

CITY OF GLENDALE

NOTE MEETING PLACE:

The Community Development Authority and 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

COMMUNITY DEVELOPMENT AUTHORITY and PLAN COMMISSION

**Tuesday, June 4, 2019
6:00 P.M.**

1. Roll Call and Pledge of Allegiance.
2. Adoption of Minutes of the Meeting of May 7, 2019 (Plan Commission Only).
3. a. PUBLIC HEARING: Plan Commission and Community Development Authority Public Hearing Pertaining to Tax Incremental District 8 and as Amended. Consider Amending the Project Plan for Tax Incremental District Number Eight (8) and as Amended to modify the Financial Plan and Development Incentive Payments and Extension of Life and Boundaries of Tax Incremental District Number 8.

Following Item 3a the CDA will adjourn. The following Agenda items are Plan Commission only items of business:

- b. Plan Commission Plan Review, Andrew Toyota, 1620 West Silver Spring Drive. Review and approve architecture, site/landscaping, signage and lighting plans.
Andrew Schlesinger
Jeff Scray, Architect
- c. Plan Commission Use and Occupancy Review, Board Game Barrister, 5530 North Port Washington Road. Review and approve proposed retail board game specialty store use and occupancy.
Gordon B. Lugauer, The Board Game Barrister
- d. Plan Commission Use and Occupancy Review, Havas & Joy, S.C., 7949 North Port Washington Road. Review and approve proposed law office use and occupancy.
Jennifer and Jeffery Havas
- e. Reschedule Regular July Plan Commission meeting to 6:00 p.m. TUESDAY, JULY 9, 2019, due to the Fourth of July Independence Day, Thursday, July 4, 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, June 4, 2019

- Plan Commission Report -



- 3a. **PUBLIC HEARING: Plan Commission and Community Development Authority Public Hearing Pertaining to Tax Incremental District 8 and as Amended.** Consider Amending the Project Plan for Tax Incremental District Number Eight (8) and as Amended to modify the Financial Plan and Development Incentive Payments and Extension of Life and Boundaries of Tax Incremental District Number 8.

Information pertaining to the proposed Amendment is included with the meeting materials.

Necessary Action: In separate actions, the Community Development Authority first and then the Plan Commission, approval and recommend that the Common Council approve the Amendment to the Project Plan for Tax Incremental District Number Eight (8) and as Amended to modify the Financial Plan and Development Incentive Payments and Extension of Life and Boundaries of Tax Incremental District Number 8.

- 3b. **Plan Commission Review, Andrew Toyota, 1620 West Silver Spring Drive.** Review and approve architecture, site/landscaping, signage and lighting plans.

Andrew Chevrolet seeks Plan Commission grant of approval review to complete the proposed changes to the Andrew Toyota located at 1620 West Silver Spring Drive. The site is zoned B-1, Sub-area L, and under the Zoning Code the proposed changes are require Plan Commission review and approval.

The proposed changes include a modest addition to the southwest corner of the front of the building (office space) and the southeast corner of the front of the building (service space), as well as an addition to the auto service facility located at the northeast corner of the building.

Materials and color scheme are essentially to match the existing proximate building elements, for example, the additions to the south façade will match the south façade elements, and the addition to the auto service facility at the northeast corner of the building will match the service facility façade elements.

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A Staff concern is the rearrangement of the traffic pattern that exits the service facility, which in the view of staff creates a vehicle exit path very proximate to the main entrance to the Toyota dealership, without any site design measures to protect persons who might be in the immediate vicinity.

Staff Recommendation: Staff recommends that the Plan Commission grant approval for Andrew Toyota to complete the proposed exterior building changes at 1620 West Silver Spring Drive, with the following requirements:

- 1) That Andrew Toyota evaluate and provide site design measures to protect persons proximate to the proposed service exit path;
- 2) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and North Shore Health Consortium;
- 3) Compliance with State of Wisconsin ADA requirements.

3c. Plan Commission Use and Occupancy Review, Board Game Barrister, 5530 North Port Washington Road. Review and approve proposed retail board game specialty store use and occupancy.

Gordon Lugauer seeks Plan Commission grant of approval for Board Game Barrister, a board game retail shop use, to relocate from the Bayshore Town Center Food Court environs to the northerly tenant space located at 5530 North Port Washington Road (former Verlo Mattress). The proposed retail specialty shop use is a permitted use in the B-1, B District with Plan Commission use and occupancy review and approval.

The Board Game Barrister is presented primarily a board game retail store (board games, toys, puzzles), with auxiliary game participation and related events (to be described further by Mr. Lugauer), with mention of several possibilities for ancillary sale of prepackaged and/or prepared off-site food items, and also beverages such as soft drinks and an automated coffee/espresso machine (Staff awaits input from the Health Department). Mention is also made of the future possibility of limited serving of beer and

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wine. Mr. Lugauer must specify what it is he is requesting to be included in this Plan Commission review and approval action.

Proposed hours of operation are 10:00 a.m. to 9:00 p.m. Monday through Thursday and also Saturday, 10:00 a.m. to 11:00 p.m. Fridays, and 11:00 a.m. to 6:00 p.m. Sundays. Applicant anticipates that there may be a single employee there weekday mornings and early afternoons, and as many as six (6) employees in the store for holidays.

Mr. Lugauer states that there are a total of 17 parking spaces available that are shared by all three 5530 North Port Washington Road tenants. Under most daily circumstances the available parking should suffice, however, holidays and special events may require further agreement amongst various property owners for parking.

The signage is in keeping with the program for the building.

Staff Recommendation: Staff recommends that the Plan Commission grant use and occupancy approval for Board Game Barrister, a specialty retail game store use, to occupy 5530 North Port Washington Road, with the following requirements:

- 1) Specify food and beverage to be considered for review and approval;
- 2) All signs to conform with the Glendale Sign Code;
- 3) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary, subject to approved landscape plans, and pursuant to tenant/owner lease responsibilities;
- 4) Dumpster enclosure(s) per Section 13.1.144(d) of the Code of Ordinances;
- 5) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and North Shore Health Consortium.

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6) Compliance with State of Wisconsin ADA requirements.

3d. Plan Commission Use and Occupancy, Review, Havas & Joy, 7949 North Port Washington Road. Review and approve proposed law office use and occupancy.

Jennifer Havas and Jeff Joy seek Plan Commission grant of approval for Havas & Joy, S.C., a law firm use, to use and occupy 7949 North Port Washington Road. The proposed use is a permitted use in the B-1, Sub-Area I1 district with Plan Commission use and occupancy review and approval.

Proposed hours of business are from 8:30 a.m. to 5:00 p.m. Monday through Friday, with occasional client meeting Saturday or Sunday. Havas and Joy will have as many as six employees. Parking should be sufficient under almost all circumstances with six parking spaces along the south side of the parking lot and room for two to four more in and in front of the garage.

Signage has not been specified with the submittal materials. Signage for a corner property is provided for per Sign Code.

Staff Recommendation: Staff recommends that the Plan Commission grant use and occupancy approval for Havas and Joy, S.C., a law office use, to occupy 7949 North Port Washington Road, per the following requirements:

- 1) All signs to conform with the Glendale Sign Code;
- 2) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary, subject to approved landscape plans, and pursuant to tenant/owner lease responsibilities;
- 3) Dumpster enclosure(s) in compliance with 13.1.144 of the Zoning Code, if necessary;
- 4) All City of Glendale 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;

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5) Compliance with State of Wisconsin ADA requirements.

- 3e. Reschedule Regular July meeting to 6:00 p.m. TUESDAY, JULY 9, 2019, due to the Fourth of July Independence Day Thursday, July 4, 2019.

The Plan Commission will consider the need, based on July schedules, to reschedule the regular July Plan Commission meeting to 6:00 p.m. Tuesday, July 9, 2019.

Draft Amendment to TID 8 Project Plan

City of Glendale Tax Incremental District Number Eight, City of Glendale Project Plan Amendment #2

I. INTRODUCTION: GOALS AND OBJECTIVES, AND A STATEMENT INDICATING HOW THE ADDITION OF TERRITORY TO TAX INCREMENTAL DISTRICT NUMBER EIGHT PROMOTES THE ORDERLY DEVELOPMENT OF THE CITY

Purpose

The purpose of Project Plan Amendment #2 (“Amendment #2”) is to recognize that Tax Incremental District Number Eight (“TID 8”) is suffering from extreme economic obsolescence, is in need of further redevelopment and requires an extension of the life of the TIF in order to achieve economic stability and retire debt. But for additional economic incentives and an extension of the life of TID 8, redevelopment and economic stability are not feasible.

Background

On August 26, 2002, the City created TID 8 and adopted its Project Plan to facilitate the redevelopment of the City’s major commercial center, located along North Port Washington Road (approximately West Henry Clay Street to West Bender Road) and West Silver Spring Drive (Interstate Highway 43 to North Lydell Avenue). The City amended the Project Plan on June 14, 2004 and added territory (“Amendment #1”). The City desires to amend the Project Plan a second time with this Amendment #2 to add additional territory at the northeast corner of North Port Washington Road and West Silver Spring Drive. Together with this Amendment #2, the City is requesting that the Joint Review Board extend the life of TID 8 for an additional four years through the end of 2033.

Over the life of TID 8, significant debt has been incurred and still requires repayment. At the same time, TID 8 experienced a downturn in retail sales and tenant profitability. Prior owners of the Bayshore Town Center determined that the regional lifestyle mixed use development in its current configuration would be unable to generate sufficient cash flow to service its loan, including its obligation to repay debt incurred by the City and its Community Development Authority (“CDA”).

Goals and Objectives

The fundamental goal of TID 8 is and continues to be to protect and promote the health, safety, morals and general welfare of the City through the elimination and prevention of substandard, deteriorated, slum and blighted areas and blighted properties through redevelopment and other activities in the redevelopment area. At least 50 percent by area of real property in TID 8 is blighted area and adversely impacted by extreme economic obsolescence.

In order to accomplish the above goals and objectives, and to promote the orderly development of the City, the CDA and the City will exercise their powers under Section 66.1335 and 66.1105 of the Wisconsin Statutes, including but not limited to, acquiring and selling property by purchase, lease, eminent domain or otherwise, issuing obligations to finance its activities within the project area, and other activities such as, but not limited to, planning, urban design and landscape design, relocation planning and related assistance, environmental investigation and remediation, geotechnical investigation, engineering and foundation preparation, surveying and consolidation of parcels of land, building demolition, site clearing and preparation, public works infrastructure improvements, construction of buildings, public facilities and other structures, redevelopment incentives, as well as other required or related activities and actions.

II. EXISTING USES AND CONDITIONS OF REAL PROPERTY WITHIN TID 8; PROPOSED IMPROVEMENTS AND USES AND PROPOSED CHANGES IN ZONING AND CITY ORDINANCES

Existing Land Uses and Conditions of Real Property

The original land uses within TID 8 include the Bayshore Mall, the United States Post Office and Glen Bay Plaza multi-tenant retail office center. Amendment #1 added to TID 8 US Bank, Kohl's Department Store, the Goodyear parcel and the original Bayshore Mall core. A map showing the existing uses and conditions of the real property within TID 8 is attached hereto as EXHIBIT A.

This Project Plan Amendment #2 proposes to further amend the TID 8 project area by adding approximately 7 acres and the existing buildings at the northeast corner of North Port Washington Road and West Silver Spring Drive. A map of the territory to be added to TID 8 by this Amendment #2 is attached hereto as EXHIBIT B.

A map of the entire TID 8 project area after adoption of this Amendment #2, together with the metes and bounds legal description of the area is attached as EXHIBIT C.

Proposed Improvements and Uses of Land Within the Project Area

The TID 8 project area is proposed to be redeveloped by repositioning the strongest brick and mortar retail tenants, by replacing some traditional retail tenants with restaurants, entertainment venues, non-traditional experiential retail tenants and by adding additional multi-family and nontraditional age residential uses. Proposed improvements and uses of

land within the redeveloped TID 8 project area are generally and preliminary depicted on the general conceptual site plan attached hereto as EXHIBIT D.

Proposed Changes of Zoning Ordinances, Master Plan, Building Codes and City Ordinances

The City Common Council adopted a resolution permitting the CDA to perform the function of the Plan Commission for general planning and plan implementation purposes, including tax incremental financing. It was resolved that the CDA be designated and authorized to act as agent for the City in the development and creation of amendments to TID 8.

No revisions of the Master Plan are required to implement the redevelopment contemplated in this Amendment #2. All of the parcels within the amended TID 8 area are zoned PD-Planned Development District. The PD-Planned Development District zoning is consistent with the existing City Comprehensive Plan (Master Plan), calling for retail, office and residential mixed land use throughout the subject area. The PD-Planned Development District zoning will, in combination with an Amended and Restated Development Agreement among the City the CDA and the primary property owner (the "Development Agreement"), ensure development quality and uses that will be compatible with the surrounding commercial and nearby residential neighborhoods.

Implementation of this Amendment #2 to the project plan will not require change or modification to the City Building Codes or other City Ordinances. All proposed activities will conform to and abide by existing codes and ordinances.

III. STATEMENT LISTING THE KIND, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS OR IMPROVEMENTS

Project Public Works or Improvements Included Within the Project Plan

The project public works improvements may include, but are not limited to, street improvements, including streetscape enhancements including benches, trash receptacles, bicycle racks, and other amenities and features intended to encourage pedestrian access, safety and enjoyment, as well as functional improvements of the street to address traffic flow and safety. Also, improvements may be made to underground infrastructure including water mains, sanitary sewers and storm sewers. In the past, the project also included public works outside the district to the extent necessitated by the project plan, including street amenities and related improvements including sanitary sewer, storm sewer, and watermain.

Notwithstanding that public works and improvements have been funded with TID 8 tax increment in the past, at this point, even public works and improvements facilitating redevelopment should be funded consistent with the Development Agreement. Under the Development Agreement, private developers front all redevelopment costs, but redevelopment costs may be reimbursed to private developers on a pay-as-you-go basis out of TID 8 tax increment.

IV. PROPOSED METHOD OF RELOCATION

Neither the City nor the CDA will be displacing any persons in connection with this Project Plan Amendment # 2.

V. DESCRIPTION OF TIMING AND METHODS OF FINANCING

In order to accomplish project goals and match expenditure streams with projected revenues, the City must have the ability to finance its desired project costs. Financial resources available to the City include general obligation notes and bonds, revenue bonds, community development authority bonds, special assessment bonds, and developer participation in debt service payments.

Financing under this Project Plan Amendment #2

While, in the past, the City and CDA incurred significant debt to fund TID 8 project costs, this Amendment #2 would change the financing of future project costs from debt issued by the City or the CDA to pay-as-you-go reimbursement to private developers for eligible project costs. The Development Agreement being considered together with this Amendment #2 contemplates that private developers will deposit cash into escrow to defease outstanding TID 8 debt (General Obligation debt, CDA lease revenue bond debt including the East Parking Structure debt) in the approximate amount of \$56,600,000 and related interest cost for the outstanding debt (less reserves and escrows). The City and CDA also will apply the CDA lease revenue bond reserves and the TID 8 stabilization fund toward the defeasance of existing debt.

