

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, October 1, 2019
6:00 P.M.**

1. Roll Call and Pledge of Allegiance.
2. Adoption of Minutes of the Meeting of September 3, 2019.
3. a. 6:00 PM Conditional Use Permit Hearing Review, Lupient KIA, 1720 West Florist Avenue. Review and approve Conditional Use Permit for Accessory Storage of Automobiles per Zoning Code 13.1.39(d)(9) and the Wisconsin Statutes 62.23(7)(de), directly related to the Lupient KIA facility located at 6030 North Green Bay Avenue.
Dennis Quinn, Lupient KIA
Nathan Powers, Boerke
- b. Plan Commission Review: Landmark Credit Union, 6270, 6290, 6300, and 6310 North Port Washington Road. Review and approve proposed architecture, site, landscaping, lighting, and signage plans for a Landmark Credit Union, as well as use and occupancy.
Bob Bruemmer, Landmark Credit Union
Abbegail Sivwright, LaMacchia Group
- c. Certified Survey Map (CSM), 6270, 6290, 6300, and 6310 North Port Washington Road. Review and recommend to Common Council approval of the proposed CSM.
Bob Bruemmer, Landmark Credit Union
Mark W. Weingarten, Key Engineering
- d. Plan Commission Use and Occupancy Review, Educators Credit Union, 7139 North Port Washington Road. Review existing Educators Credit Union automobile lease service for Credit Union Members as relates to the elimination of the Wisconsin Department of Transportation Lease Only license, necessitating use of the Motor Vehicle Dealer Two Year License form.
- e. Plan Commission Review, Mobil, 525 West Silver Spring Drive and 7010 North Port Washington Road. Review and approve proposed exterior materials for buildings.
Mike Miller, Roettgers Company, Incorporated

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, October 1, 2019

- Plan Commission Report -

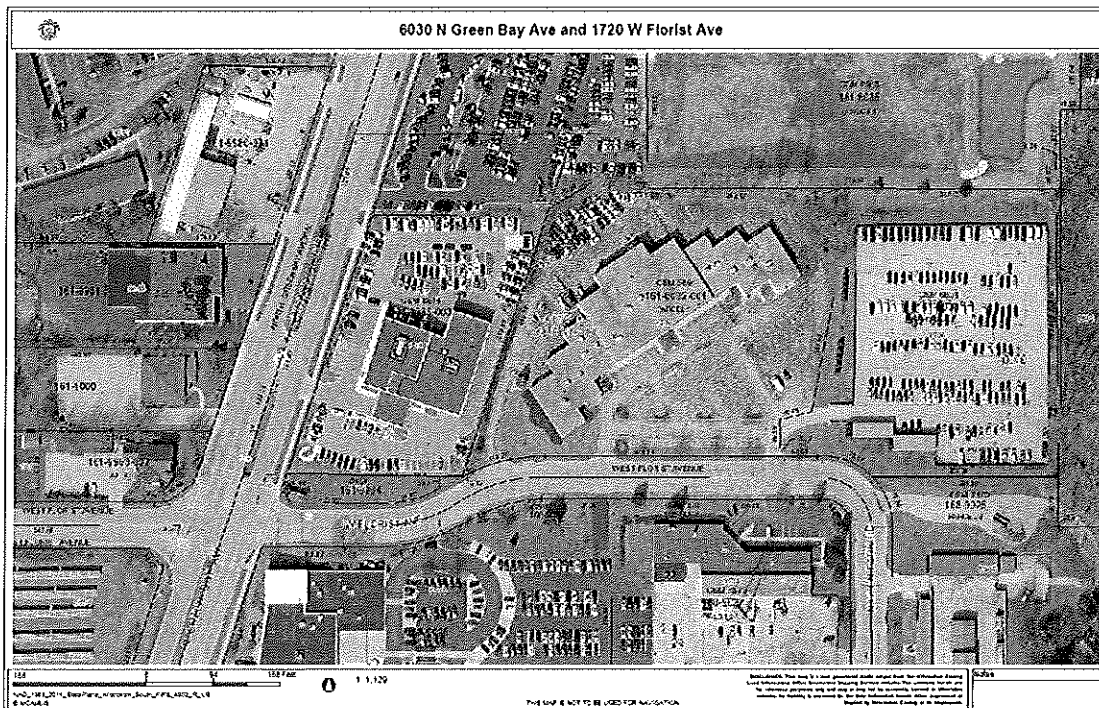


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- 3a. **6:00 PM Conditional Use Permit Hearing Review, Lupient KIA, 1720 West Florist Avenue.** Review and approve Conditional Use Permit for Accessory Storage of Automobiles per Zoning Code 13.1.39(d)(9) and the Wisconsin Statutes 62.23(7)(de), directly related to the Lupient KIA facility located at 6030 North Green Bay Avenue.

Lupient KIA of Milwaukee seeks Plan Commission review and approval of a Conditional Use Permit to use the 1720 West Florist Avenue property for Accessory Storage of Automobiles in addition to the existing office uses there. The site is zoned M-1 Warehouse, Light Manufacturing, Office and Service District, and the proposed use requires a Conditional Use Permit per 13.1.39(d)(9) that requires a public hearing and review and approval by the Plan Commission.

Exhibit Map: 1720 West Florist Avenue (6030 North Green Bay Avenue)



Lupient KIA proposes to store up to 100 new automobiles within the 1720 West Florist Avenue property as indicated on the exhibit in the submittal materials. The 1720 West Florist Avenue property is located immediately east of and adjacent to the Lupient KIA dealership located at 6030 North Green Bay Avenue, at the northeast corner of North Green Bay Avenue and West Florist Avenue. Lupient states that the automobiles will be stored in a manner not to interfere with life, fire, and safety access to the property and that the existing building tenants are not utilizing the back of the property for

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parking and that the front parking field in front of the property is more than suitable for current and future tenants parking needs. Lupient is not proposing any improvements or changes to the existing building and grounds at 1720 West Florist Avenue. The Exhibit A Aerial Photograph, from 2018, indicates that the Infiniti dealership was likely storing some automobiles at the northwest corner of the property.

Existing Ownership and Use of the Building

The existing 1720 West Florist Avenue property is an office warehouse type facility owned by Howard Spector Revocable Trust, with office tenants identified in the Lupient submittal as Sebastian Family Psychology, Fresh Start, SASI and, until recently, Umansky Motors. The Lupient submittal states that Axelrod Wags Real Estate, LLC, currently has the property under contract to purchase, and that Axelrod Wags Real Estate, LLC, is comprised of Members of the neighboring business, Lupient KIA Milwaukee. The Lupient submittal states that the existing building tenant occupancy is presently at 68 percent, and that Axelrod Wags intends to manage the property and continue to lease vacant space.

Site Plan and Security

The Site Plan indicates that automobiles are proposed to be located in the northwest corner of the site and adjacent to the north side of the existing building (Refer to submittal materials). There is not a complete existing fence enclosure and security measures are not proposed. The existing pavement and some of the perimeter landscape maintenance is in deteriorated condition.

Comments from the North Shore Fire Department are included in the Plan Commission materials. Please observe that the present Lupient proposal does not include automobile dealership use of the existing building or any other part of the grounds for dealership use or automobile storage, and the proposal is only for proposed automobile storage use by Lupient KIA. The previous use of the property by Umansky Motors mentioned in the submittal materials was unknown to the planning staff.

City staff has some concern about the potential for the stored automobiles to block various building ingress-egress doors and pathways and close access to the building by emergency services, and that access must be maintained at all times per applicable Building Code requirements. Staff recommends that

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the site should be made secure with appropriate fence and lighting, and that the existing pavement should be repaired and maintained, and that the site landscaping should be improved and better integrated with the Lupient KIA property located at 6030 North Green Bay Avenue.

Staff recommends that the Plan Commission grant approval of Conditional Use Permit for Lupient KIA Milwaukee (6030 North Port Washington Road) to utilize the 1720 West Florist Avenue property for the accessory storage of automobiles per Zoning Code 13.1.39(d)(9), per the following requirements:

1. Satisfy the requirements of the North Shore Fire Department as to requirements to maintain at all times a Fire Lane 20 feet in width, as well as maintaining at all times ingress-egress pathways per applicable Building Code requirements;
2. Install a six-foot or eight-foot height wrought-iron style security fence and gates along the south side of the property with sufficient security lighting;
3. Maintain and repair the existing pavement;
4. Improve the landscape between the 1720 West Florist Avenue property and the 6030 North Green Bay Avenue and the property to the north, as well as to the property generally to provide a more integrated, orderly, and attractive landscape environment;
5. All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary, subject to previously approved landscape plans;
6. All building and fire codes being carried out to the satisfaction of the Building Inspector, Fire Marshall, and North Shore Health Consortium, respectively.

3b. Plan Commission Review: Landmark Credit Union, 6270, 6290, 6300, and 6310 North Port Washington Road. Review and approve proposed architecture, site, landscaping, lighting, and signage plans for a Landmark Credit Union, as well as use and occupancy.

Landmark Credit Union seeks Plan Commission review and approval to construct a 3,800 square-foot Landmark Credit Union building at the north part of what is presently 6270, 6290, 6300, and 6310 North Port Washington Road. The site is zoned B-1, F1 District and the proposed architecture, site, landscaping, lighting, and signage plans require the review and approval of the Plan Commission. The proposed Credit Union use, including the drive-

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in window service, is permitted in the B-1, F1 District, with Plan Commission approval.

Site Plan

The site was previously occupied by the Barrett Office Park and is presently vacant. The proposed building will be located on Lot 1 of a proposed two lot Certified Survey Map (Refer to Item 3c) that will be about 1.0023 acres (43,662 square feet) of land. The submitted plan indicates that the project will include 0.67 acres of impervious surface and 0.33 acres of green space, as compared with the previous/existing 0.96 acres of impervious surface and 0.04 acres of green space, with the resultant proposed green space ratio being 33.33 percent of Lot 1.

Aerial Photograph of the Site



Site Plan

The building placement is essentially in the center of the property, with the main entrance located at the southwest corner of the building, a pedestrian sidewalk around the south, west, and north sides of the building, with 26 parking spaces along the south and southwest corner of the building, and ten parking spaces to the north of the building. The drive-in window service includes three service lanes along the east side of the building and site.

Ingress and egress to the two lots is proposed to remain where presently located, with a drive lane proposed along the west side of the two to be created properties. Until the time that both North Port Washington Road ingress-egresses and the connecting drive lane is constructed Lot 1 will only have a single North Port Washington Road ingress-egress. Traffic flow for drive-in window service will be counter-clockwise around the building. The building will have substantial landscape plantings around the north, west, and south sides of the site, and around the exterior perimeter of the site. There is a trash enclosure located at the northeast corner of the site.

The impending plans by the State of Wisconsin Department of Transportation to reconstruct Interstate Highway 43 and the related widening of North Port Washington Road from two to four lanes will likely impact the west edge of the property. The property owner is aware of this reality.

There is a 16-inch watermain believed to be owned by the Village of Fox Point that traverses the property east-west that will have to be protected at all times as it has been stated to be the main supply of treated water from the North Shore Water Treatment Plant that serves the Village of Fox Point. There have been numerous inquiries made to City of Glendale personnel about the 16-inch watermain and the related existing Utility Easement which have been referred to Village of Fox Point personnel (Refer to Plan Commission materials). Information submitted to the City suggests that segments of the existing 16-inch watermain that are not located within an existing Utility Easement.

There have also been inquiries about existing stormwater pipes on the four properties and, also, there is an identifiable concentrated flow of storm runoff from the lands located to the east that should be considered as to impact on the property.

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Architecture

The proposed architecture is modern and includes brick veneer on all four elevations, with a significant glass in the front and side elevations, allowing for ample natural light to enter the building, and also includes windows within all four elevations. Four cedar wood-wrapped columns support the angled roof. The drive-in service includes a canopy to provide cover to the drive-in customers.

Proposed signage includes a wall sign on the north side of the west elevation with the text “Landmark Credit Union” and the lighthouse logo. A monument sign is proposed at the northwest corner of the site immediately south of the North Port Washington Road ingress-egress, to include the text “Landmark Credit Union” and the lighthouse logo, the text “ATM”, the street address number (not yet existing), as well as an electronic message board. Under the Glendale Sign Code either a wall sign or a monument sign are permitted, and the electronic message board requires a Sign Appeal Variance.

Lighting includes pole mounted, wall mounted, and canopy down lighting (both in the front roof and the drive-in window service canopy). The Glendale Zoning Code limits the height of light poles to 15 feet in height.

Business Hours and Usage

Landmark Credit Union business hours are Monday through Thursday 9:00 a.m. to 5:00 p.m., Friday 9:00 a.m. to 6:00 p.m., and Saturday 9:00 a.m. to 1:00 p.m. The drive-in window service hours are Monday through Thursday 8:30 a.m. to 5:30 p.m., Friday 8:30 a.m. to 6:00 p.m., and Saturday 9:00 a.m. to 1:00 p.m.

There will be between four and twelve employees, and 12 to 20 customers visiting the site.

Project Schedule

The project schedule stated in the submittal materials is for construction completion in December of 2020, with a Grand Opening in January of 2021. A start date was not provided.

Staff recommends that the Plan Commission grant approval of the architectural, site, landscaping, lighting, and signage plans such that Landmark Credit Union may obtain City of Glendale Building Permits to construct the proposed improvements on Lot 1 and Lot 2 of the proposed Certified Survey Map, with the following requirements:

1. Complete Certified Survey Map (CSM) assembling the existing four parcels into a two parcels, to include all existing site public utilities and required and necessary Utility Easements related to all of the public utilities;
2. Light poles are limited to 15-feet height;
3. Submit a Sign Appeal for review and approval by the Plan Commission in order to have both a wall sign and a monument sign, as well as to have an electronic message board within the monument sign.
4. Submit stormwater management analysis and related drainage pattern analyses and grading and drainage plans for review and approval by the City Engineer and the Director of Public Works (Investigate persistent existing drainage from site and concentrated flow directed to the site from lands to the east);
5. Submit erosion control plan satisfactory to Building Inspector and Director of Public Works;
6. Verify condition of existing utilities prior to connections to City of Glendale utility facilities;
7. Submit site civil plans for utilities and ingress-egress street connections to include utility and pavement design and plans satisfactory to the City Engineer and Director of Public Works;
8. City of Glendale and/or Milwaukee County permit(s) required for any work to be completed within the North Port Washington Road public street right-of-way or relating to City of Glendale watermain, sanitary sewer, or storm sewer facilities;
9. All City of Glendale building, fire, and health codes applicable to the premises being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium.

- 3c. **Certified Survey Map (CSM), 6270, 6290, 6300, and 6310 North Port Washington Road.** Review and recommend to Common Council approval of the proposed CSM.

The proposed Certified Survey Map assembles the existing four parcels into two parcels of land of 1.0023 and 0.7431 acres. There has been much discussion about a 16-inch water supply watermain that traverses the property that is believed to be the primary water supply from the North Shore Water Treatment Plant to the Village of Fox Point and owned by the Village of Fox Point.

The necessary action by the Plan Commission is to recommend that the Common Council approve the Certified Survey Map with requirements of payment of the \$205 (\$175.00 plus 2x\$15) administrative fee, making any required technical corrections to the document to include pertinent information about all existing public utilities and Utility easements and/or agreements, and mapping and dedication of all necessary public Utility Easements, and payment of City Engineer CSM technical review fees, and other required fees, if any.

- 3d. **Plan Commission Use and Occupancy Review, Educators Credit Union, 7139 North Port Washington Road.** Review existing Educators Credit Union automobile lease service for Credit Union Members as relates to the elimination of the Wisconsin Department of Transportation Lease Only license, necessitating use of the Motor Vehicle Dealer Two Year License form.

Educators Credit Union has approached the City of Glendale pertaining to a service that it provides to Credit Union Members that has been impacted by a change to the licensing policy procedures of the Wisconsin Department of Transportation. According to Educators the license form previously available to Credit Unions for lease-only services to Members was eliminated and that in order to continue to provide the lease-only service to its Members at the 7139 North Port Washington Road branch Educators is now required to submit a Wisconsin Department of Transportation Motor Vehicle Dealer Two Year License Application. The Wisconsin Department of Transportation form includes several requirements (Refer to form in Plan Commission materials) and a signed statement from the local Zoning Authority that the operation of the dealer business at the location is in accordance with local Zoning, Building Code and Permit requirements, and also whether a local permit or license is required.

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An automobile dealership use is not a permitted use in the existent B-1, G2 District. A local license has not previously been issued by the City of Glendale to Educators Credit Union for a lease-only automobile service enterprise as part of its operations at 7139 North Port Washington Road.

The Educators Credit Union representative will present the fact situation as known to them to the Plan Commission as relates to the historic use of the property as a Credit Union branch (including the lease-only service to its Members) and past State of Wisconsin Department of Transportation licensing requirements (Lease Only), with the goal of establishing whether the lease-only service can be concluded to be a legal non-conforming use of the 7139 North Port Washington Road property, and that continuing the use will not be adverse to the City of Glendale, and determinations as to whether or not a local license is required, and that the required WDOT form may be signed as a true statement that City of Glendale requirements are satisfied.

- 3e. **Plan Commission Review, Mobil, 525 West Silver Spring Drive and 7010 North Port Washington Road.** Review and approve proposed exterior materials for buildings.

Roettgers Company, Incorporated, appeared before the Plan Commission May 1, 2018, and June 5, 2018, to present various changes to the Mobil enterprises located at 525 West Silver Spring Drive and 7010 North Port Washington Road (Refer to the Meeting Minutes in the Plan Commission materials).

August 27, 2019, Roettgers Company delivered material samples to the City of Glendale pertaining to the previously proposed changes to the exterior of the buildings.

Roettgers Company representative Mike Miller will present to the Plan Commission the proposed exterior building materials/treatments to be considered as to their application and acceptability in order to move forward with the proposed project.

CITY OF GLENDALE
PLAN COMMISSION MEETING MINUTES

Tuesday, September 3, 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.

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

Other Officials and Staff present: Todd M. Stuebe, Director of Community Development, and Candice Green, Deputy Clerk/Treasurer.

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised Thursday, August 29, 2019, 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.

Adoption of minutes from August 6, 2019 Plan Commission Meeting.

Motion was made by Commissioner Seligman, seconded by Commissioner Cronwell, to adopt minutes as presented. Approved unanimously.

3a. Specific Implementation Plan (SIP): Apartment Building and Garden Townhomes, 2510 West Good Hope Road (Former Prange Greenhouse). Review and approve Specific Implementation Plan for 48-unit Apartment Building and 41 Townhome Garden Apartments. Present on behalf of New Land Enterprises was Tim Gokhman and presenting the slide show presentation was Jason Korb with Korb and Associates, Architect.

New Land Enterprises, LLP, has submitted the Specific Implementation Plan (SIP) for the Planned Development project located at 2510 West Good Hope Road. With Plan Commission approval of the Specific Implementation Plan the developer may proceed to obtain City of Glendale Building Permits to construct the project.

New Land Enterprises states that acquisition of the real estate is complete. Developer estimates the construction cost at \$13.4 million, and states that construction funds will be provided through New Land Enterprises' established lending partners and private equity investment; with construction loan closing to be completed by the end of 2019. Construction is planned to begin between February and April of 2020 and be completed in April of 2021. Developer states that Construction and Lease-Up will begin on buildings as others are still under demolition and construction.

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PLAN COMMISSION MEETING MINUTES

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Staff recommends that the Plan Commission grant approval of the Specific Implementation Plan (SIP), that includes final architectural, site, landscaping, lighting, and signage plans, for New Land Enterprises to construct the approved project, as well as approval of the proposed use and occupancy, 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.) Light poles are limited to 15 feet in height;
- 4.) All modifications within the public 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.) and/or Milwaukee County;
- 5.) All costs associated with approved and permitted modifications within the public street right-of-way are the sole responsibility of New Land Enterprises;
- 6.) All public street trees to be maintained per the requirements of the Glendale Landscaping Guidelines and the Director of Public Works.
- 7.) Obtain a stormwater management permit subject to Section 6-5 of the Code of Ordinances and Milwaukee Metropolitan Sewerage District approval;
- 8.) 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.
- 9.) Compliance with State of Wisconsin requirements for ADA parking.

Jason Korb, Architect with Korb & Associates spoke on behalf of the builder stating that nothing has changed structurally in the plans for the development. It is still a 48 Unit Building, 4 stories tall, paving and landscaping is still planned as previously improved. A significant change that Mr. Korb addressed to the Plan Commission was a change in storm water management in 6-unit buildings that were gabled which will now have a flat roof; designed to mitigate water in a controlled fashion. Five of the units remain the same. The units with the flat roofs are all in the back of the complex, out of sight. The roofs can hold up to 9" of water at a time. Mr. Korb also stated that the design team had identified a new darker brick that they were interested in using.

Mayor Kennedy pointed out that although Mr. Korb stated that there were no significant changes; that the information being presented is different than what was presented originally.

Commissioner Wadzinski also pointed out that the color change in the brick was significant. Commissioner Wadzinski also pointed out that there appeared to be a change in the color of the wood on the façade, which went from brown to red and that two of the balconies that were stated to still be on Good Hope appear to have moved to the west side of the building.

Mayor Kennedy expressed his disapproval in what had been proposed in this meeting and said what has been proposed appeared to look a lot like what was initially disapproved in the first review.

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PLAN COMMISSION MEETING MINUTES

Tuesday, September 3, 2019

Consensus is that the Town Homes will remain unchanged with the original plan that has already been approved.

Motion was made by Commissioner Cohn, seconded by Commissioner Bailey to approve request as presented with 9 existing conditions previously mentioned in the first quarter Plan Commission meeting, as well as two additional conditions:

10. Approval of first façade with 1 set of west side balconies to be moved to the north side of buildings

11. Consistency of design elements and colors between apartment buildings and townhomes.

The motion carried unanimously. .

Mayor Kennedy asked when the Construction would begin and end, to which the developer replied 17 months beginning in January 2020 and going until May 2021. State approved plans are expected on September 24.

Final revisions are to be submitted before any building permits are issued.

3b. Certified Survey Map, 2510 West Good Hope

Review and recommend to Common Council approval of the proposed Certified Survey Map.

New Land Enterprises, LLP, has resubmitted the Certified Survey Map (CSM) for the project located at 2510 West Good hope Road. Previously dedicated Public Street Right-of-Way and Utility Easements are required by the City of Glendale to be legally vacated.

The necessary action by the Plan Commission is to recommend that the Common Council approve the Certified Survey Map with requirements of payment of the \$175.00 administrative fee, making any required technical corrections to the document, and payment of City Engineer CSM technical review fees, and other required fees related to completing the Certified Survey Map and legally vacating previously dedicated Public Street Right-of-Way and Utility Easements.

Per Mayor Kennedy, Council will do a vacate of the street as part of the Certified Survey Map approval process.

Motion was made by Commissioner Cohn and seconded by Commissioner Wadzinski, to recommend Certified Survey Map approval to the Common Council. Motion carried unanimously.

CITY OF GLENDALE
PLAN COMMISSION MEETING MINUTES

Tuesday, September 3, 2019

3c. Modify Specific Implementation Plan (SIP), ICAP Center, 6701 and 6789 North Port Washington Road (Former Nicolet High School District Recreation Fields), Resubmittal from March 5, 2019 Meeting. Review and approve proposal to modify the Specific Implementation Plan (SIP) for Phase I of the project which consists of ALDI grocery store and Associated Bank, to include a multi-tenant building with a coffee shop with a drive-thru window within the northerly Phase II pad.

During the first meeting, ICAP Development requested approval of the third building in Phase I. The entire site was rough graded in March when approval of the addition of Phase II was requested.

The building has since been reduced from 6700 square feet to 5700 square feet; therefore, the site plan/specific implementation plan needs to be re-reviewed. The drive thru area remains the same and there is some additional landscaping added. There is now a side-loading area for the second tenant, and small monument sign to address aesthetics.

This is a retail space. Parking will be available for a food and beverage retailer and the plan is for this to be a two to three tenant building. Currently, the developer is in discussion with two potential tenants.

Initial drawings appeared to be too linear and too drab, according to the developer; so, they have since brought the drive thru out more and added awnings to the all-white building. There is now wood wrapped around on the front side of the Starbucks. No other changes will be made to the plan. The footings and foundation will be started as soon as they are able to pull permits. Site work is scheduled to be completed by the beginning of winter.

Commissioner Seligmann asked if there were any plans to put in a traffic light up that would help with the flow of traffic coming from Cardinal Stritch and the Library, and will speed limit on that stretch of road be reduced.

Mayor Kennedy explained that speed limit is up to Milwaukee County and not the City; and he confirmed that there will be a traffic light installed to help with traffic, for which the plans have already been approved and are in the works with Milwaukee County.

The architect on the project also confirmed there will be plenty of pedestrian access with a sidewalk being installed that will connect all the way from Pick-N-Save to the site. The bus stop is being kept in place and there are plans for crosswalks.

Commissioner Seligman asked if there were any plans for bike lanes to which Mayor Kennedy responded that it is a county road and that it could be taken up with the Milwaukee County Commissioner.

Motion was made by Commissioner Bailey and seconded by Commissioner Cohn to approve modifications as presented. Motion carried unanimously.

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3d. Plan Commission Review, 6030 North Green Bay Ave (Lupient Kia). Review and approve proposal to modify the west elevation of the Lupient Kia dealership (removing Infiniti wing element). Ms. Laura Kroll, Architect, was present to represent Lupient Kia.

Lupient Kia is seeking approval from the Plan Commission to re-brand and modify the previous Infiniti Dealership under the Lupient Kia brand. The requested modifications would be to remove old panels and put up new front elevation. The current silver paneling would become white and the front panels on the façade would also become white; doors and trim will be painted white as well. The signage will be red, but the request for the signage changes would be made separately.

Mayor Kennedy stated that the City of Glendale has already rejected a Russ Darrow Kia Dealership that was pitched to the Council when the previous City Administrator was in office. Mayor Kennedy also stated that this re-branding request would not be supported by him. Mayor Kennedy further stated that if the Kia signs were to be placed on the existing building that it might be approved; however, The City would not be agreeable to the plain, boxy white structure that is being proposed by Kia.

Commissioner Wadzinski stated that the existing building has a higher end feel and the proposed changes would make the building appear very plain and unappealing. Commissioner Wadzinski agreed with Mayor Kennedy and would not support the change either.

Commissioner Bailey asked if there was any leigh way with Kia Motors to keep the building in its existing design. Ms. Kroll stated that she did not believe there was any room to deviate from the plan as it is being presented.

Commissioner Cohn asked if the plan was not approved what the next steps would be. Director Stuebe stated that this has happened before in the past and the plan commission had rejected a dealership brand. The dealership would just have to make the necessary adjustments. The City is not required to approve the plan.

Motion was made by Commissioner Cohn and seconded by Commissioner Wadzinski to deny approval of the modifications as presented. Motion was denied unanimously.

Adjourn

Motion was made by Commissioner Cronwell, seconded by Commissioner Cohn, to adjourn the meeting at 7:00 p.m. Motion carried unanimously.

Respectfully Submitted: Candice S. Green

PLAN COMMISSION

CITY OF GLENDALE, WI

PLEASE TAKE NOTICE that at 6:00 p.m. Tuesday, October 1, 2019, the City of Glendale Plan Commission will convene in the David Hobbs Honda for the People Community Room, Richard E. Maslowski Community Park, 2200 West Bender Road, City of Glendale, Wisconsin, at which time the following item will be considered:

1. Conditional Use Permit review request submitted by Lupient KIA Milwaukee (Lupient Milwaukee, Incorporated), for a new automobile storage yard use and occupancy, at 1720 West Florist avenue, directly related only to the abutting adjacent Lupient KIA facility located at 6030 North Green Bay Avenue. The 1720 West Florist Avenue premises are zoned M-1 Warehouse, Light Manufacturing, Office and Service District, and the new automobile storage yard use and office, warehouse, light manufacturing, and service use, alone or in combination with the other existing uses of the property, is subject to Glendale Zoning Code Section 13.1.39 of the Glendale Code of Ordinances, which requires Plan Commission Conditional Use Permit review and approval.

Dated this 12th day of September, 2019.

BY ORDER of the PLAN COMMISSION
of the CITY OF GLENDALE

Miranda Etzel
City Clerk



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

CONDITIONAL USE APPLICATION

Application Fee: \$300

APPLICANT INFORMATION

Name of Applicant: Lupient KIA Milwaukee c/o Dennis Quinn
Legal Name of Business: Lupient Milwaukee, Inc.
Name of Business Owner (if different from Applicant): Jeff Lupient
Applicant Address (City, State, and Zip Code): 6030 N Green Bay Rd., Glendale, WI 53209
Office Phone Number: 763-513-5549 Cell: 952-210-8410 Fax: 763-546-5773
Applicant E-Mail: dennis.quinn@lupient.com
Applicant Signature: [Signature] Date: 9-10-2019

PROPERTY INFORMATION

Property Address: 1720 W Florist Ave Tax Key Number: 1618032001 Zoning District: M1
Property Owner (if different from Applicant): Howard Spector Revocable Trust
Property Owner Address (City, State, and Zip Code): 3450 Ocean Blvd. Unit 401, Highland Beach, FL 33487
Property Owner Phone: _____ Cell: _____ Fax: _____
Property Owner E-Mail: _____
Property Owner Signature: _____ Date: _____

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): Lupient KIA Milwaukee -
Outside Automobile Storage (from time to time and up to 100 cars)
Total Building Area: 36,800 To Be Occupied Area: n/a
Lot Size: Depth: 372' Width: 457' Area: 2.749 AC
Previous Occupant in To Be Occupied Space: n/a
Other Uses of This Site: Office and Flex Industrial
Total Number of Parking Spaces: 220 Parking Spaces Available to Tenancy: 100 (rear storage)
Business Hours (Days and Hours of Operation): n/a
Total Number of Employees: n/a Maximum Number of Employees at Site at One Time: n/a
Primary Contact Person for This Project: Dennis Quinn
Primary Contact Phone: 763-513-5549 Cell: 952-210-8410 Fax: 763-546-5773
Primary Contact E-Mail: dennis.quinn@lupient.com

Please See Reverse Side of Application for Additional Submittal Requirements

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

PLAN OF OPERATION OUTLINE

Submit a detailed cover letter and outline, addressing all applicable items listed below:

1. Name of Business, Address, Telephone Number (Office and Mobile) and Facsimile Number
2. Name of Business Owner, Address, Telephone Numbers (Office and Mobile) and Facsimile Number
3. Name of Applicant (if different from owner)
4. Legal Description of Property
5. Tax-Key Parcel Number
6. Zoning District of Property
7. Lot Size (Depth, Width, Area)
8. Building Dimensions
9. Total Floor Area of Building to be Occupied
10. Specific Proposed Uses and Other Uses of the Property
11. Minimum and maximum numbers of employees at the site at any give time
12. Days of Operation
13. Hours of Operation
14. Signs (type, location(s), materials, lighting, artistic rendering, and dimensioned drawing(s))
15. What Conditions has the State or County imposed upon your use of the property
16. Security Fencing
17. Do you feel there will be any problems such as Noise, Odors, Glare, Potential Fire Hazards, or Smoke resulting from the proposed use?
18. Are you proposing food services?
19. Did the State of Wisconsin approve your interior building plans?
20. What provisions are you making for fire protection and human safety?
21. What are your rules and regulations of the property?
22. List the timetable for completion of building construction and anticipated opening date
23. Proposed On-site Security Measures
24. Anticipated maximum number of facility users and viewers at one time (including special events)
25. Any other information you or the Plan Commission feels is pertinent
26. Business Plan
27. Applicant Signature and Date on the Plan of Operation Outline Document

OTHER INFORMATION REQUIRED

In addition to the completed Conditional Use Application form and Plan of Operation, the following items are also required:

- ☐ 5 Full size and 15 reduced size sets of building plans (elevation drawings, architectural renderings, floor plans)
- ☐ 5 Full size and 15 reduced size sets of any site and landscaping plans
- ☐ 5 Full size and 15 reduced size sets of any lighting
- ☐ 20 Copies of a cover letter to include a detailed description of the proposed use and operations.
- ☐ Any other information required per the Zoning Code (refer to the specific Zoning District) or by the Plan Commission



Todd Stuebe
City of Glendale WI
Community Development Department
5909 N Milwaukee River Parkway
Glendale WI, 53209

RE: AUTOMOBILE STORAGE - 1720 W Florist Ave., Glendale WI

Axelrod Wags Real Estate LLC currently has the property located at 1720 W Florist Ave., under contract to purchase. The property is currently being operated as a flex industrial / office building that is leased to several tenants. Those tenants include, Sebastian Family Psychology, Fresh Start, and SASI. Umansky Motors is also a tenant in the building but has vacated its suite and does not intend to renew their lease once it expires (06-01-2020). The total building occupancy is currently 68%, and Axelrod Wags Real Estate LLC intends to manage the property and lease the vacant space to businesses that are permitted uses under the current property zoning (M1).

