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, December 4, 2018
6:00 P.M.

1. Roll Call and Pledge of Allegiance.

2. Adoption of Minutes of Meeting of November 13, 2018.

3. a. Petition to Rezone 7170 (Kane) and 7158 (Bradley) North Port Washington Road, 419 West Good Hope Road (Scaffidi), and 408 West Sugar Lane (Blankenburg) from R-7 residence District to B-1, G2 Business and Commercial District. Discuss proposal to rezone lands to B-1, G2 District and Schedule Plan Commission Public Hearing.

   b. Referral from Common Council: Petition to Rezone 2510 West Good Hope Road (Certified Survey Map 8771, Lots 1, 2, 3, and 4, and Lands Previously Intended to be Dedicated for Public Street Purposes but Never Formally Accepted by the City for Public Street Purposes, Tax Key Parcels 1009984002, 1009984003, 1009984004, 1009985005 and the Dedicated Lands) from R-3 Residence District to PD-Planned Unit Development District-Residential to include a 48-Unit Apartment Building located proximate to West Good Hope Road and, to the north of the Apartment Building, 41 Townhome Garden Apartments (Note: 7340 North Braeburn Lane, Tax Key Parcel 1009977001, is not included in this Project Plan and will remain as unplatted lands zoned R-3 Residence District. Applicant to present Informational Statement and General Development Plan, Plan Commission to review, discuss, and schedule Public Hearing.
   Tim Gokhman

   c . Plan Commission Review, Multi-Tenant Office Building (Robert Worth), 7929 North Port Washington Road. Review and approve proposed changes to building and grounds, signage, as well as three uses and occupancies.
   Terri and Bob Worth

   d. Reschedule Regular January Plan Commission meeting to 6:00 p.m. TUESDAY, JANUARY 8, 2019, due to New Year's Day.

NOTICE: This is NOT a meeting of the Glendale Common Council. Although a majority of Council Members may be present, Council action will not take place.
-Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals.-

3a. **Petition to Rezone 7170 (Kane) and 7158 (Bradley) North Port Washington Road, 419 West Good Hope Road (Scaffidi), and 408 West Sugar Lane (Blankenburg) from R-7 residence District to B-1, G2 Business and Commercial District**. Discuss proposal to rezone lands to B-1, G2 District and Schedule Plan Commission Public Hearing.

The Common Council initially referred this item to the Plan Commission (May 1, 2018, Plan Commission Agenda). Since that time the process of Amendment to the Land Use Plan has been completed with the Common Council approving an Amendment that changes the land use category from Single Family Residential to Commercial land use. Now, pertaining to the specific request, which is to change the zoning classification from R-7 Residence District to B-1, G2 Business and Commercial District, the Plan Commission may consider and formulate its recommendation to the Common Council.

The B-1, G2 Business and Community District essentially provides for offices, permitting the following uses:

1. Professional services and administrative offices.
2. General corporate headquarters offices.
3. Medical and dental offices.
4. Sales offices.
5. Financial, insurance and real estate offices.
6. Any other uses found to be similar by the Plan Commission.

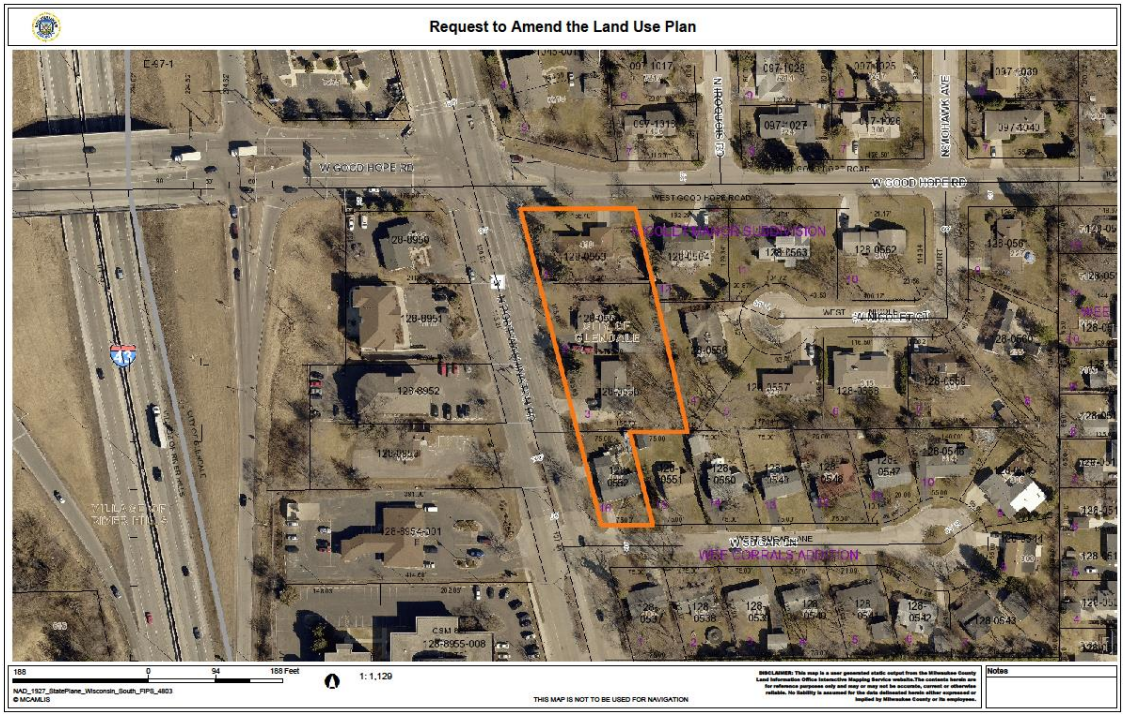
The B-1, G2 District (in each of the B-1 District categories) includes further requirements (per 13.1.34(d), (e), (f), and (g)), which deals with the Special Definition of Retail uses (not applicable in this case), Prohibited Uses, Required Application Materials, and the Site Requirements and Urban Design Standards.

The B-1, G2 District is the same zoning classification that is in place for the lands located immediately west of the subject lands along North Port Washington Road which includes 7139 (Educator's Credit Union), 7155 (Lakeshore Family Dentistry-Abbey LaManna, DDS), 7161 (Lemel Multi-Tenant Office Building), 7177 (Northland Development Multi-Tenant Offices), and 7195 (Mitz & Rozansky) North Port Washington Road.

The Plan Commission should now put in place appropriate zoning regulatory controls consistent both with commercial land use in place and the goals and

of objectives of the City as relates to commercial development in this area. The B-1, G2 District, requested by the four property owners, provides the City of Glendale with appropriate controls for the use of the properties, changes to the buildings and grounds, and general redevelopment activity.

Aerial View of the Site



Necessary Action

Prior to formulating its recommendation to the Common Council the Plan Commission should schedule a Public Hearing to take public comment and input about the requested change from R-7 Residence District to B-1, G2 Business and Community District.

3b. **Referral from Common Council: Petition to Rezone 2510 West Good Hope Road (Certified Survey Map 8771, Lots 1, 2, 3, and 4, and Lands Previously Intended to be Dedicated for Public Street Purposes but Never Formally Accepted by the City for Public Street Purposes, Tax Key Parcels 1009984002, 1009984003, 1009984004, 1009985005 and the Dedicated Lands) from R-3 Residence District to PD-Planned Unit Development District-Residential to include a 48-Unit Apartment Building located proximate to West Good Hope Road and, to the north of the Apartment Building, 41 Townhome Garden Apartments (Note: 7340 North Braeburn Lane, Tax Key Parcel 1009977001, is not included in this Project Plan and will remain as unplatted lands zoned R-3 Residence District**. Applicant to present Informational Statement and General Development Plan, Plan Commission review, discuss, and schedule Public Hearing.

New Land Enterprises, LLP, seeks to rezone the 2510 West Good Hope Road from R-3 Residence District to PD Planned Unit Development District for a project that will include a 48-unit apartment building and 41 Townhome Garden Apartments configured as eight (8) buildings to include one four unit building, five five unit buildings, and two six unit buildings. The proposed four-story apartment building is located proximate and parallel to West Good Hope Road, with the Townhome Garden Apartment buildings being located within the remaining lands to the north between the apartment building and the north property line.

Necessary Action

Schedule a Public Hearing to take and consider public comment about the proposed Project Plan.

Aerial Photograph of the Site

3c. **Plan Commission Review, Multi-Tenant Office Building (Robert Worth), 7929 North Port Washington Road**. Review and approve proposed changes to building and grounds, signage, as well as three uses and occupancies.

Robert Worth (R.W. Realty, DBA Worth Realty) seeks Plan Commission review and approval to make changes to the 7929 North Port Washington building and grounds, as well as use and occupy the premises, and also seeks approval for two other tenants to use and occupy the 7929 North Port Washington Road premises. In late 2018 Robert Worth acquired ownership of the 7929 premises.

Aerial Photograph of the Site

The 7929 North Port Washington Road premises are zoned B-1, I2 District. Architecture, site, landscaping, lighting, signage, and grading and drainage plans, as well as uses and occupancies, require the review and approval of the Plan Commission.

In 1970 Jack Mikkelson obtained the Building Permit for Fred E. Mikkelson, Incorporated, to construct the multi-tenant office building at 7929 North Port Washington Road. Recent occupants prior to temporary vacancy have included Federated Adjustment Company, a Farmers Insurance office, and Pelligrini Chiropractic. Historically, North Port Associates had an office there and the Beauty Box salon was operated there by Bernice Lillge.

The proposed uses under review include Worth Realty, a real estate office use, Bronson Insurance, an insurance office use, and Studio C, a by-appointment-only non-walk-in hair salon retail service use, all three businesses are presently tenant occupants of the Worth Building located at 5464 North Port Washington Road. The two office type uses are ordinary office building uses, and Studio C would be considered as a type of use that has historically been located within the 7929 North Port Washington Road building.

Proposed changes to the building and grounds include change of color (from blue to ivory), the addition of a detached two stall 24x24 foot garage in the southwest corner of the premises.

The proposed signage includes use of an existing monument sign and two wall signs. There are several problems to be resolved as related to the existing and proposed signage that will require a Variance to the Sign Code and/or a Planned Signage Program (PSPS) for the multi-tenant office building with three or more tenants located at 7929 North Port Washington Road.

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 Bob Worth may obtain City of Glendale Building Permits to move forward to construct the proposed improvements at 7929 North Port Washington Road, and then obtain Certificates of Occupancy for Worth Realty, Bronson insurance, and Studio C, 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.

3d. Reschedule Regular January 1, 2019, Plan Commission meeting to 6:00 p.m. TUESDAY, JANUARY 8, 2019, due to New Year's Day.

The required action is for the Plan Commission to reschedule the regular January Plan Commission meeting to 6:00 p.m. TUESDAY, JANUARY 8, 2019.

CITY OF GLENDALE -- PLAN COMMISSION
Tuesday, November 13, 2018

The City Plan Commission convened in the David Hobbs Honda For the People Community Room, Richard E. Maslowski Community Park, 2200 West Bender, Glendale, Wisconsin (Glendale City Hall is being reconstructed), for its regular monthly meeting.

Mayor Kennedy called the meeting to order at 6:00 p.m.

Roll Call: Present: Mayor Bryan Kennedy, Commissioners Tomika Vukovic, Karn Cronwell, Bruce Cole, 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 Thursday, November 8, 2018, of the date and time of this meeting, the agenda was posted to the official bulletin board in City Hall, copies of the agenda were made available to the general public in the Municipal Building and the Police Department, and those persons who have requested were sent copies of the agenda.

PLEDGE OF ALLEGIANCE.

The Members of the Plan Commission, City staff and all those present pledged allegiance to the flag of the United States of America.

ADOPTION OF THE MINUTES.

Motion was made by Comm. Cronwell, seconded by Comm. Wadzinski, to approve the minutes of the meeting held Tuesday, October 2, 2018. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Vukovic, Cronwell, Cole, Bailey, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

MATTERS TO BE CONSIDERED.

I. 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.

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

> 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:
>
> 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

Community Development Director Todd Stuebe stated that 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.

John Peret introduced himself as representing the proposed project on behalf of Phoenix Richards, LLC, and introduced Bob Borchard as the project contractor.

Mr. Peret briefly spoke about the goals of Phoenix as relates to attracting the best tenants to the property, and continued adding that they have found it difficult to market with only two loading docks off North Lydell Avenue to serve the 140,000 square-foot warehouse, and following an overview of the possible places to add the loading docks Phoenix arrived at the proposed placement in the north elevation as the best and least disruptive plan.

Comm. Wadzinski asked how the drainage will be handled.

Mr. Peret said that there are storm inlets and since there will be the same square footage of parking lot that should not present any problem. Mr. Peret stated that the existing warehouse floor is four feet above the elevation of the existing pavement so they will adjust the grade and will also add landscape plants and trees.

Motion by Comm. Bailey, seconded by Comm. Cole, 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, per the sole requirement. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cronwell, Cole, Bailey, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

ADJOURNMENT.

Motion by Comm. Shaw, seconded by Comm. Cronwell, to adjourn the Plan Commission until the regular meeting to be held at 6:00 p.m., Tuesday, December 4, 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, Cole, Bailey, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

Todd M. Stuebe, Director of Community Development

Respectfully Submitted: Wednesday, November 14, 2018.

3a.

b. A minimum street setback of three (3) feet where the parking facilities are used in conjunction with other than a residential use.

c. A minimum side yard setback of three (3) feet shall be provided when said side lot line of the parking district site is adjacent to a residence district.

d. There shall be provided, whenever a parking district abutting a public street is located adjacent to a residence district abutting on the same public street, a transitional setback. Such transitional setback shall consist of a side yard setback of twenty-five (25) feet for a distance of twenty-five (25) feet from the street line and a side yard of five (5) feet, commencing at a point twenty-five (25) feet from the street line and extending therefrom a distance of thirty-five (35) feet.

(6) The physical layout of any parking lot in a P-1 Parking District shall have the following maximum requirements:

a. Each parking stall shall have one hundred sixty-five (165) square feet of space and nine (9) feet of width. Driving lanes shall be sixteen (16) feet in width and shall have access to a public right-of-way.

b. Bumper strip curbing, along the street, alley and the sides of the property shall be provided and maintained, except for driveways. Such bumper strip curbing shall be located so as to prevent any part of parked vehicles from extending beyond the minimum setback lines prescribed by this Section.

c. Appropriate signs indicating entrances and exits shall be provided where reasonably required for the safe and expeditious movement of traffic into and off of public rights-of-way.

d. All lighting shall be approved by the Building Inspector and shall be installed and maintained so as to preclude reflection or glare or the beaming of excessive lighting into the public rights-of-way or adjacent residential areas.

e. All setback areas, as herein prescribed, shall be landscaped with grass and shrubs, provided, however, that driving lanes may project into setback areas if approved by the Plan Commission.

f. In an individual case and upon a proper showing of undue hardship or practical difficulty and that the public safety and welfare will not be adversely affected, the Plan Commission may approve a setback or a physical layout varying from those prescribed by Subsections (c)(5) and (6) of this Section.

13.1.34 B-1 BUSINESS AND COMMERCIAL DISTRICT.

(a) The intent of the B-1 business and commercial district is to provide appropriate zoning for a multitude of properties throughout the City of Glendale so as to provide for quality and character of urban sites employed for general business and commercial businesses. The City has determined that the redevelopment,

c. Studios for photography, painting, music, sculpture, dance or other recognized fine arts
d. Professional services and administrative offices
e. General corporate headquarters offices
f. Medical and dental offices
g. Sales offices
h. Financial, insurance and real estate offices
i. Office services and supplies, including employment agencies, blueprinting, duplicating and similar functions
j. Any other uses found to be a similar use by the Plan Commission or Community Development Authority upon review of application

Hotel/Convention Centers will be considered only under PD-Planned Development District zoning.

(4) **B-1, Sub-Area "C-1" – Permitted Uses.** The following uses are permitted within the B-1 sub-area "C-1" district upon review by the Plan Commission for conformance with the standards established in Section 13.1.34(d), 13.1.34(e), 13.1.34(f), and 13.1.34(g):

a. Professional services and administrative offices
b. General corporate headquarters offices
c. Medical and dental offices
d. Research establishments
e. Sales offices
f. Financial, insurance and real estate offices
g. Any other uses found to be a similar use by the Plan Commission or Community Development Authority upon review of application.

A minimum area of five (5.0) acres is required for office and research uses.

Multi-family residences at 15+ units per acre will be considered only under PD-Planned Development District zoning, with a minimum land area of fifteen (15) acres. Hotel/Convention Centers will be considered only under PD-Planned Development District zoning, with a minimum land area of fifteen (15) acres.

(5) **B-1, Sub-Area "C-2" – Permitted Uses.** The following uses are permitted within the B-1 sub-area "C-2" district upon review by the Plan Commission for conformance with the standards established in Section 13.1.34(d), 13.1.34(e), 13.1.34(f), and 13.1.34(g):

a. Utilities
b. Any other uses found to be a similar use by the Plan Commission or Community Development Authority upon review of application.