VI. ECONOMIC FEASIBILITY STUDY

Due to extreme economic obsolescence, the current appraised and assessed value of the parcels in TID 8 are:

Parcel	Current Owner	Current assessed value
Parcel – 166-800-2003	Post Office	\$0
Parcel – 166-899-1008	CDA	\$0
Parcel – 166-800-2005	Kohl's	\$5,853,100
Parcel - 166-899-9002	Palermo	\$4,648,700
Parcel – 166-899-1013	Bayshore Town Center	\$65,000,000
Total Valuation		\$75,501,800

At these assessed values, parcels in TID 8 are now valued at their values when TID 8 was initially created in 2002, and almost NO tax increment is being generated. Accordingly, no TID 8 tax increment is being produced to retire the existing outstanding debt in the approximate amount of \$56,600,000. Based on this circumstance, the City has requested that the Joint Review Board extend the life of TID 8 for an additional four years until 2033 consistent with Wis. Stat. sec. 66.1105(7)(am). Attached as EXHIBIT F is the City's request to extend the life of TID 8. Attached as EXHIBIT G is an independent audit that demonstrates that TID 8 is unable to pay off its project costs by 2029, the end

of its original 27 year life of TID 8.

This Project Plan Amendment #2 incentivizes the current owners of Bayshore Town Center to deposit sufficient cash to defease the current municipal debt, as well as to attract additional equity and investment. Under the proposed Development Agreement, all new TID 8 tax increment will be made available as incentives to facilitate redevelopment of TID 8 properties.

Without these actions, additional investment within and redevelopment of TID 8 will not be feasible. With these actions, the anticipated assessed values could be restored to more than \$200,000,000.

Tax Increment Revenues

Tax increment revenues are derived from increased value increment above the base value of TID 8 multiplied by the applicable total property tax rate. Tax increment revenue is projected as set forth in Table 2 below:

Development Schedule and Value

Property Use Description	Year	Value
Bayshore Towne Center* (Equalized)	January 1, 2007	*\$329,850,000
Total Base Value of TID Eight (As Amendment #2)	January 1, 2019	\$75,501,800
Estimated TIF Value Increment	January 1, 2007 January 1, 2019 January 1, 2022	*\$257,987,600 Ø \$100,000,000
Total Tax Rate Per \$1,000 of Valuation		\$28.2687
Estimated Annual TIF Revenue*	2020-2033	*\$2,826,870
Estimated Total TIF Revenue with Amendment #2*		*\$36,749,310

NOTE: *The projected Bayshore Towne Center equalized property value, value increment, annual TIF revenue, and total TIF revenue are each based on the estimates and are subject to City review.

Economic Feasibility Conclusions for Amendment #2

Based on the aforementioned variables and assumptions, the TID 8 produces estimated total tax increment revenues in the amount of \$36,749,310.

Current Project Plan Amendment #2 – It is concluded that the revitalization of TID 8 will not be feasible without the incentives identified in this Amendment #2 and the Development Agreement.

VII. SUMMARY OF FINDINGS

As required under Wis. Stat. sec. 66.1105(4) and as documented in this Amendment #2, the following findings are made:

1. The redevelopment contemplated in this Amendment #2 and in the Development Agreement is feasible and in conformity with the City's comprehensive plan (or master plan).
2. "But for" this Amendment #2, the redevelopment projected to occur as detailed herein and in the Development Agreement would not occur. In reaching this determination, the City and CDA considered the significant outstanding debt of TID 8 and the decreased assessed values of the parcels in TID 8 which generate almost no tax increment.
3. The economic benefits of Amendment #2 more than compensate for the added project costs incurred. No expenditures occur at all unless and until tax increment is generated and payment to developers becomes due under the Development Agreement.
4. The benefits of the proposal outweigh the anticipated tax increments to be paid by the parcels in the overlying taxing jurisdictions. No tax increments will be generated but for this Amendment #2.
5. Not less than 50% of the real property within TID 8 remains blighted and adversely impacted by extreme economic obsolescence.
6. The actions contemplated in this Amendment #2 and in the Development Agreement relate directly to eliminating blight consistent with the purpose for which TID 8 was created.
7. The improvement of the area is likely to enhance significantly the value of all of the other real property in TID 8.

VIII. ATTORNEY'S OPINION

The opinion of the City's Attorney advising that this Project Plan Amendment #2 is complete and complies with the applicable law is attached hereto as EXHIBIT H.

The effective date of adoption of any resolution approving this Project Plan Amendment #2 shall be after August 15, 2019 (the date on which Wis. Stat. sec. 70.57(lm) requires the Wisconsin Department of Revenue shall notify the City of its equalized value).

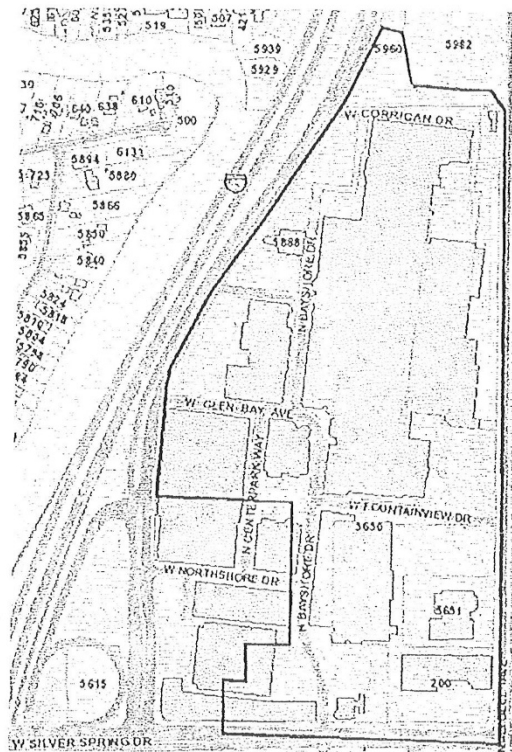
EXHIBIT A

EXHIBIT B

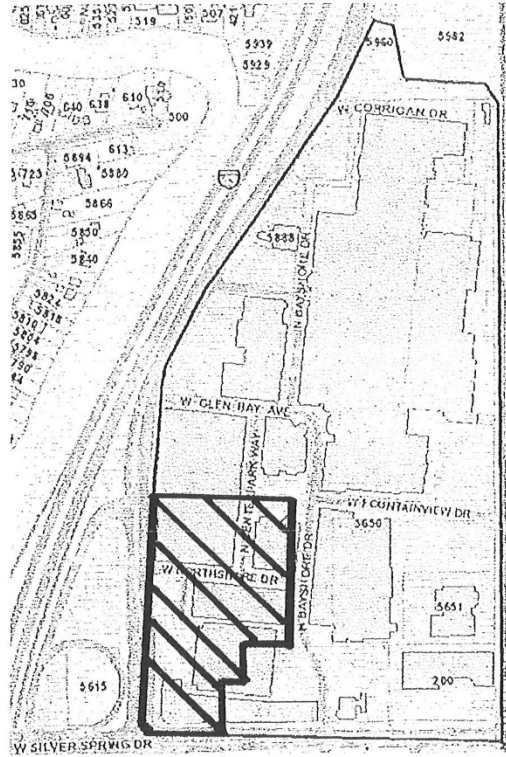


EXHIBIT C



BAYSHORE- Schematic Design Package
 BAYSHORE TOWN CENTER
 GLENDALE, WI 53217
 2845.003.00
 03.08.19



SITE PLAN



PG 6

EXHIBIT C

MAIN PARCEL:

That part of Government Lots 3 and 4 in the Southeast 1/4 of Section 29, Township 8 North, Range 22 East, in the City of Glendale, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at a point in the West line of said 1/4 Section, 828.12 feet, North 0 degrees 09 minutes 50 seconds West of the Southwest corner of said 1/4 Section, said point lying in the South line of the North 15 acres of said Government Lot 4; thence North 89 degrees 54 minutes 10 seconds East, along said South line of the North 15 acres of said Government Lot 4, 60.00 feet to the point of beginning of the lands about to be described; said point lying in the Easterly right-of-way of relocated North Port Washington Road; thence North 0 degrees 09 minutes 50 seconds West, along said Easterly right-of-way and parallel to the West line of said 1/4 Section, 237.05 feet to a point; thence North 89 degrees 50 minutes 10 seconds East, along said Easterly right-of-way, 5.00 feet to a point on a curved line; thence Northeasterly along said Easterly right-of-way being a curved line (having a radius of 507.96 feet with its center to the East and a chord 267.36 feet in length which bears North 15 degrees 05 minutes 40 seconds East), an arc distance of 270.55 feet to a point of tangency; thence North 30 degrees 21 minutes 10 seconds East, along said Easterly right-of-way, 299.86 feet to a point of curve; thence Northeasterly along said Easterly right-of-way being a curved line (having a radius of 2,741.32 feet with its center to the Southeast and a chord 296.10 feet in length which bears North 33 degrees 26 minutes 55 seconds East) an arc distance of 296.24 feet to a point of tangency, thence North 36 degrees 32 minutes 40 seconds East, along said Easterly right-of-way, 139.34 feet to a point of curve; thence Northeasterly along said Easterly right-of-way being a curved line (having a radius of 2,130.75 feet with its center to the Northwest and a chord 342.61 feet in length which bears North 31 degrees 55 minutes 47 seconds East), an arc distance of 342.98 feet to a point in the East line of the old North Port Washington Road right-of-way; thence North 36 degrees 35 minutes 14 seconds East, along said East line of the old North Port Washington Road, right-of-way, 18.26 feet to a point; thence North 89 degrees 45 minutes 10 seconds East, 564.77 feet to a point; thence South, parallel to and 30 feet from the East line of the West 1/2 of said 1/4 Section, South 00 degrees 00 minutes 02 seconds East, 1,418.73 feet to a point in the South line of the North 15 acres of said 1/4 Section; thence South 89 degrees 54 minutes 10 seconds West along said South line of the North 15 acres of said 1/4 Section 1,228.51 feet to the point of beginning, excepting therefrom that portion conveyed by instrument recorded as Document No. 09011338 and Document No. 9210176.

Said parcel (as measured) being more particularly described in the survey prepared by HNTB being Job No. 40404, dated November 23, 2004, last revised May 16, 2005 as follows:

EXHIBIT C

That part of Government Lots 3 and 4 in the Southeast 1/4 of Section 29, Township 8 North, Range 22 East, in the City of Glendale, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at a point in the West line of said 1/4 Section, 828.12 feet, North 0 degrees 28 minutes 27 seconds West of the Southwest corner of said 1/4 Section, said point lying in the South line of the North 15 acres of said Government Lot 4; thence North 89 degrees 35 minutes 33 seconds East, along said South line of the North 15 acres of said Government Lot 4, 60.00 feet to the Easterly right-of-way of relocated North Port Washington Road also being the point of beginning; thence North 0 degrees 28 minutes 27 seconds West along said Easterly right-of-way, 237.05 feet to a point; thence North 89 degrees 31 minutes 33 seconds East, along said Easterly right-of-way, 5.00 feet to a point on a curved line; thence Northeasterly along said Easterly right-of-way being a curved line (having a radius of 507.96 feet with its center to the East and a chord 267.36 feet in length which bears North 14 degrees 47 minutes 03 seconds East), an arc distance of 270.55 feet to a point of tangency; thence North 30 degrees 02 minutes 33 seconds East, along said Easterly right-of-way, 299.87 feet to a point of curve; thence Northeasterly along said Easterly right-of-way being a curved line (having a radius of 2,741.32 feet with its center to the Southeast and a chord 296.10 feet in length which bears North 33 degrees 08 minutes 18 seconds East) an arc distance of 296.24 feet to a point of tangency, thence North 36 degrees 14 minutes 03 seconds East, along said Easterly right-of-way, 139.34 feet to a point of curve; thence Northeasterly along said Easterly right-of-way being a curved line (having a radius of 2,130.74 feet with its center to the Southeast and a chord 342.61 feet in length which bears North 31 degrees 37 minutes 22 seconds East), an arc distance of 342.98 feet to a point of non-tangency; thence North 36 degrees 16 minutes 37 seconds East, along said Easterly right-of-way, 18.25 feet to a point; thence North 89 degrees 26 minutes 33 seconds East, 564.75 feet to a point; thence South 0 degrees 18 minutes 39 seconds East parallel to and 30 feet West (measured at right angles) to the East line of the West 1/2 of said 1/4 Section, 1,418.73 feet to a point in the South line of the North 15 acres of said 1/4 Section; thence South 89 degrees 35 minutes 33 seconds West along said South line of the North 15 acres of said 1/4 Section, 1,228.51 feet to the point of beginning, excepting therefrom that portion conveyed by instrument recorded as Document No. 09011338 and Document No. 9210176.

EXCEPTING THEREFROM that part conveyed to the City of Glendale for roadway purposes.

PARCEL 1:

That part of the West 1/5 of the South 10 acres of Government Lot 4 of the West 1/2 of the Southeast 1/4 of Section 29, in Township 8 North, Range 22 East, in the City of Glendale, Milwaukee County, Wisconsin, bounded and described as follows, to-wit:

EXHIBIT C

Commencing at the Southwest corner of said 1/4 Section, running thence North along the West line of said 1/4 Section, 180.0 feet to a point; thence East and parallel to the South line of said 1/4 Section, 183.36 feet to a point; thence South 180.0 feet to a point which is 183.28 feet East of the Southwest corner of said 1/4 Section; thence West along the South line of said 1/4 Section, 183.28 feet to the place of commencement, excepting therefrom the South 60 feet and the West 60 feet thereof, excepting that portion conveyed in Document No. 9210176.

PARCEL 2:

That part of the West 1/5 of the South 10 acres of Government Lot 4 in the West 1/2 of the Southeast 1/4 of Section 29, Township 8 North, Range 22 East, in the City of Glendale, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at a point in the West line of said 1/4 Section, which is 180.0 feet North of the Southwest corner of said 1/4 Section, running thence along the West line of said 1/4 Section, 150.0 feet to a point; thence East 263.42 feet to a point on the East line of said West 1/5, which is 330.0 feet North of the South line of said 1/4 Section; thence South along the East line of said West 1/5, 330.0 feet to a point in the South line of said 1/4 Section; thence West along the South line of said 1/4 Section, 80.0 feet to a point, which is 183.28 feet East of the Southwest corner of said 1/4 Section; thence North and parallel to the East line of said West 1/5, 180.0 feet to a point; thence West and parallel to the South line of said 1/4 Section, 183.36 feet to the place of commencement, excepting that portion conveyed in Document No. 9210176.]