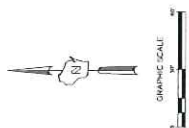
Axelrod Wags Real Estate LLC is comprised of members of the neighboring business, Lupient KIA Milwaukee (6030 N Green Bay Ave., Glendale WI). In addition to operating 1720 W Florist Ave as its currently being operated, Axelrod Wags Real Estate LLC, is also intending to lease space to Lupient KIA Milwaukee and allow storage of new automobiles in the back of the property as depicted on the enclosed site plan. Pursuant to Zoning Code 13.1.39(d)(9) Conditional Uses, Lupient KIA Milwaukee is applying to the City for a conditional use to the current zoning to allow for the accessory storage of new automobiles on the property. Their planned operation would include only new, not previously titled, vehicles, which sales would involve a transfer of title. The location is within 1000 feet of Lupient KIA Milwaukee and all standards provided in the code will be met and followed. Our plan would be for storage of up to 100 automobiles, stored in a manner not to interfere with life, fire, and safety access to the property. The current Tenants of 1720 W. Florist Ave. are not utilizing the back of the property for parking and the parking field in front of the property is more than suitable for current and future Tenant parking needs.

We believe the property is a natural fit for this use based on its proximity to the Lupient KIA Milwaukee dealership, as well as other surrounding auto related business. Currently Heiser Ford and David Hobbs Honda are adjacent to the east and north of the 1720 West Florist avenue property. Umansky has automobile storage yards at 5901 North Glen Park Road and the 1400 West Silver Spring Drive/5770 North Bridgewood Lane site. Andrew has a storage yard located at 1640 West Silver Spring Drive and 5675 North Glen Park Road, and Napleton is presently operating its Lexus dealership across three adjacent properties without any uses other than Lexus. We hope to be able to move forward with our purchase and use of the property and look forward to a long and mutually beneficial working relationship with the City of Glendale.

Kind Regards,

A handwritten signature in blue ink, appearing to read "Dennis J. Quinn", is written over a horizontal line.

Dennis Quinn
Lupient KIA Milwaukee



SIGMA GROUP
www.thesigmagroup.com
700 West Canal Street
Milwaukee, WI 53223
Phone: 414-643-4200
Fax: 414-641-4210

GLENDALE AUTO STORAGE YARD,
2101 W BENDER RD, GLENDALE, WISCONSIN

NO REVISION DATE BY

DRAWING NO.	PARKING LOT EXHIBIT DWG2
DRAWN BY	CEH
DATE	2013-04-10
PROJECT NO.	14000
CHECKED BY	CTC
APPROVED BY	JAN
SHEET NO.	

**PRELIMINARY
NOT FOR CONSTRUCTION**

1 WILHELM WAGNER REAL ESTATE LLC 1800 W FLOHIST AVE GLENDALE, CA 91204 PRODUCTION - 01 INITIAL MARKING LOT EXHIBIT DWG

100% NICOTINE FREE

CALL DIGGERS HOTLINE
1-800-742-8533

TRAIL FORT
 1880-1881

● 2010年10月1日起，凡在中华人民共和国境内销售货物或者提供加工、修理修配劳务以及进口货物的单位和个人，均应按照《中华人民共和国增值税暂行条例》及实施细则缴纳增值税。

WILM AREA 293-1191

THE UNDERGROUND UTILITY HERITAGE TRAIL SHOWN ON THIS MAP IS BASED ON FIELD SURVEYS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL GOVERNMENT. THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND

Stuebe, Todd

From: M Mertens <mmertens@nsfire.org>
Sent: Thursday, September 12, 2019 9:56 AM
To: Stuebe, Todd; Brad Simerly (bsimerly@nshealthdept.org); Glendale Inspections; Ferguson, Mark
Cc: Safstrom, Rachel; J Maydak
Subject: RE: CITY OF GLENDALE, WISCONSIN: Plan Commission, 1720 West Florist Avenue

Todd,

Again, as shown on the site plan, it does not appear the required fire lane will be maintained as shown on the provided aerial photo. A fire lane must maintain a 20' clear width at all times (winter and summer).

There is also some concern about the use of the building as noted to be leased to the dealership. What will the use be for this? If vehicles are to be parked or services within there may be fire protection and mechanical exhaust changes that will need to be made.

Should all zoning and approvals be satisfied, a plan submittal and permits for the new use/occupancy should be submitted to the NSFD for review and inspections.

Thank you and Stay Safe!

Matthew J. Mertens

NSFD - Fire Marshal

mmertens@nsfire.org

Office: 414-357-0113 ext. 1511

Fax: 414-351-0495

[Plan Review, Inspection and Permit Fee Application](#)

[Owner/Occupant Information Worksheet](#)

From: Stuebe, Todd <T.Stuebe@glendale-wi.gov>
Sent: Thursday, September 12, 2019 9:22 AM
To: Brad Simerly (bsimerly@nshealthdept.org) <bsimerly@nshealthdept.org>; Glendale Inspections <inspections@glendale-wi.gov>; M Mertens <mmertens@nsfire.org>; m.ferguson@glendale-wi.gov
Cc: Safstrom, Rachel <R.Safstrom@glendale-wi.gov>
Subject: CITY OF GLENDALE, WISCONSIN: Plan Commission, 1720 West Florist Avenue

Brad, Tod, Matthew, and Mark:

Attached please find the following item:

A. Lupient KIA Conditional Use Permit Notice and Materials

The Plan Commission will review the Conditional Use Permit Tuesday, October 1, 2019, and will be looking to establish that all matters are acceptably resolved subject to your approval or requirements.

Please provide any comments that you have Thursday, September 19, 2019.

Regards:

CITY OF GLENDALE, WISCONSIN

Todd Stuebe, Dir. of Community Development
414-228-1704

Stuebe, Todd

From: DeJonge, Kelly
Sent: Friday, September 13, 2019 1:24 PM
To: Stuebe, Todd
Cc: Ferguson, Mark
Subject: RE: CITY OF GLENDALE, WISCONSIN: Plan Commission, 1720 West Florist Avenue

Todd, I also do not see any issues with this plan. Thanks!



Officer Kelly DeJonge
Community Outreach Officer/PIO
Glendale Police Department
414-228-1741 (office)
414-416-7046 (cell)
414-228-1707 (fax)

From: Ferguson, Mark
Sent: Thursday, September 12, 2019 9:31 AM
To: DeJonge, Kelly
Subject: FW: CITY OF GLENDALE, WISCONSIN: Plan Commission, 1720 West Florist Avenue

From: Stuebe, Todd
Sent: Thursday, September 12, 2019 9:22 AM
To: Brad Simerly (bsimerly@nshealthdept.org); Glendale Inspections; M Mertens; Ferguson, Mark
Cc: Safstrom, Rachel
Subject: CITY OF GLENDALE, WISCONSIN: Plan Commission, 1720 West Florist Avenue

Brad, Tod, Matthew, and Mark:

Attached please find the following item:

A. Lupient KIA Conditional Use Permit Notice and Materials

The Plan Commission will review the Conditional Use Permit Tuesday, October 1, 2019, and will be looking to establish that all matters are acceptably resolved subject to your approval or requirements.

Please provide any comments that you have Thursday, September 19, 2019.

Regards:

CITY OF GLENDALE, WISCONSIN

Todd Stuebe, Dir. of Community Development
414-228-1704

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: ABBEGAIL SIVWRIGHT
Legal Name of Business: LA MACCHIA GROUP
Name of Business Owner (if different from Applicant): RALPH LA MACCHIA
Applicant Address (City, State, and Zip Code): 157 NORTH MILWAUKEE STREET, MILWAUKEE WI 53202

Office Phone Number: 414-763-8419 Cell: 414-704-4794 Fax: 414-223-4488

Applicant E-Mail: ASIVWRIGHT@LAMACCHIAGROUP.COM

Applicant Signature: *Abbey S. Wright* Date: 09.09.19

PROPERTY INFORMATION

Property Address: 6300 N PORT WASHINGTON Tax Key Number: 1630048001 Zoning District: B-1, F1

Property Owner (if different from Applicant): LANDMARK CREDIT UNION

Property Owner Address (City, State, and Zip Code): 5445 S. WESTRIDGE DRIVE P.O. BOX 510870
NEW BERLIN WI 53151-0870

Property Owner Phone: 262-796-6206 Cell: _____ Fax: _____

Property Owner E-Mail: BOB@LANDMARKCU.COM

Property Owner Signature: *Bob Buell* Date: 09/03/2019

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): LANDMARK CREDIT UNION
USE: FREE STANDING CREDIT UNION BRANCH WITH DRIVE UP

Total Building Area: 3,800 S.F. To Be Occupied Area: 3,800 S.F.

Lot Size: Depth: 190.40' Width: 432.79' Area: 1.7454 ACRES

Previous Occupant in To Be Occupied Space: N/A

Other Uses of This Site: N/A

Total Number of Parking Spaces: 35 Parking Spaces Available to Tenancy: N/A

Business Hours (Days and Hours of Operation): SEE ATTACHED DESCRIPTION

Total Number of Employees: 12 Maximum Number of Employees at Site at One Time: 12

Primary Contact Person for This Project: ABBEGAIL SIVWRIGHT

Primary Contact Phone: 414-763-8419 Cell: 414-704-4794 Fax: 414-223-4488

Primary Contact E-Mail: ASIVWRIGHT@LAMACCHIAGROUP.COM

CITY OF GLENDALE USE ONLY

Application Fee: \$300 Date of Application: 9/9/19 Time: _____ Received by with date: _____ Tentative Hearing Date: 10/1/2019

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

Plan of Operation Outline

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

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

OTHER INFORMATION REQUIRED

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

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



PLAN OF OPERATION OUTLINE

1) Name of Business, Address

Landmark Credit Union
6300 N. Port Washington Road
Glendale WI 53217

2) Name of Owner, Address

Landmark Credit Union
5445 S. Westridge Drive
P.O. Box 510870
New Berlin WI 53151-0870

3) Name of Applicant

Abbegail Sivwright
La Macchia Group
157 N. Milwaukee Street
Milwaukee WI 53202

4) Legal Description of Property

Sites 6270, 6290, 6300 & 6310 North Port Washington Road, City of Glendale, Milwaukee County, Wisconsin.
Lot 2, 3, 4 and part of Lot 5 in Doering's Subdivision No. 1, being part of the Northwest ¼ of the Northeast ¼ of Section 29, in Township 8 North, Range 22 East, in the City of Glendale, Milwaukee County, Wisconsin. Excepting therefrom the northerly portion of Lot 5 that lies the Village of Whitefish Bay and also excepting therefrom land being used for public road purposes.

5) Tax-Key

1630048001

6) Zoning of Property

B-1, F1 (Local Business District)

7) Lot Size (Depth, Width, Area)

190.40' x 432.79'
76,030 square feet or 1.7454 acres

8) Dimensions and all levels (floors) of buildings

1 level
Footprint 69'-6" x 62'-4"

9) Total Floor Area

3,800 square feet

10) Specific uses of the entire property and buildings

North portion of property to be used for a free standing credit union branch
Remainder of property will be sold, see CSM split

11) Minimum and maximum numbers of employees

Minimum employees: 4

Maximum employees: 12

12) Days of operation

Monday – Saturday

13) Hours of operation

Lobby

Monday – Thursday 9:00 am – 5:00 pm

Friday 9:00 am – 6:00 pm

Saturday 9:00 am – 1:00 pm

Drive Thru

Monday – Thursday 8:30 am – 5:30 pm

Friday 8:30 am – 6:00 pm

Saturday 9:00 am – 1:00 pm

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

See enclosed sign concept plans for additional information.

Wall Sign:

Face-lit channel letters

60 square feet

Monument Sign:

Free standing illuminated sign with EMC display.

120 square feet

15) What conditions has the State or County imposed upon your use of the property

None

16) Security Fencing

None

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

None

18) Are you proposing food services?

None

19) Did the State of Wisconsin approve your interior building plans

No. The state review will be forthcoming.

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

The proposed building has been designed in accordance with the 2015 IBC and will be equipped with a fire alarm system

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

This site will be private property, not to be used by anyone for any other use.

22) List the timetable for completion of building construction and anticipated grand opening date

Construction completion: December 2020

Grand opening: January 2021

23) Proposed On-site security measures

Follow standard financial industry best practices for safety and security.

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

Facility users: 12

Viewers [Credit union members]: 20

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

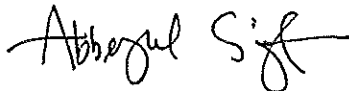
26) Business Plan

Landmark Credit Union intends to build a new branch location proposed for 6300 N Port Washington Road in order to support existing membership in the immediate area and future growth.

27) Entire Grant application and county issued request for proposal

None

28) Your Name, signature, and date on the plan of operation document

 09.09.19

ABIGAIL SIFFER-IBATT

PROPOSED USE AND OPERATIONS

Proposed Land Use:

Landmark credit Union is proposing to build a new 3,800 square foot free standing branch at 6300 North Port Washington Road. The new branch will not occupy the entire site, therefore a portion will be split and sold for a future development.

What is a Credit Union?

Credit unions are like banks in many ways, but are cooperatives owned by their local members instead of stockholders.

At Landmark Credit Union, we live by the words "You're worth more here." As a not-for-profit financial cooperative, we return profits to our members, who enjoy better rates and lower fees on a full range of straightforward financial options. By choosing Landmark, members save money, so they have more for the things that really matter.

Landmark Credit Union History:

In February 1933, a group of employees at Rex Chainbelt Company (later Rexnord Corporation) pooled their funds together to form Rex #2 Credit Union. The goal of creating this not-for-profit financial cooperative was to provide affordable financial services to Rex Chainbelt Company employees.

Over the years, the credit union changed names (Chabelco Credit Union, Rexnord Credit Union) but continued to offer financial guidance along with competitive products and services.

Then, in 1985, the credit union started offering financial solutions to people living or working within the greater Milwaukee area. This event prompted the name change to Landmark Credit Union to better reflect the ability to serve the community at large.

Today Landmark has grown to over 30 branches, serving those who live and work in Southern Wisconsin and Northeastern Illinois, but our goal remains the same as it was in 1933 – to provide affordable financial services. We strive to enable our members to become financially self sufficient and successful. In addition, we demonstrate the value and convenience of membership in Landmark Credit Union by daily fulfilling our promise, "You're worth more here."



1 BUILDING RENDERING
A-301 SCALE: NONE

DESIGN/BUILDER:

OUR BUSINESS IS BUILDING YOURS
LaMACCHIA
GROUP
PLAN • BRAND • DESIGN • BUILD • EVOLVE
157 North Milwaukee Street
Milwaukee, Wisconsin 53202
T 414 223 4400 F 414 223 4488
www.lamacchiagroup.com



LANDMARK CREDIT UNION
6300 NORTH PORT WASHINGTON RD
GLENDALE, WI 53217

REVISIONS:

INFORMATION ON THIS DRAWING TAKES PRECEDENCE
OVER THE SPECIFICATIONS MANUAL IF THE
DOCUMENTS HAVE CONFLICTING INFORMATION

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LA MACCHIA GROUP PROJECT NUMBER:

WI-LAN-1902

DATE:

09/09/19

SHEET TITLE:

BUILDING RENDERING

SHEET NUMBER:

A-301

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1 WEST BUILDING ELEVATION
A-401 SCALE: NONE



2 NORTH BUILDING ELEVATION
A-401 SCALE: NONE



3 EAST BUILDING ELEVATION
A-401 SCALE: NONE



4 SOUTH BUILDING ELEVATION
A-401 SCALE: NONE

REVISIONS:

INFORMATION ON THIS DRAWING TAKES PRECEDENCE OVER THE SPECIFICATIONS MANUAL IF THE DOCUMENTS HAVE CONFLICTING INFORMATION.

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LA MACCHIA GROUP PROJECT NUMBER:
WI-LAN-1902

DATE:
09/09/19

SHEET TITLE:
BUILDING ELEVATIONS

LANDMARK CREDIT UNION
6300 NORTH PORT WASHINGTON RD
GLENDALE, WI 53217

REVISIONS:

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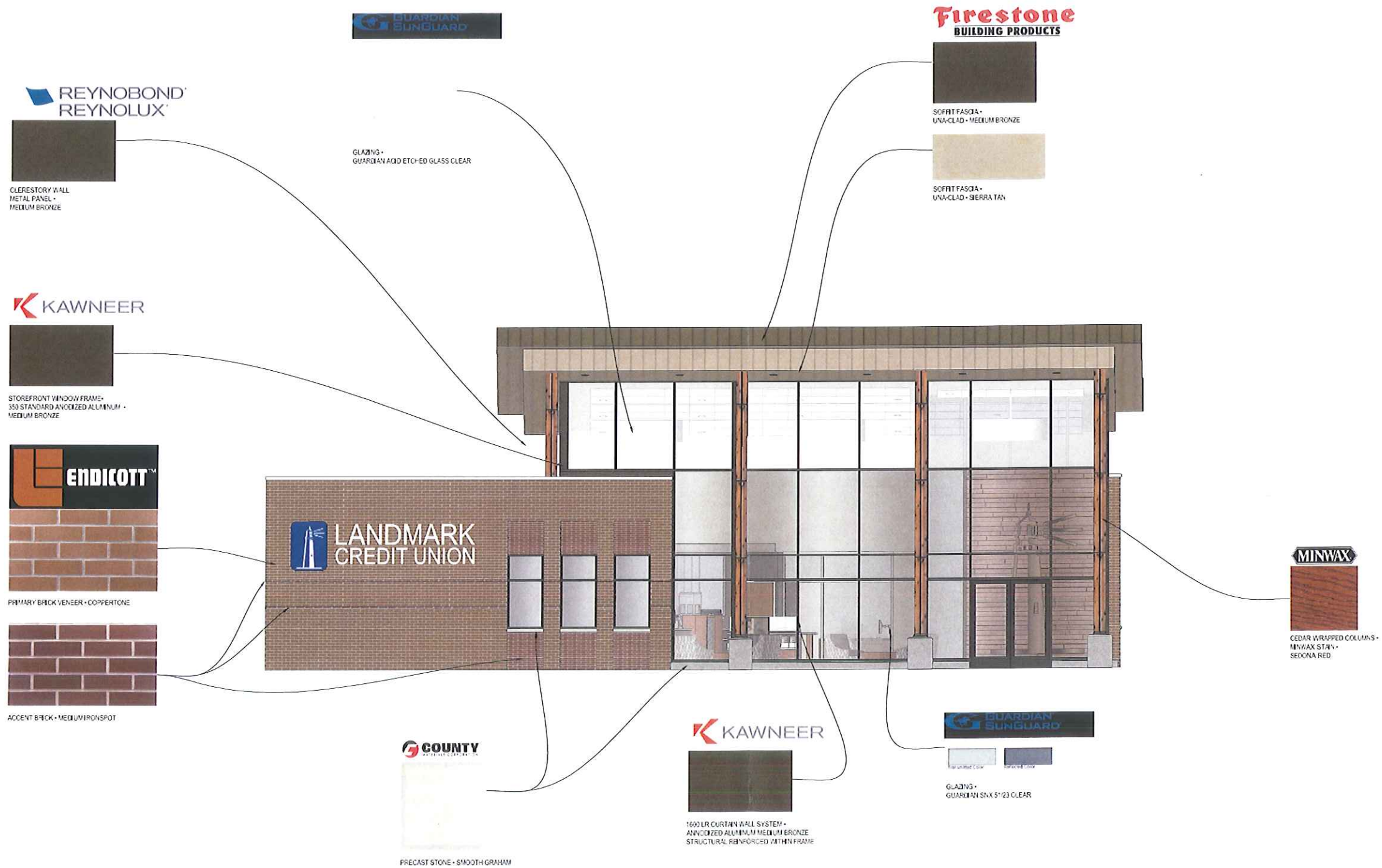
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WI-LAN-1902

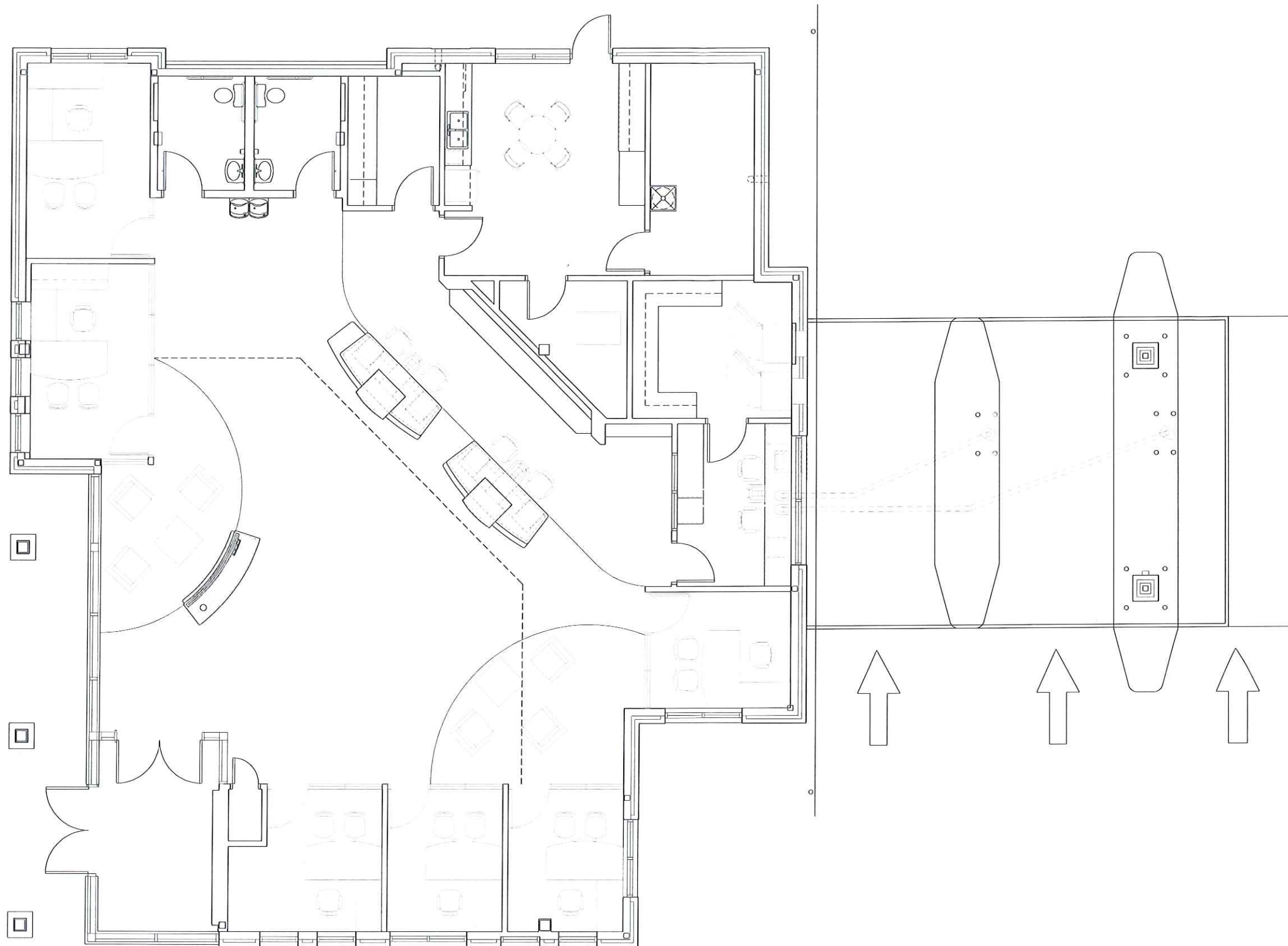
DATE:
09/09/19

SHEET TITLE:
EXTERIOR BUILDING
MATERIALS

SHEET NUMBER:
A-402

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1 FIRST FLOOR PLAN
A-101 SCALE: 1/4" = 1'-0"



DESIGN/BUILDER:

OUR BUSINESS IS BUILDING YOURS
LaMACCHIA
GROUP
PLAN • BRAND • DESIGN • BUILD • EVOLVE
157 North Milwaukee Street
Milwaukee, Wisconsin 53202
T 414 223 4400 F 414 223 4488
www.lamacchiagroup.com



LANDMARK CREDIT UNION
6300 NORTH PORT WASHINGTON RD
GLENDALE, WI 53217

REVISIONS:

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WI-LAN-1902

DATE:

09/09/19

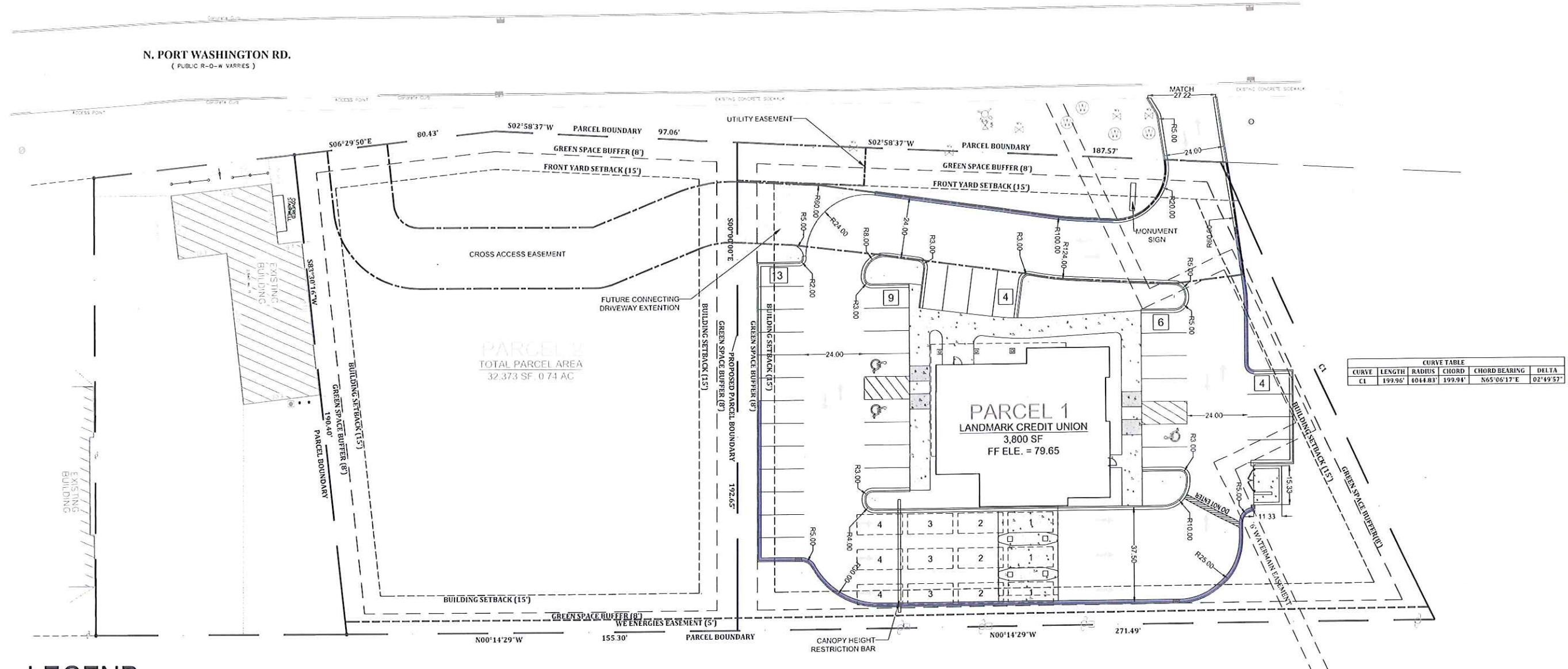
SHEET TITLE:

FIRST FLOOR PLAN

SHEET NUMBER:

A-101

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09/09/19



LEGEND

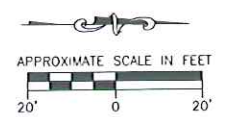
- - SET IRON STAKE
- FOUND IRON PIPE
- P/L - PROPERTY LINE
- x 100.00 - EXISTING SPOT ELEVATION
- ⊙ - SEWER MANHOLE
- ⊙ - COMMUNICATION MANHOLE
- ⊙ - ELECTRIC MANHOLE
- ⊙ - CATCH BASIN
- ⊙ - TRAFFIC MANHOLE
- EW - ELECTRIC METER
- GW - GAS METER
- WV - WATER VALVE
- GV - GAS VALVE
- HY - HYDRANT
- TS - TRAFFIC SIGNAL
- UB - UTILITY BOX
- UP - UTILITY POLE
- FL - FLOOD LIGHT
- LP - LIGHT POLE
- W - WELL
- CT - CURVE TABLE ITEM
- ⊙ - SCHEDULE "B" ITEM
- ⊙ - ENCROACHMENT ITEM
- B-4 - BORING
- ⊙ - CLEAN OUT
- ⊙ - TRANSFORMER
- ⊙ - AIR CONDITIONER
- ⊙ - BOLLARD
- - UNDERGROUND WATER
- - UNDERGROUND ELECTRIC
- - UNDERGROUND TELECOMMUNICATIONS
- - OVERHEAD ELECTRIC
- - UNDERGROUND GAS
- - SANITARY SEWER
- - STORM SEWER
- - CHAIN LINK FENCE
- - SILT FENCE
- - HAND RAIL
- - WETLAND
- - FLOOD PLAIN
- - PERMANENT POOL
- - PRIMARY ENVIRONMENTAL CORRIDOR
- - SAW CUT

- NOTES:
1. MEASUREMENTS TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. ALL CURB REJECTION STYLE UNLESS OTHERWISE SPECIFIED.
 3. CURB & GUTTER TO BE 18 INCH SIZE EXCEPT WHERE OTHERWISE NOTED.
 4. START AND END OF STANDARD (ACCEPTING STYLE) CURB & GUTTER TO BE MARKED ON PLAN.
 5. SLIP RESISTANT SURFACES MUST BE PRESENT ON ALL INSTALLED SIDEWALK RAMPS.
 6. HEAVY-DUTY ASPHALT CROSS SECTION SPECIFIED IN DRIVE AISLES AND DRIVE THROUGH, SEE DETAIL.
 7. STANDARD-DUTY ASPHALT CROSS SECTION SPECIFIED IN PARKING STALLS, SEE DETAIL.

