

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 -- PLAN COMMISSION

Tuesday, August 6, 2019

6:00 P.M.

1. Roll Call and Pledge of Allegiance.
2. Adoption of Minutes of Meeting of July 2, 2019.
3. a. Plan Commission Review, CHASE Bank, 209 West Silver Spring Drive. Review and approve architecture, site/landscaping, signage and lighting plans, as well as use and occupancy.
Joe Prcela, J.P. Morgan Chase & Company
Tim Meseck, Architect
- b. Plan Commission Review/Planned Sign Program Amendment, Umansky Porsche, 1400 West Silver Spring Drive. Review and approve proposed changes to the exterior architecture and grounds, and modifying the existing Planned Sign Program related to Porsche.
Ahmad Aref, Umansky Motor Cars
Michael Gilbert, Peter Schwabe Construction
- c. Planned Sign Program Amendment, Barnabas Business Center, 4650 North Port Washington Road. Review and approve proposal to modify the existing Planned Sign Program for the Barnabas Business Center.
Kelly Johnson, Cardinal Capital Management
- d. 2040 Comprehensive Plan Progress Update.
- e. Schedule Plan Commission Comprehensive Plan Working Meeting for 6:00 P.M. SEPTEMBER 24, 25, or 26, 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, August 6, 2019

- Plan Commission Report -



Plan Commission Report

Tuesday, August 6, 2019

- 3a. **Plan Commission Plan Review, CHASE Bank, 209 West Silver Spring Drive.** Review and approve architecture, site/landscaping, signage and lighting plans, as well as use and occupancy.

CHASE Bank seeks Plan Commission approval to construct a CHASE Bank branch at 209 West Silver Spring Drive. The property is zoned B-1, Sub-Area D1, and Plan Commission review and approval of the project plans is required.

Existing Site

The existing 209 West Silver Spring Drive site located at the southwest corner of West Silver Spring Drive and North Lydell Avenue is 15,600 (130' x 120') square feet (0.358 acres) in area and presently includes a Citgo gasoline station and convenience store (Refer to the Existing Site Aerial Photograph). The site has been used as a gasoline station for many years, the earliest City of Glendale Building Permit dating back to 1951 (Texaco). The existing site includes the convenience store tucked into the southwest corner of the property with most of the remainder of the site dedicated to the fuel pump area beneath the canopy and concrete pavement and limited landscape treatment.

The existing site ingress-egress includes a single West Silver Spring Drive ingress-egress (eastbound entry and exit only) and a single North Lydell Avenue ingress-egress (northbound and southbound ingress-egress), as well as unlimited ingress-egress along the alley.

In the early 21st Century the City of Glendale worked with the then property owner Kaul to facilitate improvements to the intersection of West Silver Spring Drive and North Lydell Avenue.

Proposed CHASE Bank

The proposed bank building is located in the northeast corner of the site and is about 3,028 square feet (74' x 45'). The architectural style is a somewhat postmodern bank look. There is a pyramidal central (hip roof) tower element toward the north (West Silver Spring Drive), and a monolithic tower element toward the south (parking lot). Building materials on all four elevations of the building are predominately cast stone base and brick veneer with both clear glass and spandrel windows (Refer to architectural design images). Both the north and south elevations include a horizontal canopy element in the middle of the building.

Existing Site, 209 West Silver Spring Drive



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Proposed Site, 209 West Silver Spring Drive

The main pedestrian entrance to the bank is from the south parking lot, with an emergency egress toward West Silver Spring Drive (Refer to the site/landscaping exhibit). There are sidewalk connections to the bank entrance from both the West Silver Spring Drive and North Lydell Avenue sidewalks.

Primary vehicular ingress-egress to the bank site is via North Lydell Avenue to the parking lot with 17 parking spaces that includes two ADA accessible parking spaces proximate to the main entrance to the bank. The existing unrestricted ingress-egress via the existing alley is eliminated with a curbed landscape space is provided between the parking lot and the alley. There is a second vehicular ingress from the alley at the southwest corner of the property that will provide the best access to the Automated Teller Machine (ATM) that is located along the west side of the property, with vehicle stacking to the south of the ATM along the west side of the property, with an eastbound only vehicular egress to eastbound West Silver Spring Drive. Ingress to the bank property from eastbound West Silver Spring Drive is intended to be eliminated. The ATM has a simple canopy structure to protect customers from the weather.

Landscaping is provided along the north, east, and west facades of the bank building, along the west and south edges of the property, and in planting areas that define the parking lot and traffic movement aisles.

Seven light poles are proposed and there are also decorative wall mounted sconces at the north and south sides of the building, as well as lighting beneath the ATM canopy. The lighting plan requires further specification for review.

Signage

CHASE Bank proposes wall signs on the West Silver Spring Drive and North Lydell Avenue elevations. Based on the initial signage package it is not certain what other signs are necessarily intended to be considered by the Plan Commission. The signage plan requires further specification for review.

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Business Hours and Security

Business hours for CHASE Bank are Monday through Friday from 9:00 a.m. to 6:00 p.m., and Saturday from 9:00 a.m. to 2:00 p.m. It is anticipated that there will be eight employees.

Traffic, Parking, and ATM Queuing Analyses

The Recommendations and Conclusions of the Traffic and Parking Summary are included in the Plan Commission materials. The complete technical document will be available from the City of Glendale Website. The general conclusion of the analyses is that the amount of traffic that will result with the development of the CHASE Bank in lieu of the Citgo gasoline station and convenience store will have little impact on the operations of the existing roadway network (the number of trips will be marginally reduced), that parking as proposed is adequate, and that the amount of queuing available at the drive-in ATM is adequate.

Contrary to several statements included in the submittal materials there are not any variances required in order for the proposed project to be approved by the plan Commission and proceed to construction.

Staff recommends that the Plan Commission grant approval of the architectural, site, landscaping, lighting, and signage plans, for CHASE Bank to construct the proposed bank, as well as approval of the proposed use and occupancy, per to the following requirements:

- 1) Signs require a Sign Permit per the City of Glendale Sign Code;
- 2) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities;
- 3) All modifications within the street right-of-way require review and permit(s) issued per the requirements of the City of Glendale Department of Public Works (Right-of-Way; Watermain Tap, Driveway, etc.)
- 4) All costs associated with approved and permitted modifications within the street right-

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of-way are the sole responsibility of CHASE Bank;

- 5) All street trees to be maintained per the requirements of the Glendale Landscaping Guidelines and the Director of Public Works.
- 6) Obtain a stormwater management permit subject to Section 6-5 of the Code of Ordinances and Milwaukee Metropolitan Sewerage District approval, if required;
- 7) 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;
- 8) Compliance with State of Wisconsin requirements for ADA parking.

3b. Plan Commission Review/Planned Sign Program Amendment, Umansky Porsche, 1400 West Silver Spring Drive. Review and approve proposed changes to the exterior architecture and grounds, and modifying the existing Planned Sign Program related to Porsche.

Umansky Porsche seeks Plan Commission approval to modify the exterior architecture and grounds and to modify the Planned Sign Program as relates to Porsche. The property is zoned B-1, L District and Plan Commission review and approval is required.

The Porsche occupancy footprint inside the building will be increased, the Porsche building façade elements will be enhanced in size, and a vehicle service entry will be added to the east side of the front facade. The Porsche curved façade element will increase in width from about 50 feet to about 98'-3."

The Porsche signage will be revised in relation to the proposed changes to the building and grounds. With the enlargement of the Porsche façade the Porsche wall sign will be repositioned to the left side of the Porsche façade and the words "Milwaukee North" will added to right side of the Porsche façade. The existing multi-brand monument type sign street side in front of the Porsche facility will be modified to be exclusively for Porsche, also with "Milwaukee North" beneath (Refer to Project Plans)

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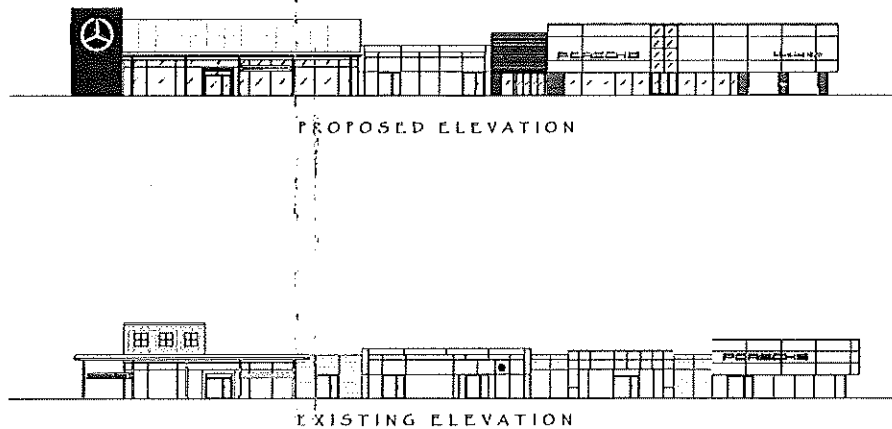
**Google Aerial Image of Umansky Mercedes, Volkswagen, and Porsche
(View from South).**



Google Aerial Image of Umansky Porsche (View from South).



Proposed Umansky Porsche (View from South).



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Staff recommends that the Plan Commission grant approval of the proposed architectural, site, landscaping, lighting, and signage plans, as well as approval to modify the Planned Sign Program (PSP), for Umansky Porsche to construct the proposed improvements, per the following requirements:

- 1) Signs require a Sign Permit per the City of Glendale Sign Code;
- 2) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities;
- 3) 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;
- 4) Compliance with State of Wisconsin requirements for ADA parking.

- c. **Planned Sign Program (PSP), Barnabas Business Center, 4650 North Port Washington Road**, Review and approve proposal to modify the existing Planned Sign Program for the Barnabas Business Center.

Cardinal Capital proposes to modify the Planned Sign Program for the Barnabas Business Center to provide for a three tenant directory or monument sign for three anchor tenants (Cardinal Capital, First Weber, and Kohner, Mann & Kailas) in lieu of a single tenant monument sign that was previously approved to be included in the Planned Sign Program but was never installed. Some clarification will be helpful in order to confirm what type of sign approval is appropriate. Directory signs included in a Planned Sign Program are only supposed to be visible to internal traffic with letters not to exceed three inches in height. However, if the sign is considered a three tenant monument sign in lieu of the originally approved one tenant monument sign there would not be a restriction as to letter height. The Plan Commission has review and approval authority with respect to the placement of directory signage included in a Planned Sign Program. The Plan Commission also has review and approval authority over a decision to

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modify a single tenant monument sign to a three tenant monument sign in a Planned Sign Program. The Plan Commission may permit the three tenant monument sign in a Planned Sign Program for a large campus such as the Barnabas Business Center, but may also want to consider asking the property owner to then accept two less wall signs on the Washington Building.

Also included in the proposed PSP, though not required to be approved by the Plan Commission, are reserved parking space signs.

d. 2040 Comprehensive Plan Progress Update.

Narrative and supplemental materials provided by Vandewalle & Associates are included in the Plan Commission materials and will be supplemented by City Staff as necessary.

e. Schedule Plan Commission Comprehensive Plan Working Meeting for 6:00 P.M., SEPTEMBER 24, 25, or 26, 2019.

Necessary Action: Review Plan Commission availabilities to schedule a 2040 Comprehensive Plan working meeting for one of the three available dates in September.

CITY OF GLENDALE
PLAN COMMISSION MEETING MINUTES

Tuesday, July 2, 2019

The City Plan Commission Meeting 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 the CDA Meeting and the Plan Commission's regular monthly meeting.

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

Roll Call Plan Commission: Present: Mayor Bryan Kennedy, Commissioners Kyle Mack, Karn Cronwell, Josh Wadzinski, Amanda Seligman, Fredrick Cohn, and Phillip Bailey.

Other Officials and Staff present: Rachel Safstrom, City Administrator, City Attorney, John Fuchs, Todd M. Stuebe, Director of Community Development, and Candice Green, Deputy Clerk/Treasurer.

Guest Speakers: Jolena Presti, Principal-In-Charge, Redevelopment and Implementation, and Meredith Perks, Project Manager and Comprehensive Plan Author from Vandewalle & Associates Inc.

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised Thursday, June 27, 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.

MATTERS TO BE CONSIDERED.

3a. Certified Survey Map, 1980 West Florist Avenue and 6025 North Green Bay Avenue.

The Plan Commission will review and approve Certified Survey Map that substantially modifies the 1980 West Florist Avenue and 6025 North Green Bay Avenue properties, and recommend Common Council approve the Certified Survey Map.

The Certified Survey Map is necessary to transfer the parcel from the west side of 6025 N Green Bay Ave to 1980 W Florist Avenue so that the owner of the Doggy Day Care can expand the operation. The resultant land configuration is due to shift of property. This is the result of sale. The Certified Survey Map is a Statutory Requirement of selling parcel to owner of Doggy Day Care.

The staff recommendation is to approve the Certified Survey Map and changes in the technical document.

Motion was made by Commissioner Cronwell, seconded by Commissioner Cohn to recommend the Council approve the Certified Survey Map with the requirements of payment of the \$205 administrative fee, making any required technical corrections to the document and payment of the city Engineer CSM technical review fees. The motion carried unanimously.

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3b. Plan Commission Plan Review, Bob and Terry Worth Building, 7929 North Port Washington Rd.

Bob and Terry Worth are requesting approval to construct an ADA Ramp as proposed at 7929 North Port Washington Rd. The site is zoned B-1, 12 District, and under the zoning code the proposed changes require Plan Commission Review and Approval.

Staff Recommendation: Staff recommends that the Plan Commission approve the request that Bob and Terry Worth presented to building an ADA Ramp at 7929 North Port Washington Rd per the approved project plans, with the following requirements:

- 1.) All City of Glendale building and fire codes be carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and North Shore Health Consortium.
- 2.) Compliance with State of Wisconsin ADA requirements.

Motion was made by Commissioner Bailey, seconded by Commissioner Cronwell to approve the construction of an ADA Ramp at 7929 North Port Washington Road per the approved project plans with the following requirements All City of Glendale building and fire codes be carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and North Shore Health Consortium and Compliance with State of Wisconsin ADA requirements. Motion carried unanimously.

3c. Comprehensive Plan 2020-2040. Jolena Presti and Meredith Perks presented the Plan Commission with the Public Participation Plan Resolution Discussion.

The main purpose of this discussion is to recommend approval on the Public Participation Plan to the Common Council.

Some of the ideas that came from the discussion as to how to move the Participation Plan forward were to hold Focus Groups, Community Workshops (there is one in the works for October time frame,) Community Outreach sometime in the summer (most likely at the Root Beer Bash or some other city function,) and there is a plan to have an open house in March for Glendale residents.

Jolena tasked the Plan Commission to come up with some sort of "catch phrase" that captures the ideas that the Plan Commission would like to convey in the Comprehensive Plan. Some additional discussion focused around the idea of highlighting the importance of sustainability, having a "green" community in Glendale, a diverse community, and establishing a "town center" type of concept in Glendale.

The Plan Commission will review and approve the Public Participation Strategy and Procedures for the City of Glendale Comprehensive Plan Update. This Strategy is intended to ensure that the comprehensive plan accurately reflects the visions, goals, and values of Glendale's citizens.

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PLAN COMMISSION MEETING MINUTES

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The Public Participation Strategy and Procedures Plan is a written procedure to satisfy Wisconsin Statute Section 66.1001(4)(a) by engaging the public at each stage in the preparation, update, and amendment to the 2020-2040 Comprehensive Plan.

Staff recommendation is for the Plan Commission to approve the resolution to be carried forward to the Common Council to approve the Public Participation and Strategy Procedures Plan.

Motion was made by Commissioner Bailey, seconded by Commissioner Cohn to approve the Resolution Adopting the Public Participation Plan for the Update of the Comprehensive Master Plan for the City of Glendale, Wisconsin. Motion passed unanimously.

Motion made by Commissioner Wadzinski, seconded by Commissioner Cohn to recommend the Council approve the Resolution Adopting the Public Participation Plan for the Update of the Comprehensive Master Plan for the City of Glendale, Wisconsin Motion carried unanimously.

3d. Schedule Special Joint Plan Commission-Community Development Authority Meeting for 5:30pm, Monday, August 19, 2019. City Administrator Safstrom explained that the Common Council would meet at 6pm on August 20th and that a special Joint CDA/Plan Commission will need to be scheduled prior to the Common Council Meeting on the 20th. Proposed date is August 19, 2019 at 5:30pm. Mayor Kennedy stated that the meeting is ok to schedule as proposed; Bayshore Agreement will be done once these groups meet; demolition will begin within days of that and work will be complete within one year.

Candice Green, Deputy Clerk/Treasurer

Respectfully Submitted: Candice S. Green



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: The Architects Partnership
 Legal Name of Business: The Architects Partnership, Ltd.
 Name of Business Owner (if different from Applicant): _____
 Applicant Address (City, State, and Zip Code): 200 S Michigan Ave #1020, Chicago, IL 60604

Office Phone Number: 312-583-9800 Cell: NA Fax: 312-583-9890

Applicant E-Mail: meseck@tapchicago.com

Applicant Signature: [Signature] Date: 06-24-2019

PROPERTY INFORMATION

Property Address: 209 w Silver Spring Dr. Tax Key Number: 31357 Zoning District: B1-D1

Property Owner (if different from Applicant): J.P. Morgan Chase Bank

Property Owner Address (City, State, and Zip Code): 1003 E Street, Suite 1300, Cleveland, OH 44114
Lake Geneva, WI 53147

Property Owner Phone: 216-781-2304 Cell: 214-314-4586 Fax: _____

Property Owner E-Mail: joseph.prcela@chase.com

Property Owner Signature: _____ Date: 06-24-2019

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): Chase Bank - Financial Institution
New single- story free standing bank with detached drive-up ATM

Total Building Area: 3,028 s.f. To Be Occupied Area: _____

Lot Size: Depth: 120 ft. Width: 130 ft. Area: 15,600 s.f.

Previous Occupant in To Be Occupied Space: Gas Station CITGO

Other Uses of This Site: Convenience Store

Total Number of Parking Spaces: 17 Parking Spaces Available to Tenancy: _____

Business Hours (Days and Hours of Operation): Mon - Fri 9:00 am-6:00 pm Sat 9:00 am-2:00 pm

Total Number of Employees: 9 Maximum Number of Employees at Site at One Time: 9

Primary Contact Person for This Project: Timothy Meseck

Primary Contact Phone: 312-583-9800 Cell: _____ Fax: 312-583-9890

Primary Contact E-Mail: meseck@tapchicago.com

CITY OF GLENDALE USE ONLY

Application Fee: \$300 Date of Application: Varies Time: _____ Received by with date: NA Tentative Hearing Date: August 6, 2019

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Check # 2782

The Architects Partnership, Ltd



Todd Stuebe
Principal Planner
Director of Community Development
5909 N Milwaukee River Parkway
Glendale, WI 53209

July 24, 2019.

Re: Cover Letter for Property at 209 W Silver Spring Drive Glendale, Wisconsin 53217

Dear Mr. Stuebe,

This letter is provided to detail our Plan Commission application for approval to build a new single-story 3,028 SF freestanding bank branch with detached drive-up ATM at 209 West Silver Spring Drive, Glendale, Wisconsin.

The proposed construction schedule has construction commencing by January 06, 2020 (pending regulatory approvals) and an anticipated occupancy date of July 19, 2020.

Parties Involved:

Applicant and AOR

Timothy Meseck
The Architects Partnership, LTD (TAP)

Landscape Architect

Craig Most
TERRA Engineering, Ltd.

Property Owner

209 Silver Spring Real Estate, LLC

Civil Engineer

Brian Wesolowski
Gewalt Hamilton Associates, Inc. (GHA)

Purchaser

Joe Prcela
obo JPMChase Bank, NA

Type of Business:

The type of business is a retail banking center with a drive-through service lane for use of an automatic teller machine (ATM). The hours of operation will be Monday – Friday 9 AM – 6 PM and Saturday 9 AM – 2 PM. The total number of employees and any one time will be eight. The eight employees will consist of (1) teller, (1) lead teller, (2) bankers, (1) branch manager, (1) mortgage loan officers, (1) financial advisor and (1) business banker.



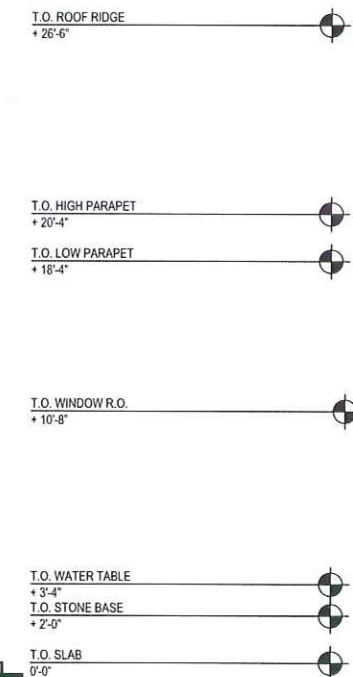
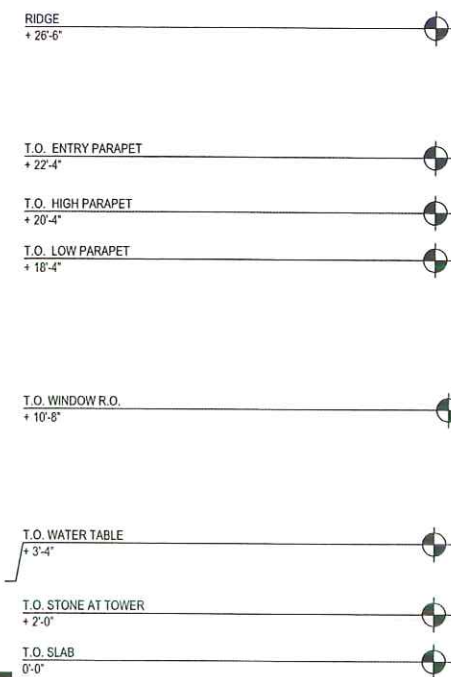
Property Information:

The property is 0.36 acres of occupied land by an existing operating gas station, bounded by W. Silver Spring Drive on the north, N. Lydell Ave. on the east and Public Alley on the south. Access to the property is from W. Silver Spring Drive and N. Lydell Ave.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tim Meseck'. The signature is fluid and cursive, with a long horizontal stroke at the beginning.

Timothy R. Meseck
The Architects Partnership, LTD.

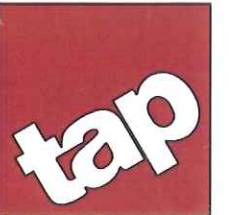


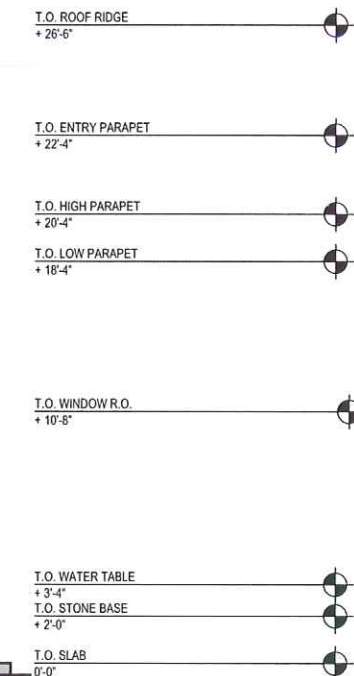
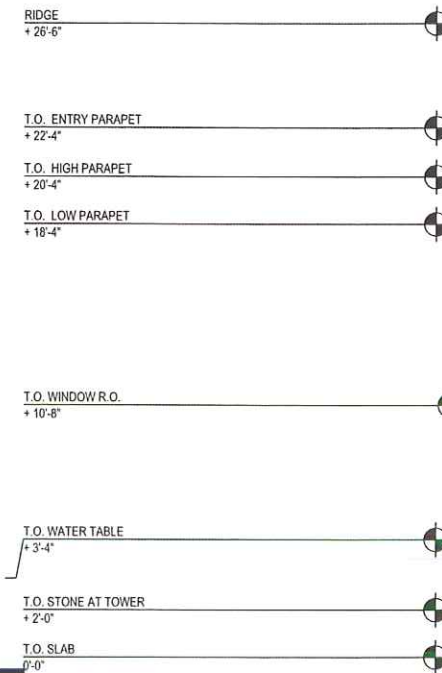
209 W Silver Spring Dr.
GLENDALE, WI 53217

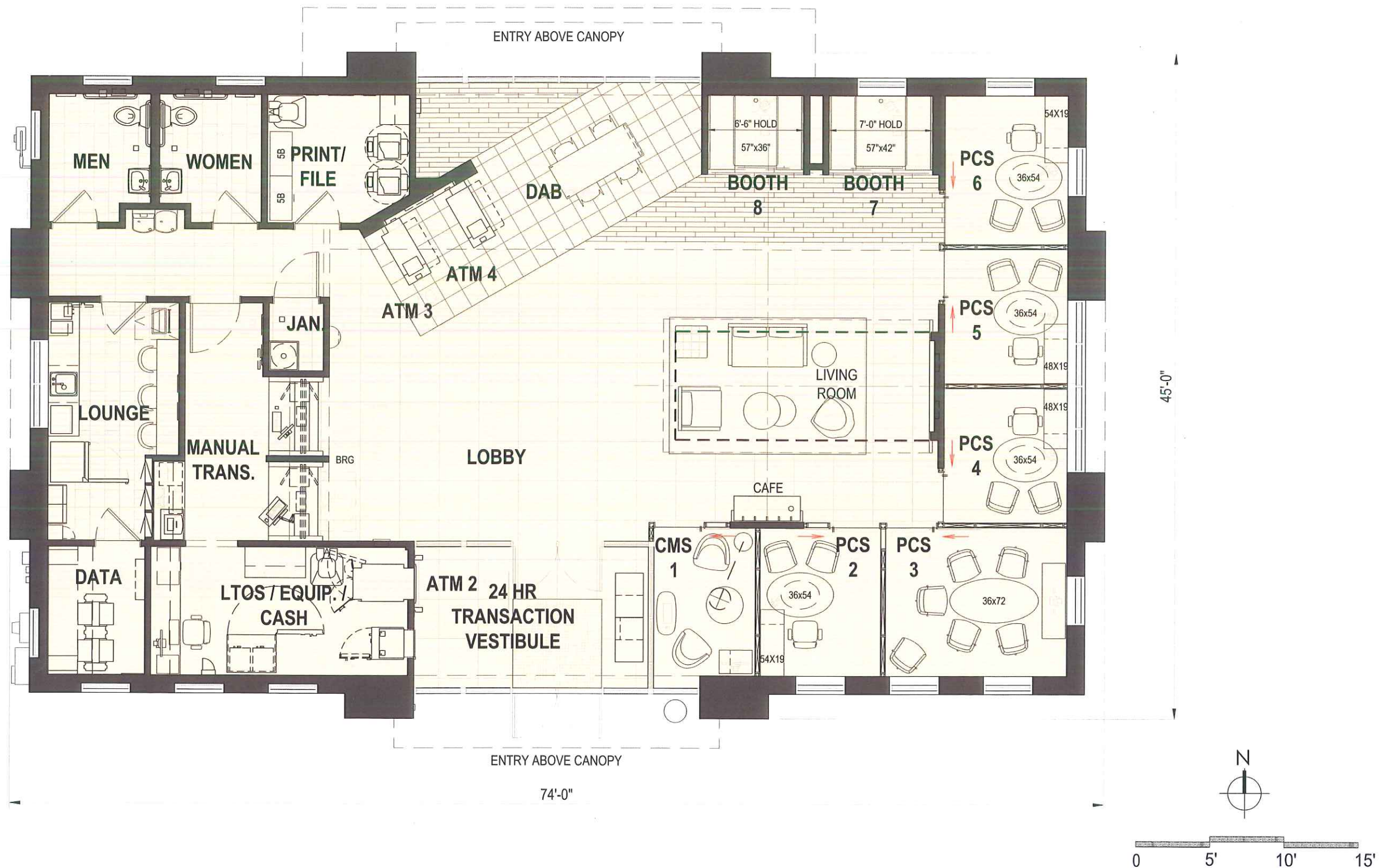
ARCHITECTURAL EXTERIOR ELEVATIONS

JUNE 24, 2019

Architect/Designer
The Architects Partnership
200 South Michigan Avenue
Suite 1020
Chicago, IL 60604
t: 312.583.9800
e: tapchicago.com
TAP Project Number: 19060







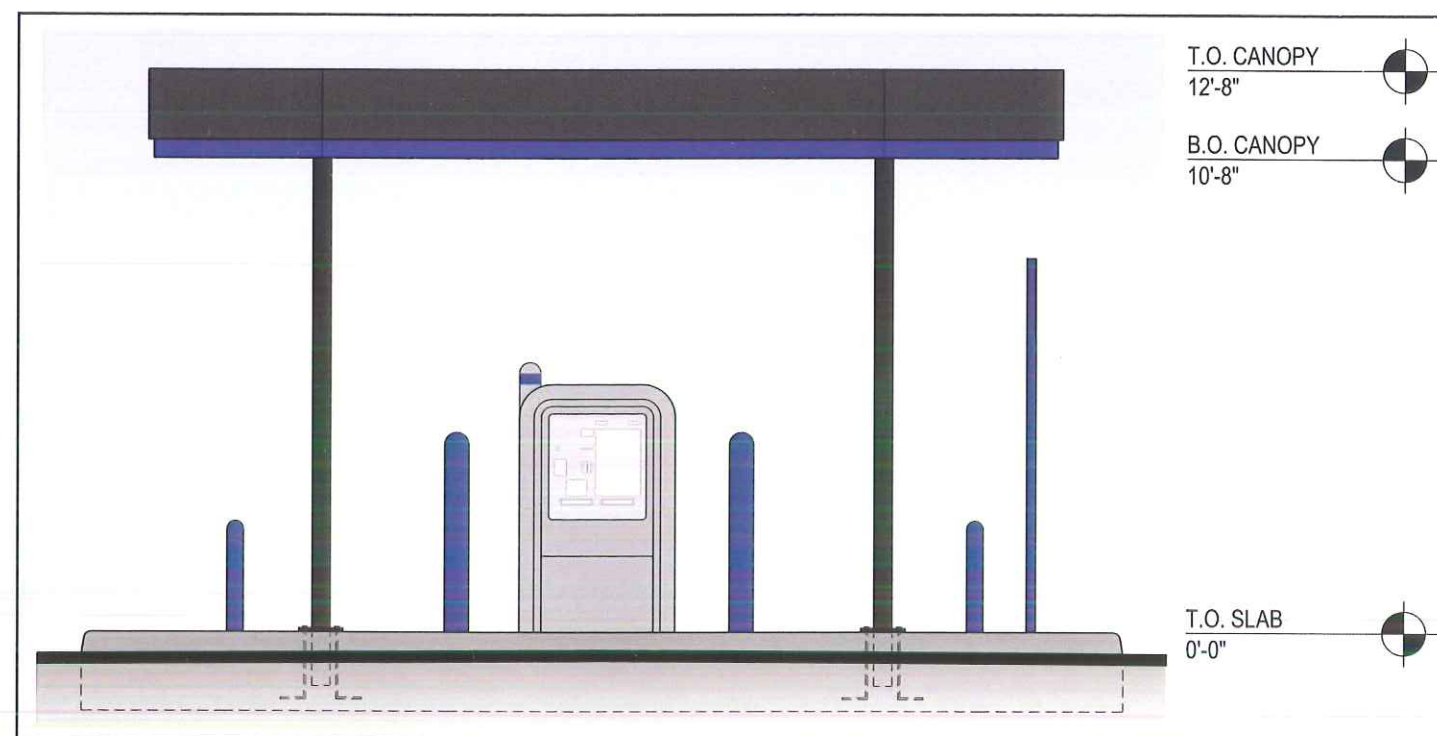
209 W Silver Spring Dr.
GLENDALE, WI 53217

ARCHITECTURAL FLOOR PLAN

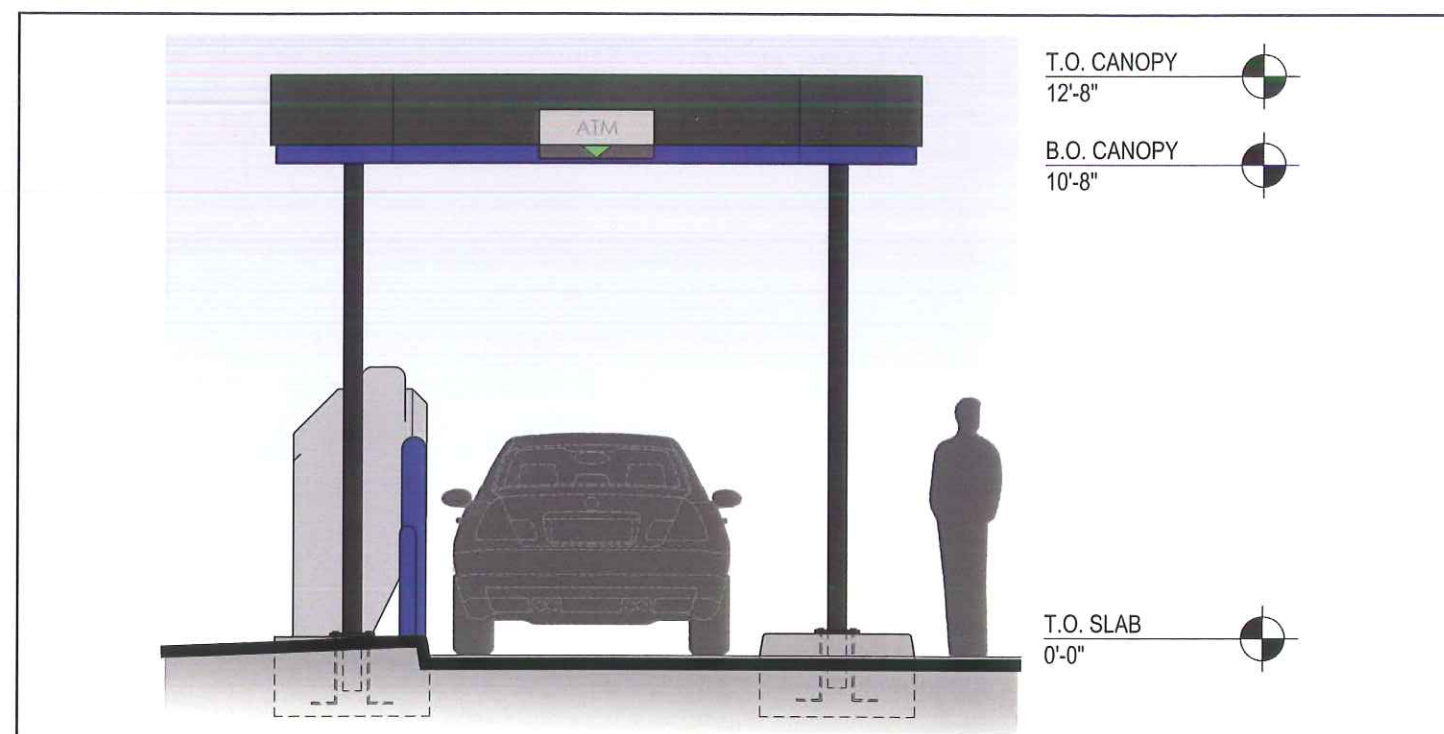
JUNE 24, 2019

The Architects Partnership
200 South Michigan Avenue
Suite 1020
Chicago, IL 60604
t: 312.583.9800
e: tapchicago.com
TAP Project Number: 19060

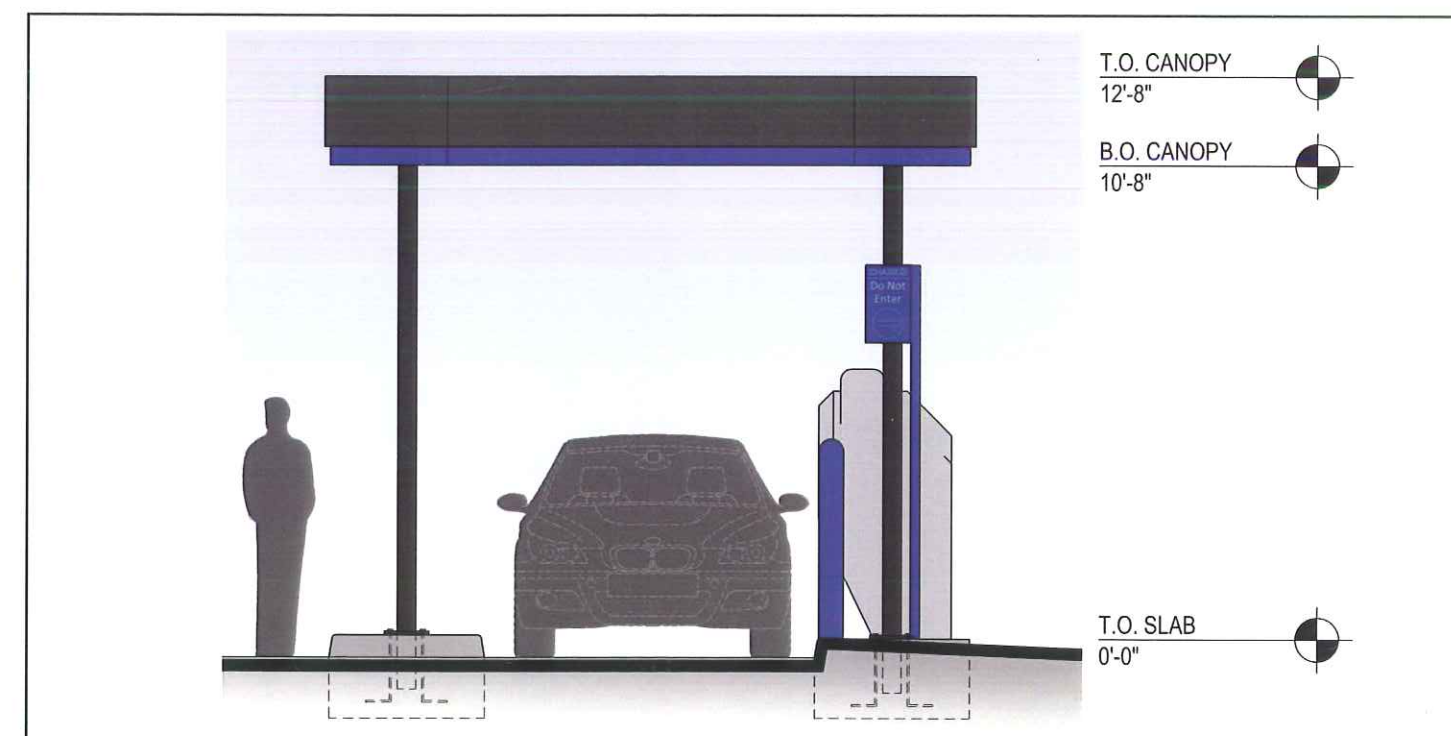




DRIVE-UP CANOPY EAST ELEVATION



DRIVE-UP CANOPY SOUTH ELEVATION



DRIVE-UP CANOPY NORTH ELEVATION





SITE INFORMATION

ZONING

CHASE PROPERTY: PD (PLANNED DEVELOPMENT/GDP)

LOT AREA: 15,600 SQ FT (0.35 ACRES)

GROSS BUILDING AREA: 3,028 SQ FT

BUILDING SETBACK:

FRONT YARD - 15' (VARIANCE REQUIRED)

SIDE YARD - 15'

CORNER SIDE YARD - N/A

REAR YARD - 15'

LANDSCAPING/PARKING SETBACK:

FRONT - 8' (VARIANCE REQUIRED)

SIDE YARD - 8' (VARIANCE REQUIRED)

REAR YARD - 8' (VARIANCE REQUIRED)

MAX BUILDING HEIGHT: 50'

PROPOSED BUILDING HEIGHT: 26.5'

LOADING ZONE: N/A (VARIANCE REQUIRED)

CAR PARKING COUNT DATA: (VARIANCE REQUIRED)

PARKING: 1/100 SF

PARKING REQUIRED = 31 (INCL. 2 ACCESSIBLE)

PARKING PROVIDED = 17 (INCL. 2 ACCESSIBLE)

DRIVE-THRU VEHICLE STACKING: 4

MINIMUM STACKING DISTANCE REQUIRED:

40' BEYOND/100' BEHIND

PROPOSED: 60' BEYOND/80' BEHIND

(VARIANCE REQUIRED)

LANDSCAPE: (VARIANCE REQUIRED)

REQUIRED 20% OF "SITE AREA"

20% = 2,514 S.F.