PARCEL 3:

Lands in the Southeast 1/4 of Section 29, in Township 8 North, Range 22 East, in the City of Glendale, Milwaukee County, Wisconsin, described as follows:

Commencing at a point 828.12 feet North of the Southwest corner of said 1/4 Section; thence East 395.56 feet to the most Northwest corner of Certified Survey Map No. 2778; thence South along the West line of said Certified Survey Map No. 2778, 331.49 feet; thence East along the South line of Certified Survey Map No. 2778, 131.13 feet; thence South along the West line of Parcel 2 of Certified Survey Map No. 3329, 165.79 feet to the Northwest corner of Monroe Subdivision; thence west to the center line of North Port Washington Road; thence North along said center line to point of commencement, except the West 60 feet thereof, excepting that portion conveyed in Document No. 9210176.

EXCEPTING THEREFROM that part conveyed to the City of Glendale for roadway purposes.

PARCEL 4:

Parcel 2 of Certified Survey Map No. 2777, being a part of the East 1/5 of the West 2/5 of the South 10 acres of Government Lot 4 in the Southeast 1/4 of Section 29, in

EXHIBIT C

Township 8 North, Range 22 East, in the City of Glendale, Milwaukee County, Wisconsin, recorded March 22, 1976, in Reel 915, Images 719 to 721 inclusive, as Document No. 4987524.

PARCEL 5:

Parcel 2 of Certified Survey Map No. 2778, being a part of Government Lot 4, in the Southeast 1/4 of Section 29, in Township 8 North, Range 22 East, in the City of Glendale, Milwaukee County, Wisconsin, recorded March 22, 1976 in Reel 915, Images 740 to 742 inclusive, as Document No. 4987538.

EXCEPTING THEREFROM that part conveyed to the City of Glendale for roadway purposes.

PARCEL 6:

Lots 1, 2, 3, and 4 in Block 1, including the vacated alley in said Block 1, in Monroe Subdivision, being a Subdivision of a part of the Southeast 1/4 of Section 29, Township 8 North, Range 22 East, in the City of Glendale, Milwaukee County, Wisconsin.

And also:

All except the West 104 feet of the East 2 acres of the West 4 acres of the South 10 acres of the West 1/2 of the Southeast 1/4 of Section 29, Township 8 North, Range 22 East, in the City of Glendale, Milwaukee County, Wisconsin. Excepting therefrom the Southerly 60 feet.

Also including portions of North Mohawk Avenue lying in the Southeast 1/4 of Section 29, in Township 8 North, Range 22 East, in the City of Glendale, Milwaukee County, Wisconsin, said parcel being more fully described as follows:

Commencing at the Southwest corner of said Southeast 1/4; thence North 89 degrees 40 minutes 14 seconds East along the South line of said Southeast 1/4, 646.48 feet to a point; thence North 00 degrees 19 minutes 46 seconds West, 60.00 feet to a point on the Northerly line of West Silver Spring Drive and the point of beginning of the herein described parcel; thence continue North 00 degrees 19 minutes 46 seconds West along the Westerly line of North Mohawk Avenue, 163.12 feet to a point "A" thence South 23 degrees 18 minutes 58 seconds East, 19.06 feet to a point of curve to the right, having a radius of 59.00 feet, thence Southeasterly along said curve to the right, having a chord 23.45 feet in length bearing South 11 degrees 51 minutes 17 seconds East, an arc length of 23.60 feet to a point of tangency; thence South 00 degrees 23 minutes 37 seconds East, 122.60 feet to a point on the aforesaid Northerly line of West Silver Spring Drive; thence South 89 degrees 40 minutes 14 seconds West along said Northerly line, 12.27 feet to the point of beginning of the herein described parcel. All described in Resolution Document No. 9424565.

EXHIBIT C

EXCEPTING THEREFROM that part conveyed to the City of Glendale for roadway purposes.

PARCEL 7:

Lots 3 and 4, in Block 2, including the North 1/2 of vacated alley adjoining said property on the South, in Monroe Subdivision, being a Subdivision of a part of the Southeast 1/4 of Section 29, in Township 8 North, Range 22 East, in the City of Glendale, Milwaukee County, Wisconsin. Also including that part of North Mohawk Avenue as described in Resolution Document No. 9424565.

PARCEL 8:

Lots 5 and 6 and that portion of the vacated alley adjoining said Lots on the West in Block 1, in Monroe Subdivision, being a Subdivision of a part of the Southeast 1/4 of Section 29, in Township 8 North, Range 22 East, in the City of Glendale, Milwaukee County, Wisconsin.

EXCEPTING THEREFROM that part conveyed to the City of Glendale for roadway purposes.

PARCEL 9:

Lots 1 and 2 in Block 2, in Monroe Subdivision, being a Subdivision of a part of the Southeast 1/4 of Section 29, in Township 8 North, Range 22 East, in the City of Glendale, Milwaukee County, Wisconsin, including the South 1/2 of vacated alley adjoining said premises on the North. Also including that part of North Mohawk Avenue as described in Resolution Document No. 9424565.

PARCEL 10:

A portion of the East 4 acres of the South 10 acres of Government Lot 4, in the Southeast 1/4 of Section 29, Township 8 North, Range 22 East, in the City of Glendale, Milwaukee County, Wisconsin, more particularly bounded and described as follows: Commencing at a point in the South line of said 1/4 Section, 903.49 feet East of the Southwest corner of said 1/4 Section; thence North 0 degrees 19 minutes 24 seconds West parallel to the East line of the West 1/2 of said 1/4 Section, 60.00 feet to the North line of West Silver Spring Drive also being the point of beginning; thence South 89 degrees 40 minutes 14 seconds West along the North line of West Silver Spring Drive, 113.67 feet to the East line of the Monroe Subdivision; thence North 0 degrees 24 minutes 16 seconds West along said East line, 271.83 feet to a point in the North line of the South 10 acres of said Government Lot 4; thence North 89 degrees 37 minutes 18 seconds East, 114.06 feet to a point; thence South 0 degrees 19 minutes 24 seconds East, 271.93 feet to the point of beginning.

PARCEL 11:

EXHIBIT C

Parcel 1 of Certified Survey Map No. 2777 recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin, on March 22, 1976 as Document No. 4987524 on Reel 915 Images 719 through 721, inclusive, being a part of the East 1/5 of the West 2/5 of the South 10 acres of Government Lot 4, in the Southeast 1/4 of Section 29, in Township 8 North, Range 22 East, in the City of Glendale, Milwaukee County, Wisconsin.

PARCEL 12:

A parcel of land lying in the Southeast 1/4 of Section 29, Township 8 North, Range 22 East, in the City of Glendale, Milwaukee County, Wisconsin, described as follows: A portion of Parcel 2 of Certified Survey Map No. 3329, in the Southeast 1/4 of Section 29, in Township 8 North, Range 22 East, in the City of Glendale, Milwaukee County, Wisconsin, being more fully described as follows: Begin at the Northeast corner of said Parcel 2 of Certified Survey Map No. 3329; thence South 00 degrees 18 minutes 39 seconds East along the East line of said Parcel 2, 76.87 feet to a point; thence North 45 degrees 17 minutes 07 seconds West 11.32 feet to a point; thence South 89 degrees 44 minutes 25 seconds West 371.02 feet to a point; thence North 00 degrees 18 minutes 44 seconds West, 12.21 feet to a point thence South 89 degrees 40 minutes 35 seconds West, 199.92 feet to a point; thence South 00 degrees 18 minutes 45 seconds East, 379.00 feet to a point; thence South 89 degrees 41 minutes 15 seconds West 7.75 feet to a point; thence South 00 degrees 18 minutes 45 seconds East, 58.97 feet to a point; thence North 89 degrees 40 minutes 44 seconds East, 204.24 feet to a point; thence South 00 degrees 19 minutes 24 seconds East, 3.79 feet to a point on the South line of aforesaid Parcel 2; thence South 89 degrees 37 minutes 18 seconds West along said South line, 377.78 feet to the Southwest corner of aforesaid Parcel 2; thence North 00 degrees 38 minutes 10 seconds West along the West line of Parcel 2, 497.25 feet to the Northwest corner of aforesaid Parcel 2; thence North 89 degrees 35 minutes 33 seconds East along the North line of aforesaid Parcel 2, 763.04 feet to the point of beginning of the herein described parcel.

EXCEPTING THEREFROM that part conveyed to the City of Glendale for roadway purposes.

RESIDENTIAL DEVELOPMENT PARCEL:

That part of Government Lot 3 in the Southeast 1/4 of Section 29, Township 8 North, Range 22 East, in the City of Glendale, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of the Southeast 1/4 of Section 29; thence North 89°40'14" East along the South line of the Southeast 1/4 a distance of 1286.15 feet to, a point marking the Southerly extension of the West line of North Lydell Avenue; thence North 00°18'39" West along said West line 1131.80 feet to the point of beginning of the lands to be described; thence North 84°34 '30" West 86.22 feet to a point; thence North 05°25'30" East 191.00 feet to a point; thence North 84°34'35" West 16.00 feet to a point; thence North 05°25'30" East 90.00 feet to a point; thence North 84°34'30" West

EXHIBIT C

44.67 feet to a point; thence North 05°25'30" East 520.71 feet to a point; thence North 84°34' 30" West 24.01 feet to a point; thence North 05°39'02" East 159.29 feet to a point; thence North 00°23'49" West 143.30 feet to a point; thence North 89°26'33" East 73.59 feet to a point: on the West line of North Lydell Avenue; thence South 00°18'39" East along said West line 1116.82 feet to the point of beginning.

Tax Key Nos: 1668991013 and 1668991008

CDA PARCEL:

The following tract of land in Milwaukee County, State of Wisconsin, described as follows:

That part of Government Lots 3 and 4 in the Southeast 1/4 of Section 29, Town 8 North, Range 22 East, bounded and described as follows:

Commencing at the Southwest corner of said Southeast 1/4; thence North 00°28'27" West along the West line of said Southeast 1/4, 828.12 feet to the South line of the North 15 acres of Government Lot 4; thence North 89°35'33" East along said South line, 390.12 feet to the point of beginning; thence North 5°25'30" East, 319.50 feet; thence North 84°34'30" West, 346.37 feet to the East right of way of Port Washington Road and a point on a nontangent curve to the right; thence 39.56 feet along said curve to the right with a radius of 507.96 feet whose chord bears North 14°57'15" East, 39.55 feet to a nontangent line; thence South 84°34'30" East, 445.83 feet; thence North 5°25'30" East, 371.96 feet; thence North 84°34'30" West, 289.40 feet to the East right of way of Port Washington Road; thence North 30°02'33" East along said East right of way, 9.59 feet to the start of a curve to the right; thence 33.40 feet along said curve to the right with a radius of 2,741.32 feet whose chord bears North 30°23'30" East, 33.40 feet to a nontangent line; thence South 84°34'30" East, 271.31 feet; thence North 5°25'30" East, 136.15 feet; thence South 84°08'18" East, 8.00 feet; thence North 5°25'30" East, 256.48 feet; thence South 84°39'40" East, 137.33 feet; thence North 5°20'20" East, 263.49 feet; thence North 84°20'58" West, 70.97 feet to the East right of way of Port Washington Road and a point on a nontangent curve to the right; thence 2.58 feet along said curve to the right with a radius of 2130.74 feet whose chord bears North 27°02'46" East, 2.58 feet; thence North 36°16'37" East along said East right of way, 18.25 feet; thence North 89°26'33" East, 491.16 feet; thence South 0°23'49" East, 143.30 feet; thence South 5°39'02" West, 159.29 feet; thence South 84°34'30" East, 24.01 feet; thence South 5°25'30" West, 520.71 feet; thence South 84°34'30" East, 44.67 feet; thence South 5°25'30" West, 90.00 feet; thence South 84°34'35" East, 16.00 feet; thence South 5°25'30" West, 191.00 feet; thence South 84°34'30" East, 86.23 feet; thence South 0°18'39" East, 35.18 feet; thence North 84°34'30" West, 196.57 feet; thence North 5°25'30" East, 32.50 feet; thence North 84°34'30" West, 120.37 feet; thence South 5°20'20" West, 8.51 feet; thence South 50°20'18" West, 15.00 feet; thence South 5°20'22" West, 25.54 feet; thence North 85°01'07" West, 24.74 feet; thence North 5°25'30" East, 52.25 feet; thence North 50°20'20" East, 13.66 feet; thence South 84°39'40" East, 9.34 feet; thence North 5°25'30" East, 308.65 feet; thence North 84°15'22" West, 18.98; thence North 5°25'30" East, 5.10 feet; thence North 84°15'22"

EXHIBIT C

West, 1.14 feet; thence North 5°44'08" East, 59.65 feet; thence South 84°15'22" East 1.24 feet; thence North 5°46'49" East, 4.74 feet; thence South 84°15'22" East, 18.53 feet; thence North 5°25'30" East, 212.30 feet; thence South 84°34'30" East, 16.00 feet; thence North 5°25'30" East, 196.71 feet; thence South 84°34'40" East, 120.82 feet; thence North 5°39'02" East, 158.22 feet; thence North 0°23'49" West, 72.84 feet; thence North 84°20'58" West, 380.72 feet; thence South 5°20'20" West, 129.20 feet; thence South 33°38'45" West, 21.62 feet; thence South 5°20'20" West, 137.08 feet; thence North 84°39'40" West, 126.36 feet; thence South 5°25'30" West, 781.58 feet; thence South 84°34'30" East, 13.50 feet to the start of a curve to the right; thence 157.87 feet along said curve to the right with a radius of 100.50 feet whose chord bears South 39°34'31" East, 142.13 feet; thence South 5°25'30" West, 193.58 feet; thence South 84°34'30" East, 369.60 feet to the aforesaid South line of the North 15 acres of Government Lot 4; thence South 89°35'33" West along said South line, 410.73 feet; thence North 5°25'30" East, 235.32 feet to the start of a curve to the left; thence 96.60 feet along said curve to the left with a radius of 61.50 feet whose chord bears North 39°34'31" West, 86.97 feet; thence North 84°34'30" West, 121.50 feet; thence South 5°25'30" West, 315.51 feet to the aforesaid South line of the North 15 acres of Government Lot 4; thence South 89°35'33" West along said South line, 39.20 feet to the point of beginning.

EXCEPTING THEREFROM that part conveyed to the City of Glendale for roadway purposes.