- CONCRETE PAVEMENT & SIDEWALK
- SIDEWALK RAMPS, & DEPRESSED CURB
- STANDARD CURB (ACCEPTING STYLE)

PARCEL 1 SITE STATISTICS

LOT SIZE:	43,837 SF, 1.01 AC
PROPOSED BUILDINGS:	3,800 SF, 0.09 AC
RECOMMENDED # OF PARKING SPACES:	38
PROPOSED # OF PARKING SPACES:	35
PROPOSED # HANDICAP:	3
EXISTING IMPERVIOUS SURFACE:	41,996 SF, 0.96 AC
PROPOSED IMPERVIOUS SURFACE:	29,227 SF, 0.67 AC
PROPOSED DISTURBANCE AREA:	43,837 SF, 1.01 AC
EXISTING GREEN SPACE:	1,841 SF, 0.04 AC
PROPOSED GREEN SPACE:	14,610 SF, 0.34 AC
PROPOSED GREEN SPACE RATIO:	33.33%



REVISION NO.	DESCRIPTION	DATE	BY	DESIGNED BY	ISSUANCE TYPE
				RJN	PLANNING
				RJN	
				DATE	DATE
				8.30.2019	

PROPOSED SITE PLAN
LANDMARK CREDIT UNION
N. PORT WASHINGTON RD.
GLENDALE, WI



KEY PROJECT NUMBER	1906-0538-0001
PROJECT SCALE	1" = 20'
SHEET NUMBER	C-1

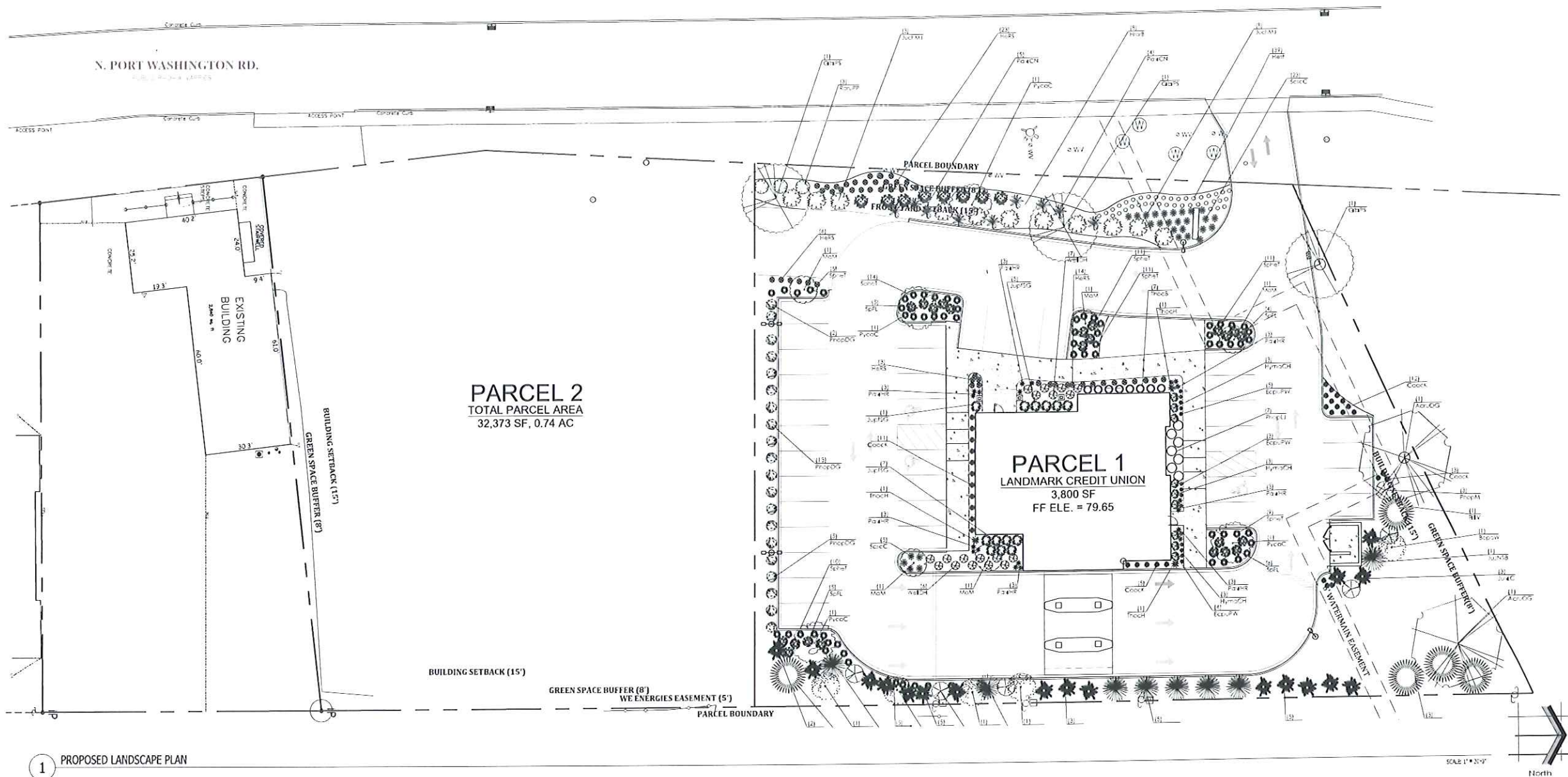
Project:

LANDMARK CREDIT UNION

N. Port Washington Road
Glendale, WI

Issuance and Revisions:

Date	Number	Description
07/26/19		Plan Commission Submittal
08/30/19		Revisions Based on Site Changes
09/03/19		Revisions Based on Client Requests
09/09/19		Revisions Based on Client Requests



1 PROPOSED LANDSCAPE PLAN

LANDSCAPE PLAN GENERAL NOTES

- *** PLANT MATERIAL SHOWN ON LANDSCAPE PLANS DEFICIENT AT MATURE GROWTH. ***
- AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES UTILITIES OR ENTITIES. REVIEW WITH OWNERS REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNERS REPRESENTATIVE. ALSO REVIEW OWNERS' MARK SETS OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
 - ALL PLANTINGS SPECIFIED FOR THE LANDMARK CREDIT UNION PROJECT PLANTING TABLES (SHEETS LSP1.2 - LSP1.3) SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK AND Z601 2014 AND AN-3 STANDARDS FOR PLANTING 2012.
 - ALL DEVIATIONS FROM THE APPROVED LANDMARK CREDIT UNION PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWINGS BY THE CONTRACTOR AND MAY BE EXECUTED ONLY WITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNERS REPRESENTATIVE. VERBAL AGREEMENTS OR REMISSIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
 - ALL PLANTS MUST BE ADAPTED AND SELECTED FOR THE SPECIES SPECIFIED ON THE PLANS. ANY SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED. PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
 - ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOP SOILED 3" DEEP (MIN) AND SHALL BE SO DODED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
 - CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
 - QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DEDICATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
 - CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING. ALL AREAS, QUANTITIES MATERIALS SHOULD BE HELD VERIFIED WITH THE CONDITIONS.
 - WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION FOR COORDINATION AND RESOLUTION.
 - ALL DISEASED, NON-LIVING OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
 - GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
 - ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVEALED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
 - FINISH GRADES FOR SHRUBS AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.2 FOR FURTHER INFORMATION.

- ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. ALL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.2 FOR FURTHER INFORMATION.
PER EVERY 100 SQUARE FEET ADD: ONE 2 CUBIC FOOT BALE OF PEAT MOSS, 2 POUNDS OF 5-10-5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED ORGANIC MATERIAL.
- ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF COMPOSTED ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL, CLAY OR STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- ALL TREES TO BE REINSTALLED, STAKED AND GUIED ACCORDING TO DETAILS. REFER TO AN-3 STANDARDS FOR PLANTING 2012 AND LSP1.2 FOR FURTHER INFORMATION.
- PROVIDE A 4-6" - 5-0" DIAMETER MULCH RING ALL LAWN TREES.
- ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
- WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2-3" DRESSING OF SHREDDED HARDWOOD OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING RESIDUES. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER). APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL, MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKLER MAY BE NECESSARY TO AVOID WIND DAMAGE.
- REQUIRED SEED MIXES:
DELUXE 50 GRASS SEED MIX. REIMBERS (800) 765-3301
25% KENTUCKY BLUE GRASS
15% NEWPORT KENTUCKY BLUE GRASS
15% SR 2100 Kentucky Bluegrass
25% Creeping Red Fescue
15% Reputator Perennial Ryegrass
10% Reputator 4 Perennial Ryegrass
APPLY MIXTURE OF 20 POUNDS PER ACRE REFER TO LSP1.2 FOR FURTHER INFORMATION.

- DURING THE INITIAL 30 DAY MAINTENANCE PERIOD THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THINNING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED. NO EXCEPTIONS WILL BE GRANTED.
MAINTENANCE NOTE:
MAINTENANCE THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE MAINTENANCE PLAN'S PROPERTY MAINTENANCE CODE AND AN APPROVED MAINTENANCE PLAN. THE MAINTENANCE PLAN INCLUDES AT A MINIMUM, METHODS FOR PROMOTING THE FOLLOWING:
1. NECESSARY IRRIGATION (IF REQUIRED)
2. INTEGRATED PEST MANAGEMENT
3. PROPER FERTILIZATION
4. TREE CARE AND PRUNING, SHRUB TOP CUTTING AND SHADING AS REQUIRED
5. REPLACEMENT OF LOST VEGETATION, AND ALL DISEASED, DAMAGED, OR DEAD MATERIAL WILL BE REPLACED BY THE END OF THE FOLLOWING PLANTING SEASON IN PERPETUITY.
6. WEED MANAGEMENT AND BED CARE.
- ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECEIVE AN APPLICATION OF AN ANTI-TRANSPIRANT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPIRATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPLANTATION. THIS IS RECOMMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ARBOREVITAE) RECEIVE AN APPLICATION OF AN ANTI-DEICANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DEICANTION.
- MAINTENANCE: THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLAN. PLANTINGS SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS. ALL PLANTING MATERIAL WHICH IS DRYING OR DAMAGED DURING RECOVERY SHALL BE REPLACED WITHIN 90 (NINETY) DAYS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.
- LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU BEGIN CONSTRUCTION

DIGGERS HOT LINE

WISCONSIN STATUTE 192.075 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION
ALL SHOWN OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITIES INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU BEGIN CONSTRUCTION
CALL THE MUNICIPAL UTILITY ALERT SERVICE
(800) 242-5311, (242) 432-7710
(877) 500-7352
www.diggershotline.com
OR
811
Know what's below.
Call before you dig.

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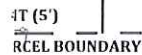
Sheet Title:

PROPOSED LANDSCAPE PLAN,
GENERAL NOTES,
AND PLANT MATERIAL TABLE

Date of Drawing: 09/09/19
Scale: 1" = 20'-0"
Drawn By: MCD
Job Number: L19-043
Sheet Number:

LSP1.1

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SCALE 1" = 15'

North

Comments
1. Straight central leader, full & even crown. Prune only after planting.
2. Well balanced, multi-stemmed tree with a minimum of (3) strong cores and full appearance.
3. Evenly shaped upright tree with full branching to the ground.
4. Male only.
5. Full, well rooted plant, evenly shaped.
6. Full, well rooted plant.

Date	Number	Description
07/26/19		Plan Commission Submittal
08/30/19		Revisions Based on Site Changes
09/03/19		Revisions Based on Client Requests
09/09/19		Revisions Based on Client Requests

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WITHOUT THE PRIOR WRITTEN CONSENT OF THE LANDSCAPE
ARCHITECT.

Date of Drawing:	09/09/19
Scale:	1" = 16'-0"
Drawn By:	MCD
Job Number:	L19-043
Sheet Number:	

LSP 1.2

NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY - DO NOT SCALE THESE DRAWINGS

Keywords: child sexual abuse; disclosure; disclosure strategies; disclosure barriers

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU BEGIN WORKING IN WISCONSIN

DIGGERS HOT LINE

WISCONSIN STATUTE 182.07(1)(174) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITIES INFORMATION AS SHOWN ON DRAWING FROM THE RECORDS OF MUNICIPALITY AND LOCAL utility COMPANIES. THE ACCURACY OF WHICH CANNOT BE GUARANTEED OR CERTIFIED. THE LOCATION OF EXISTING UTILITIES INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND FACILITIES INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION DATA OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU BEGIN WORKING IN WISCONSIN CALL THE MIWA AEE UTILITY ALERT NETWORK
 (800) 242-5831, (262) 452-7130
 (262) 500-9192
www.diggershotline.com
 OR

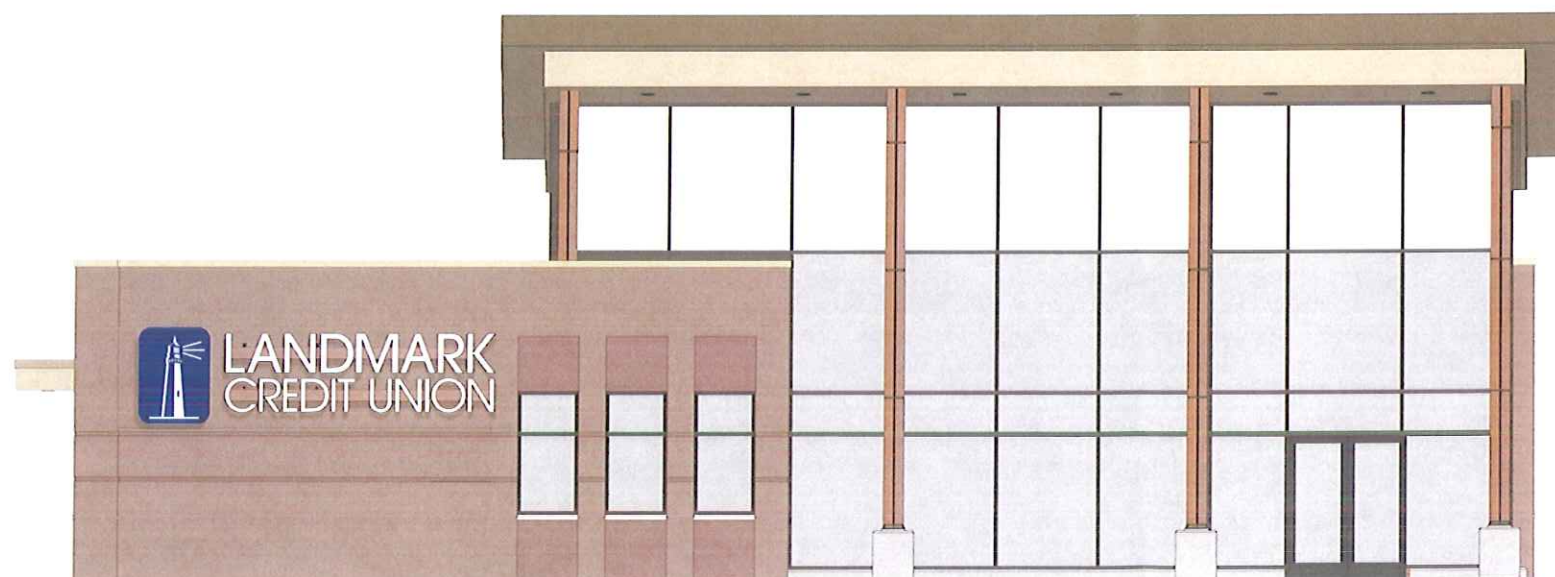


**Know what's below.
Call before you dig.**



LANDMARK
CREDIT UNION

Simulated Night View



Proposed West Elevation - Channel Letters
(1) Req'd 1/8" = 1'-0" Scale

SignEffecttz, Inc.™

SIGN / LIGHTING

www.signeffecttz.com

1827 W. GLENDALE AVE. MILWAUKEE, WI 53209
PH: 414.264.5504 FX: 414.264.5564



Project:
Landmark CU - Glendale

Description:
(1) Monument Sign
(1) Channel Letter ID Sign

Project Location:
6310 N Port Washington Rd.
Glendale, WI 53217

Billing Location:
5445 S. Westridge Dr.
New Berlin, WI 53151

CONCEPT DEVELOPMENT

Sales Rep: MD Date: 07/30/19
Design: AAE

Disclaimer:
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THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NEC AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

Notes: ☐ Survey Req'd ☐ Permit Req'd ☐ Need Prod. Art

Verify Paint match to exterior brick - TBD

REVISIONS:

Rev A update from 42" to 48" ch letters	By AE	Date 08.28.19
Rev B	By -	Date
Rev C	By -	Date
Rev D	By -	Date
Rev E	By	Date
Rev F	By	Date

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

Original Page Size: 11" x 17"

25239685	C_02	R1
INS - PROJ NO.	DESIGN PG	REV NO.

2
CONCEPT PKG NO.

ESTIMATE NO.

Verify Paint match to exterior brick - TBD
Referenced from Oak Creek Monument Loc.

Rev A chg to 10ft tall style monument	By AE	Date 03.23.19
Rev B	By -	Date -
Rev C -	By -	Date -
Rev D -	By -	Date -
Rev E	By	Date -
Rev F	By	Date -

ESTIMATE NO.

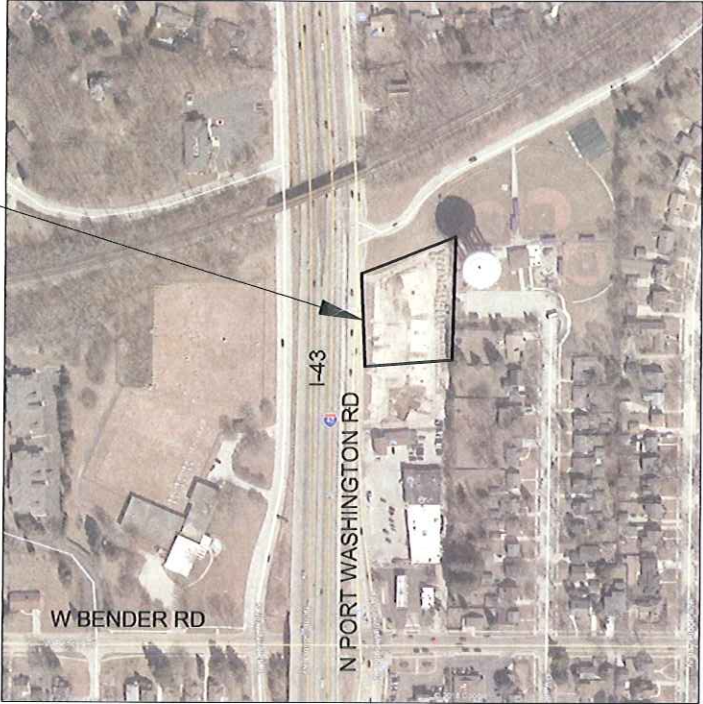


PROPOSED LANDMARK CREDIT UNION BRANCH
6270, 6290, 6300, & 6310 N. PORT WASHINGTON ROAD
LANDMARK CREDIT UNION
CITY OF GLENDALE
MILWAUKEE COUNTY
WISCONSIN



MILWAUKEE COUNTY,
WISCONSIN

SITE LOCATION



PAGE INDEX

C-0	TITLE PAGE
C-1	PROPOSED SITE PLAN
C-2	DEMOLITION AND EROSION CONTROL PLAN
C-3	PROPOSED GRADING PLAN
C-4	PROPOSED UTILITY PLAN
C-5	STANDARD DETAILS

CONTACT LIST

LANDMARK CREDIT UNION - OWNER
BOB BRUEMMER - bob@landmarkcu.com - 262-796-6206

KEY ENGINEERING
DEB TARNOW, P.E. - dtarnow@keyengineering.com - 414-224-8300 ext. 209
ROB NEWELL - newell@keyengineering.com - 414-224-8300 ext. 205

LA MACCHIA GROUP
ABBY SIVWRIGHT - asivwright@lamacchiagroup.com - 414-763-8419
BRANDON BOSCH - bbosch@lamacchiagroup.com - 847-312-9383
NICK MISCHO - nmischo@lamacchiagroup.com - 414-727-4367

"THE INFORMATION SHOWN ON THIS DRAWING
CONCERNING TYPE AND LOCATION OF UNDERGROUND
UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR
ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE
FOR MAKING HIS OWN DETERMINATIONS AS TO THE
TYPE AND LOCATION OF UNDERGROUND UTILITIES AS
MAY BE NECESSARY TO AVOID DAMAGE THERETO."

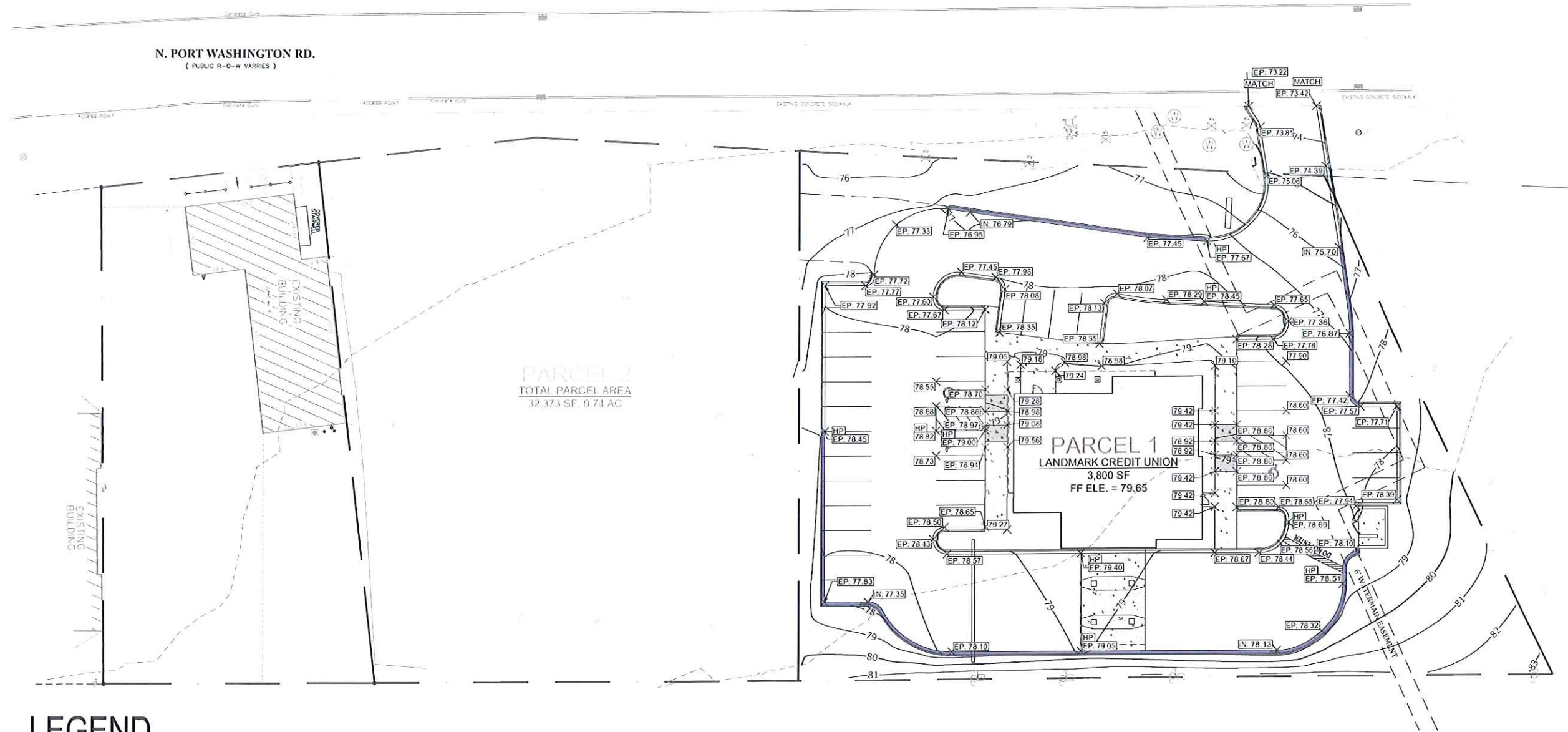
REVISION NO.	DESCRIPTION	DATE	BY	DESIGNED BY R/JN	ISSUANCE TYPE
				DRAWN BY R/JN	PLANNING
				APPROVED BY DAT	
				DATE 8.30.2019	DATE

PROPOSED PLAN SET
LANDMARK CREDIT UNION
N. PORT WASHINGTON RD.
GLENDALE, WI



KEY PROJECT NUMBER 1906-0538-0001
PROJECT SCALE 1" = 20'
SHEET NUMBER C-0

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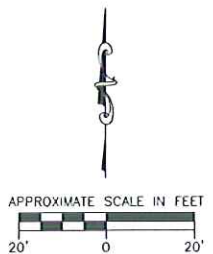


LEGEND

- - SET IRON STAKE
- FOUND IRON PIPE
- P/L - PROPERTY LINE
- x 100.00 - EXISTING SPOT ELEVATION
- ⊙ - SEWER MANHOLE
- ⊙ - COMMUNICATION MANHOLE
- ⊙ - ELECTRIC MANHOLE
- ⊙ - CATCH BASIN
- ⊙ - TRAFFIC MANHOLE
- ⊙ - ELECTRIC METER
- ⊙ - GAS METER
- ⊙ - WATER VALVE
- ⊙ - GAS VALVE
- ⊙ - HYDRANT
- ⊙ - TRAFFIC SIGNAL
- ⊙ - UTILITY BOX
- ⊙ - UTILITY POLE
- ⊙ - FLOOD LIGHT
- ⊙ - LIGHT POLE
- ⊙ - WELL
- ⊙ - CURVE TABLE ITEM
- ⊙ - SCHEDULE "B" ITEM
- ⊙ - ENCROACHMENT ITEM
- ⊙ - BORING
- ⊙ - CLEAN OUT
- ⊙ - TRANSFORMER
- ⊙ - AIR CONDITIONER
- ⊙ - BOLLARD
- — — — — UNDERGROUND WATER
- — — — — UNDERGROUND ELECTRIC
- — — — — UNDERGROUND TELECOMMUNICATIONS
- — — — — OVERHEAD ELECTRIC
- — — — — UNDERGROUND GAS
- — — — — SANITARY SEWER
- — — — — STORM SEWER
- — — — — CHAIN LINK FENCE
- — — — — SILT FENCE
- — — — — HAND RAIL
- — — — — WETLAND
- — — — — FLOOD PLAIN
- — — — — PERMANENT POOL
- — — — — PRIMARY ENVIRONMENTAL CORRIDOR
- — — — — SAW CUT

- NOTES:
1. ALL EROSION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO ANY LAND DISTURBANCE ACTIVITIES. DEVICES SHALL BE INSTALLED AND MAINTAINED PER WISCONSIN DEPARTMENT OF NATURAL RESOURCES BEST MANAGEMENT PRACTICES (BMPs), TECHNICAL STANDARDS.
 2. F. DEWATERING IS REQUIRED DURING CONSTRUCTION. ALL WATER SHALL BE DIRECTED TOWARD AND TREATED USING GEOTEXTILE SEDIMENT BAGS. ALL DEWATERING ACTIVITIES SHALL COMPLY WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. NO SEDIMENT SHOULD BE DEPOSITED INTO CITY STORM SEWERS.
 3. GEOTEXTILE BAGS SHALL BE SIZED ACCORDING TO THE PARTICLE SIZE BEING TRAPPED, EXPECTED FLOW OR PUMPING RATE (GPM) PER SQUARE FOOT OF FABRIC AND 50% CLOGGING FACTOR. THE FOOTPRINT OF THE BAG SHALL BE NO SMALLER THAN 100 SQ. FT. BAGS SHALL BE STAGED IN AREA WHERE DISCHARGE WILL NOT FLOW OVER DISTURBED AREAS.
 4. CONTRACTOR SHALL PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE THROUGH CONSTRUCTION PHASING AND TIMELY STABILIZATION. SITE WATERING AND MULCH CAN ALSO BE USED TO REDUCE DUST ON THE SITE.
 5. AT THE END OF EACH WORKDAY, ALL OFF-SITE SEDIMENT DEPOSITS OR TRACKED SOIL ORIGINATING FROM THE SITE SHALL BE CLEANED UP. FLUSHING IS NOT PERMITTED UNLESS TREATED PRIOR TO DISCHARGE FROM SITE.
 6. ALL AREAS OF FINAL GRADING SHALL BE STABILIZED WITHIN 7 DAYS.
 7. ALL EROSION CONTROL DEVICES SHALL BE CHECKED WEEKLY AND AFTER A RAINFALL EVENT OF 0.5 INCH OR MORE. ALL MAINTENANCE SHALL BE COMPLETED IMMEDIATELY.
 8. CONTRACTOR SHALL VERIFY ALL ELEVATIONS IN FIELD PRIOR TO CONSTRUCTION.
 9. DURING THE GROWING SEASON, ALL DISTURBED AREAS LEFT UNTOUCHED FOR 14 DAYS OR LONGER SHALL BE TEMPORARILY STABILIZED WITH SEED AND MULCH PER MOHR TECHNICAL STANDARD. MULCH MAY BE ANCHORED BY MECHANICAL CRIMPING OR THROUGH USE OF A TACKIFIER, WHICH EVER IS MORE COST EFFECTIVE. DURING THE WINTER MONTHS, ALL DISTURBED AREAS SHALL BE TEMPORARILY STABILIZED WITH A POLYMER PER MOHR TECHNICAL STANDARD.
 10. DURING THE WINTER MONTHS, ALL FILL PILES SHALL BE PUSHED INTO A STOCKPILE AND TEMPORARILY STABILIZED WITH A POLYMER & LEFT UNTOUCHED FOR 7 DAYS OR LONGER.
 11. ALL PROPOSED SPOT GRADES ARE TO FINISH GRADE OR FLANGE LINE OF CURB UNLESS OTHERWISE NOTED.
 12. ALL CURB AND GUTTER SHALL BE 24" REJECTION STYLE UNLESS OTHERWISE NOTED.
 13. ALL INLETS SHALL HAVE INLET PROTECTION PER DETAIL DRAWING AND MOHR STANDARDS.
 14. EROSION CONTROL MATTING SHOULD BE PLACED IN ALL AREAS WITH SLOPES GREATER THAN 4:1. EROSION CONTROL MATTING SHOULD COMPLY WITH WISCONSIN DNR TECHNICAL STANDARDS FOR CLASS 1, TYPE B MATTING.

