

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, January 8, 2019
6:00 P.M.**

1. Roll Call and Pledge of Allegiance.
2. Adoption of Minutes of Meeting of December 4, 2018.
3. a. Plan Commission Use and Occupancy Review, Whitefish Bay Jr. Dukes Baseball Club, Incorporated, 6633 North Sidney Place (6619-6637 Multi-Tenant Warehouse Facility). Review and approve youth baseball organization proposed baseball practice facility recreation use and occupancy.
Keith A. Bruett, Board Member
- b. Plan Commission Review, BMW of Milwaukee North, 5990 North Green Bay Avenue. Review and approve proposed changes to building and grounds, as well as signage.
Bob Murphy, Umansky Motor Car
- c. Planned Sign Program (PSP), Worth Multi-Tenant Office Building, 7929 North Port Washington Road. Review and approve proposed Planned Sign Program (PSP).
Terri and Bob Worth
- d. Plan Commission Review (Specific Implementation Plan), Hampton Inn, 7065 North Port Washington Road (CSM 8771, Lot 2 and Part of Lot 3). Review and approve proposed Hampton Inn (Hilton) architecture, site, landscaping, signage, lighting, and drainage/stormwater management, as well as use and occupancy.
Rachit Dhingra, Odyssey Glendale Hotel, LLC
Jason Daye, Excel Engineering
- e. Certified Survey Map (CSM), Hampton Inn, 7065 North Port Washington Road. Review and approve proposed CSM to modify CSM 8771, Lot2 and Part of Lot 3, for Hampton Inn project.
Rachit Dhingra, Odyssey Glendale Hotel, LLC
Jason Daye, Excel Engineering
- f. Plan Commission Review, Lakeshore Family Dentistry, 7155 North Port Washington Road. Review and approve proposed changes to architecture, site, landscaping, signage, lighting, and drainage/stormwater management, as well as use and occupancy.
Luke LaManna, Lakeshore Family Dentistry
Jordan O'Connor, Architect
- g. 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 Dedication Lands) from R-3 Residence District to PD-Planned Unit Development District-Multi-Family Residential, to include a 48-Unit Apartment Building located proximate and parallel 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). Reschedule Public Hearing for 6:00 p.m. Tuesday, February 5, 2019.

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.-

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, January 8, 2019

- Plan Commission Report -



- 3a. **Plan Commission Use and Occupancy Review, Whitefish Bay Jr. Dukes Baseball Club, Incorporated, 6633 North Sidney Place (6619-6637 Multi-Tenant Warehouse Facility).** Review and approve youth baseball organization proposed baseball practice facility recreation use and occupancy.

Whitefish Bay Jr. Dukes Baseball Club, Incorporated, seeks Plan Commission approval to have an indoor youth baseball practice use and occupancy located in a tenant space within the 6617-6637 multi-tenant facility. The parcel is zoned M-1 Warehouse, Light Manufacturing, Office, and Service District, and the proposed recreation use and occupancy is permitted with review and approval of the Plan Commission.

An aerial view of the 6619-6637 North Sidney Place premises is found below. The submittal materials indicate that the 6633 tenant space measures 30 feet by 120 feet, giving a total of 3,600 square feet, and that the 6637 tenant space is located toward the west side of the building.

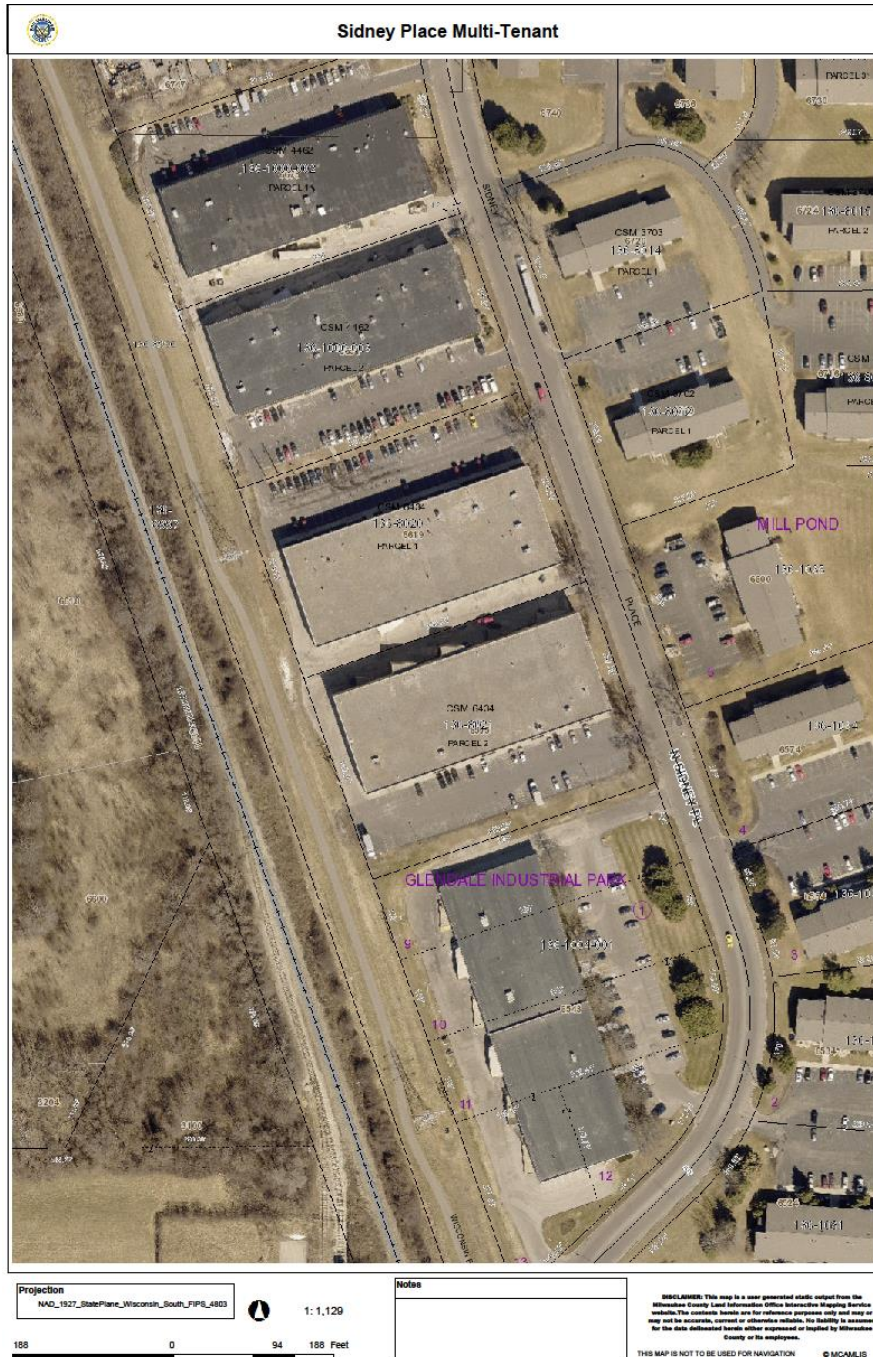
The proposed use and occupancy is limited to youth baseball skills development of the Whitefish Bay Jr. Dukes Baseball Club organization teams. The idea is to provide a facility that will allow for baseball skills development all year-round, with the indoor facility proposed for use in the cold weather months. The baseball club has 12 youth baseball teams with ages ranging from 9 to 14 years of age. The plan is to have at least one or more adult coach/volunteer present to supervise and instruct when youth are practicing there, and that there will be only a single team of not more than 12 youth practicing in the facility at a time, giving 13 to 17 persons as the maximum number of persons present (12 youth and one to five adults), although the submittal suggests that there may also be occasional baseball clinics with as many as 20 youth present. Depending upon the schedule of practice times it would seem possible that there may be members from two teams present.

Minimal changes would be made to the interior of the facility such as sport turf and netting for both batting and pitching practice. LED lighting would be installed and electrical outlets would be installed. There would not be any changes to the exterior of the building and there would not be any signage. The submittal says that they have a permanent light in the front of the tenant space.

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The submittal does not identify existing fire protection systems other than fire extinguisher. Security cameras are planned for the protection of the participants.

Aerial View of the 6619-6637 North Sidney Place Environs



Staff Report to the Plan Commission

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Site and Neighborhood Area.

The Exhibit Map shows the multi-tenant building and grounds, as well as the surrounding neighborhood environs, which includes the Glen Hills Apartment buildings and grounds located to the east of the facility, the neighboring multi-tenant buildings to the north and south, and the Kenco Label and Tag facility further to the south.

Proposed Facility Hours

The Whitefish bay Jr. Dukes Baseball Club proposes to operate the facility cold weather months Monday through Friday from 5:00 p.m. to 9:00 p.m., and Saturday and Sunday from 8:00 a.m. to 9:00 p.m., with possible sporadic use during the warmer months of the year.

Parking, Neighborhood Traffic, and Noise Concerns.

The submittal indicates that there are 12 to 15 parking spaces available to use. The neighborhood exhibit map indicates that the two primary ways to access the facility are via West Mill Road and North Sidney Place, and West Green Tree Road and North Sidney Place. The neighboring Glen Hills Apartments would be the immediate residential area most vulnerable to any traffic and/or noise.

Food Service

Food service is not proposed.

Staff Recommendation: Staff recommends that the Plan Commission grant use and occupancy approval for the Whitefish Bay Jr. Dukes Baseball Club, Incorporated, a youth baseball organization, as a youth baseball skills development training facility, in the 3,600 square-foot tenant space located at 6633 North Sidney Place, with the following requirements:

- 1) Closing time 9:00 p.m.;
- 2) All parking related to the facility to be accommodated within the 6619-6637 North Sidney Place premises;
- 3) Employee and delivery truck routes to utilize non-residential streets via a connected route from West Mill Road to North Sydney Place;
- 4) Signs require a Sign Permit per the City of Glendale Sign Code;

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- 5) Any dumpster enclosure(s) per Section 13.1.144(d) of the Zoning Code;
- 6) All building and fire codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium.

3b. Plan Commission Review, BMW Milwaukee North, 5990 North Green Bay Avenue. Review and approve proposed changes to building and grounds, as well as signage.

BMW of Milwaukee North seeks Plan Commission review and approval to make changes to the 5990 North Green Bay Avenue building and grounds. The proposed project is principally an interior renovation, which is not subject to review by the Plan Commission, and changes to the exterior signage and a modest landscape pavement element at the east (rear) entrance. The property is zoned PD Planned Unit Development and the minor exterior changes require review and approval of the Plan Commission.

Necessary Plan Commission Action

The necessary action is for the Plan Commission to consider approval of the proposed changes to the signage and site plan. Staff recommends that the pylon sign not be approved if in fact it is proposed to be changed from 10 feet to 25 feet in height (conflicting notations between two exhibits).

3c. Planned Sign Program (PSP), Multi-Tenant Office Building (Robert Worth), 7929 North Port Washington Road. Review and approve proposed Planned Sign Program (PSP).

Robert Worth (R.W. Realty, DBA Worth Realty) seeks Plan Commission review and approval of a Planned Sign Program (PSP) that was conceptually supported by the Plan Commission December 4, 2018.

Necessary Plan Commission Action

The necessary action is for the Plan Commission to approve the proposed Planned Sign Program (PSP) to include the two wall signs with the remittal of the required \$150 fee for a Planned Sign Program and Sign Permit fees for each sign.

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- 3d. Plan Commission Review (Specific Implementation Plan, Hampton Inn 7065 North Port Washington Road (CSM 8771, Lot 2 and Part of Lot 3).** Review and approve proposed Hampton Inn (Hilton) architecture, site, landscaping, signage, lighting, and drainage/stormwater management, as well as use and occupancy.

Odyssey Outlot, LLC, seeks Plan Commission review and approval to construct a Hampton Inn by Hilton at Lot 2 and Part of Lot 3 (See Item 3e. below) as it continues toward completing the Planned Unit Development project at the former Midway Motor Lodge site.

Aerial Photograph of the Site



Staff Recommendation: Staff recommends that the Plan Commission grant approval for ANR Outlot, LLC, to construct the Hampton Inn by Hilton per the architectural, site, landscaping, lighting, grading and drainage plans, 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;
- 2) Private water supply per the requirements of the State of Wisconsin and the Building Code;
- 3) Certified Survey Map being recorded at the Milwaukee County Register of Deeds office.

- 3e. **Certified Survey Map (CSM), Hampton Inn, 7065 North Port Washington Road.** Review and r proposed CSM to modify CSM 8771, Lot2 and Part of Lot 3, for Hampton Inn project.

The necessary action by the Plan Commission is to recommend to the Common Council, to approve the Certified Survey Map subject to payment of the \$175 (\$175.00) administrative fee, making the required technical corrections to the document, and payment of City Engineer CSM technical review fees, if any.

- 3f. **Plan Commission Review, Lakeshore Family Dentistry, 7155 North Port Washington Road.** Review and approve proposed changes to architecture, site, landscaping, signage, lighting, and drainage/stormwater management, as well as use and occupancy.

Lakshore Family Dentistry proposes to add to and renovate the existing Lakeshore Family Dentistry office located at 7155 North Port Washington Road. The site is zoned B-1, G2 and Plan Commission review and approval is required.

Architecture and Site Plan

The architecture and site plan are included in the Plan Commission materials. The submittal martials indicate that the existing premises is about 0.57 acres (24,611 square feet) and describes the project as a 1,500 square-foot addition to include matching exterior improvements to the existing

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building that includes stone veneer and siding accents. The parking lot will be modified to accommodate future parking requirements and traffic movements within the site without any change to the existing North Port Washington Road egress-ingress. The site plan includes 25 parking stalls, three more than existing, with a single ADA accessible space.

Proposed site lighting includes pole-mounted lights with cut-off fixtures. The landscaping plan is included with the submittal documents.

Staff Recommendation: Staff recommends that the Plan Commission grant approval for Lakeshore Family Dentistry to construct the proposed professional dental office improvements at 7155 North Port Washington Road site, all in conformance with the architectural, site, landscape, lighting, and signage plans, as well as granting approval of the use and occupancy, per the following requirements:

- 1) All modifications within the right-of-ways, disconnections or connections to City infrastructure (driveways, sanitary sewer, watermains, storm sewers, etc.) require prior review and approval and permits from the City of Glendale Department of Public Works;
- 2) All costs associated with modifications and connections within the right-of-way are the sole responsibility of the applicant;
- 3) Obtain a stormwater management permit per Glendale Code of Ordinances 6-5, and Milwaukee Metropolitan Sewerage District approval, if required;
- 4) Signage requires a Sign Permit per the Glendale Sign Code;
- 5) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary;
- 6) Dumpster enclosure in compliance with 13.1.144 of the Zoning Code;
- 7) City of Glendale building and fire codes per the Building Inspector, the North Shore Fire

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Department, and the North Shore Health Consortium;

8) Compliance with State of Wisconsin ADA parking requirements.

- 3g. **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 Dedication Lands) from R-3 Residence District to PD-Planned Unit Development District-Multi-Family Residential, to include a 48-Unit Apartment Building located proximate and parallel 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.** Reschedule Public Hearing for 6:00 p.m. Tuesday, February 5, 2019.

New Land Enterprises, LLP, informed the City that they will require some time to respond to Plan Commission comments made at the meeting of December 4, 2018, and also Tim Gokhman will be out of the country January 8, 2019. As such New Land asked that the Plan Commission Public Hearing date be changed to Tuesday, February 5, 2019.

Necessary Action

Schedule Public Hearing for 6:00 p.m. Tuesday, February 5, 2019, in the David Hobbs Honda for the People Community Room at Richard E. Maslowski Community Park, 2200 West Bender Road, Glendale, Wisconsin, in order to take and consider public comment about the proposed Project Plan.

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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, Karn Cronwell, Fred Cohn, Bruce Cole, Josh Wadzinski, and JoAnn Shaw. Absent: Tomika Vukovic (excused).

Other Officials Present: Todd M. Stuebe, Director of Community Development and City Clerk Miranda Etzel.

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised Thursday, November 29, 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. Cohn, seconded by Comm. Shaw, to approve the minutes of the meeting held Tuesday, November 13, 2018. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cronwell, Cohn, Cole, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

MATTERS TO BE CONSIDERED.

- I. 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.

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

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.

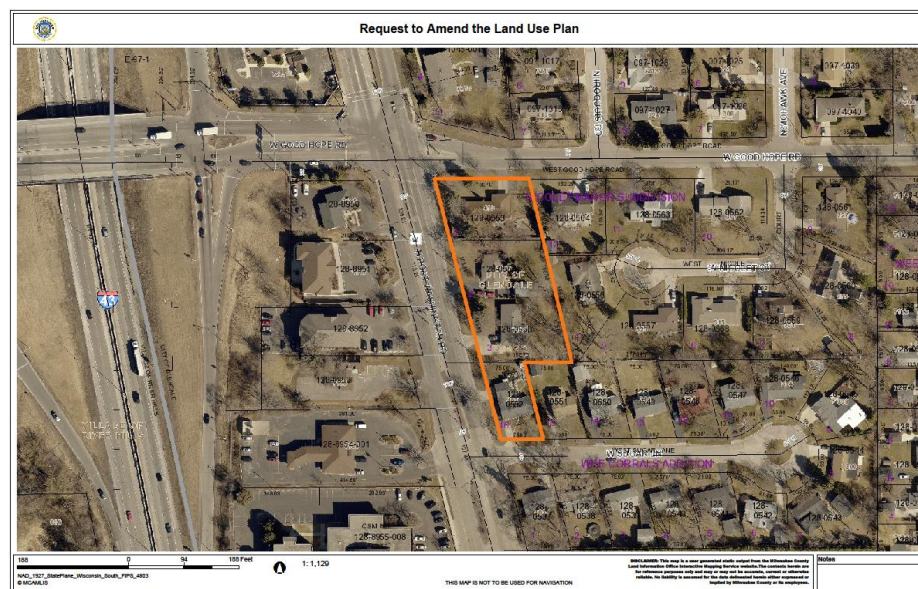
The B-1, G2 District (in each of the B-1 District categories) includes further requirements (per 13.1.34(d), (e), (f), and (g)), which deals with the Special Definition of Retail uses (not applicable in this case), Prohibited Uses, Required Application Materials, and the Site Requirements and Urban Design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

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

Community Development Director Todd Stuebe stated that the request of the four property owners is to rezone the four properties from R-7 Residence District to B-1, G2 District. The B-1, G2 District provides for office uses and there are appropriate zoning controls.

Mayor Kennedy stated that Staff are recommending the B-1, G2 District, and that in the Land Use Amendment process there have been Public

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Hearings at both the Plan Commission and Common Council, and that the Common Council will have a Public Hearing for the rezone, so the action may be to recommend to the Common Council to approve the rezone from R-7 Residence District to B-1, G2 District, and asked Staff to confirm if that is procedurally acceptable.

Director of Community Development Todd Stuebe affirmed that the Plan Commission may make the recommendation to the Common Council.

Motion by Comm. Wadzinski, seconded by Comm. Cronwell, that the Plan Commission recommends that the Common Council approve the rezoning of the four properties from R-7 Residence District to B-1, G2 District. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cronwell, Cohn, Cole, and Wadzinski. Noes: Comm. Shaw. Motion carried 5-1.

- II. 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.

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

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

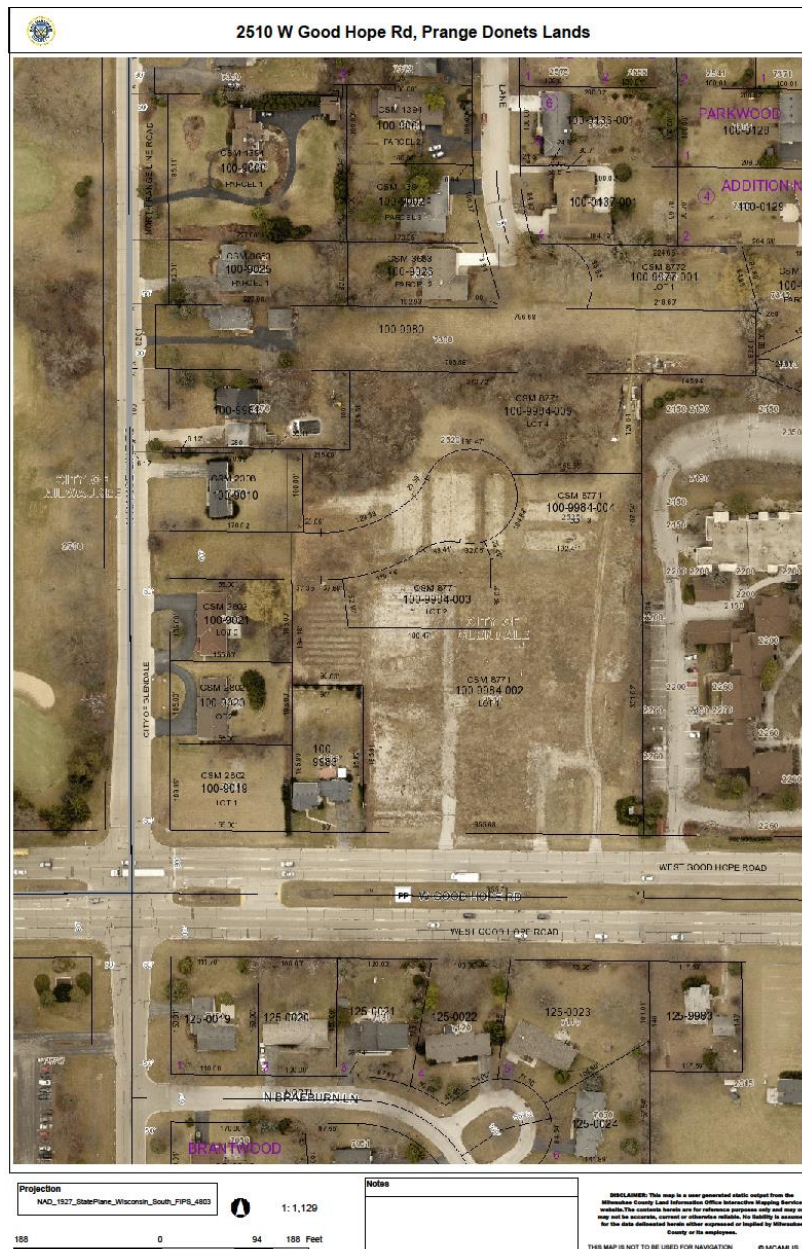
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within the remaining lands to the north between the apartment building and the north property line.

Necessary Action

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

Aerial Photograph of the Site



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Community Development Director Todd Stuebe stated that 89 living units are proposed as a 48-unit Apartment Building along West Good Hope Road and 41 Townhome Garden Apartments to the north, with a density of about 16 units per acre within the 5.42 acre property, and that Jason Korb is present this evening to present the proposed project to the Plan Commission.

Jason Korb introduced himself as project architect with Korb Associates Architects representing New Land Enterprises (Boris and Tim Gokhman arrived about this time). Mr. Korb walked the Plan Commission through the essential project concept and elements. Mr. Korb stated that the site was greenhouses for many years and as a result there is soil contamination at depth and, as a result, the cost to remediate would not support the previously proposed single-family residential. Mr. Korb said that New Land had done the math and came to the minimum density that would not require City participation was about 80 units, and believes that Glendale residents do not want to leave and not everybody wants to go downtown, and also do not want the maintenance, so they have arrived at this concept that includes townhomes in bundles of 4, 5, and 6, and that appropriately they are not too close to West Good Hope Road, they will have a berm feature to act as a buffer, and they have the density to support the development costs, continuing to present the artistic image views of the project, beginning with the townhomes indicating that there will be a boulevard from North Range Line Road and a single entrance drive from West Good Hope Road, so they will be removing two drive openings, and that as for the four story building there will be 30 feet to allow for utilities along West Good Hope Road where they will maintain a landscape buffer deliberately not develop one to one-1/2 acres.

Tim Gokhman responded to inquiries about the project and explained the design in terms of the perceived market for these units, explaining that they are not aware of anything else offering this concept with private two car garages and indoor heated parking, an interior lot, as well as scattered street parking.

Mayor Kennedy said that previously they have been shown landscape that looks really nice and asked of there will be this level of lush landscape.

Mr. Korb said that he agrees about Bender and that in a project like this...(Tim Gokhman commenced to speak).

Tim Gokhman said that if anybody is not familiar with their work to jump on their website and consider their 25 year portfolio which speaks for itself, and continued saying that the reason that the project has the scale that it does is they have to take care of the soil contamination and also they include on premise staff, that at this scale relates to having a different level of service and amenities, and that the job cannot be done at less, and suggested going to their properties, and that he is happy to schedule tours, and that they have all their own tools and trucks, and that they do both property development and management.

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Comm. Cronwell suggested that she has to admit that it is appropriate to crunch the numbers, although the density gives some concern, and that it does seem like a lovely proposal, that the boulevards look lovely, if it is to scale.

Mr. Korb stated that the images are absolutely to scale, and that all the views which includes the artistic views are built from the Site Plan drawing.

Comm. Cronwell said that they are beautiful images not to scale.

Tim Gokhman said that the goal is to be consistent with the development to the east, and going north on scale with the single-family homes and leaving one acre.

Comm. Wadzinski said that the townhomes look great and inviting with contemporary materials, although has concerns with the four-story building, the articulation and three floors of fiber cement lap siding covering the entire building, and that he would like to look at more articulation of the apartment building, and would like to see views from eye level street view, that from above it looks great.

Mr. Korb said that he thought that they had that but they may not have it with them.

Comm. Wadzinski said the density is a concern, a problem you have, that it is not your lot, in fill around there, and that there is a golf course and park but not sidewalks, continuing that there are City, State, and County interests, one sidewalk connection along the street to the park, and that the last project had not left to West Good Hope Road, a boulevard straight west to North Range Line Road, and going to the north there is North Range line Road and North Green Bay Avenue coming in at funny angles, and a new development at the corner there adding traffic will dump traffic morning and night bother, already allot of accidents and fast-moving traffic along North Green Bay Avenue, and want to bring it to your attention now, the cut-through from North Range Line Road along Wending to North Green Bay Avenue, have to solve with a light to the north, it is expensive, complicated with State, County, and City, and this is a tremendous development, which needs to deal with.

Mayor Kennedy observed that they will add 60 to 80 cars per day.

Tim Gokhman said that they can have a look at it and have done traffic engineering studies before to make educated decisions, although every time they do a study they find that it does not make that much difference, that it is a goofy corner, and that where there is a will there is a way, and explains in terms of economics, marketability, who will live there, with the goals being to capture more than a single market segment, people in Shorewood and Whitefish Bay are looking to sell the homes, empty nesters, who want to stay, and the in-bound looking for the school system who are testing the market who are new to the community, and for those seeking non-steps the townhomes are not a solution, so two bedrooms without stairs mean a multi-story building, although all two-bedrooms is a mistake,

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and the divorced, so diverse multiple housing types are more popular with one and two and three bedrooms, only the townhome limits.

Comm. Wadzinski thinks zoo with kids traffic patterns.

Tim Gokhman said they would complete the traffic engineering study.

Comm. Cohn said that he agrees with Comm. Wadzinski theory that the front building is a rectangular box with a flat roof, that is a sticking point, and although they have parking in the two car garages he does not see the parallel parking with each unit.

Mr. Korb said that they are wide enough to parallel park behind each unit, they do block the garage.

Comm. Cohn said that he does not see the entrances and asked if there is a central parking lot.

Mr. Korb said that there is a surface parking lot immediately north of the apartment building for the apartment building. And that they can also enjoy green space.

Comm. Cohn asked what the target price is for rentals.

Tim Gokhman said that for a one bedroom \$1,500, two bedroom just below \$2,000 to \$2,300 per month.

Comm. Cohn asked what the big difference is between the apartment and the townhome.

Tim Gokhman said yes and no, the townhomes are bigger, the per square foot is higher in the apartment building.

Comm. Cole said that Comm. Wadzinski did a good job on the front building plan, regardless the density needs to go east, and that it is difficult to look at that density until you look at the traffic side.

Tim Gokhman said that in the Riverwest they have data points, they split the traffic into two egress-ingress points.

Comm. Shaw said that the entire project is rental property, with the townhome versus the row house, think of in England, and that she did not see the trash area for the project..

Mr.. Korb reiterated row house.

Tim Gokhman suggested it is more like condo versus apartment, that there will be multi-family in the building, apartment house with inside garage, pick-up car and then out, contract staff multi-family, townhome renters, 60 to 90 percent are still doing landscaping and snow removal, fire department access.

Mr. Korb said that there would be dedicated storage areas for snow, and that people spending that much money do expect things.

Motion by Comm. Cole, seconded by Comm. Cronwell, that the Plan Commission schedules a Public Hearing for 6:00 p.m., January 8, 2019. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cronwell, Cohn, Cole, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

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- III. 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.

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

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



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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 Mikkelsen obtained the Building Permit for Fred E. Mikkelsen, 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

Tuesday, December 4, 2018

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.

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 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 requirement: 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

Mayor Kennedy asked about changes to the building interior.

Terry Worth said that it is essentially paint and carpeting, and that there was a salon there with plumbing there, and that they would carpet and paint until there are more tenants.

Mayor Kennedy asked how many tenants and if they all had electric.

Terry Worth said that they each have their own electric and that there are four separate air conditioning units and furnaces.

Mayor Kennedy asked if the cobbler/tailor had made up their mind.

Terry Worth said that they had sold himself a house and that he was still getting settled, and that when he looked at the place previously it was full of stuff, that was three years ago and now it has been cleaned out so he can see it now.

Comm. Cole asked if there was a ramp for wheel chairs access.

Terry Worth said that is what they are doing now.

Director of Community Development Todd Stuebe stated that the Plan Commission may approve the uses and occupancies together with the proposed changes to the building and grounds, which includes constructing a detached garage, and then as to the signage the Plan Commission has to recognize that the existing monument sign is located within the public street right-of-way and that the City of Glendale Sign Code prohibits commercial signs within the public street right-of-way (or off-premise) and for that reason a Signage Permit for the

Tuesday, December 4, 2018

monument signage is not viable. For office buildings with three or more tenants such as this building the Plan Commission can qualitatively review and approve a Planned Sign Program , and if it finds the proposed wall signs acceptable the Plan Commission can give the property owner conceptual acknowledgement that it finds the signs acceptable such that at the Plan Commission January 8, 2019, it can grant approval of same as a Planned Sign Program for the 7929 North Port Washington Road property.

Motion by Comm. Cronwell, seconded by Comm. Cole, that the Plan Commission approves the three proposed uses and occupancies, as well as the proposed changes to the building and grounds, which includes the proposed detached garage. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cronwell, Cohn, Cole, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

Motion by Comm. Wadzinski, seconded by Comm. Cole, that the Plan Commission finds acceptable the concept for the proposed wall signage and the item will be formally reviewed as a Planned Sign Program at the Plan Commission meeting to be held January 8, 2019. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cronwell, Cohn, Cole, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

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

Mr. Stuebe stated that the required action is for the Plan Commission to reschedule the regular January 1, 2019 (New Year's Day) Plan Commission meeting to 6:00 p.m. TUESDAY, JANUARY 8, 2019, due to the New Year's Day Holiday.

Motion by Comm. Cohn, seconded by Comm. Cole that the Plan Commission change the date and time of the January Plan Commission meeting to be held at 6:00 p.m., Tuesday, January 8, 2019, due to the New Year's Day Holiday. Roll Call: Ayes: Mayor Kennedy, Commissioners Cronwell, Cohn, Cole, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

ADJOURNMENT.

Motion by Comm. Cohn, seconded by Comm. Cole, to adjourn the Plan Commission until the rescheduled regular meeting to be held at 6:00 p.m., Tuesday, January 8, 2019, 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

CITY OF GLENDALE -- PLAN COMMISSION
Tuesday, December 4, 2018

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

Todd M. Stuebe, Director of Community Development

Respectfully Submitted: December 5, 2018, and January 4, 2019.

PLAN COMMISSION REVIEW APPLICATION

APPLICANT INFORMATION

Name of Applicant: Keith A. Bruett
Legal Name of Business: Whitefish Bay Jr. Dukes Baseball Club, Inc.
Name of Business Owner (if different from Applicant): Club is a 501(c)(3) non-profit
Applicant Address (City, State, and Zip Code): 4924 N. Elkhart Ave
Whitefish Bay, WI 53217

Office Phone Number: (414) 277-5411 Cell: (414) 218-0419 Fax: _____

Applicant E-Mail: Keith.Bruett@Quarles.com

Applicant Signature: Keith A. Bruett Date: 11/28/18

PROPERTY INFORMATION

6633 N. Sidney Place
Property Address: Glendale, WI 53209 Tax Key Number: _____ Zoning District: M-1

Property Owner (if different from Applicant): Hakaduli Properties LLC

Property Owner Address (City, State, and Zip Code): 4877 Larkin St.
Whitefish Bay, WI 53217

Property Owner Phone: (262) 439-4207 Cell: (262) 339-2240 Fax: (262) 439-4201

Property Owner E-Mail: bpichler@mghl.net

Property Owner Signature: _____ Date: _____

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): Whitefish Bay Jr. Dukes
Baseball / indoor baseball hitting and pitching practice

Total Building Area: 3,600 To Be Occupied Area: 3,600 sq. ft.

Lot Size: Depth: 120ft. Width: 30ft. Area: 3,600 sq. ft.