(6) **B-1, Sub-Area "D-1" – Permitted Uses.** The following uses are permitted within the B-1 sub-area "D-1" district upon review by the Plan Commission for conformance with the standards established in Section 13.1.34(d), 13.1.34(e), 13.1.34(f), and 13.1.34(g):

a. Specialty retail shops and stores (no drive-through service)
b. Studios for photography, painting, music, sculpture, dance or other recognized fine arts

j. Multi-family residences (15+ per acre) (2nd level and above)
k. Any other uses found to be a similar use by the Plan Commission or Community Development Authority upon review of application

(9) **B-1, Sub-Area "F-1" – Permitted Uses.** The following uses are permitted within the B-1 sub-area "F-1" district upon review by the Plan Commission for conformance with the standards established in Section 13.1.34(d), 13.1.34(e), 13.1.34(f), and 13.1.34(g):

a. Specialty retail shops and stores (no drive-through service)
b. Restaurants: seated dining, full waiting service (no drive-through service)
c. Studios for photography, painting, music, sculpture, dance or other recognized fine arts
d. Professional services and administrative offices
e. General corporate headquarters offices
f. Medical and dental offices
g. Sales offices
h. Financial, insurance and real estate offices
i. Office services and supplies, including employment agencies, blueprinting, duplicating and similar functions
j. Any other uses found to be a similar use by the Plan Commission or Community Development Authority upon review of application

(10) **B-1, Sub-Area "F-2" – Permitted Uses.** The following uses are permitted within the B-1 sub-area "F-2" district upon review by the Plan Commission for conformance with the standards established in Section 13.1.34(d), 13.1.34(e), 13.1.34(f), and 13.1.34(g):

a. Professional services and administrative offices
b. General corporate headquarters offices
c. Medical and dental offices
d. Sales offices
e. Financial, insurance and real estate offices
f. Office services and supplies, including employment agencies, blueprinting, duplicating and similar functions
g. Any other uses found to be a similar use by the Plan Commission or Community Development Authority upon review of application

(11) **B-1, Sub-Area "G-1" – Permitted Uses.** The following uses are permitted within the B-1 sub-area "G-1" district upon review by the Plan Commission for conformance with the standards established in Section 13.1.34(d), 13.1.34(e), 13.1.34(f), and 13.1.34(g):

a. Professional services and administrative offices
b. General corporate headquarters offices
c. Medical and dental offices
d. Sales offices
e. Financial, insurance and real estate offices
f. Hotel/Convention Centers
g. Specialty retail shops and stores (no drive-through service) with offices above the first level.

g. Any other uses found to be a similar use by the Plan Commission or Community Development Authority upon review of application

(15) **B-1, Sub-Area "I-1" – Permitted Uses.** The following uses are permitted within the B-1 sub-area "I-1" district upon review by the Plan Commission for conformance with the standards established in Section 13.1.34(d), 13.1.34(e), 13.1.34(f), and 13.1.34(g):

a. Specialty retail shops and stores (no drive-through service)
b. Studios for photograph, painting, music, sculpture, dance or other recognized fine arts
c. Professional services and administrative offices
d. General corporate headquarters offices
e. Medical and dental offices
f. Sales offices
g. Financial, insurance and real estate offices
h. Any other uses found to be a similar use by the Plan Commission or Community Development Authority upon review of application

(16) **B-1, Sub-Area "I-2" – Permitted Uses.** The following uses are permitted within the B-1 sub-area "I-2" district upon review by the Plan Commission for conformance with the standards established in Section 13.1.34(d), 13.1.34(e), 13.1.34(f), and 13.1.34(g):

a. Professional services and administrative offices
b. General corporate headquarters offices
c. Medical and dental offices
d. Sales offices
e. Financial, insurance and real estate offices
f. Any other uses found to be similar use by the Plan Commission or Community Development Authority upon review of application

(17) **B-1, Sub-Area "J" – Permitted Uses.** The following uses are permitted within the B-1 sub-area "J" district upon review by the Plan Commission for conformance with the standards established in Section 13.1.34(d), 13.1.34(e), 13.1.34(f), and 13.1.34(g):

a. Professional services and administrative offices
b. General corporate headquarters offices
c. Medical and dental offices
d. Sales offices
e. Financial, insurance and real estate offices
f. Any other uses found to be a similar use by the Plan Commission or Community Development Authority upon review of application

(18) **B-1, Sub-Area "K" – Permitted Uses.** The following uses are permitted within the B-1 sub-area "K" district upon review by the Plan Commission for conformance with the standards established in Section 13.1.34(d), 13.1.34(e), 13.1.34(f), and 13.1.34(g):

a. Professional services and administrative offices
b. General corporate headquarters offices
c. Medical and dental offices

g. Studios for photography, painting, music, sculpture, dance or other recognized fine arts, with offices above the first level
h. Any other uses found to be a similar use by the Plan Commission or Community Development Authority upon review of application

(23) **B-1, Sub-Area "P" – Permitted Uses.** The following uses are permitted within the B-1 sub-area "P" district upon review by the Plan Commission for conformance with the standards established in Section 13.1.34(d), 13.1.34(e), 13.1.34(f), and 13.1.34(g)::

a. Professional services and administrative offices
b. General corporate headquarters offices
c. Medical and dental offices
d. Sales offices
e. Financial, insurance and real estate offices
f. Specialty breweries with accessory retail sales
g. Any other uses found to be similar use by the Plan Commission or Community Development Authority upon review of application

(d) **Special Definition – Retail Uses.** Retail uses, which uses contemplate specialty retail shops and stores, as those terms are employed in this code, shall mean only those retail uses that the Plan Commission has determined qualify as such, considering the following, without limitation by enumeration herein:

(1) The quality, or safety of the commodity sold.
(2) The impact of the retail operation on the public health, welfare and safety, particularly whether or not the products or the nature of the retail operation might contribute to crime or delinquency.
(3) The economic vitality of the contemplated business and its positive impact on the City's tax base.
(4) The shops or stores impact on local commerce with an emphasis upon the sale of items for consumption by Glendale residents or within the corporate limits of the City of Glendale.

(e) **Prohibited Uses.**

(1) All uses prohibited in the B-2, B-3, B-4, and M-1 zoning districts or any uses not specifically authorized by subsection (c) above. Notwithstanding any of the foregoing all retail stores, which stores have a gross interior space available for retail sales in excess of 50,000 square feet, shall be prohibited unless specifically approved as part of a planned unit development. If a retail store in excess of 50,000 square feet shall discontinue use for a period of 12 months, such structure shall be deemed abandoned and the structure shall be deemed non-conforming subject to such future use regulations as may be authorized by the Common Council.
(2) Cabaret entertainment establishments.

(f) **Required Application Materials**. The requirements for a conditional use permit under the procedures specified in Section 13-1-60 through 13-1-66 of this Zoning Code, all proposed development within the B-1 Business and Commercial District, whether permitted or conditional, requires the submittal of the following plans for review by the Plan Commission:

3b.

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

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

APPLICANT INFORMATION
Name of Applicant: Jason Korb representing New Land Enterprises

Name of Business Owner: Tim Gokhman

Business Name: New Land Enterprises, LLP

Address of Applicant: 648 N Plankinton Ave

City, State, Zip: Milwaukee, WI 53204

Office Phone Number: 414-273-8230

Applicant E-Mail: jkorb@kaa-arch.com

Applicant Signature: Date: 11/5/18

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

Current Zoning of Property: R3 Proposed Zoning of Property: PUD

Current Use of Property: Vacant Proposed Use of Property: Apartments

Property Address (or addresses): 2510 West Good Hope Rd, Glendale, WI

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

Property Owner Address:

City, State, Zip:

Property Owner Phone: Cell: _____ Fax: _____

Tax Key Number:

Lot Size: Depth: 585.37' Width: 370.72 Area: 5.3993

PROPOSAL INFORMATION
Type of Business: Apartments

Reason for Seeking a Change in Zoning:
To redevelop land from a vacant lot, to a new apartment development for 89 units

Who is the Primary Contact for This Project: Jason Korb, AIA

Contact Phone Number: 414-988-7430 Cell: 414-217-0501 Fax: 414-273-8231

Contact E-Mail: jkorb@kaa-arch.com

Please See Reverse Side of Application for Additional Submittal Requirements

CITY OF GLENDALE USE ONLY
Total Fee: _____ *Application Date:* _____ *Hearing Date:* _____ *Time:* _____

KA

5 November, 2018

Mr. Todd Steube
Director of Community Development & Zoning
City of Glendale

Mr. Steube,

Korb + Associates Architects, on behalf Newland Enterprise Investments, is requesting the implementation of a Planned Unit Development (PUD) for the property located at 2510 West Good Hope Rd. The proposed redevelopment of this property would redevelop a large parcel of the city of Glendale and create a peaceful, stable, diverse and safe townhouse style apartment community. We believe this proposal maintains the integrity and quality of the existing neighborhood and insures that the new development is compatible with the surrounding uses.

Due to contamination from the previous land use the property will need remediation before the construction process. The developer proposes to remediate the existing contaminated soil where needed. The development as proposed includes townhomes organized within 8 uniquely designed structures and one apartment building. Additionally, a maintenance shed will be constructed on the north east quadrant of the development to contain vehicles for snow removal, trash removal and landscaping equipment. The 9 structures will house a total of 89 units breaking down as follows:

Unit Mix		
Townhomes (3 bedroom)	41 Units	
Apartments		
3 Bedroom	3 Units	48 Apartment Units
2 Bedroom	18 Units	
1 Bedroom	27 Units	
Total	**89 Units**	

The proposed plan has 180 parking spaces (including townhome garage parking), providing a ratio of 2 stalls per dwelling unit with additional parallel parking on the front side of the townhome garages. Parking will be achieved by utilizing 47 indoor stalls within the first floor of the apartment building with an additional 51 surface stalls serving visitors and residents of the apartment building. In addition, each townhome will have a two-car garage with additional parallel parking for visitors. The proposed development will feature such amenities as a party room, a fitness center, on site management offices, outdoor ¼ mile path with common space, and 4 communal terraces for residents to take comfort. Please refer to the site utilization as follows:

Site Utilization			
Building Utilization –	65,282 sf	28% of site	
Vehicular Circulation (impervious pavement) –	62,000 sf	26% of site	
Hardscape (walking paths, sidewalks) –	9,754 sf	4% of site	
Preserved Woodland –	27,200 sf	11.5% of site	42% Green space/ Open space
Communal Terrace (including patio) –	22,434 sf	9.5% of site	
Green Space -	48,523 sf	21% of site	
Total Site Size	**235,193 sf (5.3993 Acres)**		

The development team proposes a single monument sign at the main entry off of Good Hope Road. The name of the project is yet to be determined. A freestanding mailbox kiosk will also be located near the main entry for easy post office access. The current planned Unnamed Public Street will serve as the eastern entry to the property and a new curb cut will be added to the east at the request of the developer.

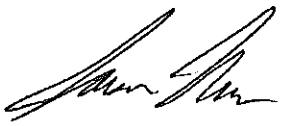
The developer will maintain an onsite leasing office with full time maintenance staff for building maintenance, landscaping & snow removal. Trash & recycling will be contracted through Waste Management

The developer estimates the construction cost of this project to be approximately $9.5 million, with a total project cost of $12million.

Construction would tentatively begin in summer 2019 and last 16 months.

Please feel free to contact me with any questions or comments you may have on this application.

Best regards,



Jason Korb, AIA
Korb + Associates Architects.

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF CERTIFIED SURVEY MAP NO. 8871 RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 10540324 AND THAT PORTION OF A VACATED STREET, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWN 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN

ALL BEARINGS ARE REFER TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 18, WHICH HAS A WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE)(NAD27) BEARING OF N00°12'29"W. (SEPT. 2017 REVISION)

ALL MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDREDTH OF A FOOT.

ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE SECOND.

UNNAMED PUBLIC STREET IS UNIMPROVED

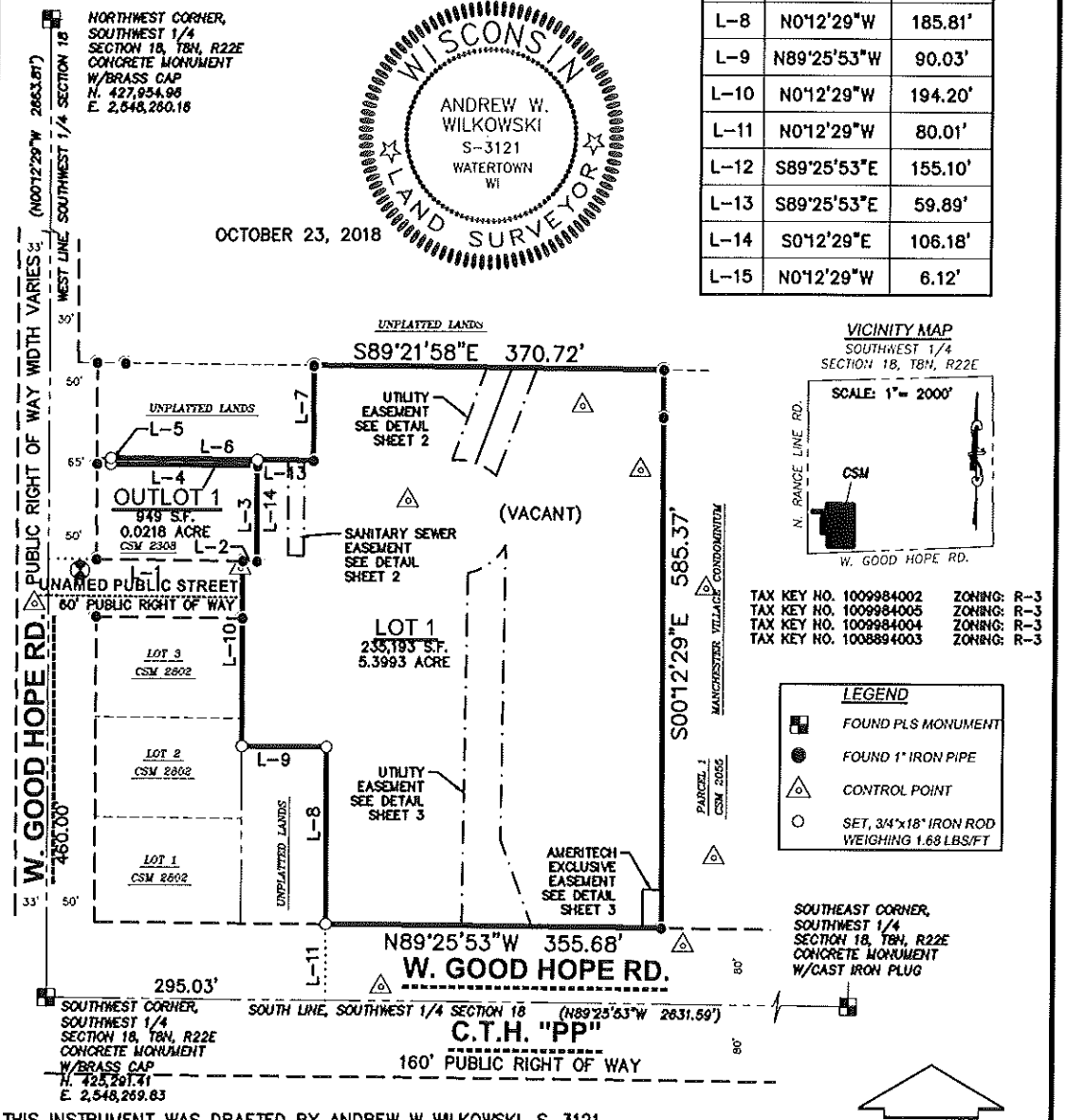
SEE SHEET 2 & 3 FOR OUTLOT AND EASEMENT DETAILS

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S89°25'53"E	205.00'
L-2	S89°25'53"E	15.11'
L-3	N0°12'29"W	100.06'
L-4	N89°25'53"W	155.10'
L-5	N0°12'29"W	6.12'
L-6	S89°25'53"E	214.99'
L-7	N0°12'29"W	99.62'
L-8	N0°12'29"W	185.81'
L-9	N89°25'53"W	90.03'
L-10	N0°12'29"W	194.20'
L-11	N0°12'29"W	80.01'
L-12	S89°25'53"E	155.10'
L-13	S89°25'53"E	59.89'
L-14	S0°12'29"E	106.18'
L-15	N0°12'29"W	6.12'

NORTHWEST CORNER, SOUTHWEST 1/4 SECTION 18, T8N, R22E CONCRETE MONUMENT W/BRASS CAP N. 427,954.96 E. 2,548,260.18

WISCONSIN
ANDREW W. WILKOWSKI
S-3121
WATERTOWN WI
LAND SURVEYOR

OCTOBER 23, 2018



VICINITY MAP
SOUTHWEST 1/4 SECTION 18, T8N, R22E

TAX KEY NO. 1009984002	ZONING: R-3
TAX KEY NO. 1009984005	ZONING: R-3
TAX KEY NO. 1009984004	ZONING: R-3
TAX KEY NO. 1008894003	ZONING: R-3

LEGEND
- FOUND PLS MONUMENT
- FOUND 1" IRON PIPE
- CONTROL POINT
- SET, 3/4"x18" IRON ROD WEIGHING 1.68 LBS/FT

THIS INSTRUMENT WAS DRAFTED BY ANDREW W WILKOWSKI, S-3121.

