

CITY OF GLENDALE

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, November 13, 2018

6:00 P.M.

1. Roll Call and Pledge of Allegiance.
2. Adoption of Minutes of Meeting of October 2, 2018.
3. a. Plan Commission Review: Multi-Tenant Office Warehouse Facility (Phoenix Richards, LLC), 4041 North Richard's Street. Review and approve proposal to modify existing office warehouse building to include architecture, site, landscaping, lighting, grading and drainage plans to provide a loading dock with four overhead doors at 4041 North Richard's Street.
John Peret, Phoenix Broadway

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.-

Meeting is 6:00 PM Tuesday

**David Hobbs Honda For the People Community Room
Richard E. Maslowski Community Park
2200 West Bender Road
Glendale, Wisconsin**

City of Glendale Plan Commission

6:00 P.M., Tuesday, November 13, 2018

- Plan Commission Report -

Glendale

**RICH PAST.
BRIGHT FUTURE.**



- 3a. **Plan Commission Review: Multi-Tenant Office Warehouse Facility (Phoenix Richards, LLC), 4041 North Richard's Street.** Review and approve proposal to modify existing office warehouse building to include architecture, site, landscaping, lighting, grading and drainage plans to provide a loading dock with four overhead doors at 4041 North Richard's Street.

Phoenix Richards, LLC, seeks Plan Commission review and approval to install a loading dock to include four overhead doors in the north elevation of the existing warehouse. The site is zoned M-1 Warehouse, Light Manufacturing, Office, and Service District. The proposed architecture, site, landscaping, lighting, and grading and drainage plans require the review and approval of the Plan Commission.

Architecture and Site Plan

The project includes installing four overhead doors in the north façade of the building, installing a retaining wall, modifying the grading and drainage and pavement to provide the proper grade to utilize the loading docks, and landscape plantings along the embankment.

Staff Recommendation: Staff recommends that the Plan Commission grant approval of the changes to the architectural, site, landscaping, lighting, grading and drainage plans such that Phoenix Richards, LLC, may obtain City of Glendale Building Permits to move forward to construct the proposed improvements at 4041 North Richard's Street, with the following requirements:

- 1) 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.

Aerial Photograph of the Site





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

PLAN COMMISSION REVIEW APPLICATION

APPLICANT INFORMATION

Name of Applicant: JOHN PERET
Legal Name of Business: PHOENIX RICHARDS, LLC
Name of Business Owner (if different from Applicant): PHOENIX RICHARDS, LLC
Applicant Address (City, State, and Zip Code): 401 E KILBOURN AVE, MILWAUKEE, WI, 53202 #201
Office Phone Number: 414-376-6934 Cell: 414-748-5646 Fax: N/A
Applicant E-Mail: jperet@phoenixconstruction.us
Applicant Signature: [Signature] Date: 10-23-18

PROPERTY INFORMATION

Property Address: 4041 N RICHARDS ST Tax Key Number: 242-8006 Zoning District: M-1
Property Owner (if different from Applicant): PHOENIX RICHARDS, LLC
Property Owner Address (City, State, and Zip Code): 401 E KILBOURN AVE, MILWAUKEE, WI, 53202 #201
Property Owner Phone: 414-376-6934 Cell: 414-748-5646 Fax: N/A
Property Owner E-Mail: jperet@phoenixconstruction.us
Property Owner Signature: [Signature] Date: 10-23-18

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): N/A BUILDING IMPROVEMENTS TO A VACANT BUILDING
Total Building Area: 213,194 SQFT To Be Occupied Area: N/A VACANT
Lot Size: Depth: 582' Width: 815' Area: 350,705
Previous Occupant in To Be Occupied Space: WEYCO GROUP
Other Uses of This Site: WAREHOUSING / OFFICE AREAS
Total Number of Parking Spaces: T.B.D Parking Spaces Available to Tenancy: T.B.D
Business Hours (Days and Hours of Operation): N/A
Total Number of Employees: N/A Maximum Number of Employees at Site at One Time: N/A
Primary Contact Person for This Project: JOHN PERET
Primary Contact Phone: 414-748-5646 Cell: 414-748-5646 Fax: N/A
Primary Contact E-Mail: jperet@phoenixconstruction.us

CITY OF GLENDALE USE ONLY

Date of Application: 10/23/18 Time: 4:00 PM Received by with date: 11/13/2018 Tentative Hearing Date: 11/13/2018
G:\COMMON\Community Development Planning Department\Plan Commission Administration (2-4-4)\04 Conditional Uses\01 CU Procedures\CU Application.doc



PHOENIX
INVESTORS

Plan of Operation Outline

To whom it may concern:

Phoenix Richards, LLC owns the property at 4041 N Richards St, Milwaukee, WI, 53212. This property is split by the boarder of Milwaukee and Glendale, and the scoped area of work lands completely within the Glendale side of the building. The total building area is 213,194 sqft and is currently only serviced by 2 loading docks on the west side of the building along with 2 grade level drive in garage doors. We have had some interest in the past with the property but that fact that it is significantly under docked has deterred any prospective tenants from taking the space. At this moment we do not have any tenant activity for the building. So, Phoenix is proposing to take a proactive approach and install 4 new loading docks internally within our site. This will not only make the property more attractive for prospective tenants but will help with the marketing of the space. Phoenix as a company is looking to land the best tenant that will improve the surrounding area and bring jobs to both Milwaukee and Glendale. Currently Phoenix is taking these steps as a building improvement. The space is and has been vacant.

1. Name of Buisness/Address: Phoenix Richards, LLC at 401 E Kilbourn Ave, Milwaukee, WI, 53202

2. Name of Owner/Address: Phoenix Richards, LLC at 401 E Kilbourn Ave, Milwaukee, WI, 53202

3. Name of Applicant: John Peret

4. Legal Description of Property

TITLE COMMITMENT COMPANY: STEWART TITLE GUARANTEE COMPANY
TITLE COMMITMENT NUMBER: 707252
EFFECTIVE DATE: APRIL 13, 2007

LEGAL DESCRIPTION PER TITLE COMMITMENT No. 707252:

PARCEL 1 OF CERTIFIED SURVEY MAP No. 7069, RECORDED ON FEBRUARY 28, 2002, ON REEL 5274, IMAGES 3534 TO 3538 AS DOCUMENT No. 8234020, BEING A REDIVSION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 6451, BEING A REDIVSION OF THE SOUTH 50.00 FEET OF LOT 91, ALL OF LOTS 94,102,103,114, AND 117, EXCEPT THE WEST 35 AND THE SOUTH 33 FEET THEREOF, IN "COMSTOCK AND WILLIAMS SUBDIVISION", LOTS 1 THRU 16, BLOCK 2, ALL OF BLOCKS 3 AND 4 INCLUDING VACATED NORTH HUBBARD STREET AND VACATED ALLEY THAT LIES WITHIN THESE BLOCKS IN " JOS. BUCHTAS SUBDIVISION", ALL LYING IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE AND CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

TAX KEY NO. MILWAUKEE : 242-0431-000

TAX KEY NO. GLENDALE : 242-8006

ADDRESS: 4041 NORTH RICHARD STREET, MILWAUKEE, WI

5. Tax-Key: 242-8006

6. Zoning – M-1 Warehousing, Light Manufacturing, Office, and Serv.

7. Lot Size: 350,705 sqft

8. Dimensions and all levels (floors) of building: 740' x 240'

9. Total floor area: 213,194 sqft

10. Specific uses of the entire property and buildings: Vacant now, but was previously warehousing and office

11. Minimum and maximum number of employees: N/A Vacant with no tenant activity

12. Days of Operation: N/A Vacant

13. Hours of Operation: N/A Vacant

14. Signage: N/A none being proposed

15. What conditions has the State or County imposed upon your use of the property: N/A, but in good condition (building has had a facelift such as cleaning, paint, new lights, etc.)

16. Security Fencing: The lot we will be doing work in currently has a 6'-0" tall fence with black mesh screening.

17. Do you feel there will be any problems such as Noise, Odors, Glare, Potential Fire Hazards, or Smoke resulting from your proposed area: Besides during construction there will be no additional issues as the building is vacant.

18. Are you proposing food services: No

19. Did the State of Wisconsin approve your interior building plans: N/A we will only be doing work to the building envelope. We will be submitting the plans for this work to the City of Glendale prior to the plan commission hearing.

20. What provisions are you making for fire protection and human safety: The building is already equipped with a fire suppression system and monitoring. We will address any additional life/fire safety features upon a new tenant entering the building.

21. What are your rules and regulations for the building: As the owner and the building being vacant we have made sure to secure the building, maintained fire suppression and monitoring, and will address any additional needs upon a new tenant entering the building.