- SEEDING SCHEDULE
- SEEDING FOR PERMANENT PERVIOUS AREA STABILIZATION AND LANDSCAPING SHOULD FOLLOW WISDOT STANDARD SPECIFICATIONS SECTION 630:
- A. USE WISDOT SEED MIXTURES NO. 10 (1.5 POUNDS PER 1000 SQUARE FEET) OR OTHER MIXTURE CONTAINING A MAJORITY PERCENTAGE OF A COMBINATION OF KENTUCKY BLUEGRASS AND RED FESCUE GRASSES UPON APPROVAL FROM CITY ENGINEER.
 - B. 4" TOPSOIL DEPTH REQUIRED ON TOP OF FINAL ROUGH GRADE OF SUBGRADE SOILS. SEE SHEET C-7 FOR DETAIL.
 - C. THE SUBGRADE SHALL BE RAKED TO LOOSEN SOIL AND ALL STONES, ROOTS, AND OTHER FOREIGN MATERIAL REMOVED PRIOR TO INSTALLATION OF TOPSOIL.
 - D. TOP OF TOPSOIL SHALL BE PLACED TO FINAL GRADE AND RAKED FOR SMOOTHNESS ACCORDING TO WISDOT STANDARD SPECIFICATIONS SECTION 625.3.3.
 - E. THE SOWING OF SEED SHALL CONFORM TO WISDOT STANDARD SPECIFICATIONS SECTION 630.3.3, METHODS A or B.
 - F. SEED SHALL BE WATERED AND MAINTAINED UNTIL THE ROOT SYSTEMS HAVE TAKEN HOLD. THE AREAS SHALL BE WATERED AS OFTEN AS NECESSARY TO ASSURE GOOD GROWTH.
- NOTES:
- EP = EDGE OF PAVEMENT
 - IN = INLET OR CATCH BASIN GRATE AT FLANGE
 - HP = HIGH POINT



REVISION NO.	DESCRIPTION	DATE	BY	DESIGNED BY	ISSUANCE TYPE
				RJN	PLANNING
				RJN	
				DAT	
				DAT	
				8.30.2019	

PROPOSED GRADING PLAN
LANDMARK CREDIT UNION
N. PORT WASHINGTON RD.
GLENDALE, WI

STAMP

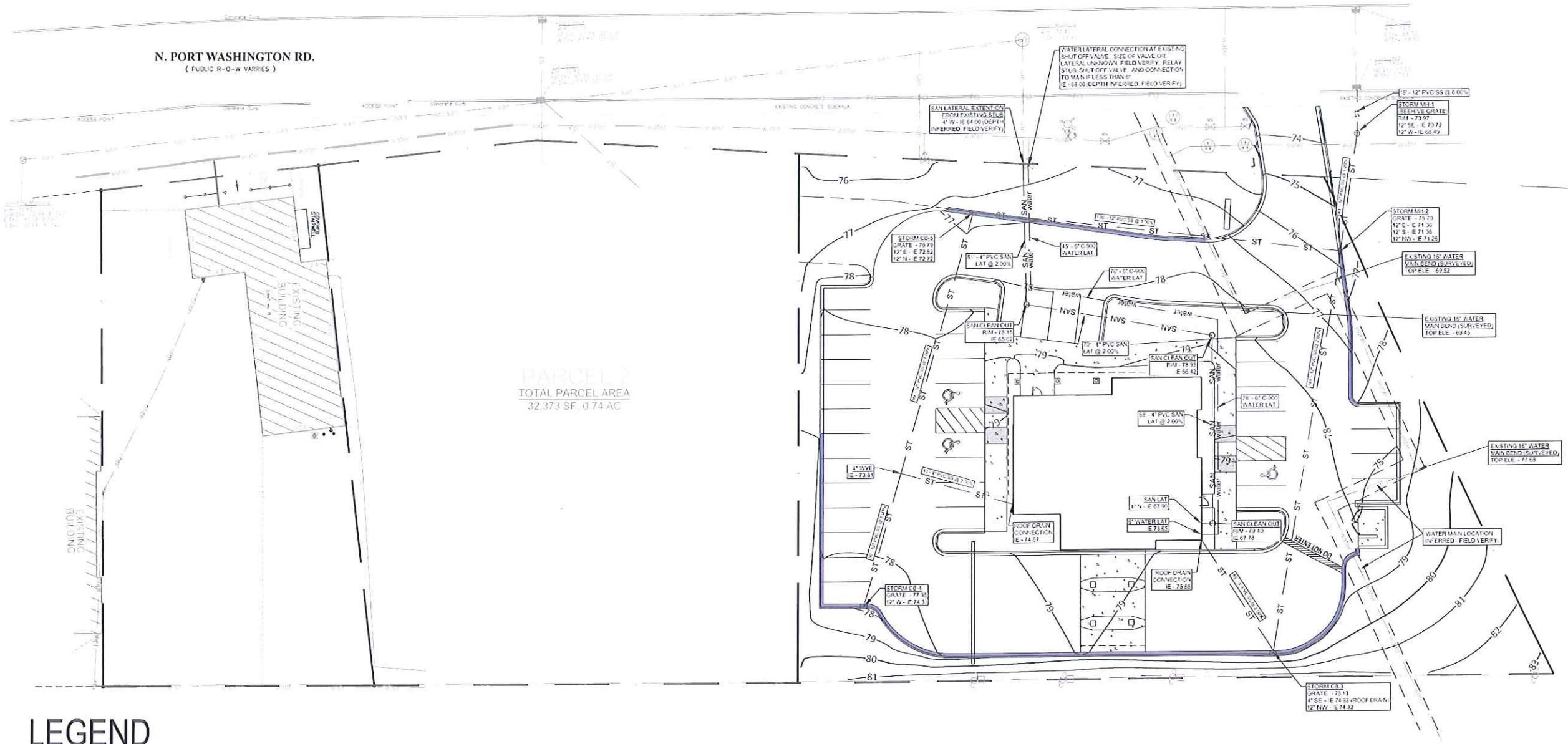
KEY ENGINEERING GROUP LTD.

735 NORTH WATER STREET, SUITE 510
MILWAUKEE, WI 53212
414.224.8300 (cell) - 414.224.8300 (fax)

KEY PROJECT NUMBER
1906-0538-0001

PROJECT SCALE
1" = 20'

SHEET NUMBER
C-3

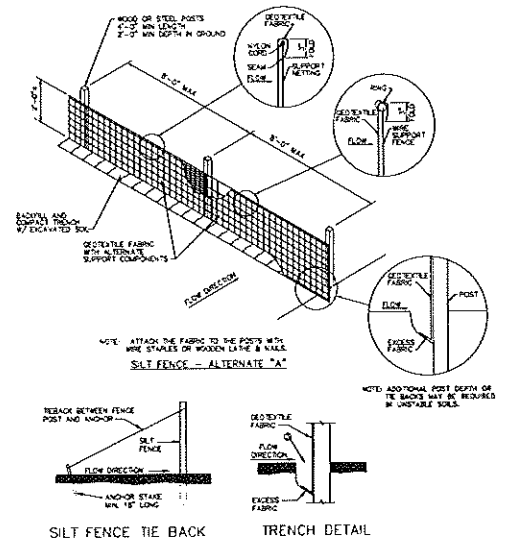
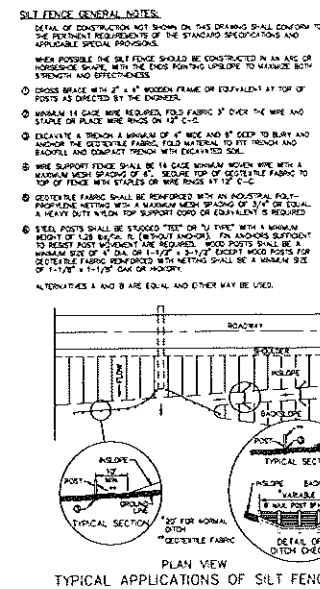
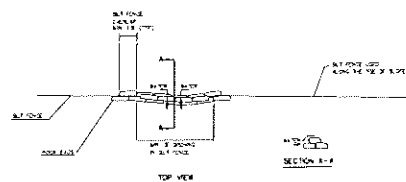
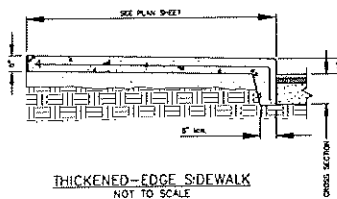
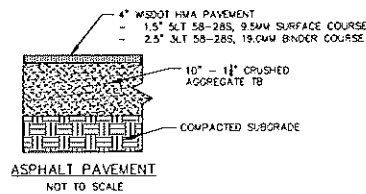
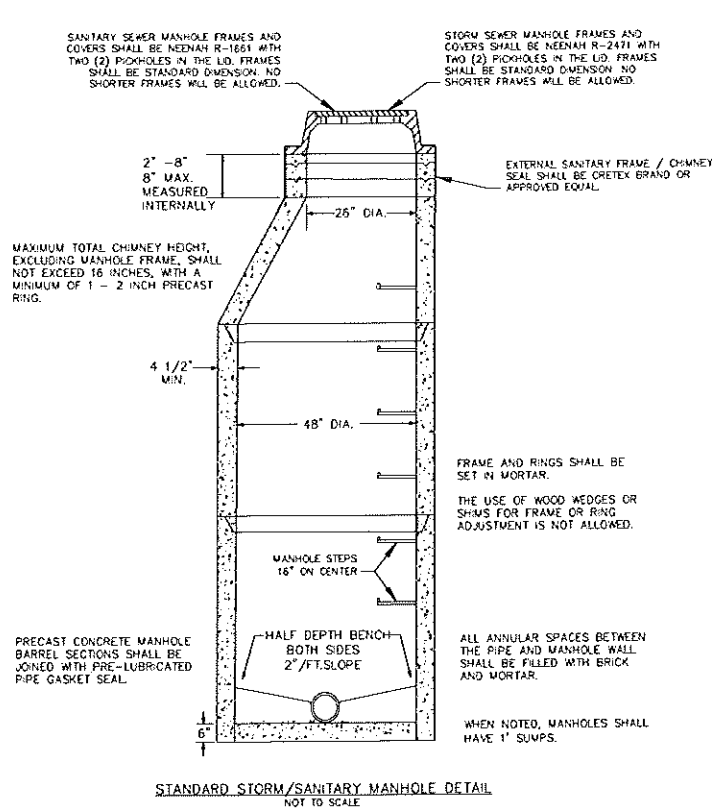
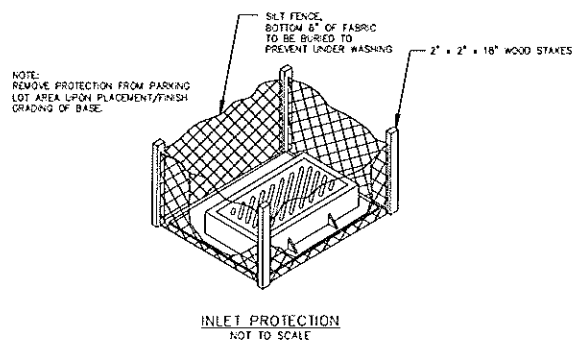
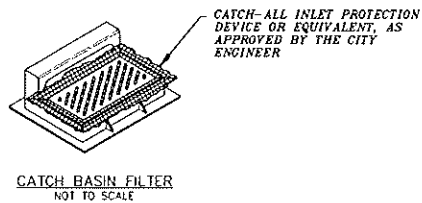
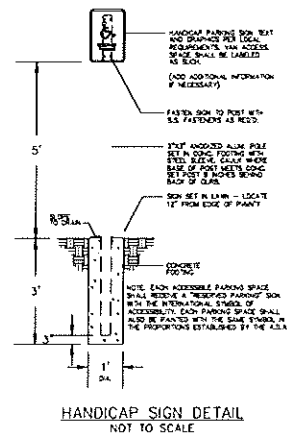
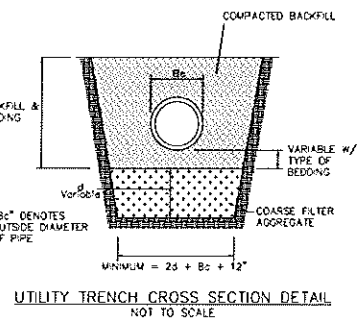
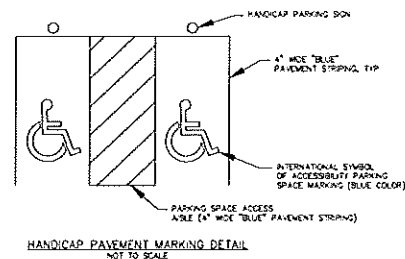
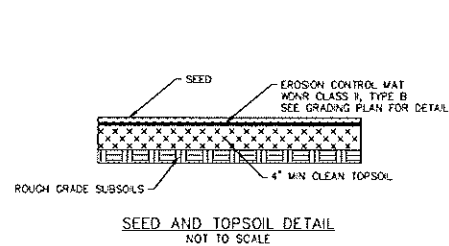
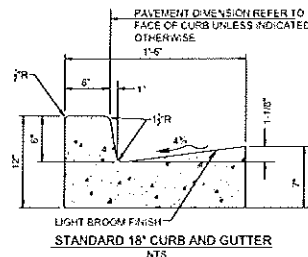
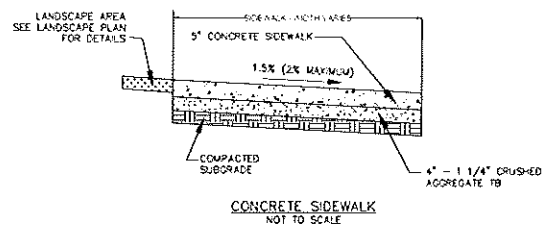
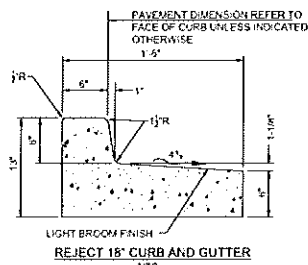
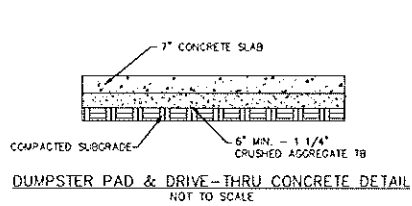


REVISION NO.	DESCRIPTION	DATE	BY	DESIGNED BY	ISSUANCE TYPE
				R/JN	PLANNING
				R/JN	
				APPROVED BY	
				DAT	
				DATE	
				8.30.2019	

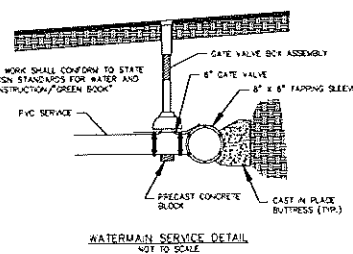
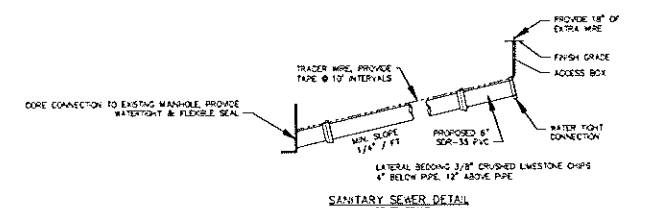
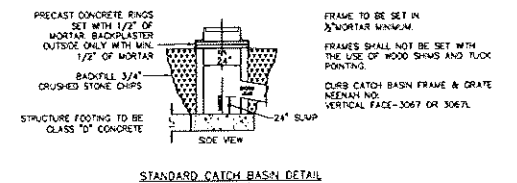
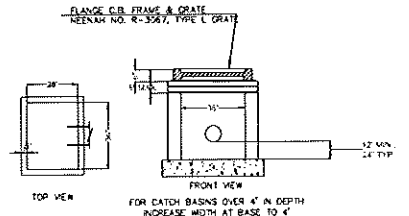
PROPOSED UTILITY PLAN
LANDMARK CREDIT UNION
N. PORT WASHINGTON RD.
GLENDALE, WI



KEY PROJECT NUMBER 1906-0538-0001
PROJECT SCALE 1" = 20'
SHEET NUMBER C-4



SILT FENCE INSTALLATION DETAIL
NOT TO SCALE



REVISION NO.	DESCRIPTION	DATE	BY	DESIGNED BY	ISSUANCE TYPE
1				RJN	PLANNING
2				RJN	
3				DAT	
4				DAT	
5				DAT	
6				DAT	
7				DAT	
8				DAT	
9				DAT	
10				DAT	

STANDARD DETAILS LANDMARK CREDIT UNION N. PORT WASHINGTON RD. GLENDALE, WI

STAMP



KEY PROJECT NUMBER 1906-0538-0001
PROJECT SCALE 1" = 20'
SHEET NUMBER C-5

Project:

LANDMARK CREDIT UNION

N. Port Washington Road
Glendale, WI

Issuance and Revisions:

Date	Number	Description
07/26/19		Plan Commission Submittal
08/30/19		Revisions Based on Site Changes
09/03/19		Revisions Based on Client Requests

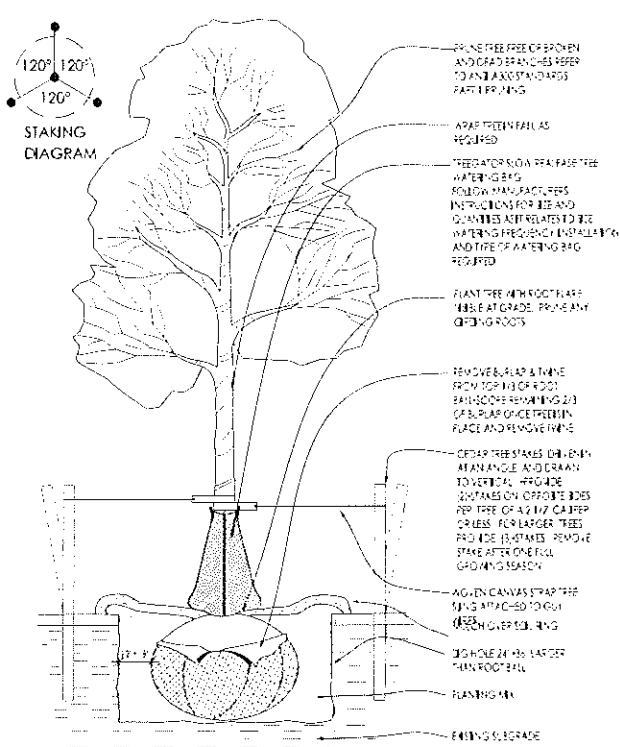
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Sheet Title:

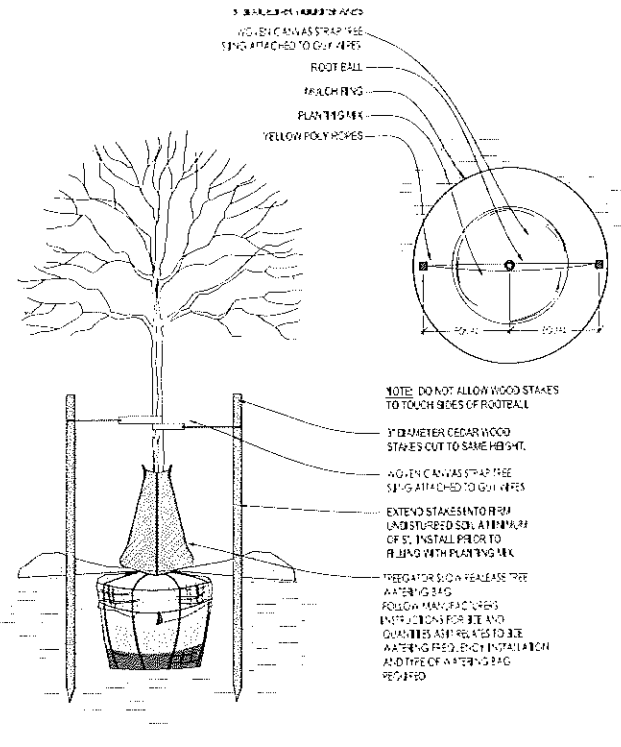
PROPOSED LANDSCAPE PLAN,
PLANTING DETAILS

Date of Drawing: 09/03/19
Scale: As Noted
Drawn By: MCD
Job Number: L19-043
Sheet Number:

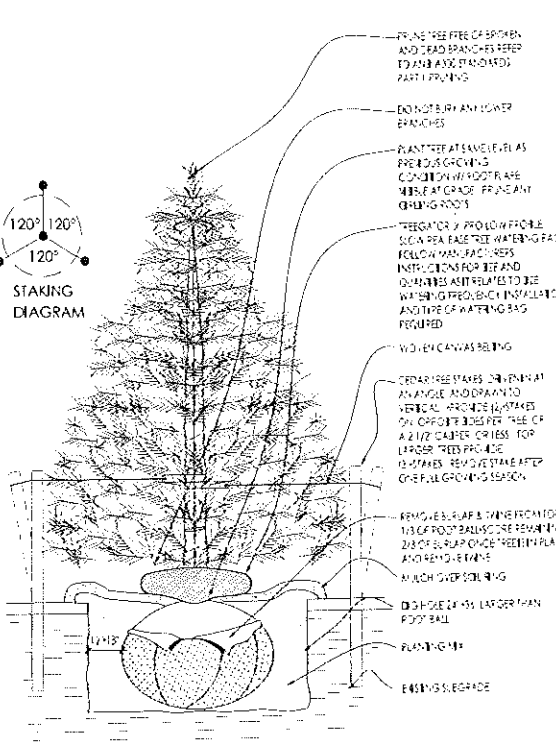
LSP1.4



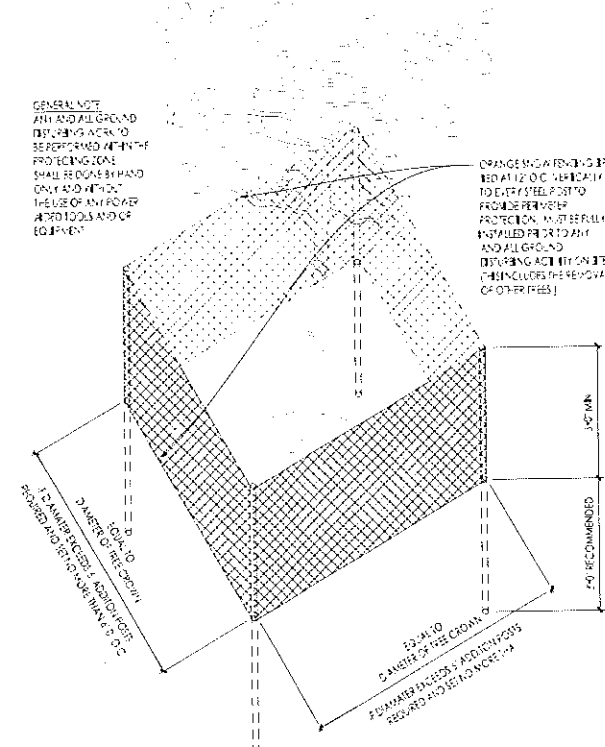
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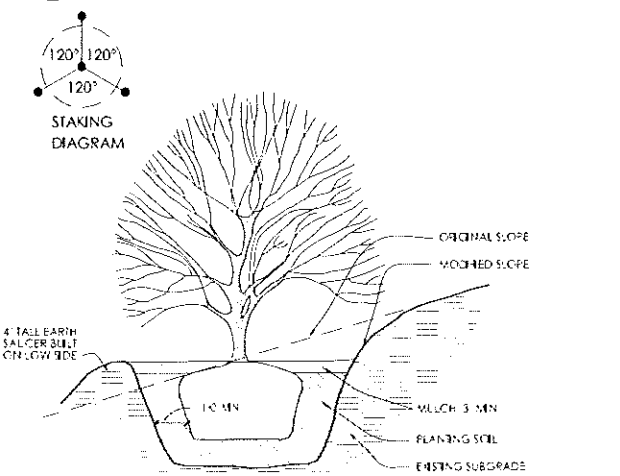
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS SCALE: NONE



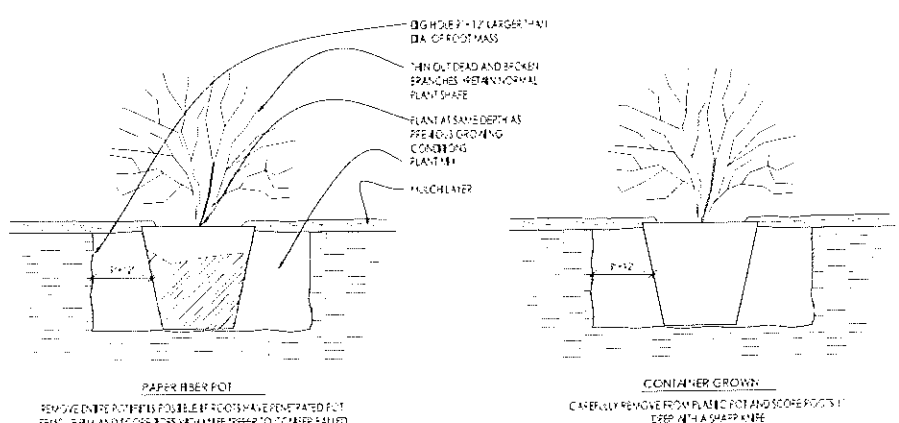
3 CONIFEROUS TREE PLANTING DETAIL SCALE: NONE



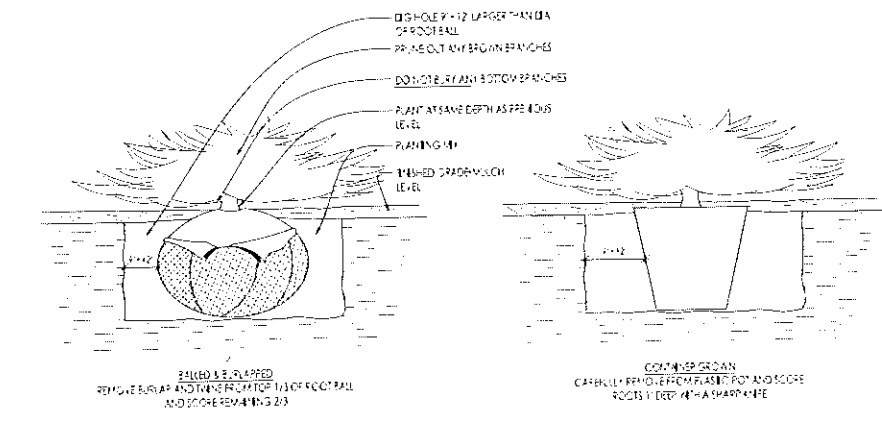
4 EXISTING TREE PROTECTION DETAIL SCALE: NONE



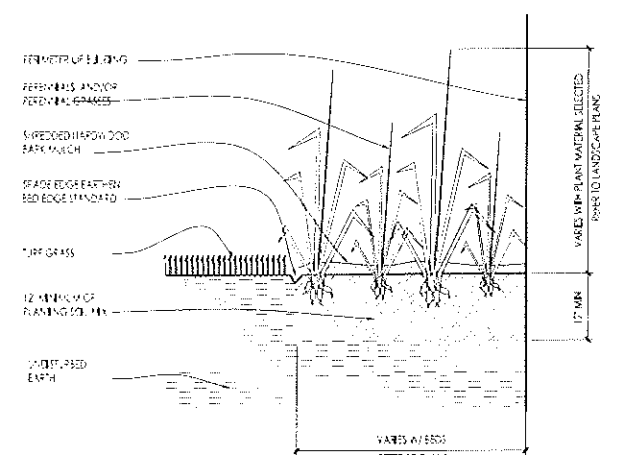
5 SLOPE PLANTING DETAIL SCALE: NONE
REFER TO TYPICAL DECIDUOUS TREE DETAIL FOR STAKING



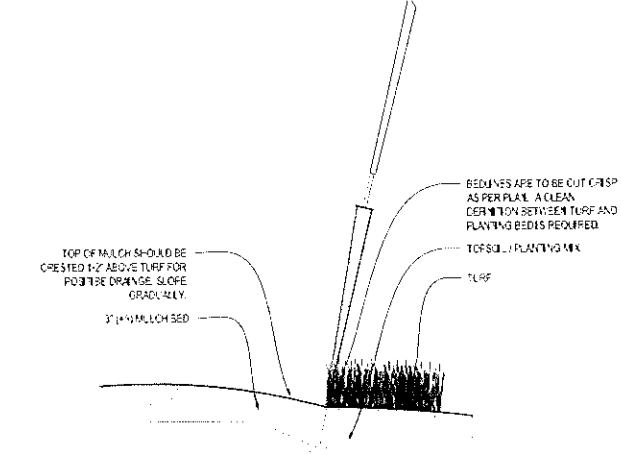
6 DECIDUOUS SHRUB PLANTING DETAIL SCALE: NONE



7 CONIFEROUS SHRUB PLANTING DETAIL SCALE: NONE



8 PERENNIAL BED PLANTING DETAIL SCALE: NONE



9 SPADE EDGE PLANT BED EDGE DETAIL SCALE: NONE

NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY - DO NOT SCALE THESE DRAWINGS - These documents reflect progress & intent & may be subject to change, including additional notes and detail. These are not final construction documents and should not be used for final bidding or construction purposes.

