

CITY OF GLENDALE
Common Council Chambers at Glendale City Hall
5909 North Milwaukee River Parkway
Glendale, Wisconsin 53209

AGENDA -- PLAN COMMISSION

Tuesday, December 3, 2019

6:00 P.M.

1. Roll Call and Pledge of Allegiance.
2. Adoption of Minutes of the Meetings of September 24, 2019, November 5, 2019, and November 13, 2019.
3. a. 2040 Comprehensive Plan Progress Update.
- b. Plan Commission Review, City of Glendale Housing Affordability Report: 2019, Milwaukee County, Wisconsin (Southeastern Wisconsin Regional Planning Commission). Review and refer to Common Council for approval.
- c. Project Plan Sign Modification, Associated Bank, 6745 North Port Washington Road. Review and approve proposed changes to the signage planned at Associated Bank.
Mike Johnson, Graphic House
- d. Plan Commission Review, Modern Touch Dental, 6270, 6290, 6300, and 6310 North Port Washington Road (South). Review and approve proposed architecture, site, landscaping, lighting, and signage plans, as well as use and occupancy, for Modern Touch Dental.
Matt Mehring, LCM Funds 54 Port Road, LLC
Brian Fisher, Anderson Ashton
- e. Plan Commission Review/Planned Sign Program Amendment, Umansky Mercedes Benz Sprinter Van, 1400 West Silver Spring Drive. Review and approve proposed changes to use, and modest changes to the exterior architecture and site plan, as well as modifying the existing Planned Sign Program related to Mercedes Benz Sprinter Van.
Aaron Vrhovnik and Chris Lindbloom, Umansky Motor Cars
Ben Kornowski, Peter Schwabe Construction
- f. Plan Commission Review, Great Lakes Rubber, 6150 North Flint Road. Review and approve proposed architecture, site, landscaping, lighting, and signage plans, as well as use and occupancy.
George Baumann, Great Lakes Rubber
Rob Stensberg, Briohn

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.-

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CITY OF GLENDALE
PLAN COMMISSION MEETING MINUTES

Tuesday, September 24, 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 a Special Plan Commission 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: Rachel Safstrom, City Administrator, Todd M. Stuebe, Director of Community Development, and Candice Green, Deputy Clerk/Treasurer.

Guest Speakers: Jolena Presti and Meredith Perks, Van De Walle & Associates.

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised Thursday, September 19th, 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.

3a. Status Update of the Comprehensive Plan Project. The 2040 Comprehensive Master Plan rewrite is taking place based on outreach, data inventory, and opportunity analysis.

Meredith Perks, with Van De Walle & Associates, went over status updates pertaining to the outreach, data that has been gathered, and opportunities that are being analyzed. Community outreach efforts included two events; Music in The Glen concert series held at Richard E. Maslowski Park on Wednesday, August 14 and Root Beer Bash that was held at Richard E. Maslowski Park on Saturday, August 24. According to Ms. Perks, the public input gathering stage is going very well. During the two attended events, information tables were set up with activities for residents & opportunities for them to share their thoughts and ideas on what they would like to see in Glendale and in their neighborhoods in general. There were many people of different backgrounds and ages who were sampled. Questions and input were kept brief, but there was good feedback. The information was at a high level, but the representatives from Van De Walle & Associates are looking forward to additional opportunities to speak with Glendale residents.

According to Glendale residents, some of their favorite destinations are the library, parks, and greenways. Some residents enjoy the Pic N Save at the Northeast end of Glendale and Bayshore. Trader Joe's was one of the places residents also identified as being one of their favorite spots.

Some comments made about Bayshore, in particular, by residents were that they wanted more information about what was involved in the redevelopment of the mall; many stated they would like to see more anchor tenants, diversification, and quality of the stores that are going into the mall space.

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Commissioner Seligman asked what happens to this data once it is collected? Ms. Perks replied that it will be compiled into a summary document which will be in the appendix of the final Comprehensive Plan document.

Jolena Presti, with Van De Walle & Associates also commented that some of the data gathered can be taken to planned out-reach events and shared with participants.

Mayor Kennedy asked if the information that has been gathered from residents in reference to Bayshore Mall could be compiled and sent to him and City Administrator Safstrom. The developer would be interested in knowing what residents would like to see in the mall; as they have already shared some of their plans for 7 site pads with the City. Van De Walle & Associates will be sending that information to Mayor Kennedy and City Administrator Safstrom via e-mail.

Meredith stated that some additional concerns of residents were the need for safer bicycle and pedestrian areas. Additional areas of concern for Glendale residents was the current business climate for diversity, support of local and small businesses, improvements to parks i.e. splash pads and more shade tree areas.

Van De Walle & Associates is planning atleast two more events and would like to get the City's assistance in determining what types of events are best and at what stage these events would take place.

Commissioner Cohn asked how many residents of the residents whose opinions were sampled understood what was being asked and the purpose of the questions as they related to the 2040 Comprehensive Plan?

Ms. Perks replied saying that most of the residents appeared to have a fairly good idea of the purpose of the questions, but most did not know specifically that the City was developing a Comprehensive Plan and the outreach was an initial introduction of the concept to a lot of residents who were spoken to.

Mayor Kennedy stated that of the residents that he directed toward the Van De Walle booth at the Whiskey Belles Music in The Glen Show, he was letting them know the purpose of the interaction with Van De Walle & Associates at their booth.

Ms. Perks stated that some residents may have been somewhat intimidated by the maps and other materials that were used during these outreach events; but that the City Newsletter and other announcements good tools to get the word out about the Comprehensive Plan.

3b. Data Review and Analysis for the Comprehensive Plan Project. The 2040 Comprehensive Master Plan re-write is taking place based on outreach, data inventory, and opportunity analysis.

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Data Inventory: Detailed data analysis that is an appendix to the plan will be available for review. Anyone wanting to find out specific demographic information will be able to find it in the Appendix of the Comprehensive Plan document. The Data Inventory will be more detailed than the memo that was shared at this Plan Commission Meeting along with the update.

Van De Walle & Associates stated that the information that will be shared in the Appendix comes from the 2010 census and/or the American Community Survey.

The Data Inventory consisted of population trends that have been identified in Glendale in the last 27 years. Glendale has experienced a 4% decrease over last 17 years; however, that remains in line with similar communities in the immediate region.

Commissioner Cohn asked if there is there a breakdown of where the 4% decrease is coming from. Commissioner Cohn noticed in the information that from 1990-2017 there was almost a 10% decrease in the population in Glendale; wanted to know if the information had more detail as to how this population was lost.

City Administrator Safstrom commented that the County itself has seen a decrease, although not as large as Glendale's, the loss could be attributed to relocation of residents. Close to 25% of the population that is close to age 65 has remained stable.

Mayor Kennedy stated that Waukesha and Washington counties saw an increase at the same time. The percentage of residents under the age of 18 has not fluctuated much either. Residents age 30, 40, 50 are the demographic that appears to have been relocated to other areas.

Ms. Perks stated that the Population projection can be made using a few different methods. What makes the most sense for Glendale? DOA projection is included in the different strategies used in coming up with the number of new households projected for Glendale of 300-750 new households between now and 2040.

Commissioner Seligman asked who did the extrapolation of this data? Meredith replied that Van De Walle & Associates made the extrapolations and used some data from the DOA. All other data attributes are extrapolations made by Van De Walle & Associates. Commissioner Seligman asked if this data represents a stable unchanging housing situation? Both City Administrator Safstrom and Jolena replied that yes, these are stable and unchanging housing situations that were considered in this data extrapolation.

Meredith added that new housing units can start to be included in this data when and if they should come on-line.

Commissioner Seligman stated that it appears that under the models that have been shared, there is a small decline in population expected but that there is also an expectation that there will be new households in Glendale without seeing a change in housing inventory. Ms. Perks responded that fewer people in households is where decrease will be seen. Commissioner Seligman stated that if there are fewer people, this model shows there would have to be new housing stock to support the 300-750 new households.

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Ms. Perks explained that as part of the next steps in the Comprehensive Plan, we would select a strategy from the data inventory to depict how the City of Glendale would like to put into action the plan that is developed. This could mean that future land use demand needs would become part of plan. It is up to the City as to which one of these projections would be utilized to do the framework of the continued planning of the City.

City Administrator Safstrom asked the representatives from Van De Walle & Associates if there is there a best practice that is commonly used to come up with this type of an action plan?

Jolena Presti answered by saying that it is dependent on the City. As an example, in West Allis, the City has an opportunity as a land locked community to determine what they would like to do there i.e. dense housing, affordability, etc. The City of Glendale is landlocked similarly, however; West Allis may not have the land to utilize where Glendale may. Goals to achieve the action plan could be increasing a certain demographic, or a certain age group, etc. or more jobs instead of housing or it could be to take a more conservative residential approach.

Commissioner Cronwell asked if there is there a way to provide data with more validity for use in making decisions for the plan?

Commissioner Seligman stated that the Commission will need to be able to take the data seriously in deliberations as far as realistic population expectations.

Jolena Presti answered that the numbers and multipliers are not the most important detail, that this is just a projection and the City would be projecting how we would like to see things in the future here. More of the thought process of how to get where the City wants to go would be made in terms of redevelopment and housing, for example.

City Administrator Safstrom stated that it would be nice to see growth here in Glendale, but none of the calculations seen are showing growth.

Mayor Kennedy asked if the City can realistically plan for growth? Would creating higher density in certain areas allow for growth?

Jolena Presti explained that some communities really want to try and control their destiny through these types of projections rather than just wait and see what is going to happen.

Jolena Presti and Meredith Perks presented the Opportunity Analysis Map. Data showed that that the median household income in Glendale in the last 17 years was higher than county and state but below some of the other communities in the area.

Ms. Perks stated that the equalized value by land use has increased quite a bit across the board. Commissioner Mack asked if this information was based on tax assessments from the Department of Revenue. Ms. Perks responded that the information was obtained through the Department of Revenue.

Jolena Presti stated that the Opportunity Analysis is a portrait, or the geography of a Community and the goal of the opportunity analysis is for Van De Walle to get a strong understanding of the community's assets. Many different layers of analysis are on one map.

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There are labels on the map to show where synergies/opportunities can be seen. Some areas reviewed by Van De Walle were employers, business locations & headquarters. Major destinations, transportation corridors, major thoroughfares, bus-lines, bike routes such as the Oak Leaf Trail, etc. Neighborhoods are important to the residents, so these were identified on the map.

There were some questions as to how the neighborhoods were named and labeled on the map by several of the Commissioners. Many wanted to know exactly how the names were derived because they are not the same names that are commonly used when referring to Glendale neighborhoods. Commissioner Seligman stated that the naming conventions of Milwaukee neighborhoods is one of her areas of expertise and that there are 6 different types of methodologies used in the naming of neighborhoods in the area.

City Administrator Safstrom stated that what is on the tax bills is what the developer named the neighborhood when it was being constructed, but that the name on the map or the official name may not be the same; perhaps the City might not want to include the names of neighborhood names on the map at all. Commissioner Cohn stated that he agrees that the neighborhood names should not be used on the map. The consensus of the Plan Commission is to take neighborhood names off the map.

Additional discussions centered around the potential of investment growth around 30th street and Century City. There is on-going development in the area that Van De Walle and Associates feels could have both positive and negative impacts on Glendale. Another area that Van De Walle and Associates felt was important to highlight is Downtown Milwaukee and its commuter ship, interstate systems and highways that are important to highlight on the map as well.

Commissioner Mack stated he thought it would be a good idea to highlight Shorewood and Oakland (north of Capital), which is a lot closer to Glendale than the area around Century City which had been highlighted on the map.

Mayor Kennedy stated that Shorewood, Milwaukee, and Glendale were in talks of developing a multi-city Tax Incremental District for development and that it would be more relevant than Century City to Glendale.

Commissioner Cohn asked if the bubble around 30th street could be removed. Van De Walle & Associates agreed to remove the bubble but leave labels.

Director Stuebe explained that it is a good idea to highlight perimeter corridors because the affects that those areas could possibly have on Glendale is important; the relationship is somewhat symbiotic.

The Plan Commission would like to change red bubbles to reflect redevelopment opportunities. Ms. Presti stated that the Green Bay Ave / Bender Rd area was not labeled with a title; however, she really felt that it is the community center/community core and that the City might potentially

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like to label it as such. Mayor Kennedy stated that anything East of the freeway is cut off and that is the center of Glendale, which is all traversable by bike or walkable.

Ms. Presti stated she would like for the Plan Commission to come up with a term for the “heart of the city” i.e. downtown or city center. The explanation for the purple areas is that they are meant to call out areas of activity. Red areas are only areas where change is truly expected developmentally.

3c. Information on Public Workshop. A Public Workshop or Stake Holder focus group is planned for October. Van De Walle and Associates are working to identify stakeholders to get in touch with them and are still setting date for this meeting.

Mayor Kennedy asked who the stakeholders are that have been identified. City Administrator Safstrom responded that they are businesses, schools, both public and private, and civic groups.

The Public Workshop will be held at Glen Hills. Oct 22nd is the date that is being proposed for the Workshop.

Two additional dates were mentioned for meetings: Nov 5 is the regular plan commission date and would not be a good time for a workshop; Nov 12th or Wednesday, November 13th were mentioned as potential meeting dates for the next Comprehensive Plan Update.

Mayor Kennedy wants potential Nov 5th special meeting moved to a different venue, perhaps Glen Hills.

Motion was made by Commissioner Seligman and seconded by Commissioner Cohn to adjourn the Plan Commission at 7:22 PM. Motion carried unanimously.

Candice Green, Deputy Clerk/Treasurer

Respectfully Submitted: Candice S. Green

CITY OF GLENDALE
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Tuesday, November 5, 2019

The City Plan Commission Meeting convened in the Glendale City Hall located at 5909 N. Milwaukee River Parkway, Glendale, Wisconsin for the Plan Commission's regular monthly meeting at 6:00 p.m.

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

Other Officials and Staff present: Rachel A. Safstrom, City Administrator, 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, October 31, 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 September 24, 2019 Plan Commission Meeting.

Motion was made by Commissioner Cohn, seconded by Commissioner Seligman, to adopt minutes with no corrections. Motion carried unanimously.

3a. Plan Commission Use and Occupancy Review, Neroli Salon & Spa, 200 West Silver Spring Drive (Retail and Office Multi-Tenant Building). Review and approve proposed salon & spa use and occupancy.

Neroli Salon & Spa seeks Plan Commission review and approval for Neroli Salon & Spa, a salon and spa use, to occupy the former Betty Johnson Interiors space located at 200 West Silver Spring Drive site. Neroli Salon & Spa operated in the Bayshore Town Center since 2007. The proposed use is a permitted use in the Glen Bay Plaza PD-Planned Unit Development District with Plan Commission review and approval.

Neroli Salon and Spa, located at 200 West Silver Spring Drive (Retail and Office Multi-tenant Building), is looking for a space that better fits the needs of their building. The Finance Director for Neroli Salon and Spa was there to represent them.

Motion by Commissioner Wadzinski, seconded by Commissioner Cronwell, to approve the request for proposed salon & spa use and occupancy at 200 West Silver Spring by with the following six conditions

- 1.) Licensed practitioners per State of Wisconsin requirements;
- 2.) Signs require a Sign Permit per the Glendale Sign Code;

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- 3.) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities;
- 4.) Dumpster enclosure(s) per 13.1.144 of the zoning code;
- 5.) All City of Glendale building, fire protection, and health codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium.
- 6.) Compliance with State of Wisconsin requirements for ADA parking.

Motion carried unanimously.

3b. Plan Commission Use and Occupancy Review, Create My Shirt, 5464 North Port Washington Road (Worth Building). Review and approve proposed custom printed T-shirt specialty store use and occupancy. Ahmed Saif was present representing Create My Shirt.

Ahmed Saif seeks Plan Commission approval for Create My Shirt, a custom printed T-shirt specialty use, to occupy a 468 square-foot tenant space located within the Worth Building. The site is zoned B-1, Sub-Area B, Business and Commercial District, and the proposed use and occupancy is required to attain Plan Commission review and approval.

The custom printed T-shirt business will occupy the former Studio C tenant space and will have a single employee. Hours of operation are Monday through Saturday from 10:00 a.m. to 7:00 p.m.

Motion by Commissioner Bailey, seconded by Commissioner Cronwell to approve the use and occupancy for Create My Shirt at 5464 North Port Washington Rd with the following five conditions:

1. Signs require a permit under the Planned Sign Program for the property per the 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. Dumpster enclosure(s) per 13.1.144 of the Zoning Code;
4. All City of Glendale building, fire protection, and health codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium.
5. Compliance with State of Wisconsin requirements for ADA parking.

Motion carried unanimously.

3.c. Plan Commission Use and Occupancy Review, Angel Massage Therapy, 5464 North Port Washington Road Worth Building. Review and approve proposal for massage therapy use and occupancy.

Qui Hong Kang seeks Plan Commission approval for Angel Massage Therapy, a massage therapy alternative health care use, to occupy a 1,000 square-foot tenant space located within the Worth Building. The site is zoned B-1, Sub-Area B, Business and Commercial District, and the proposed use and occupancy is required to attain Plan Commission review and approval.

The massage therapy business will occupy the former Orchid Day Spa tenant space and will have one or two employees. Hours of operation are Sunday through Saturday from 9:00 a.m. to 9:30

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p.m.

Motion by Commissioner Cohn, seconded by Commissioner Seligman to approve the use and occupancy for Angel Massage at 5464 North Port Washington Road with the following six conditions:

1. Massage therapists licensed per State of Wisconsin requirements;
2. Signs require a permit under the Planned Sign Program for the property per the Glendale Sign Code;
3. All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities;
4. Dumpster enclosure(s) per 13.1.144 of the Zoning Code;
5. All City of Glendale building, fire protection, and health codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium.
6. Compliance with State of Wisconsin requirements for ADA parking.

Motion carried unanimously.

ADJOURNMENT

Motion was made by Commissioner Cohn, seconded by Commissioner Mack, to adjourn Plan Commission at 7:09 p.m. Motion carried unanimously.

Candice Green, Deputy Clerk/Treasurer

Respectfully Submitted: Candice S. Green

CITY OF GLENDALE — PLAN COMMISSION
Wednesday, November 13, 2019

The City Plan Commission convened in the City Hall Council Chambers located at 5909 N. Milwaukee River Parkway, Glendale, for this special meeting.

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

Roll Call: Present: Mayor Bryan Kennedy, Commissioners Kyle Mack, Karn Cronwell, Fred Cohn, Phillip Bailey, Josh Wadzinski, and Amanda Seligman. Absent: None.

Other Officials Present: Rachel Safstrom, City Administrator, Todd M. Stuebe, Director of Community Development, Deputy Clerk/Treasurer Candice Green.

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised Thursday, November 7, 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.

I. Update on Outreach Events and Plan Process.

Ms. Perks, Vandewalle & Associates, gave a brief update on the outreach events for the planning process. The latest event was on October 22, 2019 at the Glen Hills Middle School. Though it was not highly attended, there was some good information that was shared by residents. Statements included:

- Identity of a City Center.
- Having thriving businesses and industry is positive.
- Housing affordability.
- Reduce the number of apartments.

Mayor Kennedy indicated that people have stated they want fewer rentals but still want affordability are not compatible statements. Commissioner Wadzinski questioned if there was a metric to be included on apartment renters versus single family homes.

There are two more opportunities for public input. It was recommended that the events focus on parents from Parkway School as well as Nicolet School.

II. Review of Draft Vision Graphic

Ms. Perks reviewed the draft vision graphic. The graphic is intended to provide the City and residents with a concise document that lays out Glendale's vision for the future. This will identify key principles and provide initiatives that could be implemented to achieve the Vision. The

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Commission took some time to give feedback on the mission state

III. Review Target Planning Area Map

Ms. Perks reviewed the Target Planning Map. This map builds from the Opportunity/Asset Analysis Map. It is more specific on the redevelopment opportunities in Glendale.

IV. Discussion on Next Steps

Ms. Perks reviewed the next steps of the master planning process. Ms. Perks indicated that they will incorporate comments into a draft document. There may be an update at the next Plan Commission meeting.

V. Set Next Meeting Date

There was a consensus of the Commission to set a Special Plan Commission Meeting for Wednesday, January 15, 2020 at 6:00 p.m.

ADJOURNMENT.

Motion by Comm. Seligman, seconded by Comm. Cohn, to adjourn the Plan Commission until the regular meeting to be held at 6:00 p.m., Tuesday, December 3, 2019, in the City Hall Council Chambers located at 5909 N. Milwaukee River Parkway, Glendale. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Mack, Cronwell, Cohn, Bailey, Wadzinski, and Seligman. Noes: None. Motion carried unanimously.

Rachel A. Safstrom, City Administrator

Respectfully Submitted: Thursday, November 14, 2019.

Meeting is 6:00 PM Tuesday

**Glendale City Hall—Common Council Chambers
5909 North Milwaukee River Parkway
Glendale, Wisconsin**

City of Glendale Plan Commission

6:00 P.M., Tuesday, December 3, 2019

- Plan Commission Report -



3a. 2040 Comprehensive Plan Progress Update.

There will be a brief update about the progress of the 2040 Comprehensive Plan Update.

3b. Plan Commission Review, City of Glendale Housing Affordability Report: 2019, Milwaukee County, Wisconsin (Southeastern Wisconsin Regional Planning Commission). Review and refer to Common Council for approval.

Ben McKay, Deputy Director of the Southeastern Wisconsin Regional Planning Commission (SEWRPC), will briefly present and respond to inquiries pertaining to the “City of Glendale Housing Affordability Report: 2019, Preliminary Draft, October 2019, Milwaukee County Wisconsin).

In 2018 the State of Wisconsin mandated (Wisconsin Statutes 66.10013) that cities and villages with populations of 10,000 people or more prepare two housing related reports by January 1, 2020. These reports include a housing affordability report and a new housing fee report. The subject item is the housing affordability report. The text of Wisconsin Statutes 66.10013 follows below:

Wisconsin Statutes 66.10013 Housing Affordability Report. (1) In this section, “municipality” means a city or village of 10,000 or more.

(2) Not later than January 1, 2020, a municipality shall prepare a report of the municipality’s comprehensive plan under 66.1001. The municipality shall update the report annually, not later than January 31. The report shall contain all of the following:

(a) The number of subdivision plats, certified survey maps, condominium plats, and building permits applications approved in the prior year.

(b) The total number of new residential dwelling units proposed in all subdivision plats, certified survey maps, condominium plats, and building permit applications that were approved by the municipality in the prior year.

(c) A list and map of undeveloped parcels in the municipality that are zoned for residential development.

(d) A list of all undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development, including vacant sites and sites that have potential for redevelopment, and a description of the zoning requirements and availability of public facilities and services for each property.

(e) An analysis of the municipality’s residential development regulations, such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures. The analysis shall calculate the financial impact that each regulation has on the cost of each new subdivision. The analysis shall identify ways in which the municipality can modify its construction and development regulations, lot sizes, approval processes, and related fees to do each of the following:

1. Meet existing and forecasted housing demand.

2. Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.

Staff Report to the Plan Commission

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(3) A municipality shall post the report under subd. (2) on the municipality's Internet site on a web page dedicated solely to the report and titled "Housing Affordability Analysis."

This item is presented for informational purposes pertaining to the statutory requirement and housing generally in the City of Glendale. Formal action of the Plan Commission is not required.

3c. Project Plan Sign Modification, Associated Bank, 6745 North Port Washington Road. Review and approve proposed changes to the signage planned at Associated Bank.

Associated Bank requests that a monument sign be included in the Planned Unit Development District Project Plan for the Associated Bank project located within the former Nicolet Upper Fields lands now addressed as 6745 North Port Washington Road. During the original presentation of the Specific Implementation Plan (SIP) three wall signs were approved at Associated Bank and, while a monument sign for Associated Bank was mentioned in passing, the sign was not included in the submitted materials.

The proposed sign being added to the Project Plan is not objectionable subject to Plan Commission review and approval for Associated Bank to have a monument sign as proposed at 6745 North Port Washington Road.

3d. Plan Commission Review, Modern Touch Dental, 6270, 6290, 6300, and 6310 North Port Washington Road (South). Review and approve proposed architecture, site, landscaping, lighting, and signage plans, as well as use and occupancy, for Modern Touch Dental.

LCM Funds 54 Port Road, LLC, seeks Plan Commission review and approval to construct a 5,001 square-foot Modern Touch Dental clinic building at the south part of what is presently 6270, 6290, 6300, and 6310 North Port Washington Road, as well as use and occupancy approval for Modern Touch Dental. October 1, 2019, the Plan Commission approved the Landmark Credit Union project for the north part of the property. 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 dental office use is permitted in the B-1, F1 District, with Plan Commission approval.

Aerial Photograph of the Site



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Site Plan

The larger site was previously occupied by the Barrett Office Park and is presently vacant. The proposed building will be located on Lot 2 of the Certified Survey Map that the Plan Commission reviewed and recommended reviewed and recommended to the Common Council October 1, 2019, and the Common Council approved October 14, 2019. The Lot 2 property will be about 0.7431 acres (32,368 square feet) of land. The submitted plan indicates that the project will include 0.48 acres of impervious surface and 0.26 acres of green space, as compared with the previous/existing 0.52 acres of impervious surface and 0.22 acres of green space, with the resultant proposed green space ratio being 35.65 percent of Lot 2.

The building placement is in the southeast corner of the property, with the main entrance located at the northwest corner of the building, with a pedestrian sidewalk around the west, north, and east sides of the building, and 38 parking spaces along the north and west sides of the building, of which two are ADA parking spaces.

A single ingress and egress to Lot 2 is proposed which approximates the existing ingress-egress located at the southwest corner of the property. The plan to have a drive lane connecting Lot 1, the Landmark Credit Union property, with Lot 2, the Modern Touch Dental property, has been abandoned, and each property is now proposed to have a separate single point of ingress-egress.

There is an existing sidewalk located along the east edge of North Port Washington Road, commencing essentially at the south line of the property and which continues north along North Port Washington Road to West Green Tree Road, with asphalt paved surface only to the south along the several properties, with the sidewalk continuing along the now BP Go Store property to West bender Road. The impending plans of 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 and also impact existing segments of sidewalk. The property owner is aware of this reality and the proposed building placement and parking arrangement preserves as much of the proposed private site improvements as possible from future adverse impacts to the improvements.

The City of Glendale will have concerns pertaining to any proposal for lane closures to North Port Shore Road associated with utility connections and/or

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ingress-egress connections.

Architecture

The proposed architecture is modern and includes brick veneer on all four elevations, with the entrance located at the northwest corner of the building to feature natural stone and nichiha (Vintage Wood) siding material, with a metal wall panel feature at the southwest corner, with clear glass window openings in each of the four building elevations (Refer to submittal materials).

Proposed lighting includes pole mounted lights at a height that exceeds what is permitted, wall mounted, and ground mounted illumination. The Glendale Zoning Code limits the height of light poles to 15 feet in height. Proposed signage includes a wall sign above the main entrance in the west elevation. Site landscaping is generous with interspersed areas of planting beds and grass turf across the property.

Use and Business Hours

The Modern Touch Dental use involves sedation dentistry, which typically leads to concerns pertaining to any drugs that are kept at the premises, as well as several requirements that are noted by the North Shore Fire Department. There is an existing Modern Touch Dental Clinic located at 105 West Silver Spring Drive in the Village of Whitefish Bay and at 600 Hartbrook Drive in the Village of Hartland, Wisconsin. Introductory information about Modern Touch Dental is included in the Plan Commission materials. Modern Touch Dental business hours are Monday 7:30 a.m. to 4:00 p.m., Tuesday 10:30 a.m. to 7:00 p.m., Wednesday 12:30 p.m. to 7:00 p.m., Thursday, 7:30 a.m. to 4:00 p.m., and Friday (every other) 7:30 a.m. to 12:00 Noon.

There will be between eight and fifteen employees working at the site, typically with as many as ten patient clients.

Project Schedule

The stated construction start date is the beginning of construction season 2020 or earlier (early February, 2020) depending on actual weather conditions and related winter weather cost factors, with completion of construction August 2020, to include a Grand Opening also in August 2020.

Staff Recommendation: Staff recommends that the Plan Commission grant approval of the architectural, site, landscaping, lighting, and signage plans

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such that LCM Funds 54 Port Road, LLC, may obtain City of Glendale Building Permits to construct the proposed improvements on Lot 2, as well as use and occupancy approval for Modern Touch Dental, with the following requirements:

1. Certified Survey Map (CSM) being recorded with the Milwaukee County Register of Deeds Office that assembles the existing four parcels into two parcels, to include all existing site public utilities and required and necessary Utility Easements related to all of the public utilities;
2. Light pole height is limited to 15-foot height;
3. Signage requires a permit per the Glendale Sign Code;
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;
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 necessary 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.

3e. Plan Commission Review/Planned Sign Program Amendment, Umansky Mercedes Benz Sprinter Van, 1400 West Silver Spring Drive.

Review and approve proposed changes to the use, exterior architecture, and grounds, and modifying the existing Planned Sign Program related to Mercedes Benz Sprinter Van.

Umansky Mercedes Benz seeks Plan Commission approval for Umansky Mercedes Benz to modify the use of an area of the main building to be a Mercedes-Benz Sprinter Van (Commercial) sales area, to modify the west and north elevations of the main building, converting side-by-side overhead doors in the west elevation to a double wide overhead door and modifying the signage associated with that service entrance from a Porsche logo sign to a Mercedes-Benz logo sign, replacing a single overhead door entrance in the north elevation with a taller single overhead door, and modifying the use of the north auxiliary building from storage use only to also include service/repair use for Mercedes-Benz Sprinter Vans, including the addition

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of two overhead doors, giving a total of four. The change to the Site Plan entails eliminating about seven to eight parking spaces along the west side of the auxiliary building to allow for vehicles to ingress-egress the three service/repair lifts. The site is zoned B-1, Sub-Area L, Business and Commercial District, and the proposed changes, as well as changes involving use and occupancy, are required to attain Plan Commission review and approval.

The submittal materials state that the Auxiliary Building will be sprinklered in both the repair/service and storage sides of the building. The change to the signage is limited to replacement of the existing Porsche sign above the west overhead service door with a Mercedes-Benz logo signage.

The City of Glendale's understanding is that the Umansky multi-brand dealership businesses located at 1400 West Silver Spring Drive is generally maintaining the same hours of operation as previously. Hours of operation are Monday through Friday from 8:30 a.m. to 8:00 p.m., and Saturday 8:30 a.m. to 6:00 p.m.

The project work is scheduled to be completed in of January, 2020.

Staff Recommendation: Staff recommends that the Plan Commission grant approval of the proposed changes to the use, architecture, site, and signage plans as submitted in order for Umansky Automotive Group to obtain building permits, as well as granting use and occupancy approval of the proposed use changes for Umansky Automotive Group, a multi-brand automobile dealership use located at 1400 West Silver Spring Drive, subject to the following requirements:

- 1) Signs require a permit under the modified Planned Sign Program for the property per the Glendale Sign Code;
- 2) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary;
- 3) All City of Glendale building, fire protection, and health codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium.
- 4) Compliance with State of Wisconsin requirements for ADA parking.

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3f. **Plan Commission Review, Great Lakes Rubber, 6150 North Flint Road.**

Review and approve proposed architecture, site, landscaping, lighting, and signage plans, as well as use and occupancy.

Great Lakes Rubber & Supply, Incorporated, an existing manufacturer located at 6150 North Flint Road, seeks Plan Commission grant of approval to make architectural, site, and landscape plan changes to the building and grounds located at 6150 North Flint Road. The property is zoned M-1 Warehouse, Light Manufacturing, Office and Service District and the proposed changes require Plan Commission review and approval.

The proposed project includes complete remodeling of the interior office space and, as a result, relocating the building main entrance to the north and installing a canopy, relocating several parking spaces to provide for the change to the entrance, and landscaping to beautify the main entrance space (Refer to submittal materials).

