

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

AGENDA -- PLAN COMMISSION
Tuesday, September 4, 2018
6:00 P.M.

1. Roll Call and Pledge of Allegiance.
2. Adoption of Minutes of Meeting of August 7, 2018.
3. a. Sign Appeal Variance, Elite Sports Clubs River Glen, 2001 West Good Hope Road.
Review and approve proposed Sign Appeal Variance to convert existing Individual Attached Letter Message Placard with Electronic Messaging.
Kay E. Yuspeh, Elite Sports Clubs River Glen
- b. Sign Appeal Variance, Chiropractic Company, 5306 North Port Washington Road.
Review and approve proposed Sign Appeal Variance for proposed sign at Chiropractic Company.
Andrew Dominiak, FASTSIGNS-Waukesha
- c. Plan Commission Review, Ampco Pumps Company, 2045 West Mill Road. Review and approve proposed architectural, site, landscaping, and lighting plans to add warehouse storage space.
Mike Nicholson, President, Ampco Pumps Company
Jay Craig, MSI General

NOTICE: Although this is NOT a meeting of the Glendale Common Council, a majority of Council members may be present, although 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, September 4, 2018

- Plan Commission Report -

Glendale

RICH PAST.
BRIGHT FUTURE.



- 3a. Sign Appeal Variance, Elite Sports Clubs River Glen, 2001 West Good Hope Road. Review and approve proposed Sign Appeal Variance to convert existing Individual Attached Letter Message Placard with Electronic Messaging.

Elite Sports Clubs River Glen seeks Plan Commission review and approval to replace their existing individual mounted letter placard with electronic messaging. The Glendale Code of Ordinances generally prohibits action signs, which includes mechanical and electronic signs, however, Elite has an existing deteriorating obsolete message placard and the request is to replace the existing deteriorating messaging system with an electronic messaging system. 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, 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. The proposed change is not precedent setting in that it replaces a type of messaging system and is not creating a messaging system that did not previously exist, only the type of messaging system. Staff does not object to the proposed change.

- 3b. Sign Appeal Variance, Chiropractic Company, 5306 North Port Washington Road. Review and approve proposed Sign Appeal Variance for proposed sign at Chiropractic Company.

Chiropractic Company seeks Plan Commission review and approval to have a wall sign in addition to their existing monument sign. The Glendale Sign Code generally permits interior lots to have a single sign, whether it be the wall mounted or a monument sign type.

A FASTSIGNS of Waukesha representative will present the proposed signage (Refer to exhibits) which includes the text CHIROPRACTIC COMPANY, which will be about 22.1 square-feet in area at the indicated placement on the Chiropractic Company building.

The Glendale Sign Code requirement pertaining to Sign Appeal Variances is as stated under Item 3a above. Signage variances require Plan Commission review and approval.

The necessary action by the Plan Commission is to grant, require to modify, or to deny the sign variance request. Given the unusual geometric arrangement of the Chiropractic Company parcel, with the clinic being well away from North Port Washington Road, and the need for clients to determine where the Chiropractic Clinic facility is located, the request is justifiably unique for the Plan Commission to consider granting approval of a grant of Variance. Staff does not object to the proposed change.

- 3c. Plan Commission Review, Ampco Pumps Company, Incorporated, 2045 West Mill Road. Review and approve proposed architectural, site, landscaping, and lighting plans to add warehouse storage space.

Ampco Pumps Company, Incorporated (Ampco), seeks Plan Commission review and approval to construct 6,000 square feet of warehouse storage space to the northwest corner of the existing building located at 2045 West Mill Road. The site is zoned B-5 Business-Office District and the proposed improvements require the review and approval of the Plan Commission.

Ampco proposes to add 6,200 square feet (50 feet width x 50 feet depth = 6,200 square feet) to the existing 64,000 square foot building, giving a total building footprint of about 70,000 square feet on a 4.7 acre (204,018 square-feet) parcel. Building coverage will be about 34 percent of the site. The proposed addition will match the roof elevation of the existing building and

Site Plan

The proposed addition will be located at the northwest corner of the existing building at 2045 West Mill Road on land that is presently an existing paved surface utilized for about nine parking spaces, a loading dock, and building egress-ingress. The addition will have a loading dock and an overhead entrance door. There is about 100 feet between the west side of the existing building and the west property line. With the addition having a width of 50 feet there will be 50 feet between the west edge of the building addition and the west property line.

There will not be an increase in storm water runoff from the site as the Ampco facility premises has an existing stormwater management facility in place to satisfy stormwater management requirements.

Ampco Facility Operating Characteristics

The Ampco enterprise will operate similar to the way it has been at 2045 West Mill Road, except that there will be more storage space available. Ampco presently has 85 employees. Typical business hours at the Ampco facility are 3:00 a.m. to 11:00 p.m. Monday through Friday. Staff is not aware of any complaints related to Ampco.

Staff Recommendation: Staff recommends that the Plan Commission grant approval of the architectural, site, landscaping, and lighting plans such that Ampco Pumps Company may obtain City of Glendale Building Permits to complete the proposed facility improvements to be located at 2045 West Mill Road, with the following requirements:

- 1) City of Glendale and/or Milwaukee County permit(s) required for any work to be completed within the West Mill Road public street right-of-way or relating to City of Glendale watermain, sanitary sewer, or storm sewer facilities;
- 2) All City of Glendale building and fire codes applicable to the 2045 West Mill Road premises being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium.

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The City Plan Commission convened in the Common Council Chambers of City Hall, 5909 North Milwaukee River Parkway for its regular monthly meeting.

Alderman Daugherty called the meeting to order at 6:00 p.m.

Roll Call: Present: Alderman James Daugherty (for Mayor Kennedy), Commissioners Karn Cronwell, Bruce Cole (for Fred Cohn), Phillip Bailey, Josh Wadzinski, and JoAnn Shaw. Absent: Mayor Bryan Kennedy (excused), Tomika Vukovic (excused), and Fred Cohn (excused).

Other Officials Present: Rachel Reiss, City Administrator, and Todd M. Stuebe, Director of Community Development.

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised on Thursday, August 2, 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.

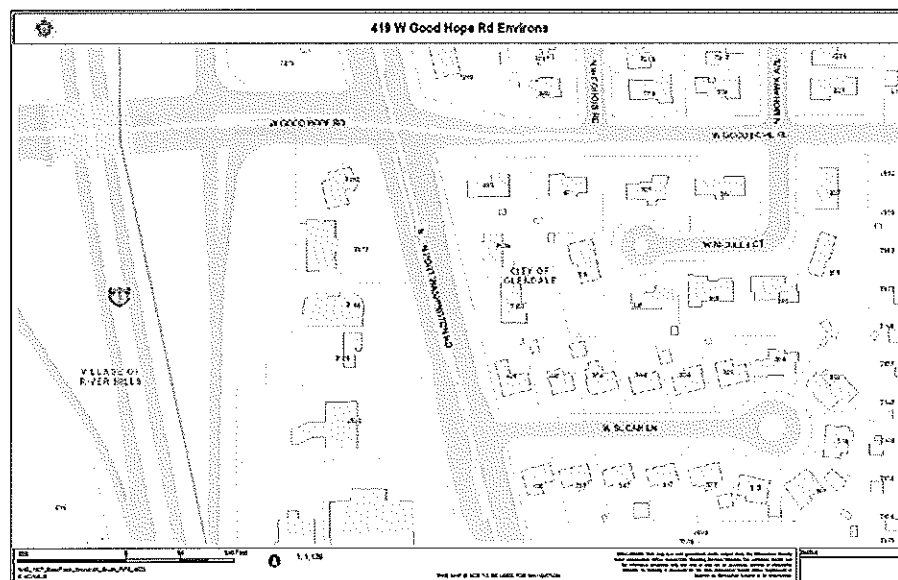
Motion was made by Comm. Cronwell, seconded by Comm. Wadzinski, to approve the minutes of the meeting held Tuesday, July 10, 2018. Roll Call: Ayes: Commissioners Cronwell, Cole, Bailey, Wadzinski, and Shaw. Noes: None. Abstain: Alderman Daugherty. Motion carried 5-0, with Alderman Daugherty abstaining.

MATTERS TO BE CONSIDERED.

- I. Referral from Common Council: Petition to Amend the Land Use Plan from Single Family Residential to Commercial and to Rezone 7170 (Kane) and 7158 (Bradley) North Port Washington Road, 419 West Good Hope Road (Scaffidi), and 408 West Sugar Lane (Blankenburg) from R-7 residence District to B-1, G2 Business and Commercial District. Petitioners to present request to the Plan Commission to commence Plan Commission review.

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

Property owners residing along the east frontage of North Port Washington Road between West Good Hope Road and West Sugar Lane have petitioned the City of Glendale to Amend the Land Use Plan from Single Family Residential to Commercial Office and rezone their properties from R-7 Residence District to B-1, G2 District, which is the same zoning class as the properties located among the west side of North Port Washington Road (7139, 7155, 7161, 7177, and 7195 North Port Washington Road).



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Petitioners to Present Request

The Petitioners will present their case to Amend the Land Use Plan to change their properties from Single Family Residential to Commercial Use and to change the zoning from R-7 Residence District to B-1, G2 Business and Commercial (Office) District.

Process to Amend the Land Use Plan

The first task of the Plan Commission is to consider change to the Land Use Plan. The statutory requirement is that the zoning of lands will be consistent with the Land Use Plan. A change to the Land Use Plan requires that the Plan Commission recommend the Amendment to the Land use Plan by a majority vote of the entire Commission approving a Resolution which is then advanced to the Common Council, which is required to hold at least one Public Hearing at which the proposed Resolution or ordinance is discussed, and adopts an Ordinance by majority vote.

If the Plan Commission decides to not Amend the Land Use Plan the request to rezone is concluded without any change to the land Use Plan or Zoning category.

Process to Change Zoning of Lands

Amendment to the Land Use Plan allows the Zoning category to be changed consistent with the approved Land Use Plan. This includes Plan Commission review and recommendation to the Common Council following the process contained within the Glendale Code of Ordinances.

Necessary Action

Referral to the Plan Commission of the Petitioner's Request initializes a process of review by the Plan Commission. Staff suggests that this evening there not be any formal action other than to direct Staff to come back to the Plan Commission next month (September 4, 2018) with the proposed process to consider the Petition.

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Community Development Director Stuebe stated that the Referral from the Common Council to consider the Petition to Amend the Land Use Plan and to Rezone the four properties is being received this evening, that the Petitioners will have the opportunity to present their Petition to the Plan Commission, and that the Plan Commission will determine how it will consider this item.

Alderman Daugherty asked the Petitioners to come forward and speak, being sure to provide their names and property street address.

Chris and Dennis Blankenburg identified themselves as the owners of 408 West Sugar Lane. Chris Blankenburg stated that she has lived at 408 West Sugar Lane since the 1950's, that the house was her parent's house, and that she bought it from them. Chris Blankenburg stated that the distance from the curb to the house is 30 feet, that they cannot hear the television unless it is turned up to the 60 or 70 volume level, that there have been cars on the lawn due to accidents and related to the bank (Educator's Credit Union), one car hit the telephone pole and snapped it in half, that she has had to help bleeding people, and that they are concerned that a car is going to come into the house, also, there are accidents on Interstate 43 and West Good Hope Road, that traffic is getting a lot worse, and that they do not think that anybody will buy the house because it is too close to the road and too noisy, concluding stating that if they had a business zone other people could consider buying the property for that too instead of only as a residence.

Alderman Daugherty asked if they have tried to sell the property.

The Blankenburgs said that they have not tried to sell the property, although they are aware that Willis' tried for a year and had no luck, and that across the street kids lived there.

Alderman Daugherty asked if there were any other questions.

Comm. Cronwell asked about the 2006 Study, was it available for review, and did not think this would be decided by casual conversation.

