have the finishes, and that with galvanized steel there is a significant possibility of rust.

Director of Community Development Stuebe inquired whether an aluminum product would be more appropriate.

Comm. Wadzinski said possibly, however, he is not so much concerned about the material as much as the specific coating for the material, and said that there are far more improved products that include Kynar 500 finish, and that Firestone has a product as well, continuing saying that the problem is not so much the material as the disconnect between what is shown in the images in the Plan Commission materials and what has been presented, and that they need to utilize a metal that is not subject to corrosion, it could be aluminum.

Comm. Cronwell asked whether this could be approved along the lines included in the images with deference to Staff to approve an acceptable material.

Director of Community Development Stuebe stated that the requirement for architectural materials is those that have durable and lasting qualities.

Comm. Cohn said that he likes the appearance of the new designs instead of the design with all of the squiggles, although he still does not know what ARC is, understanding it relates to Roettgers Company, however, he said that as a

Tuesday, June 5, 2018

suggestion that might help with their merchandising goal to say what it actually stands for.

Mr. Miller likened ARC to Speedway as a brand, and that even Speedway had to start with very few stores and was not generally known as a brand.

Motion by Comm. Wadzinski, seconded by Comm. Cronwell, 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) Submit specific material proposed for Staff review and approval; 2) Signs at the 525 West Silver Spring Drive are required to conform to the Glendale Sign Code; There will not be any canopy mounted signage; 3) 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; 4) Trash enclosure(s) at the 525 West Silver Spring Drive property required to comply with Zoning Code 13.1.144; and 5) 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. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

IV. Plan Commission Review, Mobil, 7010 North Port Washington Road. Review and approve exterior changes to the building, canopy structure and pumps, 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:

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.

The proposed changes to the exterior are responsive to the Plan Commission input given May 1, 2018, providing the existing building modern clean colors and lines, the canopy will be white with blue, with downward directed lighting around the top perimeter of the structure. Mobil signage is not

Tuesday, June 5, 2018

being proposed for the canopy. The window applications have been eliminated from the proposed changes.

Both the 7010 North Port Washington Road item and the 525 West Silver Spring Drive item (Item III above) were reviewed and discussed together and that the above recorded decision of the Plan Commission is also applicable to the 7010 North Port Washington Road property.

Motion by Comm. Wadzinski, seconded by Comm. Bailey, 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) Submit specific material proposed for Staff review and approval; 2) Signs at the 7010 North Port Washington Road are required to conform to the Glendale Sign Code; There will not be any canopy mounted signage; 3) 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; 4) Trash enclosure(s) at the 7010 North Port Washington Road property required to comply with Zoning Code 13.1.144; and 5) 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. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

- V. Plan Commission Use and Occupancy Review, Glendale Market/Pizza Studio, 6969 North Port Washington Road (former Cartridge World Tenant Space at Glendale Market Multi-Tenant). Review and approve proposed table seating within Glendale Market Common Area for use by Pizza Studio.

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

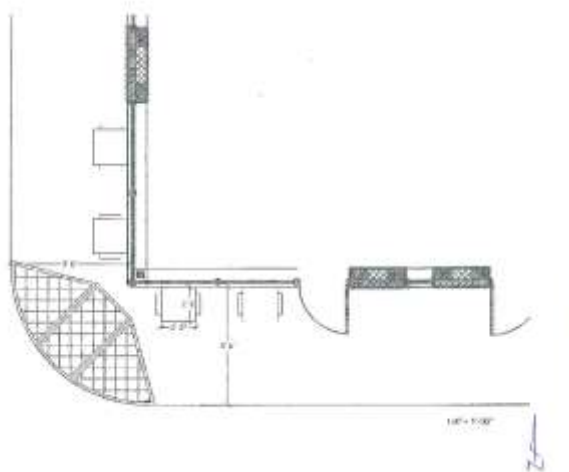
Glendale Market and Pizza Studio seek Plan Commission approval to have four tables with two seats located within the Glendale Market Common Area as indicated in the drawing.. The site is zoned PD-Planned Unit Development District and the proposed use and occupancy requires Plan Commission review and approval.

CITY OF GLENDALE -- PLAN COMMISSION
Tuesday, June 5, 2018

Photograph. 6969 North Port Washington Road.



Proposed Glendale Market Pizza Studio Common Area Seating.



CITY OF GLENDALE -- PLAN COMMISSION
Tuesday, June 5, 2018

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



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



Tuesday, June 5, 2018

The measurement from the metal window sill ledge to the north edge of the base of the STOP sign pole is about 80 inches. The measurement from the metal window sill ledge to the face of the concrete curb is about 101-1/2 inches (about 8'-6"). Assuming that the 2'-6" square table most proximate to the STOP sign is maintained up against the edge of the building there is 50-inches (4'-2") between the outside edge of the table and the north edge of the base of the STOP sign, exceeding the required minimum of 36-inches for wheelchairs to pass.

Glendale Market has indicated the tenant is required to move the tables and chairs inside Pizza Studio during non-business hours and stored for the inclement season (this should be specified).

Community Development Director Stuebe stated the Plan Commission asked that at the time that Pizza Studio submits a request for table seating outside the Pizza Studio tenant space that it be brought to the Plan Commission for their review and approval, that Pizza Studio has requested table seating within the Common Area of the Glendale Market, and that for that reason Jeff Brown of General Capital Group is present as well as Aaron Hurvitz of Pizza Studio. Mr. Stuebe continued stating that the proposal is for four two-seat tables to be placed as indicated, and that the drawing submitted by General Capital Group along with measurements made indicate that there is sufficient space between the tables and the STOP sign and curb to have the tables and seating as shown and satisfy Americans with Disability Act requirements. Mr. Stuebe stated that staff recommends that the Plan Commission grant approval for Glendale Market to have the four two-seat tables for use by patrons of Pizza Studio, with the following requirements: 1) Beer and wine shall only be served in open containers to be consumed only within licensed restaurant space inside the building; 2) The four tables (two-seats each) and seats must be maintained at the proposed placement to allow for pedestrian passage and persons in wheelchairs; 3) The tables must be moved inside the Pizza Studio tenant space when Pizza Studio is not open for business, and stored for the season between November 1 and May 1; and, 4) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department.

Jeff Brown introduced himself and Aaron Hurvitz of Fast Casual (Pizza Studio) introduced himself. Mr. Hurvitz took the opportunity to mention Chalk Fest being held to raise funds to support the Police Canine Unit, as Boomer

Tuesday, June 5, 2018

is going to retire, and the cost to supply the new canine totals about \$60,000 and this is all privately funded.

Comm. Cronwell stated that she has some particular concerns with the outdoor seating, and asked if the space there for a wheelchair and a walker and the curb creates a precarious condition.

Mr. Hurvitz suggested that the placement complies with somebody in a wheelchair and somebody pushing it.

Mayor Kennedy asked how many tables and chairs they have inside.

Mr. Hurvitz stated they have 38 total inside, so there will be eight more at Pizza Studio.

Comm. Cohn asked what the age requirement and older is to serve beer and wine, and who would police this.

City Administrator Rachel Reiss stated 18.

Mr. Hurvitz stated that they will have signage and that the manager in charge will make sure that they stay inside the premises, and that he had noticed that at Blaze Pizza they have such signage.

Comm. Cohn asked how they are going to be maintaining bringing the tables inside every night.

Mr. Hurvitz replied that he went to Burbank for training and thinks of this as a mini Stone Creek.

Motion by Comm. Wadzinski, seconded by Comm. Vukovic, that the Plan Commission grant approval for Glendale Market to have the four two-seat tables for use by patrons of Pizza Studio per the four requirements. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Bailey, Wadzinski, and Shaw. Noes: Commissioner Cohn. Abstain: None. Motion carried 6-1.

VI. Reschedule Regular July Plan Commission meeting (Tuesday, July 3, 2018) to 6:00 p.m. TUESDAY, JULY 10, 2018, due to the Fourth of July (Independence Day) holiday.

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

Mayor Kennedy stated that it would be difficult to have staff present there the evening of the Fourth of July celebrations and that is the reason that it is proposed to schedule the regular July 3 meeting date to 6:00 p.m., Tuesday, July 10, 2018.

Motion by Comm. Cronwell, seconded by Comm. Vukovic that the Plan Commission reschedule the regular July Plan Commission meeting to 6:00 p.m. Tuesday, July 10, 2018. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cole, Bailey, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, June 5, 2018

ADJOURNMENT.

Motion by Comm. Cohn, 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, July 10, 2018. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

Todd M. Stuebe, Director of Community Development

Respectfully Submitted: Friday, June 8, 2018.

Google Maps 5265 N Port Washington Rd



Image capture: Aug 2017 © 2018 Google

Glendale, Wisconsin

 Google, Inc.

Street View - Aug 2017

<https://www.google.com/maps/@43.1129577,-87.9168723,3a,37.5y,296.69h,88.66t/data=!3m6!1e1!3m4!1s-bwq1bdiGIXzJiiBI3XMxw!2e0!7i13312!8i6656>

3a

Google Maps 5275 N Port Washington Rd

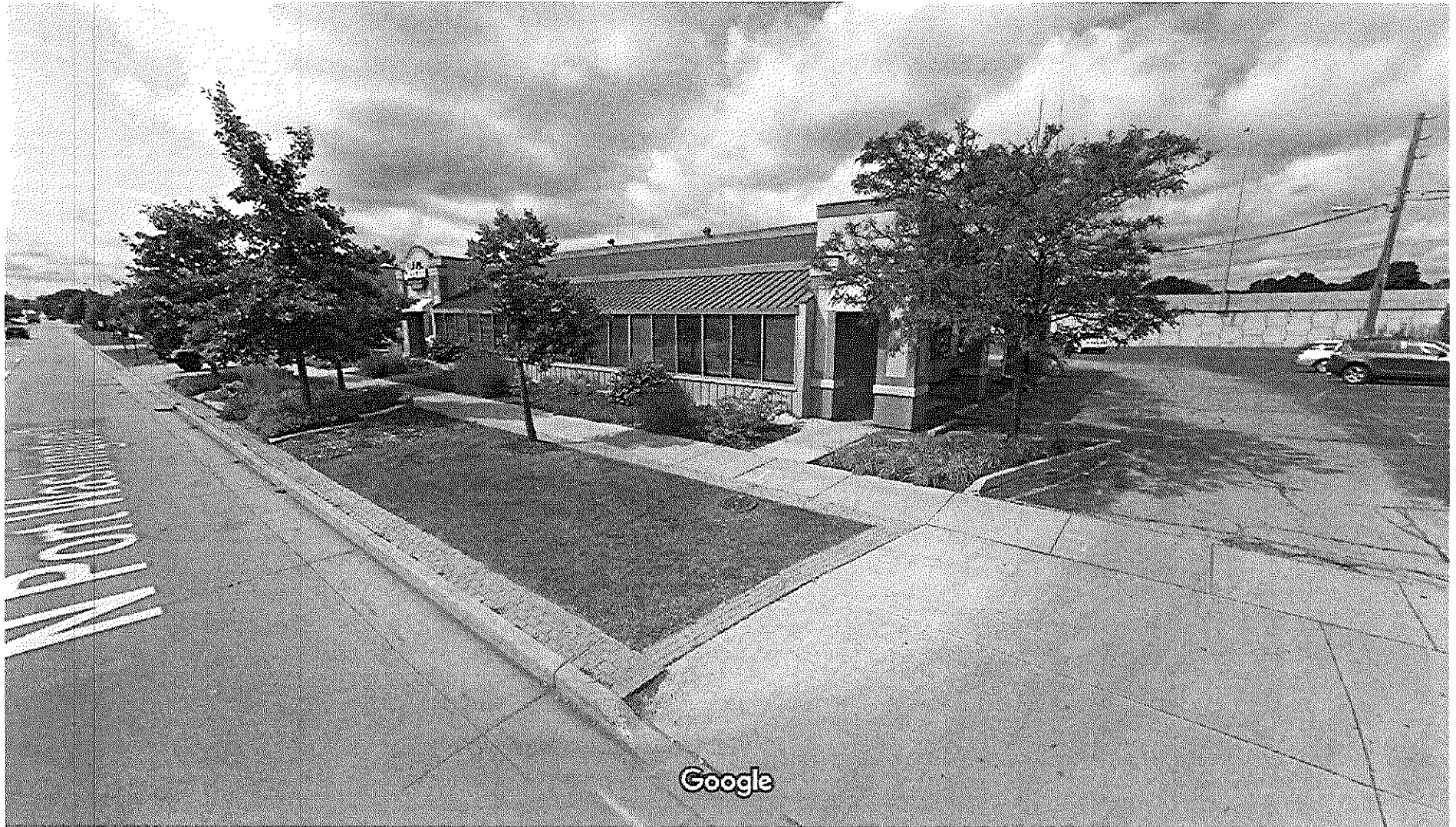
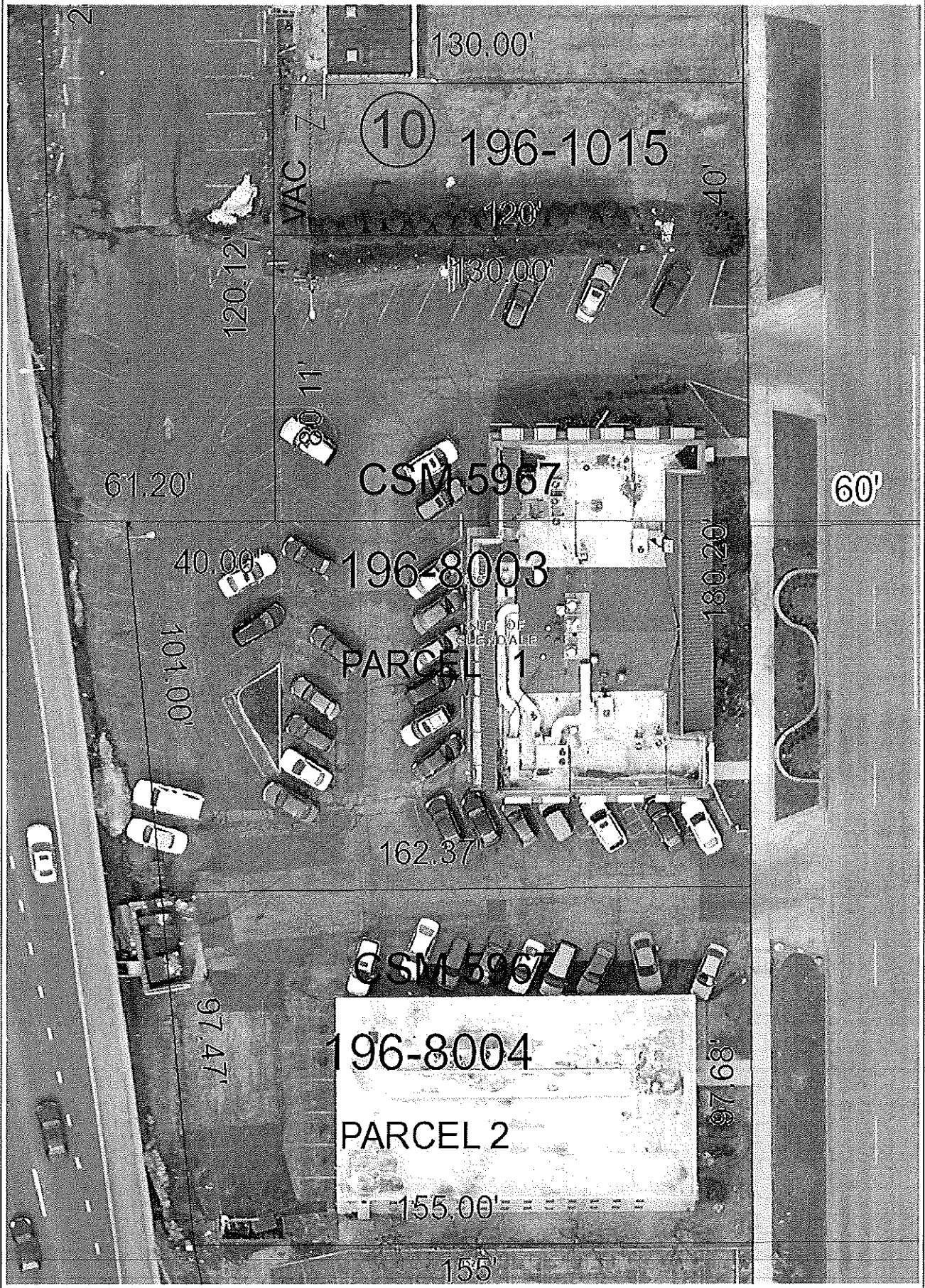