Briohn states that a project construction schedule will be provided when it becomes available.

Staff Recommendation: Staff recommends that the Plan Commission grant approval of the proposed changes to the architecture, site, and landscape plans, for Great Lakes Rubber & Supply, Incorporated, to obtain a building permit(s) required to complete the improvements as proposed, as well as approval of the use and occupancy at 6150 North Flint Road, subject to the following requirements:

- 1) All signs to conform with the Glendale Code of Ordinances;
- 2) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary;
- 3) All City of Glendale building, fire protection, and health codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium;
- 4) Compliance with State of Wisconsin requirements for ADA parking.

CITY OF GLENDALE HOUSING AFFORDABILITY REPORT: 2019

**PRELIMINARY DRAFT
October 2019**

**MILWAUKEE COUNTY
WISCONSIN**

Chapter 1

Introduction

1.1 PURPOSE OF THE REPORT

In 2018, the Wisconsin Legislature enacted legislation that requires cities and villages with populations of 10,000 people or more to prepare a housing affordability report. Per Section 66.10013 of the *Wisconsin Statutes*, the report needs to include data regarding development activity in the municipality and an analysis of how the municipality's land use regulations impact the cost of housing. The report needs to be posted on the municipality's website and updated annually no later than January 31. The City of Glendale, with a population of almost 13,000, is required to prepare, post, and update a report per the Statute.

The housing affordability report relates to the implementation of the housing element of a municipality's comprehensive plan. Wisconsin's comprehensive planning law, set forth in Section 66.1001 of *Wisconsin Statutes*, requires cities, villages, towns, and Counties that engage in land use regulation to adopt a comprehensive plan with nine elements, including a housing element. The comprehensive planning law requires the housing element to include a compilation of goals, objectives, policies, and programs intended to provide an adequate housing supply that meets the community's existing and forecasted housing demand. This includes policies and programs that promote the development of a range of housing choices for people of all income levels, age groups, and needs. The comprehensive planning law also requires the housing element to include a wide range of data regarding the community's housing stock.

As part of assessing housing element implementation, Section 66.10013 of the Statutes requires the affordability report to include the following data:

- The number of subdivision plats, certified survey maps (CSM), condominium plats, and building permit applications approved in the prior year.
- The total number of new residential dwellings units proposed in all subdivision plats, CSMs, condominium plats, and building permit applications approved in the prior year.
- A list and map of undeveloped parcels that are zoned for residential development.
- A list of all undeveloped parcels that are suitable for, but not zoned for, residential development, including vacant sites and sites that have the potential for redevelopment. A description of the zoning requirements and availability of public facilities and services for each property needs to be included.

The Statute also requires the affordability report to include an analysis of the City's residential development regulations, such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures. The analysis needs to assess the financial impact the regulations have on the cost of developing a new residential subdivision. The analysis also needs to identify ways the City can modify its construction and development regulations, lot sizes, approval processes, and related fees to meeting existing and forecasted housing demand and reduce the time and cost necessary to approve and develop a new subdivision by 20 percent.

The City has requested the Southeastern Wisconsin Regional Planning Commission (SEWRPC) to assist with the analyses required by the Statute. Regional housing plan¹ recommendations were used as the basis of the required analyses, where applicable. In addition to the analyses required by the Statute, SEWRPC staff also conducted an analysis of the City's residential development regulations as they relate to the development of multifamily housing. Regional housing plan recommendations were also used as the basis for the multifamily housing analysis. In addition, SEWRPC provided existing housing stock and demographic data, household and employment forecasts, and analyses from the regional housing plan (such as the regional job/housing balance analysis) to assist with determining existing and forecast housing demand.

1.2 COMMUNITY OVERVIEW

The City of Glendale is located in Milwaukee County along the Milwaukee River in an area commonly referred to as the "Northshore." As noted in the City's comprehensive plan, Glendale's location is perceived by its residents as an advantage because its proximity to IH-43 provides easy access to the many amenities offered in the Milwaukee Metropolitan Area. These include downtown Milwaukee, the financial and cultural hub of the Southeastern Wisconsin Region; Lake Michigan, one of the World's largest bodies of freshwater; and major transportation facilities such as Milwaukee Mitchell International Airport, Port Milwaukee, and the Milwaukee Intermodal Station.

As reflected by the City's existing land use data presented in Chapter 2, the City is a mix of single-family and multifamily residential uses with significant areas of commercial and industrial development. The City includes all or part of three major economic activity centers identified in the VISION 2050, the regional land

¹ The regional housing plan is documented in SEWRPC Planning Report No. 54, A Regional Housing Plan for Southeastern Wisconsin: 2035, March 2013.

use and transportation plan.² The three major centers are Bayshore (retail), Milwaukee/Glendale (general purpose), and Teutonia/Mill Road (general purpose). Each of the major centers are home to at least 3,500 total jobs or 2,000 retail jobs. In addition, the City is home to elementary schools, Nicolet High School, and Cardinal Stritch University.

The City is also home to significant open space and recreational areas. As described in the comprehensive plan, the Milwaukee River is the most prominent physical feature in the City. The River flows from north to south through two Milwaukee County Parks located in the City, Kletsch Park and portions of Lincoln Park (which is identified as a major outdoor recreation center in VISION 2050). The River also flows through several riverfront residential areas.

These characteristics are reflected in the vision for Glendale that was developed for the comprehensive plan. The City envisions neighborhoods with diverse amenities and distinct, unique attributes that add to the pride residents have in their neighborhoods. The City also envisions a thriving Bayshore shopping area (which is in the beginning stages of a major revitalization effort) and the Milwaukee River as focal points of the community. In addition, the vision recognizes other community assets such as a park and trail system that connects the community and a diverse economic base of residential, commercial, and industrial development.

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² *VISION 2050 is documented in SEWRPC Planning Report No. 55, A Regional Land Use and Transportation Plan for Southeastern Wisconsin, July 2016.*

Chapter 2 Existing Conditions

Note: Map and tables are presented at the end of the Chapter.

2.1 INTRODUCTION

Information regarding existing conditions with respect to land use, housing stock, and the demographic and economic base is essential to determining the existing and forecast demand for housing in the City of Glendale. This chapter presents a summary of existing land use data developed by SEWRPC and demographic and economic data compiled from the U.S. Census.

2.2 EXISTING LAND USE INVENTORY

The land use inventory is one of the regional inventories completed by SEWRPC to monitor urban growth and development in the Region. The inventory places all land and water areas of the Region into one of 65 discrete categories, providing a basis for analyzing specific land uses at the regional and community levels. The most recent regional inventory was carried out based on aerial photography taken in spring of 2015. Existing land use for the City of Glendale is shown on Map 2.1 and presented in Table 2.1.

Developed Land

As discussed in the land use element of the comprehensive plan, Glendale is a “built-out” community. This means there is very little land in the City that has not been developed with urban land uses such as residential, commercial, and industrial development and the transportation and utility and governmental and institutional land uses that serve this development.

Residential land uses encompass the most land in Glendale at almost 36 percent of the City. Much of the residential land consists of single-family homes, although there is a mix of single-family and multifamily dwellings in the City because of the greater density of multifamily development. Commercial and industrial uses encompass a significant amount of land in the City. This is one indicator that the City has a large employment base, which means ensuring that there is an adequate supply of housing for the City’s workforce is an important consideration for the City in land use regulation activities.

Undeveloped Land

Undeveloped land in the City consists mostly of surface water and natural resources such as wetlands that are not compatible with urban development. As shown on Map 2.1, much as the undeveloped land is along the Milwaukee River and within the parks located in the City. It should be noted that there are almost six acres of land with intensive recreational uses that are considered developed land.

In addition to the undeveloped land that is devoted to natural resources, there are also six acres of unused land. Unused land in the City typically consists of individual undeveloped lots or other areas adjacent to natural features such as the Milwaukee River that are not wetlands or woodlands.

2.3 INVENTORY OF EXISTING HOUSING STOCK

The characteristics of the City's existing housing stock have been inventoried to help determine the number and type of housing units that will best suit the current and future needs of Glendale's residents per the requirements of Section 66.10013 of the *Wisconsin Statutes*. The inventory was compiled using 2013-2017 American Community Survey (ACS)¹ data from the U.S. Census Bureau. The inventory includes:

- Total housing units by tenure
- Vacancy rate by tenure
- Value of owner-occupied housing units
- Monthly housing costs by tenure
- Structure type
- Number of bedrooms
- Year built
- Subsidized housing units

Total Housing Units

The number and tenure (owner- and renter-occupied) of existing housing units is a necessary baseline inventory item in determining existing housing demand and forecasting the future housing demand in the City. According to the ACS data, there are a total of 6,102 housing units in the City. About 64 percent of the units are owner-occupied and about 28 percent are renter-occupied. The other eight percent are vacant. As

¹ *The ACS is intended to be a nationwide, continuous survey designed to provide communities with a broad range of timely demographic, housing, social, and economic data; however, the data may have a relatively large margin of error due to limited sample size.*

shown in Table 2.2, Glendale has a higher owner-occupancy rate than Milwaukee County, the Region, or the State.

Vacancy

Another key housing supply inventory item is the vacancy rate of owner- and renter-occupied housing units. Some vacancies are necessary for a healthy housing market. The standard historically used by the U.S. Department of Housing and Urban Development (HUD) recommends that an area have a minimum overall vacancy rate of 3 percent to ensure adequate housing choices, and further recommends that an area have a homeowner housing unit vacancy rate of between 1 and 2 percent and a rental housing unit vacancy rate of between 4 and 6 percent.

Homeowner and rental vacancy rates for Glendale, Milwaukee County, the Region, and the State are presented in Table 2.3. As noted in the previous section, the overall vacancy rate in the City is 8 percent, which is higher than the HUD standard. The homeowner and rental vacancy rates are in line with the range recommended by HUD, and are generally in line with the vacancy rates in Milwaukee County, the Region, and the State. The City does have a large number of vacant units that fall into the seasonal and other categories of vacancies, which accounts for the high overall vacancy rate.

Value of Owner-Occupied Housing Units

The value of owner-occupied housing units for the City, County, Region, and State are presented in Table 2.4. The median value of owner-occupied housing units in Glendale is \$212,000 according to the ACS data. This is higher than the median values in the County, Region, or State. At 23 percent, the City also has a lower percentage of owner-occupied homes valued below \$150,000 compared to the County, Region, and State, which may make it difficult for moderate income households to purchase a home in the City.

Monthly Housing Costs by Tenure

Monthly housing costs for owner-occupied and rental housing units were inventoried as another indicator of whether there is an adequate supply of housing that may be affordable to a wide range of households in the City. Tables 2.5 through 2.7 present information regarding monthly housing costs for homeowners with a mortgage, homeowners without a mortgage, and renters for the City, County, Region, and State. The median monthly costs for homeowners with a mortgage (\$1,724) and renters (\$1,011) in the City are somewhat higher than in the County, Region, and State. The City also has a relatively low percentage of homeowners with a mortgage paying below \$1,500 a month for housing and a relatively low percentage of renters paying below \$1,000 a month for housing. As discussed in Section 2.4, the comparatively high cost

of housing for homeowners and renters could be an indicator of a need for more workforce housing in the City.

Structure Type

Structure type, or residential building type, is one of the most important considerations in providing market-rate housing that may be more affordable to a wider range of households. The most affordable market-rate housing tends to be multifamily housing, such as apartment buildings, while single-family homes tend to be less affordable. Table 2.8 presents the number of units by structure type in the City, County, Region, and State. About 63 percent of the housing units in the City are single-family homes, about 3 percent are in two-family buildings, and about 34 percent are in multifamily buildings.

Glendale has a higher percentage of multifamily units than the County (31 percent), Region (25 percent), or State (19 percent). Although rental costs in Glendale are comparatively high, they are substantially lower than costs for homeowners with a mortgage. This makes multifamily buildings an important source of housing for those working in the City (multifamily dwellings are more likely to be rental units than single-family homes). In addition, as additional multifamily units are developed in the City, the importance of existing multifamily units as a source of workforce housing may continue to increase.

Number of Bedrooms

The number of bedrooms in a housing unit is an important consideration in providing housing that is best suited for the City's current and future housing needs. Most of the housing units in the City have either two bedrooms (29 percent) or three bedrooms (37 percent), which could provide housing choices for both aging households and households with children.

Year Built

The age of the housing stock provides some insight into the character and condition of the existing units in the City. It can be assumed that more housing units may need to be rehabilitated or replaced as the overall housing stock of the City ages. About 40 percent of the City's housing units were built after 1970, about 45 percent of the units were built between 1950 and 1970, and only about 15 percent of the units were built before 1950. This indicates that the City's housing stock should generally be in good condition for some time.

Subsidized Housing

Glendale has relatively high housing costs compared to the remainder of Milwaukee County and the Region, and is also home to a significant amount of commercial and industrial development, including parts of three major economic activity centers identified in VISION 2050. As a result, ensuring an adequate amount of workforce housing is a key consideration in meeting existing and forecast housing demand in the City.

The Low Income Housing Tax Credit (LIHTC) Program has become the primary source of government assistance for new subsidized housing units. The LIHTC Program is an indirect subsidy that is used to provide an incentive for developers to construct or rehabilitate affordable rental housing for low- and moderate-income households. LIHTC developments typically reserve a number of units for households with incomes of about 60 percent of the County median income. Currently, there are two developments with 127 affordable units located in the City; however, they are reserved for non-family households. Although LIHTC developments are not an existing source of workforce housing in the City, the program could be an important source of affordable workforce housing in the future (new rental units or preservation of existing rental units).

The U.S. Department of Housing and Urban Development (HUD) Section 8 Housing Choice Voucher Program is a major source of government assistance for very low-income households; however, the monthly cost of many of the rental units in the City may be too high for program eligibility.

2.4 DEMOGRAPHIC AND ECONOMIC CHARACTERISTICS

This section includes information regarding the population, household, and economic characteristics of the City of Glendale, which, along with the existing housing stock data presented in Section 2.3, are crucial for discussing housing demand. Similar to the existing housing stock data, the population, household, and economic information was compiled using the 2013-2017 ACS. The information includes:

- Total population
- Age distribution
- Race/ethnicity composition
- Household size
- Household type
- Group quartered population
- Employment status

- Occupation
- Household income
- Poverty status
- Housing cost burden
- Affordability based on county median income

Demographic Characteristics

Understanding the demographic characteristics of the City's population such as age, household size, and household type is important in determining the types of housing that will best suit the City's current and future residents.

Total Population

Glendale has a population of 12,868 according to the ACS. The City of Glendale was incorporated in 1957. Table 2.9 presents historical data regarding the City's population since 1960. In 1960, the City's population was already at about 9,500. The City experienced almost all of the rest of its growth in the following decade between 1960 and 1970, when it essentially became a built-out community. Since 2000, the City has experienced a small population decline, most likely due to declining household size. Milwaukee County experienced a very large population increase during the 1950s and then a large population decrease between 1970 and 1980. The County population has increased slightly since 2000. The Region and State have been experiencing modest population growth since 1970, with the State growing at a faster pace than the Region.

The potential for future population growth in the City, discussed further under Section 3.4 in Chapter 3, is limited because there are no significant vacant and developable lands in the City. Most potential population growth would have to result from redevelopment projects, such as the revitalization of Bayshore.

Age Distribution

The age distribution of the City's population has important implications on housing. Table 2.10 presents the current age distribution of the City's population. About 24 percent of the City's population is age 65 and above, which is much higher compared to the rest of Milwaukee County, the Region, or the State. This may result in a greater demand for housing better suited to an aging population in the City than in other communities.

Multifamily housing may benefit the City's aging households because it requires less up-keep than single-family housing, the units are typically one level, and Federal and State fair housing laws require that most multifamily housing units built after the early 1990s include basic accessibility features for people with disabilities. In addition, modest single-family home sizes may benefit the City's aging households because they require less up-keep than larger homes; however, there are only a small number of vacant lots in the City where infill single-family homes could be built.

Race/Ethnicity Composition

Table 2.11 presents the racial and ethnic composition of Glendale, Milwaukee County, the Region, and the State. The non-Hispanic White population share of the City's total population is about 75 percent and the minority share of the City's population is about 25 percent. Milwaukee County's population as whole is significantly more diverse; however, Glendale's population is somewhat more diverse than the rest of the County outside of the City of Milwaukee. Glendale has about the same racial and ethnic composition as the Region as a whole, and is more diverse than the other Counties of the Region outside of Milwaukee County.

Total Households

An understanding of household data is critical because households are the unit of consumption for housing units and relate directly to the demand for housing in the City. A household includes all people who occupy a housing unit. A housing unit is defined by the U.S. Census Bureau as a house, apartment, mobile home, group of rooms, or single room occupied or intended for occupancy as separate living quarters. According to the ACS data, there are 5,629 households in the City. Following regional, State, and nationwide trends, the average household size in the City has been declining for decades. This has resulted in continued growth in the number of households in the City despite a small population decline over the last three decades.

Household Size

Table 2.12 presents information on average household size as well as number of people per household by tenure. The average household size in the City is 2.22 people, which is somewhat smaller than Milwaukee County, the Region, and the State. This may reflect the relatively high percentage of the City's population that is age 65 and older. Table 2.12 also shows that the average household size is significantly smaller for renter-occupied housing (1.82 people per household) than for owner-occupied housing (2.39 people per household), which follows County, Region, and State trends.

Household Type

Table 2.13 presents information on household type in Glendale. The percentage of family households is similar to that of Milwaukee County as a whole and lower than the Region and State. While the percentage of overall family households is similar to Milwaukee County, there are comparatively fewer households with children present in the City. The household type makeup of the City reflects the higher percentage of older residents and smaller household size in the City.

Group Quartered Population

In addition to people living in traditional housing units, Glendale has almost 400 residents living in group quarters. The group quartered population in Glendale is split between nursing home residents and students residing the Cardinal Stritch University dorms.

Economic Characteristics

Similar to understanding the demographic characteristics of the City's population, understanding the economic characteristics of the City's population is necessary to determining the types of housing that will be best suited to the City's current and future residents.

Employment Status

The employment status data available from the 2013-2017 ACS incorporates data from across that time period and generally does not reflect the historically low unemployment rates that have been seen in the Region, State, and Nation for the last few years. Taking this into account, the 2013-2017 ACS reports that the unemployment rate in Glendale is 2.6 percent, which is still very low. While the unemployment rate in the City is low, about 37 percent of the City's working age residents (16 years of age and older) are not participating in the labor force. This compares to about 35 percent of Milwaukee County working age residents and about 33 percent of Region and State working age residents. These statistics may be a reflection of both the presence of a significant amount of commercial and industrial development in Glendale and the City's aging population.

Occupation

Along with employment status, the occupational makeup of the City's population is a determining factor in household income and the ability of Glendale's residents to afford housing in the City. A significant number of City residents have occupations with relatively high wages. As shown in Table 2.14, the Management, Business, and Financial; Education, Legal, Community Service, Arts, and Media; Healthcare Practitioner and Technician; and Computer, Engineering, and Science occupation sectors are four of the largest among City

residents, each of which tend to have relatively high wages. Although many Glendale residents may have relatively high wages, there are also a significant number of workers in lower-wage occupations such as Food Preparation and Serving and Personal Care and Service living in the City for whom affordable housing may be a concern.

Household Income

Ultimately, the household incomes of those living in Glendale should be considered when determining the demand for various types of housing in the City. The number of households in the City by income range are presented in Table 2.15. Glendale has a relatively high median annual household income (\$65,992) when compared to Milwaukee County (\$46,784), the Region (57,926), and the State (\$56,759). Although the City's households have comparatively high incomes, it is important to understand how many households may benefit from more affordable housing as development decisions are made moving forward.

Table 2.15 shows that almost 1,900 households, or 34 percent of households in the City, have annual incomes below \$45,000. According to the results of a cost of housing development analysis completed for the regional housing plan (adopted by SEWRPC in 2013), households with incomes below \$45,000 could benefit from additional multifamily housing. Another 1,300 households in the City have incomes between \$45,000 and \$75,000. The regional housing plan analysis found that households with incomes in this range could benefit from modest single-family homes on lots of 10,000 square feet or less. While City land use regulations allow for this type of development, there are no large developable areas for single-family housing located in the City.

Poverty Status

There are also slightly over 1,000 people experiencing poverty in the City according to the ACS data. This represents about 8 percent of the City's population, which is much lower than the poverty rate in the County (about 21 percent). It is also somewhat lower than the Region (about 14 percent) and State (about 12 percent). Individuals and families experiencing poverty would benefit from housing assistance; however, obstacles to assistance exist as identified under the Affordability based on County Median Income discussion at the end of this section.

Housing Cost Burden

Table 2.16 presents ACS data regarding households with a high housing cost burden in the City, County, Region, and State. A household is considered cost burdened when monthly housing costs exceed 30 percent of gross household income. Table 2.16 shows that the percentage of homeowners (about 27 percent) and

renters (about 49 percent) with a cost burden in the City is almost identical to that of the County, and higher than found in the Region and the State. This suggests that housing affordability concerns may not be limited to Glendale's lower-income households. Table 2.16 also shows that renters are much more likely to be cost burdened than homeowners whether it is at the City, County, Region, or State level.

Affordability based on County Median Income

A number of Glendale's low-income households may benefit from housing assistance programs. Low-income households are typically defined as households with incomes of 80 percent or less of area median income (AMI), and can be further defined as extremely low-income households (30 percent or less) or very low-income households (30 to 50 percent). When discussing eligibility for various housing assistance programs, AMI typically refers to the median income of the County where a community is located.

When using Milwaukee County as the basis for AMI, there could 600 to 800 households currently residing in Glendale that have annual incomes of 50 percent or less of AMI (a common eligibility requirement for many housing assistance programs). As discussed in Section 2.3, the Section 8 Housing Choice Voucher Program is one the most common forms of assistance; however, the monthly cost of many of the rental units in the City may make them ineligible for the program. As a result, future LIHTC development could be an important source of affordable housing for low-income households. However, units in these developments may not be affordable to the very low- and extremely low-income households in the City.

2.5 CONCLUSIONS

This chapter presents baseline information regarding Glendale's existing land use, housing stock, and demographic and economic base for use in determining existing and forecast housing demand in the City as required by the Section 66.10013 of the *Wisconsin Statutes*. Key conclusions that can be drawn from the information follow.

Land Use

- As discussed in the City's comprehensive plan, Glendale is a built-out community. Opportunities for new residential development are limited to infill development on a small number of vacant single-family residential parcels and a small number of sites that may accommodate future multifamily development/redevelopment projects.
- There is a significant amount of commercial and industrial development in the City, which may create a demand for workforce housing in the City.

Housing Stock

- Homeowner and rental vacancy rates are in line with the vacancy rate ranges recommended by HUD.
- Monthly homeowner and rental costs are somewhat higher in the City than the rest of Milwaukee County and Southeastern Wisconsin.
- The age of the City's housing stock indicates that it should be in overall good condition for some time.
- LIHTC developments could be a source of future workforce housing in the City.

Demographic and Economic Characteristics

- A large percentage of the City's population is age 65 and over, which may have implications on the type and size of housing that may best suit current City residents.
- The average household size of the City is relatively small.
- The City has a relatively high percentage of households with no children.
- Household income in the City is relatively high; however, there are a number of households that could benefit from new multifamily housing and modest single-family housing based on their income.
- The percentage of households with a housing cost burden in the City is almost identical to Milwaukee County as a whole, and higher than the Region or State.

These conclusions are key elements of the existing and forecast housing demand analyses, which are presented in Chapter 3.

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Map 2.1
Existing Land Uses in the City of Glendale: 2015

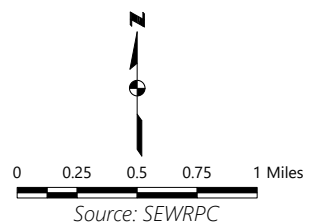
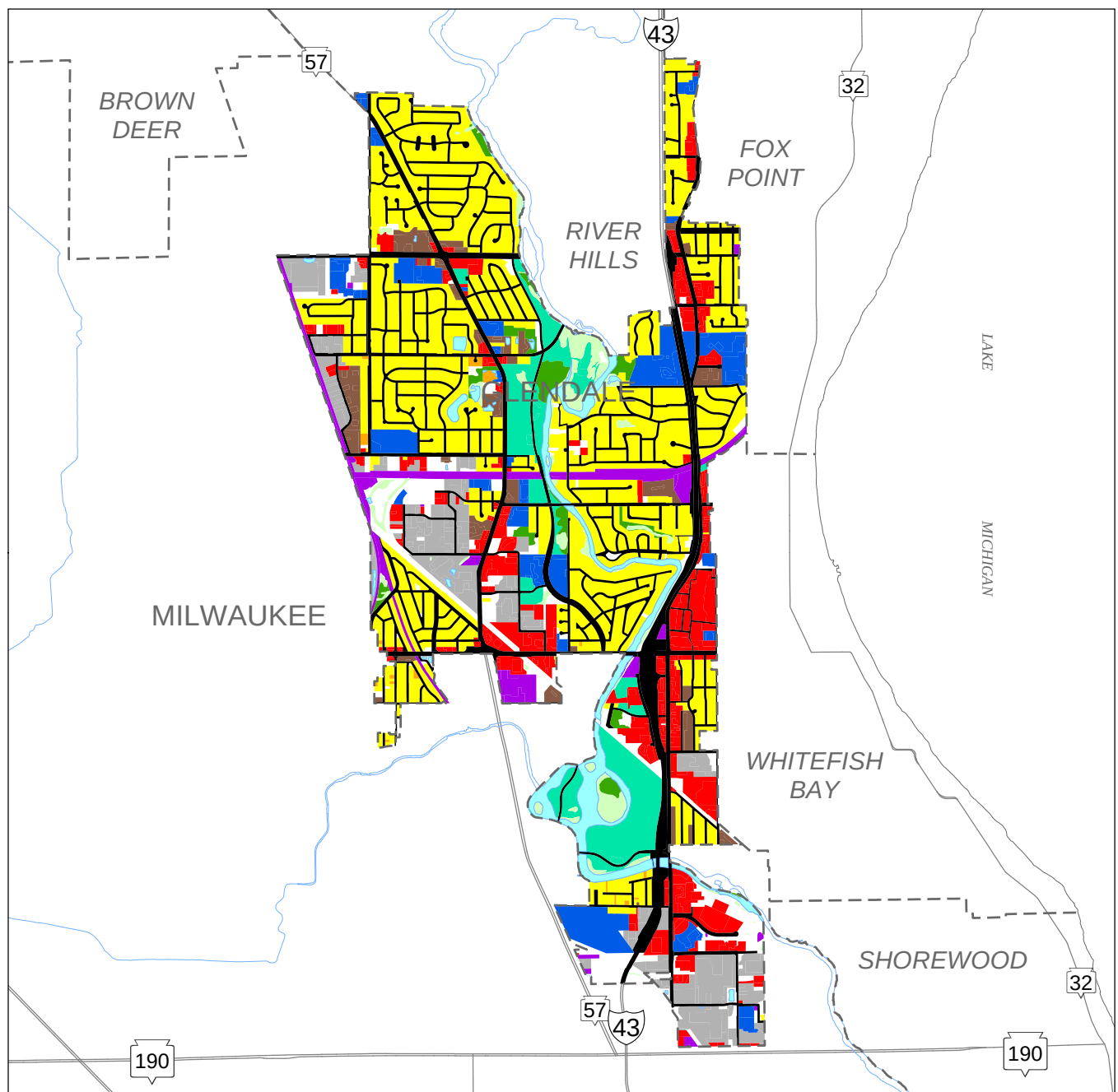


Table 2.1
Existing Land Uses in City of Glendale: 2015

Land Use Category		Acres	Percent of Total
Developed Land	Residential		
	Single-Family	1,249	32.7
	Two-Family	9	0.2
	Multifamily	111	2.9
	Mobile Homes	--	--
	Residential Subtotal	1,369	35.8
	Commercial	366	9.6
	Industrial	292	7.6
	Transportation, Communications, and Utilities	826	21.6
	Government and Institutional	231	6.1
	Recreational	216	5.7
	Developed Land Subtotal	3,300	86.4
Undeveloped Land	Agricultural	--	--
	Natural Resource Areas		
	Wetlands	96	2.5
	Woodlands	56	1.5
	Surface Water	136	3.6
	Natural Resources Areas Subtotal	288	7.6
	Unused and Other Open Lands	229	6.0
	Undeveloped Land Subtotal	517	13.6
	Total	3,817	100.0

NOTE: Off-street parking is included with the associated use.

Source: SEWRPC

Table 2.2
Number of Housing Units and Tenure in the City, County, Region, and State

Area	Owner-Occupied		Renter-Occupied		Vacant		Total	
	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total
City of Glendale	3,885	63.7	1,744	28.5	473	7.8	6,102	100.0
Milwaukee County	189,686	45.4	192,341	46.0	35,986	8.6	418,013	100.0
Region	498,721	56.7	308,274	35.1	72,257	8.2	879,252	100.0
Wisconsin	1,559,308	58.5	769,446	28.8	339,938	12.7	2,668,692	100.0

NOTE: Data are based on the 2013-2017 American Community Survey.

Source: U.S. Bureau of the Census and SEWRPC

Table 2.3
Housing Vacancy Rates in the
City, County, Region, and State

Area	Homeowner (percent)	Rental (percent)
City of Glendale	2.0	4.6
Milwaukee County	1.6	4.9
Region	1.4	4.7
Wisconsin	1.5	4.8

NOTE: Data are based on the 2013-2017 American Community Survey.

Source: U.S. Bureau of the Census and SEWRPC

Table 2.4
Value of Owner-Occupied Housing Units in the City, County, Region, and State

Value	City of Glendale		Milwaukee County		Region		Wisconsin	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
Less than \$50,000	159	4.1	12,442	6.6	22,751	4.6	85,201	5.5
\$50,000 to \$99,999	176	4.5	34,016	17.9	53,556	10.7	219,653	14.1
\$100,000 to \$149,999	564	14.5	48,063	25.3	90,243	18.1	331,800	21.3
\$150,000 to \$199,999	822	21.2	40,377	21.3	99,110	19.9	315,939	20.3
\$200,000 to \$299,999	1,482	38.1	33,831	17.8	128,054	25.7	350,432	22.5
\$300,000 to \$499,999	585	15.1	15,344	8.1	77,413	15.5	192,366	12.3
\$500,000 to \$999,999	83	2.1	4,728	2.5	23,350	4.7	53,495	3.4
\$1,000,000 or more	14	0.4	885	0.5	4,244	0.8	10,422	0.6
Total	3,885	100.0	189,686	100.0	498,721	100.0	1,559,308	100.0
Median Value	\$212,000		\$150,300		\$190,700		\$169,300	

NOTE: Data are based on the 2013-2017 American Community Survey.

Source: U.S. Bureau of the Census and SEWRPC

Table 2.5
Monthly Costs of Owner-Occupied Housing Units with a Mortgage in
the City, County, Region, and State

Monthly Cost	City of Glendale		Milwaukee County		Region		Wisconsin	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
Less than \$500	--	--	747	0.6	1,854	0.6	10,419	1.0
\$500 to \$999	244	9.8	20,754	16.3	44,513	13.2	204,933	20.3
\$1,000 to \$1,499	622	25.0	48,025	37.7	111,129	32.9	360,465	35.7
\$1,500 to \$1,999	746	29.9	33,902	26.6	93,666	27.7	240,205	23.8
\$2,000 to \$2,499	412	16.5	12,595	9.9	44,658	13.2	104,418	10.3
\$2,500 to \$2,999	334	13.4	5,661	4.5	21,327	6.3	46,104	4.6
\$3,000 or more	134	5.4	5,536	4.4	20,638	6.1	43,208	4.3
Total	2,492	100.0	127,220	100.0	337,785	100.0	1,009,752	100.0
Median Monthly Cost	\$1,724		\$1,441		\$1,561		\$1,399	

NOTE: Data are based on the 2013-2017 American Community Survey.