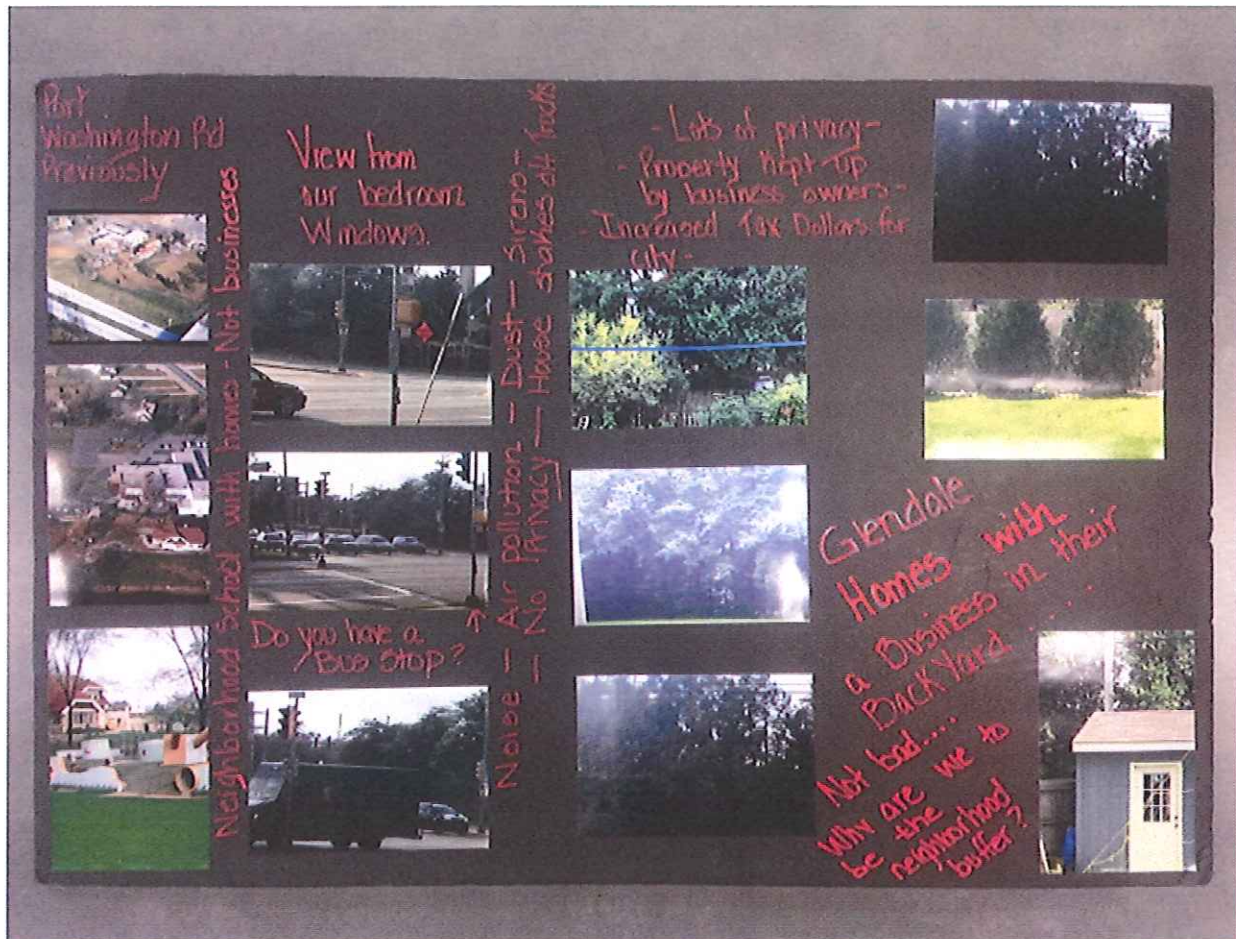
Director of Community Development Stuebe stated that there is a Study that was completed at the time of the previous Petition, although is uncertain whether it is current in all respects.

Jennifer and Don Scaffidi introduced themselves as the property owners at 419 West Good Hope Road and that they have been there since 1962. Jennifer Scaffidi said that her parents (the Engels) purchased the home in 1957 and recalls the surrounding land as farmland and open fields her entire childhood years, and that across the street there was the school and homes, and that they bought the house so that she could take care of mom when she was ill, and now they are stuck, they have tried to sell, and it really makes no sense their being the second busiest corner in the City with a bus stop 30 feet from the house and thousands and thousands of cars passing every day, and would tend to think that the City wants things to fit aesthetically, and does not know how their area got lost in the shuffle

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when other changes were happening and neighbors were bought out, and said that they do not want to have to be the buffers left behind and across the street they do not have a problem.

Don Scaffidi said that last time was more involved, they brought in a medical user for the site, and that today he would not buy a house there next to the busiest thoroughfare, adding that they (the Blankenburgs) said that because they cannot sell they will probably die in the house, however, he does not want to die in the house, and continued saying that the Study says that there are 22,000 vehicles per day and commented that is not residential, so they wrote their letter.



Millie and Willis Bradley identified themselves as the property owners of 7158 North Port Washington Road, and said that when they moved in the area was quiet, that it was not a problem to have the kids go out front to play, and that now they are ready to sell there is traffic and noise and said that they feel like they are being held hostage because they cannot sell, and that if they can have sell as commercial it gives another choice, so asked that the City allow them to rezone to commercial so that they can have peace of mind, that there is a big difference from 40 years ago.

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Larry Kane identified himself as owner of 7170 North Port Washington Road, and that it has been a long time since they have been here, and said that he has a simple humble request of the City, to allow the rezone of their property to B1, G2 District. Mr. Kane distributed a handout which he followed in his comments, referencing the Vision Plan, saying that a lot has changed since 2006, and that the process back then took 18 months, and today traffic seems to have doubled along with Silver Spring, and that they are the last such and such intersection all the way to downtown, that they cannot back out in their driveways to the street, and observed that several years ago the land across the street was rezoned from B-1 District to B-1 G2, and suggested that this location would be ideal for a dentist office or a small veterinarian clinic, and that in regard to the Vision Plan this residential is no longer ideal, and made reference to walkable, safe neighborhoods, peacefulness, safety, qualities. Mr. Kane continued saying that there was a police shooting of a suspect, and that they were chasing a suspect, and that there was property damage when they knocked down his fence, and also that there have been regular ongoing accidents, that there were two lanes and then four lanes, and now there is no entry southbound to their properties, and said that since 1991 they have lost 30 feet of their property, and that Scaffidi also lost property in front, and said that puts them at a serious disadvantage, and noise, noise, noise, and concluded stating that what was residential is no longer residential and thanked the Plan Commission (refer to the Larry Kane written statement below).

Comm. Cole asked City Staff if the Petition was four.

Community Development Director Todd Stuebe said that the Petition to change the Land Use Plan from Single Family Residential to Commercial and Rezone from R-7 Residence District to B-1, G2 does not include any other property owners.

Comm. Shaw asked if once rezoned what about the properties to the east of them.

Alderman Daugherty asked about height.

Director of Community Development Todd Stuebe stated that the City of Glendale has architecture, landscape, and site standards, and that balance of these items are qualitatively reviewed by the Plan Commission.

Comm. Wadzinski stated that the Plan Commission has control as to what gets built when there is something to consider.

City Administrator Rachel Reiss stated that there are requirements for buffers.

Comm. Cronwell stated that there seem to be legitimate concerns, it has become busier, and that there are just these four homes, and that they are a full contingent, and that they accidentally dangle.

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Comments of Larry Kane, 7170 North Port Washington Road

8/7/2018
Larry Kane

Plan Commission Meeting
August 7, 2018

Good evening, ladies and gentlemen. It has been along time since our families have been here to again request an amendment. I see many new faces, so I am hopeful that we can see a positive outcome in this process. So, I appreciate this opportunity to talk about our simple and humble request to amend the Land Use plan to change (modify) our properties from Single Family Residential R-7, Residential District to B-1, G-2 Business and Commercial Office District. As we understand it the statutory, requirement is that the zoning of land, that is 7170 & 7158 N Port Washington Rd, and 408 Sugar Lane and 419 W Good Hope Rd, (our collective properties) must be consistent with the Land Use Plan and Comprehensive Plan adopted by the common council in August 2011, which includes an extensive narrative entitled the Vision Plan and Smart Growth Plan. I realize that often in life, what we seek out, work towards, even wish for does not come to fruition because of other factors that get in the way of what should become reality. Change is sometimes met with fear, indifference, false starts, policy & political road blocks, ego, & powerplays, etc.

Ultimately, a reasonable, fair and distinctive decision can be agreed upon that will become a small cornerstone building block (literally) as people enter Glendale from Hwy 43 from Good Hope Rd. I believe an amendment to B-1, G-2 only enhances the Vision plan philosophy on many fronts. I believe the Master Plan was originally created in 1976, with the current plan being amended in 2011 with the addition of the 2000/2001 Glendale Vision 2021.

I thank the staff here in Glendale for accepting our application and materials submitted by the Scaffidi family to amend the Land Use Plan and getting our petition on the agenda. Hence, I provide the reasons, ideas and rationale for requesting the amendment & recommendation to adopt an ordinance for our properties.

A lot has changed since were here 2006-2008. That process then took 18 months. I am hopeful that the Commission read over the petition and written narrative that was submitted on May 27, 2018 and that the process this time will be less cumbersome than 10+ years ago.

Some things I'd like to highlight are:

- Traffic – I am sure that it has increased tremendously in the last 10 years. The study done then concluded that there was 22K cars going by our homes, in all probability, it most likely has doubled. Aside from the Silver Spring intersection, we are the busiest in Glendale and maybe all of the North Shore. We are the last remaining residential properties on such an intersection almost all the way to downtown! We can no longer back out of our driveway because of the volume of traffic and many times cannot even make it to the left turn lane and must go north thru the intersection and come back to go west on Good Hope.
- Twelve + years ago the City of Glendale amended the Plan to allow our neighbors across the street to rezone to B-1, G-2. Those homes were just like ours and they did not have much issue with the City at all. Some neighbors objected, some will most likely object to our request. Mr. Scaffidi and I have spoke to several neighbors and they are all positive about our request and even willing to voice their opinion to the Common Council. Our properties are meant for small businesses, i.e. Dentists, CPA, real estate, attorneys, veterinary etc...
- It is no longer conducive to residential living. It is not at all what the Master Plan or the Vision 2021 describes as Glendale residential living. In the Vision under "Things Glendale Citizens

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Comments of Larry Kane, 7170 North Port Washington Road (Cont.)

Commonly Value" 'are walkable, safe neighborhoods; stability of neighborhoods' The Master Plan includes "Our Strengths – Maintaining & Enhancing", 'Quality of neighborhoods – The peacefulness, safety, friendliness & quality of our neighborhoods.' Under Section 1.2A2 of the Master Plan states: "Retain the suburban environment without sidewalks, street lighting & curbs, unless residents desire these amenities." Our properties do not fit into any of these mentioned neighborhood descriptions! It is no longer suitable or safe to raise a family in our area.

- The close proximity to the interstate has us witnessing high speed chases on a regular basis, a major police shooting with the suspect being shot right outside our doors and number of other times the police came running thru our yards chasing suspects. We have even had property damage that we were not reimbursed for when the suspect and police came running through. We also witness several accidents.
- Port Washington Rd has expanded considerable over the last 20 + years. Starting with 2 lanes, then 4 lanes and no more available entry into ours drives from the southbound land. And now 6 lanes at the intersection. We have lost nearly 30 ft of our property along Port Washington Rd. The Scaffidi's have also lost property in the front of their home on Good Hope.
- The value of our homes has been diminished because of all the changes and developments around us and our properties not fitting in or keeping up with these developments has put us all at a serious disadvantage.
- Noise, Noise, Noise. All four of our homes have our bedrooms on the side facing Port Washington Rd. Two are within 30 ft of the curb, I think it has affected our health due to the challenge to get a fit-full healthy REM3-REM4 sleep...not only physical, but our emotional and spiritual well-being has taken a toll.

All said, the four property owners have lived in this neighborhood for 27+ years...with the Scaffidi's (Engel's) being there since the 1950's. I believe with this kind of history, we the residents truly can be objective to what was residential is no longer residential and these properties are not on purpose as residential property.

I thank you & the city's time and attention to this matter.

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City Administrator Rachel Reiss stated that they should schedule a Public Hearing and allow the neighbor property owners to state their case, have their #Me Too Movement.

Alderman Daugherty asked that the Plan Commission schedule a Public Hearing.

Lynn Becker (357 West Sugar Lane) commented that the property next door, 400 West Sugar Lane, were renters, and probably would not object to be included.

Inquiry was made about the status of the property, were the owners trying to sell?

Comm. Wadzinski commented that for some kind of redevelopment it would make sense not to have a key-shaped site.