SURVEYED BY: JSD Professional Services, Inc. • Engineers • Surveyors • Planners N238 W1610 BUSSE ROAD SUITE 100 WAUKESHA, WISCONSIN 53188 PHONE: (262)513-0666	SUBDIVIDER/OWNER: NEW LAND ENTERPRISES, LLC 1818 N. FARWELL AVE. MILWAUKEE, WI 53202	PROJECT NO: 18-8716	SURVEYED BY: JA
		FILE NO: B-*	DRAWN BY: DHS
		FIELDBOOK/PG: -	CHECKED BY: AWW
		SHEET NO: 1 OF 5	APPROVED BY: JJJ

north
0 50 100
SCALE: 1"=100'

File: R:\2018\18-8716 2510 Good Hope Rd (Glendale W)\Dwg\188716 CSM.dwg Layout: CSM 1 of 5 User: dpanjar Plotted: Oct 23, 2018 - 3:38pm

PRELIMINARY

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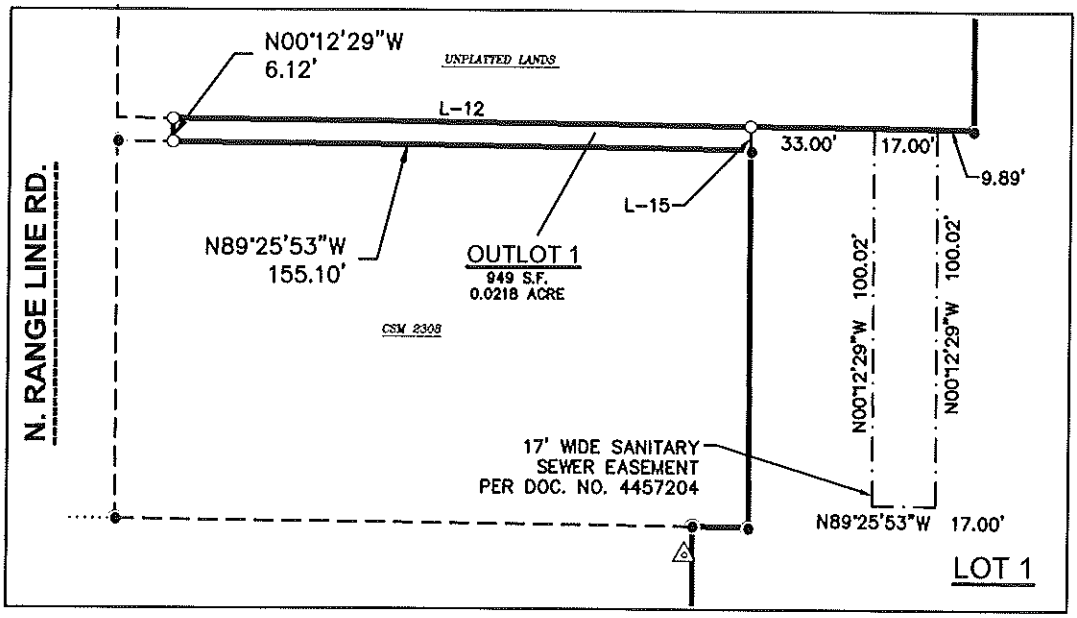
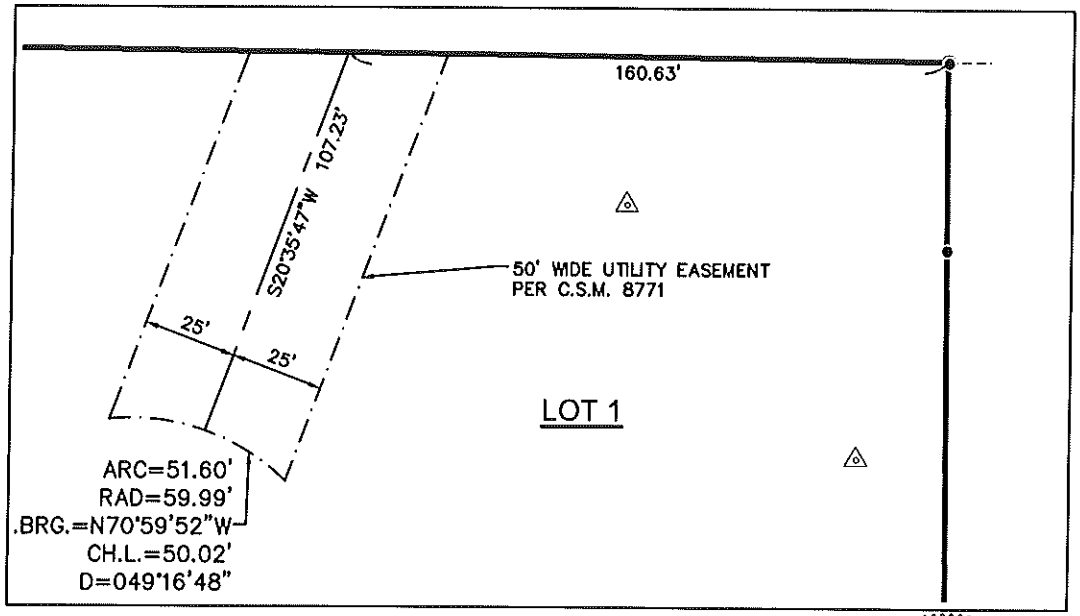
OUTLOT AND EASEMENT DETAILS





north

SCALE IN FEET

40' 0 40'

WISCONSIN
ANDREW W. WILKOWSKI
S-3121
WATERTOWN WI
LAND SURVEYOR

OCTOBER 23, 2018

PREPARED BY:
JSD Professional Services, Inc.
Engineers • Surveyors • Planners
N238 W1610 BUSSE ROAD
SUITE 100
WAUKESHA, WISCONSIN 53188
PHONE: (262)513-0666

THIS INSTRUMENT WAS DRAFTED BY ANDREW W WILKOWSKI, S-3121.

File: R:\2018\18-8716 2510 Good Hope Rd (Glendale WI)\Dwg\18716 CSM.dwg Layout: CSM 2 of 5 User: dspanjar Plotted: Oct 23, 2018 - 3:39pm

PRELIMINARY

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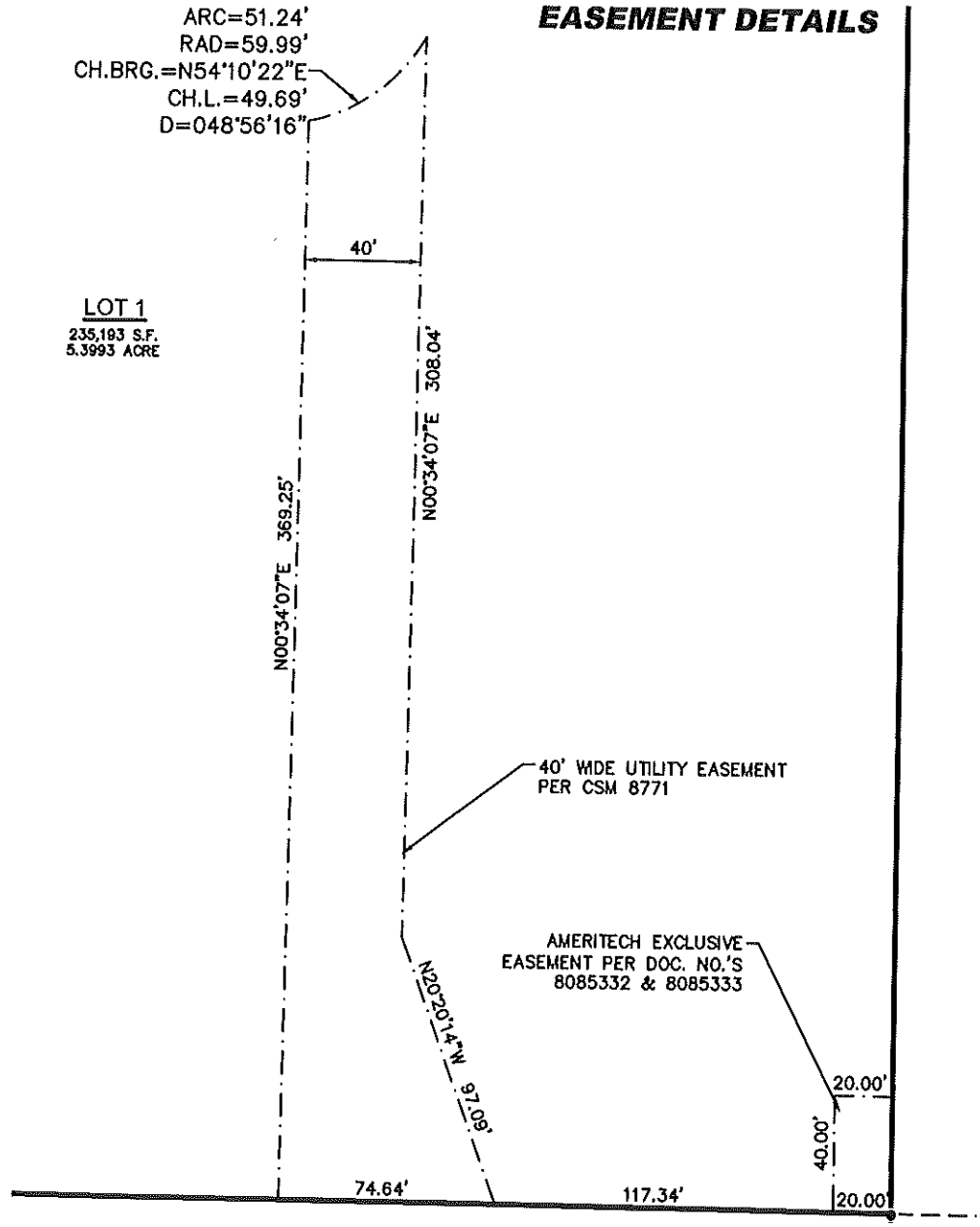

north

SCALE IN FEET

50' 0 50'

WISCONSIN
ANDREW W. WILKOWSKI
S-3121
WATERTOWN WI
LAND SURVEYOR

OCTOBER 23, 2018

PREPARED BY:
JSD Professional Services, Inc.
Engineers • Surveyors • Planners
N238 W1810 BUSSE ROAD
SUITE 100
WAUKESHA, WISCONSIN 53188
PHONE: (262)513-0666

THIS INSTRUMENT WAS DRAFTED BY ANDREW W WILKOWSKI, S-3121.

File: R:\2018\18-8716 2510 Good Hope Rd (Glendale WI)\Dwg\188716 CSM.dwg Layout: CSM 3 of 5 User: dspanjar Plotted: Oct 23, 2018 - 3:39pm

PRELIMINARY

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A REDIVISION OF CERTIFIED SURVEY MAP NO. 8871 RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 10540324 AND THAT PORTION OF A VACATED STREET, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWN 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN

STATE OF WISCONSIN}
:SS
MILWAUKEE COUNTY}

I, ANDREW W. WILKOWSKI, PROFESSIONAL LAND SURVEYOR, CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A REDIVISION OF CERTIFIED SURVEY MAP NO. 8871 RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 10540324 AND THAT PORTION OF A VACATED STREET, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWN 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

LOTS 1, 2 3 AND 4 OF CERTIFIED SURVEY MAP NUMBER 8871 AND THAT VACATED PORTION OF A PUBLIC STREET, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWN 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN.

LANDS CONTAINS 236,142 SQUARE FEET OR 5.4211 ACRES.

THAT I HAVE MADE THE SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF NEW LAND ENTERPRISES, LLC.

THAT THE MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND CHAPTER 119 OF THE MILWAUKEE CODE OF ORDINANCES IN SURVEYING, DIVIDING AND MAPPING THE SAME.

_____
ANDREW W. WILKOWSKI
PROFESSIONAL WISCONSIN LAND SURVEYOR S-3121

OCTOBER 23, 2018
DATE

PREPARED BY:
JSD Professional Services, Inc.
Engineers • Surveyors • Planners
N238 W1610 BUSSE ROAD
SUITE 100
WAUKESHA, WISCONSIN 53188
PHONE: (262)513-0666

THIS INSTRUMENT WAS DRAFTED BY ANDREW W WILKOWSKI, S-3121.

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PRELIMINARY

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CORPORATE OWNER'S CERTIFICATE

NEW LAND ENTERPRISES, LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF GLENDALE FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID NEW LAND ENTERPRISES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____DAY OF _____, 2018.

NEW LAND ENTERPRISES, LLC

BY: _____

STATE OF WISCONSIN) SS
MILWAUKEE COUNTY) SS

_____, PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2018, THE ABOVE NAMED_____ OF THE ABOVE NAMED NEW LAND ENTERPRISES, LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____
NOTARY PUBLIC, MILWAUKEE COUNTY, WISCONSIN MY COMMISSION EXPIRES

COMMON COUNCIL CERTIFICATE OF APPROVAL

THIS CERTIFIED SURVEY MAP APPROVED BY THE COMMON COUNCIL OF THE CITY OF GLENDALE ON THIS _____DAY OF _____, 2018.

_____
RACHEL A. REISS, CITY ADMINISTRATOR

WISCONSIN
ANDREW W. WILKOWSKI
S-3121
WATERTOWN WI
LAND SURVEYOR

OCTOBER 23, 2018

PREPARED BY:
JSD Professional Services, Inc.
• Engineers • Surveyors • Planners
N238 W1810 BUSSE ROAD
SUITE 100
WAUKESHA, WISCONSIN 53188
PHONE: (262)513-0666

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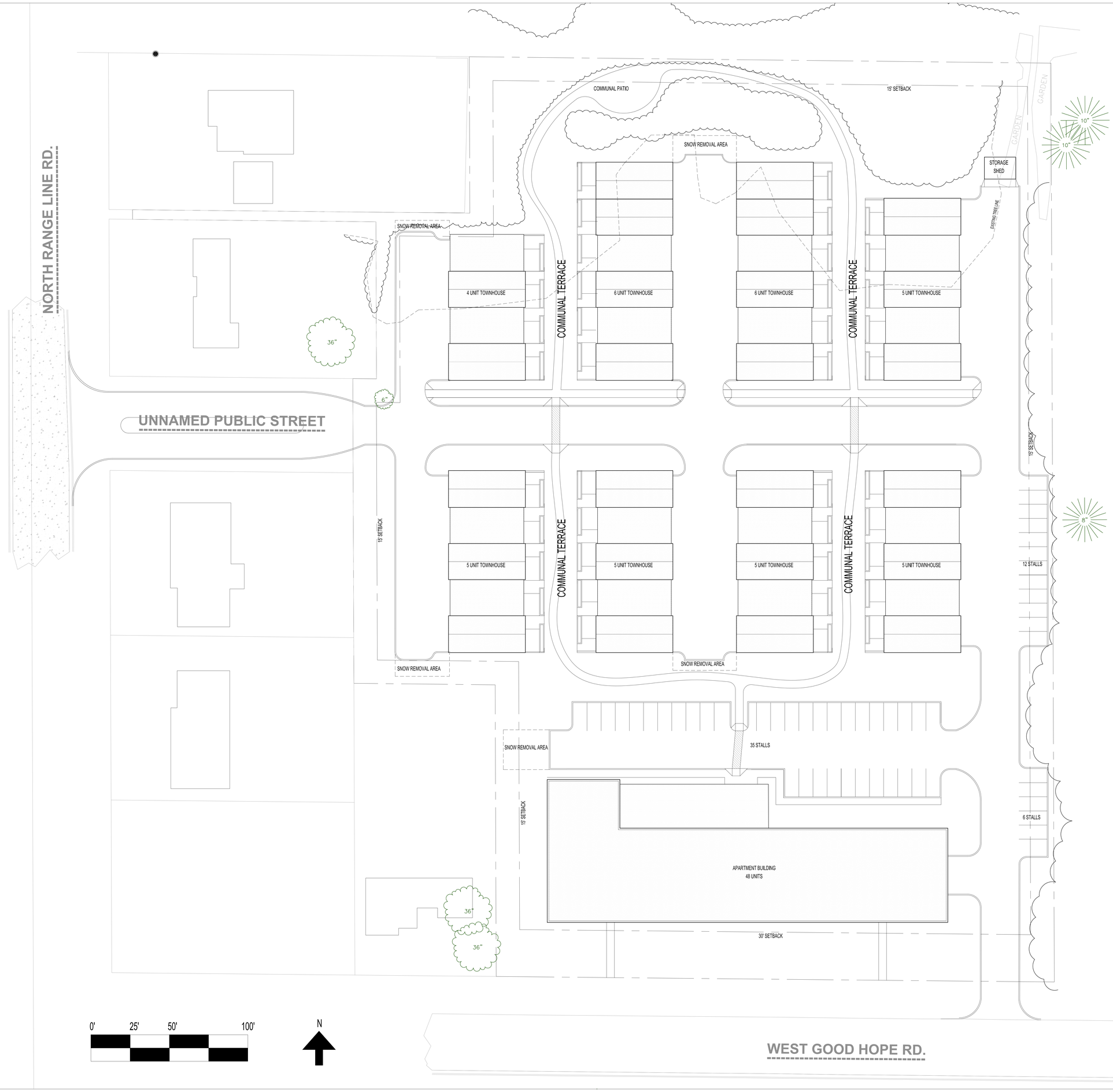