Source: U.S. Bureau of the Census and SEWRPC

Table 2.6
Monthly Costs of Owner-Occupied Housing Units Without a Mortgage
in the City, County, Region, and State

Monthly Cost	City of Glendale		Milwaukee County		Region		Wisconsin	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
Less than \$250	--	--	1,806	2.9	3,817	2.4	25,874	4.7
\$250 to \$399	30	2.2	5,404	8.7	13,435	8.3	96,040	17.5
\$400 to \$599	370	26.6	22,678	36.3	59,355	36.9	216,154	39.3
\$600 to \$799	534	38.3	19,193	30.7	48,741	30.3	127,845	23.3
\$800 to \$999	283	20.3	7,517	12.0	19,886	12.4	48,121	8.7
\$1,000 or more	176	12.6	5,868	9.4	15,702	9.7	35,522	6.5
Total	1,393	100.0	62,466	100.0	160,936	100.0	549,556	100.0
Median Monthly Cost	\$696		\$612		\$613		\$540	

NOTE: Data are based on the 2013-2017 American Community Survey.

Source: U.S. Bureau of the Census and SEWRPC

Table 2.7
Monthly Costs for Renters in the City, County, Region, and State

Monthly Cost	City of Glendale		Milwaukee County		Region		Wisconsin	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
Less than \$500	73	4.3	17,979	9.6	26,738	8.9	88,019	12.0
\$500 to \$999	761	45.0	113,271	60.4	174,128	58.2	447,833	60.8
\$1,000 to \$1,499	563	33.3	45,062	24.0	77,991	26.1	158,152	21.5
\$1,500 to \$1,999	132	7.8	7,912	4.2	14,491	4.8	29,571	4.0
\$2,000 to \$2,499	99	5.9	2,228	1.2	3,792	1.3	7,720	1.0
\$2,500 to \$2,999	41	2.4	499	0.3	878	0.3	2,099	0.3
\$3,000 or more	22	1.3	517	0.3	1,096	0.4	2,842	0.4
Total	1,691	100.0	187,468	100.0	299,114	100.0	736,236	100.0
Median Monthly Cost	\$1,011		\$844		\$863		\$813	

NOTE: Data are based on the 2013-2017 American Community Survey.

Source: U.S. Bureau of the Census and SEWRPC

Table 2.8
Residential Structure Types in the City, County, Region, and State

Structure Type	City of Glendale		Milwaukee County		Region		Wisconsin	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
1-Unit, Detached	3,570	58.5	191,410	45.8	510,810	58.1	1,776,970	66.6
1-Unit, Attached	277	4.6	23,854	5.7	48,784	5.6	114,444	4.3
2 Units	160	2.6	68,982	16.5	91,559	10.4	173,245	6.5
3 or 4 Units	385	6.3	26,383	6.3	41,678	4.7	99,396	3.7
5 to 9 Units	301	4.9	27,140	6.5	52,433	6.0	130,296	4.9
10 to 19 Units	209	3.4	17,206	4.1	32,877	3.7	91,393	3.4
20 or More Units	1,200	19.7	60,673	14.5	92,393	10.5	188,319	7.1
Mobile Homes	--	--	2,315	0.6	8,601	1.0	94,013	3.5
Boat, RV, Van, etc.	--	--	50	-- ^a	117	-- ^a	616	-- ^a
Total	6,102	100.0	418,013	100.0	879,252	100.0	2,668,692	100.0

NOTE: Data are based on the 2013-2017 American Community Survey.

^a Less than 0.05 percent.

Source: U.S. Bureau of the Census and SEWRPC

Table 2.9
Historic Resident Population Levels in the City, County, Region, and State: 1960-2017

Year	City of Glendale				Milwaukee County				Region				Wisconsin			
	Population	Change from Preceding Census		Population	Change from Preceding Census		Population	Change from Preceding Census		Population	Change from Preceding Census		Population	Change from Preceding Census		Population
		Absolute	Percent		Absolute	Percent		Absolute	Percent		Absolute	Percent		Absolute	Percent	
1960	9,537	-- ^a	--	1,036,041	164,994	18.9	1,573,614	332,996	26.8	3,951,777	517,202	15.1	5,763,217	471,906	9.6	76,231
1970	13,426	3,889	40.8	1,054,249	18,208	1.8	1,756,083	182,469	11.6	4,417,821	466,044	11.8	5,686,986	323,311	6.0	1.3
1980	13,882	456	3.4	964,988	-89,261	-8.5	1,764,796	8,713	0.5	4,705,642	287,821	6.5	5,363,675	471,906	9.6	6.0
1990	14,088	206	1.5	959,275	-5,713	-0.6	1,810,364	45,568	2.6	4,891,769	186,127	4.0	5,363,675	471,906	9.6	6.0
2000	13,367	-721	-5.1	940,164	-19,111	-2.0	1,931,165	120,801	6.7	5,363,675	471,906	9.6	5,686,986	323,311	6.0	1.3
2010	12,872	-495	-3.7	947,735	7,571	0.8	2,019,970	88,805	4.6	5,686,986	323,311	6.0	5,763,217	471,906	9.6	6.0
2017	12,868	-4	-- ^b	956,586	8,851	0.9	2,041,005	21,035	1.0	5,763,217	76,231	1.3				

^a City of Glendale incorporated in 1950 after the 1950 census was conducted.

^b Less than 0.05 percent.

Source: U.S. Bureau of the Census and SEWRPC

Table 2.10
Age Distribution of Residents in the
City of Glendale

Age	Population	Percent of Total
Under 5 Years	713	5.5
5 to 9 Years	521	4.0
10 to 14 Years	618	4.8
15 to 19 Years	723	5.6
20 to 24 Years	794	6.2
25 to 29 Years	715	5.6
30 to 34 Years	1,002	7.8
35 to 39 Years	545	4.2
40 to 44 Years	690	5.4
45 to 49 Years	828	6.4
50 to 54 Years	948	7.4
55 to 59 Years	802	6.2
60 to 64 Years	902	7.0
65 to 69 Years	760	5.9
70 to 74 Years	643	5.0
75 to 79 Years	593	4.6
80 to 84 Years	368	2.9
85 Years and Over	703	5.5
Total	12,868	100.0

NOTE: Data are based on the 2013-2017 American Community Survey.

Source: U.S. Bureau of the Census and SEWRPC

Table 2.11
Race and Ethnicity Composition of Residents in the City, County, Region, and State

Race or Ethnicity	City of Glendale		Milwaukee County		Region		Wisconsin	
	Population	Percent of Total	Population	Percent of Total	Population	Percent of Total	Population	Percent of Total
Not Hispanic								
White Alone	9,728	75.6	499,245	52.2	1,416,752	69.4	4,715,129	81.8
Black or African American Alone	1,850	14.4	249,356	26.0	291,850	14.3	359,094	6.3
American Indian and Alaskan Native Alone	34	0.3	4,477	0.5	6,899	0.3	45,947	0.8
Asian Alone	471	3.7	38,897	4.1	60,608	3.0	151,358	2.6
Native Hawaiian and Other Pacific Islander Alone	--	--	102	-- ^a	457	-- ^a	1,520	-- ^a
Some Other Race Alone	12	-- ^a	1,297	0.1	2,035	0.1	4,483	0.1
Two or More Races	230	1.8	23,743	2.5	40,695	2.0	105,096	1.8
Subtotal	12,325	95.8	817,117	85.4	1,819,296	89.1	5,382,627	93.4
Hispanic	543	4.2	139,469	14.6	221,709	10.9	380,590	6.6
Total	12,868	100.0	956,586	100.0	2,041,005	100.0	5,763,217	100.0

NOTE: Data are based on the 2013-2017 American Community Survey.

^a Less than 0.05 percent

Source: U.S. Bureau of the Census and SEWRPC

Table 2.12
Household Size in the City of Glendale

Size	Households					
	Owner-Occupied	Percent of Total	Renter-Occupied	Percent of Total	Total	Percent of Total
1-Person Household	1,068	27.5	1,003	57.5	2,071	36.8
2-Person Household	1,546	39.8	546	31.3	2,092	37.2
3-Person Household	522	13.4	24	1.4	546	9.7
4-Person Household	563	14.5	47	2.7	610	10.9
5-Person Household	146	3.7	70	4.0	216	3.8
6-Person Household	26	0.7	54	3.1	80	1.4
7-or-More-Person Household	14	0.4	--	--	14	0.2
Total	3,885	100.0	1,744	100.0	5,629	100.0
Average Household Size	2.39		1.82		2.22	

NOTE: Data are based on the 2013-2017 American Community Survey.

Source: U.S. Bureau of the Census and SEWRPC

Table 2.13
Household Types in the City of Glendale

Household Type	Number	Percent of Subtotal	Percent of Total
Owner Occupied			
Family Households	2,650	68.2	47.1
with Children	(930)	(23.9)	(16.5)
Nonfamily households	1,235	31.8	21.9
Owner Occupied Subtotal	3,885	100.0	69.0
Renter Occupied			
Family Households	539	30.9	9.6
with Children	(308)	(17.7)	(5.5)
Nonfamily households	1,205	69.1	21.4
Renter Occupied Subtotal	1,744	100.0	31.0
Total Occupied			
Family Households	3,189	--	56.7
with Children	(1,238)	--	(22.0)
Nonfamily households	2,440	--	43.3
Total	5,629	--	100.0

NOTE: Data are based on the 2013-2017 American Community Survey.

NOTE: Figures in parentheses are not included in the subtotals or totals of the number or percentage of households.

Source: U.S. Bureau of the Census and SEWRPC

Table 2.14
Occupation of Residents in the City of Glendale

Occupation	Number	Percent of Total	Average Annual Wages^a (\$)
Management, Business, and Financial	1,188	17.7	57,268
Computer, Engineering, and Science	463	6.9	62,378
Education, Legal, Community Service, Arts, and Media	1,263	18.9	41,475
Healthcare Practitioners and Technical	606	9.1	52,572
Healthcare Support	135	2.0	22,412
Protective Service	68	1.0	48,320
Food Preparation and Serving Related	214	3.2	14,240
Building and Grounds Cleaning and Maintenance	167	2.5	20,012
Personal Care and Service	386	5.8	16,080
Sales and Office	1,424	21.3	29,746
Farming, Fishing, and Forestry	--	--	23,628
Construction and Extraction	109	1.6	36,478
Installation, Maintenance, and Repair	149	2.2	41,449
Production, Transportation, and Material Moving	523	7.8	29,804
Total	6,695	100.0	33,530

NOTE: Data are based on the 2013-2017 American Community Survey.

^a Wages are based on Milwaukee County workers.

Source: U.S. Bureau of the Census and SEWRPC

Table 2.15
Household Income in the
City of Glendale

Income	Households	Percent of Total
Less than \$10,000	221	3.9
\$10,000 to \$14,999	147	2.6
\$15,000 to \$19,999	207	3.7
\$20,000 to \$24,999	290	5.2
\$25,000 to \$29,999	233	4.1
\$30,000 to \$34,999	336	6.0
\$35,000 to \$39,999	212	3.8
\$40,000 to \$44,999	253	4.5
\$45,000 to \$49,999	278	4.9
\$50,000 to \$59,999	391	6.9
\$60,000 to \$74,999	636	11.3
\$75,000 to \$99,999	663	11.8
\$100,000 to \$124,999	563	10.0
\$125,000 to \$149,999	420	7.5
\$150,000 to \$199,999	461	8.2
\$200,000 or More	318	5.6
Total	5,629	100.0
Median Household Income	\$65,992	

NOTE: Data are based on the 2013-2017 American Community Survey.

Source: U.S. Bureau of the Census and SEWRPC

Table 2.16
Housing Cost Burden in the City, County, Region, and State

	City of Glendale	Milwaukee County	Region	Wisconsin
Tenure	Number of Units	Number of Units	Number of Units	Number of Units
Owner Occupied				
Total Owner Occupied	3,885	189,686	498,721	1,559,308
Housing Costs More Than 30 Percent of Household Income	1,033	50,457	118,105	335,241
Percent with Cost Burden	26.6	26.6	23.7	21.5
Renter Occupied				
Total Renter Occupied	1,744	192,341	308,274	769,446
Housing Costs More Than 30 Percent of Household Income	854	93,953	144,214	330,136
Percent with Cost Burden	49.0	48.8	46.8	42.9

NOTE: Data are based on the 2013-2017 American Community Survey.

Source: U.S. Bureau of the Census and SEWRPC

Chapter 3

Existing and Forecast Housing Demand

Note: The map and table are presented at the end of the Chapter.

3.1 INTRODUCTION

This chapter presents information used in conjunction with information presented in Chapter 2, Existing Conditions, to determine existing and forecast housing demand in the City of Glendale. Key information presented in this Chapter includes development activity that has occurred in the City during the past year, areas of the City that have potential for residential development or redevelopment, and household and employment forecasts. This chapter also includes a discussion of the impacts the City's land use regulations may have on meeting housing demand.

3.2 DEVELOPMENT ACTIVITY

Section 66.10013 of the *Wisconsin Statutes* requires that housing affordability reports present information regarding development activity in the municipality during the previous year. To meet this requirement, this section presents information from August 2018 to August 2019 regarding the number of subdivision plats, certified survey maps, condominium plats, and building permits approved by the City and the number of proposed housing units that could result from these approvals.

Subdivision Plats

As discussed throughout this report and in the City's comprehensive plan, Glendale has been a "built-out" community since the 1970s and cannot accommodate any new subdivisions. As a result, there were no subdivisions approved during the last year.

Certified Survey Maps

There was one certified survey map (CSM) approved by the City during the last year, located at W. 2510 Good Hope Road. The CSM is expected to result the development of a 48 unit multifamily structure and 42 townhome style garden apartments.

Condominium Plats

There were no condominium plats approved by the City during the last year.

Building Permits

There were no residential building permits approved by the City during the last year. The development expected to occur as a result of the CSM at 2510 W. Good Hope Road is proceeding through the review process and the related building permits have not been approved yet. It should be noted that 56 multifamily units were developed at the old Dove Healthcare Site, 1633 W. Bender Road; however, the building permits were issued prior to August 2018.

3.3 DEVELOPMENT POTENTIAL

Section 66.10013 of the Statutes also requires that housing affordability reports present information regarding development potential in the municipality. To meet this requirement, this section presents information regarding undeveloped parcels zoned for residential development, undeveloped parcels not zoned for residential development, and potential residential redevelopment sites. All development sites within the City have urban services such as public sanitary sewer service and water supply service.

Undeveloped Parcels Zoned for Residential Development

Map 3.1 and Table 3.1 show undeveloped parcels zoned for residential development in the City. There are six vacant parcels located in the City where single-family residential infill construction could occur. There is also a 4.75 acre vacant parcel at 1500 W. Custer Avenue that is zoned PD Planned Unit Development and could accommodate a new multifamily residential development. The PD District regulations were established to permit latitude in use, building location and size, floor area, lot size, density, and open space requirements. The PD District does not include a maximum density requirement.

Undeveloped Parcels Not Zoned for Residential Development

There are no undeveloped parcels located in the City that are not zoned residential, but could be suitable for residential development.

Potential Residential Redevelopment Sites

There are two potential residential redevelopment sites in the City. Bayshore, which is zoned PD, is in the beginning phases of a major revitalization effort. A long standing proposal for at least 92 units of multifamily housing along N. Lydell Avenue has been included in the conceptual redevelopment plans for Bayshore. A five acre parcel located at 5055 North Lydell Avenue also has the potential for residential redevelopment. The site was the home of the Sunbeam-Oster facility and has more recently been occupied by companies such as Manpower Group and Johnson Controls. The building is no longer occupied. The parcel is zoned B-

1 A-1, which makes it a candidate to be placed in the PD District to permit residential development at a density of up to 12 to 15 dwelling units per acre. There have been conceptual discussions of potentially accommodating a senior living facility with up to 50 units on the parcel.

3.4 EXISTING DEMAND

The information presented in Chapter 2 regarding the demographic and economic characteristics of the City provide insight into the housing needs of the City's current residents.

An important consideration regarding existing demand for housing is the high percentage of current residents age 65 and over and the resulting small household size. Smaller single-family homes and multifamily units may be best suited for the City's aging households because they require less maintenance. In addition, Federal and State fair housing laws require most multifamily units constructed after the early 1990s to include basic accessibility features. This may be particularly beneficial for City residents 65 and over because the likelihood of having a mobility related disability increases as a person ages.

Housing cost is another important consideration regarding existing housing demand in the City. The household income and occupation data presented in Chapter 2 show that City residents are relatively affluent; however, a relatively high percentage of both homeowners and renters have a high housing cost burden. Glendale and the Northshore area in general are considered desirable areas of Metropolitan Milwaukee to reside. This is reflected in the housing costs found in the City, which are generally higher than Milwaukee County as a whole and the Region. In addition, the City does have a significant amount of commercial development and a significant number of residents employed in lower-wage occupations. Both the desirability of the community and the number of lower-wage workers who may want to live near the employment centers of the City may be contributing to the relatively high percentage of households with a high housing cost burden.

When analyzing the potential impacts of the City's development regulations on meeting existing housing demand, it is important to consider the City's existing land use. There are no areas of the City that are suitable for new subdivisions. This means that new single-family construction is limited to the six vacant parcels shown on Map 3.1. Two of these parcels are located in single-family residential zoning districts south of the former Chicago & Northwestern Railway¹ right-of-way, where minimum home sizes of 1,000 to 1,200

¹ *The Union Pacific Railroad Company acquired the Chicago & Northwestern Railway in 1995.*

square feet are permitted. The modest home size permitted on these lots would help to meet the demand for modest single-family homes in the City; however, the opportunities for new construction are very limited. The PD District permits significant flexibility for multifamily development. This could help to meet the demand for more affordable and accessible housing units; however, there are only a few development/redevelopment sites suitable for multifamily development located in the City.

3.5 FORECAST DEMAND

This section discusses Glendale's forecast housing demand based on the household and employment forecasts developed by SEWRPC for the regional land use and transportation plan (VISION 2050); demographic, economic, and land use data presented in Chapter 2; and the job/housing balance analysis prepared by SEWRPC for the regional housing plan.

Household and Employment Forecasts

Glendale's status as a built-out community limits the amount of additional urban development that can be accommodated in the City. This is reflected in the household and employment forecasts developed for VISION 2050, which was adopted by SEWRPC in 2016.

Long-range planning efforts, such as VISION 2050, require forecasts of future conditions that affect plan design and implementation. The land use component of VISION 2050 was designed to accommodate the future demand for land in the Region, which primarily depends on future household and employment levels. The transportation component of VISION 2050 was, in turn, designed to accommodate future travel needs associated with the land use component. Therefore, the future household and employment forecasts developed for VISION 2050 were critical to long range planning for future land use and transportation in the Region and its communities. Past trends, 2010 Census data, and economic base data were the basis of the forecasts. The forecasts were further refined based on development information from local government plans, such as the City's comprehensive plan, and input from local officials.

Because the VISION 2050 forecasts were prepared to support systems-level regional planning, they do not align exactly with City boundaries. However, the forecast data can be approximated to the city. Based on this approximation, VISION 2050 forecasts about 250 additional households and a steady employment level in the City through the year 2050. Based on the existing number of housing units and development potential discussed Section 3.3, which is reflected in the City's comprehensive plan, the additional households could be accommodated in the City through the year 2050.

Demographic, Economic, and Land Use Characteristics

The factors discussed under the Existing Demand section are likely to remain valid for the City in the future. The aging of the population is a trend that is forecast to continue not only within Southeastern Wisconsin, where the population age 65 and older is expected to increase from 13 percent to 21 percent by 2050, but across the State and the Nation. It should be noted that 24 percent of Glendale's population is already age 65 or older. This could cause a turnover in households and result in more households with children in the future. If this does occur, the current mix of housing stock in the City would likely be able to accommodate the need based on the structure type and number of bedrooms data presented in Chapter 2.

The projected job/housing balance analysis prepared for the regional housing plan shows that the City's workers will continue to create demand for housing in the City. The basis of the analysis was local government comprehensive plans, including the City's comprehensive plan. It should be noted that the projected job/housing balance analysis was conducted at a necessarily general, regionwide scope, which was appropriate for use in the development of housing recommendations at a regional level. The regional housing plan recommends that communities identified as having a projected job/housing imbalance conduct a more detailed analysis based on specific conditions in their community as part of a comprehensive plan update. If the local analysis confirms an imbalance, it is recommended that the local government consider changes to their comprehensive plan that may provide more lower-cost housing (generally defined as multifamily housing) for lower-wage workers or more moderate-cost housing (generally defined as smaller single-family homes on lots of 10,000 square feet or less) for moderate-wage workers.

The regional job/housing balance analysis shows that the City of Glendale is planning for a balance between jobs and housing; however, this is because the regional analysis compares the percentage of lower- and moderate-wage jobs and multifamily and modest single-family housing that could be accommodated by the comprehensive plan. Percentages were used in the regional analysis because in almost all cases, the number of jobs that could be accommodated exceeds the number of housing units that could be accommodated by local comprehensive plans. Because Glendale is a relatively small community, but includes all or parts of three regional employment centers, the demand for workforce housing when comparing total housing units to total jobs cannot be accommodated with the City boundaries alone. However, the job/housing balance analysis does show that the City's comprehensive plan is not creating barriers to the development of workforce housing in the City. In addition, Glendale's regional employment centers are well served by public transit, which should alleviate some of the future demand for workforce housing within the City.

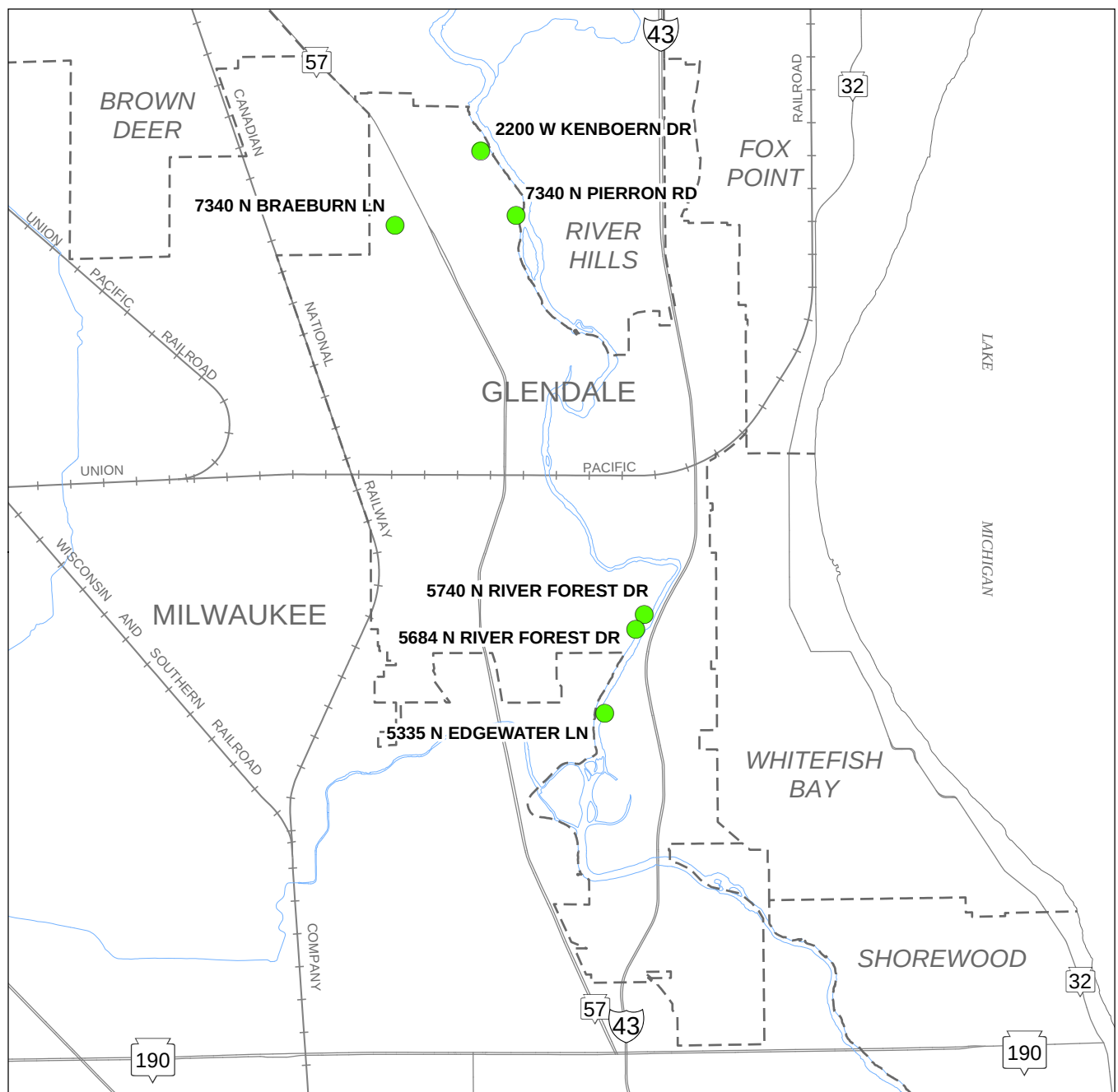
3.5 CONCLUSIONS

This chapter presents information used in conjunction with information presented in Chapter 2, Existing Conditions, to determine existing and forecast housing demand in the City as required by Section 66.10013 of the *Wisconsin Statutes*. This chapter also includes a discussion of the impacts the City's land use regulations may have on meeting housing demand. Key conclusions that can be drawn from the Chapter follow.

- Potential residential development/redevelopment sites within the City are very limited. There are only 6 vacant parcels that could accommodate single-family residential construction and three parcels that could accommodate multifamily residential development/redevelopment.
- A combination of the City's existing housing stock and parcels with development/redevelopment potential could accommodate the additional 250 households forecast for the City in VISION 2050.
- The City's comprehensive plan does not create barriers to workforce housing or accessible housing.

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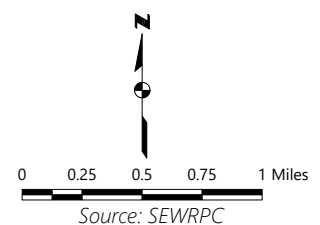
Map 3.1
Vacant Parcels Zoned for Single-Family Residential Development in the City of Glendale



● VACANT PARCELS ZONED FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

--- MUNICIPAL BOUNDARIES

Note: The parcel located at 5335 N. Edgewater Lane is zoned B-1 C-1, but does not meet the minimum lot size requirement for multifamily development.



#250446 – Tbl 3.1- Vacant parcels zoned for SF Res
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10/07/19

Table 3.1
Vacant Parcels Zoned for Single-Family
Residential Development in the
City of Glendale

Address	Parcel Size (square feet)	Zoning District^a
2200 W. Kenboern Drive	171,483	R-3
7340 N. Pierron Road	21,792	R-3
7340 N. Braeburn Lane	17,040	R-3
5740 N. River Forest Drive	18,499	R-7
5684 N. River Forest Drive	18,674	R-7
5335 N. Edgewater Lane	16,657	-- ^b

^a Lots in the R-7 Residence District north of Silver Spring Drive have a minimum lot size of 9,000 square feet and a minimum home size of 1,200 square feet. Lots in the R-3 Residence District have a minimum lot size of 15,000 square feet and a minimum home size of 1,350 square feet.

^b The lot is zoned B-1 C-1 but does not meet the minimum lot size requirement for multifamily development.

Source: City of Glendale and SEWRPC

Chapter 4

Analyses of Residential Development Regulations

Note: The table is presented at the end of the chapter.

4.1 INTRODUCTION

This chapter presents analyses regarding the financial impact of City residential development regulations on the cost of developing single-family housing and multifamily housing. The analyses also identify ways in which the City could modify its regulations to encourage housing affordability.

Analyses and recommendations presented in this Chapter are based on recommendations set forth in the regional housing plan. The regional housing plan was adopted by the Regional Planning Commission in 2013. The vision of the plan is to provide “financially sustainable housing for people of all income levels, age groups, and needs throughout the entire Southeastern Wisconsin Region.” To support this vision, the regional housing plan includes extensive analyses regarding affordable housing and several recommendations that can be implemented by local governments to encourage the development of affordable housing throughout the Region.

4.2 RESIDENTIAL DEVELOPMENT REGULATIONS RELATED TO SINGLE-FAMILY HOUSING

Section 66.10013 of the Statutes requires housing affordability reports to include an analysis of the financial impacts of regulations such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures on the cost of new subdivisions. As discussed in the previous chapters of this report, Glendale has been a built-out community since the 1970s. Although the City does have a subdivision ordinance, there are no opportunities to develop new subdivisions in the City.

New single-family construction opportunities in Glendale are limited to infill on a handful of existing vacant lots that are zoned for single-family residential development, which are shown on Map 3.1 in Chapter 3. While the provisions of the City’s subdivision ordinance will not impact construction on these lots, there are other City regulations that will, such as the zoning ordinance, impact fees, and building ordinance. The following analyses discuss how the City’s regulations relate to applicable regional housing plan recommendations and include discussion of any modifications that could be considered by the City to encourage affordability.

Zoning Ordinance

Key regional housing plan recommendations related to zoning regulations for single-family housing include recommendations regarding minimum lot size, minimum home size, flexible zoning regulations, and accessory dwelling units.

Minimum Lot Size

The regional housing plan recommends that local governments with public sanitary sewer service and other urban services provide areas within the community for development of new single-family and two-family homes on lots of 10,000 square feet or less. While there are no opportunities to create new single-family residential subdivisions in the City, single-family residential zoning districts located south of the former Chicago & Northwestern Railway right-of-way permit minimum lot sizes of 7,200 square and 9,000 square feet. There are three vacant lots in this area of the City, each with lot sizes greater than 10,000 square feet.

Minimum Home Size

The regional housing plan also recommends that local governments with public sanitary sewer service and other urban services provide areas within the community for the development of new single-family and two-family homes of less than 1,200 square feet in size. The same areas of the City with the smaller lot sizes also permit minimum home sizes of 1,000 to 1,200 square feet, which meets the spirit of the regional housing plan recommendation.

Single-family residential areas north of the former Chicago & Northwestern Railway right-of-way, where the lot sizes are typically larger, have minimum home size of 1,350 square feet. Data provided by RSMeans shows that while the cost per square foot of single-family construction increases as home sizes decrease, the overall construction cost of a smaller home is still lower than that of a larger home. Based on data for the Milwaukee Metropolitan area, Table 4.1 presents costs for economy and average single-family homes at 1,000 square feet, 1,200 square feet, and 1,400 square feet. The City could consider lowering the minimum home size requirement for areas of the City north of the railway to encourage more modest single-family housing; however, there are so few vacant parcels that it would have a minimal impact.

Flexible Zoning Districts

The regional housing plan recommends that communities with urban services include flexible zoning regulations intended to encourage a mix of housing types within neighborhoods. Examples include PUD, Traditional Neighborhood Development (TND), density bonus, and adaptive reuse of buildings. As discussed in Chapter 3, the PD Planned Unit Development District of the City's zoning ordinance was

established to permit latitude in use, building location and size, floor area, lot size, density, and open space requirements; however, the district is more applicable to multifamily residential, mixed-use, and other non-residential development than single-family residential development. It should be noted that single-family residential development is not identified as a prohibited use under the PD District and the Traditional Neighborhood Design Standards identify detached and attached single-family residential as a permitted use; however, there is currently no land suitable for developing new single-family residential subdivisions in the City.