Previous Occupant in To Be Occupied Space: vacant

Other Uses of This Site: _____

Total Number of Parking Spaces: 12-15 Parking Spaces Available to Tenancy: 12-15

Business Hours (Days and Hours of Operation): Not a commercial retail business, but will be used by

Total Number of Employees: 0 Maximum Number of Employees at Site at One Time: 3-5 coaches

Primary Contact Person for This Project: Keith A. Bruett no employees

Primary Contact Phone: (414) 277-5411 Cell: (414) 218-0419 Fax: _____

Primary Contact E-Mail: Keith.Bruett@Quarles.com

baseball
teams
seven
days a
week

CITY OF GLENDALE USE ONLY

Date of Application: _____ Time: _____ Received by with date: _____ Tentative Hearing Date: _____

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Plan of Operation Outline

Please submit a detailed cover letter outlining all applicable items provided in the list below.

1. Name of Business, Address

- Whitefish Bay Jr. Dukes Baseball Club, Inc.
4924 N. Elkhart Avenue
Whitefish Bay, WI, 53217

2. Name of Owner, Address

- The baseball club is a 501(c)(3) nonprofit organization, so we don't have an owner. Keith Bruett is the president of the club, which is run by the board of directors. Mr. Bruett's address is the same as the club's:

4924 N. Elkhart Avenue
Whitefish Bay, WI 53217

3. Name of Applicant (if different from owner)

- Keith Bruett

4. Legal Description of Property

- Certified Survey Map No. 6434, SE1/4 SEC 24-8-21, Parcel 1

5. Tax-Key

- I do not know the tax-key for the property

6. Zoning of Property

- I believe it is zoned M-1, warehouse, light manufacturing, office & services.

7. Lot Size (Depth, Width, Area)

- The depth is 120 ft. The width is 30 ft. the area is 3,600 sq. ft.

8. Dimensions and all levels (floors) of buildings

- We leased a warehouse space that is a single story space that is 120 ft. deep, 30 ft. wide and 20 ft. high.

9. Total Floor Area

- The total floor area of the space that we leased is 3,600 sq. ft.

10. Specific uses of the entire property and buildings

- We are not aware of the other tenants in the industrial park, other than Webster Carpentry which is next door to our unit.

11. Minimum and maximum numbers of employees

- Whitefish Bay Jr. Dukes does not have any employees. The space will be used by our 12 youth baseball teams (ages 9-14) within the organization. There will

be at least one (usually more) adult coach/volunteer at the facility at any time that kids are practicing.

12. Days of Operation

- The facility will be in use even days a week during the colder months when kids can't play outdoors. During the warmer months, the facility will get only sporadic use.

13. Hours of Operation

- Weekdays from 5:00pm to 9:00pm. Weekends from 8:00am -9:00pm.

14. Signage (Type, Lighted?, Wall, Free-Standing, Monuments, Size, Location, etc)

- None.

15. What Conditions has the State or County imposed upon your use of the property

- None that we are aware of.

16. Security Fencing

- None.

17. Do you feel there will be any problems such as Noise, Odors, Glare, Potential Fire Hazards, or Smoke resulting from the proposed use?

- No, we do not anticipate any such problems.

18. Are you proposing food services?

- No.

19. Did the State of Wisconsin approve your interior building plans?

- No. The only interior revisions to the warehouse space are to add turf and netting for batting and pitching. We also added LED lighting and additional electrical outlets for pitching machines.

20. What provisions are you making for fire protection and human safety?

- In terms of fire protection, it is my understanding that the unit is equipped with a fire extinguisher. I am not aware whether the unit is sprinklered. We are adding security cameras to the unit as well for the safety of participants.

21. What are your rules and regulations of the property?

- The use of the space will be regulated by the club's board of directors. We are requiring that participants using the batting cages wear protective helmets while using the cages. We'll have a regular schedule for teams to use the facility, such that as a general rule there will be only one team of no more than twelve kids in the facility at any given. At least one (although typically more) adult is required to be in the facility supervising (and typically instructing) if any youth players are present.

22. List the Timetable for completion of building construction and anticipated grand opening date

- We do not have much that needs to be completed before we would be in a position to use the space. So we would like to begin using the space as soon as an occupancy permit were approved.

23. Proposed On-site Security Measures

- We are installing security cameras on the premises. And we have a permanent light on in the front of the space.

24. Anticipated maximum number of facility users and viewers at one time (including special events)

- The maximum number of people that will be in the space typically would be 12 players and 3-5 coaches/parent volunteers. There may be the occasional baseball clinic on a weekend that may increase that number closer to twenty players, but that would be a rare instances in which that may occur.

25. Any other information you or the Plan Commission feels is pertinent

- None that I can think of at this time.

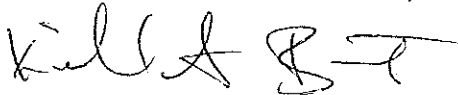
26. Business Plan

- We do not have a formal business plan. We are a community-based, youth baseball organization. Our plan with respect to this space is to allow the youth players in our organization to be able to play baseball all year around, by having a space to be able to pitch and hit during the colder months when outdoor baseball is not an option.

27. Entire Grant Application and County Issued Request for Proposal

- None.

28. Your Name, Signature, and Date on the Plan of Operation Document

Keith A. Bruett


11/29/18



50

PARCEL 1

CSM 4462

136-1800-3003

PARCEL 2

136-3012

PARCEL 1

CSM 6434

136-8020

6619

PARCEL 1

6600

PLACE

CSM 6434

136-8021

6675

PARCEL 2

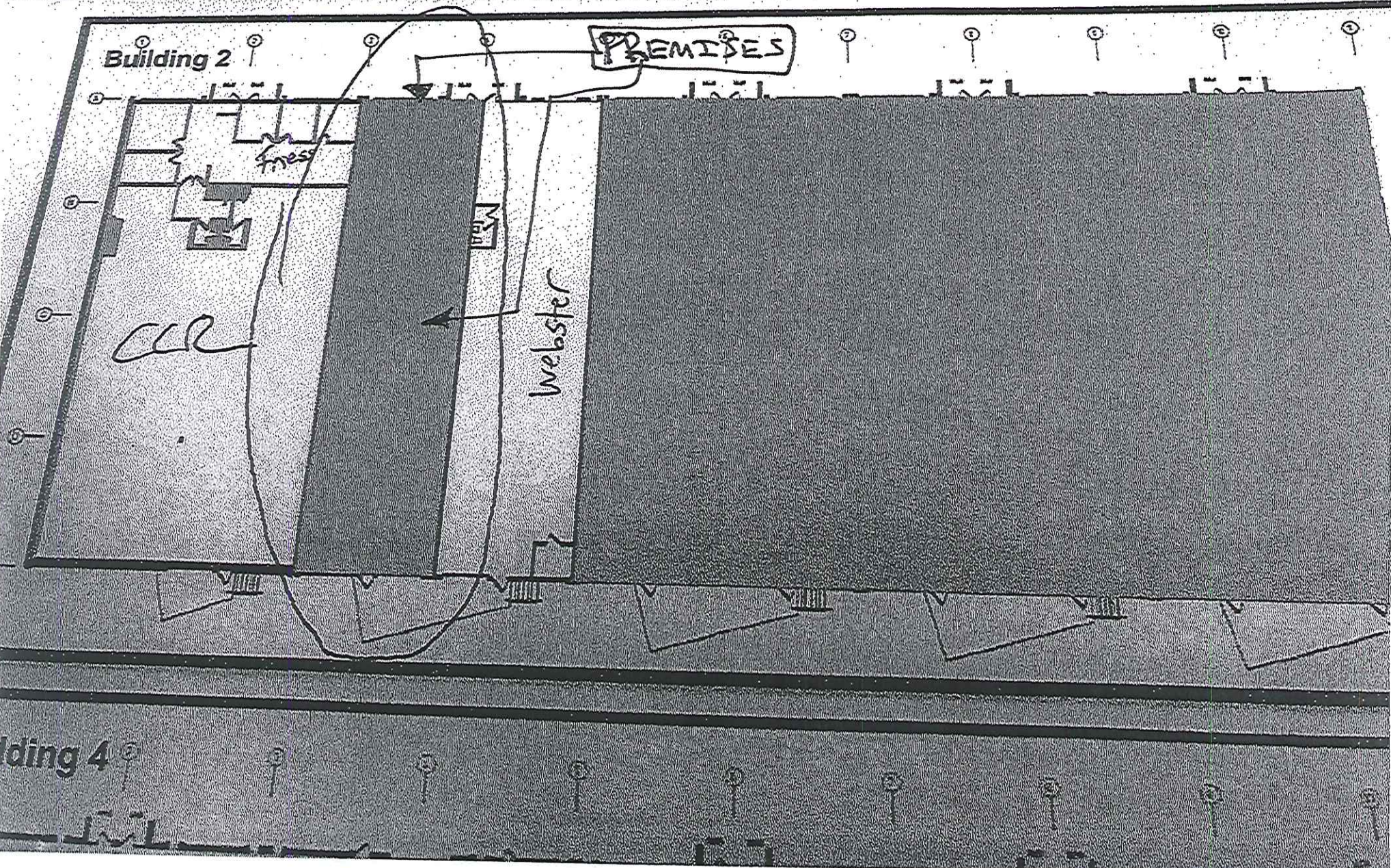
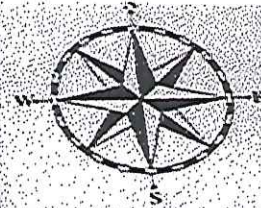
N. SENECA PLACE

GLENSALE INDUSTRIAL PARK

136-1004-0001

6543

Glendale Business Center
North Sidney Place
Glendale, WI 53209



3b.



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: BMW of Milwaukee North
Legal Name of Business: Umansky UBG, LLC
Name of Business Owner (if different from Applicant): Danny Umansky
Applicant Address (City, State, and Zip Code): 5990 N. Greenbay Ave
Milwaukee, WI 53209
Office Phone Number: 414 290 4200 Cell: _____ Fax: _____
Applicant E-Mail: _____
Applicant Signature: _____ Date: _____

PROPERTY INFORMATION

Property Address: 5990 N. Greenbay Ave Parcel 168-9026-000 Tax Key Number: _____ Zoning District: _____
Property Owner (if different from Applicant): Umansky Properties WI
Property Owner Address (City, State, and Zip Code): 2611 Ridgeway Rd
Memphis, TN 38119
Property Owner Phone: 901-312-6191 Cell: _____ Fax: 901-284-0333
Property Owner E-Mail: elindsey@umanskyauto.com
Property Owner Signature: _____ Date: 11/27/18

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): BMW of Milwaukee North
NEW CAR DEALER

Total Building Area: 48,495 To Be Occupied Area: 48,495
Lot Size: Depth: 760' Width: 440' Area: 197,844 Sq Ft
Previous Occupant in To Be Occupied Space: YES
Other Uses of This Site: NONE

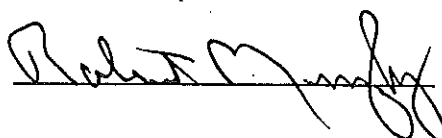
Total Number of Parking Spaces: 274 Parking Spaces Available to Tenancy: —
Business Hours (Days and Hours of Operation): MON-FRI 7⁰⁰AM-8⁰⁰PM SAT 8⁰⁰AM-5⁰⁰PM
Total Number of Employees: 60 Maximum Number of Employees at Site at One Time: 60
Primary Contact Person for This Project: BOB MURPHY
Primary Contact Phone: 414 290 1474 Cell: _____ Fax: 414-290-1484
Primary Contact E-Mail: bmurphy@umanskymotorcars.com

CITY OF GLENDALE USE ONLY

Application Fee: \$300 Date of Application: 12/7/18 Time: _____ Received by with date: _____ Tentative Hearing Date: 1/8/2019
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Plan of Operation Outline

BMW of Milwaukee North showroom remodel

- 1) Umansky UBG, LLC 5990 N. Green Bay Ave. Glendale, Wi. 53209
- 2) Danny Umansky, 2611 Ridgeway Rd. Memphis, Tn. 38119
- 3) Same
- 4) Certified Survey Map #7570, SE ¼, SEC 30-8-22 Lot 1
- 5) 1689026000
- 6) Commercial
- 7) 760' x 440' (approx.) 4.28 acres
- 8) Overall dimension 319' x 238'
- 9) 48,495 sq ft
- 10) Auto dealership, sales and service
- 11) 50 min 60 max
- 12) Monday – Saturday
- 13) 7:00 AM – 8:00 PM
- 14) Lighted wall sign and lighted logo sign on Green Bay Ave. elevation, lighted wall sign on Florist Ave. elevation, lighted wall sign and lighted logo sign on east elevation, lighted monument sign on Florist at entrance.
- 15) Standard automotive dealership regulations
- 16) None
- 17) No
- 18) No
- 19) Yes
- 20) Standard fire suppression and ADA rules applied
- 21) Non-smoking building, 10 MPH limit on property, standard retail business rules
- 22) Anticipated completion May 1, 2019
- 23) None
- 24) 150
- 25) Remodel of new and used car showroom
- 26) Normal automotive dealership business
- 27) None
- 28) Robert Murphy  07DEC18

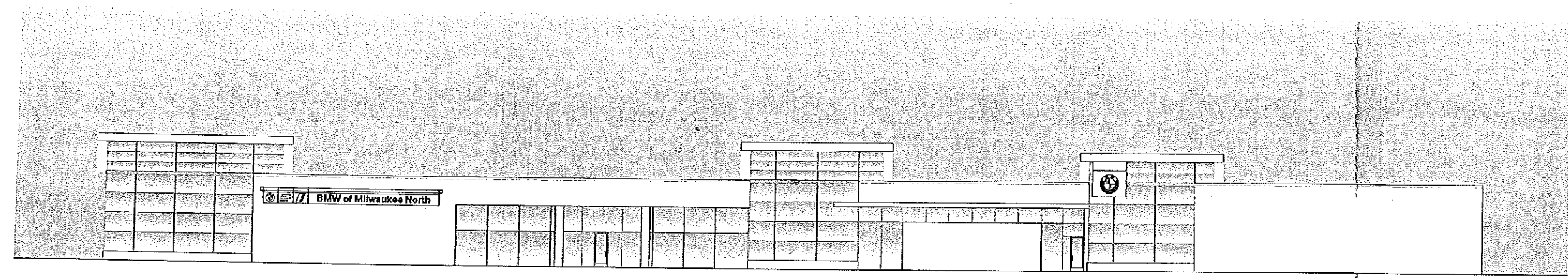
12/7/2018



ARCHITECTURE
DENTON ARCHITECTURE
1052 OAKHAVEN ROAD
MEMPHIS, TN 38119
OFF. 901.761.3905
FAX. 901.761.4103

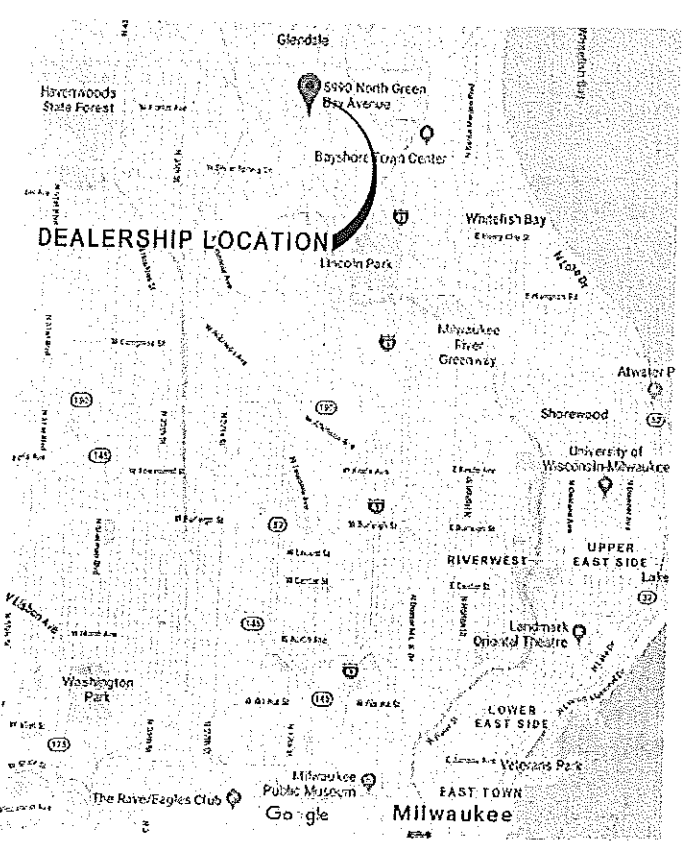
ENGINEERING
HARDWOOD ENGINEERING
CONSULTANTS
255 NORTH 21ST STREET
PELKAUKEE, WI 53253
OFF. 414.775.5554
FAX. 414.775.9299

OWNER
UMANSKY AUTOMOTIVE GROUP
2011 RIDGEWAY ROAD
MEMPHIS, TN 38119
OFF. 901.312.6191
FAX. 901.881.4143

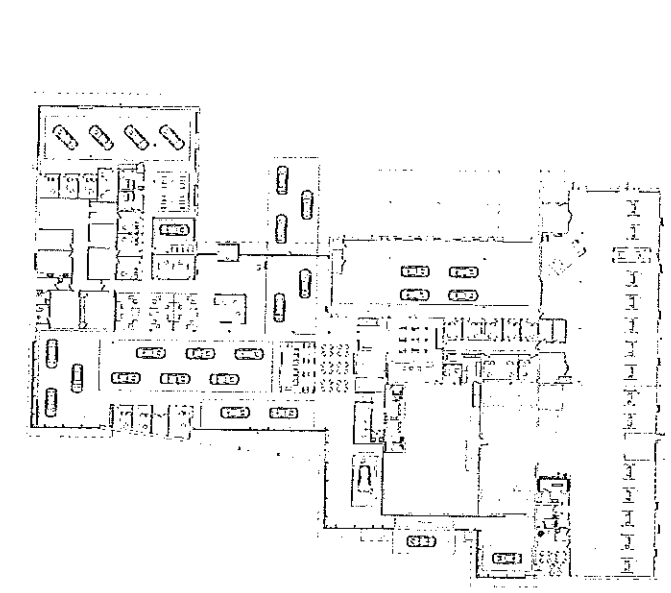


DA DENTON ARCHITECTURE

VICINITY MAP



TOTAL BUILDING PLAN



CODE INFORMATION

APPLICABLE CODES		PERMIT INFORMATION	
BUILDING CODE:	2009 INTERNATIONAL BUILDING CODE (IBC) WISCONSIN AMENDMENTS	PROJECT ADDRESS:	
Mechanical CODE:	2009 INTERNATIONAL MECHANICAL CODE (IMC) WISCONSIN AMENDMENTS	STREET NUMBER:	5990
PLUMBING CODE:	2009 INTERNATIONAL PLUMBING CODE (IPC) WISCONSIN AMENDMENTS	STREET NAME:	GREEN BAY AVENUE
FIRE CODE:	2009 INTERNATIONAL FIRE CODE (IFC) WISCONSIN AMENDMENTS	CITY:	GLENDALE
FUEL & GAS CODE:	2009 INTERNATIONAL FUEL & GAS CODE (IFGC) WISCONSIN AMENDMENTS	STATE:	WISCONSIN
ENERGY CONSERVATION:	2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WISCONSIN AMENDMENTS	ZIP:	53208
EXISTING CODE:	2009 INTERNATIONAL EXISTING BUILDING CODE (IEBC) WISCONSIN AMENDMENTS	DESCRIPTION:	
ELECTRICAL CODE:	2011 NATIONAL ELECTRICAL CODE (NEC) WISCONSIN AMENDMENTS	USE OF BUILDING:	MOTOR VEHICLE SHOWROOM
ACCESSIBILITY LAW: AMERICANS WITH DISABILITY ACT (ADA) REVISED SEPTEMBER 15, 2010		SPRINKLER SYSTEM:	PEN AREA 13
		CONSTRUCTION TYPE:	1 - 8 (2nd floor)
		TOTAL HEIGHT:	33'-0" (11 Story w/Mezzanine)
		CLASS OF WORK:	REMODEL EXISTING BUILDING
		BUILDING USE:	BUSINESS (B)
		DESCRIPTION OF WORK:	REMODEL EXISTING AUTOMOBILE DEALERSHIP FOR EXISTING SALES OFFICES, INCLUDING ALL NEW INTERIOR FINISHES AND NEW EXTERIOR FACADE
		SALES:	18,167 SF
		ADMINISTRATION:	4,214 SF
		BUILDING SUPPORT:	1,098 SF
		CUSTOMER:	2,840 SF
		PARTS:	3,021 SF
		SERVICE:	18,840 SF
		GROUND LEVEL TOTAL:	48,180 SF
		PARTS MEZZANINE:	1,000 SF
		STORAGE:	1,000 SF
		BUILDING TOTAL:	50,240 SF

CODE ANALYSIS	
APPROXIMATION:	GLENDALE, MILWAUKEE COUNTY, WI
BUILDING USE GROUP:	GROUP B (BUSINESS)
BUILDING AREA:	27,319 square feet (business) (first floor) 21,641 square feet (storage) (mezzanine) 1,000 square feet (storage) (mezzanine) 50,240 square feet (total)
AREA PER OCCUPANT:	300 SF per occupant (storage) 100 SF per occupant (business)
OCCUPANCY:	27,319 / 100 = 274 occupants 22,921 / 100 = 229 occupants 357 occupants

REST ROOM FIXTURE REQUIREMENTS	
CHAPTER 29 - 2009 INTERNATIONAL BUILDING CODE	
USE	LOAD
B	274 / 12 = 23
W	1100
S	77 / 12 = 6
SUBTOTAL	351
REQUIRED TOTALS	5
PROVIDED TOTALS	5

WATER CLOSETS	
MALE	RATIO
1 per 25 for first 50 - 1 per 50 for remainder exceeding 50	3.74
1 per 100 for remainder exceeding 50	0.39
5	4.13
5	4.13
5	4.13
5	4.13

LAVATORIES	
MALE	RATIO
1 per 25 for first 50 - 1 per 50 for remainder exceeding 50	3.74
1 per 100 for remainder exceeding 50	0.39
3.74	0.39
3.74	0.39
3.74	0.39
3.74	0.39

FOUNTAINS	
1 per 100	2.74
2.74	2.74
2.74	2.74
2.74	2.74

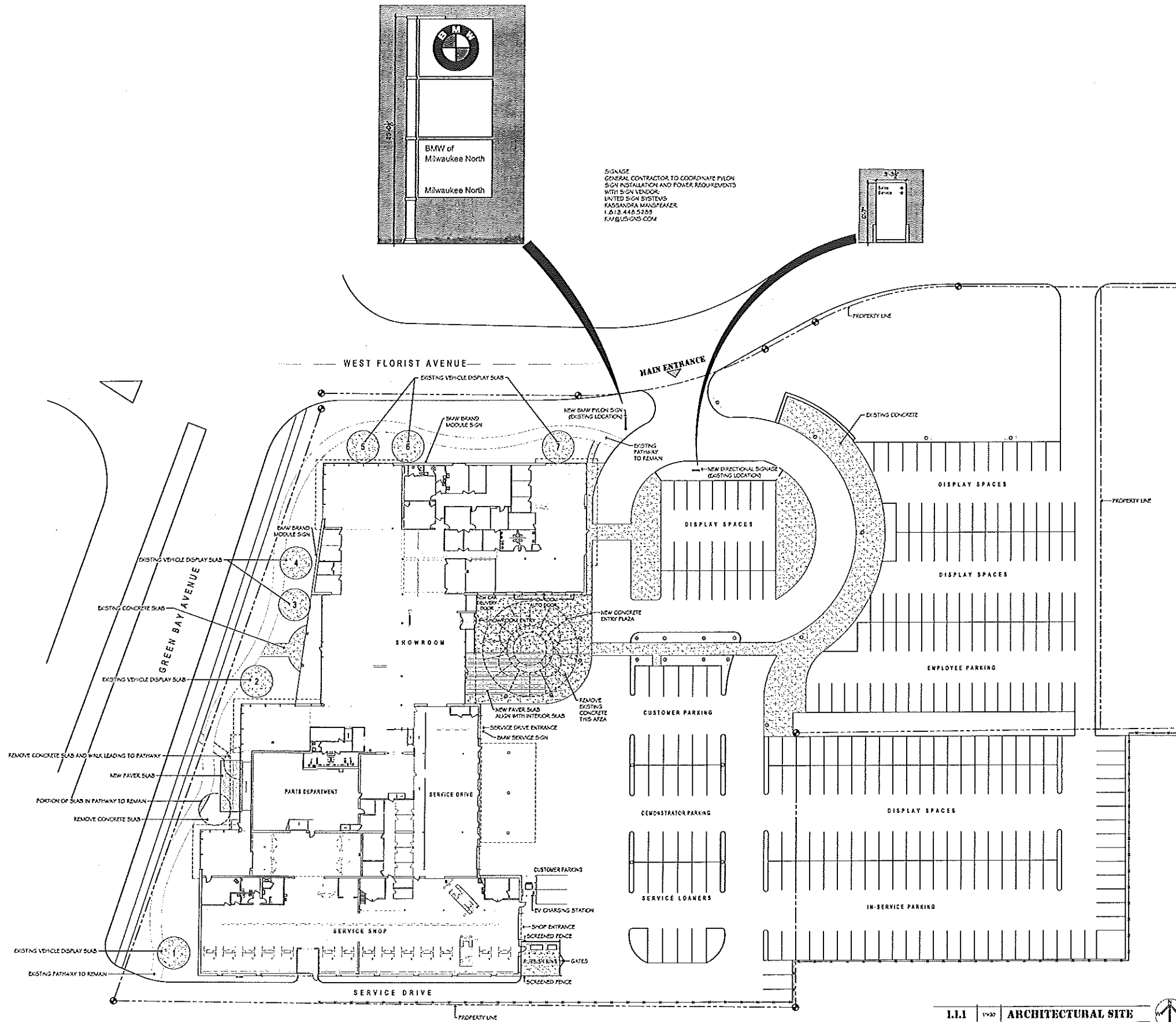
DRAWING INDEX

A ARCHITECTURAL (17 DWGS)	
1	INDEX & TITLE SHEET
2	ARCHITECTURAL SITE PLAN
3	TOTAL BUILDING PLAN
4	FOUNDATION PLAN
5	FIRST FLOOR PLAN
6	REFLECTED CEILING PLAN
7	SOUTH CONST/OUTLET PLAN
8	CENTER CONST/OUTLET PLAN
9	NORTH CONST/OUTLET PLAN
10	WALL SECTIONS
11	WALL DETAILS
12	PLAN DETAILS
13	FINISH SCHEDULE
14	DOOR & WALL SCHEDULE
15	WISCONSIN WALL SCHEDULE
B STRUCTURAL ENGINEERING (8 DWGS)	
1	PARTIAL FOUNDATION PLAN
2	PARTIAL ROOF FRAMING PLAN
3	STRUCTURAL DETAILS
4	STRUCTURAL DETAILS
5	STRUCTURAL DETAILS
6	STRUCTURAL NOTES
C MECHANICAL ENGINEERING (7 DWGS)	
1	NORTH SECTION DEVIATION
2	CENTER SECTION DEVIATION
3	MECHANICAL SCHEDULES
4	NORTH SECTION MECHANICAL PLAN
5	CENTER SECTION MECHANICAL PLAN
6	MECHANICAL DETAILS
7	MECHANICAL LEGEND
D PLUMBING/FIRE PROTECTION (8 DWGS)	
1	ISO-METRIC FIRE PROTECTION PLAN
2	PLUMBING DEVIATION PLAN
3	CENTER FOUNDATION PLUMBING NEW
4	NORTH FOUNDATION PLUMBING NEW
5	CENTER PLUMBING PLAN NEW
6	ISO-METRIC PLUMBING PLAN
E ELECTRICAL ENGINEERING (19 DWGS)	
1	SOUTH ELECTRICAL DEMO
2	CENTER ELECTRICAL DEMO
3	NORTH ELECTRICAL DEMO
4	ELECTRICAL SITE PLAN
5	SOUTH LIGHTING PLAN
6	CENTER LIGHTING PLAN
7	NORTH LIGHTING PLAN
8	SOUTH POWER PLAN
9	CENTER POWER PLAN
10	NORTH POWER PLAN
11	LIGHTING FIXTURE SCHEDULE
12	ELECTRICAL SCHEDULES
13	ELECTRICAL SCHEDULES
14	ELECTRICAL SCHEDULES
15	ELECTRICAL SCHEDULES
16	ELECTRICAL SCHEDULES
17	ELECTRICAL SCHEDULES
18	ELECTRICAL SCHEDULES
19	ELECTRICAL SCHEDULES

MILWAUKEE NORTH
5990 North Green Bay Avenue • Milwaukee Wisconsin 53209

DRAWING TOTAL RECAP
A - ARCHITECTURAL 17 DWGS
B - STRUCTURAL ENGINEERING 8 DWGS
C - MECHANICAL ENGINEERING 7 DWGS
D - PLUMBING/FIRE PROTECTION 8 DWGS
E - ELECTRICAL ENGINEERING 19 DWGS
TOTAL 59 DWGS

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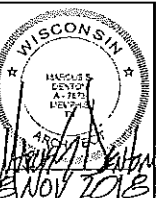


REVISIONS

DENTON
ARCHITECTURE
1032 Oakwood Road | Phone: 761-3000 | Fax: 761-4000

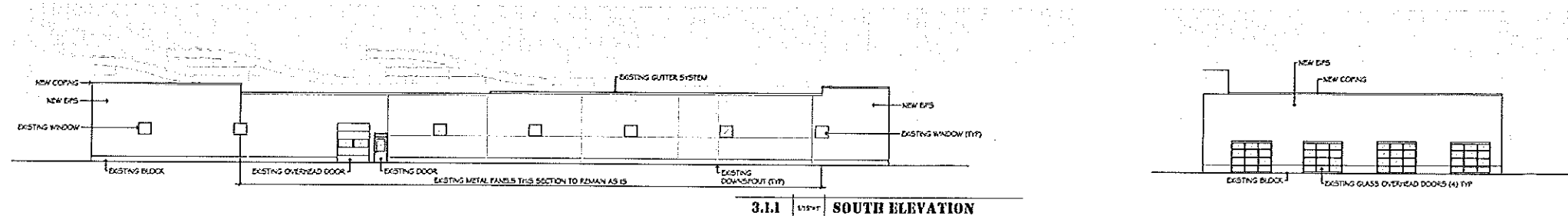
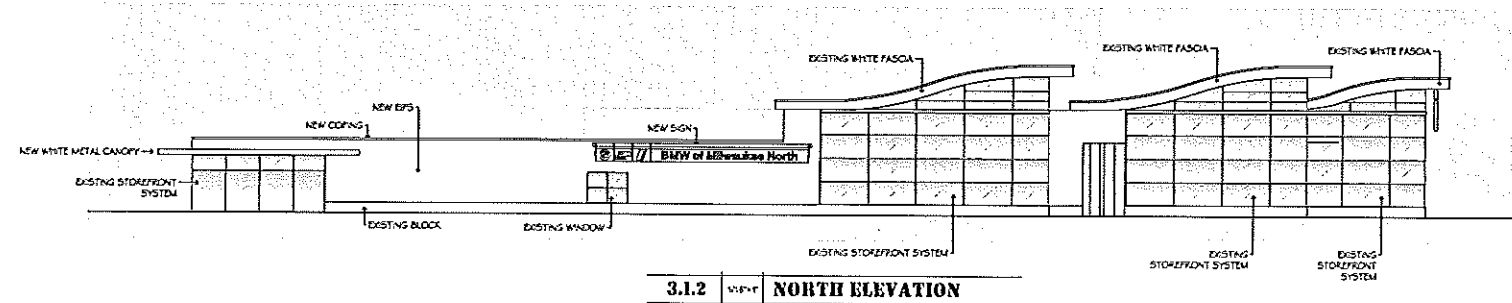
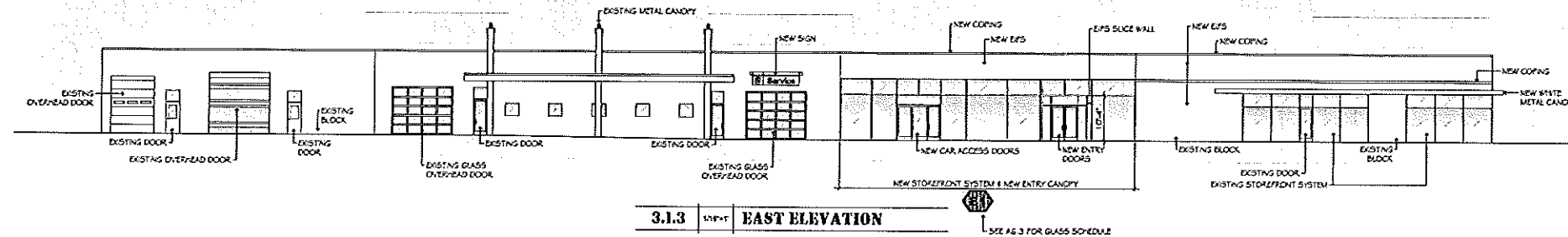
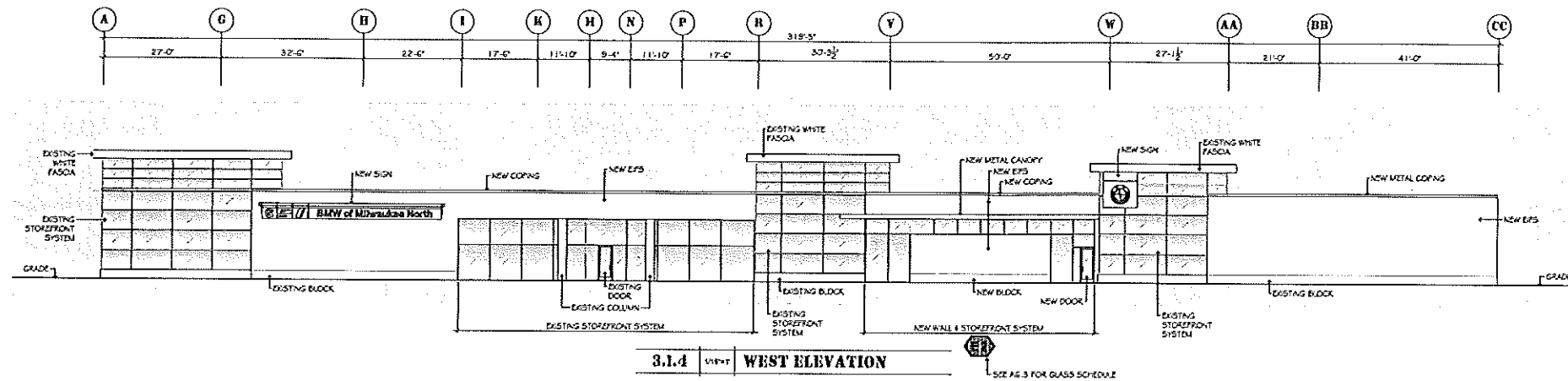