KORB + ASSOCIATES ARCHITECTS

NEW LAND ENTERPRISES

PROJECT NAME:

GOOD HOPE TOWN HOMES AND APARTMETNS
2510 W GOOD HOPE RD
GLENDALE, WISCONSIN
53209

OWNER INFORMATION:

NEW LAND ENTERPRISES
1818 N. FARWELL AVE
MILWAUKEE WI, 53202
P 414.349.2248

ARCHITECT:

KORB + ASSOCIATES
648 N. PLANKINTON AVE.
SUITE 240
MILWAUKEE, WI 53203
P 414.273.8230

STRUCTURAL ENGINEER:

XXXXXXXXX

CIVIL AND LANDSCAPING:

JSD PROFESSIONAL SERVICES, INC.
N22 W22931 NANCY'S COURT, SUITE 3
WAUKESHA, WI 53186
P 262.513.0666

ELECTRICAL/LIGHTING ENGINEER:

MUERMANN ENGINEERING
W227 N16867 TILLIE LAKE COURT
SUITE 202
JACKSON, WI 53037
P 920.894.7800

CONSTRUCTION MANAGEMENT:

XXXXXXXXX

REV. NO:	DATE:

REVIEW SET ONLY
NOT FOR CONSTRUCTION

PROJ. NO:	3010-04
SCALE:	AS NOTED
PHASE:	PUD SUBMITTAL
DATE:	11-05-2018

SITE PLAN

A100

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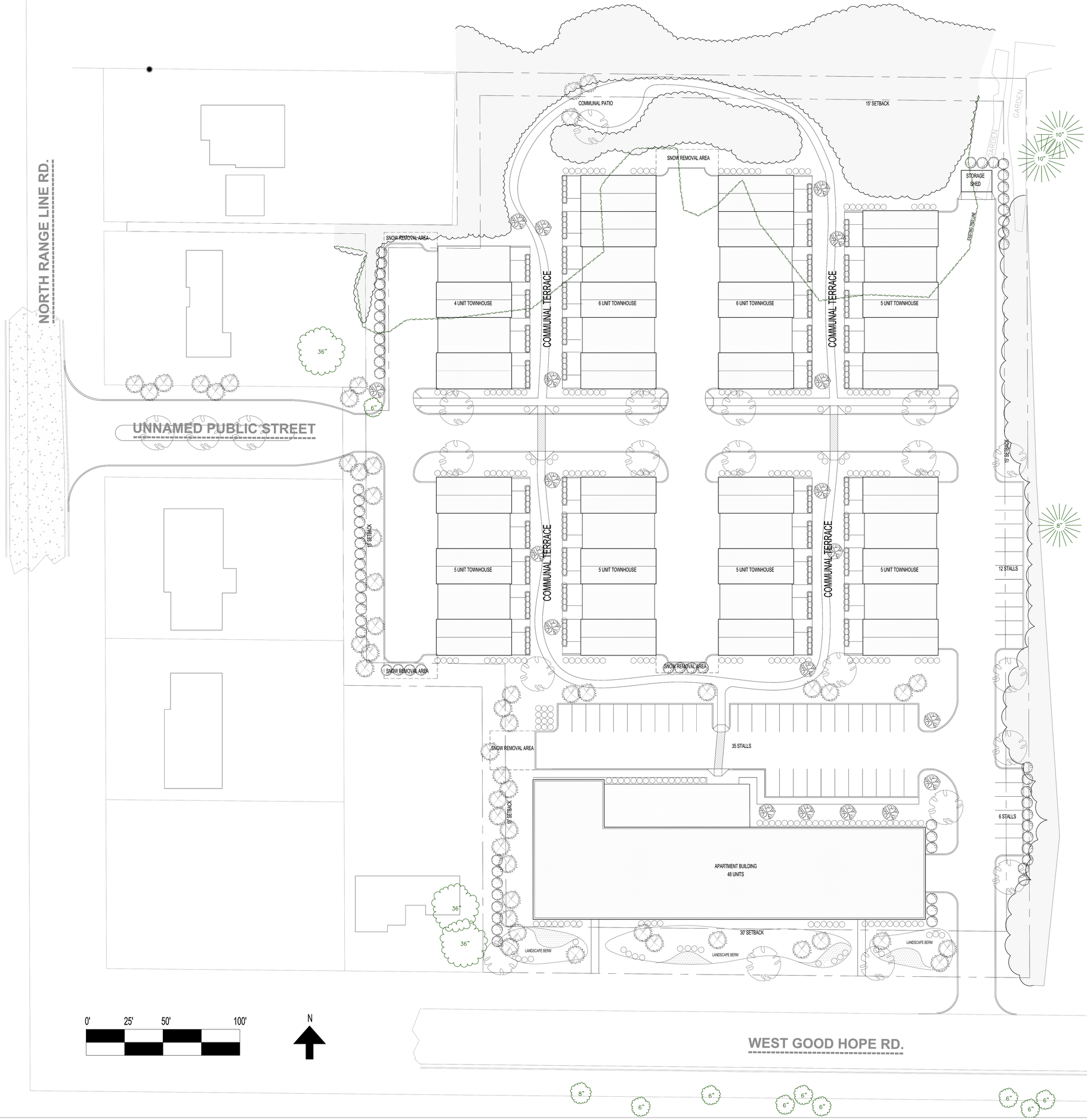

LANDSCAPE LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- FOUNDATION / PARKING SHRUBS
- LARGE EVERGREEN / CONIFEROUS SCREENING SHRUBS
- PERENNIAL PLANTING AREA
- EXISTING VEGITATION

KORB + ASSOCIATES ARCHITECTS

NEW LAND ENTERPRISES

PROJECT NAME:
GOOD HOPE TOWN HOMES AND APARTMETNS
2510 W GOOD HOPE RD
GLENDALE, WISCONSIN
53209

OWNER INFORMATION:
NEW LAND ENTERPRISES
1818 N. FARWELL AVE
MILWAUKEE WI, 53202
P 414.349.2248

ARCHITECT:
KORB + ASSOCIATES
648 N. PLANKINTON AVE.
SUITE 240
MILWAUKEE, WI 53203
P 414.273.8230

STRUCTURAL ENGINEER:
XXXXXXXXX

CIVIL AND LANDSCAPING:
JSD PROFESSIONAL SERVICES, INC.
N22 W22931 NANCY'S COURT, SUITE 3
WAUKESHA, WI 53186
P 262.513.0666

ELECTRICAL/LIGHTING ENGINEER:
MUERMANN ENGINEERING
W227 N16867 TILLIE LAKE COURT
SUITE 202
JACKSON, WI 53037
P 920.894.7800

CONSTRUCTION MANAGEMENT:
XXXXXXXXX

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SCALE:	AS NOTED
PHASE:	PUD SUBMITTAL
DATE:	11-05-2018

LANDSCAPE PLAN

L100

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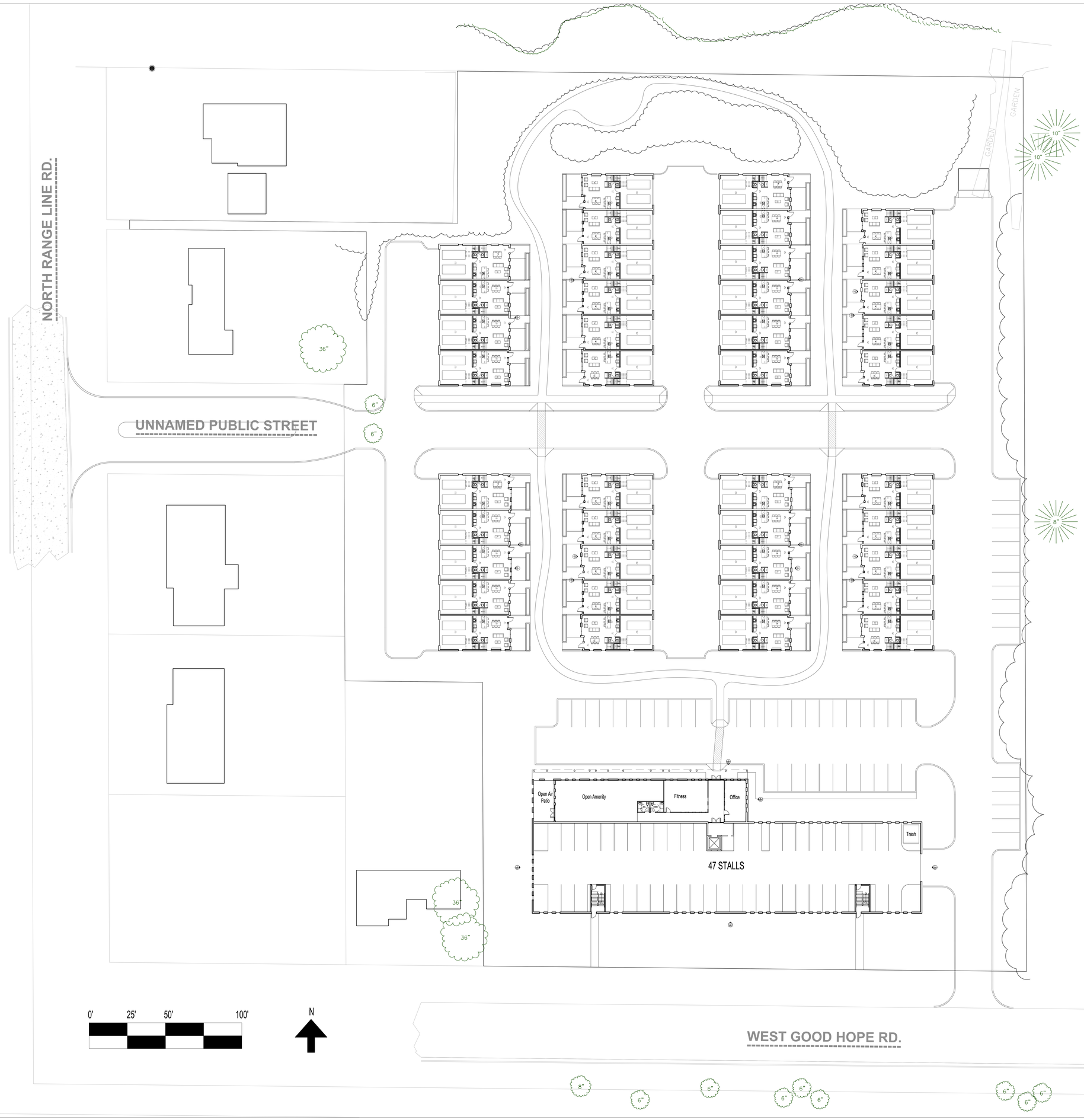

KORB + ASSOCIATES ARCHITECTS

NEW LAND ENTERPRISES

PROJECT NAME:
GOOD HOPE TOWN HOMES AND APARTMETNS
2510 W GOOD HOPE RD
GLENDALE, WISCONSIN
53209

OWNER INFORMATION:
NEW LAND ENTERPRISES
1818 N. FARWELL AVE
MILWAUKEE WI, 53202
P 414.349.2248

ARCHITECT:
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SUITE 240
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P 414.273.8230

STRUCTURAL ENGINEER:
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CONSTRUCTION MANAGEMENT:
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DATE:	11-05-2018

FIRST FLOOR PLAN

A101

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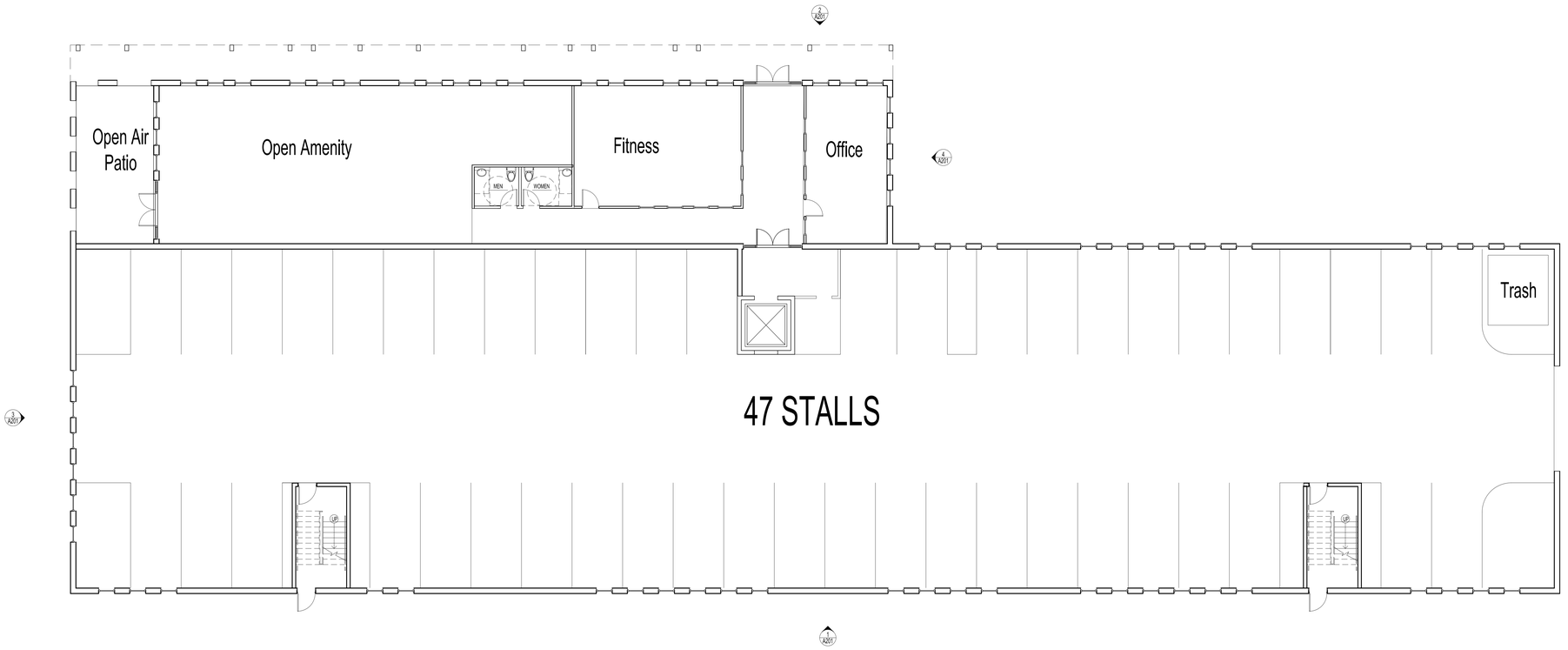

1 FIRST FLOOR
1/8" = 1'-0"

KORB + ASSOCIATES ARCHITECTS

NEW LAND ENTERPRISES

PROJECT NAME:
GOOD HOPE TOWN HOMES AND APARTMETNS
2510 W GOOD HOPE RD
GLENDALE, WISCONSIN
53209

OWNER INFORMATION:
NEW LAND ENTERPRISES
1818 N. FARWELL AVE
MILWAUKEE WI, 53202
P 414.349.2246

ARCHITECT:
KORB + ASSOCIATES
648 N. PLANKINTON AVE.
SUITE 240
MILWAUKEE, WI 53203
P 414.273.8230

STRUCTURAL ENGINEER:
XXXXXXXXX

CIVIL AND LANDSCAPING:
JSD PROFESSIONAL SERVICES, INC.
N22 W22931 NANCY'S COURT, SUITE 3
WAUKESHA, WI 53186
P 262.513.0666

ELECTRICAL/LIGHTING ENGINEER:
MUERMANN ENGINEERING
W227 N16867 TILLIE LAKE COURT
SUITE 202
JACKSON, WI 53037
P 920.894.7800

CONSTRUCTION MANAGEMENT:
XXXXXXXXX

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REVIEW SET ONLY
NOT FOR CONSTRUCTION

PROJ. NO:	18010-04
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PHASE:	PUD SUBMITTAL
DATE:	11-05-2018