PROVIDED = 2,375 S.F.

VARIANCES REQUESTED:

- PARKING:
 - PARKING SPACES REQUIRED: 1 PER 100 S.F.
- SETBACKS:
 - FRONT YARD (BUILDING): 15'
 - FRONT YARD (LANDSCAPE): 8'
 - SIDE YARD (LANDSCAPE): 8'
 - REAR YARD (LANDSCAPE): 8'
- DRIVE-THROUGH ACCESS FROM ALLEY
- DRIVE-THRU VEHICLE STACKING:
 - STACKING DISTANCE
- LOADING ZONE
- LANDSCAPE: 20% OF "SITE AREA"

SEE CIVIL UTILITY PLAN FOR PAVED AREA AND IMPERVIOUS SURFACE AREA CALCULATIONS

PLEASE REFER TO EXTERIOR ELEVATIONS FOR RECESSED DOWNLIGHT FIXTURES AT EACH CANOPY LOCATION (NORTH & SOUTH FACADES)



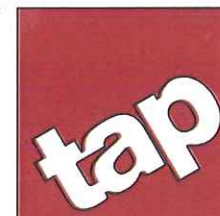
209 W. Silver Spring Dr.
Glendale, WI 53217

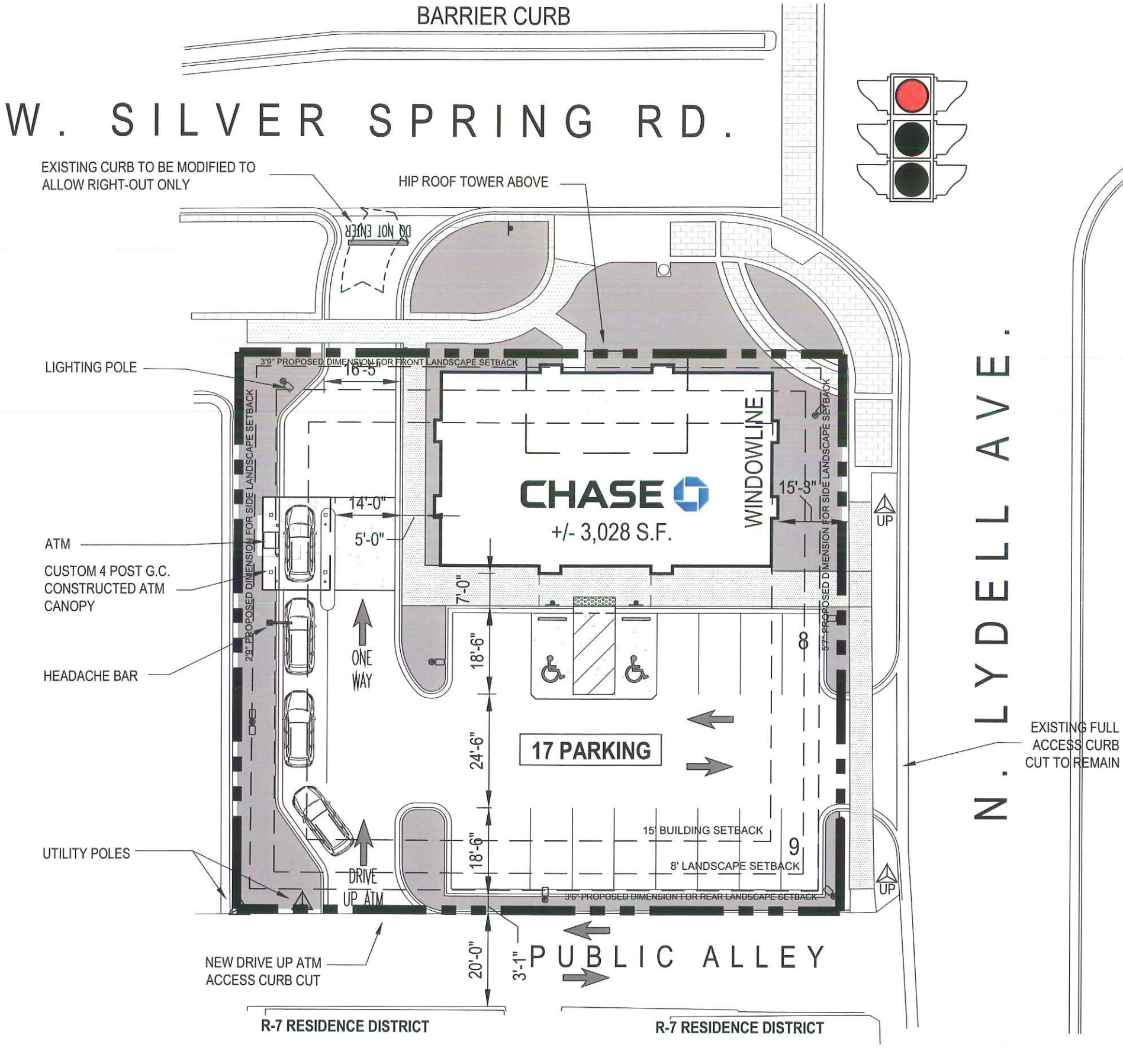
ARCHITECTURAL SITE PLAN

JUNE 24, 2019

Architect/Designer

The Architects Partnership
200 South Michigan Avenue
Suite 1020
Chicago, IL 60604
t: 312.583.9800
e: www.tapchicago.com
TAP Project Number: 19021





SITE INFORMATION

ZONING

CHASE PROPERTY: PD (PLANNED DEVELOPMENT/GDP)
LOT AREA: 15,600 SQ FT (0.35 ACRES)
GROSS BUILDING AREA: 3,028 SQ FT

BUILDING SETBACK:
FRONT YARD - 15' (VARIANCE REQUIRED)
SIDE YARD - 15'
CORNER SIDE YARD - N/A
REAR YARD - 15'

LANDSCAPING/PARKING SETBACK:
FRONT - 8' (VARIANCE REQUIRED)
SIDE YARD - 8' (VARIANCE REQUIRED)
REAR YARD - 8' (VARIANCE REQUIRED)

MAX BUILDING HEIGHT: 50'
PROPOSED BUILDING HEIGHT: 26.5'

LOADING ZONE: N/A (VARIANCE REQUIRED)

CAR PARKING COUNT DATA: (VARIANCE REQUIRED)
PARKING: 1/100 SF
PARKING REQUIRED = 31 (INCL. 2 ACCESSIBLE)
PARKING PROVIDED = 17 (INCL. 2 ACCESSIBLE)

DRIVE-THRU VEHICLE STACKING: 4

MINIMUM STACKING DISTANCE REQUIRED:
40' BEYOND/100' BEHIND
PROPOSED: 60' BEYOND/80' BEHIND
(VARIANCE REQUIRED)

LANDSCAPE: (VARIANCE REQUIRED)
REQUIRED 20% OF "SITE AREA"
20% = 2,514 S.F.
PROVIDED = 2,375 S.F.

VARIANCES REQUESTED:
- PARKING:
PARKING SPACES REQUIRED: 1 PER 100 S.F.
- SETBACKS:
FRONT YARD (BUILDING): 15'
FRONT YARD (LANDSCAPE): 8'
SIDE YARD (LANDSCAPE): 8'
REAR YARD (LANDSCAPE): 8'
- DRIVE-THROUGH ACCESS FROM ALLEY
- DRIVE-THRU VEHICLE STACKING:
STACKING DISTANCE
- LOADING ZONE
- LANDSCAPE: 20% OF "SITE AREA"

SEE CIVIL UTILITY PLAN FOR PAVED AREA AND IMPERVIOUS SURFACE AREA CALCULATIONS
PLEASE REFER TO EXTERIOR ELEVATIONS FOR RECESSED DOWNLIGHT FIXTURES AT EACH CANOPY LOCATION (NORTH & SOUTH FACADES)



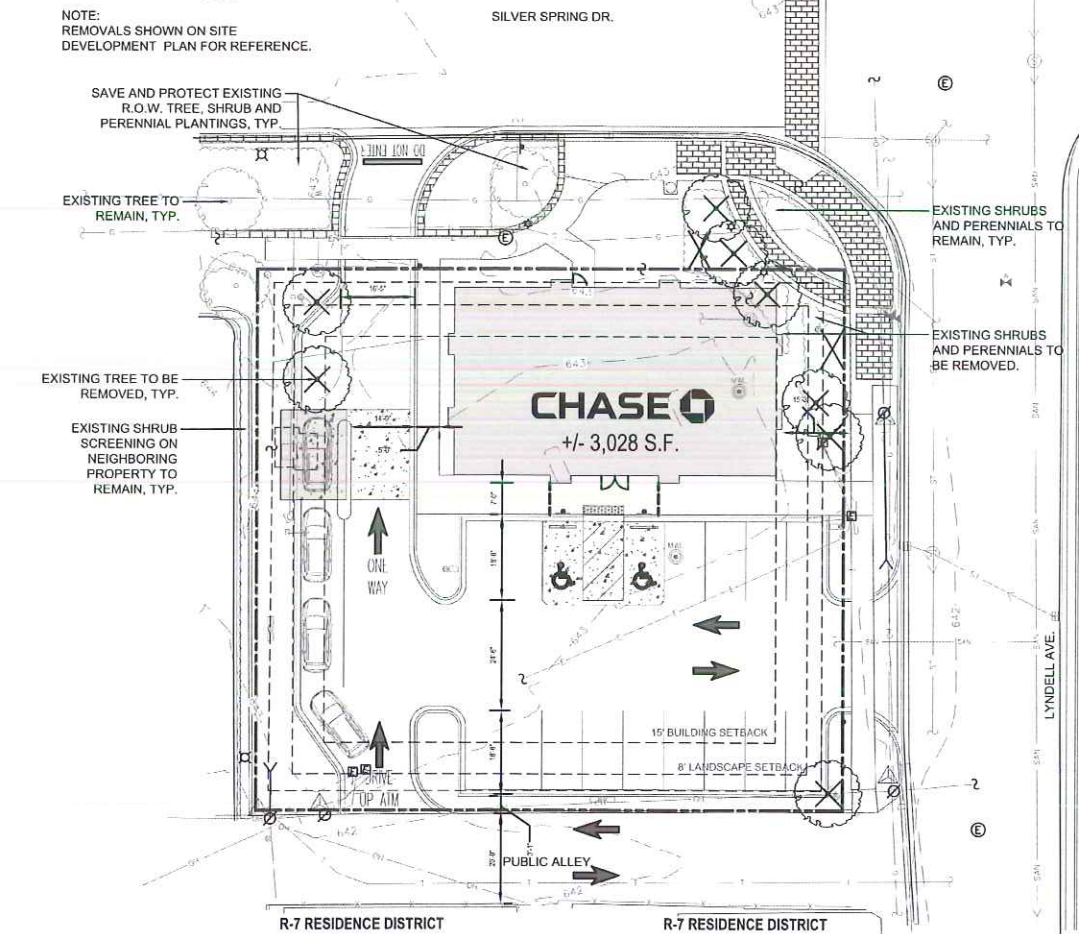
209 W. Silver Spring Dr.
Glendale, WI 53217

ARCHITECTURAL SITE PLAN

JUNE 24, 2019

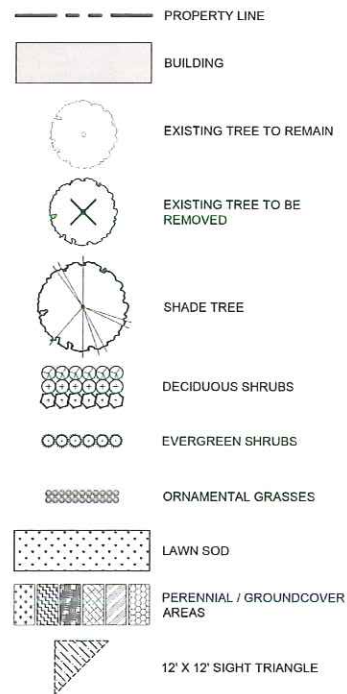
Architect/Designer
The Architects Partnership
200 South Michigan Avenue
Suite 1020
Chicago, IL 60604
t: 312.583.9800
e: www.tapchicago.com



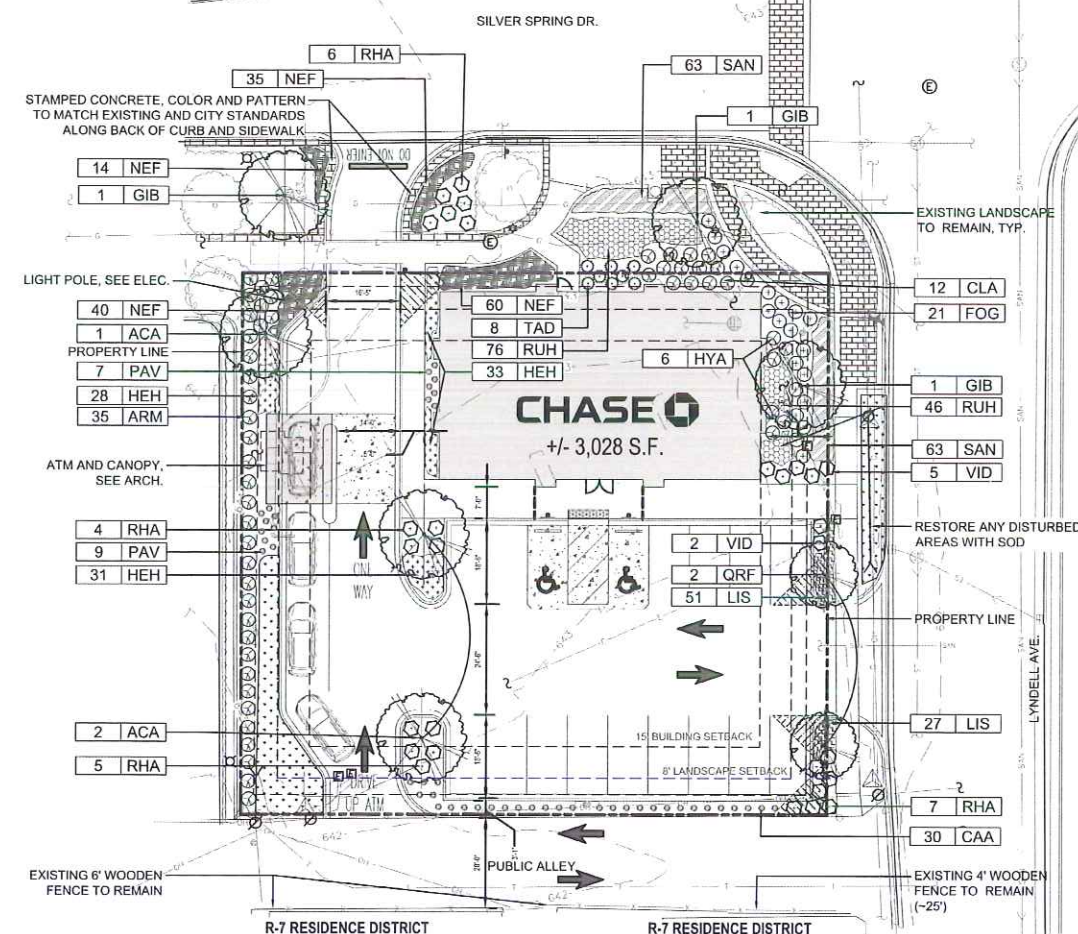


1 TREE PRESERVATION PLAN
SCALE: 1" = 20'-0"

LEGEND:



Glendale Landscape Requirements	
Chase Bank	
Zoning	B-1 (D1)
Street Trees	
Requirement - (1) Street tree per 40 LF of frontage	
W. Silver Springs Drive - 130' requires 3.25 street trees	
Proposed - 3 street trees (1 existing to remain and 2 new)	
N. Lyndell Ave. - 120' requires 3 street trees	
Proposed - 0 street trees (Due to overhead utilities in ROW, street trees are not proposed)	
Parking Area Screening	
Screening Requirement - 5' wide screening along street with min. 50% opaque and one tree per 25'.	
W. Silver Springs Drive - 20' requires min. 1 shade tree and 10' of screening.	
Proposed - 1 shade tree (Placed south of proposed site light pole) and 10' of shrub screening	
N. Lyndell Ave. - 38' requires min. 1.5 shade trees and 19' of screening.	
Proposed - 2 columnar shade trees (due to overhead utilities) and 35' of shrub screening (along east and north parking lot edges)	
Public alley (abutting residential) - 130' requires min. 65' of screening.	
Proposed - Existing 6' wood screening fence along residential property line to remain. (25) tall ornamental grasses also provided between parking and alley.	
Parking Lot Interior	
Requirement - Parking Lot islands to be landscaped.	
2 interior islands provided	
Proposed: 2 trees, 9 shrubs and 36 perennials in 2 islands.	
General Site Landscape Area	
Requirement - 20% of site area to be landscaped.	
Site area - 12572 SF (.29 Ac) requires 2514 SF of interior landscape area.	
Proposed: 2846 SF of interior landscape area.	
Requirement - 1 Canopy tree per 2000 SF of landscape area.	
Site landscape area - 2377 SF requires 1.2 canopy trees.	
Proposed: 2 canopy trees provided in parking lot islands.	
Requirement - 1 Shrub per 75 SF of landscape area.	
Site landscape area - 2377 SF requires 31.7 shrubs.	
Proposed: 56 shrubs provided within the site (excludes interior parking and parking screening shrubs).	



2 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

Plant Schedule					
Chase Bank - Glendale, WI					
Qty.	Key	Botanical name	Common name	Min. Size	Notes
SHADE TREES					
3	ACA	Acer x freemanii "Autumn Blaze"	Autumn Blaze Maple	2.5" B&B	Central Leader
3	GIB	Ginkgo biloba "Autumn Gold"	Autumn Gold Ginkgo	2.5" B&B	Central Leader
2	QRF	Quercus "Crimmschmidt"	Crimson Spire Hybrid Oak	2.5" B&B	Central Leader
DECIDUOUS SHRUBS					
35	ARM	Aronia melanocarpa	Black Chokeberry	30" B&B	4.5' O.C.
12	CLA	Clethra alnifolia "Ruby Spice"	Ruby Spice Clethra	30" B&B	4' O.C.
21	FOG	Fothergilla gardenii	Dwarf Fothergilla	24" B&B	4' O.C.
6	HYA	Hydrangea arborescens "Annabelle"	Annabelle Hydrangea	#5 Cont.	4' O.C.
22	RHA	Rhus aromatica "Gro-low"	Gro-Low Sumac	#5 Cont.	5' O.C.
7	VID	Viburnum dentatum "Blue Muffin"	Blue Muffin Arrowwood Viburnum	36" B&B	5' O.C.
EVERGREEN SHRUBS					
8	TAD	Taxus media "Densiformis"	Dense Yew	24" B&B	4' O.C.
PERENNIALS AND GRASSES					
30	CAA	Calamagrostis x acutiflora "Karl Foerster"	Karl Foerster Grass	#1 Cont.	3' O.C.
92	HEH	Hemerocallis "Happy Returns"	Happy Returns Daylily	#1 Cont.	18" O.C.
78	LIS	Liriope spicata	Lilyturf	3" Pot	12" O.C.
149	NEF	Nepeta faassenii "Walker's Low"	Walker's Low Catmint	#1 Cont.	18" O.C.
122	RUH	Rudbeckia hirta	Black-eyed Susan	#1 Cont.	18" O.C.
16	PAV	Panicum virgatum	Switch Grass	#1 Cont.	3' O.C.
126	SAN	Salvia nemorosa "May Night"	May Night Salvia	#1 Cont.	18" O.C.

LANDSCAPE ARCHITECT
TERRA
ENGINEERING LTD.
225 W. Ohio Street - Suite 400, Chicago, IL 60654
(T) 312-467-0123 (F) 312-467-0220

STATE OF WISCONSIN
LANDSCAPE ARCHITECT
KEVIN L. GRAHAM
LA-742-14
Wheaton, IL
exp. 8/31/19

Kevin Graham



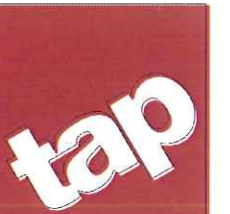
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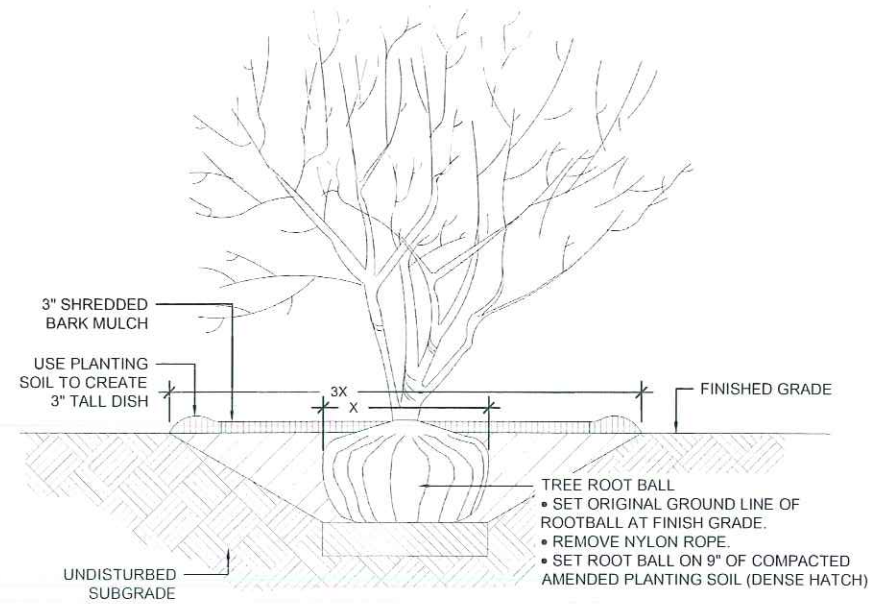
LANDSCAPE PLANS

JUNE 21, 2019

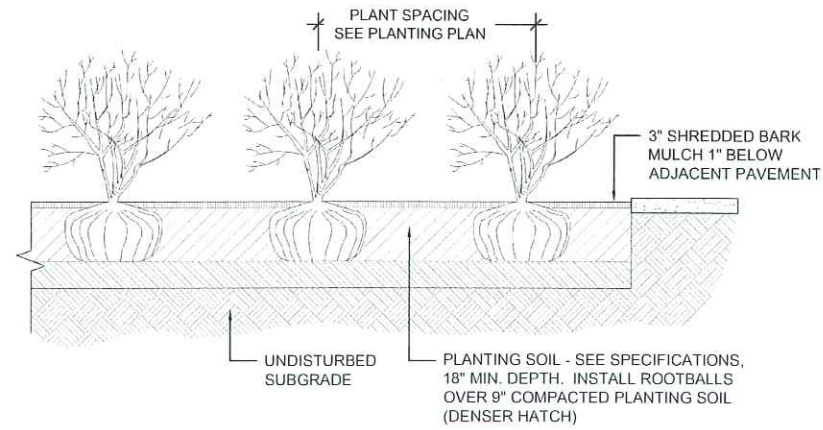
Architect/Designer

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e: www.tapchicago.com
TAP Design Number 10004

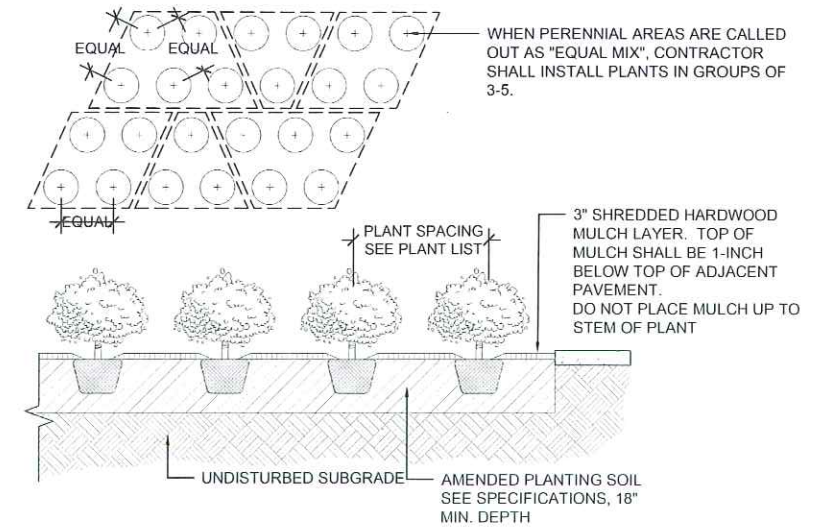




① SHADE/ORNAMENTAL TREE PLANTING DETAIL
SCALE: NTS



② SHRUB PLANTING DETAIL
SCALE: NTS



③ GROUNDCOVER / PERENNIAL PLANTING DETAIL
SCALE: NTS

LANDSCAPE ARCHITECT
TERRA
ENGINEERING LTD.
225 W Ohio Street - Suite 400, Chicago, IL 60654
(T) 312-467-0123 (F) 312-467-0220

Kevin Graham FASLA, PLA
TERRA Engineering Ltd.
#LA 742-14
exp. 8/31/19



Kevin Graham

CHASE

209 W. Silver Spring Dr.
Glendale, WI 53217

LANDSCAPE DETAILS

JUNE 24, 2019

Architect/Designer

The Architects Partnership
200 South Michigan Avenue
Suite 1020
Chicago, IL 60604
t: 312.583.9800
e: www.tapchicago.com
TAP Project Number: 19021



EXISTING DRIVE-THRU

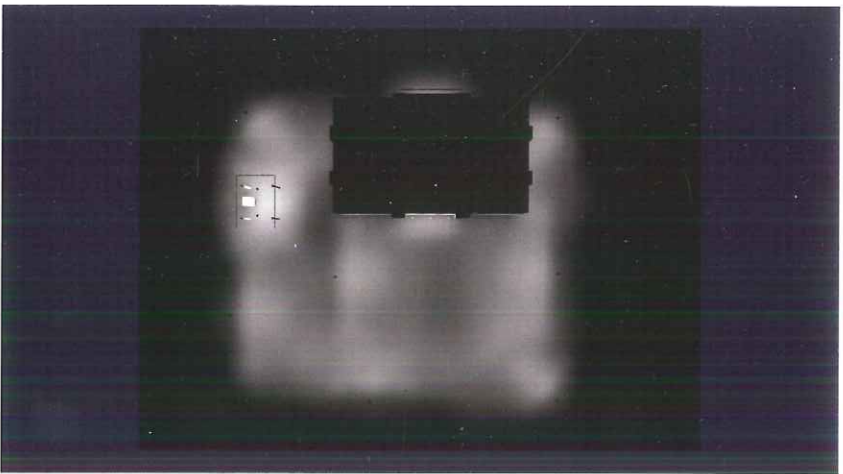
EXISTING DRIVE-THRU

R-7 RESIDENCE DISTRICT

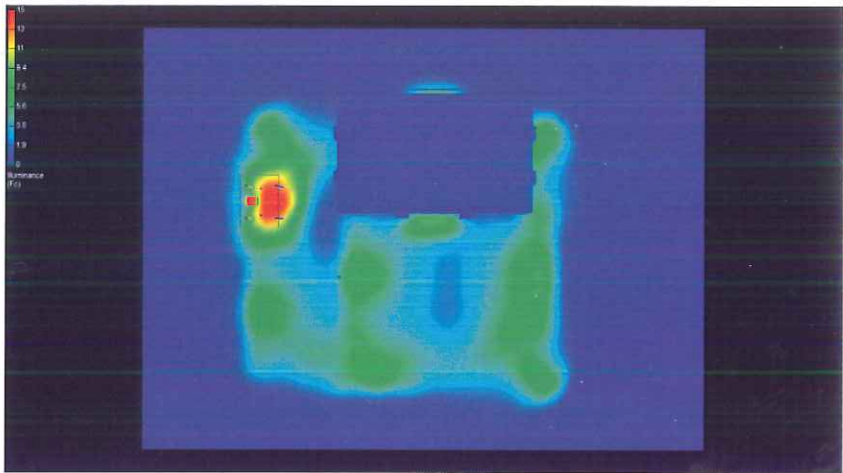
Luminaire Schedule										
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	Lum. Watts	Arr. Watts	LLF	Description
	2	L-6A	CLO-24L-55-4K7-5QN-UNV	SINGLE	6267	6267	54.4	54.4	0.675	CLO-24L-55-4K7-5QN-UNV-Adjust to 75% at driver
	6	L-7	LF6SL-6LFSL11L30K8DL	SINGLE	1013	1013	12.6	12.6	0.900	LF6SL-6LFSL11L35K8DL
	3	SL-1A	VP-S-48L-110-4K7-4-BC	SINGLE	9332	9332	109.78	109.78	0.900	VP-S-48L-110-4K7-4-BC
	1	SL-1B	VP-S-48L-110-4K7-3-BC	SINGLE	8435	8435	109.78	109.78	0.900	VP-S-48L-110-4K7-3-BC
	3	SL-1C	VP-S-48L-110-4K7-4-HSS-2	SINGLE	7905	7905	110	110	0.900	VP-S-48L-110-4K7-4-HSS-270-FB

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
PROPERTY LINE	Illuminance	Fc	1.63	8.9	0.0	N.A.	N.A.	READINGS @ GRADE
SITE AND SURROUNDING_Planar	Illuminance	Fc	1.68	16.4	0.0	N.A.	N.A.	READINGS @ GRADE
PROPERTY	Illuminance	Fc	3.92	16.4	0.0	N.A.	N.A.	READINGS @ GRADE

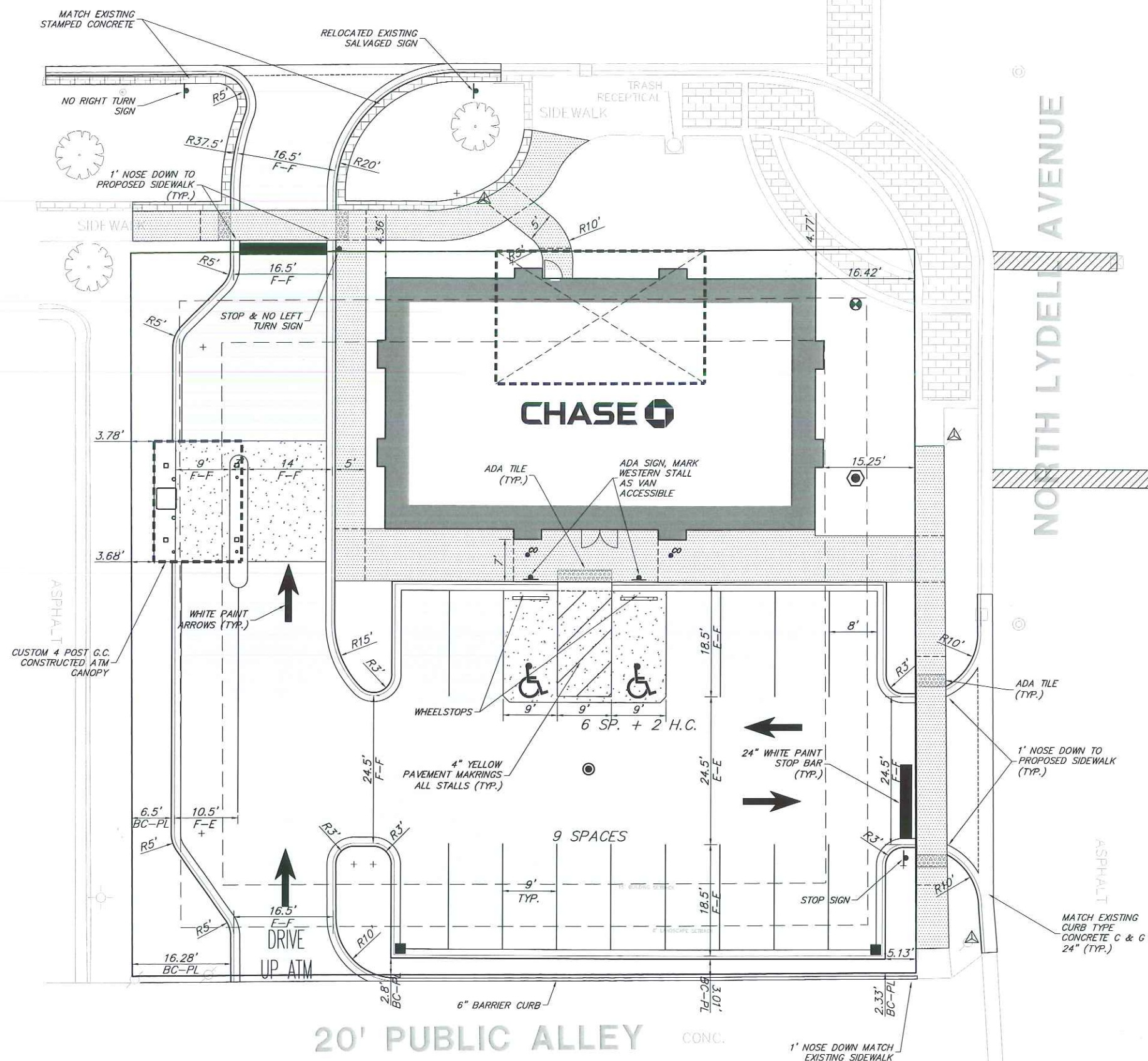
Luminaire Location Summary										
LumNo	Tag (Qty)	Label	X	Y	Z	Orient	Tilt			
1	L-6A (1)	CLO-24L-55-4K7-5QN-UNV	673.646	-126.778	10.66	0	0			
2	L-6A (1)	CLO-24L-55-4K7-5QN-UNV	673.646	-136.881	10.66	0	0			
3	L-7 (1)	LF6SL-6LFSL11L30K8DL	739.554	-137.682	9.25	0	0			
4	L-7 (1)	LF6SL-6LFSL11L30K8DL	732.554	-137.682	9.25	0	0			
5	L-7 (1)	LF6SL-6LFSL11L30K8DL	746.554	-137.682	9.25	0	0			
6	L-7 (1)	LF6SL-6LFSL11L30K8DL	739.554	-92.681	9.25	0	0			
7	L-7 (1)	LF6SL-6LFSL11L30K8DL	732.554	-92.681	9.25	0	0			
8	L-7 (1)	LF6SL-6LFSL11L30K8DL	746.554	-92.681	9.25	0	0			
9	SL-1B (1)	VP-S-48L-110-4K7-3-BC	717.075	-207.277	14.6	90	0			
10	SL-1A (1)	VP-S-48L-110-4K7-4-BC	702.988	-159.874	14.6	0	0			
11	SL-1A (1)	VP-S-48L-110-4K7-4-BC	663.869	-174.278	14.6	0	0			
12	SL-1A (1)	VP-S-48L-110-4K7-4-BC	788.193	-158.619	14.6	180	0			
13	SL-1C (1)	VP-S-48L-110-4K7-4-HSS-270-FB	787.91	-206.83	14.6	135	0			
14	SL-1C (1)	VP-S-48L-110-4K7-4-HSS-270-FB	787.803	-99.703	14.6	235	0			
15	SL-1C (1)	VP-S-48L-110-4K7-4-HSS-270-FB	669.619	-97.863	14.6	315	0			



Render images are not to scale and provided solely to illustrate contrast.