Alderman Daugherty asked if other properties were to be included in the prospective changes would it impact them.

Director of Community Development Stuebe stated that if the property status is changed to Commercial Land Use and rezoned to B-1,G2, if the house burns down the property owner may not be able to construct as residential.

Jennifer Scaffidi said the person who lived there.

Following the initial motion and second Comm. Shaw asked for a friendly Amendment to the motion to ask that the previous Study requested by Comm. Cronwell be sent along to the Plan Commissioners for review. This motion passed unanimously and was included in the original motion as follows below.

Comm. Cronwell asked that the Public Hearing Notice boundary include as many as it possibly can, to the 7600 block of Iroquois.

Motion by Comm. Wadzinski, seconded by Comm. Bailey, that the Plan Commission schedule a Public Hearing to hear everybody for 6:00 p.m., Tuesday, October 2, 2018, and for City Staff to advance along the previous Study requested earlier by Comm. Cronwell to the Plan Commission for review. Roll Call: Ayes: Alderman James Daugherty, Commissioners Cole, Lippow, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

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- II. Specific Implementation Plan (SIP), ICAP Center, 6701 and 6789 North Port Washington Road (Former Nicolet High School District Recreation Fields). Review and approve Specific Implementation Plan (SIP) for Phase I of the project which includes ALDI grocery store and Associated Bank.

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 Specific Implementation Plan for Phase I of the ICAP project 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).

Phase I of the proposed project includes constructing an Associated Bank branch (about 3,156 square-feet) and ALDI grocery store (about 20,500 square feet). The architecture is modern with classic materials such as stone, brick veneer, siding, and vision glass. ICAP anticipates that Phase II improvements will be brought forward to the City of Glendale in 2019.

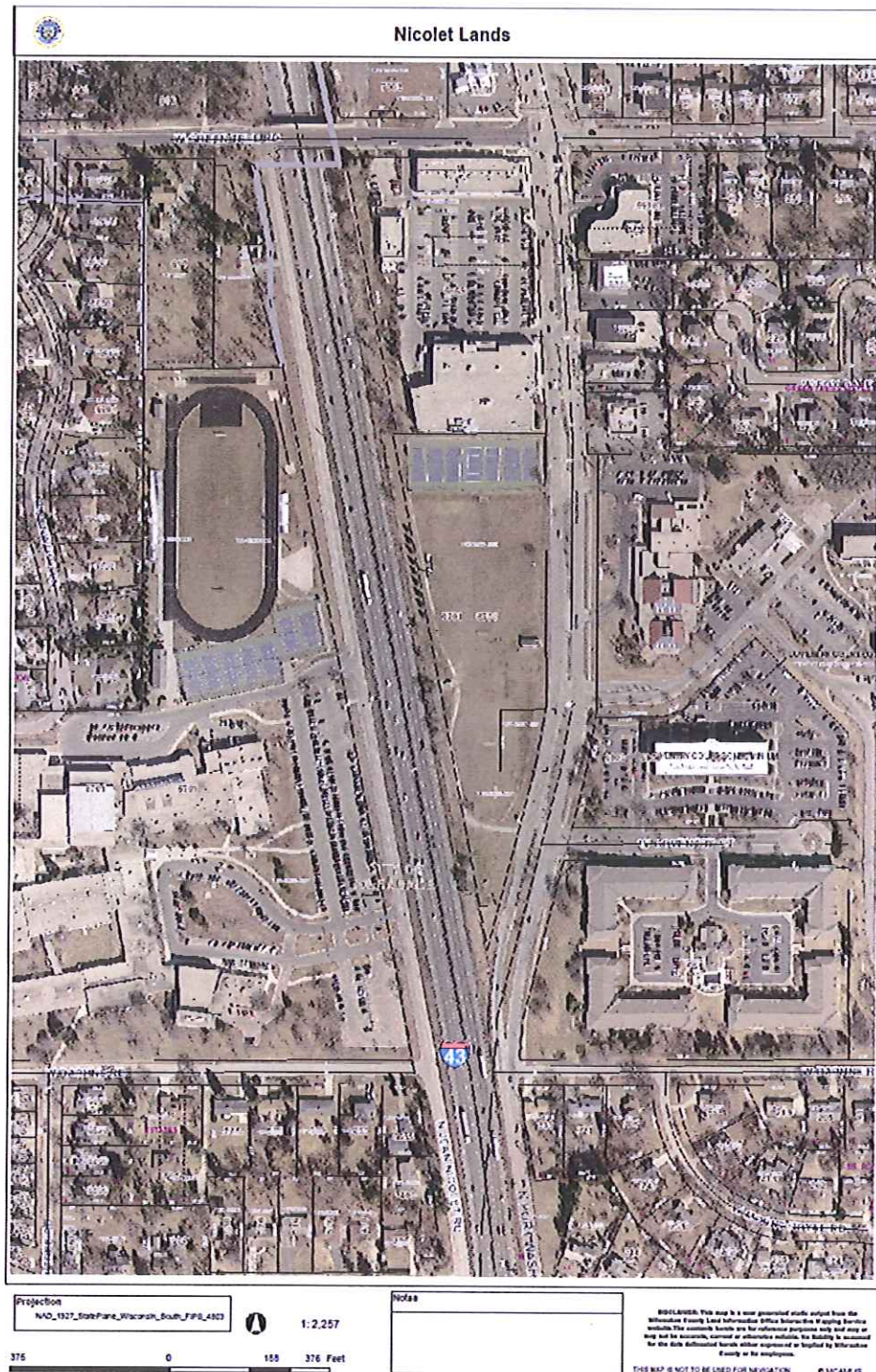
Project Architecture and Civil Site Improvements

The project plans for Phase I are included in the Plan Commission materials, which includes architecture for the proposed ALDI grocery store and Associated Bank, as well as design drawings for the proposed site, landscaping, lighting, and signage, as well as an underground stormwater management facility.

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Aerial Photograph of the Nicolet Upper Fields Site and Environs



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Site ingress and egress is available at the intersection of North Port Washington Road and the existing entrance to Cardinal Stritch University, which will be changed to a signalized intersection (Milwaukee County right-of-way jurisdiction), with a second right in right out only ingress-egress to the ALDI connected to southbound North Port Washington Road.

There are 196 parking spaces provided to serve the ALDI site and the two Phase II uses, and 12 more parking spaces are provided within the contemplated Associated Bank site. Lighting is limited to 15 feet tall. Proposed ALDI signage includes three wall signs and a 12-foot height monument, proposed Associated Bank signage includes three wall signs and a directional. The Glendale Market development, located immediately north of and adjacent to the north, was limited to two wall signs per tenancy, including Pick 'n Save. Landscape is ample. The Stormwater Management Plan is submitted and in review with the City Engineer. Comments from the North shore Fire Department are included in the packet materials. There were not any other comments.

Operating Plans

ALDI is open from 9:00 a.m. to 8:00 p.m. seven days per week. Deliveries to the site 6701 and 6789 North Port Washington Road site arrive in eight truckloads.

Associated Bank offices are typically open for business Monday to Thursday 9:00 a.m. to 6:00 p.m. and Saturdays 9:00 a.m. to 1:00 p.m., with window service being similar with some modest variation among Associated Bank locations within metropolitan Milwaukee.

Phase I Project Value

Developer states that the Phase I project has a total cost of over \$6.0 million.

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Project Schedule

The Developer seeks to begin the Phase I improvements in the Fall of 2018 with Phase II contemplated to follow in 2019.

Required Action

The necessary action by the Plan Commission is to approve the Specific Implementation Plan (SIP) for Phase I of the ICAP project, with the requirement that Phase II improvements come back to the Plan Commission for review and approval.

Director of Community Development Todd Stuebe stated that ICAP Development will present the Specific Plan for Phase I of the 6701 and 6789 North Port Washington Road or Nicolet Upper Fields site to the Plan Commission this evening.

Brian Adamson stated that ICAP Development has submitted a full set architecture and civil plans that he will present by highlighting the material changes from what has been presented previously presented for Phase I that include an ALDI grocery store and an Associated Bank branch office. Adamson emphasized the Associated Bank footprint at the south end of the site in place of the earlier future development pad. There was some discussion about the elevation of the site as it relates to the elevation of North Port Washington Road, that it is up three to three and one-half feet, and that it drops six to two feet, and that it is deeper near the tennis courts.

Comm. Wadzinski asked if the ALDI artistic image was mirrored.

Mr. Adamson said that it is and that he had caught it twice now.

At the conclusion of the presentation the Plan Commission took on questions for ALDI and Associated Bank.

Comm. Shaw asked about the signage, what is permitted, observing that the man looks rather small in comparison to the ALDI monument sign.

Director of Community Development Stuebe informed the Plan Commission that the Plan Commission has flexibility within the Planned Unit Development District to approve excellence in design quality, and that the Glendale Market, located immediately adjacent to the north of this site, which has four-sided architecture in terms of architectural surfaces, as well as close proximity to West Green Tree Road, allowed each tenant two signs per tenancy, although Glendale Market did not ask for a Master identification sign as well. Director Stuebe added that the Sign Code requirement for monument signs limits the height to ten feet.

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Comm. Shaw noted that the PDD was its own zoning category, and also asked if there was a reason for the 12 feet, whether it was related to the elevation.

Mr. Adamson said that the land elevation is a little bit lower than the elevation of North Port Washington Road, however, they would adjust if necessary.

Comm. Bailey observed that there are three signs per building and that is outside what has previously been permitted.

Mr. Adamson said that they have three-sided four-sided architecture and quality materials.

Director of Community Development Stuebe stated that it is up to the Plan Commission to determine whether or not the proposed signage is acceptable for their approval.

Comm. Shaw said that she had one more question pertaining to the drive-thru.

Director of Community Development Stuebe advised that there is not any prohibition on window service for financial institutions such as bank branches.

Comm. Cole offered that is provided that the building allowed for it and also asked whether Associated Bank was open Fridays.

Director of Community Development Stuebe stated that he researched typical Associated Bank business hours and that they are open for business Fridays as well.

Motion by Comm. Cronwell, seconded by Comm. Wadzinski, that the Plan Commission grant approval of the proposed Phase I Project Plan as submitted. Roll Call: Ayes: Alderman Daugherty, Commissioners Cronwell, Cole, Lippow, and Wadzinski. Noes: Shaw. Abstain: None. Motion carried 5-1.

ADJOURNMENT.

Motion by Comm. Cronwell, seconded by Comm. Bailey, to adjourn the Plan Commission until the regular meeting to be held at 6:00 p.m., Tuesday, September 4, 2018. Roll Call: Ayes: Alderman James Daugherty, Commissioners Cronwell, Cole, Bailey, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

Todd M. Stuebe, Director of Community Development

Respectfully Submitted: Wednesday, August 8, 2018.



