NOTE MEETING PLACE:

The Plan Commission will meet in the
David Hobbs Honda For the People Community Room,
Richard E. Maslowski Community Park
2200 West Bender Road
Glendale, Wisconsin 53209

AGENDA -- PLAN COMMISSION

Tuesday, October 2, 2018
6:00 P.M.

1. Roll Call and Pledge of Allegiance.

2. Adoption of Minutes of Meeting of September 4, 2018.

3. a. 6:00 PM Public Hearing, Petition to Amend the Land Use Plan from Single Family Residential to Commercial Use, 7170 (Kane) and 7158 (Bradley) North Port Washington Road, 419 West Good Hope Road (Scaffidi), and 408 West Sugar Lane (Blankenburg). Citizen comments and Plan Commission to discuss and consider further steps to evaluate the request and public comments in order to formulate a recommendation to Common Council.

   b. Plan Commission Review: Multi-Tenant Retail Center, 6270, 6290, 6300, and 6310 North Port Washington Road. Review and approve proposed architecture, site, landscaping, lighting, and signage plans for a multi-tenant retail and office center.
   Tom Schafer, Bayside Management, LLC
   Adam Almquist, Pure Architecture

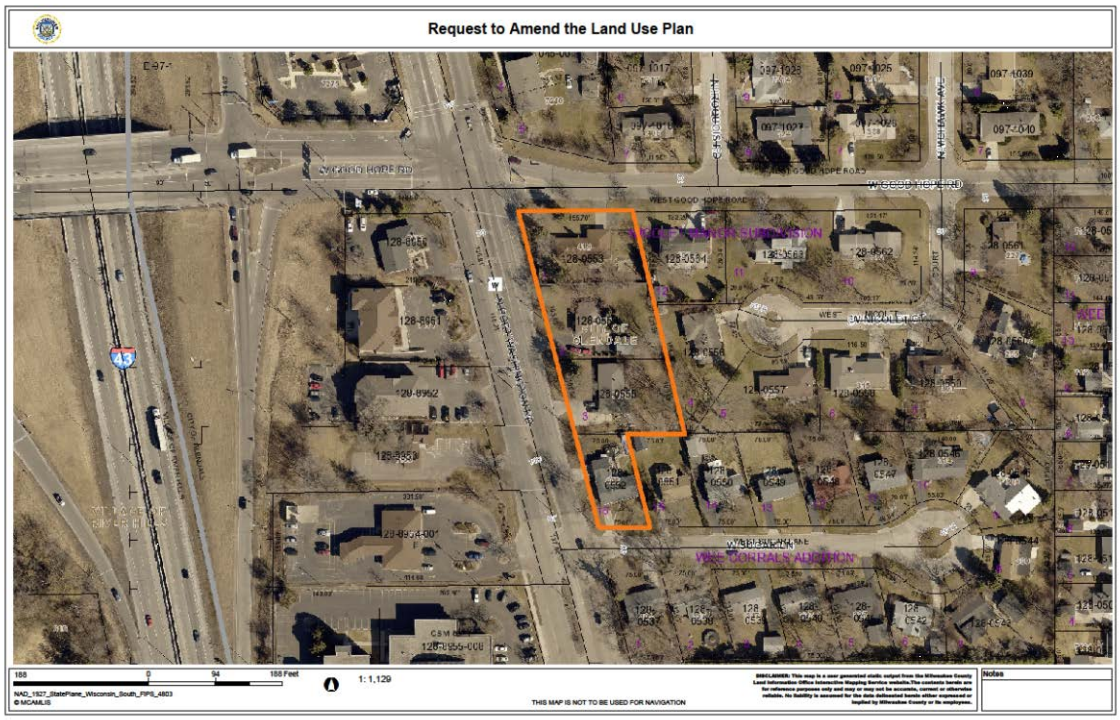
   c. Reschedule Regular November Plan Commission meeting to 6:00 p.m., TUESDAY, NOVEMBER 13, 2018, due to the Tuesday, November 6, 2018, Election.

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.-

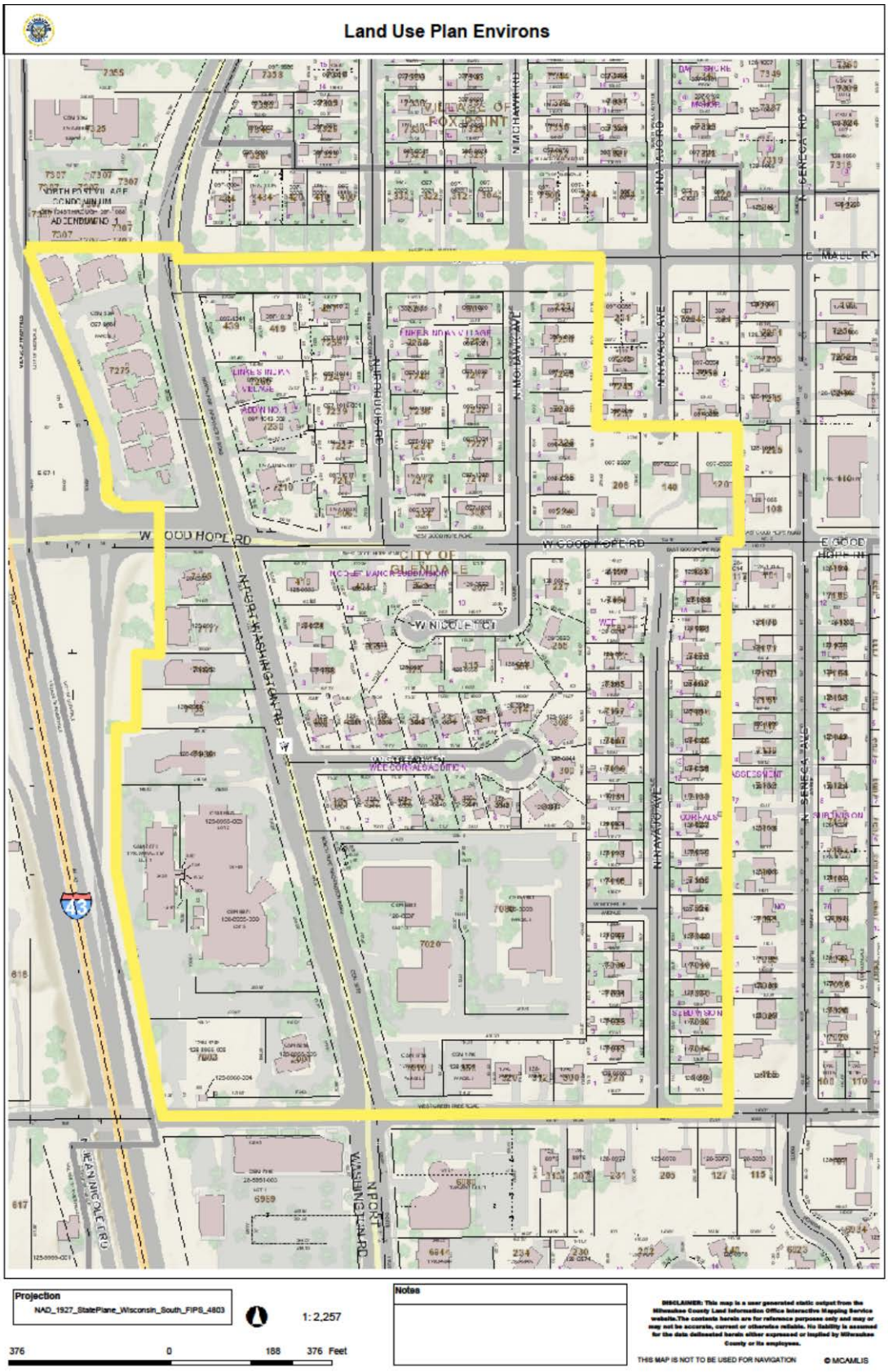
3a. **6:00 PM Public Hearing, Petition to Amend the Land Use Plan from Single Family Residential to Commercial Use, 7170 (Kane) and 7158 (Bradley) North Port Washington Road, 419 West Good Hope Road (Scaffidi), and 408 West Sugar Lane (Blankenburg)**. Citizen comments and Plan Commission to discuss and consider further steps to evaluate the request and public comments in order to formulate a recommendation to Common Council.

The Plan Commission scheduled a Public Hearing to receive citizen comments pertaining to the Petition of the four property owners to Amend the Land Use Plan. Following the comment period the Plan Commission will discuss and consider any further steps necessary in order to formulate a recommendation to the Common Council pertaining to a Land Use Plan Amendment.

Lands Included in Initial Property Owner Petition



Lands Included in Notice of Public Hearing



3b. **Plan Commission Review: Multi-Tenant Retail Center, 6270, 6290, 6300, and 6310 North Port Washington Road**. Review and approve proposed architecture, site, landscaping, lighting, and signage plans for a multi-tenant retail and office center.

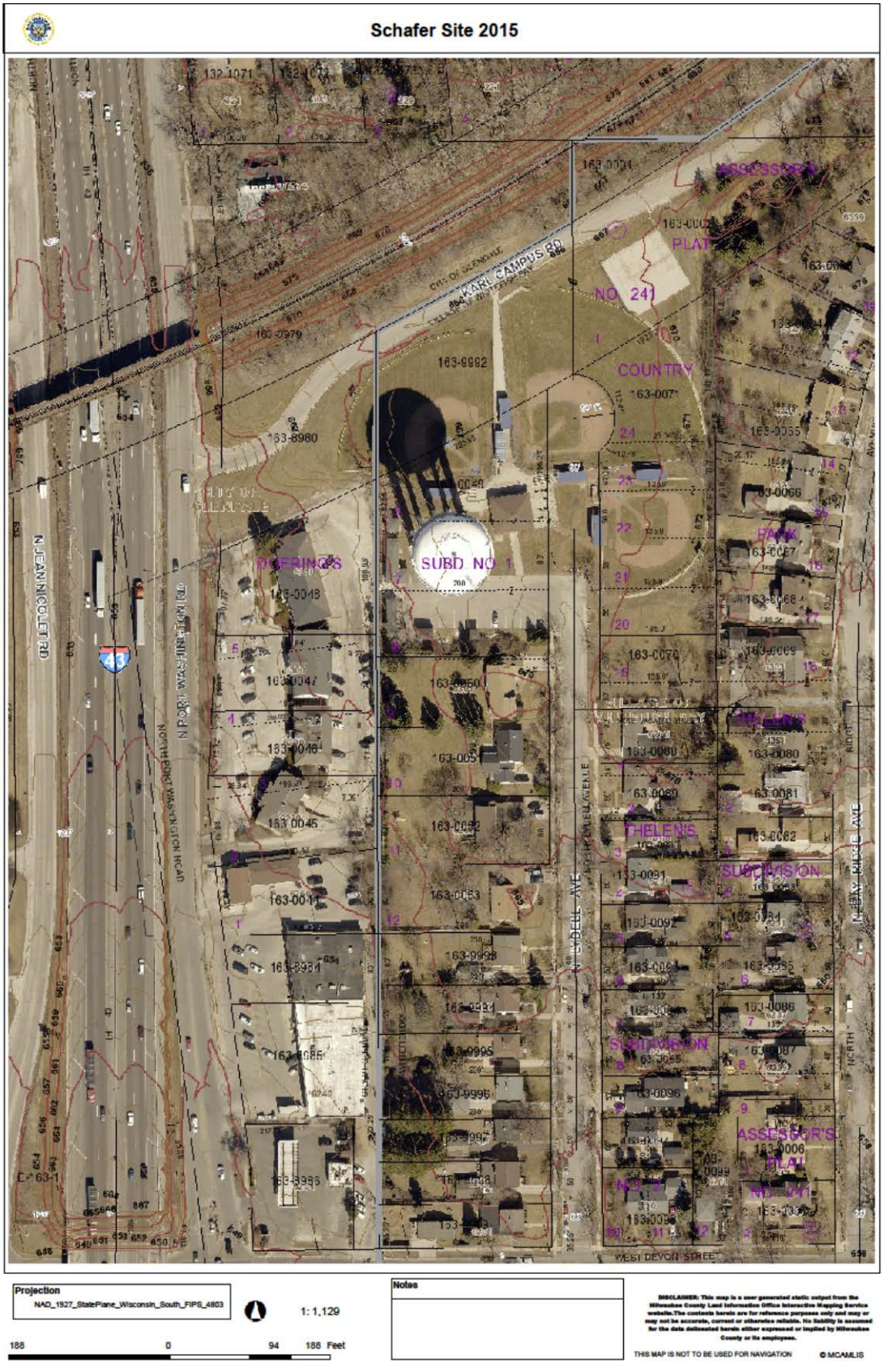
Bayside Management, LLC, seeks Plan Commission review and approval to construct a 17,780 square-foot multi-tenant retail/office building at 6270, 6290, 6300, and 6310 North Port Washington Road. The site is zoned B-1, F1 District and the proposed architecture, site, landscaping, lighting, and signage plans require the review and approval of the Plan Commission. Permitted types of uses include specialty retail shops and stores, restaurants, and offices. All uses and occupancies require prior review and approval of the Plan Commission.

Site Plan

There are four existing parcels that need to be assembled into a single parcel. The proposed building will be 240 feet in length and varies between 80 feet (middle of building) and 96 feet (end caps) in width, giving an approximately 17,780 square foot building footprint on a 76,065 square-foot (1.746 acres) site, giving a 23.4 percent building lot coverage. Parking lot and landscape make up the remaining 76.6 percent of the site, of which the project plan notes that green spaces comprises 31 percent of the site (0.31 x 76.065 = 23,580 square feet), giving a computed parking lot coverage of 45.6 percent (0.456 x 76,065 = 34,685 square feet) of the development site.

The building placement is toward the east side of the site elevated and surrounded by a sidewalk, with landscaping mostly around the perimeter of the site with some additional landscape elements along the front of the building. There is sidewalk and landscape between the east edge of the building and the east property line with a measurement of 30 feet from the building to the property line. Parking totals 78 parking spaces, it includes 52 spaces arranged in two rows along the west side (front) of the building (to include four ADA parking spaces), with 19 spaces in two rows along the south side of the building, and seven spaces in a single row along the north side of the site together giving the total of 78 parking spaces (5 parking spaces per 1,000 square-feet or one space per 200 square-feet). There is a loading space proximate to the walkway along the north side of the building, as well as a dumpster enclosure.