Accessory Dwelling Units

The regional housing plan recommends that all communities permit accessory dwelling units in single-family residential zoning districts as a source of affordable housing. The City's zoning ordinance does not allow accessory buildings to be used for residential purposes in residential zoning districts. One limited exception may be under the Traditional Neighborhood Development Design Standards, where secondary dwelling units could be allowed on adjacent single-family parcels that are identified as part of the PUD. The City could consider amending its zoning ordinance to allow accessory dwelling units in single-family residential zoning districts as a way to encourage affordable housing and housing that may benefit the City's aging population.

Job/Housing Balance

As discussed in Chapter 3, the City of Glendale is a relatively small community with a very large employment base due to the presence of three regional employment centers. As a result, the demand for workforce housing cannot be accommodated within the City boundaries alone. The regional job/housing balance analysis shows that the City's zoning ordinance does not create a barrier to the development of modest single-family housing that could be affordable to moderate-income workers; however, there is very little opportunity for such construction in the City. Permitting accessory dwelling units in single-family residential zoning districts may be a more effective method of encouraging the development of workforce housing.

Comprehensive Plan

As discussed in Chapter 1, the Wisconsin legislature enacted legislation in 1999 that expanded the scope and significance of comprehensive planning in the State. The law, set forth in Section 66.1001 of the *Wisconsin Statutes*, requires consistency between important City land use regulations, such as the zoning ordinance, with the comprehensive plan. The comprehensive planning law also requires the City's comprehensive plan to include a housing element with goals, objectives, policies, and programs intended to provide an adequate housing supply that meets the community's existing and forecasted housing

demand. This includes policies and programs that promote the development of a range of housing choices for people of all income levels, age groups, and needs. This makes the comprehensive plan an important long-range housing policy implementation tool for the City.

As discussed in Chapter 3, the projected job/housing balance analysis prepared for the regional housing plan shows that the City's comprehensive plan does not create a barrier to the development of modest single-family housing within the City (the City's zoning map serves as its long-range land use plan map). However, as discussed throughout the report, opportunities for infill single-family home construction are limited to a handful of vacant parcels.

Impact Fees

In 1994 the Wisconsin Legislature adopted statutory provisions that authorize local governments to impose impact fees on developers as a way of allocating a portion of the cost of public facilities created by new development to new development. The impact fee law is set forth in Section 66.0617 of the *Wisconsin Statutes*. Examples of public facilities under the impact fee law include sanitary sewer, water supply, and stormwater management facilities; new recreational facilities; fire protection, emergency medical, and law enforcement facilities; solid waste and recycling facilities; and roads and other transportation facilities. The City of Glendale does not impose impact fees for single-family residential development. A list of other single-family residential development fees, such as utility connection and permit application fees, are listed in the City of Glendale New Housing Fee Report. The report will be posted on the City's website as of January 1, 2020.

Building Code

The Wisconsin Uniform Dwelling Code applies to all single-family and two-family dwellings within the City. Because the dwelling code requirements are uniform across the State, building codes do not affect the cost of construction differently between local governments.

4.3 RESIDENTIAL DEVELOPMENT REGULATIONS RELATED TO MULTIFAMILY HOUSING

While not specifically required by Section 66.10013 of the Statutes, this section presents analyses of how the City's land use and development regulations relate to applicable regional housing plan recommendations for new multifamily housing development. This section also includes discussion of any modifications that could be considered by the City to encourage affordability.

Zoning Ordinance

Key regional housing plan recommendations related to zoning regulations for multifamily housing include recommendations regarding maximum density, minimum unit size, flexible zoning regulations, parking requirements, and landscaping requirements.

Maximum Density, Minimum Unit Size, and Flexible Zoning Regulations

The regional housing plan recommends that local governments with urban services provide areas within the community for the development of multifamily housing at a density of at least 10 units per acre, and 18 units or more per acre in highly urbanized communities. The housing plan also recommends that communities allow modest apartment sizes and flexible zoning regulations to encourage affordability.

The PD District is the primary zoning district that permits multifamily housing in the City. As previously discussed, the PD District was established to allow flexibility for development proposals in the City. This creates great latitude with decisions regarding number of dwelling units per acre and dwelling unit size. In addition, the Traditional Neighborhood Development Design Standards encourage a mix of land uses and pedestrian features to create walkability. The flexibility provided by the PD District could be used to encourage development that would be beneficial to the City's workforce. Development in the PD District could also be beneficial to the City's aging population because of the basic accessibility features required for many new multifamily units and reduced need to drive through a mix of land uses and pedestrian facilities as encouraged by the Traditional Neighborhood Development Design Standards.

The City could consider modifying the PD District to include density bonus as an incentive for developing units that would be affordable to workers within the City. The City could also consider allowing 18 or more dwelling units per acre in B-1 A-1 Districts if they are rezoned to the PD District. It should be noted there are currently only three sites in the City that could accommodate multifamily development, and two of those sites have conceptual development proposals as discussed in Section 3.3 in Chapter 3.

Parking and Landscaping Requirements

An adequate amount of parking is important to ensuring a multifamily development will be attractive to prospective residents. A lack of parking may also create opposition to a project from neighboring residents and property owners. However, parking is also very costly to provide and can have a negative impact on the affordability of a multifamily development. Data gathered for VISION 2050 shows that parking stalls in above ground parking ramps can cost more than \$25,000 to build, which can lead to increased rental costs for residents. Landscaping and exterior building materials are also important considerations in ensuring that

multifamily developments are attractive, compatible with the surrounding community, and less likely to create opposition from neighboring residents and property owners.

The regional housing plan recommends that communities review parking, landscaping, and exterior building material requirements for multifamily housing set forth in local zoning ordinances to determine if amendments could be made to reduce the cost of housing to the consumer while preserving safety, functionality, and aesthetic quality. The City could work with a qualified consultant to perform the reviews, such as an architect with experience designing affordable multifamily housing. The City's housing-unit-to-parking stall ratio of 1.5 stalls per dwelling unit in the PD District is an example of a requirement that could potentially be modified to reduce the cost of developing multifamily housing. In conjunction, the use of shared parking agreements, allowable in the PD District, could be encouraged to reduce the demand for parking stalls in new multifamily developments.

Job/Housing Balance

The regional job/housing balance analysis shows that the City's zoning ordinance does not create a barrier to the development of multifamily housing for lower-wage workers based on maximum density and minimum unit size requirements. However, the ability to accommodate new multifamily development in the City is limited based the amount of land with development or redevelopment potential.

Comprehensive Plan

Similar to the discussion under Section 4.2, the projected job/housing balance analysis prepared for the regional housing plan shows that the City's comprehensive plan does not create a barrier to the development of multifamily housing within the City based on maximum density requirements. As discussed throughout the report, there are limited opportunities for multifamily development/redevelopment in the City.

Impact Fees

The City of Glendale does not impose impact fees for multifamily residential development. A list of other multifamily residential development fees, such as utility connection and permit application fees, are listed in the City's New Housing Fee Report.

Building Code

The Wisconsin Uniform Building Code applies to all multifamily buildings within the City. Because the building code requirements are uniform across the State, building codes do not affect the cost of construction differently between local governments.

Tax Increment Financing District (TID) Extension

Tax increment financing (TIF) could be used as a mechanism for affordable housing in the City. Wisconsin TIF law (Section 66.1105(6)(g) of the *Wisconsin Statutes*) allows municipalities to extend the life of a TID for one year after paying of the TID's project costs. In that year, at least 75 percent of any tax revenue received from the value off the increment must be used to benefit affordable housing in the municipality and the remainder must be used to improve the municipality's housing stock. The City of Glendale has two active TIDs, each of which have maximum lives through at least 2023.

4.4 CONCLUSIONS

This chapter presents analyses regarding the financial impact of City regulations on developing single-family housing and multifamily housing. The chapter also identifies ways in which the City could modify its regulations to encourage housing affordability. Key conclusions that can be drawn from the analyses follow.

- Section 66.10013 of the Statutes requires the housing affordability report to include analyses of the financial impacts of City regulations on the cost of new subdivisions. Glendale has been a built-out community since the 1970s and there are no opportunities to develop new subdivisions in the City.
- Based on the projected job/housing balance analysis prepared for the regional housing plan, the City's comprehensive plan does not create barriers to the development of modest single-family housing and multifamily housing.
- Modifying the City's zoning ordinance to allow accessory dwellings in single-family residential zoning districts could be an important source of housing that would benefit those who work in the City as well as the City's aging population.

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10/7/19
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Table 4.1
Single-Family Residential Construction Costs in the Milwaukee Area: 2019^a

Living Area (Square Feet)	Economy ^b (with unfinished basement)					
	1 Story		1.5 Story		2 Story	
	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)
1,000	135.98	135,975	139.07	139,073	140.07	140,070
1,200	126.42	151,704	131.46	157,752	126.84	152,208
1,400	117.97	165,155	126.00	176,400	120.54	168,756

Living Area (Square Feet)	Economy ^b (no basement)					
	1 Story		1.5 Story		2 Story	
	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)
1,000	122.90	122,900	129.15	129,150	131.46	131,460
1,200	114.40	137,277	122.17	146,601	118.86	142,362
1,400	106.84	149,573	117.18	164,052	113.09	158,319

Living Area (Square Feet)	Average ^c (with unfinished basement)					
	1 Story		1.5 Story		2 Story	
	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)
1,000	162.28	162,278	162.33	162,330	164.80	164,798
1,200	150.62	180,747	152.93	183,519	149.10	178,920
1,400	140.75	197,054	146.27	204,771	141.33	197,862

Living Area (Square Feet)	Average ^c (no basement)					
	1 Story		1.5 Story		2 Story	
	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)
1,000	147.21	147,210	150.99	150,990	154.93	157,930
1,200	136.66	163,989	142.22	170,667	139.91	167,895
1,400	127.68	178,752	136.03	190,439	132.67	185,735

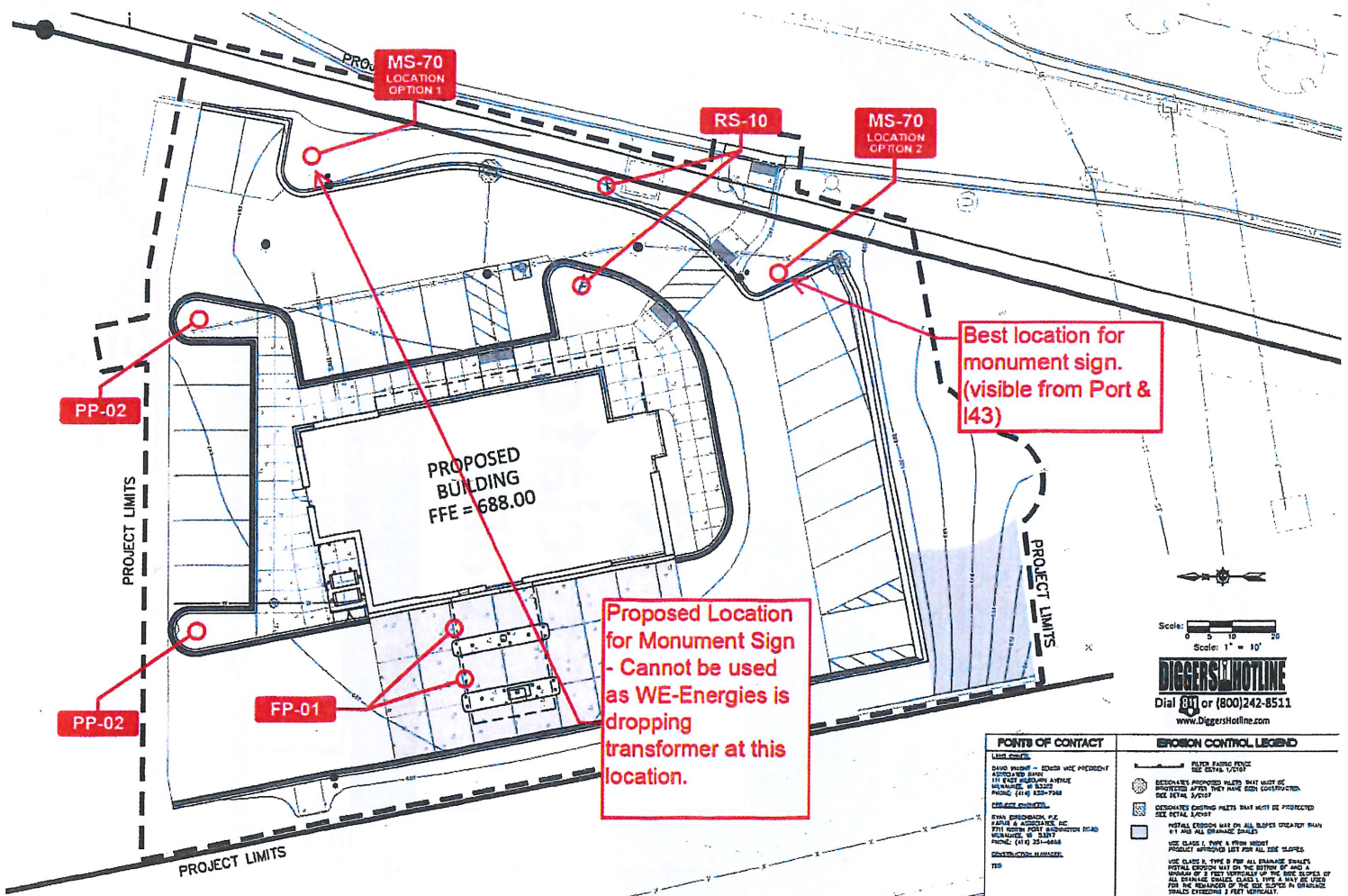
^a Residences include one full bathroom and stucco on wood frame exterior. An additional full bathroom adds \$6,813 to the cost of an economy-grade residence and \$8,517 to the cost of an average-grade residence. An additional half bathroom adds \$4,023 to the cost of an economy-grade residence and \$5,028 to the cost of an average-grade residence.

^b An economy class residence is usually built from stock plans. The materials and workmanship are sufficient to satisfy building codes. Low construction cost is more important than distinctive features.

^c An average class residence is a simple design and built from standard plans. The materials and workmanship are average, but often exceed minimum building codes. There are frequently special features that give the residence some distinctive characteristics.

Source: RSMMeans, a division of the Gordian Group, and SEWRPC

3c.



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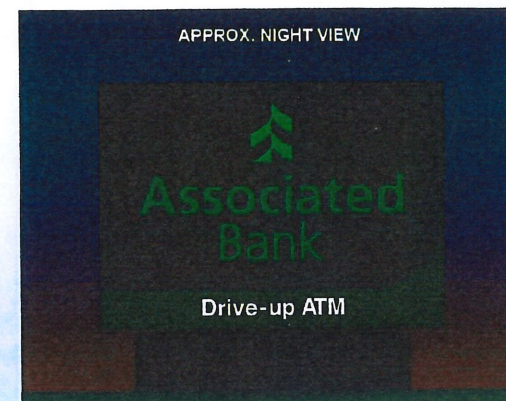
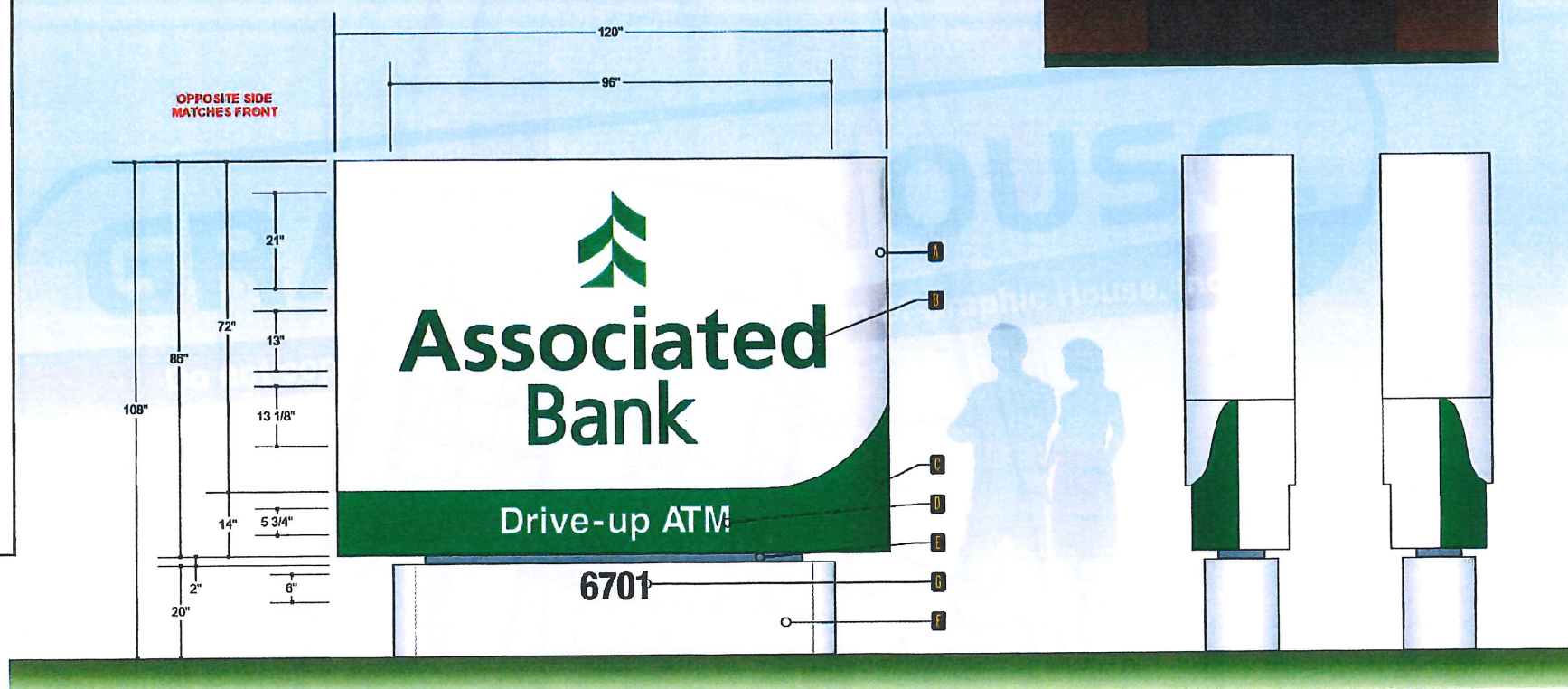
SALES REP: MIKE J DATE: 8-30-2019 QUOTE NUMBER: 18155 JOB NUMBER: 0000

SALES AUTH: 0-0-0000

- D FLAT MOUNT**
- A FORMED ALUM. CABINET w/ RADIUS ON RIGHT SIDE. LIT w/ WHITE LED'S
 - B ROUTED COPY BACKED w/ 1/4" CLEAR ACRYLIC (1/8" FLUSH PUSH-THRU) & VINYL
 - C ALUM. FORMED LOWER ACCENT w/ RADIUS ON RIGHT SIDE
 - D ROUTED COPY BACKED w/ 1/4" WHITE ACRYLIC (1/8" FLUSH PUSH-THRU)
 - E ALUM. FORMED REVEAL
 - F FORMED ALUM. CLADDING. RADIUS ON BOTH ENDS
 - G NON-LIT ADDRESS VINYL

- P1 - White
- P2 - Match 3630-156 Vivid Green Vinyl
- P3 - MP 41-342 Metallic Silver
- White Polycarbonate
- V1 - 3630-76 Holly Green Vinyl
- V2 - 3630-156 Vivid Green Vinyl
- V3 - 7725-12 Black Vinyl

MS-70



CLIENT HAS IDENTIFIED THE LOCATION IN WHICH THE SIGNAGE IS TO BE INSTALLED. THE CLIENT HAS THE SOLE RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO SUPPORT THE SIGNAGE.

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$$\frac{86" \times 120"}{144} = \frac{10,320}{144} = 71.67$$





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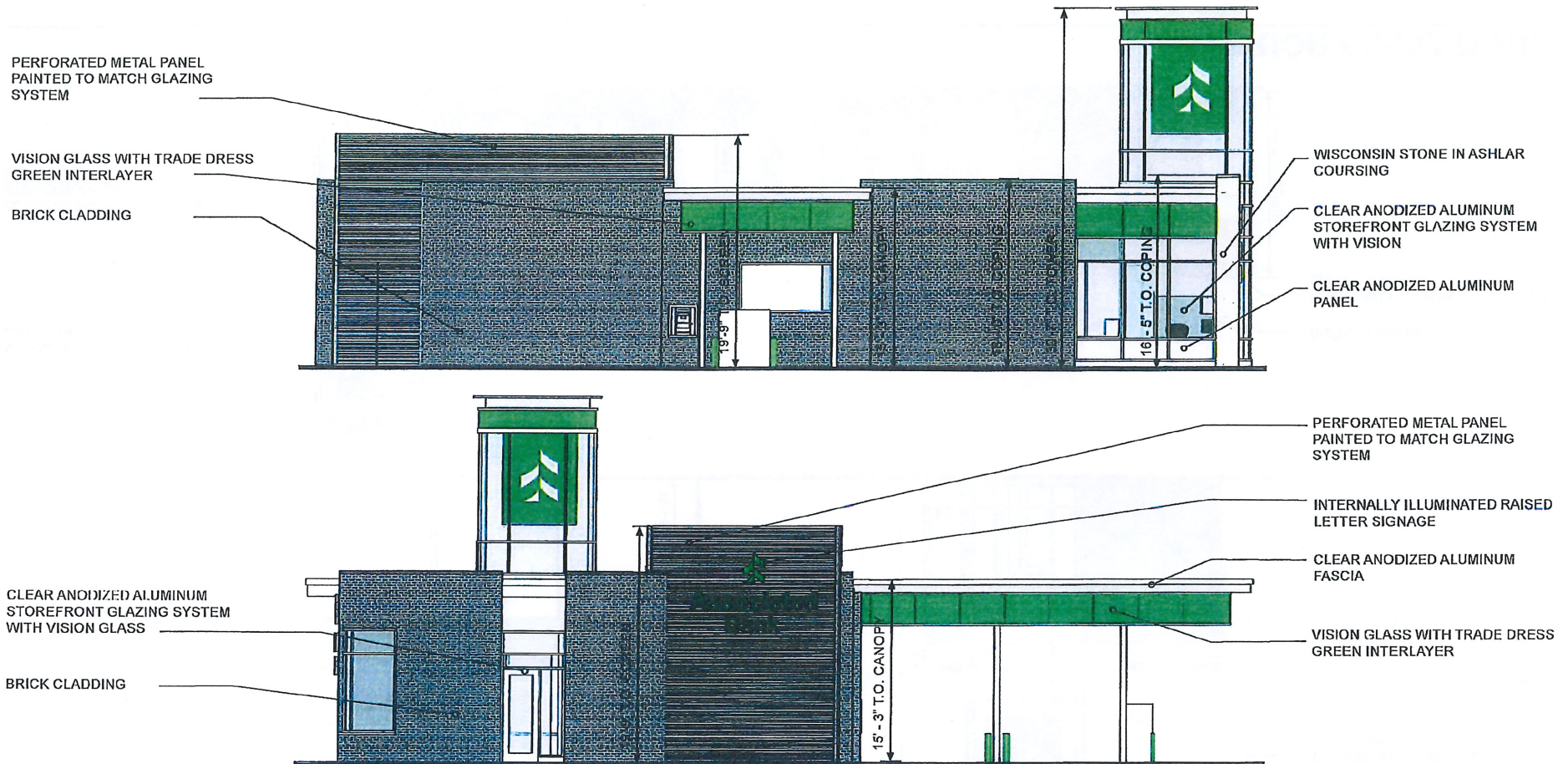
EXTERIOR RENDERING

ASSOCIATED BANK - GLENDALE



EXTERIOR ELEVATIONS

ASSOCIATED BANK - GLENDALE



EXTERIOR ELEVATIONS

North Shore Fire Dept

Todd Stuebe

From: M Mertens
Sent: Monday, November 25, 2019 3:12 PM
To: Todd Stuebe; Glendale Inspections; Brad Simerly; m.ferguson@glendale-wi.gov
Cc: J Maydak
Subject: RE: CITY OF GLENDALE, WISCONSIN: 6150 N Flint Rd, Great Lakes Rubber

Importance: High

Todd,

Please find attached comments regarding the PC items forwarded to the NSFD for review:

- 1) 6150 N Flint: Great Lakes Rubber renovations:
 - a. Provide submittals to the NSFD as required at: <https://wi-northshorefire.civicplus.com/214/Submit-a-Permit-Application>
- 2) 1400 W Silver Spring: Umansky Mercedes Benz:
 - a. Provide submittals to the NSFD as required at: <https://wi-northshorefire.civicplus.com/214/Submit-a-Permit-Application>
 - b. The alterations proposed for the Auxiliary building constitute a change of use that will require both IBC chapter 4 compliance for auto repair and chapter 9 requirements for sprinkler and FA upgrades.
- 3) 6270 N Port: Modern Tough Dental building:
 - a. Provide submittals to the NSFD as required at: <https://wi-northshorefire.civicplus.com/214/Submit-a-Permit-Application>
 - b. The use of sedation dentistry may require addition construction requirements to be met as an ambulatory HC facility under chapter 4 (422) of the IBC. If this is the case, additional chapter 9 fire protection requirements must also be met. A full list of services to be provided and number of patients that may be compromised (made in capable of self-preservation) must be officially declared in writing by the owner.

If you have any further questions, please let me know.

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

NOTE: I will be out of the office for the Holidays from December 20th through the New Year. Please plan accordingly for inspections

Merry Christmas and Happy New Year!



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: Brian Fisher
Legal Name of Business: Anderson Ashton, Inc
Name of Business Owner (if different from Applicant): Matt Mehring
Applicant Address (City, State, and Zip Code): 2746 S. 166th Street
New Berlin, WI 53151
Office Phone Number: 262-786-4640 Cell: 262-613-4015 Fax: _____
Applicant E-Mail: Bfisher@andersonashton.com
Applicant Signature: *Brian Fisher* Date: 11/12/19

PROPERTY INFORMATION

Property Address: 6270 Port Washington Tax Key Number: 1630048001 Zoning District: B-1, F1
Property Owner (if different from Applicant): LCM Funds 54 Port Road LLC
Property Owner Address (City, State, and Zip Code): PO Box 1602
Milwaukee, WI 53201
Property Owner Phone: _____ Cell: 262-613-4009 Fax: _____
Property Owner E-Mail: Mmehring@andersonashton.com
Property Owner Signature: *Matt Mehring* Date: 11/12/19

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): Modern Touch Dental
Use: Free standing 10 chair operatory dental clinic
Total Building Area: 5,001 square feet To Be Occupied Area: 5,001 square feet
Lot Size: Depth: 190.40' Width: 155.3' Area: 0.7431 acres
Previous Occupant in To Be Occupied Space: Not applicable
Other Uses of This Site: Business/Retail
Total Number of Parking Spaces: 39 Parking Spaces Available to Tenancy: 39
Business Hours (Days and Hours of Operation): See attached description
Total Number of Employees: 15 Maximum Number of Employees at Site at One Time: 15
Primary Contact Person for This Project: Rob Sterr
Primary Contact Phone: 262-786-4640 Cell: 262-719-8850 Fax: _____
Primary Contact E-Mail: Rsterr@andersonashton.com

CITY OF GLENDALE USE ONLY

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

Rec'd 11/12/2019 2:30 PM

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.



**ANDERSON
ASHTON**
DESIGN / BUILD

2746 South 166th Street
New Berlin, WI 53151
262.786.4640 P
262.786.4675 F
andersonashton.com

PROPOSED USE AND OPERATIONS

Proposed Land Use:

Modern Touch Dental is proposing to build a 5,001 square foot free-standing building at 6270 North Port Washington Road. Modern Touch Dental currently has dental offices in Whitefish Bay and Hartland.

Operations:

Modern Touch Dental is looking to provide the best dentistry available to its current patients and welcome new patients to the Glendale area. They would offer evening office hours and online appointment requests, family-friendly reception areas including a water & coffee bar, microfleece blankets and comfy neck pillows, sedation dentistry for high fear patients, and use of the most technologically advanced dental equipment available to the patients.





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ASHTON**
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New Berlin, WI 53151
262.786.4640 P
262.786.4675 F
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PLAN OF OPERATION OUTLINE

- 1) **Name of Business Address**
Modern Touch Dental
6270 N. Port Washington Road
Glendale, WI 53217
- 2) **Name of Owner, Address**
LCM Funds 54 Port Road LLC
PO Box 1602
Milwaukee, WI 53201
- 3) **Name of Applicant**
Brian Fisher
Anderson Ashton, Inc.
2746 S. 166th Street
New Berlin, WI 53151
- 4) **Legal Description of Property**
Lot 2 in Doering's Subdivision No. 1, Being a part of the Northwest $\frac{1}{4}$ of the Northeast Section 29, Town 8 North, Range 22 East in the City of Glendale, Milwaukee County, Wisconsin
- 5) **Tax-Key**
1630048001
- 6) **Zoning of Property**
B-1, F1 (Local Business District)
- 7) **Lot Size (Depth, Width, Area)**
190.40' x 155.3'
32,373 square feet or 0.74 acres
- 8) **Dimensions and all levels (floors) of buildings**
1 Level
Footprint 62' x 80.67'
- 9) **Total Floor Area**
5,001 square feet
- 10) **Specific uses of the entire property and buildings**
Free standing dental clinic



11) Minimum and maximum numbers of employees

Minimum employees: 8

Maximum employees: 15

12) Days of operation

Monday - Friday

13) Hours of operation

Monday 7:30am – 4:00pm

Tuesday 10:30am – 7:00pm

Wednesday 12:30pm – 7:00pm

Thursday 7:30am – 4:00pm

Friday (every other) 7:30am – 12:00pm

14) Signage (type, lighted, wall, free-standing, monuments, size, location)

Wall Sign:

Face lit channel letters

60 square feet

15) What conditions has the State or County imposed upon 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 is 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?

Private property and not used by anyone for any other use.