RenderViewpoint_2



	ASPHALT PAVEMENT FULL DEPTH
	CONCRETE PAVEMENT, 8"
	CONCRETE SIDEWALK, 5"
	PAVEMENT PATCH
	ADA DETECTABLE WARNINGS
	CONCRETE C & G 18" (REGULAR)
	CONCRETE C & G 18" (DEPRESSED)
	CONCRETE C & G 18" (REVERSE PITCH)
	CONCRETE BARRIER CURB 6"
	SIGN

SITE DATA

LOT AREA = 15,600 SF. = 0.358 ACRES

BUILDING AREA = 3,028 SF.

BUILDING HEIGHT = 26.5'

FLOOR AREA RATIO = $3,028 / 15,600 = 0.194$

PAVED AREA = 7,843 SF. = 0.180 ACRES

IMPERVIOUS SURFACE AREA = 12,675 SF. = 0.291 ACRES

IMPERVIOUS SURFACE RATIO = $12,675 / 15,600 = 0.813$

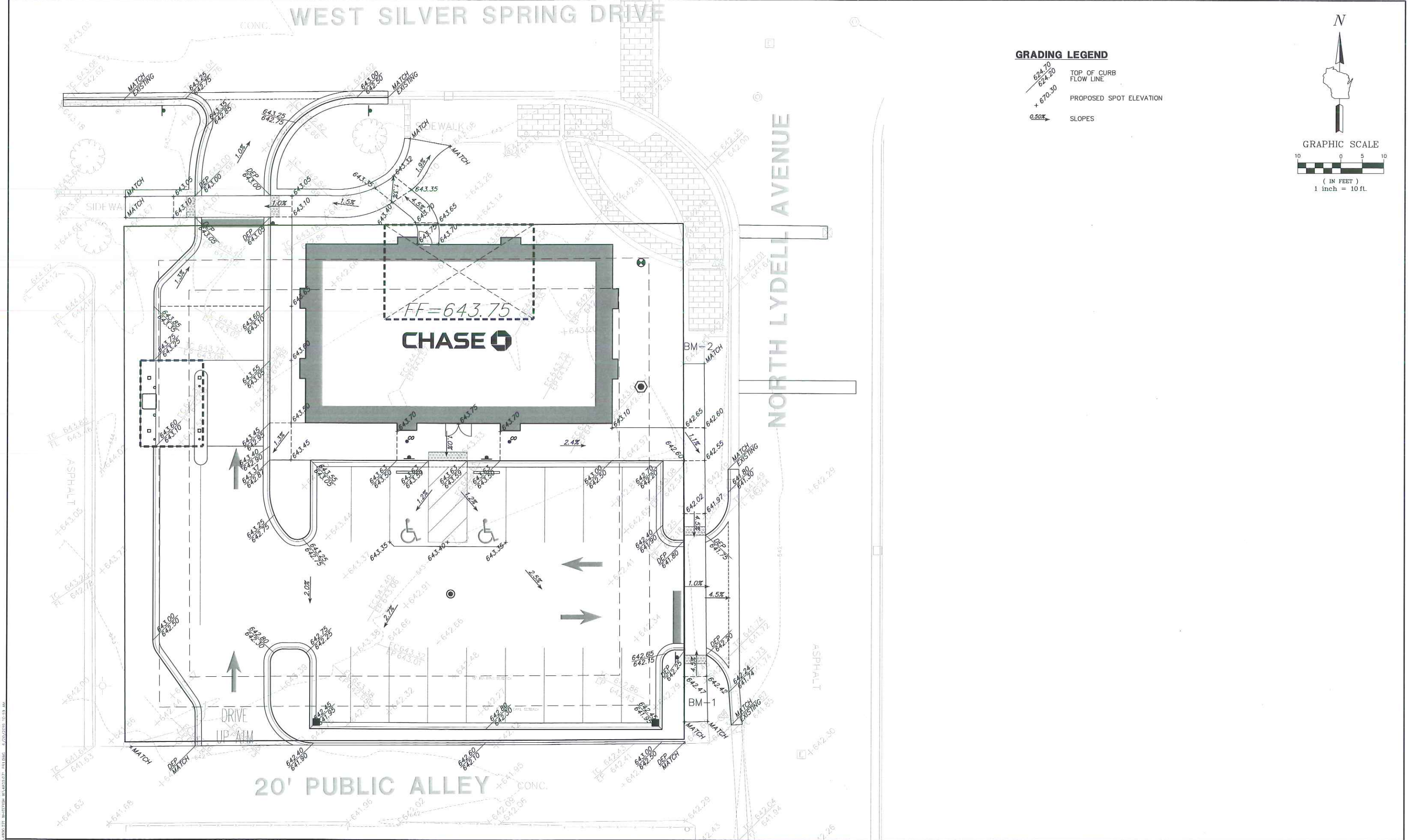
PARKING COUNT DATA:

PROPOSED PARKING

TOTAL PARKING PROVIDED = 17 STALLS

= (15 STANDARD PARKING)

= (2 HANDICAP ACCESSIBLE)



GRADING LEGEND

$\frac{624.70}{624.20}$ TOP OF CURB
FLOW LINE

+ 670.30 PROPOSED SPOT ELEVATION

0.50% SLOPES

N

GRAPHIC SCALE

10 0 5 10

(IN FEET)

1 inch = 10 ft.

GRADING PLAN

CHASE BANK
209 W SILVER SPRINGS DRIVE
GLENDALE, WISCONSIN 53217

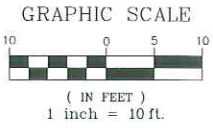
GHA GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive ■ Vernon Hills, IL. 60061
TEL 847.478.9700 ■ FAX 847.478.9701

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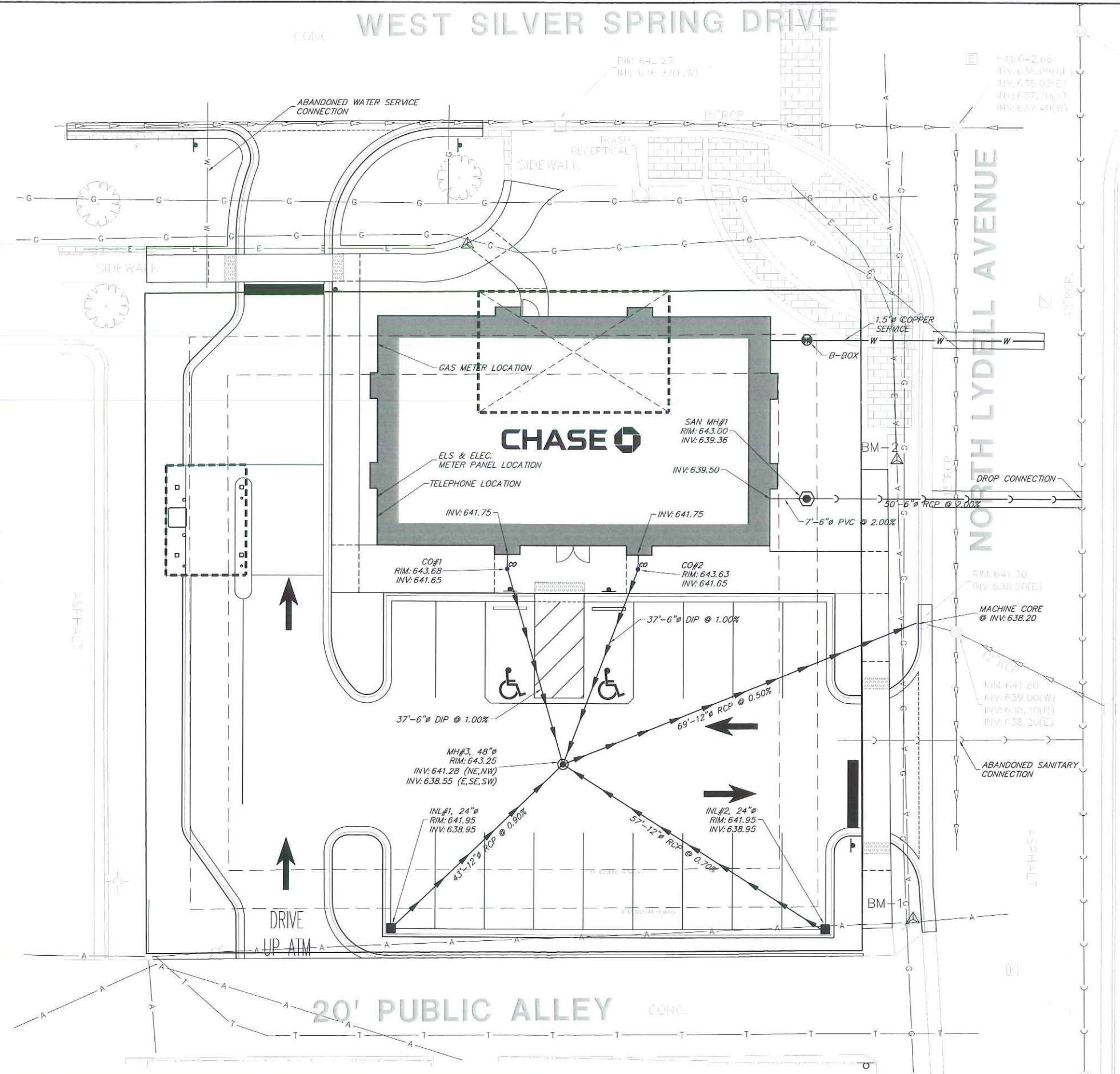
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DRAWN BY: DG DATE: 6/21/19	GHA PROJECT # 4800.071
CHECKED BY: BJW DATE: 6/21/19	SCALE: 1"=10'
	OF 6 SHEETS

WEST SILVER SPRING DRIVE



DRAINAGE & UTILITY LEGEND

- EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING WATERMAIN
 - PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED WATERMAIN
- | EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|------------------|
| ⊙ | ⊙ | STORM MANHOLE |
| ○ | ● | STORM CATCHBASIN |
| □ | ■ | STORM INLET |
| ⊗ | ⊗ | SANITARY MANHOLE |
| ⊠ | ⊠ | VALVE BOX |
| ⋈ | ⋈ | FIRE HYDRANT |



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UTILITY PLAN
CHASE BANK
209 W SILVER SPRINGS DRIVE
GLENDALE, WISCONSIN 53217

NO.	BY	DATE	REVISION	NO.	BY	DATE	REVISION

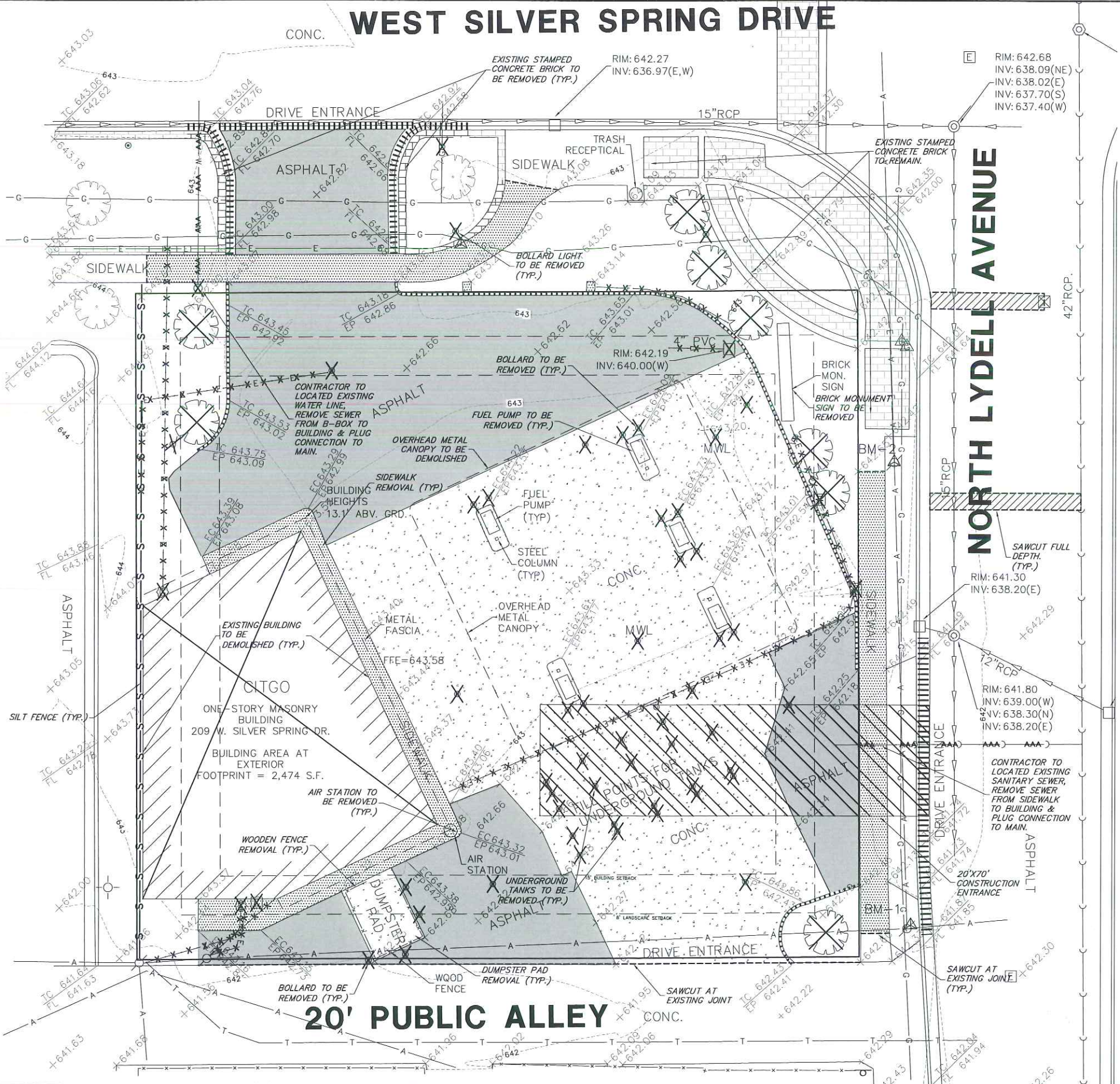
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DRAWN BY: DG DATE: 6/21/19	GHA PROJECT # 4800.071
CHECKED BY: BJW DATE: 6/21/19	SCALE: 1"=10'
	OF 6 SHEETS

5

WEST SILVER SPRING DRIVE



- REMOVAL LEGEND**
- [Solid Grey Box] PAVEMENT REMOVAL FULL DEPTH
 - [Diagonal Lines Box] PAVEMENT PATCH REMOVAL
 - [Dotted Box] SIDEWALK REMOVAL
 - [Stippled Box] CONCRETE REMOVAL
 - [X] SIGN REMOVAL
 - [X with Circle] TREE/SHRUB REMOVAL
 - [Dashed Line] CURB/COMBINATION CURB AND GUTTER REMOVAL
 - [AAA] UTILITY TO BE ABANDONED
 - [X · X · X] UTILITY TO BE REMOVED
 - [Dashed Line] PAVEMENT SAWCUT
 - [X with Square] STRUCTURE REMOVAL
 - [S] PERIMETER EROSION BARRIER



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EXISTING CONDITIONS/DEMOLITION PLAN
CHASE BANK
209 W SILVER SPRINGS DRIVE
GLENDALE, WISCONSIN 53217

NO.	BY	DATE	REVISION	NO.	BY	DATE	REVISION

FILE: 4800.071_PRI.dwg	SHEET NUMBER:
DRAWN BY: DG	GHA PROJECT #
DATE: 6/21/19	4800.071
CHECKED BY: BJW	SCALE
DATE: 6/21/19	1"=10'
	OF 6 SHEETS

3

ALTA/NSPS LAND TITLE SURVEY

LOT 1, 2, AND 3 IN BLOCK 1 IN LOUIS MEISSNER'S SUBDIVISION LOCATED IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 08 NORTH, RANGE 22 EAST, CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN

LEGEND

- CHISELED 'X' SET
MAG NAIL SET
3/4" x 24" REBAR SET (1.50 LBS/LF)
GOVERNMENT CORNER
CONTROL POINT
BENCHMARK
FINISHED FLOOR SHOT LOCATION
MONITORING WELL
BOLLARD
POST
SIGN
SANITARY MANHOLE
CLEAN OUT
VENT PIPE
WATER MANHOLE
HYDRANT
WATER VALVE
CURB STOP/SERVICE VALVE
STORM MANHOLE
ROUND CASTED INLET
CURB INLET
GAS REGULATOR/METER
GAS VALVE
MANHOLE - UNVERIFIED TYPE
ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
ELECTRIC METER
ELECTRIC TRANSFORMER
LIGHT POLE
POWER POLE W/GUY
YARD LIGHT
TRAFFIC SIGNAL
PULL BOX
SIGNAL CONTROLLER BOX
VAULT
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
CABLE MANHOLE
CABLE PEDESTAL
DECIDUOUS TREE
CONIFEROUS TREE
BUSH
HANDICAP PARKING
PLAT BOUNDARY
CHORD LINE
CENTERLINE
RIGHT-OF-WAY LINE
SETBACK LINE
SECTION LINE
PARCEL BOUNDARY
PROPERTY LINE
PLATTED LOT LINE
- EASEMENT LINE
FENCE LINE
EDGE OF PAVEMENT
CONCRETE CURB & GUTTER
SANITARY SEWER
WATER LINE
STORM SEWER
NATURAL GAS
OVERHEAD LINE
UNDERGROUND ELECTRIC
FIBER OPTIC
OVERHEAD TELEPHONE
UNDERGROUND TELEPHONE
OVERHEAD CABLE
UNDERGROUND CABLE
EDGE OF WOODS OR BRUSH
INDEX CONTOUR
INTERMEDIATE CONTOUR
SPOT ELEVATION
CORPORATE LIMITS
BITUMINOUS PAVEMENT
CONCRETE PAVEMENT
BUILDING
EDGE OF BITUMINOUS
PAVEMENT STRIPING
END OF FLAGGED UTILITIES
DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON APRIL 17 & 23, 2019.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE)(NAD27) WHICH HAS A PUBLISHED BEARING OF N89°40'14"E.
3. ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29). BENCHMARK IS A HYDRANT AT THE NORTHEAST CORNER INTERSECTION OF WEST SILVER SPRING DRIVE AND NORTH SANTA MONICA BLVD, CROSS ON W/SIDE OF UPPER FLANGE, ELEVATION - 648.159' PER RECORD OF U.S. PUBLIC LAND SURVEY SYSTEM.
4. CONTOUR INTERVAL IS ONE FOOT.
5. SPOT ELEVATIONS IN CURBED AREAS REFERENCE THE PAVEMENT EDGE ELEVATIONS.
6. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO'S. 20191305934 & 20191307292, WITH A CLEAR DATE OF 03/29/2019.
7. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
CITY OF GLENDALE TIME WARNER CABLE
MCT MCO1 VILLAGE OF WHITEFISH BAY
MILWAUKEE METROPOLITAN SEWERAGE DISTRICT WE ENERGIES W90MK, W99NO, W99SO
AT&T DISTRIBUTION WE ENERGIES WE31WG
TELCOM CONSTRUCTION
8. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED, FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
9. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
10. THIS PARCEL IS ZONED B-1 BUSINESS & COMMERCIAL DISTRICT PER THE CITY OF GLENDALE ZONING MAP REVISED SEPTEMBER 2011.
11. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.

NOTES CORRESPONDING TO TABLE A REQUIREMENTS:

- ITEM 2 ADDRESS OF SURVEYED PROPERTY IS 2019 WEST SILVER SPRING DRIVE.
- ITEM 3 THE SUBJECT PROPERTY LIES IN ZONE X PER FEMA MAP NUMBER 55079C0081E, WHICH HAS AN EFFECTIVE DATE OF 9/26/2008.
- ITEM 4 GROSS LAND AREA OF THE SURVEYED PROPERTY IS 15,600 SQUARE FEET OF 0.3581
- ITEM 6(a)(b) CURRENT ZONING CLASSIFICATION WAS NOT PROVIDED BY THE INSURER.
- ITEM 9 THERE ARE 0 PARKING SPACES AND 0 HANDICAP SPACES FOR A TOTAL OF 0 PARKING SPACES.
- ITEM 10 THERE ARE NO PARTY WALLS KNOWN TO THE SURVEYOR.
- ITEM 11 SOURCE INFORMATION FROM PLANS AND MARKING WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.6.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- ITEM 14 PROPERTY IS AT THE INTERSECTION OF W. SILVER SPRING DR. & N. LYDELL AVE.
- ITEM 16 THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.
- ITEM 17 THERE ARE NO PROPOSED CHANGES IN THE STREET RIGHT-OF-WAY LINES PER CITY OF GLENDALE ENGINEERING DEPARTMENT. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- ITEM 18 NO FIELD DELINEATION OF WETLANDS WERE OBSERVED AT THE TIME OF THE SURVEY.
- ITEM 19 THERE ARE NO OFFSITE EASEMENTS FOR THE SUBJECT PROPERTY.

NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS

FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: NCS-949030-CH2, COMMITMENT DATE: FEBRUARY 22, 2019 AT 8:00 A.M.

THERE ARE NO SURVEY RELATED EXCEPTIONS LISTED IN THE SCHEDULE BIII.

LEGAL DESCRIPTION (AS FURNISHED)

FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: NCS-949030-CH2, COMMITMENT DATE: FEBRUARY 22, 2019 AT 8:00 A.M.

LOTS 1, 2 AND 3, IN BLOCK 1, IN LOUIS MEISSNER'S SUBDIVISION, IN THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

TO:

- i) CHASE BANK,
ii) FIRST AMERICAN TITLE INSURANCE COMPANY,
iii) 209 SILVER SPRING REAL ESTATE LLC, A WISCONSIN LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5 7(a)(b)(1)(c), 8, 9, 10, 11, 13, 14, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 23, 2019.

TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR

DATE

NORTH QUARTER CORNER
SECTION 32, T8N, R22E
FOUND BRASS CAP IN CONCRETE



VICINITY MAP
NOT TO SCALE

SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	642.73	N&S	628.73	42"	RCP
SAN-2	641.38	N	628.46	42"	RCP

STORM SEWER STRUCTURES					
STORM ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STO-1	641.91	W	639.40	12"	RCP
STO-2	641.80	W	638.00	12"	RCP
		N	638.30	15"	RCP
		E	638.20	12"	RCP
STO-3	631.30	E	628.20	12"	RCP
		NE	638.09	12"	RCP
		E	638.02	12"	RCP
		S	637.70	15"	RCP
STO-4	642.68	W	637.40	15"	RCP
STO-5	642.27	E&W	636.97	15"	RCP
STO-6	642.19	W	640.00	4"	PVC

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	643.27	SPIKE 1" ABOVE GROUND IN PP#01-D5050
BM-2	643.12	SPIKE 1" ABOVE GROUND IN PP#01-D5052

*JSD DOES NOT GUARANTEE THE BENCHMARK ELEVATIONS LISTED ON THIS MAP ARE ACCURATE AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.



CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU

IDAHO REGIONAL OFFICE
418 EAST LAKESIDE AVENUE, SUITE 207
COEUR D'ALENE, IDAHO 83814
P. 847.682.9420

CLIENT:

THE
ARCHITECTS
PARTNERSHIP
LTD

CLIENT ADDRESS:

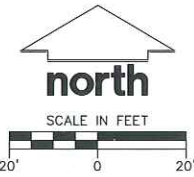
200 S. MICHIGAN AVE. STE. 1020
CHICAGO, IL 60604

PROJECT:

CHASE
BANK

PROJECT LOCATION:

GLENDALE, WI
MILWAUKEE CO.



Design/Drawn: DHS 04/26/19
Approved: TJB 05/01/19

SHEET TITLE:

ALTA/NSPS
LAND TITLE
SURVEY

SHEET NUMBER:

1 OF 1

JSD PROJECT NO.

19-9082

CHASE BANK

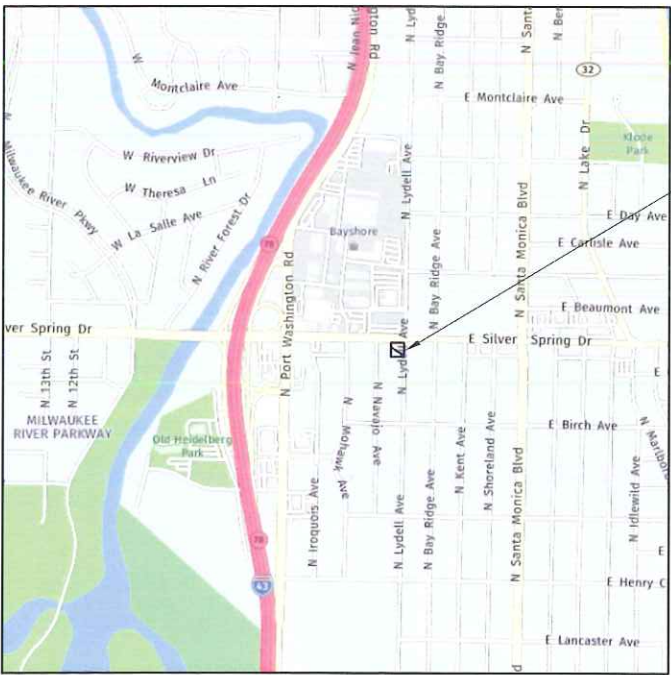
209 W SILVER SPRINGS DRIVE

GLENDALE, WISCONSIN 53217

STANDARD SYMBOLS

FEATURE	EXISTING	PROPOSED
BUFFALO BOX		
BUSH/SHRUB		
CATCH BASIN		
CLEANOUT		
COMBINE SEWER LINE		
CONTOUR		
CULVERT		
DITCH/SWALE		
ELECTRIC LINE		
ELECTRIC MANHOLE		
FENCE		
FIRE HYDRANT		
FLARED END SECTION		
GAS LINE		
GAS MANHOLE		
GAS VALVE		
INLET		
LIGHT POLE		
OVERHEAD WIRES		
POWER POLE		
R.O.W LINE		
R.O.W MARKER		
SANITARY FORCEMAIN LINE		
SANITARY SEWER LINE		
SANITARY SEWER MANHOLE		
SIGN		
SPOT ELEVATION		
STORM SEWER LINE		
STORM SEWER MANHOLE		
TELEPHONE LINE		
TELEPHONE MANHOLE		
TELEPHONE BOX/PEDESTAL		
TREE-CONIFEROUS (SIZE/TAG#)		
TREE-DECIDUOUS (SIZE/TAG#)		
VALVE BOX		
VALVE VAULT		
WATER VALVE		
WATERMAIN LINE		

LOCATION MAP



PROJECT LOCATION

CHASE BANK
209 W SILVER SPRINGS DRIVE
GLENDALE, WISCONSIN 53217

PREPARED FOR:
J.P. MORGAN CHASE, NA.
CHASE TOWER
CHICAGO, ILLINOIS 60657

ARCHITECT:
THE ARCHITECTS PARTNERSHIP, LTD.
200 S. MICHIGAN AVE., SUITE 1020
CHICAGO, ILLINOIS 60604

TOPOGRAPHIC SURVEY BY:
JSD PROFESSIONAL SERVICES, INC.
IDAHO REGIONAL OFFICE
418 EAST LAKESIDE AVENUE, SUITE 207
COEUR D'ALENE, IDAHO 83814
TELEPHONE: 847-682-9420

COORDINATING/PERMITTING AGENCIES:
CITY OF GLENDALE 414-228-1700

BENCHMARK:
BM#1 - SPIKE 1' ABOVE GROUND IN PP#01-05050.
ELEV: 643.27
BM#2 - SPIKE 1' ABOVE GROUND IN PP#01-05052
ELEV: 643.12

DIGGERS HOTLINE

Dial 811 or (800)242-8511

www.DiggersHotline.com

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

EXISTING UTILITIES: WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATEVER IN RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES OR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES. HE SHALL ALSO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES, DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THEM.

CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS AT 1-800-242-8511 AND MUST ACQUIRE A DIG NUMBER A MINIMUM OF 72 HOURS PRIOR TO ANY WORK BEING DONE.

NOTE: CONSTRUCTION MEANS, METHODS AND JOB SITE SAFETY IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR

GHA GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive ■ Vernon Hills, IL 60061
TEL 847.478.9700 ■ FAX 847.478.9701

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TITLE SHEET
CHASE BANK
209 W SILVER SPRINGS DRIVE
GLENDALE, WISCONSIN 53217

FILE: 4800.071-DT1.dwg		SHEET NUMBER:	
DRAWN BY: DG	GHA PROJECT #	1	
DATE: 6/21/19	4800.071		
CHECKED BY: BJW	SCALE:	OF 6 SHEETS	
DATE: 6/21/19	N.A.		

Memorandum

To: Terron Wright, Senior Project Manager
The Architects Partnership, Ltd.

625 Forest Edge Drive, Vernon Hills, IL 60061
TEL 847.478.9700 ■ FAX 847.478.9701

From: Antonio Maravillas
Transportation Engineer

www.gha-engineers.com

Lynn M. Means, P.E., PTOE
Senior Transportation Engineer

Date: June 26, 2019

Subject: Chase Bank
209 W. Silver Spring Drive
Glendale, Wisconsin

Part I. Introduction and Project Context

Gewalt Hamilton Associates, Inc. (GHA) has conducted a Traffic and Parking Summary for the proposed Chase Bank development located at 209 W. Silver Spring Drive in Glendale, Wisconsin. The site is located on the southwest corner of the intersection of Silver Spring Drive and Lydell Avenue. The site currently contains a Citgo gas station with 10 fueling pumps and a small convenience store. Access to the site is provided via one right-in/right-out only driveway on Silver Spring Drive and a full access driveway on Lydell Avenue. Access to the site is also provided via the East/West Public Alley, south of the site.

As currently proposed, the development consists of razing the existing gas station and the construction of an approximately 3,000 square-foot bank with drive-up Automated Teller Machine (ATM). The development will be served by 17 parking spaces, including 2 accessible spaces.

The following provides a summary of site traffic characteristics and the analysis conducted, which includes a qualitative analysis of the development's impact on the surrounding roadway network and parking analysis. *Exhibits* and *Appendices* referenced are located in the Technical Addendum at the end of this document.

Part II. Background Information

Site Location Map and Roadway Inventory

Exhibit 1 provides a location map and ***Exhibit 2*** provides a photo inventory of the site vicinity. Pertinent comments to the adjacent roadways include:

Silver Spring Drive

Silver Spring Drive is an east-west principal arterial street, providing an urban cross-section in the site vicinity. West of Lydell Avenue, there are four travel lanes (two in each direction) with a raised median. East of Lydell Avenue, Silver Spring Drive provides two lanes (one in each direction) with metered on-street parking along both sides of the street. At the signalized intersection of Silver Spring Drive and Lydell Avenue, a right- and left-turn lane is provided in the eastbound direction, with signage prohibiting U-turns. West of Lydell Avenue, Silver Spring

Drive is under the jurisdiction of the City of Glendale and has a posted speed limit of 30 miles per hour (mph). East of Lydell Avenue, Silver Spring Drive is under the jurisdiction of the Village of Whitefish Bay and has a posted speed limit of 25 mph.