22. List the Timetable for completion of building construction and anticipated grand opening date: We would like to start construction once granted approval from the plan commission. We would do construction from mid-November until completion which would be before January 1, 2019. There is not grand opening as these are just building improvements.

23. Proposed on-site security measures: Currently we secure the building and it does have an alarm system. Our private parking lot to the north/east has security fencing.

24. Anticipated maximum number of facility users or viewers at one time: N/A
Vacant

25. Any other information: As stated this building is vacant, and Phoenix would like to be proactive and install new docks to make the building more marketable and attractive to prospective tenants. Per the plans where we plan to install the new docks is located in an industrial sector. The site is on a current trucking access route and all our truck circulation and once we land a tenant the loading/unloading in the future will be done on the property with no interference with the public right away. There is currently a 6'-0" tall security fence around the lot in question and this fencing includes a black mesh. We believe that installing these docks will increase the tenant activity to the building. This will allow us to find the correct tenant that fits not only our greater plan, but will benefit and bring a more positive impact to the surrounding area.

26. Business Plan: N/A Vacant

Name: JOHN PERET

Signature: 

Date 10-23-18

Regards,



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

JOHN PERET

ENGINEERING MANAGER/ARCHITECTURAL INTERN

JPERET@PHOENIXCONSTRUCTION.US

CELL: 414-748-5646/ WORK: 414-376-6934

PHOENIXINVESTORS.COM



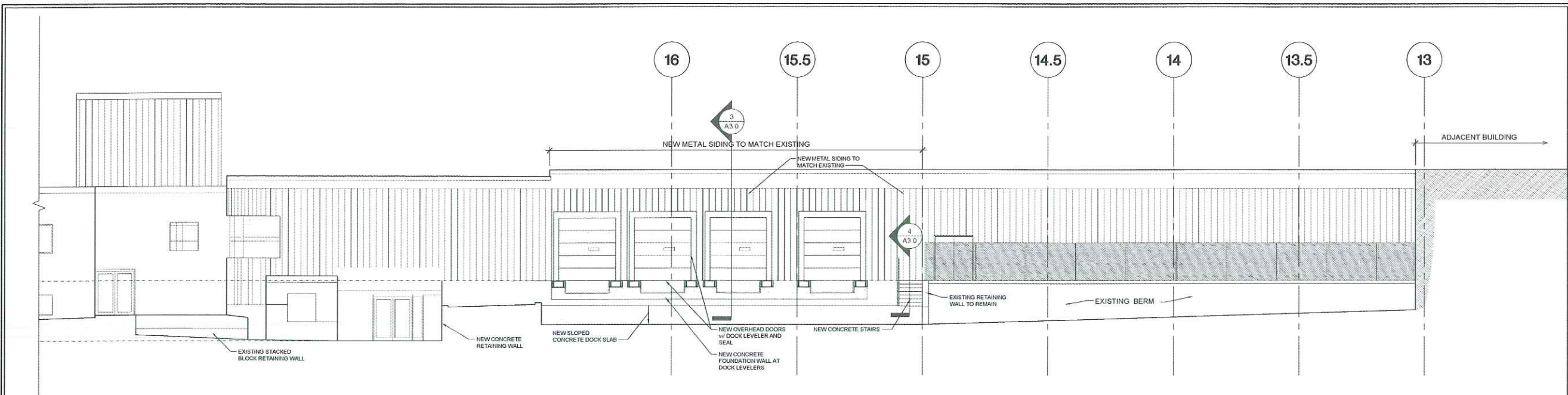
Sto ARCHITECTURE, LLC
4417 N. MURRAY AVENUE
SHOREWOOD, WI 53211

RICHARDS DOCK DOORS

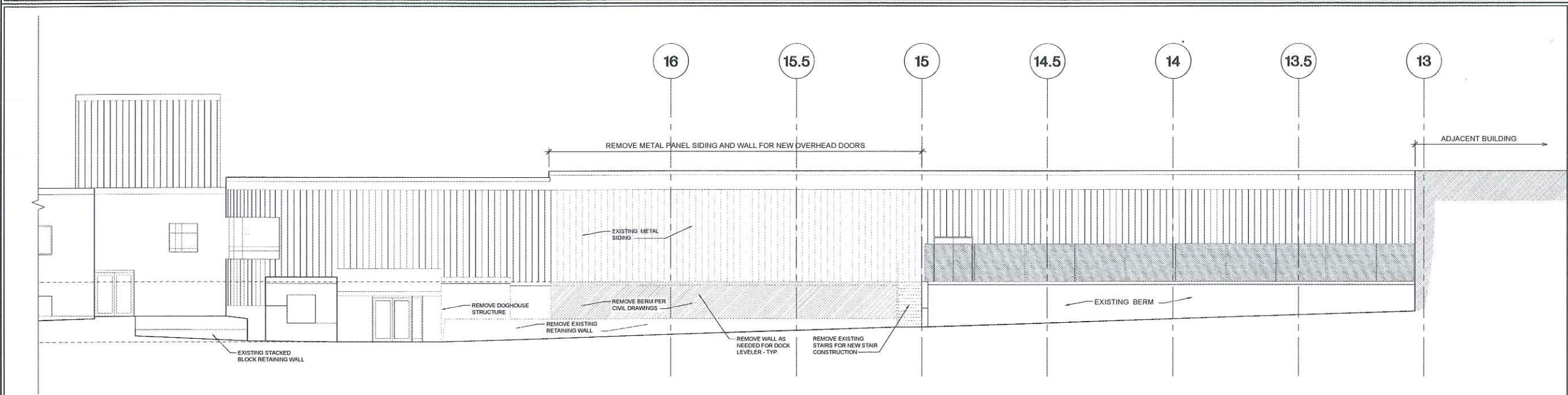
4041 N RICHARDS
GLENDALE, WI

OWNER

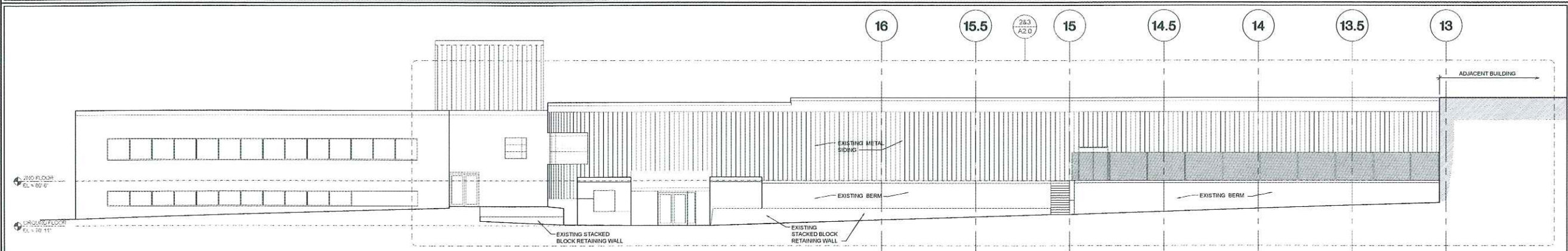
PHOENIX INVESTORS
401 E KILBOURN AVENUE, #201
MILWAUKEE, WI 53202