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

Construction completion August 2020

Grand Opening August 2020



23) Proposed on-site security measures

Industry standards for safety and security

24) Anticipated maximum number of facility users and viewers at one time

Employees: 15

Viewers (patients): 10

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

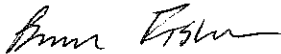
26) Business Plan

Modern Touch Dental intends to build a new building located at 6270 N. Port Washington Road to support existing patients 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



Brian Fisher 11/12/19





NORTHWEST - MAIN ENTRY RENDERING

REFER TO LANDSCAPING
PLAN FOR SPECIES AND
QUANTITIES OF PLANTINGS



SOUTHWEST CORNER RENDERING

REVISIONS

ANDERSON-
ASHTON, INC.
DESIGN / BUILD
2746 South 168th Street
New Berlin, WI 53151
Phone: 262.798-4644
WWW.ANDERSONASHTON.COM



PROPOSED NEW BUILDING FOR:
MODERN TOUCH DENTAL
6270 N. PORT WASHINGTON RD. GLENDALE, WI

DRAFTED BY: UH
DESIGNER: SLW
ISSUE 11/12/2019 12:14:03 PM
SUBMITTAL DATE: 11-12-19
DESIGN NO. P-41937
CONSTRUCTION NO. ####

A901

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ELEVATION KEY	MATERIAL / MANUFACTURER	COLOR (T.B.V)
1 PREFIN METAL COPING	UNA-CLAD	CITYSCAPE
1A PREFIN METAL COPING	MCELROY METAL	CHARCOAL
2 GLAZING	CLEAR 1" THERMAL PANEL W/ ALUMINUM FRAMES	CLEAR ANODIZED ALUMINUM
3 BRICK	SMOOTH INTERSTATE BRICK	IRONSTONE
4 NATURAL STONE	HALQUIST STONE	LIMESTONE
5 FIBER CEMENT FAUX WOOD PANEL	NICHIHA VINTAGE WOOD	CEDAR
6 METAL WALL PANEL (SHINGLE PATTERN)	ATAS INTERNATIONAL: VERSA-LOK	CLASSIC BRONZE



1



1A



2



3



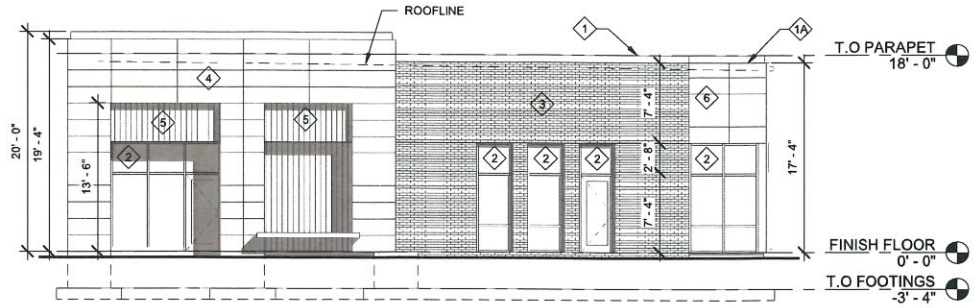
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5

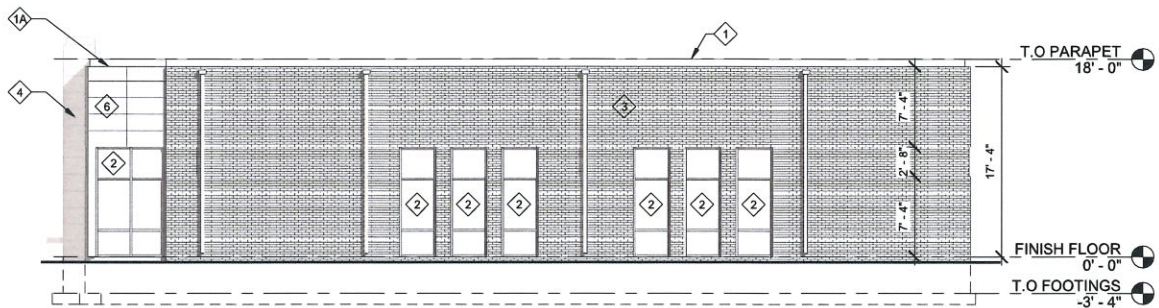


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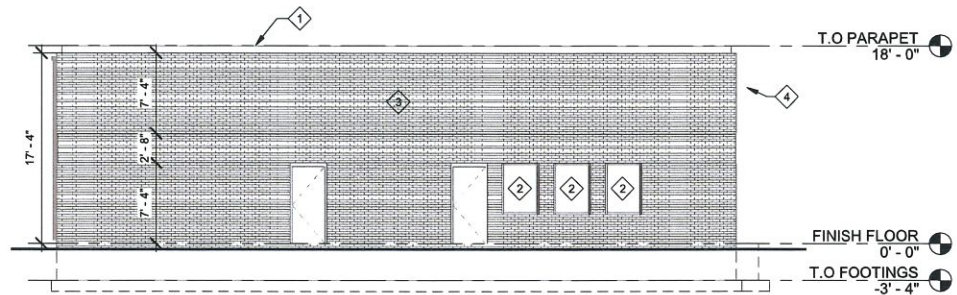
4 WEST ELEVATION

1/8" = 1'-0"



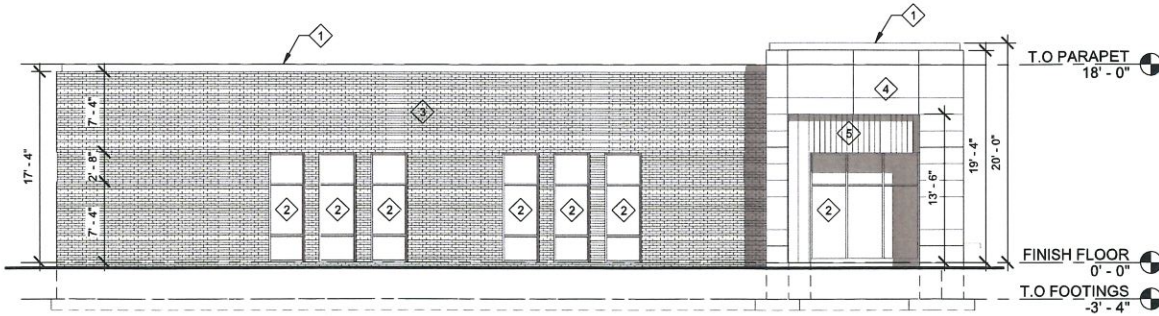
3 SOUTH ELEVATION

1/8" = 1'-0"



2 EAST ELEVATION

1/8" = 1'-0"



1 NORTH ELEVATION

1/8" = 1'-0"

REVISIONS

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New Berlin, WI 53151
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PROPOSED NEW BUILDING FOR:
MODERN TOUCH DENTAL

6270 N. PORT WASHINGTON RD. GLENDALE, WI

DRAFTED BY: UH
DESIGNER: SLW
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SUBMITTAL DATE: 11-12-19
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CONSTRUCTION NO. ###

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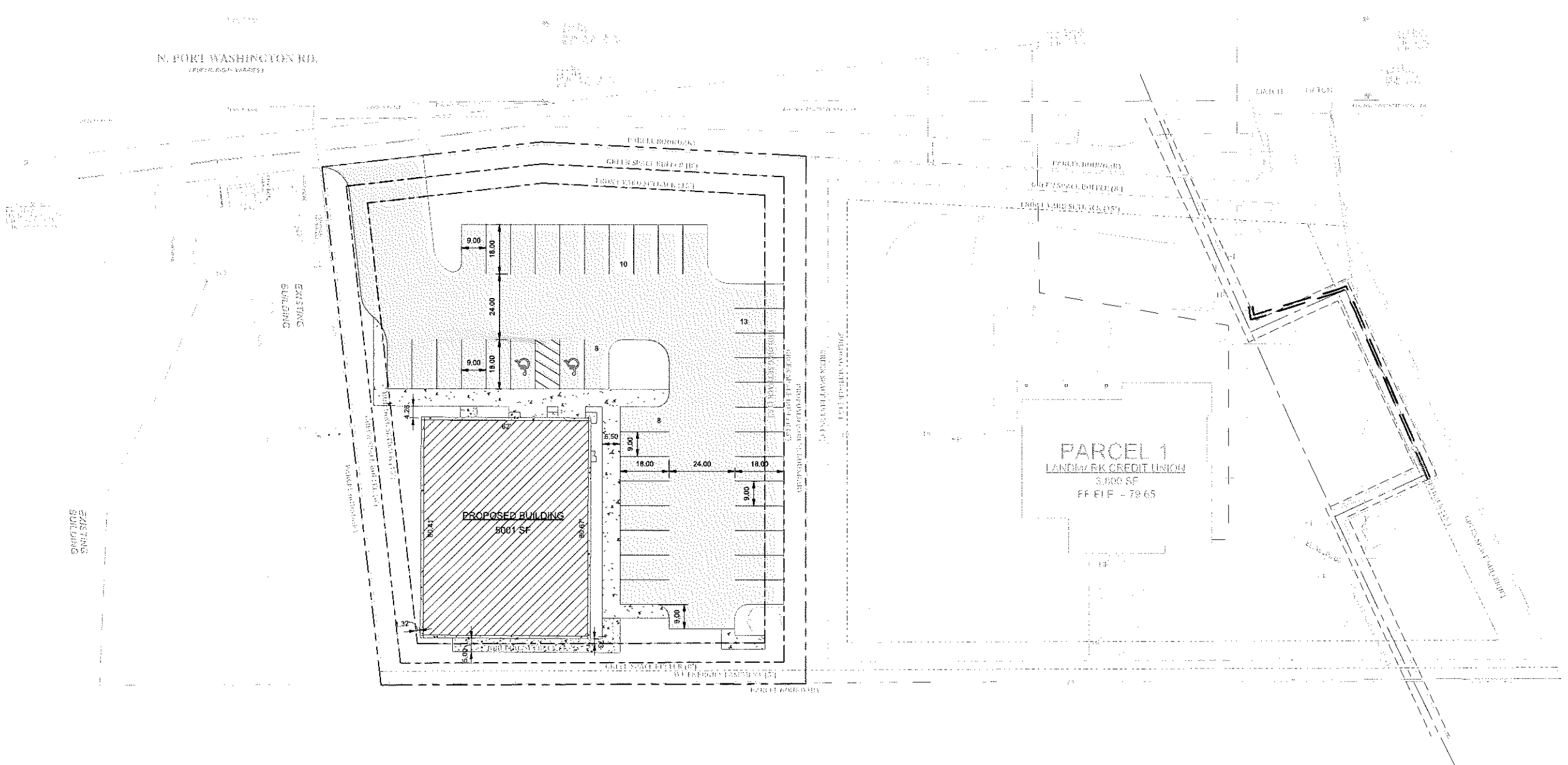
PROPOSED NEW BUILDING FOR:
MODERN TOUCH DENTAL
6270 N. PORT WASHINGTON RD. GLENDALE, WI

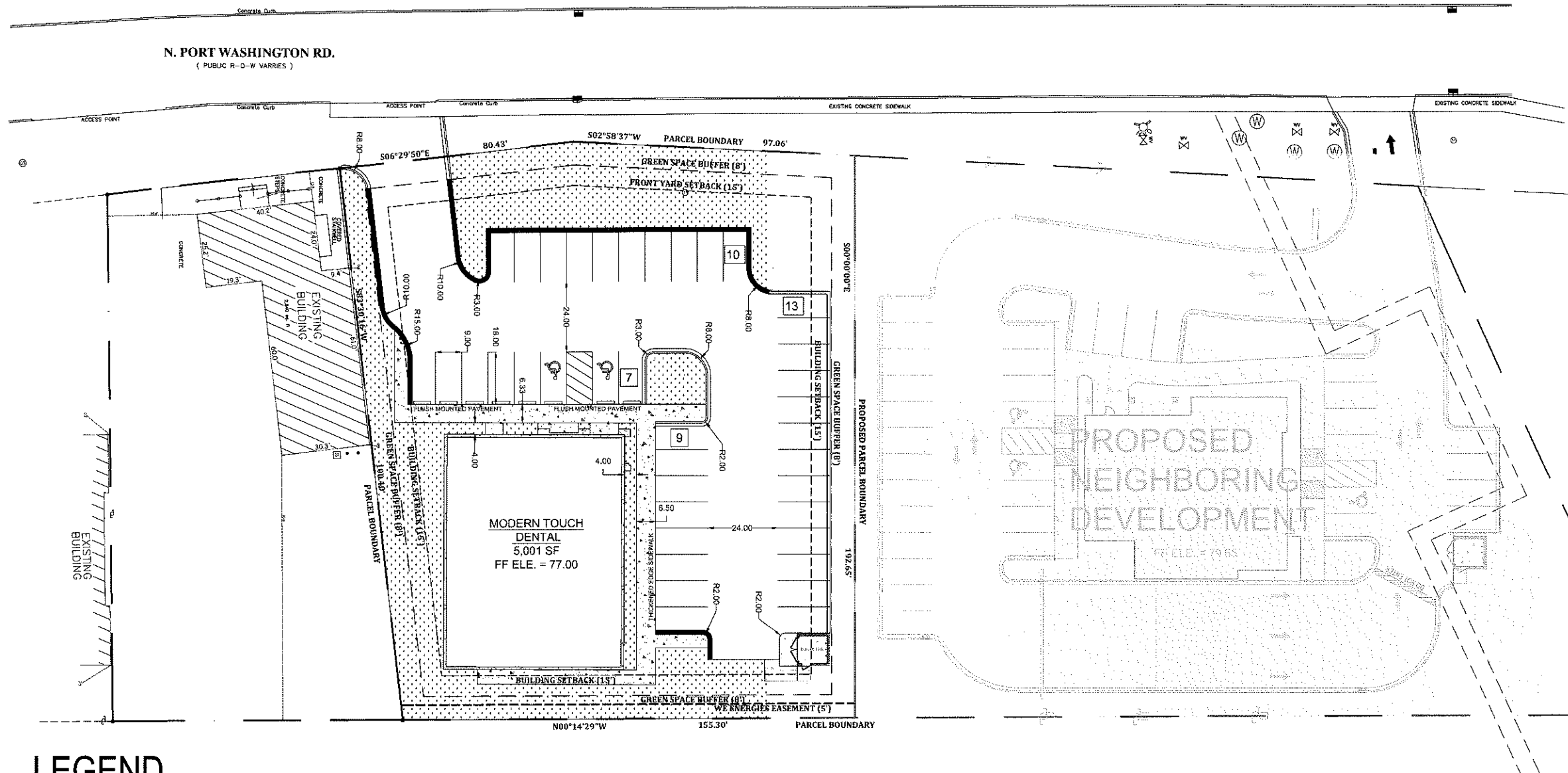
DRAFTED BY: UH
DESIGNER: SLW
ISSUE/11/12/2019 12:29:30 PM
SUBMITTAL DATE: 11-12-19
DESIGN NO. P-01937
CONSTRUCTION NO. ###

AS01

LEGEND

- CONCRETE
- PAVEMENT
- PROPOSED BUILDING





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
- EM - ELECTRIC METER
- GM - 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
- WET --- WET --- WET --- UNDERGROUND WATER
- E --- E --- E --- UNDERGROUND ELECTRIC
- T --- T --- T --- UNDERGROUND TELECOMMUNICATIONS
- O --- O --- O --- OVERHEAD ELECTRIC
- S --- S --- S --- UNDERGROUND GAS
- SS --- SS --- SS --- SANITARY SEWER
- ST --- ST --- ST --- STORM SEWER
- CL --- CL --- CL --- CHAIN LINK FENCE
- SF --- SF --- SF --- SILT FENCE
- HR --- HR --- HR --- HAND RAIL
- WET --- WET --- WET --- WETLAND
- FP --- FP --- FP --- FLOOD PLAIN
- PP --- PP --- PP --- PERMANENT POOL
- PEC --- PEC --- PEC --- 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

STANDARD CURB
(ACCEPTING STYLE)

SITE STATISTICS

LOT SIZE: 32,373 SF, 0.74 AC
ZONING: B-1, F1
PROPOSED BUILDINGS: 5,001 SF, 0.11 AC
PROPOSED # OF PARKING SPACES: 39
PROPOSED # HANDICAP: 2
EXISTING IMPERVIOUS SURFACE: 22,661 SF, 0.52 AC
PROPOSED IMPERVIOUS SURFACE: 20,832 SF, 0.48 AC
PROPOSED DISTURBANCE AREA: 32,373 SF, 0.74 AC
EXISTING GREEN SPACE: 9,712 SF, 0.22 AC
PROPOSED GREEN SPACE: 11,541 SF, 0.26 AC
PROPOSED GREEN SPACE RATIO: 35.65%

APPROXIMATE SCALE IN FEET

20' 0 20'

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

PROPOSED SITE PLAN
MODERN TOUCH DENTAL
N. PORT WASHINGTON RD.
GLENDALE, WI

STAMP

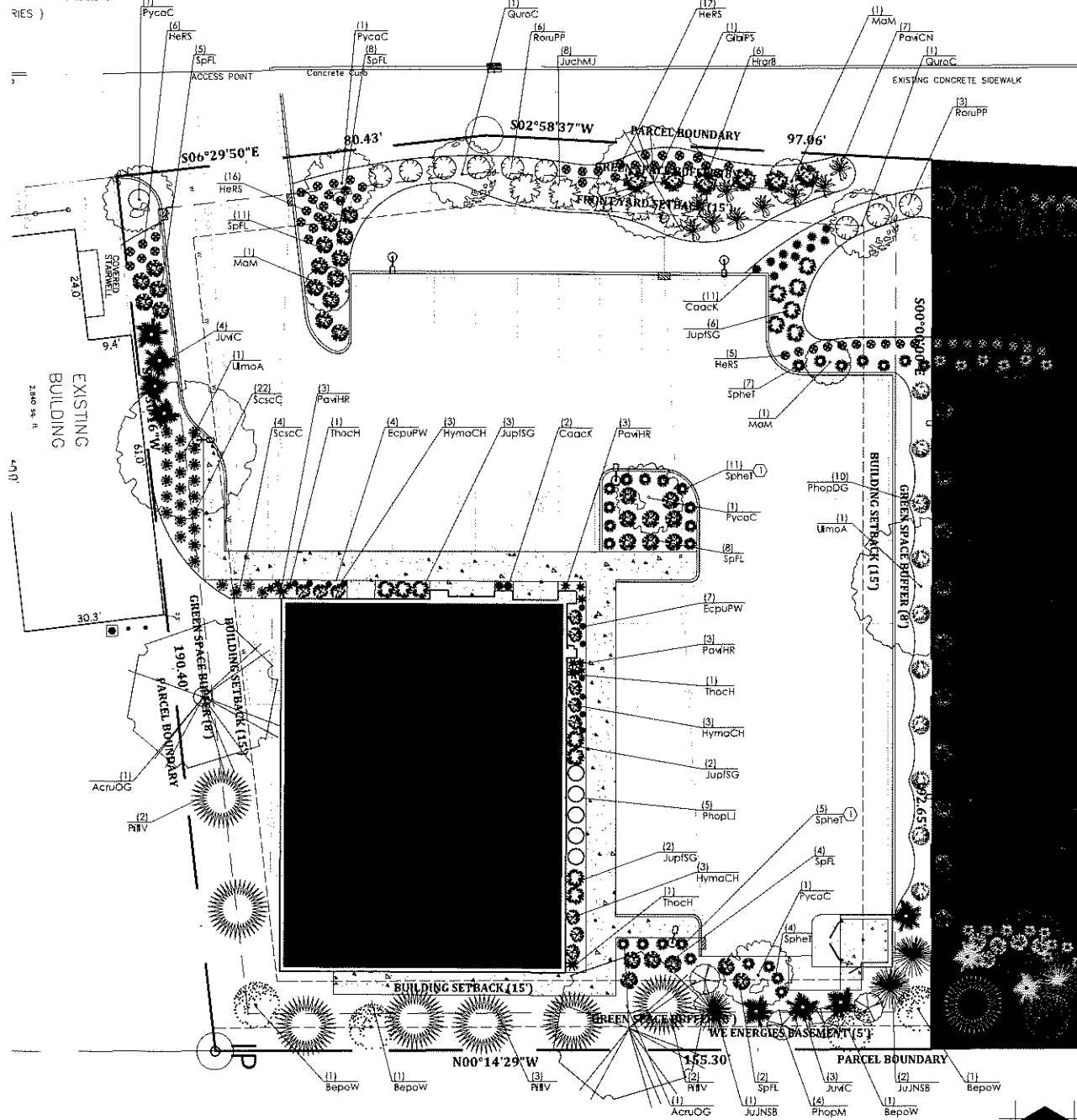


KEY PROJECT NUMBER
1910-0997-0001

PROJECT SCALE
1" = 20'

SHEET NUMBER
C-1

GTON RD.



1 PROPOSED LANDSCAPE PLAN

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
2	AcuOG		Acer rubrum 'October Glory'	October Glory Red Maple	2 1/2" Cal - B&B	1
4	BepoW		Betula populifolia 'Whitespire'	Whitespire Japanese White Birch	8" - 10" - Dump B&B	2
1	GibPS		Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	2 1/2" Cal - B&B	1, 4
3	MaM		Malus 'Malles'	Malles Flowering Crab	2" Cal - B&B	1
4	PycaC		Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2" Cal - B&B	1
2	QuroC		Quercus robur 'Carmichaeli'	Crimson Spire English Oak	2 1/2" Cal - B&B	1
2	UmaA		Ulmus 'Morton' Accadade	Accadade Elm	2 1/2" Cal - B&B	1

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
3	JuNSB		Juniperus 'J.N. Select Blue'	Star Power Juniper	6" - 7" - B&B	3
8	JuWC		Juniperus virginiana 'Cupressata'	Hillspire Juniper	6" - 7" - B&B	3
7	RIV		Pinus banksiana 'Vanderwal's Pyramid'	Vanderwal's Pyramid Limber Pine	6" - 7" - B&B	3

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
11	HraB		Hydrangea arborescens 'NCHA4'	Incrediball Bush Smooth Hydrangea	24" Cont	5
6	HymaCH		Hydrangea macrophylla 'HORTHAT'	Seaside Serenade Cape Hatteras Hydrangea	24" Cont	5
10	PhopDG		Physocarpus opulifolius 'Dart's Gold'	Dart's Gold Ninebark	24" Cont	5
5	PhopLU		Physocarpus opulifolius 'Hoog021'	Little Joker Ninebark	24" Cont	5
4	PhopM		Physocarpus opulifolius 'Moria'	Diablo Ninebark	24" Cont	5
9	RoruPP		Rosa rugosa 'Purple Pavement'	Purple Pavement Rose	24" Cont	5
30	SpFL		Spiraea x 'Fire Light'	Fire Light Spiraea	24" Cont	5

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
5	JuchMJ		Juniperus chinensis 'Mini Julep'	Mini Julep Juniper	24" - B&B	5
13	JupISG		Juniperus x pfitzeriana 'MonSari'	Sea of Gold Juniper	24" - B&B	5
3	ThocH		Thuja occidentalis 'Halmstrup'	Halmstrup Dwarf Arborvitae	30" - 36" - B&B	5

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
13	CaacK		Calamagrostis acutiflora 'Karl Forester'	Karl Forester Feather Reed Grass	1-Gal - Cont	6
9	PowCH		Panicum virgatum 'Cloud Nine'	Cloud Nine Tall Switch Grass	1-Gal - Cont	6
9	PowHR		Panicum virgatum 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont	6
26	SascC		Schizachyrium scoparium 'Carousel'	Carousel Little Blue Stem	1-Gal - Cont	6
27	SpheT		Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1-Gal - Cont	6

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
11	EcpuPW		Echinacea purpurea 'Pastor's Glory'	Pow Wow Wild Berry Coneflower	4 1/2" pot	6
49	HeRS		Hemerocallis x 'Ruby Spider'	Ruby Spider Daylily	4 1/2" pot	6

- Comments:
1. Straight central leader, full & even crown. Prune only after planting.
 2. Well balanced, mid-term tree with a minimum of (3) strong canes 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.

SITE #2 INFORMATION

LOT ZONING	8-1, F-1 - Business District
LOT #2 AREA	32,380 SQ. FT. (0.74 Acres)
SITE BUILDING AREA (MODERN TOUCH DENTAL)	5,040 SQ. FT.
TOTAL IMPERVIOUS	20,841 SQ. FT. (0.48 Acres)
TOTAL GREENSPACE	11,539 SQ. FT. (0.26 Acres)
SITE LANDSCAPE PERCENTAGE	35.6%
TOTAL PARKING STALLS	35 STALLS (13 shared)

DESIGN COMPLIANCE: THIS LANDSCAPE PLAN IS ACCURATE AND IN COMPLIANCE WITH THE CITY OF GLENDALE LANDSCAPE REQUIREMENTS SET FORTH IN SECTION 13.1.12 SITE REGULATIONS; 13.1.15 SCREENS AND BUFFERS; 13.1.17 SITE PLAN APPROVAL; SIGN LANDSCAPING PERPENDICULAR TO THE STREET; 13.1.122 EXTERNAL LIGHTING, GLARE AND HEAT.

CONTRACTOR NOTE: THE LANDSCAPE CONTRACTOR/GENERAL CONTRACTOR ARE RESPONSIBLE TO INSTALL THE LANDSCAPE AS PER THE APPROVED PLAN. IF ANY CHANGES OR DEVIATIONS ARE MADE FROM THE THIS APPROVED PLAN, THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE RESPONSIBLE FOR UPDATING THE PLANS ACCORDINGLY AND SUBMITTING THOSE REVISED PLANS FOR APPROVAL AND SIGN OFF WITH THE CITY OF GLENDALE. THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE ALSO RESPONSIBLE FOR VERIFYING THAT ANY PLANT MATERIAL SUBSTITUTIONS OR MODIFICATIONS THAT ARE MADE TO THE APPROVED LANDSCAPE DESIGN DOCUMENTS WILL NOT CHANGE OR ALTER ANY OF THE REQUIRED SUPPORTING LANDSCAPE REQUIREMENT CALCULATIONS, UPON COMPLETION OF THE CONSTRUCTION PROJECT AND FILE THAT AFFIDAVIT WITH THE CITY OF GLENDALE.

EXISTING CONDITIONS GENERAL NOTES

1. INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE LANDSCAPE DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS IN THE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACTOR.
2. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA OF DISTURBANCE THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.
3. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS, BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT'S ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
4. VERIFY LOCATION OF ACCESS PANELS W/ MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS.
5. INSITE LANDSCAPE DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF INSITE LANDSCAPE DESIGN, INC.

LANDSCAPE PLAN GENERAL NOTES

- * * PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH. * *
- 1. AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OFF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S '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.
- 2. ALL PLANTINGS SPECIFIED FOR THE MODERN TOUCH DENTAL PROJECT PLANTING TABLES SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 2014 AND ANSI STANDARDS FOR PLANTING 2012.
- 3. ALL DEVIATIONS FROM THE APPROVED MODERN TOUCH DENTAL 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 OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
- 4. ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. ANY SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT. THE SIZES OF PLANT MATERIAL USED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
- 5. PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
- 6. ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 3" DEEP (MIN.) AND SHALL BE SOODED/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.
- 7. CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
- 8. 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 Delineated. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
- 9. CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING. ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITIONS.
- 10. 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 ARCHITECT'S ATTENTION FOR COORDINATION AND RESOLUTION.

11. ALL DISEASED, NOxious OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
12. GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
13. ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REMOVED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
14. FINISH GRADES FOR SHRUB 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.
15. ALL PERENNIAL ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. FILL 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.
16. 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.
17. 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.
18. ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP1.2 FOR FURTHER INFORMATION.
19. PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING ALL LAWN TREES.
20. ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
21. WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2'-3" DRESSING OF SHEDDED HARDWOOD OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATING INCONGRUENTS. 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.
22. 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 HEREBY 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.
23. REQUIRED SEED MIXES:
DELUXE 50 GRASS SEED MIX REINDER'S (800) 785-3301
20% KENTUCKY BLUE GRASS
15% NEWPORT KENTUCKY BLUE GRASS
15% SR 2100 Kentucky Bluegrass
25% Creeping Red Fescue
10% Resistor Perennial Ryegrass
10% Fiesta 4 Perennial Ryegrass
APPLY AT A RATE OF 200 POUNDS PER ACRE. REFER TO SUPPLIERS SPECIFICATIONS INSTALLATION CUT SHEETS FOR FURTHER INFORMATION.
24. 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 THIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED, NO EXCEPTIONS WILL BE GRANTED.
MAINTENANCE NOTE:
MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE MUNICIPALITY'S PROPERTY MAINTENANCE CODE AND AN APPROVED MAINTENANCE PLAN. THE MAINTENANCE MUST INCLUDE, AT A MINIMUM, METHODS FOR PROVIDING THE FOLLOWING:
1. NECESSARY IRRIGATION (IF REQUIRED)
2. INTEGRATED PEST MANAGEMENT
3. PROPER FERTILIZATION
4. TREE CARE AND PRUNING, SHRUB TIP CUTTING AND SHAPING 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.
25. ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECEIVE AN APPLICATION OF AN ANTI-TRANSPIRANT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPORTATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPLANTATION. IT IS RECOMMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ARBORVITAE) RECEIVE AN APPLICATION OF AN ANTI-DESCANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION.
26. 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 Dying OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN 90 (6) MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.
27. LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.

InSITE
LANDSCAPE DESIGN

Landscape Consulting
& Master Planning Design Services

11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
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mrdavis@insitedesigninc.com

Project:

**MODERN TOUCH
DENTAL**

N. Port Washington Road
Glendale, WI

Issuance and Revisions:

Date	Number	Description
11/12/19		Client Review Submitted

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Sheet Title:

PROPOSED LANDSCAPE PLAN,
GENERAL NOTES,
AND PLANT MATERIAL TABLE

Date of Drawing: 11/12/19
Scale: 1" = 20'-0"
Drawn By: MCD
Job Number: L19-110
Sheet Number:

LSP1.1

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-related purposes.

L19-10 - MODERN TOUCH DENTAL - 11/12/2019

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

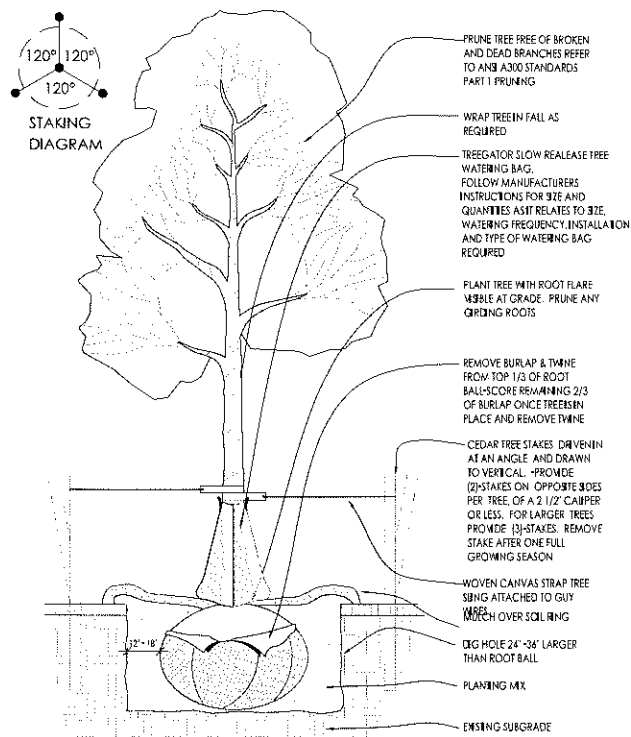
DIGGERS HOT LINE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

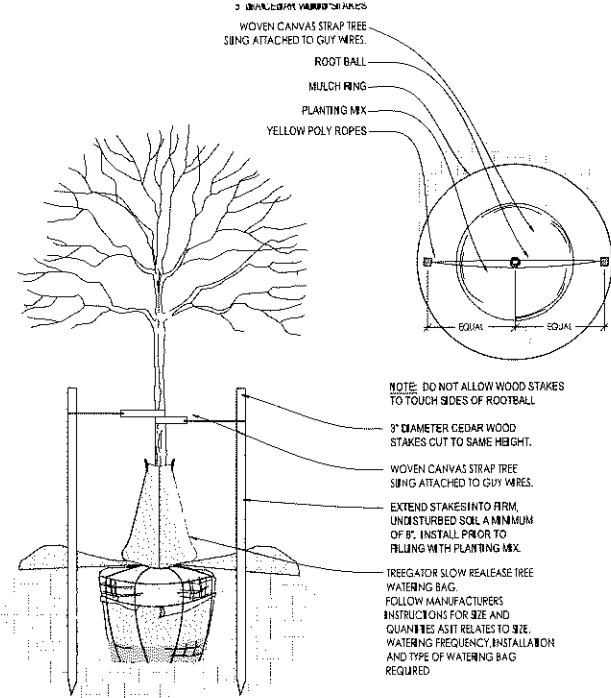
UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE, THERE MAY BE OTHER UNDERGROUND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

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MIWAUKEE UTILITY ALERT NETWORK (800) 242-6511, (262) 452-7910 (877) 500-9592
www.diggershotline.com OR

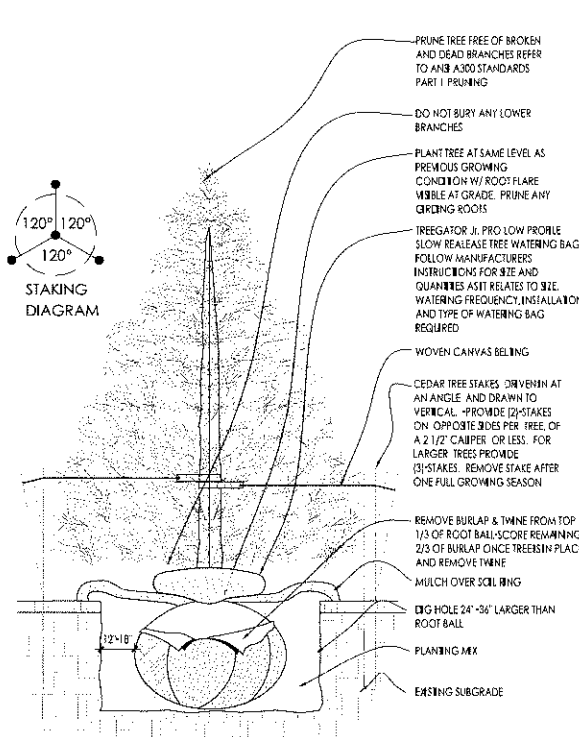
811
Know what's below.
Call before you dig.