MILWAUKEE NORTH
5990 North Green Bay Avenue • Milwaukee Wisconsin 53209



BY: ASD
REF: DUALINE
PROJ: 17103
DATE: 10 OCTOBER 2018
ALL
17
SITE PLAN

N:\Drawings\2017\Wisconsin\Milwaukee\5990NorthGreenBayAvenue\BMW\CD\5990NorthGreenBayAvenue-BMW-A301.dwg, 11/20/2018 9:12:06 AM, Adobe PDF, pc3, ARCH, D, 1:192, COPYRIGHT DENTON ARCHITECTURE ALL RIGHTS RESERVED

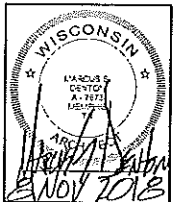


REVISIONS

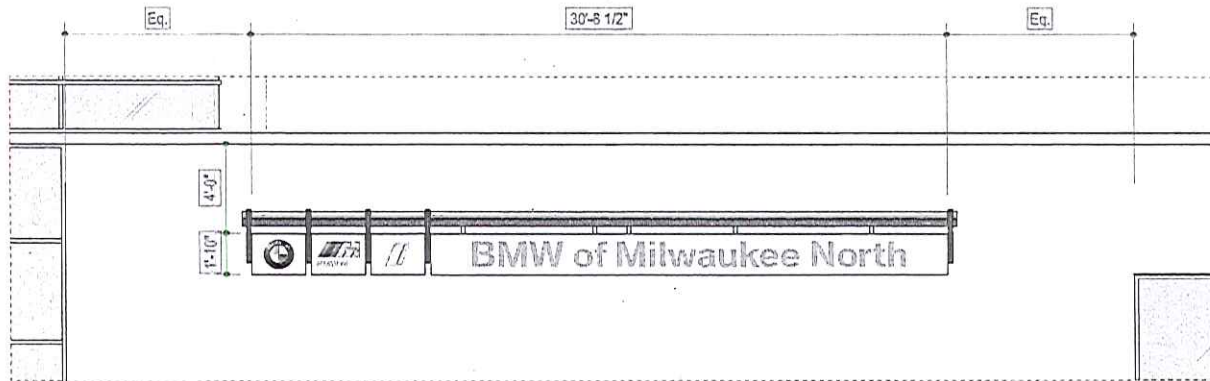
DENTON ARCHITECTURE
1002 Cambridge Road | Memphis, TN 38108 | Tel: 901.390.7444 Fax: 901.390.7445



MILWAUKEE NORTH
5990 North Green Bay Avenue • Milwaukee Wisconsin 53209

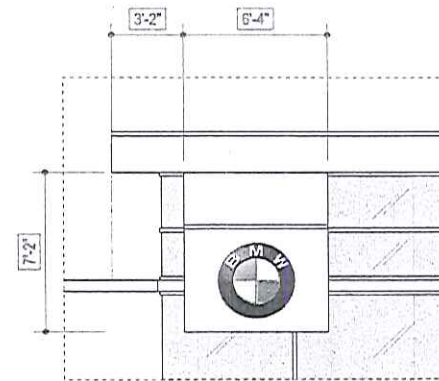


BY: MSJ File
REF: 000000 W
PROJ: 1703
DATE: 10 OCTOBER 2018
A3.1
17
ELEVATIONS



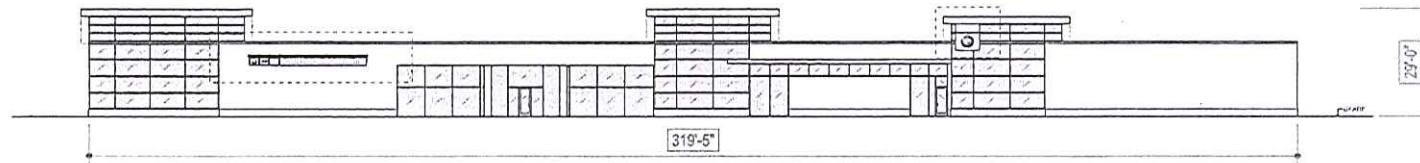
CNM1 Detail View

Scale: 3/16"=1'-0" @ 11x17



LDLM5-VEM-5 Detail View

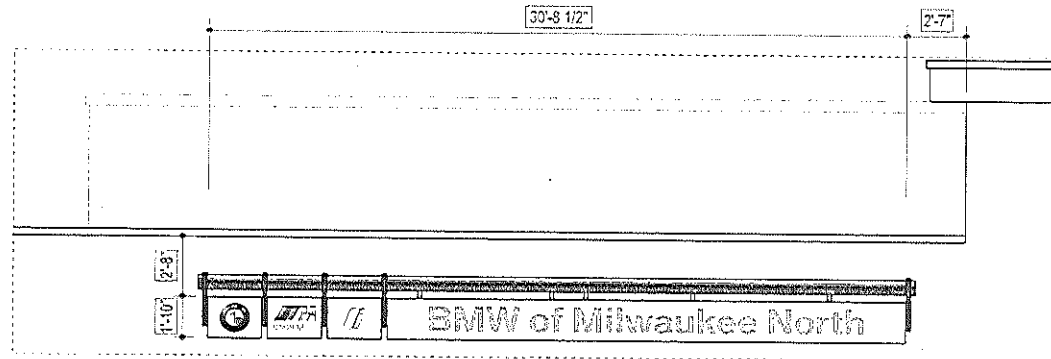
Scale: 3/16"=1'-0" @ 11x17



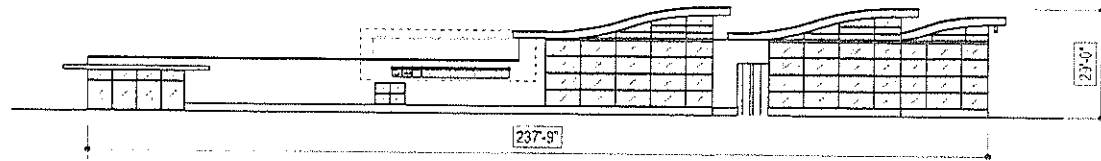
West Elevation

Scale: 1/32"=1'-0" @ 11x17

CLIENT:	BMW of Milwaukee North	THIS DESIGN AND RELATED SPECIFICATIONS ARE SUBMITTED AS PART OF OUR PROPOSAL AND IS TO REMAIN OUR PROPERTY EXCLUSIVELY UNTIL ACCEPTED AND APPROVED BY PURCHASE.	THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 100 OF THE NATIONAL ELECTRICAL CODE AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.	CUSTOMER APPROVAL: SIGNATURE: _____ DATE: _____ APPROVAL RECEIVED BY UNITED: _____ DATE: _____	IMPORTANT: PERMANENT ACCESS TO THE BACK SIDE OF THE WALL IS REQUIRED FOR INSTALLATION AND WIRING OF THE SIGN. IF IT IS NOT AVAILABLE IT MUST BE PROVIDED BY THE CUSTOMER BEFORE INSTALLATION.	UWB united visual branding	206 Tower Drive Oldsmar, Florida 34677 www.uvbrand.com 813-855-3300
LOCATION:	Milwaukee, WI						
DATE:	10-01-18						
DRAWING #	BMW-Milwaukee-201						
DRAWN BY:	SD	REV # DESCRIPTION DATE BY					



CNM1 Detail View
Scale: 3/16"=1'-0" @ 11x17

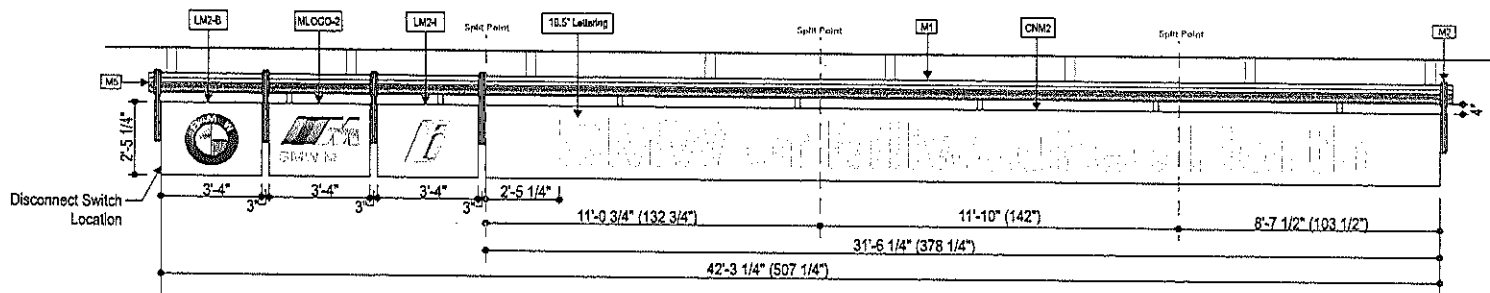


North Elevation
Scale: 1/32"=1'-0" @ 11x17

CLIENT:	BMW of Milwaukee North	THIS DESIGN AND RELATED SPECIFICATIONS ARE SUBMITTED AS PART OF OUR PROPOSAL AND IS TO REMAIN OUR PROPERTY EXCLUSIVELY UNTIL ACCEPTED AND APPROVED BY PURCHASE.				THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 606 OF THE NATIONAL ELECTRICAL CODE AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.	CUSTOMER APPROVAL:	IMPORTANT: PERMANENT ACCESS TO THE BACK SIDE OF THE WALL IS REQUIRED FOR INSTALLATION AND WIRING OF THE SIGN. IF IT IS NOT AVAILABLE IT MUST BE PROVIDED BY THE CUSTOMER BEFORE INSTALLATION.
LOCATION:	Milwaukee, WI						SIGNATURE _____	
DATE:	10-01-18						DATE: _____	
DRAWING #	BMW-Milwaukee-201a						APPROVAL RECEIVED BY UNITED _____	
DRAWN BY:	SD	SHEET NO. 11 x 17	REV #	DESCRIPTION	DATE	BY	DATE: _____	

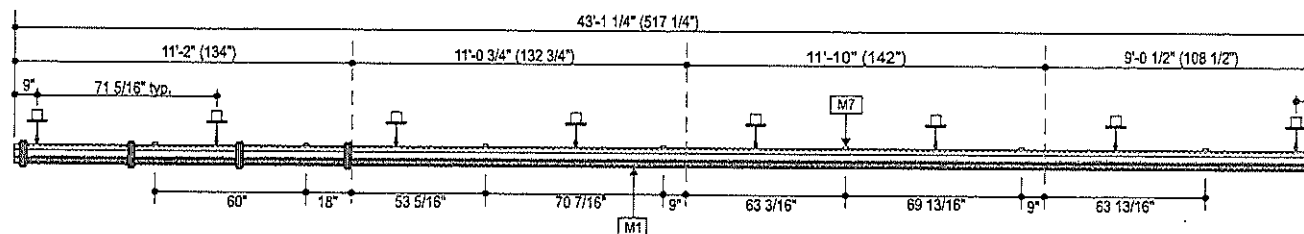


206 Tower Drive
Oldsmar, Florida 34677
www.uvbrand.com
813-855-3300



Elevation

Scale: 1/4"=1'-0" @ 11x17



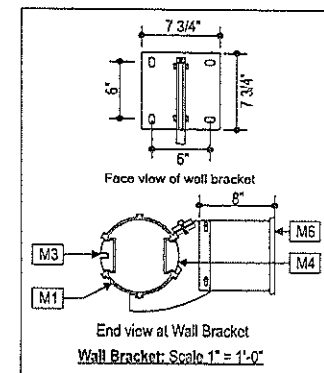
Plan View

Scale: 1/4"=1'-0" @ 11x17

CNM2 SQFT.
2'-5 1/4" x 42'-3 1/4"
= 103.12 SQFT.

Approx. Weight = 1950 Lbs

Note:
Dealer responsible for providing adequate structural members to support signage.

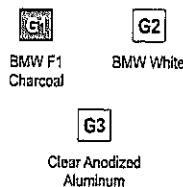


Specifications:
Sign modules are fabricated from .090 aluminum faces painted G2.
Internally illuminated routed faces.
Lettering is 3/4" clear acrylic push-through with 20 gauge Polished Stainless Steel on First Surface
Logo modules are identical to pylon modules, mounted with stainless steel hardware.

Material Description

M1	200mm pole - bearing structure. Length as required (2" past outside cantilevers, typ.)
M2	Cantilever supports at each end of facade module (29" ±) w/ 1/2" S.S. mounting hardware
M3	LED insert strip on front of bearing structure (typ)
M4	Blank Insert strip on building side of bearing structure (typ)
M5	End Cap (typ)
M6	Wall Brackets: Spaced no further than 7'-0" as required for overall length. Minimum three required per bearing structure.
M7	Middle Support Brackets: on modules longer than 10 feet. Brackets add stability to sign structure. Spaced 6'-0" on center (CNM1-3) and 3'-0" on center for a CNM4

Color Specifications

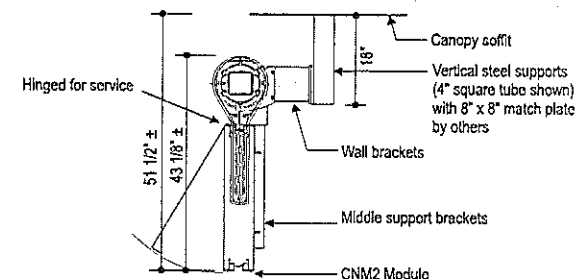


Electrical Specifications

Electrical circuit dedicated to sign only required. Power to sign to be installed and supplied by others.

CABINET Power Supplies
12v/60w
Qty Req'd: 7 @ 1.1 Amps Ea
White LED's

Bearing Structure Power Supplies:
Qty Req'd: 1 @ 1.0 Amps Ea
Max. Amps Req'd: 8.7
Voltage Req'd: 120-277v



Detail

Scale: 1/2" = 1'-0" @ 11x17

CLIENT: BMW of Milwaukee North
LOCATION: Milwaukee, WI
DATE: 10.07.15
DRAWING #: BMW-Milwaukee-303
DRAWN BY: CT

THIS DESIGN AND RELATED SPECIFICATIONS ARE SUBMITTED AS PART OF OUR PROPOSAL AND IS TO REMAIN OUR PROPERTY EXCLUSIVELY UNTIL ACCEPTED AND APPROVED BY PURCHASE.

REV #	DESCRIPTION	DATE	BY



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 680 OF THE NATIONAL ELECTRICAL CODE AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

CUSTOMER APPROVAL:

SIGNATURE: _____
DATE: _____
APPROVAL RECEIVED BY UNITED: _____
DATE: _____

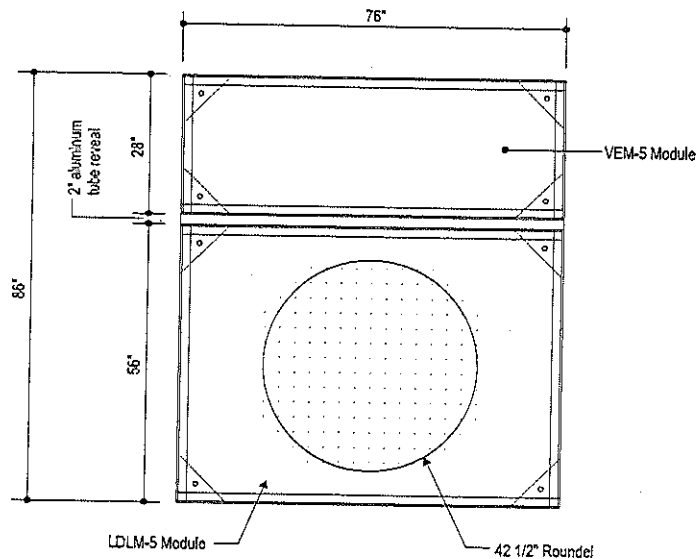
IMPORTANT:
PERMANENT ACCESS TO THE BACK SIDE OF THE WALL IS REQUIRED FOR INSTALLATION AND WIRING OF THE SIGN. IF IT IS NOT AVAILABLE IT MUST BE PROVIDED BY THE CUSTOMER BEFORE INSTALLATION.



206 Tower Drive
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813-855-3300

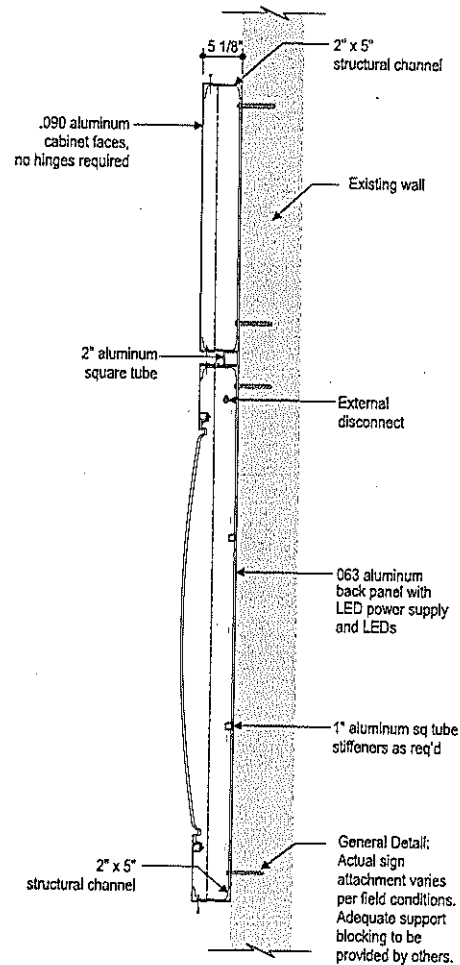
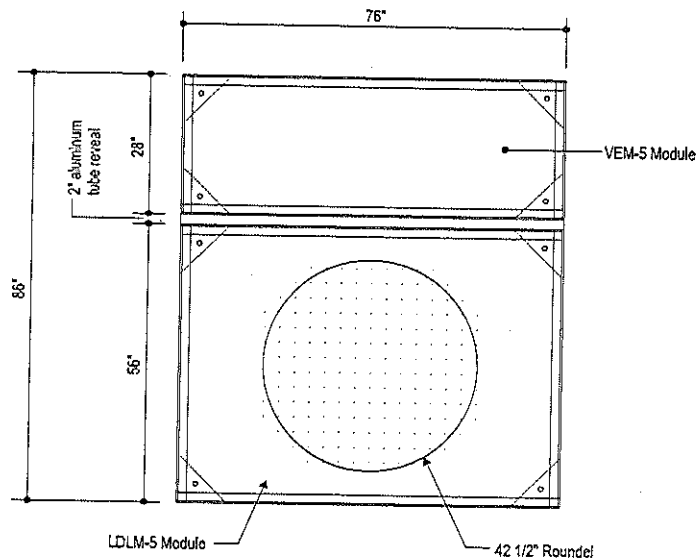
Plan

Scale: 1/2"=1'-0" @ 11x17



Elevation

Scale: 1/2"=1'-0" @ 11x17



Module Sections

Scale: 3/4"=1'-0" @ 11x17

LDLM5 & VEM-5
4'-8" x 6'-4"
= 29.5 Sq Ft

Approx. Weight = 375 Lbs

Electrical Specifications

Power Supply: 12V/60W
Qty Req'd: 2 @ 1.1 Amps Ea

White LEDs

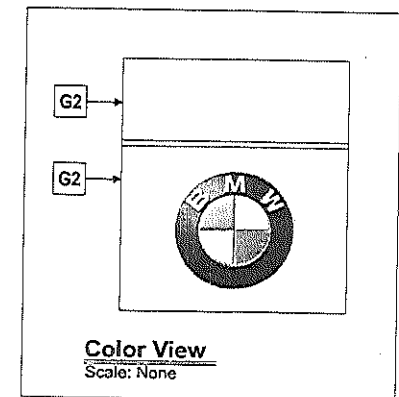
Max Amps Req'd: 2.2

Voltage Req'd: 120V/277V

Color Specifications

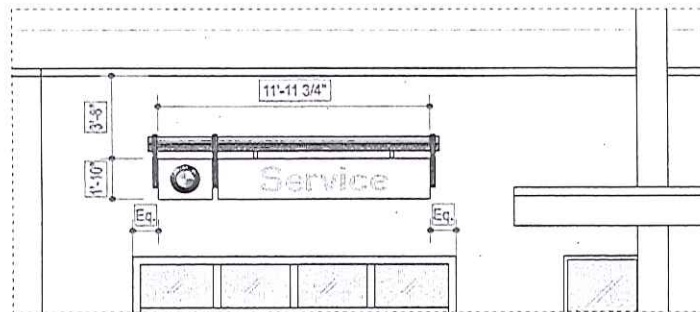
G2

BMW White



Color View
Scale: None

CLIENT:	BMW of Milwaukee North	THIS DESIGN AND RELATED SPECIFICATIONS ARE SUBMITTED AS PART OF OUR PROPOSAL AND IS TO REMAIN OUR PROPERTY EXCLUSIVELY UNTIL ACCEPTED AND APPROVED BY PURCHASE.	REV #	DESCRIPTION	DATE	BY	THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 606 OF THE NATIONAL ELECTRICAL CODE AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER WIRING AND BONDING OF THE SIGN.	CUSTOMER APPROVAL: SIGNATURE: _____ DATE: _____ APPROVAL RECEIVED BY UVB: _____ DATE: _____	IMPORTANT: PERMANENT ACCESS TO THE BACK SIDE OF THE WALL IS REQUIRED FOR INSTALLATION AND WIRING OF THE SIGN. IF IT IS NOT AVAILABLE IT MUST BE PROVIDED BY THE CUSTOMER BEFORE INSTALLATION.	206 Tower Drive Oldsmar, Florida 34677 www.uvbbrand.com 813-855-3300
LOCATION:	Milwaukee, WI									
DATE:	08-28-18									
DRAWING #	BMW-Milwaukee-305									
DRAWN BY:	SD	SD 11 x 17								

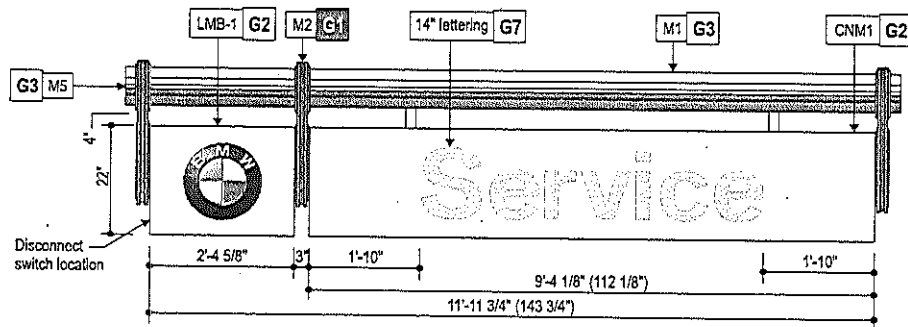


CNM1 Detail View
Scale: 3/16"=1'-0" @ 11x17



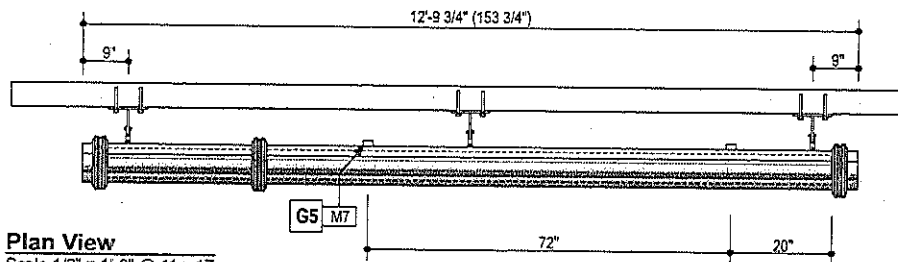
East Elevation
Scale: 1/32"=1'-0" @ 11x17

CLIENT:	BMW of Milwaukee North	THIS DESIGN AND RELATED SPECIFICATIONS ARE SUBMITTED AS PART OF OUR PROPOSAL AND IS TO REMAIN OUR PROPERTY EXCLUSIVELY UNTIL ACCEPTED AND APPROVED BY PURCHASE.	REV # DESCRIPTION DATE BY	THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 605 OF THE NATIONAL ELECTRICAL CODE AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.	CUSTOMER APPROVAL: SIGNATURE _____ DATE: _____ APPROVAL RECEIVED BY UNITED _____ DATE: _____	IMPORTANT: PERMANENT ACCESS TO THE BACK SIDE OF THE WALL IS REQUIRED FOR INSTALLATION AND WIRING OF THE SIGN. IF IT IS NOT AVAILABLE IT MUST BE PROVIDED BY THE CUSTOMER BEFORE INSTALLATION.	UVB united visual branding	206 Tower Drive Oldsmar, Florida 34677 www.uvbrand.com 813-855-3300
LOCATION:	Milwaukee, WI							
DATE:	10-01-18							
DRAWING #	BMW-Milwaukee-201b							
DRAWN BY:	SD	11 x 17						



Elevation

Scale: 1/2" = 1'-0" @ 11 x 17



Plan View

Scale 1/2" = 1'-0" @ 11 x 17

Specifications:

Sign modules are fabricated from .090 aluminum faces painted G2.
Internally illuminated routed faces.
Lettering is 3/4" clear acrylic backed with 3635-30 white diffuser with #8 20 ga polished stainless steel overlays.
Logo modules are identical to pylon modules, mounted with stainless steel hardware.

Material Description

Material	Description
M1	200mm pole - bearing structure, Length as required (2" past outside cantilevers, typ.)
M2	Cantilever supports at each end of facade module (29" ±) w/ 1/2" S.S. mounting hardware
M3	LED insert strip on front of bearing structure (typ)
M4	Blank insert strip on building side of bearing structure (typ)
M5	End Cap (typ)
M6	Wall Brackets: Spaced no further than 7'-0" as required for overall length. Minimum three required per bearing structure.
M7	Middle Support Brackets: on modules longer than 10 feet. Brackets add stability to sign structure. Spaced 6'-0" on center (CNM1-3)

Color Specifications

G1	G2
BMW F1 Charcoal	BMW White
G3	G7
Clear Anodized Aluminum	3/4" clear acrylic backed with 3635-30 white diffuser with #8 20 ga polished stainless steel overlays
G5	
RAL 9006 Silver	

Electrical Specifications

Electrical circuit dedicated to sign only required. Power to sign to be installed and supplied by others.

CABINET Power Supplies

12v/60w
Qty Req'd: 1 @ 1.1 Amps Ea
5 LED modules
See layout sheets

Bearing Structure Power Supplies:

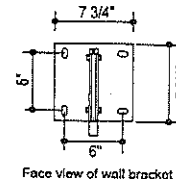
Qty Req'd: 1 @ 1.0 Amps Ea

Max. Amps Req'd: 2.1

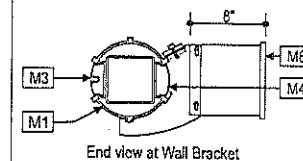
Voltage Req'd: 120-277v

CNM1 SQFT.
1'-10" x 11'-11 3/4"
=22 SQFT.

Approx. Weight = 375 Lbs

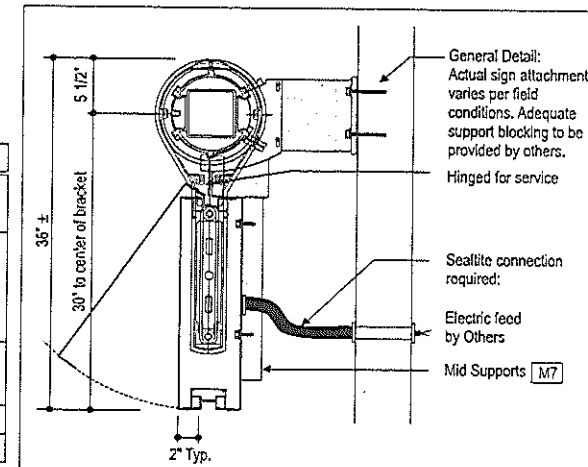


Face view of wall bracket



End view at Wall Bracket

Wall Bracket: Scale 1" = 1'-0"



CLIENT:	BMW of Milwaukee North
LOCATION:	Milwaukee, WI
DATE:	10.07.16
DRAWING #	BMW-Milwaukee-302
DRAWN BY	CT

THIS DESIGN AND RELATED SPECIFICATIONS ARE SUBMITTED AS PART OF OUR PROPOSAL AND IS TO REMAIN OUR PROPERTY EXCLUSIVELY UNTIL ACCEPTED AND APPROVED BY PURCHASE.

REV #	DESCRIPTION	DATE	BY



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 610 OF THE NATIONAL ELECTRICAL CODE AND FOR OTHER APPLICABLE LOCAL ORDINANCES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

CUSTOMER APPROVAL:

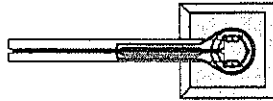
SIGNATURE: _____
DATE: _____
APPROVAL RECEIVED BY UNITED: _____
DATE: _____

REMARKS:

PERMANENT ACCESS TO THE BACK SIDE OF THE WALL IS REQUIRED FOR INSTALLATION AND WIRING OF THE SIGN. IF IT IS NOT AVAILABLE IT MUST BE PROVIDED BY THE CUSTOMER BEFORE INSTALLATION.

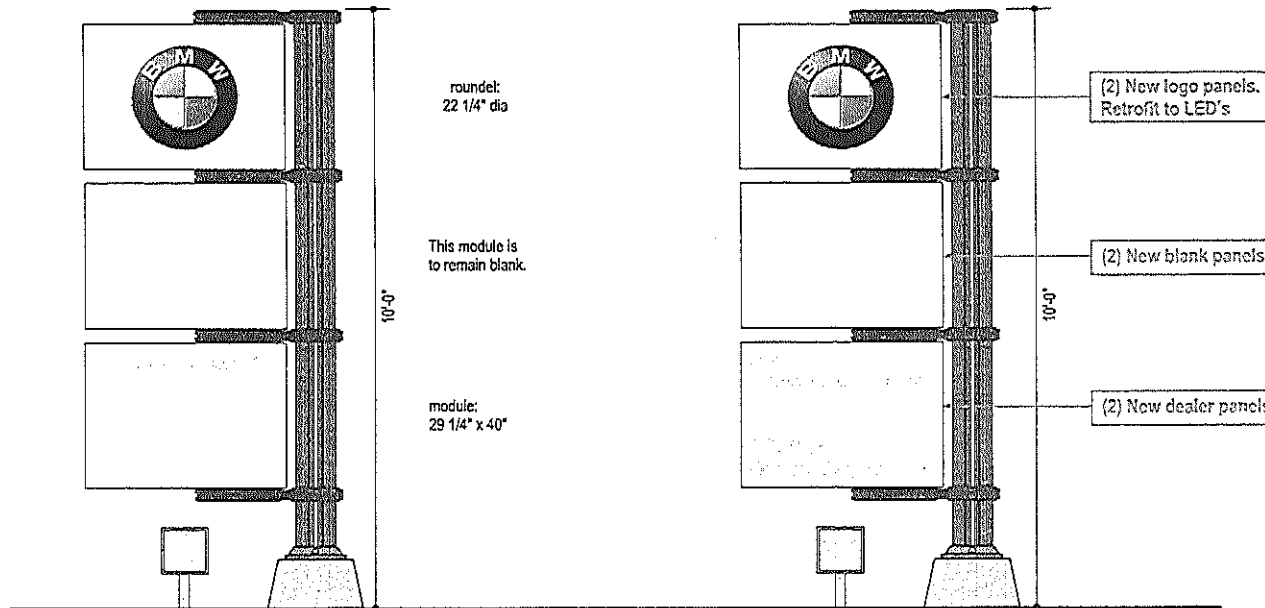


206 Tower Drive
Oldsmar, Florida 34677
www.uvbrand.com
813-855-3300



Plan View

Scale: 1/2" = 1'-0" @ 11 x 17



Existing P2

Scale: 1/2" = 1'-0" @ 11 x 17

Proposed Reface

Scale: 1/2" = 1'-0" @ 11 x 17

Specifications:

Internal framing support using extruded Aluminum as required
Background panel is .090" Bright White aluminum with illuminated roundel and logo

BMW center name:

20 gauge Polished Stainless Steel lettering

Illumination:

White LED's

Electrical Specifications
Power Supply: 12V/60W
Qty Req'd: 1 @ 1.1 Amps Ea
White LEDs
Max Amps Req'd: 1.1
Voltage Req'd: 120V/277V

SCOPE OF WORK:

All work to be performed in the field by qualified sign electrical personnel

- After safely disconnecting power, remove all interior fluorescent lamps and ballasts and replace with LEDs and power supplies.