L19-043 - LANDMARK CREDIT UNION - 09/30/2019

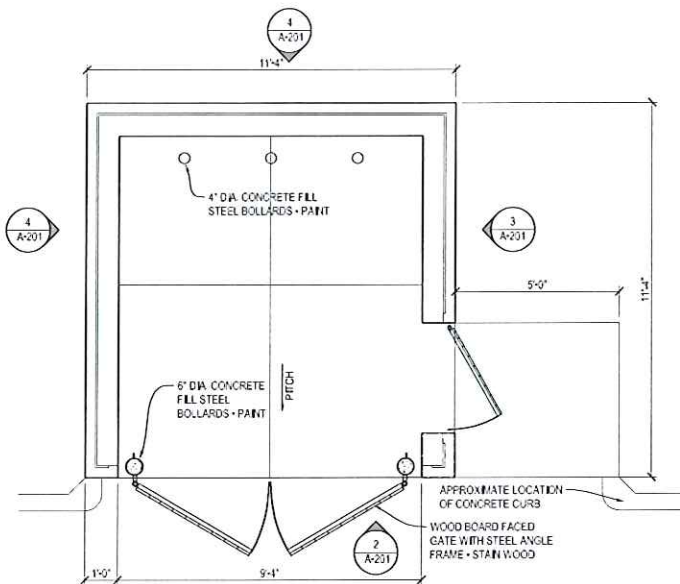
DESIGN/BUILDER:

OUR BUSINESS IS BUILDING YOURS

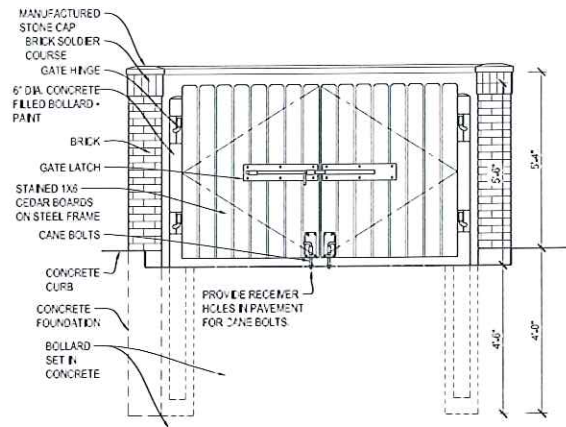


PLAN • BRAND • DESIGN • BUILD • EVOLVE

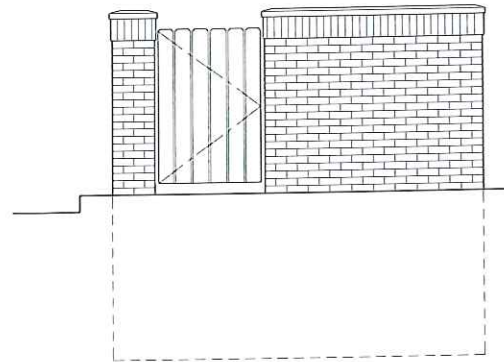
157 North Milwaukee Street
Milwaukee, Wisconsin 53202
T 414 223 4400 F 414 223 4488
www.lamacchiagroup.com



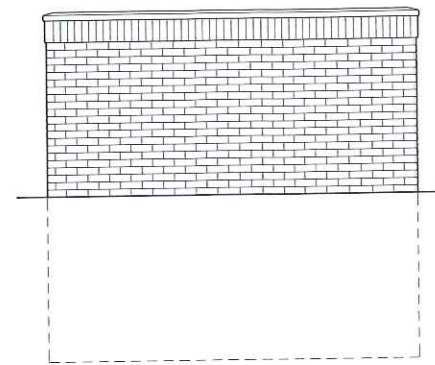
1 PLAN (TRASH & RECYCLING)
A-201 SCALE: 3/8" = 1'-0"



2 FRONT ELEVATION
A-201 SCALE: 3/8" = 1'-0"



3 SIDE ELEVATION
A-201 SCALE: 3/8" = 1'-0"



4 BACK ELEVATION
A-201 SCALE: 3/8" = 1'-0"

LANDMARK CREDIT UNION
6300 NORTH PORT WASHINGTON RD
GLENDALE, WI 53217

REVISIONS:

INFORMATION ON THE DRAWING TAKES PRECEDENCE
OVER THE SPECIFICATIONS MANUAL, IF THE
DOCUMENTS HAVE CONFLICTING INFORMATION.

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

LA MACCHIA GROUP PROJECT NUMBER

WI-LAN-1902

DATE:
09/09/19

SHEET TITLE:
TRASH ENCLOSURE

SHEET NUMBER

A-201

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Face-lit Channel Letters - 60 Total SF
(1) Req'd 1/2" = 1'-0" Scale

Fabricate and Install (1) sets of Face-Lit Channel Letters
at West Elevation.

Returns: 5'd Prefin Black Alum (logo returns 8.5"d)
Backers: Prefin Black/White Alum
Faces: White Acrylic
Vinyl Film: Translucent Blue - See Color Sched
Illum: White LEDs
Power Supply: 120-277V 60W LED Power Sup in Raceway
Raceway: Extruded Alum 5"h x 3.5"d
Paint: Match Bldg Exterior (see color schedule)

Note: 120V Primary Electrical Connection to Existing
Power and Hook-up by Locally Licensed Electrician.
If primary is within 3ft of sign Sign Effectz can make
connection.

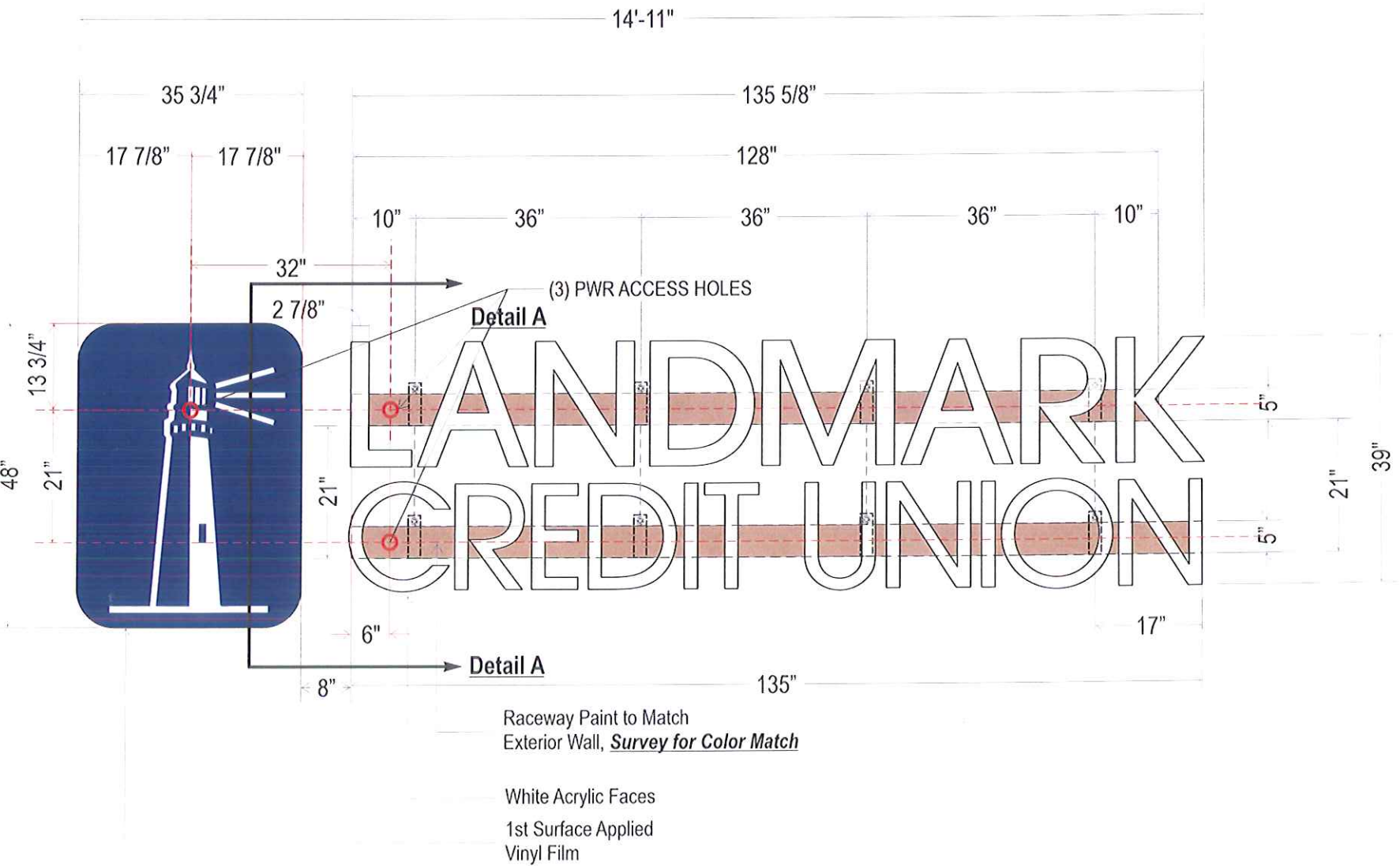
Color Schedule:

	#7328 White Acrylic
	Pre-Finished Black Alum Returns / Trim Cap
	3M 3630-157 Sultan Blue Vinyl
	Paint to Match Existing Brick on Bldg (Raceway) TBV

Electrical Note:

Logo, Top Rcwy, Bot Rcwy to have
own 20A Toggle Switch. Run Wire Whips from ea
location thru exterior wall to inside. Coordinate
whip length req'd with customer or Electrician.

120V Primary Electrical Connection to Existing
PWR and Hook-up by Locally Licensed Electrician



Detail A - Side View
3/4" = 1' - 0" Scale

8.5" deep
.063" Alum Returns
(logo box)

Anchors to
Suit Wall Type

5" deep
.063" Alum Returns

Trim Cap

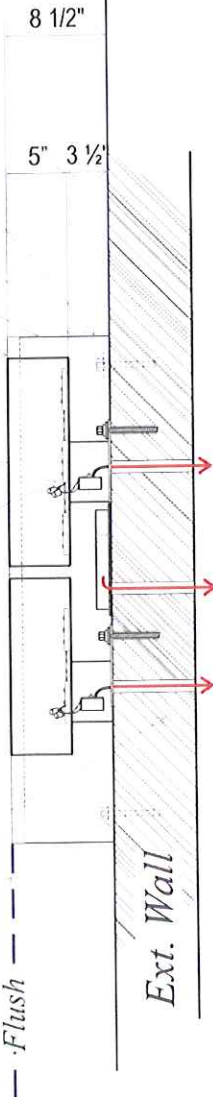
.125" thk
#7328 White
Acrylic Lens

Low Voltage Splice
Connectors or Wire Nuts
to Streetfighter White
Middleweight LED Modules

12V 60W Power Supplies
contained in (2)pc Narrow
Extruded Alum Raceways

120V Primary Electrical
Connection to Existing Power
and Hook-up by Others

Logo Box to be
Flush to Channel Letters



Project:
Landmark CU - Glendale

Description:
(1) Monument Sign
(1) Channel Letter ID Sign

Project Location:
6310 N Port Washington Rd.
Glendale, WI 53217

Billing Location:
5445 S. Westridge Dr.
New Berlin, WI 53151

CONCEPT DEVELOPMENT

Sales Rep: MD Date: 07/30/19
Design: AAE

Disclaimer:
THIS IS AN ORIGINAL DESIGN CREATED BY SIGN EFFECTZ. THE SUBMITTED
DESIGN PROTECTED UNDER COPYRIGHT LAWS OF THE UNITED STATES CODE
YOU AGREE NOT TO COPY PHOTOGRAPH MODIFY OR SHARE DIRECTLY OR
INDIRECTLY ANY OF THE FOREGOING HELD BY YOU WITH ANY OTHER PARTY.
NOR WILL YOU PERMIT ANY TIRDS PARTY TO DO ANY OF THE FOREGOING
WITHOUT THE WRITTEN CONSENT OF SIGN EFFECTZ.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE
REQUIREMENTS OF ARTICLE 600 OF THE NEC AND/OR OTHER APPLICABLE
LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE
SIGN.

Notes: ☐ Survey Req'd ☐ Permit Req'd ☐ Need Prod. Art

Verify Paint match to exterior brick - TBD

REVISIONS:

Rev A chg to 4ft tall style ch letters - qty = 1	By AE	Date 08/28/19
Rev B	By	Date
Rev C	By	Date
Rev D	By	Date
Rev E	By	Date
Rev F	By	Date

Scale: 1/2" = 1' - 0"

Original Page Size: 11" x 17"

25239685 C_01 R1
INS - PROJ NO. DESIGN PG REV NO.

2
CONCEPT PKG NO.

ESTIMATE NO.

DESCRIPTION

The Prevail LED area, site luminaire combines optical performance, energy efficiency and long term reliability in an advanced, patent pending modern design. Utilizing the latest LED technology, the Prevail luminaire delivers unparalleled uniformity resulting in greater pole spacing. A versatile mount standard arm facilitates ease of installation for both retrofit and new installations. With energy savings greater than 85%, the Prevail fixture replaces 150-1,000W metal halide fixtures in general area lighting applications such as parking lots, walkways, roadways and building areas.

SPECIFICATION FEATURES

Construction

Construction is comprised of a heavy-duty, single-piece die-cast aluminum housing. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. The die-cast aluminum door is tethered to provide easy access to the driver if replacement is required. A one-piece silicone gasket seals the door to the fixture housing. The optics is mounted on a versatile, aluminum plate that dissipates heat from the LEDs resulting in longer life of the fixture. The fixture is IP66 and vibration rated (ANSI C136.31) to insure strength of construction and longevity in the selected application.

Optics

Precision molded, high efficiency optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. Available in Type II, III, IV and V distributions with lumen packages ranging from 6,100 to 18,900 nominal lumens. Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards

to maximize heat dissipation and promote long life. For the ultimate level of spill light control, an optional house side shield accessory can be field or factory installed.

Electrical

LED drivers are mounted to the fixture for optimal heat sinking and ease of maintenance. Class 1 electronic drivers have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Available in 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. 10kV/10 kA surge protection standard. 0-10V dimming driver is standard with leads external to the fixture. Suitable for ambient temperatures from -40°C to 40°C. Optional 50°C HA (high ambient) available. Standard NEMA 3-PIN twistlock photocontrol receptacle and NEMA 7-PIN twistlock photocontrol receptacles are available as options.

Controls

See Control Options section for more details on available offerings.

Mounting

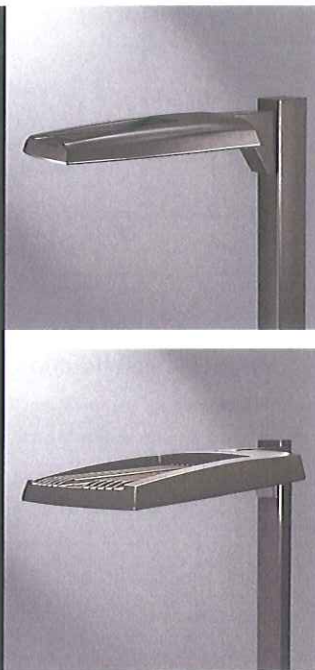
Standard pole mount arm is bolted directly to the pole and the fixture slides onto the arm and locks in place with a bolt facilitating quick and easy installation. The versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the standard mounting arm enables wiring of the fixture without having to access the driver compartment. A knock-out on the standard mounting arm enables round pole mounting. Wall mount and mast arm mounting options are available. Mast arm adapter fits 2-3/8" O.D. tenon.

Finish

Housing and cast parts finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard color is bronze. Additional colors available in white, grey, black, dark platinum and graphite metallic.

Warranty

Five-year warranty.



PRV / PRV-XL PREVAIL

LED

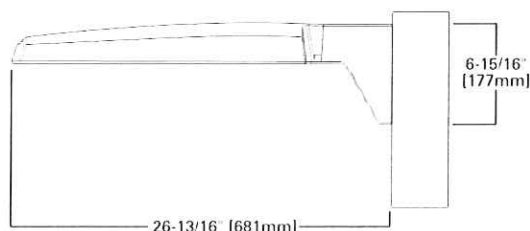
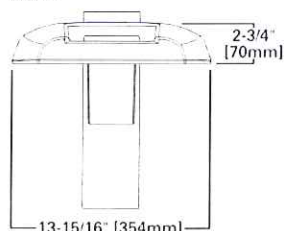
AREA / SITE / ROADWAY
LUMINAIRE



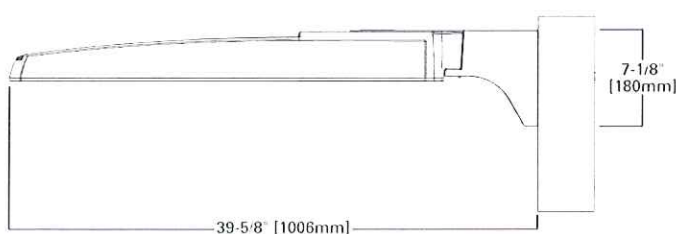
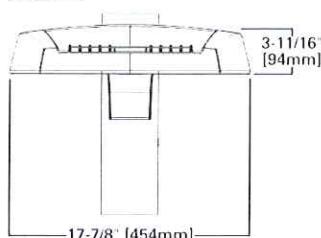
LumenSafe Technology
[CLICK HERE](#)

DIMENSIONS

Prevail



Prevail XL



CERTIFICATION DATA

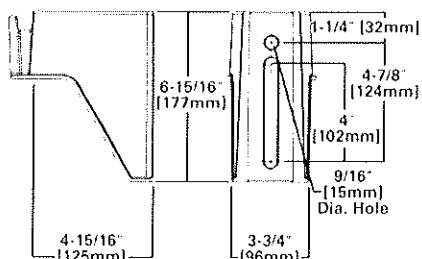
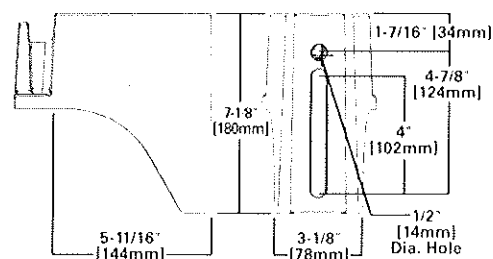
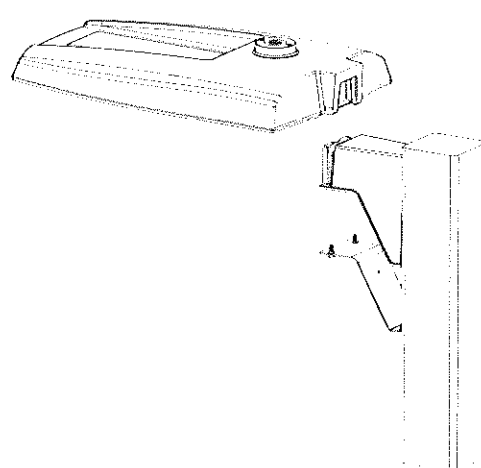
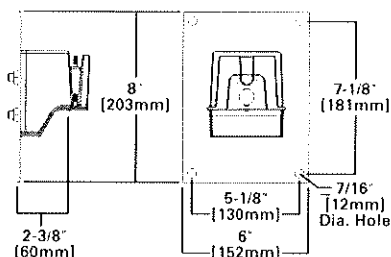
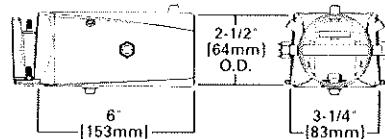
UL and cUL Wet Location Listed
IP66-Rated
3G Vibration Rated (PRV)
1.5G Vibration Rated (PRV-XL)
ISO 9001
FCC Class A

ENERGY DATA

Electronic LED Driver
0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 and 60Hz,
347V/60Hz, 480V/60Hz
-40°C Minimum Temperature Rating
+40°C Ambient Temperature Rating

SHIPPING DATA

Approximate Net Weight:
PRV: 20 lbs. (9.09 kgs.)
PRV-XL: 45 lbs. (20.41 kgs.)

POLE MOUNT ARM (PRV)**POLE MOUNT ARM (PRV-XL)****VERSATILE MOUNT SYSTEM****WALL MOUNT (PRV)****MAST ARM MOUNT (PRV)****MOUNTING CONFIGURATIONS AND EPAS****Wall Mount**

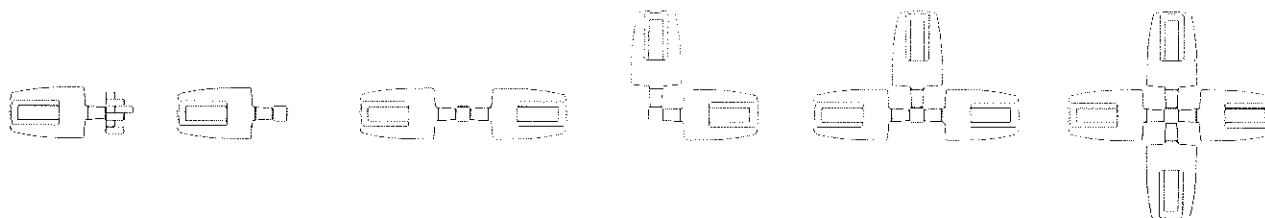
Arm Mount Single
EPA 0.75 (PRV)
EPA 1.12 (PRV-XL)

Arm Mount 2 @ 180°
EPA 1.50 (PRV)
EPA 2.25 (PRV-XL)

Arm Mount 2 @ 90°
EPA 1.50 (PRV)
EPA 2.13 (PRV-XL)

Arm Mount 3 @ 90°
EPA 2.25 (PRV)
EPA 2.52 (PRV-XL)

Arm Mount 4 @ 90°
EPA 3.00 (PRV)
EPA 2.52 (PRV-XL)

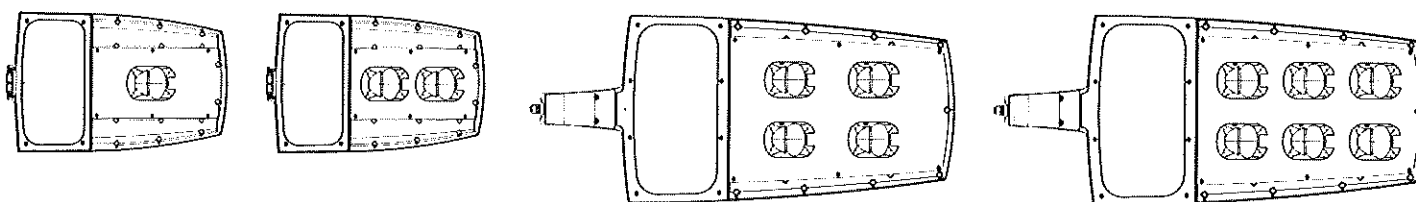
**OPTICAL CONFIGURATIONS**

PRV-C15
(7,100 Nominal Lumens)

PRV-C25/C40/C60
(13,100/17,100/20,000
Nominal Lumens)

PRV-XL-C75/C100/C125
(26,100/31,000/36,300 Nominal Lumens)

PRV-XL-C150/C175
(41,100/48,600 Nominal Lumens)



POWER AND LUMENS (PRV)

Light Engine		C15	C25	C40	C60
Power (Watts)		52	96	131	153
Input Current @ 120V (A)		0.43	0.80	1.09	1.32
Input Current @ 277V (A)		0.19	0.35	0.48	0.57
Input Current @ 347V (A)		0.17	0.30	0.41	0.48
Input Current @ 487V (A)		0.12	0.22	0.30	0.35
Distribution					
Type II	4000K Lumens	7,123	13,205	17,172	20,083
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
	3000K Lumens	6,994	12,965	16,860	19,718
Type III	4000K Lumens	7,111	13,183	17,144	20,050
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4
	3000K Lumens	6,982	12,944	16,832	19,686
Type IV	4000K Lumens	7,088	13,140	17,087	19,984
	BUG Rating	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5
	3000K Lumens	6,959	12,901	16,777	19,621
Type V	4000K Lumens	7,576	14,045	18,264	21,360
	BUG Rating	B3-U0-G3	B4-U0-G3	B4-U0-G4	B5-U0-G4
	3000K Lumens	7,438	13,790	17,932	20,972

LUMEN MAINTENANCE

Configuration	TM-21 Lumen Maintenance (50,000 Hours)	Theoretical L70 (Hours)
Up to PRV-C60 at 25 C	91.30%	194,000
Up to PRV-C60 at 40 C	87.59%	134,000
Up to PRV-XL-C175 at 25 C	91.40%	204,000
Up to PRV-XL-C175 at 40 C	89.41%	158,000

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10 C	1.02
15 C	1.01
25 C	1.00
40 C	0.99

POWER AND LUMENS (PRV-XL)

Light Engine		C75	C100	C125	C150	C175
Power (Watts)		176	217	264	285	346
Input Current @ 120V (A)		1.50	1.84	2.21	2.38	2.92
Input Current @ 277V (A)		0.66	0.82	0.97	1.04	1.25
Input Current @ 347V (A)		0.54	0.66	0.79	0.84	1.02
Input Current @ 487V (A)		0.40	0.48	0.57	0.62	0.74
Distribution						
Type II	4000K Lumens	26,263	31,231	36,503	41,349	48,876
	BUG Rating	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5
	3000K Lumens	25,786	30,664	35,840	40,598	47,989
Type III	4000K Lumens	26,120	31,061	36,304	41,124	48,610
	BUG Rating	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	3000K Lumens	25,646	30,497	35,645	40,377	47,727
Type IV	4000K Lumens	26,098	31,035	36,274	41,089	48,569
	BUG Rating	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	3000K Lumens	25,624	30,471	35,615	40,343	47,687
Type V	4000K Lumens	28,129	33,450	39,097	44,287	52,349
	BUG Rating	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	3000K Lumens	27,618	32,843	38,387	43,483	51,398

CONTROL OPTIONS

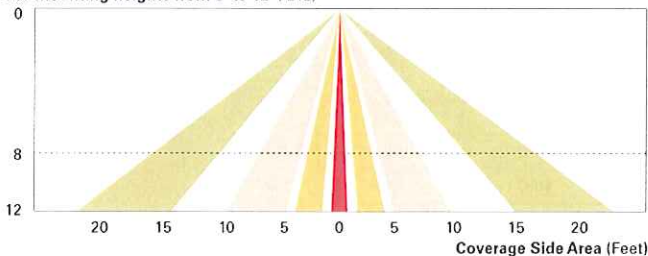
0-10V (D) The dimming option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (PER and PER7) Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

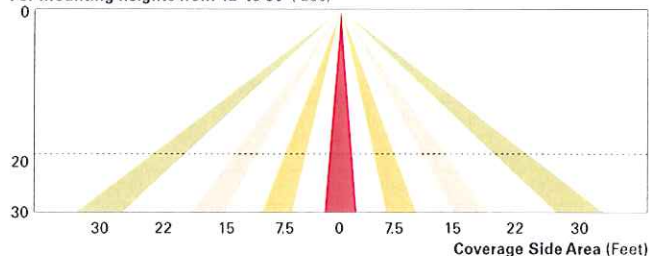
Dimming Occupancy Sensor (MSP and MS) These sensors are factory installed in the luminaire housing. When a sensor for dimming operation (/DIM) option is selected, the luminaire will dim down to approximately 50 percent power after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. When a sensor for ON/OFF operation is selected, the luminaire will turn off after five minutes of no activity.

These occupancy sensors include an integral photocell that can be activated or inactivated with the programming remote / configuration tool for "dusk-to-dawn" control or "daylight harvesting". Note: For MSP sensors, the factory preset is ON (Enabled), and for MS sensors, the factory preset is OFF (Disabled). The programming remote / tool is a wireless tool that can be utilized to change the dimming level, time delay, sensitivity and other parameters. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 8'-40'.

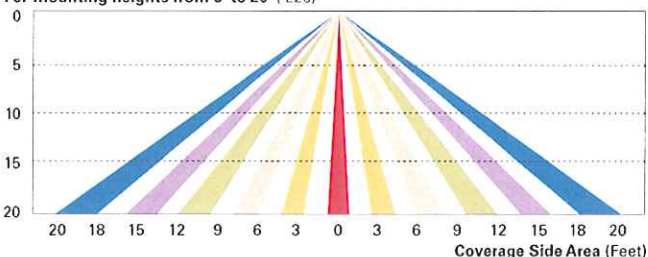
For mounting heights from 8' to 12' (-L12)



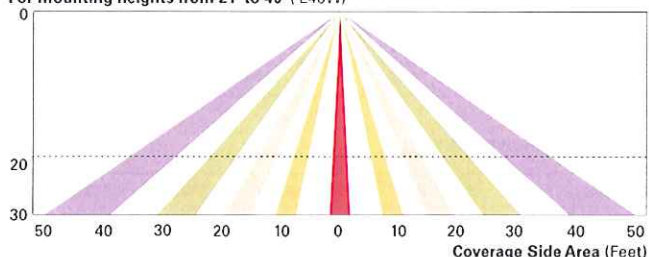
For mounting heights from 12' to 30' (-L30)



For mounting heights from 9' to 20' (-L20)



For mounting heights from 21' to 40' (-L40V)

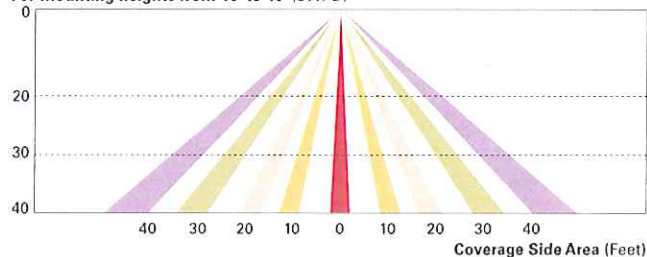


WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. Use the WaveLinx Mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

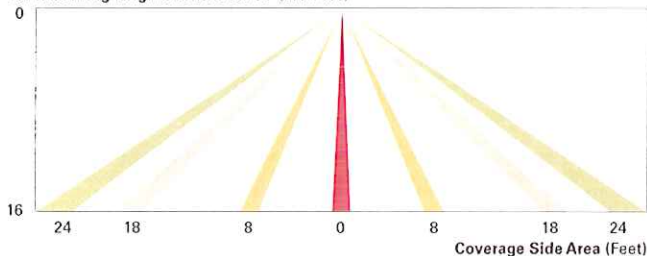
WaveLinx Wireless Sensor (SWPD4 and SWPD5) These outdoor sensors offer passive infrared (PIR) occupancy and a photocell for closed loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant 4-PIN receptacle (ZW). These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or daylight harvesting that is factory-enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.

For mounting heights from 16' to 40' (SWPD)

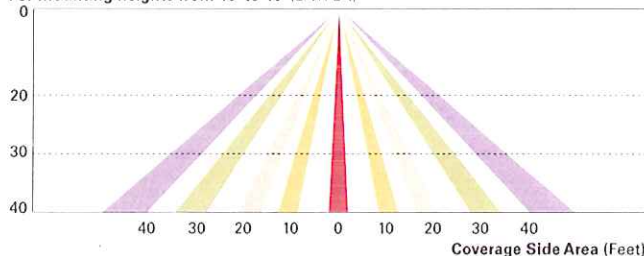


LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN) The Eaton's LumaWatt Pro powered by Enlighted is a connected lighting solution that combines LED luminaires with an integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of other resources beyond lighting.

For mounting heights from 8' to 16' (LWR-LV)



For mounting heights from 16' to 40' (LWR-LN)



LumenSafe Integrated Network Security Camera (LD) The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optimally designed to integrate into virtually any video management system or security software platform of choice. No additional wiring is needed beyond providing line power to the luminaire. LumenSafe features factory-installed power and networking gear in a variety of networking options allowing security integrators to design the optimal solution for active surveillance.