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

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Google Maps Good Hope Rd

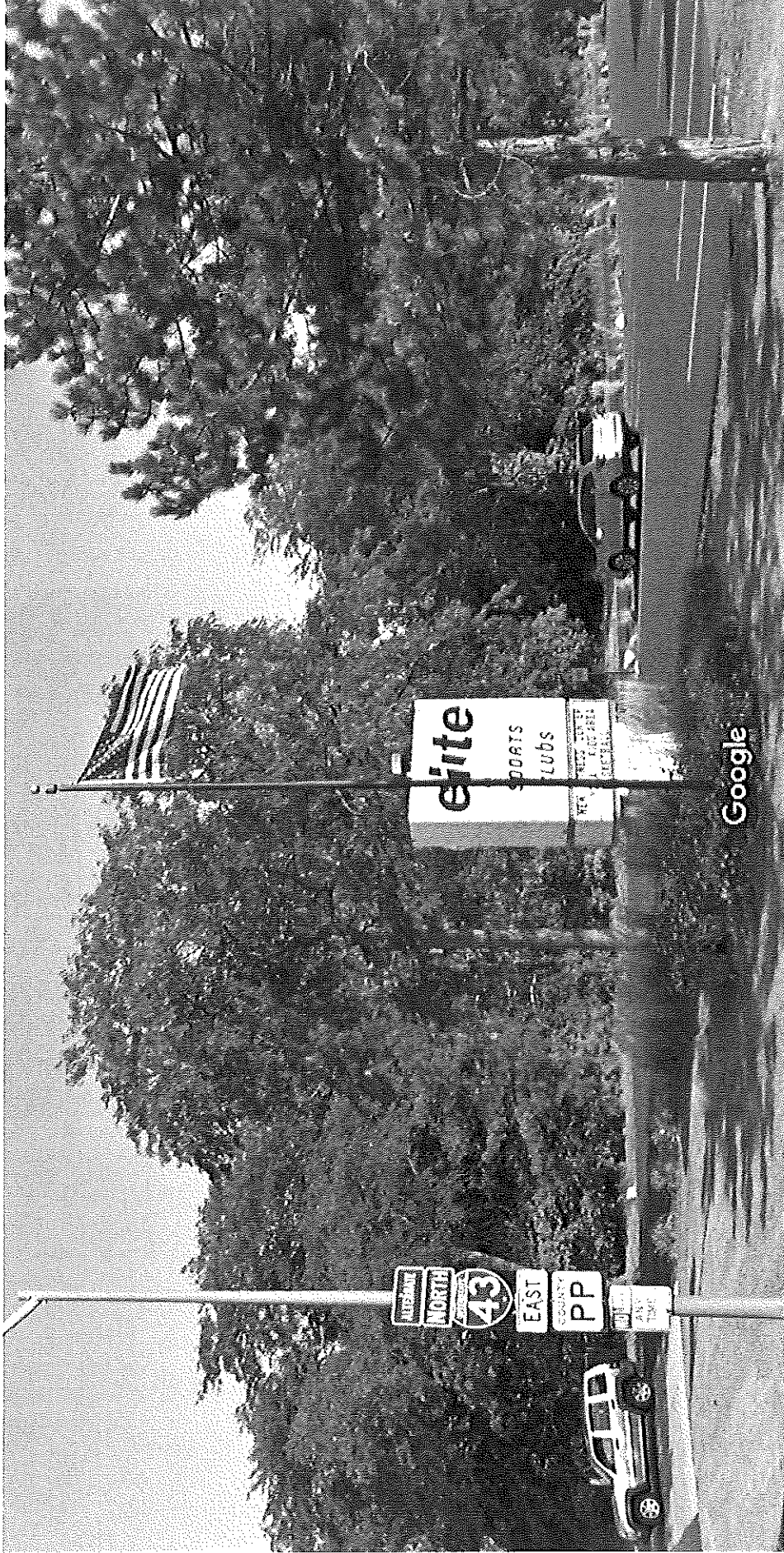
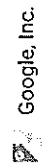


Image capture: Aug 2017 © 2018 Google

Glendale, Wisconsin



Street View - Aug 2017

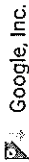
Wetlock Rd
ONGWON A

Google Maps Good Hope Rd



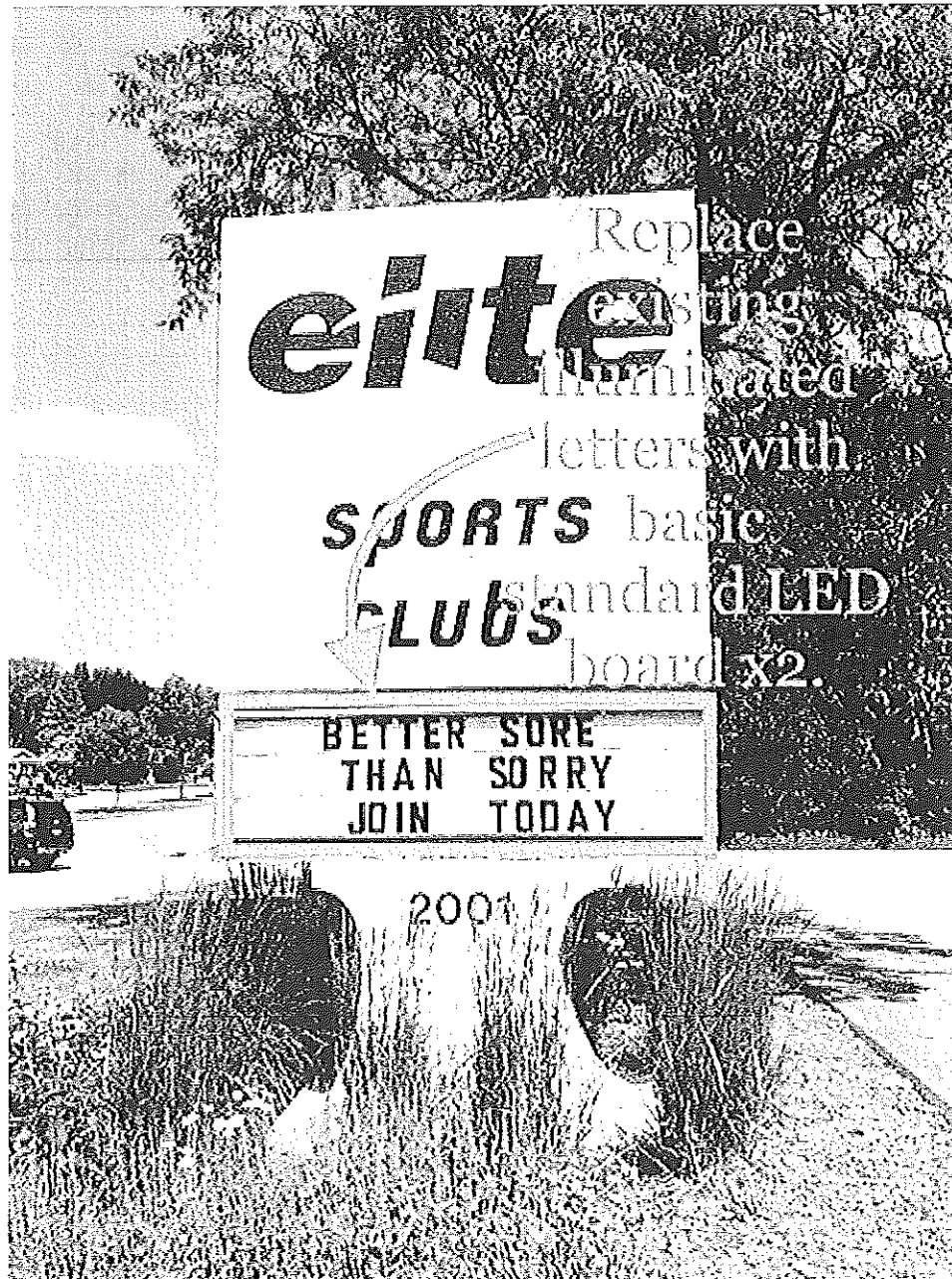
Image capture: Oct 2015 © 2018 Google

Glendale, Wisconsin



Street View - Oct 2015

www.google.com/maps/@43.1482234,-87.9338921,3a,30y,224.77h,91.57t/data=!3m4!1ssEkDxRpGwdkMrGHO_rSwLQ!2e0!7t13312!8i6656



elite

Replace
existing
illuminated
letters with

**SPORTS
CLUBS**

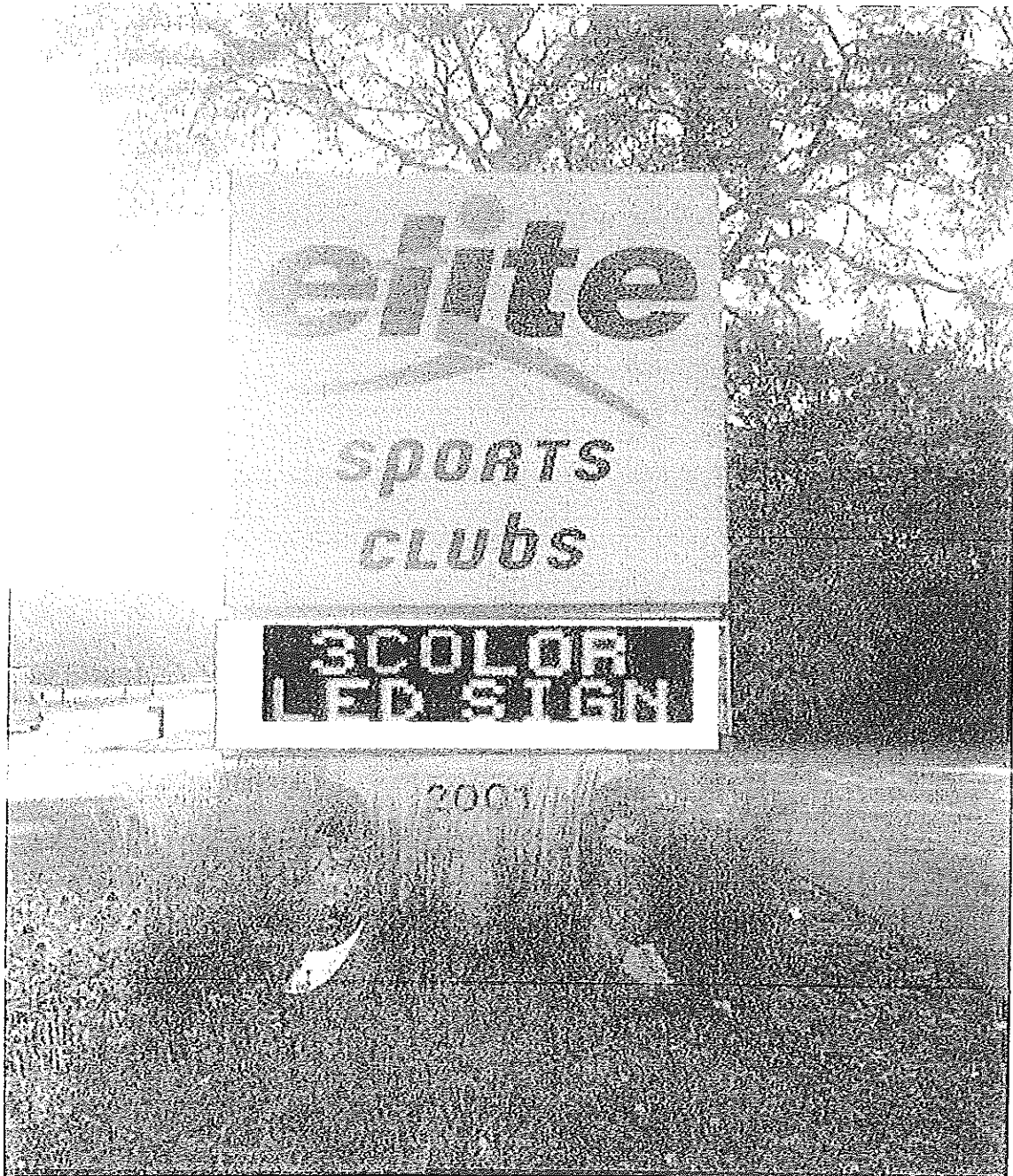
basic
standard LED
board x2.

**BETTER SORE
THAN SORRY
JOIN TODAY**

2001

elite

Proposed LED sign to replace existing static letter signage.