3 PARTIAL NORTH ELEVATION - NEW DOCK DOORS
1/8"=1'-0" NOTE:



2 DEMOLITION NORTH ELEVATION
3/32"=1'-0" NOTE:



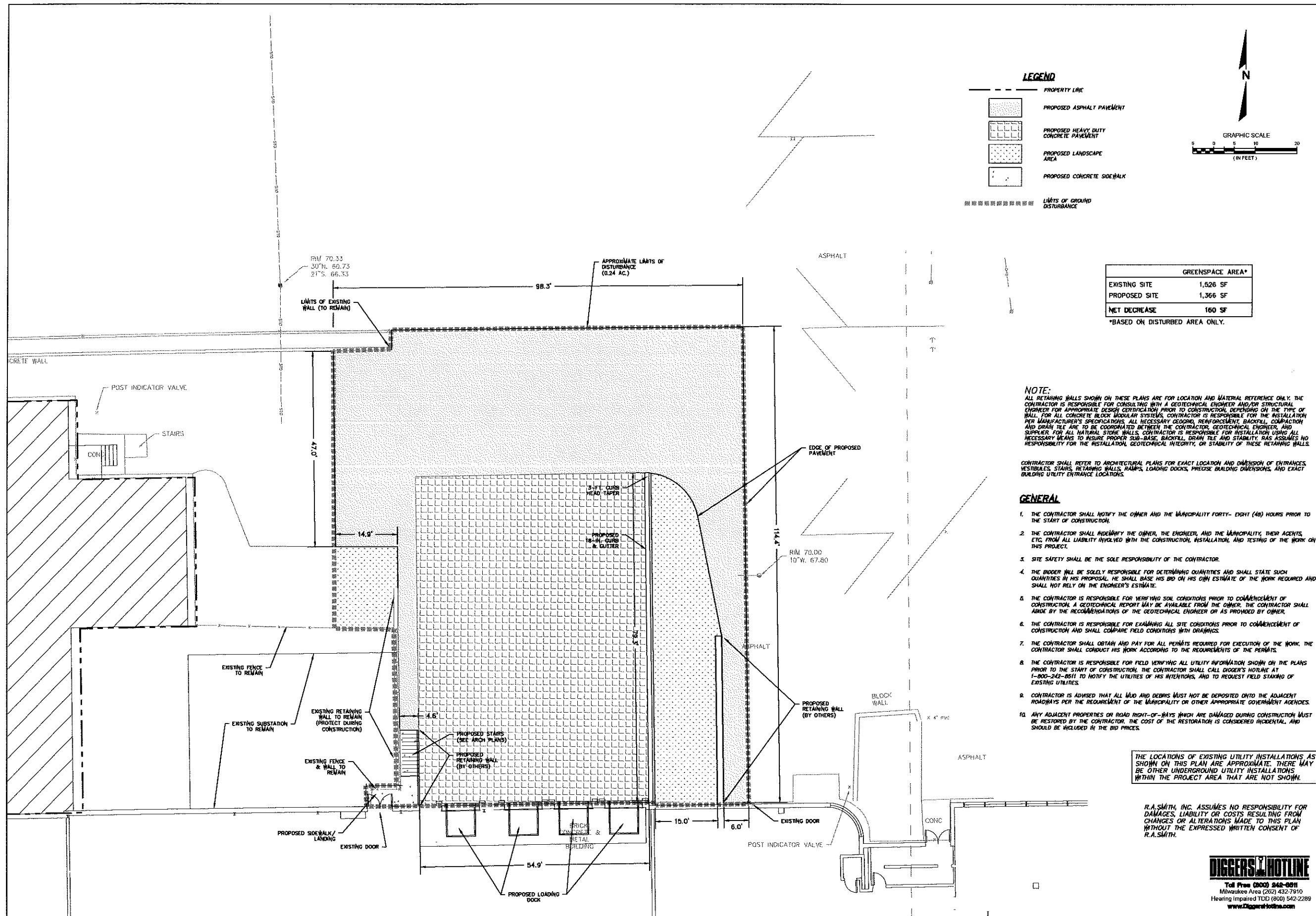
1 EXISTING NORTH ELEVATION
3/32"=1'-0" NOTE:

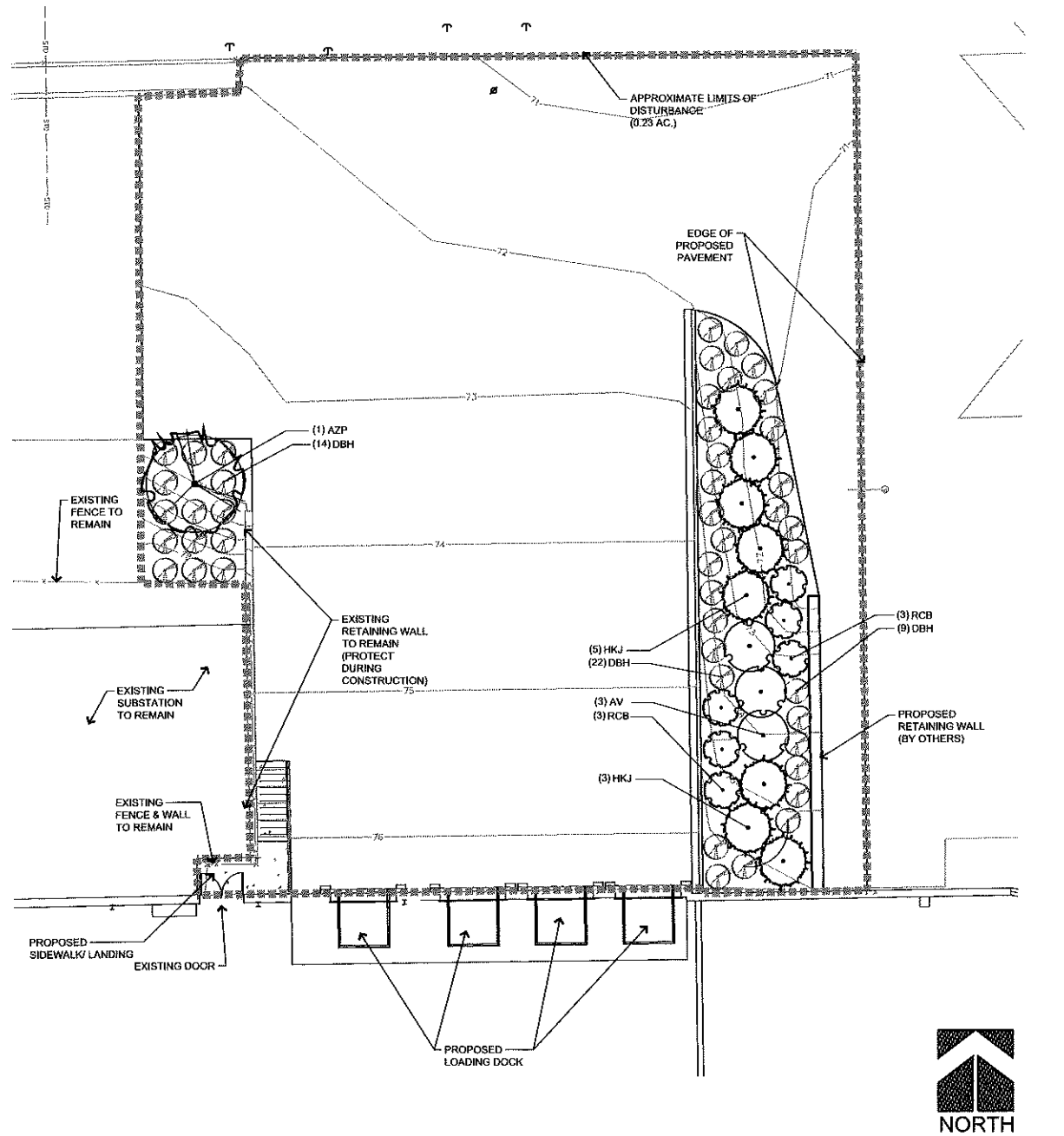
NO.	DATE	BY	DESCRIPTION
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EXTERIOR ELEVATIONS

SCALE: SHEET:
PROJECT #: 1613
DRWN BY: JMS CHKD BY: JMS
DATE: 10/19/18

A2.0



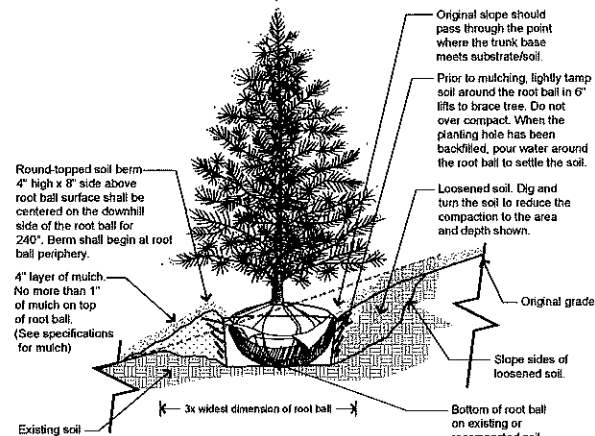


PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
AZP	1	Autumn Blaze Pear	Pyrus calleryana 'Autumn Blaze'	1 1/2" CAL	BAB	Full, matching hearts
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
HKJ	8	Hooks #6 Juniper	Juniperus chinensis 'Hooks #6'	4' HT	BAB	Semi-sheared, fully branched to grow
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
RCB	6	Bright Red Chokeberry	Axonia rubrifolia 'Brilliantissima'	24" HT	CONT.	
DBH	45	Dwarf Bush Honeysuckle	Diervilla lonicera	18" HT	CONT.	
AV	3	Arrowwood Viburnum	Viburnum dentatum	3'	CONT. OR BB	