ORDERING INFORMATION

Sample Number: PRV-XL-C75-D-UNV-T4-SA-BZ

Product Family ¹	Light Engine ²	Driver	Voltage	Distribution	Mounting	Color
PRV=Prevail	C15=(1 LED) 7,100 Nominal Lumens C25=(2 LEDs) 13,100 Nominal Lumens C40=(2 LEDs) 17,100 Nominal Lumens C60=(2 LEDs) 20,000 Nominal Lumens	D=Dimming (0-10V)	UNV=Universal (120-277V) 347=347V 480=480V ³	T2=Type II T3=Type III T4=Type IV T5=Type V	SA=Standard Versatile Arm MA=Mast Arm ⁴ WM=Wall Mount Arm ⁴	AP=Gray BZ=Bronze (Standard) BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
PRV-XL=Prevail XL	C75=(4 LED) 26,100 Nominal Lumens C100=(4 LED) 31,000 Nominal Lumens C125=(4 LED) 36,000 Nominal Lumens C150=(6 LED) 41,100 Nominal Lumens C175=(6 LED) 48,600 Nominal Lumens					
Options (Add as Suffix)			Accessories (Order Separately) ¹⁵			
7030=70 CRI / 3000K CCT ⁵ 7050=70 CRI / 5000K CCT ⁵ HSS=House Side Shield ⁶ L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right 10K=10kV/10kA UL 1449 Fused Surge Protective Device HA=50°C High Ambient Temperature ⁷ PER=NEMA 3-PIN Twistlock Photocontrol Receptacle PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle MSP/DIM-L12=Integrated Sensor for Dimming Operation, 8' - 12' Mounting Height ^{4,8} MSP/DIM-L30=Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height ^{4,8} MSP-L12=Integrated Sensor ON/OFF Operation, 8' - 12' Mounting Height ^{4,8} MSP-L30=Integrated Sensor ON/OFF Dimming Operation, 12' - 30' Mounting Height ^{4,8} MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ^{8,9} MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ^{8,9} MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height ^{8,9} MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height ^{8,9} ZW=Wavelinx-enabled 4-PIN Twistlock Receptacle ^{8,10,11} ZW-SWPD4WH=Wavelinx Wireless Sensor, 7' - 15' Mounting Height, White ^{8,10,11} ZW-SWPD4BZ=Wavelinx Wireless Sensor, 7' - 15' Mounting Height, Bronze ^{8,10,11} ZW-SWPD5WH=Wavelinx Wireless Sensor, 15' - 40' Mounting Height, White ^{8,10,11} ZW-SWPD5BZ=Wavelinx Wireless Sensor, 15' - 40' Mounting Height, Bronze ^{8,10,11} LWR-LW=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ^{8,12} LWR-LN=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ^{8,12} (See Table Below)=LumenSafe Integrated Network Security Camera ^{13,14}			PRVWM-XX=Wall Mount Kit ⁴ PRVMA-XX=Mast Arm Mounting Kit ⁴ PRVSA-XX=Standard Arm Mounting Kit ⁴ PRVXLSA-XX=Standard Arm Mounting Kit (for Prevail XL) ¹³ MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX=2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX=2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon HS/VERD=House Side Shield ⁶ VGS-F/B=Vertical Glare Shield, Front/Back ⁶ VGS-SIDE=Vertical Glare Shield, Side ⁶ OA/RA1013=Photocontrol Shorting Cap OA/RA1014=NEMA Photocontrol - 120V OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V OA/RA1201=NEMA Photocontrol - 347V OA/RA1027=NEMA Photocontrol - 480V ISHH-01=Integrated Sensor Programming Remote ¹⁵ FSIR-100=Wireless Configuration Tool for Occupancy Sensor ¹⁷ SWPD4-WH=WaveLinx Wireless Sensor, 7' - 15' Mounting Height, White ^{11,18} SWPD4-BZ=WaveLinx Wireless Sensor, 7' - 15' Mounting Height, Bronze ^{11,19} SWPD5-WH=WaveLinx Wireless Sensor, 15' - 40' Mounting Height, White ^{11,18} SWPD5-BZ=WaveLinx Wireless Sensor, 15' - 40' Mounting Height, Bronze ^{11,18} WOLC-7P-10A=WaveLinx Outdoor Control Module (7-PIN) ¹⁹			

NOTES:

- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications. Refer to installation instructions and pole white paper WP513001EN for additional support information.
- Standard 4000K CCT and 70CRI.
- Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
- Only available in PRV configurations C15, C25, C40 or C60.
- Use dedicated IES files on product website for non-standard CCTs.
- Option will come factory-installed. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 4, or 6). House Side Shield not suitable with T5 distribution or C60 lumen package.
- Not available with C60 lumen package.
- Controls system is not available with photocontrol receptacle (PER or PER7) or other controls systems (MS, MSP, ZW or LWR).
- Utilizes the Wattstopper sensor FSP-211.
- Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F).
- In order for the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more Wavelinx application information.
- LumaWatt Pro wireless sensors are factory installed and require network components LWP-EM-1, LWP-GW-1, and LWP-PoE8 in appropriate quantities. See website for LumaWatt Pro application information.
- Only available in PRV-XL configurations C75, C100, C125, C150, or C175.
- Not available with 347V, 480V, or HA options. Consult LumenSafe system product pages for additional details and compatibility information.
- Replace XX with paint color.
- This tool enables adjustment to Integrated Sensor (MSP) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
- This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
- Requires Wavelinx-enabled 4-PIN twistlock receptacle (ZW) option.
- Requires 7-PIN NEMA twistlock photocontrol receptacle (PER7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS, MSP, ZW or LWR).

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology 	D=Dome Camera	C=Cellular, Customer Installed SIM Card A=Cellular, Factory Installed AT&T SIM Card V=Cellular, Factory Installed Verizon SIM Card S=Cellular, Factory Installed Sprint SIM Card E=Ethernet Networking

STOCK ORDERING INFORMATION

Product Family	Light Engine	Voltage	Distribution	Options (Add as Suffix)
PRVS=Prevail	C15=(1 LED) 7,100 Nominal Lumens C25=(2 LEDs) 13,100 Nominal Lumens C40=(2 LEDs) 17,100 Nominal Lumens C60=(2 LEDs) 20,000 Nominal Lumens	UNV=Universal (120-277V) 347=347V ²	T3=Type III T4=Type IV	MSP/DIM-L30=Integrated Sensor for Dimming Operation, Maximum 30' Mounting Height ²
PRVS-XL=Prevail	C75=(4 LEDs) 26,100 Nominal Lumens C100=(4 LEDs) 31,000 Nominal Lumens C125=(4 LEDs) 36,000 Nominal Lumens C150=(6 LEDs) 41,100 Nominal Lumens C175=(6 LEDs) 48,600 Nominal Lumens			

NOTES: 1. All stock configurations are standard 4000K/70CRI, bronze finish, and include the standard versatile mounting arm. 2. Only available in PRVS configurations C15, C25, C40 or C60.

FEATURES & SPECIFICATIONS

PHASEOUT — Limited quantities of this older style LDN6 are available while supplies last. Must choose "OS" when ordering.

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — 16-gauge galvanized steel mounting/plaster frame with trim clips to mount open conical shape reflector.

Vertically adjustable mounting brackets that use 16-gauge flat bar hangers (included), 1/2" conduit or C channel T-bar fasteners. Provides 3-3/4" total adjustment.

Post installation adjustment possible from above or below the ceiling.

Galvanized steel junction box with bottom-hinged access covers and spring latches. Two combination 1/2"-3/4" and three 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out) No. 12 AWG conductors, rated for 90°C.

Secondary housing adjustment system for precise, final ceiling-to-flange alignment.

Maximum 1-1/2" ceiling thickness.

OPTICS — LED light source with diffused lens, recessed in a deep reflector with a 55-degree cutoff. Aluminum full reflectors are optically designed to maximize lumen output and to provide superior glare control. Anodized trim colors for open and wallwash reflectors are available in clear, pewter, wheat or gold. White polyester powder coat also available.

Minimum CRI of 80.

ELECTRICAL — High-efficiency, eldoLED 0-10V dimming driver mounted to the junction box, dims luminaire to 10% of its light output. 1% dimming option available (see EZ1 ordering options below).

Dimming fixture requires two (2) additional low-voltage wires to be pulled.

For compatible dimmers and dimming range, refer to Dimmer Compatibility Chart on page 4.

The system maintains 70% lumen output for more than 50,000 hours.

LISTINGS — CSA certified to US and Canadian safety standards. Open downlight (LO6): Wet location listed. Wallwash downlight (LW6): Rated for damp and dry locations only. ENERGY STAR® certified.

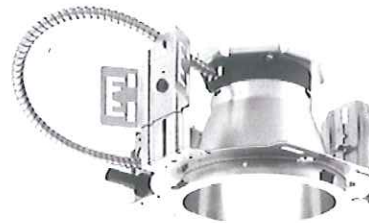
WARRANTY — 5-year limited warranty. Complete warranty terms located at

www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

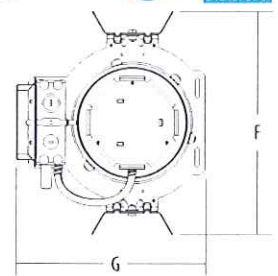
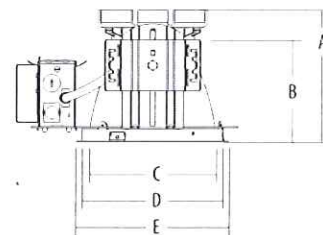
Catalog Number	LDN6-40/XX-LO6AR-LD-120
Notes	
Type	TYPES OB1 & OB2



LDN6 35/15 LO6AR 120 OS

LDN6 OS

6" OPEN and WALLWASH LED
Non-IC
New Construction Downlight



Overall height varies by lumen package. Reference dimension chart for details.

Maximum Overall Dimensions — All dimensions are inches (centimeters) unless otherwise indicated.							
Lumen package	(A) Height	(B) Frame height	(C) Aperture	(D) Ceiling opening	(E) Outside diameter	(F) Width	(G) Length
600 lm							
1000 lm	6-7/16 (16.4)	5-3/4 (14.6)	6-15/16 (17.6)	7-1/8 (18.1)	7-1/2 (19.1)	12-15/16 (32.8)	10-15/16 (27.8)
1500 lm							
2000 lm	7-13/16 (19.9)						

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN6 35/15 LO6AR 120 OS

LDN6	Color temperature	Lumens ^{1,2}	Reflector	Trim color	Finish	Voltage	Options	Version
LDN6	27/ 2700 K	06 600 lumens	LO6 Open downlight	AR Clear	(blank) Semi-specular	120	EL Emergency battery pack with integral test switch ⁵	OS Old style ¹³
	30/ 3000 K			PR Pewter		277	ELR Emergency battery pack with remote test switch ⁵	
	35/ 3500 K	10 1000 lumens	LW6 Wallwash downlight ³	WTR Wheat	LD Matte-diffuse	347 ⁵	SF Single fuse	
	40/ 4000 K	15 1500 lumens		GR Gold	LS Specular		TRW White painted flange ⁷	
		OB2 2000 lumens		WR White ⁴			TRBL Black painted flange	
				BR Black ⁴			NPS80EZ nLight [®] dimming pack controls 0-10V eldoLED drivers. Refer to TN-633 .	
							NPS80EZER nLight [®] dimming pack controls 0-10V eldoLED drivers. ER controls fixtures on emergency circuit. Refer to TN-633 .	
							RRL RELOC [®] -ready luminaire connectors enables a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature.	
							EZ1 eldoLED dims to 1%	
							CP Chicago plenum ^{5,9}	

Accessories: Order as separate catalog number.

EACISSM 375	Compact interruptible emergency AC power system
EACISSM 125	Compact interruptible emergency AC power system
GRA68 JZ	Oversized trim ring with 8" outside diameter ¹¹
SCA6	Sloped ceiling adapter. Refer to TECH-SCA for more options.

Notes

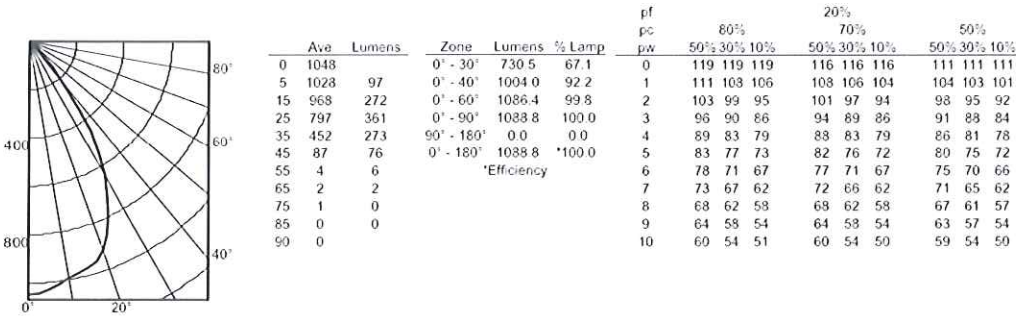
- 1 Approximate lumen output.
- 2 Overall height varies by lumen package. Reference dimension chart on page 1.
- 3 Rated for damp and dry locations only.
- 4 Not available with finishes.
- 5 Not available with emergency options.
- 6 For dimensional changes, refer to chart on page 4. Not available with CP option.
- 7 Not available with WR (white trim color).
- 8 For use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
- 9 277 volt CP products require marked spacing. Install with minimal spacing between: (a) Center-to-center of adjacent luminaires: 2 ft; (b) Top of luminaire to overhead building member: 3 in; (c) Luminaire center to side of building member: 1 ft.
- 10 Must be specified for old style version.
- 11 Refer to [TECH-GOOF RINGS](#) for more options.

LDN6 OS

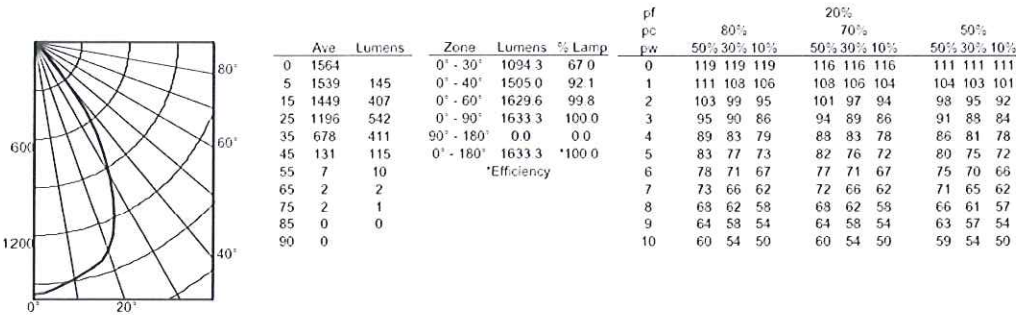
PHOTOMETRY

Distribution Curve	Distribution Data	Output Data	Coefficient of Utilization	Illuminance Data at 30" Above Floor for a Single Luminaire
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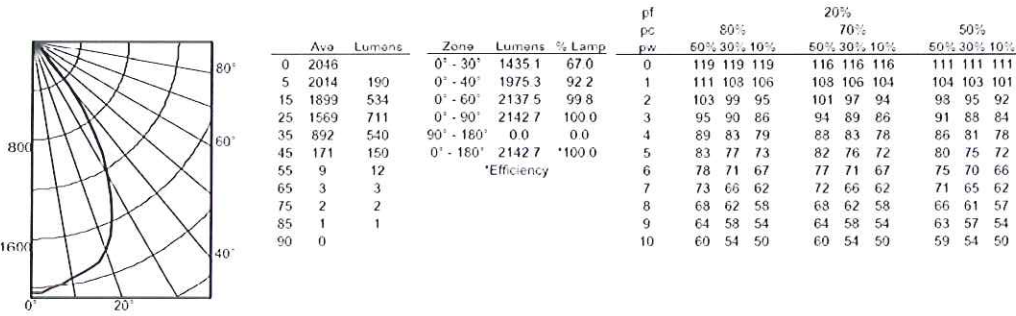
LDN6 35/10 L06AR 120, input watts: 18, delivered lumens: 1089, LM/W = 61, spacing criterion at 0 = 1.03, test no. LTL25148SL.



LDN6 35/15 L06AR 120, input watts: 26, delivered lumens: 1633, LM/W = 63, spacing criterion at 0 = 1.03, test no. LTL25146.

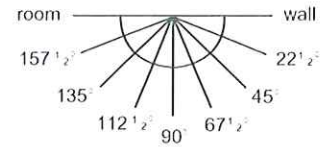


LDN6 35/20 L06AR 120, input watts: 35, delivered lumens: 2143, LM/W = 61, spacing criterion at 0 = 1.04, test no. LTL25144.



TECHNICAL INFORMATION

Footcandle values are initial and tables are based on minimum of six units. For fixture-to-wall distance other than those shown, use maximum of one-to-one spacing (distance between fixtures not more than distance to wall) for best results.



Candlepower Data

Footcandle values

LDN6 35/10 LW6AR 120, input watts: 18, delivered lumens: 1090, LM/W = 61, test no. LTL25147.

	Plane angle							
	Wall	22.5	45	67.5	90	112.5	135	157.5
0	888	888	888	888	888	888	888	888
5	813	811	824	854	875	902	922	926
15	652	675	728	803	862	905	930	935
25	488	524	601	678	723	748	749	741
35	319	355	387	414	409	407	409	403
45	241	229	190	139	87	76	76	74
55	181	172	114	40	9	5	7	8
65	139	117	57	11	1	2	3	4
75	74	57	19	3	2	2	3	2
85	19	13	0	0	0	0	0	0
90	5	6	0	0	0	0	0	0

Wallwash Illuminance Study (fc)												
Illuminance on wall from 6 luminaires												
ft. from ceiling	Luminaire mounted 3 ft from wall			Luminaire mounted 3 ft from wall			Luminaire mounted 3 ft from wall			Luminaire mounted 3 ft from wall		
	3 ft. between luminaires	4 ft. between luminaires	5 ft. between luminaires	3 ft. between luminaires	4 ft. between luminaires	5 ft. between luminaires	3 ft. between luminaires	4 ft. between luminaires	5 ft. between luminaires	3 ft. between luminaires	4 ft. between luminaires	5 ft. between luminaires
1	10	8	10	9	5	9	9	2	9	9	2	9
2	15	15	15	13	10	13	12	6	12	10	7	10
3	15	14	15	12	10	12	10	7	10	8	8	8
4	13	14	13	10	11	10	8	8	8	7	8	7
5	12	13	12	9	10	9	7	8	7	6	6	6
6	12	12	12	8	9	8	7	7	7	5	5	5
7	10	10	10	8	8	8	6	6	6	4	4	4
8	9	9	9	7	7	7	5	5	5	3	3	3
9	8	8	8	6	6	6	4	4	4	2	2	2
10	6	6	6	5	5	5	3	3	3	1	1	1

LDN6 35/15 LW6AR 120, input watts: 26, delivered lumens: 1639, LM/W = 63, test no. LTL25145.

	Plane angle							
	Wall	22.5	45	67.5	90	112.5	135	157.5
0	1312	1312	1312	1312	1312	1312	1312	1312
5	1198	1187	1202	1244	1285	1326	1371	1409
15	956	976	1052	1153	1246	1333	1403	1438
25	697	720	837	953	1028	1082	1109	1126
35	442	482	548	586	583	590	612	623
45	348	336	303	222	132	105	112	115
55	283	269	196	80	19	8	10	11
65	230	191	102	22	3	2	3	6
75	121	88	30	1	1	1	1	4
85	30	18	1	1	0	0	0	0
90	5	6	0	2	1	1	1	0

Wallwash Illuminance Study (fc)												
Illuminance on wall from 6 luminaires												
ft. from ceiling	Luminaire mounted 3 ft from wall			Luminaire mounted 3 ft from wall			Luminaire mounted 3 ft from wall			Luminaire mounted 3 ft from wall		
	3 ft. between luminaires	4 ft. between luminaires	5 ft. between luminaires	3 ft. between luminaires	4 ft. between luminaires	5 ft. between luminaires	3 ft. between luminaires	4 ft. between luminaires	5 ft. between luminaires	3 ft. between luminaires	4 ft. between luminaires	5 ft. between luminaires
1	17	13	17	16	7	16	15	4	15	14	10	10
2	24	24	24	20	16	20	19	10	19	15	11	15
3	22	22	22	17	16	17	15	11	15	12	12	12
4	20	21	20	14	16	14	12	12	12	10	10	10
5	18	19	18	13	15	13	10	12	10	9	9	9
6	17	17	17	12	13	12	9	11	9	8	8	8
7	15	15	15	11	11	11	9	9	9	7	7	7
8	13	13	13	10	10	10	8	8	8	6	6	6
9	11	11	11	8	8	8	7	7	7	5	5	5
10	9	9	9	7	7	7	6	6	6	4	4	4

LDN6 35/20 LW6AR 120, input watts: 35, delivered lumens: 2137, LM/W = 61, test no. LTL25143.

	Plane angle							
	Wall	22.5	45	67.5	90	112.5	135	157.5
0	1712	1712	1712	1712	1712	1712	1712	1712
5	1566	1544	1593	1633	1710	1739	1783	1806
15	1254	1276	1394	1533	1653	1755	1811	1834
25	913	956	1140	1307	1420	1489	1512	1521
35	592	654	766	839	851	852	855	861
45	446	425	402	325	215	170	167	167
55	335	317	248	115	32	13	12	14
65	251	213	129	35	5	4	5	5
75	121	92	39	4	1	1	1	3
85	24	14	2	0	1	0	0	0
90	1	1	1	0	1	1	1	0

Wallwash Illuminance Study (fc)												
Illuminance on wall from 6 luminaires												
ft. from ceiling	Luminaire mounted 3 ft from wall			Luminaire mounted 3 ft from wall			Luminaire mounted 3 ft from wall			Luminaire mounted 3 ft from wall		
	3 ft. between luminaires	4 ft. between luminaires	5 ft. between luminaires	3 ft. between luminaires	4 ft. between luminaires	5 ft. between luminaires	3 ft. between luminaires	4 ft. between luminaires	5 ft. between luminaires	3 ft. between luminaires	4 ft. between luminaires	5 ft. between luminaires
1	17	13	17	16	7	16	16	4	16	14	10	10
2	28	27	28	23	18	23	22	11	22	19	14	19
3	28	27	28	22	19	22	19	14	19	16	15	16
4	26	27	26	19	20	19	16	15	16	13	13	13
5	24	25	24	17	20	17	13	16	13	11	11	11
6	22	22	22	16	17	16	12	15	12	10	10	10
7	20	20	20	15	15	15	11	13	11	9	9	9
8	17	17	17	13	13	13	10	11	10	8	8	8
9	15	15	15	11	11	11	9	9	9	7	7	7
10	13	13	12	10	10	10	8	8	8	6	6	6

Notes

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.

ADDITIONAL DATA

DIMMER COMPATIBILITY CHART	
Manufacturer	Model/Series
600 & 1000 Lumen products	
Leviton	IlumaTech - IP710-DLX
Lutron	Nova T - NTFTV-WH <i>For on/off control, this switch requires a power pack. Consult Lutron for more information.</i>
Sensor Switch	nPODM DX
Synergy	ISD BC 120/277
1500 & 2000 Lumen products	
Busch-Jaeger	2112U-101
Jung	240-10
Leviton Lighting Controls	IlumaTech - IP710-DLX
Lightolier Controls	ZP600FAM120
Lutron Electronics	Nova T - NTFTV
	Diva - DVTV
	Diva - NFTV
	GraphicEye - GRX-TVI w GRX3503
	Energy Savr Node - QSN-4T16-S
TVM2 Module	
Merten	S729
Pass & Seymour	CD4FB-W
Sensor Switch	nPODM DX
Synergy	ISD BC 120/277
The Watt Stopper	DCLV1

EL/ELR DIMENSIONAL CHANGES

Add to overall housing length for EL/ELR option	Overall housing width with EL/ELR option
4-1/2	16-1/2

EL/ELR AVAILABILITY/COMPATIBILITY - INITIAL LUMENS

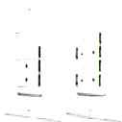
Lumen package	Watts	Initial lumens EL/ELR	Emergency LED driver
600	12	500	PS1030
1000	18	575	PS1030
1500	26	640	Bodine BSL17C-C2
2000	35	690	Bodine BSL17C-C2

KEY SPECIFICATION SUMMARY

Product Description	Watts (W)	Delivered lumens (lm)	Efficacy (lm/W)	Spacing criteria (s/mh)
LDN6 35/06 L06AR	12	670	56	1.03
LDN6 35/10 L06AR	18	1090	61	1.03
LDN6 35/15 L06AR	26	1640	63	1.03
LDN6 35/20 L06AR	35	2140	61	1.04

Choose Wall Controls.

nLIGHT offers multiple styles of wall controls – each with varying features and user experience.

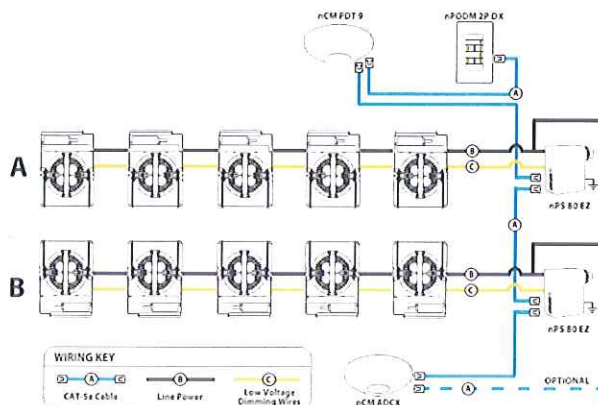


Push-Button WallPod
Traditional tactile buttons and LED user feedback

Touch WallPod
Contemporary capacitive touch style buttons with audible clicker for user feedback



Graphic WallPod
Full color touch screen provides a sophisticated look and feel



EXAMPLE

Group Fixture Control*

*Application diagram applies for fixtures with eidoLED drivers only.

nPS 80 EZ Dimming/Control Pack (qty 2 required)

nPODM 2P DX Dual On/Off/Dim Push-Button WallPod

nCM ADCX Daylight Sensor with Automatic Dimming Control

nCM PDT 9 Dual Technology Occupancy Sensor

Description: This design provides a dual on/off/dim wall station that enables manual control of the fixtures in Row A and Row B separately. Additionally, a daylight harvesting sensor is provided so the lights in row B can be configured to dim automatically when daylight is available. An occupancy sensor turns off all lights when the space is vacant.

JOB NAME

ANDMARK CREDIT UNION - GLENDALE, WI

CONTACT

ORDERING CODE

U6-RA-13LM-40K-83-D60-120-DIM10-NC-MC-MC

NU6RA

XICATO

lumenetix

eldoLED
VIBRANT DIMMING

DESCRIPTION

NU6RA 6" recessed adjustable by ALPHABET offers multiple cutting edge LED technologies, premium performance, thoughtful construction and pleasing aesthetics. Offered standard with premium dimming using EldoLED 1% flicker free drivers in 120V, 277V, and 347V. A minimalistic look is achieved with an ultra thin 1/16" trim that is only 5/16" wide. Color choices of both Trim & Bezel for a customized look. An adjustable Hot Aiming System allows tilt adjustments in 0° to 40° with 360° degree rotation. The aiming adjustments and locking mechanisms are accessible from below the ceiling while the reflector is installed, allowing for hot aiming. A complex tilting mechanism positions the tilting axis for the maximum optical performance at all angles.

USING

Electrocoated 16 gauge cold rolled steel provides enhanced structural reinforcement and rust prevention. Superior flame retardant UL certified injection molded commercial grade Lexan™ is used for the Frame and Regressed Bezel Trim. Lexan™ provides unmatched durability/impact resistance, 250°F thermal resistance, and is UL tested for UV resistance and water exposure in outdoor applications. Thermally advanced anodized heat sink using 6063 alloy. Minimum constant power IOTA emergency battery backup available in several power options.

MOUNTING

Advanced mounting system allows for quick and secure installation with LED and Driver accessibility from below the ceiling. The LED assembly uses four die cast aluminum Mounting Grip Grips (MCG) that swing out to tighten onto variable ceiling thicknesses ranging from 1-1/8" to 1-5/8" thick. Integrated rubber feet on each MCG provide a non-slip vibration resistant installation. The hidden MCG system is accessible from below ceiling by removing the snap-in Bezel Assembly with either the included suction cup or a screwdriver blade. Integrated Bar Grips feature integral toothed nails, T-bar mounting slots with locking holes. Tabs for joist siting, and extendibility from 14-3/4" to 26". Retrofit mounting option allows for installation in below ceiling by use of compact driver box. Ceiling cutout size is 6-3/8" diameter.

LISTINGS

ULus Listed to UL1598, cETL Listed to CSA C22.2 #250.0

Type Non-IC, IC, CP, Airtight ASTM Standard E283

Suitable for damp locations

Made in the USA – meets the requirements of the Buy American provision within the ARRA

DIM INFO

DCM = 1X2 MacAdam Ellipse, Duv +/- 0.001

ORDERING CODE

SERIES	NU6	
TYPE	RA	round adjustable
LED	XTM19	XTM19
DELIVERED LUMENS	07LM	630 lm
	10LM	890 lm
	13LM	1160 lm
	20LM	1780 lm
	30LM ³	2670 lm
	40LM ^{1,3}	3560 lm
CCT	27K	2700K
	B27K ²	2700K beauty
	30K	3000K
	V30K	3000K vibrant
	35K	3500K
CRI	40K	4000K
	83	83CRI
	98	98CRI
REFLECTOR & LM MULTIPLIER	S20	20° specular (1.00)
	S30	30° specular (0.99)
	S60	60° specular (0.95)
	D40	40° diffused (0.88)
	D50	50° diffused (0.89)
	D60	60° diffused (0.90)
VOLTAGE	120	120V
	277	277V
DIMMING	DIM10 ⁵	standard driver with flicker free 0-10V dimming to 1%
	DIM10Z ⁵	flicker free 0-10V dimming to 0%
	DALI ⁵	flicker free DALI dimming to 1%
	DALIZ ⁵	flicker free DALI dimming to 0%
	DMXZ	flicker free DMX dimming to 0%
	LUDA	lutron ecosystem dimming to 1%
	ELV ⁵	leading & trailing edge dimming (Triac/ELV)
MOUNTING OPTIONS	NC	new construction with ceiling fitting plate
	IC ³	insulation contact housing
	ICAT ³	insulation contact / airtight housing
	CP ³	chicago plenum housing
	RET	retrofit, no ceiling fitting plate
TRIM COLOR	WH	white
	MC	matte chrome
	BK	black
	BZ	bronze
	WT	wheat
BEZEL COLOR	WH	white
	MC	matte chrome
	BK	black
	BZ	bronze
	WT	wheat
ELECTRICAL OPTIONS	EM7	emergency battery backup, 90 minutes at 7 watts to LED
	EM12 ⁴	emergency battery backup, 90 minutes at 12 watts to LED
	FOR 347V	order separate 347V to 277V step down transformer
	OPTION	p/n: P70489

ORDERING CODE

Follow the steps to specify your fixture, example:

NU6 - RA - XTM19 - 13LM - 35K - 98 - D50 - 120 - DIM10 - NC - WH - WH - EM7

XTM19	POWER			
	DELIVERED LM	W (83CRI)	VA (83CRI)	VA (98CRI)
630		9.5	10.2	11.4
890		12.4	13.1	15.4
1160		16.5	17.2	20.9
1780		25.9	26.5	32.9
2670		28.8	29.5	42.9
3560		36.5	36.8	N/A

NOTES

- 98 CRI not available for 40LM.
- B27K Beauty Series choose 98 CRI (actual 93). Available for 07LM, 10LM, 13LM, and 20LM only.
- IC/ICAT/CP not available for 98CRI in 30LM or 83/98CRI in 40LM.
- EM12 not available for 83CRI in 07LM, 10LM or 13LM.
- Driver uses logarithmic dimming curve as standard. For linear dimming curve, add "LIN" after dimming code, i.e. DIM10LIN.
- Triac/ELV dimming available for 83/98CRI in 10LM, 13LM, 20LM, & 83CRI only in 30LM. Dimmable to < 10% in 10LM, 13LM, 120V only. Dimmable to < 1% in 20LM, 30LM.