Lydell Avenue

Lydell Avenue is a north-south, local collector street, providing a two-lane cross-section (one travel lane in each direction) in the site vicinity. A left-turn lane is provided on both legs of the intersection with Silver Spring Drive, along with a right-turn lane provided in the southbound direction. On-street parking is prohibited between Silver Spring Drive and the East-West Alley south of the site. One-hour parking is allowed on both sides of the street, south of the Alley. Lydell Avenue has a posted speed limit of 25 mph.

Public Alley

The Public Alley provides two-way travel in the east and west direction, south of the site. It operates under stop sign control at its intersection with Lydell Avenue. There are no posted speed limits or parking regulations.

Pedestrian and Bicycle Facilities

A sidewalk is provided along both sides of Silver Spring Drive and Lydell Avenue within the study area. Pedestrian traffic signals are provided at the intersection of Silver Spring Drive and Lydell Avenue. A crosswalk is striped on the north, south and east legs of the Silver Spring Drive and Lydell Avenue intersection, and the western leg contains a brick-paved crosswalk.

Public Transportation

The site is also well served by public transportation. The Milwaukee County Transit System (MCTS) operates Route 14 (Humboldt-Forest Home) along Silver Spring Drive, with a stop at the northeast corner of its intersection with Lydell Avenue.

Existing Traffic

Traffic count data was obtained from the Wisconsin Department of Transportation (WisDOT) website: www.wisconsin.gov. In the vicinity of the site, the most recent traffic count conducted on Silver Spring Drive was in May 2016. The Average Annual Daily Traffic (AADT) from the count was 12,300 vehicles per day.

Part III. Traffic Evaluation

Proposed Plan

Exhibit 3 presents the preliminary Site Plan. As currently proposed, the development consists of redeveloping the site to a drive-in bank. The development will be served by 17 parking spaces. Access to the site will be maintained via the existing access driveways, although access on Silver Spring Drive will be restricted to right-turn, exit-only. The drive-thru will be serviced via an access point on the Public Alley.

Trip Generation

Trip generation rates published by the Institute of Transportation Engineers (ITE) in the 10th Edition of the Manual *Trip Generation* were used to determine the anticipated traffic from the proposed drive-in bank use (see **Appendix A**). The number of vehicle trips anticipated during the weekday morning peak hour (one hour between 7:00 and 9:00 AM) and weekday evening peak hour (one hour between 4:00 and 6:00 PM), as well as on a weekday daily basis, is displayed in **Table 1** and includes all traffic attributed to the proposed drive-in bank development (employees, customers, deliveries, etc.). Similarly, the anticipated trip generation on a Saturday is summarized in **Table 2**.

Table 1: Estimated Trip Generation (Weekday)

Land Use / Size	ITE Land Use Code	Weekday AM Peak Hour			Weekday PM Peak Hour			Weekday Daily		
		In	Out	Total	In	Out	Total	In	Out	Total
Drive-in Bank / 3,028 S.F.	912	17	12	29	31	31	62	184	184	368

As shown in Table 1, it is expected that the proposed drive-in bank will generate 368 total trips on a typical weekday. During the peak hours, the development is expected to generate 29 trips (17 entering and 12 exiting) during the weekday AM and 62 trips (31 entering and 31 exiting) during the weekday PM.

Table 2: Estimated Trip Generation (Saturday)

Land Use / Size	ITE Land Use Code	Saturday Midday Peak Hour			Saturday Daily		
		In	Out	Total	In	Out	Total
Drive-in Bank / 3,028 S.F.	912	41	39	80	131	131	262

As shown in Table 2, it is expected that the development will generate 262 trips on a typical Saturday and 80 trips (41 entering and 39 exiting) during the midday peak hour.

Site Traffic Comparison

Exhibits 4A and 4B show the site traffic comparison between the planned Chase Bank and the previous Citgo gas station, on a weekday and Saturday, respectively. The trip generations for the Citgo gas station were obtained using ITE LUC 945, Gasoline/Service Station with Convenience Market (see **Appendix A**). For the weekday morning, weekday evening and Saturday midday peak hours, the proposed bank is anticipated to generate 64 to 113 fewer trips than the existing gas station use. This represents, on average, approximately one to two less vehicle trips per minute during the adjacent street peak hours. On a weekday and Saturday, the bank will generate considerably less traffic - by more than 1,000 less vehicle trips.

Part IV. Parking Evaluation

Parking Demand Requirements

Based on the parking requirements outlined in the City of Glendale Code of Ordinance (Section 13.1.92(g)), 30 parking spaces are required for the proposed site. The City's parking requirements are summarized in **Table 3**.

Table 3: City Parking Requirements

Use	Size	Parking Requirement	Parking Spaces	
			Required	Provided
Financial Institution	3,028 S.F.	1 space for each 100 SF of floor area	30	17

As shown in the above table, the development requires 30 off-street spaces. Therefore, a variance of 13 spaces from the City Code is required.

Parking Demand Projections

Based on GHA's experience, the parking requirements for the proposed development appear to exceed the anticipated peak parking demand that may be generated by the proposed drive-in bank development. In order to project the peak parking demand for the development, GHA referenced the following sources providing peak parking demand:

- Institute of Transportation Engineers (ITE) *Parking Generation, 5th Edition* (see **Appendix B**).
- Parking supply provided at similar drive-in (Chase) banks located in the Milwaukee area, as well as the Northern Chicago suburbs (see **Appendix C**).

The ITE *Parking Generation, 5th Edition* publication provides a compilation of parking demand surveys from across the country for a wide variety of land uses. ITE LUC 912, Drive-in Bank, was referenced for the proposed development. Using the ITE data, **Table 4** presents a summary of the projected peak parking demand for the proposed development on a weekday and Saturday.

Table 4: Projected Peak Parking Demand: ITE – Parking Generation

Land Use	ITE LUC	Size	Average Peak Parking Demand			
			Weekday		Saturday	
			Rate/Unit ¹	Spaces	Rate/Unit	Spaces
Drive-in Bank	912	3,028 SF	3.72	11	3.05	9

¹ Per 1,000 SF Gross Floor Area.

As shown in Table 4, the projected average peak parking demand for the proposed development is anticipated to be 11 spaces, which is 19 fewer than required by City Code.

In addition, based upon recent surveys at existing drive-in (Chase) banks, the peak parking demand did not exceed 15 spaces, with typical peak parking demand between 13 and 14 spaces (see **Appendix C**).

The proposed development will provide a total of 17 off-street parking spaces. Accordingly, the proposed parking supply will be adequate to accommodate the projected parking demand for the proposed development.

Part V. Drive-Up ATM Queueing (Stacking) Analysis

A queueing analysis was conducted to determine whether the proposed stacking length is adequate to accommodate the drive-up vehicles for the proposed bank. Based on the Site Plan (see **Exhibit 3**), vehicle storage space for the ATM is 4 vehicles within the drive-through lane.

Based upon recent surveys conducted by GHA at similar drive-in bank facilities (*Chase Banks*) located in the Milwaukee area, as well as northern Chicago suburbs (see **Appendix C**), the maximum stacking did not exceed 4 vehicles, with typical peak hour queues ranging between 1 to 2 vehicles. The sites surveyed were generally located on arterial roads with similar or greater Annual Average Daily Traffic (AADT) volumes as Silver Spring Drive.

Accordingly, the drive-through storage, as proposed, is adequate to accommodate the anticipated vehicle queue length for the proposed drive-in bank, which will not impede traffic operations within the adjacent Public Alley.

Part VI. Recommendations and Conclusions

A traffic and parking analysis was performed for the proposed Chase Bank development located at 209 W. Silver Spring Drive in Glendale, Wisconsin. Overall, the development is anticipated to have little effect on the operations of the area roadway network. The on-site vehicle storage capacity of the proposed drive-up ATM is 4 vehicles, which is adequate to accommodate the anticipated vehicle queues. And, based on the parking analysis, it can be concluded the proposed parking supply is adequate to accommodate the anticipated parking demand for the proposed use.

In addition, the following recommendations should be considered to facilitate traffic both on and off site:

- To the extent feasible, deliveries and trash removal should be scheduled during off-peak hours.
- Employees should be encouraged to park in spaces furthest from the site entrance to provide convenient parking for customers.
- Employees should also be encouraged to park in the easternmost 2 parking spaces adjacent to the Public Alley to minimize conflicts with exiting traffic.
- Appropriate wayfinding signing should be provided on site to direct traffic to the drive-up ATM.
- "Do Not Enter" signs, supplemented with pavement markings (one-way arrows) should also be provided at the exit only driveway onto Silver Spring Drive to discourage wrong-way traffic.



Memorandum

To: Terron Wright, Senior Project Manager
The Architects Partnership, Ltd.

625 Forest Edge Drive, Vernon Hills, IL 60061

TEL 847.478.9700 ■ FAX 847.478.9701

From: Antonio Maravillas
Transportation Engineer

www.gha-engineers.com

Lynn M. Means, P.E., PTOE
Senior Transportation Engineer

Date: June 26, 2019

Subject: Chase Bank
209 W. Silver Spring Drive
Glendale, Wisconsin

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Table 2: Estimated Trip Generation (Saturday)

Land Use / Size	ITE Land Use Code	Saturday Midday Peak Hour			Saturday Daily		
		In	Out	Total	In	Out	Total
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As shown in Table 2, it is expected that the development will generate 262 trips on a typical Saturday and 80 trips (41 entering and 39 exiting) during the midday peak hour.

Site Traffic Comparison

Exhibits 4A and 4B show the site traffic comparison between the planned Chase Bank and the previous Citgo gas station, on a weekday and Saturday, respectively. The trip generations for the Citgo gas station were obtained using ITE LUC 945, Gasoline/Service Station with Convenience Market (see **Appendix A**). For the weekday morning, weekday evening and Saturday midday peak hours, the proposed bank is anticipated to generate 64 to 113 fewer trips than the existing gas station use. This represents, on average, approximately one to two less vehicle trips per minute during the adjacent street peak hours. On a weekday and Saturday, the bank will generate considerably less traffic - by more than 1,000 less vehicle trips.

Part IV. Parking Evaluation

Parking Demand Requirements

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Table 3: City Parking Requirements

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Financial Institution	3,028 S.F.	1 space for each 100 SF of floor area	30	17

As shown in the above table, the development requires 30 off-street spaces. Therefore, a variance of 13 spaces from the City Code is required.

Parking Demand Projections

Based on GHA's experience, the parking requirements for the proposed development appear to exceed the anticipated peak parking demand that may be generated by the proposed drive-in bank development. In order to project the peak parking demand for the development, GHA referenced the following sources providing peak parking demand:

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Table 4: Projected Peak Parking Demand: ITE – Parking Generation

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¹ Per 1,000 SF Gross Floor Area.

As shown in Table 4, the projected average peak parking demand for the proposed development is anticipated to be 11 spaces, which is 19 fewer than required by City Code.

In addition, based upon recent surveys at existing drive-in (Chase) banks, the peak parking demand did not exceed 15 spaces, with typical peak parking demand between 13 and 14 spaces (see **Appendix C**).

The proposed development will provide a total of 17 off-street parking spaces. Accordingly, the proposed parking supply will be adequate to accommodate the projected parking demand for the proposed development.

Part V. Drive-Up ATM Queueing (Stacking) Analysis

A queueing analysis was conducted to determine whether the proposed stacking length is adequate to accommodate the drive-up vehicles for the proposed bank. Based on the Site Plan (see **Exhibit 3**), vehicle storage space for the ATM is 4 vehicles within the drive-through lane.

Based upon recent surveys conducted by GHA at similar drive-in bank facilities (*Chase Banks*) located in the Milwaukee area, as well as northern Chicago suburbs (see **Appendix C**), the maximum stacking did not exceed 4 vehicles, with typical peak hour queues ranging between 1 to 2 vehicles. The sites surveyed were generally located on arterial roads with similar or greater Annual Average Daily Traffic (AADT) volumes as Silver Spring Drive.

Accordingly, the drive-through storage, as proposed, is adequate to accommodate the anticipated vehicle queue length for the proposed drive-in bank, which will not impede traffic operations within the adjacent Public Alley.

Part VI. Recommendations and Conclusions

A traffic and parking analysis was performed for the proposed Chase Bank development located at 209 W. Silver Spring Drive in Glendale, Wisconsin. Overall, the development is anticipated to have little effect on the operations of the area roadway network. The on-site vehicle storage capacity of the proposed drive-up ATM is 4 vehicles, which is adequate to accommodate the anticipated vehicle queues. And, based on the parking analysis, it can be concluded the proposed parking supply is adequate to accommodate the anticipated parking demand for the proposed use.

In addition, the following recommendations should be considered to facilitate traffic both on and off site:

- To the extent feasible, deliveries and trash removal should be scheduled during off-peak hours.
- Employees should be encouraged to park in spaces furthest from the site entrance to provide convenient parking for customers.
- Employees should also be encouraged to park in the easternmost 2 parking spaces adjacent to the Public Alley to minimize conflicts with exiting traffic.
- Appropriate wayfinding signing should be provided on site to direct traffic to the drive-up ATM.
- "Do Not Enter" signs, supplemented with pavement markings (one-way arrows) should also be provided at the exit only driveway onto Silver Spring Drive to discourage wrong-way traffic.

Part VII. Technical Addendum

The following *Exhibits* and *Appendices* were previously referenced. They provide technical support for our observations, findings and recommendations discussed in the text.

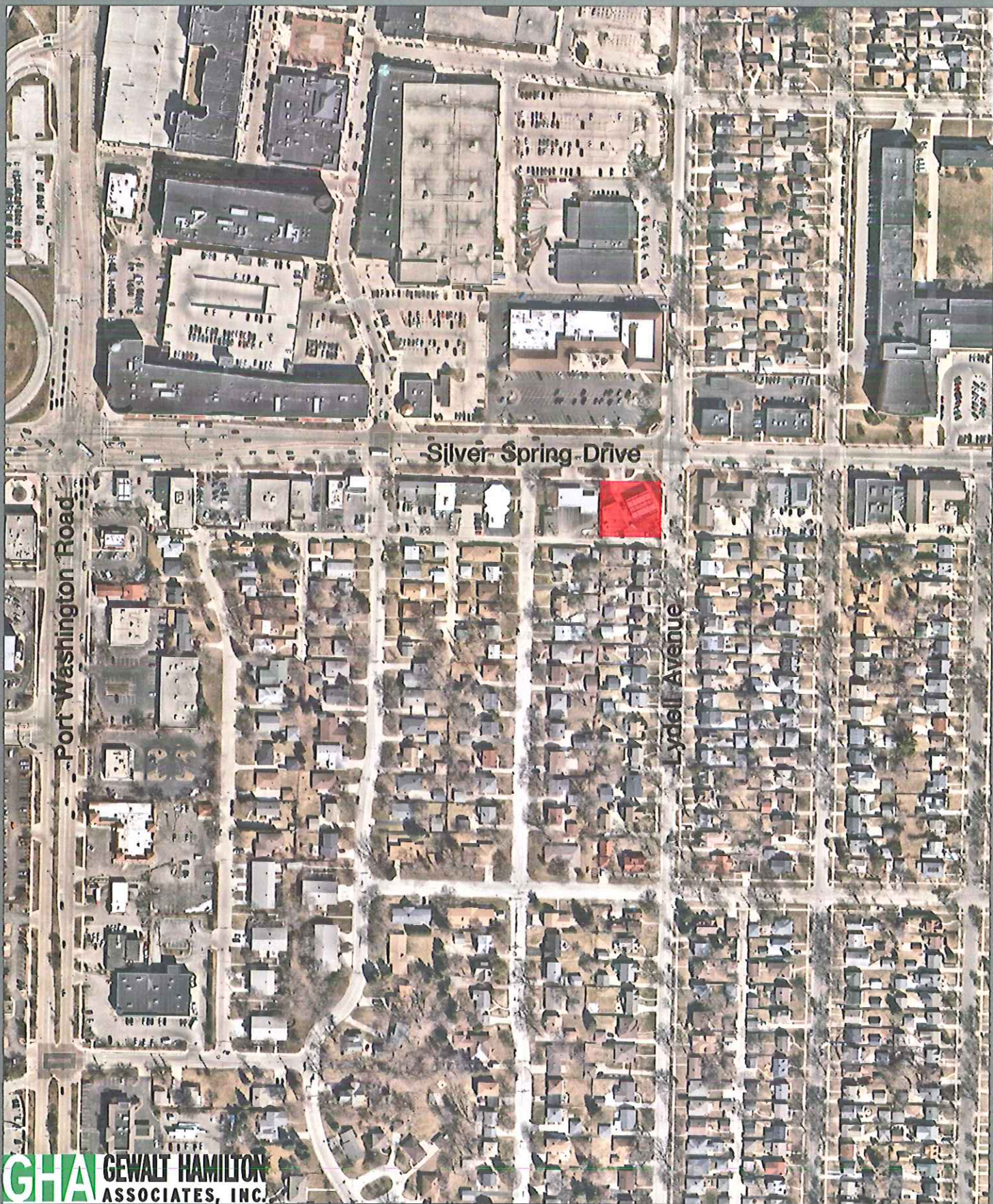
Exhibits

1. Location Map
2. Photo Inventory
3. Site Plan
4. Site Traffic Comparison
 - A. Weekday
 - B. Saturday

Appendices

- A. ITE Trip Generation Excerpts
- B. ITE Parking Generation Excerpts
- C. Chase Bank Survey Data

4800.071_Chase_Bank_Glendale.06.26.19.docx



GHA GEWALT HAMILTON
ASSOCIATES, INC.



Exhibit 1 - Location Map

Proposed Chase Bank Development - 209 W. Silver Spring Drive
Glendale, Wisconsin



Looking south along Lydell Ave in front of site



Looking east along Silver Spring Dr in front of site



Looking west at site from Lydell Ave



Looking south at site from Silver Spring Dr



Looking west from Lydell Ave at alley



Looking east along alley at Lydell Ave



Looking west along alley south of site



Looking east along alley south of site



Looking south along Lydell Ave at the intersection with Silver Spring Dr



Looking north along Lydell Ave at the intersection with Silver Spring Dr



Looking west along Silver Spring Dr at the intersection with Lydell Ave



Looking east along Silver Spring Dr at the intersection with Lydell Ave

 GEORGE HAMILTON ASSOCIATES, INC. 625 Forest Edge Drive • Vernon Hills, IL 60061 Tel. 847.478.9700 • Fax 847.478.9701	CD-10001-12/02C This document is the property of George Hamilton Associates, Inc. and is loaned to you for your use only. It contains confidential, proprietary and other sensitive information, and its use or disclosure for any purpose other than the one intended by George Hamilton Associates, Inc. is prohibited.	GEOMETRIC PLAN		NO. 17 DATE REGION		NO. 18 DATE REGION		NET AREA 440,537.77 sq. ft.	TRANS. BY CC DATE 02/17/99 4023.031	CHA. NO. 1007 DATE 02/17/99 4023.031	SHEET NUMBER 4	OF 6 SHEETS
		WHITEFISH BAY CHASE BANK 209 W SILVER SPRINGS DRIVE GLENDALE, WISCONSIN 53217		NO. 19 DATE REGION		NO. 20 DATE REGION						

Exhibit 4A

Weekday Traffic Generation Comparisons

Chase Bank - Glendale, WI

Part A. Planned Chase Bank

Drive-in Bank	Size	ITE		Peak Hours				Daily		
		Code	#912	Morning		Evening		Sum		
				In	Out	In	Out			
	3,028 S.F.			17	12	29	31	31	62	368

Part B. Previous Citgo Gas Station

Gas Station	Pumps	ITE		Peak Hours				Daily		
		Code	#945	Morning		Evening		Sum		
				In	Out	In	Out			
									Sum	Sum
	10			47	46	93	71	69	140	1524

Part C. Increments (Part A. - Part B.)

-30 -34 -64 -40 -38 -78 -1156

Conclusions:

- 1) The Chase Bank will actually generate fewer trips than the former Citgo gas station during both the morning and evening peak hours.
- 2) The planned bank will generate considerably less trips during the weekday by more than 1,000 trips.

Notes:

- a) Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition).

Exhibit 4B Saturday Traffic Generation Comparisons Chase Bank - Glendale, WI

Part A. Planned Chase Bank

	Size	ITE Code	Midday Peak Hour		Daily Sum
			In	Out	
Drive-in Bank	3,028 S.F.	#912	41	39	80
					262

Part B. Previous Citgo Gas Station

	Pumps	ITE Code	Midday Peak Hour		Daily Sum
			In	Out	
Gas Station	10	#945	96	97	193
					1903

Part C. Increments (Part A. - Part B.)

-55 -58 -113 -1641

Conclusions:

- 1) The Chase Bank will actually generate fewer trips than the former Citgo gas station during the Saturday midday peak hour.
- 2) The planned bank will generate considerably less trips during Saturday by more than 1,000 trips.

Notes:

- a) Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition).
- b) ITE LUC #944 (Gasoline/Service Station) was used for Saturday daily trips in Part B.

Appendices

Appendix A
ITE Trip Generation Excerpts

Land Use: 912

Drive-in Bank

Description

A drive-in bank provides banking facilities for motorists who conduct financial transactions from their vehicles; many also serve patrons who walk into the building. The drive-in lanes may or may not provide automatic teller machines (ATMs). Walk-in bank (Land Use 911) is a related use.

Additional Data

The independent variable, drive-in lanes, refers to all lanes at a banking facility used for financial transactions, including ATM-only lanes.

Time-of-day distribution data for this land use are presented in Appendix A. For the 18 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:45 a.m. and 12:45 p.m. and 12:15 and 1:15 p.m., respectively. For the one center city core site with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:15 a.m. and 12:15 p.m. and 12:45 and 1:45 p.m., respectively.

The sites were surveyed in the 2000s and the 2010s in Colorado, Kentucky, Minnesota, Nebraska, New Jersey, New York, Oregon, Pennsylvania, Texas, Vermont, Virginia, Washington, and Wisconsin.

To assist in the future analysis of this land use, it is important that Friday data be collected and reported separately from weekday data. It is also important to specify the date and month of the data collection period and the number of drive-through lanes that are open at the time of the study.

Source Numbers

535, 539, 553, 555, 573, 577, 600, 624, 626, 629, 630, 637, 656, 657, 710, 724, 728, 866, 869, 883, 884, 927, 935, 961

Drive-in Bank (912)

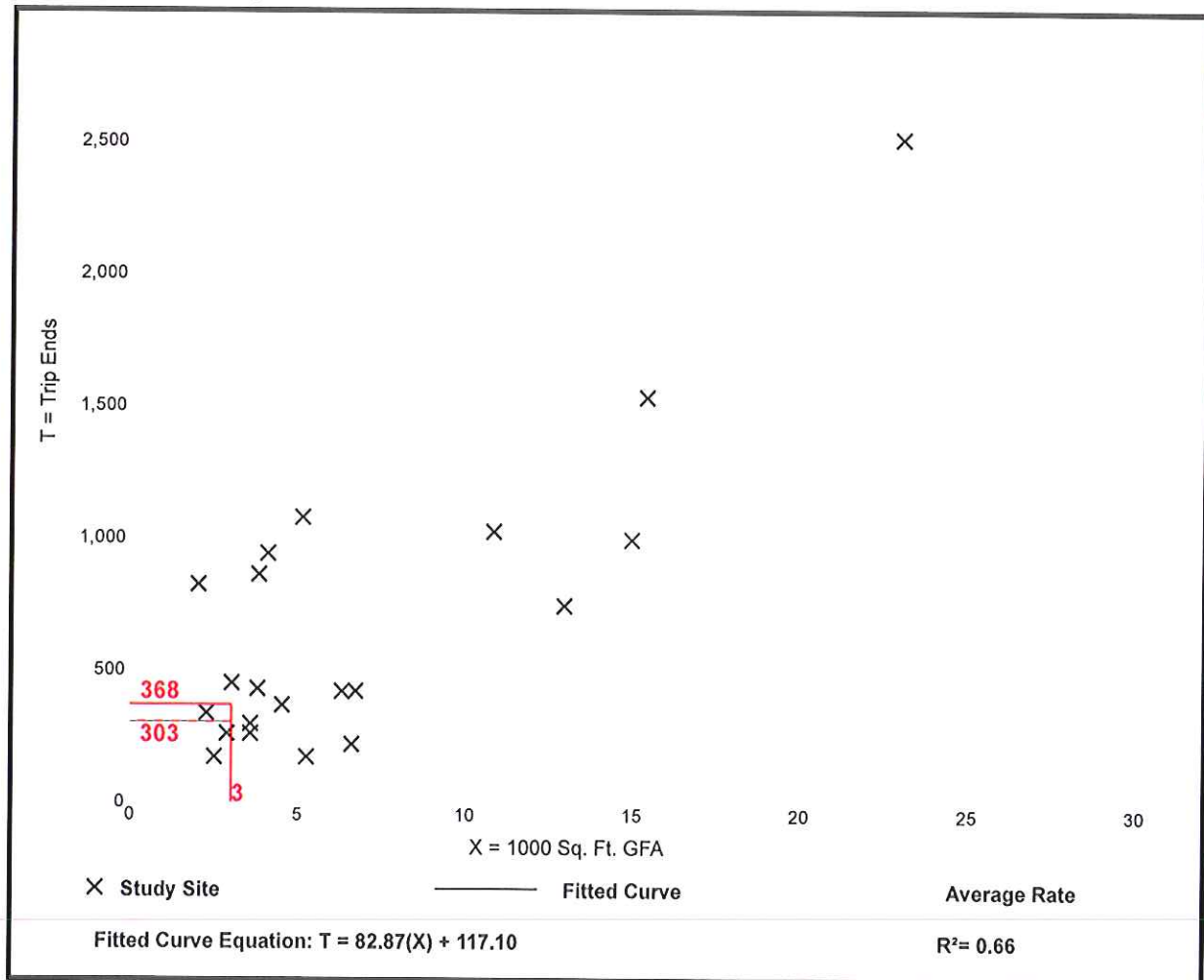
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 21
Avg. 1000 Sq. Ft. GFA: 7
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
100.03	32.67 - 408.42	61.61

Data Plot and Equation



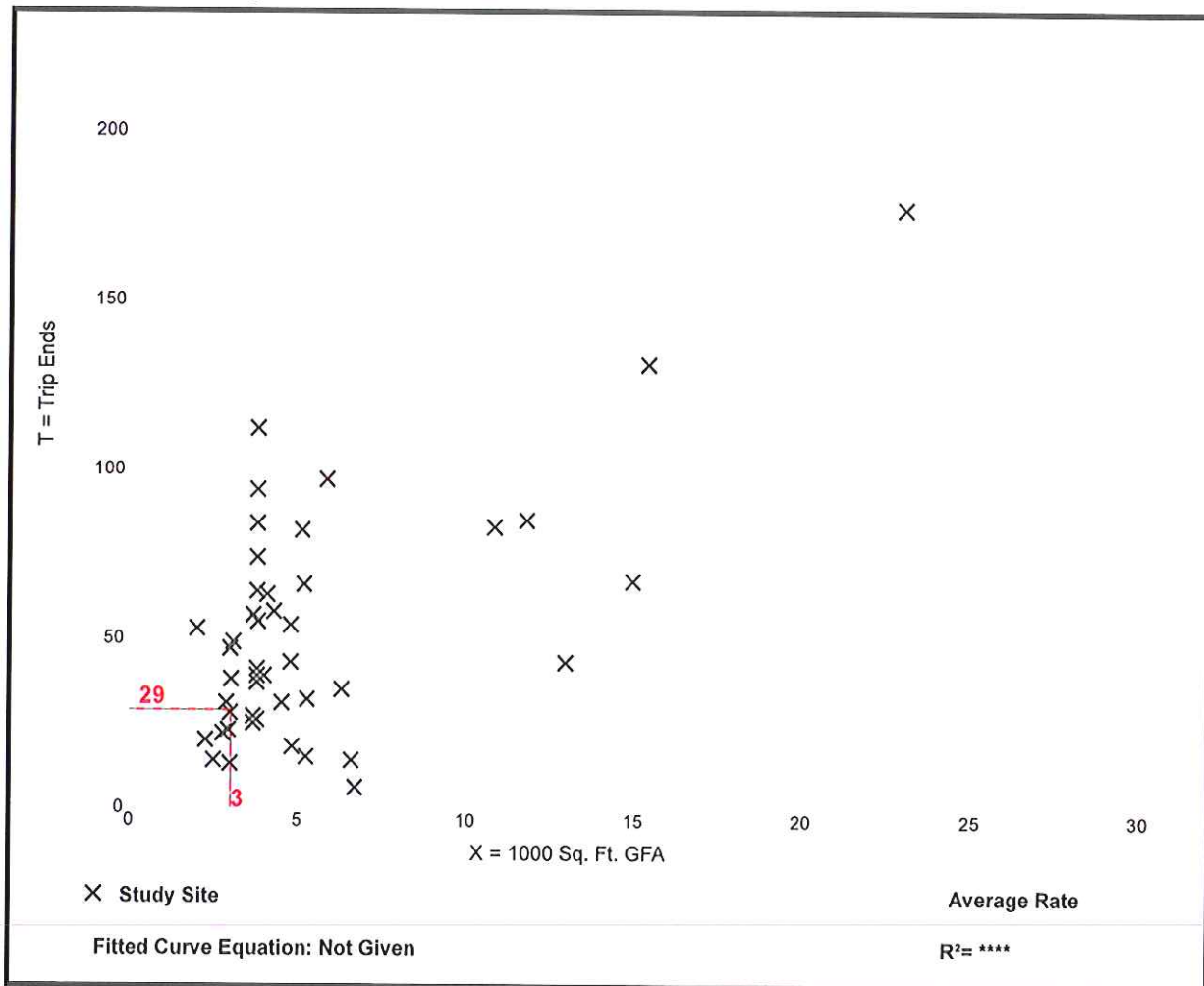
Drive-in Bank (912)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 46
 Avg. 1000 Sq. Ft. GFA: 5
 Directional Distribution: 58% entering, 42% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.50	0.89 - 29.47	5.85

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

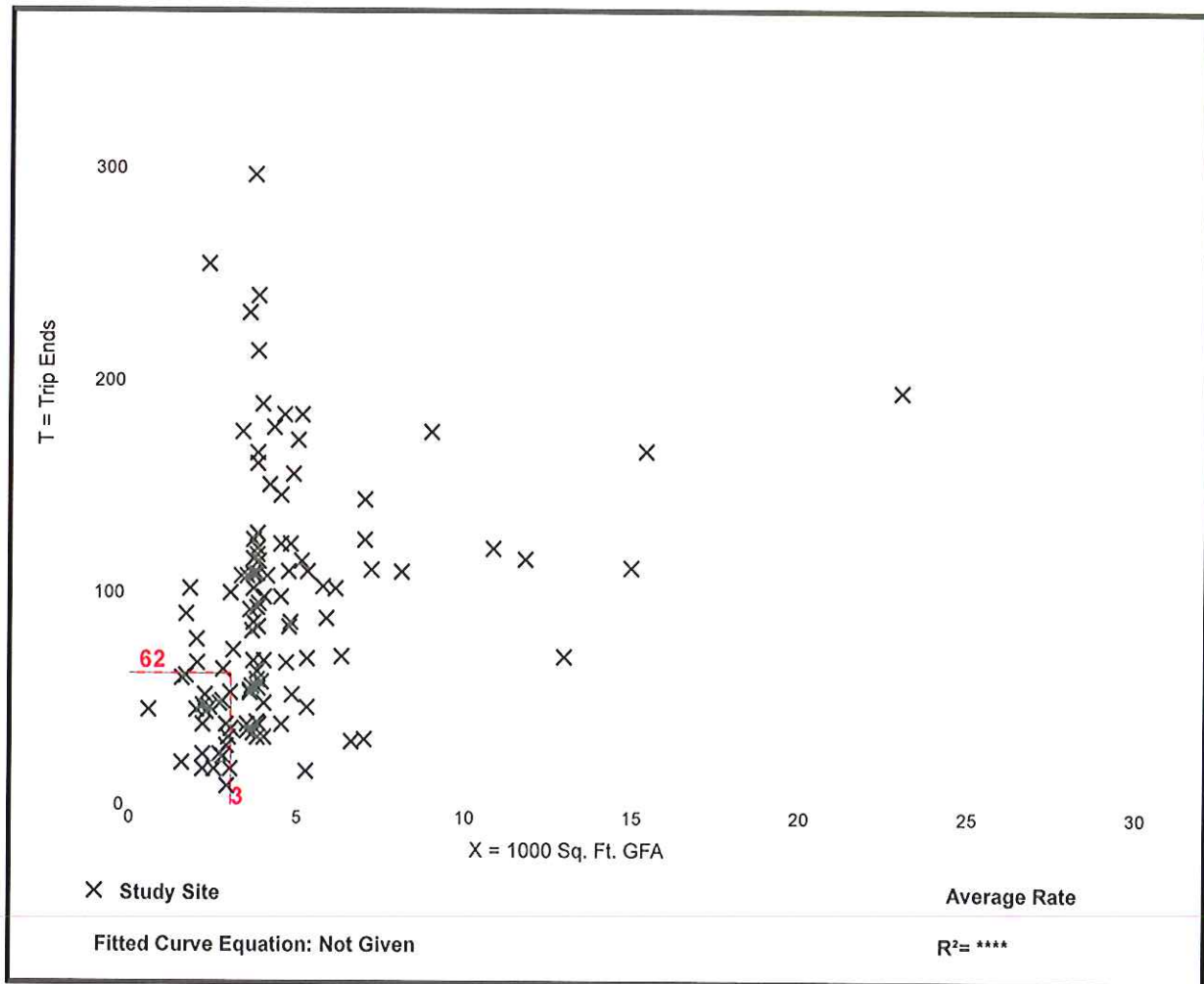
Drive-in Bank (912)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 115
 Avg. 1000 Sq. Ft. GFA: 4
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
20.45	3.04 - 109.91	15.01

Data Plot and Equation



Drive-in Bank (912)