Aerial Photograph of the Site



Architecture

The west, south, and north elevations include a variety of surface materials that includes brick veneer, architectural metal panel, and stone veneer, with added elements that includes metal canopies and architectural elements, fabric awnings, and aluminum storefront system with vision glass, and several other materials as enumerated on the elevation images. The rear building elevation is comprised of precast or concrete masonry unit veneer that is the same material that is specified for the base of the building on the other three building elevations.

Proposed signage includes a Master Development Sign (Monument) and storefront wall signs. The storefront signage system should be specified in a Planned Sign Program if the goal is to have property owner quality controls as to storefront signage.

Multi-Tenant Retail/Office Operating Characteristics

The specific tenants and uses have not yet been identified. In the leasing process and as the building is filled the property owner and Plan Commission will have to be mindful of parking lot usage such that there will be a sufficient number of parking spaces available. A fence along the east property line is recommended to control access to the premises from or via the neighbor properties.

Staff Recommendation: Staff recommends that the Plan Commission grant approval of the architectural, site, landscaping, lighting, and signage plans such that Bayside Management, LLC, may obtain City of Glendale Building Permits to move forward to construct the proposed improvements located the 6270, 6290, 6300, and 6310 North Port Washington Road, with the following requirements:

1) Complete Certified Survey Map (CSM) assembling the existing four parcels into a single parcel;
2) Submit stormwater management analysis and related drainage pattern analyses and grading and drainage plans for review and approval by the City Engineer and the Director of Public

Works (Investigate persistent existing drainage from site);

3) Submit erosion control plan satisfactory to Building Inspector and Director of Public Works;
4) Verify condition of existing utilities prior to connections to City of Glendale utility facilities;
5) Submit site civil plans for utilities and ingress-egress street connections to include utility and pavement design and plans satisfactory to the City Engineer and Director of Public Works;
6) City of Glendale and/or Milwaukee County permit(s) required for any work to be completed within the North Port Washington Road public street right-of-way or relating to City of Glendale watermain, sanitary sewer, or storm sewer facilities;
7) All City of Glendale building, fire, and health codes applicable to the premises being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium.
8) Submit Planned Sign Program for review and approval by the Plan Commission.

3c. <u>Reschedule Regular November Plan Commission meeting to 6:00 p.m., TUESDAY, NOVEMBER 13, 2018, due to the Tuesday, November 6, 2018, Election</u>.

The necessary action of the Plan Commission to reschedule the regular November Plan Commission meeting to 6:00 p.m. TUESDAY, NOVEMBER 13, 2018, due to the Tuesday, November 6, 2018 election.

Agenda

CITY OF GLENDALE -- PLAN COMMISSION
Tuesday, September 04, 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. 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, August 30, 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. Shaw, seconded by Comm. Wadzinski, to approve the minutes of the meeting held Tuesday, August 7, 2018. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

MATTERS TO BE CONSIDERED.

I. 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.

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

> 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.

Community Development Director Stuebe stated that the proposal is to replace an existing message placard that is obsolete and deteriorating with an electronic message display, as such Staff does not object as the sign is not precedent setting as to being a changeable message sign.

General Manager Greg Bowler and the Facility Maintenance Director (Travis) introduced themselves as representing the proposed item before the Plan Commission.

Mayor Kennedy commented that the existing sign is already lit and backlit, and asked how often the words would change, the frequency, or would it be a solid sign like now, except LED, observed that it would not flash, and asked what would be the time period of each message.

Mr. Bowler said that it did not have to change any more often than it does now, so that it is mostly solid.

Comm. Cronwell observed that way it would be static, and observed that the City needs to revisit the Code.

Greg Bowler said that now it is three days, although it could be a matter of a few days.

Mayor Kennedy observed that it is something that could be opened up if there are problems, and observed that the City has not had problems.

Motion by Comm. Cohn, seconded by Comm. Bailey, that the Plan Commission grant approval of the Sign Appeal Variance per the request. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

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

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

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.

Community Development Director Stuebe stated that the Chiropractic Company has an existing monument sign near North Port Washington Road, however, the parcel is geometrically challenged with a long ingress-egress lane from North Port Washington Road eastward to where the chiropractic clinic entrance and parking is located, as such the proposed signage would help clients find their way to clinic entrance and proximate parking spaces.

Mayor Kennedy asked if the parking along the entrance lane is for Pet Supplies Plus or the Chiropractic Company.

Mr. Dominiak said that is mostly Pet Supplies Plus.

Comm. Wadzinski commented that for wayfinding what is proposed makes sense, although noted a difference in style between the two signs.

Mr. Dominiak commented that they are not changing branding.

Motion by Comm. Cronwell, seconded by Comm. Wadzinski, that the Plan Commission grant approval of the Sign Appeal Variance per the request. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

III. 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.

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

> 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 2045West 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 the architectural palette will be the same as the existing building with like materials and colors.
>
> Aerial Photograph of the Ampco Pumps Company Site

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.

Community Development Director Stuebe stated that 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; and 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.

Mike Nicholson introduced himself as president of Ampco Pumps Company.

Jay Craig introduced himself as being with MSI General, and briefly presented the project.

Mayor Kennedy asked about any environmental, stormwater management, and whether they had met with the North Shore Fire Department.

Mr. Craig said that they have not yet met with the North Shore Fire Department.

Director of Community Development Todd Stuebe stated that the project plans have been shared with the North Shore Fire Department, however, there were not yet any comments returned.

Motion by Comm. Shaw, seconded by Comm. Cohn, 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, per the two requirements, and after obtaining all approvals. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

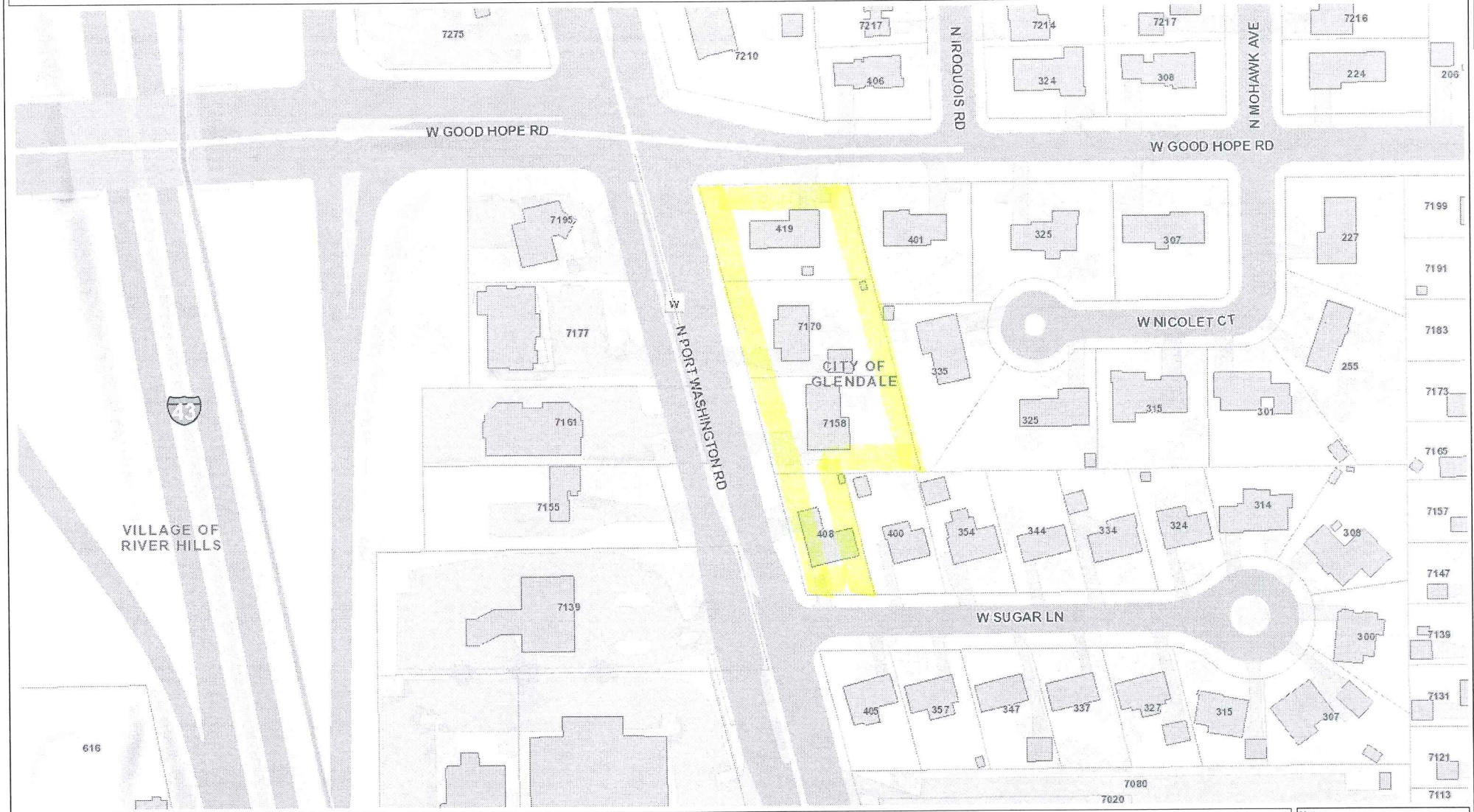
ADJOURNMENT.

Motion by Comm. Cohn, seconded by Comm. Cronwell, to adjourn the Plan Commission until the regular meeting to be held at 6:00 p.m., Tuesday, October 2, 2018, in the David Hobbs Honda For the People Community Room at Richard E. Maslowski Community Park, 2200 West Bender Road, Glendale, Wisconsin. 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: Wednesday, September 26, 2018.

419 W Good Hope Rd Environs



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NAD_1927_StatePlane_Wisconsin_South_FIPS_4803

© MCAMLIS

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

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

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

APPLICANT INFORMATION

Name of Applicant: Don & Jennifer Scaffidi

Name of Business Owner (if different from applicant): _____

Business Name: _____

Address of Applicant: 419 W Good Hope Rd

City, State, Zip: Glendale WI 53217

Office Phone Number: _____ Cell: 414-588-2211 Fax: _____

Applicant E-Mail: jenscaff13@yahoo.com

Applicant Signature: Jennifer M Scaffidi Date: 5-29-18

PROPERTY INFORMATION

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

Current Zoning of Property: Residential Proposed Zoning of Property: B1 Business/office

Current Use of Property: Residential Proposed Use of Property: B1 Business/office

Property Address (or addresses): 419 W Good Hope Rd (south to Sage Lane)

Property Owner (s) (if different from applicant): _____

Property Owner Address: 419 W Good Hope Rd

City, State, Zip: Glendale WI 53217

Property Owner Phone: _____ Cell: 414-588-2211 Fax: _____

Tax Key Number: 1280553

Lot Size: Depth: 156' avg lot depth Width: 1016 ft Lot Front Area: 165536 Sq Ft

PROPOSAL INFORMATION

Type of Business: Office

Reason for Seeking a Change In Zoning: New construction - revitalization of area, increased traffic, freeway exit only corner lot with stop lights not zoned business. Surrounded by thriving business district. Bus stop.

Who is the Primary Contact for This Project: Don / Jennifer Scaffidi

Contact Phone Number: _____ Cell: 414-588-2211 Fax: _____

Contact E-Mail: jenscaff13@yahoo.com

Please See Reverse Side of Application for Additional Submittal Requirements

CITY OF GLENDALE USE ONLY

Total Fee: $250 *Application Date:* 6/11/2018 *Hearing Date:* Link TBD *Time:* _____

Monday 6/11/2018

OTHER INFORMATION REQUIRED

In addition to the information above, the following items are also required:

- ☐ Plot plan, drawn to a scale of one (1) inch equals one hundred (100) feet showing the area proposed to be rezoned, its location, its dimensions, the location and classification of adjacent zoning districts and the location and existing use of all properties within three hundred (300) feet of the area proposed to be rezoned.
- ☐ Owners' names and addresses of all properties lying within two hundred (200) feet of the area proposed to be rezoned.
- ☐ Legal Description of real estate to be rezoned
- ☐ A detailed cover letter outlining your proposal and reasons for rezoning
- ☐ Any other information you feel is necessary

Vicente Alvarez 401 W. Good Hope Rd
Robert Estlund 406 W. Good Hope Rd
Megan Voss 325 W. Good Hope Rd

Kane - 7170 N. Port Washington Rd
Good Hope Managemen 7177 N. Port Washington Rd
Joe Lenel 7161 N. Port Washington Rd
Willis Bradley 7158 N. Port Washington Rd.
M&R Real Est - 7195 N. Port Washington Rd.

DON & JENNIFER SCAFFIDI

419 W. Good Hope Rd Glendale, WI 53217 414-588-4991 jenscaff13@yahoo.com

May 27, 2018

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

SUBJECT: Petition to amend the Land Use Plan and Rezone 419 West Good Hope Rd, & 7170, 7156 N. Port Washington Rd and 408 W. Sugar Lane

Mr. Stuebe,

The following four residential property owners (from West Sugar Lane north to West Good Hope Rd.) request to amend the Land Use Plan of the City of Glendale to change from residence use to business/office use for the following residence:

- 419 W. Good Hope Rd (Scaffidi)
- 7170 N. Port Washington Rd. (Kane)
- 7156 N. Port Washington Rd. (Bradley)
- 408 W. Sugar Lane (Blankenburg)

Enclosed with this letter is the application for review related to rezoning these four residential properties from R1 Residence District to B-1, Sub Area G2, which we believe will aid in the continued revitalization of the city with progressive planning and development. This request is for an amendment to the land use and a rezone of property only; no project plan exists. Upon approval of rezoning, the Planning Commission can address any project plan brought forth and ensure the design fits the cities standards.

Previously, the Plan Commission Review did not adopt the Port Washington Road-East Zoning request which was closed in January, 2008. During the review ten years ago, planning Commissioner Appel stated that he did not like the idea that the city holds the homeowner applicants' hostage

and he felt that it would be a good transition for the residential side of the street to be rezoned commercial property. Commissioner Appel stated "we cannot just ignore what is going on there, there is tremendous traffic, there are vibrations, all kinds of problems there", and he felt surprised that the plan did not incorporate an overlay for business on those lots from the beginning. "If you are going to do all that we did to the south up until Good Hope, this just kind of got left out". Commissioner Flejsierowicz stated "because of traffic that has changed the nature of the houses from being residential to being kind of a nightmare". Also, Commissioner Colacino stated after walking through the area in question and seeing what these residents on Port Washington Road live with every day he "sympathizes with them tremendously". Since that this time, the city has continued to change and to grow. The problems with traffic, noise, lights, vibrations, etc. are far worse than ten years ago.