GENERAL LANDSCAPE NOTES

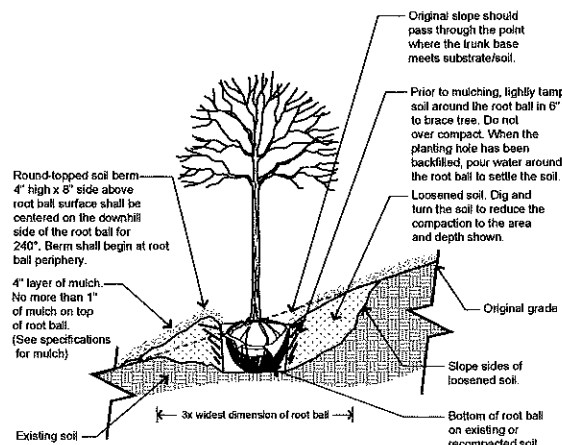
- Contractor responsible for contacting public and private underground utility locating service to have site marked prior to any digging or earthwork.
- Contractor to verify all plant quantities shown on plant list and verify with plan. Report any discrepancies immediately to general contractor.
- All plantings shall comply with standards as described in American Standard of Nursery Stock - ANSI Z60.1 (dated version). General contractor or owner's representative reserves the right to inspect and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged.
- Any potential plant substitutions must be submitted in writing and approved by the general contractor or owner's representative prior to installation. All plants must be installed as per sizes shown on plant material schedule, unless approved by general contractor or owner's representative.
- All planting beds require topsoil to be placed within 3" of finish grade during rough grading operations. All parking lot islands require topsoil placed to a minimum depth of 18" to insure long term plant health. These requirements should be coordinated between the general contractor, grading contractor and landscape contractor.
- Tree planting (see planting detail):
Plant all trees slightly higher than finished grade at root flare. Remove excess soil from top of root ball, if needed. Scarify side walls of tree pit prior to installation. Remove and discard non-biodegradable burlap wrapping and support wire. Remove biodegradable burlap and wire cage (if applicable) from top one-third of rootball. Carefully bend remaining wire down to the bottom of hole once the tree has been placed into the hole and will no longer be moved. Soak the remaining two-thirds of burlap and remove before backfilling hole. Backfill pit with 80% existing soil removed from excavation and 20% plant starter mix blended prior to backfilling holes. Discard any gravel, heavy clay or stones. Avoid any air pockets and do not tamp soil down. When hole is two-thirds full, trees shall be watered thoroughly, and water left to soak in before proceeding.
Provide a 3" deep, 4 ft. diameter shredded hardwood bark mulch ring around all lawn trees. Do not build up any mulch onto trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the landscape contractor.
Stake trees according to the staking detail.
- Shrub planting: all shrubs to be pocket planted with a 50/50 mix of plant starter and topsoil. Install topsoil into all plant beds as needed to achieve proper grade and replace underlaid soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole is two-thirds full, shrubs shall be watered thoroughly and water left to soak in before proceeding.
- Mulching: all trees and shrub planting beds to receive a 2" deep layer of high quality shredded hardwood bark mulch (not oven-dried). All perennial planting areas to receive a 2" layer and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
- Plant bed preparation: all perennial, ornamental grass, annual and groundcover areas are required to receive a blend of organic soil amendments prior to installation. Rototill the following materials, at the ratio given, into the required 18" of topsoil to a depth of approx. 8":
For every 100 square feet of bed area add:
2 cu. ft. bale of peat moss
2 lbs. of 5-10-6 slow release fertilizer
1/4 cu. yard of composted manure
- Warranty and replacement: Trees, evergreens, and shrubs to be guaranteed (100% replacement) for a minimum of one (1) year from the date of substantial project completion. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements.
- The landscape contractor is responsible for the watering and maintenance of all landscape areas at time of planting and throughout construction until the substantial completion of the project. This includes all trees, shrubs and evergreens.
- Project completion: upon substantial completion of the project, the landscape contractor is responsible to conduct a final review with the owner's representative and the general contractor to answer questions and insure that all specifications have been met. The landscape contractor is to provide watering and general ongoing maintenance instructions (in writing) for the new plantings to the owner and general contractor.



1 EVERGREEN TREE PLANTING ON SLOPE DETAIL

NOT TO SCALE

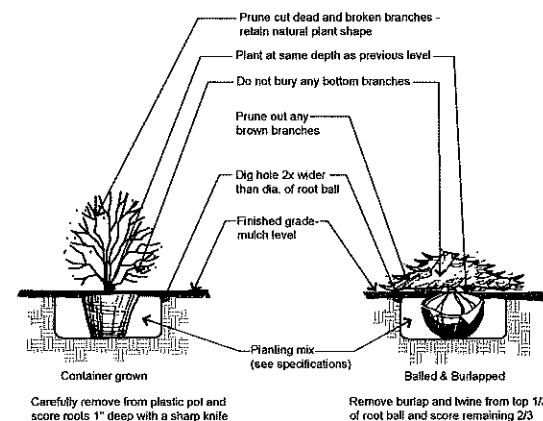
P-PL-TREE-EVER-04



3 DECIDUOUS TREE PLANTING ON SLOPE DETAIL

NOT TO SCALE

P-PL-TREE-DEC-05



5 SHRUB PLANTING DETAIL

NOT TO SCALE

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

R.A. SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH.

DIGGERS HOTLINE

Toll Free (800) 848-0811
Milwaukee Area (262) 452-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

R.A. Smith National

Beyond Surveying
and Engineering

www.ra-smithnational.com

4041 N RICHARDS ST
GLENDALE, WI

LANDSCAPE PLAN

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R.A. Smith National, Inc.

DATE: 10/19/2018

SCALE: 1" = 10'

JOB NO. 3160339

PROJECT MANAGER:
ROBERT J. HARLEY, P.E.

DESIGNED BY: NJW

CHECKED BY: CNS

SHEET NUMBER

L100

SYMBOLS LEGEND

ROOM NAME	ROOM NAME AND ROOM NUMBER		
100		A	DOOR SYMBOL
2	KEYNOTE TAG	FINISH	FINISH TAG
Δ	REVISION DELTA	FINISH HT	CEILING TAG
B	WALL TYPE INDICATION		NEW INTERIOR STUD WALL
2	GRID LINE (CENTERLINE OF COLUMN)		MASONRY WALL
SEC# SHT#	SECTION MARKER		EXTERIOR STUD WALL w/ CONC. STONE VENEER
SEC# SHT#	ELEVATION MARKER	EBU	EMERGENCY BATTERY BACK-UP LIGHT
DET# SHT#	DETAIL MARKER	EBU-X	EMERGENCY BATTERY BACK UP LIGHT w/ EXIT LIGHT
		⊗	EXIT LIGHT

SITE LOCATION PLAN



SHEET INDEX

SHEET	DESCRIPTION
ARCHITECTURAL	
A1.0	SHEET INDEX, SITE LOCATION PLAN AND OVERALL FLOOR PLAN
A1.1	ENLARGED FLOOR PLAN, DOCK LEVELER PLAN AND WALL SECTION
A2.0	EXTERIOR ELEVATIONS
A3.0	SECTIONS AND DETAILS
CIVIL AND LANDSCAPE - raSmith	
C000	TITLE SHEET
C100	DEMOLITION PLAN
C200	SITE PLAN
C300	GRADING AND EROSION CONTROL PLAN
L100	LANDSCAPE PLAN
STRUCTURAL - AMBROSE ENGINEERING	
S1.0	GENERAL NOTES AND FOUNDATION PLAN
S3.1	FRAMING ELEVATIONS AND DETAILS
S3.2	SECTIONS AND DETAILS