Image capture: Aug 2017 © 2018 Google

Glendale, Wisconsin

 Google, Inc.

Street View - Aug 2017



Projection
NAD_1927_StatePlane_Wisconsin_South_FIPS_4803



1:282

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 with or expressed or implied by Milwaukee County or its employees.

47 0 24 47 Feet

THIS MAP IS NOT TO BE USED FOR NAVIGATION © MCAVUS



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: PAT CORRELL ; LISA KENNEDY, FAIA
Legal Name of Business: PERKINS RESTAURANT & BAKERY
Name of Business Owner (if different from Applicant): CBT, LLC
Applicant Address (City, State, and Zip Code): 3309 COLLINS LANE, LOUISVILLE, KY 40245

Office Phone Number: 414-255-1362 Cell: _____ Fax: 414-255-1389
Applicant E-Mail: LKENNEDY@BFCOMPANIES.COM ; PCORRELL@BLUEGRASSRESTAURANTHOLDINGS.COM
Applicant Signature: [Signature] Date: 6/18/18

PROPERTY INFORMATION

Property Address: 5265 N. POPE WASHINGTON Tax Key Number: 1962003000 Zoning District: B-1
Property Owner (if different from Applicant): ARTHUR I. OBER REVOCABLE TRUST
Property Owner Address (City, State, and Zip Code): 925 S. BEDFORD ST. 1, LOS ANGELES CA 90035

Property Owner Phone: 310-358-0385 Cell: N/A Fax: N/A
Property Owner E-Mail: N/A
Property Owner Signature: Arthur I. Ober Date: 6/19/18

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): PERKINS RESTAURANT & BAKERY
FULL SERVICE RESTAURANT
Total Building Area: 5587 SF. To Be Occupied Area: 5587 SF
Lot Size: Depth: 170' Width: 180.20' Area: .62 ACRES
Previous Occupant in To Be Occupied Space: PERKINS RESTAURANT - NO CHANGE IN TENANT OR OCCUPANCY.
Other Uses of This Site: NONE
Total Number of Parking Spaces: ± 70 Parking Spaces Available to Tenancy: ± 70
Business Hours (Days and Hours of Operation): 6AM - 10PM 7 DAYS/WEEK
Total Number of Employees: _____ Maximum Number of Employees at Site at One Time: 16
Primary Contact Person for This Project: JAMES RAWLINGS
Primary Contact Phone: 502-272-2261 Cell: 502-523-2811 Fax: 502-272-2262
Primary Contact E-Mail: JRAWLINGS@BFCOMPANIES.COM

CITY OF GLENDALE USE ONLY

Application Fee: _____ Date of Application: _____ Time: _____ Received by with date: _____ Tentative Hearing Date: _____
G:\COMMON\Community Development Planning Department\Plan Commission Administration (2-4-4)\04 Conditional Uses\01 CU Procedures\CU Application.doc



June 18, 2018

City of Glendale
Community Development Department
5909 N. Milwaukee River Parkway
Glendale, WI 53209-3815

RE: Perkins Restaurant Minor Alterations/Renovations

Below is the Plan of Operation Outline for the above mentioned project.

1. **Name of Business, Address:** Perkins Restaurant & Bakery, 5265 N. Port Washington Rd. Glendale, WI 53217
2. **Business Owner:** CBT, LLC, 3309 Collins Ln., Louisville, KY 40245.
Property Owner: Arthur I. Ober Revocable Trust, 925 S. Bedford St. 1, Los Angeles, CA 90035-1983
3. **Name of Applicant:** Pat Correll; Lisa Kennedy, FAIA
4. **Legal Description of Property:** CERTIFIED SURVEY MAP NO. 5967 NW1/4 SEC. 32-8-22 PARCEL 1 SUBJ. TO & INCL. EASEMENT
5. **Tax Key:** 1968003000
6. **Zoning:** B-1
7. **Lot Size:** See attached Aerial
8. **Dimensions:** See attached Building Plans
9. **Total Floor Area:** 5587 S.F.
10. **Specific Use of Entire Property and Buildings:** The existing building and property use as a full service restaurant with on-site parking will remain unchanged.
11. **Min./Max. No. of Employees:** 6 minimum, 16 maximum
12. **Days of Operation:** 7 days per week
13. **Hours of Operation:** 6AM-10PM Daily
14. **Signage:** Wall Sign, oval shaped internally lit with LED Lighting, 54" high x 88" wide, located on south end of the east façade facing North Port Washington Rd. See attached Sign Details and color renderings.
15. No conditions have been imposed on the property by the state or county.
16. No security fencing is required.
17. No problems such as Noise, Odors (other than delicious food) glare, potential fire hazards or smoke are anticipated for this site.
18. Food Services are existing at this property and will remain unchanged.
19. Plans for interior alterations will be sent to the State of Wisconsin for approval if it is deemed that the minimal scope of work would require it. Matthew Merton, The Fire Marshal for the North Shore Fire/Rescue district has been contacted regarding the Occupancy Permit and application will be filed prior to submitting for building permit.

20. The Building is not sprinkled; the systems currently in place for Fire Protection and life safety will remain in place and unchanged.
21. We are attempting to comply with existing rules and regulations in place regarding building alterations and signage.
22. The renovation/alteration work will take approximately 2-4 weeks once permits are obtained; anticipated completion in early September.
23. Any areas of construction or renovation will be cordoned off for public safety.
24. Approximate seating capacity of the restaurant is 150 guests with a maximum of 16 employees for a total of 166 facility users.
25. Not Applicable
26. Not Applicable
27. Not Applicable

Submitted by:
Lisa L. Kennedy, FAIA
Director of Design and Construction



Projection
NAD, 1927, StatePlane, Wisconsin, South, FIPS, 4803



1:282

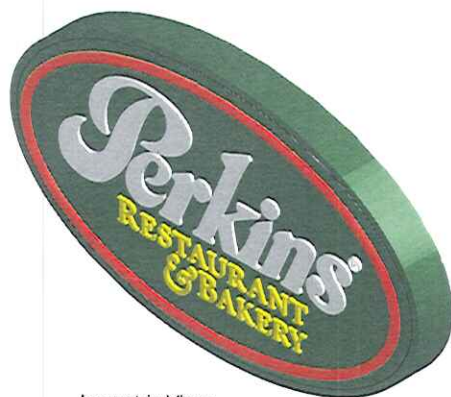
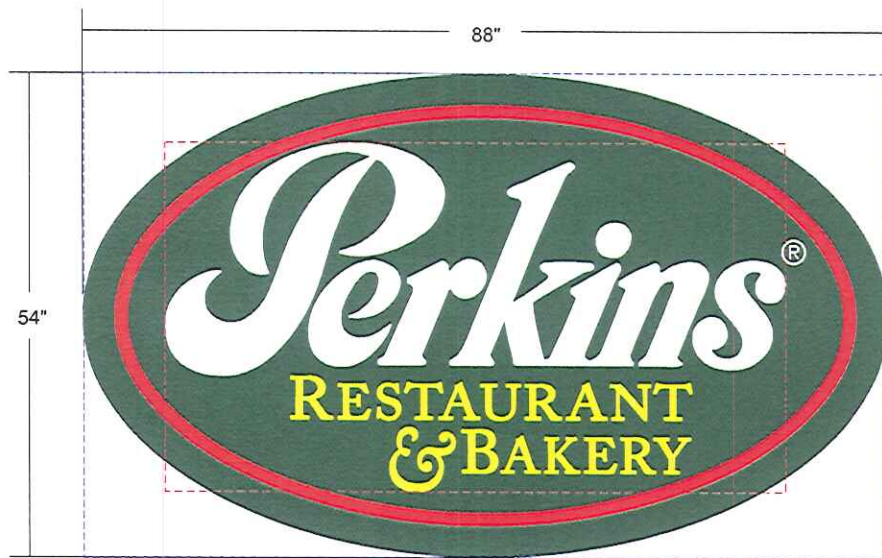
47 0 24 47 Feet

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

© MCAM/LIS



Isometric View

BOXED Sq FT (OVA HxW): 54" X 88" = 33 SQ FT

ACTUAL LETTER SQUARE FOOTAGE: 39" X 68" = 18.4 SQ FT

Specifications

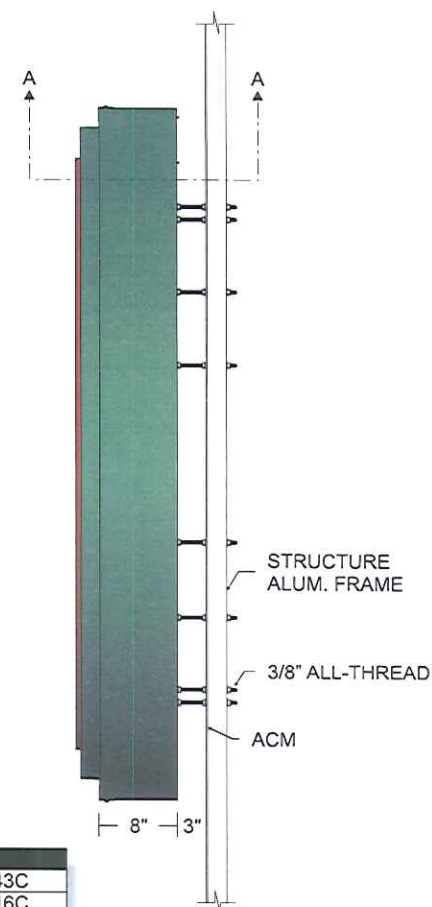
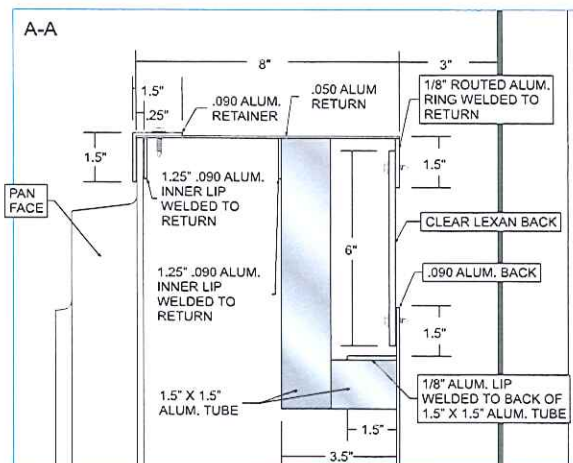
Face to be Clear Polycarbonate Painted Second Surface

Retainers and Returns to be Painted Green PMS 343C

Cabinet to be lit using LED

Face to be 2" Pan-Formed

"Perkins," "Restaurant & Bakery" and Red Ring to be embossed .5"



COLORS	
	Green - PMS 343C
	Yellow - PMS 116C
	Red - PMS 200C
	White

APPROVAL INFORMATION & CONFIRMATION

☐ Proof is approved. Proceed with production of order.

☐ Proof is approved with corrections. Make corrections as indicated and proceed with production of order.

SIGNATURE _____

PRINT NAME _____

DATE _____

I have reviewed this proof in regard to: Sign type, order, quantity, and accuracy of colors, symbols, and text and spelling (capitalization, punctuation).