As you know, our properties are located in a highly visible location on the southeast corner of North Port Washington Road and West Good Hope Road, one block east of I-43. These properties are located on one of the busiest corners in the city and are easily accessible for the community and convenient for easy off, easy on interstate access. These properties are already surrounded by several differing types of commercial property uses, including business offices, hotels, retail, health care and large resident apartment sites. We do not understand how our properties were not included in the amended land use and rezoning in 1978, however, we believe **now** is the time to change this, as we are a remnant situation.

Please remember that Good Hope Road did not even exist with the first business plans. When my family purchased our home in 1957, there were open fields on the north east and north west corners of Good Hope Road and North Port Washington Road. There was not even a stop sign on the corner. The neighborhood has changed. This small, one block area is not a residential area anymore. It is an island in a business district, with Port Washington Road as a main thoroughfare to Glendale and Fox Point, along with its regional destinations. The traffic exceeds safe capacity of the street for residential usage, and includes street lights and bus stops outside our bedroom windows, causing a great lack of privacy for all of our families. Currently, many new business developments, expansion of I-43 and other road construction are underway, once again within a one-to-two block radius of our homes, making us an unappealing residential area.

Due to these circumstances it is very difficult for any of use to attract potential buyers for our resident properties. Therefore, we believe that the property is no longer appropriate for single family residence, but would be appropriate for additional business use in the area. For the City of Glendale,

this type of change would prevent a poor appearance of the area by providing a convenient business/office location for the developer, while the city ensures proper building design, with new beautiful landscaping-plenty of green space, and increasing city funds with the tax revenue.

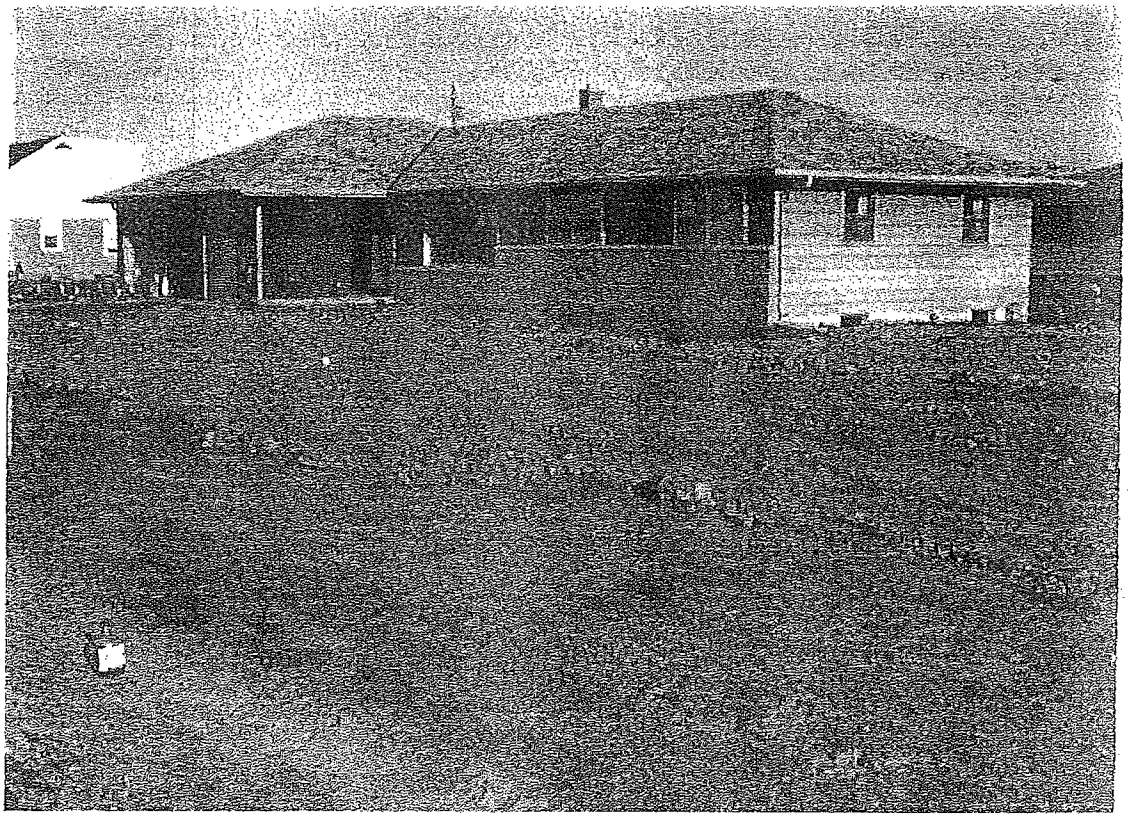
We understand that neighbors will have concerns regarding the properties use if rezoned. However, we do not believe this is "bad" for the neighborhood. The city can make proper plans for the development of the properties, which will be conducive to the city's needs and aesthetically appropriate to the community. With the proper planning and development of this area, the suburban environment and buffers to the neighbors can be maintained.

Neighbors should understand that we should not have to live as the buffer between them and the busiest street in the city. It is unfair that we cannot sell our properties to a potential business due to the land use/zoning, and we cannot sell to a family due to business district nature of the properties and roads around us.

Thank you for your time and attention to this matter.

Sincerely,

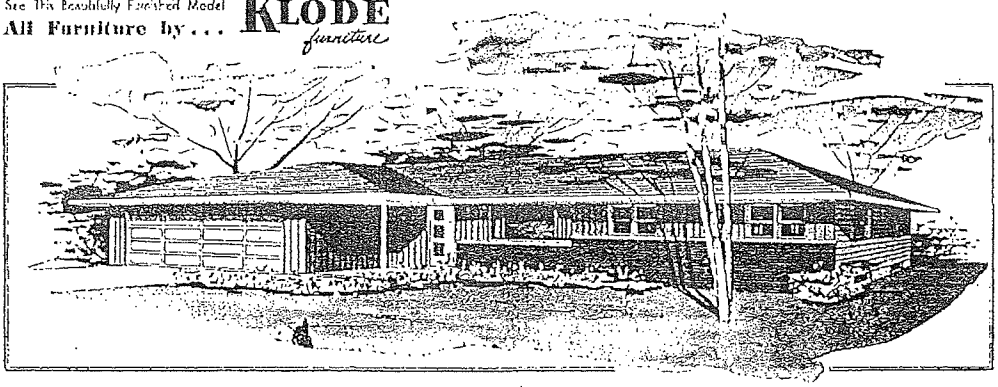
Don and Jennifer Scaffidi



Boulevard presents "*The Homemaker*"

$19,500 Complete on Your Lot

See This Beautifully Furnished Model
All Furniture by... KLODE *furniture*



Open Today, 1 to 9 p. m. (Weekdays 1 to 9 p. m.) at 419 W. Good Hope Rd.

1,480 Sq. Ft. of Sumptuously PLANNED Living Area—Study These Many Features

- 3 Bedrooms plus wood paneled family room
- Slate foyer—formal dining room
- Inside planter
- Dinette area in spacious kitchen
- Coved formica counters
- Vent fan and clothes chute
- Bathroom vanity
- This is a TELEPHONE PLANNED home
- Separate powder room
- 2-car garage — brick or Split-Rock exterior as illustrated
- Aluminum storm and screens—Pella Thermopane window
- Oak floors—Use Tab shingles

$14,850 Built for BASCHOUSE in frame—over 1,200 sq. ft.

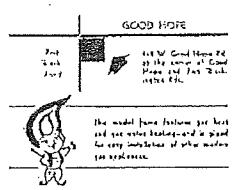
CUSTOM HOMES From $13,000

Future Models
- 4715 N. 72nd St.
- 8544 N. 43th St.

Lots Available in
- Glendale
- Bayside
- Brown Deer
- Brookfield

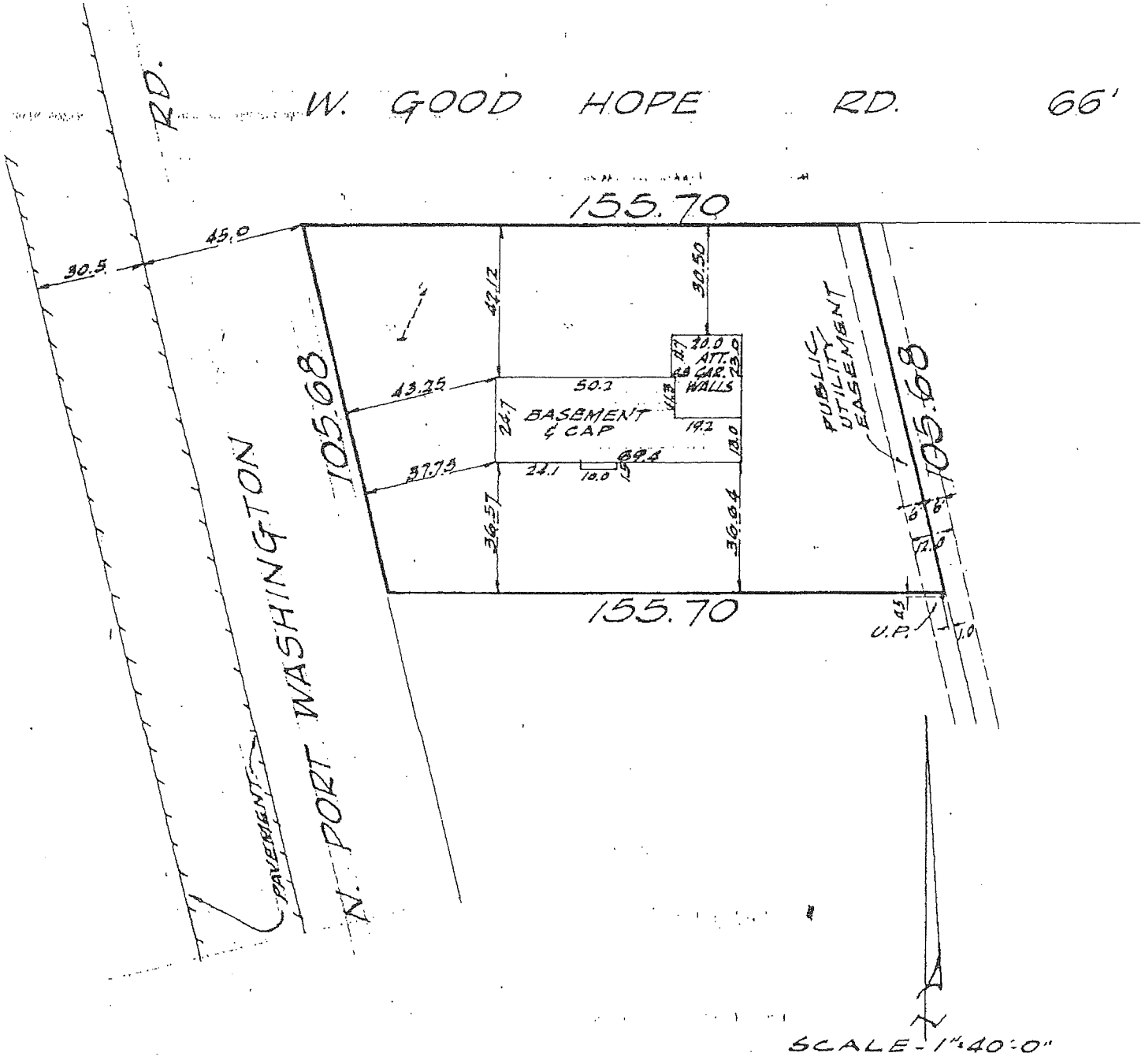
Trades Accepted

QUALITY PRODUCTS AND SERVICES BY:



Boulevard Builders, Inc.
4800 W. Greenfield Ave. EV. 3-5780

Known as West Good Hope Road, C of Glendale, Wisconsin
Lot 1 in NICOLET MANOR, being a Subdivision of a part of the N. E. 1/4 of Section 20
T 8 N, R 22 E, in the City of Glendale, Milwaukee County, Wisconsin.
February 6, 1957 Russell B C. Engel - Owner Survey No. 77922-M

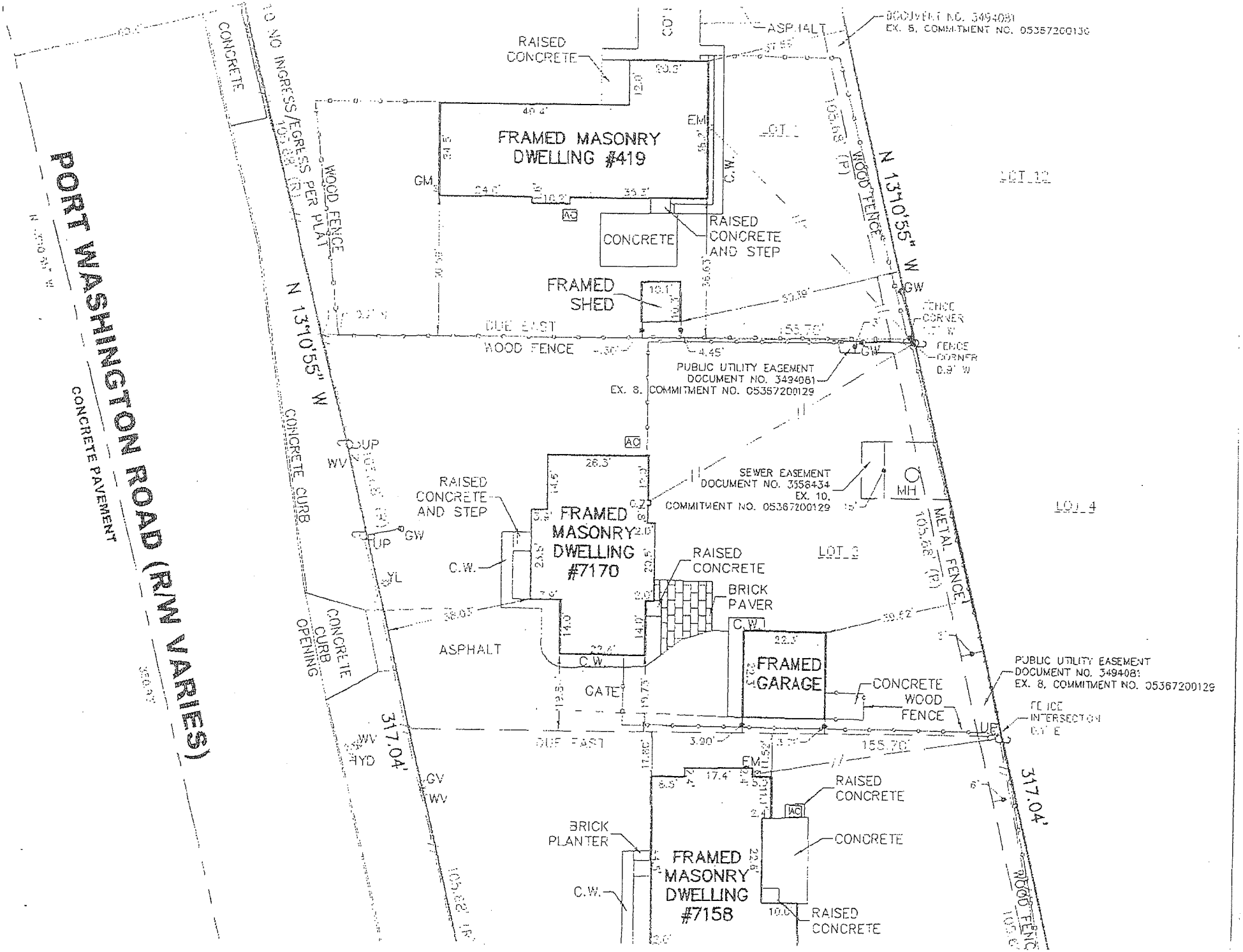


We Certify that we have surveyed the above described property and that the above plat is an accurate survey and a true representation thereof and correctly shows the exterior boundary lines and location of buildings and other improvements on said property and the correct measurements thereof.