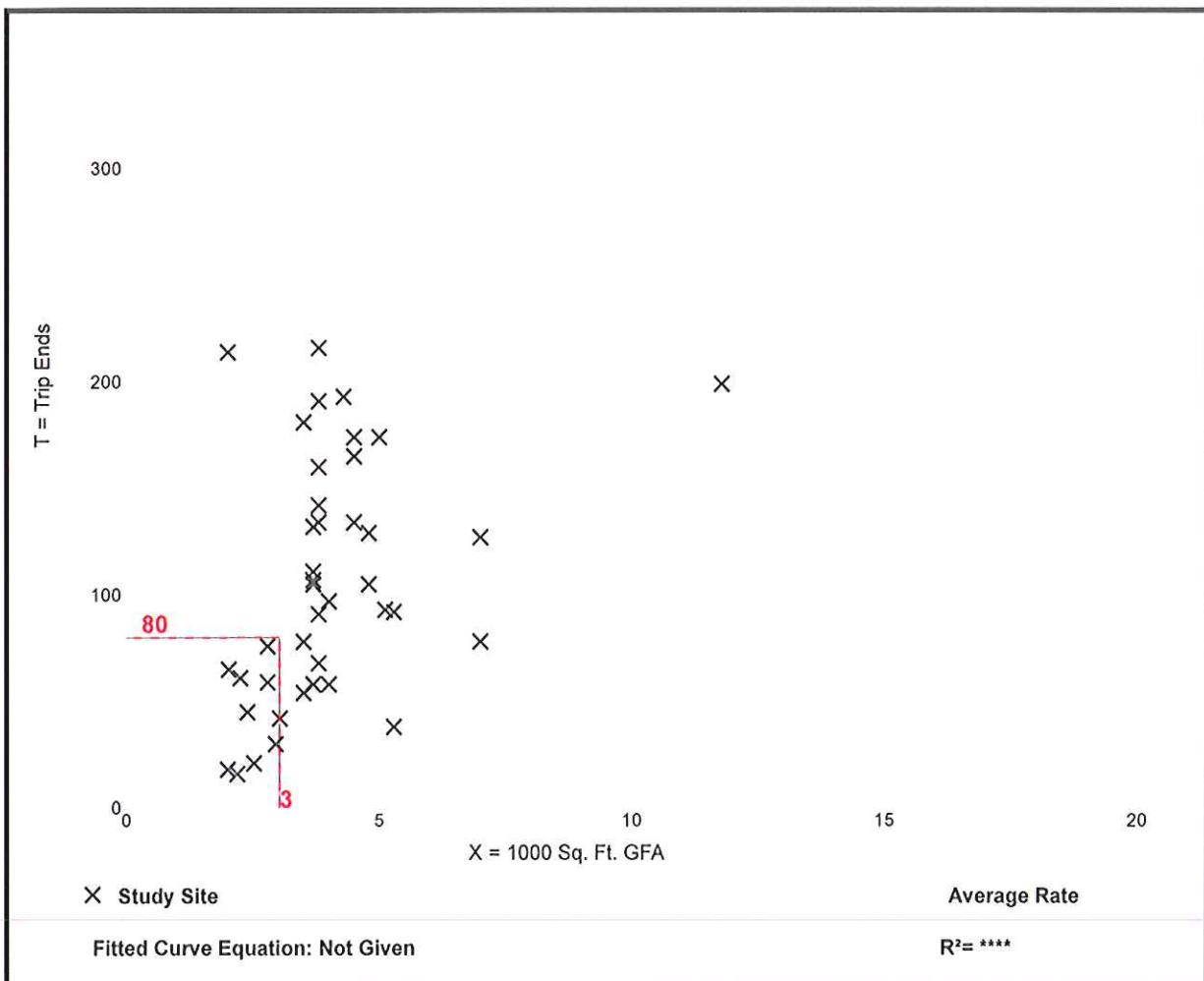
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 41
Avg. 1000 Sq. Ft. GFA: 4
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
26.35	7.18 - 107.00	15.32

Data Plot and Equation



Drive-in Bank (912)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Saturday

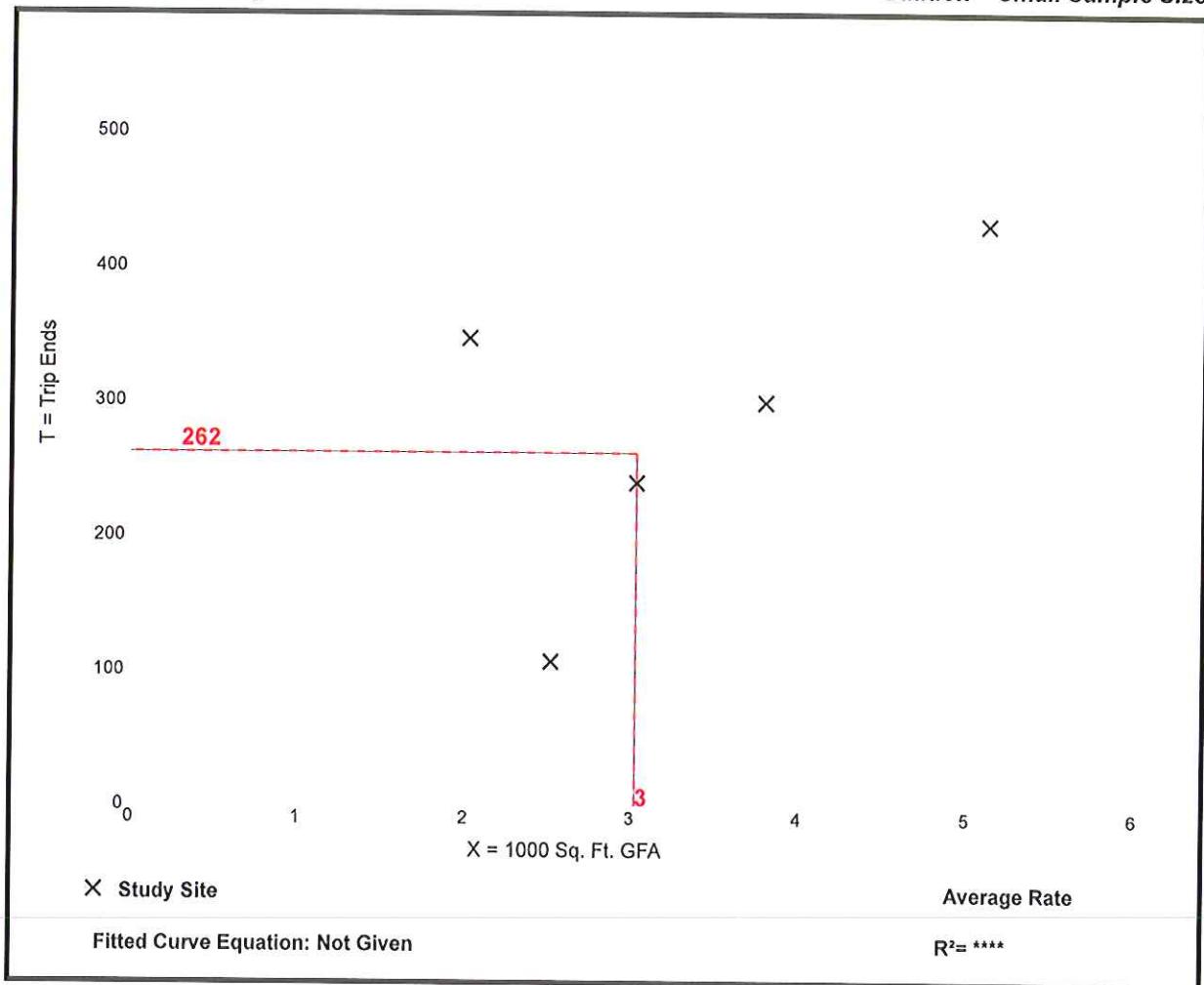
Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
86.48	42.46 - 171.78	38.92

Data Plot and Equation

Caution – Small Sample Size



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

Land Use: 945

Gasoline/Service Station with Convenience Market

Description

This land use includes gasoline/service stations with convenience markets where the primary business is the fueling of motor vehicles. These service stations may also have ancillary facilities for servicing and repairing motor vehicles and may have a car wash. Some commonly sold convenience items are newspapers, coffee or other beverages, and snack items that are usually consumed in the car. The sites included in this land use category have the following two specific characteristics:

- The gross floor area of the convenience market is between 2,000 and 3,000 gross square feet
- The number of vehicle fueling positions is at least 10

Convenience market (Land Use 851), convenience market with gasoline pumps (Land Use 853), gasoline/service station (Land Use 944), truck stop (Land Use 950), and super convenience market/gas station (Land Use 960) are related uses.

Additional Data

The independent variable, vehicle fueling positions, is defined as the maximum number of vehicles that can be fueled simultaneously.

Gasoline/service stations in this land use include "pay-at-the-pump" and traditional fueling stations.

Time-of-day distribution data for this land use are presented in Appendix A. For the five general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:30 and 8:30 a.m. and 3:45 and 4:45 p.m., respectively.

A multi-variable regression analysis based on both the convenience market gross floor area (GFA) and the number of vehicle fueling positions (VFP) produced a series of fitted curve equations. The equations are in the form of:

$$\text{Vehicle Trips} = [(VFP \text{ Factor}) \times (\text{Number of VFP})] + [(GFA \text{ Factor}) \times (GFA)] + (\text{Constant})$$

The values for the VFP factor, GFA factor, and constant are presented in the following table for each time period for which a fitted curve equation could produce an R² value of at least 0.50.

Time Period	VFP Factor	GFA Factor	Constant	R ²
Weekday, AM Peak Hour of Generator	15.6	108	-295	0.62
Weekday, PM Peak Hour of Generator	Not Available			
Weekday, AM Peak Hour of Adjacent Street	15.7	97.3	-284	0.59
Weekday, PM Peak Hour of Adjacent Street	Not Available			

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CA), California, Connecticut, Florida, Indiana, Iowa, Kentucky, Minnesota, New Hampshire, New Jersey, Texas, and Wisconsin.

Source Numbers

245, 340, 350, 385, 440, 617, 813, 864, 865, 883, 888, 954, 960, 977

Gasoline/Service Station With Convenience Market (945)

Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday

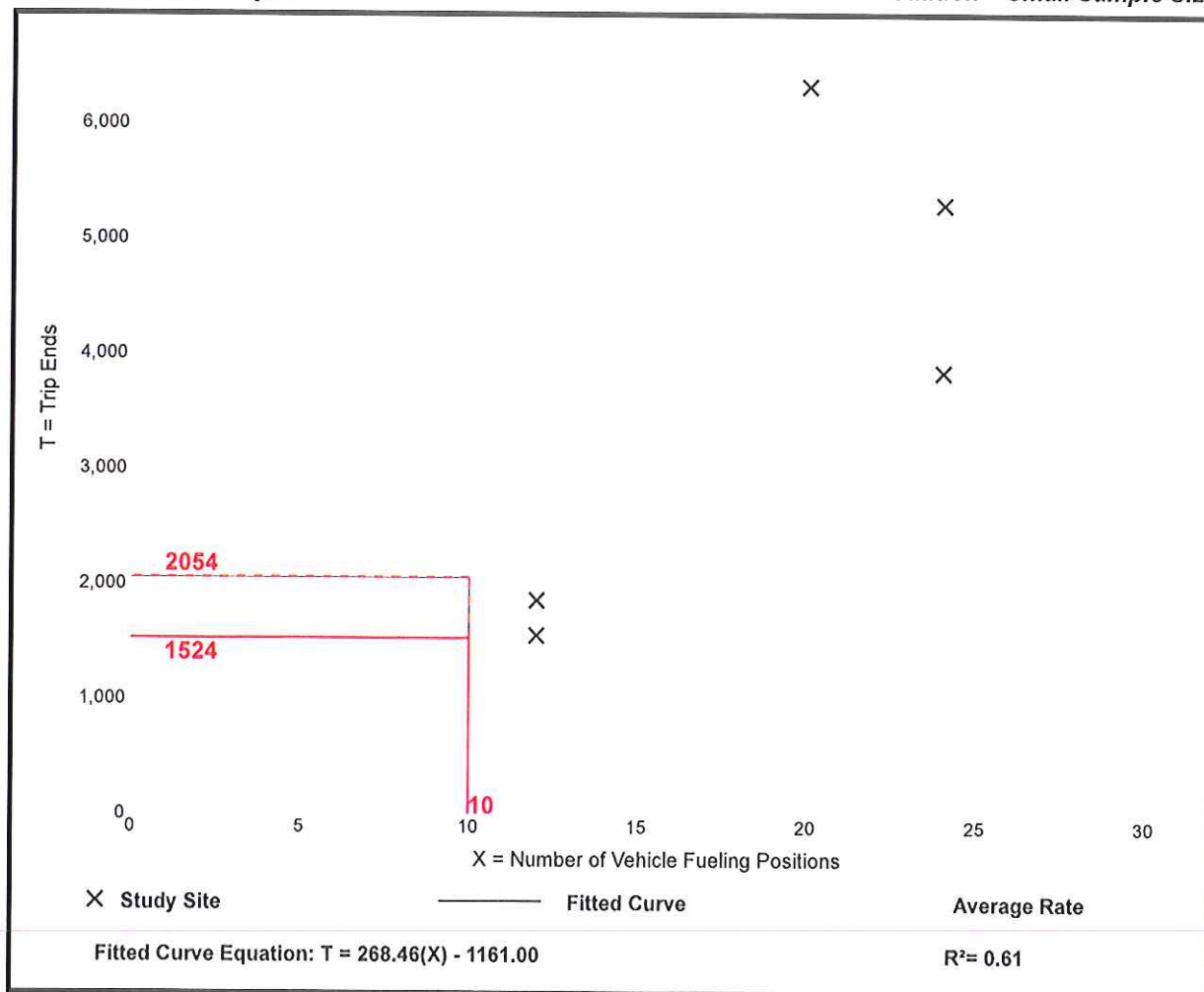
Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. Num. of Vehicle Fueling Positions: 18
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
205.36	129.50 - 316.45	73.80

Data Plot and Equation

Caution – Small Sample Size



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

Gasoline/Service Station With Convenience Market (945)

Vehicle Trip Ends vs: Vehicle Fueling Positions

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 14

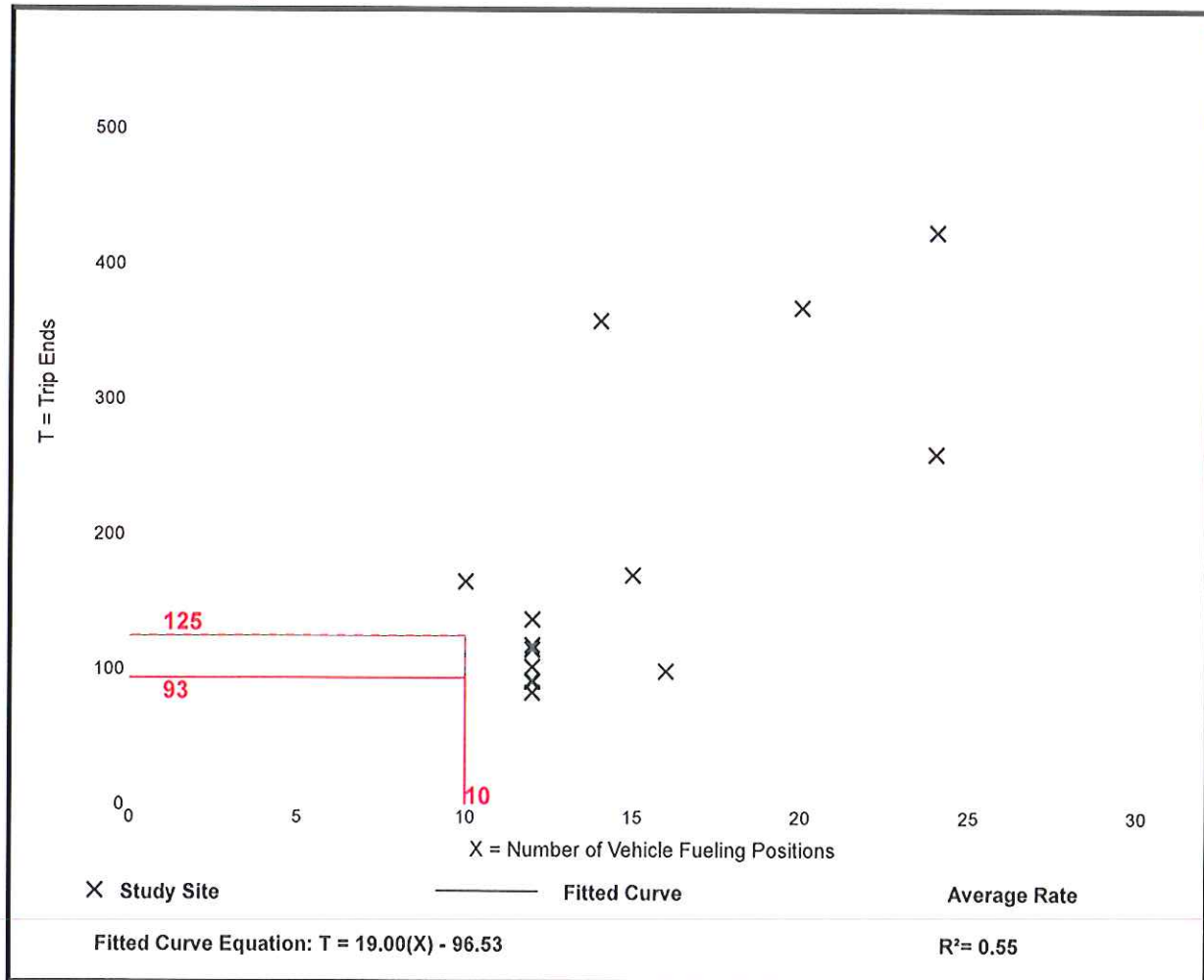
Avg. Num. of Vehicle Fueling Positions: 15

Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
12.47	6.19 - 25.57	5.56

Data Plot and Equation



Gasoline/Service Station With Convenience Market (945)

Vehicle Trip Ends vs: Vehicle Fueling Positions

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 16

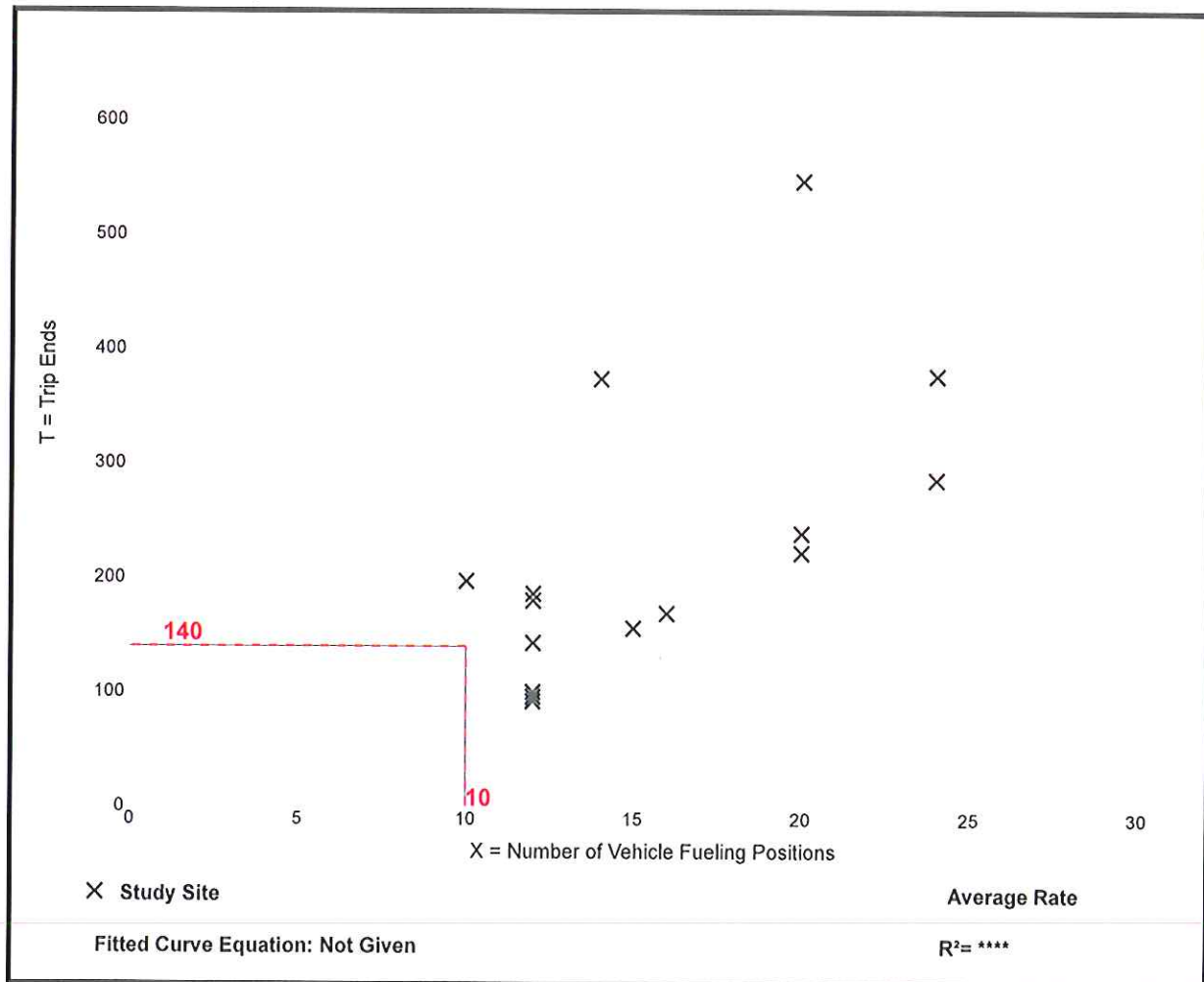
Avg. Num. of Vehicle Fueling Positions: 15

Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
13.99	7.67 - 27.35	6.18

Data Plot and Equation



Gasoline/Service Station With Convenience Market (945)

Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Saturday, Peak Hour of Generator

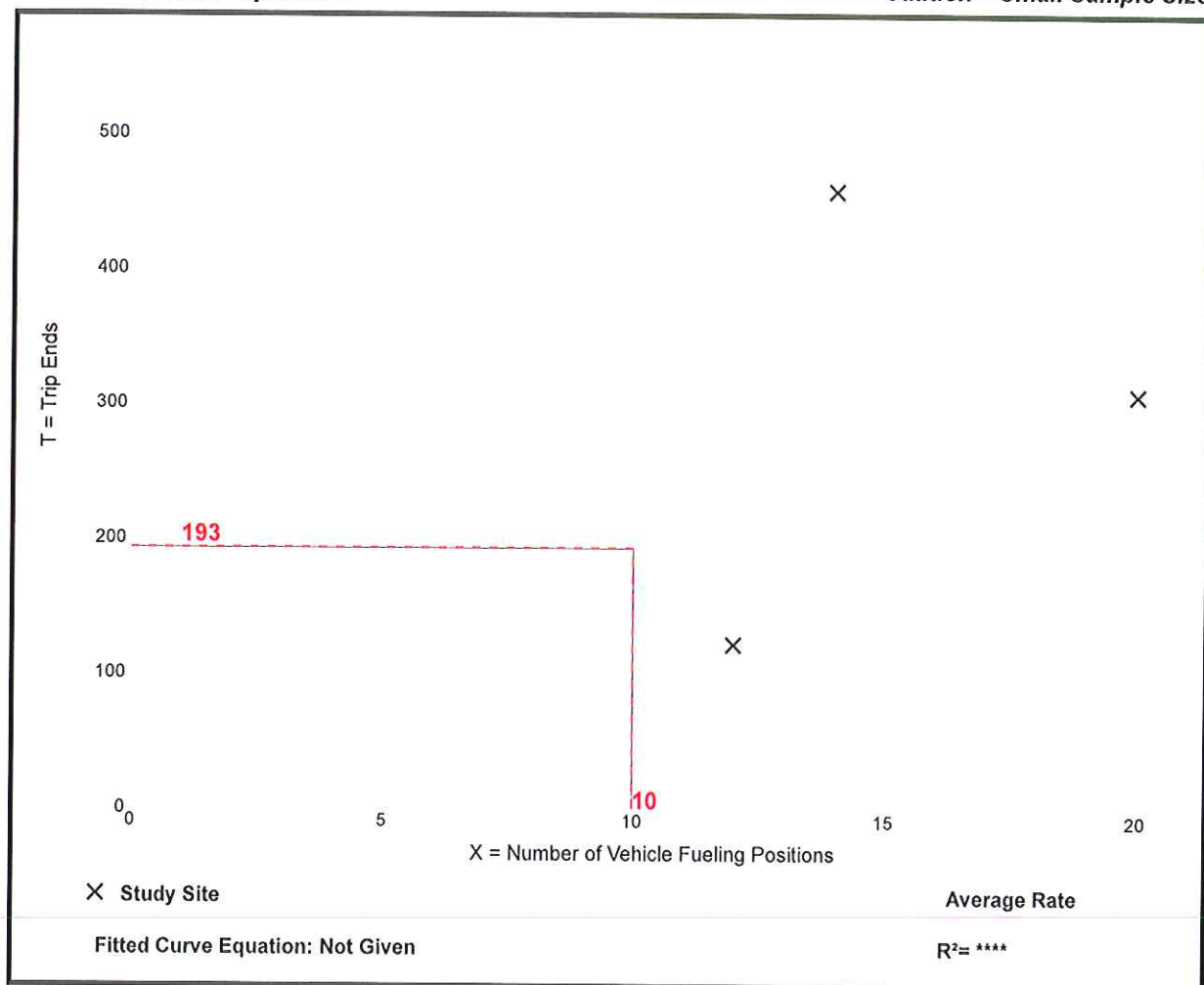
Setting/Location: General Urban/Suburban
Number of Studies: 3
Avg. Num. of Vehicle Fueling Positions: 15
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
19.28	10.17 - 32.71	11.18

Data Plot and Equation

Caution – Small Sample Size



Appendix B
ITE Parking Generation Excerpts

Land Use: 912 Drive-In Bank

Description

A drive-in bank provides banking facilities for motorists who conduct financial transactions from their vehicles. The drive-in lanes may or may not provide automatic teller machines (ATMs). All sites in database also provide walk-in services.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 25 study sites in a general urban/suburban setting.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00–4:00 a.m.	—
5:00 a.m.	—
6:00 a.m.	—
7:00 a.m.	7
8:00 a.m.	24
9:00 a.m.	62
10:00 a.m.	82
11:00 a.m.	90
12:00 p.m.	85
1:00 p.m.	88
2:00 p.m.	92
3:00 p.m.	100
4:00 p.m.	92
5:00 p.m.	72
6:00 p.m.	36
7:00 p.m.	9
8:00 p.m.	—
9:00 p.m.	—
10:00 p.m.	—
11:00 p.m.	—

Additional Data

Parking demand does not include vehicles queued at drive-in lanes.

The average parking supply ratio for the 11 study sites in a general urban/suburban setting with parking supply information is 7.2 spaces per 1,000 square feet GFA.

The sites were surveyed in the 2000s and the 2010s in New Jersey, New York, Tennessee, Texas, and Washington.

Source Numbers

411, 445, 503, 527, 530, 567

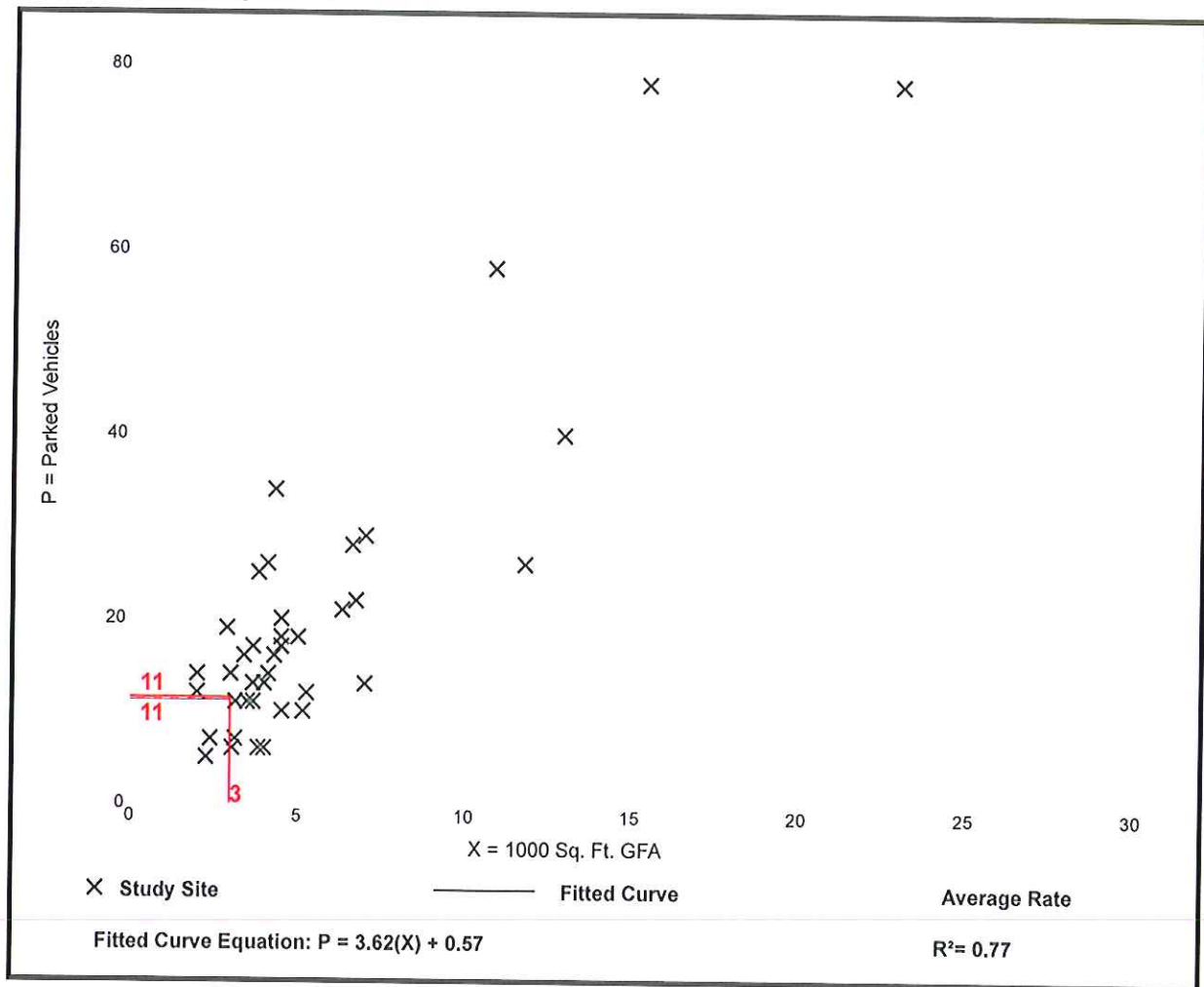
Drive-in Bank (912)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
 On a: Weekday (Monday - Friday)
 Setting/Location: General Urban/Suburban
 Peak Period of Parking Demand: 11:00 a.m. - 4:00 p.m.
 Number of Studies: 39
 Avg. 1000 Sq. Ft. GFA: 5.5

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
3.72	1.50 - 7.91	3.10 / 6.00	3.27 - 4.17	1.42 (38%)

Data Plot and Equation



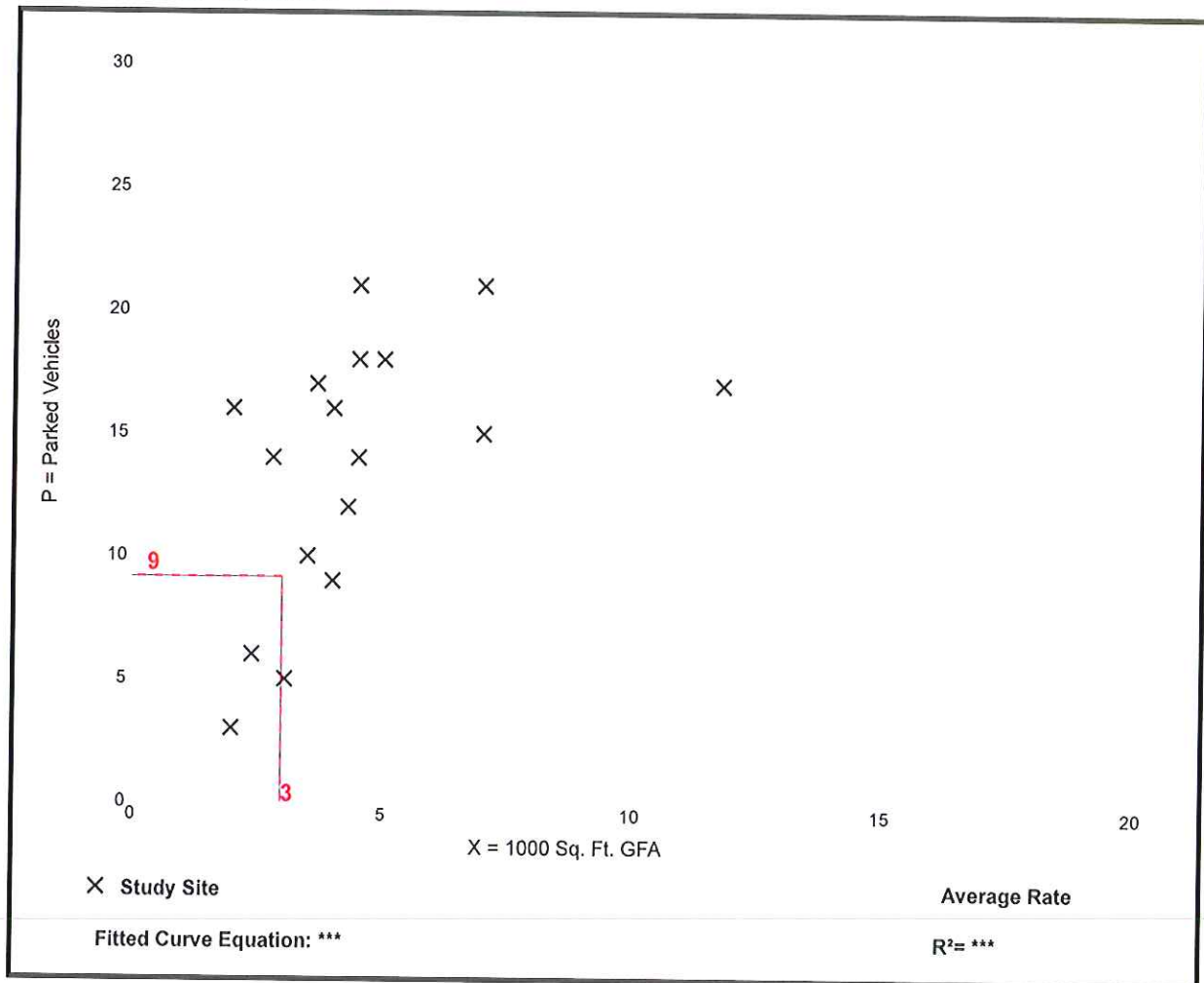
Drive-in Bank (912)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
 On a: Saturday
 Setting/Location: General Urban/Suburban
 Peak Period of Parking Demand: 9:00 a.m. - 12:00 p.m.
 Number of Studies: 17
 Avg. 1000 Sq. Ft. GFA: 4.4

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
3.05	1.44 - 8.00	2.49 / 4.77	***	1.40 (46%)

Data Plot and Equation



Appendix C
Chase Bank Survey Data

Appendix C
Chase Bank Survey Data Summary - June 2019

Group 1 - Weekday Midday Peak Period (11 AM to 2 PM)

Location	Parking Demand Maximum	Drive-Thru Queue		Annual Average Daily Traffic (Year)
		Maximum	Average	
Franklin, WI 7100 S 76th Street	14	3	1-2	14,800 (2017)*
Milwaukee, WI 7606 W Morgan Avenue	15	2	1	22,200 (2017)*
Brookfield, WI 2255 N Calhoun Road	15	3	1	19,800 (2018)*
Northbrook, IL 2801 Dundee Road	14	3	1	29,900 (2017)**
Northbrook, IL 4200 E Dundee Road	15	2	1	23,700 (2017)**

Group 2 - Saturday Midday Peak Period (9 AM to 12 PM)

Location	Parking Demand Maximum	Drive-Thru Queue		Annual Average Daily Traffic (Year)
		Maximum	Average	
Franklin, WI 7100 S 76th Street	15	4	2-3	14,800 (2017)*
Milwaukee, WI 7606 W Morgan Avenue	12	3	2-3	22,200 (2017)*
Brookfield, WI 2255 N Calhoun Road	8	3	1-2	19,800 (2018)*

Notes:

-The Chase Bank located at 7606 W Morgan Ave [Milwaukee, WI] has two drive-thru ATMs.