FIRST FLOOR - APARTMENT

A101.1

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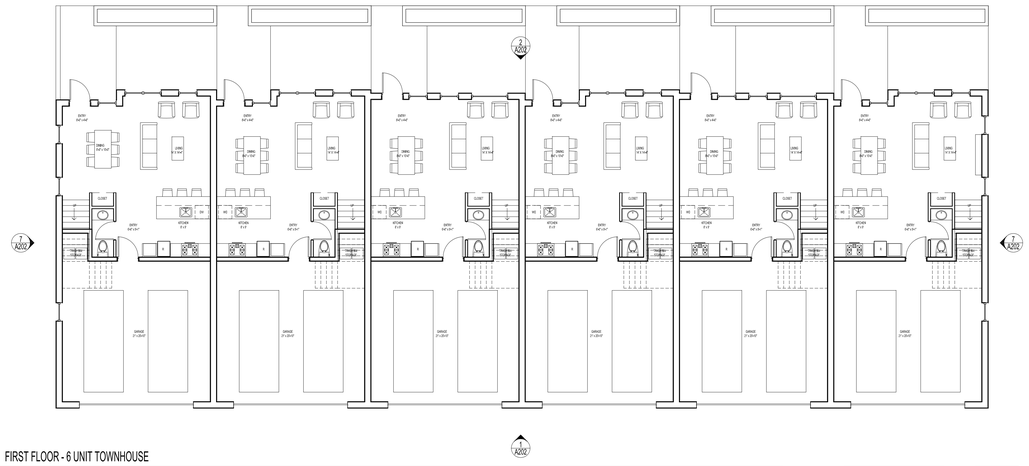
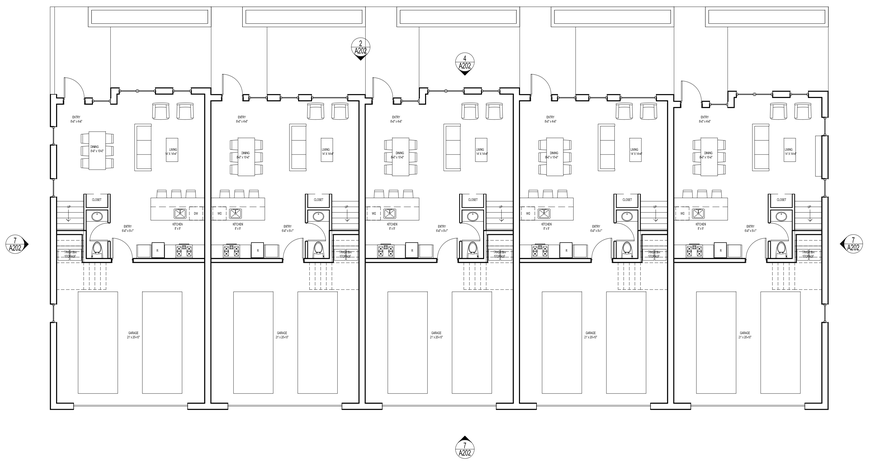


1
1/8" = 1'-0"
FIRST FLOOR - 6 UNIT TOWNHOUSE



2
1/8" = 1'-0"
FIRST FLOOR - 5 UNIT TOWNHOUSE

3
1/8" = 1'-0"
FIRST FLOOR -4 UNIT TOWNHOUSE

KORB + ASSOCIATES ARCHITECTS

NEW LAND
ENTERPRISES

PROJECT NAME:
GOOD HOPE
TOWN HOMES
AND
APARTMETNS
2510 W GOOD HOPE RD
GLENDALE, WISCONSIN
53209

OWNER INFORMATION:
NEW LAND ENTERPRISES
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P 414.349.2248

ARCHITECT:
KORB + ASSOCIATES
648 N. PLANKINTON AVE.
SUITE 240
MILWAUKEE, WI 53203
P 414.273.8230

STRUCTURAL ENGINEER:
XXXXXXXXX

CIVIL AND LANDSCAPING:
JSD PROFESSIONAL
SERVICES, INC.
N22 W22931 NANCY'S
COURT, SUITE 3
WAUKESHA, WI 53186
P 262.513.0666

ELECTRICAL/LIGHTING ENGINEER:
MUERMANN ENGINEERING
W227 N16867 TILLIE LAKE
COURT
SUITE 202
JACKSON, WI 53037
P 920.894.7800

CONSTRUCTION MANAGEMENT:
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PROJ. NO:	18010-04
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PHASE:	PUD SUBMITTAL
DATE:	11-05-2018

FIRST FLOOR - TOWNHOUSE

A101.2

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1 SECOND FLOOR

1/8" = 1'-0"

KORB + ASSOCIATES ARCHITECTS

NEW LAND ENTERPRISES

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GOOD HOPE TOWN HOMES AND APARTMETNS
2510 W GOOD HOPE RD
GLENDALE, WISCONSIN 53209

OWNER INFORMATION:
NEW LAND ENTERPRISES
1818 N. FARWELL AVE
MILWAUKEE WI, 53202
P 414.349.2248

ARCHITECT:
KORB + ASSOCIATES
648 N. PLANKINTON AVE.
SUITE 240
MILWAUKEE, WI 53203
P 414.273.8230

STRUCTURAL ENGINEER:
XXXXXXXXX

CIVIL AND LANDSCAPING:
JSD PROFESSIONAL SERVICES, INC.
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MUERMANN ENGINEERING
W227 N16867 TILLIE LAKE COURT
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JACKSON, WI 53037
P 920.894.7800

CONSTRUCTION MANAGEMENT:
XXXXXXXXX

REV. NO:	DATE:

REVIEW SET ONLY
NOT FOR CONSTRUCTION

PROJ. NO:	18010-04
SCALE:	AS NOTED
PHASE:	PUD SUBMITTAL
DATE:	11-05-2018

SECOND FLOOR PLAN - APARTMENT

A102

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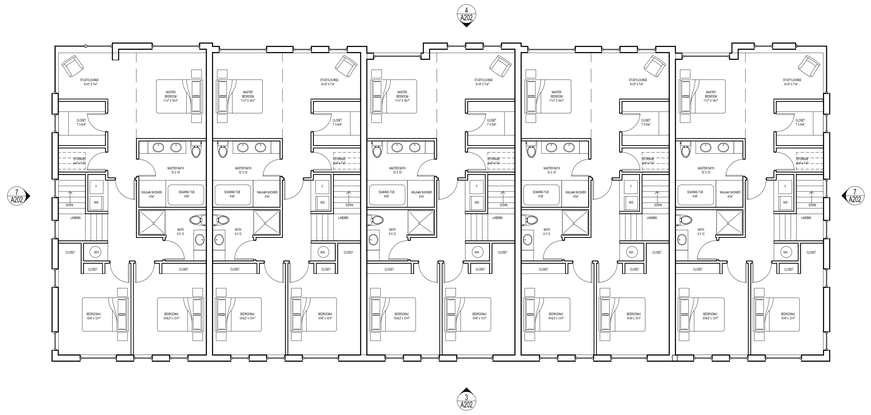
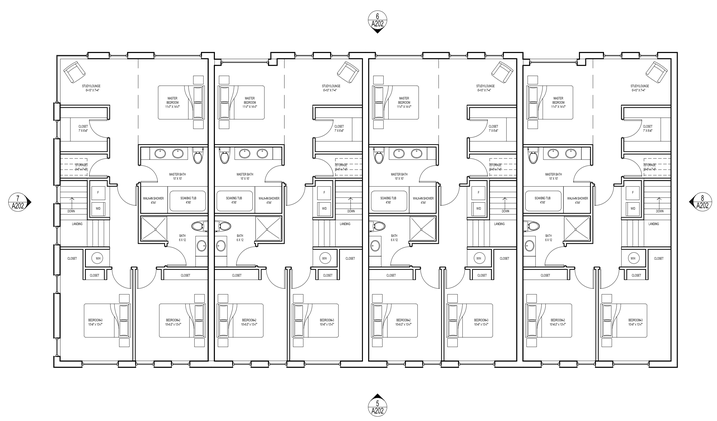
1 SECOND FLOOR - 6 UNIT TOWNHOUSE
1/8" = 1'-0"



2 SECOND FLOOR - 5 UNIT TOWNHOUSE
1/8" = 1'-0"



3 SECOND FLOOR - 4 UNIT TOWNHOUSE
1/8" = 1'-0"

KORB + ASSOCIATES ARCHITECTS

NEW LAND ENTERPRISES

PROJECT NAME:
GOOD HOPE TOWN HOMES AND APARTMETNS
2510 W GOOD HOPE RD
GLENDALE, WISCONSIN 53209

OWNER INFORMATION:
NEW LAND ENTERPRISES
1818 N. FARWELL AVE
MILWAUKEE WI. 53202
P 414.349.2248

ARCHITECT:
KORB + ASSOCIATES
648 N. PLANKINTON AVE. SUITE 240
MILWAUKEE, WI 53203
P 414.273.8230

STRUCTURAL ENGINEER:
XXXXXXXXX

CIVIL AND LANDSCAPING:
JSD PROFESSIONAL SERVICES, INC.
NZ2 W22931 NANCY'S COURT, SUITE 3
WAUKESHA, WI 53186
P 262.513.0666

ELECTRICAL/LIGHTING ENGINEER:
MUERMANN ENGINEERING
WZ27 N16867 TILLIE LAKE COURT
SUITE 202
JACKSON, WI 53037
P 920.894.7800

CONSTRUCTION MANAGEMENT:
XXXXXXXXX

REV. NO:	DATE:

REVIEW SET ONLY
NOT FOR CONSTRUCTION

PROJ. NO:	3010-04
SCALE:	AS NOTED
PHASE:	PUD SUBMITTAL
DATE:	11-05-2018

SECOND FLOOR - TOWNHOUSE

A102.1

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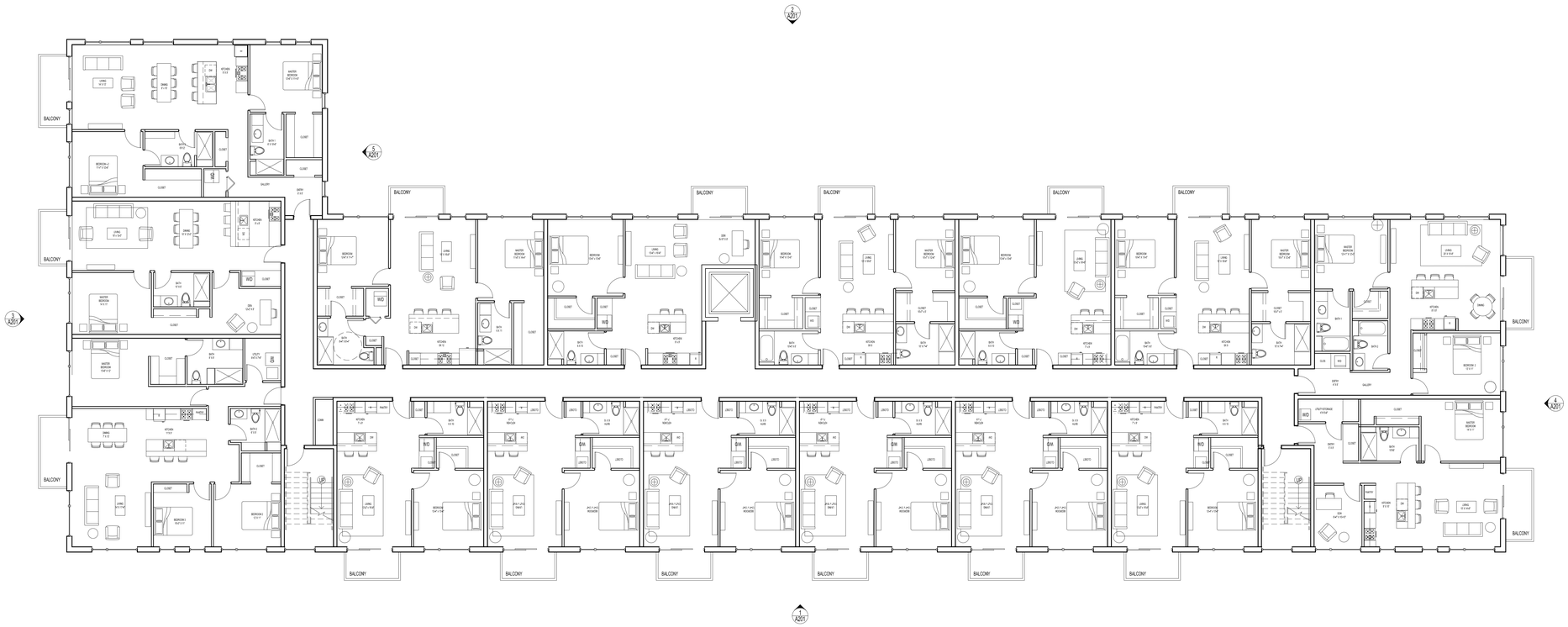

1 THIRD FLOOR

1/8" = 1'-0"

KORB + ASSOCIATES ARCHITECTS

NEW LAND ENTERPRISES

PROJECT NAME:

GOOD HOPE TOWN HOMES AND APARTMETNS

2510 W GOOD HOPE RD
GLENDALE, WISCONSIN
53209

OWNER INFORMATION:

NEW LAND ENTERPRISES
1818 N. FARWELL AVE
MILWAUKEE WI, 53202
P 414.349.2248

ARCHITECT:

KORB + ASSOCIATES
648 N. PLANKINTON AVE.
SUITE 240
MILWAUKEE, WI 53203
P 414.273.8230

STRUCTURAL ENGINEER:

XXXXXXXXX

CIVIL AND LANDSCAPING:

JSD PROFESSIONAL SERVICES, INC.
N22 W22931 NANCY'S COURT, SUITE 3
WAUKESHA, WI 53186
P 262.513.0666

ELECTRICAL/LIGHTING ENGINEER:

MUERMANN ENGINEERING
W227 N16867 TILLIE LAKE COURT
SUITE 202
JACKSON, WI 53037
P 920.894.7800

CONSTRUCTION MANAGEMENT:

XXXXXXXXX

REV. NO:	DATE:

REVIEW SET ONLY
NOT FOR CONSTRUCTION

PROJ. NO:	18010-04
SCALE:	AS NOTED
PHASE:	PUD SUBMITTAL
DATE:	11-05-2018

THIRD FLOOR PLAN - APARTMENT

A103

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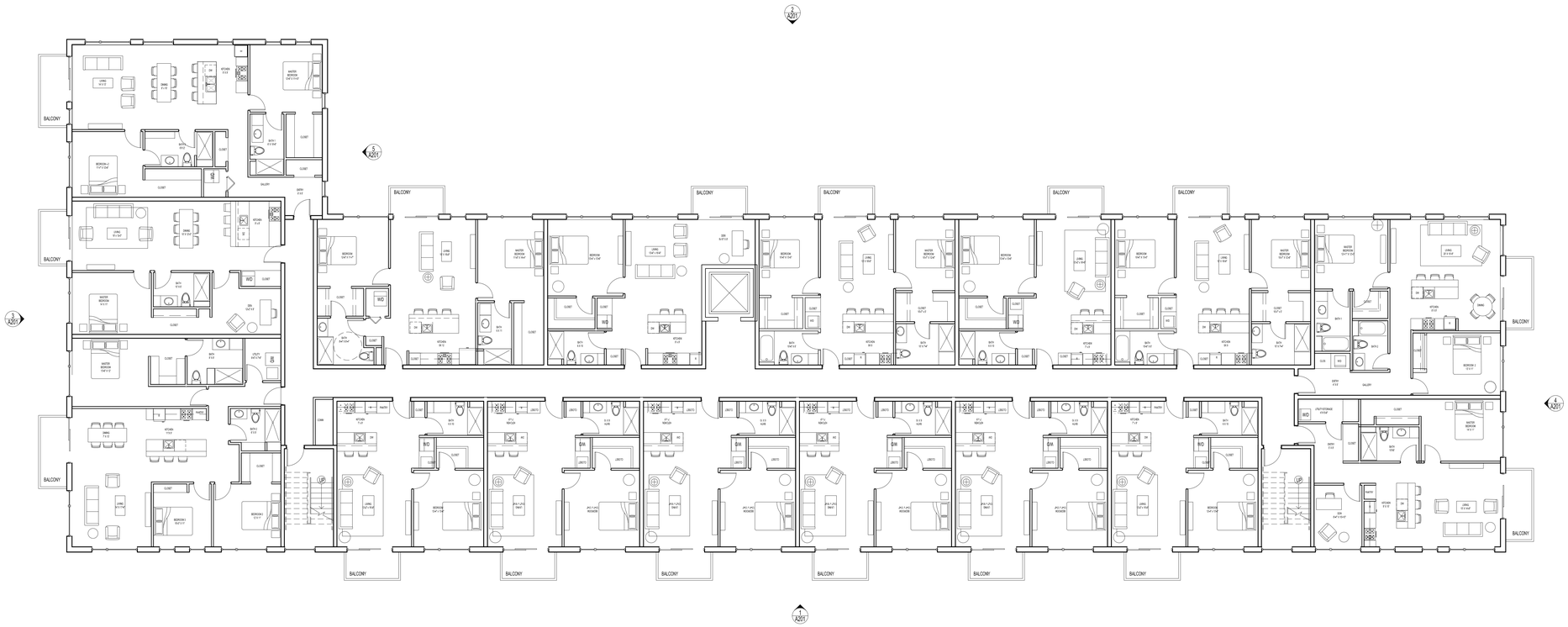

1 FOURTH FLOOR

1/8" = 1'-0"

KORB + ASSOCIATES ARCHITECTS

NEW LAND ENTERPRISES

PROJECT NAME:

GOOD HOPE TOWN HOMES AND APARTMETNS

2510 W GOOD HOPE RD
GLENDALE, WISCONSIN
53209

OWNER INFORMATION:

NEW LAND ENTERPRISES
1818 N. FARWELL AVE
MILWAUKEE WI, 53202
P 414.349.2248

ARCHITECT:

KORB + ASSOCIATES
648 N. PLANKINTON AVE.
SUITE 240
MILWAUKEE, WI 53203
P 414.273.8230

STRUCTURAL ENGINEER:

XXXXXXXXX

CIVIL AND LANDSCAPING:

JSD PROFESSIONAL SERVICES, INC.
N22 W22931 NANCY'S COURT, SUITE 3
WAUKESHA, WI 53186
P 262.513.0666

ELECTRICAL/LIGHTING ENGINEER:

MUERMANN ENGINEERING
W227 N16867 TILLIE LAKE COURT
SUITE 202
JACKSON, WI 53037
P 920.894.7800

CONSTRUCTION MANAGEMENT:

XXXXXXXXX

REV. NO:	DATE:

REVIEW SET ONLY
NOT FOR CONSTRUCTION

PROJ. NO:	18010-04
SCALE:	AS NOTED
PHASE:	PUD SUBMITTAL
DATE:	11-05-2018

FOURTH FLOOR PLAN - APARTMENT

A104

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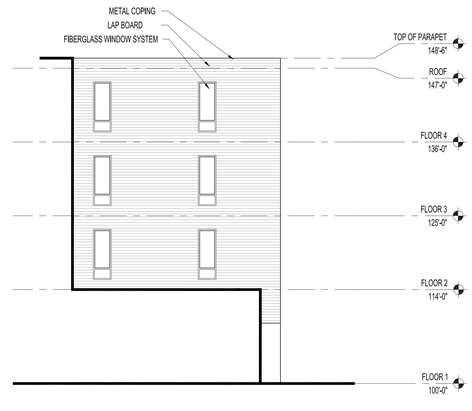
1 SOUTH ELEVATION
1/8" = 1'-0"

2 NORTH ELEVATION
1/8" = 1'-0"

3 WEST ELEVATION
1/8" = 1'-0"

4 EAST ELEVATION
1/8" = 1'-0"



5 EAST ELEVATION
1/8" = 1'-0"

KORB + ASSOCIATES ARCHITECTS

NEW LAND ENTERPRISES

PROJECT NAME:
GOOD HOPE TOWN HOMES AND APARTMETNS
2510 W GOOD HOPE RD
GLENDALE, WISCONSIN
53209

OWNER INFORMATION:
NEW LAND ENTERPRISES
1818 N. FARWELL AVE
MILWAUKEE WI, 53202
P 414.349.2246

ARCHITECT:
KORB + ASSOCIATES
648 N. PLANKINTON AVE.
SUITE 240
MILWAUKEE, WI 53203
P 414.273.8230

STRUCTURAL ENGINEER:
XXXXXXXXX

CIVIL AND LANDSCAPING:
JSD PROFESSIONAL SERVICES, INC.
N22 W22931 NANCY'S COURT, SUITE 3
WAUKESHA, WI 53186
P 262.513.0666

ELECTRICAL/LIGHTING ENGINEER:
MUERMANN ENGINEERING
W227 N16867 TILLIE LAKE COURT
SUITE 202
JACKSON, WI 53037
P 920.894.7800

CONSTRUCTION MANAGEMENT:
XXXXXXXXX

REV. NO:	DATE:

REVIEW SET ONLY
NOT FOR CONSTRUCTION

PROJ. NO:	18010-04
SCALE:	AS NOTED
PHASE:	PUD SUBMITTAL
DATE:	11-05-2018

BUILDING ELEVATIONS

A201

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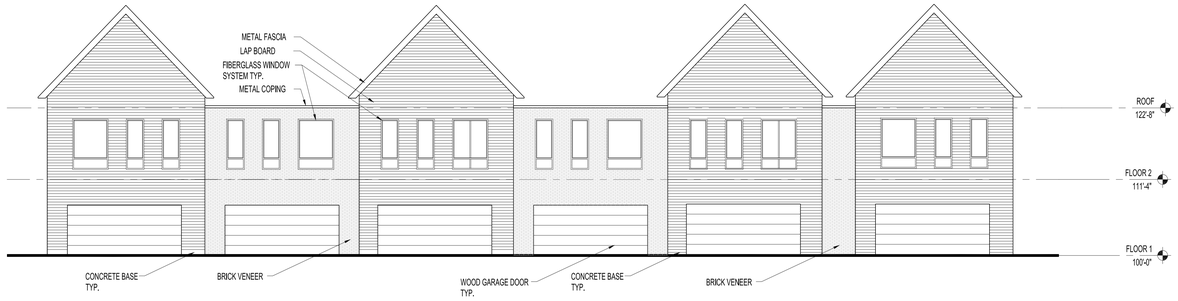
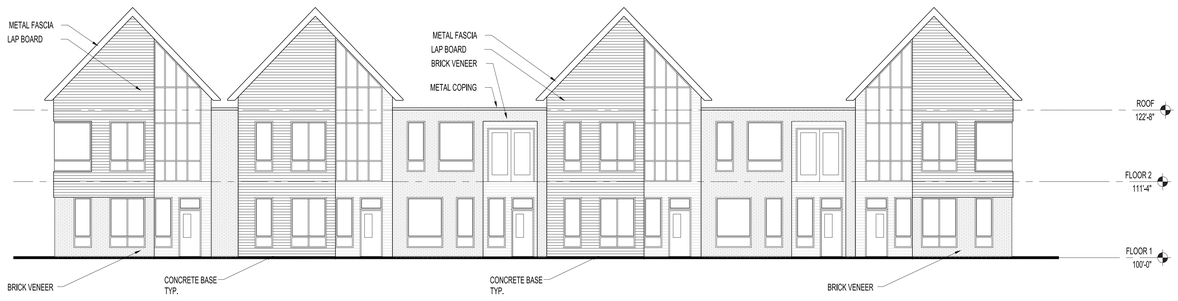
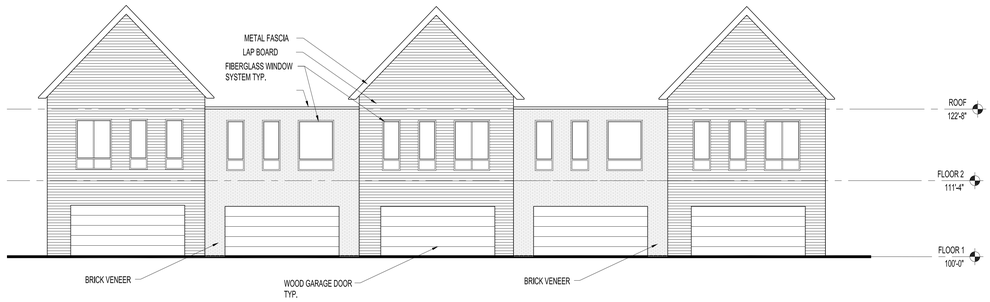


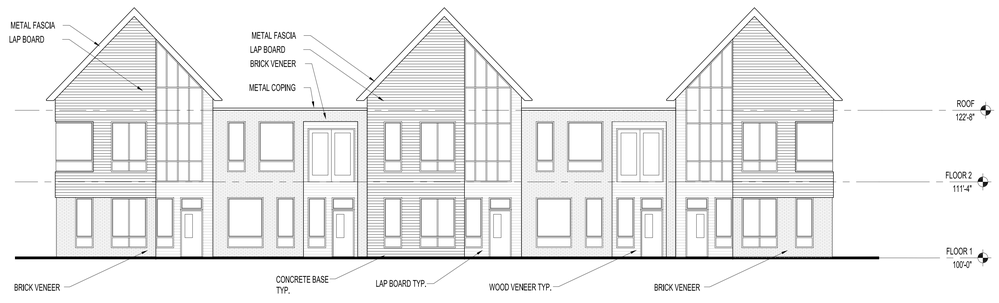
1 NORTH ELEVATION - 6 UNIT
1/8" = 1'-0"



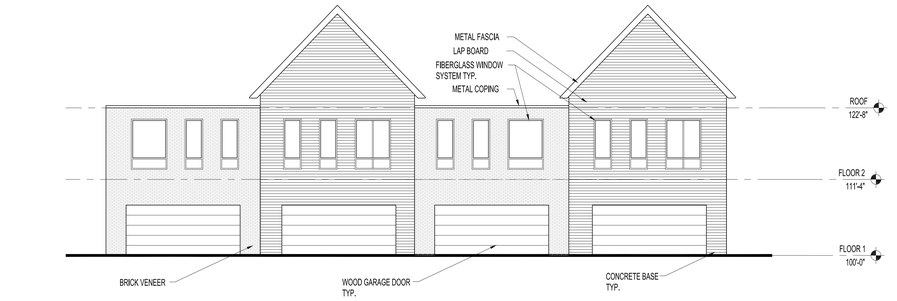
2 NORTH ELEVATION - 6 UNIT
1/8" = 1'-0"



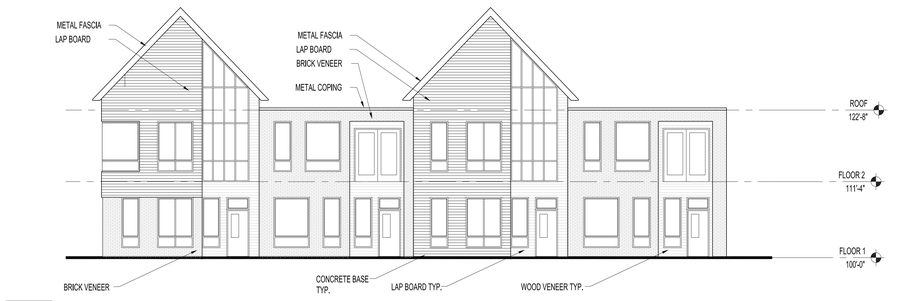
3 TYP GARAGE ELEVATION - 5 UNIT
1/8" = 1'-0"



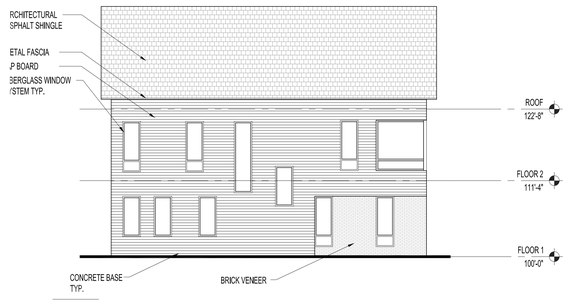
4 TYP TERRACE ELEVATION - 5 UNIT
1/8" = 1'-0"



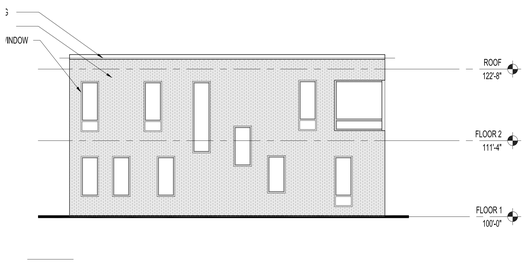
5 GARAGE ELEVATION - 4 UNIT
1/8" = 1'-0"



6 TERRACE ELEVATION - 4 UNIT
1/8" = 1'-0"



7 TYP END UNIT ELEVATION
1/8" = 1'-0"



8 TYP END UNIT ELEVATION - 4 UNIT
1/8" = 1'-0"

KORB + ASSOCIATES ARCHITECTS

NEW LAND ENTERPRISES

PROJECT NAME:
GOOD HOPE TOWN HOMES AND APARTMETNS
2510 W GOOD HOPE RD
GLENDALE, WISCONSIN 53209

OWNER INFORMATION:
NEW LAND ENTERPRISES
1818 N. FARWELL AVE
MILWAUKEE WI, 53202
P 414.349.2248

ARCHITECT:
KORB + ASSOCIATES
648 N. PLANKINTON AVE.
SUITE 240
MILWAUKEE, WI 53203
P 414.273.8230

STRUCTURAL ENGINEER:
XXXXXXXXX

CIVIL AND LANDSCAPING:
JSD PROFESSIONAL SERVICES, INC.
N22 W22931 NANCY'S COURT, SUITE 3
WAUKESHA, WI 53186
P 262.513.0666

ELECTRICAL/LIGHTING ENGINEER:
MUERMANN ENGINEERING
W227 N16867 TILLIE LAKE COURT
SUITE 202
JACKSON, WI 53037
P 920.894.7800

CONSTRUCTION MANAGEMENT:
XXXXXXXXX

REV. NO:	DATE:

REVIEW SET ONLY
NOT FOR CONSTRUCTION

PROJ. NO:	3010-04
SCALE:	AS NOTED
PHASE:	PUD SUBMITTAL
DATE:	11-05-2018

BUILDING ELEVATIONS

A202

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KORB + ASSOCIATES ARCHITECTS

NEW LAND
ENTERPRISES

PROJECT NAME:
GOOD HOPE
TOWN HOMES
AND
APARTMETNS
2510 W GOOD HOPE RD
GLENDALE, WISCONSIN
53209

OWNER INFORMATION:
NEW LAND ENTERPRISES
1818 N. FARWELL AVE
MILWAUKEE WI, 53202
P 414.349.2248

ARCHITECT:
KORB + ASSOCIATES
648 N. PLANKINTON AVE.
SUITE 240
MILWAUKEE, WI 53203
P 414.273.8230

STRUCTURAL ENGINEER:
XXXXXXXXX

CIVIL AND LANDSCAPING:
JSD PROFESSIONAL
SERVICES, INC.
NZ2 W22931 NANCY'S
COURT, SUITE 3
WAUKESHA, WI 53186
P 262.513.0666

ELECTRICAL/LIGHTING ENGINEER:
MUERMANN ENGINEERING
W227 N16867 TILLIE LAKE
COURT
SUITE 202
JACKSON, WI 53037
P 920.894.7800

CONSTRUCTION MANAGEMENT:
XXXXXXXXX

REV. NO:	DATE:

REVIEW SET ONLY
NOT FOR CONSTRUCTION

PROJ. NO:	18010-04
SCALE:	AS NOTED
PHASE:	PUD SUBMITTAL
DATE:	11-05-2018

EXTERIOR RENDERINGS

A500

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KORB + ASSOCIATES ARCHITECTS

NEW LAND
ENTERPRISES

PROJECT NAME:

GOOD HOPE
TOWN HOMES
AND
APARTMETNS

2510 W GOOD HOPE RD
GLENDALE, WISCONSIN
53209

OWNER INFORMATION:

NEW LAND ENTERPRISES
1818 N. FARWELL AVE
MILWAUKEE WI, 53202
P 414.349.2248

ARCHITECT:

KORB + ASSOCIATES
648 N. PLANKINTON AVE.
SUITE 240
MILWAUKEE, WI 53203
P 414.273.8230

STRUCTURAL ENGINEER:

XXXXXXXXX

CIVIL AND LANDSCAPING:

JSD PROFESSIONAL
SERVICES, INC.
N22 W22931 NANCY'S
COURT, SUITE 3
WAUKESHA, WI 53186
P 262.513.0666

ELECTRICAL/LIGHTING ENGINEER:

MUERMANN ENGINEERING
W227 N16867 TILLIE LAKE
COURT
SUITE 202
JACKSON, WI 53037
P 920.894.7800

CONSTRUCTION MANAGEMENT:

XXXXXXXXX

REV. NO:	DATE:

REVIEW SET ONLY
NOT FOR CONSTRUCTION

PROJ. NO:	18010-04
SCALE:	AS NOTED
PHASE:	PUD SUBMITTAL
DATE:	11-05-2018

EXTERIOR RENDERINGS

A500.1

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KORB + ASSOCIATES ARCHITECTS

NEW LAND
ENTERPRISES

PROJECT NAME:
GOOD HOPE
TOWN HOMES
AND
APARTMETNS
2510 W GOOD HOPE RD
GLENDALE, WISCONSIN
53209

OWNER INFORMATION:
NEW LAND ENTERPRISES
1818 N. FARWELL AVE
MILWAUKEE WI, 53202
P 414.349.2248

ARCHITECT:
KORB + ASSOCIATES
648 N. PLANKINTON AVE.
SUITE 240
MILWAUKEE, WI 53203
P 414.273.8230

STRUCTURAL ENGINEER:
XXXXXXXXX

CIVIL AND LANDSCAPING:
JSD PROFESSIONAL
SERVICES, INC.
N22 W22931 NANCY'S
COURT, SUITE 3
WAUKESHA, WI 53186
P 262.513.0666

ELECTRICAL/LIGHTING ENGINEER:
MUERMANN ENGINEERING
W227 N16867 TILLIE LAKE
COURT
SUITE 202
JACKSON, WI 53037
P 920.894.7800

CONSTRUCTION MANAGEMENT:
XXXXXXXXX

REV. NO:	DATE:

REVIEW SET ONLY
NOT FOR CONSTRUCTION

PROJ. NO:	1801004
SCALE:	AS NOTED
PHASE:	PUD SUBMITTAL
DATE:	11-05-2018

EXTERIOR RENDERINGS

A500.2

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3c.