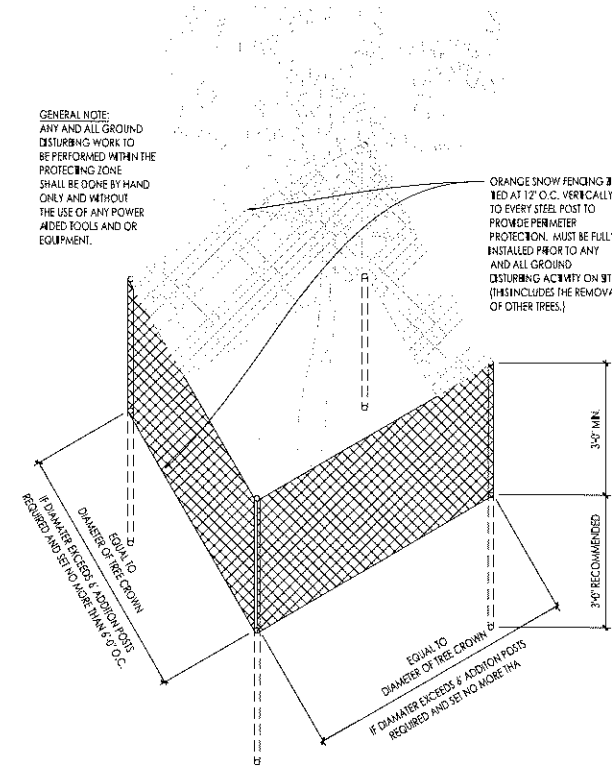
1 DECIDUOUS TREE PLANTING DETAIL SCALE: NONE



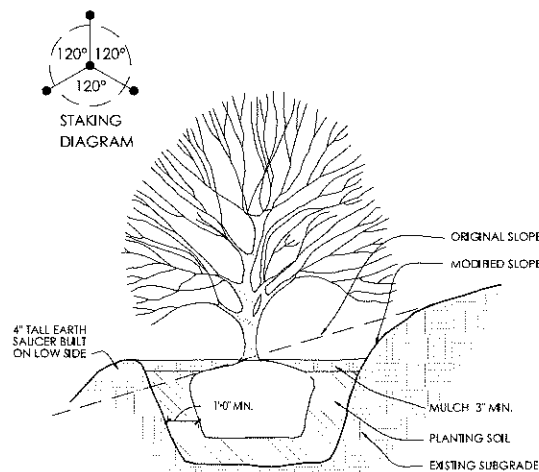
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS SCALE: NONE



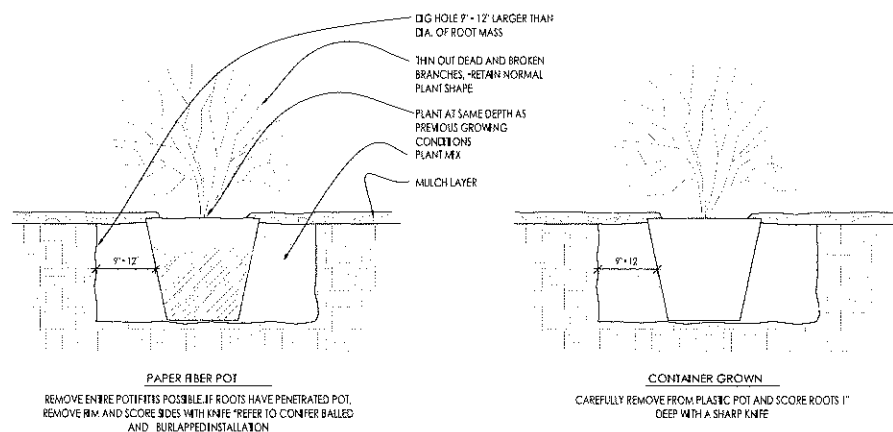
3 CONIFEROUS TREE PLANTING DETAIL SCALE: NONE



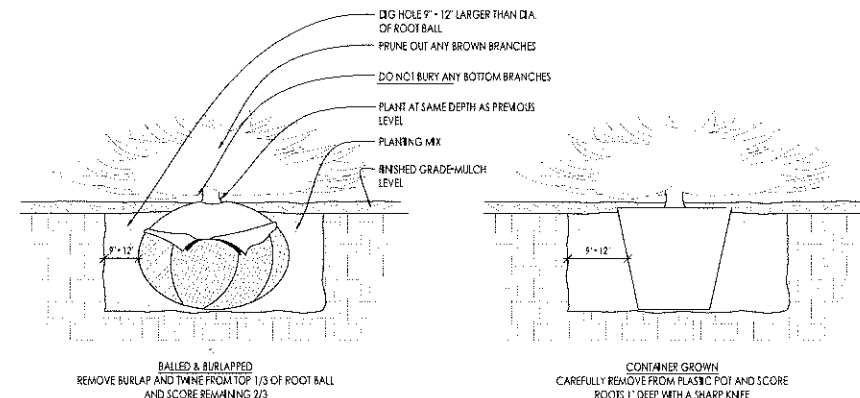
4 EXISTING TREE PROTECTION DETAIL SCALE: NONE



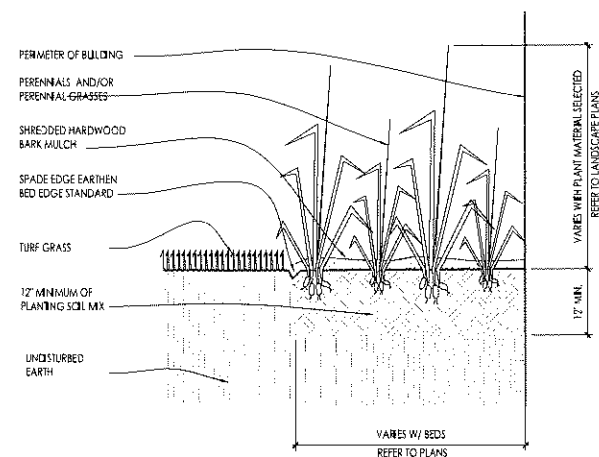
5 SLOPE PLANTING DETAIL SCALE: NONE
REFER TO TYPICAL DECIDUOUS TREE DETAIL FOR STAKING



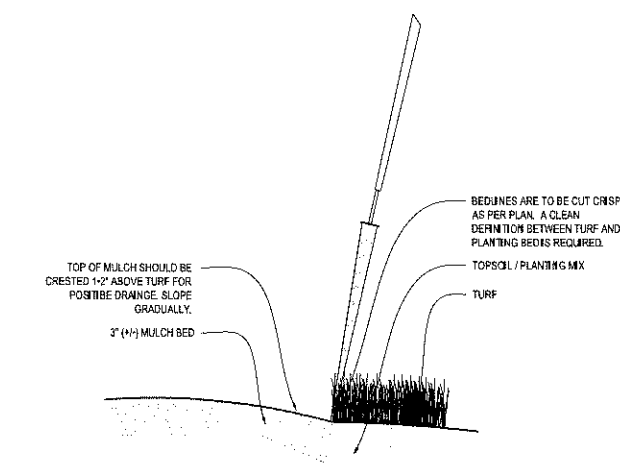
6 DECIDUOUS SHRUB PLANTING DETAIL SCALE: NONE



7 CONIFEROUS SHRUB PLANTING DETAIL SCALE: NONE



8 PERENNIAL BED PLANTING DETAIL SCALE: NONE



9 SPADE EDGE PLANT BED EDGE DETAIL SCALE: NONE

Project:

MODERN TOUCH DENTAL

N. Port Washington Road
Glendale, WI

Issuance and Revisions:

Date	Number	Description
11/12/19		Client Review Submittal

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Sheet Title:

PROPOSED LANDSCAPE PLAN,
PLANTING DETAILS

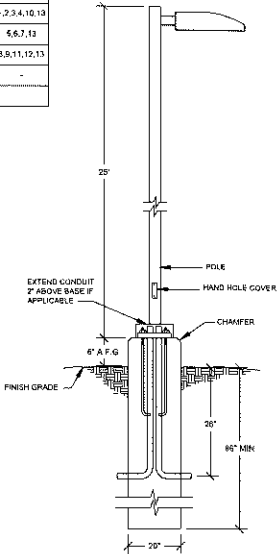
Date of Drawing:	11/12/19
Scale:	As Noted
Drawn By:	MCD
Job Number:	L19-110
Sheet Number:	

LSP1.2

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

LUMINAIRE SCHEDULE									
QTY	TYPE	DESCRIPTION	#	LAMP DATA		PART NUMBERS		MOUNTING	VOLTAGE
				TYPE	MFG	CATALOG #			
1	OA	1" SINGLE HEAD POLE	LED	96 WATT LED-4000K-70CRI-13,140 LUMENS	LUMARK	PRV-C25-D-UNV-T4-SA-B2-SSSA195FM1XG		POLE	120
3	OAHS	1" SINGLE HEAD POLE	LED	96 WATT LED-4000K-70CRI-13,140 LUMENS	LUMARK	PRV-C25-D-UNV-T4-SA-B2-SSSA195FM1XG		POLE	120
6	OC	4" LINEAR WALL WASH	LED	30 WATT LED-4000K-80CRI-1,757 LUMENS	LUMENPULSE	LOG-RD-48-120-48K-WWLF-WAM18-SH-NG		SURFACE	120
8	OG	GROUND FLOOD	LED	12 WATT LED-4000K-70CRI-1,500 LUMENS	LUMARK	TCRL-15-M-EXTENDED VISOR		GROUND	120

NOTES:
1. BRONZE FINISH
2. CUT POLE TO 15'-0" AT FACTORY.
3. MOUNTED TO 2" DIAMETER CONCRETE BASE 1" ABOVE FINISH GRADE TO TOP OF BASE.
4. HOUSE END SHIELD
5. WALL WASH OPTICS
6. SILVER SANDSTRAKE FINISH
7. CORDS, DRIVERS AND COMPONENTS TBD BY ELECTRICAL CONTRACTOR
8. EXTENDED VISOR OPTION
9. CARBON BACKSIDE FINISH
10. TYPE IV DISTRIBUTION
11. MEDIUM DISTRIBUTION
12. 12" NPS KNUCKLE FOR MOUNTING
13. 4200K TEMPERATURE



TYPICAL POLE BASE DETAIL
NTS

CALCULATION SUMMARY							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING/DRIVE	Illuminance	Fc	2.29	4.20	0.10	22.90	42.00
ACROSS PROPERTY LINE	Illuminance	Fc	0.15	0.80	0.00	0.00	0.00

GENERAL NOTES:

- SWITCH ARC IS DRAWN FOR REFERENCE ONLY AND DOES NOT REPRESENT ACTUAL BRANCH WIRING.
- ALL NIGHT LIGHTS, EXIT LIGHTS, EBU'S AND OCCUPANCY SENSORS SHALL BE WIRED AHEAD OF ANY LIGHTING CONTROL SYSTEM THE PROJECT MAY CONTAIN.
- REFER TO SHEET E000 FOR MOUNTING STYLES, HEIGHTS AND FIXTURE PART NUMBERS.
- RECORD ANY AND ALL CHANGES TO THIS SHEET IN RED PEN FOR AS BUILT PURPOSES. SUBMIT AS BUILTS TO SUPERINTENDENT AT THE END OF THE PROJECT. MAKE REVISIONS AS JOB PROGRESSES NOT ALL AT ONCE IN THE END PLEASE WRITE LEGIBLY.
- TEST LIGHTS, EXITS, EBU'S AND ALL SWITCHES PRIOR TO THE END OF THE PROJECT AND REPORT ANY FAILED COMPONENTS.
- PROGRAM AND TEST ALL OCCUPANCY SENSORS AND TIME CLOCKS AND LIGHTING CONTACTORS PRIOR TO THE END OF THE PROJECT AND REPORT ANY FAILED COMPONENTS.
- INSTALL TYPED PANEL SCHEDULES UPON COMPLETION OF THE PROJECT.
- INSTALL ALL WALL PLATES LEVEL WITH THE SLOTS OF THE SCREW HEAD IN A VERTICAL POSITION.
- INSTALL ARC FLASH STICKERS AND PANEL IDENTIFICATION PER NEC.
- ALL NEW DEVICES MUST MATCH COLOR OF EXISTING DEVICES.

ALL DRAWINGS ARE SCHEMATIC ONLY. THE INSTALLING ELECTRICAL CONTRACTOR SHALL BE THE ENGINEER OF RECORD. THE INSTALLING ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CALCULATIONS, SIZING, ENGINEERING AND MEETING OF NEC.

CITY
SUBMITTAL
11-11-19

REVISIONS

NO.	DESCRIPTION	DATE

FIRM NAME AND ADDRESS:

LYONS ELECTRIC
75 ENTERPRISE ROAD
DELAFIELD, WI 53018

CONTACT INFORMATION:

TIM CARGILL
MAIN: (262)-646-6828
FAX: (262)-646-6829

PROJECT NAME:

MODERN TOUCH DENTAL
GLENDALE

NORTH PORT WASHINGTON ROAD
GLENDALE, WI

SHEET TITLE:

SITE PHOTOMETRIC PLAN

DRAWN BY: DMG	JOB NUMBER:
DATE DRAWN: 11-11-19	APPROVED BY: KRK

SHEET OF
1 1

SHEET #:

ES100

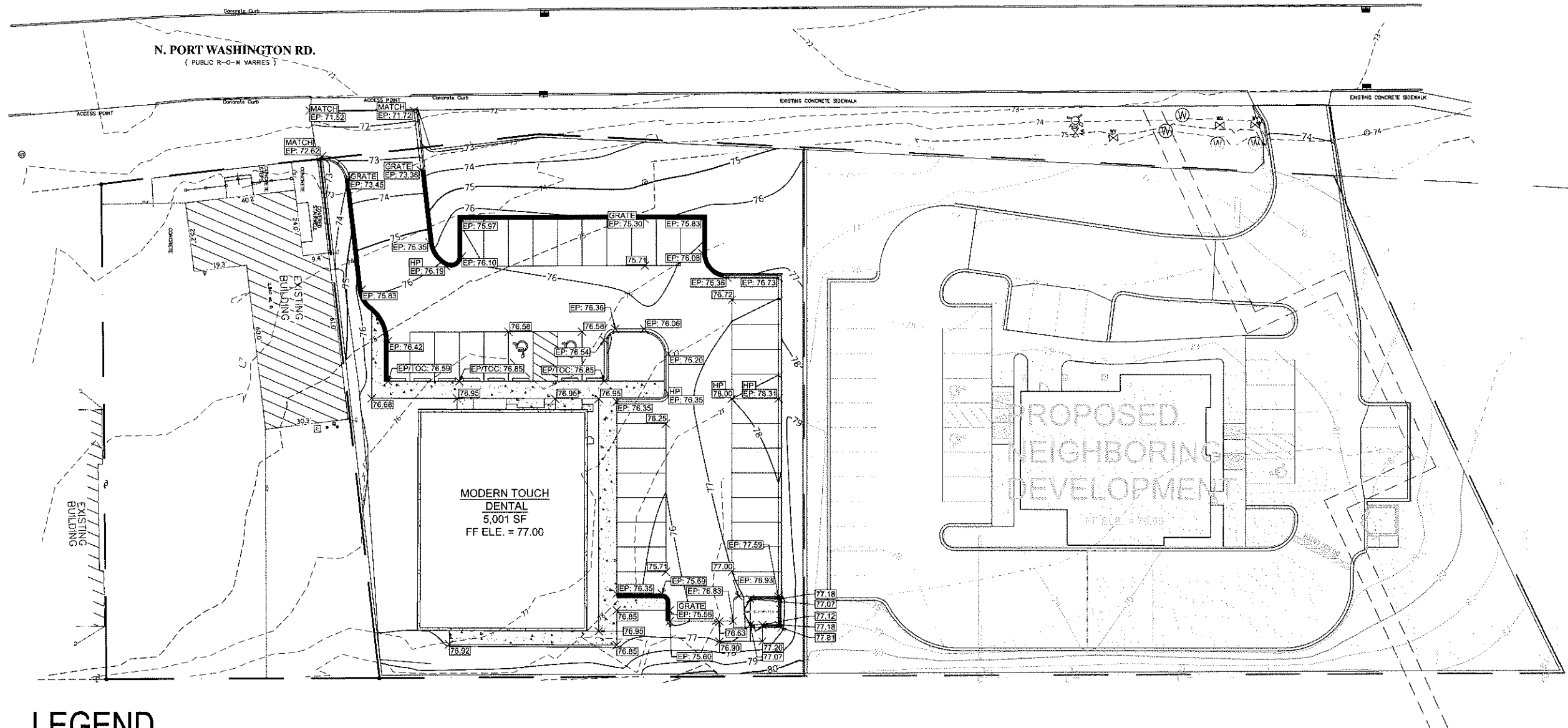
EXISTING
BUILDING

PROPOSED BUILDING
5001 SF



SITE PHOTOMETRIC PLAN

1" = 10'-0"



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
- EM - ELECTRIC METER
- GM - 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
- C1 - CURVE TABLE ITEM
- ⓑ - SCHEDULE "B" ITEM
- ⓐ - ENCROACHMENT ITEM
- B+ - BORING
- ⊙ - CLEAN OUT
- ⊙ - TRANSFORMER
- ⊙ - AIR CONDITIONER
- ⊙ - BOLLARD
- W --- W --- W --- UNDERGROUND WATER
- E --- E --- E --- UNDERGROUND ELECTRIC
- T --- T --- T --- UNDERGROUND TELECOMMUNICATIONS
- O --- O --- O --- OVERHEAD ELECTRIC
- G --- G --- G --- UNDERGROUND GAS
- S --- S --- S --- SANITARY SEWER
- ST --- ST --- ST --- STORM SEWER
- CL --- CL --- CL --- CHAIN LINK FENCE
- SF --- SF --- SF --- SILT FENCE
- H --- H --- H --- HAND RAIL
- WET --- WET --- WET --- WETLAND
- FP --- FP --- FP --- FLOOD PLAIN
- PP --- PP --- PP --- PERMANENT POOL
- PEC --- PEC --- PEC --- PRIMARY ENVIRONMENTAL CORRIDOR
- ***** SAW CUT

NOTES:

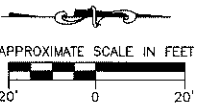
- ALL EROSION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO ANY LAND DISTURBANCE ACTIVITIES. DEVICES SHALL BE INSTALLED AND MAINTAINED PER WISCONSIN DEPARTMENT OF NATURAL RESOURCES BEST MANAGEMENT PRACTICES (BMP), TECHNICAL STANDARDS.
- IF DEWATERING IS REQUIRED DURING CONSTRUCTION, ALL WATER SHALL BE DIRECTED 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.
- GEOTEXTILE BAGS SHALL BE SIZED ACCORDING TO THE PARTICLE SIZE BEING TRAPPED, EXPECTED FLOW OR PUMPING RATE (GPM) PER SQUARE FOOT OF FABRIC AND SOX CLOSING 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.
- 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.
- 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.
- ALL AREAS OF FINAL GRADING SHALL BE STABILIZED WITHIN 7 DAYS.
- 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.
- CONTRACTOR SHALL VERIFY ALL ELEVATIONS IN FIELD PRIOR TO CONSTRUCTION.
- DURING THE GROWING SEASON, ALL DISTURBED AREAS LEFT UNTENDED FOR 14 DAYS OR LONGER SHALL BE TEMPORARILY STABILIZED WITH SEED AND MULCH PER WNR TECHNICAL STANDARD. MULCH MAY BE ANCHORED BY MECHANICAL CRIMPING OR THROUGH USE OF A TACKLER. DURING THE WINTER MONTHS, ALL DISTURBED AREAS SHALL BE TEMPORARILY STABILIZED WITH A POLYMER PER WNR TECHNICAL STANDARD.
- DURING THE WINTER MONTHS, ALL FILL PILES SHALL BE PUSHED INTO A STOCKPILE AND TEMPORARILY STABILIZED WITH A POLYMER IF LEFT UNTENDED FOR 7 DAYS OR LONGER.
- ALL PROPOSED SPOT GRADES ARE TO FINISH GRADE OR FLANGE LINE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE 24" REJECTION STYLE UNLESS OTHERWISE NOTED.
- ALL INLETS SHALL HAVE INLET PROTECTION PER DETAIL DRAWING AND WNR STANDARDS.
- 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 II, TYPE B MATTING.

SEEDING SCHEDULE:

- SEEDING FOR PERMANENT PERVIOUS AREA STABILIZATION AND LANDSCAPING SHOULD FOLLOW WSDOT STANDARD SPECIFICATIONS SECTION 630:
- USE WSDOT 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.
 - 4" TOPSOIL DEPTH REQUIRED ON TOP OF FINAL ROUGH GRADE OF SUBGRADE SOILS. SEE SHEET C-7 FOR DETAIL.
 - THE SUBGRADE SHALL BE RAKED TO LOOSEN SOIL AND ALL STONES, ROOTS, AND OTHER FOREIGN MATERIAL REMOVED PRIOR TO INSTALLATION OF TOPSOIL.
 - TOP OF TOPSOIL SHALL BE PLACED TO FINAL GRADE AND RAKED FOR SMOOTHNESS ACCORDING TO WSDOT STANDARD SPECIFICATIONS SECTION 626.3.3
 - THE SOWING OF SEED SHALL CONFORM TO WSDOT STANDARD SPECIFICATIONS SECTION 630.3.3, METHODS A OR B.
 - 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
GRATE = INLET OR CATCH BASIN GRATE AT FLANGE
HP = HIGH POINT
TOC = TOP OF CURB/SIDEWALK EDGE



REVISION NO.	DESCRIPTION	DATE	BY	DESIGNED BY	ISSUANCE TYPE
				RJN	PLANNING
				DATE	DATE
				11.12.2019	

PROPOSED GRADING PLAN MODERN TOUCH DENTAL N. PORT WASHINGTON RD. GLENDALE, WI

STAMP



KEY PROJECT NUMBER
1910-0997-0001
PROJECT SCALE
1" = 20'
SHEET NUMBER
C-3



- ### EROSION CONTROL NOTES

- ### CONSTRUCTION SEQUENCE (WINTER 2019 - AUGUST 2020)

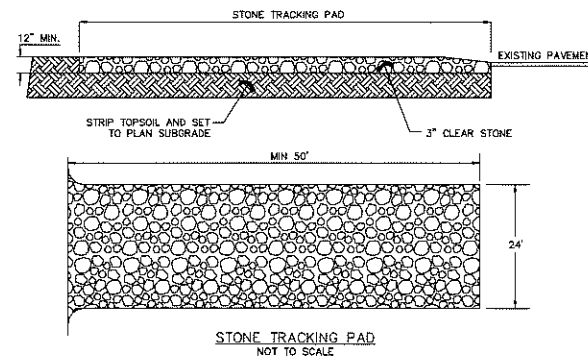
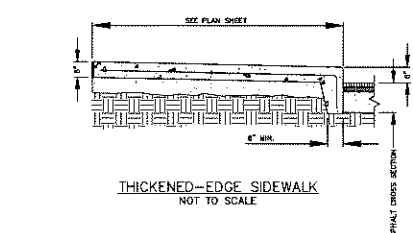
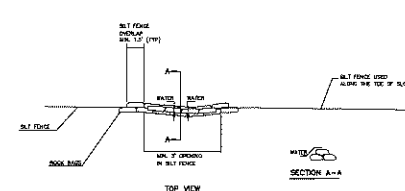
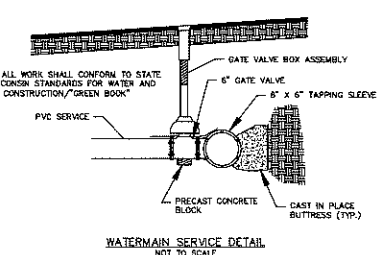
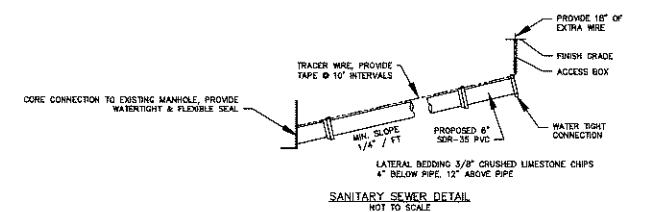
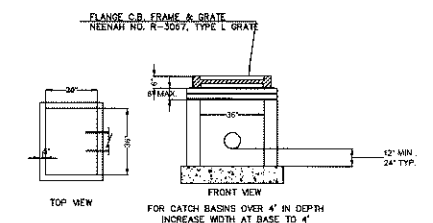
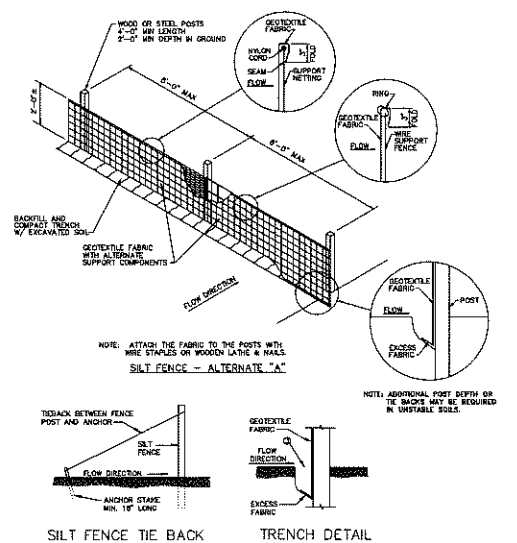
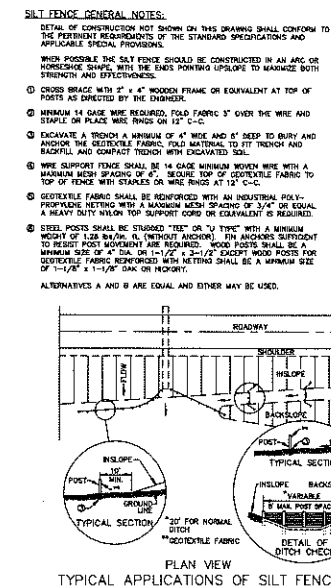
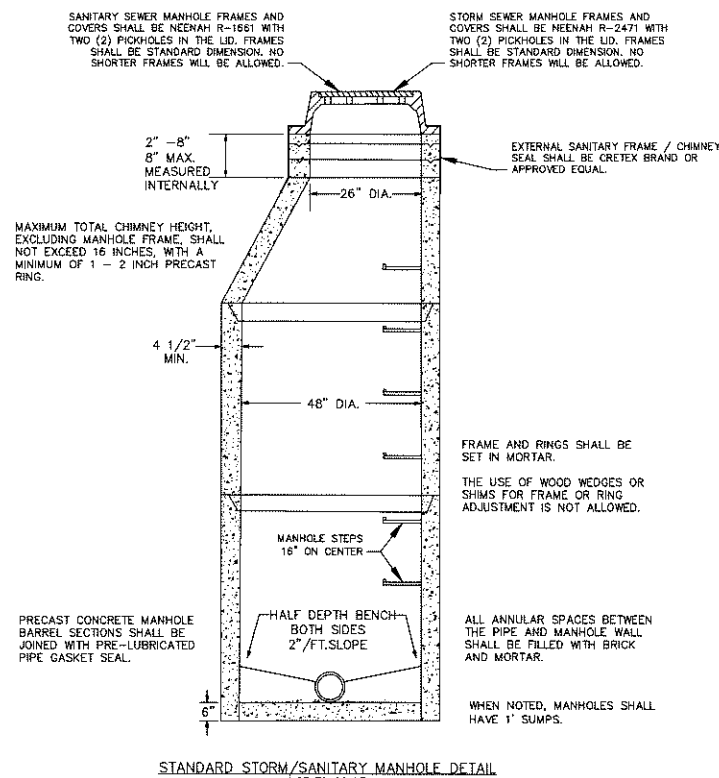
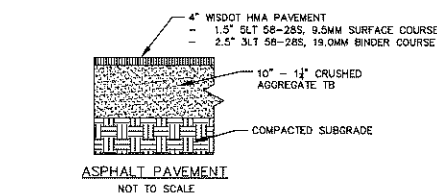
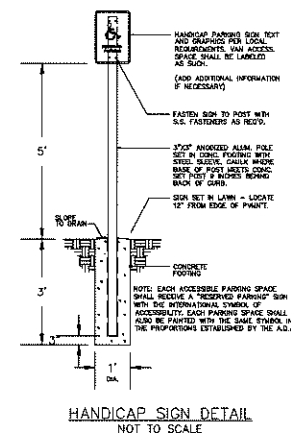
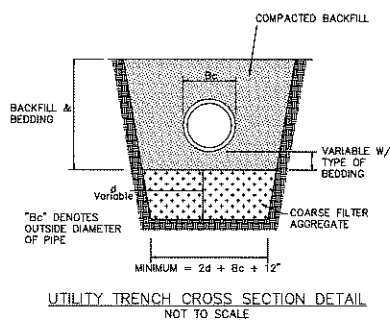
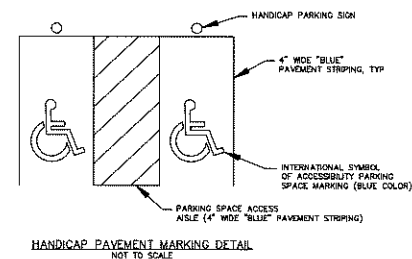
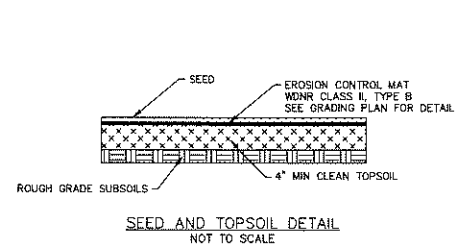
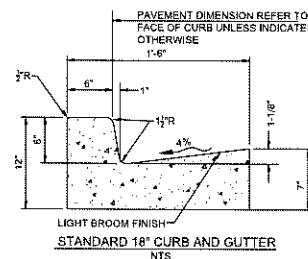
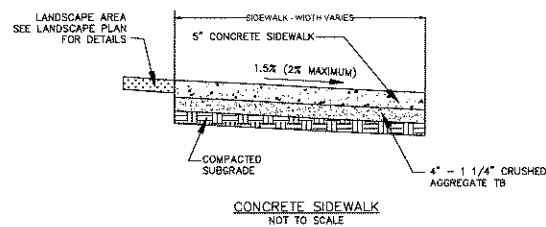
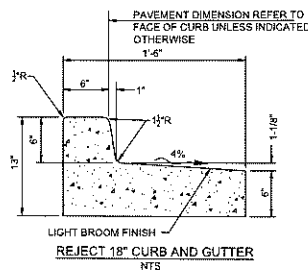
- APPROXIMATE SCALE IN FEET
- 
- 20' 0 20'

DEMOLITION & EROSION CONTROL PLAN
MODERN TOUCH DENTAL
N. PORT WASHINGTON RD.
GLENDALE, WI

STAMP



KEY PROJECT NUMBER	1910-0997-0001
PROJECT SCALE	1" = 20'
SHEET NUMBER	C-2



REVISION NO.	DESCRIPTION	DATE	BY	DESIGNED BY R/JN	ISSUANCE TYPE PLANNING
				DRAWN BY R/JN	
				APPROVED BY D/AT	
				DATE 11.12.2019	
					DATE