The data reflects the total using the ATMs (i.e. a maximum queue of 3 means that there are two vehicles using the ATMs with 1 vehicle waiting).

*Obtained from <http://www.wisconsin.gov>

**Obtained from <http://www.gettingaroundillinois.com>

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: Peter Schwabe, Inc.
Legal Name of Business: Umansky Porsche Milwaukee North
Name of Business Owner (if different from Applicant): Umansky Properties WI, LLC
Applicant Address (City, State, and Zip Code): 13890 Bishops Dr., Suite 100, Brookfield, WI 53005

Office Phone Number: 262-662-2644 Cell: 262-212-2000 Fax: _____

Applicant E-Mail: dmeans@pschwabe.com

Applicant Signature: *Deborah Means* Date: 7/16/19

PROPERTY INFORMATION

Property Address: 1400 W. Silver Spring Dr. Tax Key Number: _____ Zoning District: _____
Property Owner (if different from Applicant): Umansky Properties WI, LLC
Property Owner Address (City, State, and Zip Code): 6001 Umansky Cove, Memphis, TN 38119

Property Owner Phone: 901-312-6191 Cell: _____ Fax: _____

Property Owner E-Mail: dwoodlief@umanskyaugroup.com

Property Owner Signature: *DR Woodlief* Date: 7/16/19

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): Porsche car dealership

Total Building Area: 67,978.81 sf To Be Occupied Area: 21,835.57 sf

Lot Size: Depth: 948.34 ft Width: 288.02 ft Area: _____

Previous Occupant in To Be Occupied Space: Umansky Porsche

Other Uses of This Site: car dealerships, car wash

Total Number of Parking Spaces: 650 Parking Spaces Available to Tenancy: 71

Business Hours (Days and Hours of Operation): Mon - Fri 8:30am - 8pm; Saturday 8:30am - 6pm

Total Number of Employees: 15 Maximum Number of Employees at Site at One Time: 15

Primary Contact Person for This Project: Ben Kornowski, Project Manager

Primary Contact Phone: _____ Cell: 262-212-2000 Fax: _____

Primary Contact E-Mail: bkornowski@pschwabe.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

July 15, 2019

City of Glendale
Community Development Department
5909 N. Milwaukee River Pkwy.
Glendale, WI 53209

Project: Umansky Porsche Milwaukee North
Address: 1400 W. Silver Spring Dr.
Glendale, WI

RE: Plan Commission Review – August 6, 2019

Please accept this letter and attached documents following the Plan of Operation Outline for the exterior remodel of the Umansky Porsche Dealership and Service Center.

1. Name of Business, Address
 - Umansky Porsche
 - 1400 W Silver Spring Dr.
 - Glendale, WI 53209
2. Name of Owner, Address
 - Umansky Properties WI, LLC
 - 6001 Umansky Cove
 - Memphis, TN 38119
3. Name of Applicant (if different from owner)
 - Peter Schwabe, Inc.
 - 13890 Bishops Dr., Suite 100
 - Brookfield, WI 53005
4. Legal Description of Property
 - Certified survey map no. 1440 SE ¼ sec. 30-8-22, parcel 2 & lands adj desc as the W 285' of N 600' of S660' of E 615' of SW ¼ sec 30-8-22
5. Tax-Key
 - 1689004001
6. Zoning of Property
 - Commercial or business park
7. Lot Size (Depth, Width, Area)
 - 288.02 ft x 948.34 ft
8. Dimensions and all levels (floors) of buildings
 - Please see attached drawing / takeoff
9. Total Floor Area
 - Please see attached drawing / takeoff
10. Specific uses of the entire property and buildings
 - Car dealership, car wash, auto service center
11. Minimum and maximum numbers of employees
 - Minimum 10 / Maximum 15

12. Days of Operation
 - Monday - Saturday
13. Hours of Operation
 - Monday – Friday 8:30 a.m. - 8 p.m.
 - Saturday 8:30 a.m. - 6 p.m.
14. Signage (Type, Lighted?, Wall, Free-Standing, Monuments, Size, Location, etc)
 - New sign - exterior facade
 - New monument sign replacing existing
15. What Conditions has the State or County imposed upon your use of the property
 - None that we are aware of
16. Security Fencing
 - Temporary construction 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?
 - No proposed use change, space is currently a Porsche dealership and will remain same, just remodeled
18. Are you proposing food services?
 - No
19. Did the State of Wisconsin approve your interior building plans?
 - Yes – see attached Conditional Approval letter
20. What provisions are you making for fire protection and human safety?
 - Wet sprinkler system and code required exits and travel distances, heads will be turned up during construction
21. What are your rules and regulations of the property?
 - Car dealership business open to the public
22. List the Timetable for completion of building construction and anticipated grand opening date
 - Construction completion date – January 2020
23. Proposed On-site Security Measures
 - Temporary construction fencing
24. Anticipated maximum number of facility users and viewers at one time (including special events)
 - 40
25. Any other information you or the Plan Commission feels is pertinent
 - This is a remodel of an existing Porsche dealership with no use change, just new finishes
26. Business Plan
 - Same as is currently
27. Entire Grant Application and County Issued Request for Proposal
 - N/A
28. Your Name, Signature, and Date on the Plan of Operation Document

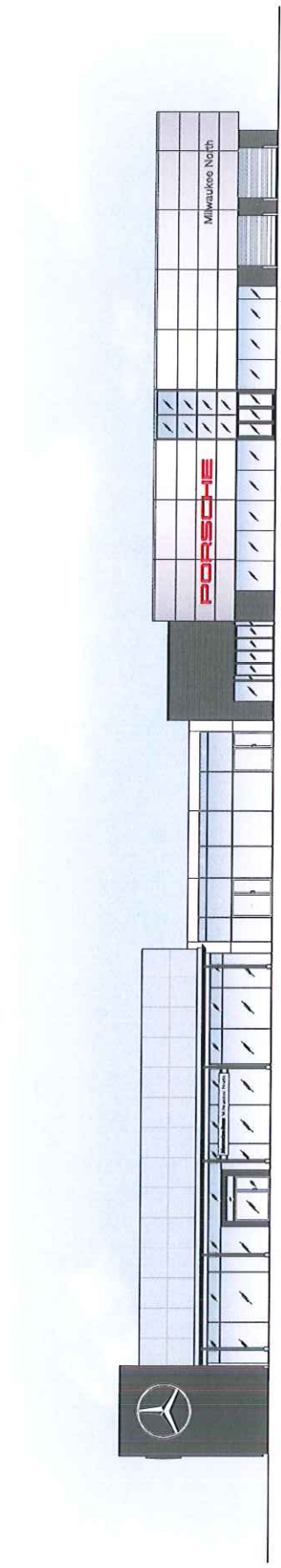
Respectfully,

PETER SCHWABE, INC.

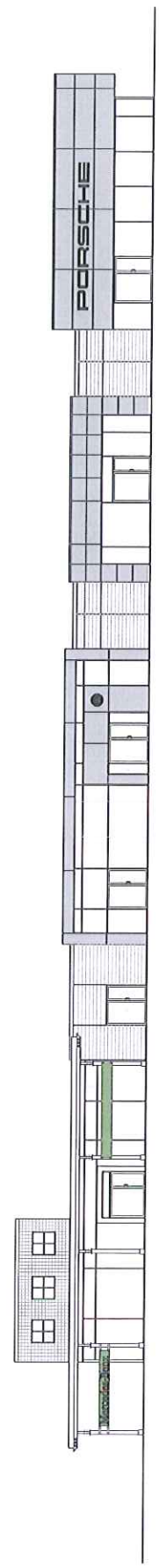


Jeff Neumann

Vice President / General Manager



PROPOSED ELEVATION



EXISTING ELEVATION



1400 W Silver Spring Dr, Umansky Motor Cars, Porsche



Projection
NAD_1983_2011_StatePlane_Wisconsin_South_FIPS_48
63_Ft_US



1:564

Notes

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

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Google Maps W Silver Spring Dr

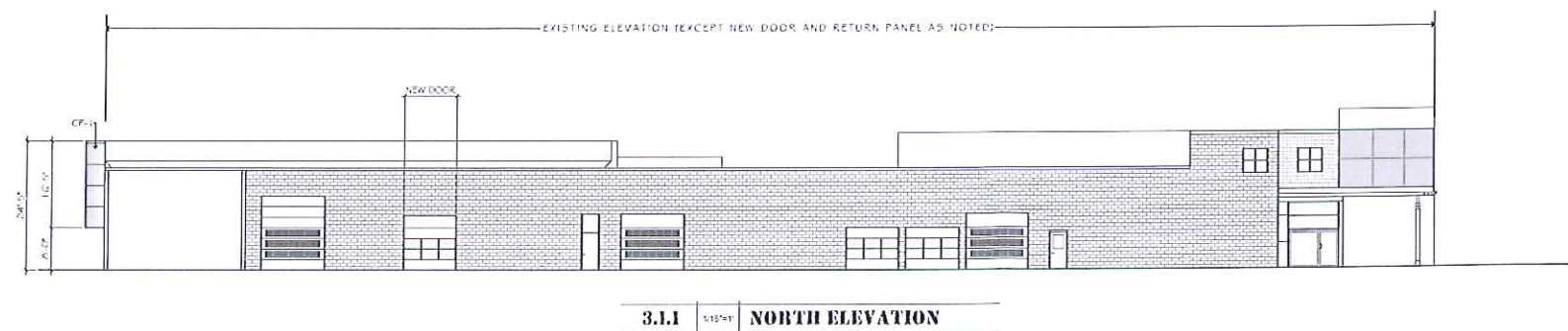
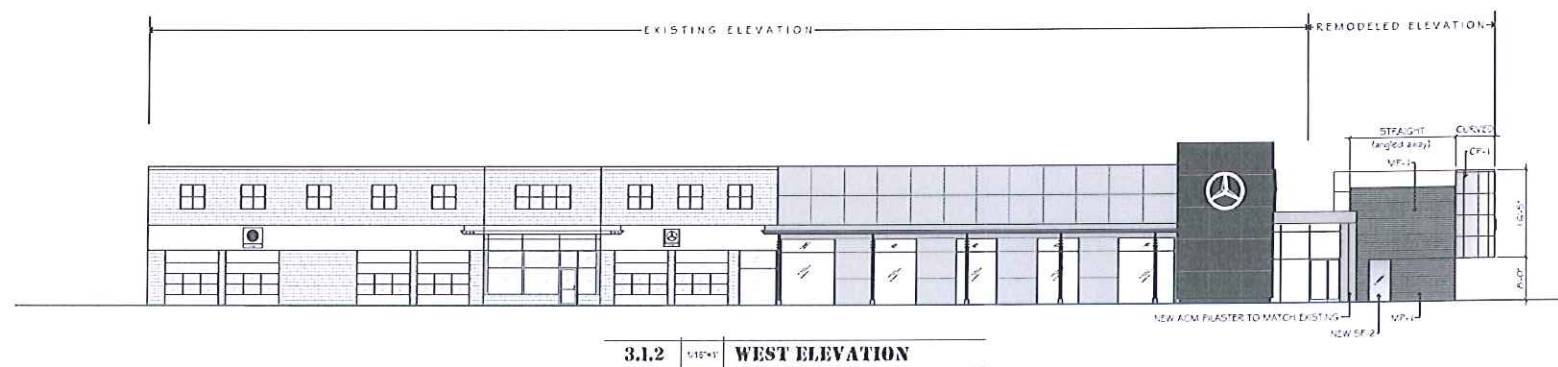
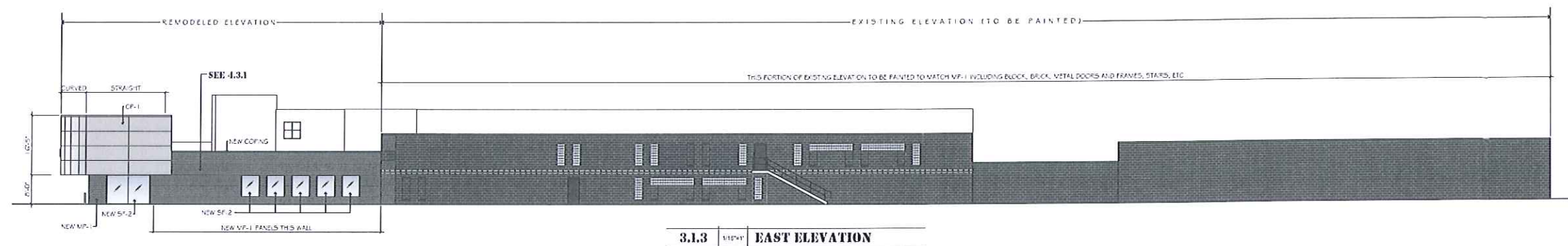
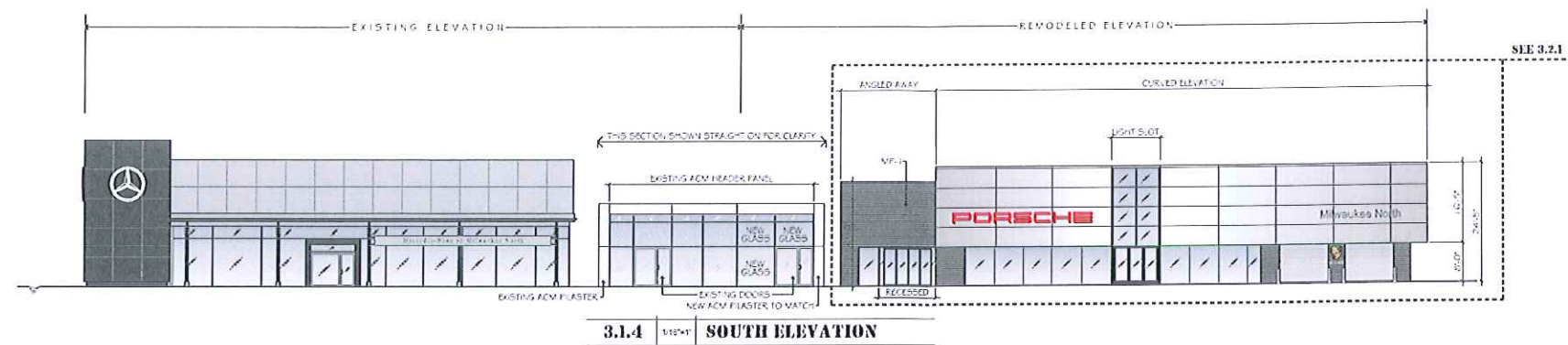


Image capture: Aug 2017 © 2019 Google

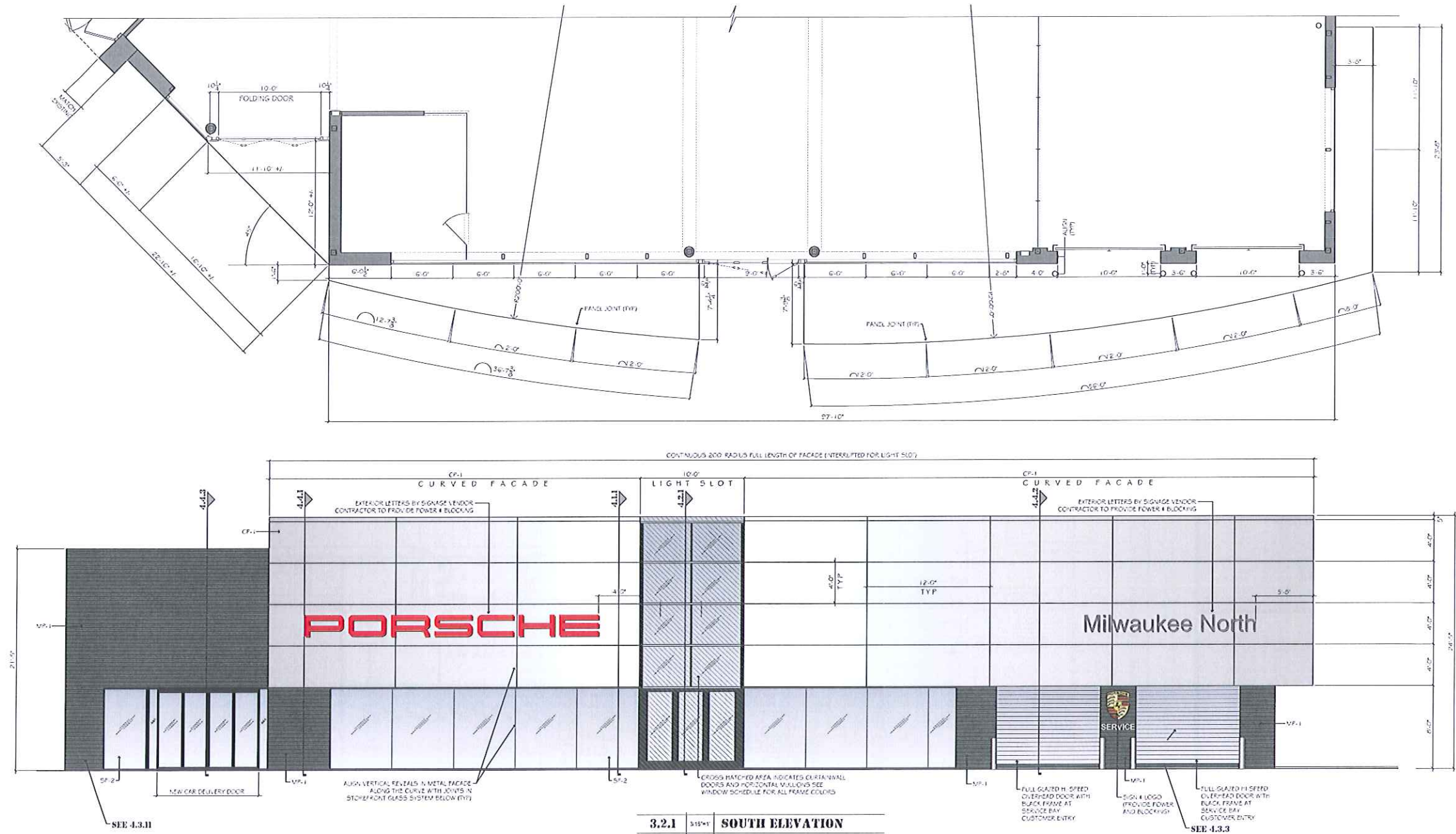
Glendale, Wisconsin



Street View - Aug 2017



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PORSCHE EXTERIOR FINISH SCHEDULE

CODE	MATERIAL	LOCATION	MANUFACTURER	DESCRIPTION			ADDITIONAL INFORMATION
				PRODUCT	COLOR	DIMENSION	
CP-1	COMPOSITE METAL PANELS	EXTERIOR FACADE	A	ALCAN COMPOSITES	ALUCOSOND	SUNRISE SILVER II	MIKE CALDWELL (470) 554-2551 MIKE.CALDWELL@ALUCOSONDS.COM ALUCOSONDS.COM
			B	FATTISON	RAL 9008	4 x 12	
CP-2	PERFORATED METAL PANELS	EXTERIOR FACADE	FATTISON	PERFORATED	SILVER TO MATCH CP-1	4 x 12	TORY WEBB (804) 674-0049 TWEBB@FATTISONSON.COM
D-3	OVERHEAD DOORS	SEE EXTERIOR ELEVATIONS	TBD	TBD	SEE FLOOR PLAN	DOOR TO BE 50% TRANSPARENT	
D-4	EXTERIOR STOREFRONT DOORS	ENTRY DOORS	BUNNRAFT OR APPROVED EQUAL	1303 WITH FLOOR CLOSURE	CLEAR GLASS WITH LOW-E COATING	SEE EXTERIOR ELEVATIONS	(412) 678-2400 PROVIDE TYPE 'C' HANDLES AT EXTERIOR DOORS FRAMES CONTACT PCNA FOR APPROVED COLORS
MP-1	CORRUGATED METAL PANELS	EXTERIOR SIDE WALLS	ATLAS INTERNATIONAL OR APPROVED EQUAL	MPN-10	RIGID WALL	#2 BLACK SMOOTH TEXTURE	MARK BROWN (800) 458-1411 x 227 MBROWN@ATLAS.COM WWW.ATLAS.COM/PRODUCTS/WALL-PANELS
			CENTRA	RIGID WALL	#2016 RICH BLACK SMOOTH TEXTURE	22 GAUGE STEEL	BOB WALTERSDORF (800) 651-0114 RWALTERSDORF@CENTRA.COM
			BERRIDGE	RIGID WALL	#2 BLACK SMOOTH TEXTURE		BILL LABATH (800) 659-0009 x 1410 BLABATH@BERRIDGE.COM
MC-1	METAL COPING	EXTERIOR FACADE COPING	ALCAN COMPOSITES	ALUCOSOND	SUNRISE SILVER II	SEE EXTERIOR ELEVATIONS	MIKE CALDWELL (470) 554-2551 MIKE.CALDWELL@ALUCOSONDS.COM ALUCOSONDS.COM

PORSCHE EXTERIOR FINISH SCHEDULE

CODE	MATERIAL	LOCATION	MANUFACTURER	DESCRIPTION			ADDITIONAL INFORMATION
				PRODUCT	COLOR	DIMENSION	
MC-2	METAL COPING	PARAPET	TBD	TBD	BLACK TO MATCH MP-1	SEE EXTERIOR ELEVATIONS	
P-4	PAINT	STRUCTURAL COLUMNS	A	TNMEC	NEW STEEL PRIMER PAINT FIRST 27 FC SECOND 1277	AT450A DARK SILVER TO MATCH RAL 9007	TNMEC AT (800) 690-7580 NOTE: PLEASE USE THE FOLLOWING MANUFACTURER RECOMMENDATION FOR SHIPFIELD SLIP-PROOF STEEL WITH 45-0P 354 FIELD 27/1277 METALLIC SP1 WITH ETCH ON G90 DECK WITH 27/1277 STEVE GIBBS (773) 664-7732 SGGIBBS@BELL SOUTH.NET
		STRUCTURAL COLUMNS	B	ZOLATONE		LV9032 (TO MATCH RAL 9007)	
P-5	PAINT	EXTERIOR DOORS	SEE D-1	SHERWIN WILLIAMS	SW WATERBASED ACRYLON 100	SW 6990 CAVALR FINISH SEMI-GLOSS	SHERWIN WILLIAMS (800) 371-8134
PT-2	PORCELAIN TILE	SERVICE RECEPTION	GRANTIFRANCO	SLATE	AGATA	12" x 12"	NICOLE LYNCH (615) 209-1525 NLYNCH@TRANSCERICA.COM
SF-2	EXTERIOR STOREFRONT SYSTEM	SHOWROOM EXTERIOR GLASS WALL	A	FAOUR GLASS	SUMIPACT MULTICOULESS GLAZERS	CLEAR GLASS WITH LOW-E COATING	ANGILO RIVERA (813) 884-9267 x 424 ARIVERA@FAOURGLASS.COM MARK LEDMAN (551) 253-5062 MLEHMAN@OLDCASTLE.COM
			B	OLD CASTLE	FIN WALL OR STACK WALL		
SF-3	SPANDREL GLASS	APPROVABLE FINISH FOR LIGHT SLOT RENOVATIONS	CONTACT PCNA		BLACK FRIT COATING		
SF-4	EXTERIOR STOREFRONT SYSTEM	WINDOWS IN WALLS WITH MP-1 FINISH	TBD		BLACK WATCHING MP-1		

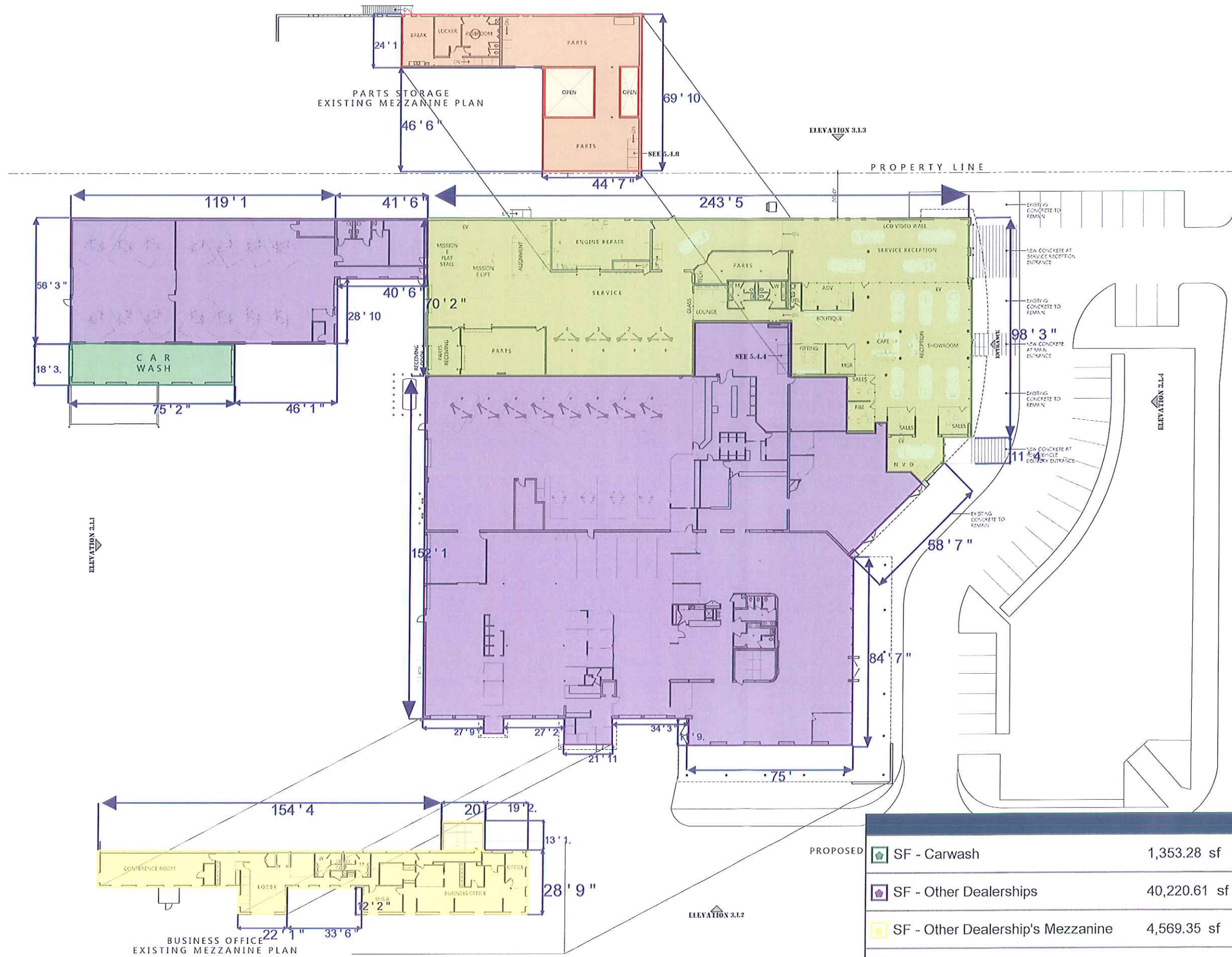
REVISIONS

DENTON
ARCHITECTURE
1025 Overlook Blvd | Memphis, TN 38188 | 901.741.9905 fax 741.4103

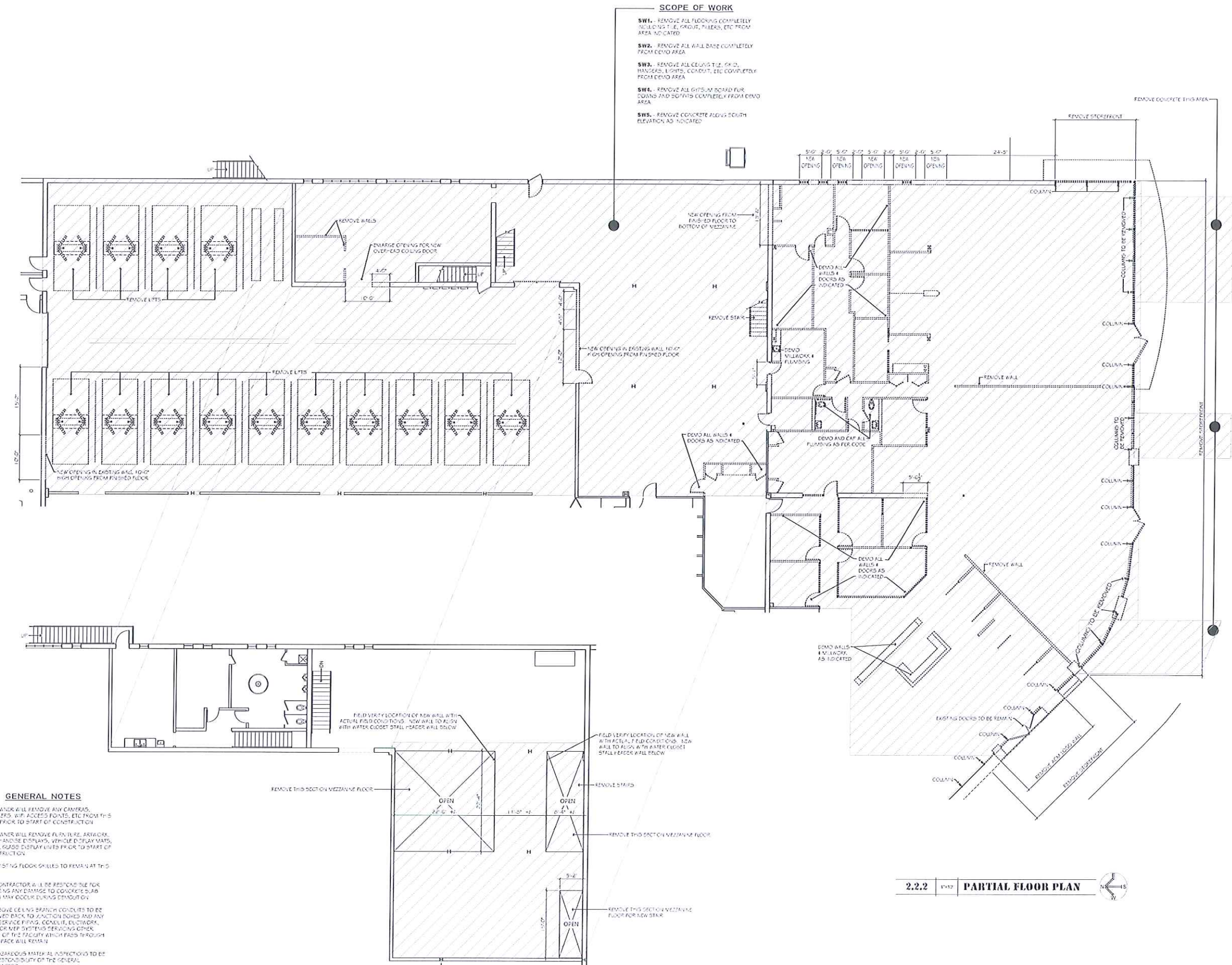
PORSCHE
MILWAUKEE NORTH
1400 West Silver Springs Drive • Milwaukee Wisconsin 53209



BY: MLD File: W
REF: DTM-MC
PROJ: 15010
DATE: 1 OCT 2019
A3.2
22
ELEVATIONS



 SF - Carwash	1,353.28 sf
 SF - Other Dealerships	40,220.61 sf
 SF - Other Dealership's Mezzanine	4,569.35 sf
 SF - Porsche	17,902.51 sf
 SF - Porsche Mezzanine	3,933.06 sf



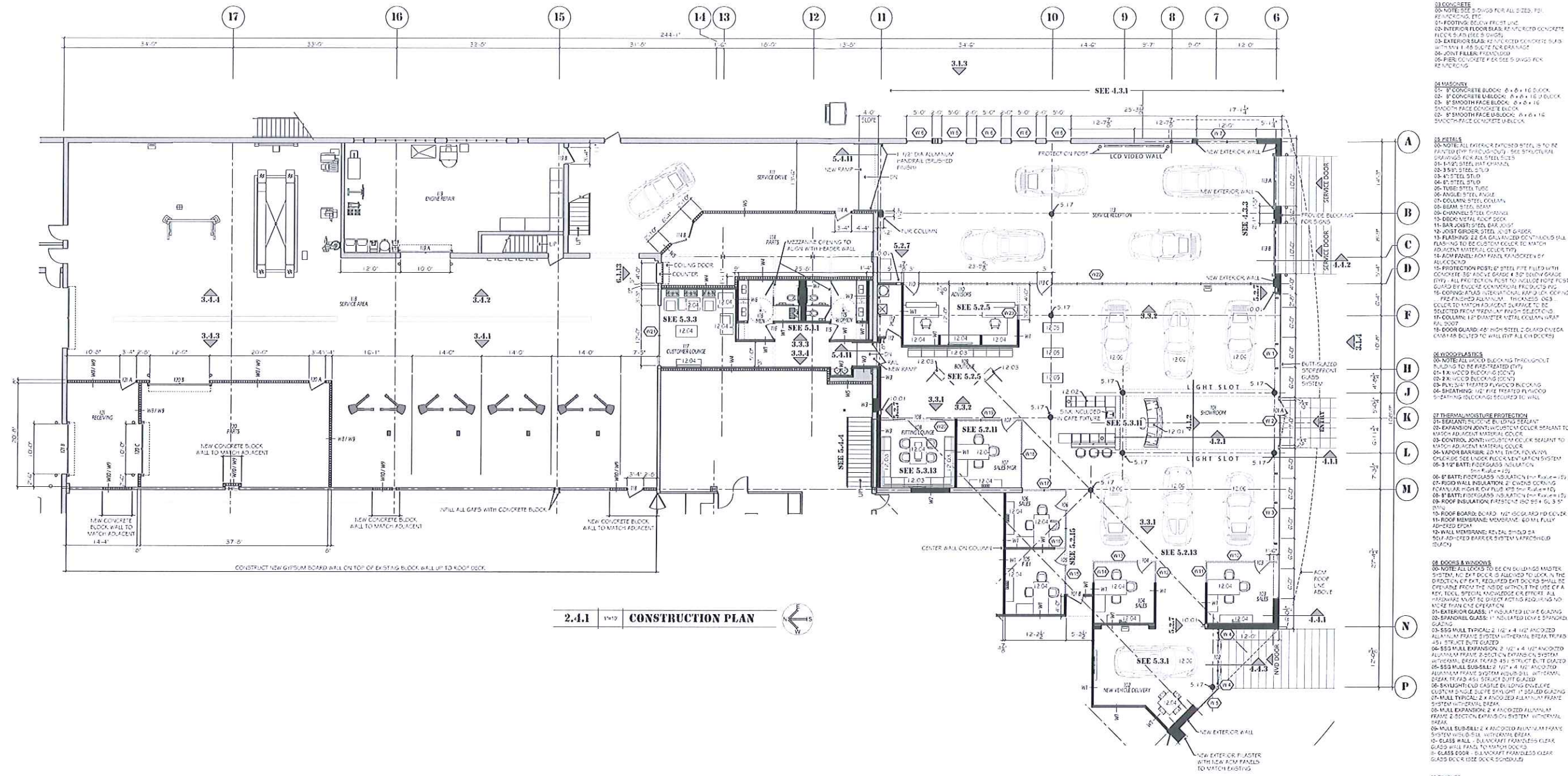
REVISIONS

DENTON ARCHITECTURE
1025 Oakview Road | Pewaukee, WI 53091 | 800.761.3300 | 414.761.4452