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:

Five Spine Clubs would like to update and modernize its existing stationary wall sign that has begun to deteriorate over time making it inoperable in the near future we would like to add two (2) sign to the east and west side of our existing sign to replace the information that is currently in existence. Please see attached drawings/pictures depicting the changes. I am changing the appeal from just a sign and modernizing of the current because some other local businesses in the city of Glendale (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 20th day of August, 2018

Signature of Applicant: [Signature]

Applicant Business Name: Five Spine Clubs River Green

Print Name: Gregg Barron

Address: 200 N. Reed Road, Plover

City, State, Zip: Glendale, WI, 53209

Phone: 262-251-1100

Fax:

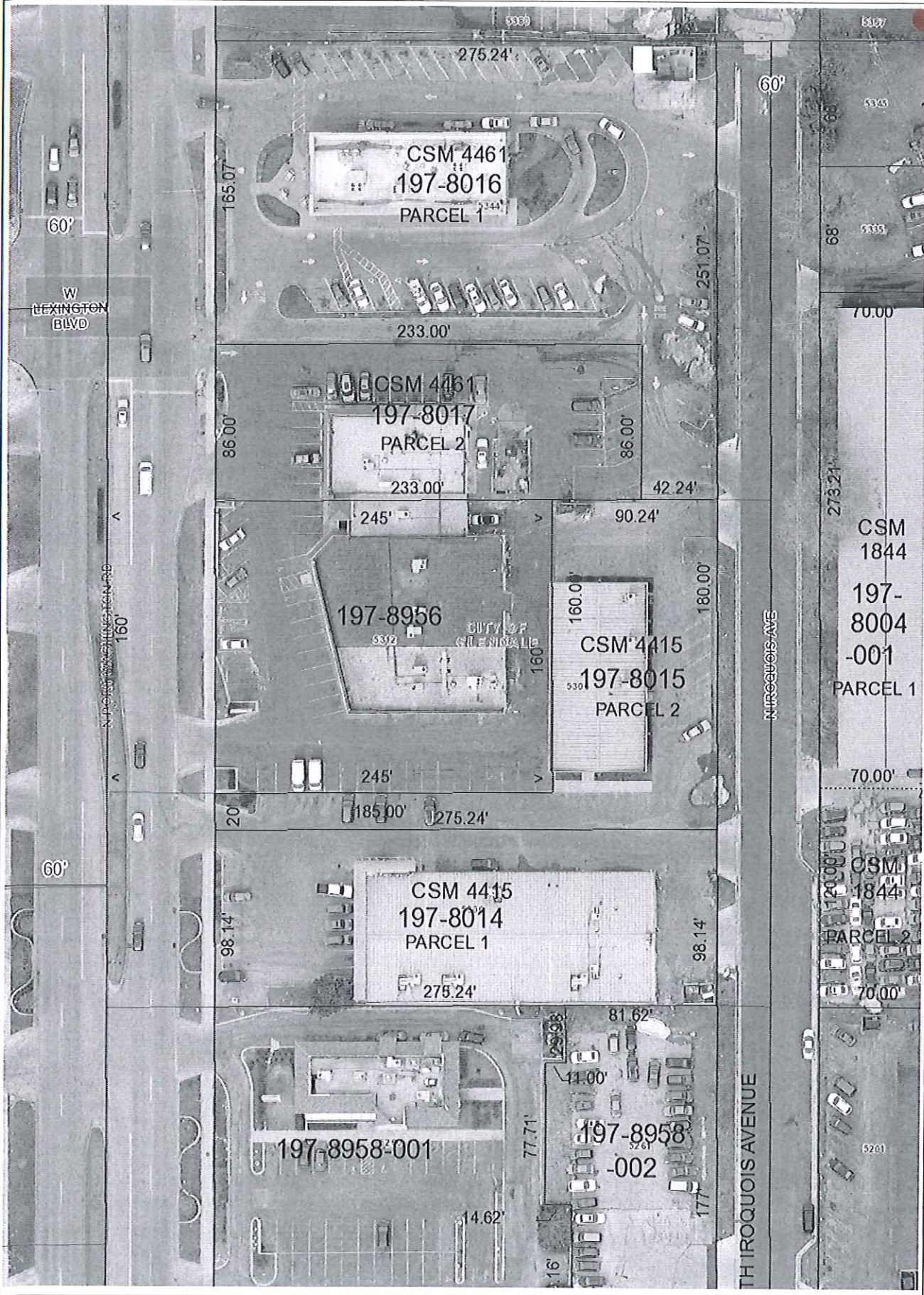
E-Mail: ap@fiveclub.com

Office Use Only Check #: 4953 Amount: \$300 Date: N/A Rec'd by: N/A
Sign Appeal Hearing Date: 9/19/2018 Time: N/A



5306 N Port Washington Rd, The Chiropractic Company

3b.



Projection
NAD_1927_StatePlane_Wisconsin_South_FIPS_4803



1:564

94 0 47 94 Feet

Notes

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

© MCAM/LIS



August 13, 2018

Dear City of Glendale,

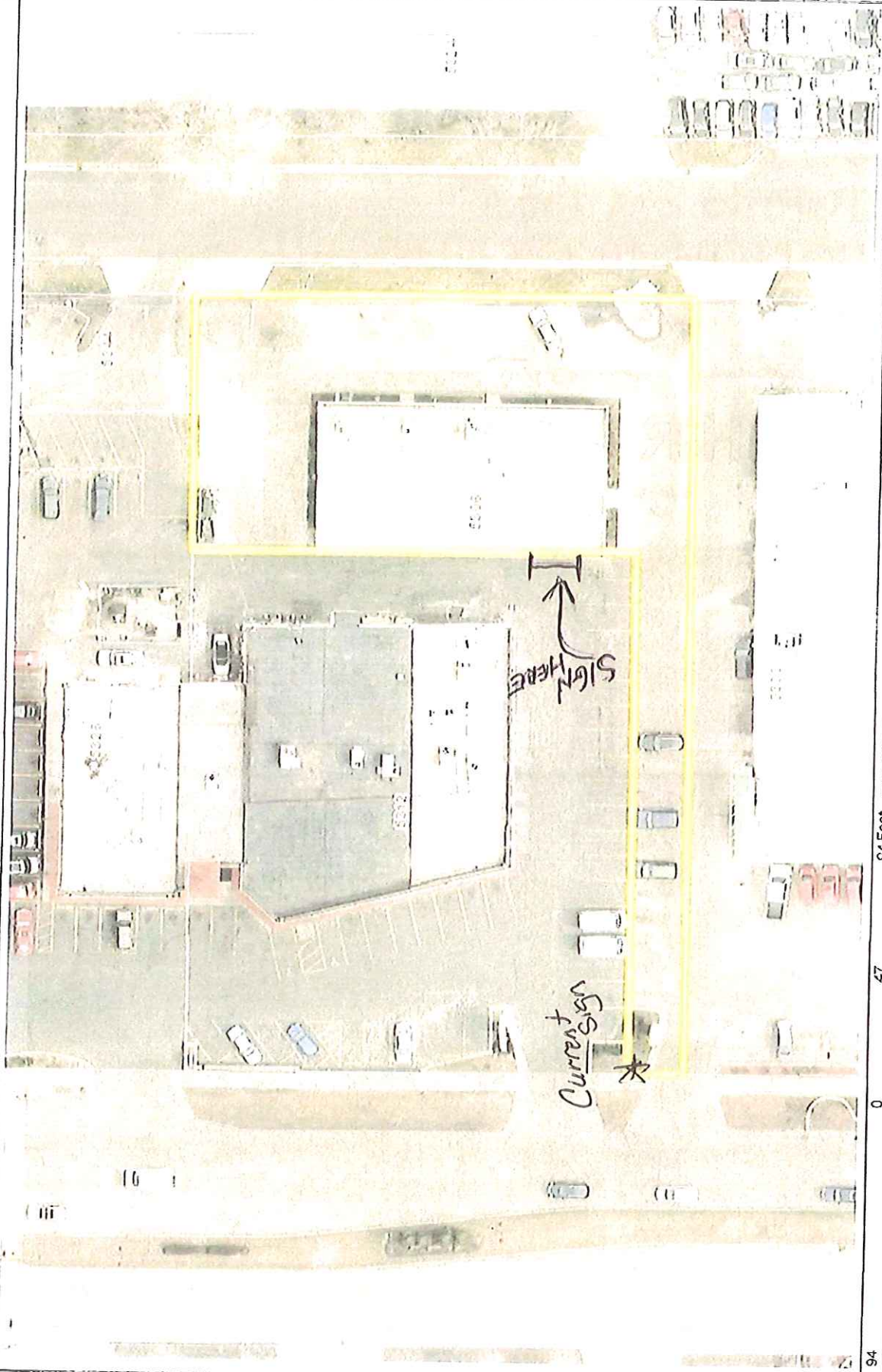
Thank you for taking the time to review this appeal application on behalf of The Chiropractic Co., located at 5306 N. Port Washington Road. Dr. Bryan Gerondale is asking for a variance to the sign permit that was recently denied. Dr. Bryan Gerondale would like customers to better identify his building which is located back from Port Washington Road as seen in the attached pictures. The proposed sign would help customers to identify where the business is located and arrive safely. The channel letters, as shown in the rendering, are a total of 21.03 square feet. There is a monument sign (Picture 2) that is located along N. Port Washington road that helps customers know where to turn but once in the drive it is confusing as to where the office is located. The addition of the channel letters on the building façade will direct those customers to the correct building.

Thank you for the consideration.


Andrew Dominiak
FASTSIGNS of Waukesha



MILWAUKEE COUNTY INTERACTIVE MAPPING SERVICE



Notes

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

94 Feet

47

0

1:564

NAD_1927_StatePlane_Wisconsin_South_FIPS_4803
© MCAMLIS

Current Sign

6/27/2018

5302 N Port Washington Rd - Google Maps



Image capture: Aug 2017 © 2018 Google

<https://www.google.com/maps/@43.1131886,-87.9166375,3a,37.5y,67.14h,83.4t/data=!3m6!1e1!3m4!1s-4ePRqLX2z1RbqbW445wA!2e0!7t13312.8!6e56>

New Sign request

SCALE 1/4" - 1' 0"

TOP: 15.2" X 155.4"

BOTTOM: 10.2" X 80.8"

CHIROPRACTIC
COMPANY





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

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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:

Please see attached letter requesting sign variance for Dr. Bryan Gerondale.

(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 8 day of August, 2018

Signature of Applicant:

Andrew Dominik

Applicant Business Name: FASTSIGNS OF WAUKESHA

Print Name: Andrew Dominik

Address: 1560 E MORELAND BLVD STE E

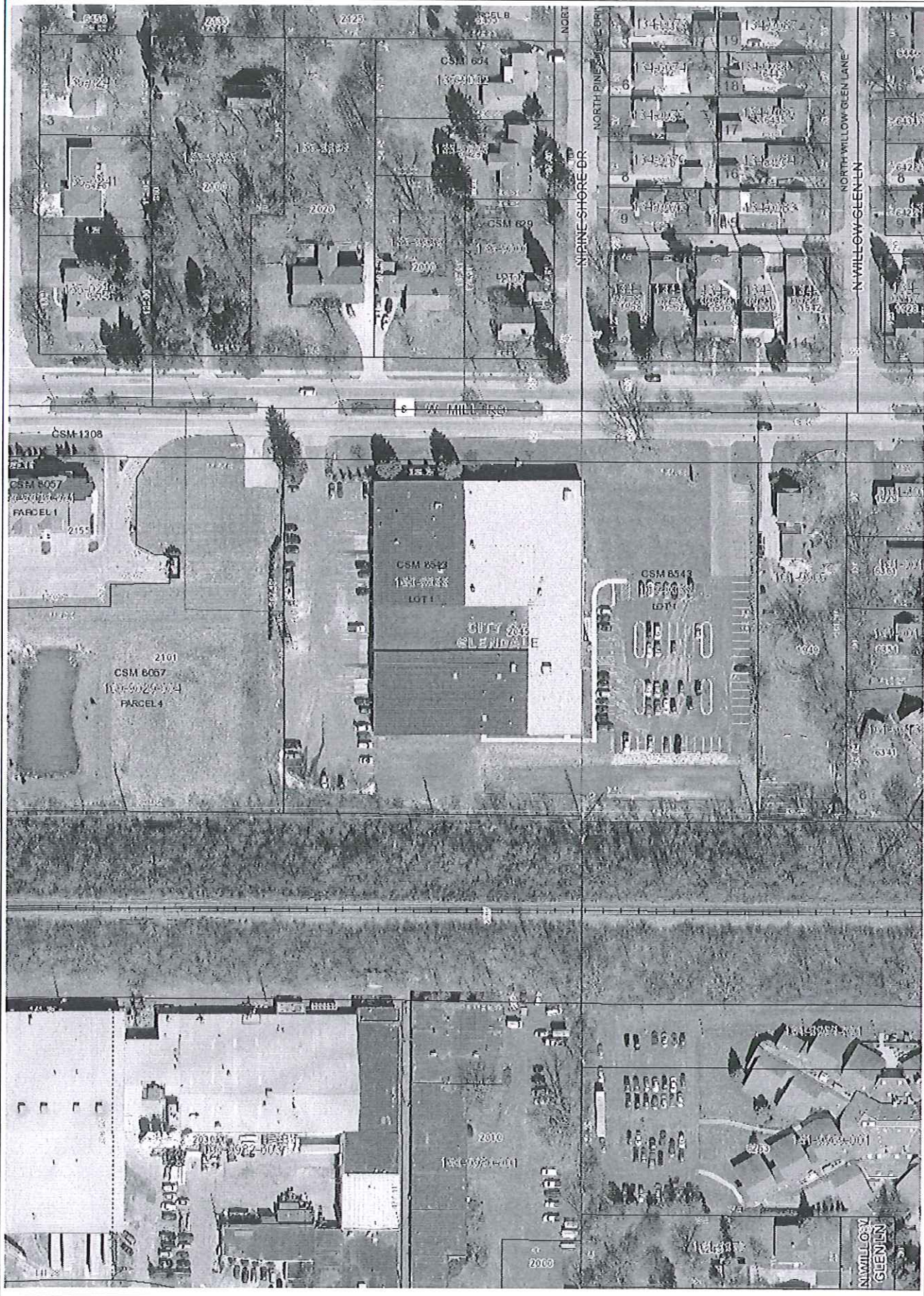
City, State, Zip: WAUKESHA WI 53186

Phone: 262-288-1199

Fax:

E-Mail: Andrew.Dominik@Fastsigns.com

Office Use Only Check #: 1063 Amount: \$300 Date: N/A Rec'd by: N/A
Sign Appeal Hearing Date: 9/19/2018 Time:



Projection

NAD_1927_StatePlane_Wisconsin_South_FIPS_4503



1: 1,129

Notes

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© MCAVLIS



Design Build
Since 1957

August 14, 2018

Mr. Todd Stuebe
City of Glendale
Community Development Department
5909 N Milwaukee River Parkway
Glendale, WI 53209

RE: Ampco Pumps Plan Commission Review Application Cover Letter

Todd:

Below please find responses to the Plan of Operation Outline requested as part of the application.