Tax	Key	No.:	1668991009
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BAYSHORE- Schematic Design Package

BAYSHORE TOWN CENTER
 GLENDALE, WI 53217
 2845.003.00
 03.08.19



PAD SITE PLAN 2





THE BAYSHORE- ICSC

BAYSHORE TOWN CENTER
GLENDALE, WI 53217
2845.003.00
04.04.19

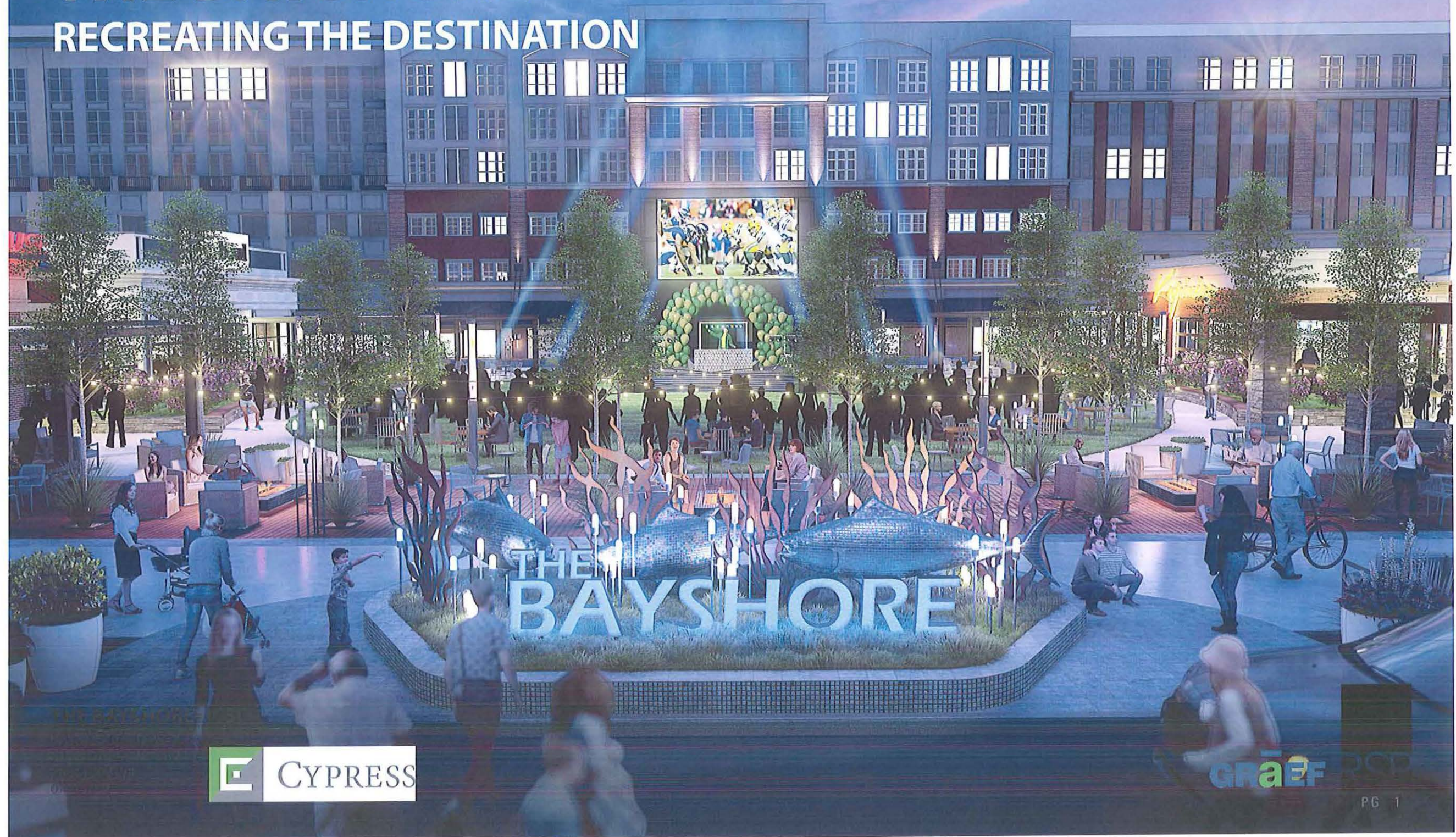


CYPRESS

GRÄEF RSP

THE BAYSHORE

RECREATING THE DESTINATION





BAYSHORE- Schematic Design Package

BAYSHORE TOWN CENTER
 GLENDALE, WI 53217
 2845.003.00
 03.08.19



PAD SITE PLAN 2





3b.

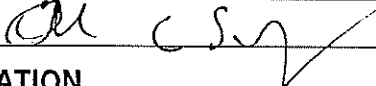
CITY OF GLENDALE
COMMUNITY DEVELOPMENT DEPARTMENT
5909 NORTH MILWAUKEE RIVER PARKWAY
GLENDALE, WISCONSIN 53209-3815
PHONE: (414) 228-1704 or (414) 228-1744
FAX: (414) 228-1725
WWW.GLENDALE-WI.ORG

PLAN COMMISSION REVIEW APPLICATION

Application Fee: \$300

APPLICANT INFORMATION

Name of Applicant: Andrew Schlesinger
Legal Name of Business: Andrew Toyota
Name of Business Owner (if different from Applicant): _____
Applicant Address (City, State, and Zip Code): 1620 W Silver Spring Dr

Office Phone Number: 414-228-1450 Cell: _____ Fax: _____
Applicant E-Mail: a.schlesinger@andrewauto.net
Applicant Signature:  Date: _____

PROPERTY INFORMATION

Property Address: 1620 W Silver Spring Dr Tax Key Number: 168901600 Zoning District: B-1, L
Property Owner (if different from Applicant): _____
Property Owner Address (City, State, and Zip Code): _____

Property Owner Phone: _____ Cell: _____ Fax: _____
Property Owner E-Mail: _____
Property Owner Signature: _____ Date: _____

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): Andrew Toyota - Automobile Dealership
Existing 36,439 sf
Total Building Area: Proposed 44,976 sf To Be Occupied Area: _____
Lot Size: Depth: 510' Width: 213' Area: 108,630 sf
Previous Occupant in To Be Occupied Space: N/A
Other Uses of This Site: _____
Total Number of Parking Spaces: _____ Parking Spaces Available to Tenancy: _____
Business Hours (Days and Hours of Operation): Mon through Thurs 9am-8pm, Fri 9am-6pm, Sat 9am-5pm
Total Number of Employees: _____ Maximum Number of Employees at Site at One Time: _____
Primary Contact Person for This Project: Jeff Scray - Groth Design Group
Primary Contact Phone: _____ Cell: 414-688-0632 Fax: _____
Primary Contact E-Mail: jscray@gdg-architects.com

CITY OF GLENDALE USE ONLY

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

February 19, 2018

Todd Stube
Director of Community Development
City of Glendale
5909 N Milwaukee River
Glendale, WI 53209



Andrew Toyota - Plan Commission Submittal

The property is currently used for automobile sales, service, and body repairs. The proposed additions will not change these uses. The existing site has two existing buildings. The north building which is the body shop is 14,044 sf. The south building which is the automobile dealership and service shop is 36,438 sf and is sprinklered. There are three proposed additions to the existing automobile dealership that will be sprinklered, totaling 8,538 sf; 500 sf addition to the office, 1,918 sf addition to the service check in/out, and 6,120 sf service shop addition. The proposed additions will not change most aspects of the existing building including: security, noise, glare, fire hazards, smoke, hours of operation, or business plan. The intent of additions is the help reduce customer's wait time by making the dealership run more efficiently and add a small amount capacity to the existing service department.

There are currently around 100 employees employed at the current site and an additional estimated 10 employees are expected to be hired once everything is up and running at full capacity. The current hours of operation are Monday through Thursday from 9am-8pm, Friday 9am-6pm, and Saturday 9am-5pm.

The existing signage will be maintained with the exception of the Service area. The existing 'Service' sign and traffic flow indicator lights (small illuminated green arrow or red 'X') will be removed and re-installed on the new face of the building. The only new signage will be a new traffic flow indicator light above the new overhead door.

The proposed additions will be required to be completed in phases in order to maintain business operations. With anticipated construction starting this summer, construction would be scheduled to be completed early in 2020.



700 W. Virginia Street, Suite B105, Milwaukee, Wisconsin 53204
414.810.7613
www.gdg-architects.com

CEDARBURG | MILWAUKEE



Project information:

Andrew Toyota

1620 W Silver Spring Dr.

Glendale, WI 53209

Legal Description: Certified Survey Map No. 4776, SE ¼ Sec. 30-8-22, Parcel 2

Tax Key: 1689016000

Zoning: B-1, L

The lot is 213'x510' which is 108,630 sf (2.49 acres).

Sincerely,

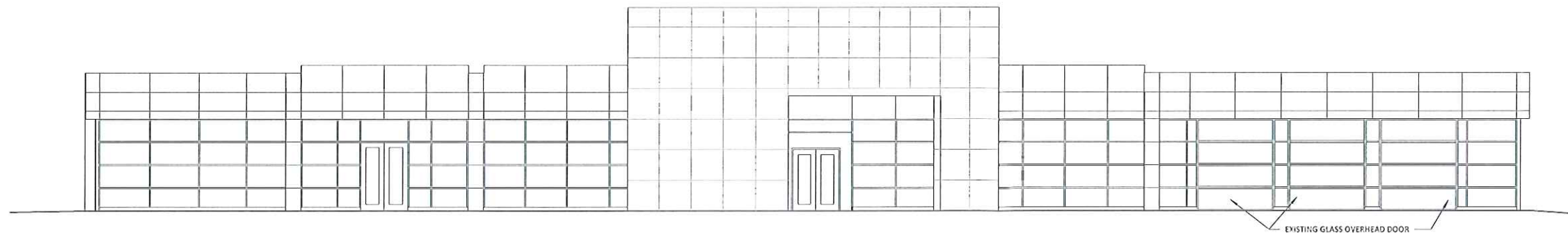
Jeff Scray

GROTH Design Group, Inc.

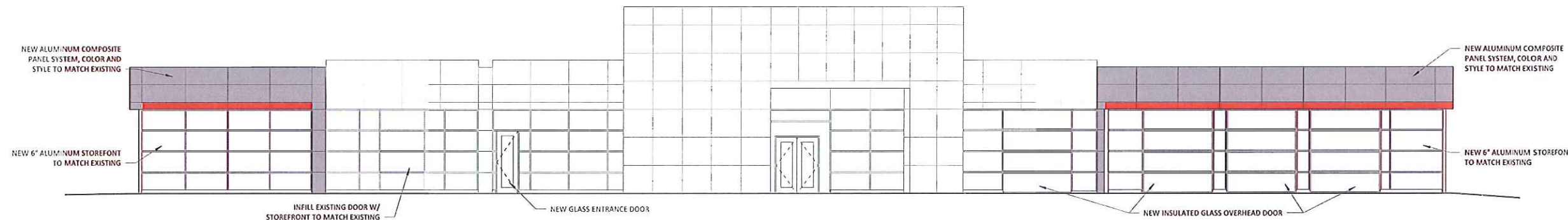


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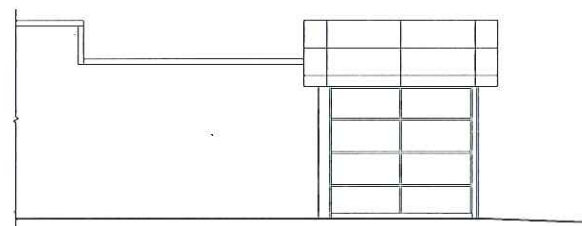
CEDARBURG | MILWAUKEE



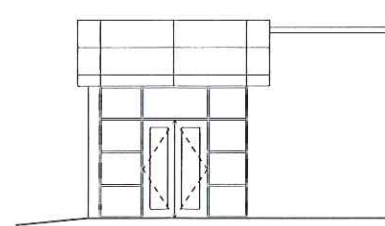
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A101 A201
1/8" = 1'-0"



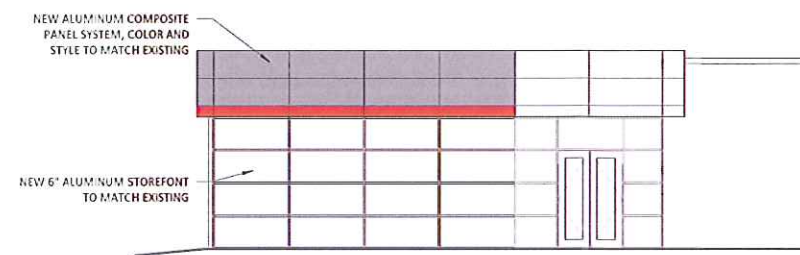
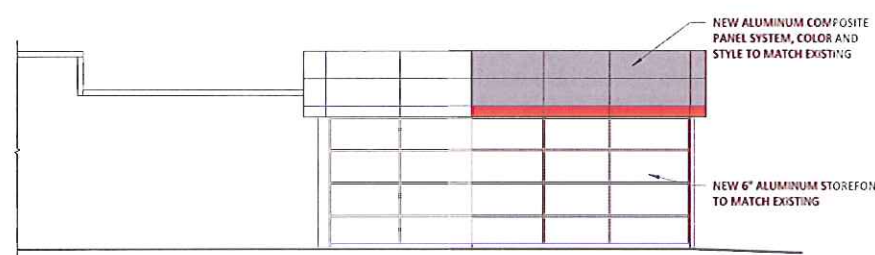
2 SOUTH ELEVATION
A101 A201
1/8" = 1'-0"