These plans are the exclusive property of Design Team Sign Company and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Design Team Sign Company a product manufactured according to these plans. Distribution or alteration of the plans to anyone other than employees of your company, or use of these plans to construct a product similar to one embodied herein, is expressly forbidden. In the event that exhibition or construction occurs, Design Team Sign Company expects to be reimbursed \$500 in compensation for time and effort expended in creating these plans.



Client: Perkins
Location: _____
Drawn By: TH Date: 7/19/15
Approved By: _____
Sheet: _____ Scale: _____
File: CorpRest/Perkins/_Spec/WallSigns

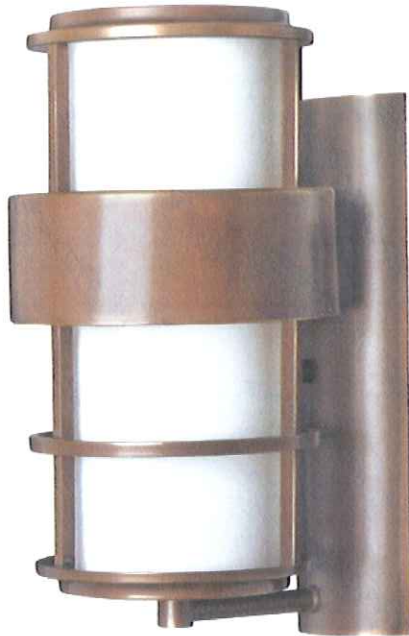
Design
Team

SIGN COMPANY LLC.

731-925-4448 • 800-953-3744 • Fax 731-926-2022
www.designteam.net

HINKLEY & R.

HINKLEY LIGHTING, INC.
31000 PINE OAK PARKWAY AVON LAKE, OHIO 44022
[PH] 440.654.5500 [F] 440.654.5555
HINKLEY.COM HINKLEYLIGHTING.COM

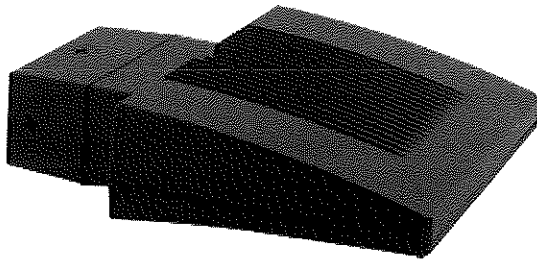


SATURN 1904MT
METRO BRONZE

WIDTH:	8.0"
HEIGHT:	16.0"
WEIGHT:	9.0 LBS
MATERIAL:	SOLID BRASS
GLASS:	ETCHED OPAL
BACKPLATE WIDTH:	4.8"
BACKPLATE HEIGHT:	12.0"
SOCKET:	1-75W MED
EXTENSION:	9.5"
TTO:	9.0"
CERTIFICATION:	C-US WET RATED
VOLTAGE:	120V
UPC:	640665190427

AT HINKLEY, WE EMBRACE THE DESIGN PHILOSOPHY THAT YOU CAN MERGE TOGETHER THE LIGHTING, FURNITURE, ART, COLORS AND ACCESSORIES YOU LOVE INTO A BEAUTIFUL ENVIRONMENT THAT DEFINES YOUR OWN PERSONAL STYLE. WE HOPE YOU WILL BE INSPIRED BY OUR COMMITMENT TO KEEP YOUR "LIFE AGLOW."

*life*AGLOW®



Ultra-high efficiency LED 18 Watt wallpack. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5-year, no-compromise warranty.

Color: Bronze

Weight: 7.5 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type:	Constant Current
120V:	0.17A
208V:	0.11A
240V:	0.09A
277V:	0.08A
Input Watts:	20W
Efficiency:	90%

LED Info

Watts:	18W
Color Temp:	3000K
Color Accuracy:	71 CRI
L70 Lifespan:	100000
Lumens:	2379
Efficacy:	118 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P0000175J

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LED:

Multi-chip, high-output, long-life LED

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz, 4 kV surge protection, 500mA, 100-240VAC: 0.3-0.15A, 277VAC: 0.15A, Power Factor: 99%

Construction

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior heat sinking with external Air-Flow fins

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color

Reflector:

Semi-specular, vacuum-metalized polycarbonate

Gaskets:

High-temperature silicone gaskets

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws

Green Technology:

Mercury and UV-free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOCs or toxic heavy metals.

Other

For Use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction

Patents:

The design of WPLED18 is protected by US patent D608,040, Canada patent 138280, and China patent CN301649064S

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Replacement:

Replaces 150W Metal Halide

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

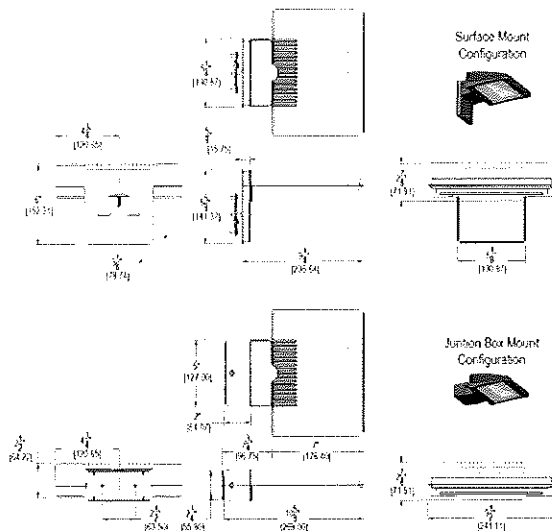
BUG Rating:

B1 U0 G0

WPLED18Y

RAB

Dimensions



Features

- Ultra-high efficiency LED 18 Watt wallpack
- Replaces 150W Metal Halide Wallpacks
- 100,000-Hour LED Lifespan
- 5-year, no-compromise warranty

Ordering Matrix

Family	Wattage	Color Temp	Finish	Emergency Battery Backup	Options
WPLED	18	Y			
	18 = 18W	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Bronze W = White	Blank = No Battery Backup /E = Standard Battery Backup /EC = Battery Backup with Cold Start	Blank = No Option /PC = 120V Button Photocell /PC2 = 277V Button Photocell /PCS = 120V Swivel Photocell /PCS2 = 277V Swivel Photocell

DEMOLITION NOTES

- 1 REMOVE EXISTING WALL TILE FROM BAKERY BACK - PREP TO RECEIVE NEW WALL TILE
- 2 EXISTING BAKERY CASES AND HOSTESS STAND TO BE REMOVED/REWORKED BY OWNER
- 3 REMOVE EXISTING COUNTERTOP SURFACE AT SERVICE COUNTER
- 4 REMOVE CARPET - SEE FLOOR PLAN FOR EXTENTS - CLEAN AND PREP EXISTING SUB-FLOOR TO RECEIVE NEW CARPET
- 5 REMOVE EXISTING GLASS PANELS IN OPENINGS, PATCH AND REPAIR ANY DAMAGE FROM THE PROCESS
- 6 EXISTING MIRROR TO BE REMOVED
- 7 NOT USED
- 8 NOT USED
- 9 REMOVE EXISTING FININGS - PATCH AND REPAIR EXTERIOR FINISH IN THE PROCESS - SEE EXTERIOR ELEVATIONS FOR NEW FININGS

INTERIOR REMODEL NOTES

- 1 BAKERY BACK TO RECEIVE NEW WALL TILE (WT-1) WITH ACCENT BANDS (WT-2) - SEE PLAN FOR EXTENTS - SEE DETAIL 03/A30
- 2 COUNTERTOPS AT SERVICE COUNTER TO BE REPLACED WITH NEW SOLID SURFACE MATERIAL (SSW-1)
- 3 NEW BAKERY CASES AND HOSTESS STAND TO BE OWNER FURNISHED AND INSTALLED BY GC
- 4 SHADOW BOX ART (OWNER FURNISHED - GC INSTALLED) TO BE APPLIED TO BACK WALL - QUANTITY AND SIZE TO BE COORDINATED WITH OWNER TO FIT ALLOTTED SPACE
- 5 EXISTING TILE TO REMAIN - CLEAN AND PATCH/REPAIR (POUT AS NEEDED)
- 6 NEW PRIVACY SCREENS (OWNER FURNISHED - GC INSTALLED) TO BE INSTALLED IN EXISTING OPENINGS - FIELD VERIFY EXACT DIMENSIONS PRIOR TO FABRICATION
- 7 ACCENT WALL TO BE PREPPED AND PAINTED (P-6) - SEE FLOOR PLAN FOR EXTENTS
- 8 NEW ARTWORK PACKAGE (OWNER FURNISHED - GC INSTALLED) ON ACCENT WALL
- 9 NEW CARPET (C-1) TO BE INSTALLED THROUGHOUT DINING ROOM
- 10 WALLS TO BE PREPPED AND PAINTED (P-2)
- 11 QUICKSTACK LEDGESTONE BY CORONADO (OR APPROVED EQUAL) TO BE INSTALLED BY GC - SEE ELEVATIONS SHEET A2.0
- 12 NEW HOSTESS STATION
- 13 SAND AND RESEAL BENCH AS NEEDED
- 14 INSTALL NEW STAINLESS STEEL TRIM AROUND DOOR OPENING
- 15 NEW CONCRETE PAD - V.F. EXACT DIMENSIONS AND EXISTING CONDITIONS

WALL SURFACES - Paint

P-1 (Paint)
Manufacturer: Glidden Professional
Color: Bear Run
Color No.: A1277
Spec. No.: 10BG 46/112
Finish: Satin
Location: Bakery Soffit at Entry

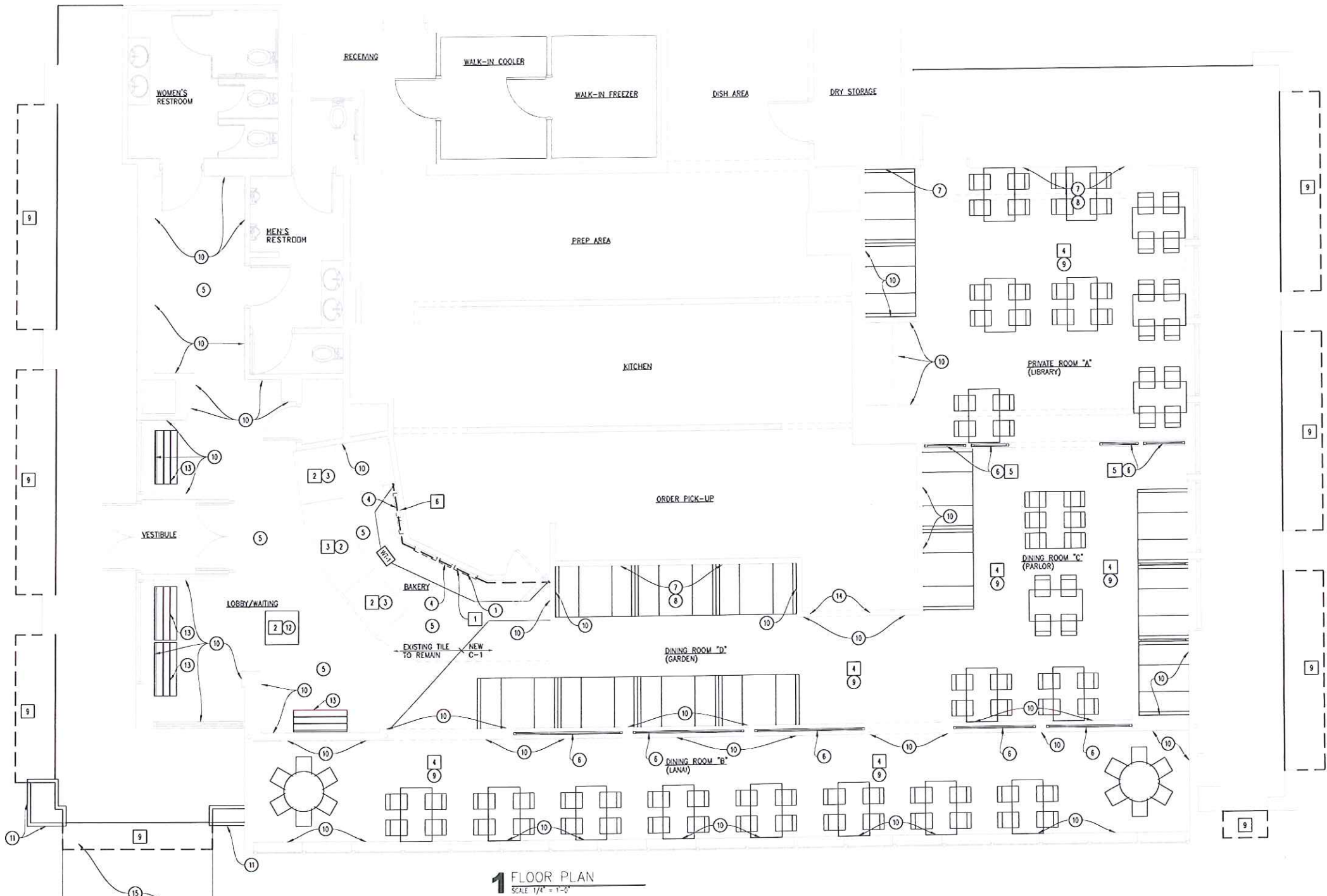
P-2 (Paint)
Manufacturer: Glidden Professional
Color: Autumn Haze
Color No.: A0864
Specification No.: 45YY 67/120
Finish: Satin
Location: Interior Walls

P-3 (Paint)
Manufacturer: Glidden Professional
Color: China White
Color No.: A1865
Specification No.: 45YY 74/073
Finish: Satin
Location: Ceiling trim, privacy screen vertical support

P-4 (Paint)
Manufacturer: Benjamin Moore
Color: Cromwell Gray
Color #: HC-103
Finish: Satin
Location: Accent Wall

AREA OF WORK LEGEND

1. SHADED AREA DENOTES NO NEW WORK



Manna Inc.
architecture
interior design
consulting services

3809 Collins Lane
Louisville, Kentucky 40248
phone (502) 254-7130
manna@b.companies.com

THESE DRAWINGS AND SPECIFICATIONS ARE OWNED
AND COPYRIGHTED BY PERKINS PERKINS PERKINS
AND ASSOCIATES, INC. NO PART OF THESE
DRAWINGS OR SPECIFICATIONS MAY BE REPRODUCED
OR TRANSMITTED IN ANY FORM OR BY ANY
MEANS, ELECTRONIC OR MECHANICAL, WITHOUT
PRIOR WRITTEN CONSENT OF THE
PROPRIETOR. IN THE EVENT OF VIOLATION,
SUITABLE LEGAL ACTION WILL BE TAKEN.
SUBJECT TO PENALTIES AND DAMAGES.