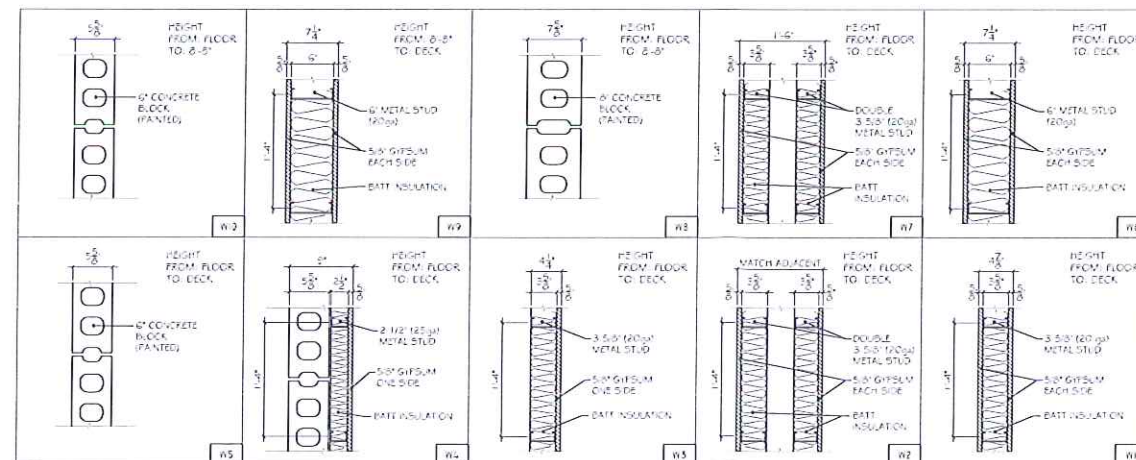
PORSCHE NORTH
MILWAUKEE
1400 West Silver Springs Drive • Milwaukee Wisconsin 53209



BY: MFP
REV: 05/19
PROJ: 10000
DATE: 10/1/2019
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22
SALES AREA



WALL TYPES



- ### WALL NOTES
1. ALL INTERIOR STUCCO AT 180°C UNLESS NOTED OTHERWISE (TYPICAL)
 2. ALL EXTERIOR STUCCO AT 180°C UNLESS NOTED OTHERWISE (TYPICAL)
 3. ALL GYPSUM BOARD ON PLUMBING WALLS TO BE MOISTURE RESISTANT TYPE (TYPICAL)
 4. ALL WALLS WITH THE SURFACES TO HAVE NATIONAL GYPSUM PERMAISE CEMENT BOARD
 5. ALL EXTERIOR WALLS INSULATED (TYPICAL)
 6. ALL WALLS SEPARATING CONDITIONED SPACE FROM NON-CONDITIONED SPACE TO BE INSULATED
 7. SOUND ATTENUATION / UNFACED BATT INSULATION - ACOUSTICAL PERFORMANCE PROVIDED BY A LIGHT DENSITY MINERAL FIBER TYPE COMPLYING WITH ASTM 553 FOR TYPE I. MINIMUM BATT SHALL BE SIZED TO PROVIDE AND FILL ALL WALLS IN WALL CAVITIES. PROVIDE UNFACED BATTING IN ALL WALLS AS INDICATED IN WALL SCHEDULE BELOW
 8. SEE STRUCTURAL DRAWINGS FOR ALL NEW CONCRETE BLOCK WALLS FOOTINGS AND

- [illegible]

PORSCHE CONSTRUCTION NOTES

- 03 CONCRETE**
03-NOTE: SEE 5-DIGITS FOR ALL SIZES, PSI,
FINISHINGS, ETC.
01-FLOORING: BELOW FROST LINE
02-INTERIOR FLOOR SLAB: REINFORCED CONCRETE
THICK SLAB (SEE 5-DIGITS)
03-EXTERIOR SLAB: REINFORCED CONCRETE SLAB
WITH MIN. 4-IN. SLOPE FOR DRAINAGE
04-JOINT FILLER: FRESHLOK
05-FIER: CONCRETE PER SEE 5-DIGITS FOR
REINFORCING

- 04 MASONRY
01- 8" CONCRETE BLOCK: 8 x 8 x 16 BLOCK
02- 8" CONCRETE U-BLOCK: 8 x 8 x 16 U-BLOCK
03- 8" SMOOTH FACE BLOCK: 8 x 8 x 16
SMOOTH FACE CONCRETE BLOCK
02- 8" SMOOTH FACE U-BLOCK: 8 x 8 x 16
SMOOTH FACE CONCRETE U-BLOCK

- [illegible]

- 06 WOOD/PLASTICS**
06-NOTE: ALL WOOD BLOCKING THROUGHOUT
BUILDING TO BE FIRE-TREATED (TYP)
01- 1X WOOD BLOCKING (100%)
02- 2X WOOD BLOCKING (100%)
03- PLY: 3/4" TREATED FLYWOOD BLOCKING
04- SHEATHING: 1/2" FIRE TREATED FLYWOOD
SHEATHING (BLOCKINGS SECURED TO WALL)

- 07 THERMAL/MOISTURE PROTECTION
01- SEALANT: SILICONE BUILDING SEALANT
02- EXPANSION JOINT: WIGUSTEM COLOR SEALANT TO
MATCH ADJACENT MATERIAL COLOR
03- CONTROL JOINT: WIGUSTEM COLOR SEALANT TO
MATCH ADJACENT MATERIAL COLOR
04- VAPOR BARRIER: 20 MIL THICK POLYETHYLENE
CHLORIDE SEE UNDER FLOOR VENTILATION SYSTEM
05- 3 1/2" BATT: FIBERGLASS INSULATION

- 07-08 BATT: ROOF GLASS INSULATION (see Rules) (5)
- 07-08 WALL INSULATION: 2" CWDS CORNER FORMULAR HIGH R. OVER LIPS (see Rules) (10)
- 08-01 BATT: ROOF GLASS INSULATION (see Rules) (5)
- 09- ROOF INSULATION: FIBREGLASS ISO 554 G. 3" 5" MIN.
- 10- ROOF BOARD: BOARD 1/2" ISOGARD-FD COVER
- 11- ROOF MEMBRANE: MEMBRANE 60 M FULLY ADHERED EPDM
- 12- WALL MEMBRANE: REIN. SHIELD SA 501-AD-ADHER BARRIER SYSTEM VAPORSHIELD (BLACK)

- 08. DOORS & WINDOWS**
00-NOTE: ALL LOCKS TO BE ON BUILDINGS MASTER SYSTEM. NO EXIT DOOR IS ALLOWED TO LOCK. IN THE DIRECTION OF EXIT, REQUIRED EXIT DOORS SHALL BE CREANABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. ALL HARDWARE MUST BE DIRECT ACTING REQUIRING NO

- [illegible]

- 09-FINISHES**
01-GYPSUM 5/8" INTERIOR GYPSUM BOARD
02-CEILING GRID: ACoustICAL LAYERS CEILING GRID
03-EXT SHEATHING: 5/8" DENSE-CELL SHEATHING
INSTALLED PER MEETING REQUIREMENTS WITH LIQUID
FLASHING TO SEAL JOINTS, FASTENERS, OPENINGS,
PENETRATIONS, E TRANSOM
04-EIJS: EXTERIOR INSULATION FINISH SYSTEM ON
STYROFOAM EXTRUDED POLYSTYRENE FOAM
INSULATION (R=5.0 PER INCH)

- 10 SPECIALTIES**
01 EXTINGUISHER CABINET
MFG. LARGES
MODEL #2409-ER
DOOR: VERTICAL DUAL CLEAR
EXTINGUISHER, PER NFPA 10
02 EXTINGUISHER WALL MOUNT
HANGER TYPE: SURFACE WALL MOUNT
EXTINGUISHER, PER NFPA 10

- 12 FURNISHINGS
01 RECEPTION DESK
FURNISHED BY OWNER INSTALLED BY CONTRACTOR
02 CAFE BAR
FURNISHED BY OWNER INSTALLED BY CONTRACTOR
(SEE NOTES ON 5.3.13 FOR UTENSILS)
03 RETAIL FIXTURE
FURNISHED AND INSTALLED BY OWNER
04 OFFICE FURNITURE
FURNISHED AND INSTALLED BY OWNER
05 DISPLAY FIXTURE
FURNISHED AND INSTALLED BY OWNER
06 DISPLAY VEHICLE
FURNISHED AND INSTALLED BY OWNER

- 15. MECHANICAL**
00- NOTE: ALL MECHANICAL AND PUMPS/IT ITEMS SHOWN ON ARCHITECTURAL PLANS ARE TO BE VERIFIED WITH ENGINEERING DRAWINGS PRIOR TO ANY PURCHASE OR INSTALLATION.
- 16. ELECTRICAL**
00- NOTE: ALL ELECTRICAL ITEMS SHOWN ON ARCHITECTURAL PLANS ARE TO BE VERIFIED WITH ENGINEERING DRAWINGS PRIOR TO ANY PURCHASE OR INSTALLATION.
- 01- POWER: PROVIDE POWER FOR NEW INTERNALLY LIT SIGN.

REVISIONS

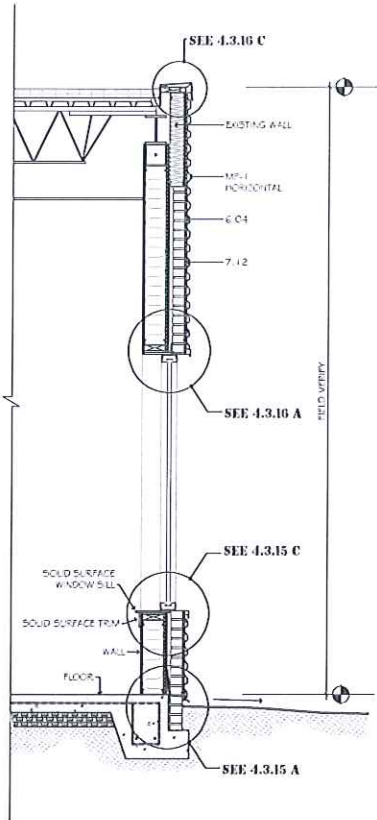


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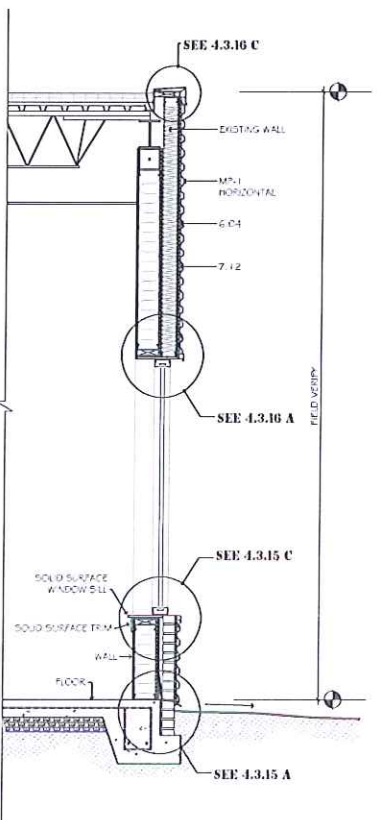


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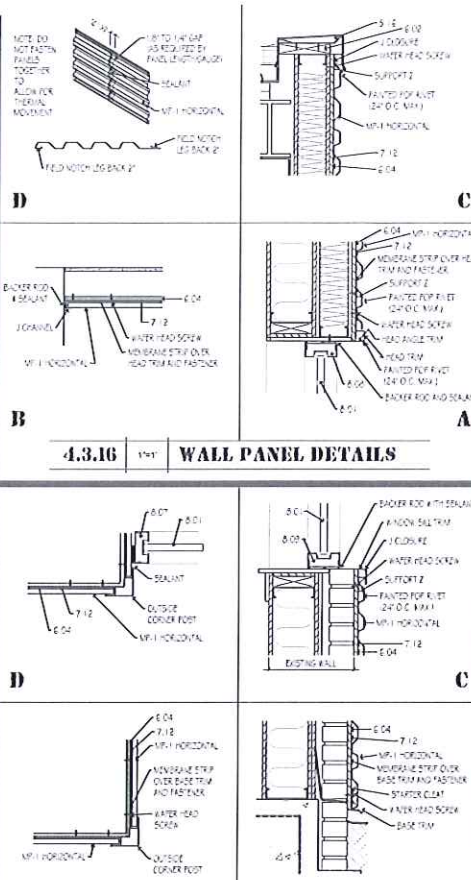
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CONSTRUCTION



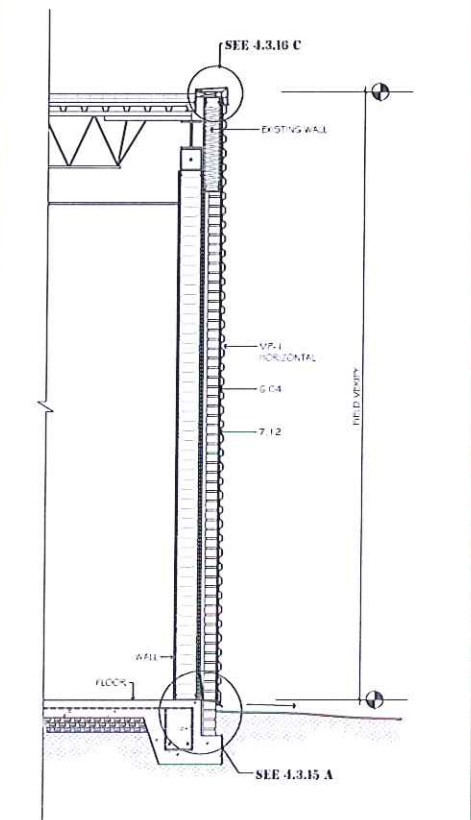
4.3.19 1/2"=1' DETAIL WALL SECTION



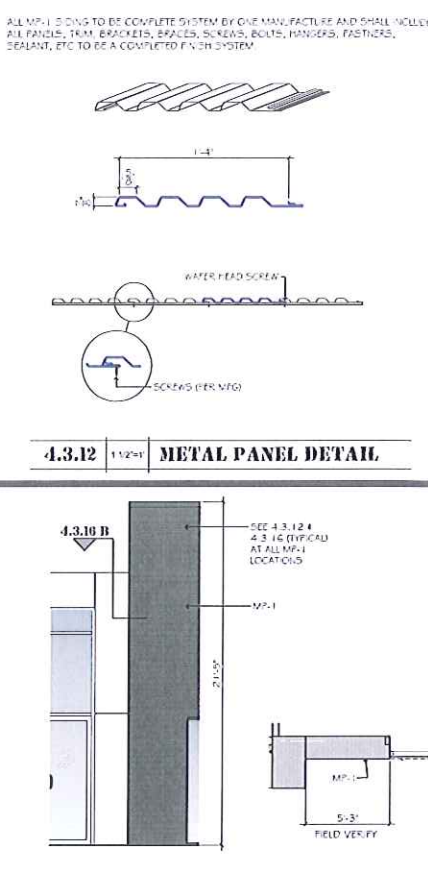
4.3.17 1/2"=1' DETAIL WALL SECTION



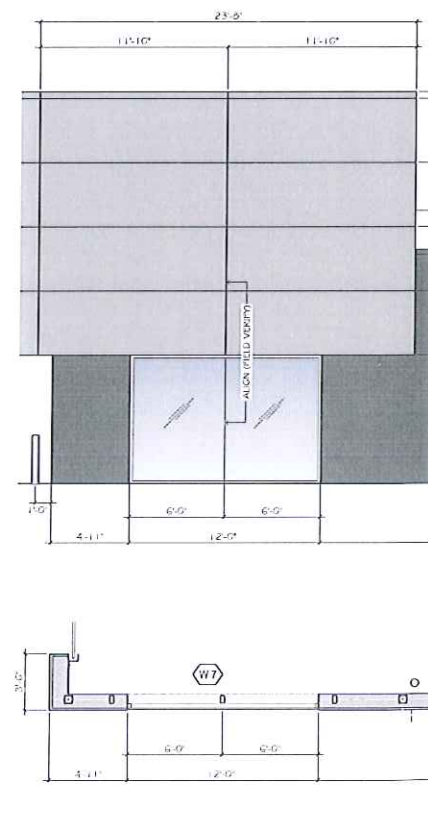
4.3.15 1/4"=1' WALL PANEL DETAILS



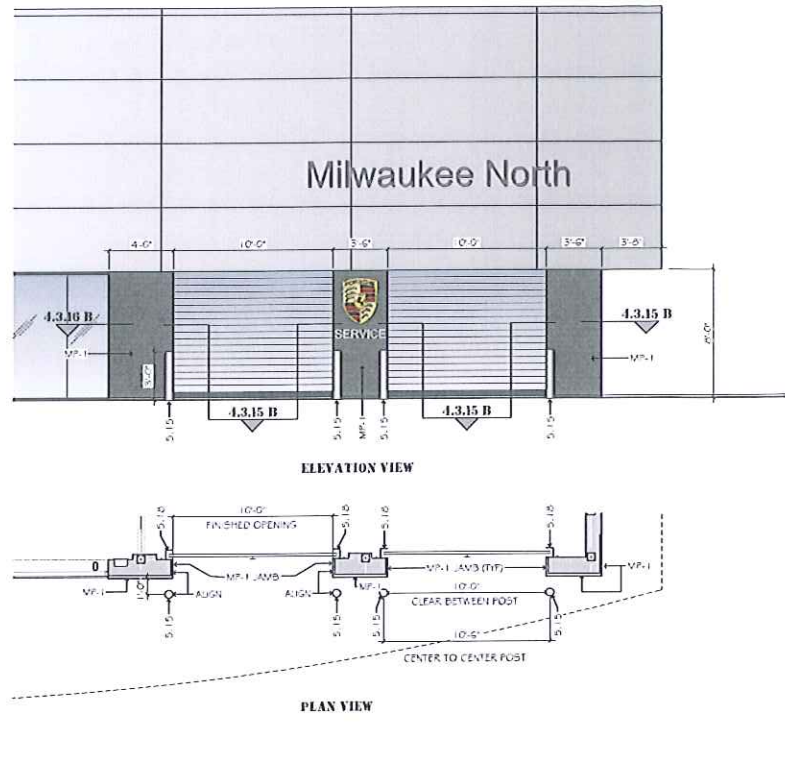
4.3.13 1/2"=1' DETAIL WALL SECTION



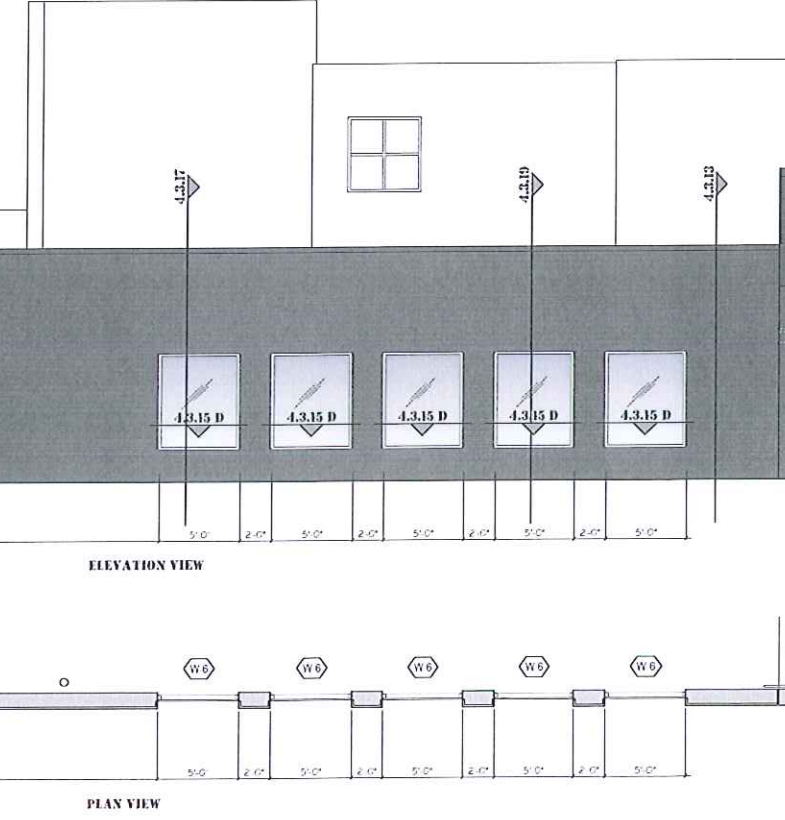
4.3.12 1/2"=1' METAL PANEL DETAIL



4.3.11 3/16"=1' DETAIL ELEVATION



4.3.3 3/16"=1' DETAIL ELEVATION



4.3.1 3/16"=1' DETAIL ELEVATION

- PORSCHES CONSTRUCTION NOTES**
- 00 CONCRETE**
01- NOTE: SEE 4.3.16 FOR ALL STEEL, TIE, REINFORCING, ETC.
02- INTERIOR FLOOR SLAB: 12" VIBRO-CAST CONCRETE (SEE 4.3.16)
03- EXTERIOR SLAB: 12" VIBRO-CAST CONCRETE (SEE 4.3.16)
04- JOINT FILLER: FLEXIBLE
05- PER CONCRETE PER SEE 4.3.16 FOR REINFORCING
- 01 MASS CONCRETE**
01- 8" CONCRETE BLOCK: 8" x 8" x 16" BLOCK
02- 8" CONCRETE U-BLOCK: 8" x 8" x 16" U-BLOCK
03- 8" SMOOTH FACE CONCRETE BLOCK: 8" x 8" x 16"
04- 8" SMOOTH FACE CONCRETE U-BLOCK: 8" x 8" x 16"
- 02 METALS**
01- NOTE: ALL EXPOSED STEEL IS TO BE PAINTED (SEE 4.3.16). SEE STRUCTURAL DRAWINGS FOR ALL STEEL SIZES.
02- 1/2" STEEL PLATE CHANNEL
03- 1/2" STEEL STUD
04- 1/2" STEEL STUD
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06- 1/2" STEEL STUD
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99- 1/2" STEEL STUD
100- 1/2" STEEL STUD

REVISIONS

DENTON ARCHITECTURE

PORSCHES MILWAUKEE NORTH

1400 West Silver Springs Drive • Milwaukee Wisconsin 53209

WISCONSIN

ARCHITECT

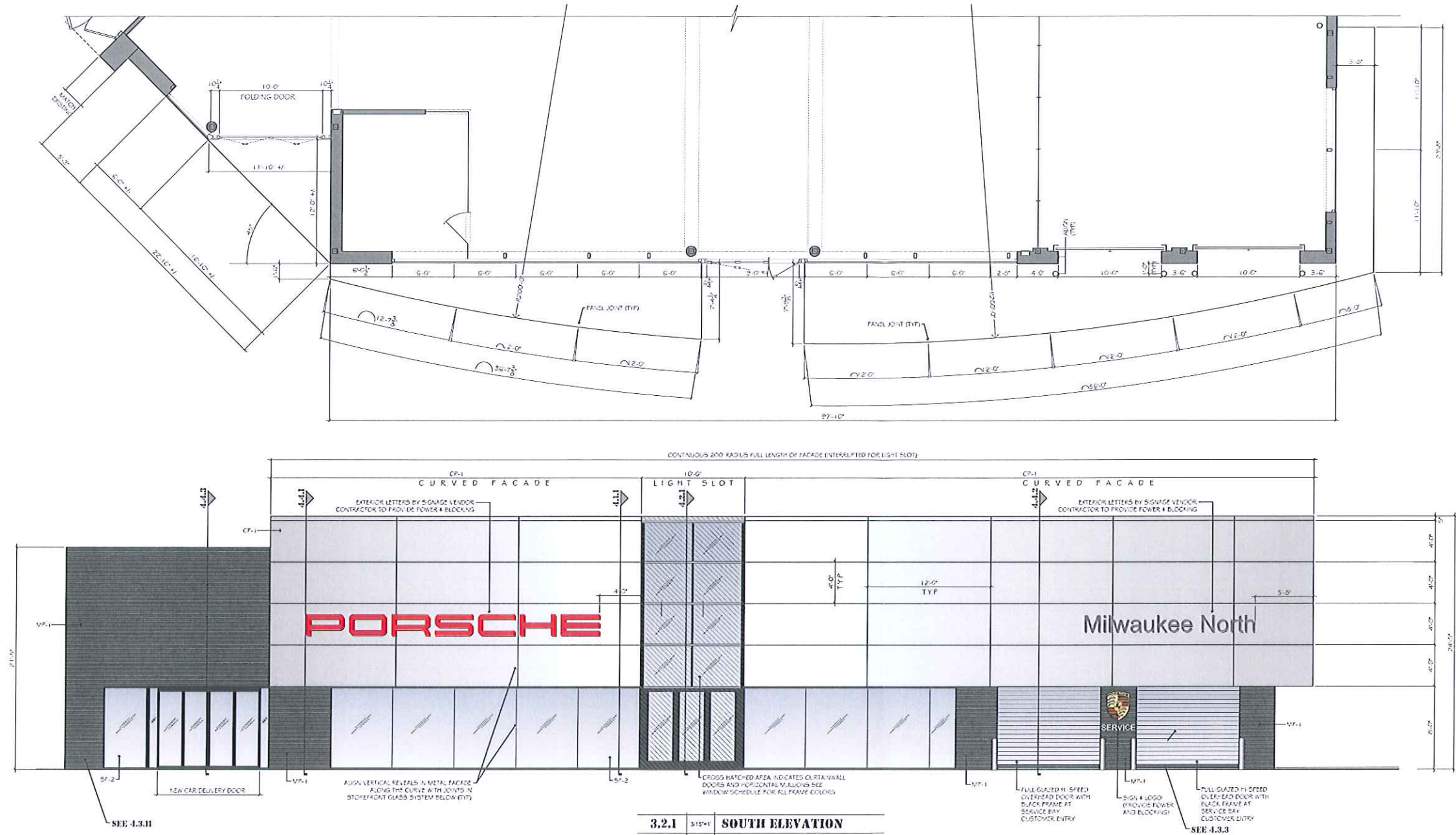
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DATE: 10.1.19

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SECTIONS

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PORSCHE EXTERIOR FINISH SCHEDULE

CODE	MATERIAL	LOCATION	MANUFACTURER	DESCRIPTION			ADDITIONAL INFORMATION
				PRODUCT	COLOR	DIMENSION	
CP-1	COMPOSITE METAL PANELS	EXTERIOR FACADE	A. ALCAN COMPOSITES	ALUCOBOND	SUNRISE SILVER II	4 x 12	MIKE CALDWELL (417) 554-2551 MIKE.CALDWELL@ALUCOBOND.COM
			B. FATTISON		RAL 9008	4 x 12	TORY WEBB (304) 674-0049 TWEBB@FATTISON.COM
CP-2	PERFORATED METAL PANELS	EXTERIOR FACADE	FATTISON	PERFORATED	SILVER TO MATCH CP-1	4 x 12	TORY WEBB (304) 674-0049 TWEBB@FATTISON.COM
D-3	OVERHEAD DOORS	SEE EXTERIOR ELEVATIONS	TBD	TBD	EXTERIOR FRAME: EP-1 INTERIOR FRAME: P-8	SEE FLOOR PLAN	DOOR TO BE 50% TRANSPARENT
D-4	EXTERIOR STOREFRONT DOORS	ENTRY DOORS	BLUMCRRAFT OR APPROVED EQUAL	1303 WITH FLOOR CLOSURE	CLEAR GLASS WITH LOW-E COATING	SEE EXTERIOR ELEVATIONS	PROVIDE TYPE C HANDLES AT EXTERIOR DOORS FRAMES CONTACT PCNA FOR APPROVED COLORS
VP-1	CORRUGATED METAL PANELS	EXTERIOR SIDE WALLS	ATLAS INTERNATIONAL OR APPROVED EQUAL	MFN-10 RIGID WALL	#2 BLACK SMOOTH TEXTURE	22 GAUGE STEEL	MARK BROWN (303) 488-1811 x 227 MBROWN@ATLAS.COM
			CENTRIA	RIGID WALL	#5018 RICH BLACK SMOOTH TEXTURE		BOS WALTERSDORFF (800) 851-6174 BWALTERSDORFF@CENTRIA.COM
			BERRIDGE	RIGID WALL	#2 BLACK SMOOTH TEXTURE		BILL LASBATH (800) 859-0009 x 1410 BLASBATH@BERRIDGE.COM
MC-1	METAL COPING	EXTERIOR FACADE COPING	ALCAN COMPOSITES	ALUCOBOND	SUNRISE SILVER II	SEE EXTERIOR ELEVATIONS	MIKE CALDWELL (417) 554-2551 MIKE.CALDWELL@ALUCOBOND.COM

PORSCHE EXTERIOR FINISH SCHEDULE

CODE	MATERIAL	LOCATION	MANUFACTURER	DESCRIPTION			ADDITIONAL INFORMATION
				PRODUCT	COLOR	DIMENSION	
MC-2	METAL COPING	PARAPET	TBD	TBD	BLACK TO MATCH MP-1	SEE EXTERIOR ELEVATIONS	
P-4	PAINT	STRUCTURAL COLUMNS	A. TNEPEC	NEW STEEL PRIMER 5007 FIRST 27 FC SECOND 1277	A7450A DARK SILVER (TO MATCH RAL 9007)		TNEPEC AT (800) 896-7580 NOTE: PLEASE USE THE FOLLOWING MANUFACTURER RECOMMENDATION FOR SHIELD SUPER-DEEP SPIN ON SS STEEL WITH SHOP 304 FIELD 27 (1277) METALLIC SP1 WITH ETCH ON G90 DECK WITH 27 (1277)
		STRUCTURAL COLUMNS	B. ZOLATONE		LV2402 (TO MATCH RAL 9007)		STEVE GIBBS (772) 664-7732 SGGIBBS@BELL-SOUTH.NET
P-5	PAINT	EXTERIOR DOORS SEE D-1	SHERWIN WILLIAMS	SW WATERBASE ACRYLON 100	SW 6990 CAVALIER FINISH SEMI-GLOSS		SHERWIN WILLIAMS (800) 371-6191
PT-2	PORCELAIN TILE	SERVICE RECEPTION	GRANTIFANORE	SLATE	AGATA	12" x 12"	NICKIE LYNCH (615) 208-1526 NLYNCH@TRANSCERAMICA.COM
SF-2	EXTERIOR STOREFRONT SYSTEM	SHOWROOM EXTERIOR GLASS WALL	A. FAGOR GLASS	SUNSPOT FULL-GLASS GLAZING	CLEAR GLASS WITH LOW-E COATING	SEE EXTERIOR ELEVATIONS	ANGELO RIVERA (813) 884-2074 x 224 ARIVERA@FAGORGLASS.COM
			B. OLD CASTLE	FIN WALL OR STACK WALL			MARK LEHMAN (951) 253-6062 MLEHMAN@OLDCASTLE.COM
SF-3	SPANDREL GLASS	APPROVABLE FINISH FOR LIGHT SLOT RENOVATIONS CONTACT PCNA	BY GLASS MANUFACTURE		BLACK FRIT COATING		
SF-4	EXTERIOR STOREFRONT SYSTEM	WINDOWS IN WALLS WITH MP-1 FINISH	TBD		BLACK MATCHING MP-1		

REVISIONS

DENTON ARCHITECTURE
1025 Cassville Road | Piquette, TN 38591 | 401.741.3005 | 404.741.4003