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

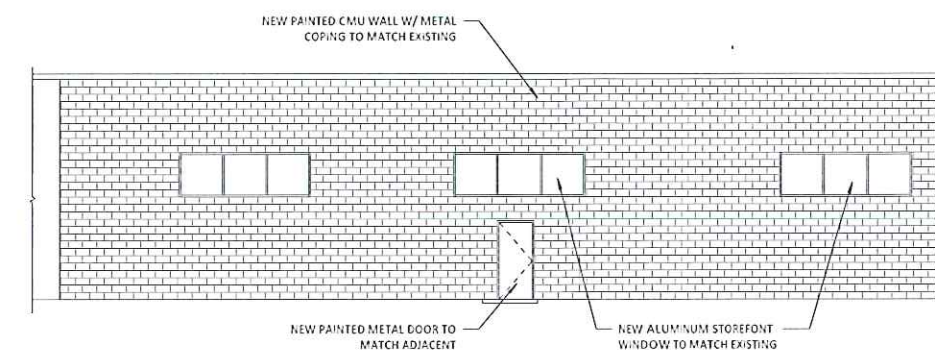


4 EXISTING PARTIAL EAST ELEVATION
A101 A201
1/8" = 1'-0"



5 WEST ELEVATION
A101 A201
1/8" = 1'-0"

6 EAST ELEVATION
A101 A201
1/8" = 1'-0"



PROJECT

ANDREW
TOYOTA

ADDITION/
RENOVATION

GLENDAL, WI

ISSUE

NO.	REV.	DATE	DESCRIPTION
17	004		

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFO

Date
05.14.2019

Project No.
17.004

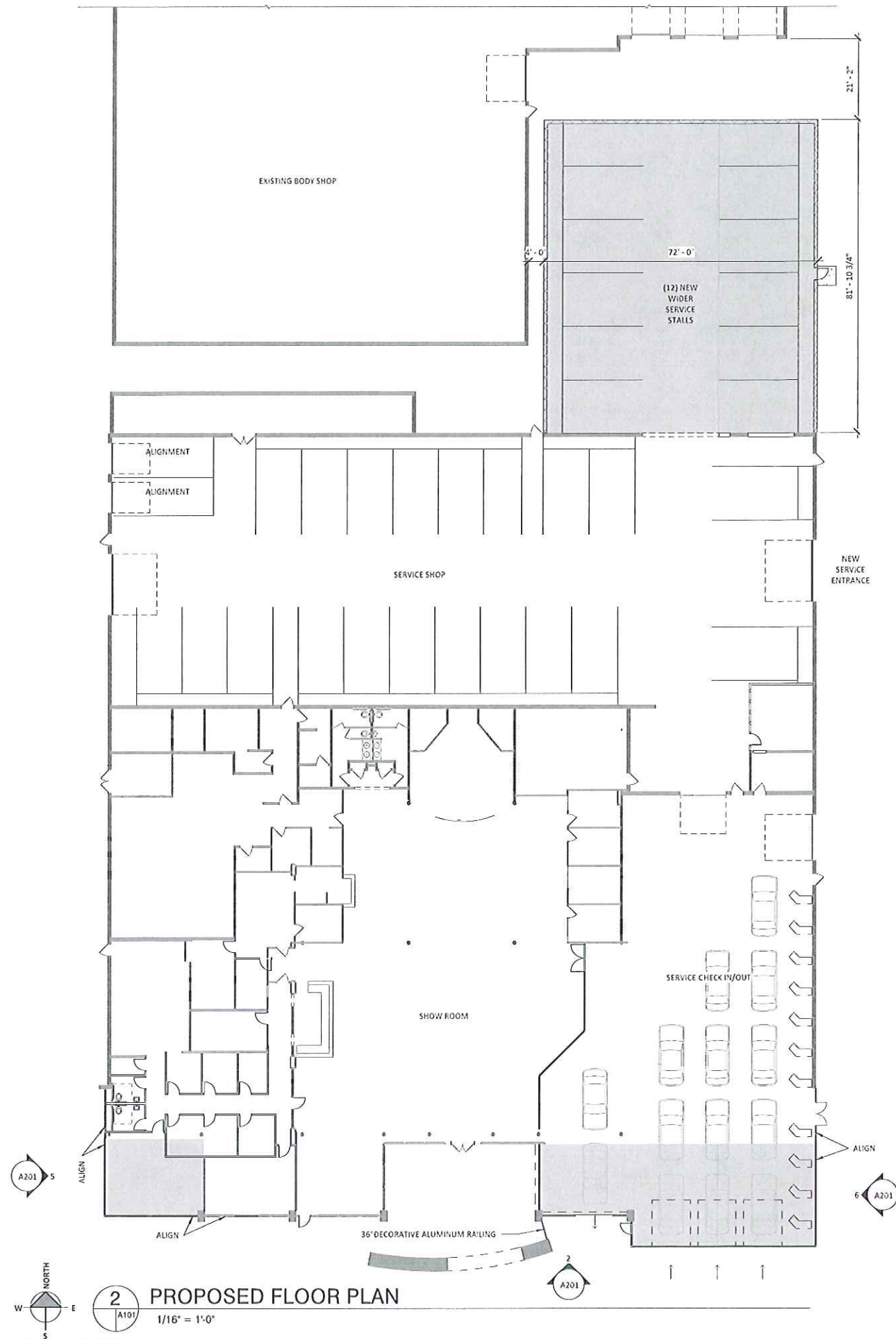
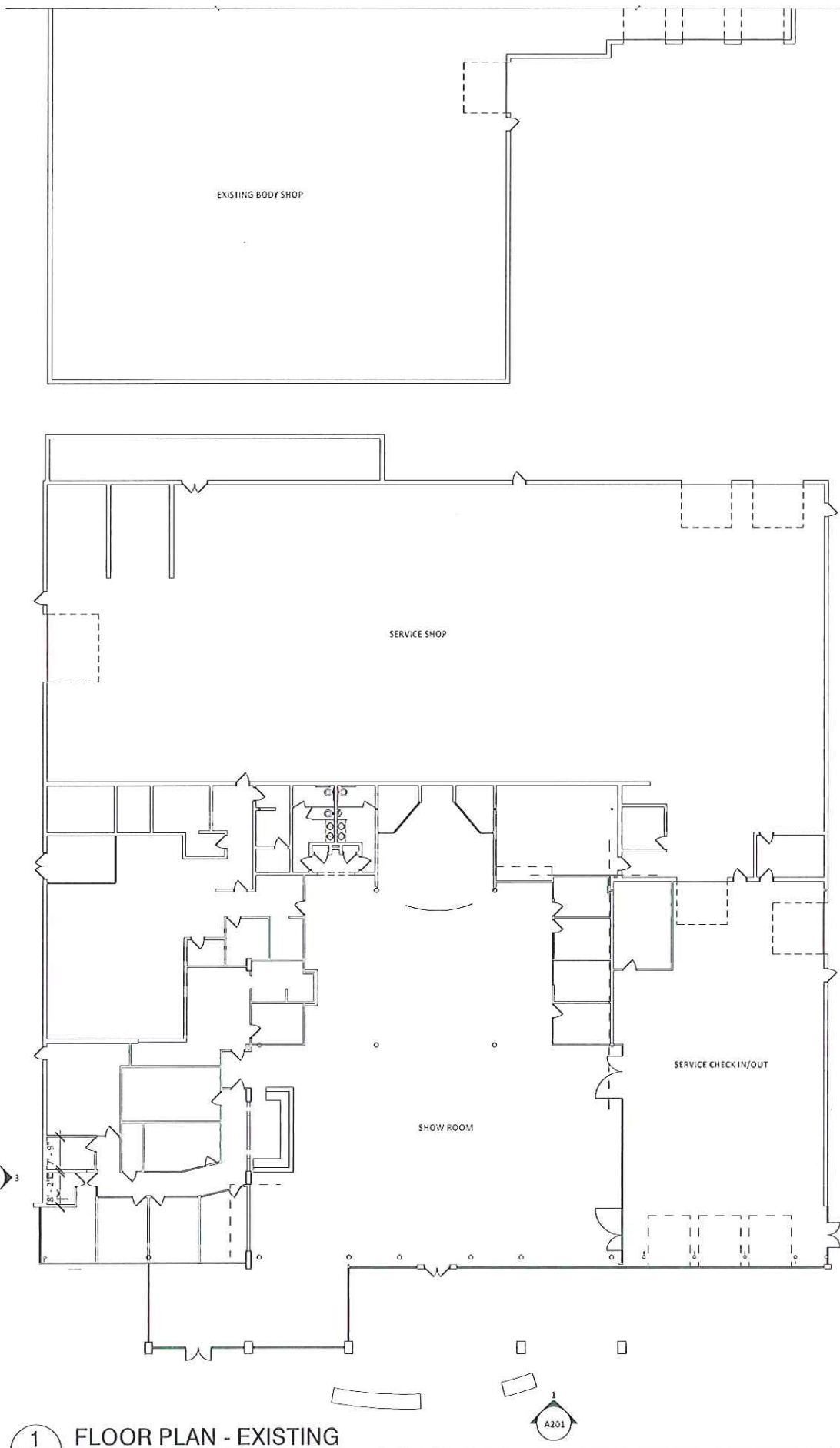
SHEET TITLE

BUILDING ELEVATIONS

A201

© Groth Design Group, Inc.

5/10/2019 1:36:15 PM



700 W VIRGINIA AVE
SUITE 8105
MILWAUKEE, WISCONSIN 53204
PH (414) 810-7613

PROJECT
ANDREW
TOYOTA
ADDITION/
RENOVATION
GLENDALE, WI

ISSUE
NO. REV. DATE DESCRIPTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

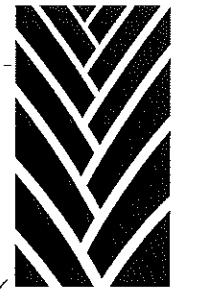
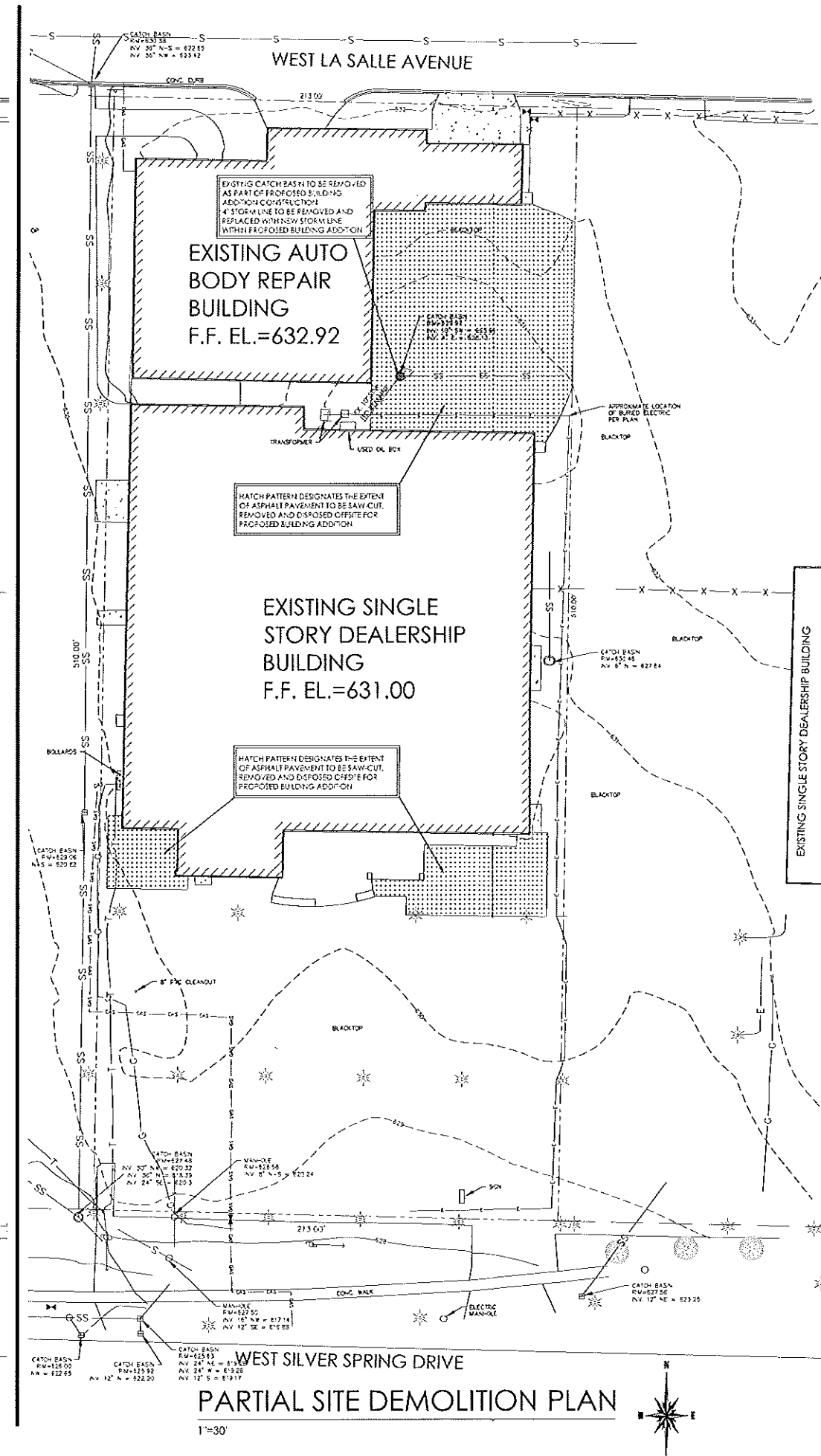
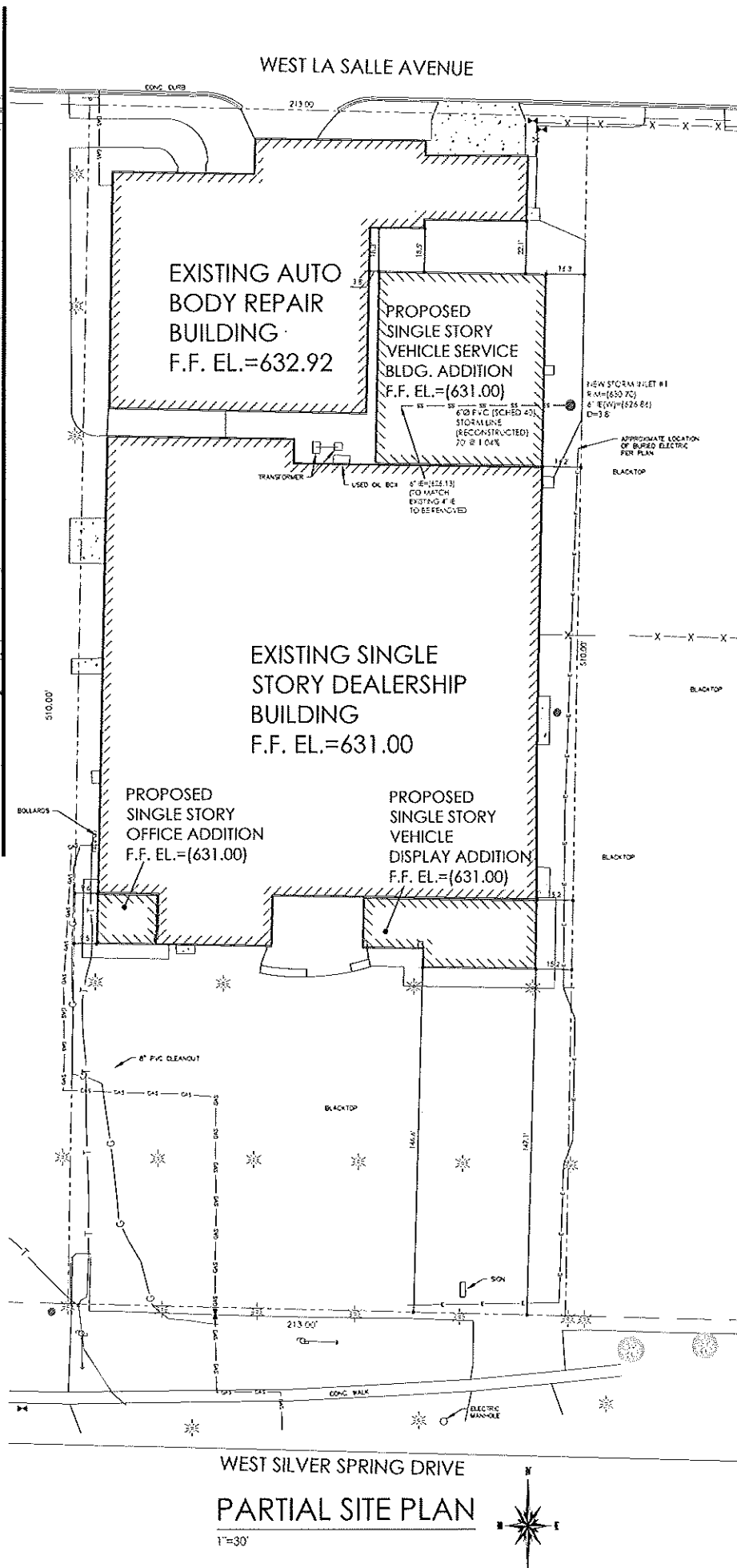
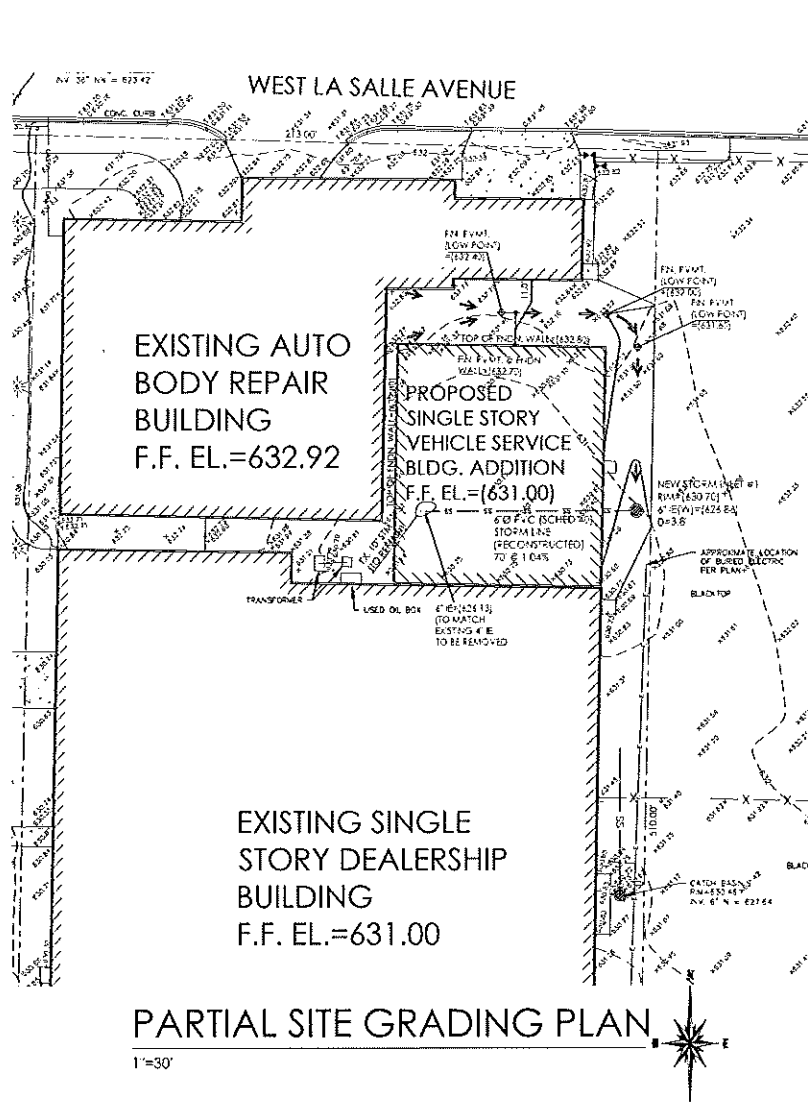
PROJECT INFO
Date
05.14.2019
Project No.
17.004