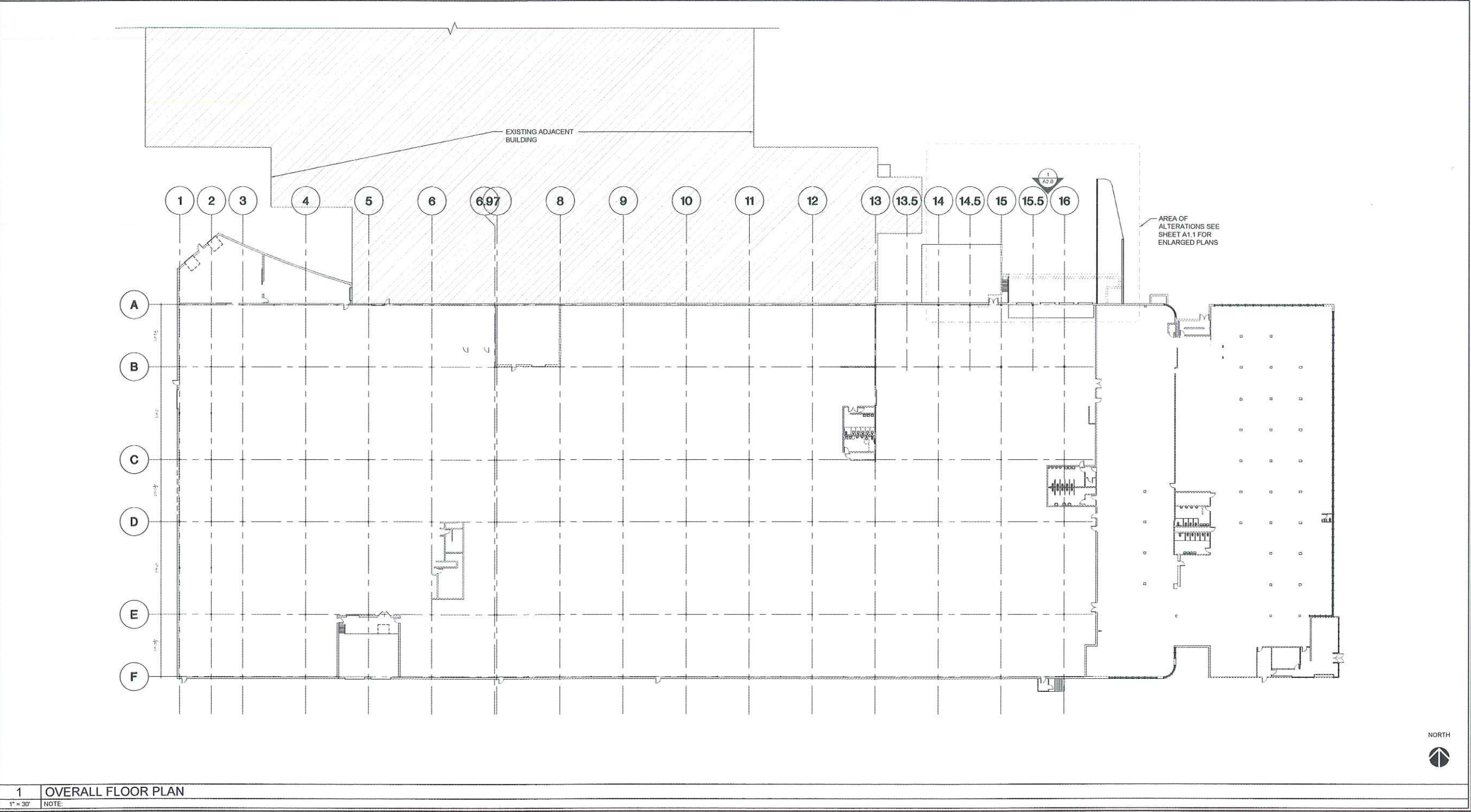


Sto ARCHITECTURE, LLC
4417 N. MURRAY AVENUE
SHOREWOOD, WI 53211

RICHARDS DOCK DOORS

4041 N RICHARDS
GLENDALE, WI

OWNER
PHOENIX INVESTORS
401 E KILBOURN AVENUE, #201
MILWAUKEE, WI 53202



1 OVERALL FLOOR PLAN

1" = 30' NOTE:

NO.	DATE	BY	DESCRIPTION
Δ			
Δ			
Δ			
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SHEET INDEX, SYMBOLS AND OVERALL PLAN

SCALE: SHEET:
PROJECT #: 1613
DRAWN BY: JMS CHKD BY: JMS
DATE: 10/19/18
A1.0

PLAN KEYNOTES

1	SERCO MECHANICAL DOCK LEVELER - 7' MAX
2	9'W x 10' H. INSULATED (R9.4), O.H. DOOR: AMARIR MODEL 2432
3	KELLY DOCK SEAL MODEL: DSH, 9'W x 10' H.
4	6" CONCRETE SLAB @ 4' W/ 8' S/4' S @ 18" o.c. E/WAY OVER 6" COMPACTED GRANULAR FILL. CONTROL JOINTS AT 18' MAX.
5	CONCRETE STRUT - SEE SECTION AND STRUCTURAL
6	CURB AND GUTTER - SEE CIVIL PLANS
7	CONCRETE RETAINING WALL - SEE SECTION AND STRUCTURAL
8	EDGE OF PAVEMENT - SEE CIVIL PLANS
9	PLANTING AREA - SEE LANDSCAPE PLAN
10	BOLLARD - SEE 5/A1/3
11	
12	
13	
14	

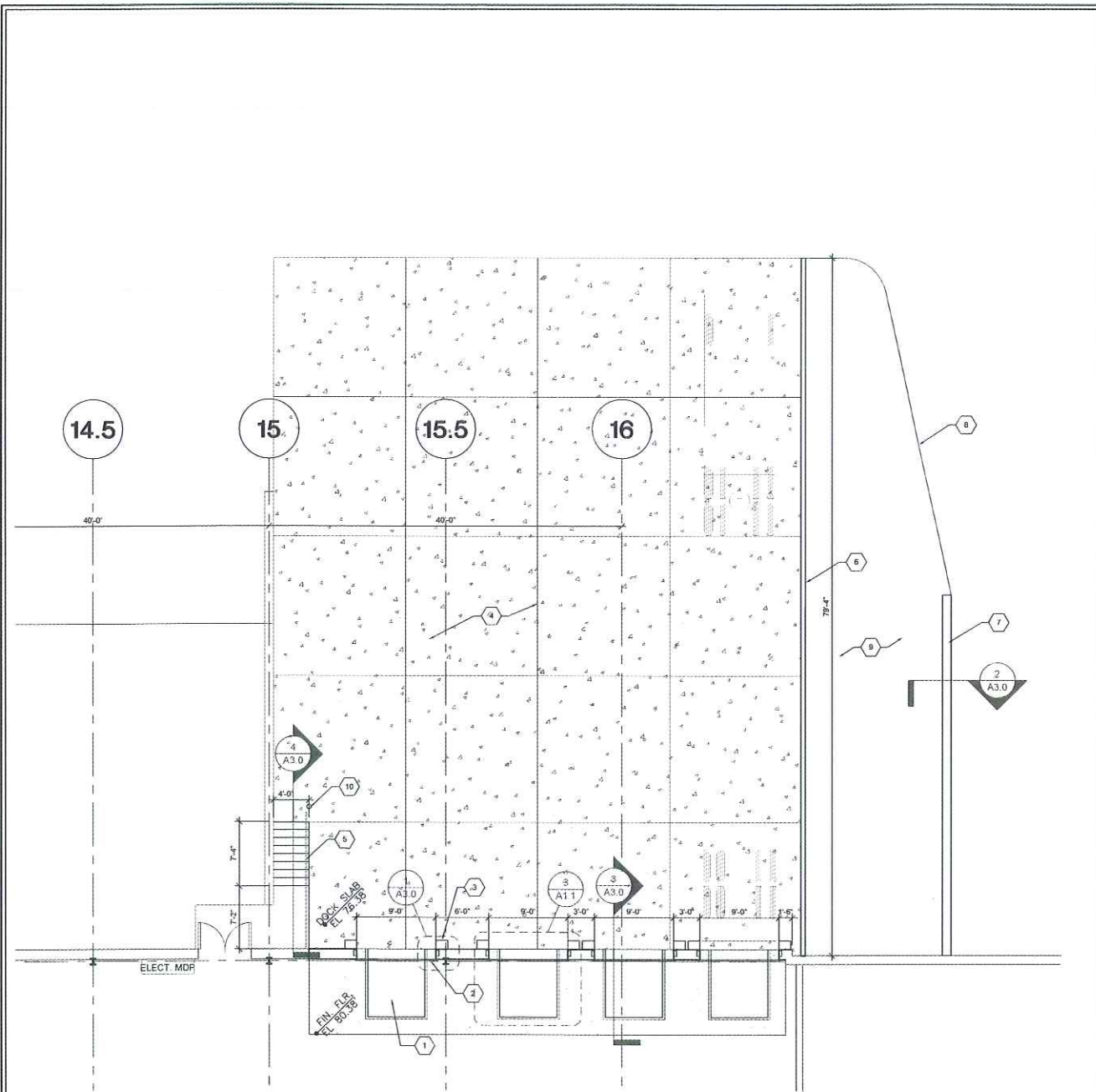
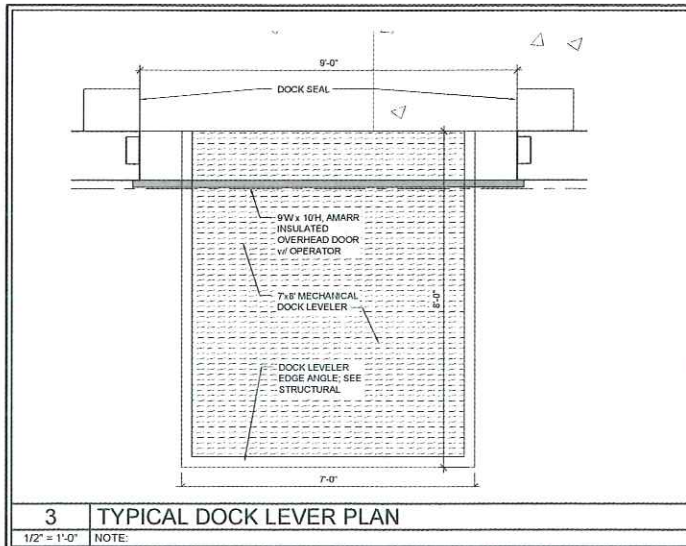
PLAN NOTES