NATIONAL HEADQUARTERS PERKINS
PERKINS PERKINS
10000 PARKWAY AVENUE
MEMPHIS, TENNESSEE 38119-4600

CONTRACTOR SHALL
VERIFY AND BE
RESPONSIBLE FOR
ALL DIMENSIONS AT
JOB SITE.

5265 N. PORT WASHINGTON RD.
GLENDALE, WISCONSIN 53217



REV.	DATE	DESCRIPTION

DRAWN BY:	CDW
CHECKED BY:	JP
DATE:	6/15/2018
SHEET	1 OF 4
PROJECT	SHEET NO. A1.1



Manna, Inc.
architecture
interior design
consulting services

1306 Collins Lane
Louisville, Kentucky 40243
phone (502) 254-7170
Manna@bfc.com

THESE DRAWINGS AND SPECIFICATIONS ARE OWNED AND COPYRIGHTED BY PERKINS RESTAURANTS, INC. AND NOT TO BE USED, COPIED, OR REPRODUCED WITHOUT WRITTEN CONSENT AND UNAUTHORIZED USE OF THESE DRAWINGS IS PROHIBITED. PERKINS RESTAURANTS, INC. MAY SUE TO ENFORCE THESE TERMS AND CONDITIONS AND WILL BE RESPONSIBLE FOR ANY DAMAGES INCURRED BY SUCH VIOLATION.

PERKINS RESTAURANTS, INC.
1000 YORK AVENUE, SUITE 200
NASHVILLE, TENNESSEE 37203-4013

CONTRACTOR SHALL
VERIFY AND BE
RESPONSIBLE FOR
ALL DIMENSIONS AT
JOB SITE.

585 NORTH BARKER ROAD
BROOKFIELD, WISCONSIN 53045



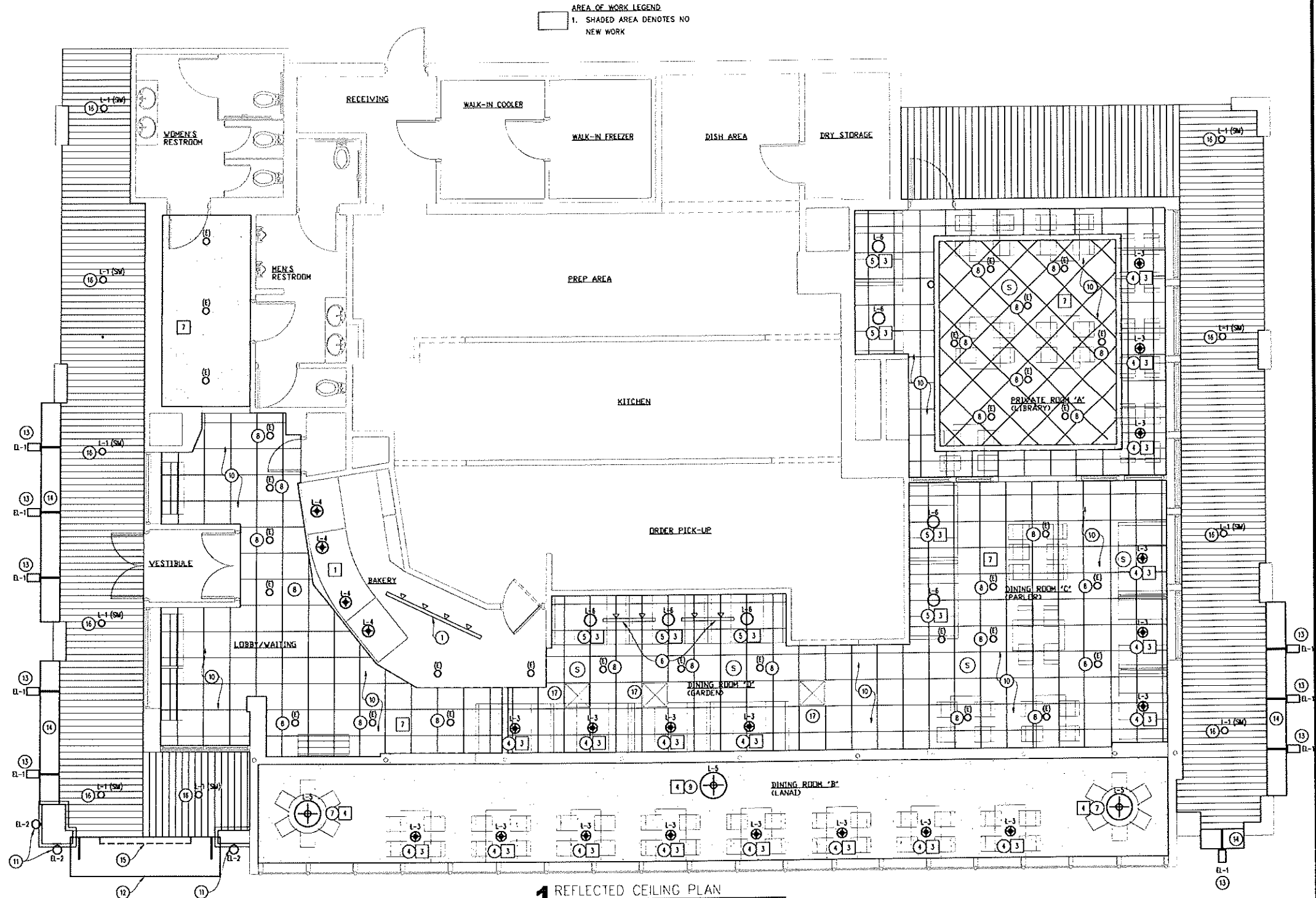
REV	DATE	DESCRIPTION
1		
2		
3		
4		

11/18

DRAWN BY	TW
CHECKED BY	JR
DATE	JUNE 15, 2018
SHEET	2 OF 4
PROJECT	SHEET NO.
	A1.2

INTERIOR FIXTURES

- L-1
- L-3
- L-4
- L-6
- SPEAKER
- DIFFUSER
- RETURN
- EXISTING TRACK LIGHTING



CEILING PLAN NOTES

- INSTALL (4) NEW PENDANTS (L-4) ABOVE SERVICE COUNTER AND BAKERY CASES
- INSTALL NEW (L-2) 6'-0" LONG TRACK LIGHT WITH (4) HEADS
- NOT USED
- INSTALL NEW PENDANT LIGHTS (L-3) ABOVE TABLES. CENTER PENDANTS OVER TABLES
- INSTALL NEW PENDANT LIGHTS (L-6) ABOVE TABLES. CENTER PENDANTS OVER TABLES
- INSTALL NEW (L-2) 4'-0" LONG TRACK LIGHT WITH (2) HEADS ON EACH
- INSTALL NEW (L-5B) (12" H X 24" DIA. IN CRANBERRY) DRUM LIGHTS. BOTTOM OF FIXTURE SHOULD NOT BE LOWER THAN 7'-0" A.F.F.
- EXISTING CAN LIGHTS TO REMAIN. COORDINATE RELOCATIONS OF ANY FIXTURES WITH OPERATIONS. NOT ALL EXISTING LOCATIONS MAY BE REPRESENTED ON PLAN. VERIFY IN FIELD EXISTING LOCATIONS AND FIXTURE COUNT
- INSTALL NEW (L-5A) (12" H X 24" DIA. IN CRANBERRY) DRUM LIGHTS. BOTTOM OF FIXTURE SHOULD BE NO LOWER THAN 6'-0" A.F.F.
- EXISTING CEILING TILES TO BE INSPECTED AND DAMAGED TILES REPLACED WITH TILES TO MATCH EXISTING. IF NEEDED, TILES TO BE PAINTED FOR UNIFORMITY

CEILING PLAN NOTES CONTINUED

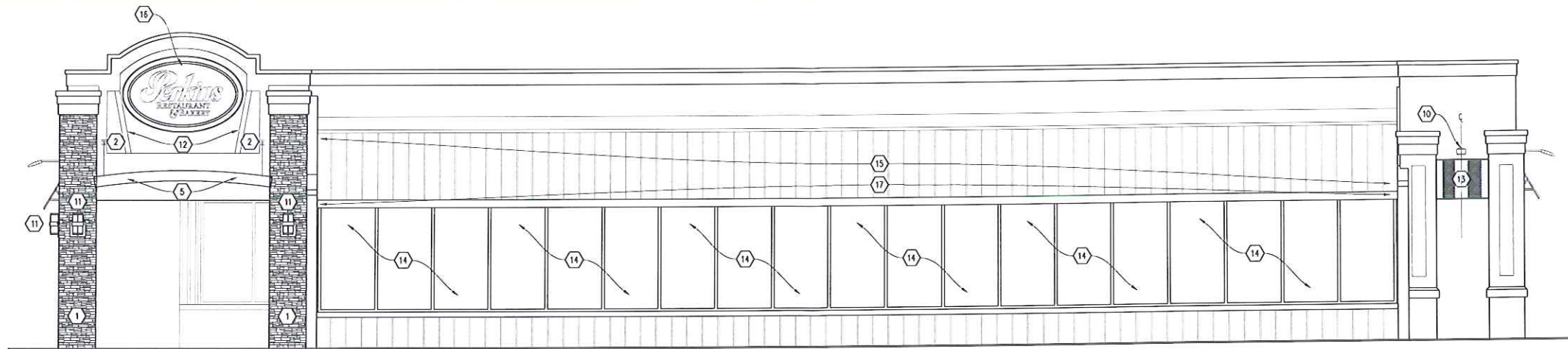
- INSTALL NEW (L-2) WALL SCONES AT ENTRY
- NEW ENTRY CANOPY ABOVE BY OTHERS - SEE ELEVATIONS. CANOPY LIGHTING TO BE SUPPLIED WITH L-11 G.C. TO PROVIDE ELECTRIC
- INSTALL NEW (L-1) LIGHTS ON FACE OF WALL ABOVE CANOPIES
- NEW ACM CANOPIES BY OTHERS - SEE ELEVATIONS
- EXISTING SMOKE EXHAUST AND DISCONNECT TO BE REUSED FOR NEW SMOKE EXHAUST. TO BE STOOD OFF FROM WALL 13" TO CREATE HALO EFFECT
- NEW (L-1) (SMALLER) EXTERIOR (PAINTED) TO BE INSTALLED IN SMOKE PATCH AND REPAIR SMOKE AS NEEDED BEFORE INSTALLING NEW LIGHTS
- EXISTING DIFFUSERS AND REGISTERS THROUGHOUT TO BE INSPECTED AND CLEANED, REPAIRED OR REPLACED IF NEEDED. FIELD VERIFY ALL EXISTING LOCATIONS AND COUNTS

CEILING PLAN DEMOLITION NOTES

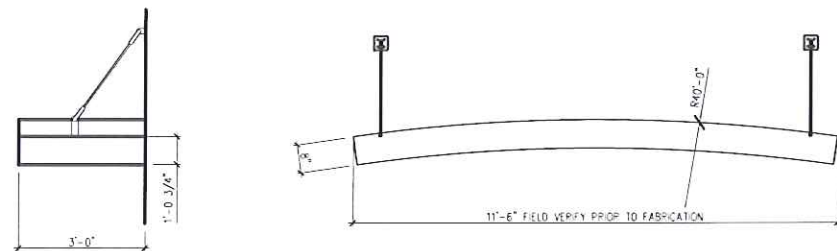
- REMOVE EXISTING PENDANT LIGHTS ABOVE BAKERY AND SERVICE COUNTER
- NOT USED
- REMOVE EXISTING PENDANT LIGHTS ABOVE BOOTHS
- REMOVE EXISTING CEILING FANS
- NOT USED
- NOT USED
- COORDINATE RELOCATION OF EXISTING CAN LIGHTS WITH OPERATIONS IF NEEDED

GENERAL NOTES

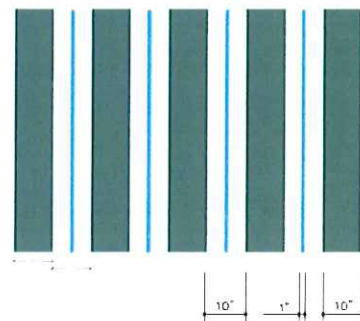
- SEE SHEET A3.0 FOR DETAILS AND SCHEDULE OF FINISHES AND FIXTURES
- CENTER NEW PENDANT FIXTURES OVER TABLES
- PAINT GYPSUM CEILING IN ALL DINING ROOMS P-2
- PAINT EXISTING CEILING TILE IN ALL DINING ROOMS P-2
- CLEAN HVAC DIFFUSERS IN DINING AREAS
- SEE SHEET A3.0 FOR LIGHT FIXTURE SCHEDULE



1 FRONT ELEVATION
SCALE 1/4" = 1'-0"



3 ENTRY CANOPY DIMENSIONS
SCALE 1/4" = 1'-0"



AWNINGS BY DESIGN TEAM AWN ALUMINUM
CUSTOM RAINING PATTERNS PRINTED DIRECT TO ALUMINUM
CUSTOM ART SUPPLIED BY L&P
CONTACT: CHRIS PERCE (CPERCE@DESIGNTEAM.NET)