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: Robert Worth

Legal Name of Business: R W Realty DBA Worth Realty

Name of Business Owner (if different from Applicant):

Applicant Address (City, State, and Zip Code): 5464 N. Port Washington Rd Glendale, WI 53217

Office Phone Number: 414-964-0400 Cell: 414-254-0400 Fax: 414-964-5647

Applicant E-Mail: robertworth@worthrealtywi.com

Applicant Signature: Robert L Worth Date: 11/16/2018

PROPERTY INFORMATION

Property Address: 7929 N. Port Washington Tax Key Number: Zoning District: B-1, 12

Property Owner (if different from Applicant): Same

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

Property Owner Phone: Cell: Fax:

Property Owner E-Mail:

Property Owner Signature: Robert L Worth Date: 11/16/2018

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): Worth Realty, Studio C Salon, Bronson Insurance

Total Building Area: 6000 Sq Feet To Be Occupied Area: 2400 Sq Feet

Lot Size: Depth: 210 Width: 100 Area:

Previous Occupant in To Be Occupied Space:

Other Uses of This Site:

Total Number of Parking Spaces: 18 Parking Spaces Available to Tenancy: 15

Business Hours (Days and Hours of Operation): M-F 8-5:30, Sat, Sun 9-1

Total Number of Employees: 7 Maximum Number of Employees at Site at One Time: 7 (For 3 Business

Primary Contact Person for This Project: Terry Worth

Primary Contact Phone: 414-964-0400 Cell: 414-687-6406 Fax: 414-964-5647

Primary Contact E-Mail: terryworth@worthrealty.wi.com

CITY OF GLENDALE USE ONLY

Application Fee: *Date of Application:* *Time:* *Received by with date:* *Tentative Hearing Date:*

COMMERCIAL OCCUPANCY APPLICATION

CITY OF GLENDALE
DEPARTMENT OF BUILDING INSPECTION
5909 N. Milwaukee River Parkway
Glendale, WI 53209-3815
Phone: 414.228.1708 **Fax:** 414.228.1725
Email: inspections@glendale-wi.gov

For Office Use Only	
Certificate #:	
Date Entered:	
Occupancy Class:	
Zoning Approval	**Date:**
Insp. Approval	**Date:**
NSFD Approval	**Date:**

(PLEASE PRINT CLEARLY)

☒ **Permanent** ☐ **Conditional** ☐ **Temporary – *Expires:*** _____

Date of Application: 11/16/18

Business Address: 7429 N. Port Washington Rd **Suite #:** ? Glendale, WI **Zip:** 53217

Trade or Business Name: Worth Realty
(Name for which the business will be commonly known)

Legal Name of Business: R.W. Realty INC.
(As registered with the State of Wisconsin)

Bus. Phone: (414) 963-1600 **Bus. Fax:** (414) 964-5647 **Bus. Email:** robertworth@worthrealtywi.com

Type of Business: Real Estate office **Scope of Business:** Real Estate Sales
(Example: Retail, Office, Restaurant, etc.) *(Type of goods sold, manufactured, services provided, etc.)*

Area of Building to be Occupied: ~~1000-1200~~ ? unknow at this time **Approx. Sq. Ft.:** 1000-1200
(Example: Second floor office area incl. basement storage)

Anticipated work or alterations to be performed: _____

Owner/Registered Agent Name: Robert Worth **Phone No:** (414) 964-0400

Owner/Registered Agent Email: robertworth@worthrealtywi.com

Permanent Mailing Address: 8048 N. Santa Monica Blvd Fox Point **Zip:** 53217

Contact Person Name *(if other than owner)*: Terry Worth **Phone:** (414) 687-6406

Building Owner: Robert Worth **Change in ownership of building? Yes** ✓ **No** _____

Building Owner's Address: same as above **Zip:** _____

Building Owner's Phone: **Home:** (___) ___-___ **Office:** (___) ___-___ **Cell:** (___) ___-___

Certificate of Occupancy will be provided to Occupant, Occupant is responsible for providing copies to building owner/management.

Applicant's Name *(Print clearly)*: Robert Worth

Applicant's Signature: Robert Worth **Date:** _____

ACKNOWLEDGEMENT: By signing above, applicant acknowledges that they have read and understand the form submittal requirements, inspection requirements, and processes outlined on the reverse side of this form and further understand that it is their SOLE RESPONSIBILITY to submit all necessary documents and forms to the appropriate governmental entity.

Glendale Occupancy Permit Fee
Base Fee.....$75.00
Administration Fee.....$30.00
TOTAL FEE.....$105.00

Glendale Use Only	
Date Received:	
Amount:	**$105.00**
Payment Type:	CA / CH / CC / RCPT
Check/Receipt #	
Received By:	

THIS IS NOT AN OCCUPANCY PERMIT

Occupancy may ONLY take place once approval has been granted by the City of Glendale and a valid Certificate of Occupancy has been issued.

**Per City of Glendale Ordinance 5.3.1(c)(2), a permit application for Occupancy Inspection must be submitted to the North Shore Fire Department (NSFD) for occupancy of all residential buildings containing 3 or more housing units, public buildings, places of employment and special events in the City. For questions, call NSFD at (414) 357-0113 x1511 or x1101. Separate payments must be made to the City of Glendale and the North Shore Fire Department.*

Rev: 07/17

CONTINUED ON REVERSE SIDE

7929 N Port Washington Rd

Business: Worth Realty-currently located at 5464 N Port Washington Rd Glendale, WI 53217
Owner: Robert L. Worth, 8048 N Santa Monica Blvd Fox Point, WI 53217
Legal description: see attached
Tax key: 0918962000
Zoning: B1, Sub-Area I-2
Lot Size: 210.28/202.63 x 100 (aerial attached)
Levels of Building: 2 story building/2 levels
Total Floor Area: Building is 6000 square feet, Worth Realty to occupy 750-1200 square feet
Specific Uses: Real Estate sales
Days of Operation: Monday-Sunday
Hours: 9-5:30 Monday-Friday, 9-1 Saturday and Sunday
Signage: Current monument sign, looking to change panel as attached.
Problems with proposed use: No reason for any problems with this use for the area
Provisions for fire protection: Exits signs are installed will verify to code
Rules/regulations: All guidelines for operation and building will be addressed in tenant leases. Tenants use of the building and abide by state and local laws. No illegal activities will be tolerated.
Timetable: Looking to occupy spring or summer 2019
Security Measures: Exterior and interior common area cameras

Robert Worth and Worth Realty have been in Glendale for 40 years at 5464 N Port Washington Rd. I feel I have contributed to the community and maintained my current property with multiple tenants over the years. I have been a real estate broker over 46 years and I had 3 tenants that have been with me more than 28 years so I believe that says something as to how I operate and maintain my business and property.

Robert L Worth 11/13/2018

COMMERCIAL OCCUPANCY APPLICATION

CITY OF GLENDALE
DEPARTMENT OF BUILDING INSPECTION
5909 N. Milwaukee River Parkway
Glendale, WI 53209-3815
Phone: 414.228.1708 **Fax:** 414.228.1725
Email: inspections@glendale-wi.gov

For Office Use Only	
Certificate #:	
Date Entered:	
Occupancy Class:	
Zoning Approval	**Date:**
Insp. Approval	**Date:**
NSFD Approval	**Date:**

(PLEASE PRINT CLEARLY)

☐ **Permanent** ☐ **Conditional** ☐ **Temporary – *Expires:*** _____

Date of Application: 11/16/18

Business Address: 7929 N. Port Washington Rd **Suite #:** ? Glendale, WI **Zip:** 53217

Trade or Business Name: Bronson Insurance
(Name for which the business will be commonly known)

Legal Name of Business: Bronson Insurance Services LLC
(As registered with the State of Wisconsin)

Bus. Phone: (414) 885-5000 **Bus. Fax:** (___) ___-____ **Bus. Email:** rusty@bronsoninsurance.com

Type of Business: office **Scope of Business:** Insurance Sales
(Example: Retail, Office, Restaurant, etc.) *(Type of goods sold, manufactured, services provided, etc.)*

Area of Building to be Occupied: ? undecided **Approx. Sq. Ft.:** 600
(Example: Second floor office area incl. basement storage)

Anticipated work or alterations to be performed: _____

Owner/Registered Agent Name: Rusty Bronson **Phone No:** (414) 885-5000

Owner/Registered Agent Email: rusty@bronsoninsurance.com

Permanent Mailing Address: 3259 N. Hackett Milwaukee **Zip:** 53211

Contact Person Name *(if other than owner)*: _____ **Phone:** (___) ___-____

Building Owner: Robert Worth **Change in ownership of building? Yes** X **No** ____

Building Owner's Address: 8048 N Santa Monica Blvd Fox Point **Zip:** 53217

Building Owner's Phone: **Home:** (___) ___-____ **Office:** (414) 961-0400 **Cell:** (414) 254-0400

Certificate of Occupancy will be provided to Occupant, Occupant is responsible for providing copies to building owner/management.

Applicant's Name *(Print clearly)*: Robert Worth

Applicant's Signature: Robert J Worth **Date:** _____

ACKNOWLEDGEMENT: By signing above, applicant acknowledges that they have read and understand the form submittal requirements, inspection requirements, and processes outlined on the reverse side of this form and further understand that it is their SOLE RESPONSIBILITY to submit all necessary documents and forms to the appropriate governmental entity.

Glendale Occupancy Permit Fee
Base Fee.....$75.00
Administration Fee.....$30.00
TOTAL FEE.....$105.00

Glendale Use Only	
Date Received:	
Amount:	**$105.00**
Payment Type:	CA / CH / CC / RCPT
Check/Receipt #	
Received By:	

THIS IS NOT AN OCCUPANCY PERMIT

Occupancy may ONLY take place once approval has been granted by the City of Glendale and a valid Certificate of Occupancy has been issued.

**Per City of Glendale Ordinance 5.3.1(c)(2), a permit application for Occupancy Inspection must be submitted to the North Shore Fire Department (NSFD) for occupancy of all residential buildings containing 3 or more housing units, public buildings, places of employment and special events in the City. For questions, call NSFD at (414) 357-0113 x1511 or x1101. Separate payments must be made to the City of Glendale and the North Shore Fire Department.*

CONTINUED ON REVERSE SIDE

7929 N Port Washington Rd

Business: Bronson Insurance-located at 5464 N Port Washington Rd Glendale, WI 53217
Owner: Rusty Bronson, 3259 N Hackett Milwaukee, WI 53211
Legal description: see attached
Tax key: 0918962000
Zoning: B1, Sub-Area I-2
Lot Size: 210.28/202.63 x 100 (aerial attached)
Levels of Building: 2 story building/2 levels
Total Floor Area: Building is 6000 square feet, Bronson to occupy 600 square feet
Specific Uses: Insurance sales
Days of Operation: Monday - Friday
Hours: 8 am - 5 pm
Signage: Sign to be on building see attached
Problems with proposed use: No reason for any problems with this use for the area
Provisions for fire protection: Handled by landlord
Rules/regulations: All guidelines for operation and building will be addressed in tenant leases. Tenants use of the building and abide by state and local laws. No illegal activities will be tolerated.
Timetable: Looking to occupy spring 2019
Security Measures: Handled by landlord

My Insurance agency has in Glendale since May 2012 at 5464 N Port Washington Rd. This will just be a move in location for me.

COMMERCIAL OCCUPANCY APPLICATION

CITY OF GLENDALE
DEPARTMENT OF BUILDING INSPECTION
5909 N. Milwaukee River Parkway
Glendale, WI 53209-3815
Phone: 414.228.1708 **Fax:** 414.228.1725
Email: inspections@glendale-wi.gov

For Office Use Only	
Certificate #:	
Date Entered:	
Occupancy Class:	
Zoning Approval	**Date:**
Insp. Approval	**Date:**
NSFD Approval	**Date:**

(PLEASE PRINT CLEARLY)

☒ **Permanent** ☐ **Conditional** ☐ **Temporary – *Expires:*** _____

Date of Application: 11/16/18

Business Address: 7929 N. Port Washington Rd **Suite #:** B **Glendale, WI Zip:** 53217

Trade or Business Name: Studio C
(Name for which the business will be commonly known)

Legal Name of Business: Studio C Hair Design
(As registered with the State of Wisconsin)

Bus. Phone: (414) 587 - 6130 **Bus. Fax:** (___) ___ - ___ **Bus. Email:** rottoe1@gmail.com

Type of Business: Hair Salon - Service *(Example: Retail, Office, Restaurant, etc.)* **Scope of Business:** Hair Salon *(Type of goods sold, manufactured, services provided, etc.)*

Area of Building to be Occupied: Upper 1st Floor North *(Example: Second floor office area incl. basement storage)* **Approx. Sq. Ft.:** 650

Anticipated work or alterations to be performed: add plumbing, Electrical outlets & 1 wall

Owner/Registered Agent Name: Cindy Garcia **Phone No:** (414) 587 - 6130

Owner/Registered Agent Email: rottoe1@gmail.com

Permanent Mailing Address: 11500 W. Green Tree Rd Milwaukee **Zip:** 53224

Contact Person Name *(if other than owner)*: _____ **Phone:** (___) ___ - ___

Building Owner: Robert Worth **Change in ownership of building? Yes** ☒ **No** ☐

Building Owner's Address: 8048 N. Santa Monica Blvd, Fox Point **Zip:** 53217

Building Owner's Phone: **Home:** (___) ___ - ___ **Office:** (414) 964 - 0400 **Cell:** (414) 254 - 0400

Certificate of Occupancy will be provided to Occupant, Occupant is responsible for providing copies to building owner/management.

Applicant's Name *(Print clearly)*: Robert Worth

Applicant's Signature: Robert Worth **Date:** _____

ACKNOWLEDGEMENT: By signing above, applicant acknowledges that they have read and understand the form submittal requirements, inspection requirements, and processes outlined on the reverse side of this form and further understand that it is their SOLE RESPONSIBILITY to submit all necessary documents and forms to the appropriate governmental entity.

Glendale Occupancy Permit Fee
Base Fee.....$75.00
Administration Fee.....$30.00
TOTAL FEE.....$105.00

Glendale Use Only	
Date Received:	
Amount:	**$105.00**
Payment Type:	CA / CH / CC / RCPT
Check/Receipt #	
Received By:	

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CONTINUED ON REVERSE SIDE

7929 N Port Washington Rd

Business: Studio C Hair Salon-currently located at 5464 N Port Washington Rd Glendale, WI 53217
Owner: Cindy Garcia Address 11500 W. Green Tree Rd Milw, WI 53224
Legal description: see attached
Tax key: 0918962000
Zoning: B1, Sub-Area I-2
Lot Size: 210.28/202.63 x 100 (aerial attached)
Levels of Building: 2 story building/2 levels
Total Floor Area: Building is 6000 square feet, Salon to occupy 650 square feet
Specific Uses: Hair salon
Days of Operation: Tuesday – Saturday
Hours: We are not a walk in business we are by appointment
Signage: Sign to be on building see attached
Problems with proposed use: No reason for any problems with this use for the area, there was a salon previously in this building in the same unit.
Provisions for fire protection: Handled by landlord
Rules/regulations: All guidelines for operation and building will be addressed in tenant leases. Tenants use of the building and abide by state and local laws. No illegal activities will be tolerated.
Timetable: Looking to occupy spring 2019
Security Measures: Handled by landlord

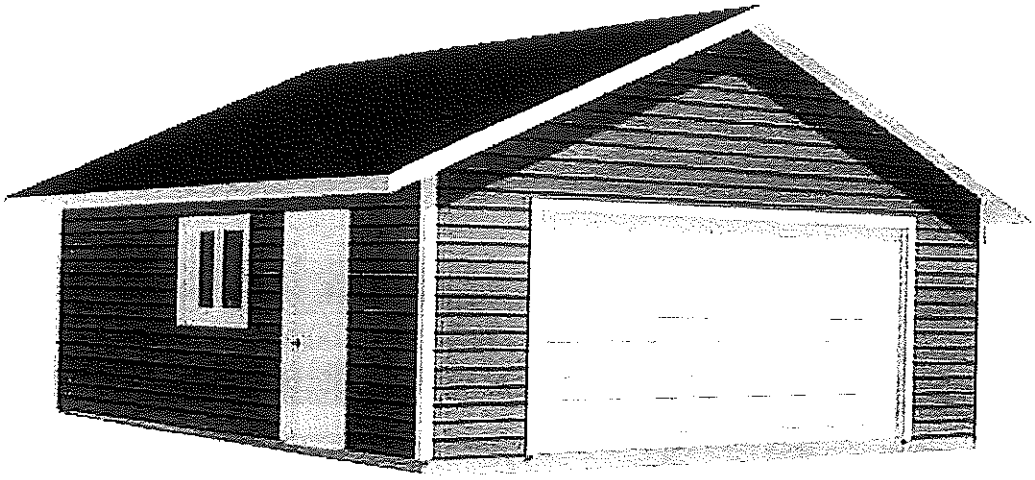
My Salon has in Glendale since April 2007 at 5464 N Port Washington Rd. This will just be a move in location for me.