SPECIALTY LED ORDERING CODE
XIM19 ORDERING CODE
LUMENETIX ORDERING CODE

SERIES	XIM19 ORDERING CODE		LUMENETIX ORDERING CODE	
TYPE	RA	round adjustable	RA	round adjustable
LED	XIM19	XIM19	LMX	LMX
DELIVERED LUMENS	13LM 20LM 30LM ^{1,2}	1160 lm 1780 lm 2670 lm	12LM 15LM 20LM	1050 lm 1310 lm 1740 lm
CCT LM MULTIPLIER	27K 30K V30K 35K 40K	2700K 3000K 3000K vibrant 3500K 4000K	TC 30KWD	tunable color, 8000K - 1650k warm dimming 3050k @ 100% to 1800K @1%
CRI	83 98	83CRI 98CRI	90	90CRI
REFLECTOR LM MULTIPLIER	S20 S30 S60 D40 D50 D60	20° specular (1.00) 30° specular (0.99) 60° specular (0.95) 40° diffused (0.88) 50° diffused (0.89) 60° diffused (0.90)	S20 S30 S60 D40 D50 D60	20° specular (1.00) 30° specular (0.99) 60° specular (0.95) 40° diffused (0.88) 50° diffused (0.89) 60° diffused (0.90)
VOLTAGE	UNV	120V-277V	120 277	120V 277V
DIMMING	DIM10Z DALIZ DIM10Z-BL DALIZBL	flicker free 0-10V dimming to 0% flicker free DALI dimming to 0% flicker free 0-10V dimming to 0% + bluetooth control & beacon technology flicker free DALI dimming to 0% + bluetooth control & beacon technology	DIM10 DMX LUD	0-10V control, dimmable to 1%, + bluetooth control DMX control, dimmable to 1%, + bluetooth control lutron ecosystem control, dimmable to 1%, + bluetooth control
MOUNTING OPTIONS	NC IC ² ICAT ² CP ² RET	new construction with ceiling fitting plate insulation contact housing insulation contact / airtight housing chicago plenum housing retrofit, no ceiling fitting plate	NC IC ICAT CP RET	new construction with ceiling fitting plate insulation contact housing insulation contact / airtight housing chicago plenum housing retrofit, no ceiling fitting plate
TRIM COLOR	WH MC BK BZ WT	white matte chrome black bronze wheat	WH MC BK BZ WT	white matte chrome black bronze wheat
BEZEL COLOR	WH MC BK BZ WT	white matte chrome black bronze wheat	WH MC BK BZ WT	white matte chrome black bronze wheat
ELECTRICAL OPTIONS	EMIN FOR 347V OPTION	order separate emergency battery backup inverter, 90 minutes at full power p/n: P70490-50W order separate 347V to 277V step down transformer p/n: P70489	EMIN FOR 347V OPTION	order separate emergency battery backup inverter, 90 minutes at full power p/n: P70490-50W order separate 347V to 277V step down transformer p/n: P70489

ORDERING CODE

How the steps to specify your fixture, example:

6 - RA - XIM19 - 20LM - 30K - 83 - S30 - UNV - DALIZ - NC - MC - MC - EMIN

XIM19		POWER				LMX		POWER	
DELIVERED LM	W (83CRI)	VA (83CRI)	W (98CRI)	VA (98CRI)		DELIVERED LM	W (90CRI)	VA (90CRI)	
1160	16.4	17.3	20.3	21.2		1050	24	25	
1780	25.4	26.2	33.4	34.1		1310	31	32	
2670	37.1	37.7	N/A	N/A		1740	39	40	

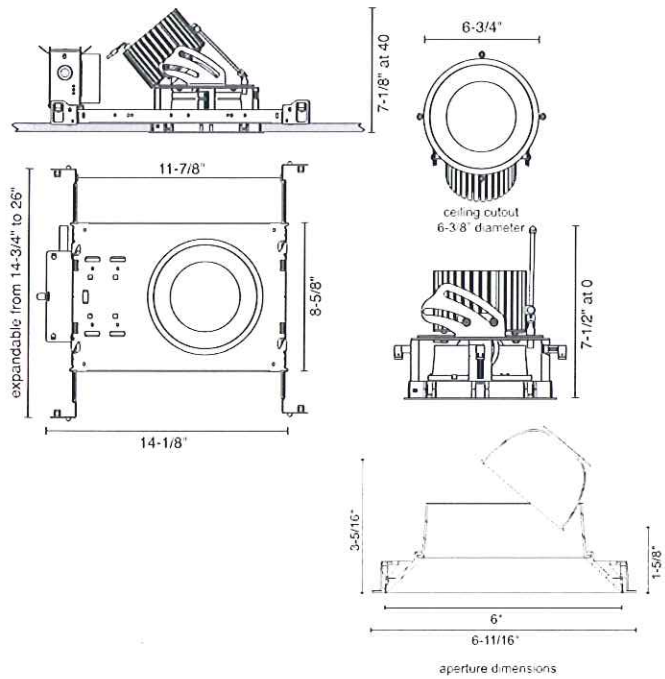
XIM19 NOTES

1 98CRI not available for 30LM.

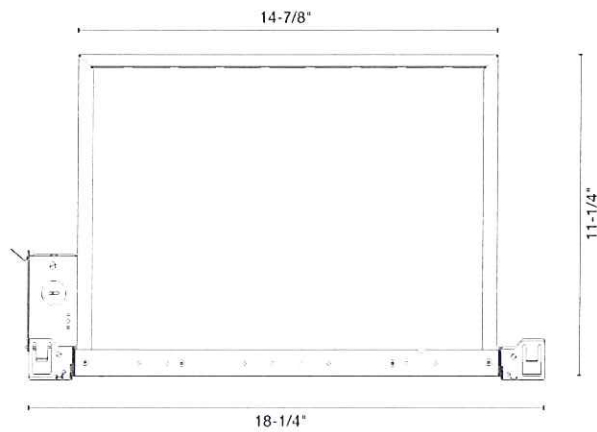
2 IC/ICAT/CP not available for 30LM.

MOUNTING

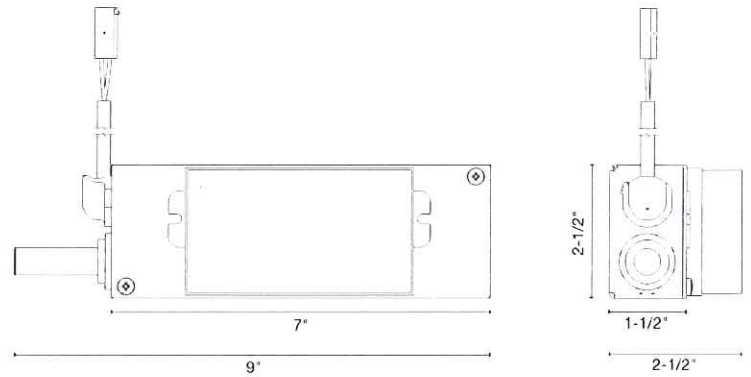
IC - NEW CONSTRUCTION



- INSULATION CONTACT HOUSING

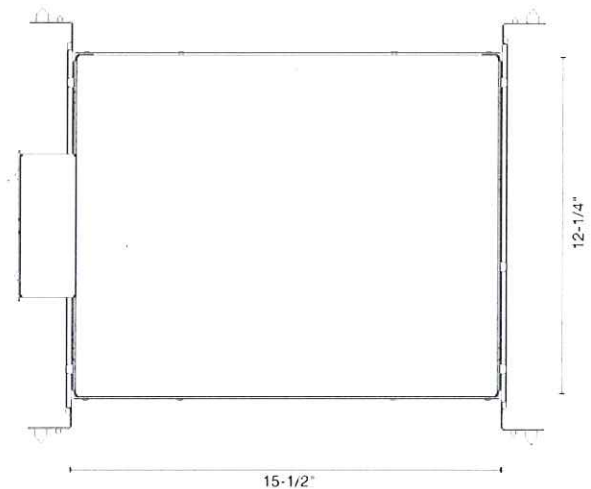
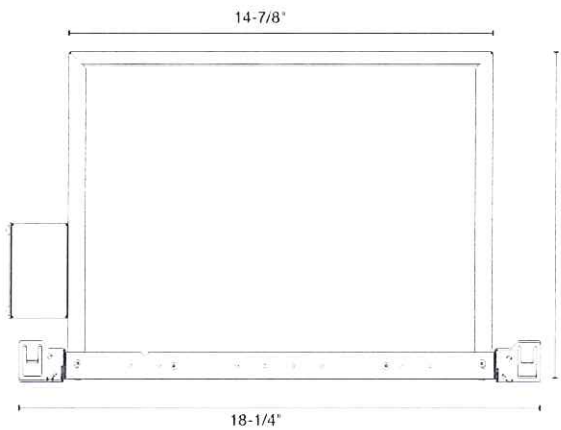


RET - RETROFIT



P - CHICAGO PLENUM

AT - INSULATION CONTACT / AIR TIGHT



ORDERING CODE - ENERGY STAR

SERIES	NU6	
TYPE	RA	round adjustable
LED	XTM19	XTM19
DELIVERED LUMEN	10LM	890 lm
	13LM	1160 lm
	27LM	2311 lm
	30LM	2500 lm
	33LM	2737 lm
	40LM	3330 lm
CCT	27K	2700K
	30K	3000K
	35K	3500K
	40K	4000K
CRI	83	83CRI
	90	90CRI
REFLECTOR & LM MULTIPLIER	S20	20° specular with clear lens (1.00)
	S30	35° specular with clear lens (0.99)
	S60	60° specular with clear lens (0.95)
	D40	40° diffused w/ clear lens (0.88)
	D50	50° diffused w/ clear lens (0.89)
	D60	60° diffused w/ clear lens (0.90)
VOLTAGE	120	120V
	277	277V
DIMMING	DIM10Z	standard driver with flicker free 0-10V dimming to 1%
MOUNTING OPTIONS	NC	new construction with ceiling fitting plate
	IC	insulation contact housing
	ICAT	insulation contact / airtight housing
	RET	retrofit, no ceiling fitting plate
TRIM COLOR	WH	white
BEZEL COLOR	WH	white

Zonal Lumen Summary

Zone	Lumens	%Lamp	%Fixt
0-20	470.52	N.A.	42.40
0-30	900.19	N.A.	81.10
0-40	1088.44	N.A.	98.10
0-60	1105.15	N.A.	99.60
0-80	1107.03	N.A.	99.80
0-90	1108.03	N.A.	99.90
10-90	980.22	N.A.	88.30
20-40	617.93	N.A.	55.70
20-50	633.51	N.A.	57.10
40-70	17.66	N.A.	1.60
60-80	1.88	N.A.	0.20
70-80	0.92	N.A.	0.10
80-90	1.00	N.A.	0.10
90-110	0.54	N.A.	0.00
90-120	0.77	N.A.	0.10
90-130	0.99	N.A.	0.10
90-150	1.32	N.A.	0.10
90-180	1.52	N.A.	0.10
110-180	0.99	N.A.	0.10
0-180	1109.56	N.A.	100.00

Zonal Lumen Summary

Zone	Lumens
0-10	127.81
10-20	342.71
20-30	429.68
30-40	188.25
40-50	15.58
50-60	1.12
60-70	0.96
70-80	0.92
80-90	1.00
90-100	0.28
100-110	0.25
110-120	0.24
120-130	0.21
130-140	0.19
140-150	0.15
150-160	0.11
160-170	0.07
170-180	0.02

ORDERING CODE

with the steps to specify your fixture, example:

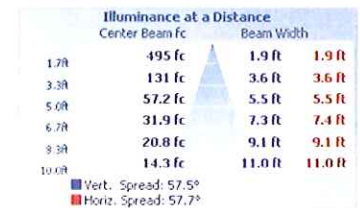
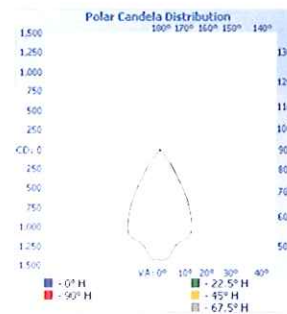
5 - RA - XTM19 - 13LM - 27K - 90 - S20 - 120 - DIM10 - IC - WH - WH

NOTES

IC and ICAT available only for 10LM and 13LM.

90CRI only available for 10LM and 13LM.

D40, D50, D60 only available for 27lm, 30lm, 33lm and 40lm



NU6-RA-XTM19-13LM-30K-83-S60-120-DIM10-RET-WH-WH



D-Series Size 1 LED Wall Luminaire



Catalog Number DSXW1-LED-10C-530-40K-TFTM-MVOLT-DDBXD

Notes

Type TYPE OC

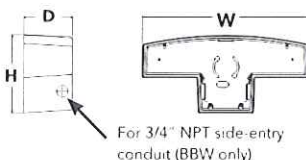
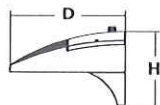
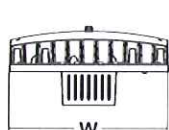
d"series

Specifications Luminaire

Width: 13-3/4" (34.9 cm)
Weight: 12 lbs (5.4 kg)
Depth: 10" (25.4 cm)
Height: 6-3/8" (16.2 cm)

Back Box (BBW, ELCW)

Width: 13-3/4" (34.9 cm)
BBW Weight: 5 lbs (2.3 kg)
Depth: 4" (10.2 cm)
ELCW Weight: 10 lbs (4.5 kg)
Height: 6-3/8" (16.2 cm)



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine)	350 350 mA	30K 3000 K	T2S Type II Short	MVOLT ²	Shipped included (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) ⁷	Shipped installed PE Photoelectric cell, button type ⁸ DMG 0-10V dimming driver (no controls; wires pulled outside fixture) PIR 180° motion/ambient light sensor, <15' mtg ht. ¹¹ PIRH 180° motion/ambient light sensor, 15-30' mtg ht. ¹² PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc. ¹³ PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc. ELCW Emergency battery back-up (includes external component enclosure), non CEC compliant ⁴
		530 530 mA	40K 4000 K	T2M Type II Medium	120 ³		
	20C 20 LEDs (two engines)	700 700 mA	50K 5000 K	T3S Type III Short	208 ³		
		1000 1000 mA (1 A) ¹	AMBPC Amber phosphor converted	T3M Type III Medium	240 ³		
				T4M Type IV Medium	277 ³		
				TFTM Forward Throw Medium	347 ^{3,4}		
				ASYDF Asymmetric diffuse	480 ^{3,4}		

Other Options	Finish (required)
Shipped installed SF Single fuse (120, 277 or 347V) ¹⁴ DF Double fuse (208, 240 or 480V) ¹⁴ HS House-side shield ¹⁵ SPD Separate surge protection	Shipped separately BSW Bird-deterrent spikes WG Wire guard VG Vandal guard DDL Diffused drop lens
	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Accessories

Ordered and shipped separately

DSXWHSU	House-side shield (one per light engine)
DSXWBSWU	Bird-deterrent spikes
DSXWVGU	Wire guard accessory
DSXWVGU	Vandal guard accessory

NOTES

- 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Reference Motion Sensor table on page 3.
- Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com.
- Not available with ELCW.
- Also available as a separate accessory; see Accessories information.



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-03. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70CRI)					40K (4000 K, 70CRI)					50K (5000 K, 70CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
10C (10 LEDs)	350mA	13W	T2S	1,415	0	0	1	109	1,520	0	0	1	117	1,530	0	0	1	118	894	0	0	1	69
			T2M	1,349	0	0	1	104	1,448	0	0	1	111	1,458	0	0	1	112	852	0	0	1	66
			T3S	1,399	0	0	1	108	1,503	0	0	1	116	1,512	0	0	1	116	884	0	0	1	68
			T3M	1,385	0	0	1	107	1,483	0	0	1	114	1,497	0	0	1	115	876	0	0	1	67
			T4M	1,357	0	0	1	104	1,458	0	0	1	112	1,467	0	0	1	113	858	0	0	1	66
			TFIM	1,411	0	0	1	109	1,515	0	0	1	117	1,525	0	0	1	117	892	0	0	1	69
			ASYDF	1,262	1	0	1	97	1,354	1	0	1	104	1,363	1	0	1	105	797	0	0	1	61
			T2S	2,053	1	0	1	108	2,205	1	0	1	116	2,220	1	0	1	117	1,264	0	0	1	67
	530 mA	19W	T2M	1,957	1	0	1	103	2,102	1	0	1	111	2,115	1	0	1	111	1,205	0	0	1	63
			T3S	2,031	1	0	1	107	2,181	1	0	1	115	2,194	1	0	1	115	1,250	0	0	1	66
			T3M	2,010	1	0	1	106	2,159	1	0	1	114	2,172	1	0	1	114	1,237	0	0	1	65
			T4M	1,970	1	0	1	104	2,115	1	0	1	111	2,129	1	0	1	112	1,212	0	0	1	64
			TFIM	2,047	0	0	1	108	2,198	1	0	1	116	2,212	1	0	1	116	1,260	0	0	1	66
			ASYDF	1,831	1	0	1	96	1,966	1	0	1	103	1,978	1	0	1	104	1,127	0	0	1	59
	700 mA	26W	T2S	2,623	1	0	1	101	2,816	1	0	1	103	2,834	1	0	1	109	1,544	0	0	1	59
			T2M	2,499	1	0	1	96	2,684	1	0	1	103	2,701	1	0	1	104	1,472	0	0	1	57
			T3S	2,593	1	0	1	100	2,785	1	0	1	107	2,802	1	0	1	108	1,527	0	0	1	59
			T3M	2,567	1	0	1	99	2,757	1	0	1	106	2,774	1	0	1	107	1,512	0	0	1	58
			T4M	2,515	1	0	1	97	2,701	1	0	1	104	2,718	1	0	1	105	1,481	0	0	1	57
			TFIM	2,614	1	0	1	101	2,808	1	0	1	108	2,825	1	0	1	109	1,539	0	0	1	59
			ASYDF	2,337	1	0	1	90	2,510	1	0	1	97	2,525	1	0	1	97	1,376	1	0	1	53
		1000 mA	T2S	3,685	1	0	1	94	3,957	1	0	1	101	3,982	1	0	1	102	2,235	1	0	1	57
			T2M	3,512	1	0	1	90	3,771	1	0	1	97	3,794	1	0	1	97	2,130	1	0	1	55
			T3S	3,644	1	0	1	93	3,913	1	0	1	100	3,938	1	0	1	101	2,210	1	0	1	57
			T3M	3,607	1	0	1	92	3,873	1	0	1	99	3,898	1	0	1	100	2,187	1	0	1	56
			T4M	3,534	1	0	2	91	3,796	1	0	2	97	3,819	1	0	2	98	2,143	1	0	1	55
			TFIM	3,673	1	0	1	94	3,945	1	0	1	101	3,969	1	0	1	102	2,228	1	0	1	57
			ASYDF	3,284	1	0	2	84	3,527	1	0	2	90	3,549	1	0	2	91	1,992	1	0	1	51
20C (20 LEDs)	350mA	23W	T2S	2,820	1	0	1	123	3,028	1	0	1	132	3,047	1	0	1	132	1,777	1	0	1	77
			T2M	2,688	1	0	1	117	2,886	1	0	1	125	2,904	1	0	1	126	1,693	1	0	1	74
			T3S	2,789	1	0	1	121	2,994	1	0	1	130	3,014	1	0	1	131	1,757	0	0	1	76
			T3M	2,760	1	0	1	120	2,965	1	0	1	129	2,983	1	0	1	130	1,739	1	0	1	76
			T4M	2,704	1	0	1	118	2,905	1	0	1	126	2,922	1	0	1	127	1,704	1	0	1	74
			TFIM	2,811	1	0	1	122	3,019	1	0	1	131	3,038	1	0	1	132	1,771	0	0	1	77
			ASYDF	2,514	1	0	1	109	2,699	1	0	1	117	2,716	1	0	1	118	1,584	1	0	1	69
	530 mA	35W	T2S	4,079	1	0	1	117	4,380	1	0	1	125	4,407	1	0	1	126	2,504	1	0	1	72
			T2M	3,887	1	0	1	111	4,174	1	0	1	119	4,201	1	0	1	120	2,387	1	0	1	68
			T3S	4,033	1	0	1	115	4,331	1	0	1	124	4,359	1	0	1	125	2,477	1	0	1	71
			T3M	3,993	1	0	2	114	4,288	1	0	2	123	4,315	1	0	2	123	2,451	1	0	1	70
			T4M	3,912	1	0	2	112	4,201	1	0	2	120	4,227	1	0	2	121	2,402	1	0	1	69
			TFIM	4,066	1	0	2	116	4,366	1	0	2	125	4,394	1	0	2	126	2,496	1	0	1	71
			ASYDF	3,636	1	0	2	104	3,904	1	0	2	112	3,928	1	0	2	112	2,232	1	0	1	64
		700 mA	T2S	5,188	1	0	1	113	5,572	1	0	1	121	5,607	1	0	1	122	3,065	1	0	1	67
			T2M	4,945	1	0	2	108	5,309	1	0	2	115	5,343	1	0	2	116	2,921	1	0	1	64
			T3S	5,131	1	0	2	112	5,510	1	0	2	120	5,544	1	0	2	121	3,031	1	0	1	66
			T3M	5,078	1	0	2	110	5,454	1	0	2	119	5,487	1	0	2	119	3,000	1	0	1	65
			T4M	4,975	1	0	2	108	5,343	1	0	2	116	5,376	1	0	2	117	2,939	1	0	1	64
			TFIM	5,172	1	0	2	112	5,554	1	0	2	121	5,589	1	0	2	122	3,055	1	0	1	66
			ASYDF	4,624	1	0	2	101	4,965	1	0	2	108	4,996	1	0	2	109	2,732	1	0	1	59
		1000 mA	T2S	7,204	1	0	2	99	7,736	2	0	2	106	7,784	2	0	2	107	4,429	1	0	1	61
			T2M	6,865	1	0	2	94	7,373	2	0	2	101	7,419	2	0	2	102	4,221	1	0	1	58
			T3S	7,125	1	0	2	98	7,651	1	0	2	105	7,698	1	0	2	105	4,380	1	0	1	60
			T3M	7,052	1	0	2	97	7,573	2	0	2	104	7,620	2	0	2	104	4,335	1	0	2	59
			T4M	6,909	1	0	2	95	7,420	1	0	2	102	7,466	1	0	2	102	4,248	1	0	2	58
			TFIM	7,182	1	0	2	98	7,712	1	0	2	106	7,761	1	0	2	106	4,415	1	0	2	60
			ASYDF	6,421	2	0	2	88	6,896	2	0	3	94	6,938	2	0	3	95	3,947	1	0	2	54

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	1.02
10°C	1.01
20°C	1.00
25°C	1.00
30°C	1.00
40°C	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the DSXW1 LED 20C 1000 platform in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
10C	350	14W	0.13	0.07	0.06	0.06	-	-
	530	20W	0.19	0.11	0.09	0.08	-	-
	700	27W	0.25	0.14	0.13	0.11	-	-
	1000	40W	0.37	0.21	0.19	0.16	-	-
20C	350	24W	0.23	0.13	0.12	0.10	-	-
	530	36W	0.33	0.19	0.17	0.14	-	-
	700	47W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74W	0.69	0.40	0.35	0.30	0.23	0.17

Motion Sensor Default Settings

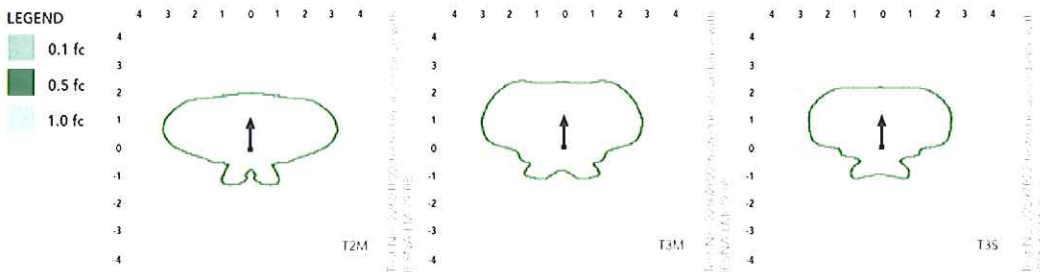
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ SFC	5 min	3 sec	5 min
PIRIFC3V or PIRHFC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with Inline Dusk to Dawn or timer

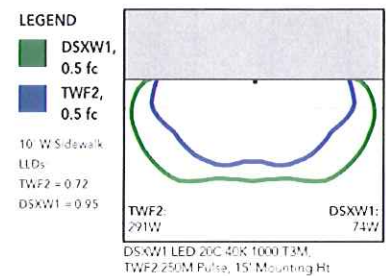
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 1 homepage.

Isofootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Distribution overlay comparison to 250W metal halide



Options and Accessories



FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building-mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a

power factor >90%, THD <20%, and a minimum 2 kV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five-year limited warranty. Complete warranty terms located at www.lithonia.com.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.



6270 6290 6300 6310

Stuebe, Todd

From: Charlie Imig <c.imig@glendalewi.gov>
Sent: Friday, September 20, 2019 2:06 PM
To: Stuebe, Todd
Subject: FW: CITY OF GLENDALE, WISCONSIN: 6270, 6290, 6300, 6310 N Port Washington Rd [RE: Landmark CU N Port Washington Rd]

See Fox Point's comments below.

Charlie.

Charlie Imig
Director of Public Works
City of Glendale
5909 N Milwaukee River Parkway
Glendale, Wisconsin 53209

From: Jim Voigt <jim.voigt@citywaterusa.com>
Sent: Friday, September 20, 2019 1:49 PM
To: Scott Brandmeier <sbrandmeier@villageoffoxpoint.com>
Cc: Charlie Imig <c.imig@glendalewi.gov>
Subject: Re: CITY OF GLENDALE, WISCONSIN: 6270, 6290, 6300, 6310 N Port Washington Rd [RE: Landmark CU N Port Washington Rd]

Hi all

I did not "see" the drawings. This is a 16 inch transmission main. How far from the building will the main be located? I would hope 20 feet minimum. If a 16 inch main fails catastrophically- that is a lot of water. Will the parking lot/landscaping be designed to "encourage" water to flow away from the building? (Read significant slope). Will there be adequate cover over the main? Prior discussion referred to removal of significant fill from the site. If this will be located below parking spaces and drive lanes, all snow (read insulation) will be plowed from the site. Frost will penetrate downward quickly.

Jim

On Sep 20, 2019, at 12:19 PM, Scott Brandmeier <sbrandmeier@villageoffoxpoint.com> wrote:

Thanks Charlie. Jim and I have had discussions with the attorneys and others on this project. I'm obviously not interested in having a building constructed on top of or close to the water mains we have running through the property. I'm curious as to why they list one of them as an "unrecorded" easement.

Scott

Scott Brandmeier, P.E.
Director of Public Works
Village of Fox Point
7200 North Santa Monica Boulevard
Fox Point, WI 53217

414-351-8900

sbrandmeier@villageoffoxpoint.com

From: Charlie Imig [<mailto:c.imig@glendalewi.gov>]

Sent: Tuesday, September 17, 2019 4:42 PM

To: Scott Brandmeier <sbrandmeier@villageoffoxpoint.com>

Subject: FW: CITY OF GLENDALE, WISCONSIN: 6270, 6290, 6300, 6310 N Port Washington Rd [RE: Landmark CU N Port Washington Rd]

Last one received to date.

Charlie.

Charlie Imig

Director of Public Works

City of Glendale

5909 N Milwaukee River Parkway

Glendale, Wisconsin 53209

From: Stuebe, Todd <T.Stuebe@glendale-wi.gov>

Sent: Monday, September 16, 2019 2:11 PM

To: Imig, Charlie <c.imig@glendale-wi.gov>; Mustafa Emir <Mustafa.Emir@clarkdietz.com>

Subject: FW: CITY OF GLENDALE, WISCONSIN: 6270, 6290, 6300, 6310 N Port Washington Rd [RE: Landmark CU N Port Washington Rd]

FYI, as pertains to the Landmark Credit Union review.

From: Bruemmer, Bob [<mailto:bob@landmarkcu.com>]

Sent: Monday, September 16, 2019 1:43 PM

To: Debra Tarnow; Stuebe, Todd

Cc: Abby Sivwright; Brandon Bosch

Subject: RE: CITY OF GLENDALE, WISCONSIN: 6270, 6290, 6300, 6310 N Port Washington Rd [RE: Landmark CU N Port Washington Rd]

One last comment for clarify, the LCU Main-C-1 Site Plan Debra sent shows our proposed branch and drive within the water line 'bump-out' area. However, as can be seen from the attached site plan, what we have submitted to the City (or will very shortly), we have relocated the branch and drive-thru outside of the 'bump-out' and only have parking and drive lanes over that area.

Thank you,

Bob

Robert J. Bruemmer

Executive Vice President

Landmark Credit Union

From: Debra Tarnow <dtarnow@keyengineering.com>

Sent: Monday, September 16, 2019 11:30 AM

To: Stuebe, Todd <T.Stuebe@glendale-wi.gov>

Cc: Abby Sivwright <asivwright@lamacchiagroup.com>; Bruemmer, Bob
<bob@landmarkcu.com>; Brandon Bosch <bbosch@lamacchiagroup.com>
Subject: RE: CITY OF GLENDALE, WISCONSIN: 6270, 6290, 6300, 6310 N Port Washington Rd [RE:
Landmark CU N Port Washington Rd]

Hi Todd,

Attached is the Watermain easement information we were able to secure.

Landmark Credit Union hired a company to physically locate the watermain on the site.
The attached drawing shows the field located location of the watermain.

Deb Tarnow, P.E.

Lead Civil Engineer

Direct: (414) 292-3968

Mobile: (414) 758-5008

From: Stuebe, Todd <T.Stuebe@glendale-wi.gov>
Sent: Monday, September 16, 2019 11:25 AM
To: Debra Tarnow <dtarnow@keyengineering.com>
Subject: RE: CITY OF GLENDALE, WISCONSIN: 6270, 6290, 6300, 6310 N Port Washington Rd [RE:
Landmark CU N Port Washington Rd]

Please provide the Recorded Document(s) that refer to the Watermain Easement.

From: Debra Tarnow [<mailto:dtarnow@keyengineering.com>]
Sent: Monday, September 16, 2019 10:46 AM
To: Stuebe, Todd
Subject: RE: CITY OF GLENDALE, WISCONSIN: 6270, 6290, 6300, 6310 N Port Washington Rd
[RE: Landmark CU N Port Washington Rd]

Hi Todd,

Attached is the draft CSM. We need to update the location of the Watermain easement
to reflect the field located location of the watermain. I plan to send you that later today.

Deb Tarnow, P.E.

Lead Civil Engineer

Direct: (414) 292-3968

Mobile: (414) 758-5008

From: Stuebe, Todd <T.Stuebe@glendale-wi.gov>
Sent: Monday, September 16, 2019 10:29 AM
To: Debra Tarnow <dtarnow@keyengineering.com>
Subject: CITY OF GLENDALE, WISCONSIN: 6270, 6290, 6300, 6310 N Port Washington Rd [RE:
Landmark CU N Port Washington Rd]

What is the status of this item in terms of submitting to the City of Glendale for Plan
Commission review? Is Key Engineering completing this work for Landmark Credit Union?