4 AWNING STRIPING SPECS
N/S

KEY NOTES:

- 1 QUICK STACK LEDGESTONE BY CORONADO [ST-1]
- 2 EXISTING EIFS TO BE PATCHED REPAIRED AND PAINTED [EP-2]
- 3 EXISTING WINDOW UNITS TO BE REPAIRED OR REPLACED WITH LIKE KIND
- 4 EXISTING EIFS TO BE PATCHED REPAIRED AND PAINTED [EP-1]
- 5 NEW CURVED ALUMINUM CANOPY (G.C. TO PROVIDE ELECTRIC FOR LIGHTS) SEE 1/A3 FOR SIZE
- 6 EXISTING METAL CAP FLASHING
- 7 EXISTING ENTRY DOOR TO REMAIN
- 8 EXISTING EIFS TO BE CLEANED AND PAINT TOUCHED
- 9 EXISTING FINISH CLEAN AND PAINT [EP-5]
- 10 NEW AWNING LIGHT FIXTURE [EL-1]
- 11 NEW WALL SCONCE LIGHT FIXTURE [EL-2]
- 12 NEW 4" WIDE EIFS ACCENT BAND APPLIED TO FACE OF EXISTING EIFS [EP-4]
- 13 NEW ACM AWNING [AW-1]
- 14 EXISTING GLAZING SYSTEM TO REMAIN
- 15 EXISTING GREEN PAINT TO BE SCRAPPED AND PREPPED FOR NEW PAINT MATCH EXISTING COLOR
- 16 NEW INTERNALLY ILLUMINATED SIGN BY SIGN CONTRACTOR E.G. TO REUSE EXISTING ELECTRIC FOR SIGN
- 17 PREP AND PAINT EXISTING METAL FASCIA TO MATCH ADJACENT ROOF COLOR
- 18 EXISTING METAL ROOF (CLEAN AS DIRECTED BY OWNERS)

EP-1	Manufacturer: Glidden Professional Color: Meadowlark Color No.: A1838 Specification No.: 30YY 35/094 Finish: Exterior Semi-Gloss Location: Overall Building	EP-4	Manufacturer: Glidden Professional Color: Prince Edward Isle Color No.: A1208 Specification No.: 50GG 43/213 Finish: Exterior, Semi-Gloss Location: Cap & Side Profile of Keystone
EP-2	Manufacturer: Glidden Professional Color: Bumese Belge Color No.: A1857 Specification No.: 40YY 51/084 Finish: Exterior, Semi-Gloss Location: Accent Color	EP-5	Manufacturer: Glidden Professional Color: Copper Coin Color No.: A0546 Specification No.: 70YR 19/432 Finish: Exterior, Semi-Gloss Location: Top Building Trim & Awning Trim
EP-3	Manufacturer: Glidden Professional Color: Wreath of Green Color No.: A1105 Specification No.: 70GY 11/300 Finish: Exterior, Semi-Gloss Location: Column & Metal Cap Flashing	EP-6	Manufacturer: Glidden Professional Color: Burnt Brick Color No.: A1862 Specification No.: 30YY 03/082 Finish: Automotive Paint Application Location: Entry Canopy

3 RIGHT ELEVATION
SCALE 1/4" = 1'-0"

GENERAL NOTES:

- SEE SHEET A3.0 FOR DETAILS, FINISHES AND FIXTURES
- CLEAN AND REPAIR EXISTING WALL SURFACES
- G.C. TO PROVIDE BLOCKING FOR NEW SIGNS AND ALUMINUM CANOPY AS REQUIRED G.C. TO COORDINATE WITH SUPPLIER
- PROTECT AND PRESERVE EXISTING LANDSCAPING AS MUCH AS POSSIBLE DURING DEMOLITION AND CONSTRUCTION OF NEW EXTERIOR FACE LIFT. CONTRACTOR TO REPLACE ANY AND ALL LANDSCAPING DAMAGED DURING CONSTRUCTION
- CONTRACTOR TO KEEP ALL EXISTING EXTERIOR LIGHTS ON IN AREAS AFFECTED BY NEW CONSTRUCTION OPERABLE DURING ENTIRE CONSTRUCTION PHASE TO PREVENT BUILDING FROM APPEARING DARK AND CLOSED
- CONTRACTOR TO INSTALL OWNER SUPPLIED BANNERS ATTACHED TO SCAFFOLDING DURING CONSTRUCTION OF NEW FACE LIFT AT FRONT AND SIDE ELEVATIONS. CONTRACTOR TO PROVIDE TEMPORARY SPOTLIGHTS (TWO EACH ELEVATION) A MINIMUM OF 400 WATTS EACH ILLUMINATING EACH BANNER
- GENERAL CONTRACTOR TO BUILD TEMPORARY SHELTER COVER OVER FRONT ENTRY TO PROTECT THE PUBLIC DURING CONSTRUCTION OF NEW ELEMENT & PROVIDE A SAFE PATH OF TRAVEL TO FRONT ENTRY AS THE RESTAURANT WILL REMAIN OPEN DURING CONSTRUCTION



Manna Inc.
architecture
interior design
consulting services

3309 Collins Lane
Louisville, Kentucky 40245
phone (502) 254-7130
manna@bocompanies.com

THESE DRAWINGS AND SPECIFICATIONS ARE OWNED AND COPYRIGHTED BY PERKINS RESTAURANTS, INC. AND NOT TO BE USED, COPIED, OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF PERKINS RESTAURANTS, INC. THE INFORMATION CONTAINED HEREIN MAY BE SUBJECT TO CHANGE WITHOUT NOTICE AND WITHOUT LIABILITY TO PERKINS RESTAURANTS, INC.

NATIONAL HEADQUARTERS: PERKINS RESTAURANTS, INC. 6075 POPULAR AVENUE MEMPHIS, TENNESSEE 38119-4093

CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AT JOB SITE

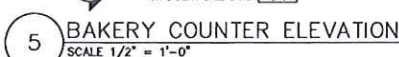
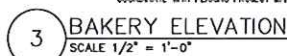
5265 N. PORT WASHINGTON RD.
GLENDALE, WISCONSIN 53217



REV	DATE	DESCRIPTION

SEALED

DRAWN BY: _____
CHECKED BY: _____
DATE: _____
SHEET OF _____
PROJECT SHEET NO. **A2.0**



Note: Paint stripe pattern – match PMS 7733 (Green) & PMS 7705 (Blue) 10" Green Stripe, 10" White, & 1" Blue Stripe



REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DRAWN BY: COM	
CHECKED BY: JR	
DATE: 6/15/2018	
SHEET OF	
PROJECT	SHEET NO.

SHEET NO.
A3.0



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

SIGN APPEAL APPLICATION

Sign Appeal Fee: \$300

Please fill out all spaces below. All Sign Appeal Applications for signs require sixteen (16) pictures or drawings of the proposed sign, and 16 site plans marking the location of the proposed sign on the property. In addition, Wall Sign appeals should include 16 copies of elevation drawings depicting the location of the wall sign(s) on the building. Incomplete applications will be returned to the applicant. Copies of this form may be made for additional sign appeal applications.

To the Plan Commission of the City of Glendale:

PLEASE TAKE NOTICE that appeal is hereby made from a decision of the Planning & Zoning Administrator of the City of Glendale in refusing to issue a Sign Permit, as applied for by the undersigned; that the facts relating to the situation with respect thereto are as follows:

The property has three entrances. To label which is visitor vs employee vs delivery. This is a major 3 lane road w/ fast traffic. we need to alert from a farther distance to give proper notification for turning.

(Insert here, or on a separate sheet, the nature of the permit sought, the type of sign involved and the grounds stated by the Planning & Zoning Administrator for refusing to grant the permit; also set forth the reasons why you contend that the Plan Commission should override the decision of the Planning & Zoning Administrator.)

This appeal is based upon the right of the undersigned to have a hearing before the Plan Commission, in his belief that a variance of special relief should be granted for the reasons set forth herein. Request is made that the matter be given consideration by the Plan commission at the earliest possible date and that notice of hearing thereon be given to the undersigned and all other interested parties.

Dated at the City of Glendale, this 10th day of June, 2010

Signature of Applicant: Mark Van Emen

Applicant Business Name: Fast Signs

Print Name: Mark Van Emen

Address: 5318 N. Port Washington Rd

City, State, Zip: Glendale WI 53217

Phone: 414-963-4982 Fax: 414-963-4983

E-Mail: mve@fastsigns.com

Office Use Only Check #: _____ Amount: _____ Date: _____ Rec'd by: _____
Sign Appeal Hearing Date: 7/10/2010 Time: 6:00 PM

Submitted w/ fee for permit



3333 W Good Hope Rd, Strattec



188 0 94 188 Feet

NAD_1927_StatePlane_Wisconsin_South_FIPS_4803
© MCAMLIS



1: 1,129

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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.

Notes

--

HED-300 Sign System

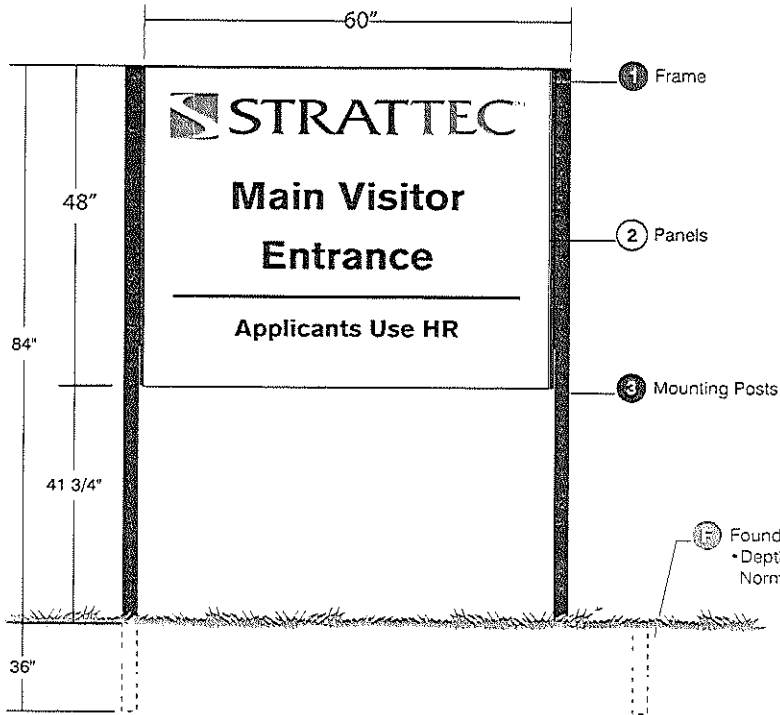
Double Post, Double Face, Non-Illuminated, Standard Painted Finish

FASTSIGNS | Glendale
More than fast. More than signs.