**STANDARD DETAILS
MODERN TOUCH DENTAL
N. PORT WASHINGTON RD.
GLENDALE, WI**

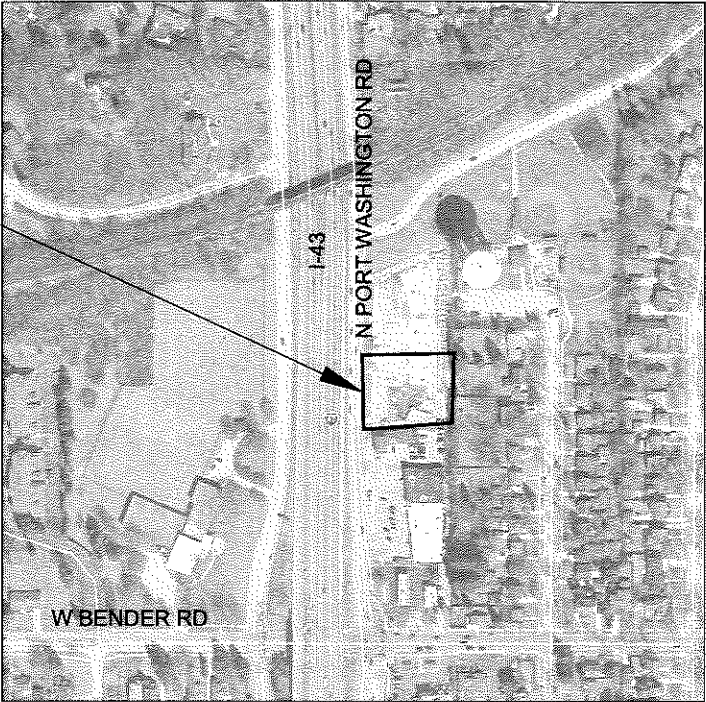
STAMP	 KEY ENGINEERING GROUP LTD. 735 NORTH WATER STREET, SUITE 510 MILWAUKEE, WI 53202 414.224.4300 (info) • 414.224.8383 (fax)	KEY PROJECT NUMBER 1910-0997-0001
		PROJECT SCALE 1" = 20'
		SHEET NUMBER C-5

PROPOSED MODERN TOUCH DENTAL OFFICES
6270 N. PORT WASHINGTON ROAD
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

LANDSCAPING PLANS

LEGEND

● - SET IRON STAKE	⑬ - SCHEDULE "B" ITEM
— - FOUND IRON PIPE	Ⓐ - ENCROACHMENT ITEM
P/L - PROPERTY LINE	B-4 - BORING
x 100.00 - EXISTING SPOT ELEVATION	⊗ - CLEAN OUT
Ⓢ - SEWER MANHOLE	⊠ - TRANSFORMER
Ⓒ - COMMUNICATION MANHOLE	⊡ - AIR CONDITIONER
Ⓔ - ELECTRIC MANHOLE	⊙ - BOLLARD
Ⓢ - CATCH BASIN	— W — W — W — - UNDERGROUND WATER
Ⓢ - TRAFFIC MANHOLE	— E — E — E — - UNDERGROUND ELECTRIC
EM - ELECTRIC METER	— T — T — T — - UNDERGROUND TELECOMMUNICATIONS
GM - GAS METER	— O — O — O — - OVERHEAD ELECTRIC
WV - WATER VALVE	— G — G — G — - UNDERGROUND GAS
GV - GAS VALVE	— SS — SS — SS — - SANITARY SEWER
HY - HYDRANT	— ST — ST — ST — - STORM SEWER
— - TRAFFIC SIGNAL	— CL — CL — CL — - CHAIN LINK FENCE
UB - UTILITY BOX	— SF — SF — SF — - SILT FENCE
UP - UTILITY POLE	— H — H — H — - HAND RAIL
FL - FLOOD LIGHT	— W — W — W — - WETLAND
LP - LIGHT POLE	— FP — FP — FP — - FLOOD PLAIN
W - WELL	— PP — PP — PP — - PERMANENT POOL
CT - CURVE TABLE ITEM	— PEC — PEC — PEC — - PRIMARY ENVIRONMENTAL CORRIDOR
	***** - SAW CUT

CONTACT LIST

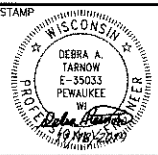
ANDERSON ASHTON
BRIAN FISHER - bfisher@andersonashton.com - 262-786-4640

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

"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	ISSUANCE TYPE
				R/JN	
				R/JN	
				DATE	
				11.12.2019	

PROPOSED PLAN SET
MODERN TOUCH DENTAL
N. PORT WASHINGTON RD.
GLENDALE, WI



KEY PROJECT NUMBER 1910-0997-0001
PROJECT SCALE 1" = 20'
SHEET NUMBER C-0

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

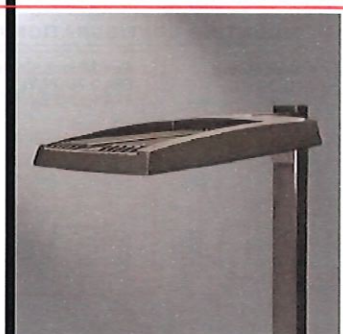
Standard pole mount arm is bolted directly to the pole and the fixture slides onto the arm and locks in place with a bolt facilitating quick and easy installation. The versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the 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 superTGIC 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



CERTIFICATION DATA

UL and cUL Wet Location Listed
DesignLights Consortium® Qualified*
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.)

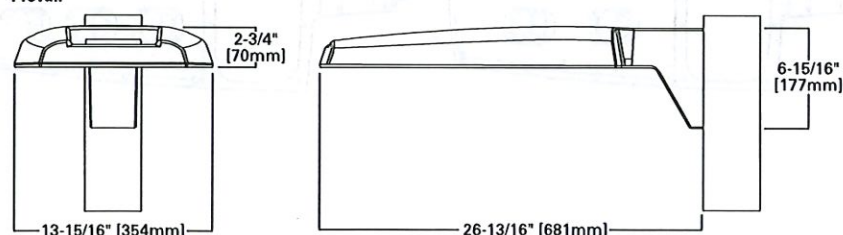


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September 30, 2019 9:28 AM

DIMENSIONS

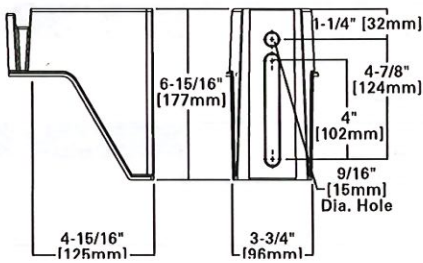
Prevail



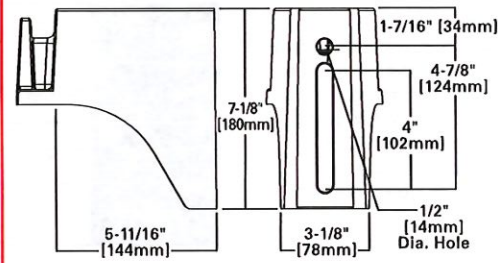
Prevail XL



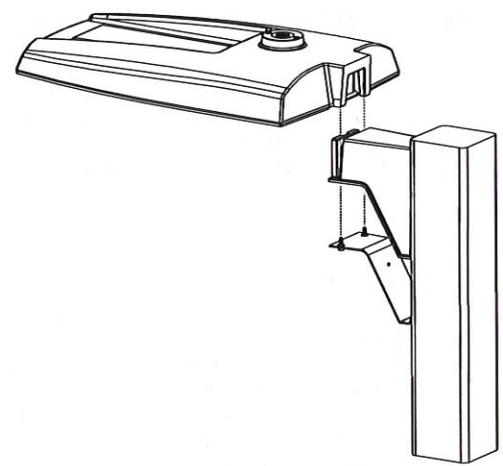
POLE MOUNT ARM (PRV)



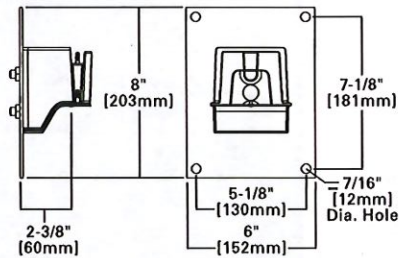
POLE MOUNT ARM (PRV-XL)



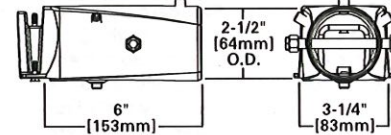
VERSATILE MOUNT SYSTEM



WALL MOUNT (PRV)



MAST ARM MOUNT (PRV)



MOUNTING CONFIGURATIONS AND EPAS

Wall Mount

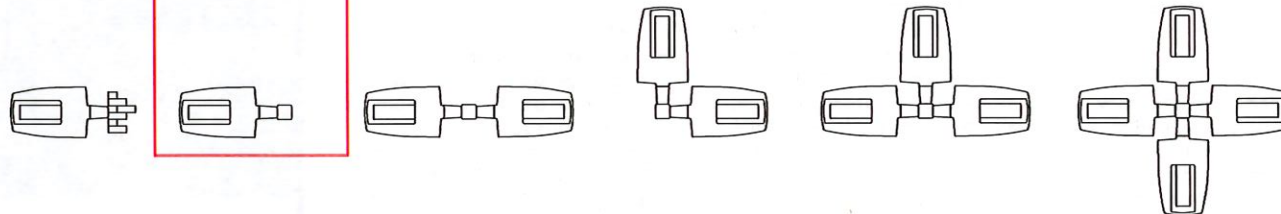
Arm Mount Single
EPA 0.75 (PRV)
EPA 1.12 (PRV-XL)

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)

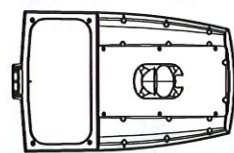
Arm Mount 3 @ 90°
EPA 2.25 (PRV)
EPA 2.52 (PRV-XL)

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

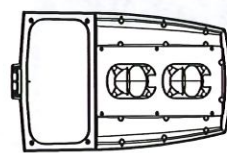


OPTICAL CONFIGURATIONS

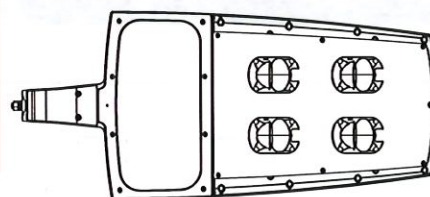
PRV-C15
(7,100 Nominal Lumens)



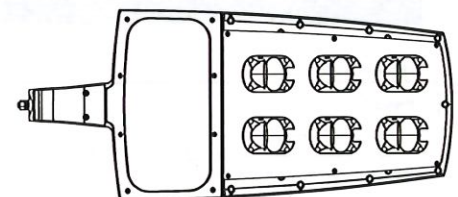
PRV-C25/C40/C60
(13,100/17,100/20,000
Nominal Lumens)



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

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

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

CONTROL OPTIONS

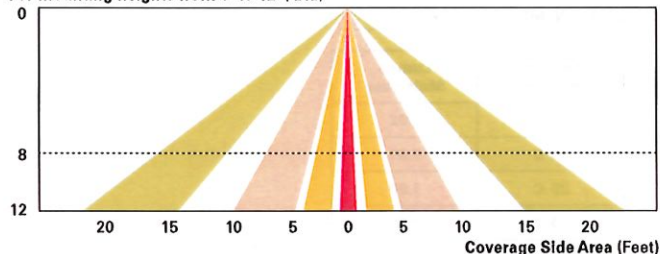
0-10V (D) The dimming option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

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.

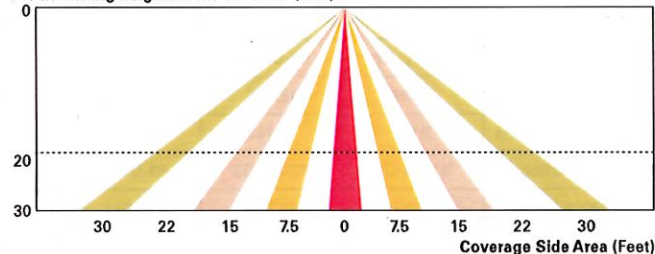
Dimming Occupancy Sensor (MSP and MS) These sensors are factory installed in the luminaire housing. When a sensor for dimming operation (/DIM) option is selected, the luminaire will dim down to approximately 50 percent power after five minutes of no activity detected. When activity is detected, the luminaire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

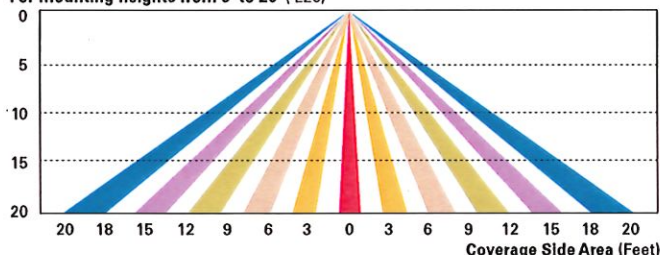
For mounting heights from 8' to 12' (-L12)



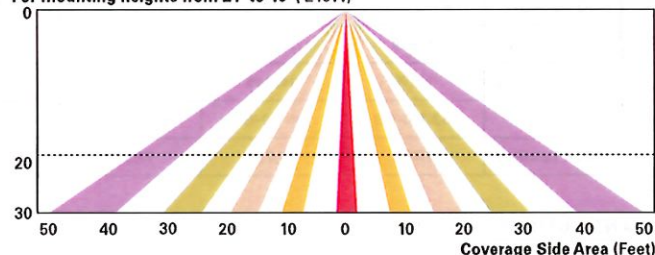
For mounting heights from 12' to 30' (-L30)



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



For mounting heights from 21' to 40' (-L40W)

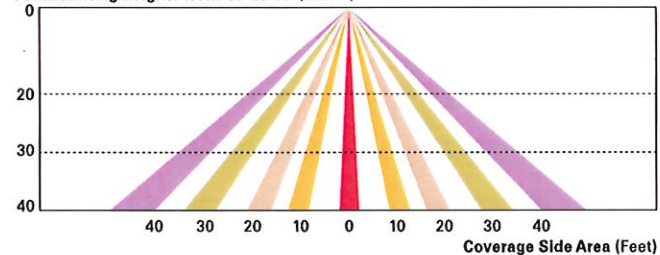


WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. Use the WaveLinx Mobile application for set-up and configuration. 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.

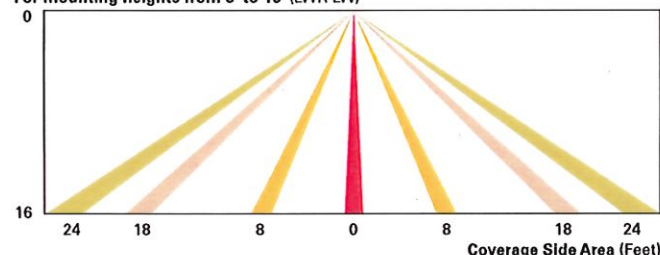
WaveLinx Wireless Sensor (SWPD4 and SWPD5) These outdoor sensors offer passive infrared (PIR) occupancy and a photocell for closed loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant 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)

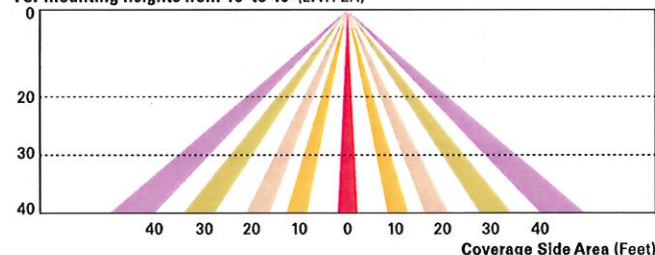


LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN) The Eaton's LumaWatt Pro powered by Enlighted is a connected lighting solution that combines LED luminaires with an integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes 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-LW)



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 ^{1,2}	Light Engine ³	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 ⁴	T2=Type II T3=Type III T4=Type IV T5=Type V	SA=Standard Versatile Arm MA=Mast Arm [*] WM=Wall Mount Arm ⁵	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) ¹⁶			
7030=70 CRI / 3000K CCT ⁶ 7050=70 CRI / 5000K CCT ⁶ HSS=House Side Shield ⁷ 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 ⁸ 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 ^{5,9} MSP/DIM-L30= Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height ^{5,9} MSP-L12= Integrated Sensor ON/OFF Operation, 8' - 12' Mounting Height ^{5,9} MSP-L30= Integrated Sensor ON/OFF Dimming Operation, 12' - 30' Mounting Height ^{5,9} MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ^{5,10} MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ^{5,10} MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height ^{5,10} MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height ^{5,10} ZW=Wavelinx-enabled 4-PIN Twistlock Receptacle ^{5,11,12} ZW-SWPD4WH=Wavelinx Wireless Sensor, 7' - 15' Mounting Height, White ^{5,11,12} ZW-SWPD4BZ=Wavelinx Wireless Sensor, 7' - 15' Mounting Height, Bronze ^{5,11,12} ZW-SWPD5WH=Wavelinx Wireless Sensor, 15' - 40' Mounting Height, White ^{5,11,12} ZW-SWPD5BZ=Wavelinx Wireless Sensor, 15' - 40' Mounting Height, Bronze ^{5,11,12} LWR-LW=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ^{5,13} LWR-LN=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ^{5,13} (See Table Below)=LumenSafe Integrated Network Security Camera ^{14,15}			PRVWM-XX=Wall Mount Kit ⁵ PRVMA-XX=Mast Arm Mounting Kit ⁵ PRVSA-XX=Standard Arm Mounting Kit ⁵ PRVXLSA-XX=Standard Arm Mounting Kit (for Prevail XL) ¹⁴ 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 ⁷ VGS-F/B=Vertical Glare Shield, Front/Back ⁷ VGS-SIDE=Vertical Glare Shield, Side ⁷ 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 ¹⁷ FSIR-100=Wireless Configuration Tool for Occupancy Sensor ¹⁸ SWPD4-WH=Wavelinx Wireless Sensor, 7' - 15' Mounting Height, White ^{12,19} SWPD4-BZ=Wavelinx Wireless Sensor, 7' - 15' Mounting Height, Bronze ^{12,19} SWPD5-WH=Wavelinx Wireless Sensor, 15' - 40' Mounting Height, White ^{12,19} SWPD5-BZ=Wavelinx Wireless Sensor, 15' - 40' Mounting Height, Bronze ^{12,19} WOLC-7P-10A=Wavelinx Outdoor Control Module (7-PIN) ²⁰			

NOTES:

- DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
- 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)

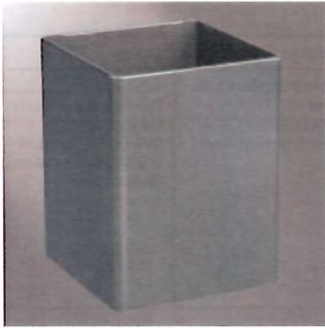
Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology 	D=Dome Camera	C=Cellular, Customer Installed SIM Card A=Cellular, Factory Installed AT&T SIM Card V=Cellular, Factory Installed Verizon SIM Card S=Cellular, Factory Installed Sprint SIM Card E=Ethernet Networking

STOCK ORDERING INFORMATION

Product Family ¹	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.

Steel Poles



SSS SQUARE STRAIGHT STEEL

Catalog #	SSS4A19SFM1XG	Type
Project	Modern Touch Dental	OA
Comments	PRV-C25-D-UNV-T4-SA-BZ	Date
Prepared by		

FEATURES

- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole
- 10'-39' mounting heights
- Drilled or tenon (specify)

DESIGN CONSIDERATIONS

Wind induced vibrations resulting from steady, unidirectional winds and other aerodynamic forces, as well as vibration and coefficient of height factors for non-grounded mounted installations (e.g., installations on bridges or buildings) are not included in this document. The information contained herein is for general guidance only and is not a replacement for professional judgement. Consult with a professional, and local and federal standards, before ordering to ensure product is appropriate for the intended purpose and installation location. Also, please review Eaton's Light Pole White Paper for risk factors and design considerations. [Learn more.](#)

Specifications and dimensions subject to change without notice. Consult your lighting representative at Eaton or visit www.eaton.com/lighting for available options, accessories and ordering information.

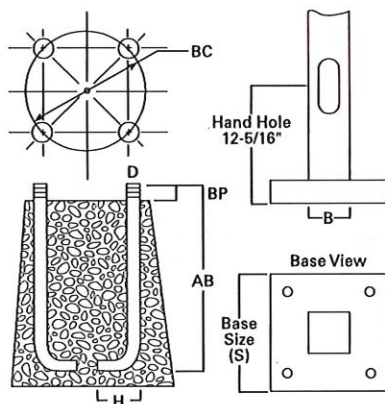
ORDERING INFORMATION

SAMPLE NUMBER: SSA5A20SFM1XG

Product Family	Shaft Size (Inches) ¹	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Arm Lengths (Feet)	Options (Add as Suffix)
SSS=Square Straight Steel	4=4" 5=5" 6=6"	A=0.120" M=0.188" X=0.250"	10=10' 15=15' 20=20' 25=25' 30=30' 35=35' 39=39'	S=Square Steel Base	F=Dark Bronze G=Galvanized Steel J=Summit White K=Carbon Bronze L=Dark Platinum R=Hartford Green S=Silver T=Graphite Metallic V=Grey W=White X=Custom Color Y=Black	2=2-3/8" O.D. Tenon (4" Long) 3=3-1/2" O.D. Tenon (5" Long) 4=4" O.D. Tenon (6" Long) 9=3" O.D. Tenon (4" Long) 6=2-3/8" O.D. Tenon (6" Long) 7=4" O.D. Tenon (10" Long) A=Type A Drilling C=Type C Drilling E=Type E Drilling F=Type F Drilling G=Type G Drilling J=Type J Drilling K=Type K Drilling M=Type M Drilling N=Type N Drilling R=Type R Drilling S=Standard Upsweep Arm Z=Type Z Drilling	1=Single 2=2 at 180° 3=Triple ² 4=4 at 90° 5=2 at 90° X=None	X=None 2=2' 3=2.5' 4=4' 6=6' 8=8'	A=1/2" Tapped Hub ³ B=3/4" Tapped Hub ³ C=Convenience Outlet ⁴ E=GFCI Convenience Outlet ⁴ G=Ground Lug H=Additional Hand Hole ⁵ V=Vibration Damper
			CUT TO 19'-0"						

NOTES: 1. All shaft sizes nominal. 2. Square poles are 3 at 90°, round poles are 3 at 120°. 3. Tapped Hub is located 5' below the pole top and on the same side of pole as hand hole, unless specified otherwise. 4. Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. 5. Additional hand hole is located 12' below pole top and 90° from standard hand hole location, unless otherwise specified.

ANCHORAGE DATA



See technical information.

Pole	Template Number	Bolt Number	Bolt Circle (Inches)	Number of Bolts	Bolt Size (Inches)
SSS4	TMP1	AB1	8.5 - 11.0	4	3/4 x 25 x 3
SSS5	TMP1	AB1	11.0	4	3/4 x 25 x 3
SSS6	TMP2	AB3	12.5	4	1 x 36 x 4

Effective Projected Area (At Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph	
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	30.0	22.0	17.0	13.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	15.0	11.5	8.7	6.5	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	8.7	5.9	3.9	2.5	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	15.4	11.1	7.9	5.5	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.7	1.7	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	9.3	6.0	3.5	1.6	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.9	6.1	3.5	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	4.7	2.1	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	10.4	6.4	3.5	1.5	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.3	1.4	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	19.0	13.0	8.7	5.6	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.8	2.8	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	12.8	7.2	3.7	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.5	11.0	6.8	3.5	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.3	3.0	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	13.0	7.0	3.7	0.8	300

Effective Projected Area (Two Feet Above Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph	
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	23.0	17.5	14.0	11.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	13.4	10.0	7.5	5.7	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	7.6	5.2	3.4	2.1	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	13.8	9.9	7.1	4.9	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.4	1.6	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	8.5	5.5	3.2	1.5	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.1	5.6	3.0	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	1.8	--	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	9.6	5.9	1.9	0.2	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.1	1.3	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	18.5	12.5	8.4	5.3	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.5	2.4	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	11.8	7.0	3.5	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.0	10.5	6.4	3.4	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.0	2.4	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	12.0	6.7	3.0	0.5	300

NOTES:

1. Catalog number includes pole with hardware kit. Anchor bolts not included. Before installing, make sure proper anchor bolts and templates are obtained.
2. Tenon size or machining for rectangular arms must be specified. Hand hole position relative to drill location.
3. Shaft size, base square, anchor bolts and projections may vary slightly. All dimensions nominal.
4. EPAs based on shaft properties with wind normal to flat. EPAs calculated using base wind velocity as indicated plus 30% gust factor.

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.

Catalog #	PRV-C25-D-UNV-T4-SA-BZ-HSS	Type
Project	Modern Touch Dental	OAHSS
Comments	SSS4A19SFM1XG	Date
Prepared by		

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.

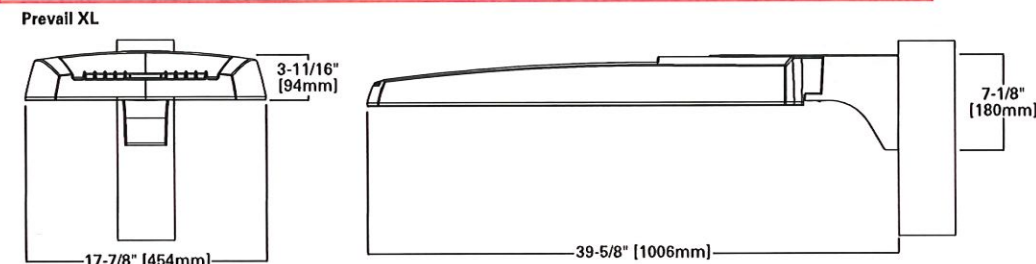
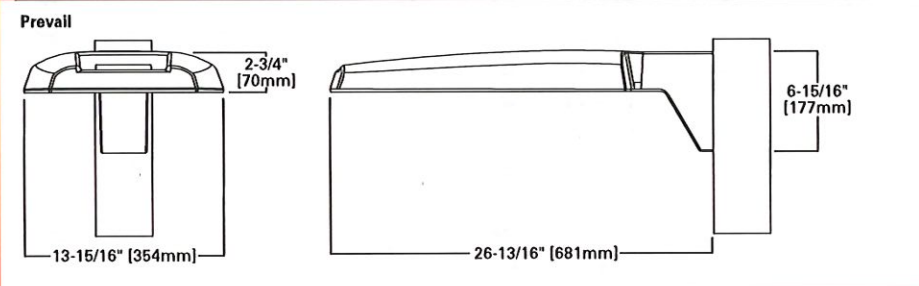


PRV / PRV-XL PREVAIL

LED

AREA / SITE / ROADWAY
LUMINAIRE

DIMENSIONS



CERTIFICATION DATA

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

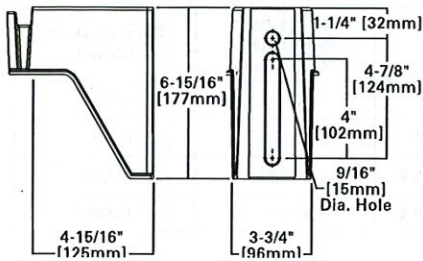
ENERGY DATA

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

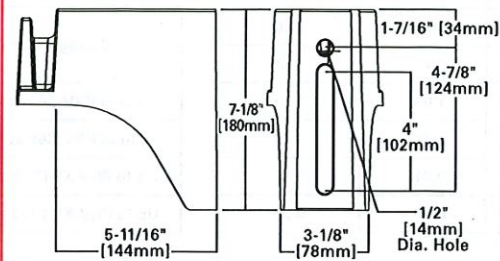
SHIPPING DATA

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

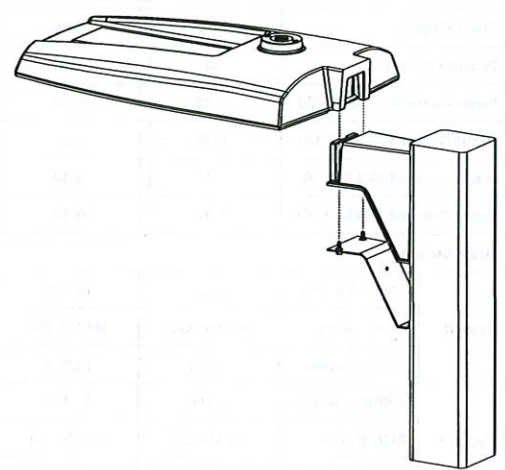
POLE MOUNT ARM (PRV)



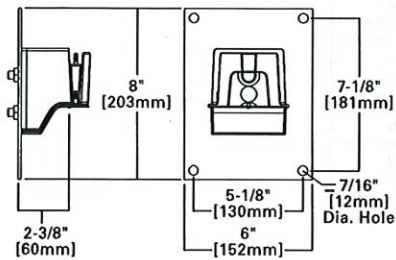
POLE MOUNT ARM (PRV-XL)



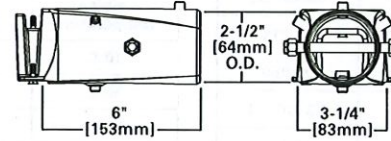
VERSATILE MOUNT SYSTEM



WALL MOUNT (PRV)



MAST ARM MOUNT (PRV)



MOUNTING CONFIGURATIONS AND EPAS

Wall Mount

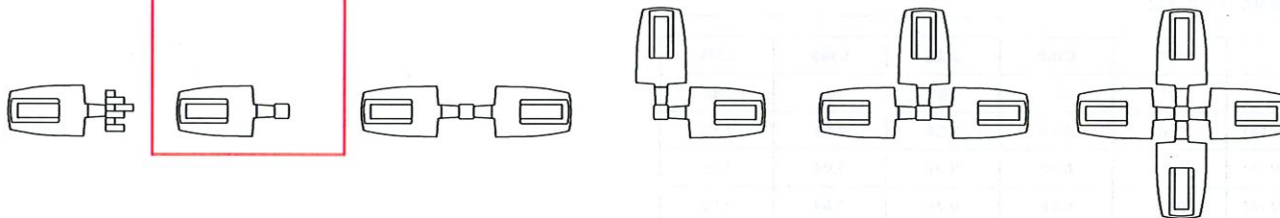
Arm Mount Single
EPA 0.75 (PRV)
EPA 1.12 (PRV-XL)

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)

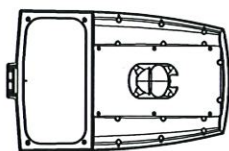
Arm Mount 3 @ 90°
EPA 2.25 (PRV)
EPA 2.52 (PRV-XL)

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

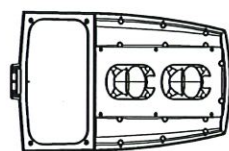


OPTICAL CONFIGURATIONS

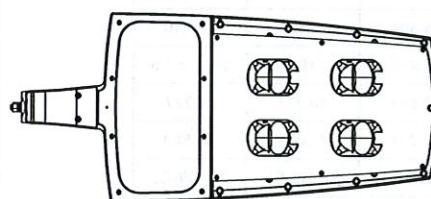
PRV-C15
(7,100 Nominal Lumens)



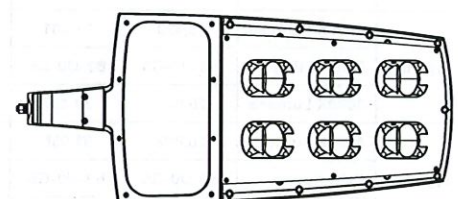
PRV-C25/C40/C60
(13,100/17,100/20,000
Nominal Lumens)



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

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

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

CONTROL OPTIONS

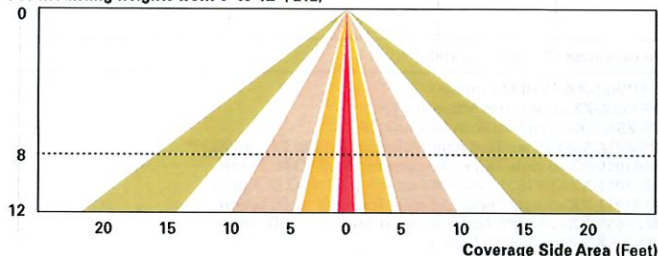
0-10V (D) The dimming option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

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.