Cindy Garcia

Construction of a garage

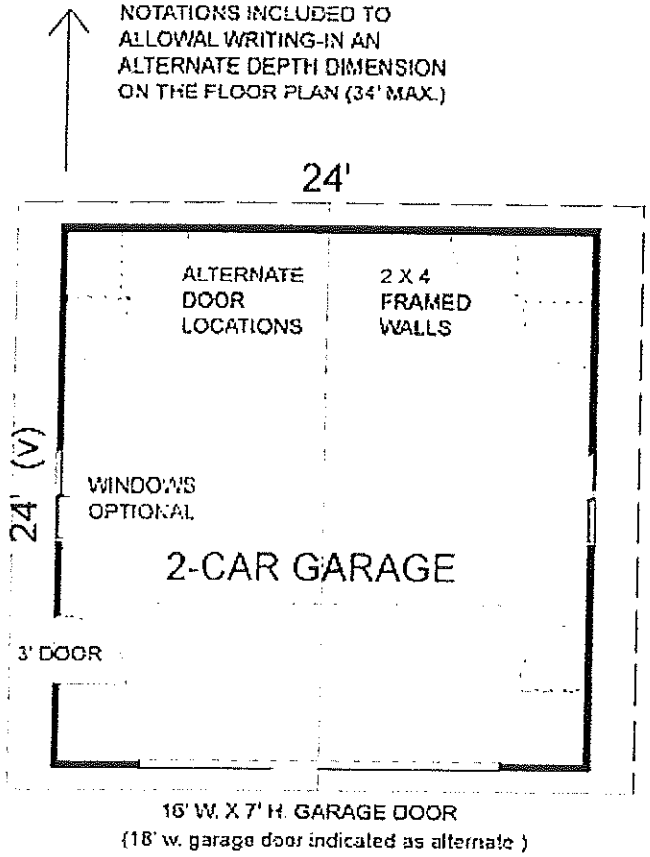
We would like to construct a 2 car garage in the rear of the building 24 x 24 as indicated in the attached drawing. The garage would be placed in the far corner of the southwest side of the lot, 10 feet off the lot line. Along the east side of the garage would be the dumpster area, Please see proposed site on the attached survey.

Parking layout attached showing 18 spots, but 2 where indicated with an X are not usable because of the dumpster, the 3rd X will be eliminated if garage is constructed.

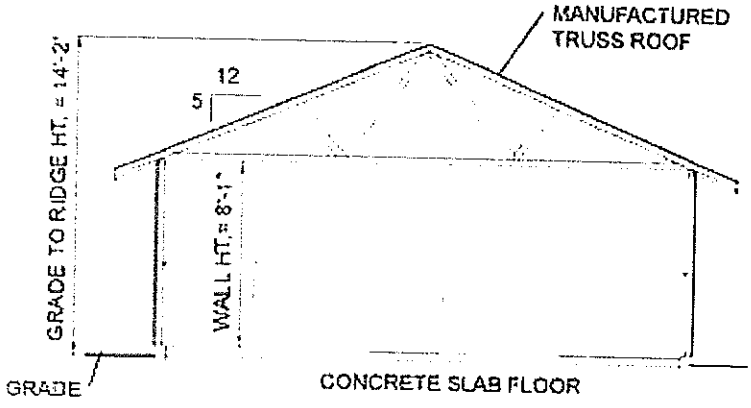


2-CAR GARAGE

TRUSSED ROOF VERSION OF THE POPULAR 24' WIDE, 2-CAR GARAGE



FLOOR PLAN



CROSS-SECTION

Parking

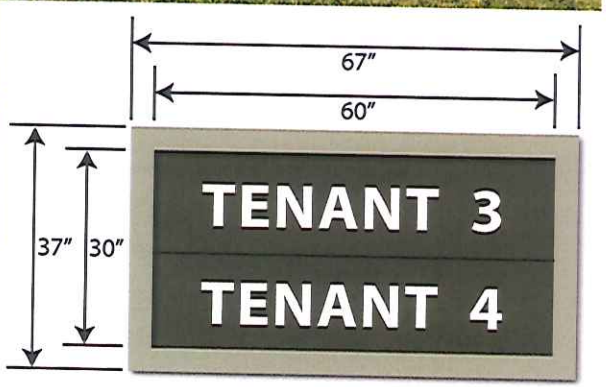
X currently 2 not used because of dumpster. will lose 1 more

Signage for 7929 N Port Washington Rd

We would like to add 2 sign frames on to the front of the building just under spot lights that are currently in the soffits. The frames would be the size of 67" X 37" with 2 inside panels at 60" X 30" for 2 tenants in each frame.

There is also a monument sign currently on the property which is in the right of way and we are only asking to change the panels to show Worth Realty Center and allow for 2 tenants below that. See attached sample.

You will see from the attached drawings that this is the only property that does not go to the front of the close. The properties to the south and to the north all go just within a few feet of the road. Seeing that the sign already exists and the properties surrounding it have that space in front we are asking to keep the monument.



BRILLIANTDPI
a graphics resource

brilliantdpi.com

6651 N. Sidney Place, Milwaukee, WI 53209
414.228.0833

Project:
Worth Realty

Description:
Building Tenant Signage

Project Location:
7929 N. Port Washington Road
Glendale, WI 53217

Billing Location:
Worth Realty
5464 N. Port Washington Road
Glendale, WI 53217

Sales Rep: CS **Date:** 11/9/18
Designer: CS

Disclaimer:

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NOTES:
Cedar 1x4 trim, with aluminum tenant panels. Each tenant panel to be 60" x 15".

WORTH REALTY
CENTER
TENANT 2
TENANT 3
7929

7929 N Port Washington Rd

Legend

- Tax Parcels
- Taxparcel Boundary
  - ParcelLine
  - ExtParcelLine
- ROW
  - Right of Way
  - Railway
- Carto Line
  - Extended Tie Line, Hook, or PT
  - Dimension, Identification, or Note A
  - TieLine
  - Easement
  - MeanderLine
  - CivilDivision
- Subdivision
  - Current
  - Old
- Condo
  - Current
  - Old
- CSM
  - Current
  - Old
- Water
- Plat of Survey
- FORECLOSURE
- Subdivision Docs
- Condo Docs
- CSM Docs
- 2013 ACUPLUS
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3
- County Boundary
- City Limits Outline
- Streets
  - Primary
  - Secondary
  - Freeway
  - Primary Ramp
  - Freeway Ramp
  - A71

1: 792

132 0 66 132 Feet

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

LANDSCAPING

Currently the front of the building has a hill of just grass that slopes towards the road. We would like to add large lannon stone only 2 tier to make the area aesthetically more pleasing. It would be staggered only 2 stone high with plantings in front of the stone.

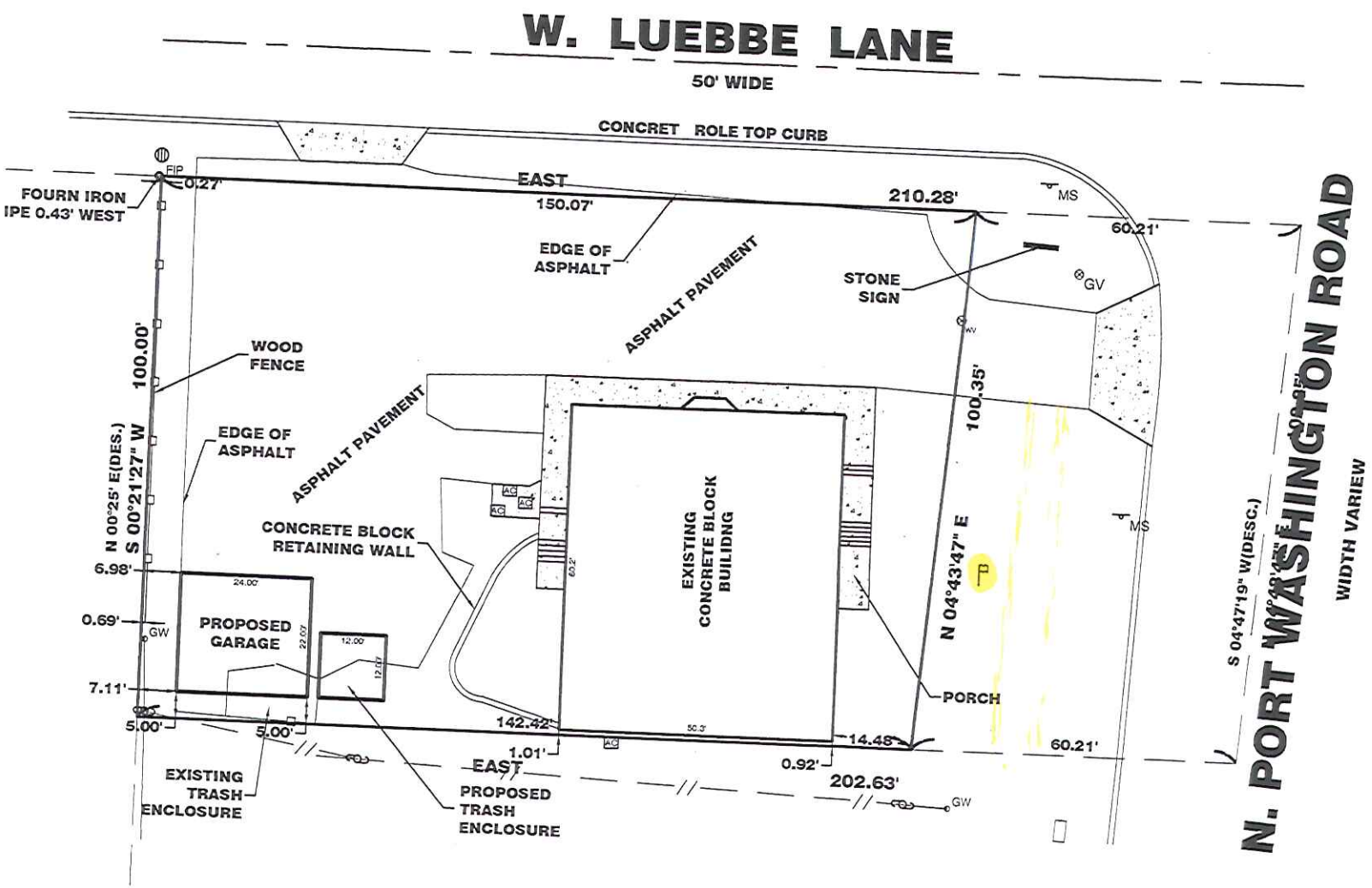
Plantings would be Day Lilly's dwarf Crimson Barberry, Green Velvet Boxwood and a Dwarf Burning Bush.

Sample picture attached.

OCTOBER 4, 2018
DATE

MARK L. WERTZ, P.L.S.
PROFESSIONAL LAND SURVEYOR S-1915

PLAT OF SURVEY
7929 N. PORT WASHINGTON



DRAWN BY: M.D.N.
CHECKED BY: M.L.W.
DATE: 10.4.18
JOB NUMBER: S18071R0P

REVISIONS

SHEET 1 OF

7959 N Port Washington Rd, Robert L. Worth

Projection
NAD_1927_StatePlane_Wisconsin_South_FIPS_4803

1:282

47 0 24 47 Feet

Notes

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© MCAMLIS

DESCRIPTION

THAT PART OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 8, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID 1/4 SECTION; THENCE SOUTH 0°25' WEST ALONG THE WEST LINE OF SAID 1/4 SECTION, 409.00 FEET TO A POINT IN THE SOUTH LINE OF WEST LUEBBE LANE; THENCE EAST ON A LINE PARALLEL TO THE NORTH LINE OF AID 1/4 SECTION AND ALONG THE SOUTH LINE OF WEST LUEBBE LANE, 750.00 FEET TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE CONTINUING EAST PARALLEL TO THE NORTH LINE OF SAID 1/4 SECTION AND ALONG THE SOUTH LINE OF WEST LUEBBE LANE, 210.28 FEET TO A POINT IN THE CENTER LINE OF THE NORTH PORT WASHINGTON ROAD; THENCE SOUTH 4°47'19" WEST ALONG THE CENTER LINE OF NORTH PORT WASHINGTON ROAD 100.35 FEET TO A POINT; THENCE WEST ON A LINE PARALLEL TO THE NORTH LINE OF SAID 1/4 SECTION 202.63 FEET TO A POINT; THENCE NORTH 0°25' EAST ON A LINE PARALLEL TO THE WEST LINE OF SAID 1/4 SECTION, 100.00 FEET TO THE POINT OF BEGINNING. EXCEPT THE EASTERLY 60 FEET.

DESCRIPTION FROM BEST AVAILABLE INFORMATION

EASEMENTS IF ANY NOT SHOWN

AREA: 14.625 SQUARE FEET

I CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE (1) YEAR FROM DATE THEREOF.

OCTOBER 4, 2018
DATE

MARK L. WERTZ, P.L.S.
PROFESSIONAL LAND SURVEYOR S-1915

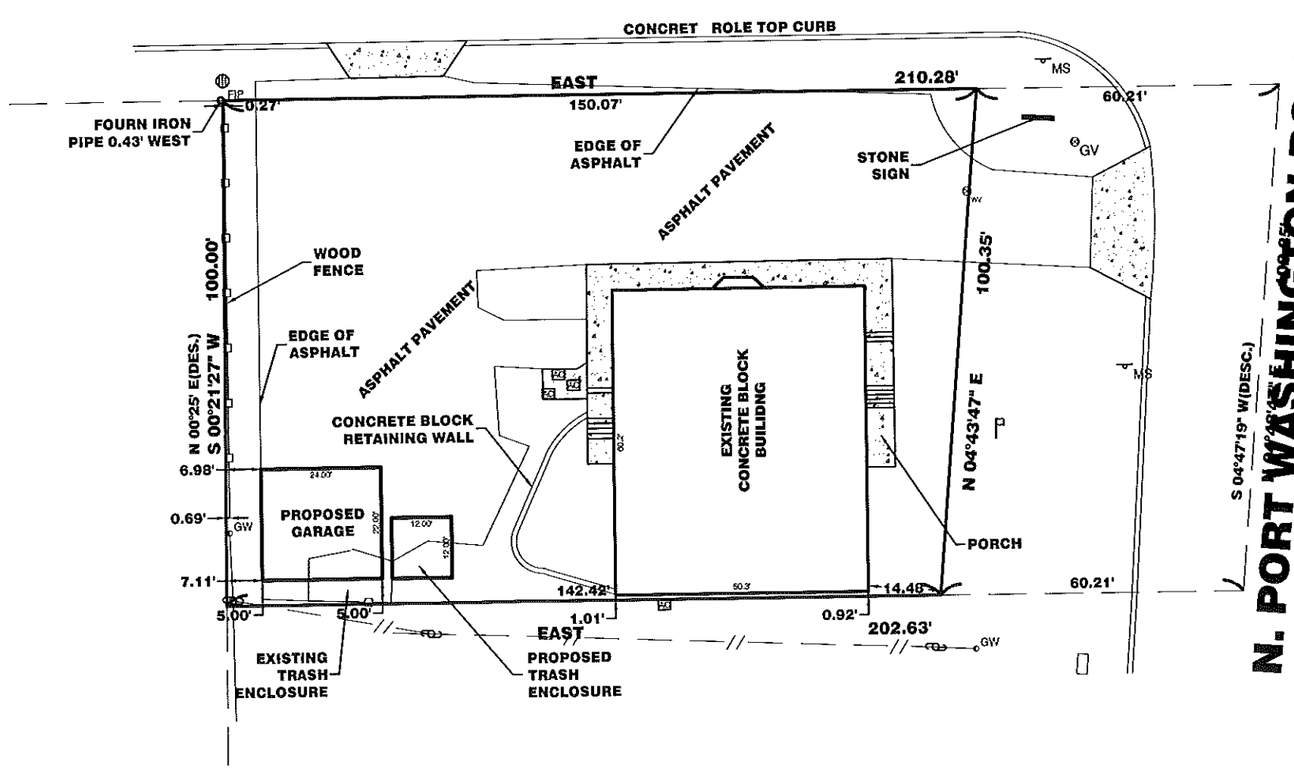
WISCONSIN
MARK L. WERTZ
S-1915
MILWAUKEE, WI
LAND SURVEYOR

N

GRAPHIC SCALE

30' 0 15' 30' 60'

1 inch = 30 ft



LAND INFORMATION SERVICES, INC.
ENGINEERS, SURVEYORS & CONSULTANTS
9110 W. STICKNEY AVENUE
WAUWATOSA, WI 53226
T 262.512.9000
www.lisinc.net

PLAT OF SURVEY
7929 N. PORT WASHINGTON ROAD
GLENDALE, WISCONSON

DRAWN BY: M.D.N.
CHECKED BY: M.L.W.
DATE: 10.4.18
JOB NUMBER: S18071R0P

REVISIONS

SHEET 1 OF 1

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