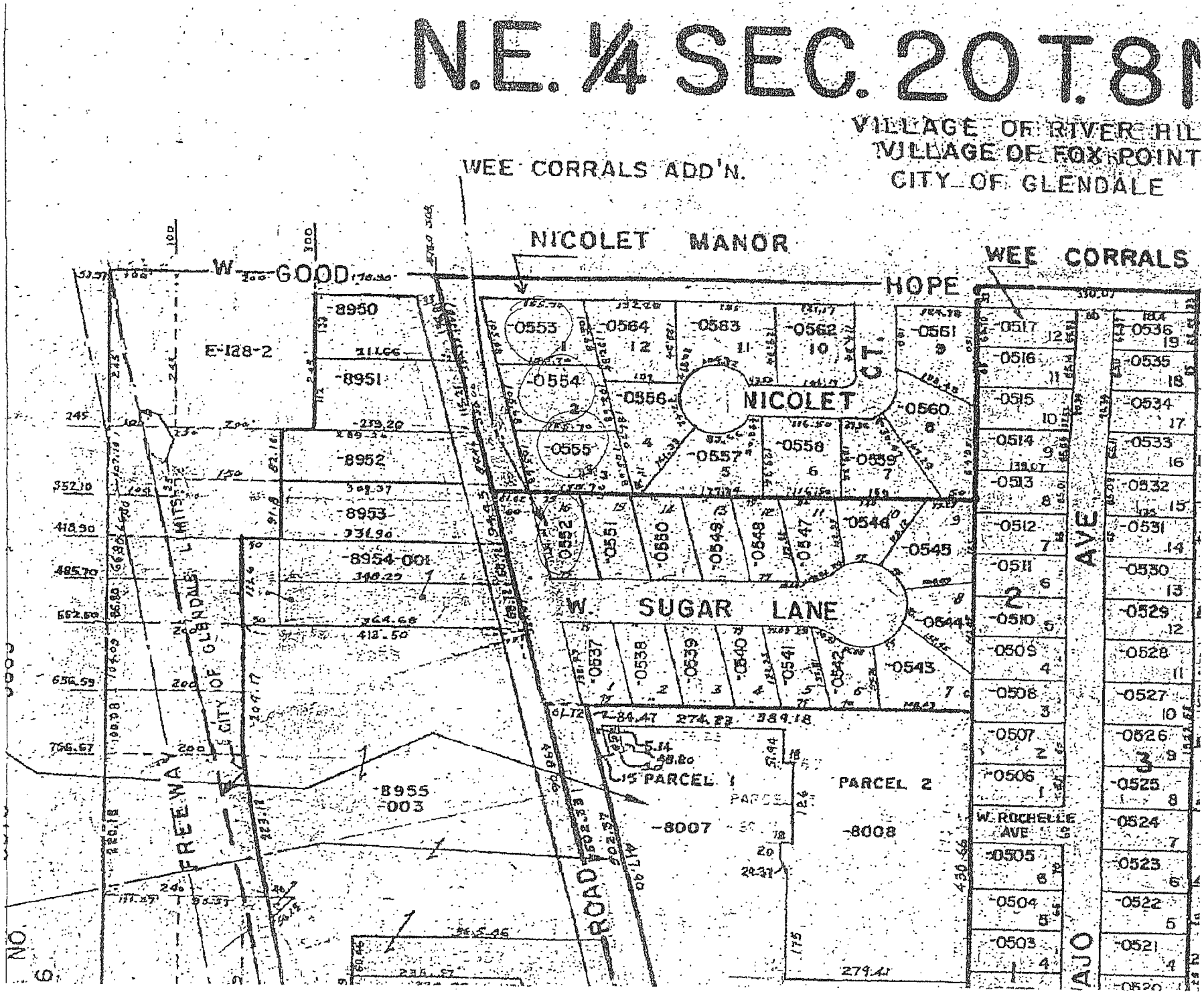
NATIONAL SURVEY SERVICE
CIVIL ENGINEERS AND SURVEYORS

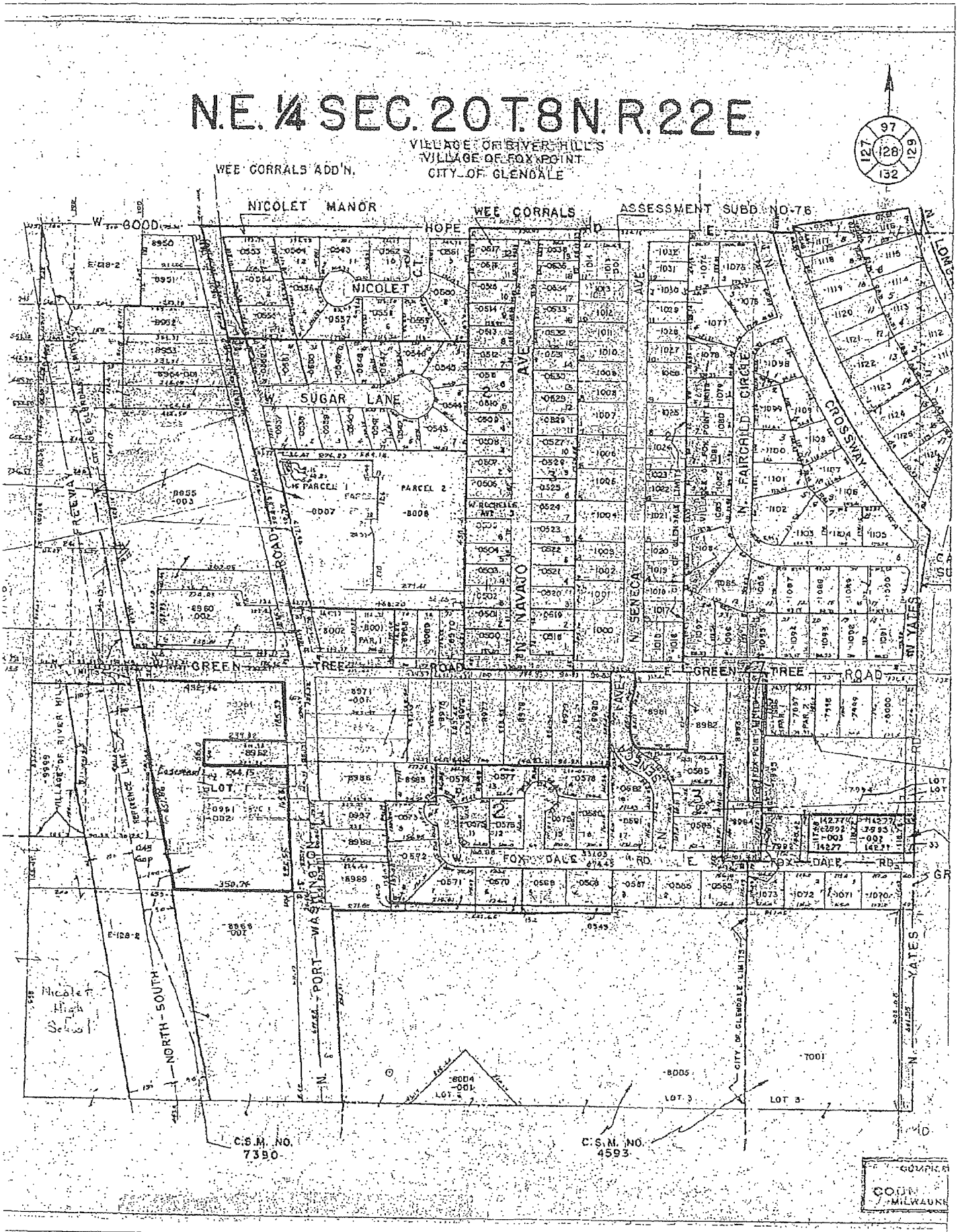
WISCONSIN
KENNETH E.

Kenneth E Burke


PORT WASHINGTON ROAD (R/W VARIES)
CONCRETE PAVEMENT
CONCRETE
NO INGRESS/EGRESS PER PLAT
WOOD FENCE
CONCRETE CURB
CONCRETE CURB OPENING
ASPHALT
RAISED CONCRETE
FRAMED MASONRY DWELLING #419
CONCRETE
RAISED CONCRETE AND STEP
FRAMED SHED
DUE EAST
WOOD FENCE
N 13°10'55" W
317.04'
PUBLIC UTILITY EASEMENT DOCUMENT NO. 3494081 EX. 8, COMMITMENT NO. 05367200129
SEWER EASEMENT DOCUMENT NO. 3556434 EX. 10, COMMITMENT NO. 05367200129
FRAMED MASONRY DWELLING #7170
RAISED CONCRETE AND STEP
RAISED CONCRETE
BRICK PAVER
FRAMED GARAGE
CONCRETE
WOOD FENCE
GATE
FENCE INTERSECTION
METAL FENCE
MH
FRAMED MASONRY DWELLING #7158
BRICK PLANTER
RAISED CONCRETE
CONCRETE
LOT 1
LOT 2
LOT 4
LOT 12

The following have been omitted in this copy:


N.E. ¼ SEC. 20 T. 8
VILLAGE OF RIVER HILLS
VILLAGE OF FOX POINT
CITY OF GLENDALE
WEE CORRALS ADD'N.
NICOLET MANOR
WEE CORRALS
W. GOOD HOPE
NICOLET CT.
W. SUGAR LANE
W. ROCHELLE AVE
AJO AVE
E-128-2
-8950
-8951
-8952
-8953
-8954-001
-8955-003
-8007
-8008
PARCEL 1
PARCEL 2
FREEWAY
CITY OF GLENDALE
ROAD
NO. 6



Milwaukee, WI, 2005-2006 - 128-0553-000-0, 419 W GOOD HOPE RD, GLENDALE WI 53217-3833, Sheet:

Downtown

Next ↓ Honda

Good Hope Rd

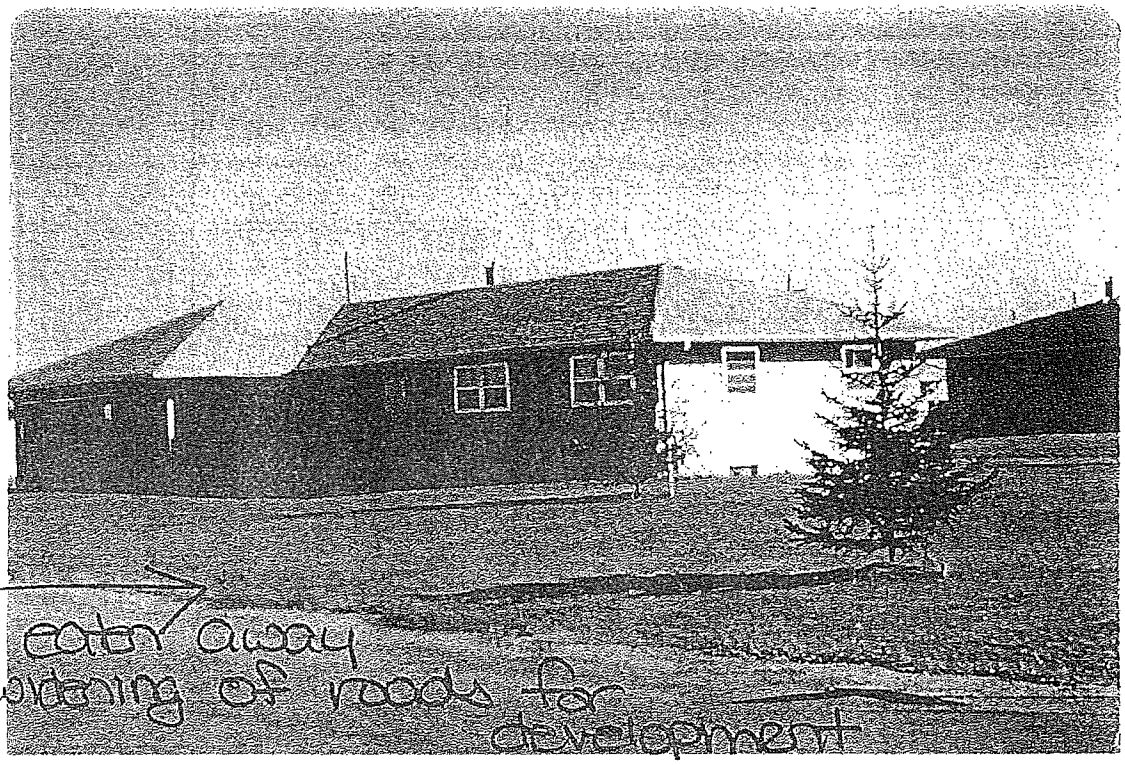
Farmland

New Suburb Sonity When my purchased home.

Port Washington Rd

-North-

Facing North from driveway of 419 W. Good Hope Rd.