SHEET TITLE
FLOOR PLAN - LEVEL 1

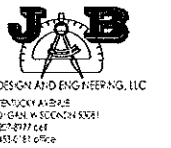
A101

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PLAN COMMISSION SUBMITTAL



**GROTH
DESIGN
GROUP**
158 W6181 COLUMBIA RD.
P.O. BOX 332
CEDARBURG, WISCONSIN 53012
PH: (262) 377-8001
FX: (262) 377-8003



J&B
SITE DESIGN AND ENGINEERING, LLC
1120 KENTUCKY AVENUE
SHEPARD AVE. S. SECOND FLOOR
WISCONSIN 53012
(262) 377-8001
(262) 453-8111 office

PROJECT
ANDREW TOYOTA
ADDITION/RENOVATION
GLENDAL, WI

ISSUE

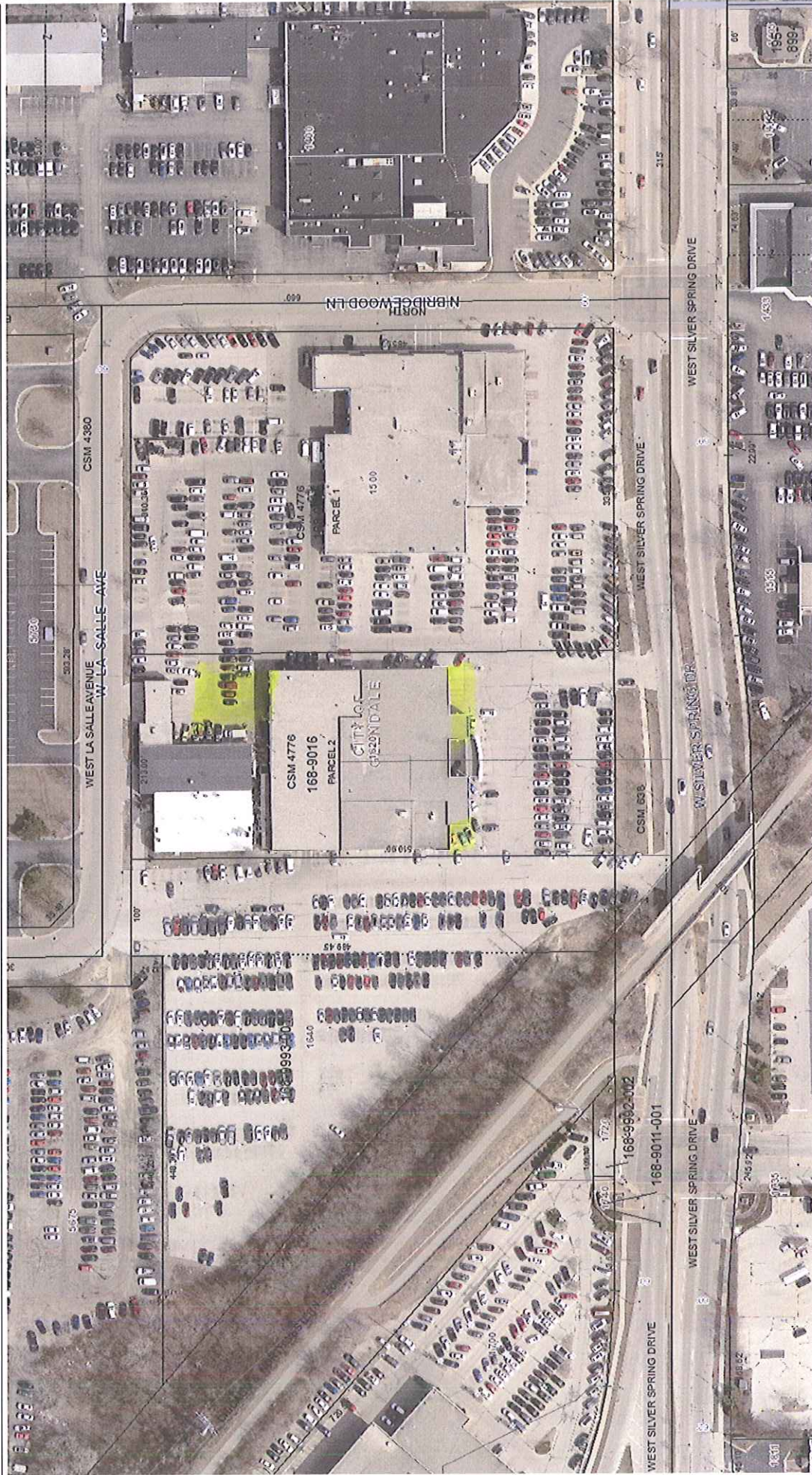
NO.	REV.	DATE	DESCRIPTION
1		05.14.2019	DATE
2		05.14.2019	PROJECT NO.

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFO
Date
05.14.2019
Project No.
17.004

SHEET TITLE
SITE DEMOLITION PLAN,
SITE PLAN

1620 W Silver Spring Dr, Andrew Toyota



188 Feet
0 94 188 Feet
1:1,129

NAD_1983_2011_StatePlane_Wisconsin_South_FIPS_4803_FL_US
© MCANLIS

THIS MAP IS NOT TO BE USED FOR NAVIGATION

NOTES

DISCLAIMER: This map is a user-generated static output from the Milwaukee County Land Information Office Interactive Mapping Service website. The contents herein are for reference purposes only and may not be accurate, current or otherwise. No liability is extended for any errors or omissions implied by Milwaukee County or its employees.

3c.

Glendale

ROOTED
BRIGHT FUTURE

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: Gordon B Lugauer
Legal Name of Business: Board Game Barrister, Ltd
Name of Business Owner (if different from Applicant): Gordon B Lugauer, President
Applicant Address (City, State, and Zip Code): 1715 Mill Road, South Milwaukee WI 53172

Office Phone Number: 414-988-1700 Cell: 414-331-8885 Fax: 414-988-1716

Applicant E-Mail: GBL@BoardGameBarrister.com

Applicant Signature: [Signature] Date: 21 May 2019

PROPERTY INFORMATION

Property Address: 5530 North Port Washington Road Tax Key Number: 197-8944-001 Zoning District: B-1

Property Owner (if different from Applicant): 5530 Port Washington LLC

Property Owner Address (City, State, and Zip Code): 1800 East Capitol Drive, Milwaukee WI 53211

Property Owner Phone: 414-332-3131 Cell: Fax: 414-332-2251

Property Owner E-Mail: betty@steinooffice.com

Property Owner Signature: Betty Miller, Agent Date: 5/21/19

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): Board Game Barrister, Ltd

Retail sales of games, toys, puzzles with events and concessions to support their sale.

Total Building Area: 6,279 sqft To Be Occupied Area: 2,805 sqft

Lot Size: Depth: 164.59' Width: 100.09' Area: 16,473.81 sqft

Previous Occupant in To Be Occupied Space: Verlo Mattress

Other Uses of This Site: Wisconsin Vision (eyewear retail), Belle Nails & Spa (nail salon)

Total Number of Parking Spaces: 17 Parking Spaces Available to Tenancy: all / shared

Business Hours (Days and Hours of Operation): M-Th, Sat: 10am-9pm; Fri: 10am-11pm; Sun: 11am-6pm

Total Number of Employees: 8 Maximum Number of Employees at Site at One Time: 4

Primary Contact Person for This Project: Gordon B Lugauer

Primary Contact Phone: 414-988-1700 Cell: 414-331-8885 Fax: 414-988-1716

Primary Contact E-Mail: GBL@BGB.Ltd

CITY OF GLENDALE USE ONLY

Application Fee: 200 Date of Application: Time: Received by with date: Tentative Hearing Date: June 4, 2019

G:\COMMON\Community Development\Planning Department\Plan Commission Administration (2-4-1)\04 Conditional Uses\01 CU Procedures\CU Application.doc

Check 2531878304

City of Glendale Community Development Planning Department, 5909 North Milwaukee River Parkway, Glendale, WI 53209-3815 FAX: (414) 228-1725 Email: glendale@glendale-wi.org

Rec'd 5/21/2019 Email
5/22/2019 Email pertaining to fee receipt

Additional answers for the Board Game Barrister, Ltd Plan Commission Review Application

1. Name of Business, Address

Corporate address:

Board Game Barrister, Ltd

1007 Milwaukee Avenue

South Milwaukee WI 53172

Address of this location:

Board Game Barrister, Ltd

5530 North Port Washington Road #3

Glendale WI 53217

2. Name of Owner, Address

Gordon B Lugauer, President

1715 Mill Road

South Milwaukee WI 53172

3. Name of Applicant (if different from owner) Same.

4. Legal Description of Property

S 100' OF N 448.14' OF W 224.53' OF NE 1/4 SEC. 32-8-22 EXC W 60' FOR HIGHWAY

See attached Exhibit A for site plan.

5. Tax-Key 197-8944-001

6. Zoning of Property B-1

7. Lot Size (Depth, Width, Area)

Lot width: 100.09'

Lot depth: 164.59'

Lot area: 16,473.81 sqft

8. Dimensions and all levels (floors) of buildings

Building depth: 81.29'

Building width: 74.78'

9. Total Floor Area 6279 sqft

10. Specific uses of the entire property and buildings

Tenant 1 is a Wisconsin Vision eyewear retail location. Tenant 2 is Belle Nails & Spa, a nail salon.

Tenant 3 is the applicant.

11. Minimum and maximum numbers of employees

As few as 1 during weekday mornings and early afternoons; perhaps as many as 6 during the holiday season.

12. Days of Operation

Monday – Sunday, 7 days a week. I anticipate that we will be closed on Thanksgiving and Christmas Day only.

13. Hours of Operation

We expect the hours of this location to be comparable to the hours of our existing locations, though we will adjust based on what customer demands and desires exist for this location as we learn them.

Monday – Thursday: 10am – 9pm
Friday: 10am – 11pm
Saturday: 10am – 9pm
Sunday: 11am – 6pm

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

Illuminated channel letters on the main signboard facing Port Washington. The design is not final as of this writing, but will be similar to the example attached.

15. What Conditions has the State or County imposed upon your use of the property None.

16. Security Fencing

There is existing fencing behind the building on the east and north ends of the lot.

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.

18. Are you proposing food services?

Yes. To what degree is not yet settled. It will depend to a large degree on what requirements the plan commission and health department want us to meet, and whether we wish to meet those requirements.

- A) Basic prepackaged food. This is what we do at our Greenfield store, and is the baseline food service we will offer. We will have a freestanding cooler for softdrinks in bottles and cans, and a selection of pre-packaged snacks. We would also have a plumbed-in Keurig single-serve coffee machine using paper cups. In this scenario, we are selling food, but not handling food.
- B) Same as A, but we replace the Keurig coffee machine with a push-button automated espresso machine, such as those made by Schaerer. We would also upgrade our food offerings to thaw-and-serve pre-packaged bakery sourced from a local commercial baker (East Side Ovens, for example).

It is unclear to me whether this crosses the line into preparing food, and thus different health

code requirements. If I can find the right machine, this is the level of food service I would like to achieve within the first year.

- C) If B requires that we meet the food-handling requirements, then we will explore adding a small oven to heat the prepared-offsite bakery and perhaps adding other prepared-offsite food. This is not a driving factor, but if we have already met the requirements, we would consider it.
- D) Based on our experience at our Oak & Shield Gaming Pub, there is a market for people who want to have a beer while playing a game. If we discover that there is sufficient demand, we would explore a limited beer & wine offering in the future.

Our primary goal for food service is B.

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

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

Maintain adequate fire extinguishers, keep egress pathways clear, and any other site-specific requirements as outlined by NSFD.

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

Landlord's rules prohibit these uses:

1. A flea market or pawn shop.
2. An adult type bookstore or other establishment selling, renting, displaying or exhibiting pornographic or obscene materials (including without limitation: magazines, books, movies, videos, photographs or novelties).
3. A family planning clinic.
4. Provision of eye care products and services including but not limited to, exams, glasses, contacts, eye care accessories and any retail related vision product or service.
5. Provision of nail services, manicures and pedicures and other related products.