[illegible]FLOOR PLAN, DOCK PLAN
DETAIL AND SECTION

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

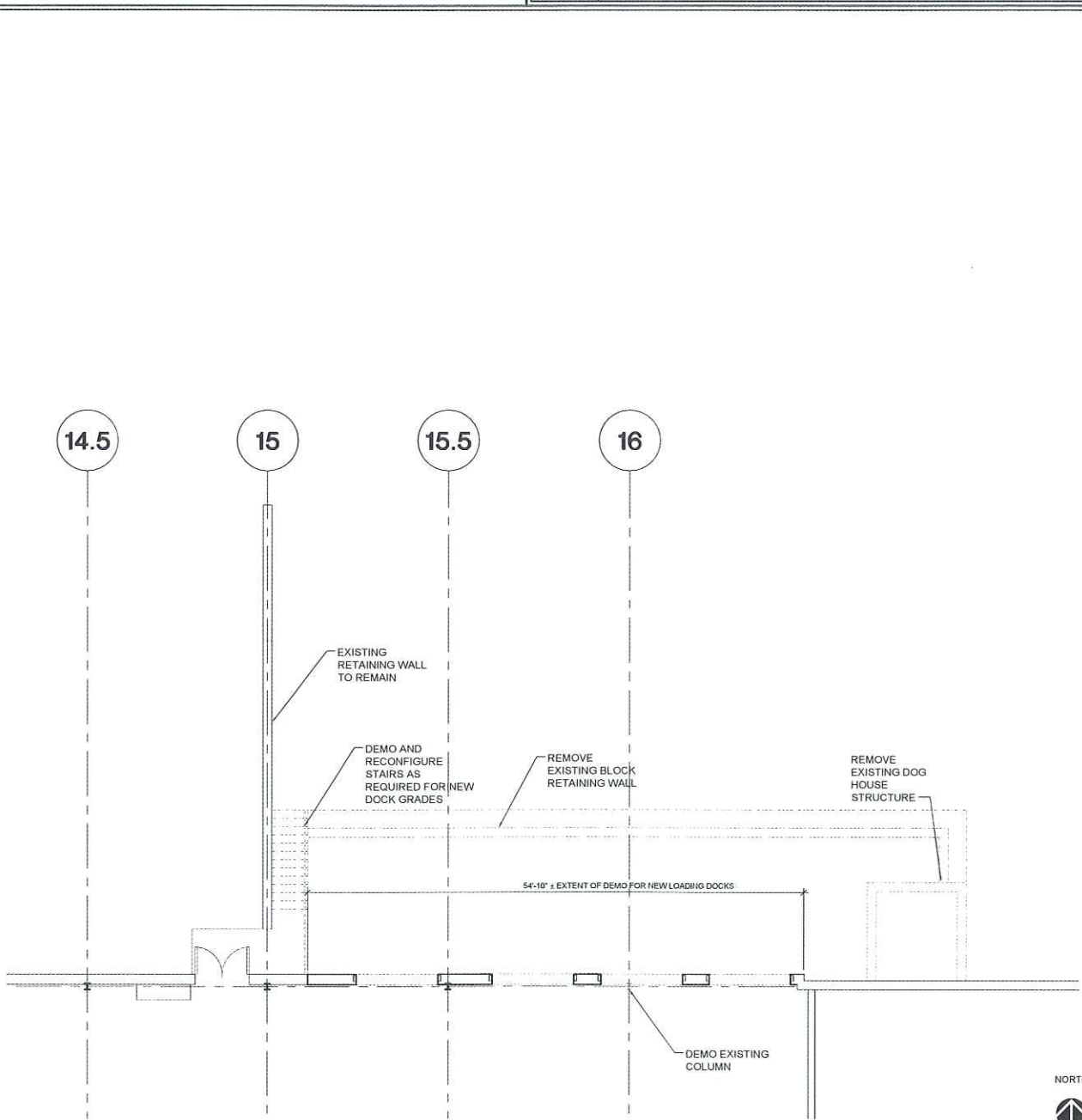
PROJECT #:	1613
DRAWN BY: JMS	CHKD BY: JMS
DATE:	10/19/18

A1.1



2	PARTIAL PLAN - NEW CONSTRUCTION
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1/8" = 1'-0"	NOTE:
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1	PARTIAL PLAN - DEMOLITION
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1/8" = 1'-0"	NOTE:
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ALTA/ACSM LAND TITLE SURVEY

PREPARED FOR: PHOENIX INVESTORS

ZONING INFORMATION CITY OF MILWAUKEE (TABLE A #6)		
DATE:	7-23-15	HTTP://WWW.CL.MIL.WI
SOURCE:	CITY OF MILWAUKEE	WEBSITE
CONTACT:	N/A	N/A
ZONING:	IL2	OLDER INDUSTRIAL CORRIDOR LIGHT INDUSTRIAL OR OFFICE
MIN. LOT AREA:	REQUIREMENTS	EXISTING SITE
MIN. LOT WIDTH:	NONE SPECIFIED	AS SHOWN
SETBACKS:	NONE SPECIFIED UNLESS SITE IS ADJACENT TO OR ACROSS A STREET OR ALLEY FROM A RESIDENTIAL, INSTITUTIONAL, PARK OR NON-INDUSTRIAL PLANNED DEVELOPMENT DISTRICT OF WHICH IT IS NOT.	N/A
SIDE SETBACK:	NONE SPECIFIED	N/A
REAR SETBACK:	NONE SPECIFIED	N/A
MAX. BLD. HEIGHT:	NONE SPECIFIED	34.4 FEET
LOT COVERAGE RATIO:	NONE SPECIFIED	CALCULATED 4.2
PARKING:	NONE SPECIFIED	

ZONING INFORMATION CITY OF GLENDALE (TABLE A #6)		
DATE:	5-17-07	PHONE NO. 414-226-1744
SOURCE:	CITY OF GLENDALE	
CONTACT:	NICK FUCHS	PLANNING/ADMIN.
ZONING:	M-1	WAREHOUSE, LIGHT MANUFACTURING, OFFICE, AND SERVICE
MIN. LOT AREA:	REQUIREMENTS	EXISTING SITE
MIN. LOT WIDTH:	NONE SPECIFIED	AS SHOWN
FRONT SETBACK:	50 FT	MEETS REQUIREMENT
SIDE SETBACK:	10 FT	PART OF LOT LINE IS BUILDING TO NORTH
REAR SETBACK:	10 FT	MEETS REQUIREMENT
MAX. BLD. HEIGHT:	30 FT	34.4 FEET
LOT COVERAGE RATIO:	45% MAX. COVERAGE BY BUILDING	CALCULATED
PARKING:	NONE SPECIFIED	