- Reconnect and test

CLIENT:	BMW of Milwaukee North	THIS DESIGN AND RELATED SPECIFICATIONS ARE SUBMITTED AS PART OF OUR PROPOSAL AND IS TO REMAIN OUR PROPERTY EXCLUSIVELY UNTIL ACCEPTED AND APPROVED BY PURCHASE.		THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND ALL OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.	CUSTOMER APPROVAL:	IMPORTANT: UNITED SIGN SYSTEMS IS NOT RESPONSIBLE FOR REMOVING EXISTING CONCRETE FOUNDATIONS OR UNKNOWN UNDERGROUND OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO ABANDONED UTILITIES, STONE, OPTIC SYSTEMS, ETC.	 united visual branding	206 Tower Drive Oldsmar, Florida 34677 www.uvbrand.com 813-855-3300	
LOCATION:	Milwaukee, WI								SIGNATURE:
DATE:	10.07.16								DATE:
DRAWING #	BMW-Milwaukee-401								APPROVAL RECEIVED BY UNITED
DRAWN BY:	CT				DATE:				

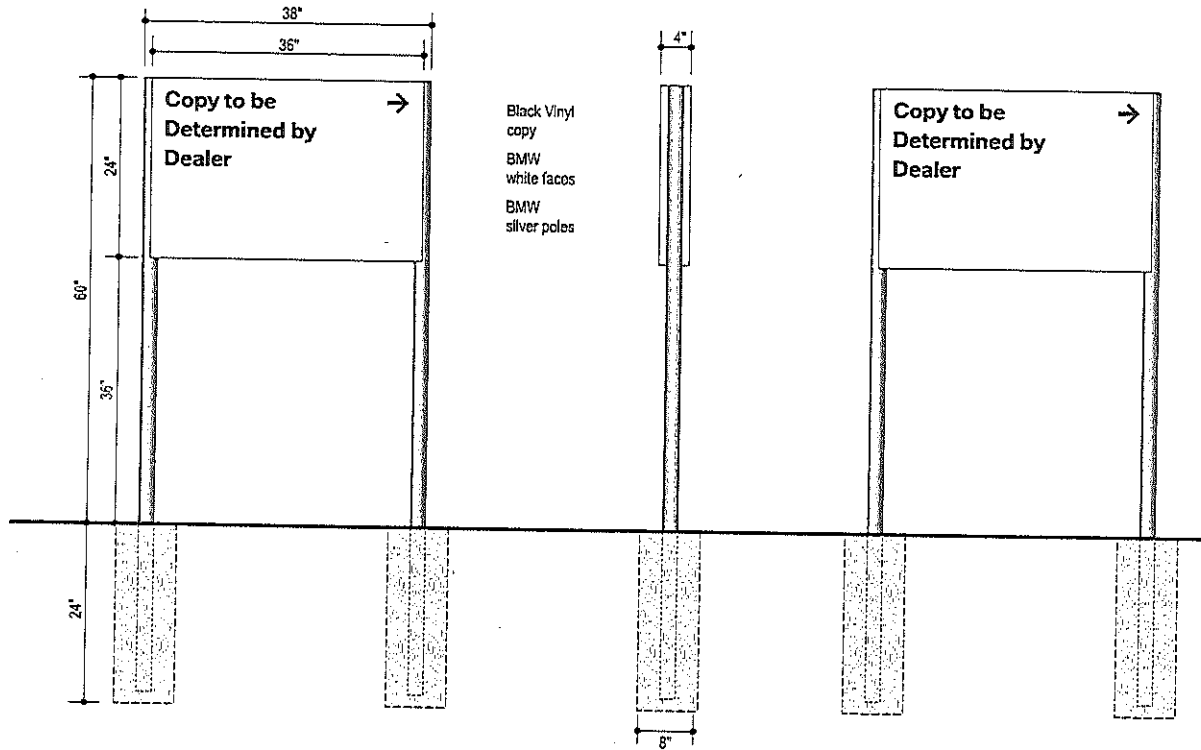
COPY TYPICAL:

DEALER TO PROVIDE ACTUAL
COPY PRIOR TO FABRICATION

Square Feet: 2'-0" x 3'-0" = 6.00

SIDE A

SIDE B

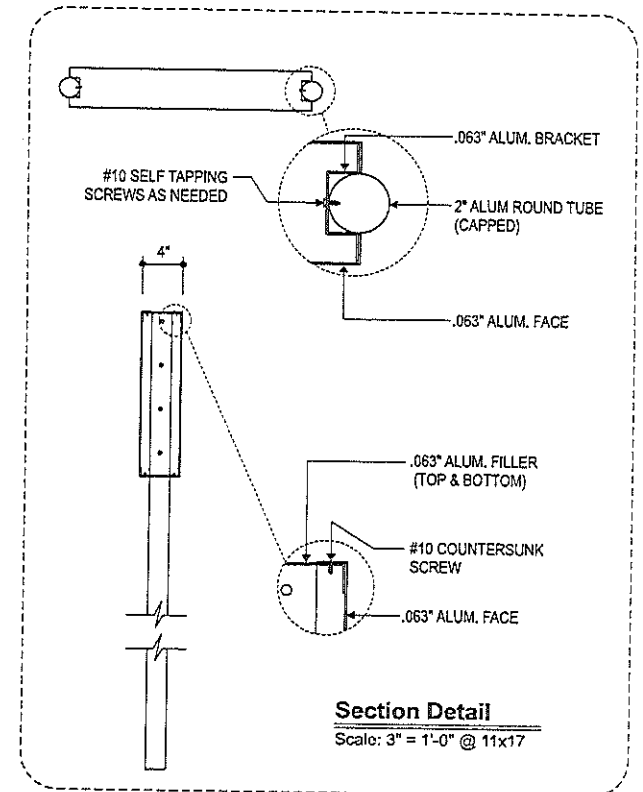


Elevation - Directional Sign

Scale: 3/4" = 1'-0" @ 11x17

Side View

Scale: 3/4" = 1'-0" @ 11x17



Section Detail

Scale: 3" = 1'-0" @ 11x17

CLIENT:	BMW of Milwaukee North	THIS DESIGN AND RELATED SPECIFICATIONS ARE SUBMITTED AS PART OF OUR PROPOSAL AND IS TO REMAIN OUR PROPERTY EXCLUSIVELY UNTIL ACCEPTED AND APPROVED BY PURCHASE.		THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND SCHEDING OF THE SIGN.	CUSTOMER APPROVAL: SIGNATURE _____ DATE: _____ APPROVAL RECEIVED BY: UNITED DATE: _____	IMPORTANT: PERMANENT ACCESS TO THE BACK SIDE OF THE SIGN IS REQUIRED FOR INSTALLATION AND WIRING OF THE SIGN. IF IT IS NOT AVAILABLE IT MUST BE PROVIDED BY THE CUSTOMER BEFORE INSTALLATION.		206 Tower Drive Oldsmar, Florida 34677 www.uvbrand.com 813-855-3300
LOCATION:	Milwaukee, WI							
DATE:	10.07.15							
DRAWING #	BMW-Milwaukee-601							
DRAWN BY:	CT	11 x 17						

Project:
Worth Realty

Description:
Building Tenant Signage

Project Location:
7329 N. Port Washington Road
Glendale, WI 53217

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

Sales Rep: CS
Designer: CS

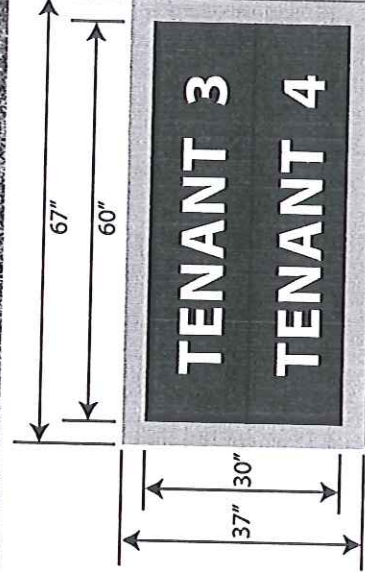
Date: 11/2/18

Disclaimer:

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NOTES:

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



3c.



3d.

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: Odyssey Hotels - Rachit Dhingra
Legal Name of Business: ANR Outlot LLC
Name of Business Owner (if different from Applicant): _____
Applicant Address (City, State, and Zip Code): 7065 N. Port Washington Road
Milwaukee, WI 53217
Office Phone Number: 312-867-7911 Cell: 312-752-7504 Fax: 312-867-7912
Applicant E-Mail: rdhingra@odysseyhotels.com
Applicant Signature: Same as Owner Date: 12/05/18

PROPERTY INFORMATION

Property Address: 7065 N Port Washington Rd Tax Key Number: 1288955008 Zoning District: PUD (use B-1; subdistrict G-1 as base zoning)
Property Owner (if different from Applicant): Same as applicant
Property Owner Address (City, State, and Zip Code): _____

Property Owner Phone: _____ Cell: _____ Fax: _____
Property Owner E-Mail: _____
Property Owner Signature: [Signature] Date: 12/05/18

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): Hampton Inn - Hotel
Total Building Area: 57,649 sf To Be Occupied Area: _____
Lot Size: Depth: 220' Width: 340' Area: 1.7
Previous Occupant in To Be Occupied Space: North Shore Event Centre (to be demolished)
Other Uses of This Site: Current - Event Center
Total Number of Parking Spaces: Entire site - 337 Parking Spaces Available to Tenancy: _____
Business Hours (Days and Hours of Operation): 24 hours/day, 7 days/week
Total Number of Employees See Informational Statement Maximum Number of Employees at Site at One Time: See Informational Statement
Primary Contact Person for This Project: Rachit Dhingra
Primary Contact Phone: 312-867-7911 Cell: 312-752-7504 Fax: 312-867-7912
Primary Contact E-Mail: rdhingra@odysseyhotels.com

CITY OF GLENDALE USE ONLY 12/6/2018

Application Fee: \$300 Date of Application: _____ Time: _____ Received by with date: _____ Tentative Hearing Date: 1/8/2019
G:\COMMON\Community Development Planning Department\Plan Commission Administration (2-4-4)\04 Conditional Uses\01 CU Procedures\CU Application.doc

December 5, 2018

Informational Statement

Project: Odyssey Hotels – Hampton Inn
7065 N Port Washington Road
Glendale, WI 53217



Odyssey Hotels (hereinafter referred to as "Odyssey") is submitting for Specific Improvement Plan (SIP) review and approval for a new Hampton Inn Hotel to be located at 7065 N. Port Washington Road. The overall property was rezoned to PUD in 2016 and the base zoning is B-1, (Business and Commercial District), Sub-Area "G-1"; the hotel is a permitted use in this district.

This SIP submittal is for Lot 2 of Certified Survey Map (CSM) 8871. A new CSM will be submitted to reconfigure Lots 2 and 3 by shifting the common lot line between Lots 2 and 3 to the south to accommodate the proposed Hampton Inn and onsite parking on Lot 2. Lots 2 and 3 currently contain the North Shore Event Centre and this structure will be demolished.

The property area for the proposed Lot 2 and Hampton Inn project is 1.7 acres and is approximately 220 ft deep by 340 ft wide. The proposed landscape/open space is 0.5 acres. The existing development is currently served by municipal services. Increased demand on municipal services is not anticipated. Access to the development will remain in the current locations off of N Port Washington Road. Landscaping and site lighting will be provided to meet all zoning requirements. The existing site is a primarily impervious redevelopment site and stormwater management will be provided to provide 40% TSS removal as required. This redevelopment site is exempt from stormwater quantity requirements due to the project decreasing impervious surface on site. Cross access parking agreements will remain in place between the Fairfield Inn, Residence Inn, PNC Banks, & proposed Hampton Inn properties. In total, zoning code requires 306 parking spaces for the entire site. After completion of the proposed Hampton Inn, 337 stalls will be available onsite, which meets and exceeds zoning code requirements.

As previously stated, the adjacent properties to the west and south are under the same ownership. Odyssey is proposing that the new Hampton Inn use the existing waste enclosure located to the west of the proposed hotel; this is the enclosure that is currently used by the Fairfield Inn. Based on input from Odyssey and conversation with Waste Management, this enclosure is adequately sized for two 10-yard dumpsters which can support the needs of Fairfield Inn and Hampton Inn.

The proposed hotel will be 4-stories, total approximately 57,649 sf, and the room count will be 90. The first floor will be 14,953 sf and the second, third and fourth floors are each 14,232 sf. The hotel will be operational 24 hours / day, 7 days per week and continental breakfast will be offered. The number of employees will vary based on peak guest hours. The minimum number of employees is 1 and the maximum number of employees at the hotel at one time is 8. The majority of employees are housekeeping staff and will be at the hotel during non-peak guest hours. During peak guest hours (after 3 PM), the anticipated number of employees is 2-3. Between the hours of 10 PM and 6 AM, there is only one employee (night auditor).

Illuminated building signage is proposed on the south, west and east elevations. Similar to the other hotels on site (Fairfield Inn & Residence Inn) fire, safety and security provisions will be provided per Hilton and NFPA modules. Construction documents are currently in development and all required State approvals will be applied for and obtained.

The Hampton Inn will be the 7th hotel owned and managed by Odyssey, a hotel ownership and management company. The Hampton Inn is a Hilton brand hotel. Hampton by Hilton has over 2,200 locations globally and offers high-quality and consistent accommodations and amenities.

Razing of the existing Event Centre is scheduled to commence mid-March 2019 and construction of the proposed Hampton Inn is scheduled to start in April/May of 2019. The hotel is scheduled to open in the third quarter of 2020. There are no anticipated problems with the proposed hotel (noise, odors, glare, potential fire hazards or smoke).

The following deviations from the B-1 District standards are requested:

Pavement Setbacks:

The required pavement setbacks are 5' from lot lines; proposed pavement setbacks to interior lot lines are 0', consistent with the proposed Certified Survey Map.

Parking Spaces:

The minimum required parking stall is 168 square feet; the proposed stalls are 162 square feet each in area (18' by 9').

Building Height

The maximum allowable building height is 60'. The building is below the allowable maximum building height of 60', other than an architectural element on the north elevation which is at 63'-4".

Rachit Dhingra
Name

President, Odyssey Hotels

Title

Signature

Dec | 6th | 2018

Date

LEGEND

-

SHEET	SHEET TITLE
C1.0	CIVIL COVER AND SPECIFICATION SHEET
C1.1	EXISTING SITE AND DEMOLITION PLAN
C1.2	SITE PLAN
C1.3	GRADING AND EROSION CONTROL PLAN
C1.4	UTILITY PLAN
C1.5	LANDSCAPE PLAN
C1.6	DETAILS

Ⓐ

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PARTICIPANTS' UNDERGROUND
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TDD (FOR THE HEARING IMPAIRED) 1-800 544-2289

WISCONSIN STATUTE 182.0175 (1974)
REQUIRES MINIMUM OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CONTACT RYAN WILGREEN AT 920-926-6800 TO GET STAKING PRICE TO INCLUDE IN BID TO OWNER. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BASE PRICE DUE TO RESTAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.

B. CONTRACTOR TO COLLECT THE AGGREGATE BASE, ASPHALT BINDER COURSE AND ASPHALT SURFACE COURSE TO ON A VERTICAL DENSITY PER MAXIMUM STANDARD SPECIFIC GRAVITY FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL ASPHALT PAVEMENT AREAS SHALL BE FLEED TO WITHIN 0.12 OF DESIGN SURFACE GRADE WITH POSITIVE DRADES BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 18 IN. BLOCS SHALL BE USED TO FILL THE REMAINING 18 IN. OF THE PAVEMENT.

C. HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED FOR MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPAIR OR CONSTRUCTION DOCUMENTS.

D. CONTRACTOR TO PROVIDE A YELLOW PANDA STRIP STUFFING FOR PARKING STRIPS, TRAFFIC LANES, SHOULDER AREAS AND SIDEWALKS. YELLOW PANDA SHALL ALSO BE PROVIDED FOR IN-C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

[illegible][illegible]

NOT FOR CONSTRUCTION

1858340

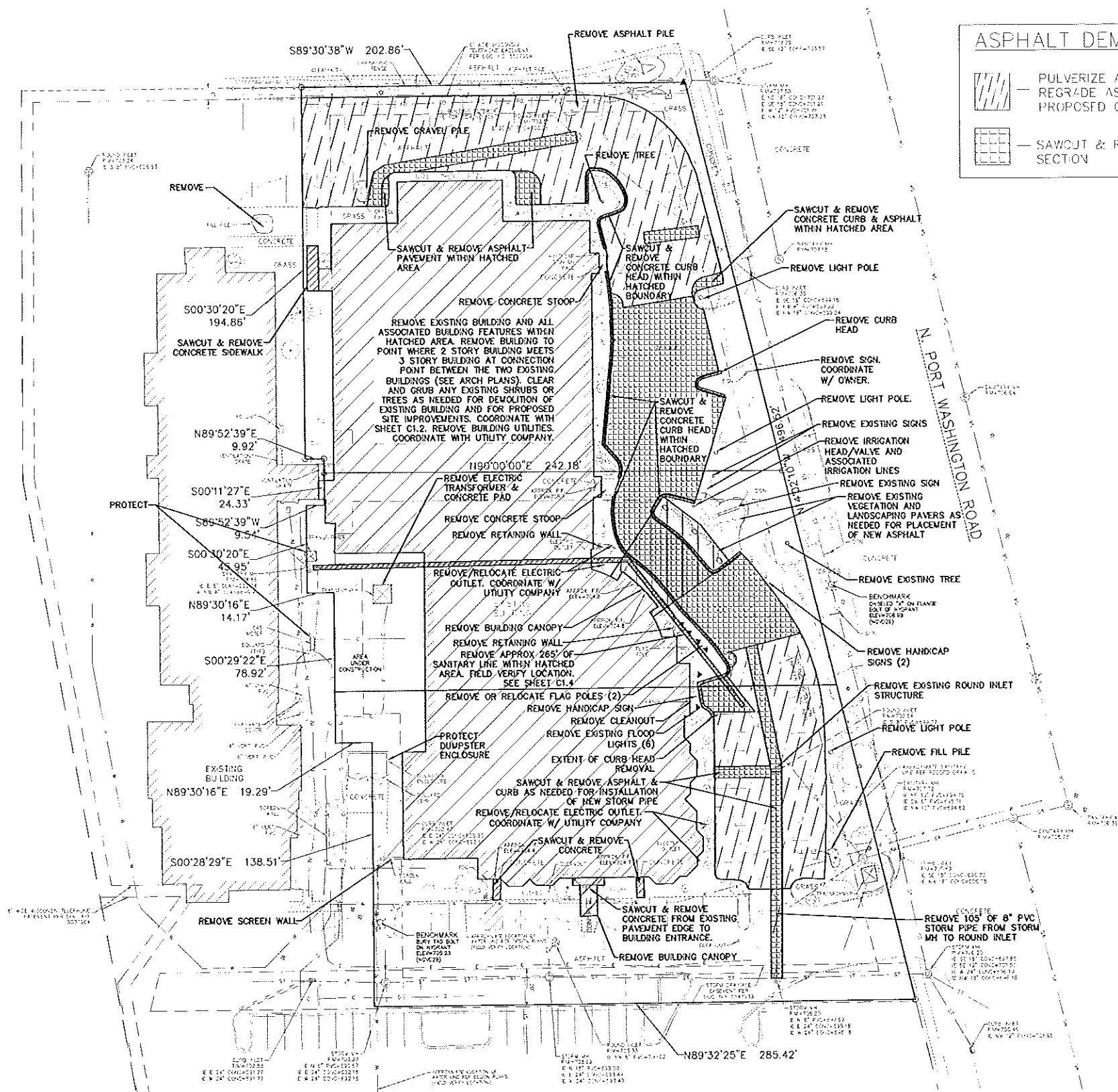
C1.0

254 © DELLINGER ET AL.

CONTRACTOR TO FOLLOW THE EROSION CONTROL SPECIFICATIONS FOR CONSTRUCTION EROSION CONTROL INSPECTION AND MAINTENANCE.

PHASE	TYPE OF ACTION
1. PRE-CONSTRUCTION ACTION	1. CONTRACTOR TO CALL DIGGERS HOTLINE AT A MINIMUM OF 3 DAYS PRIOR TO CONSTRUCTION. 2. PLACE ALL SILT FENCE. 3. CONSTRUCT TRACKING STONE ENTRANCES AND ANY TEMPORARY CONSTRUCTION ROADWAYS. 4. CONSTRUCT PERMANENT STORMWATER CONVEYANCE SYSTEMS. 5. CONSTRUCT ANY TEMPORARY STORMWATER CONVEYANCE SYSTEMS. 6. STABILIZE ALL TEMPORARY AND PERMANENT EROSION CONTROL AND STORMWATER CONVEYANCE SYSTEMS BEFORE TOPSOIL CAN BE STRIPPED.
2. CONSTRUCTION ACTION	1. SITE DEMOLITION AS REQUIRED. 2. STRIP AND RELOCATE TOPSOIL TO THE DESIGNATED TOPSOIL STOCKPILE LOCATION BY OWNER. 3. BEGIN MASS EARTH WORK FOR THE BUILDING PAD AND PAVEMENT AREAS 4. CONSTRUCT ANY REMAINING STORMWATER CONVEYANCE SYSTEMS, AND INSTALL ALL OTHER UTILITIES ON SITE. 5. DIG AND POUR ALL BUILDING FOOTINGS. 6. PLACE GRAVEL FOR ALL PROPOSED PAVEMENT AREAS, INCLUDING FIRE LANES. 7. TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS OUTSIDE THE BUILDING AND PROPOSED PAVEMENT AREAS. 8. CONSTRUCT BUILDING. 9. PAVE DRIVEWAYS AND PARKING AREAS. 10. TOPSOIL, SEED, AND MULCH ALL OTHER DISTURBED AREAS. PLACE EROSION MATTING AND RIP RAP.
3. POST CONSTRUCTION ACTION	1. CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES UPON SITE STABILIZATION. 2. SEE THE POST CONSTRUCTION MAINTENANCE PLAN FOR PERMANENT STORMWATER MANAGEMENT SYSTEMS.

CIVIL COVER AND SPECIFICATION SHEET

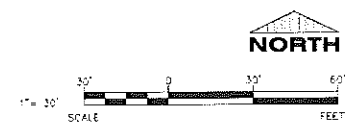


NOTE: SURFACE INDICATIONS OF UTILITIES ALONG WITH EXISTING WOODLINE MARKINGS ON THE SURVEYED PARCEL HAVE BEEN SHOWN. SIZES AND ELEVATION OF EXISTING UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN CONJUNCTION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE AT THE EXACT LOCATIONS INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.

NOTE: PROPERTY LINES AND EASEMENTS SHOWN ON THIS PLAN WERE DRAFTED FROM INFORMATION CONTAINED IN CERTIFIED SURVEY MAP NO. 6371.

ASPHALT DEMOLITION LEGEND:

- PULVERIZE ASPHALT IN PLACE & REGRADE AS NEEDED TO MEET PROPOSED GRADING. SEE SHEET C1.3
- SAWCUT & REMOVE FULL ASPHALT SECTION



EXISTING SITE AND DEMOLITION PLAN

ARCHITECTS • ENGINEERS • SURVEYORS
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100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com

PROJECT INFORMATION

PROPOSED HOTEL FOR:
ODYSSEY HOTELS - HAMPTON INN
N. PORT WASHINGTON ROAD • GLENDALE, WI

PROFESSIONAL SEAL

PRELIMINARY DATES
DEC. 5, 2018

NOT FOR CONSTRUCTION

JOB NUMBER
1858340

SHEET NUMBER
C1.1

PROJECT INFORMATION

PROPOSED HOTEL FOR:
ODYSSEY HOTELS - HAMPTON INN
N. PORT WASHINGTON ROAD • GLENDALE, WI

PROFESSIONAL SEAL

PRELIMINARY DATES

NOV. 27, 2018
NOV. 29, 2018
DEC. 3, 2018
DEC. 5, 2018

JOB NUMBER

1858340

SHEET NUMBER

C1.2

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SITE INFORMATION:

PROPOSED PROPERTY AREA: 75,444 SF (1.73 ACRES)
EXISTING ZONING: B-1, SUB-AREA G-1 (PUD)
PROPOSED ZONING: SAME
PROPOSED USE: HOTEL (PERMITTED USE)
AREA OF SITE DISTURBANCE: 62,994 SF (1.91 AC)
SETBACKS: BUILDING: FRONT = 15'
SIDE = 15'
REAR = 15'
STREET = 15'
PAVEMENT: FRONT = 5'
SIDE = 5'
REAR = 5'

PROPOSED BUILDING HEIGHT: SEE ARCH PLANS (MAX. HEIGHT ALLOWED: 60')
BUILDING OCCUPANCY CLASSIFICATION: A-3 & R-1
CLASS OF BUILDING CONSTRUCTION: SA

EXISTING PROJECT AREA

	AREA (AC)	AREA (SF)	RATIO
PROJECT AREA	2.30	100,211	
BUILDING FLOOR AREA	1.11	48,359	48.3%
PAVEMENT (ASP. & CONC.)	0.65	28,043	30.0%
TOTAL IMPERVIOUS	1.60	76,442	76.3%
LANDSCAPE/ OPEN SPACE	0.50	21,769	21.7%

PROPOSED PROJECT AREA

	AREA (AC)	AREA (SF)	RATIO
PROJECT AREA	2.30	100,211	
BUILDING FLOOR AREA	0.35	15,225	15.2%
PAVEMENT (ASP. & CONC.)	1.02	44,591	44.5%
TOTAL IMPERVIOUS	1.37	59,826	59.7%
LANDSCAPE/ OPEN SPACE	0.93	40,405	40.3%

SITE PARKING REQUIREMENTS:

PNC BANK= 37 STALLS REQ
RESIDENCE INN= 87 STALLS REQ
FAIRFIELD INN= 88 STALLS REQ
HAMPTON INN= 94 STALLS REQ
TOTAL=306 STALLS REQ

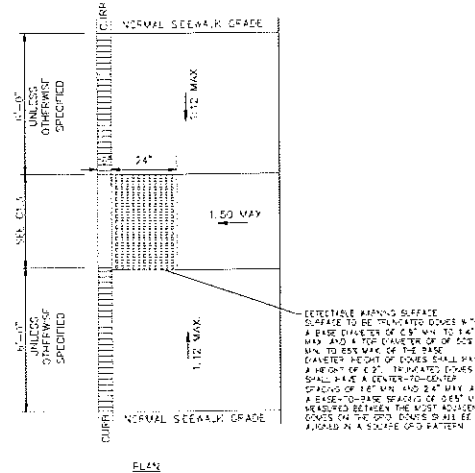
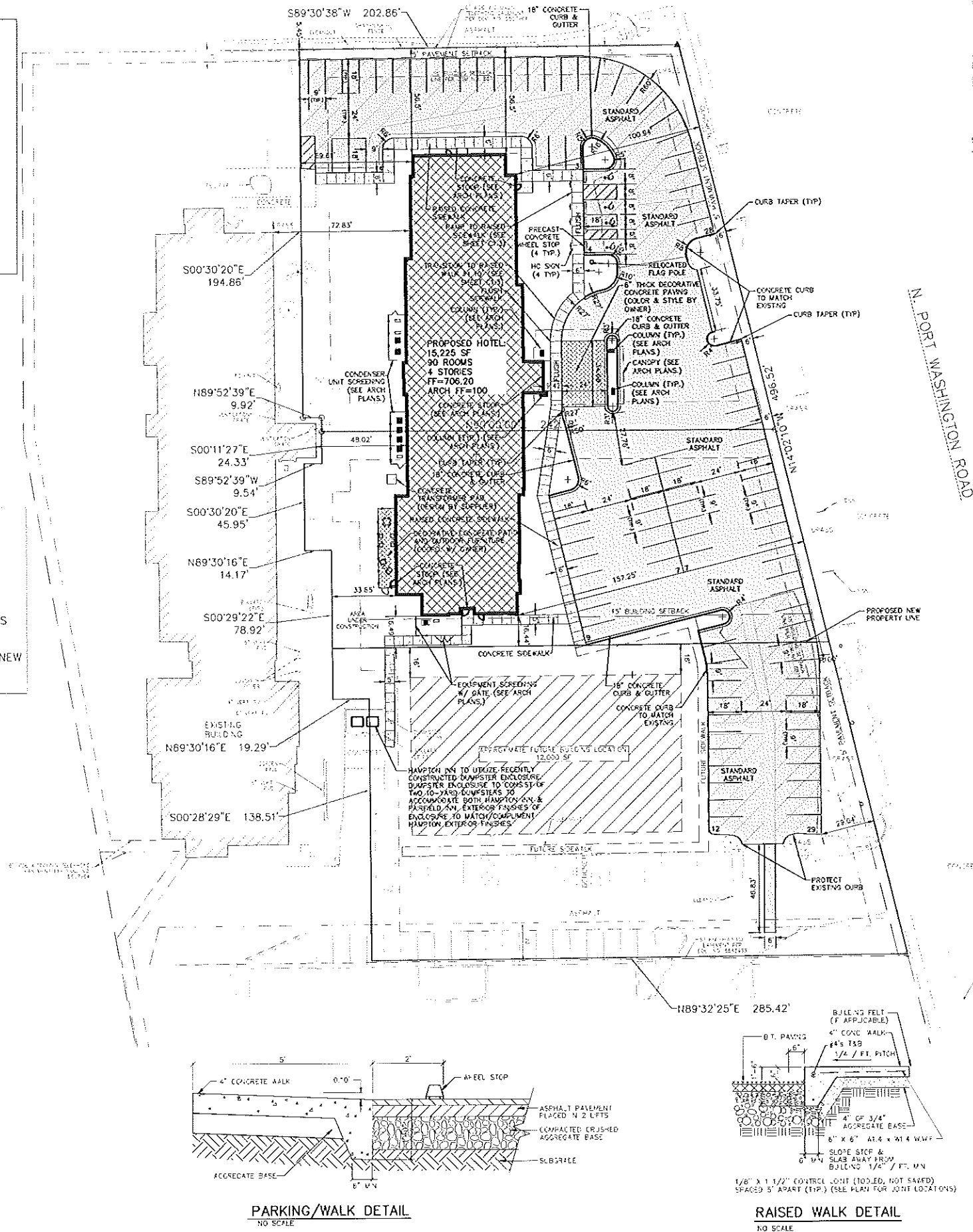
PARKING PROVIDED ON ALL SITES COMBINED:337 TOTAL STALLS
PARKING REMAINING FOR FUTURE USE= 31 STALLS

94 STALLS REQ FOR PROPOSED HAMPTON INN, THEREFORE 4 NEW
HC STALLS (1 VAN ACCESSIBLE) HAVE BEEN PROVIDED.

ASPHALT LEGEND:

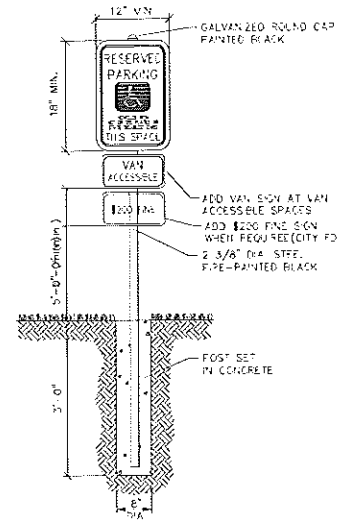
- PULVERIZE ASPHALT IN PLACE & REGRADE AS NEEDED TO MEET PROPOSED GRADING.
- NEW FULL ASPHALT SECTION REQUIRED

NOTE: CONTRACTOR TO ENSURE THAT PROPER ASPHALT SECTION IS PROVIDED IN AREAS WITH PROPOSED PULVERIZING IN PLACE. COORDINATE WITH C1.0 FOR ASPHALT SPECIFICATION & C1.3 FOR PROPOSED GRADING