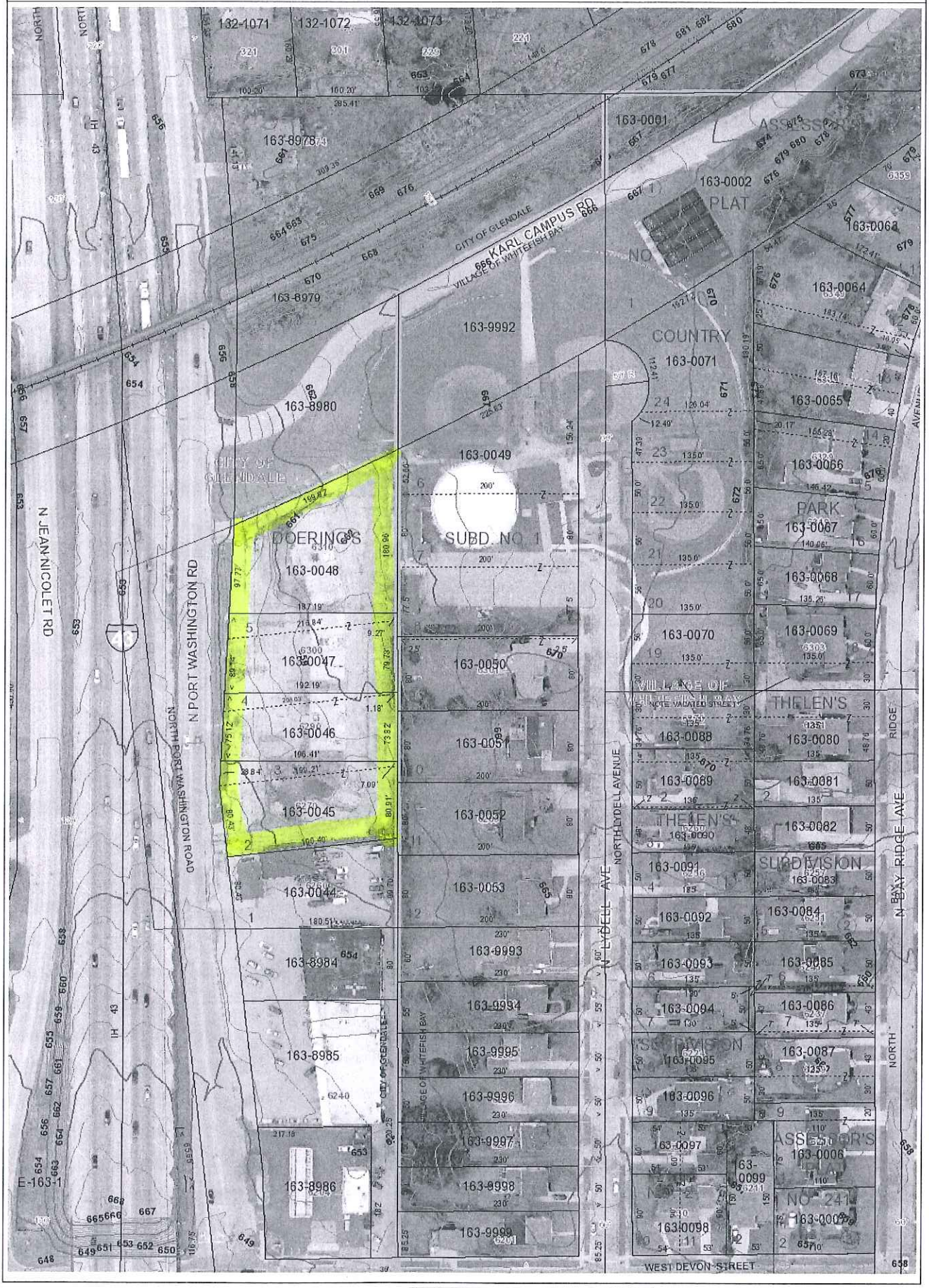
Yard eaten away by widening of roads for development

Neighborhood
School Playground

Agenda

Schafer Site 2018

3a



Projection	Notes
NAD_1927_StatePlane_Wisconsin_South_FIPS_4803	

1:1,129

188 0 94 188 Feet

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

© MCAMLIS

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: Tom Schafer

Legal Name of Business: Bayside Management LLC

Name of Business Owner (if different from Applicant): _____

Applicant Address (City, State, and Zip Code): 2551 N Wahl Avenue, Milwaukee, WI 53211

Office Phone Number: _____ Cell: 414.840.6667 Fax: _____

Applicant E-Mail: tschafer@wi.rr.com

Applicant Signature: _____ Date: _____

PROPERTY INFORMATION

Property Address: 6170-6310 N Port Washington Rd Tax Key Number: 1630045000 1630046000 1630047000 1630048000 Zoning District: B1 F1

Property Owner (if different from Applicant): _____

Property Owner Address (City, State, and Zip Code): _____

Property Owner Phone: _____ Cell: _____ Fax: _____

Property Owner E-Mail: _____

Property Owner Signature: _____ Date: 9-6-18

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): Retail Center

Total Building Area: 15,568sf To Be Occupied Area: _____

Lot Size: Depth: 190' Width: 432' Area: 1.746 acres

Previous Occupant in To Be Occupied Space: office/vacant

Other Uses of This Site: _____

Total Number of Parking Spaces: 78 Parking Spaces Available to Tenancy: 78

Business Hours (Days and Hours of Operation): TBD by tenants (8am-9pm +/-)

Total Number of Employees: TBD by tenants (20 +/-) Maximum Number of Employees at Site at One Time: 30

Primary Contact Person for This Project: Tom Schafer

Primary Contact Phone: _____ Cell: 414.840.6667 Fax: _____

Primary Contact E-Mail: tschafer@wi.rr.com

CITY OF GLENDALE USE ONLY

Application Fee: $300 *Date of Application:* 9/14/18 *Time:* _____ *Received by with date:* _____ *Tentative Hearing Date:* 10/2/18

G:\COMMON\Community Development Planning Department\Plan Commission Administration (2-4-4)\04 Conditional Uses\01 CU Procedures\CU Application.doc

Check # 1111

Rec'd 9/11/2018 City Services

City of Glendale
Attn: Todd Stuebe
5909 N Milwaukee River Parkway
Glendale, WI 53209

September 10, 2018

RE: Plan of Operation for 6170-6310 N Port Washington Road

Dear Plan Commission:

I plan to develop a Retail Center on this property at 6170-6310 N Port Washington Road in Glendale, WI. Site legal description is shown on the attached Topographic Map. Site Tax Key Numbers are 1630045000, 1630046000, 1630047000, 1630048000. I plan to provide a Certified Survey Map to consolidate these existing Tax Parcels into one. Property is approximately 1.746 (190' x 432' +/-) acres and has been re-zoned to B1, F1.

Proposed single-story, slab-on-grade retail (mercantile) building will be approximately 70' x 240' (15,568sf). Anticipated approximate number of employees is 20 (maximum around 30). Retail center will be open 7 days a week, hours TBD by tenants (possibly 8am-9pm). We propose one monument sign at Port Washington Road and wall-mounted building signage to follow zoning code guidelines. Exact signage designs to be submitted by tenants & signage contractor at later date for approval. We do not propose any perimeter security fencing, and do not feel there will be any problems (such as noise, odors, glare, fire hazards, smoke, etc.) resulting from the proposed use. Anticipated tenants are expected to be mainly mercantile/retail and business/office (possibly also food service, TBD). Building design will be by a State of Wisconsin licensed architect and building plans will be approved by the State of Wisconsin prior to construction commencement (will follow all fire protection and life safety requirements). We would ideally start construction this fall and complete construction in early/mid 2019. We feel the site has adequate proposed parking (78 spaces) for the proposed use and occupants.

Feel free to contact me with any questions or comments.

Sincerely,

Tom Schafer
Bayside Management LLC

PROJECT:

Glendale Retail

Port Washington Road, Glendale WI

ISSUED FOR: **MUNICIPAL REVIEW**

ARCHITECT:

PURE architecture studio, llc

Milwaukee, WI

D:\PROJECTS\glendale mail\glendale 5bt.rvt

PURE architecture studio, llc
735 N Water Street, Suite 1228
Milwaukee, WI 53202
www.pure-arch.com

CONSULTANTS

PROJECT

Glendale Retail
Port Washington Rd
Glendale, WI

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OWNER

Bayside
Management LLC

REVISIONS

SHEET INDEX

G000	TITLE PAGE
SP1.1	SITE PLAN
A101	FLOOR PLAN
A102	ROOF PLAN
A400a	EXTERIOR PERSPECTIVES
A400b	EXTERIOR PERSPECTIVES
A401	BUILDING ELEVATIONS
L-1	LANDSCAPE PLAN
1 of 1	SITE PHOTOMETRIC PLAN

INFORMATION

PROJECT ARCHITECT	PA
PROJECT MANAGER	
PROJECT NUMBER	
ISSUED FOR	MUNICIPAL REVIEW
DATE	09.10.18

SHEET

TITLE PAGE

G000

SITE AREA:
- APPROX. 1.746 ACRES (+/-)

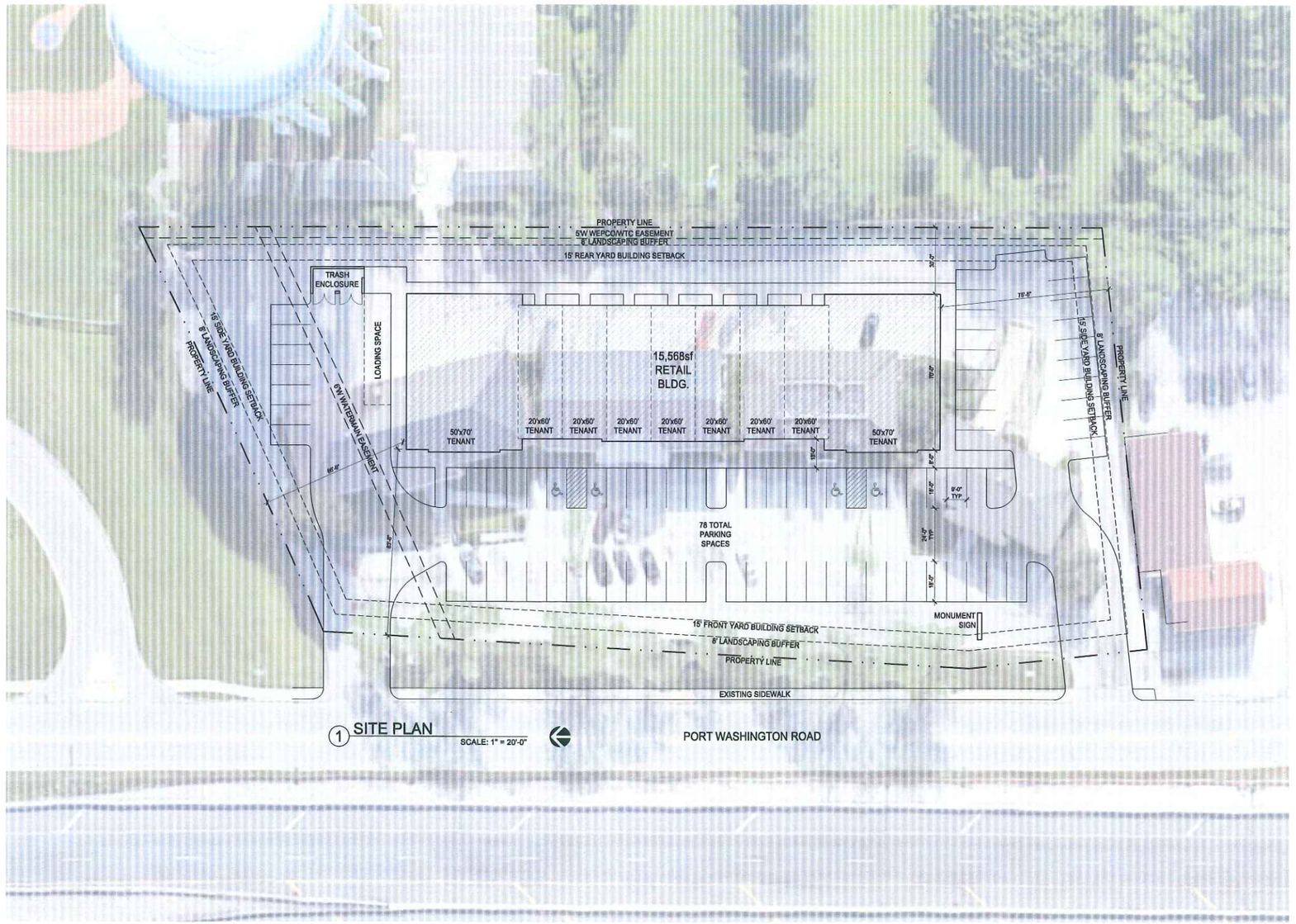
SITE ZONING:
- B1, F1

GREEN SPACE:
- 20% MINIMUM (31% PROVIDED)

BUILDING HEIGHT:
- 2-STORIES (RECOMMENDED)

PARKING:
- 1 SPACE PER 200sf REQUIRED (RETAIL/OFFICE)

LOADING:
- 10'x50' SPACE (FOR BUILDINGS 10,000-20,000sf)



1 SITE PLAN
SCALE: 1" = 20'-0"

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Glendale Retail
Port Washington Rd
Glendale, WI

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Bayside
Management LLC

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

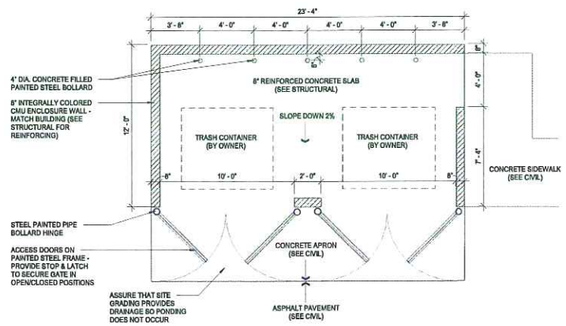
PROJECT ARCHITECT	PA
PROJECT MANAGER	
PROJECT NUMBER	
ISSUED FOR	MUNICIPAL REVIEW
DATE	09.10.18