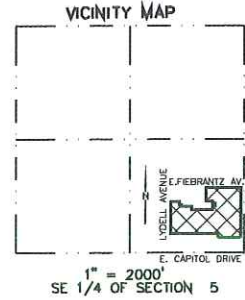
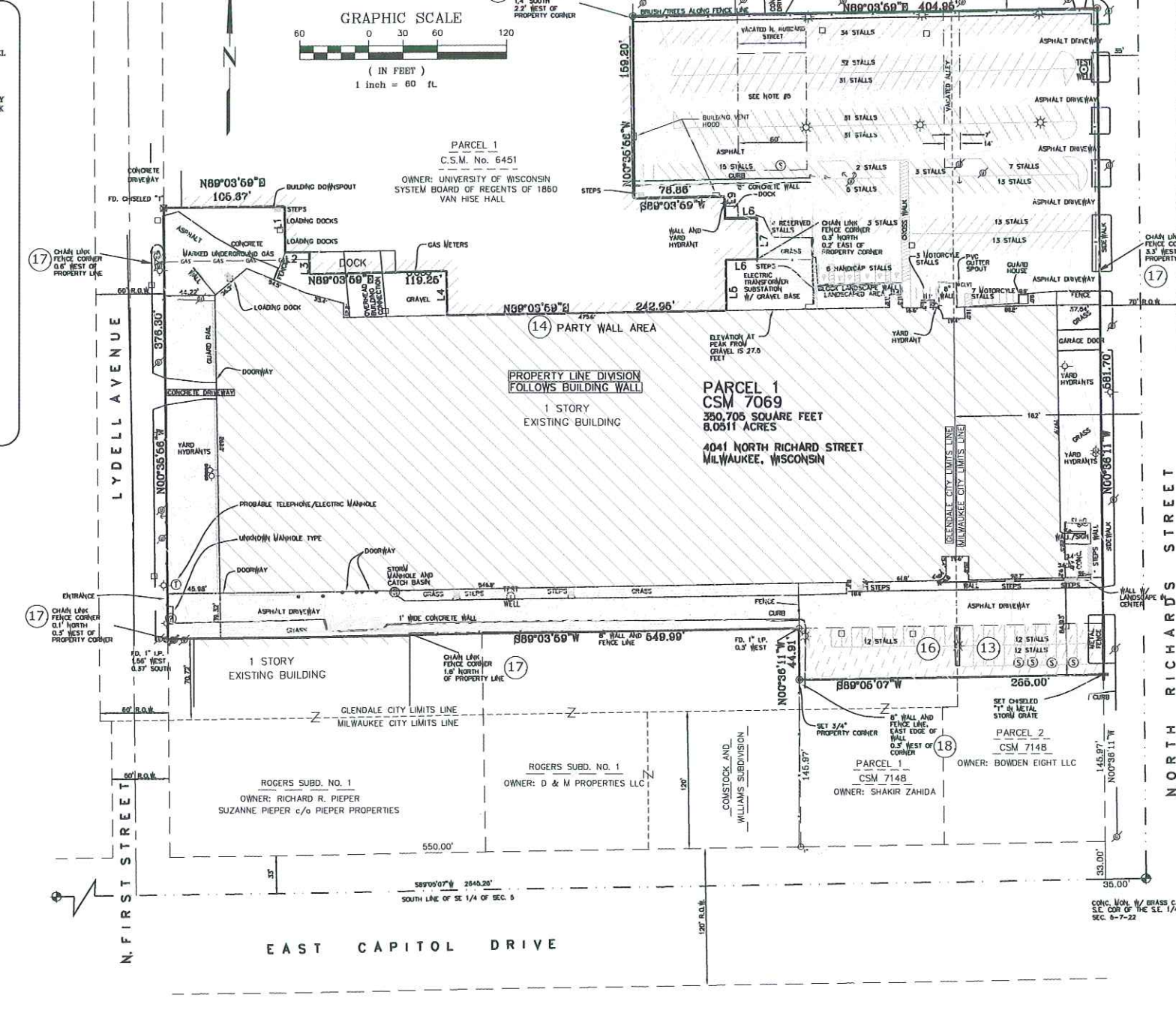


TABLE "A" NOTES

- MONUMENTS AS SHOWN HEREON.
- ADDRESS AS SHOWN HEREON.
- SUBJECT PARCEL IS LOCATED IN FLOOD ZONE C, AREAS OF MINIMAL FLOODING PER FEMA FLOOD INSURANCE RATE MAPS: COMMUNITY-PANEL No. 550728000B WITH AN EFFECTIVE DATE OF MARCH 1, 1982 AND COMMUNITY PANEL No. 550728000C WITH A REVISION DATE OF JUNE 19, 1981.
- LAND AREA = 350,705 SQ. FT. OR 8.0511 ACRES.
- VERTICAL RELIEF - PER GROUND SURVEY PERFORMED ON FEBRUARY 24, 2015, CONTOURS AT 1 FOOT INTERVALS. NAVD 83 DATUM, BENCHMARK USRD - NGS MONUMENT "GLENDALE GPS", FID DG4879.
- (a) CURRENT ZONING CLASSIFICATION - AS SHOWN ON TABLE 6 HEREON.
- (b) BUILDING SETBACKS REQUIREMENTS - AS SHOWN ON TABLE HEREON.
- (c) EXTERIOR BUILDING DIMENSIONS AT GROUND LEVEL AS SHOWN HEREON.
- (d) SQUARE FOOTAGE OF EXTERIOR BUILDING FOOTPRINT AT GROUND LEVEL = 156,880 SQ. FT.
- (e) BUILDING HEIGHT = 27.5 FEET
- SUBSTANTIAL VISIBLE IMPROVEMENTS AS SHOWN HEREON.
- PARKING AREAS AND STRIPING AS SHOWN HEREON. 275 REGULAR STALLS AND 6 HANDICAP STALLS AND 10 MOTORCYCLE STALLS RELATIONSHIP AND LOCATION OF PARTY WALL AS SHOWN HEREON.
- (a) OBSERVED EVIDENCE OF UTILITIES AS SHOWN HEREON.
- NAMES OF ADJOINING OWNERS OF PLATTED LANDS AS SHOWN.
- DISTANCE TO INTERSECTING STREETS AS SHOWN.
- OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS: NONE.
- COMPLETED OR PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, AND AVAILABLE FROM THE CONTROLLING JURISDICTION: PER CONVERSATION WITH THE CITY OF GLENDALE'S DAVE EASTMAN ON MAY 17, 2007 THERE ARE NO FUTURE RIGHT OF WAY EXPANSION PLANS FOR LYDELL AVENUE. PER CITY OF MILWAUKEE FUTURE LAND USE MAP AVAILABLE AT HTTP://WWW.CL.MIL.WI THERE ARE NO FUTURE EXPANSION OF THE NORTH RICHARDS STREET RIGHT OF WAY.
- OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL: NONE.
- (a) LOCATE IMPROVEMENTS WITHIN ANY OFFSITE EASEMENTS - NONE.
- (b) MONUMENTS PLACED AT ALL MAJOR CORNERS OF ANY OFFSITE EASEMENTS - NONE.

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.17	S00°56'01"E
L2	21.00	N89°03'59"E
L3	19.25	S00°56'01"E
L4	38.58	S00°56'01"E
L5	44.29	N00°56'01"W
L6	27.92	N89°03'59"E
L7	35.83	N00°56'01"W
L8	27.92	S89°03'59"W
L9	19.08	N00°56'01"W

LEGEND	
○	FOUND 1" IRON PIPE
⊗	FOUND CHISELED "X" IN CONCRETE
⊙	FOUND 3/4" IRON ROD
⊕	SET CHISEL "I"
•	BOLLARD
⊕	FLAGPOLE
⊕	HYDRANT
⊕	STORM MANHOLE
⊕	STORM CATCHBASIN
⊕	LIGHTPOLE
⊕	GUYWIRE
⊕	UTILITY POLE
⊕	FENCE
▨	REPRESENTS 44.91' WIDE PROPOSED PARKING EASEMENT FOR THE BENEFIT OF PARCELS 1 & 2 CSM N. 7148
▨	REPRESENTS BUILDING
▨	REPRESENTS WHERE BUILDING WALL IS PROPERTY LINE
▨	REPRESENTS ASPHALT PAVEMENT



GENERAL NOTES

- BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 5-7-22, GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE GRID, PUBLISHED BY S.E.W.R.P.C. AND RECORDED ON C.S.M. No. 7069 AS NORTH 00°56'11" WEST.
- PER SCHEDULE B-II EXCEPTIONS ITEM No. 3: ALL UTILITY LINES TO PROVIDE ELECTRIC POWER AND THE TELEPHONE SERVICE AND CABLE TELEVISION OR COMMUNICATIONS SYSTEMS LINES OR CABLES TO ALL PARCELS IN THE CERTIFIED SURVEY MAP SHALL BE INSTALLED UNDERGROUND IN EASEMENTS PROVIDED THEREFORE WHERE FEASIBLE.
- VACATED ALLEY AS SHOWN PER RESOLUTION RECORDED ON JULY 24, 1987, DOCUMENT No. 6087651, ON REEL 2125, IMAGES 522-524 AND PER RESOLUTION RECORDED ON OCTOBER 21, 1987, DOCUMENT No. 6116394, ON REEL 2125, IMAGES 1000-1003 PROVIDED BY REINHART BOERNER VAN DEUREN S.C.
- VACATED HUBBARD STREET AS SHOWN PER RESOLUTION RECORDED ON JULY 24, 1987, DOCUMENT No. 6087652, ON REEL 2125, IMAGES 525-530 PROVIDED BY REINHART BOERNER VAN DEUREN S.C.
- THERE ARE NO SPECIFIC DOCUMENTS PROVIDED TO THE SURVEYOR WHICH VACATE THIS PORTION OF N. HUBBARD STREET. INDICATION OF PRIOR VACATION IS SHOWN ON DOCUMENT No. 6087652.