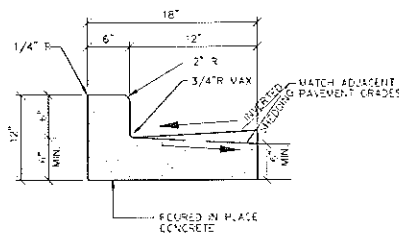
CURB RAMP DETAIL

NO SCALE



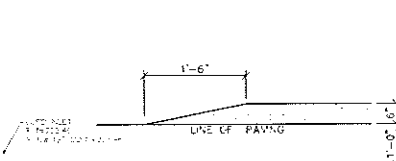
HANDICAP SIGNAGE DETAIL

NO SCALE



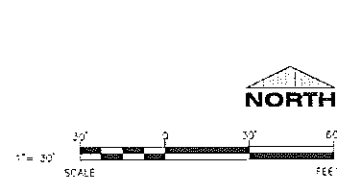
18\"/>

NO SCALE



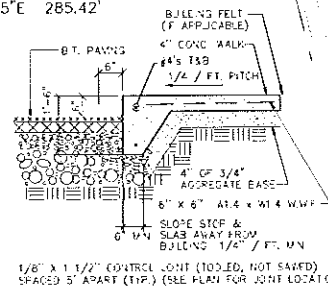
TAPERED CURB DETAIL

NO SCALE



PARKING/WALK DETAIL

NO SCALE



RAISED WALK DETAIL

NO SCALE

NORTH

SITE PLAN

PROJECT INFORMATION

PROPOSED HOTEL FOR:
ODYSSEY HOTELS - HAMPTON INN
N. PORT WASHINGTON ROAD • GLENDALE, WI

PROFESSIONAL SEAL

PRELIMINARY DATES

DEC. 5, 2018
NOT FOR CONSTRUCTION

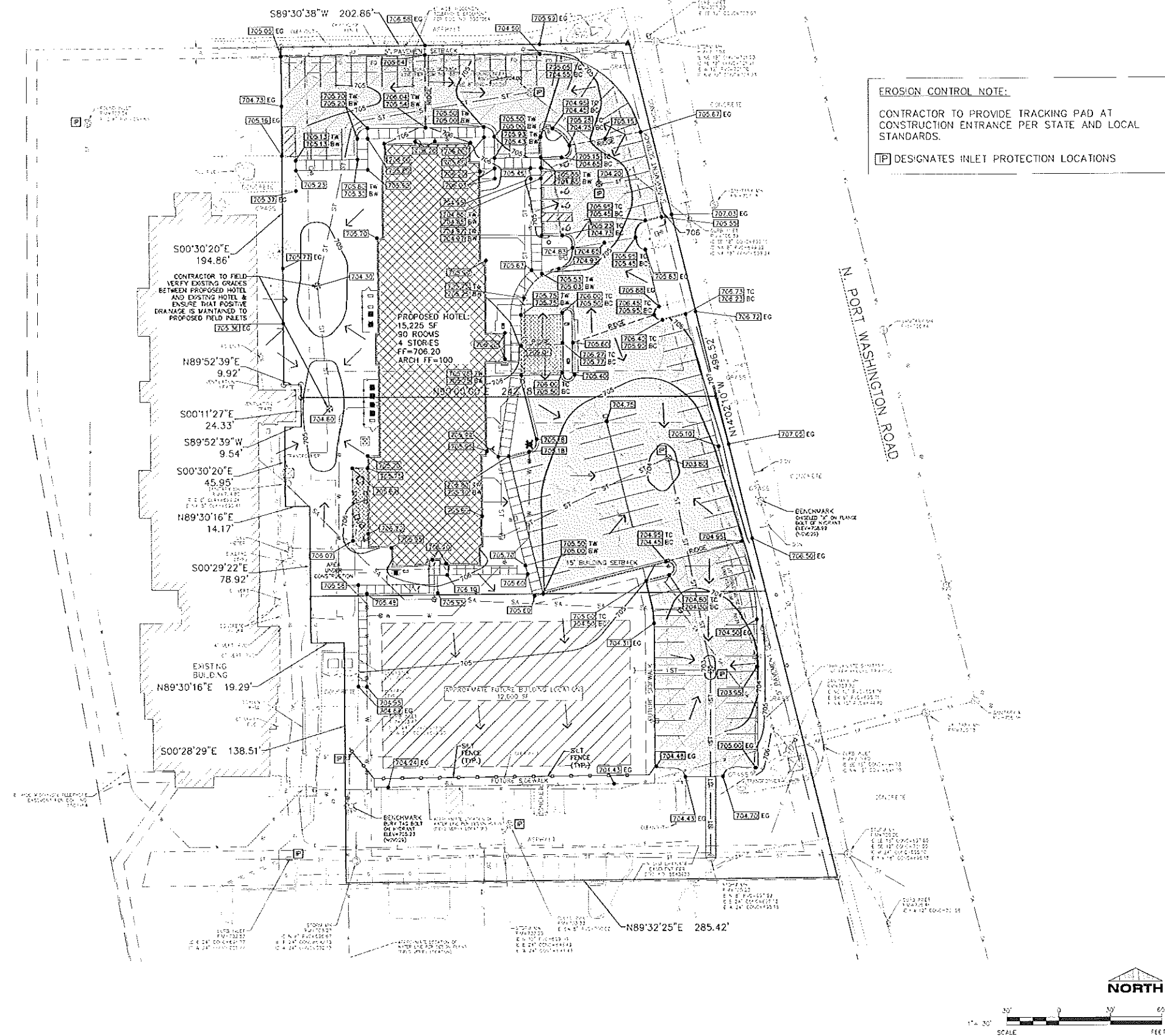
JOB NUMBER

1858340

SHEET NUMBER

C1.3

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GRADING AND EROSION CONTROL PLAN

PROJECT INFORMATION

PROPOSED HOTEL FOR:
ODYSSEY HOTELS - HAMPTON INN
N. PORT WASHINGTON ROAD • GLENDALE, WI

PROFESSIONAL SEAL

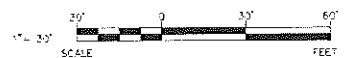
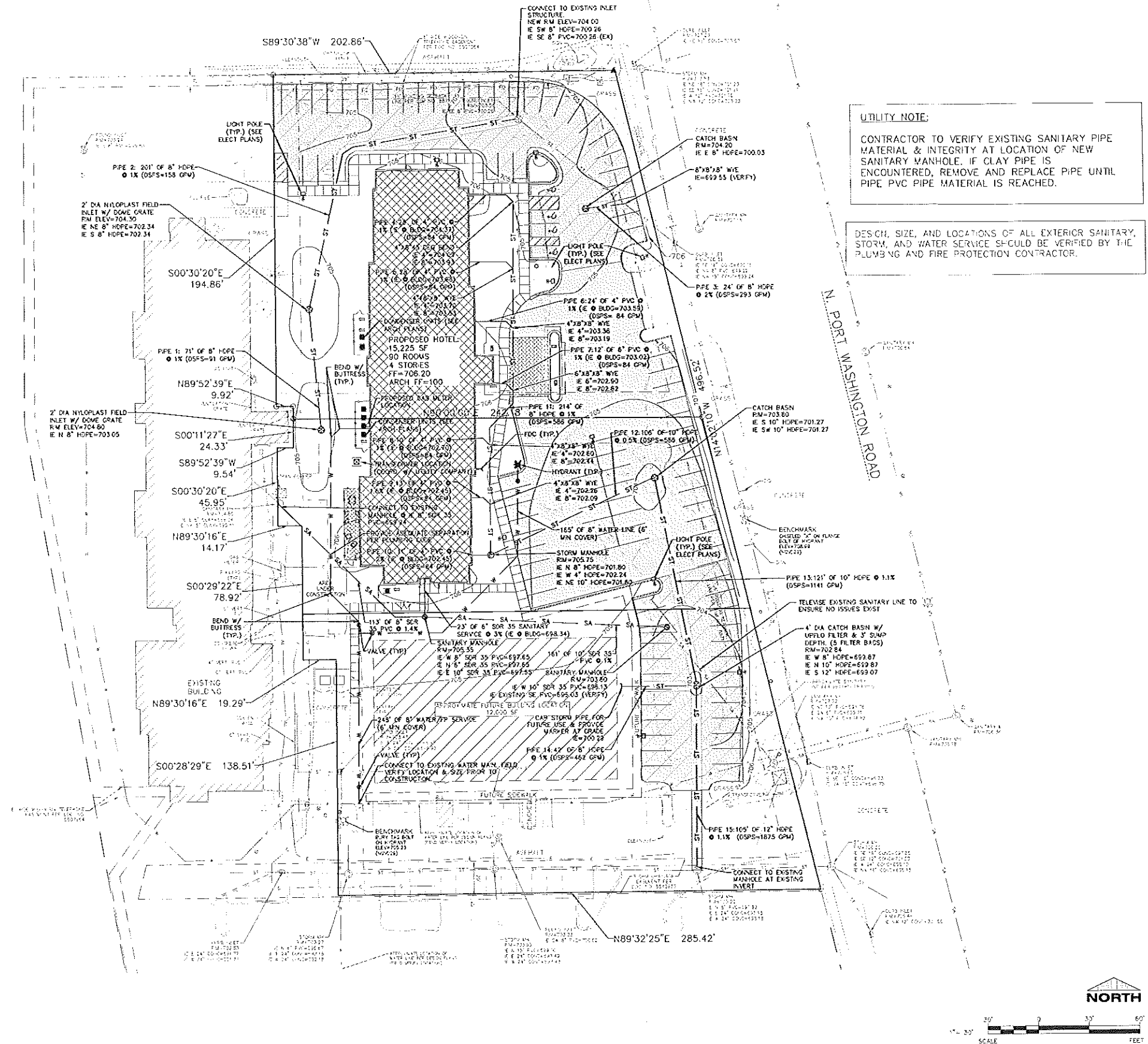
PRELIMINARY DATES
DEC. 5, 2018

NOT FOR CONSTRUCTION

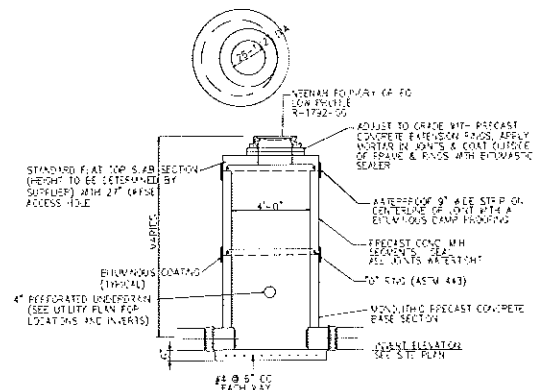
JOB NUMBER
1858340

SHEET NUMBER
C1.4

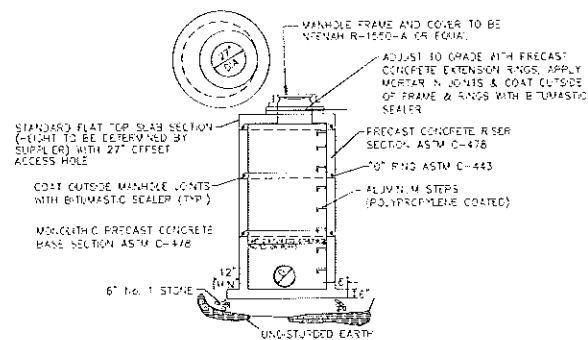
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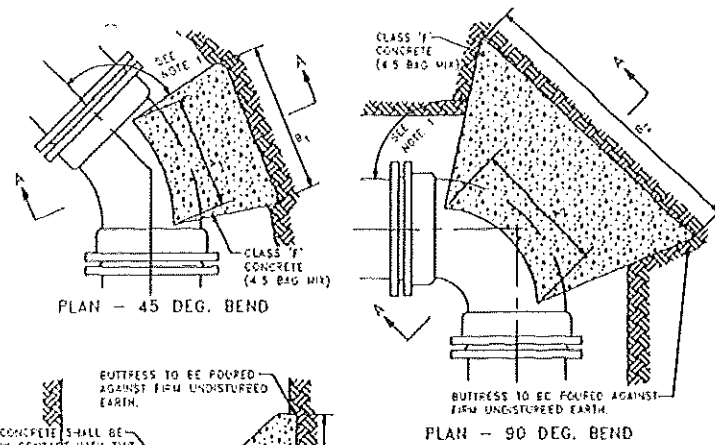
UTILITY PLAN



CATCH BASIN DETAIL
NO SCALE



STORM MANHOLE DETAIL
NO SCALE

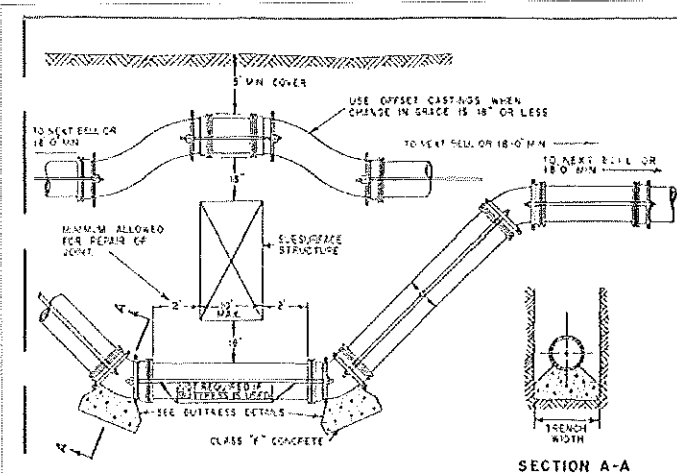


NOTES:

1. DIMENSION C₁, C₂ SHOULD BE LARGE ENOUGH TO MAKE ANGLE EQUAL TO OR LARGER THAN 45 DEG.
2. DIMENSION A₁, A₂ SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH M.J. BOLTS.
3. DIMENSIONS IN TABLE ARE BASED ON A WATER PRESSURE OF 150 PSI, AND C₁ EARTH RESISTANCE OF 2 TONS PER SQ. FT.
4. SHAPE OF BACK OF BUTRESS MAY VARY AS LONG AS FOUR IS AGAINST FIRM UNSTURDED EARTH.
5. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED IN POLYETHYLENE.

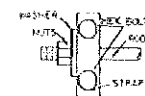
PIPE SIZE	BUTRESS DIMENSIONS			
	45 DEG. BENDS		90 DEG. BENDS	
	B ₁	D ₁	B ₂	D ₂
4"	0'-10"	1'-3"	1'-6"	1'-4"
6"	1'-4"	1'-8"	2'-2"	1'-10"
8"	1'-11"	2'-0"	3'-0"	2'-4"
10"	1'-11"	2'-0"	3'-0"	2'-4"
12"	2'-1"	2'-6"	3'-7"	2'-8"
16"	3'-0"	3'-0"	5'-6"	3'-0"
20"	3'-9"	3'-9"	6'-9"	3'-9"
24"	4'-7"	4'-8"	8'-4"	4'-4"

REF. SEC. 4.3.13.
BUTRESS FOR 45 DEG. & 90 DEG. BENDS
NOT TO SCALE
DECEMBER 2003
FILE NO. 44



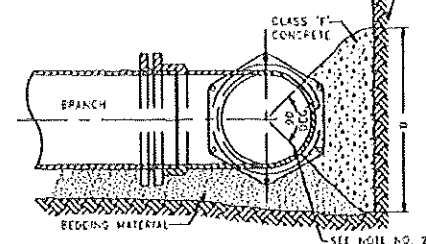
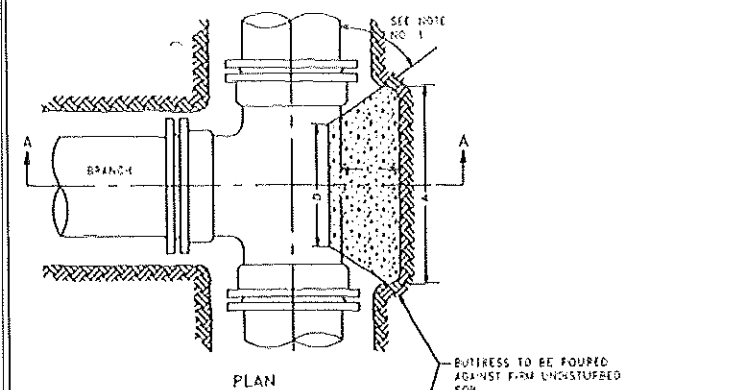
RODS AND WASHERS TO BE A STM A-315 MERCHANT QUALITY 17-24 CARBON NUTS TO BE AM STD HEAVY HOT PRESSED. THE RODS, BOLTS, NUTS, WASHERS, AND WASHERS TO BE FURNISHED AND APPLIED BY CONTRACTOR. ALL STEEL MATERIAL TO BE THOROUGHLY COATED WITH BITUMASTIC EQUAL TO Koppers NO 505

PIPE SIZE	D	STRAPPING MATERIAL			
		RODS NO	DIA.	STRAP DIA.	WASHER
6	7.10	2	3/4	1/2 X 2	3/4 1/2 X 3 X 5
8	9.50	2	3/4	1/2 X 2	3/4 1/2 X 3 X 5
12	13.50	2	3/4	1/2 X 2 1/2	1 1/2 X 3 X 5
16	17.00	4	3/4	1/2 X 3	1 1/2 X 3 X 5



NOTE: PIPE AND FITTINGS TO BE WRAPPED WITH POLYETHYLENE BEFORE PLACEMENT OF STRAPPING AND BUTRESSES

REF. SEC. 4.3.01 & CHAP. 4.3.0
STRAPPING WATER MAIN OFFSETS 6" THRU 16"
SCALE: 1" = 3'
HARPER 1000
FILE NO. 47



NOTES:

1. BUTRESS SIZE IS CONTROLLED BY THE BRANCH PIPE DIAMETER.
2. DIMENSION "C" SHOULD BE LARGE ENOUGH TO MAKE ANGLE EQUAL TO OR LARGER THAN 45 DEGREES.
3. CONCRETE SHOULD BEAR ON THE QUADRANT OF PIPE AS A MINIMUM.
4. DIMENSION "D" SHOULD BE AS LARGE AS POSSIBLE BUT CONCRETE SHOULD NOT INTERFERE WITH MECHANICAL JOINTS.
5. BUTRESS DIMENSIONS ARE BASED ON A SOIL RESISTANCE OF TWO TONS PER SQ. FT. AND A WATER PRESSURE OF 150 PSI.
6. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED IN POLYETHYLENE.

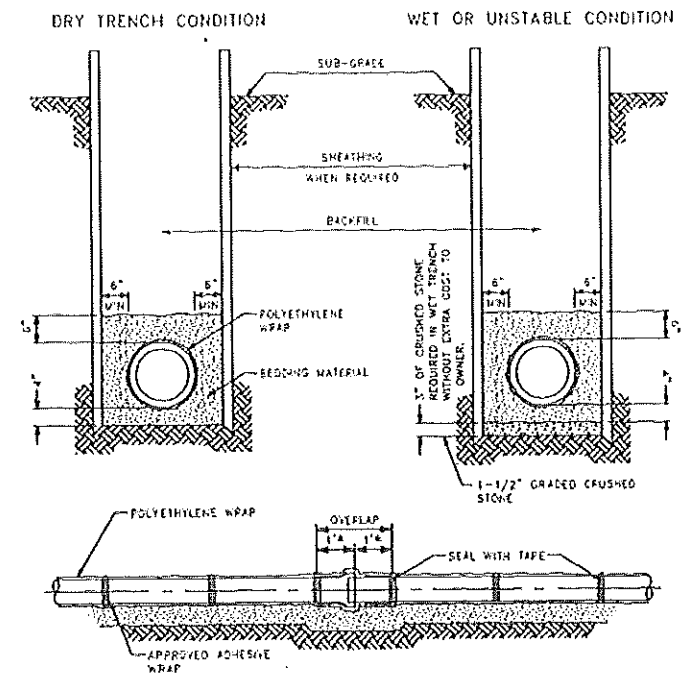
B D	BUTRESS DIMENSIONS			
	A	B	C	D
4"	0'-10"	1'-6"	SEE NOTE NO. 2	SEE NOTE NO. 4
6"	1'-4"	1'-8"		
8"	1'-11"	2'-0"		
10"	1'-11"	2'-0"		
12"	2'-1"	2'-6"	SEE NOTE NO. 2	SEE NOTE NO. 4
16"	3'-0"	3'-0"		
20"	3'-9"	3'-9"		
24"	4'-7"	4'-8"		

B D = BRANCH DIAMETER

REF. SEC. 4.3.13.

BUTRESS FOR TEES

NOT TO SCALE
DECEMBER 2003
FILE NO. 46



REF. CHAP. 4.2.0, 4.3.0 & SEC. 4.4.4

STANDARD WATER MAIN TRENCH SECTION

NOT TO SCALE
FILE NO. 36

PROJECT INFORMATION

PROPOSED HOTEL FOR:
ODYSSEY HOTELS - HAMPTON INN
N. PORT WASHINGTON ROAD • GLENDALE, WI

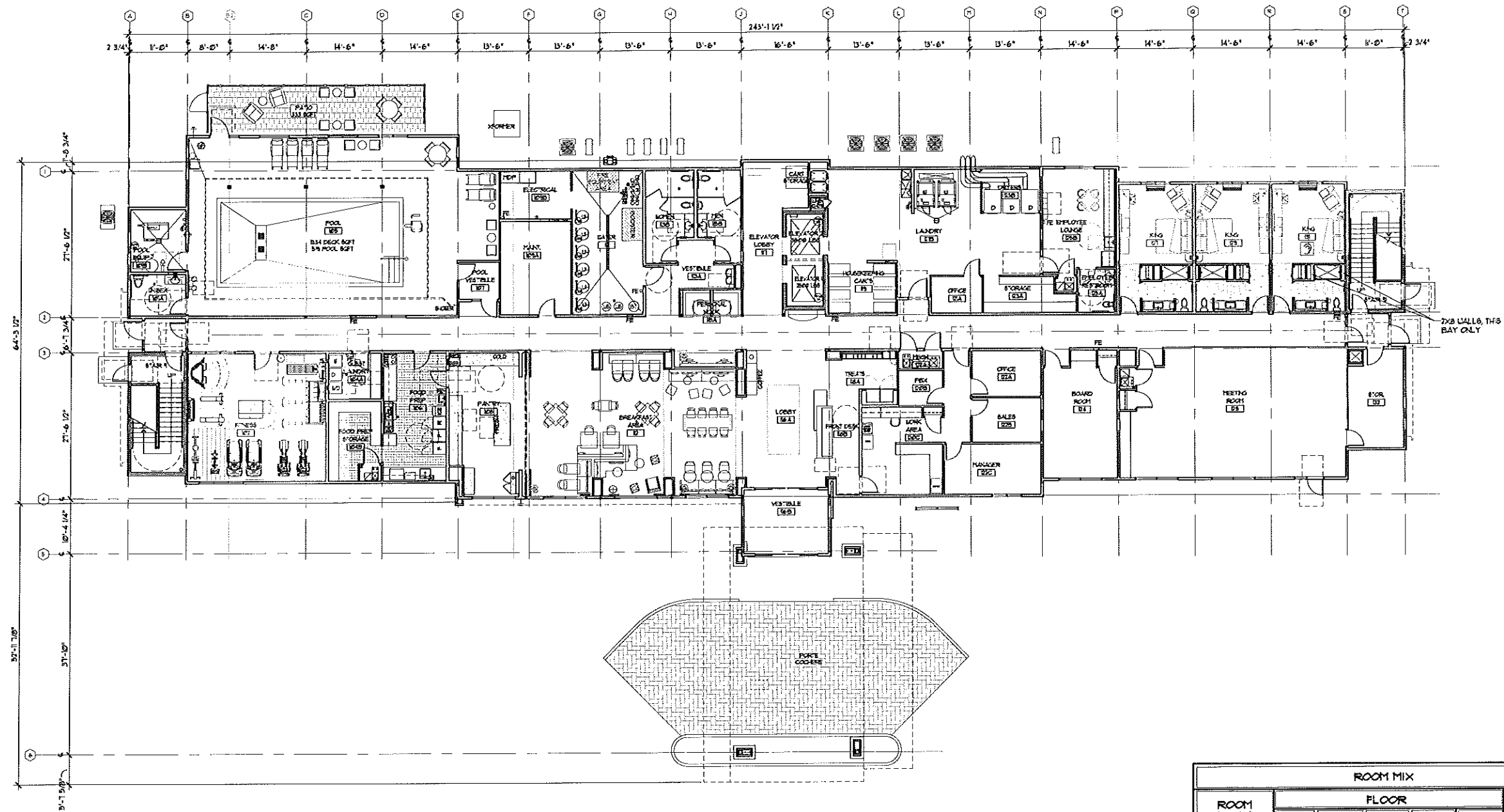
PROFESSIONAL SEAL

PRELIMINARY DATES
DEC. 5, 2018

NOT FOR CONSTRUCTION

JOB NUMBER
1858340

SHEET NUMBER
C1.6



FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

ROOM MIX						
ROOM TYPES	FLOOR					SHEET NUMBER
	1ST	2ND	3RD	4TH	TOTAL	
DOUBLE QUEEN (SHOWER)	0	1	1	1	21	A31
DOUBLE QUEEN (TUB)	0	1	1	1	21	A31
ACC. DOUBLE QUEEN	0	0	1	1	2	A32
KING	3	11	11	11	36	A33
KING LONG	0	1	0	1	2	A33
ACC. KING	0	0	1	0	1	A34
ACC. ROLL-IN KING	0	1	0	0	1	A35
KING STUDIO	0	1	1	1	3	A36
KING STUDIO LONG	0	0	1	1	2	A36
ACC. KING STUDIO	0	1	0	0	1	A37
TOTALS	3	23	23	23	90	TOTAL ROOMS
SQ. FT.	14,953	14,232	14,232	14,232	57,649	TOTAL SQ. FT.

ARCHITECTURAL GROUP III
201 S. Nappanee St. Elkhart, Indiana 46514-1953 • 574/293-0008

architecturalgroups.com

Hampton Inn

JOB TITLE

HAMPTON INN

A NEW 90 ROOM HOTEL

[illegible]

JOB NO.
18130

DATE
12/05/18

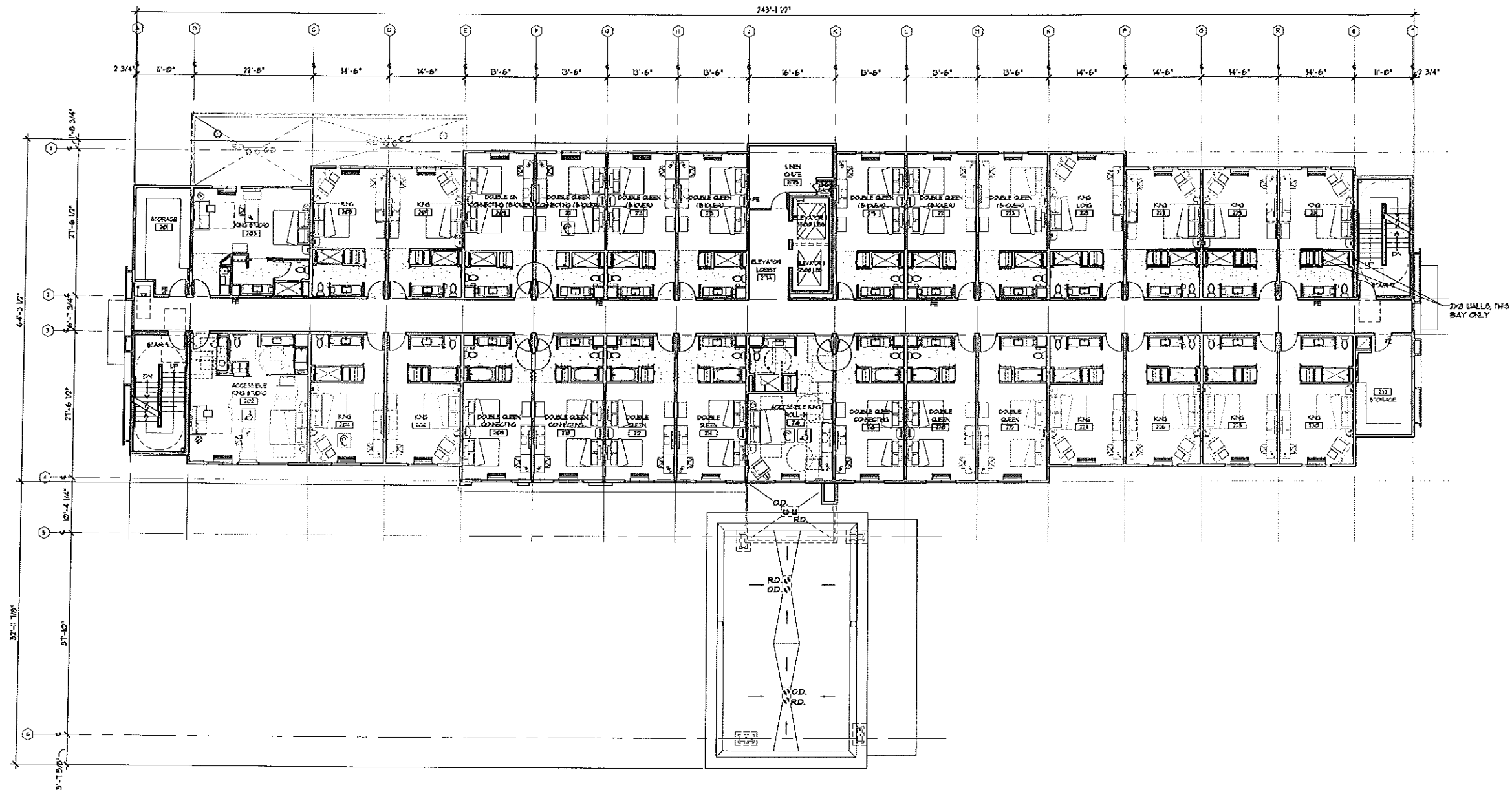
REVISIONS

PRELIMINARY NOT
FOR CONSTRUCTION

SHEET NO.

A1.1

FIRST FLOOR
PLAN



SECOND FLOOR PLAN
SCALE: 3/32"=1'-0"

ARCHITECTURAL GROUP III

201 S. Nappanee St., Elkhart, Indiana 46514-1853 • 574/293-0008
architecturalgroup3.com

The Architectural Group III is not responsible for the accuracy of the information, drawings, or other material furnished by the client, and the Architectural Group III is not responsible for the accuracy of the information, drawings, or other material furnished by the client, and the Architectural Group III is not responsible for the accuracy of the information, drawings, or other material furnished by the client.