Our current rules for customers of the store are as follows (last updated February 2018):

Rules of the Board Game Barrister Event Space

- No outside food or drink. Food and beverages are available for purchase.
- We are a family friendly store. Please use appropriate language. This includes spoken words, graphics/text, and gestures.
- Use of controlled substances is prohibited, including but not limited to: alcohol, tobacco, e-cigarettes, and illegal drugs.
- Honor the spirit of the game and be a good sport.
- Respect the space. Please leave things in better shape than how you found them.
- Trading is encouraged as long as both sides of the trade are equitable to all parties involved.
- Money transactions of any type may only be conducted by the Board Game Barrister.
- When the event runner (Champion) leaves, the event is over.
- Questions about the game should be directed to the Champion.

- Questions about the event space should be directed to a Barrister.
- Treat others with respect, including your fellow players, the Champions, other game officials, passersby, and the Barristers.
- Please follow the rules of good personal hygiene.
- Have FUN!

Refusal to adhere to the rules will result in a conversation with the Champion and/or Board Game Barrister staff. Penalties range from warnings to ejection to an outright ban.

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

June 1: Obtain possession of the premises from landlord.
 June 4: Plan Commission hearing.
 June: Replace flooring, paint, install track lighting, install perimeter shelving and trade fixtures, install sign.
 Late June: Move product from existing Bayshore Town Center location, setup store.
 July: Store setup and soft open.
 August: Grand opening.

Our buildout is fairly basic, ergo the aggressive timeline. However, it is entirely possible that the buildout elements take longer than expected – due to supply issues or scheduling conflicts, for example. Therefore, it is foreseeable that this timeline slides a few weeks. In that case, we'd have our soft-open sometime in July, and our grand opening might fall to Labor Day weekend.

23. Proposed On-site Security Measures

Primus high-security locks on all doors, using serialized non-copy-able keys installed by Urlich Lock. Alarm system, including panic/hold-up pendant alarm, installed and monitored by Central One Security.

Camera system installed by Central One Security to be installed later in 2019.

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

50 people, including event participants, shoppers, and staff.

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

We've had a store at Bayshore Town Center since 2006, which this location will replace. We also operate 3 other stores in the Milwaukee area (Mayfair Mall, Layton Avenue in Greenfield, South Milwaukee) and 1 restaurant (the Oak & Shield Gaming Pub in downtown Milwaukee).

26. Business Plan

We bring people together with their friends and family through the shared experiences of games, toys, and puzzles. At our Oak & Shield Gaming Pub, we do this through the vehicle of food and drink. At our retail stores, we do this by doing the things the online sellers can't: being curious about each customer, connecting with them as a person, and then guiding them to great experiences with their friends and family through the products on our shelves and the events on our tables.

At this new location on Port Washington, we aim to enhance that in-store experience by having a small bit of a café feel. This will allow us to tap into the food-and-coffee part of our customers' budgets, and give "just browsing" customers something to buy while they are browsing. Our experience with snack-only concessions at our Greenfield store is that it represents an additional 5% in direct sales, and is indirectly a significant contributor to increased attendance and frequency of visit for game events.

The economics of our business are straightforward specialty retail. We buy for a dollar, sell for two. While individual products more or less margin, it works out to approximately this overall. Here is the breakdown in percentages:

Cost of Goods:	50%
Cost of Staff:	25%
Cost of Occupancy:	12%
Cost of Sales:	3% (credit card fees, etc.)
<u>Other expenses:</u>	<u>5%</u>
EBDITA:	5%

Based on our experience at Bayshore since 2006 and our non-mall store in Greenfield since 2013, we anticipate this location doing ~\$800,000 in gross sales in its second year. This will be in-line with our requirements to pay the fixed-costs of occupancy and have a profitable, sustainable store.

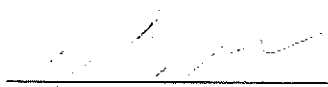
The marketing of this location will initially be to our existing customer base through all our normal means of contact. The Board Game Barrister is a well-established brand in the Milwaukee area, so our efforts will be to inform customers about this location and less about introducing ourselves to a new market. We also anticipate that the high-visibility of our signage on the signboard of this location will help the local Bayshore-visiting customers see that we have moved. We do not anticipate any assistance from Bayshore in communicating our move to this location. Once settled, we will resume marketing on broadcast media for a blanket "we've moved" message.

If you would like more detail on any aspect of our business plan, please ask.

27. Entire Grant Application and County Issued Request for Proposal

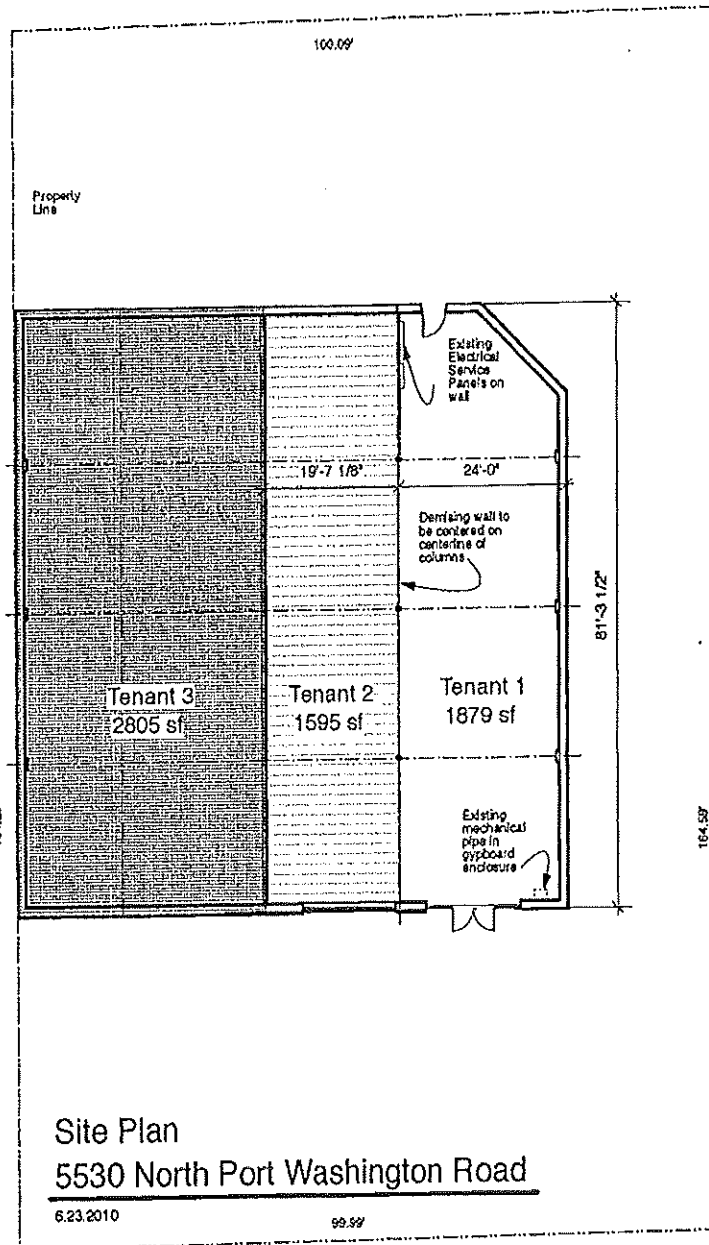
N/A

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


Gordon B Lugauer, President
Board Game Barrister, Ltd

21 May 2019

EXHIBIT A



the Board Game Barrister - Face Lit Channel Letters on a Raceway

CONCEPTUAL DRAWING

Channel Letters - Face Lit on a Raceway

One (1) Set of Face Lit Channel Letters on a Raceway
Illuminated with Internal White LED
Sign to have Photo Cell

"Board Game" Letters - Illuminated

(A) Returns:

5" deep .040 letter coil - Black

(B) Trim Cap:

1" Black

(C) Face & Graphics:

.177" white acrylic with 3M translucent film applied to 1st surface

(D) Raceway:

5" x 7" aluminum raceway, paint to match wall, (match required)

Installation Method:

5" x 7" aluminum raceway mounted flush to exterior wall. (verify)

"the" & @ - Non Lit

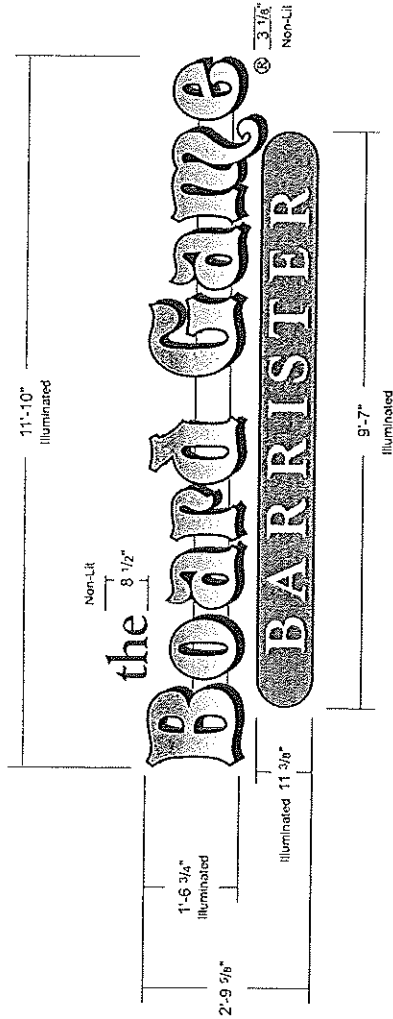
Flat cut aluminum 1/2" thick, stud mounted flush.

Colors:

3M film, translucent digital print

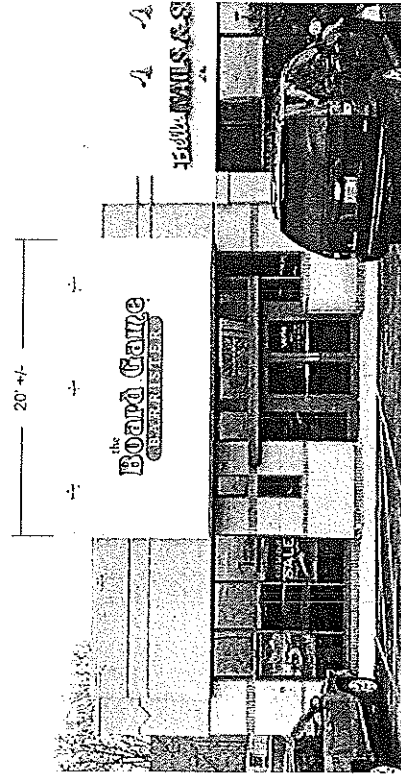
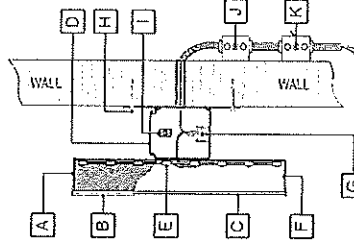
Black paint, (satin finish)

"Beige" paint to match wall. (T.B.D.)



Face Lit Channel Letters on Raceway / Cross Section Detail

A	5" Deep Aluminum Return (cut)
B	5092
C	1" Trim Cap
D	Black
E	White Poly Carbonate
F	3M Translucent film, digital print
G	Faceway Extruded Aluminum 7
H	Paint to Match Wall. (T.B.D.)
I	LED Modules
J	White
K	Wedge Holes
L	Power Supply
M	120v
N	Mounting Clip & Hardware
O	Disconnected Toggle Switch
P	Junction Box
Q	Electrical Disconnect



Client: The Board Game Barrister
Location: 5530 N Port Washington Road
City: Glendale, Wisconsin 53217

Sales Representative: Skip DeBack
Project Manager:
Designer: Mark Mayzik

Client: The Board Game Barrister
Location: 5530 N Port Washington Road
City: Glendale, Wisconsin 53217

4637 North Eagle Street
Brookfield, WI 53006
P: 262-781-1500
www.LembergSigns.com



05-08-19

copy

COMMERCIAL OCCUPANCY APPLICATION

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

For Office Use Only

Certificate #: _____
Date Entered: _____
Occupancy Class: _____
Zoning Approval Date: _____
Insp. Approval Date: _____
NSFD Approval Date: _____

(PLEASE PRINT CLEARLY)

☒ Permanent ☐ Conditional ☐ Temporary - Expires: _____

Date of Application: 13 May 2019

Business Address: 5530 North Port Washington Road Suite #: 3 Glendale, WI Zip: 53217

Trade or Business Name: Board Game Barrister

Legal Name of Business: Board Game Barrister, Ltd
(Name for which the business will be commonly known)
(As registered with the State of Wisconsin)

Bus. Phone: (414) 988 - 1717 Bus. Fax: (414) 988 - 1716 Bus. Email: GBL@BGB.Ltd

Type of Business: Retail with events and concessions Scope of Business: Games, Toys, Puzzles with events and concessions to support their sale.
(Example: Retail, Office, Restaurant, etc.) (Type of goods sold, manufactured, services provided, etc.)

Area of Building to be Occupied: North suite, formerly Verlo Mattress Approx. Sq. Ft.: 2805
(Example: Second floor office area incl. basement storage)

Anticipated work or alterations to be performed: Replace floor covering, paint, add counters, add slatwall, add cashwrap, add tracklights.