SCHEDULE B-II EXCEPTIONS

(No.) B-II Exceptions based upon Title Commitment No. 707252

Date of Policy: July 09, 2007

- RIGHTS ACCORDED MUNICIPALITIES, UTILITY COMPANIES AND OTHERS BY SECTION 80.32(4), WIS. STATUTES, TO CONTINUE TO MAINTAIN EXISTING INSTALLATIONS, IF ANY, WITHIN THE VACATED PUBLIC WAYS OF THE PREMISES. NO SPECIFIC UTILITY EASEMENTS ARE INCLUDED IN THE TITLE DOCUMENTS. EXISTING UTILITY INSTALLATIONS ON THE SUBJECT PREMISES ARE AS SHOWN PER OBSERVED EVIDENCE ON THE SITE.
- UNDERGROUND UTILITY EASEMENTS AS DISCLOSED ON CERTIFIED SURVEY MAP No. 7069. -SEE GENERAL NOTES FOR UTILITY RESTRICTIONS.
- DECLARATION OF GENERAL ACCESS AND PARKING EASEMENT EXECUTED BY CHUCK TUFF, INC. DATED APRIL 29, 2002, AND RECORDED ON MAY 1, 2002, AS DOCUMENT No. 8273145 AND AMENDMENT No. 1 TO SAID DECLARATION RECORDED ON DECEMBER 10, 2002 AS DOCUMENT No. 8404933. -44.91 FOOT WIDE EASEMENT AS SHOWN HEREON.
- PARTY WALL AGREEMENT BY AND BETWEEN DALE C. AND KATHY J. REINDL LLC AND CHUCK TUFF, INC. DATED DECEMBER 15, 1997, AND RECORDED ON DECEMBER 18, 1997, IN REEL/VOLUME 4205, IMAGE/PAGE 1023, AS DOCUMENT No. 7463711.
- PARTY WALL AGREEMENT AS SHOWN HEREON. BUILDING ACCESSORY ENCROACHMENTS ARE ALLOWED UNDER NO. 8 OF PARTY WALL AGREEMENT.
- CROSS-EASEMENT AND USE RESTRICTION AGREEMENT BY ZABEST COMMERCIAL GROUP, INC. DATED AUGUST 15, 2002, AND RECORDED ON DECEMBER 10, 2002, IN REEL/VOLUME 5473, IMAGE/PAGE 0967, AS DOCUMENT No. 8404934. -EASEMENT AREA AS SHOWN HEREON.
- ENCROACHMENT OF CHAIN LINK FENCING OVER THE EAST, NORTH, WEST AND SOUTH PROPERTY LINES AS DISCLOSED ON LAND TITLE SURVEY PREPARED BY ALLEN J. SCHNEIDER FOR BONESTROO AS PROJECT NUMBER 244607001, DATED MAY 21, 2007, AND LAST REVISED ON JUNE 18, 2007. -AS SHOWN HEREON.
- ENCROACHMENT OF 8 INCH WALL AND FENCE LINE 0.3 FEET WEST OF PROPERTY CORNER AS DISCLOSED ON LAND TITLE SURVEY PREPARED BY ALLEN J. SCHNEIDER FOR BONESTROO AS PROJECT NUMBER 244607001, DATED MAY 21, 2007, AND LAST REVISED ON JUNE 18, 2007. -AS SHOWN HEREON.

TITLE COMMITMENT COMPANY: STEWART TITLE GUARANTEE COMPANY

TITLE COMMITMENT NUMBER: 707252

DATE OF POLICY: JULY 9, 2007

LEGAL DESCRIPTION PER TITLE COMMITMENT No. 707252:
PARCEL 1 OF CERTIFIED SURVEY MAP No. 7069, RECORDED ON FEBRUARY 28, 2002, ON REEL 5274, IMAGES 3534 TO 3538 AS DOCUMENT No. 8234020, BEING A REDIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP No. 6451, BEING A REDIVISION OF THE SOUTH 50 FEET OF LOT 91, ALL OF LOTS 94, 102, 105, 114, AND 117, EXCEPT THE WEST 30 FEET THEREOF AND LOTS 115, 116, THE EAST 300 FEET OF LOT 127, EXCEPT THE EAST 30 FEET AND THE SOUTH 33 FEET THEREOF, IN "COMSTOCK AND WILLIAMS SUBDIVISION", LOTS 1 THRU 16, BLOCK 2, ALL OF BLOCKS 3 AND 4 INCLUDING VACATED NORTH HUBBARD STREET AND VACATED ALLEY THAT LIES WITHIN THESE BLOCKS IN "JOS. BUGTAS SUBDIVISION", ALL LYING IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE AND CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

Also being described as:

Commencing at the Southeast corner of the Southeast 1/4 of said Section 5; thence South 89°05'07" West, along the south line of the Southeast 1/4, 33.00 feet; thence North 00°36'11" West, 33.00 feet to the westerly right-of-way line of North Richards Street; thence continuing North 00°36'11" West, along said westerly right-of-way line, 145.97 feet to the Southeast corner of Parcel 1 of said Certified Survey Map No. 7069 and the Point of Beginning; thence South 89°05'07" West, 265.00 feet; thence North 00°36'11" West, 44.91 feet; thence South 89°03'59" West, 549.99 feet to the easterly right-of-way line of Lydell Avenue; thence North 00°33'56" West, along said easterly right-of-way line, 376.30 feet; thence North 89°03'59" East, 105.67 feet; thence South 00°56'01" East, 40.17 feet; thence North 89°03'59" East, 21.00 feet; thence South 00°56'01" East, 19.25 feet; thence North 89°03'59" East, 119.25 feet; thence South 00°56'01" East, 38.58 feet; thence North 89°03'59" East, 242.95 feet; thence North 00°56'01" West, 44.29 feet; thence North 89°03'59" East, 27.92 feet; thence North 00°56'01" West, 35.83 feet; thence South 89°03'59" West, 27.92 feet; thence North 00°56'01" West, 19.08 feet; thence South 89°03'59" West, 78.86 feet; thence North 00°33'56" West, 159.20 feet to the southerly right-of-way line of East Fiebrantz Avenue; thence North 89°03'59" East, along said southerly right-of-way line, 404.95 feet to the westerly right-of-way line of North Richards Street; thence South 00°36'11" East, along said westerly right-of-way line, 581.70 feet to the Point of Beginning.

TAX KEY NO. MILWAUKEE: 242-0431-000

TAX KEY NO. GLENDALE: 242-8006

ADDRESS: 4041 NORTH RICHARD STREET, MILWAUKEE, WI

SURVEYOR'S STATEMENT

TO STAG II GLENDALE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ANGLO IRISH BANK CORPORATION PLC, PHOENIX INVESTORS, and STEWART TITLE GUARANTEE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY THE ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 13, 14, 16, 17, 18, 20(a), and 20(b), OF TABLE A THEREOF.
THE FIELDWORK WAS COMPLETED ON FEBRUARY 24, 2015.

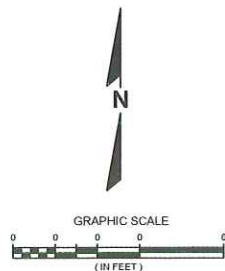
STANTAC
1 Scott Henkel, Professional Land Surveyor No. 2495
scott.henkel@stantec.com

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CONSTRUCTION DOCUMENTS

FOR

4041 N RICHARDS ST



VICINITY MAP



PROJECT LOCATION



PLAN INDEX

SHEET NO.	DESCRIPTION
C000	TITLE SHEET
C100	DEMOLITION PLAN
C200	SITE PLAN
C300	GRADING AND EROSION CONTROL PLAN
L100	LANDSCAPE PLAN

ENGINEER:

raSmith

CREATIVITY BEYOND ENGINEERING

RAS PROJECT: 3180130
CONTACT: ROBERT J. HARLEY, P.E.

APPROVAL AGENCY:

CITY OF GLENDALE
5909 N MILWAUKEE RIVER PARKWAY
GLENDALE, WI 53209
PH.: 414/228-1704

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

DEVELOPER:

PHOENIX INVESTORS
401 E. KILBOURN AVE
SUITE 201
MILWAUKEE, WI 53202
PH.: 414/283-2600
E-MAIL: WWW.PHOENIXINV.COM

SITE BENCHMARKS:

BENCHMARK #1:
STORM MANHOLE
RIM ELEV=70.43

PLAN DATE: 10/19/2018

REVISIONS	ISSUE DATE	SHEET NO.'S	ISSUED FOR:

DESCRIPTION

DATE

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

raSmith
CREATIVITY BEYOND ENGINEERING

Brookfield, WI | Appleton, WI | Madison, WI | Cedarburg, WI | Mount Pleasant, WI
Naperville, IL | Pittsburgh, PA | Irvine, CA

4041 N RICHARDS ST
GLENDALE, WI

TITLE SHEET

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R.A. Smith, Inc.

DATE: 10/19/2018

SCALE: N.T.S.

JOB NO. 3160339

PROJECT MANAGER:

ROBERT J. HARLEY, P.E.

DESIGNED BY: JAH

CHECKED BY: RJH

SHEET NUMBER

C000