Hampton Inn

JOB TITLE

HAMPTON INN

GLENDALE, WI
A NEW 90 ROOM HOTEL

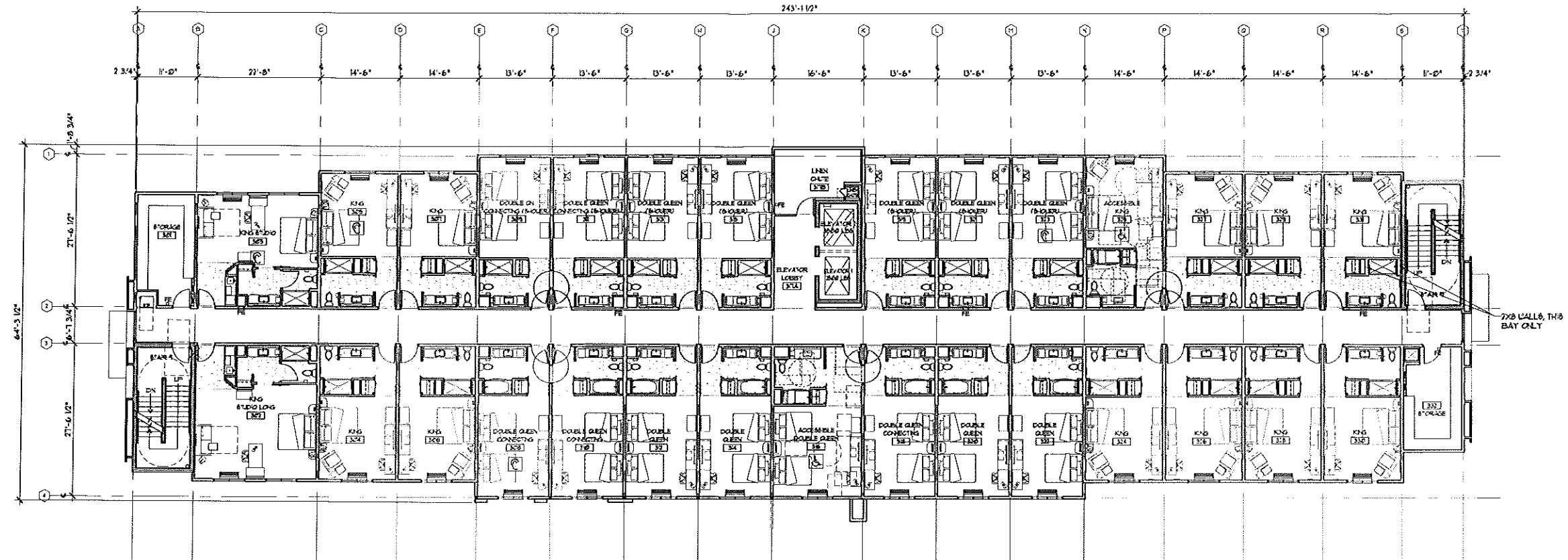
JOB NO.
18130

DATE
12/05/18

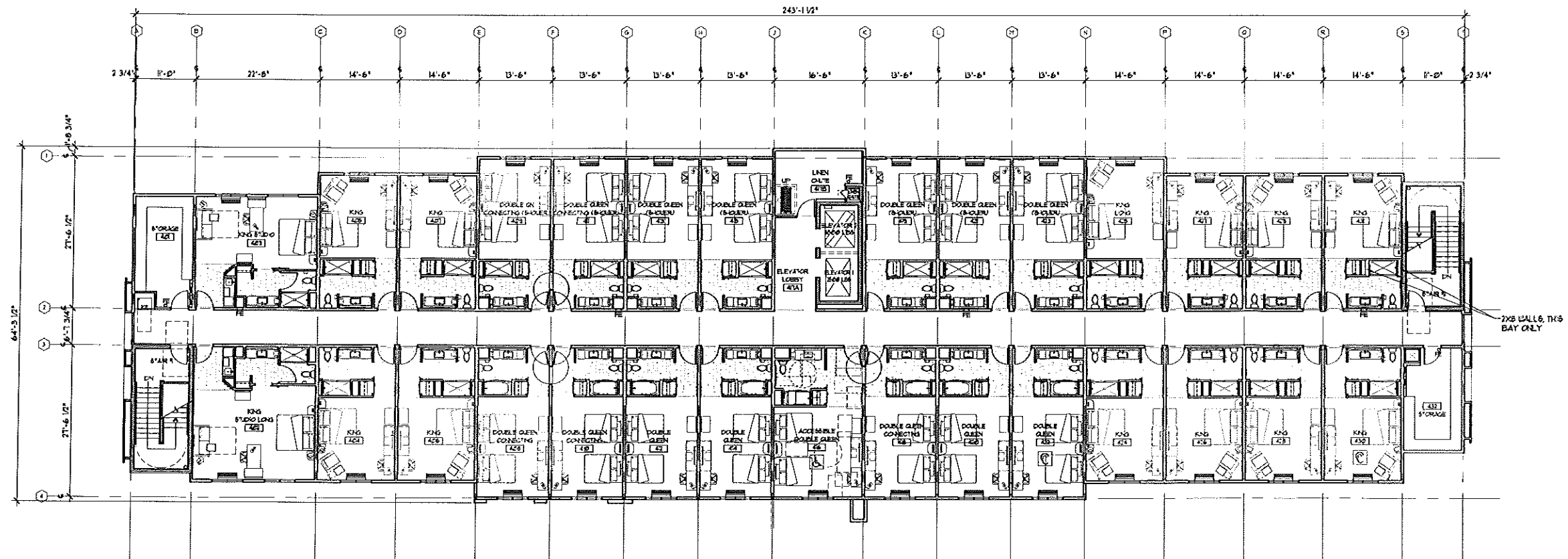
REVISIONS

PRELIMINARY NOT
FOR CONSTRUCTION

SHEET NO.
A1.2
SECOND FLOOR
PLAN



THIRD FLOOR PLAN
SCALE: 3/32"=1'-0"



FOURTH FLOOR PLAN
SCALE: 3/32"=1'-0"

ARCHITECTURAL GROUP III

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architecturalgroup3.com

Hampton Inn

JOB TITLE

HAMPTON INN
GLENDALE, WI
A NEW 90 ROOM HOTEL

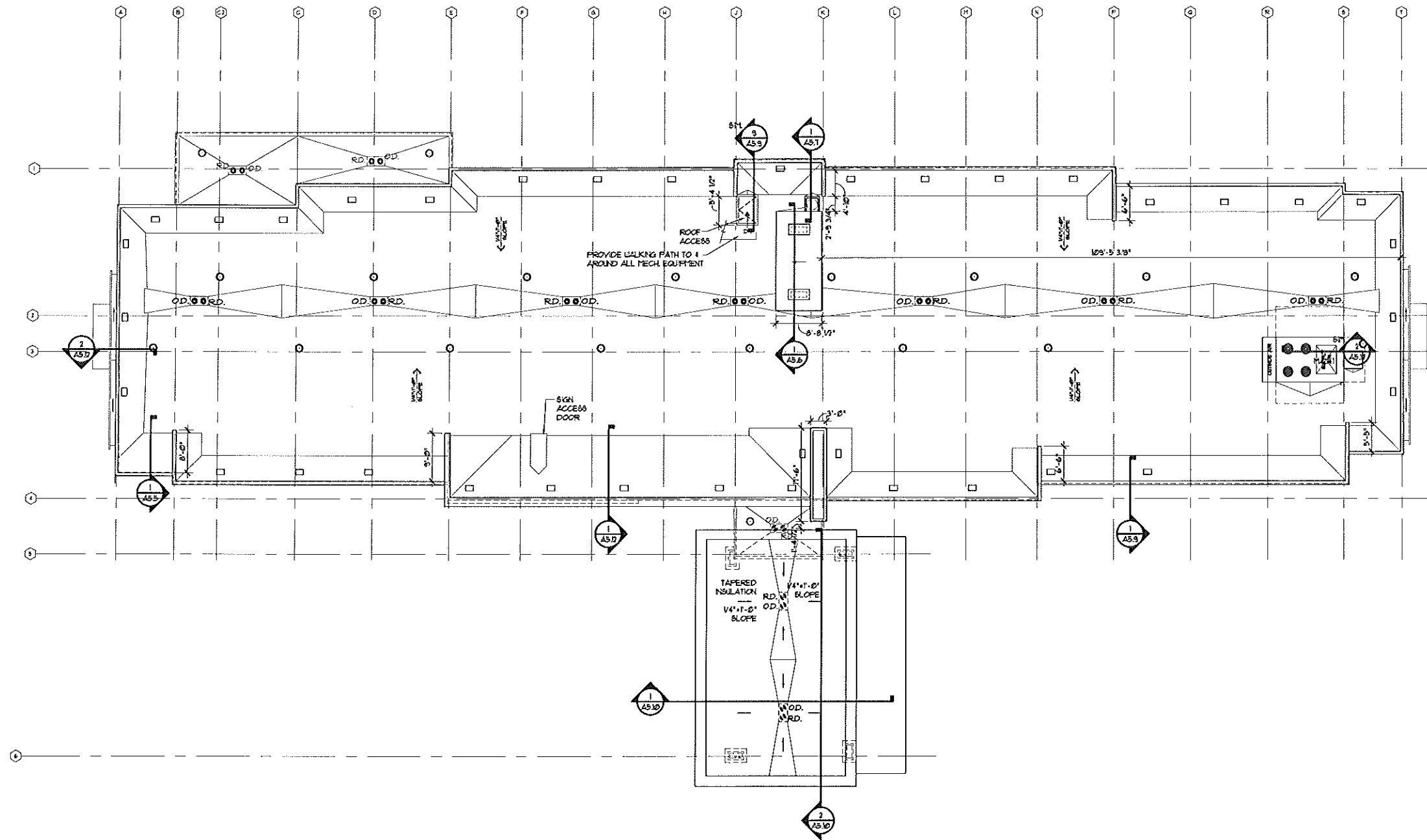
JOB NO.
18130

DATE
12/05/18

REVISIONS

PRELIMINARY NOT
FOR CONSTRUCTION

SHEET NO.
A1.3
THIRD &
FOURTH FLOOR
PLANS



ROOF PLAN
SCALE: 3/32"=1'-0"

as Drawings\Projects\Hampton Inn and Suites\Glendale, WI 18130\18130A1.dwg, 12/05/2018 1:52:38 PM, DWG's, PLOT, (PDS Compatible) pcr, 0.0079, 12

ARCHITECTURAL GROUP III

201 S. Nappanee St. Elkhart Indiana 46514-1953 • 574/293-0008
architecturalgroup3.com

The Architect is deemed the author, under and owner of the
drawings, whether in paper or electronic form, and retains all
copyright, title, priority and other intellectual property rights.

Hampton Inn

HAMPTON INN
JOB TITLE
GLENDALE, WI
A NEW 90 ROOM HOTEL

JOB NO.
18130

DATE
12/05/18

REVISIONS

PRELIMINARY NOT
FOR CONSTRUCTION

SHEET NO.

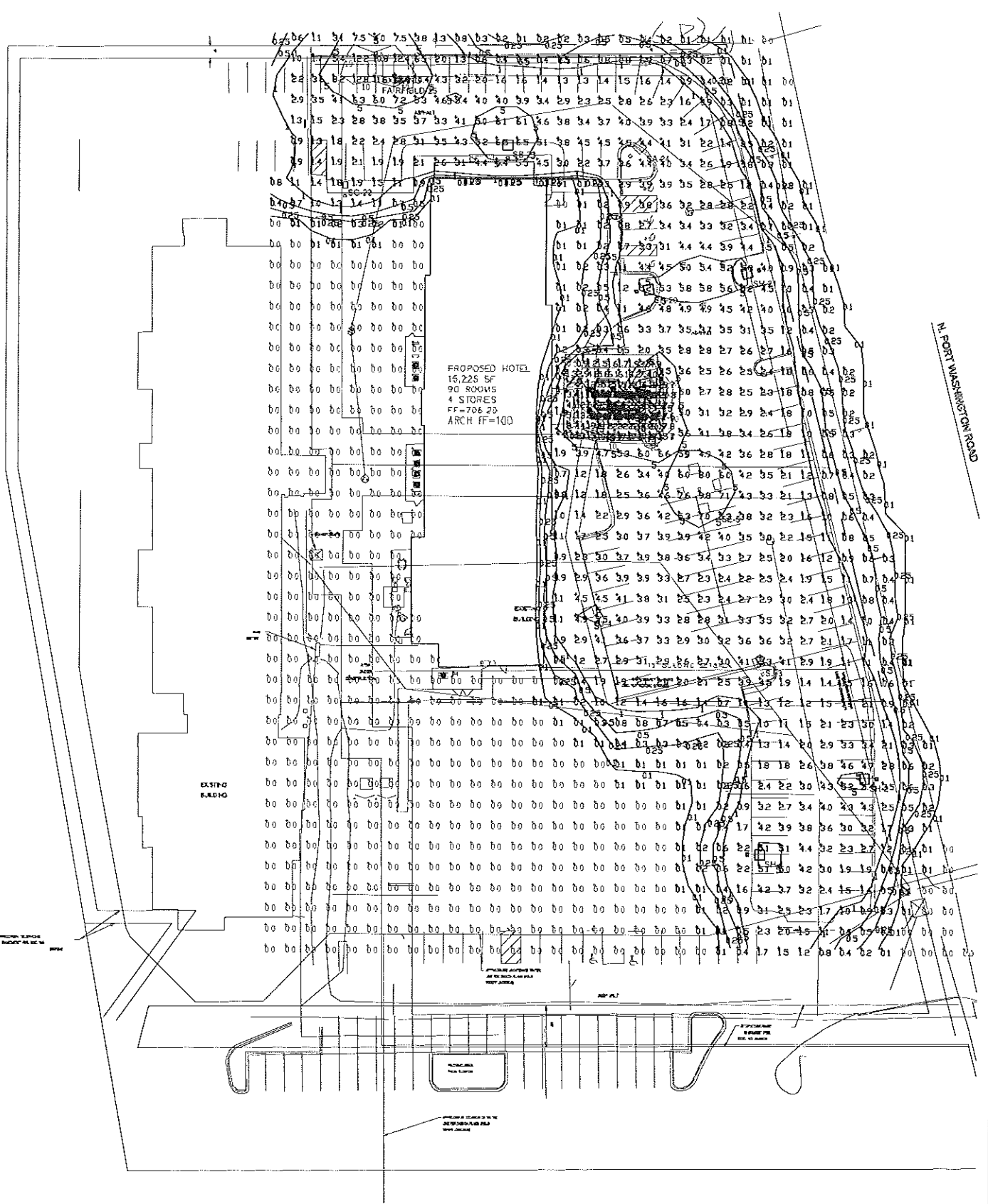
A1.4

ROOF PLAN

and Drawing/Hampton Inn and Suites/Glendale, WI 14130/14130/14130.dwg, 12/05/2018 1:56:51 PM, DWG's at: 14130/14130/14130.dwg, 12/05/2018 1:56:51 PM, DWG's at: 14130/14130/14130.dwg

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	SA	1	Lithonia Lighting	KAD LED 60C 530 40K R5 MVOLT HS	KAD LED, 60 LED, 530mA MVOLT DRIVER, 4000K, TYPE 5 OPTICS WITH HOUSE SIDE SHIELDS.	LED	1	KAD_LED_60_C_530_40K_R5_MVOLT_HSies	10160	1	103
	EXISTING FAIR FIELD	1	Lithonia Lighting	KAD 400M R2 (PROBE)	Area Luminaire, 400W DSE 400-WATT MH, R2 Reflector, FULL-SEAL BT-37 Cutoff MEETS THE METAL HALIDE, NIGHTTIME FRIENDLY HORIZONTAL POSITION.		1	KAD_400M_R2_PROBEies	32000	1	462
	SB	1	Lithonia Lighting	KAD LED 60C 1000 40K R2 MVOLT HS	KAD LED, 60 LED, 1000mA MVOLT DRIVER, 4000K, TYPE 2 OPTICS WITH HOUSE SIDE SHIELDS.		1	KAD_LED_60_C_1000_40K_R2_MVOLT_HSies	17362	1	216
	SE	1	Lithonia Lighting	[...]	[...]	[...]	1	[...]	[...]	1	340
	SF	0	Lithonia Lighting	KAD LED 40C 700 40K R4 MVOLT	KAD LED, 40 LED, 700mA MVOLT DRIVER, 4000K, TYPE 4 OPTICS	LED	1	KAD_LED_40_C_700_40K_R4_MVOLTies	9268	1	182
	SG	1	Lithonia Lighting	KAD LED 20C 700 40K R2 MVOLT HS	KAD LED, 20 LED, 700mA MVOLT DRIVER, 4000K, TYPE 2 OPTICS WITH HOUSE SIDE SHIELDS.	LED	1	KAD_LED_20_C_700_40K_R2_MVOLT_HSies	4735	1	48
	SH	4	Lithonia Lighting	KAD LED 60C 700 40K R2 MVOLT HS	KAD LED, 60 LED, 700mA MVOLT DRIVER, 4000K, TYPE 2 OPTICS WITH HOUSE SIDE SHIELDS.	LED	1	KAD_LED_60_C_700_40K_R2_MVOLT_HSies	13408	1	134
	SJ	2	Lithonia Lighting	KAD LED 60C 700 40K R4 MVOLT HS	KAD LED, 60 LED, 700mA MVOLT DRIVER, 4000K, TYPE 4 OPTICS WITH HOUSE SIDE SHIELDS.	LED	1	KAD_LED_60_C_700_40K_R4_MVOLT_HSies	12508	1	134
	G1	8	Gothan Architectural Lighting	EVO SQ 35/15 48R MVD LSS	1500LM 80 CRI 3500K LED 4ftx4ft EVD SQUARE DOWNLIGHT SEMI SPECULAR	LED	1	EVO_SQ_35_15_48R_MVD_LSSies	1563	1	17.2
	G2	6	Gothan Architectural Lighting	EVO SQ 35/30 48R MVD LSS	3000LM 80 CRI 3500K LED 6ftx4ft EVD SQUARE DOWNLIGHT SEMI SPECULAR	LED	1	EVO_SQ_35_30_48R_MVD_LSSies	3134	1	36.5

Luminaire Locations		
No.	Label	MH
1	SH	20.00
2	SH	20.00
3	SJ	20.00
4	SJ	20.00
5	SE	20.00
6	G1	14.50
7	G1	14.50
8	G1	14.50
9	G1	14.50
10	G1	14.50
11	G1	14.50
12	G2	14.50
13	G2	14.50
14	G2	14.50
15	G1	14.50
16	G2	14.50
17	G2	14.50
18	G2	14.50
19	G1	14.50
20	SH	20.00
21	SH	20.00
22	SG	20.00
23	SB	20.00
24	SA	20.00
25	EXISTING FAIR FIELD	20.00



SITE PLAN PHOTOMETRIC
SCALE: 1" = 30'-0"

ARCHITECTURAL GROUP III
201 S. Nappanee St. Elkhart Indiana 46514-1953 • 574/293-0008
architecturalgroup3.com

Hampton Inn

JOB TITLE

HAMPTON INN
GLENDALE, WI
A NEW 90 ROOM HOTEL

JOB NO.
18130

DATE
12/05/18

REVISIONS

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO.
E1.0a
SITE PLAN
LIGHTING





December 5, 2018

CSM Narrative

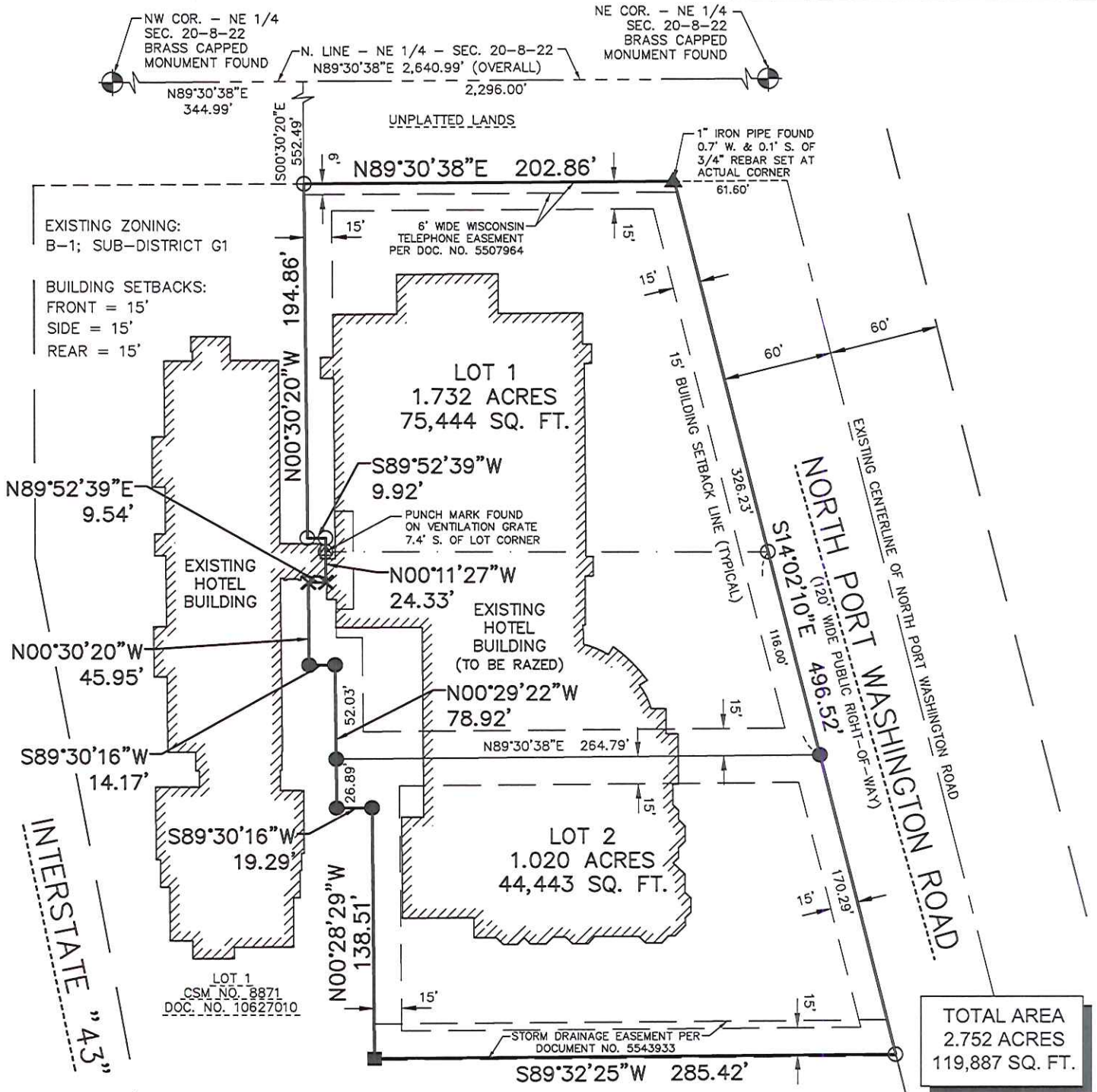
Project: Odyssey Hotels – Hampton Inn
7065 N Port Washington Road
Glendale, WI 53217

Odyssey Hotels (hereinafter referred to as "Odyssey") is submitting a Certified Survey Map (CSM) for a minor lot line adjustment to CSM 8871. The request is to reconfigure Lots 2 and 3 by shifting the common lot line between Lots 2 and 3 to the south to accommodate the proposed Hampton Inn and onsite parking on Lot 2. Lots 2 and 3 currently contain the North Shore Event Centre and this structure will be demolished. Odyssey requests that this CSM be reviewed concurrently with the Hampton Inn SIP submittal.

CERTIFIED SURVEY MAP NO. _____

FOR ODYSSEY GLENDALE HOTEL, LLC

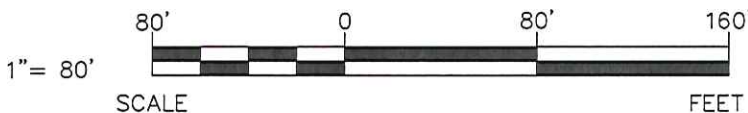
LOT 2 & LOT 3, CSM NO. 8871, LOCATED IN THE
NW 1/4 OF THE NE 1/4, SECTION 20, TOWNSHIP 8
NORTH, RANGE 22 EAST, CITY OF GLENDALE,
MILWAUKEE COUNTY, WISCONSIN.



LEGEND

- - 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
- - 3/4" REBAR FOUND
- ✕ - CUT "X" SET
- ▲ - 1" IRON PIPE FOUND
- - MAG NAIL SET
- ⊙ - PUNCH MARK FOUND
- ⊕ - SECTION CORNER MON. FOUND

NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 20 HAS A BEARING OF NORTH 89°-30'-38" EAST.



OWNERS / SUBDIVIDERS:
ODYSSEY GLENDALE HOTEL, LLC
7065 N. PORT WASHINGTON ROAD,
MILWAUKEE, WI 53217

SURVEYOR:
RYAN WILGREEN
EXCEL ENGINEERING, INC.
100 CAMELOT DR.
FOND DU LAC, WI 54935



EXCEL
ENGINEERING Inc.
SURVEYING GROUP
PROJECT NO. 1858340

Always a Better Plan
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
FAX: (920) 926-9801

CERTIFIED SURVEY MAP NO. _____

LOT 2 & LOT 3, CSM NO. 8871, LOCATED IN THE NW 1/4 OF THE
NE 1/4, SECTION 20, TOWNSHIP 8 NORTH, RANGE 22 EAST,
CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of Odyssey Glendale Hotel, LLC
bounded and described as follows:

Lot 2 and Lot 3 of Certified Survey Map No. 8871, recorded in the Milwaukee County Register of
Deeds Office on November 29, 2016, as Document No. 10627010, located in the Northwest 1/4 of the
Northeast 1/4 of Section 20, Township 8 North, Range 22 East, City of Glendale, Milwaukee County,
Wisconsin.

That such is a correct representation of all the exterior boundaries of the land surveyed and the
subdivision thereof made.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the
Subdivision Ordinance of the City of Glendale in surveying, dividing, and mapping the same.

Ryan Wilgreen, P.L.S. No. S-2647
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 1858340

CERTIFIED SURVEY MAP NO. _____

LOT 2 & LOT 3, CSM NO. 8871, LOCATED IN THE NW 1/4 OF THE
NE 1/4, SECTION 20, TOWNSHIP 8 NORTH, RANGE 22 EAST,
CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

Odyssey Glendale Hotel, LLC, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner does hereby certify that said Limited Liability Company caused the land described on this plat to be surveyed, divided and mapped as represented on this plat.

Odyssey Glendale Hotel, LLC does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

1. City of Glendale

WITNESS the hand and seal of said owner this _____ day of _____, 20____.

Odyssey Glendale Hotel, LLC

Rachit Dhingra, Member

STATE OF _____)

_____ COUNTY)SS

Personally came before me this _____ day of _____, 20____, the above named Rachit Dhingra to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, _____

My Commission Expires: _____

CITY OF GLENDALE COMMON COUNCIL CERTIFICATE

This Certified Survey Map approved, and all dedications as set forth therein accepted, by the Common Council of the City of Glendale on this _____ day of _____, 20____.

Rachel A. Reiss, City Administrator

DOC. # 10627010

RECORDED:
11/29/2016 9:46 AM
JOHN LA FAVE
REGISTER OF DEEDS
MILWAUKEE COUNTY, WI
AMOUNT: 30.00

CERTIFIED SURVEY MAP NO. 8871

FOR
ODYSSEY GLENDALE HOTEL, LLC
LOT 1, CERTIFIED SURVEY MAP NO. 8288, LOCATED
IN THE NORTH 1/2 OF THE NORTHEAST 1/4,
SECTION 20, T. 8 N.-R. 22 E., CITY OF GLENDALE,
MILWAUKEE COUNTY, WISCONSIN.

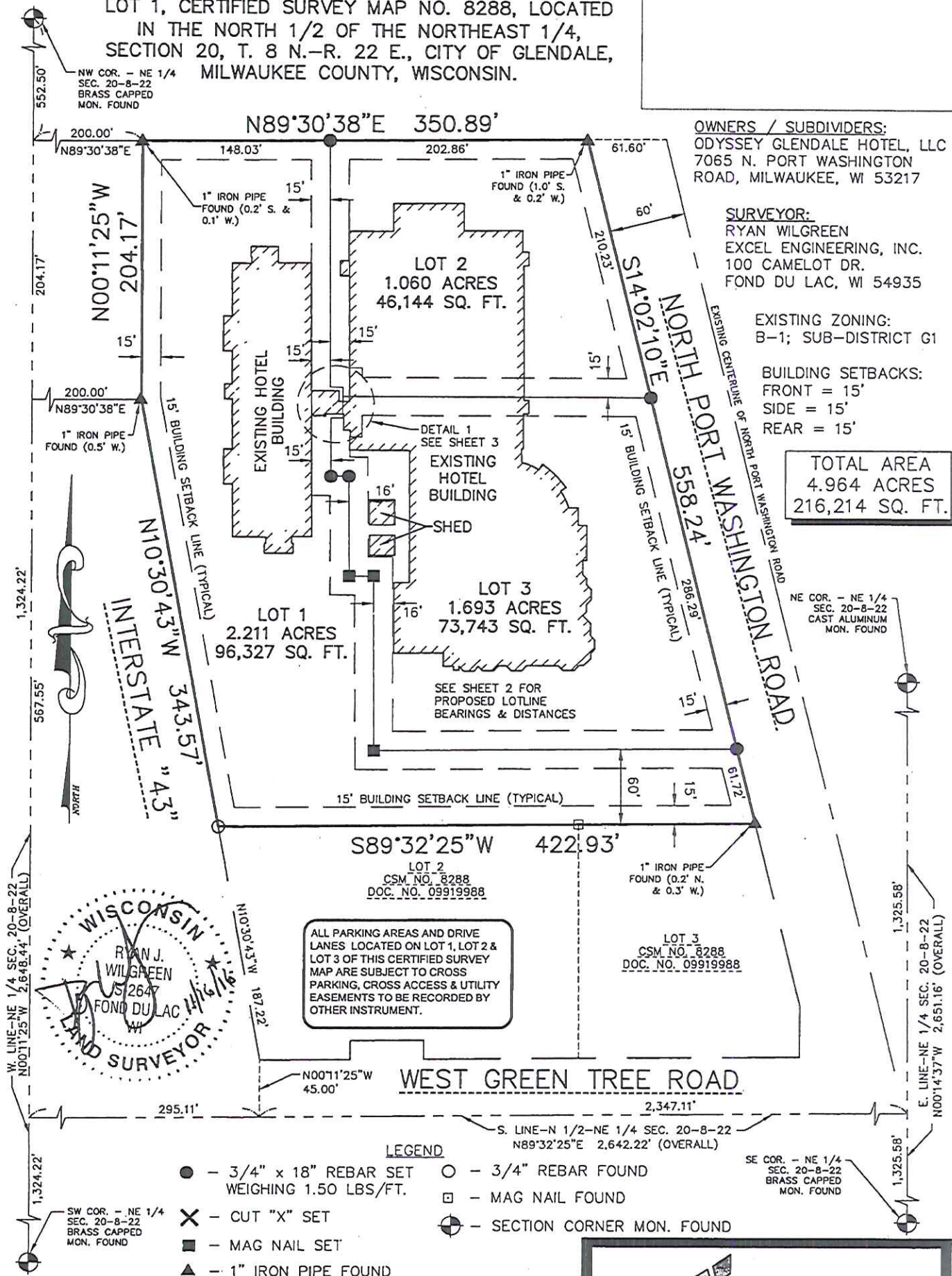
OWNERS / SUBDIVIDERS:
ODYSSEY GLENDALE HOTEL, LLC
7065 N. PORT WASHINGTON
ROAD, MILWAUKEE, WI 53217

SURVEYOR:
RYAN WILGREEN
EXCEL ENGINEERING, INC.
100 CAMELOT DR.
FOND DU LAC, WI 54935

EXISTING ZONING:
B-1; SUB-DISTRICT G1

BUILDING SETBACKS:
FRONT = 15'
SIDE = 15'
REAR = 15'

TOTAL AREA
4.964 ACRES
216,214 SQ. FT.



NORTH POINT REFERENCED TO THE WISCONSIN COORDINATE GRID SYSTEM, SOUTH ZONE. THE EAST LINE OF THE NORTHEAST QUARTER HAS A RECORDED BEARING OF N00°14'37"W.

1" = 100'
SCALE
0 100' 200'
FEET

EXCEL
ENGINEERING, INC.
SURVEYING GROUP
PROJECT NO. 1642140

Always a Better Plan
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
FAX: (920) 926-9801

SHEET 1 OF 5 SHEETS

3f.



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: Jordan O'Connor
Legal Name of Business: Design 2 Construct Development Corporation
Name of Business Owner (if different from Applicant): Jim Blise & Tate Biko
Applicant Address (City, State, and Zip Code): N173W21010 Northwest Passage
Jackson, WI 53037
Office Phone Number: 262-677-9933 Cell: 262-224-1347 Fax: N/A
Applicant E-Mail: jocconnor@design2construct.com
Applicant Signature: [Signature] Date: 12/17/18

PROPERTY INFORMATION

Property Address: 7155 N. Port Washington Rd Tax Key Number: 128-8953 Zoning District: B-1, "G-2"
Property Owner (if different from Applicant): Luke LaManna
Property Owner Address (City, State, and Zip Code): 7155 N. Port Washington Rd
Glendale, WI 53217
Property Owner Phone: N/A Cell: 262-442-6481 Fax: N/A
Property Owner E-Mail: lmlaman@icloud.com
Property Owner Signature: _____ Date: _____

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): Lakeshore Family Dentistry -
General Dentistry
Total Building Area: 4,219 To Be Occupied Area: 3,335
Lot Size: Depth: 268.05' Width: 91.65' Area: 24,611 SF (0.565 acres)
Previous Occupant in To Be Occupied Space: No change in occupancy (Lakeshore Family Dentistry)
Other Uses of This Site: None
Total Number of Parking Spaces: 1 Parking Spaces Available to Tenancy: 1
Business Hours (Days and Hours of Operation): M-Th: 7a-7p; F: 7a-3p; Sat: 8a-5p
Total Number of Employees: 10-12 Maximum Number of Employees at Site at One Time: 10-12
Primary Contact Person for This Project: Luke LaManna
Primary Contact Phone: N/A Cell: 262-442-6481 Fax: N/A
Primary Contact E-Mail: lmlaman@icloud.com

CITY OF GLENDALE USE ONLY

Application Fee: 200 Date of Application: 12/18/18 Time: N/A Received by with date: N/A Tentative Hearing Date: 1/18/19
G:\COMMON\Community Development Planning Department\Plan Commission Administration (2-4-4)\01 PLAN COMMISSION PROCEDURES\Plan Commission Review Application (Email Added).doc



N173 W21010
Northwest Passage Way

Jackson, WI 53037

Tel: 262.677-9933

Fax: 262.677.9934

Community Development
City of Glendale
5909 North Milwaukee River Parkway
Glendale, WI 53209

December 17, 2018

Re: Project Narrative for:
Lakeshore Family Dentistry
Dr. Abbey and Luke LaManna
7155 N. Port Washington Rd.

Introduction:

Attached to this project narrative you will find the graphical information regarding the proposed building addition and alteration for Lakeshore Family Dentistry, located at 7155 N. Port Washington Rd. The proposed project will also include associated site and parking components.

Background:

Dr. Abbey LaManna, owner of Lakeshore Family Dentistry, has been practicing at their current location at 7155 N. Port Washington Rd. for several years, and have outgrown their current building and are interested in expanding their current practice by way of a building addition and alteration. The current hours of operation are Monday – Thursday from 7:00AM – 7:00PM, Friday from 7:00AM – 3:00PM, and Saturday from 8:00AM to 5:00PM.

Existing Site:

The existing site is 0.57 acres (24,611 s.f.) and is currently the home of Lakeshore Family Dentistry. The neighboring properties are Educators Credit Union to the South and a multi-tenant building to the North. Interstate I-43 bounds the property to the West. There is currently one driveway access point from Port Washington Rd., which is a “right-in/right-out” configuration.

Proposed Development:

The proposed building will consist of a single-story building addition – approximately 1,500 sq. ft. – as well as a slight alteration of the existing clinic. The existing second story and basement will remain as is with only interior cosmetic improvements planned at this time. The exterior facades will receive an updated combination of stone veneer and siding accents to match the new style. Slight modifications to the existing site plan as far as parking goes are also proposed to allow for an increase in the number of parking spaces, both in the front and rear of the building. The proposed access driveway on Port Washington Rd. will not change. A trash enclosure is proposed on the northwest corner of the site and will utilize a solid cedar fence for effective screening.

As mentioned previously, the addition will be constructed using a combination of natural stone veneer, engineered wood siding accents, commercial-grade windows and aluminum storefront entrances, dimensional asphalt shingles, and standing seam metal roof. See attached drawings and imagery for further information. We acknowledge that exterior materials are subject to the review and approval of the Plan Commission, and would hope you consider the proposed elevations with this consideration.

There is an existing business sign that will not be altered as part of this project. Any modifications to the sign in the future will be addressed in a separate sign permit application.

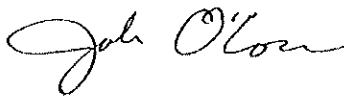
We anticipate obtaining all necessary approvals and permits throughout January 2019, with a potential starting date of around February 2019.

We do not believe this development will negatively impact or be a nuisance to the neighborhood. The proposed use will not change and is similar in nature to surrounding properties. There will be little to no traffic impact on Port Washington Rd.

If you have any questions or concerns regarding this proposed development please feel free to contact our office.

Sincerely,

Jordan O'Connor

A handwritten signature in black ink, appearing to read "John O'Connor". The signature is fluid and cursive, with the first name "John" and last name "O'Connor" clearly distinguishable.