Landmark Credit Union

Stuebe, Todd

From: Brandon L. Flunker <Brandon.Flunker@clarkdietz.com>
Sent: Wednesday, September 18, 2019 5:42 PM
To: Stuebe, Todd; Mustafa Emir; Imig, Charlie
Subject: RE: CITY OF GLENDALE, WISCONSIN: Plan Commission Project Review, 6270, 6290, 6300, and 6310 N Port Washington Rd

Hi Todd,

The sanitary and water connections are straight forward. I do not have comments on those as they will be extending their connections from existing stubs at the right of way. Appropriate cover is being kept over the 16" watermain that runs through the easement. I will wait until the stormwater management plan and CSM is submitted for additional review.

Thanks,

Brandon Flunker

Brandon L. Flunker, PE, CFM
Clark Dietz, Inc.
414.831.2864

From: Stuebe, Todd <T.Stuebe@glendale-wi.gov>
Sent: Thursday, September 12, 2019 9:39 AM
To: Mustafa Emir <Mustafa.Emir@clarkdietz.com>; Brandon L. Flunker <Brandon.Flunker@clarkdietz.com>; Imig, Charlie <c.imig@glendale-wi.gov>
Cc: Safstrom, Rachel <R.Safstrom@glendale-wi.gov>
Subject: CITY OF GLENDALE, WISCONSIN: Plan Commission Project Review, 6270, 6290, 6300, and 6310 N Port Washington Rd

Mustafa, Brandon, and Charlie:

Attached please find submitted project plan materials for the following item:

A. Landmark Credit Union, 6270, 6290, 6300, and 6310 N Port Washington Rd (Now Vacant Site, Former Barrett Office Buildings).

The submitted documents and full size drawings are available to obtain in my office. At this time a Stormwater Management Plan and Certified Survey Map (CSM) have not been submitted to the City of Glendale.

The Plan Commission will review the project Tuesday, October 1, 2019, and will be looking to establish that all technical matters are acceptably resolved subject to your approval or requirements.

Please provide any comments that you have Thursday, September 19, 2019.

The same documents are being sent along under separate email to the Glendale Police Department (Chief Mark Ferguson), North Shore Fire Department (Matthew Mertens), Glendale Inspections (Tod Doeblner), and the North Shore Health Consortium (Brad Simerly).

Regards:

CITY OF GLENDALE, WISCONSIN

Todd Stuebe, Dir. of Community Development
414-228-1704

Stuebe, Todd

From: DeJonge, Kelly
Sent: Friday, September 13, 2019 1:23 PM
To: Stuebe, Todd
Cc: Ferguson, Mark
Subject: RE: CITY OF GLENDALE, WISCONSIN: Plan Commission Project Review, 6270, 6290, 6300, and 6310 N Port Washington Rd,

Todd,

I do not see any issues with this. Thanks!



Officer Kelly DeJonge
Community Outreach Officer/PIO
Glendale Police Department
414-228-1741 (office)
414-416-7046 (cell)
414-228-1707 (fax)

From: Ferguson, Mark
Sent: Thursday, September 12, 2019 9:30 AM
To: DeJonge, Kelly
Subject: FW: CITY OF GLENDALE, WISCONSIN: Plan Commission Project Review, 6270, 6290, 6300, and 6310 N Port Washington Rd,

If plans are ok please respond to Todd.

From: Stuebe, Todd
Sent: Thursday, September 12, 2019 9:29 AM
To: Brad Simerly (bsimerly@nshealthdept.org); Glendale Inspections; M Mertens; Ferguson, Mark
Subject: CITY OF GLENDALE, WISCONSIN: Plan Commission Project Review, 6270, 6290, 6300, and 6310 N Port Washington Rd,

Brad, Tod, Matthew, and Mark:

Attached please find the following item:

A. Landmark Credit Union, 6270, 6290, 6300, and 6310 N Port Washington Rd (Now Vacant Former Barrett Office Buildings).

The Plan Commission will review the proposed project Tuesday, October 1, 2019, and will be looking to establish that all matters are acceptably resolved subject to your approval or requirements.

Please provide any comments that you have Thursday, September 19, 2019.

Regards:

CITY OF GLENDALE, WISCONSIN

Todd Stuebe, Dir. of Community Development
414-228-1704

Stuebe, Todd

From: M Mertens <mmertens@nsfire.org>
Sent: Thursday, September 12, 2019 9:46 AM
To: Stuebe, Todd; Brad Simerly (bsimerly@nshealthdept.org); Glendale Inspections; Ferguson, Mark
Cc: Safstrom, Rachel
Subject: RE: CITY OF GLENDALE, WISCONSIN: Plan Commission Project Review, 6270, 6290, 6300, and 6310 N Port Washington Rd,

Todd,

Looking at the site plan it appears the entrance may not accommodate fire department access/ fire lane requirements, but the scaled drawings will need to be provided to verify. NSFD has no notable concerns otherwise.

Thank you and Stay Safe!

Matthew J. Mertens

NSFD - Fire Marshal

mmertens@nsfire.org

Office: 414-357-0113 ext. 1511

Fax: 414-351-0495

Plan Review, Inspection and Permit Fee Application

Owner/Occupant Information Worksheet

From: Stuebe, Todd <T.Stuebe@glendale-wi.gov>
Sent: Thursday, September 12, 2019 9:30 AM
To: Brad Simerly (bsimerly@nshealthdept.org) <bsimerly@nshealthdept.org>; Glendale Inspections <inspections@glendale-wi.gov>; M Mertens <mmertens@nsfire.org>; m.ferguson@glendale-wi.gov
Cc: Safstrom, Rachel <R.Safstrom@glendale-wi.gov>
Subject: FW: CITY OF GLENDALE, WISCONSIN: Plan Commission Project Review, 6270, 6290, 6300, and 6310 N Port Washington Rd,

Forward.

From: Stuebe, Todd
Sent: Thursday, September 12, 2019 9:29 AM
To: Brad Simerly (bsimerly@nshealthdept.org); Glendale Inspections; 'M Mertens'; Ferguson, Mark
Subject: CITY OF GLENDALE, WISCONSIN: Plan Commission Project Review, 6270, 6290, 6300, and 6310 N Port Washington Rd,

Brad, Tod, Matthew, and Mark:

Attached please find the following item:

A. Landmark Credit Union, 6270, 6290, 6300, and 6310 N Port Washington Rd (Now Vacant Former Barrett Office Buildings).

The Plan Commission will review the proposed project Tuesday, October 1, 2019, and will be looking to establish that all matters are acceptably resolved subject to your approval or requirements.

Please provide any comments that you have Thursday, September 19, 2019.

Regards:

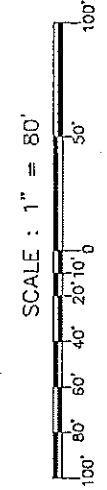
CITY OF GLENDALE, WISCONSIN

Todd Stuebe, Dir. of Community Development
414-228-1704

9/16/2019 Landmark Credit Union
3c.

CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION OF LOTS 2, 3, 4 AND 5 IN DOERING'S SUBDIVISION NO. 1, BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST SECTION 29, TOWN 8 NORTH, RANGE 22 EAST IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN.



CURVE	LENGTH	RADIUS	CHORD BEARING	DELTA
C1	199.94'	4044.83'	N55°10'05"E	2°49'17"

ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 29-8-22, WHICH IS ASSUMED TO BEAR S00°11'15"E, WL. STATE PLANE COORDINATE SYSTEM SOUTH ZONE PER JAN. 2019 C.S.S.D.

UNPLATTED LANDS

C1
DOERING'S SUBDIVISION NO. 1
EASEMENT PER DOC. NO. 2664801

LOT 1
43,662 Sq. Ft.
1.0023 Acre

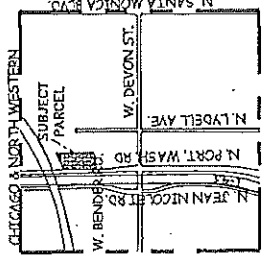
LOT 2
32,368 Sq. Ft.
0.7431 Acre

N. PORT WASHINGTON RD.
(R-O-W VARIES)

DOERING'S SUBDIVISION NO. 1

The NE Corner of the NE 1/4 of Section 29-8-22 with Brass Cap
N : 419,930.43
E : 2,598,844.17

THE NW 1/4 OF SECTION 29-8-22



VICINITY MAP
1" = 2000'

The East Line of the Northeast 1/4 of Section 29-8-22

PREPARED FOR:
LANDMARK CREDIT UNION

The SE Corner of the NE 1/4 of Section 29-8-22 with Brass Cap
N : 417,304.55
E : 2,598,852.83

- - DENOTES FOUND 1" IRON PIPE
- - DENOTES SET 3/4 X 18" LONG IRON REBAR WEIGHING 1.13 LBS PER LINEAL FOOT.



735 NORTH WATER STREET, SUITE 510
MILWAUKEE, WI 53282
414.224.5300 (tel) - 414.224.5393 (fax)

MARCC PASSARELLI P.L.S. # 2817

CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION OF LOTS 2, 3, 4 AND 5 IN DOERING'S SUBDIVISION NO. 1, BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST SECTION 29, TOWN 8 NORTH, RANGE 22 EAST IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE
STATE OF WISCONSIN)
MILWAUKEE COUNTY)SS

I, Marc C. Passarelli, a Professional Land Surveyor do hereby certify:

That I have surveyed, divided and mapped a division of Lots 2, 3, 4 and 5 in Doering's Subdivision NO. 1, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 29, Town 8 North, Range 22 East in the City of Glendale, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the Northeast Corner of the Northeast 1/4 of Section 29; thence South 00° 11' 15" West along the East line of said 1/4 Section, 387.79 feet; thence South 89° 19' 58" West and parallel to the North line of said 1/4 Section, 1555.48 feet to the point of beginning of the land described; thence South 00° 10' 40" East, 432.79 feet; thence South 83° 34' 05" West, 190.40 feet; North 06° 26' 01" West along the East right-of-way line of North Port Washington Road, 80.43 feet; thence North 03° 02' 26" East along said East right-of-way line, 290.64 feet; thence Northeasterly along an arc of a curve which has a center point to the North, a radius of 4044.83 feet and a chord 199.94 feet long that bears North 65° 10' 06" East, 199.96 feet along said curve to the point of beginning.

That I have made such survey, land division and map by the direction of **Landmark Credit Union**, owner of said land.

That this map is a correct representation of all exterior boundaries of land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Glendale, Milwaukee County, Wisconsin.

Dated this 13th day of September 2019.

Marc C. Passarelli S-2817
Wisconsin Professional Land Surveyor

CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION OF LOTS 2, 3, 4 AND 5 IN DOERING'S SUBDIVISION NO. 1, BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST SECTION 29, TOWN 8 NORTH, RANGE 22 EAST IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN.

OWNERS CERTIFICATE:

Landmark Credit Union, as owner, does hereby certify they caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Glendale.

In consideration of the approval of this map by the Common Council, and in accordance with the requirements of the City of Glendale, the undersigned agrees:

- a. That all utility lines to provide electric power and telephone services and cable television or communications systems lines or cables to all parcels in the certified survey map shall be installed underground in easements provided therefore, where feasible.

This agreement shall be binding on the undersigned and assigns:

IN WITNESS WHEREOF, on this _____ day of _____, 2019.

Landmark Credit Union

Robert J. Bruemmer, Executive Vice President

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

Personally came before me this _____ day of _____, 2019, the above named Robert J. Bruemmer, of the above named Landmark Credit Union, to me known to be the person who executed the foregoing instrument and to me known to be such Executive Vice President of said company and acknowledged that he executed the foregoing instrument as such officer of said company by its authority.

Notary Public, State of _____
My Commission expires _____, 2019.

COMMON COUNCIL CERTIFICATE OF APPROVAL

I certify that this Certified Survey Map was approved, and all dedications as set forth therein accepted, by the Common Council of the City of Glendale on _____, 2019.

Rachel A. Safstrom, City Administrator

City of Glendale Planning Commission,

Educator Credit Union has had a leasing program for our members for over 18 years. We currently hold a lease only dealer license under Educators Auto & Lease, a CUSO wholly owned by Educators Credit Union that initiates leases for our members then assigns them to the credit union. We are discontinuing use of the CUSO and will continue offering leases to our members as Educators Credit Union. To do this we need to submit a new dealer license application. Wisconsin DOT is now requiring a retail dealer license for lenders to lease vehicles versus previously a lease only license was issued. We would very much like to serve our Glendale members at the 7139 N Port Washington Rd branch location and patronize dealers in that community.

Per Credit Union regulations WDFI CU 71 and NCUA 12 CFR Part 714 we are not allowed to hold inventory. We acquire vehicles from retail motor vehicle dealers after lease agreements are fully negotiated. For our members and the community, there will be no change in the way we conduct business. We do not wish to sell cars nor display vehicles inside or outside for sale.

We are requesting approval to modify the current building use and a sign off on the Motor Vehicle Dealer License Application.

MOTOR VEHICLE DEALER TWO YEAR LICENSE APPLICATION (continued)

Wisconsin Department of Transportation MV2186

First time dealer applicant or application for amended license because of business relocation or ownership change.

Proper local officials must sign below, BEFORE submitting this application. All applicants complete Section A.

If business is located in a township, complete both Sections A and B.

Attention Zoning Authorities: The requirements for a retail motor vehicle dealer are as follows:

1. A permanent building, not a residence, tent, or temporary stand.
2. An office within the building.
3. A minimum 12 x 20 foot area accessible for automobile display, repair and preparation within the building.
4. A repair shop on the premise or a service agreement with a nearby repair shop.
5. An outdoor vehicle display lot for at least one vehicle adjacent to the building or all vehicles kept indoors.
6. An exterior sign with business name as it will appear on the license certificate and any other name used to do business under. The lettering of the sign must be a minimum of 4 inches high, unless smaller dimensions are required by local zoning or sign ordinance.
7. A sign posted on or adjacent to the entrance door describing business hours.

SECTION A				
Legal Business Name EDUCATORS CREDIT UNION				
Business Address 7139 N PORT WASHINGTON RD	PO Box	City GLENDALE	State WI	ZIP Code 53217
1. Operation of this dealer business at the location(s) stated above is in accordance with local zoning, building code and permit requirements.				
Print Name		Municipality GLENDALE		
X				
(Signature)		(Official Title)		(Date – m/d/yyyy)
2. Check only ONE and sign below: ☐ A local permit or license is required and has been issued. ☐ A local permit or license is not required.				
Print Name		Municipality GLENDALE		
X				
(Signature)		(Official Title)		(Date – m/d/yyyy)
SECTION B				
Legal Business Name				
Business Address	PO Box	City	State	ZIP Code
County Zoning Approval – Required only if business is located in a township. Operation of this dealer business at the location(s) stated above is in accordance with local zoning regulation.				
Print Name		County		
X				
(Signature)		(Official Title)		(Date – m/d/yyyy)
If business address above does not include a specific street number, furnish directions to your business location, including highway numbers or letters and distances.				

MOTOR VEHICLE DEALER TWO YEAR LICENSE APPLICATION

MV2186 8/2017 Ch. 218 Wis. Stats.

Submit in Duplicate

FOR OFFICE USE ONLY

Issued

Expires

Wisconsin Department of Transportation

Dealer and Agent Section

PO Box 7909, Madison, WI 53707-7909

Questions About Fees: (608) 266-1425

☐ Amending Current License Information

Legal Business Name EDUCATORS CREDIT UNION		FEIN 3980555293	Dealer License Number					
Trade Name(s) or DBAs EDUCATORS CREDIT UNION		(Area Code) Telephone Number 262-886-5900						
Business Address 7139 N PORT WASHINGTON RD	PO Box	City GLENDALE	State Wi ZIP Code 53217					
Email Address DKLUG@ECU.COM	County (Business Location) MILWAUKEE		☒ City ☐ Village ☐ Township Name: GLENDALE					
State of Incorporation or Organization WISCONSIN	If Corporation or LLC, Date Licensed in Wisconsin 1937	Business Entity: ☐ Sole Proprietorship ☐ LLC ☒ Corporation ☐ Partnership ☐ Association						
Types of Vehicles to be Sold (check all that apply) ☒ Autos ☒ Trucks ☐ Motorcycles ☐ Other (specify):		List Makes of New Vehicles to be Sold ALL MAKES (leased)						
Address of Non-Adjacent Sales Location in Same Municipality Branch: Sublot:								
Name and Title of Owners, Partners, Association Members, Corporate Officers or Shareholders, LLC Members or Managers (Complete form MV2844 Entity / Owners Statement for each individual) OVER 190,000 MEMBER OWNERS								
Completely Describe Other Business, Engaged in by Your Firm STATE CHARTRED CREDIT UNION		Same Location ☒ Yes ☐ No	Dealer License Numbers of Additional Dealerships 1154					
Was there a licensed dealer at this same location previously this year? ☐ Yes ☒ No If Yes, Dealer Name:		Do you own and operate your own service department? ☐ Yes ☒ No – Attach Completed Service Agreement						
Have you, as an individual and your above named firm, been licensed as a dealer before? ☒ Yes ☐ No If Yes, Same Location: ☐ Yes ☒ No		Complete ONE of the Following (whichever applicable) Is Business Real Estate Owned by: ☐ Yes ☐ No – Owner of Sole Proprietorship ☐ Yes ☐ No – One Partner of Partnership ☒ Yes ☐ No – Corporate Dealership ☐ Yes ☐ No – LLC If No, Send Copy of Lease						
Has your motor vehicle dealer license ever been denied, suspended or revoked? ☐ Yes ☒ No If Yes, When and what state:								
Are you licensed as a motor vehicle salvage dealer at the same location? ☐ Yes ☒ No If Yes, List License Number:								
NUMBER OF VEHICLES SOLD IN LAST 12 MONTH PERIOD								
	AUTO		TRUCKS	MOTORCYCLES	OTHERS (specify)			
	New	Used	New	Used	New	Used		
Retail	438	162	57	17	0	0		Sales Tax Seller Permit Number
Wholesale	0	404	0	35	0	0		255725-02
Check Only ONE Box (applicable to your dealership) ☐ 1. During the next two years our dealership will sell ALL vehicles on a Cash Only basis. Fee due is \$20. ☒ 2. Our dealership originates retail installment sales contracts and/or consumer leases: ☒ a. All of the contracts or leases we originate are sold or transferred to a third party. Fee due is \$100. ☐ b. Some or all of the contracts or leases are retained by our dealership. Fee due is \$100. ☐ 3. The total amount of installment contracts and/or consumer leases originated and retained in the last 12 months was \$____, which is \$100,000 or less. Fee due is \$100. ☐ 4. The total amount of installment contracts and/or consumer leases originated and retained in the last 12 months was \$____, which is greater than \$100,000. Do not submit a fee. You will receive a separate bill. ☐ Yes ☒ No Does your dealership write credit insurance?				Dealer License – Required Fee (\$40)..... \$ <u>40</u> Branch License (\$40)..... \$ <u>0</u> Sublot License (\$2)..... \$ <u>0</u> Salesperson License(s) (\$8) (if test required, pay examiner) # _____ x \$8..... \$ <u>0</u> WI Buyer License(s) (\$12) # _____ x \$12..... \$ _____ Buyer ID Card(s) (\$12) # _____ x \$12..... \$ _____ Dealer License Plates – Required (first 2 plates)..... \$ <u>150</u> Number of Additional Plates (\$10) # <u>0</u> x \$10..... \$ <u>0</u> List letters of All Missing Plates: _____ Replacement License Plates for Lost, Damaged, or Illegible Plates (\$4 each) \$ <u>0</u>				
In the event of plate increase or decrease, recalculate fees.								
Check Payable To: Department of Financial Institutions Total \$ <u>100</u>				Check Payable To: Registration Fee Trust Total \$ <u>190</u>				

I, the undersigned, certify under penalty of s.345.17 Wisconsin Statutes, that (1) a lease agreement covering at least the licensing year has been executed, if premises are not owned by applicant, and (2) the answers and statements on this application are true and correct to the best of my knowledge.

X

(Signature of Authorized Dealership Agent)

VP VEHICLE OPERATIONS

(Title)

(Date – m/d/yyyy)

CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, May 1, 2018

- III. Plan Commission Review, Mobil, 525 West Silver Spring Drive.
Review and approve exterior changes to the building, use and occupancy.

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

Roettgers Company, Incorporated, seeks Plan Commission review and approval to complete exterior changes to the former BP, now Mobil, gasoline station convenience store located at 525 West Silver Spring Drive. The site is zoned B-1, Sub-area D2, and under the Zoning Code the proposed changes are require review and approval by the Plan Commission.

The proposed changes to the exterior include fresh paint which includes some playful panache, and to clad some of the 525 West Silver Spring Drive convenience store with and horizontal architectural corrugated metal veneer. The owner would also like to utilize window covers within the indicated windows, not necessarily those shown on the exhibit.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant approval for Roettgers Company, Incorporated, to complete the proposed façade improvements at 525 West Silver Spring Drive, with the following requirements: 1) Signs at the 525 West Silver Spring Drive are required to conform to the Glendale Sign Code; 2) All landscaping and lighting features at the 525 West Silver Spring Drive property being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 3) Trash enclosure(s) at the 525 West Silver Spring Drive property required to comply with Zoning Code 13.1.144; and 4) All City of Glendale building and fire codes applicable to the 525 West Silver Spring Drive property being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department.

David Roettgers introduced himself as representing Roettgers Company and presented the proposed projects for both 525 West Silver Spring Drive and 7010 North Port Washington Road to the Plan Commission.

The Plan Commission had many inquiries and comments pertaining to the design and decided, after a lengthy review, to postpone the item to allow the Roettgers Company to revise the design to fit in better with the nearby buildings.

CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, May 1, 2018

Motion by Comm. Shaw, seconded by Comm. Vukovic, that the Plan Commission postpones this item and for Roettgers to come back to the Plan Commission June 5, 2018, with revised project design plans. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

IV. Plan Commission Review, Mobil, 7010 North Port Washington Road. Review and approve exterior changes to the building, use and occupancy.

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

Roettgers Company, Incorporated, seeks Plan Commission review and approval to complete exterior changes to the former BP, now Mobil, gasoline station convenience store located at 7010 North Port Washington Road. The site is zoned B-4 Office-Research-Service Business District, and under the Zoning Code the proposed changes are require review and approval by the Plan Commission.

The proposed changes to the exterior include fresh paint which includes some playful panache. The owner would also like to utilize window covers within the indicated windows, not necessarily those shown on the exhibit.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant approval for Roettgers Company, Incorporated, to complete the proposed façade improvements at 7010 North Port Washington Road, with the following requirements: 1) Signs at the 7010 North Port Washington Road are required to conform to the Glendale Sign Code; 2) All landscaping and lighting features at the 7010 North Port Washington Road property being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 3) Trash enclosure(s) at the 7010 North Port Washington Road property required to comply with Zoning Code 13.1.144; 4) All City of Glendale building and fire codes applicable to the 7010 North Port Washington Road property being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department.

Both the 7010 North Port Washington Road item and the 525 West Silver Spring Drive item (Item III above) were reviewed and discussed together

CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, May 1, 2018

and that the above recorded decision of the Plan Commission is also applicable to the 7010 North Port Washington Road property.

- V. Plan Commission Review, Paul M. Sandvick, DDS & Associates, 6070 North Port Washington Road. Review and approve property owner request to change the previously approved landscape plan for the premises.

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

Dr. Paul M. Sandvick, DDS, & Associates propose to change the previously approved landscape plan. Staff recommends approval of the proposed landscape plan.

Community Development Director Stuebe stated that staff recommends that the Plan Commission approve the proposed Flagstone landscape plan in place of the previously approved landscape plan.

Kip Lindsay introduced himself as the landscape representative of Paul M. Sandvick, DDS, & Associates, and presented the proposed project change to the Plan Commission.

Motion by Comm. Cohn, seconded by Comm. Wadzinski, that the Plan Commission approves the proposed landscape plan. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

ADJOURNMENT.

Motion by Comm. Cronwell, seconded by Comm. Cohn, to adjourn the Plan Commission until the date of its rescheduled regular meeting to be held at 6:00 p.m., Tuesday, June 5, 2018. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

Todd M. Stuebe, Director of Community Development

Respectfully Submitted: Friday, May 4, 2018, and Thursday, May 31, 2018.

Tuesday, June 5, 2018

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

City Attorney Fuchs excused himself as he had to also be in Waukesha.

III. Plan Commission Review, Mobil, 525 West Silver Spring Drive.

Review and approve exterior changes to the building, canopy structure and pumps, use and occupancy.

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

Roettgers Company, Incorporated, seeks Plan Commission review and approval to complete exterior changes to the former BP, now Mobil, gasoline station convenience store located at 525 West Silver Spring Drive. The site is zoned B-1, Sub-area D2, and under the Zoning Code the proposed changes are require review and approval by the Plan Commission.

The proposed changes to the exterior are responsive to the Plan Commission input given May 1, 2018, providing the existing building modern clean colors and lines, the canopy will be white with blue, with downward directed lighting around the top perimeter of the structure. The indicated Mobil signage affixed to the north end of the west side of the canopy requires a Sign Variance per Item 3d below. The window applications have been eliminated from the proposed changes.

Community Development Director Stuebe stated that the property owner is back from the previous month with revised images for the two buildings (525 west Silver Spring Drive and 7010 North Port Washington Road) and has modified the building design. Mr. Stuebe also shared with the Plan Commission that the property owner is not asking for Mobil signage to be affixed to the canopy structures and that there will only be the blue and white color bands with downward lighting along the top perimeter of the structure. Mr. Stuebe stated that staff recommends that the Plan Commission grant approval for Roettgers Company, Incorporated, to complete the proposed façade improvements at 525 West Silver Spring Drive, with the following requirements: 1) Signs at the 525 West Silver Spring Drive are required to conform to the Glendale Sign Code; a Variance is required to have the canopy mounted Mobil signage; 2) All

CITY OF GLENDALE -- PLAN COMMISSION
Tuesday, June 5, 2018

landscaping and lighting features at the 525 West Silver Spring Drive property being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 3) Trash enclosure(s) at the 525 West Silver Spring Drive property required to comply with Zoning Code 13.1.144; and 4) All City of Glendale building and fire codes applicable to the 525 West Silver Spring Drive property being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department.

Mike Miller introduced himself as representing Roettgers Company (ARC) and presented the proposed projects for both 525 West Silver Spring Drive and 7010 North Port Washington Road to the Plan Commission.

Mayor Kennedy commented that based on the submitted images the buildings would fit in a little more with the neighborhood.

Mr. Miller stated that they took this back to the architect and that the façade would include galvanized and corrugated steel per the submitted images, and held a sample of the galvanized steel for the Plan Commission to view.

Comm. Wadzinski asked about the materials generally and more specifically the materials of the horizontal bands around the top of the buildings.

Mr. Miller identified the flat material as the galvanized steel.

Comm. Wadzinski said that galvanized steel will rust wherever it is folded or scratched, and likely where cut at the edges, that galvanized steel is zinc on steel – there are all kinds of grades, and that the biggest concern is that this will not have the finishes, and that with galvanized steel there is a significant possibility of rust.

Director of Community Development Stuebe inquired whether an aluminum product would be more appropriate.

Comm. Wadzinski said possibly, however, he is not so much concerned about the material as much as the specific coating for the material, and said that there are far more improved products that include Kynar 500 finish, and that Firestone has a product as well, continuing saying that the problem is not so much the material as the disconnect between what is shown in the images in the Plan Commission materials and what has been presented, and that they need to utilize a metal that is not subject to corrosion, it could be aluminum.

Comm. Cronwell asked whether this could be approved along the lines included in the images with deference to Staff to approve an acceptable material.

Director of Community Development Stuebe stated that the requirement for architectural materials is those that have durable and lasting qualities.

Comm. Cohn said that he likes the appearance of the new designs instead of the design with all of the squiggles, although he still does not know what ARC is, understanding it relates to Roettgers Company, however, he said that as a

CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, June 5, 2018

suggestion that might help with their merchandising goal to say what it actually stands for.

Mr. Miller likened ARC to Speedway as a brand, and that even Speedway had to start with very few stores and was not generally known as a brand.

Motion by Comm. Wadzinski, seconded by Comm. Cronwell, that the Plan Commission grant approval for Roettgers Company, Incorporated, to complete the proposed façade improvements at 525 West Silver Spring Drive, with the following requirements: 1) Submit specific material proposed for Staff review and approval; 2) Signs at the 525 West Silver Spring Drive are required to conform to the Glendale Sign Code; There will not be any canopy mounted signage; 3) All landscaping and lighting features at the 525 West Silver Spring Drive property being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 4) Trash enclosure(s) at the 525 West Silver Spring Drive property required to comply with Zoning Code 13.1.144; and 5) All City of Glendale building and fire codes applicable to the 525 West Silver Spring Drive property being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

IV. Plan Commission Review, Mobil, 7010 North Port Washington Road. Review and approve exterior changes to the building, canopy structure and pumps, use and occupancy.

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

Roettgers Company, Incorporated, seeks Plan Commission review and approval to complete exterior changes to the former BP, now Mobil, gasoline station convenience store located at 7010 North Port Washington Road. The site is zoned B-4 Office-Research-Service Business District, and under the Zoning Code the proposed changes are require review and approval by the Plan Commission.

The proposed changes to the exterior are responsive to the Plan Commission input given May 1, 2018, providing the existing building modern clean colors and lines, the canopy will be white with blue, with downward directed lighting around the top perimeter of the structure. Mobil signage is not

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being proposed for the canopy. The window applications have been eliminated from the proposed changes.

Both the 7010 North Port Washington Road item and the 525 West Silver Spring Drive item (Item III above) were reviewed and discussed together and that the above recorded decision of the Plan Commission is also applicable to the 7010 North Port Washington Road property.

Motion by Comm. Wadzinski, seconded by Comm. Bailey, that the Plan Commission grant approval for Roettgers Company, Incorporated, to complete the proposed façade improvements at 7010 North Port Washington Road, with the following requirements: 1) Submit specific material proposed for Staff review and approval; 2) Signs at the 7010 North Port Washington Road are required to conform to the Glendale Sign Code; There will not be any canopy mounted signage; 3) All landscaping and lighting features at the 7010 North Port Washington Road property being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 4) Trash enclosure(s) at the 7010 North Port Washington Road property required to comply with Zoning Code 13.1.144; and 5) All City of Glendale building and fire codes applicable to the 7010 North Port Washington Road property being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

- V. Plan Commission Use and Occupancy Review, Glendale Market/Pizza Studio, 6969 North Port Washington Road (former Cartridge World Tenant Space at Glendale Market Multi-Tenant). Review and approve proposed table seating within Glendale Market Common Area for use by Pizza Studio.

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

Glendale Market and Pizza Studio seek Plan Commission approval to have four tables with two seats located within the Glendale Market Common Area as indicated in the drawing.. The site is zoned PD-Planned Unit Development District and the proposed use and occupancy requires Plan Commission review and approval.