SHEET
SITE PLAN

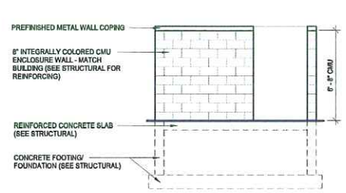
SP1.1

FLOOR PLAN KEYNOTES

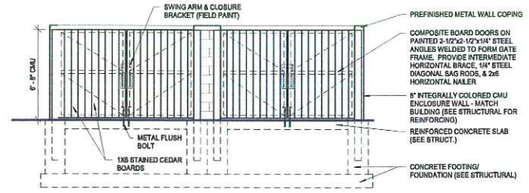
1. POSSIBLE FUTURE DEMISING WALL LOCATION
2. OVERHEAD DOOR



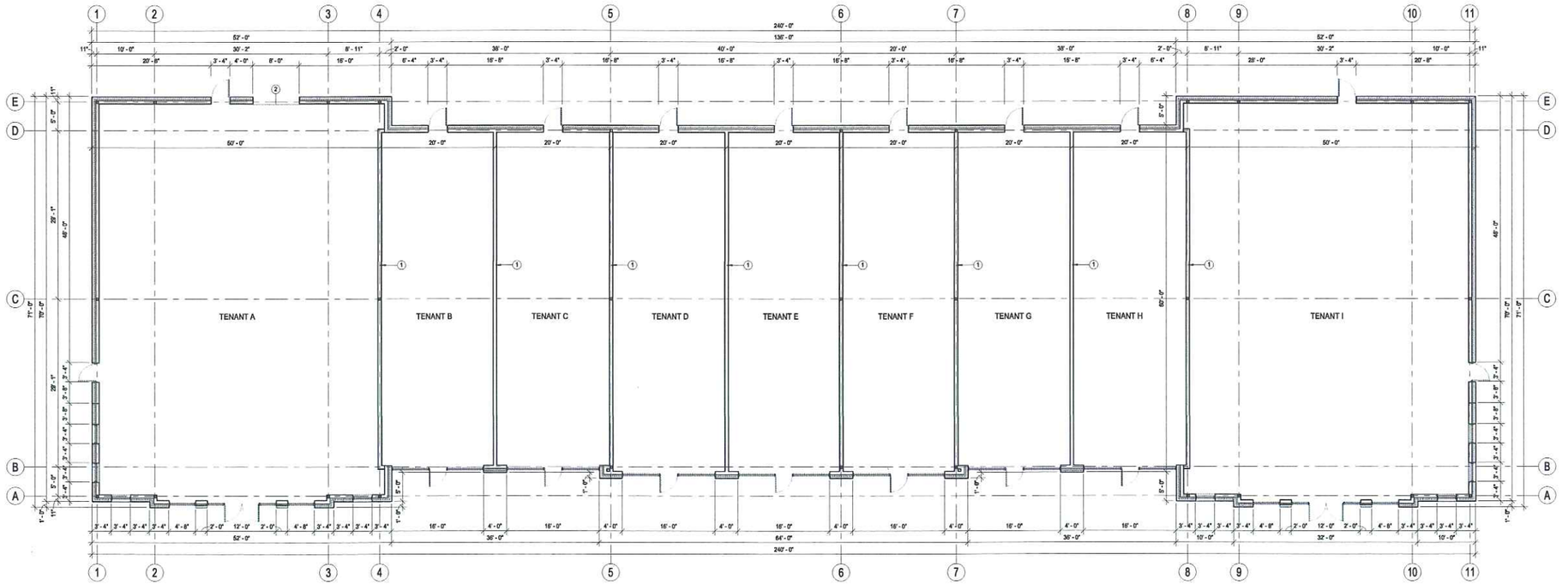
2 **TRASH ENCLOSURE PLAN**
SCALE: 1/4" = 1'-0"



3 **TRASH ENCLOSURE SIDE ELEVATION**
SCALE: 1/4" = 1'-0"



4 **TRASH ENCLOSURE FRONT ELEVATION**
SCALE: 1/4" = 1'-0"



1 **1ST FLOOR PLAN**
SCALE: 1/8" = 1'-0"

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Milwaukee, WI 53202
www.pure-arch.com

CONSULTANTS

PROJECT

Glendale Retail
Port Washington Rd
Glendale, WI

OWNER

Bayside
Management LLC

REVISIONS

INFORMATION

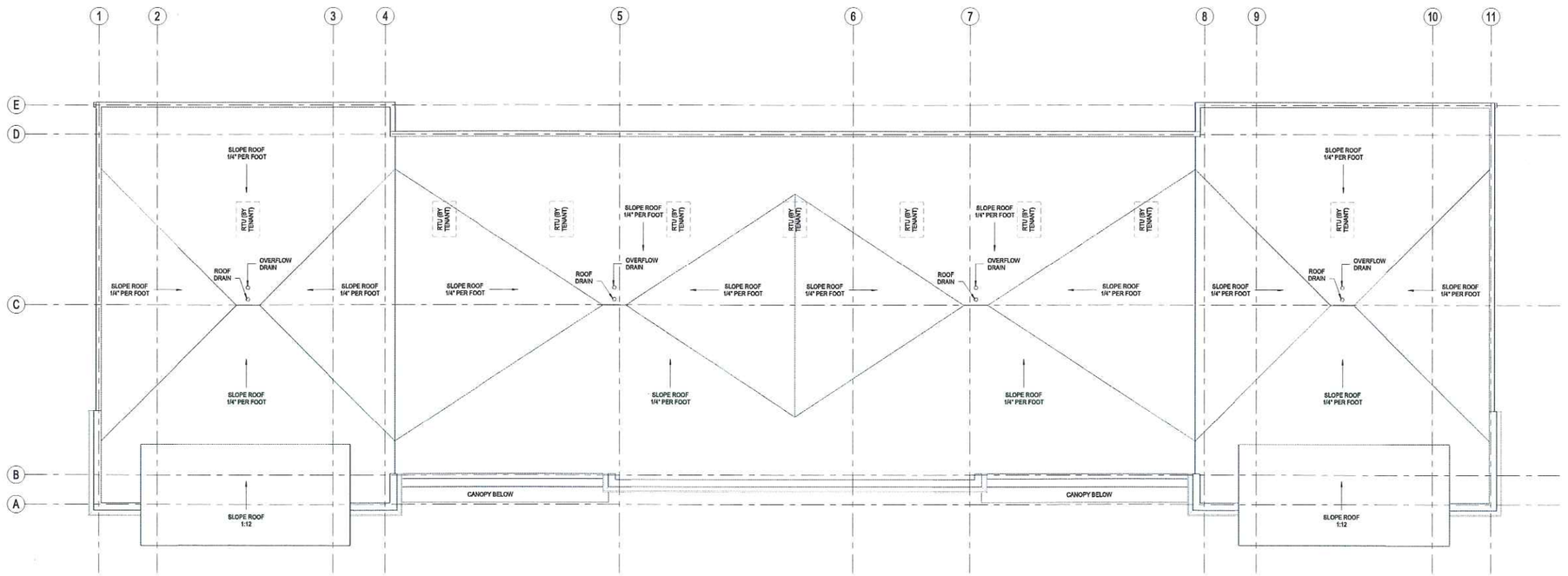
PROJECT ARCHITECT	PA
PROJECT MANAGER	
PROJECT NUMBER	
ISSUED FOR	MUNICIPAL REVIEW
DATE	09.10.18

SHEET

1ST FLOOR PLAN

A101

ROOF TYPES
ROOF TYPE #1 - TYPICAL BUILDING ROOF SINGLE PLY 60 MIL. EPDM MEMBRANE (ADHERED) 2 LAYERS OF POLYISOCYANURATE W/ STAGGERED JOINTS IN BOTH DIRECTIONS (R-VALUE T.B.D.) 1-1/2" METAL DECKING (SEE STRUCTURAL) STEEL STRUCTURE (SEE STRUCTURAL)
NOTE:
1. PITCH TO ROOF DRAIN AT 1/4" PER FOOT MINIMUM.



1 **ROOF PLAN**
SCALE: 1/8" = 1'-0"

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Glendale, WI

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Management LLC

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SHEET
ROOF PLAN

A102

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OWNER

Bayside
Management LLC

REVISIONS

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PROJECT MANAGER	Author
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DATE	09.10.18

SHEET

EXTERIOR PERSPECTIVES

A400a

WEST PERSPECTIVE

NORTH PERSPECTIVE

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Milwaukee, WI 53202
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Glendale Retail
Port Washington Rd
Glendale, WI

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OWNER

Bayside
Management LLC

REVISIONS

INFORMATION

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DATE	09.10.18

SHEET
EXTERIOR PERSPECTIVES

A400b

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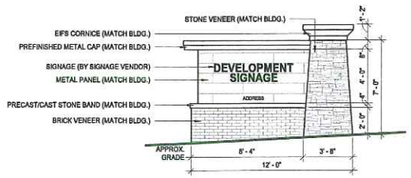
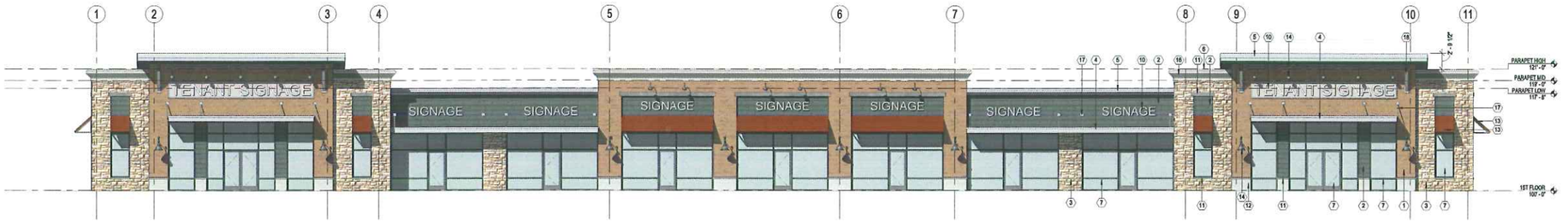


5 MONUMENT SIGN ELEVATION
SCALE: 1/4" = 1'-0"

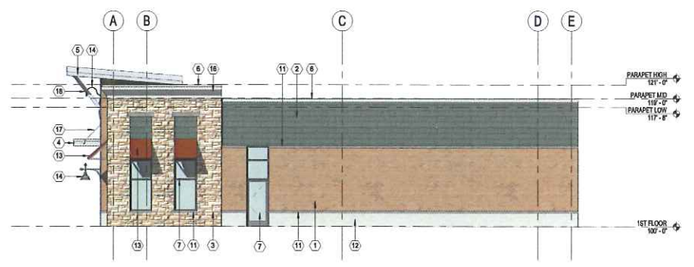
ELEVATION KEYNOTES

1. BRICK VENEER
2. METAL PANEL
3. STONE VENEER
4. PREFINISHED METAL CANOPY
5. PREFINISHED METAL SOFFIT/FASCIA
6. PREFINISHED METAL COPING
7. ALUMINUM STOREFRONT SYSTEM
8. PAINTED INSULATED HOLLOW METAL DOOR/FRAME
9. PREFINISHED INSULATED OVERHEAD DOOR
10. FUTURE SIGNAGE (BY SIGNAGE VENDOR)
11. PRECAST/CAST STONE BAND/SILL
12. PRECAST OR CONCRETE MASONRY UNIT VENEER
13. FABRIC CANOPY/AWNING
14. LIGHT FIXTURE (BY DESIGN/BUILD ELECTRICAL CONTRACTOR)
15. E.I.F.S. CLADDING
16. DECORATIVE E.I.F.S. COPING
17. STEEL SUPPORT ROD & WALL BRACKET (SEE STRUCTURAL)
18. PREFINISHED METAL WRAPPED DECORATIVE BRACKET

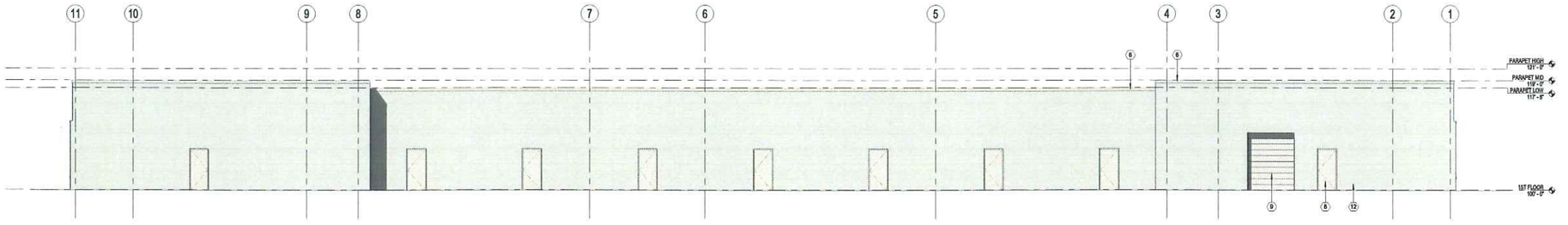


1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

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Bayside
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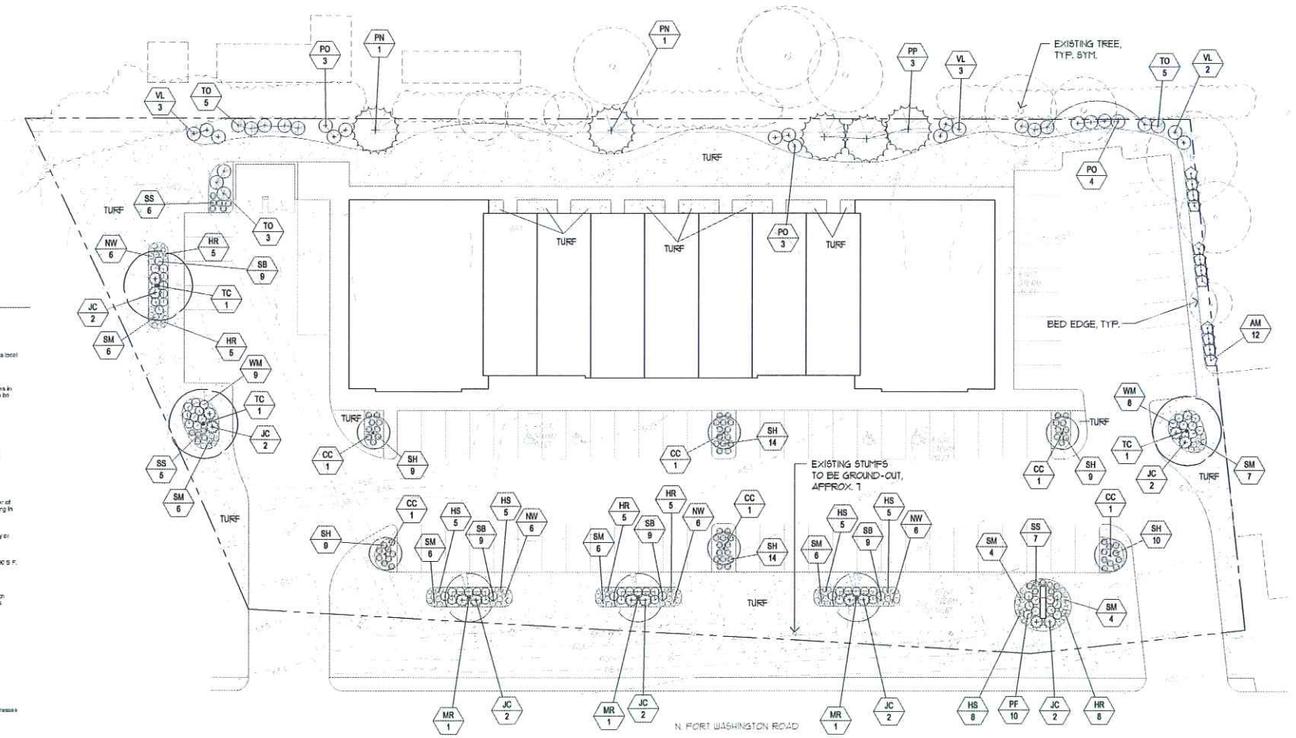
SHEET
BUILDING ELEVATIONS