Top View



Side A & B

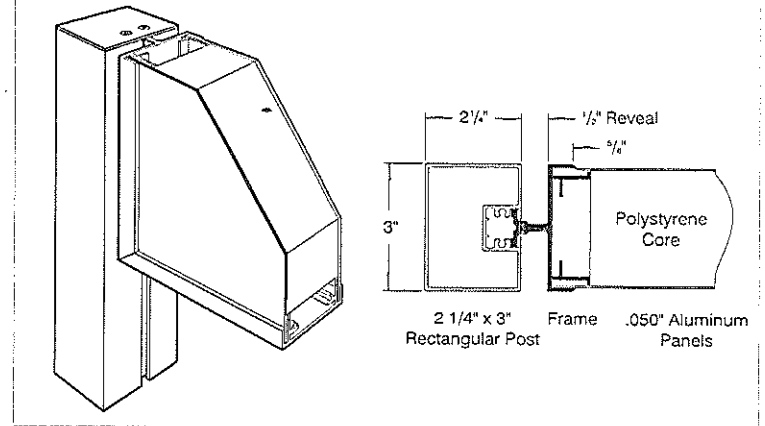


Side View

D/S



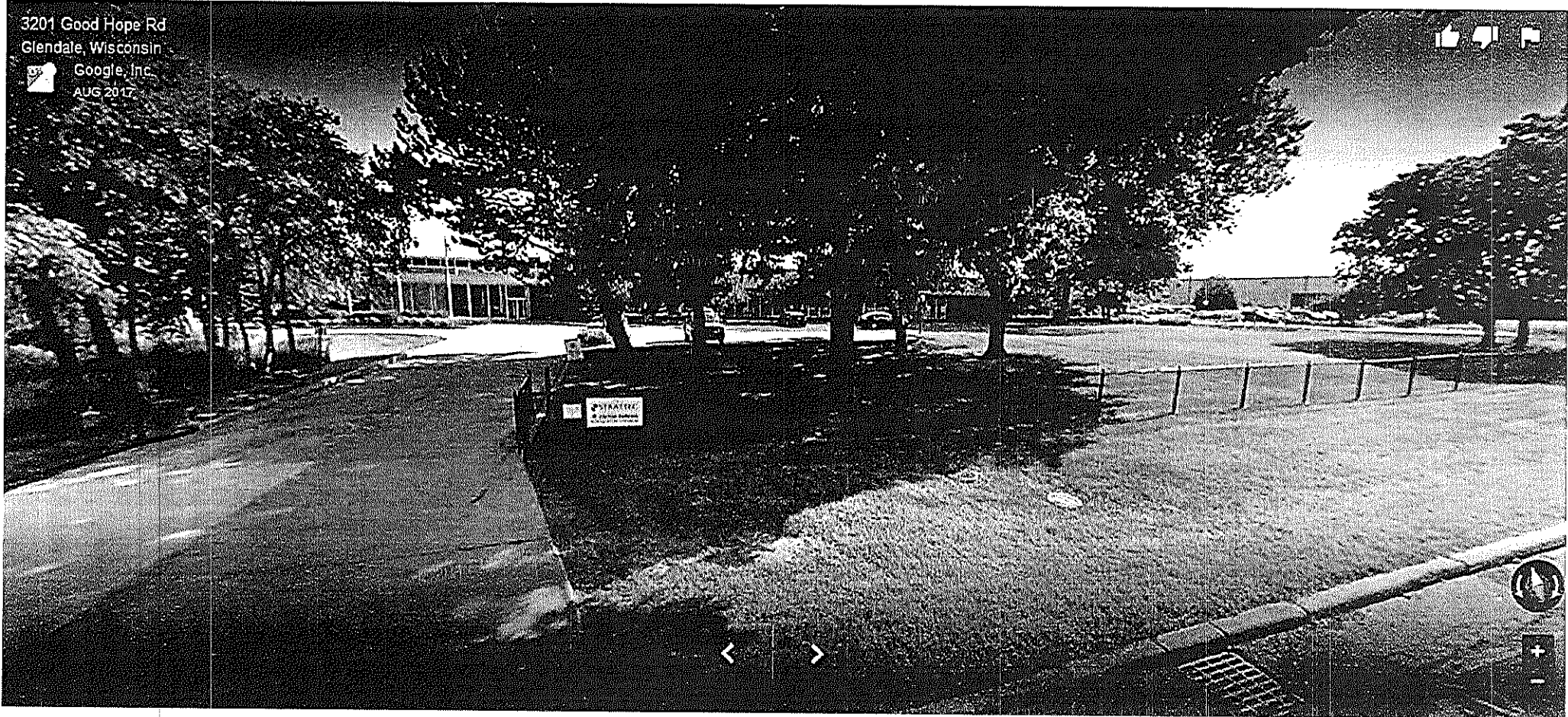
HED-300 Detail



$$\frac{60'' \times 48''}{144} = \frac{2,880}{144} = 20 \text{ SF}$$

#1

3201 Good Hope Rd
Glendale, Wisconsin
Google, Inc.
AUG 2017



#1

HED-300 Sign System

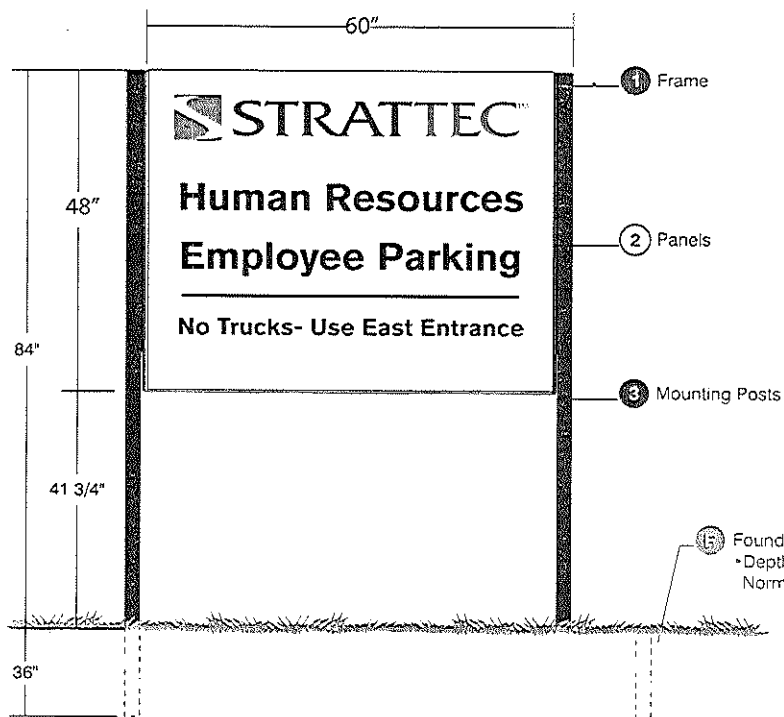
Double Post, Double Face, Non-Illuminated, Standard Painted Finish

FASTSIGNS | Glendale
More than fast. More than signs.

Top View

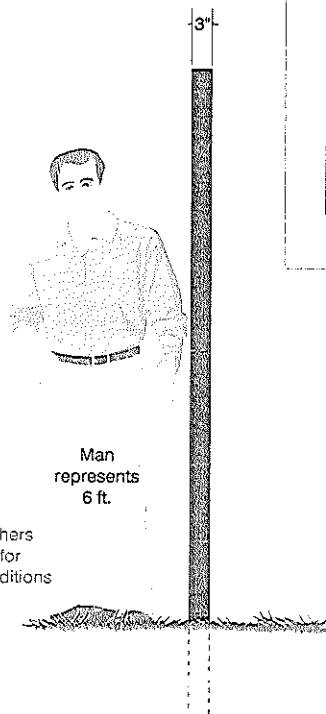


Side A & B

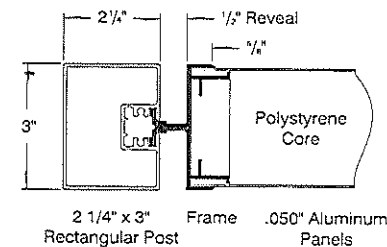
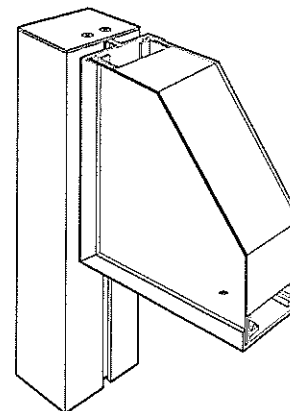


D/S

Side View



HED-300 Detail

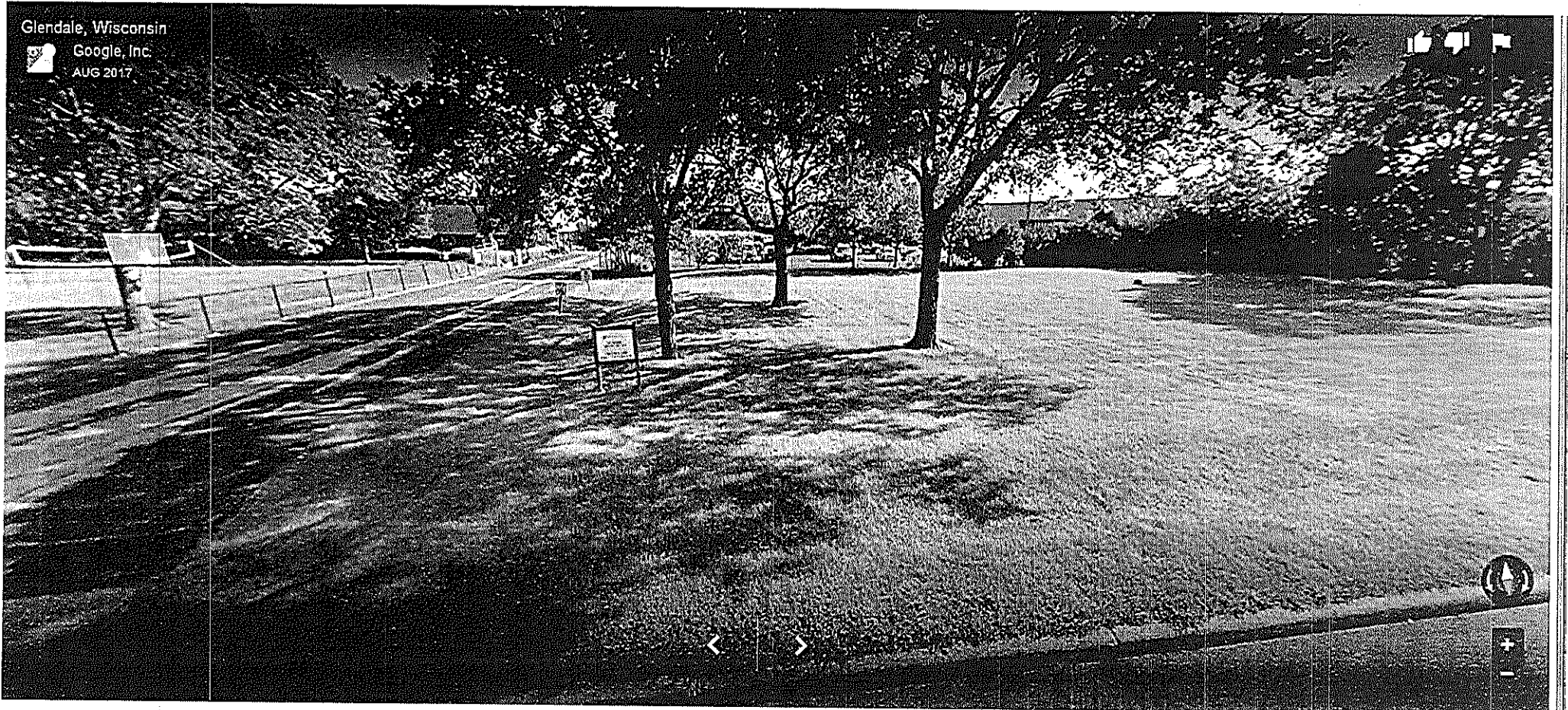


3333 W.

2

Glendale, Wisconsin

Google, Inc.
AUG 2017



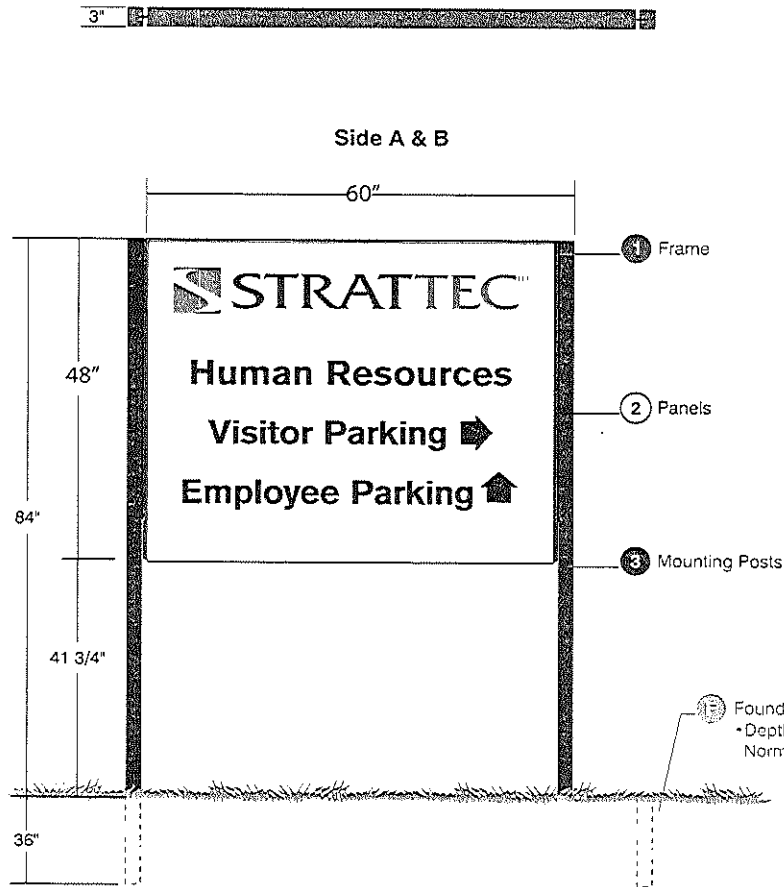
142

HED-300 Sign System

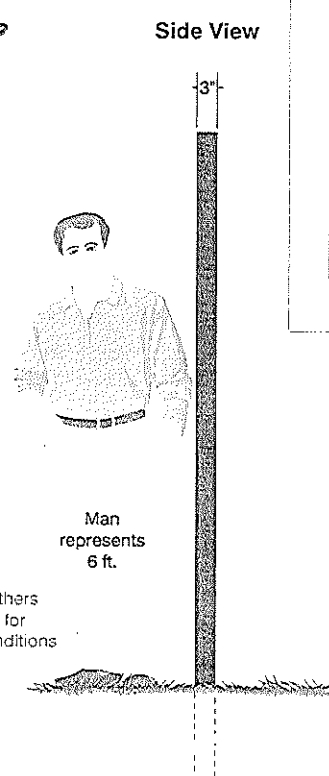
Double Post, Double Face, Non-Illuminated, Standard Painted Finish

FASTSIGNS | Glendale
More than fast. More than signs.