- The business is Ampco Pumps Company located at 2045 W Mill Rd, Glendale, WI 53209. The name of the Owner is Mike Nicholson who resides at 9645 N Range Line Rd, Mequon, WI 53092. MSI General is applying on behalf of Mr. Nicholson and Ampco Pumps.
- The Legal Description of the property is: "Being a part of the Northeast ¼ of section 30 and parcels 1,2 and 3 of certified survey map No. 3679 located in the Northwest ¼ of section 30, town 8 north, range 22 east in the city of Glendale, Milwaukee County, Wisconsin". The tax key is 160-9033-000. The property is zoned B-5. Lot size is 450' X 525' for a total of 5.25 acres. The building dimensions are 230' X 275' on one floor for a total floor area of 63,250 sf
- The building is used for the manufacturing and assembly of industrial pumps. The number of employees totals 85. Typical business hours are Monday thru Friday 3.00 a.m. to 11.00 p.m.
- No additional signage is planned for the building addition.
- There have been no conditions imposed by the State or County on our use of the property.
- There is no security fencing existing nor proposed. The addition is for warehouse use – there will be no significant change in current operations.
- Food service is not a part of the operation.
- We have not submitted the improvement plans to the State
- The addition is designed contemplating all existing building codes.
- There exists no CC&Rs or other Rules & Regulations for the property.
- The project duration is expected to be 3 to 4 months from groundbreaking to completion.
- The property utilizes an alarm system.
- The anticipated number of facility users and viewers at any one time will be 125.
- Ampco Pumps has been a responsible corporate citizen at this location for 12 years.
- Ampco Pumps Company manufactures centrifugal and positive displacement pumps, mixing and blending equipment, and sells these products worldwide into sanitary, marine and industrial markets. Ampco had 19 employees when they moved to Glendale in 2007 and have grown to 110 currently. Ampco continues to expand product lines for food and beverage processing and expects that growth to continue.

MSI General

Corporation

P.O. Box 7

Oconomowoc

Wisconsin

53066

262.367.3661

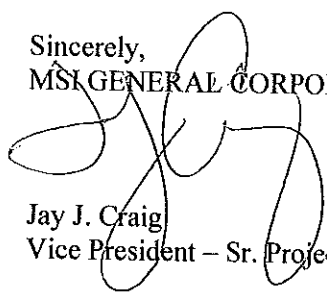
Fax 262.367.7390

www.msigeneral.com

Mr. Todd Stuebe
Community Development Department
August 14, 2018

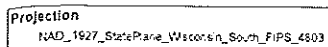
This application does not contemplate any grant funding nor is it a part of a County Issued RFP. Thank you for your prompt attention to our application.

Sincerely,
MSI GENERAL CORPORATION

A handwritten signature in black ink, appearing to read 'Jay J. Craig', is written over the printed name.

Jay J. Craig
Vice President – Sr. Project Executive

JJC:kf



Notes

THIS MAP IS NOT TO BE USED FOR NAVIGATION

© M. CAULUS



T. Paul

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: Jay Craig - MSI General Corp.
Legal Name of Business: MSI General Corp.
Name of Business Owner (if different from Applicant): _____
Applicant Address (City, State, and Zip Code): P.O. Box 7, Oconomowoc WI 53066

Office Phone Number: 262-563-5318 Cell: 414-326-0461 Fax: _____
Applicant E-Mail: jay@msigeneral.com
Applicant Signature: [Signature] Date: 8.3.18

PROPERTY INFORMATION

Property Address: 2045 W. Mill Road Tax Key Number: _____ Zoning District: _____
Property Owner (if different from Applicant): Mike Nicholson
Property Owner Address (City, State, and Zip Code): _____
2045 W. Mill Road, Glendale WI 53209

Property Owner Phone: 414-643-1852 Cell: 414-331-1825 Fax: _____
Property Owner E-Mail: mnicholson@ampcopumps.com
Property Owner Signature: [Signature] Date: 8/2/18

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): Ampco Pumps Company
Manufacturing and assembly of industrial pumps.

Total Building Area: 63,000 s.f. To Be Occupied Area: 65,000 s.f.
Lot Size: Depth: 450' Width: 525' Area: 5.25 acres

Previous Occupant in To Be Occupied Space: same

Other Uses of This Site: none

Total Number of Parking Spaces: 130 Parking Spaces Available to Tenancy: 130

Business Hours (Days and Hours of Operation): 3:00am - 11:00pm Monday-Friday

Total Number of Employees: 110 Maximum Number of Employees at Site at One Time: 85

Primary Contact Person for This Project: Jay Craig

Primary Contact Phone: 262-563-5318 Cell: 414-326-0461 Fax: _____

Primary Contact E-Mail: jay@msigeneral.com

CITY OF GLENDALE USE ONLY

Application Fee: 463.00 Date of Application: 8/4/18 Received by with date: _____ Tentative Hearing Date: Sept 4, 2018
G:\COMMON\Community Development Planning Department\Plan Commission Administration (2-4-4)\04 Conditional Uses\01 CU Procedures\CU Application.doc



Design Build
Since 1957

August 14, 2018

Mr. Todd Stuebe
City of Glendale
Community Development Department
5909 N Milwaukee River Parkway
Glendale, WI 53209

RE: Ampco Pumps Plan Commission Review Application Cover Letter

Todd:

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General

oration

Box 7

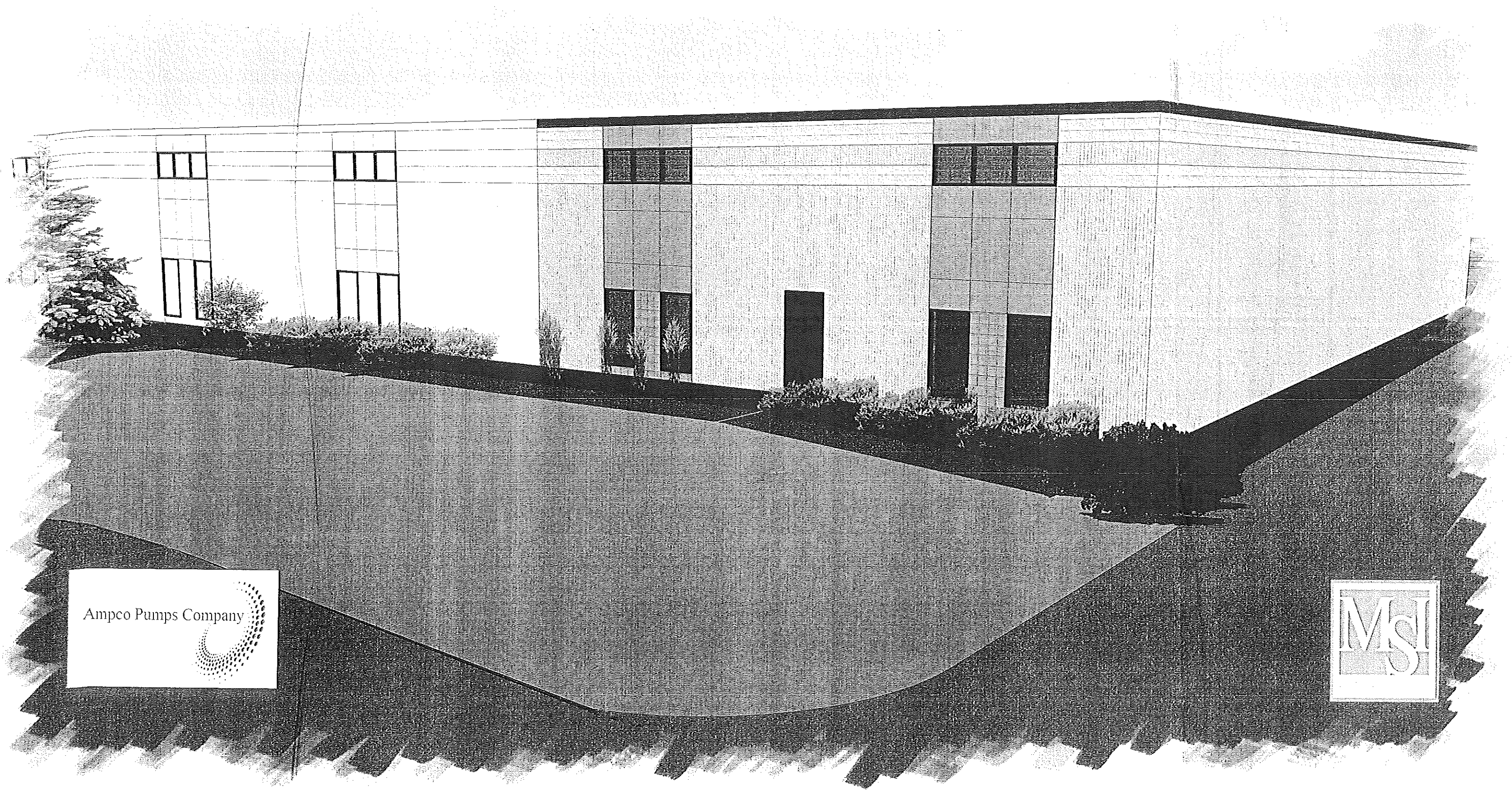
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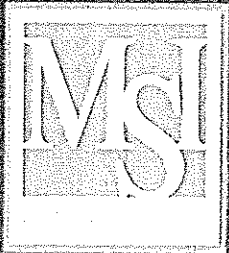
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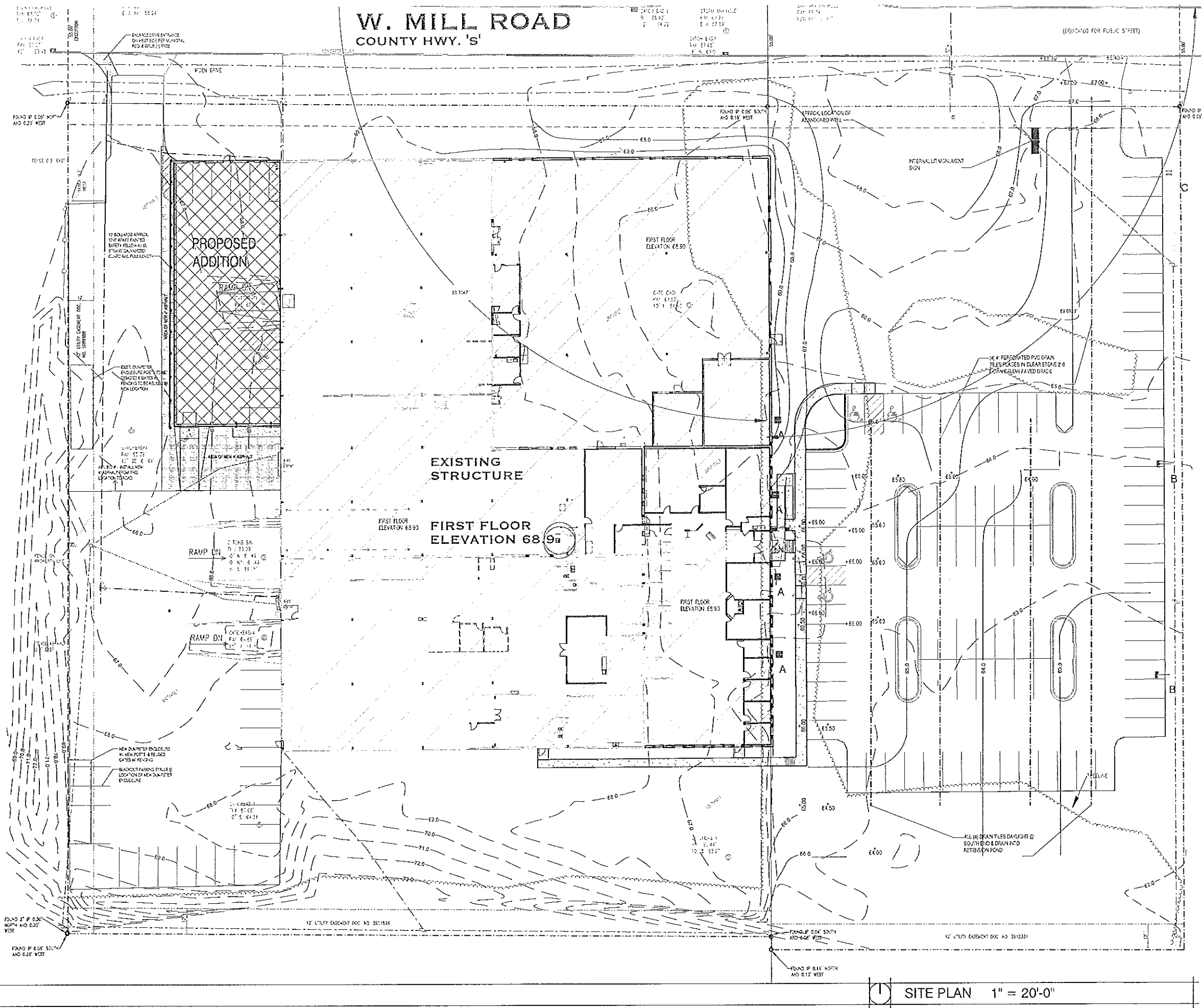
2.367.7390