PORSCHE
MILWAUKEE NORTH

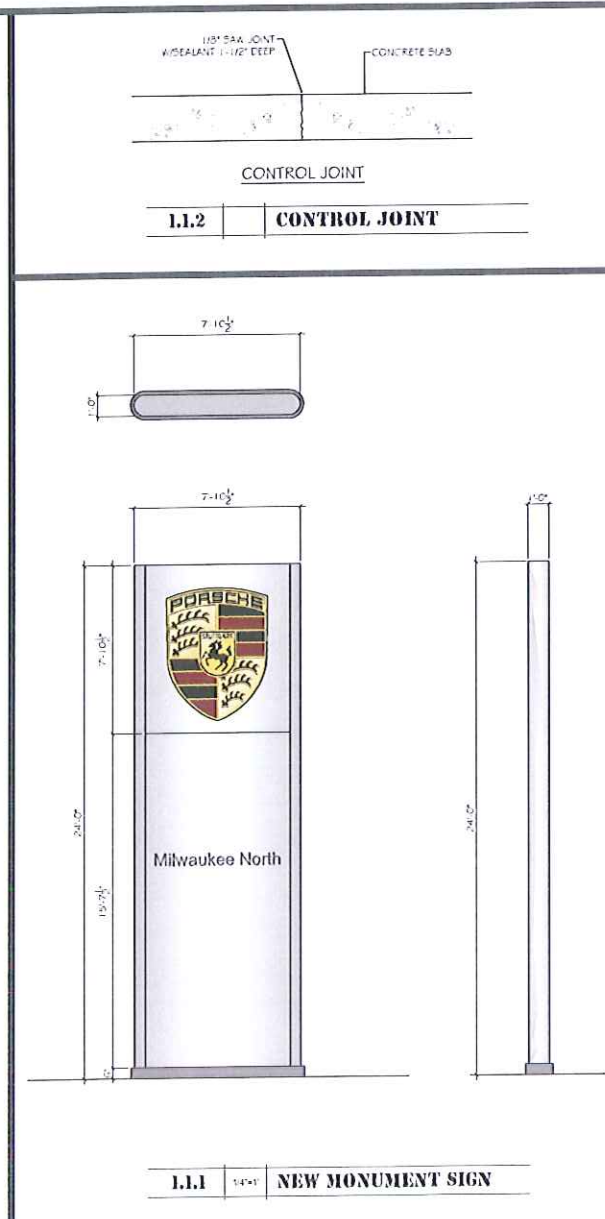
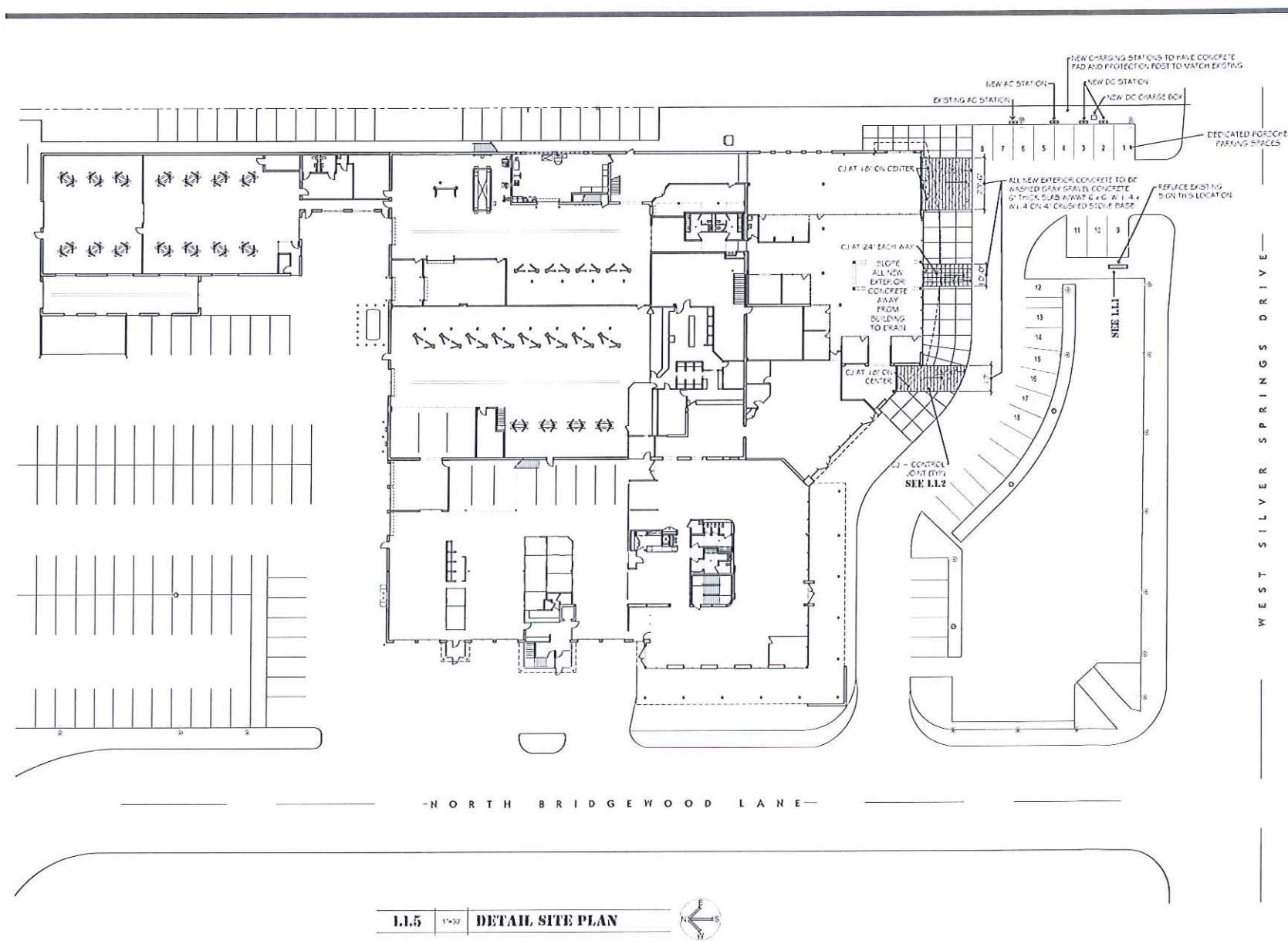
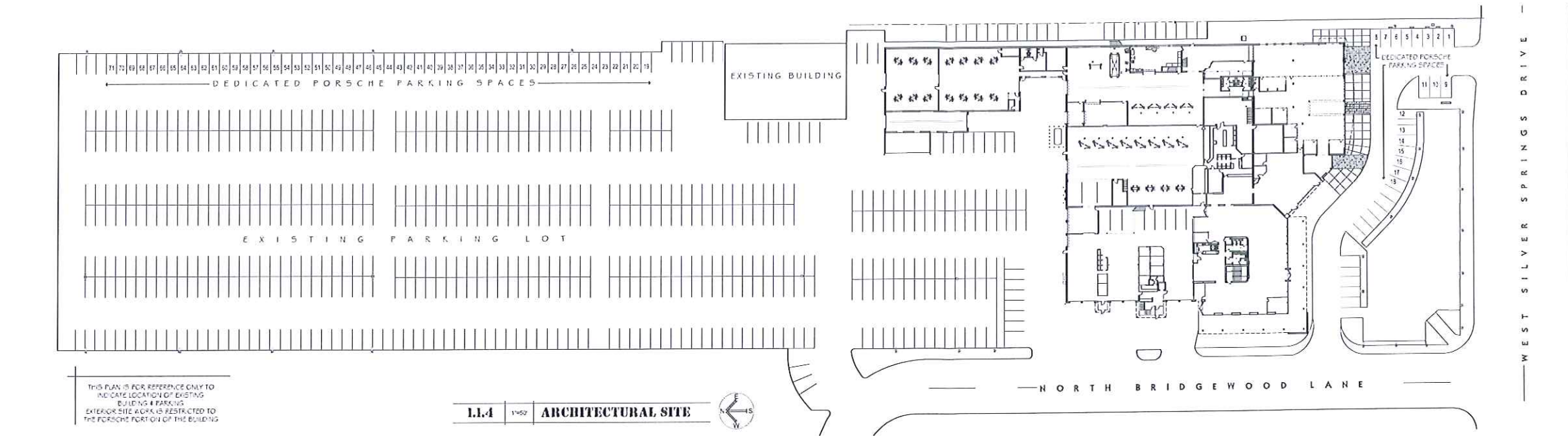


1400 West Silver Springs Drive • Milwaukee Wisconsin 53209



BY: MLD
REF: DYNAMIC
PROJ: 150.0
DATE: 1 OCT 2018
A3.2
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ELEVATIONS

N:\Drawings\2019\WV\com\MilwaukeeSilverSpringsDrive\1400PorscheCD\1400PorscheNorth-A101.dwg, 5/24/2019 12:36:33 PM, Adobe PDF, ARCH D, 1:360, COPYRIGHT DENTON ARCHITECTURE ALL RIGHTS RESERVED



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ARCHITECTURE

602 Damask Road | Menomonee Falls, WI 53051 | 920.760.5000 FAX 920.760.4000

PORSCHE
MILWAUKEE NORTH

1400 West Silver Springs Drive • Milwaukee Wisconsin 53209

WISCONSIN
MASTERS OF
ARCHITECTURE
A-1000
MEMBER

5/24/2019

BY: MDP
REF: DRAFT
PROJ: 1400
DATE: 10.07.2019

File
W

A.I.
22
SITE PLAN

CODE	MATERIAL	LOCATION	OPTION	MANUFACTURER	DESCRIPTION			ADDITIONAL INFORMATION
					PRODUCT	COLOR	DIMENSION	
P-1	PAINT	GENERAL WALL OR FINISH		SHERWIN WILLIAMS	SN PROGLEN 200	SN F007 CEILING BRIGHT WHITE FINISH GLOSS		SHERWIN WILLIAMS (800) 321-4194
P-2	PAINT	SERVICE - WALL FILL		SHERWIN WILLIAMS	SN PROGLEN 200	SN 700 EXTRA WHITE FINISH GLOSS		
P-3	PAINT	DOORS & FRAMES BOLLARDS		SHERWIN WILLIAMS	SN WATERBASE ACRYLON 100	SN 6900 CAR-PAV FINISH FLAT		
P-4	PAINT	STRUCTURAL COLUMNS	A	TRINEX	NEW STEEL PRIMER ROOF FIRST 12 FOC SECOND 10 FOC	AKZO BASF DUXER (TO MATCH RAL 9007)		PLEASE AT ALL TIMES AND LOCATIONS, PLEASE USE THE FOLLOWING MANUFACTURER RECOMMENDATION FOR SHOP-FIELD 27, 1077 METALLIC, SP-1 WITH EPOCH ON GAG - USES 1077-27, 1077-27
		STRUCTURAL COLUMNS	B	ZONATONE	UNCO (TO MATCH RAL 9007)			
P-5	PAINT	EXTERIOR DOORS (SEE D-1)		SHERWIN WILLIAMS	SN WATERBASE ACRYLON 100	SN 6900 CAR-PAV FINISH BENDABLE GLOSS		SHERWIN WILLIAMS (800) 321-4194
P-6	PAINT	METAL DOOR & TRIM LOCATED INSIDE PARTS AREA ONLY		SHERWIN WILLIAMS	SN PRIMER 200	SN 6900 CAR-PAV FINISH GLOSS		
P-7	PAINT	INTERIOR FRONT FRAME, BRIGHT SECRET				TO MATCH RAL 9005		
P-8	PAINT	REST ROOM DOORS & TRIM, JANITOR DOORS & TRIM, PARTS DOOR & TRIM	A	SHERWIN WILLIAMS	SN PRIMER 200	SN 6900 CAR-PAV FINISH BENDABLE GLOSS		SHERWIN WILLIAMS (800) 321-4194
			B	ZONATONE	UNCO (TO MATCH RAL 7021)			
P-9	PAINT	REST ROOM WALLS		SHERWIN WILLIAMS	SN PROGLEN 200	SN F007 CEILING BRIGHT WHITE FINISH GLOSS		SHERWIN WILLIAMS (800) 321-4194
P-10	PAINT	PARTS & SERVICE CEILING		SHERWIN WILLIAMS	SN PRO INDUSTRIAL & VOC ACRYLIC	SN F007 CEILING BRIGHT WHITE FINISH GLOSS		
P-11	STAINLESS STEEL	REST ROOM PARTITIONS, INTERIOR TOWERS				#316 POLISHED STAINLESS STEEL		
P-12	PORCELAIN TILE	FLOOR FIELD, REST ROOM FLOOR AND WALL TILE	A	GRANIT FANTASIE		#30135 BLACK BOUTIQUE STONEHYTE	12" x 24"	GRANIT FANTASIE (901) 334-2933
			B	(CALGASANT)	LE DENISE	#30135 BLACK BOUTIQUE STONEHYTE	12" x 24"	(714) 524-7771 (901) 334-2933

CODE	MATERIAL	LOCATION	OPTION	MANUFACTURER	DESCRIPTION			ADDITIONAL INFORMATION
					PRODUCT	COLOR	DIMENSION	
PT2	PORCELAIN TILE	SERVICE DRIVE-THROUGH WASH BAYS A= FIELD B= LANE MARKERS	A		SLATE OR WHITE		8' x 4'	
			B					
PT3	PORCELAIN TILE	SERVICE WAREHOUSE UP TO 4-5 A.F.F.	A	GRANITE FAVORITE	UN200LR	UN200GR	12' x 12'	GRANITE FAVORITE (SEE BOARD)
			B	SHERWIN WILLIAMS	INDUSTRIAL ENVIOL	AR208 SLATE GRAY	FROM GROUND 4-7 A.F.F.	
SG1	SEALED CONCRETE	MED+ ELEC ROOM, WASH-BAYS PARTS		SCHWABSON	UN200LTH	CLEAR		
SP1	INTERIOR GLASS PARTITIONS	INTERIOR OFFICES		BLANCHARD OR APPROVED EQUAL		SEE ELEVATIONS		
VS1	WALL BASE	BACK AREA CARPET		JOHNCOINTE	TIGHT LOCK WALL BASE	BLACK		JOHNCOINTE 300-694218
HC1	METAL CEILING	SHOWROOM RECONFIGURATED		HUNTER DOUGLAS	3X6 C	RAL 9008 COLOR 7-13	LINEAR FLUX, FESP # 33	Bill Cherry (770) 354-6140 BILL@CHERRYCEILINGFISHES.COM
		SERVICE DRIVE-THROUGH NOW RECONFIGURATED		HUNTER DOUGLAS	3X6 C	RAL 9008 COLOR 7-13	LINEAR FLUX	Bill Cherry (770) 354-6140 BILL@CHERRYCEILINGFISHES.COM
FW1	PAVEMENT	ENTRY		NUWAY	TUFFGRABO HEAVY DUTY	CHARCOAL	12 MM	MATTING.COM/NUMAY WWW.CS2GROUP.COM
KA1	ILLUMINATED CEILING	VEHICLE DELIVERY		NEWMAT	EY TLS	BRIGHT WHITE		

REVISIONS

**DENTON
ARCHITECTURE**

1000 COMMERCIAL BLVD. | MEMPHIS TN 38119 | 901.796.3900 FAX 796.4400

PORSCHE

MILWAUKEE NORTH

1400 West Silver Springs Drive • Milwaukee Wisconsin 53209

BY: _____

REF: F010006

PROD: 10000

DATE: 10/01/2018

F010006

W

A2.3

22

FINISH PLAN

BARNABAS BUSINESS CENTER
PLANNED SIGN PROGRAM

Amendment June 2019

Cardinal Capital Management, Inc.

4650 N Port Washington Rd.
Glendale, WI 53209

Phone 262.825.1973
Email Kelly.J@cardinalcapital.us

Barnabas amendment to PSP

Change 1

A monument sign located on Port Washington Road to display the **three anchor tenants** on the property. (location is the red circle on exhibit A) This sign will be made from metal/steel 4 feet tall and 11 feet wide with three removal panels and visible from both sides. Similar to the picture below but with only three panels going across and no brick.



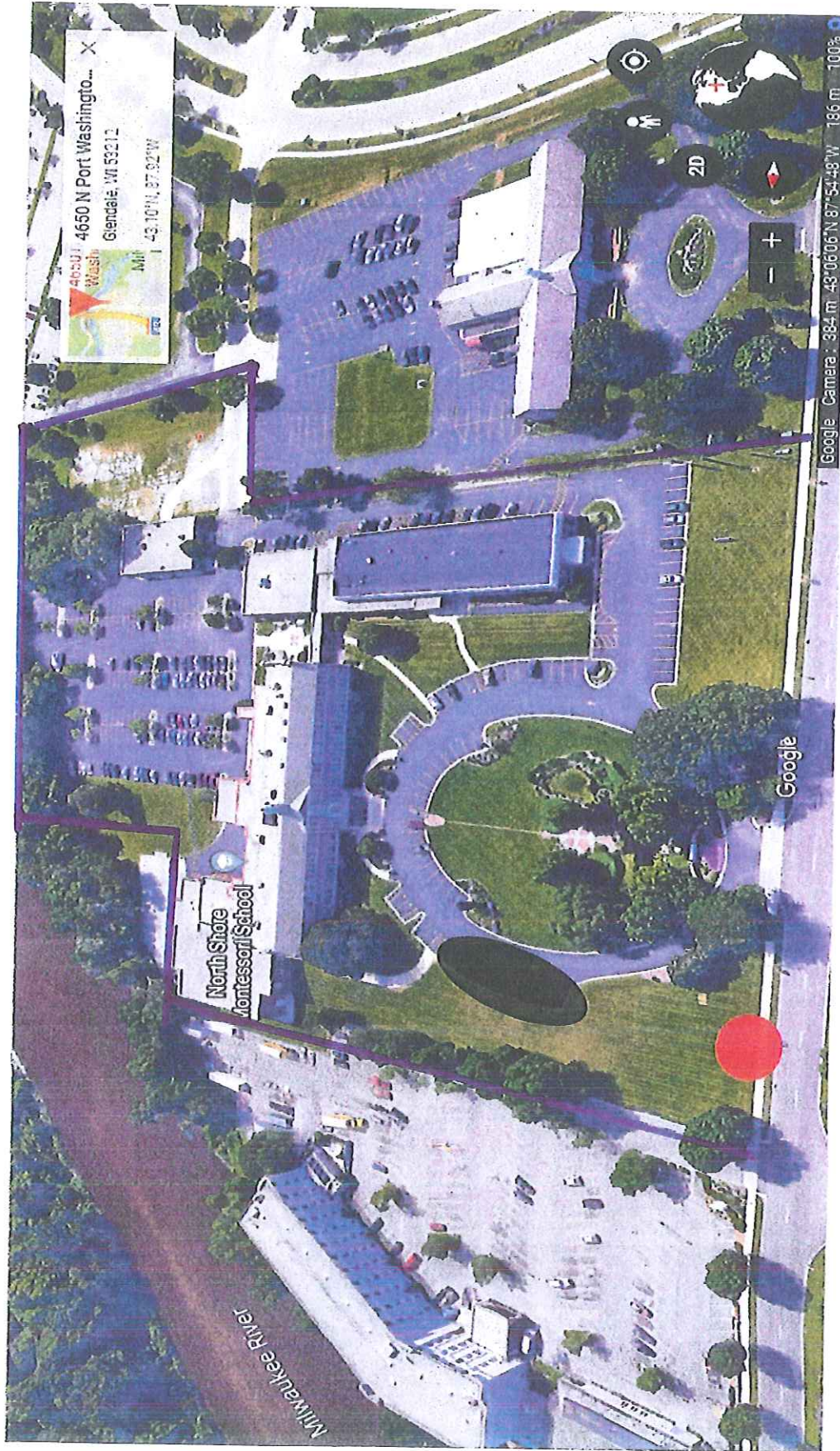
Change 2

Parking signs located in the circle drive off Port Washington Road. (location is the black oval on exhibit A)



Enclosures: Current Planed Sign Program, Exhibit A,

Exhibit A



Red circle — tenant monument sign

Black oval — First Weber parking

Barnabas PSP

Existing



*Join innovative tenants who have relocated their
diverse businesses to our historical property!*

Barnabas

4650 N. Port Washington Road, Milwaukee, Wisconsin 53212
414-828-9219 | www.barnabascenter.com
"Where Innovation Meets Historic Charm"

History, 1919 – Schlitz begins to manufacture Eline Candy Bars. “Here is the ideal location,” Joseph Sr. announced. “Wisconsin is the greatest dairy state in the union and good fresh milk is the one requirement for a chocolate manufacturer... We have made plans for unlimited expansion.” “My father had the theory that with beer and liquor cut off, people would turn to chocolate,” Joseph Jr. said. “Instead of starting in a small way, the family built a tremendous plant.”

Eline's Chocolate and Cocoa



Deliciously
Good



Today – Barnabas is a timeless, classic, flexible one-of-a-kind building located in Glendale, one of Wisconsin's premier communities. Glendale has experienced exceptional growth and development since its official incorporation as a city in 1950, and serves as headquarters for Johnson Controls, Inc., Weyco, Columbia-St. Mary's, Wheaton Franciscan and other leading organizations. Today, it is recognized as one of the most progressive communities of the Northeast Milwaukee suburbs.

We invite you to experience Barnabas and Glendale where there is a workforce of 17,000 skilled and professional people available to support our local businesses, where the Community Development Authority works diligently to improve the quality of life for Glendale businesses, residences, and guests and where you can shop at over 120 top end retail stores, national chains and boutique shops. There is nothing like this in all of Milwaukee.

Barnabas, located on an 8-1/2 acre campus, has built to suit office spaces available for lease at rates that provide extraordinary value.





Barnabas



We invite you to visit Barnabas and see firsthand this special place, *"Where Innovation Meets Historic Charm."* We would be excited to have you join our community of dynamic companies in a peaceful and serene 8 ½ acres setting looking over the shores of the Milwaukee River in Glendale's Riverview District. As Joseph Uihlein said on July 1, 1919 when he began the Eline Candy Co, "Here is the ideal location." Should you choose to join us, you will be following the Uihlein tradition with other notable businesses who have been part of our history, including Manpower, Narada, Waste Management, Integrated Systems Corp, Arts @ Large; and current Tenants, Cedarwinds Investment Management, First Weber Group, Hunter Business Group, Kohner Mann & Kailas Law Firm, Music Design/Allegro Media, Segel Lang Group, American Pasteurization Co., Snack Patrol, True Process, Inc., New Horizon Center, Inc., Arnow & Associates, Alterra and World Outreach Center.

There are several valuable benefits that have inspired successful businesses to choose our classic property.

- * Has easy access to and from I-43 freeway, connecting I-94 to the North Shore;
- * Has ample free parking;
- * Is conveniently located in North Shore, a few blocks from Bayshore Town Center, restaurants & shops;
- * Served by the Hilton Milwaukee River for lodging and the Anchorage for dining;
- * Provides flexible floor plates from single offices to more than 12,000 SF;
- * Has on-site management and maintenance services;
- * Offers superb value for reasonable rate;
- * Has state-of-the-art access control security system;
- * Has attached warehouse facility for your flexible space needs.

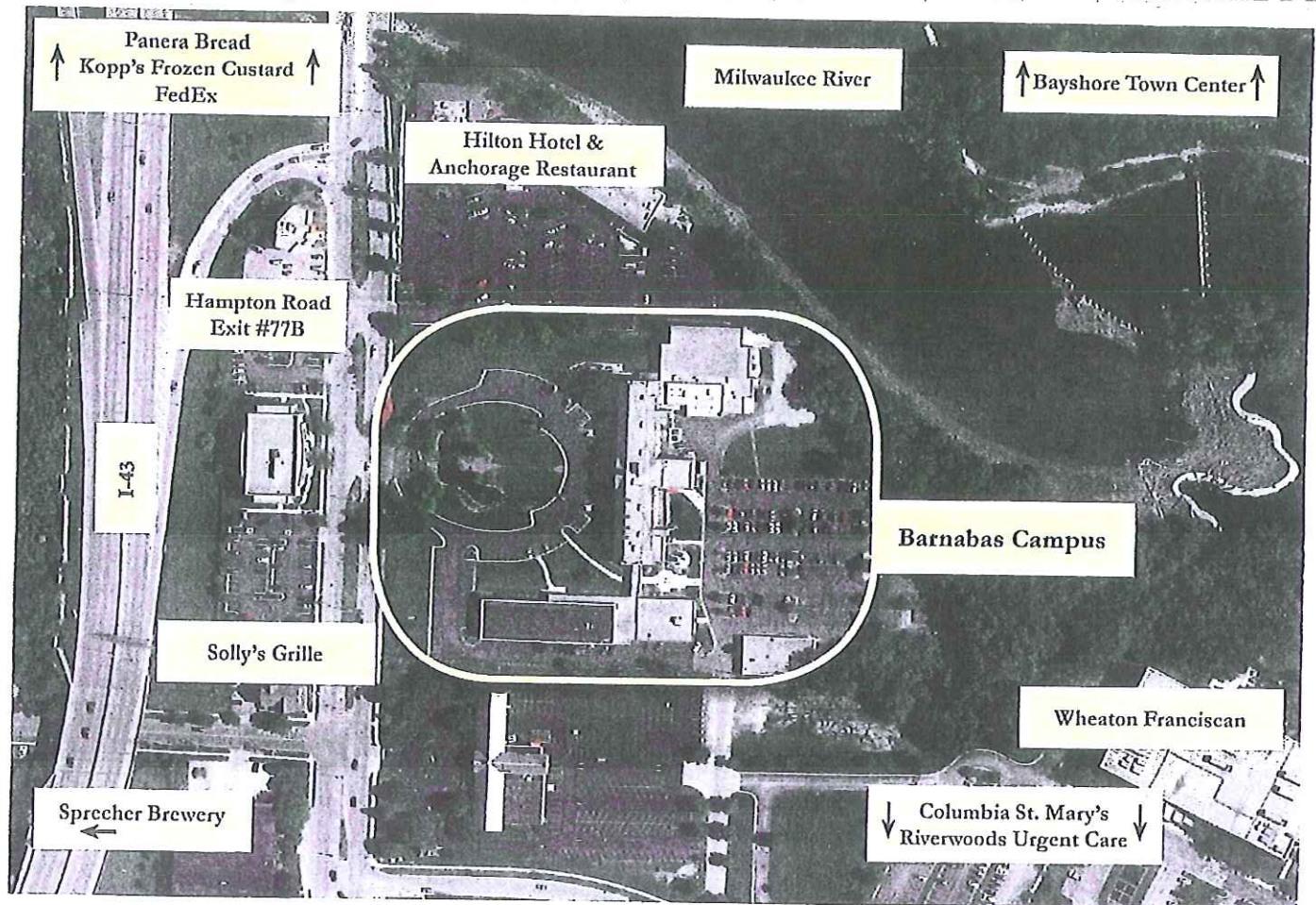
We have worked diligently for over 25 years to develop Barnabas into a sustainable and welcoming community. I want to personally invite you to see and experience the extraordinary value and captivating setting! Please call 414-828-9219 or email info@barnabascenter.com to set up your personal tour. Thank you.

Sincerely,

Linda Hunter
Property Owner



4650 N. Port Washington Road, Milwaukee, Wisconsin 53212
414-828-9219 | www.barnabascenter.com
"Where Innovation Meets Historic Charm"



Hilton Milwaukee River – recently renovated, full-service hotel with 161 spacious guestrooms offering wireless Internet services, large work station desks and dual line telephones with automated voice mail.

Anchorage Restaurant - newly remodeled, celebrating over 35 years of dining excellence; favorites include the Red Snapper Soup with Sherry, the Anchorage Scallops, and the Thai Marlin.

Sprecher Brewing Co. – microbrewery founded in 1985 by Randal Sprecher; produces high quality beers and sodas using old world brewing methods. Gift shop is open daily and tours are available.

Solly's Grille - serves "America's Original ButterBurger", 100% sirloin butter burgers; a Milwaukee favorite established in 1936 and named "Best of Milwaukee."

Bayshore Town Center – vibrant retail center offers 96 shops and 24 dining establishments;

Boelter SuperStore - retail cookware store, offering everything a cooking enthusiast is looking for: restaurant quality and a huge selection at wholesale prices.

Forrer – the largest office furniture and services dealership in Southeastern Wisconsin.

Features of the Campus

- * Situated on 8-1/2 acres with lots of green space
- * Views of scenic Milwaukee River
- * Outdoor patio area for dining, meetings or company events
- * Park-like setting with award-winning landscaping
- * Premier location in Glendale's Riverview District

Features of the Building

- * Lots of Natural Light
- * 14-16 Foot Ceilings
- * Variety of Floor Plates
- * Classic Georgian American Colonial
- * Unique and flexible space



4650 N. Port Washington Road, Milwaukee, Wisconsin 53212

414-828-9219 | www.barnabascenter.com

"Where Innovation Meets Historic Charm"

Linda and Victor Hunter – Tenant Owners



0

1



394

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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

County Boundary
Highways, to 8k
Street Centerlines, 0k to 8k
Railroad 8k
Water 8k
Rivers 8k
Airport 8k
Landmarks 8k
County Parks 8k
Municipal Subdivisions 25k
Tax Parcels
2010(High Res) NAT CLR

Red: Band_1
Green: Band_2
Blue: Band_3



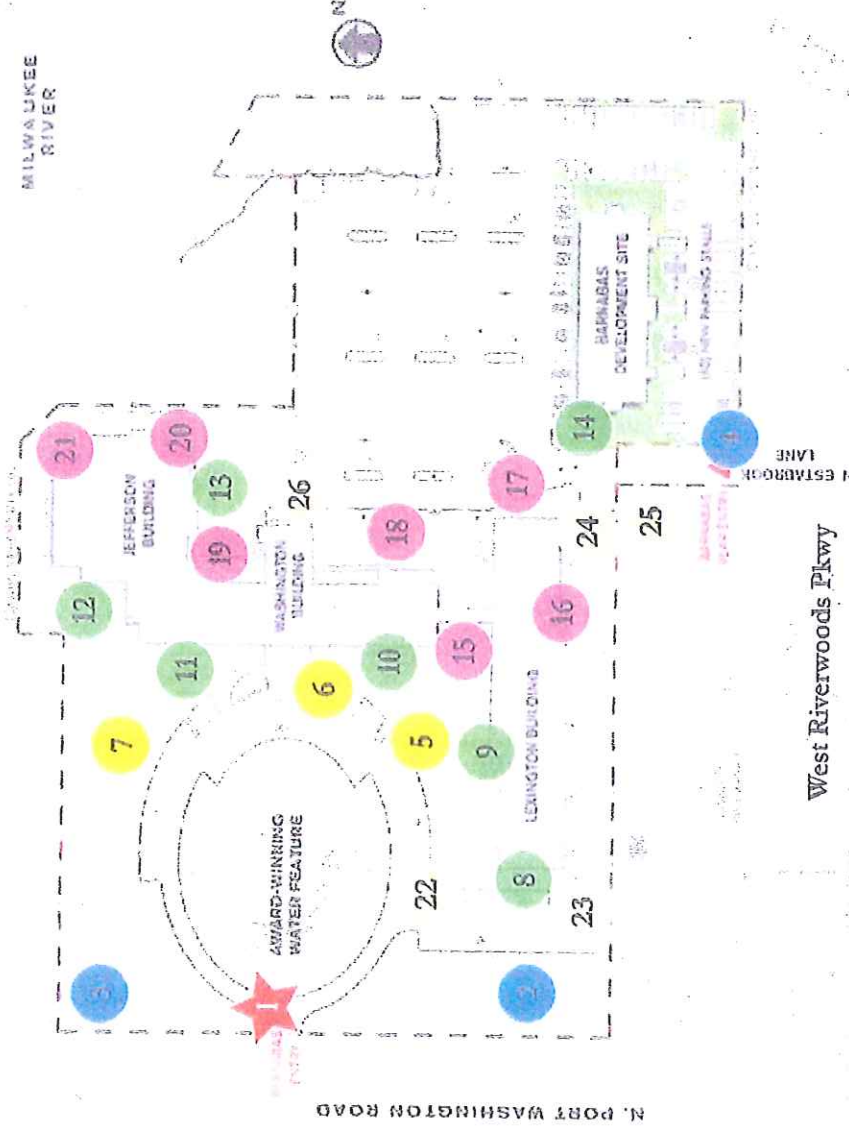
Notes

Site Plan

West Hampton Road

HILTON
HOTEL & RESTAURANT

MILWAUKEE
RIVER



West Riverwoods Pkwy

4650 N. Port Washington Road, Milwaukee, Wisconsin 53212
414-828-9219 | www.barnbascenter.com

Barnabas

"Where Inspiration Meets Historic Charm"

Barnabas

TENANT MONUMENT SIGNS



2



3



4



4650 N. Port Washington Road, Milwaukee, Wisconsin 53212
414-828-9219 | www.barnabascenter.com
"Where Innovation Meets Historic Charm"



Barnabas

BUILDING ENTRY & IDENTIFYING SIGNS



5



6



7



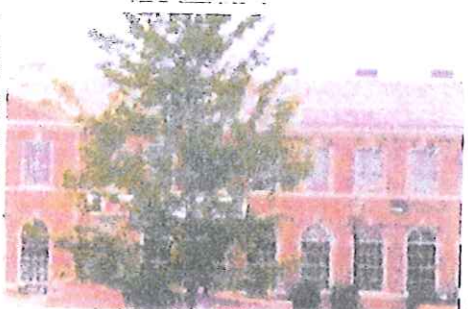
4650 N. Port Washington Road, Milwaukee, Wisconsin 53212
414-828-9219 | www.barnabascenter.com
"Where Innovation Meets Historic Charm"

Barnabas
MAIN PROPERTY SIGN



4650 N. Port Washington Road, Milwaukee, Wisconsin 53212
414-828-9219 | www.barnabascenter.com
"Where Innovation Meets Historic Charm"

Barnabas
TENANT
APPLIED LETTERING



Barnabas

TENANT DIRECTORY SIGNS





Barnabas

WAY FINDING & DIRECTIONAL SIGNS



22



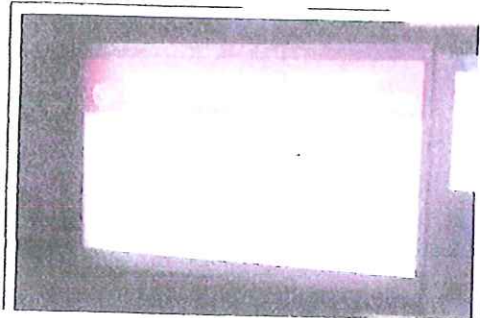
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7/30/2019

3D



VANDEWALLE & ASSOCIATES INC.

To: Mayor Bryan Kennedy, City of Glendale Plan Commission, City of Glendale Staff
From: Jolena Presti and Meredith Perks, Vandewalle & Associates
Date: Monday, July 29, 2019
Re: 2040 Comprehensive Master Plan Update

The memo below provides the City of Glendale Plan Commission an update on the progress of the 2040 Comprehensive Master Plan for the previous month. Vandewalle & Associates has worked with City staff to accomplish the following:

Planning Process Update:

- Created a custom logo for the 2040 Comprehensive Master Plan that will serve as a unifying brand and will connect residents to the 2040 Plan website. The logo is attached
- Drafted a press release to local media announcing the beginning of the comprehensive planning process.
- Provided City staff with the content and organization for the 2040 Comprehensive Master Plan webpage, which the City has put up on the Glendale website. The 2040 Plan has a unique page accessible from the City's homepage. Future public communications, including newsletter updates will direct residents to the 2040 Plan page for plan materials, updates on events, and other important information. Webpage link: <https://www.glendale-wi.org/712/2040-Comprehensive-Master-Plan>
 - As a special outreach component, the City of Glendale is accepting public photo submissions for inclusion in the final published version of the 2040 Plan document. Specific instructions for photo files, size, and content are included on the website. Encouraging the public to share photos that show what they love about Glendale, like the parks, the community, the neighborhoods, etc., will hopefully encourage and develop a sense of public

interest in the plan and ownership and pride in the final product. The instructions for photo submission are attached to this memo.

- Began building the Community Comprehensive Plan Vision Graphic and developing the guiding principles based on feedback from Plan Commission members at the meeting on July 2, 2019. Vandewalle & Associates will present the Vision Graphic in November, following the public input events, stakeholder interviews, and additional plan development.
- Vandewalle & Associates has worked with Clark Dietz, Glendale's City Engineer, City staff, and the Southeastern Wisconsin Regional Planning Commission (SEWRPC) to begin developing GIS maps and data analysis. These maps will be crucial in future land use discussions and are required by State Statutes. Additionally, demographic and economic data analysis is being completed for inclusion in the plan. This data informs the Plan and grounds it in accurate information on the current state of the community as well as recent trends regarding population, housing, employment and other important topics.
- Prepared recommended stakeholder group list and prepared for stakeholder focus group interviews in August.
- Prepared for City Tour with staff and Land Use review work session.

Upcoming Events:

- City Tour with Consultants and Staff – Early August (Date TBD)
- Stakeholder Focus Groups – Early August (Date TBD)
- Community Outreach at Music in the Glen – August 14th
- Community Outreach at Root Beer Bash – August 24th

Anticipated Plan Commission Meeting Topics:

August (Memo): Project Status Check-In: Website, Inventory, City Tour, Stakeholder Interviews

September: Economic Development and Opportunity Analysis

October: Project Status Check-In

November: Vision Graphic and Targeted Area Map

December: Draft Review (1st Half)

January: Draft Review (2nd Half)

End of January: Full PC/Staff Draft Plan distribution for review (2-week review period)

February: Implementation Strategies

March – no Comprehensive Plan meeting but Draft Open House Meeting will be held early/mid-March

April: Draft Plan Recommendation to Council

2040 Comprehensive Master Plan Logo:



Public Photo Submission Instructions (from 2040 Plan webpage):

Submit your own photos for potential use in the Plan!

Uploading instruction and photo requirements:

Have your photos included in the Final 2040 Comprehensive Master Plan Document! Upload photos for inclusion in the final published plan document. Photos should meet the criteria below and should showcase what you love about Glendale! Ideas for photos are also included below.

By submitting your photo, you are providing the City of Glendale permission to use your photo in the 2040 Comprehensive Master Plan document and accompanying materials.

Uploading Digital Format Photos - Format and size

- File formats include JPG, JPEG, PNG, or BMP image file.
- Maximum file size is 8MB; smallest is 300 KB
- The photo should be at least 1024 x 768 pixels
- Vertical, horizontal, panoramic are all acceptable
- If you scan your photo, the file should be a 3 " x 4" image or larger

Suggested subject matter/categories:

1. **People** - *being active, gathering, shopping, at work*
2. **Kids** - *playing, being creative, heading to school, etc.*
3. **Unique architecture**
4. **Natural features** - *river, parks, bluff, sky, seasons etc.*
5. **Shops** - *exterior storefronts and interiors*
6. **Restaurants and cafes**
7. **Businesses** - *exterior and interior*
8. **Signs** - *street signs, business signs, lit signs, painted signs, directional signs, neighborhood signs, homemade signs, etc.*
9. **Events** - *festivals, bands, fairs*
10. **Street/sidewalk activity**
11. **Homes and neighborhoods**
12. **Art and culture**
13. **"Green" and sustainability-minded things, places and practices** - *solar panels, rain barrels, recycling, upcycled art, brick walkways, rain gardens, wetland, wind powered, electric cars and bikes etc.*
14. **Wildlife**
15. **Civic places** - *city hall, library, schools, post office, fire station etc.*
16. **Drone photos**