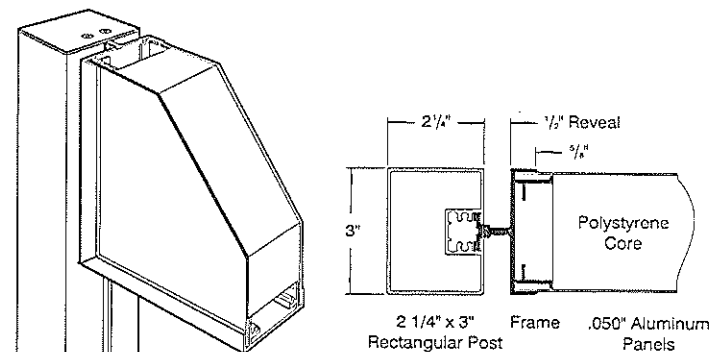
Top View



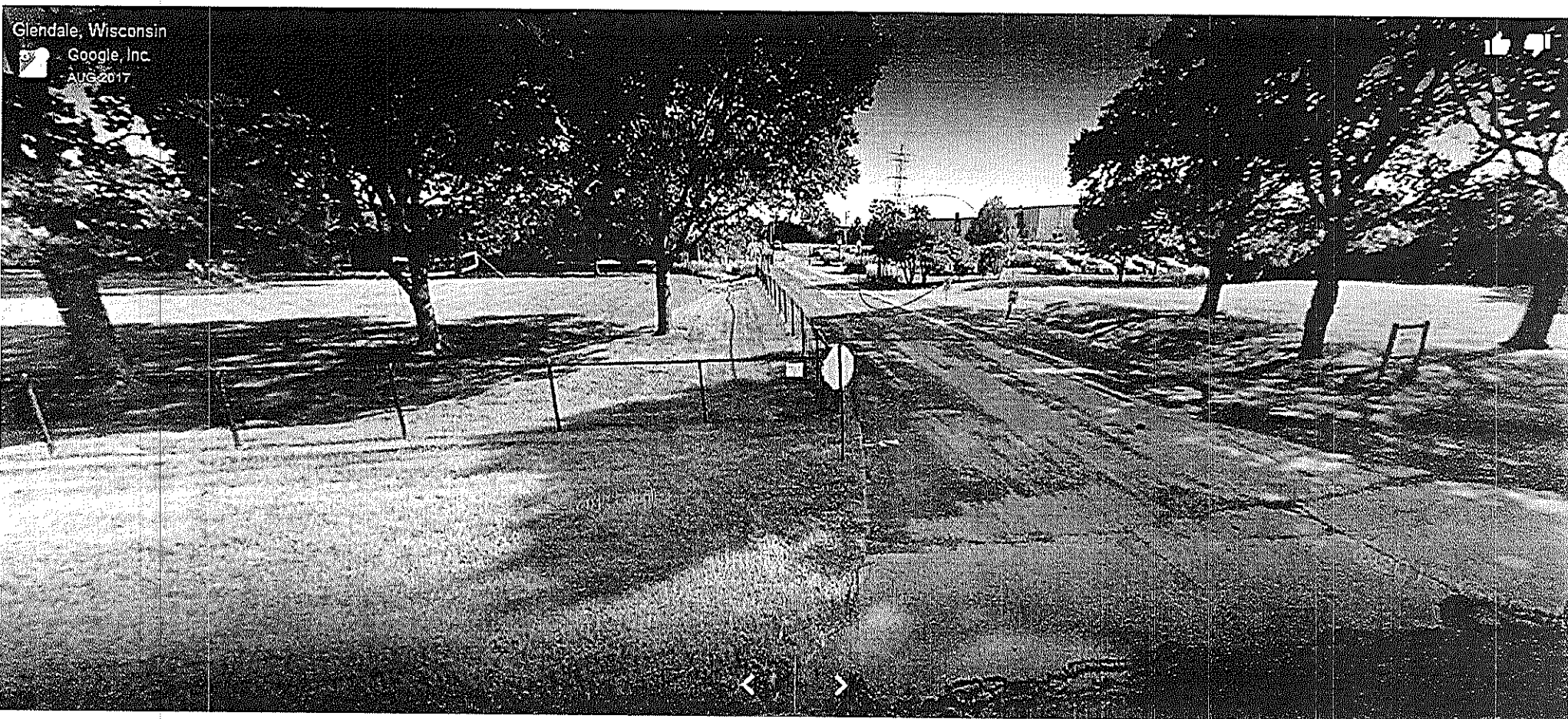
Side View



HED-300 Detail



41 3/4"



#3

HED-300 Sign System

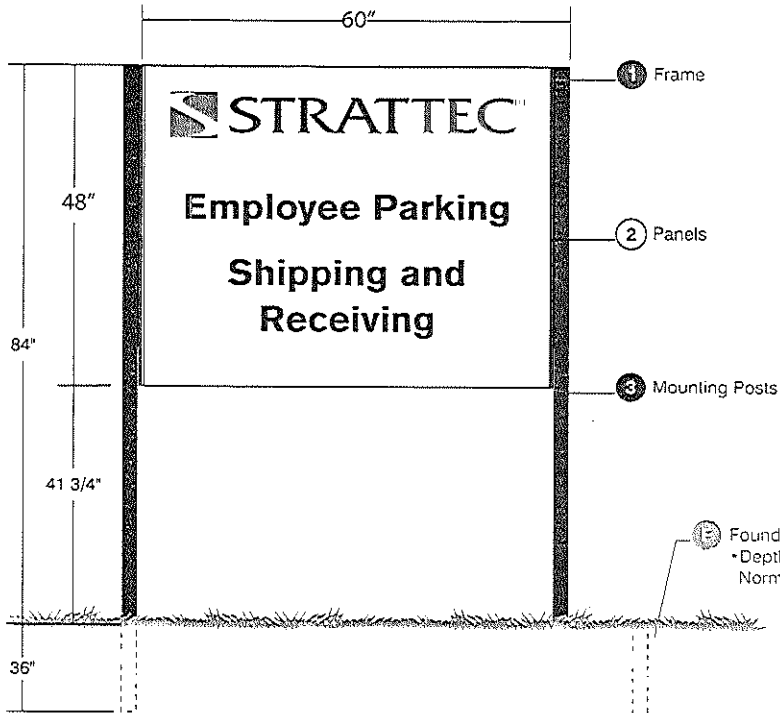
Double Post, Double Face, Non-Illuminated, Standard Painted Finish

FASTSIGNS | Glendale
More than fast. More than signs.

Top View



Side A & B



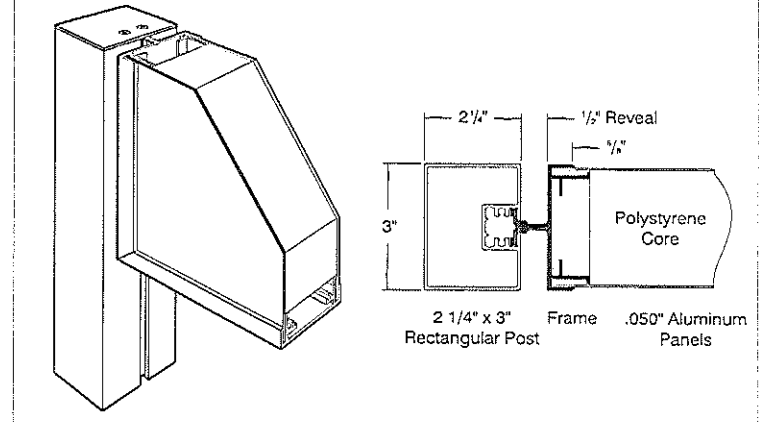
D13

Side View

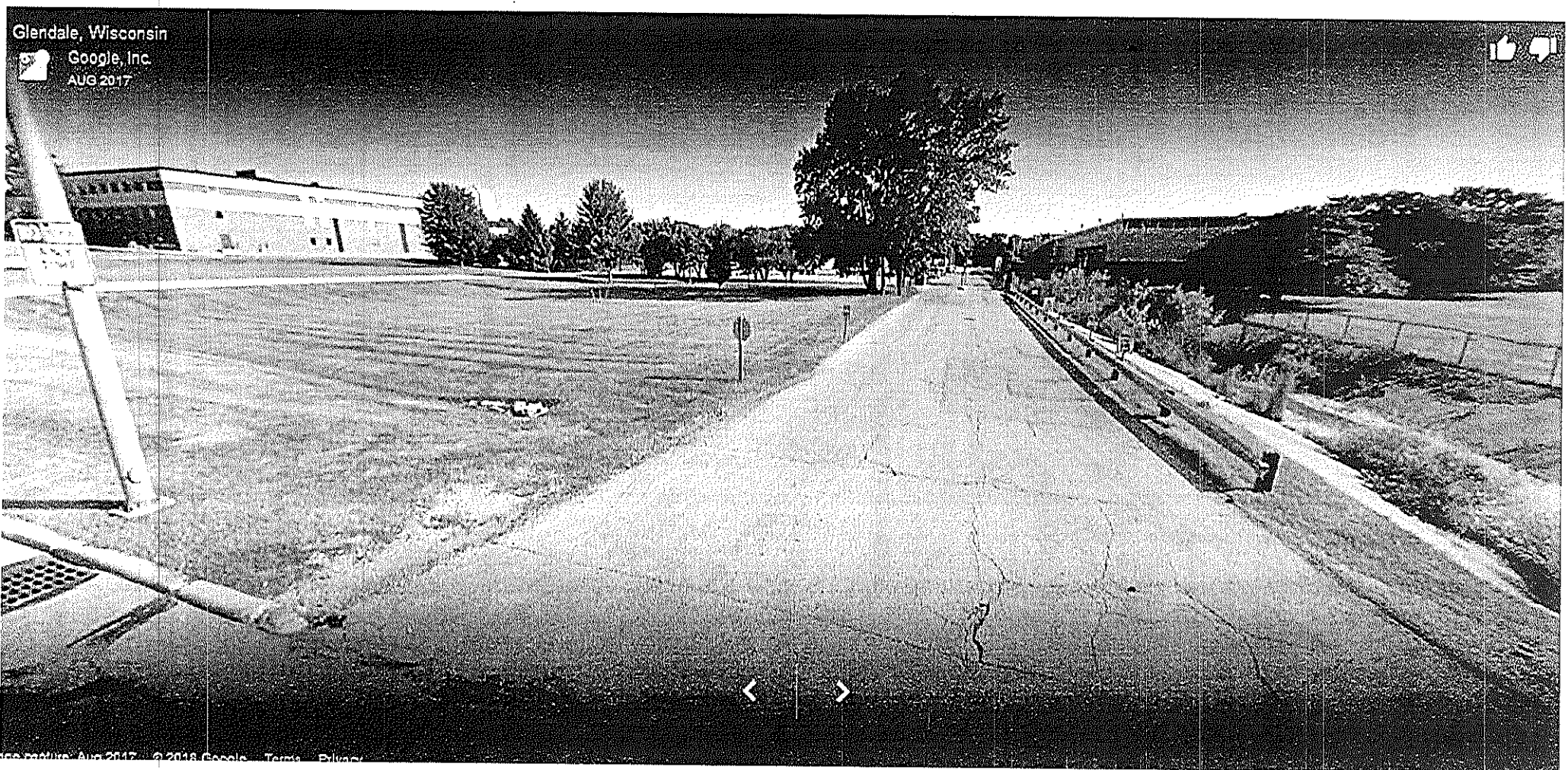
3"



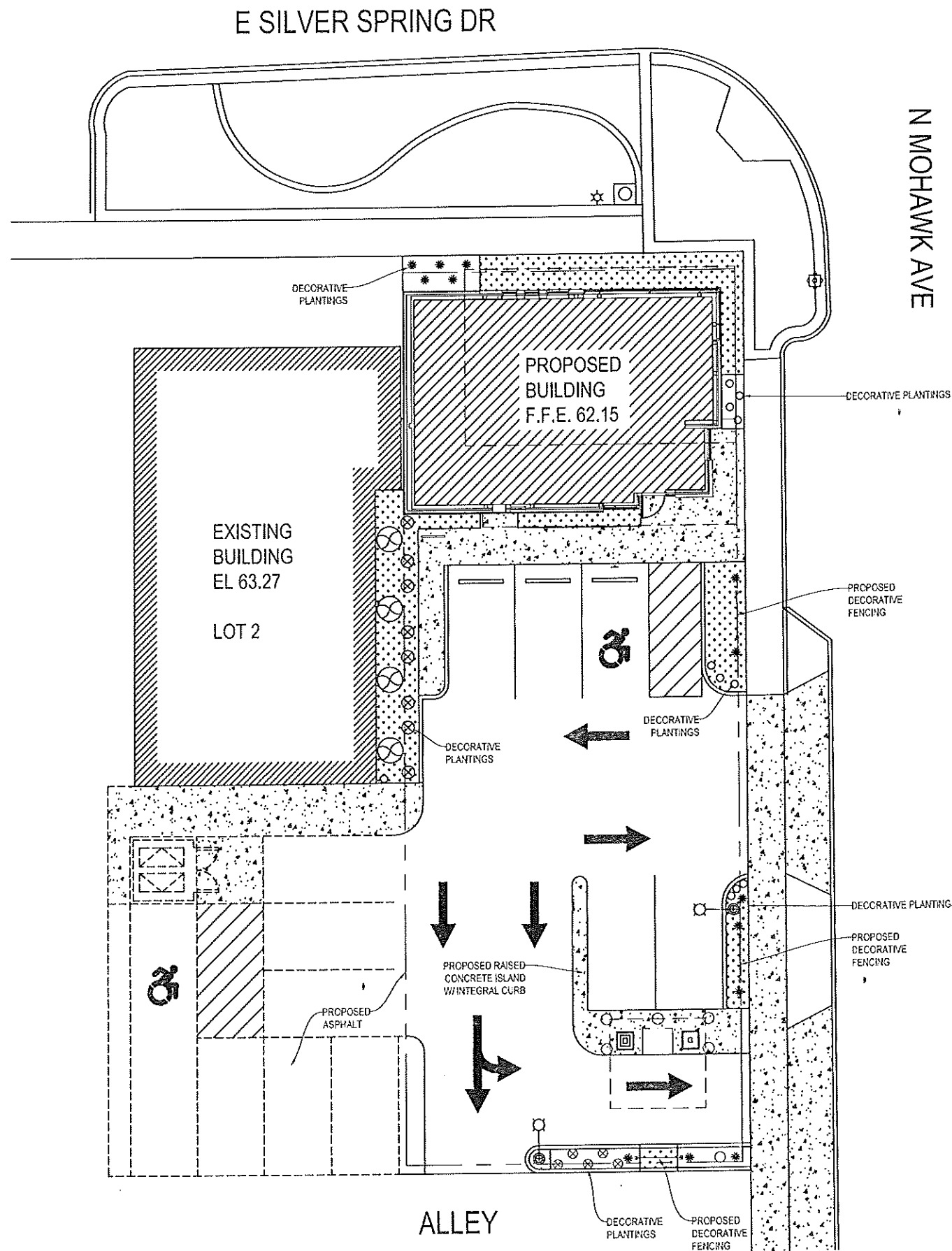
HED-300 Detail



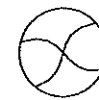
4-1



401



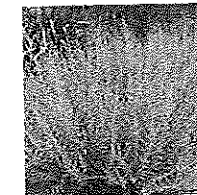
LANDSCAPING KEY



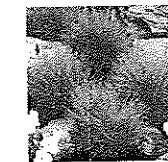
BIRCH TREE



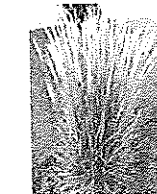
RUSSIAN SAGE
ORNAMENTAL GRASS



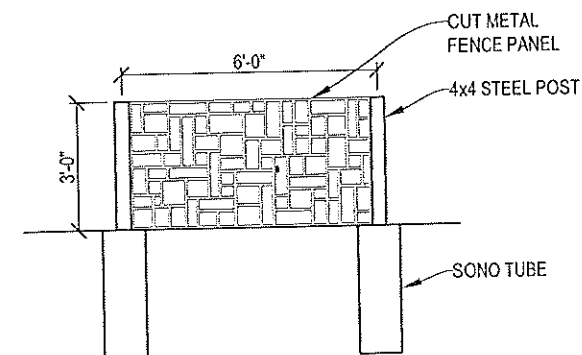
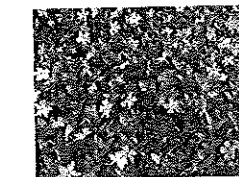
ELIZA BLUE
ORNAMENTAL GRASS