sigeneral.com



Ampco Pumps Company





MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:

Proposal:

6'd:

Contract:

State Submittal / Permit:

As-Built:

REVISIONS:

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Ameco Purgas Company

PROJECT ADDRESS:

Ampco Pumps Co. Addition
2045 West Main Road
Glendale, WI 53209

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

B. Zenker ∞ ∞

SITE PLAN

C-101

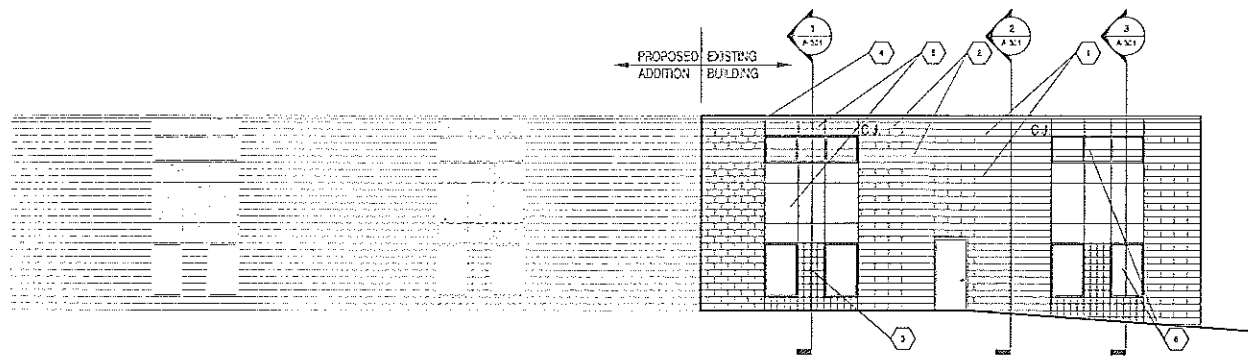
P12240

MANAGERS

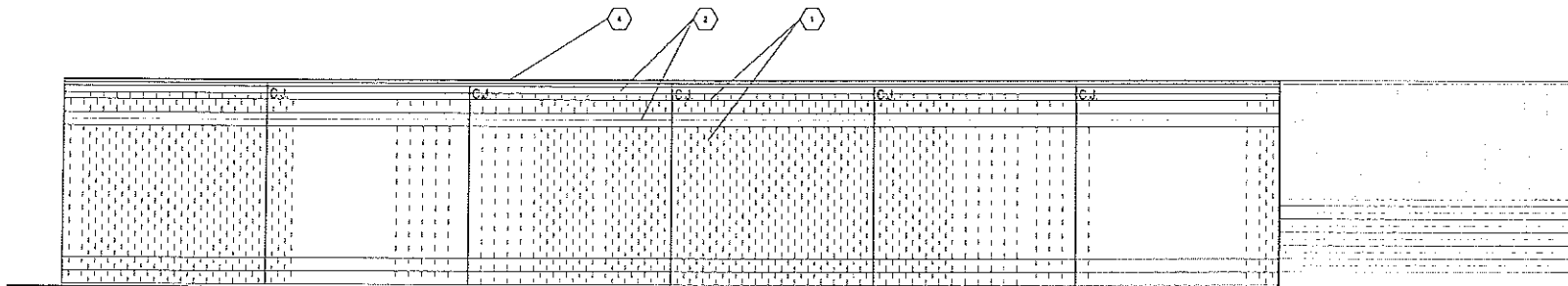
ENGINEERS

CONTRACTORS

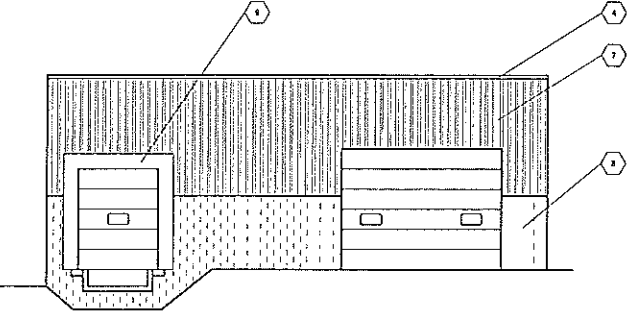
ARCHITECTS



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

EXTERIOR MATERIAL KEY NOTES

- 1 12" T & G ROOFING SHingles (COLOR: DARK GRAY) (MATCH EXISTING)
- 2 12" ENGLISH FACE BRICK (COLOR: BROWN) (MATCH EXISTING)
- 3 8" CENTER ROOFING SHingles (COLOR: DARK GRAY) (MATCH EXISTING)
- 4 1/2" x 1/2" x 1/2" METAL FACET CAP (PAC CLAD DARK GRAY)
- 5 6" x 6" W x 1/2" D x 1/2" H (COLOR: BROWN) (MATCH EXISTING)
- 6 11" x 11" BRICKSTONE (COLOR: BROWN) (MATCH EXISTING)
- 7 1/2" x 1/2" x 1/2" METAL FACET CAP (PAC CLAD DARK GRAY)
- 8 12" T & G ROOFING SHingles (COLOR: DARK GRAY) (MATCH EXISTING)
- 9 DOOR (COLOR: BLACK)



MSI GENERAL CORPORATION
P.O. BOX 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:
Proposal:
Bid:
Contract:
State Submittal / Permit:
As-Built:

REVISIONS:	
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PROJECT ADDRESS:

Ampco Pumps Co. Addition
2045 West Mill Road
Glendale, WI 53209

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

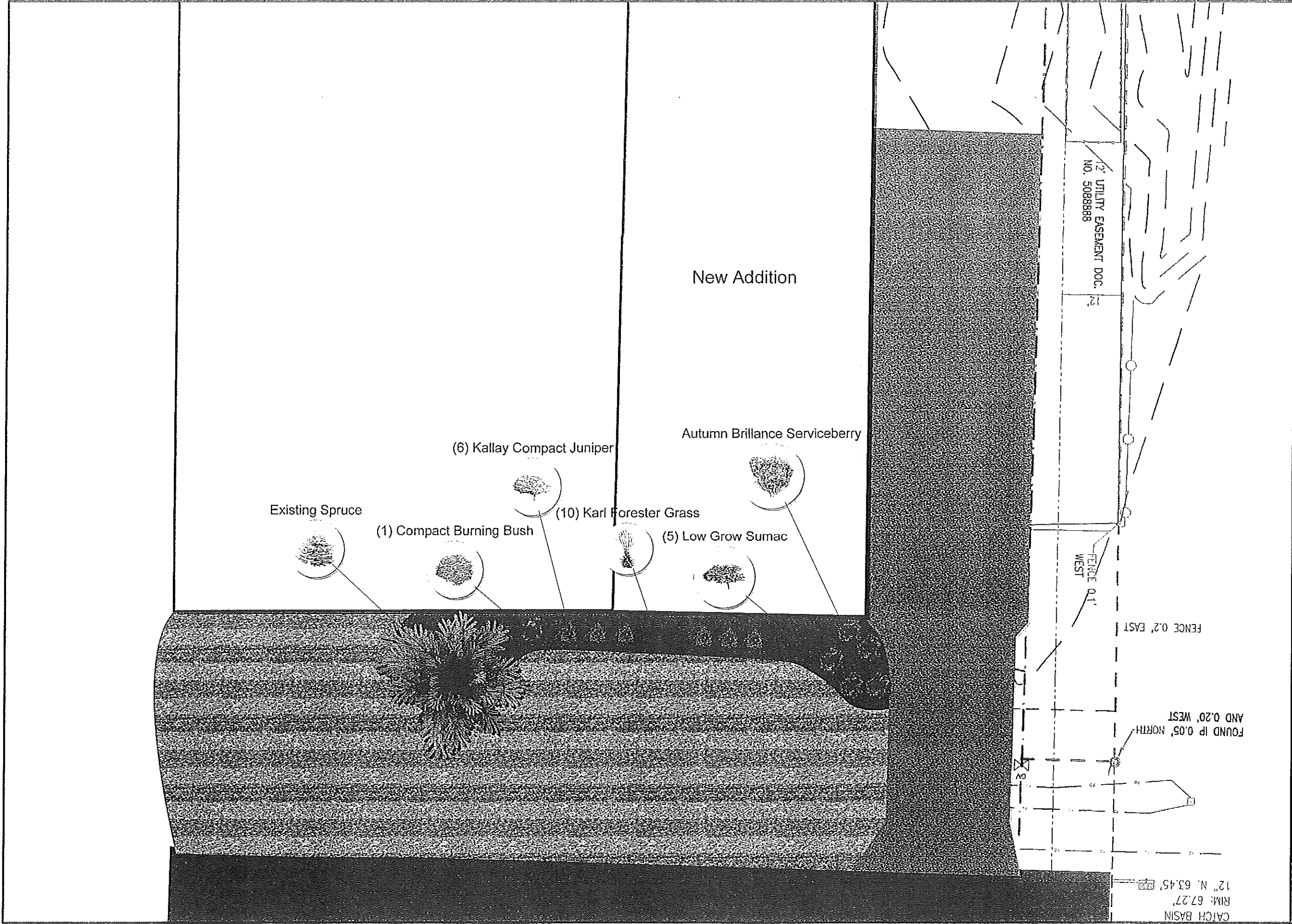
Drawn by: B. Zenker
Checked by: [blank]
Reviewed by: [blank]
EXTERIOR ELEVATIONS
A-201
P12240

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS





• LANDSCAPE ARCHITECTURE
• DESIGN & CONSTRUCTION
• LANDSCAPE MAINTENANCE
• TREE CARE & REMOVAL

12217 W. Watertown Plank Rd.
Wauwatosa, WI 53226

Phone: 414-258-5525
Fax: 414-258-9739

hawkslandscape.com
info@hawkslandscape.com

Ampco Pumps Co. Addition

2045 WEST MILL RD - GLENDALE, WI 53209

This plan is the property of Hawks Landscape and cannot be used without written permission.