Design 2 Construct



ENTRY PERSPECTIVE





DESIGN
•
CONSTRUCTION

PHONE (262) 677-9933
FAX (262) 677-9934

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

BUILDING DESIGN FOR:

DR. LAMANNA
7155 N. PORT WASHINGTON RD.
GLENDALE, WI 53217

PROJECT DATA: SHEET INDEX:

BUILDING CODE: 2015 INTERNATIONAL BUILDING CODE

OCCUPANCIES: BUSINESS: B

CLASS OF CONSTRUCTION: TYPE VB
NO. OF STORIES: TWO
BUILDING IS: UNSPRINKLERED

BUILDING TYPE: DENTAL OFFICE

AREAS (GROSS):
BASEMENT: 884 SF
FIRST FLOOR: 2,818 SF
SECOND FLOOR: 517 SF
TOTAL: 4,219 SF

AREAS (GROSS):
BUSINESS (WORST CASE): 9,000 SF

OCCUPANCY SEPARATIONS: NONE: NON SEPARATED USES
METHOD USED

OCCUPANT LOAD:
BUSINESS (100 SF/OCC): 43 OCC

EXIT WIDTH (20' PER OCCUPANT):
REQUIRED: 8.6 (72" MINIMUM)
PROVIDED: 72"

EXIT DISTANCES:
BUSINESS (WORST CASE): 200'

SANITARY REQUIREMENTS:
REQUIRED (MALE): 1 W.C. 1 LAV
PROVIDED (MALE): 1 W.C. 1 LAV
REQUIRED (FEMALE): 1 W.C. 1 LAV
PROVIDED (FEMALE): 1 W.C. 1 LAV
PROVIDED (GENERAL): 1 *OF 1 SERV. SINK

NOTES:
* SPS 362.250(1)(a)2.
IN LIEU OF REQUIRED DRINKING FOUNTAIN,
WATER IS PROVIDED IN THE FORM OF BOTTLED WATER
FOR ALL OCCUPANTS BY THE OWNER.

TS TITLE SHEET

CIVIL DRAWINGS
EXISTING SITE
GRADING PLAN
UTILITY PLAN
SITE NOTES

ARCHITECTURAL
A1.0 SITE PLAN
G1.0 NOTES AND SCHEDULES
G2.0 ADA INFORMATION SHEET
D2.1 DEMOLITION PLAN
A2.1 BASEMENT, FIRST FLOOR, SECOND
FLOOR PLANS
A3.1 BASEMENT, FIRST FLOOR, SECOND
FLOOR REFLECTED CEILING PLANS
A4.1 EXTERIOR ELEVATIONS
A5.0 BUILDING SECTION
A5.1 WALL SECTIONS
A5.2 WALL SECTIONS
A6.0 ROOF PLAN, LIFE SAFETY PLAN
A7.0 INTERIOR ELEVATIONS

STRUCTURAL
FOUNDATION PLAN
FLOOR PLAN
ROOF FRAMING PLAN
DETAILS



LOCATION MAP
SCALE: N.T.S.

PROJECT CONTACTS

CIVIL CONSULTANT
QUAM ENGINEERING
1519 E. WASHINGTON ST, SUITE A
WEST BEND, WI 53095
KEVIN PARISH
kparish@sbcglobal.net
OFF: (262) 338-6641
FAX: (262) 338-6684

LANDSCAPE CONSULTANT
PARAGON DESIGN GROUP, LLC
2776 NORTH SHOLES AVENUE
MILWAUKEE, WI 53210
BRIAN BOEDING
designteam@paragondg.com
OFF: (414) 449-1555
FAX: (414) 449-2425

STRUCTURAL CONSULTANT
PIERCE ENGINEERS
241 N. BROADWAY, SUITE 500
MILWAUKEE, WI 53202
RANDY ELLIOTT
rse@pierceengineers.com
OFF: (414) 278-6020
FAX: (414) 278-6061

DENTAL CONSULTANT
TBD

ARCHITECT JORDAN O'CONNOR
SUPERVISING PROFESSIONAL MARK HERTZFELDT

PROJECT MANAGER BEN NEURETHER

PROJECT NO. 18-00176

DATE 01.08.2018

SEAL

PREV. TRANS. NO.: N/A
NEW TRANS. NO.: 3180407
REVIEWER: PHILIP S. BEHLING

DESIGN
2
CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

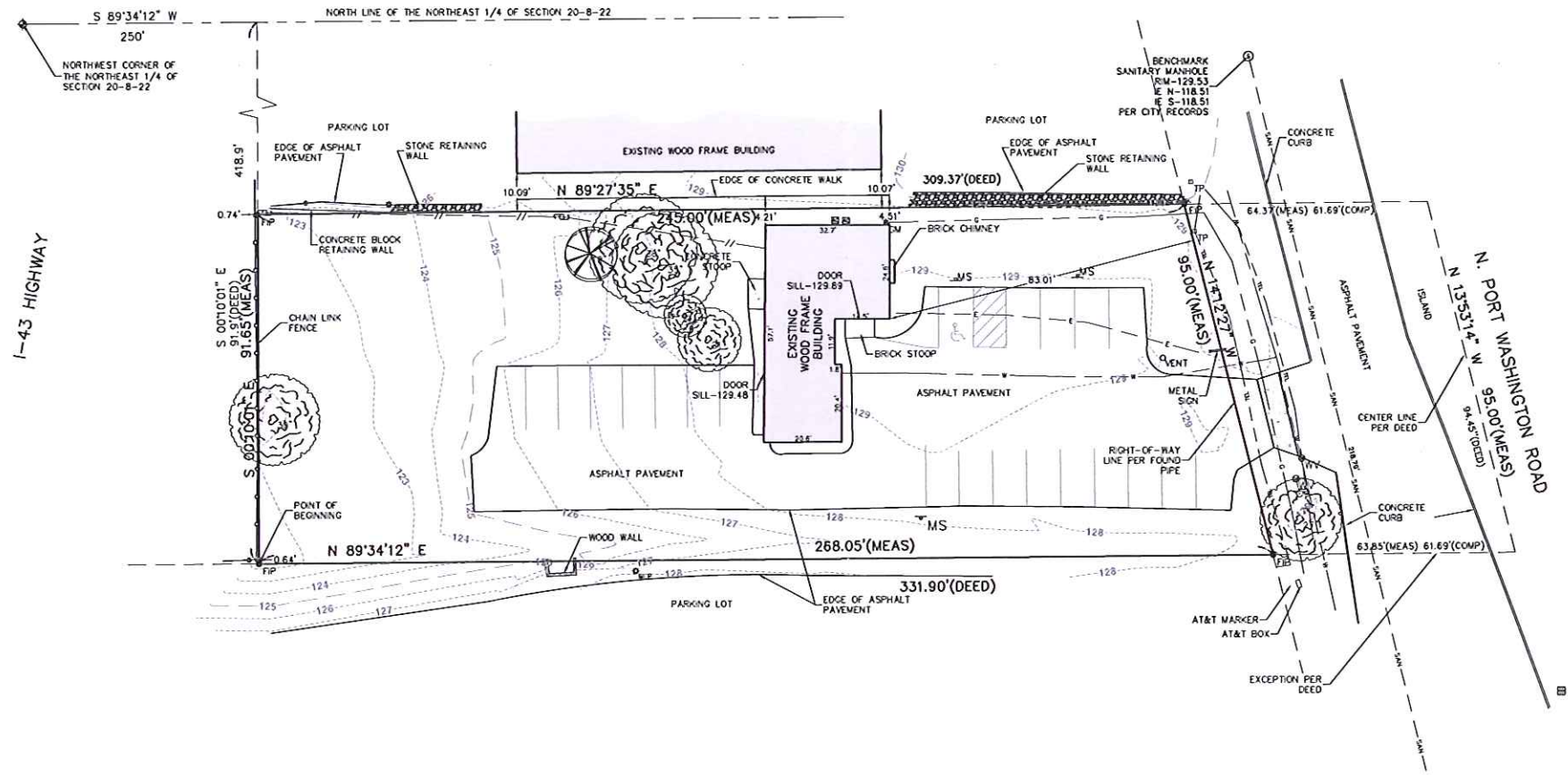
BUILDING DESIGN FOR:
DR. LAMANNA
7155 N. PORT WASHINGTON RD.
GLENDALE, WI 53217

SHEET TITLE
TITLE SHEET

REVISIONS

PROJECT DATA

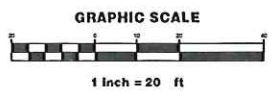
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JOB NO.	18-00176
SET USE	PLAN COMMISSION
FILE NAME	A1-TS
DRAWN BY	DLH
SHEET NO.	TS



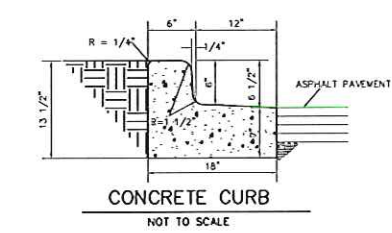
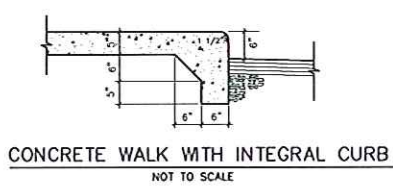
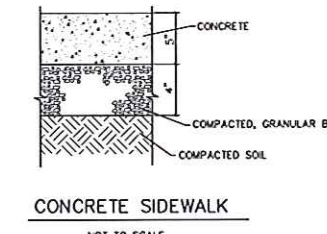
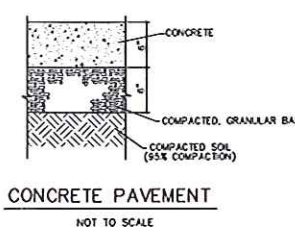
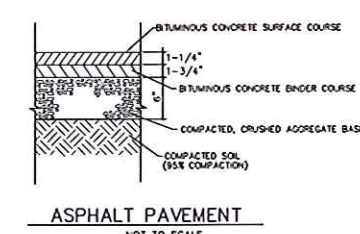
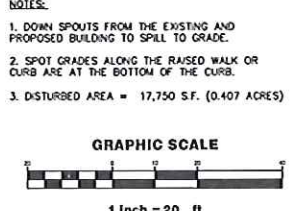
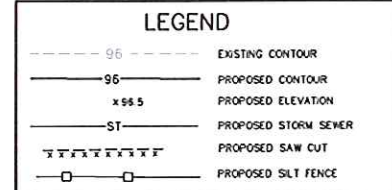
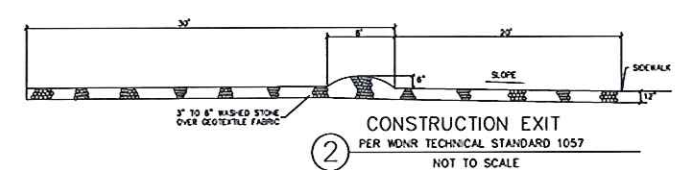
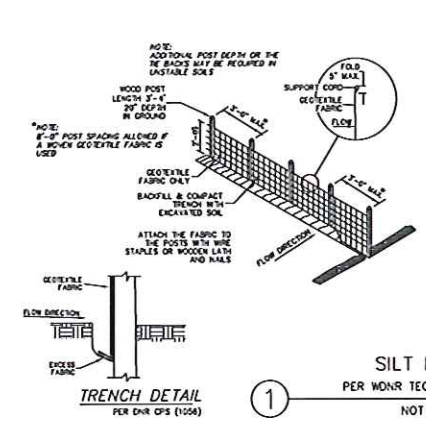
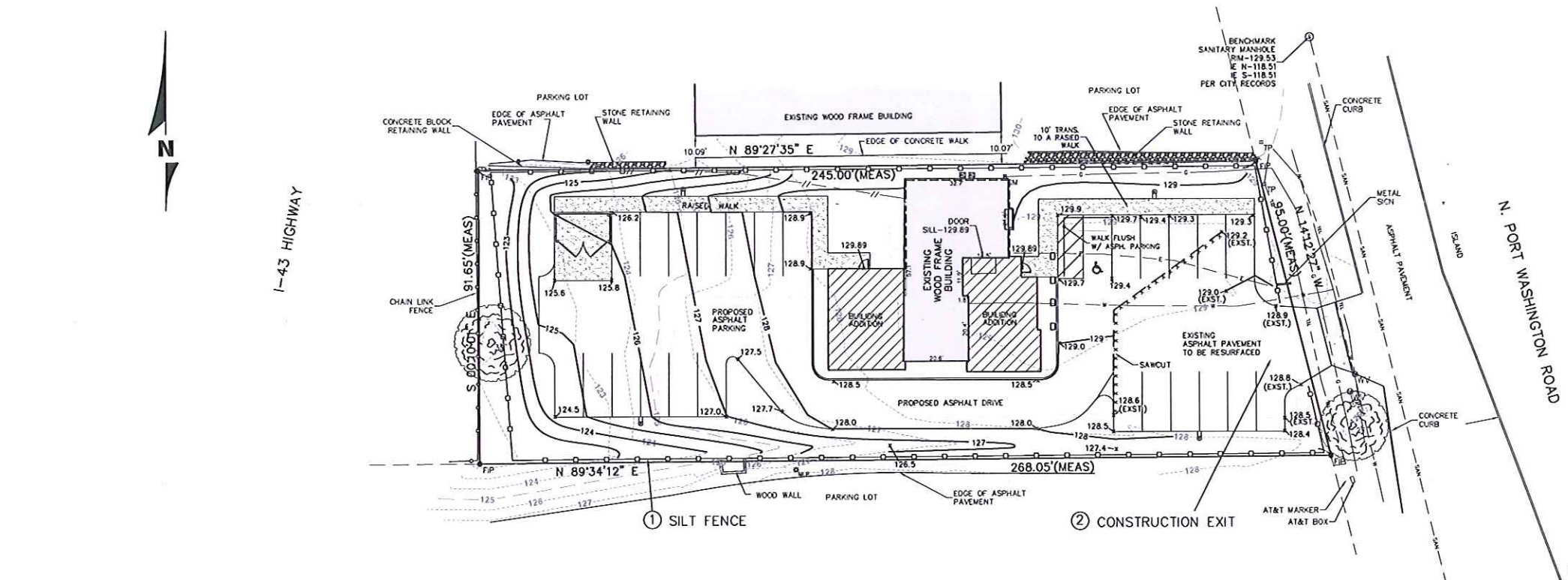
DR. LAMANNA'S OFFICE
7155 N. PORT WASHINGTON ROAD
GLENDALE, WISCONSIN

LEGEND			
BASKETBALL HOOP (BH)	LIGHT POLE	ADDITIONAL	LINE TYPES (CONT.)
BENCHMARK (BM)	WALL BOX (WB)	FLOW LINE	METAL FENCE
BOLLARD (BO)	WATERHOLE (WH)	INLET ELEVATION	WOOD FENCE
BUSH, SHRUB, ETC.	WATERING WELL (WW)	FOUND	GUARD RAIL
CATCH BASIN SQUARE (CS)	SOIL (TRAFIC, ETC.)	CONCRETE LIGHT POLE	BURIED CABLE TV
CATCH BASIN ROUND (CR)	SOIL BORING (SB)	WOOD LIGHT POLE	BURIED GAS SERVICE
CLEAN OUT (CO)	TRAFFIC LIGHT (TL)	FEEDERGLASS LIGHT POLE	BURIED CABLE TV
CURB INLET (CI)	DECIDUOUS TREE (DT)	METAL SIGN	COMBINATION SEWER
EMERGENCY TREE (ET)	UTILITY MARKER	ELECTRIC METER	BURIED ELECTRIC
FIRE HYDRANT (FH)	UTILITY METER	DOOR SILL ELEVATION	BURIED FIBER OPTIC
FLAG POLE (FP)	UTILITY PEDESTAL	FIBER OPTIC CABLE	BURIED GAS SERVICE
OUT WIRE (OW)	UTILITY POLE (UP)	GAS VALVE	OVERHEAD UTILITY LINES
MANHOLE	UTILITY VALVE	CABLE TV PEDESTAL	SANITARY SEWER
IRON PIPE (IP)	WATER WELL	WATER FLAG	BURIED TELEPHONE
		LINE TYPES	WATER MAIN / SERVICE
		SANITARY FORCE MAIN	

LEGAL DESCRIPTION
THAT PART OF THE NORTHEAST 1/4 OF SECTION 20, IN TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED 418.9 FEET SOUTH OF THE NORTH LINE AND 250 FEET EAST OF THE WEST LINE OF SAID 1/4 SECTION; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID 1/4 SECTION 331.90 FEET TO A POINT ON THE CENTER LINE OF THE PORT WASHINGTON ROAD (50 LAID OUT AND TRAVELED ON JANUARY 1, 1955); THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID PORT WASHINGTON ROAD 94.45 FEET, SAID POINT BEING 327.10 FEET SOUTH OF THE NORTH LINE OF SAID 1/4 SECTION; THENCE WEST AND PARALLEL TO THE NORTH LINE OF SAID 1/4 SECTION, 309.37 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID 1/4 SECTION 91.8 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE EASTERLY 60 FEET THEREOF USED FOR HIGHWAY PURPOSES.



CJE NO.: 1849RIEX
DECEMBER 10, 2018



CONSTRUCTION SCHEDULE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. FLAG THE WORK LIMIT AND BUFFER AREA FOR PROTECTION.
3. INSTALL SILT FENCE.
4. SAWCUT PAVEMENT.
5. DEMO SITE / REMOVE EXISTING PAVEMENT AND TREES.
6. INSTALL CONSTRUCTION EXIT.
7. ROUGH GRADE SITE.
8. BEGIN BUILDING CONSTRUCTION.
9. INSTALL CURB, WALK AND BASE COURSE OF PAVEMENT.
10. FINAL GRADE SLOPES AND TOPSOIL CRITICAL SLOPES; VEGETATE AND MULCH ALL DISTURBED AREAS.
11. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL. NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
12. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.
13. ESTIMATED TIME BEFORE FINAL STABILIZATION - 6 MONTHS.

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY 1/2" RUNOFF-PRODUCTION RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
2. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FT. DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
3. ALL SEEDS AREAS WILL BE WATERED, FERTILIZED, RESEEDS AS NECESSARY, AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY.

SITE GRADING AND EROSION CONTROL PLAN

CJE NO.: 1849R0
DECEMBER 14, 2018

C1.0

DR. LAMANNA'S OFFICE
7155 N. PORT WASHINGTON ROAD
GLENDALE, WISCONSIN

PROJECT NAME

DR. LAMANNA

PROJECT LOCATION

7155 N. PORT WASHINGTON ROAD
GLENDALE, WI 53217

CLIENT NAME & ADDRESS

SHEET TITLE

LANDSCAPE
INVENTORY PLAN

REVISIONS

Date By

PROFESSIONAL SEAL



USE OF INFORMATION

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FILE NAME LF Dental LA

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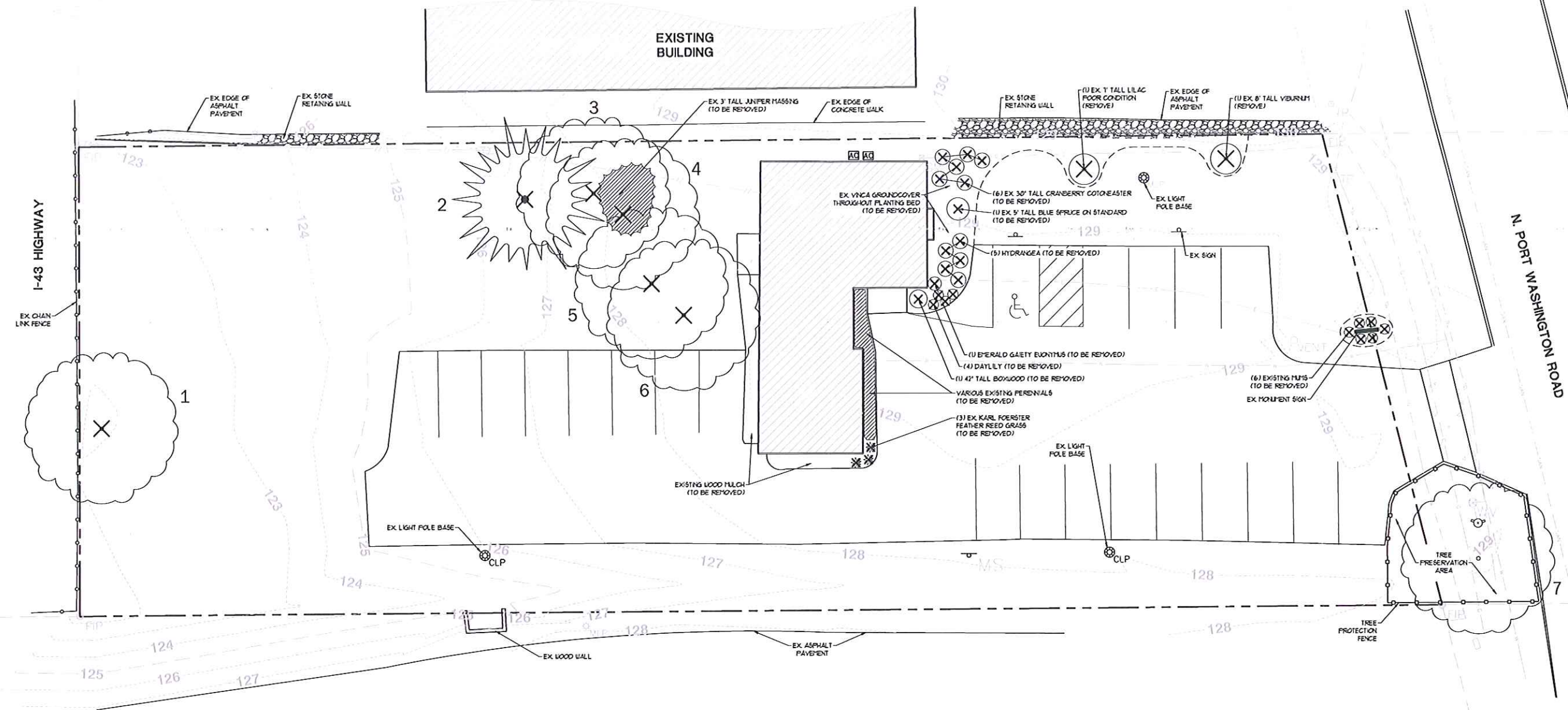
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PDG PROJECT # 18-758

DATE 12-17-2018

SHEET NO.

L1.0

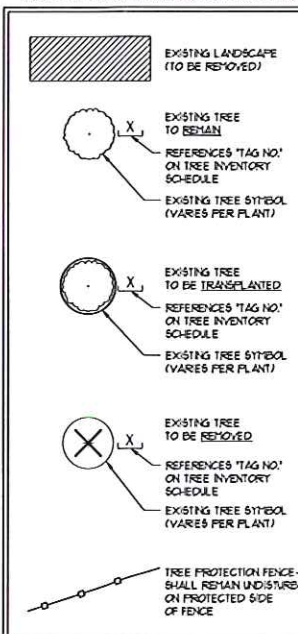


TREE PROTECTION NOTES:

DURING CONSTRUCTION, REASONABLE STEPS NECESSARY TO PREVENT THE DESTRUCTION OR DAMAGING OF TREES (OTHER THAN THOSE SPECIFIED TO BE REMOVED) SHALL BE TAKEN, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

1. TO PROTECT AND PRESERVE THE TREES INDICATED TO REMAIN, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCE NO CLOSER TO THE TRUNK THAN 1 FOOT FOR EVERY 1 DBH (TREE DIAMETER AT BREAST HEIGHT) OF TREE TO REMAIN. ADDITIONALLY, SIGNS SHALL BE POSTED INFORMING THE PUBLIC AND SITE WORKERS THAT THE AREA FENCED IS A PROTECTED ZONE AND THE ZONE SHALL BE LEFT UNDISTURBED. THE GRADE SHALL NOT BE CHANGED IN THE PROTECTED ZONE. NO TREE PROTECTION FENCE IS REQUIRED WHERE EXISTING PAVEMENT IS WITHIN THE PROTECTED AREA.
2. NO CONSTRUCTION ACTIVITY, MOVEMENT AND/OR PLACEMENT OF EQUIPMENT, PARKING OF VEHICLES OR MATERIAL OR SPILL STORAGE SHALL BE PERMITTED WITHIN THE TREE PRESERVATION AREA. NO EXCESS SOIL, ADDITIONAL FILL, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE CRITICAL ROOT ZONE (CRZ) OF ANY TREE THAT IS INDICATED TO BE PRESERVED.
3. ALL REQUIRED PROTECTIVE FENCING (PLASTIC ORANGE CONSTRUCTION FENCING) OR OTHER PHYSICAL BARRIER MUST BE IN PLACE AROUND THE TREE PRESERVATION AREA AND/OR TREES PRIOR TO BEGINNING CONSTRUCTION. THE FENCING OR OTHER PHYSICAL BARRIER MUST REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PERIOD. ALL FENCING MUST BE SECURED TO METAL POSTS DRIVEN INTO THE GROUND DEEP ENOUGH TO REMAIN VERTICAL AND PLUMB, AND SHALL BE SPACED NO FURTHER THAN TEN FEET (10') APART.
4. NO ATTACHMENTS, FENCES OR WIRES, OTHER THAN THOSE APPROVED FOR BRACING, CUTTING OR UNWRAPPING, SHALL BE ATTACHED TO TREES DURING THE CONSTRUCTION PERIOD.
5. DRAINAGE OF THE SITE SHALL BE DESIGNED SO THAT AFTER CONSTRUCTION, THE SAME AMOUNT OF WATER AND RATE OF DISCHARGE WILL REACH THE TREES AS IT DID PRIOR TO CONSTRUCTION.
6. WHEN TRENCHING ALONGSIDE EXISTING TREES IS UNAVOIDABLE, THE TRENCH MUST BE 1 FOOT FOR EVERY 1 INCH DBH AWAY FROM THE BASE OF THE EXISTING TREE TO BE PROTECTED.
7. CONSTRUCTION PRUNING AND ROOT PRUNING OF TREES DIRECTLY IMPACTED BY CONSTRUCTION MAY BE REQUIRED FOR PRESERVATION OF EXISTING TREES.

TREE PRESERVATION LEGEND



TREE INVENTORY SCHEDULE

TAG NO.	SIZE	PLANT (COMMON NAME)	CONDITION	ACTION
1	38" DBH	SILVER MAPLE	GOOD	REMOVE
2	18" DBH	SPRUCE	GOOD	REMOVE
3	36" DBH	ELM	GOOD	REMOVE
4	35" DBH	SILVER MAPLE	GOOD	REMOVE
5	14" DBH	ELM	GOOD	REMOVE
6	21" DBH	HONEYLOCUST	GOOD	REMOVE
7	21" DBH	HONEYLOCUST	GOOD	TO REMAIN

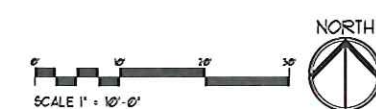
ABBREVIATIONS

ABBREVIATION	FULL WORDS
BIB	Balled and burlapped
CAL	Caliper
DBH	Diameter at breast height (Approximately 4' from finish grade)
DIA	Diameter
EX	Existing
HTT	Height to tip
O.C.	On center
SQ. FT. - or - SF	Square feet
TR	Trees

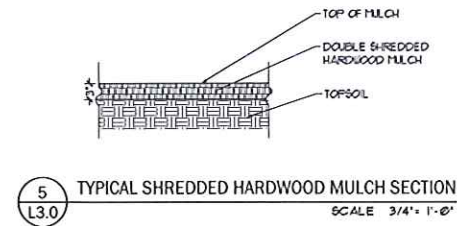
INFORMATION SHOWN ON THIS DRAWING IS BASED ON A SITE PLAN DEVELOPED BY DESIGN 2 CONSTRUCT AND PLAT OF SURVEY/CIVIL DRAWINGS DEVELOPED BY C.J. ENGINEERING. THE LANDSCAPE ARCHITECT MAKES NO WARRANTIES OR REPRESENTATIONS AS TO THE ACCURACY AND COMPLETENESS OF THE SITE PLAN AND SURVEY. ALL INFORMATION SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR.

INDEX OF SHEETS

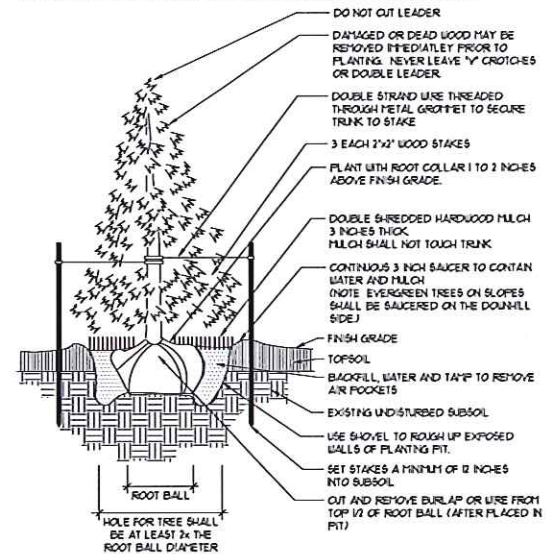
SHEET	TITLE
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L2.0	LANDSCAPE PLAN
L3.0	LANDSCAPE DETAILS



PC SUBMITTAL - NOT FOR CONSTRUCTION



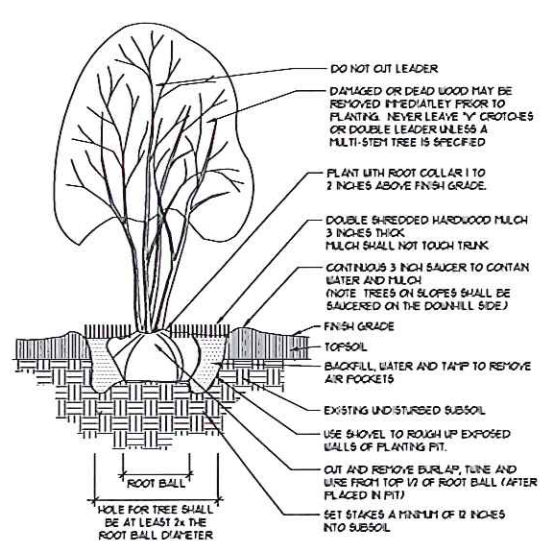
- 5
L3.0
- TYPICAL SHREDDED HARDWOOD MULCH SECTION
SCALE: 3/4" = 1'-0"
- EVERGREEN TREE STAKING AND PLANTING NOTES
1. STAKING - ONLY EVERGREEN TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING SHALL BE STAKED. EVERGREEN TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE EVERGREEN TREE IS FREE TO SWAY. TIE WEBBED STRAPPING TO THE TREE 1/3 UP THE TRUNK AND USE TO THREE STAKES POSITIONED EVENLY AROUND THE EVERGREEN TREE. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
 2. PRUNING - CLEARLY PRUNE ONLY DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.
 3. PLANTING - ALL SYNTHETIC MATERIAL SHOULD BE REMOVED FROM THE ROOTS, TRUNK, OR CROWN OF PLANT. SET THE PLANT SO IT WILL BE AT ITS ORIGINAL DEPTH SLIGHTLY ABOVE EXISTING GRADE. BACKFILL WITH SPECIFIED SOIL MIX.
 4. WATERING - THE BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SHOULD BE WATERED AS BACKFILLING IS DONE SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED.



3
L3.0

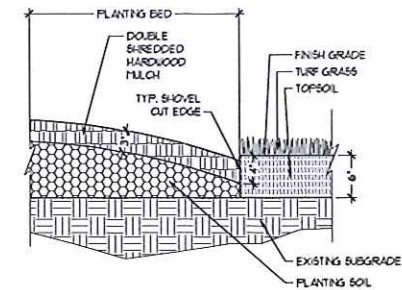
EVERGREEN TREE PLANTING
SCALE: NOT TO SCALE

- MULTI-STEM TREE STAKING AND PLANTING NOTES
1. STAKING - MULTI-STEM TREES SHALL NOT BE STAKED. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY.
 2. PRUNING - CLEARLY PRUNE DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.
 3. PLANTING - ALL SYNTHETIC MATERIAL SHOULD BE REMOVED FROM THE ROOTS, TRUNK, OR CROWN OF PLANT. SET THE PLANT SO IT WILL BE AT ITS ORIGINAL DEPTH SLIGHTLY ABOVE EXISTING GRADE. BACKFILL WITH SPECIFIED SOIL MIX.
 4. WATERING - THE BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SHOULD BE WATERED AS BACKFILLING IS DONE SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED.