CALAMAGROSTIS X
KARL FOERSTER GRASS



PERIWINKLE, VINCA MINOR
ORNAMENTAL GRASS



METAL FENCE PANEL DETAIL



Michael Peine
Architects
Commercial - Industrial
Design/Build Partnering

4617 N. Silver Spring Ave.
Whitefish Bay, WI 53211
(608) 516-0531 Phone

e-mail: mpeine@mlr.com

Project Name:

**NORTH SHORE
BANK**

GLENDALE BRANCH
403 W SILVER SPRING DRIVE
GLENDALE, WI 53217

Owner:



NORTH SHORE BANK
GLENDALE BRANCH
LANDSCAPE PLANS



LANDSCAPING PLAN
1
LA101

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



REVISIONS	
DRAWN	
CHECKED	
DATE	MAY 24, 2017
SCALE	
JOB NO.	XPA 2017.50
SHEET DESCRIPTION	LANDSCAPE PLANS
SHEET NUMBER	

LA101



091-8993-001

091-8995

091-8996-001

091-8998-001

091-8998-005

091-8018-001

091-8019

091-9980-001

PARCEL 1

PARCEL 2

PARCEL 3

N PORT WASHINGTON RD

AGE OF FOX POINT

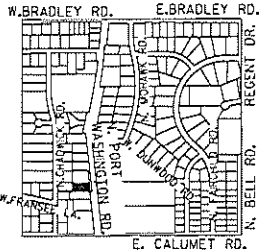
DISCLAIMER: This map is a user generated static output from the Milwaukee County Land Information Office Interactive Mapping Service website. The contents herein are for reference purposes only and may or may not be accurate, current or otherwise reliable. No liability is assumed for the data delineated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

Notes

CERTIFIED SURVEY MAP NO. _____

A COMPILATION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 4829 AS RECORDED IN REEL 1976 ON IMAGE 264-266 IN THE MILWAUKEE COUNTY REGISTRY AS DOCUMENT NO. 5974432 LOCATED IN AND INCLUDING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWN 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, STATE OF WISCONSIN.

VICINITY MAP NOT TO SCALE



NORTH REFERENCED TO THE
WISCONSIN STATE PLANE COORDINATE
SYSTEM, SOUTH ZONE: THE WEST
LINE OF THE NE 1/4 OF SECTION
17-8-22, BEARING N00°11'26"W.

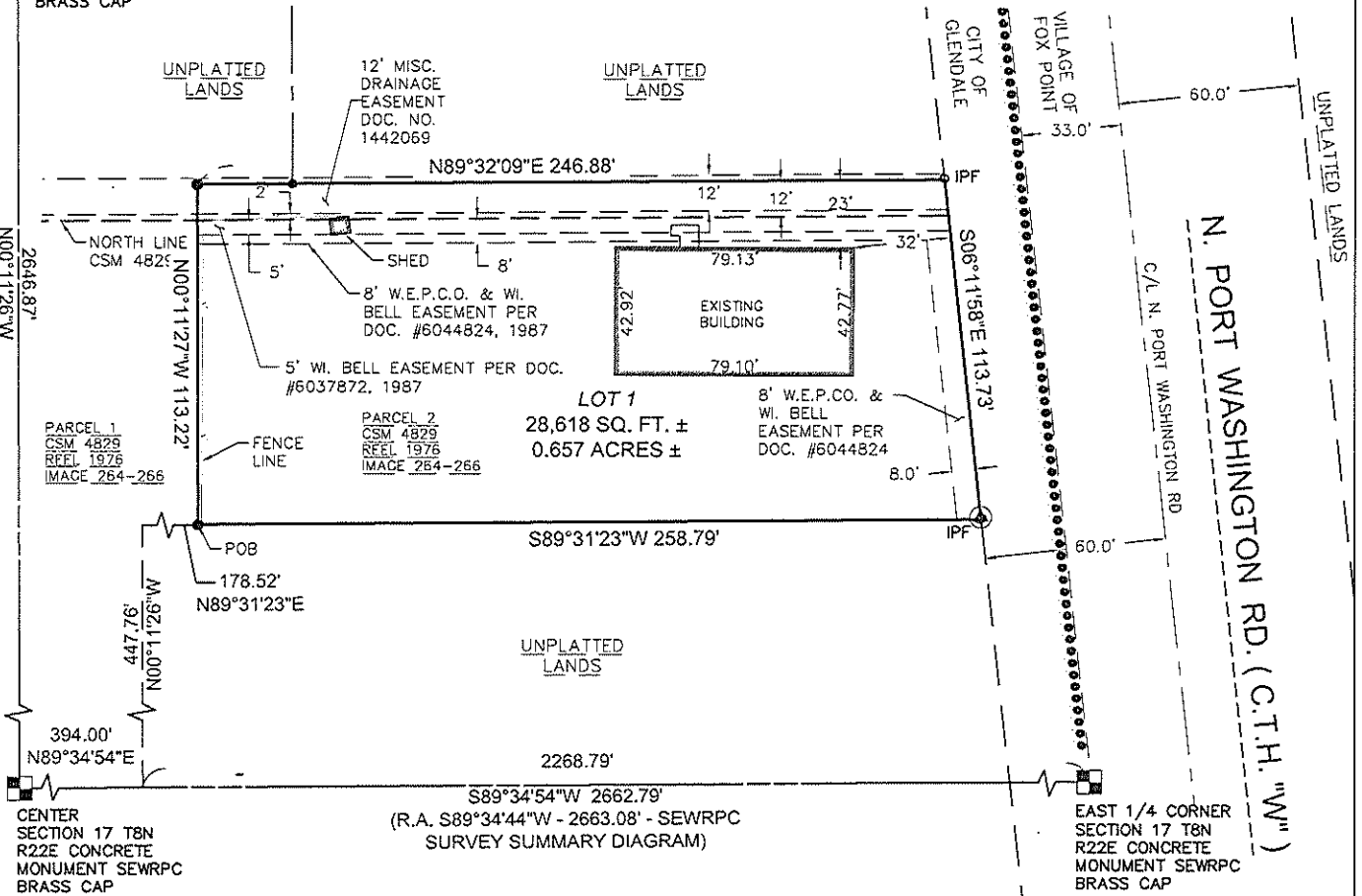
LEGEND:

- = 1.315" O.D. X 24" LONG, IRON PIPE SET,
WEIGHING 1.68 LBS./FT.
- = FOUND 1.27" REBAR OR AS NOTED
- POB = POINT OF BEGINNING



TAX KEYS:
0918019000
0918996001

■ NORTH 1/4 CORNER
SECTION 17 T8N
R22E CONCRETE
MONUMENT SEWRPC
BRASS CAP



THIS INSTRUMENT WAS DRAFTED BY GARY D. SCHNEIDER
PROFESSIONAL LAND SURVEYOR S-1297

SHEET 1 OF 3

THIS INSTRUMENT DRAFTED BY GARY SCHNEIDER

CERTIFIED SURVEY MAP NO. _____

A COMPILATION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 4829 AS RECORDED IN REEL 1976 ON IMAGE 264-266 IN THE MILWAUKEE COUNTY REGISTRY AS DOCUMENT NO. 5974432 LOCATED IN AND INCLUDING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWN 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)

)SS

MILWAUKEE COUNTY)

I, GARY D. SCHNEIDER, A PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A COMPILATION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 4829 AS RECORDED IN REEL 1976 ON IMAGE 264-266 IN THE MILWAUKEE COUNTY REGISTRY LOCATED IN AND INCLUDING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWN 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 17; THENCE SOUTH 89°34'54" WEST ON AND ALONG THE SOUTHERLY LINE OF SAID NE 1/4 OF SECTION 17, 2268.79' FEET; THENCE NORTH 00°11'26" WEST PARALLEL WITH THE WESTERLY LINE OF SAID NORTHEAST 1/4 OF SECTION 17, 447.76 FEET TO A POINT ON THE SOUTH LINE OF PARCEL 1 OF SAID CERTIFIED SURVEY MAP NO. 4829 EXTENDED WESTERLY; THENCE NORTH 89°31'23" EAST ON AND ALONG SAID SOUTH LINE OF PARCEL 1, AND THE WESTERLY EXTENSION THEREOF, 178.52' FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2 OF CERTIFIED SURVEY MAP NO. 4829 AND THE POINT OF BEGINNING OF LANDS HEREIN DESCRIBED; THENCE NORTH 00°11'27" WEST ON AND ALONG THE WESTERLY LINE OF SAID PARCEL 2 OF CERTIFIED SURVEY MAP NO. 4829, AND THE NORTHERLY EXTENSION THEREOF, 113.22 FEET; THENCE NORTH 89°32'09" EAST, 246.88 TO THE WESTERLY LINE OF NORTH PORT WASHINGTON ROAD THENCE SOUTH 06°11'58" EAST ON AND ALONG SAID WESTERLY LINE OF NORTH PORT WASHINGTON ROAD, AND THE EASTERLY LINE OF SAID PARCEL 2 OF CERTIFIED SURVEY MAP NO. 4829; 113.73 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2 OF CERTIFIED SURVEY NO. 4829; THENCE SOUTH 89°31'23" WEST ON AND ALONG THE SOUTHERLY LINE OF SAID PARCEL 2 OF CERTIFIED SURVEY MAP NO. 4829, 258.79 FEET TO THE PLACE OF BEGINNING.

CONTAINING 29,341 SQUARE FEET OR 0.674 ACRES MORE OR LESS.

THAT I HAVE MADE THE SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF RAMESH KAPUR.

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 FULLY COMPLIED WITH PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE LAND DIVISION ORDINANCE OF THE CITY OF GLENDALE IN SURVEYING, DIVIDING AND MAPPING THE SAME.

GARY D. SCHNEIDER
PROFESSIONAL LAND SURVEYOR S-1297

THIS INSTRUMENT WAS DRAFTED BY GARY D. SCHNEIDER
PROFESSIONAL LAND SURVEYOR S-1297

SHEET 2 OF 3

THIS INSTRUMENT DRAFTED BY GARY SCHNEIDER

FILENAME: R:\K&A General\K&A-Bldg\Milwaukee Corporate Office\70912 7665 Parking Lot Expansion\Survey\100204_Kapur_CSM.dwg
LAST SAVED DATE: 6/13/2018
PLOT DATE/TIME: 6/13/2018 2:24 PM
PLOTTED BY: ISAAH MERRIWEATHER

FILENAME: R:\K&A General\K&A-Bldg\Milwaukee Corporate Office\170912 7665 Parking Lot Expansion\Survey\100204_Kapur_CSM.dwg
LAST SAVED DATE: 6/13/2018
PLOT DATE/TIME: 6/13/2018 2:23 PM
PLOTTED BY: ISAIAH MERRIWEATHER

CERTIFIED SURVEY MAP NO. _____

A COMPILATION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 4829 AS RECORDED IN REEL 1976 ON IMAGE 264-266 IN THE MILWAUKEE COUNTY REGISTRY AS DOCUMENT NO. 5974432 LOCATED IN AND INCLUDING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWN 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, STATE OF WISCONSIN.

OWNER'S CERTIFICATE

RCK LIMITED PARTNERSHIP, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, HEREBY CERTIFIES THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE LAND DIVISION ORDINANCE OF THE CITY OF GLENDALE.

RCK, LIMITED PARTNERSHIP, DOES FURTHER CERTIFY THAT THIS MAP IS REQUIRED BY S.236.10 OR S236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF GLENDALE.

IN WITNESS WHEREOF, RCK LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY RAMESH KAPUR, ITS MEMBER, THIS _____ DAY OF _____, 2018.

BY: RAMESH KAPUR, PARTNER

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2018,
RAMESH KAPUR, TO BE KNOWN AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND
ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF RCK
LIMITED PARTNERSHIP, BY ITS AUTHORITY.

PRINT NAME _____
NOTARY PUBLIC – STATE OF WISCONSIN
MY COMMISSION EXPIRES _____

CITY OF GLENDALE COMMON COUNCIL APPROVAL

THIS CERTIFIED SURVEY MAP IS APPROVED, AS SET FORTH THEREIN ACCEPTED, BY THE COMMON COUNCIL OF THE CITY OF GLENDALE ON THIS _____ DAY OF _____, 2018.

RACHEL A. REISS
CITY ADMINISTRATOR

THIS INSTRUMENT WAS DRAFTED BY GARY D. SCHNEIDER
PROFESSIONAL LAND SURVEYOR S-1297