ALEX MATHISON	
Designed By	
8/8/8	Date
1/8" = 1'	Scale

Revisions:

Date:	By:	Description:

Sheet #: _____ of _____
Project: _____

LITEPAK SERIES LNC3

Cat.#

Job

Type



HUBBELL
Outdoor Lighting

Approvals

SPECIFICATIONS

Intended Use:

The mid-sized LNC3 is designed for perimeter illumination for safety, security and identity. No uplight and lower glare lens option offer neighbor friendly lighting at typical mounting heights of 8-20'. Units have protective polyester finish for long lasting appearance. Ideal for schools, factories, hospitals, warehouses and retail applications. Energy efficient LEDs provide 70%+ energy savings with little to no maintenance when compared to traditional light sources.

Construction:

Die-cast aluminum housing protects components and provides an architectural appearance. Casting thermally conducts LED heat to optimize performance and long life. Powder paint finish provides durability in outdoor environments. Four 1/2" conduit entries (top, bottom, and sides) provided for surface conduit.

Electrical:

- 120-277, 347 and 480 voltage, 50/60Hz, 0-10V dimming drivers
- Electronic driver
- 10kA surge protection

LED(s) CCT:

- Ambient operating temperature -40°C to 40°C
- 3000K, 4000K and 5000K CCT nominal with 70 CRI
- Available in 2 or 24 LED configuration, see page 2 for electrical and photometric data

Lenses:

- Zero uplight distributions using individual acrylic LED optics provide IES type II, III and IV distributions
- CS - Frosted acrylic diffuser option for reduced glare
- CSU - Frosted acrylic diffuser for inverted "up" mounting applications (lens required)

Lumen Maintenance:

L89 at 60,000 hrs (Projected per IESNA TM-21-11), see table on page 2 for all values

Installation:

Quick-mount adapter with gasket seal provides easy installation to wall or to recessed junction box (4" square junction box). Fixture attaches by two Allen-head hidden fasteners for tamper resistance. Designed for direct j-box mount or conduit feed on all four sides in single SKU.

Options/Controls:

- Button photocontrol for dusk to dawn energy savings
- 7-pin photo-receptacle available for twist lock photocell and controls by others
- Occupancy sensor options available for complete on/off and dimming control
- SiteSync pre-commissioned wireless controls (with or without sensor)
- In addition, LITEPAK can be specified with SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit www.hubbelllighting.com/sitesync for more details.

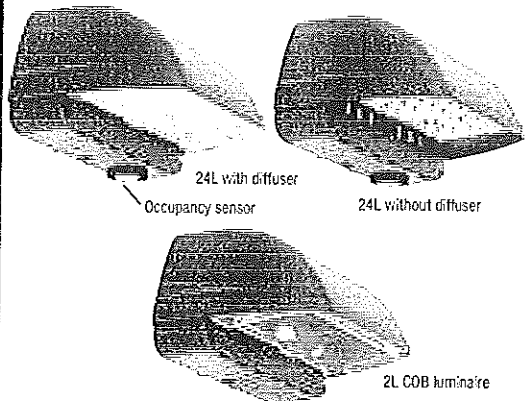
Listings:

- DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 and CSAC22.2#250.0-24 for wet locations
- IP65 Assembly • IDA Approved (3000K configurations)

Warranty:

Five year limited warranty (for more information visit: <http://www.hubbelloutdoor.com/resources/warranty/>)

PRODUCT IMAGE(S)



DIMENSIONS

A	B	C	D	E	Weight / BBU
13"	10.5"	9.9"	5.8"	8.3"	18 lbs.
330.2 mm	266.7 mm	251 mm	147.3 mm	210.8 mm	8.2 kg

CERTIFICATIONS/LISTINGS



*3000K and warmer CCTs only

SHIPPING INFORMATION

Catalog Number	G.W.(kg)/ CTH	Carton Dimensions			Carton Qty. per Master Pack
		Length (in) (cm)	Width (in) (cm)	Height (in) (cm)	
LNC3-24L	18.0 (8.2)	15.8 (40)	11.0 (28)	13 (33)	1

ORDERING INFORMATION – ORDERING EXAMPLE: LNC3-24L-3K-105-2-1-DB-7PR-SCP

FAMILY	NUMBER OF LEDS	CCT	DRIVE CURRENT	IES DISTRIBUTION	VOLTAGE	FINISH	CONTROL OPTIONS	OPTIONS
LNC3 Medium Litepak Wallpack	24L 24LEDs	3K 3000K 4K 4000K 5K 5000K	035 350mA 050 500mA 075 750mA 105 1050mA	2 Type II 3 Type III 4 Type IV	U 120v-277v 1 120v ¹ 2 208v ¹ 3 240v ¹ 4 277v ¹ 5 480v ¹ F 347v ¹	DB Bronze BL Black WH White GR Gray PS Platinum CC Custom Color	PCU Universal Button PC 7PR ⁸ 7pin PCR SCP ^{3,4} Program-mable occupancy sensor SWP ^{7,10} SiteSync pre-commissioned	F ¹ Fusing (must specify voltage per footnote) CS Frosted acrylic diffuser CSU ⁹ Inverted/Up mounting frosted acrylic diffuser (required for up/inverted fixture installations, factory install only see page 3) E ^{1,5} Integral battery EH ^{1,5} Integral battery backup with heater rated for -30°C 2DR ⁹ Dual Drivers

¹ Must specify voltage (120 or 277V only for E/EH options)
² Factory Install Only. Not available with SCP or SWP sensor/control options
³ Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120-277V only.
⁴ PCU option not applicable, included in sensor (8F = up to 8ft, 20F = up to 20ft)
⁵ 350mA, 500mA & 750mA versions only. Not available with F, SWP or SWPM options.
⁶ Accepts standard 3, 5, and 7-Pin ANSI controls (by others). Not available with PCU, SWP or SWPM control options
⁷ Must specify group and zone information at time of order. See www.hubbelllighting.com/products/sitesync for future details
⁸ Specify time delay; dimming level and mounting height
⁹ 750mA and 1050mA versions only, not available with 347/480V
¹⁰ 1050mA only, not available with 347V or 480V

STOCK ORDERING INFORMATION – 2L COB MODELS

CATALOG NUMBER	DESCRIPTION	DISTRIBUTION	WATTAGE	LUMENS	LPW	VOLTAGE	# OF DRIVERS @ DRIVE CURRENT	WEIGHTS ¹ LBS. (KGS)
LNC3-2L4K-075	2 LED - 60W Configuration, 4000K, Dark Bronze	Type IV	62.0	5,857	94.8	120-277	1 @ 750mA	16(7.3)
LNC3-2L4K-105	2 LED - 90W Configuration, 4000K, Dark Bronze		87.4	7,721	86.1		1 @ 1050mA	
LNC3-2L5K-105	2 LED - 90W Configuration, 5000K, Dark Bronze		87.4	7,288	82.0		1 @ 1050mA	
LNC3-2L4K-105-7PR	2 LED - 90W Configuration, 4000K, Dark Bronze, 7-Pin		87.4	7,721	86.1		1 @ 1050mA	
LNC3-2L4K-105-SCP	2 LED - 90W Configuration, 4000K, Dark Bronze, SCP		87.4	7,721	86.1		1 @ 1050mA	

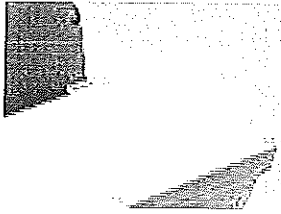


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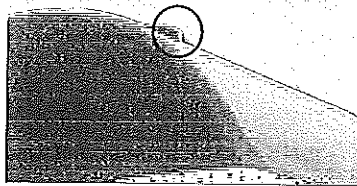
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CSU – INVERTED MOUNTING OPTION
(Requires Factory Installed lens option)



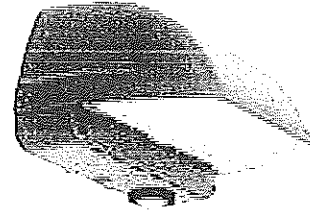
Inverted mounting capabilities for uplighting applications. Specially designed frosted acrylic diffuser option softens output, improves uniformity and protects LED lenses.

7PR-7-PIN RECEPTACLE
(Photocontrol and Wireless Controls by Others)



Standard NEMA 7-Pin receptacle for twist lock photocell or wireless controls (by others).

SCP - Programmable Occupancy Sensor

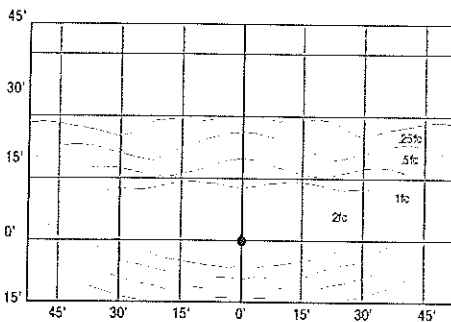


Sensor offers greater control and energy savings with SCP programmable sensor with adjustable delay and dimming levels (Factory default is 10%)

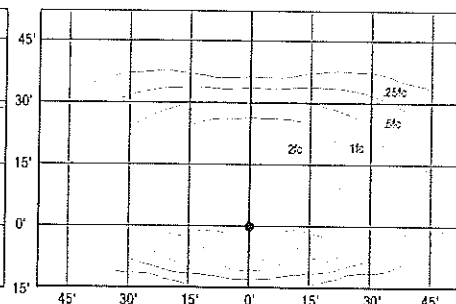
Visit: <http://www.hubbellighting.com/solutions/controls/> for control application information

PHOTOMETRICS

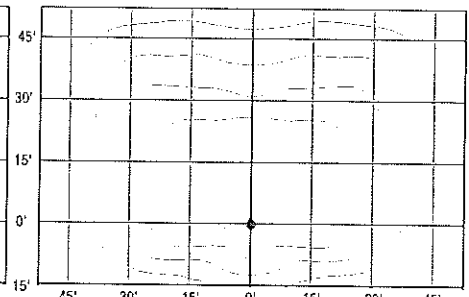
Mounting Height 15ft



TYPE II
LNC3-24L-5K-105-2

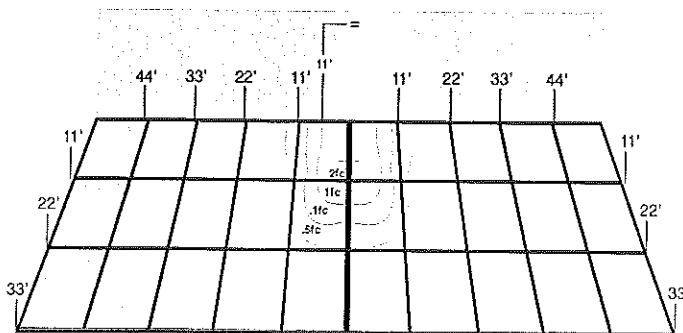


TYPE III
LNC3-24L-5K-105-3



TYPE IV (Forward throw)
LNC3-24L-5K-105-4

PHOTOMETRICS - BATTERY BACK UP



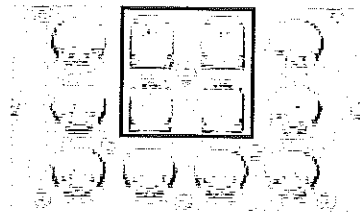
11' Mounting Height

Provides Life Safety Code average illuminance of 1.0 fc. Assumes open space with no obstructions and mounting height of 11'.

Diagrams for illustration purposes only, please consult factory for application layout.

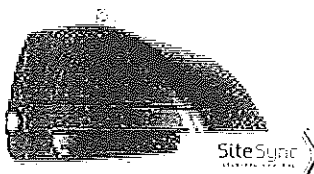
Battery backup units consume 6 watts when charging a dead battery and 2 watts during maintenance charging. EH (units with a heater) consume up to an additional 8 watts when charging if the battery temp is lower than 10°C

E & EH EMERGENCY BATTERY BACKUP



24 High Power LEDs generate up to 6,000 lumens in Normal Mode, and use 4 LEDs for up to 700 lumens in emergency.

SWP & SWPM - SiteSync™



SiteSync Lighting Control is available from our most popular brands in a broad range of award-winning product families.

Precommissioned SiteSync Ordering Information:

When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project locations Group information, and Operating schedules. For more detailed information please visit www.HubbellLighting.com/products/sitesync or contact Hubbell Lighting tech support at (800) 345-4928.

SiteSync fixtures with occupancy sensor (SWPM) require the mounting height of the fixture selection of the lens.

Examples: LNC3-24L-4K-075-3-U-BL-SWP
LNC3-24L-4K-075-3-U-BL-SWPM-20F

SiteSync only
SiteSync with Motion Control



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