A401

PLANT SCHEDULE

Shade Trees						
TC	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	3	2.5" Cal	B/B	As shown
Ornamental Trees						
CO	Crataegus crusgalli var. inermis	Thornless Cockspur Hawthorn	6	2" Cal	B/B	As shown
MS	Malus x 'Red Jewel'	Red Jewel Crabapple	3	2" Cal	B/B	As shown
Evergreen Trees						
PP	Picea pungens	Colorado Green Spruce	3	6' Ht	B/B	As shown
PN	Pinus nigra	Austrian Pine	2	6' Ht	B/B	As shown
Deciduous Shrubs						
AM	Aronia melanocarpa var. elata 'Iroquois Beauty'	Iroquois Beauty Black Chokeberry	12	2 Gal	Container	48" o.c.
PO	Physocarpus opulifolius 'Diabolo'	Diablo Ninebark	10	30" Ht	B/B	60" o.c.
PF	Potentilla frut. 'McKay's White'	McKay's White Potentilla	10	2 Gal	Container	30" o.c.
SB	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	34	24" Ht	B/B	42" o.c.
VL	Viburnum lentago	Nannyberry Viburnum	8	30" Ht	B/B	72" o.c.
WM	Weigela 'Minuet'	Minuet Weigela	8	2 Gal	Container	42" o.c.
Evergreen Shrubs						
JC	Juniperus chinensis p.fit. comp	Compact Pfitzer Juniper	14	5 Gal	B/B	60" o.c.
TO	Thuja occidentalis 'Techny'	Techny Arborvitae	13	6' Ht	B/B	60" o.c.
Perennials						
HR	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	28	1 Gal	Container	18" o.c.
HS	Hemerocallis 'Stella d' Oro'	Low Yellow Orbit Daylily	28	1 Gal	Container	18" o.c.
NW	Nepeta x 'Walker's Low'	Walker's Low Catmint	24	1 Gal	Container	24" o.c.
SH	Rudbeckia fulgida sp.	Prairie Dropseed	67	1 Gal	Container	24" o.c.
SM	Salvia x 'May Night'	May Night Salvia	45	1 Gal	Container	18" o.c.
SS	Schizachyrium scoparium	Little Bluestem	18	1 Gal	Container	30" o.c.



PLANTING NOTES

GENERAL

Digging
Contact local Diggers hotline prior to any digging.

Topsoil
Topsoil shall be classified as a sandy, clay loam to silty loam. No organic topsoil from peaty sources will be accepted. Topsoil imported from a local supplier shall be stripped and stockpiled for more than 12 months to be relatively free of viable weed seeds. Topsoil shall be sifted and/or screened to be free of stones and clay lumps, plants or other extraneous materials.

Fine Grading
Inspect site and verify that adequate topsoil has been provided for all seed and planting beds. Remove all trash and stone exceeding 2 inches in diameter from area to a depth of 2 inches prior to bed preparation and planting. Fine grade to within 1/2" of finished grade. All lawn areas to be sloped evenly to shed drain and approximate contours on grading plan.

PLANTING

Substitutions
Substitutions or changes of plant species, cultivar, or size at planting must be approved by the owner prior to ordering of materials.

Plant Stocking and Quantities
Contractor shall stake tree, shrub, and perennial locations in the field and obtain approval from owner prior to planting. Plantings shown are diagrammatic. Revised additional plant quantities are needed, based on actual field dimensions to satisfy the design intent of the drawings.

Plant planter mix
A 2:1 mixture of two parts peat moss and one part manure.

Trees
Pocket plant and back fill pits with a mix of 10% plant starter mix, and 90% existing soil. Tree holes to be at least 2 times the spread diameter of the root ball. Use shovel to rough up sides of exposed walls. Set depth of root ball to be same as grown in nursery or slightly higher if planting in clay soil.

Shrubs
Pocket plant and back fill pits with a mix of 10% plant starter mix, and 90% existing soil. Set depth of root ball to be same as grown in nursery or slightly higher if planting in clay soil.

Perennials
Condition topsoil in perennial planting beds by adding 3" plant starter mix. Add bone meal and milo gainz, each at the rate of 1-2 lbs. per 100 S.F. Add granular sulfur at the rate of 3-4 lbs. per 100 S.F. Rototill to blend and re-grade as necessary. Set plant depths to be same as grown in nursery. Water-in well.

MULCHING
Install a 3" layer of shredded bark throughout tree, shrub, and perennial planting beds. For trees in lawn, install a 4-6' diameter circle of mulch around each tree. Do not allow mulch to touch plant stems. Contractor shall provide shredded bark mulch from disease-free hardwood trees. Provide generally fine bark, minimum of 1" wide and 4" long, graded down to fine-dust, and relatively free of deleterious matter.

BED EDGING
All turf and perennial planting beds adjacent to turf areas shall be edged with poly vinyl edging. Install per manufacturer's instructions.

TURF SEEDING

	Proportions by plantings name, by weight	
A	Barons kentucky bluegrass	25 %
B	Liberty kentucky bluegrass	25 %
C	Fennlawn fescue	20 %
D	Prelude II perennial ryegrass	20 %
E	Palmer II perennial ryegrass	20 %

Apply at the rate of 5 Lbs. per 1000 SF

Method of grass seeding may be varied at discretion of Contractor as their responsibility to establish smooth, uniform turf composed of the grasses specified.

- Spread lawn fertilizer per manufacturer's specifications.
- Do not seed following rain or if surface has been compacted by rain.
- Do not seed when wind velocity exceeds 5 m.p.h.
- Method of mulching may be varied at discretion of contractor. Fiber mulch to be mixed with seed and fertilizer if hydroseeding. Or, protect seeded areas by spreading straw mulch to form a continuous blanket over seeded areas.
- Keep seedbed moist for 4 weeks.

MAINTENANCE
Maintenance Period - Contractor shall provide regular maintenance until a date of 60 days after completion of planting. Maintenance shall begin when planting is started for ongoing planting areas. Maintenance operations shall include watering, weeding, and mowing. Contractor shall provide temporary irrigation equipment if needed to provide a minimum of 1" of water per week throughout the maintenance period for all planting areas.

PLANT GUARANTEE
The landscape contractor shall guarantee by replacement, without charge, any woody plant material (deciduous or evergreen trees & shrubs) that dies within one year of installation, providing the owner gives normal plant care (regular watering). The owner must report plant losses within the guarantee period.

SITE LANDSCAPE AREA

SITE AREA = 1.75 ACRES, 76,230 SF.
LANDSCAPE AREA = 0.55 ACRES, 24,144 SF.
PERCENTAGE OF PROPERTY LANDSCAPE = 32%

LANDSCAPE PLAN
1" = 20'-0"

Solution for Land Design
405 N. Page Street
Stoughton, Wisconsin 53589
(608) 225-7946

DATE	DESCRIPTION	ISSUE
		1

PROJECT TEAM
PROJECT MANAGER:
PROJECT ENGINEER:
DESIGNER: ABS
CAD TECHNICIAN:

Site Engineering Services
2930 Oakwood Road
Hartland, WI 53029
262-367-4960 office
martyw@wi.rr.com email

Martin D. Worden, PE
Civil Engineer/Consultant

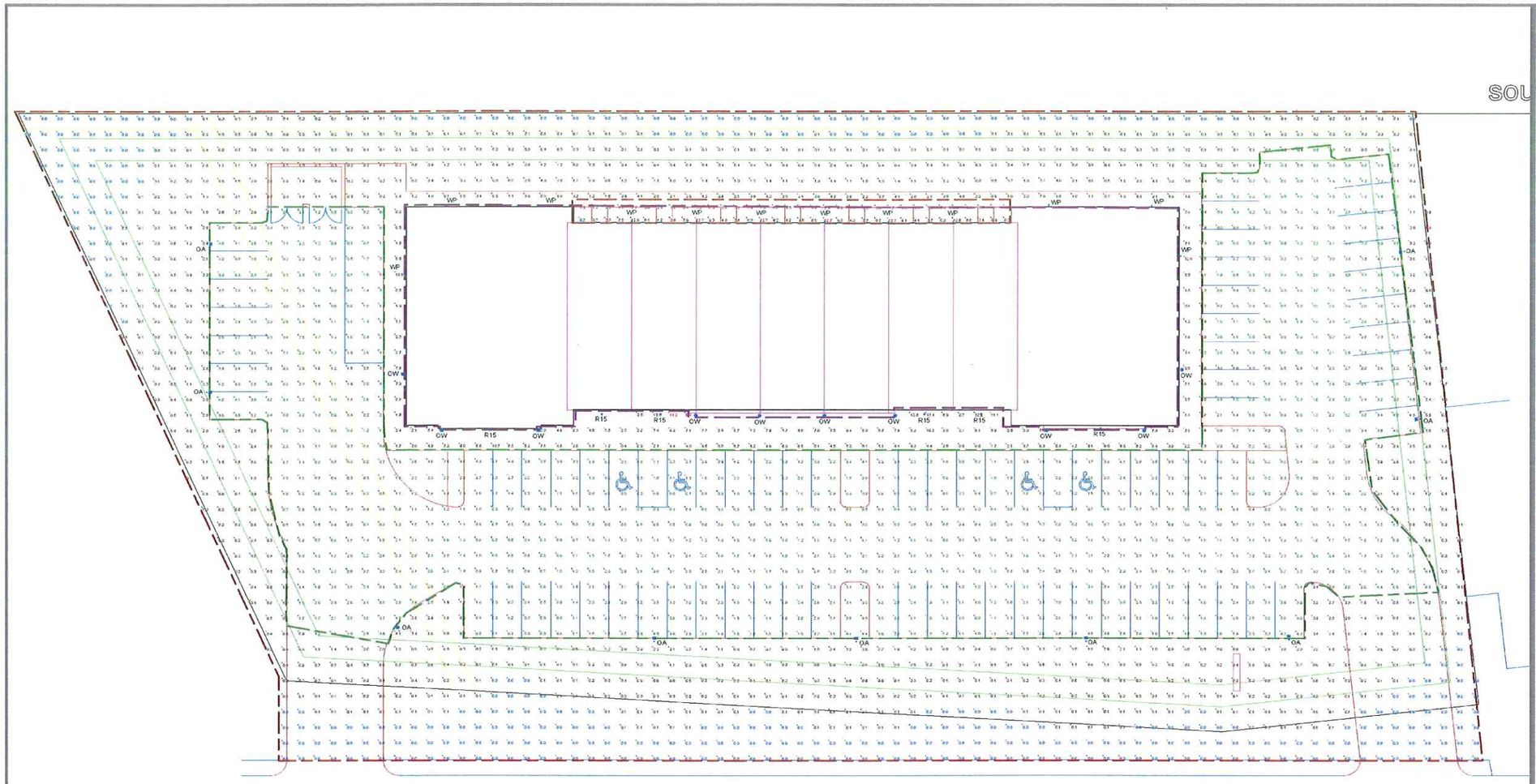
LANDSCAPE PLAN
for
Glendale Retail Center

N. Port Washington Road
City of Glendale, Wisconsin

SCALE: 1" = 20'

DATE: 9/6/2018

SHEET NUMBER
L-1



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Back doors	+	5.6 fc	12.7 fc	0.2 fc	63.5:1	28.0:1
Ground	+	1.3 fc	14.2 fc	0.0 fc	N/A	N/A
Parking Lot Only	*	1.8 fc	4.9 fc	0.1 fc	49.0:1	18.0:1

Schedule

Symbol	Label	Quantity	Manufacturer	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Catalog Number
	OA	9	Lithonia Lighting	DSX1 LED P2 40K TFTM MVOLT with houseside shield	LED	1	DSX1_LED_P2_40K_TFTM_MVOLT_HS.ies	6945	0.9	70	DSX1 LED P2 40K TFTM MVOLT HS
	OW	10	LUMEC INC.	Domus Small	(DOS-LE4F) White 40W SSL c/w Advance Driver XITANIUM-47W24V @ 120.00V	1	DOS-40W50LED4K-ES-LE4F (SI:103281m).ies	3057	0.9	45	DOS-40W50LED4K-ES-LE4F
	WP	12	EATON - LUMARK (FORMER COOPER LIGHTING)	CROSSTOUR 18W WALL MOUNT LED	EATON LED 4000K	1	XTOR2B-W.ies	2102	0.9	18.2	XTOR2B-W
	R15	6	Lithonia Lighting	6IN LDN, 4000K, 1500LM, 80CRI, CLEAR, MATTE DIFFUSE REFLECTOR	LED	1	LDN6_40_15_L06AR_LD.ies	1399	0.9	20.48	LDN6 40/15 L06AR LD

Designer
Michelle Gross
Date
9/11/2018
Scale
Not to Scale
Drawing No.
N/A
Summary
Parking lot lighting

D-Series Size 1
LED Area Luminaire

Catalog Number: SITE POLE FIXTURES

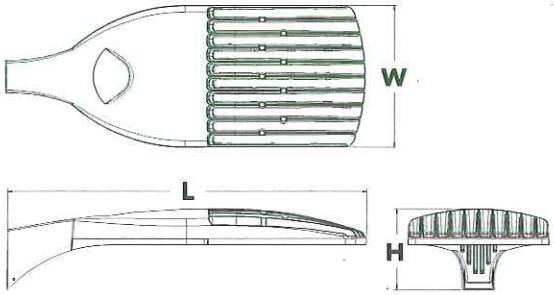
Notes:

Type: OA

Hit the Tab key or mouse over the page to see all interactive elements

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height:	7-1/2" (19.0 cm)
Weight (max):	27 lbs (12.2 kg)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DDBXD

DSX1LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P4 P7 P2 P5 P8 P3 P6 P9 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted[2]	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control[2,3] LCCO Left corner cutoff[2,3] RCCO Right corner cutoff[2,3]	MVOLT[4,5] 120[6] 208[5,6] 240[5,6] 277[6] 347[5,6,7] 480[5,6,7]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor[8] RPUMBA Round pole universal mounting adaptor[8] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[9]

Control options		Other options	Finish *(required)*
Shipped installed		**Shipped installed**	
NLTAIR2 nLight AIR generation 2 enabled[10]	PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[5,15,16]	HS House-side shield[21]	DDBXD Dark bronze
PER NEMA twist-lock receptacle only (controls ordered separate)[11]	BL30 Bi-level switched dimming, 30%[5,14,18]	SF Single fuse (120, 277, 347V)[6]	DBLXD Black
PER5 Five-wire receptacle only (controls ordered separate)[11,12]	BL50 Bi-level switched dimming, 50%[5,14,18]	DF Double fuse (208, 240, 480V)[6]	DNAXD Natural aluminum
PER7 Seven-wire receptacle only (controls ordered separate)[11,12]	PNMTDD3 Part night, dim till dawn[5,19]	L90 Left rotated optics[1]	DWHXD White
DMG 0-10V dimming extend out back of honsing for external control (leads exit fixture)	PNMT5D3 Part night, dim 5 hrs[5,19]	R90 Right rotated optics[1]	DDBTXD Textured dark bronze
DS Dual switching[13,14]	PNMT6D3 Part night, dim 6 hrs[5,19]	**Shipped separately**	DBLBXD Textured black
PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[5,15,16]	PNMT7D3 Part night, dim 7 hrs[5,19]	BS Bird spikes[22]	DNATXD Textured natural aluminum
PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[5,15,16]	FAO Field adjustable output[20]	EGS External glare shield[22]	DWHGXD Textured white
PIRHN Network, Bi-Level motion/ambient sensor[17]			
PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[5,15,16]			

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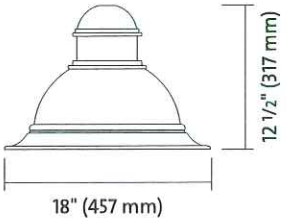
DOS-DBA

DOMUS SMALL SERIES

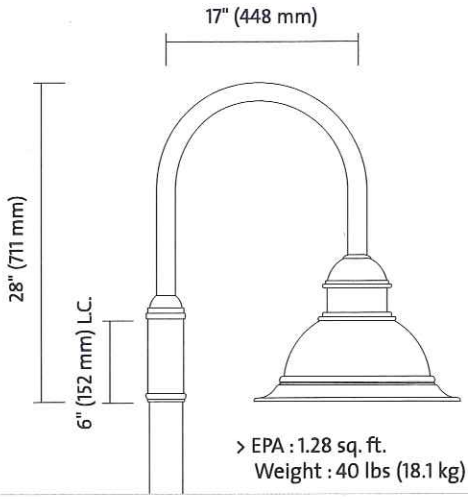
LUMINAIRES

Conform to the UL 1598 and CSA C22.2 No. 250.0-08 standards

DOS

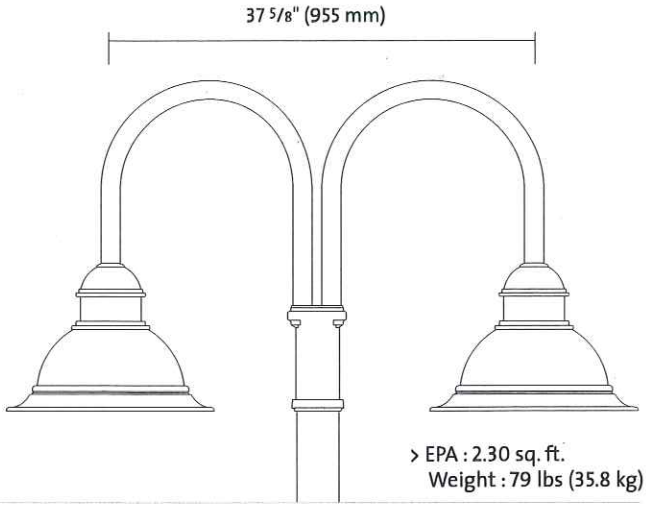


DOS-DBA



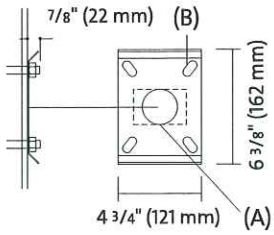
› EPA : 1.28 sq. ft.
Weight : 40 lbs (18.1 kg)

DOS-DBA-2



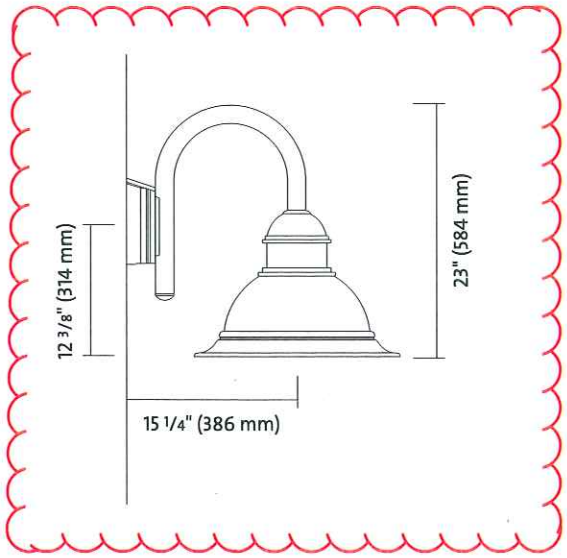
› EPA : 2.30 sq. ft.
Weight : 79 lbs (35.8 kg)

DOS-DBA-M / mounting details



(A) One 2" hole (51 mm) Ø for wiring
(B) 4 oblong holes 1/2" x 1" (13 mm x 25 mm) for anchoring
Horizontal junction box of 2" x 3" (51 x 76 mm) and
4 anchor bolts of 3/8" Ø (9.5 mm) not included

› *Structural members must be present in wall to accept bolts*



Philips Lumec reserves the right to substitute materials or change the manufacturing process of its products without prior notification.
For the latest updates go to www.lumec.com

PHILIPS LUMEC

LITHONIA LIGHTING®

Catalog Number	Entry Canopy Recessed
Notes	
Type	R15

LDN6

6" OPEN and WALLWASH LED
Non-IC
New Construction Downlight

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment.

Two combination ½"-3/4" and four ½" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step SDCM; 80 CRI minimum.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

70% lumen maintenance at 50,000 hours.

LISTINGS — Certified to US and Canadian safety standards. Damp location standard (wet location, covered ceiling optional). ENERGY STAR® certified product.

WARRANTY — 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

A+ Capable options indicated by this color background.

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN6 35/15 L06AR LSS MVOLT EZ10

LDN6													
Series		**Color temperature**		**Lumens**[1]				**Aperture/Trim Color**				**Finish**		**Voltage**	
LDN6	6" round	27/	2700K	05	500 lumens	25	2500 lumens	L06	Downlight	AR	Clear	LSS	Semi-specular	MVOLT	Multi-volt
		30/	3000K	10	1000 lumens	30	3000 lumens	LW6	Wallwash	WR[2]	White	LD	Matte diffuse	120	120V
		35/	3500K	15	1500 lumens	40	4000 lumens			BR[2]	Black	LS	Specular	277	277V
		40/	4000K	20	2000 lumens	50	5000 lumens							347[3]	347V
		50/	5000K												

Driver		Options			
GZ10	0-10V driver dims to 10%	SF[4]	Single fuse	N80[8]	nLight™ Lumen Compensation
GZ1	0-10V driver dims to 1%	TRW[5]	White painted flange	NPS80EZ[7]	nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1).
EZ10	0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 10%	TRBL[5]	Black painted flange	NPS80EZER[7]	nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1). ER controls fixtures on emergency circuit.
EZ1	0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 1%	EL[6]	Emergency battery pack with integral test switch	HAO[11]	High ambient option
		ELR	Emergency battery pack with remote test switch	CP[12]	Chicago Plenum
		ELSD	Emergency battery pack with self-diagnostics, integral test switch	WL	Wet Location, specify for exterior use applications
		ELRSD	Emergency battery pack with self-diagnostics, remote test switch	RRL___	RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature. Available only in RRLA, RRLB, RRLAE, and RRLC12S.
		E10WCP	Emergency battery pack, 10W Constant Power, CA Title 20 compliant with integral test switch	NLTAIR2[9,10]	nLight® Air enabled
		E10WCPR	Emergency battery pack, 10W Constant Power, CA Title 20 compliant with remote test switch	NLTAIRER2[9,10]	nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit
		NPP16D[7]	nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1).	USPOM	US point of manufacture
		NPP16DER[7]	nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit.		

Accessories: *Order as separate catalog number.*	
EAC ISSM 375	Compact interruptible emergency AC power system
EAC ISSM 125	Compact interruptible emergency AC power system
GRA68JZ	Oversized trim ring with 8" outside diameter[1]
SCA6	Sloped ceiling adapter. Refer to TECH-SCA for more options.

Notes

1. Overall height varies based on lumen package; refer to dimensional chart on page 3.
2. Not available with finishes.
3. Not available with emergency options.
4. Must specify voltage 120V or 277V.
5. Available with clear (AR) reflector only.
6. Add "SD" for self-diagnostic option (i.e. ELSD)
7. Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
8. Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZ ER. Only available with EZ10 and EZ1 drivers.
9. Not available with CP, NPS80EZ, NPS80EZER, NPP16D, NPP16DER or N80 options.
10. NLTAIR2 and NLTAIRER2 not recommended for metal ceiling installations.
11. Fixture height is 6.5" for all lumen packages with HAO.
12. Must specify voltage for 3000lm, 5000lm with marked spacing 24 L x 24 W x 14 H.

Lumark

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaries provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

		Type
Catalog #		WP
Project		
Comments	Rear Wall Fixtures	Date
Prepared by		

SPECIFICATION FEATURES

Construction
Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

Electrical
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

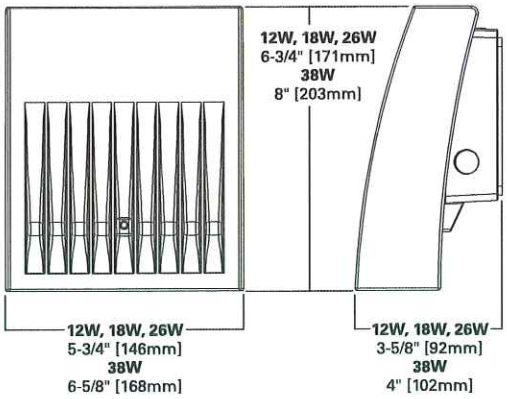
Finish
Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty
Five-year warranty.

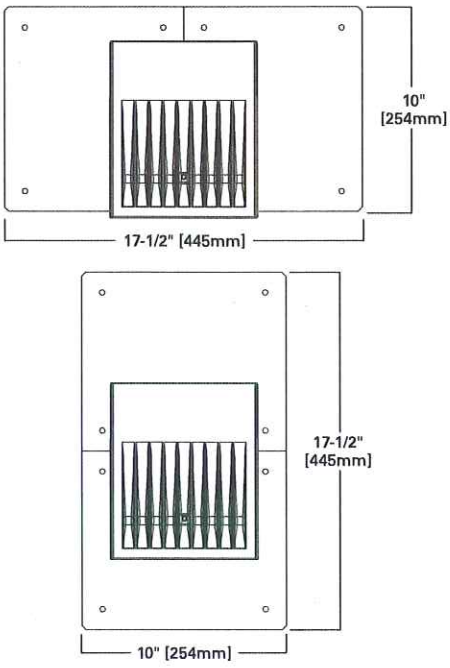
XTOR
CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingressed Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA
40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA
Effective Projected Area (Sq. Ft.):
XTOR1B, XT0R2B, XT0R3B=0.34
XTOR4B=0.45

SHIPPING DATA:
Approximate Net Weight:
3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]

Powering Business Worldwide

*www.designlights.org

GN1LED26YAD11A

SIGNAGE FIXTURES

RAB | Outdoor

13 & 26 Watt Dome Shade LED Gooseneck Luminaire designed to match the architecture of Main Street storefronts and building perimeters. LED Gooseneck Dome Shade with 24" Goose Arm Style 1.

Color: Bronze

Weight: 11.0 lbs

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type:	Constant Current	Watts:	26W
120V:	0.25A	Color Temp:	3000K (Warm)
208V:	0.16A	Color Accuracy:	82 CRI
240V:	0.14A	L70 Lifespan:	100000
277V:	0.12A	Lumens:	809
Input Watts:	29W	Efficacy:	28 LPW
Efficiency:	89%		

Technical Specifications

Listings

UL Listing:

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

IESNA LM-79 & IESNA 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.

LED Characteristics

Lifespan:

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

LED:

Single multi-chip, 26W high-output, long-life LED

Color Stability:

LED color temperature is warrantied 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.

Sensor Characteristics

Lead Time:

3 weeks expedited shipping. 6 weeks standard shipping.

Construction

Fixture:

The GN1LED26YAD11A comes with the GOOSE1A arm

Housing:

Precision die-cast aluminum housing, lens frame and mounting plate

Gaskets:

High Temperature Silicone

Mounting:

Heavy-duty mounting arm with "O" ring seal and stainless steel screw

Cold Weather Starting:

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

Finish:

Formulated for high-durability and long lasting color

Green Technology:

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

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz, 0.48 A, THD≤20%, PF 97.9%.

Surge Protection:

4kv

Other

Shades:

11" Angled Dome Shade offered

Patents:

The design of the Gooseneck is protected by patents pending in US, Canada, China and Taiwan

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. RAB's warranty is subject to all terms and conditions found at

Equivalency:

Equivalent 120W incandescent, 75W Metal Halide or 42W CFL

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.

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