2
L3.0

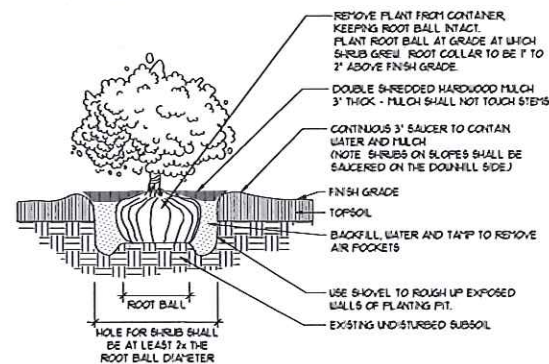
MULTI-STEM TREE PLANTING
SCALE: NOT TO SCALE



6
L3.0

TYPICAL SHOVEL CUT EDGE SECTION
SCALE: 1" = 1'-0"

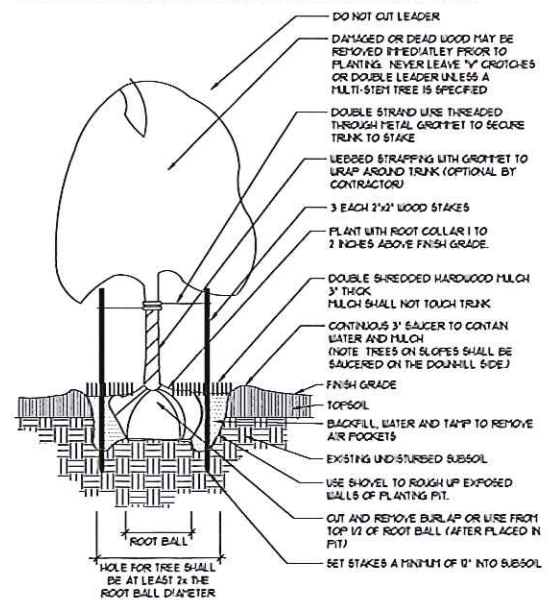
- SHRUB PLANTING NOTES
1. PRUNING - CLEARLY PRUNE DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.
 2. PLANTING - ALL SYNTHETIC MATERIAL SHOULD BE REMOVED FROM THE ROOTS, TRUNK, OR CROWN OF PLANT. SET THE PLANT SO IT WILL BE AT ITS ORIGINAL DEPTH SLIGHTLY ABOVE EXISTING GRADE. BACKFILL WITH SPECIFIED SOIL MIX.
 3. WATERING - THE BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SHOULD BE WATERED AS BACKFILLING IS DONE SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED.



4
L3.0

SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE

- TREE STAKING AND PLANTING NOTES
1. STAKING - ONLY TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING SHALL BE STAKED. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. TIE WEBBED STRAPPING TO THE TREE 1/3 UP THE TRUNK AND USE TO THREE STAKES POSITIONED EVENLY AROUND THE TREE. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
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 4. WATERING - THE BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SHOULD BE WATERED AS BACKFILLING IS DONE SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED.



1
L3.0

DECIDUOUS TREE PLANTING
SCALE: NOT TO SCALE

PROJECT NAME
DR. LAMANNA

PROJECT LOCATION
7155 N. PORT WASHINGTON ROAD
GLENDALE, WI 53217

CLIENT NAME & ADDRESS

SHEET TITLE
LANDSCAPE
DETAILS

REVISIONS
Date By

PROFESSIONAL SEAL



USE OF INFORMATION

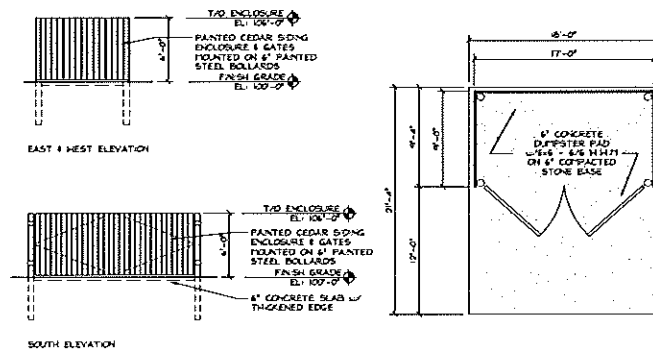
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DATE 12-17-2018
SHEET NO.

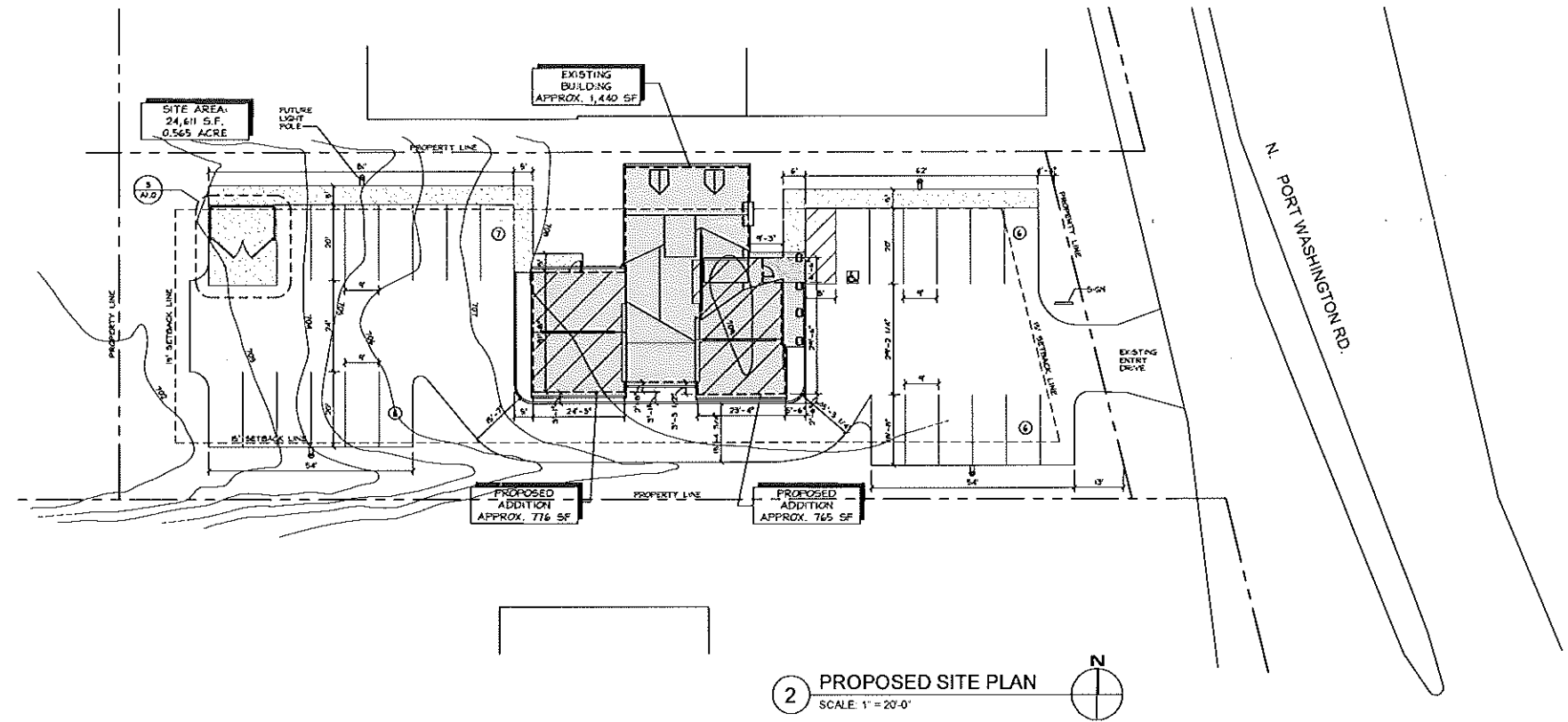
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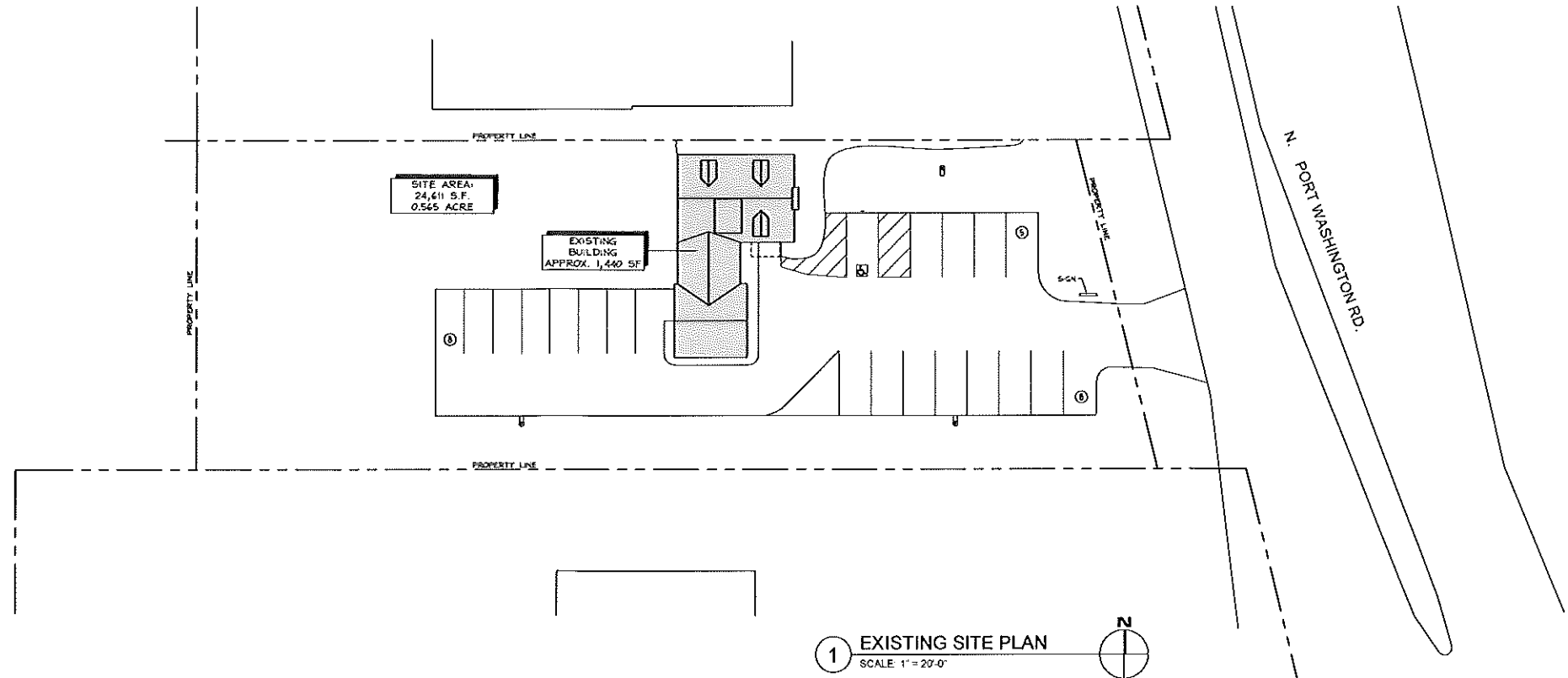
SITE DATA:	
SITE AREA:	24,611 S.F. 0.565 ACRES
AREA OF EXISTING BUILDING	1,440 S.F.
AREA OF PROPOSED ADDITION	1,541 S.F.
TOTAL BUILDING FOOTPRINT:	2,981 S.F. (12.1% OF SITE)
TOTAL HARD SURFACE AREA:	11,583 S.F. (48.7% OF SITE)
CONCRETE AREA:	1,460 S.F.
LIGHT DUTY PAVING:	12,523 S.F.
TOTAL GREENSPACE AREA:	9,647 S.F. (39.2% OF SITE)
LINEAL FEET OF CURB:	330 L.F.
ZONING DISTRICT: B1.G2	
BUILDING HEIGHT:	21'-8"
FRONT YARD SETBACK:	15'-0"
SIDE YARD SETBACK:	15'-0"
REAR YARD SETBACK:	15'-0"
PARKING STALL REQUIREMENTS:	
1 / EMPLOYEE	5
2 / TREATMENT ROOM	16
TOTAL # OF STALLS REQ'D:	21
TOTAL PARKING PROVIDED:	25 (INCL. H.C. STALLS)
HANDICAP PARKING REQ'D:	3
HANDICAP PARKING PROVIDED:	3



3 TRASH ENCLOSURE
SCALE 1/8" = 1'-0"



2 PROPOSED SITE PLAN
SCALE 1" = 20'-0"



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

DESIGN
2
CONSTRUCT
DEVELOPMENT CORPORATION

H173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

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FAX 262.677.9934

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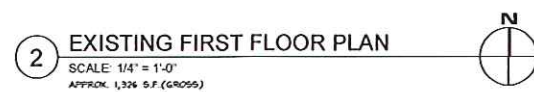
BUILDING DESIGN FOR:
DR. LAMANNA
*
7155 N. PORT WASHINGTON RD.
GLENDALE, WI 53217

SHEET TITLE
SITE PLAN, TRASH ENCLOSURE

REVISIONS

PROJECT DATA
DATE
JOB NO. 12.17.2018
SET USE 18-00176
FILE NAME PLAN COMMISSION
DRAWN BY C1-A1.0
SHEET NO. DLH

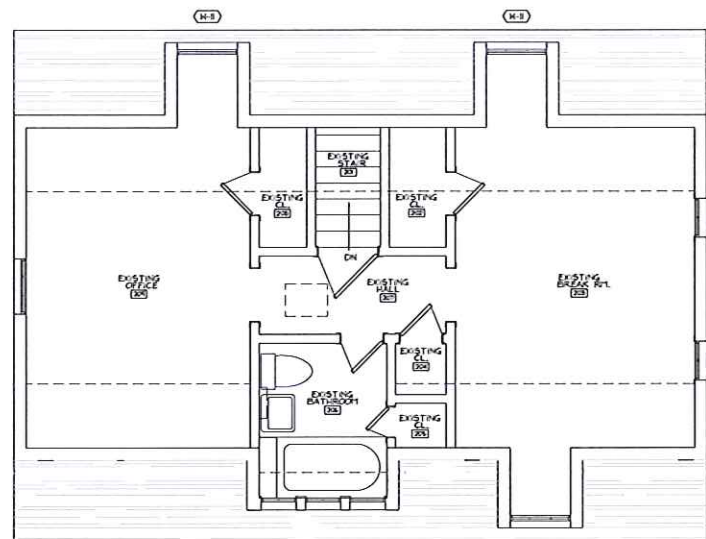
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BUILDING DESIGN FOR:
DR. LAMANNA
*
7155 N. PORT WASHINGTON RD.
GLENDALE, WI 53217

REVISIONS

A2.0



NOTE:
NO WORK ON SECOND FLOOR

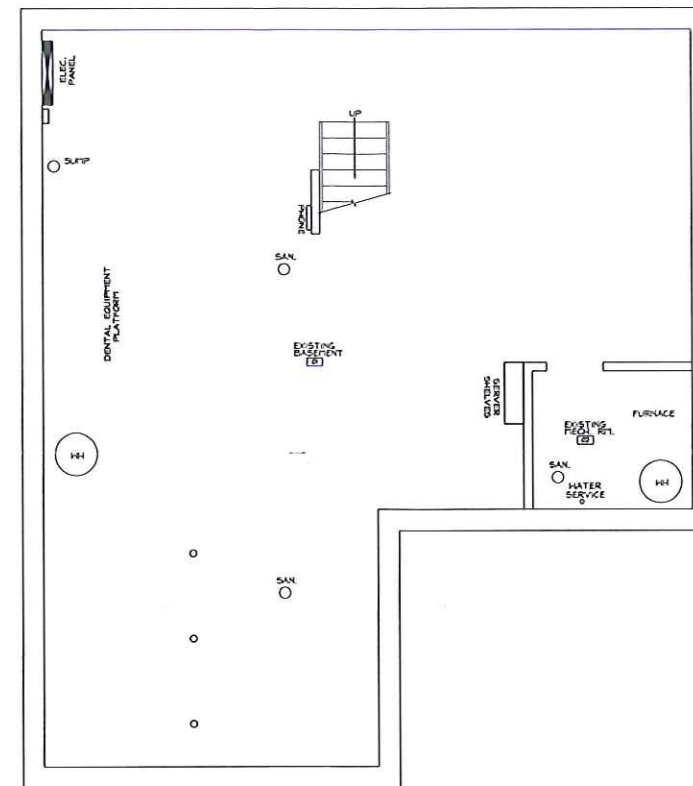
3 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND:

- ⌚ DUPLEX OUTLET
- ⌚ GROUND FAULT INTERRUPTER DUPLEX OUTLET
- ⌚ DUPLEX OUTLET MOUNTED ABOVE COUNTER
- ⌚ VOICE / DATA OUTLET
- ⌚ ELECTRICAL PANEL

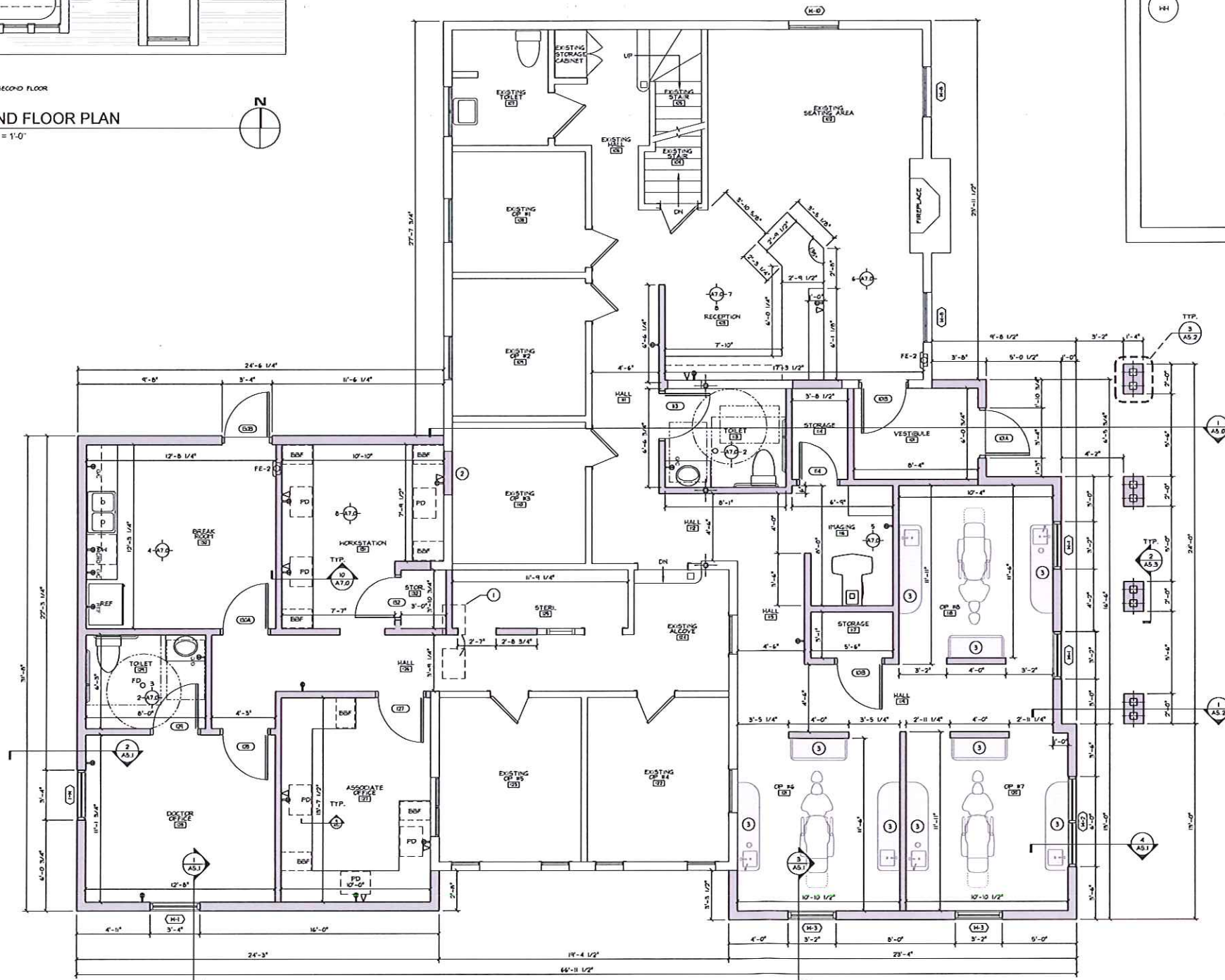
PARTITION TYPES:

- | NO. | SKETCH | DESCRIPTION |
|-----|--------|---|
| 13 | | 5/8" GYPSUM WALLBOARD (EACH FACE) ON 2 x 4 WOOD STUDS, 16" O.C. FULL THICKNESS SOUND INSULATION BATTS. ACTUAL THICKNESS: 4-5/8". PLAN DIMENSION: 5" |



NOTE:
NO WORK ON BASEMENT FLOOR

1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

PARTITION NOTES:

- ALL PARTITIONS ARE TYPE NO. 13, UNLESS NOTED OTHERWISE.
- ALL STUD, SHAFT AND CAVITY PARTITION TYPES EXTEND TO STRUCTURE, UNLESS NOTED OTHERWISE.
- PARTITION TYPES WITH SUBSCRIPT "H" EXTEND TO 1" INCHES ABOVE THE HIGHEST ADJACENT FLOOR LEVEL.
- CONTROL JOINTS IN CEILING AND OR WALL GYPSUM MEMBRANES SHALL BE INSTALLED AT THE FOLLOWING SPACING UNLESS NOTED OTHERWISE ON THE PLAN OR INTERIOR DETAILS.
 - WALL MEMBRANES 30'-0" O.C. IN EITHER DIRECTION
 - CEILING MEMBRANES 30'-0" O.C. IN EITHER DIRECTION. CEILING FRAMING SHALL BE BROKEN AT CONTROL JOINTS WITH STUD FRAMING ON EITHER SIDE OF JOINT

CONSTRUCTION NOTES:

- GENERAL:
- ALL GYPSUM WALLBOARD IS TO BE 5/8" THICK (UNLESS NOTED OTHERWISE), IN LONGEST LENGTHS AVAILABLE. SCREW ATTACHED TO STUDS OR FURRING. ALL METAL STUDS AND FURRING ARE TO BE 25 GAUGE (MAX), AND SPACED 24" O.C. (MAX). PROVIDE METAL CORNER BEADS AND USG NO. 200B METAL TRIMS AT ALL EXPOSED WALLBOARD EDGES. TAPE AND FINISH ALL JOINTS, EVEN IF NOT EXPOSED TO VIEW. PROVIDE MOISTURE-RESISTANT GYPSUM WALLBOARD AT ALL WET AREAS (LUNCH ROOM, TOILET ROOMS, ETC).
 - ALL SINGLE-FACED PARTITIONS ARE TO EXTEND TO 4" (MIN) ABOVE THE ADJACENT CEILING LINE. PROVIDE LATERAL BRACING TO STRUCTURE ABOVE, OR THE BACK TO MASONRY WALLS.
 - ALL COMPONENTS OF DOUBLE-FACED PARTITIONS ARE TO EXTEND TO STRUCTURE ABOVE CEILING, UNLESS NOTED OTHERWISE. ALL PENETRATIONS IN SUCH PARTITIONS SHALL BE INSULATED OR CAULKED SO AS TO MINIMIZE SOUND TRANSMISSION.
 - ALL PARTIAL HEIGHT PARTITIONS ARE TO EXTEND TO HEIGHT (INDICATED IN INCHES) ADJACENT TO CONSTRUCTION NOTE. HEIGHT INDICATED IS TO TOP OF WOOD CAP (AT BASEMENT) OR TOP OF GWB (AT FIRST FLOOR).
 - ALL DOUBLE-FACED PARTITIONS (FULL OR PARTIAL HEIGHT) ARE TO BE INSULATED WITH FULL THICKNESS SOUND INSULATION BATTS. SOUND INSULATION IS TO EXTEND TO FULL HEIGHT OF WALL.

1. RELOCATE ATTIC ACCESS.
2. INFILL EXISTING WINDOW OPENING, FINISH TO ALIGN ON BOTH SIDES.
3. DENTAL EQUIPMENT BY DENTAL SUPPLIER.

SHEET TITLE

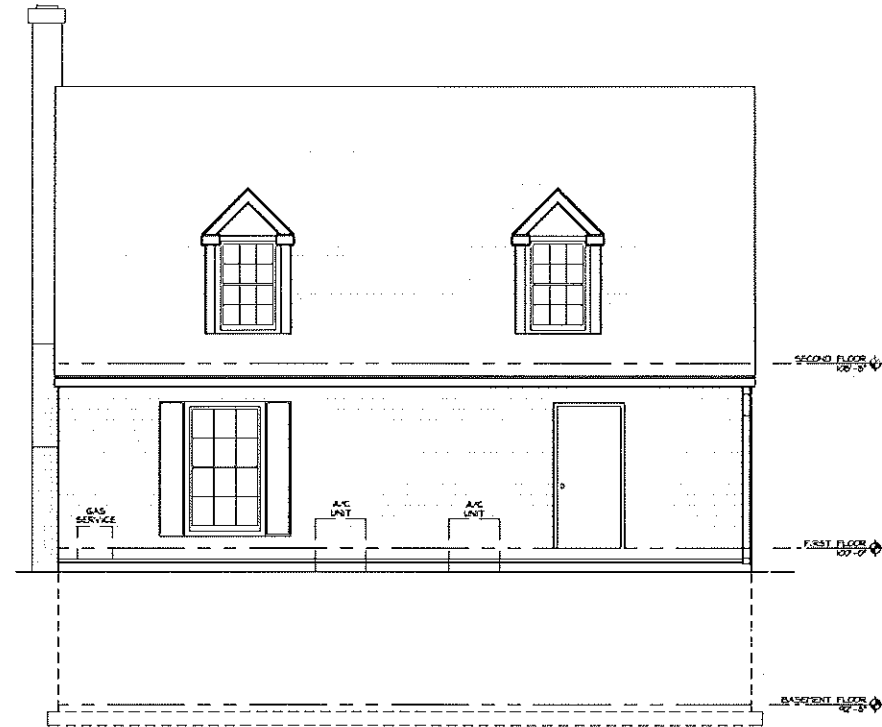
PROPOSED FIRST FLOOR PLAN

REVISIONS

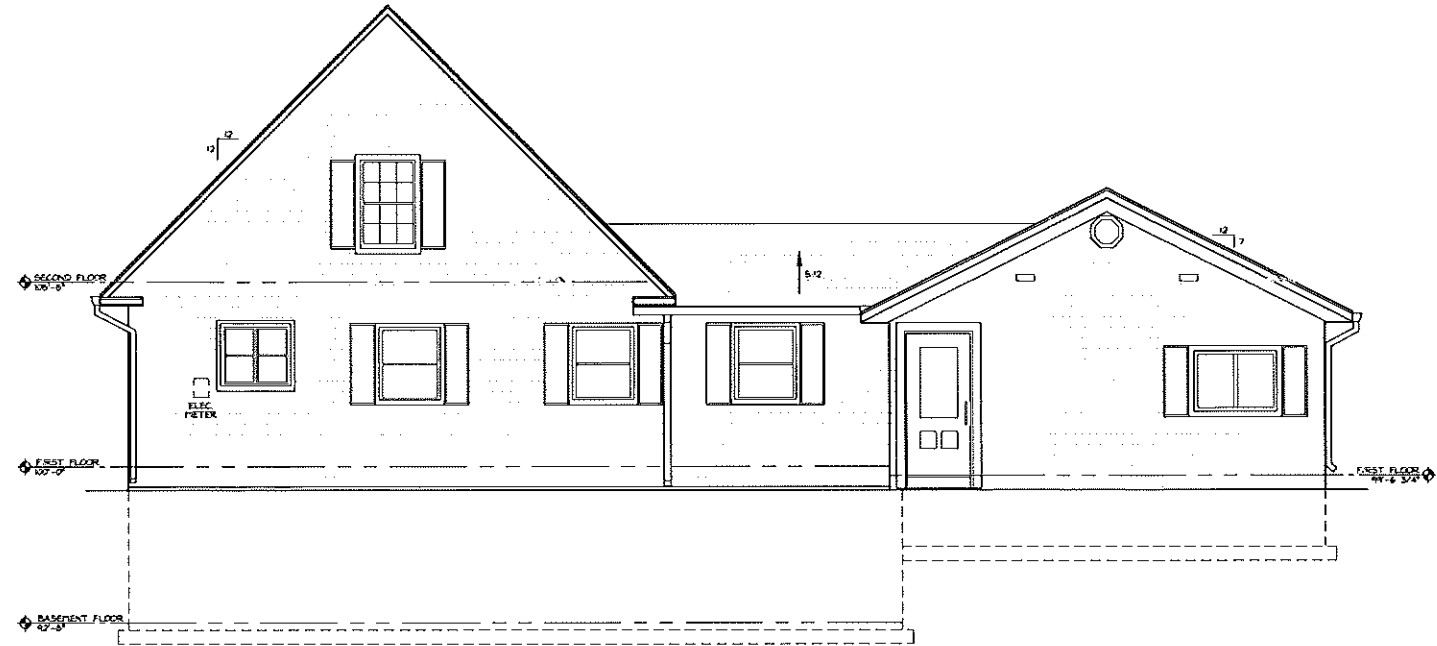
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FILE NAME
E&A2.1
DRAWN BY
DLH
SHEET NO.

A2.1



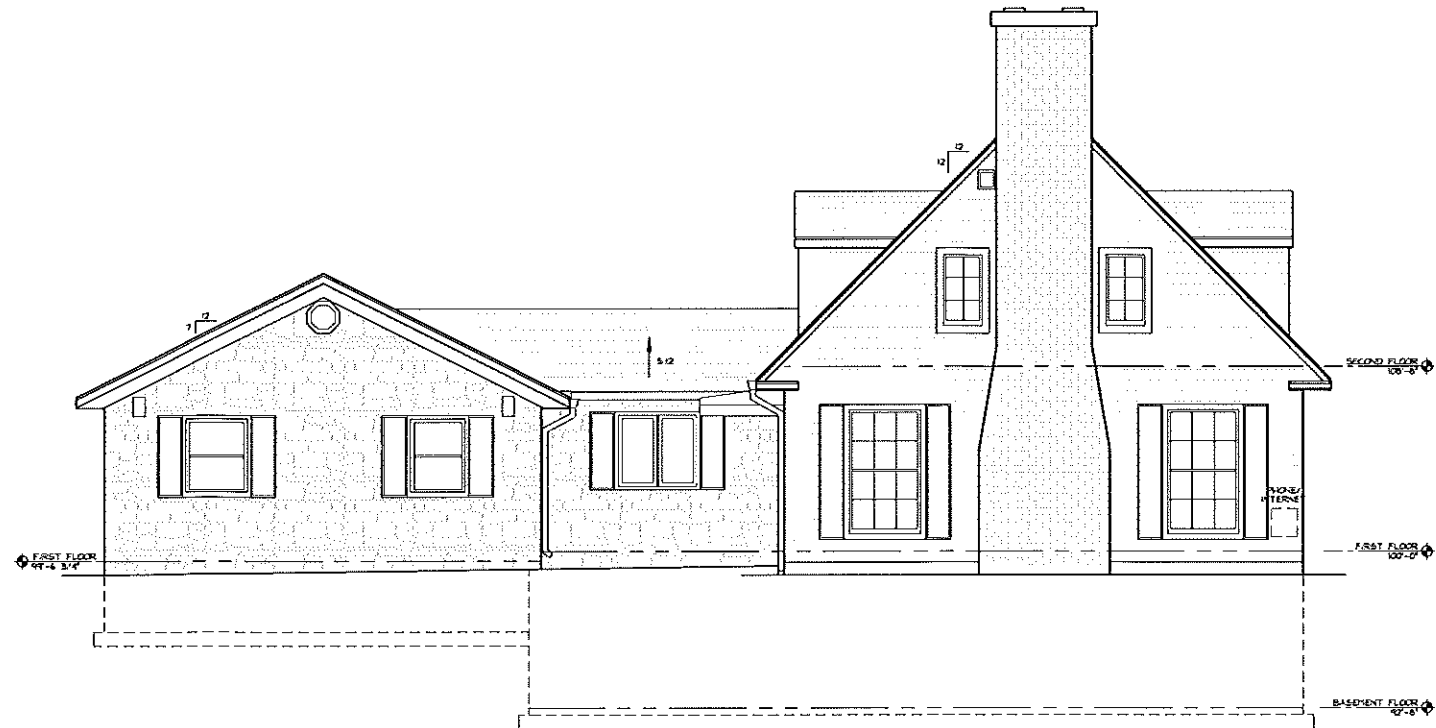
3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

DESIGN
2
CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

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BUILDING DESIGN FOR:
DR. LAMANNA
7155 N. PORT WASHINGTON RD.
GLENDALE, WI 53217

SHEET TITLE
EXTERIOR ELEVATIONS

REVISIONS
11 09 2016

PROJECT DATA
DATE 12 17 2018
JOB NO 18-00176
SET USE PLAN COMMISSION
FILE NAME G1-A4.0
DRAWN BY DLH
SHEET NO

A4.0

DESIGN

2

CONSTRUCT

DEVELOPMENT CORPORATION

N173 W21010

NORTHWEST PASSAGE WAY

JACKSON, WI 53037

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BUILDING DESIGN FOR:

DR. LAMANNA

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GLENDALE, WI 53217

SHEET TITLE
PROPOSED EXTERIOR ELEVATIONS

REVISIONS

PROJECT DATA
DATE
JOB NO. 12 17 2018
SET USE 18-00176
FILE NAME PLAN COMMISSION
DRAWN BY G1-A4.1
SHEET NO. DLH
A4.1

- TYPICAL BUILDING FINISHES
- 1 2" STONE VENEER

2 COMMERCIAL WINDOW SYSTEM W/ INSULATING GLASS

3 PREFINISHED ALUMINUM ENTRY DOOR W/ INSULATING GLASS

4 PRE-FINISHED GUTTER AND DOWNSPOUT COLOR TO MATCH FASCIA

5 STONE SILL

6 30 YEAR DIMENSIONAL ASPHALT SHINGLES

7 PREFINISHED ENGINEERED WOOD SIDING - HORIZONTAL LAP SIDING W/ 6" EXPOSURE

8 WOOD FASCIA AND TRIM

9 PREFINISHED ENGINEERED WOOD SIDING - "SHAKE" ACCENT PATTERN

10 PREFINISHED STANDING SEAM METAL ROOF PANELS

11 WOOD COLUMN

12 DECORATIVE WALL SCORCE