Owner/Registered Agent Name: Gordon B Lugauer Phone No: (414) 988 - 1700

Owner/Registered Agent Email: GBL@BGB.Ltd

Permanent Mailing Address: 1007 Milwaukee Avenue, South Milwaukee WI Zip: 53172

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

Building Owner: 5530 Port Washington LLC Change in ownership of building? Yes No XX

Building Owner's Address: 1800 East Capitol Drive, Milwaukee WI Zip: 53211

Building Owner's Phone: Home: (FAX) 414-332-2251 Office: (414) 332 - 3131 Cell: () -

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

Applicant's Name (Print clearly): Gordon B Lugauer, President

Applicant's Signature: _____ Date: 13 May 2019

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

Glendale Occupancy Permit Fee

Base Fee.....\$75.00
Administration Fee.....\$30.00
TOTAL FEE.....\$105.00

Glendale Use Only

Date Received: _____
Amount: \$105.00
Payment Type: CA / CH / CC / RCPT
Check/Receipt #: _____
Received By: _____

THIS IS NOT AN OCCUPANCY PERMIT

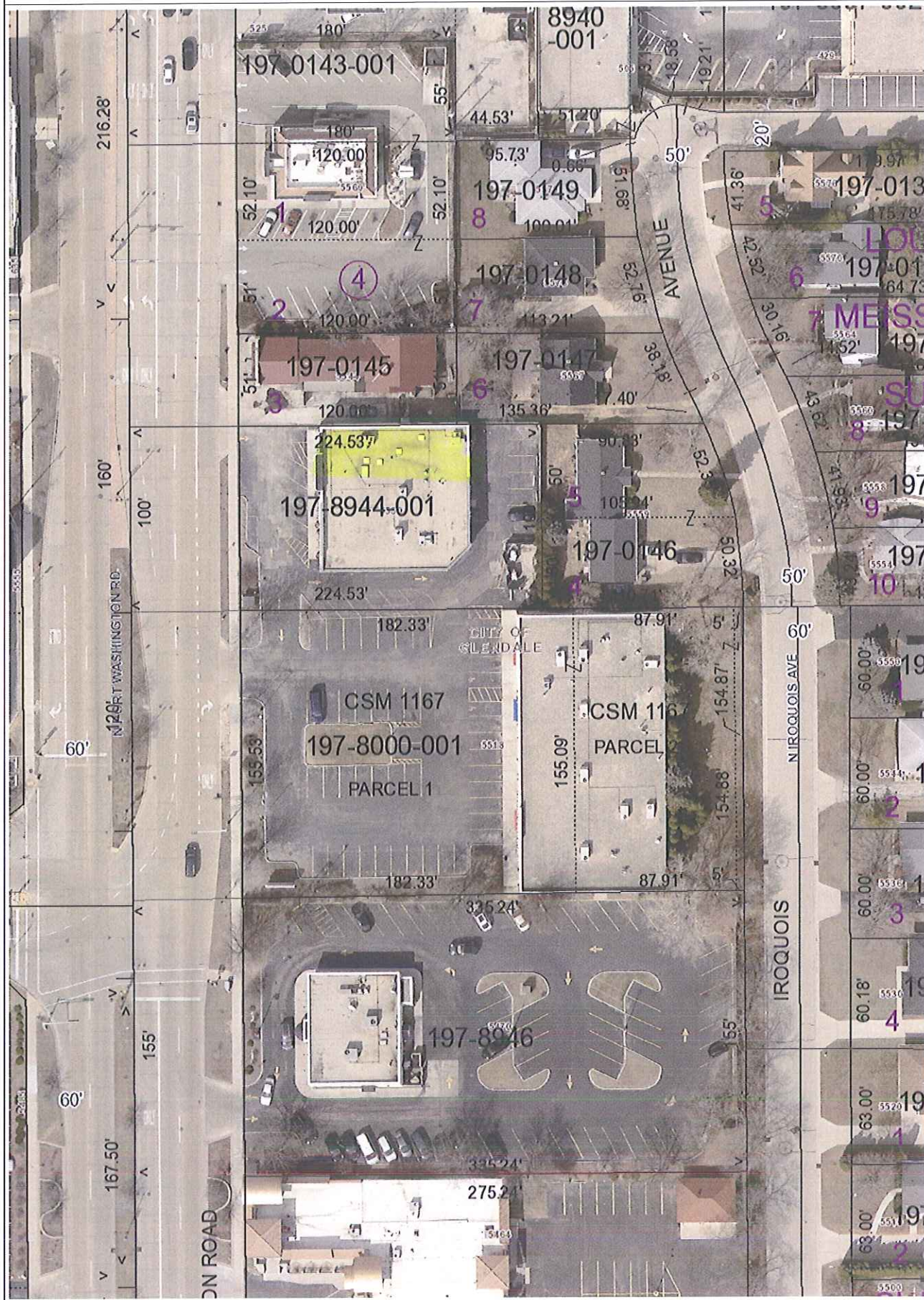
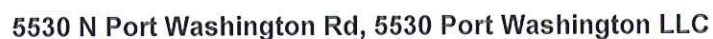
Occupancy may ONLY take place once approval has been granted by the City of Glendale and a valid Certificate of Occupancy has been issued.

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

CONTINUED ON REVERSE SIDE

Rev: 07/17

Rec'd 5/15/2019



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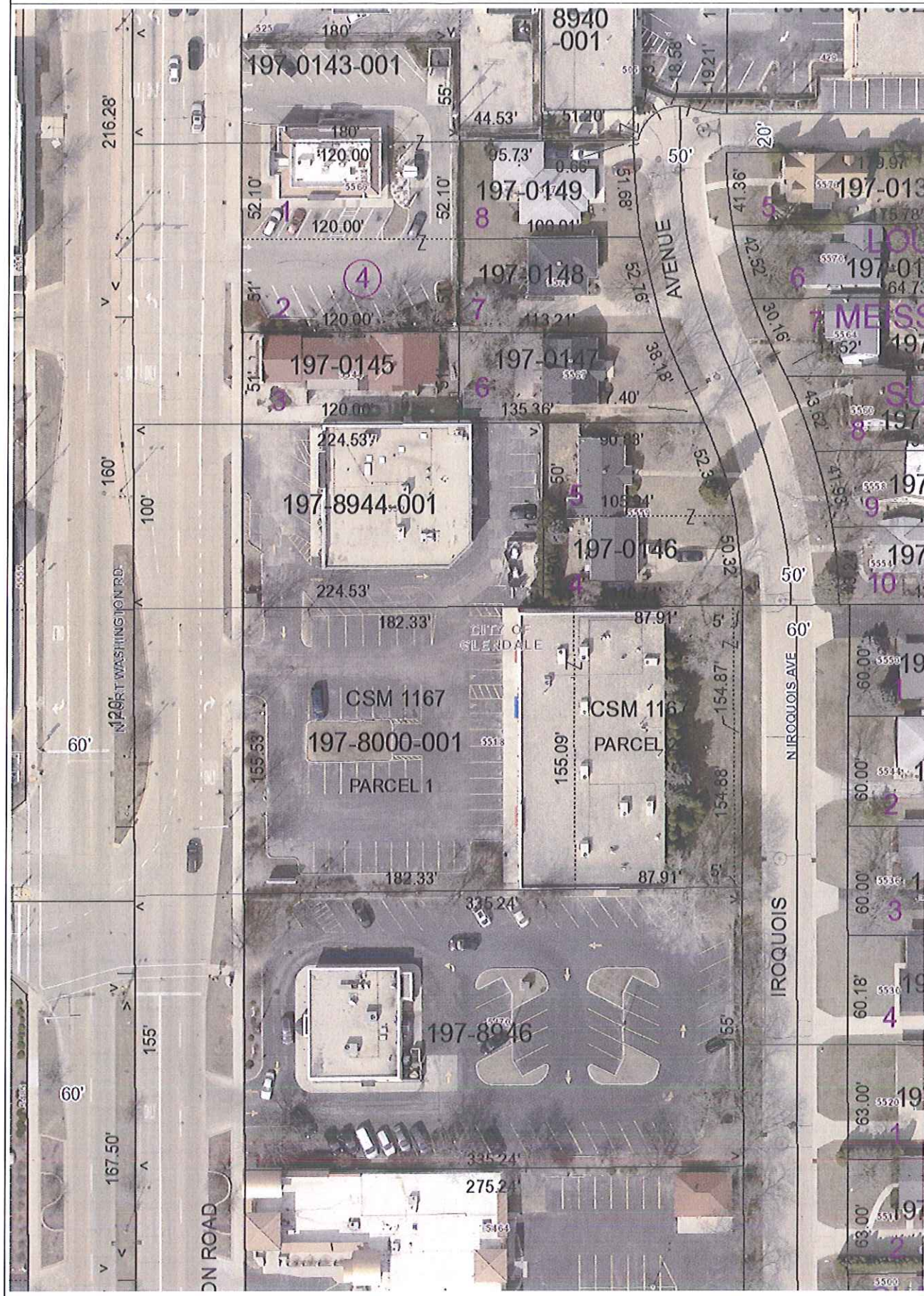
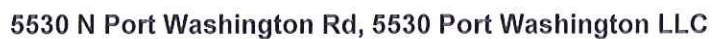
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Notes

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03_Ft US



1: 564

Notes

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34

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: Jeff Joy Jennifer Havas : Joy SC
Legal Name of Business: Havas Joy SC
Name of Business Owner (if different from Applicant): Havas Joy SC
Applicant Address (City, State, and Zip Code): 6904 N Ironwood Lane Glendale WI 53217

Office Phone Number: 414 271 7300 Cell: 414 469 8665 Fax: 414 271 7301

Applicant E-Mail: jhavas@havasandjoy.com

Applicant Signature: [Signature] Date: 5-20-19

PROPERTY INFORMATION

Property Address: 7949 N Fort Washington Rd Tax Key Number: 29.8061-0000 Zoning District: B2

Property Owner (if different from Applicant): 7949 N Fort Washington LLC

Property Owner Address (City, State, and Zip Code): 6904 N Ironwood Lane Glendale, WI

Property Owner Phone: 414 271 7300 Cell: 414 469 8665 Fax: 414 271 7301

Property Owner E-Mail: jhavas@havasandjoy.com

Property Owner Signature: [Signature] Date: 5/20/2019

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): Havas Joy, SC Law Firm

Total Building Area: 2,000 sq ft To Be Occupied Area: 1st Floor / 2nd Floor study

Lot Size: Depth: 11.5 ft Width: 170 ft Area: 10,644 sq ft

Previous Occupant in To Be Occupied Space: NONE

Other Uses of This Site: NONE

Total Number of Parking Spaces: 10 Parking Spaces Available to Tenancy: all

Business Hours (Days and Hours of Operation): 8:30 - 5

Total Number of Employees: 4 Maximum Number of Employees at Site at One Time: 4

Primary Contact Person for This Project: Jennifer Havas

Primary Contact Phone: 414 469 8665 Cell: _____ Fax: 414 271 7301

Primary Contact E-Mail: jhavas@havasandjoy.com

CITY OF GLENDALE USE ONLY

Application Fee: \$300 Date of Application: Spolier Time: _____ Received by with date: _____ Tentative Hearing Date: June 4, 2019

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

Rec 5/20/2019

Plan of Operation Outline

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

1. Name of Business, Address
2. Name of Owner, Address
3. Name of Applicant (if different from owner)
4. Legal Description of Property
5. Tax-Key
6. Zoning of Property
7. Lot Size (Depth, Width, Area)
8. Dimensions and all levels (floors) of buildings
9. Total Floor Area
10. Specific uses of the entire property and buildings
11. Minimum and maximum numbers of employees
12. Days of Operation
13. Hours of Operation
14. Signage (Type, Lighted?, Wall, Free-Standing, Monuments, Size, Location, etc)
15. What Conditions has the State or County imposed upon your use of the property
16. Security Fencing
17. Do you feel there will be any problems such as Noise, Odors, Glare, Potential Fire Hazards, or Smoke resulting from the proposed use?
18. Are you proposing food services?
19. Did the State of Wisconsin approve your interior building plans?
20. What provisions are you making for fire protection and human safety?
21. What are your rules and regulations of the property?
22. List the Timetable for completion of building construction and anticipated grand opening date
23. Proposed On-site Security Measures
24. Anticipated maximum number of facility users and viewers at one time (including special events)
25. Any other information you or the Plan Commission feels is pertinent
26. Business Plan
27. Entire Grant Application and County Issued Request for Proposal
28. Your Name, Signature, and Date on the Plan of Operation Document

OTHER INFORMATION REQUIRED

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

- ☐ 5 Full size and 15 reduced size sets of building plans (floor plans, elevation drawings, renderings, etc)
- ☐ 5 Full size and 15 reduced size sets of any site and landscaping plans
- ☐ 5 Full size and 15 reduced size sets of any lighting and/or sign plans
- ☐ 20 Copies of a cover letter to include a detailed description of the proposed use and operations.

City of Glendale
Community Development Department
5909 N. Milwaukee River Parkway
Glendale, WI 53209-3814

RE: Plan Commission Review Application

Dear Planning Commission Members:

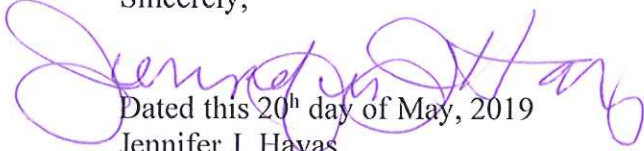
Attached please find the City of Glendale Plan Review Application and accompanying fee of \$300. I will address the items in the Plan of Operation as number for your convenience.

1. The name of the business is Havas & Joy, S.C. and has been in existence since 2005.
2. Jeffery A. Joy and Jennifer J. Havas own Havas and Joy, and reside at 6904 N Ironwood Lane in Glendale, WI 53217. The current business location is 840 N. Old World Third #500, Milwaukee, WI 53203
3. N/A
4. see attached legal description
5. 09-8061-000
6. Commercial B2
7. Width 170 Depth 164 10,600ft
8. 1150 1st floor Basement 1150 basement 702 2nd floor
9. 2052 sq ft
10. Lawfirm and parking for employees, clients
11. Minimum employees 4 and maximum not more than 6
12. Business hours typically M through F
13. Typical hours of operation 8:30 -5 sometimes later nights working or meeting a client on weekend for their schedule but that is atypical.
14. Signage anticipated but not yet designed. Not lighted perhaps landscape lighted. Free standing. Scaled to size of building. Perhaps on side South Side of building or in landscape on Port Washington Road.
15. No conditions imposed for law firm use.
16. No security fencing necessary.
17. No noise, odors, glare, potential fire hazard or smoke from proposed use.
18. No food service.
19. NO interior building plans.
20. Smoke and fire alarms.
21. No specific rules and regulations.
22. No construction necessary other than possibly some cosmetic changes, probably a gradual move and fully relocated by the end of the summer.
23. Door locks and video cameras.
24. 10
25. No
26. This is a general practice law firm. We have a variety of clients all over the state of Wisconsin. Many of our clients are out of the Milwaukee Metro area and do not come into

the office. We travel out of the area to courts all over the state. Much of the conducted outside of the office.

27.N/A

Sincerely,



Dated this 20th day of May, 2019
Jennifer J. Havas

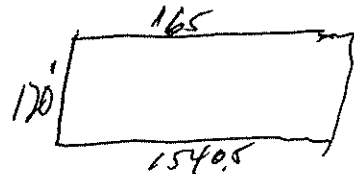
SCHEDULE C

The Land is described as follows:

That part of the Northeast 1/4 of Section 17, in Township 8 North, Range 22 East, in the City of Glendale, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at a point which is 810.05 feet East of the West line and 264 feet South of the North line of said 1/4 of Section; running thence South and parallel to the West line of said 1/4 Section 120 feet to a point; thence East and parallel to the North line of said 1/4 Section 154.05 feet more or less to the center line of Port Washington Road; thence Northeasterly on the center line of said Port Washington Road 120.30 feet to a point; thence West and parallel to the North line of said 1/4 Section 165 feet more or less, to the place of commencement.

① Tax ID No. 091-8961

③ lot size .244 Acre = 10,644 sq ft



④ Estimate total above grade 2052 sq ft

1ST Floor 1150 sq ft

2ND Floor 902

2052 sq ft

Basement 1150 sq ft

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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7949 N Port Washington Rd, Robert E & Betty L Craig



Projection
NAD_1983_2011_StatePlane_Wisconsin_South_FIPS_48
03_Ft_US



1:282

47 0 24 47 Feet

Notes

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