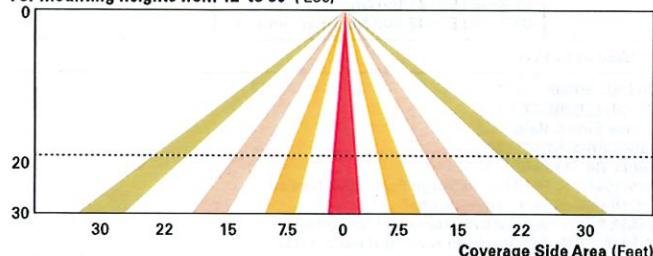
Dimming Occupancy Sensor (MSP and MS) These sensors are factory installed in the luminaire housing. When a sensor for dimming operation (/DIM) option is selected, the luminaire will dim down to approximately 50 percent power after five minutes of no activity detected. When activity is detected, the luminaire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

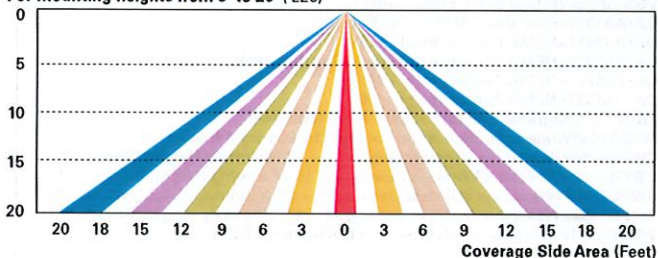
For mounting heights from 8' to 12' (-L12)



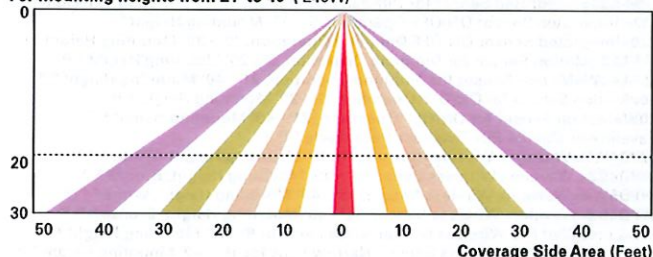
For mounting heights from 12' to 30' (-L30)



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



For mounting heights from 21' to 40' (-L40W)

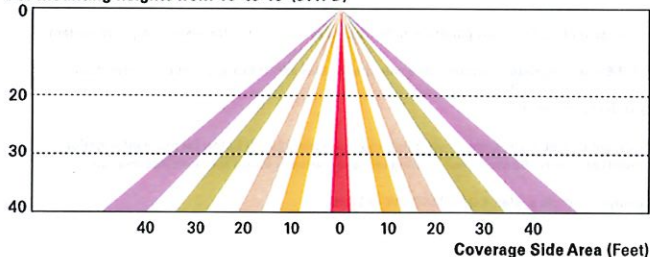


WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. Use the WaveLinx Mobile application for set-up and configuration. 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 astronomical 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.

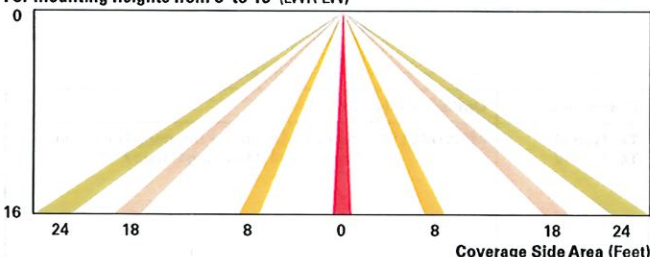
WaveLinx Wireless Sensor (SWPD4 and SWPD5) These outdoor sensors offer passive infrared (PIR) occupancy and a photocell for closed loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant 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)

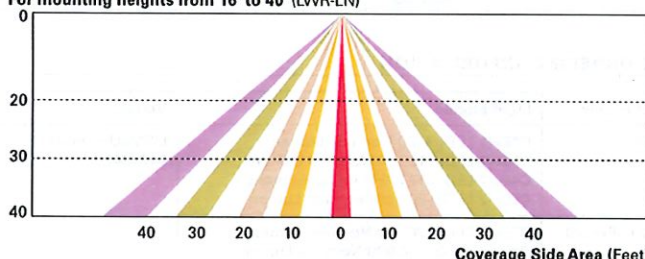


LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN) The Eaton's LumaWatt Pro powered by Enlighted is a connected lighting solution that combines LED luminaires with an integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes 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-LW)



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 ^{1,2}	Light Engine ³	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 ⁴	T2=Type II T3=Type III T4=Type IV T5=Type V	SA=Standard Versatile Arm MA=Mast Arm ⁹ WM=Wall Mount Arm ⁵	AP=Grey 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) ¹⁴		
7030=70 CRI / 3000K CCT ⁶ 7050=70 CRI / 5000K CCT ⁶ HSS=House Side Shield ⁷ 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 ⁸ 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 ^{5,9} MSP/DIM-L30= Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height ^{5,9} MSP-L12= Integrated Sensor ON/OFF Operation, 8' - 12' Mounting Height ^{5,9} MSP-L30= Integrated Sensor ON/OFF Dimming Operation, 12' - 30' Mounting Height ^{5,9} MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ^{5,10} MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ^{5,10} MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height ^{5,10} MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height ^{5,10} ZW=Wavelinx-enabled 4-PIN Twistlock Receptacle ^{5,11,12} ZW-SWPD4WH=Wavelinx Wireless Sensor, 7' - 15' Mounting Height, White ^{5,11,12} ZW-SWPD4BZ=Wavelinx Wireless Sensor, 7' - 15' Mounting Height, Bronze ^{5,11,12} ZW-SWPD5WH=Wavelinx Wireless Sensor, 15' - 40' Mounting Height, White ^{5,11,12} ZW-SWPD5BZ=Wavelinx Wireless Sensor, 15' - 40' Mounting Height, Bronze ^{5,11,12} LWR-LW=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ^{5,13} LWR-LN=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ^{5,13} (See Table Below)= LumenSafe Integrated Network Security Camera ^{14,15}				PRVWM-XX=Wall Mount Kit ⁵ PRVMA-XX=Mast Arm Mounting Kit ⁵ PRVSA-XX=Standard Arm Mounting Kit ⁵ PRVXLSA-XX=Standard Arm Mounting Kit (for Prevail XL) ¹⁴ 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 ⁷ VGS-F/B=Vertical Glare Shield, Front/Back ⁷ VGS-SIDE=Vertical Glare Shield, Side ⁷ OA/RA1013=Photocontrol Shorting Cap OA/RA1014=NEMA Photocontrol - 120V OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V OA/RA1021=NEMA Photocontrol - 347V OA/RA1027=NEMA Photocontrol - 480V ISHH-01=Integrated Sensor Programming Remote ¹⁷ FSIR-100=Wireless Configuration Tool for Occupancy Sensor ¹⁸ SWPD4-WH=Wavelinx Wireless Sensor, 7' - 15' Mounting Height, White ^{12,19} SWPD4-BZ=Wavelinx Wireless Sensor, 7' - 15' Mounting Height, Bronze ^{12,19} SWPD5-WH=Wavelinx Wireless Sensor, 15' - 40' Mounting Height, White ^{12,19} SWPD5-BZ=Wavelinx Wireless Sensor, 15' - 40' Mounting Height, Bronze ^{12,19} WOLC-7P-10A=Wavelinx Outdoor Control Module (7-PIN) ²⁰		

NOTES:

- DesignLights Consortium[®] Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
- 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)

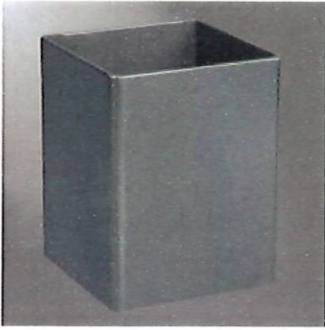
Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology 	D=Dome Camera	C=Cellular, Customer Installed SIM Card A=Cellular, Factory Installed AT&T SIM Card V=Cellular, Factory Installed Verizon SIM Card S=Cellular, Factory Installed Sprint SIM Card E=Ethernet Networking

STOCK ORDERING INFORMATION

Product Family ¹	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.

Steel Poles



SSS SQUARE STRAIGHT STEEL

Catalog #	SSS4A19SFM1XG	Type
Project	Modern Touch Dental	OAHSS
Comments	PRV-C25-D-UNV-T4-SA-BZHSS	Date
Prepared by		

FEATURES

- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole
- 10'-39' mounting heights
- Drilled or tenon (specify)

DESIGN CONSIDERATIONS

Wind induced vibrations resulting from steady, unidirectional winds and other aerodynamic forces, as well as vibration and coefficient of height factors for non-grounded mounted installations (e.g., installations on bridges or buildings) are not included in this document. The information contained herein is for general guidance only and is not a replacement for professional judgement. Consult with a professional, and local and federal standards, before ordering to ensure product is appropriate for the intended purpose and installation location. Also, please review Eaton's Light Pole White Paper for risk factors and design considerations. [Learn more.](#)

Specifications and dimensions subject to change without notice. Consult your lighting representative at Eaton or visit www.eaton.com/lighting for available options, accessories and ordering information.

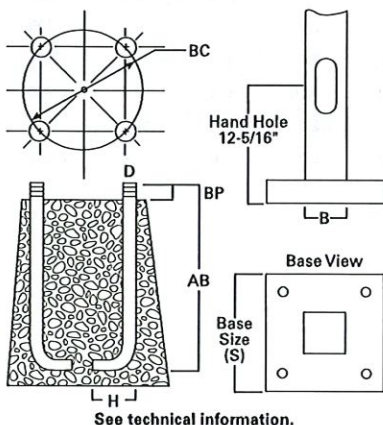
ORDERING INFORMATION

SAMPLE NUMBER: SSA5A20SFM1XG

Product Family	Shaft Size (Inches) ¹	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Arm Lengths (Feet)	Options (Add as Suffix)
SSS=Square Straight Steel	4=4" 5=5" 6=6"	A=0.120" M=0.188" X=0.250"	10=10' 15=15' 20=20' 25=25' 30=30' 35=35' 39=39'	S=Square Steel Base	F=Dark Bronze G=Galvanized Steel J=Summit White K=Carbon Bronze L=Dark Platinum R=Hartford Green S=Silver T=Graphite Metallic V=Grey W=White X=Custom Color Y=Black	2=2-3/8" O.D. Tenon (4" Long) 3=3-1/2" O.D. Tenon (5" Long) 4=4" O.D. Tenon (6" Long) 9=3" O.D. Tenon (4" Long) 6=2-3/8" O.D. Tenon (6" Long) 7=4" O.D. Tenon (10" Long) A=Type A Drilling C=Type C Drilling E=Type E Drilling F=Type F Drilling G=Type G Drilling J=Type J Drilling K=Type K Drilling M=Type M Drilling N=Type N Drilling R=Type R Drilling S=Standard Upsweep Arm Z=Type Z Drilling	1=Single 2=2 at 180° 3=Triple ² 4=4 at 90° 5=2 at 90° X=None	X=None 2=2' 3=2.5' 4=4' 6=6' 8=8'	A=1/2" Tapped Hub ³ B=3/4" Tapped Hub ³ C=Convenience Outlet ⁴ E=GFCI Convenience Outlet ⁴ G=Ground Lug H=Additional Hand Hole ⁵ V=Vibration Damper
			CUT TO 19'-0"						

NOTES: 1. All shaft sizes nominal. 2. Square poles are 3 at 90°, round poles are 3 at 120°. 3. Tapped Hub is located 5' below the pole top and on the same side of pole as hand hole, unless specified otherwise. 4. Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. 5. Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified.

ANCHORAGE DATA



Pole	Template Number	Bolt Number	Bolt Circle (Inches)	Number of Bolts	Bolt Size (Inches)
SSS4	TMP1	AB1	8.5 - 11.0	4	3/4 x 25 x 3
SSS5	TMP1	AB1	11.0	4	3/4 x 25 x 3
SSS6	TMP2	AB3	12.5	4	1 x 36 x 4

Effective Projected Area (At Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph	
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	30.0	22.0	17.0	13.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	15.0	11.5	8.7	6.5	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	8.7	5.9	3.9	2.5	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	15.4	11.1	7.9	5.5	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.7	1.7	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	9.3	6.0	3.5	1.6	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.9	6.1	3.5	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	4.7	2.1	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	10.4	6.4	3.5	1.5	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.3	1.4	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	19.0	13.0	8.7	5.6	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.8	2.8	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	12.8	7.2	3.7	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.5	11.0	6.8	3.5	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.3	3.0	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	13.0	7.0	3.7	0.8	300

Effective Projected Area (Two Feet Above Pole Top)

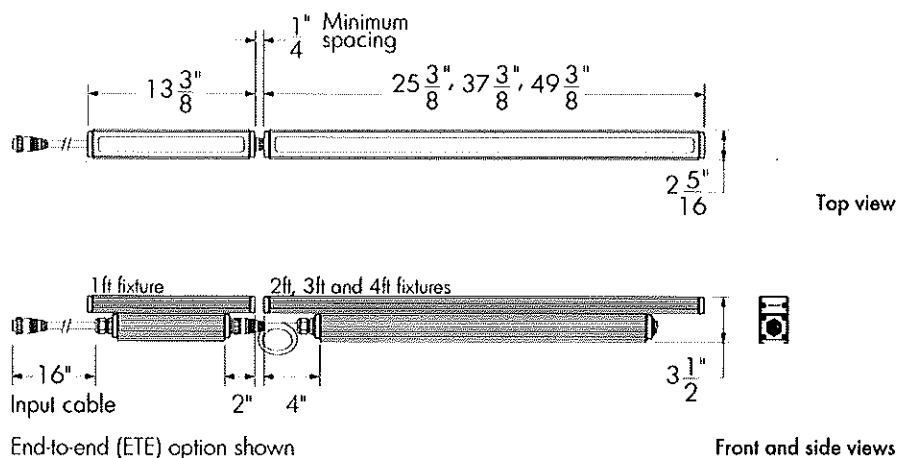
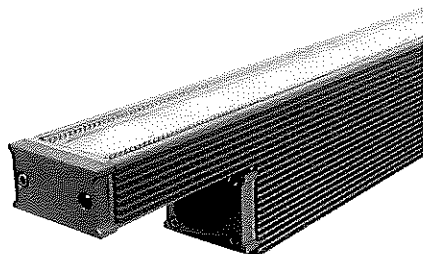
Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph	
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	23.0	17.5	14.0	11.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	13.4	10.0	7.5	5.7	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	7.6	5.2	3.4	2.1	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	13.8	9.9	7.1	4.9	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.4	1.6	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	8.5	5.5	3.2	1.5	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.1	5.6	3.0	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	1.8	--	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	9.6	5.9	1.9	0.2	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.1	1.3	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	18.5	12.5	8.4	5.3	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.5	2.4	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	11.8	7.0	3.5	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.0	10.5	6.4	3.4	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.0	2.4	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	12.0	6.7	3.0	0.5	300

NOTES:

1. Catalog number includes pole with hardware kit. Anchor bolts not included. Before installing, make sure proper anchor bolts and templates are obtained.
2. Tenon size or machining for rectangular arms must be specified. Hand hole position relative to drill location.
3. Shaft size, base square, anchor bolts and projections may vary slightly. All dimensions nominal.
4. EPAs based on shaft properties with wind normal to flat. EPAs calculated using base wind velocity as indicated plus 30% gust factor.

Project Name Modern Touch Dental Qty 6

Type OC Catalog / Part Number LOG-RO-48-120-40K-WWLF-WAM18-SI-NO



Photometric Summary

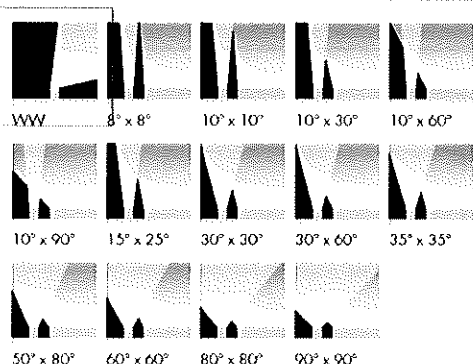
	Delivered output (lm)	Intensity (peak cd)
WW	3,592	5,159
8°x8°	4,045	77,896
10°x10°	3,768*	38,346*
10°x30°	3,830	30,056
10°x60°	3,692	19,654
10°x90°	3,576	7,897
30°x30°	3,765	14,726
30°x60°	3,862*	5,119*
60°x60°	3,447*	3,015*
90°x90°	3,592	1,886

Based on HO 4000K, 4ft [1219mm] configuration.

Photometric performance is measured in compliance with IESNA LM79-08.

*Estimated. Consult website for the latest photometric files.

Optics



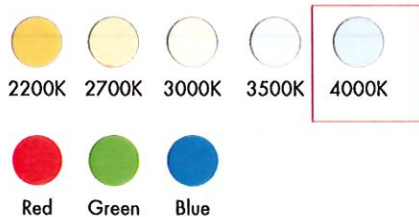
Description

The Lumenfacade is a high-performance linear LED luminaire for grazing or floodlighting exterior walls and facades. Featuring second generation LED technology, the luminaire is available in 12 in, 24 in, 36 in or 48 in sections, and can be configured with a wide number of options, including: optics for grazing or flood lighting; a choice of outputs (ASHRAE 5 W/ft, RO 8.5 W/ft or HO 15.25 W/ft); various color temperatures or static colors; various mounting options, finishes, accessories and controls. The Lumenfacade is also available with a unique asymmetric wallwash distribution, providing exceptional uniformity and brightness for walls and signage.

Features

Color and Color Temperature	2200K, 2700K, 3000K, 3500K, 4000K, Red, Green, Blue
Length (nominal)	12 in, 24 in, 36 in, 48 in
Optics	Asymmetric Wallwash, 8° x 8°, 10° x 10°, 10° x 30°, 10° x 60°, 10° x 90°, 15° x 25°, 30° x 30°, 30° x 60°, 35° x 35°, 50° x 80°, 60° x 60°, 80° x 80°, 90° x 90°
Options	End-to-end configuration (factory installed 16 in black input cable included), Corrosion-resistant coating for hostile environments, 3G ANSI C136.31 Vibration Rating for bridge applications, CE (certification covers European Economic Area)
Power Consumption	5 W/ft (meets ASHRAE standards for linear lighting on building facades - not available for 12 in fixture lengths), 8.5 W/ft (RO version), 15.25 W/ft (HO version), Typically 20% higher for 12 in fixture lengths
Warranty	5-year limited warranty

Colors and Color Temperatures



Controls



Ratings

IP66 IK07*
*asymmetric wallwash lens is IK06 rated

Certifications



Performance

Illuminance at Distance	Minimum 1 fc at 140 ft (HO 4000K, 48 in fixture, 10° x 60°, DMX/RDM)
Color Consistency	2 SDCM, 3 SDCM (2200K)
Color Rendering	Minimum CRI 80
Lumen Maintenance	L70 280,000 hrs, L95 35,000 hrs

Physical

Housing Material	Low copper content extruded aluminum
Lens Material	Clear tempered glass
Hardware Material	Stainless steel
End Cap Material	Machined aluminum
Gasket Material	Silicone
Surface Finish	Electrostatically applied polyester powder coat
Weight	12 in: 4.5 lbs, 24 in: 7 lbs, 36 in: 10.5 lbs, 48 in: 14 lbs

Electrical and control

Voltage	100 to 277 volts
Fixture Cable	Power and data in one cable, End-to-end option (ETE): 16 in black input cable (no jumper cable needed for minimum spacing between two fixtures)
Leader Cable Conductors	5C #16-5
Maximum Cable and Fixture Run Length	252 ft (On/Off, 277V, RO version), 164 ft (On/Off, 277V, HO version)
Control	On/Off control, Lumentalk, 0-10V dimming, DALI dimming, Lutron® EcoSystem® Enabled dimming, DMX/RDM enabled
Resolution (DMX/RDM)	Per foot or per fixture (configured with LumenID V3 software), 8-bit or 16-bit

Environmental

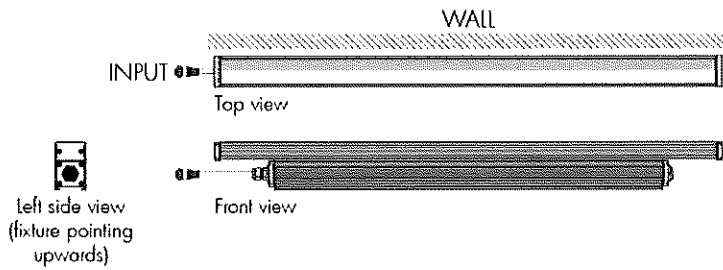
Storage Temperature	-40 °F to 185 °F (device must reach start-up temperature value before operating)
Start-up Temperature	-13 °F to 122 °F
Operating Temperature	-40 °F to 122 °F
Ingress Protection Rating	IP66
Impact Resistance Rating	IK07 (asymmetric wallwash lens is IK06 rated)

Accessories (order separately)

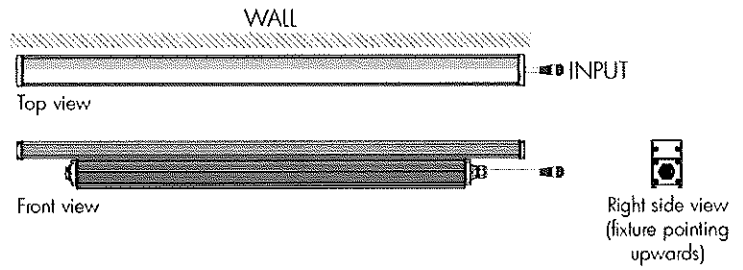
Optical Accessories	Lumenfacade Radial Louver
Cables	Leader cable (standard), Jumper cable (standard), Leader cable (ETE), Jumper cable (ETE)
Control Boxes	DMX/RDM enabled (daisy chain or star configuration), Ethernet enabled (daisy chain or star configuration), Lumentalk Data Bridge
Control Systems	Lumentone™ 2, Pharos® kit
Diagnostic and Addressing Tools	lumenID, LumentalkID

Asymmetric wallwash optic details

WWLF - Asymmetric wallwash optic, left feed



WWRF - Asymmetric wallwash optic, right feed

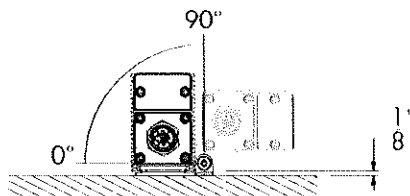


- Always position frosted side toward the wall.
- Fixture's feeding side is based on uplight installations. Feeding sides are reversed when fixture is used in a downlight application.
- Recommended setback from wall is 1/10 of the wall height. Example: 2 ft setback for a 20 ft wall.

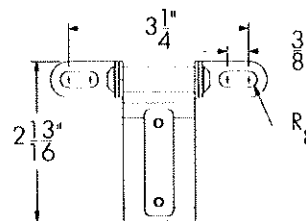
Mounting options

Surface Mount

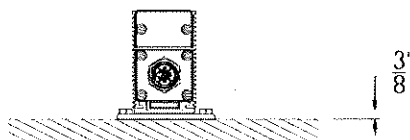
SAM - Slim Adjustable Mounting



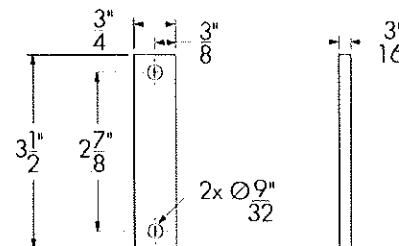
SAM - Mounting hole pattern



UMP - Fixed Mounting

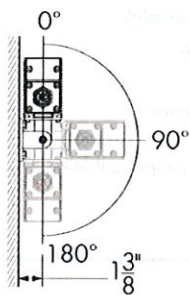


UMP - Mounting hole pattern

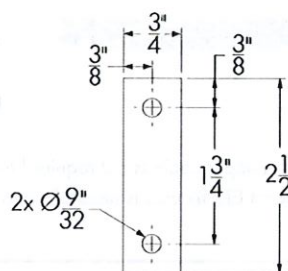


Wall Mount

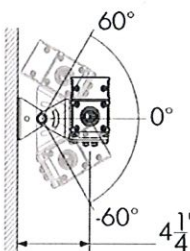
UMAS - Universal Adjustable Mounting



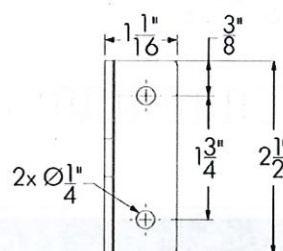
UMAS - Mounting hole pattern



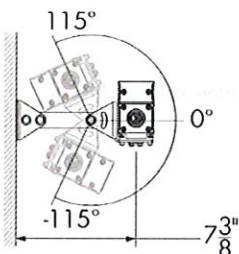
WAM2 - Adjustable Wall Mounting 2 in



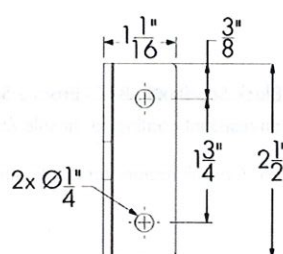
WAM2 - Mounting hole pattern



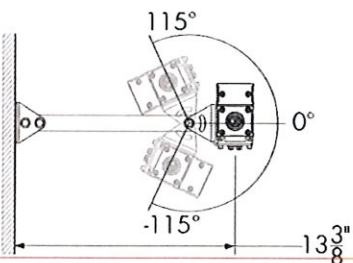
WAM6 - Adjustable Extended Arm Mounting 6 in



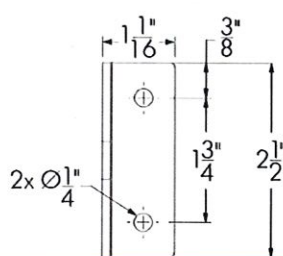
WAM6 - Mounting hole pattern



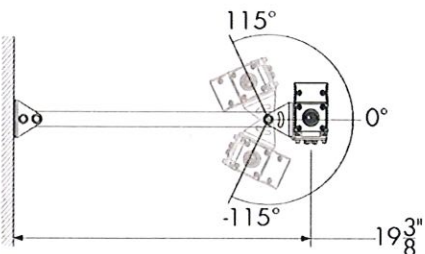
WAM12 - Adjustable Extended Arm Mounting 12 in



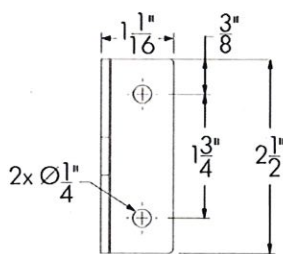
WAM12 - Mounting hole pattern



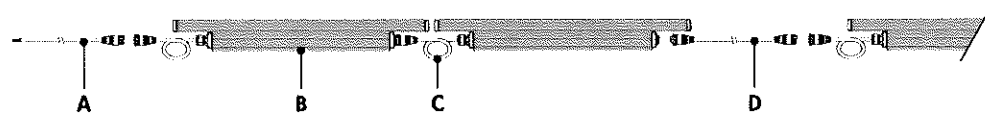
WAM18 - Adjustable Extended Arm Mounting 18 in



WAM18 - Mounting hole pattern



End-to-end configuration option (ETE)

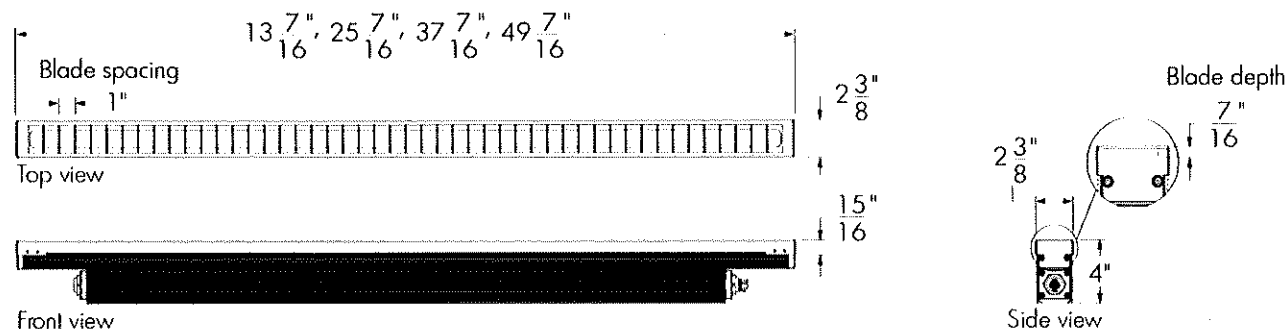


- A - ETE leader cable (order separately)
- B - Lumenfacade with ETE option
- C - ETE 16 in black input cable
- D - ETE jumper cable (order separately)

Includes a factory installed 16 in black input cable. A jumper cable is not required for minimum spacing between two end-to-end (ETE) fixtures. An ETE jumper cable is required only if a longer distance between two adjacent ETE fixtures is needed, or to connect two continuous runs of ETE fixtures together.

Optical accessories (order separately)

LOGRD - Radial louver for Lumenfacade



LOGRD-LENGTH-FINISH-OPTIONS

Please specify:

LENGTH: 12 in, 24 in, 36 in or 48 in; **FINISH:** BK - Black Sandtex®, BRZ - Bronze Sandtex®, SI - Silver Sandtex®, WH - Smooth white or CC - custom color and finish (please specify RAL color); **OPTIONS:** CRC - Corrosion-resistant coating for hostile environments

- The addition of a louver will affect beam distribution. Consult factory for application support.
- Not suitable for asymmetric wallwash optic.

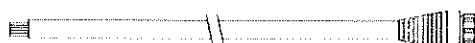
Cables (order separately)

LOGLC - Leader cable for lumenfacade



Standard construction

LOGLC-CERTIFICATION-STD-LENGTH-CABLE COLOR



End-to-end (ETE) option

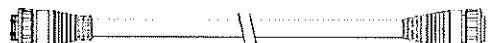
LOGLC-CERTIFICATION-ETE-LENGTH-CABLE COLOR

Please specify:

CERTIFICATION: UL or CE; **LENGTH:** 10 ft, 25 ft, 50 ft, 100 ft, 150 ft or 200 ft; **CABLE COLOR:** black or white (connectors are black as standard; ETE fixture input cables are black as standard)

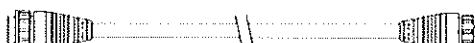
- Suitable for dimming/data and non-dimming applications.
- Sealing end cap is mandatory for any unused connector. One (1) included with every leader cable.
- Consult Lumenfacade leader cable specification sheet for details.

LOGJC - Jumper cable for lumenfacade



Standard construction

LOGJC-CERTIFICATION-STD-LENGTH-CABLE COLOR



End-to-end (ETE) option

LOGJC-CERTIFICATION-ETE-LENGTH-CABLE COLOR

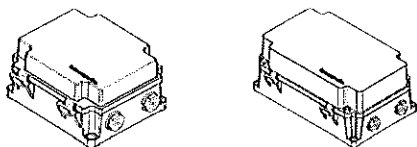
Please specify:

CERTIFICATION: UL or CE; **LENGTH:** 1 ft (available for ETE option only), 2 ft to 30 ft (available in 1 ft increments) or 50 ft; **CABLE COLOR:** black or white (connectors are black as standard; ETE fixture input cables are black as standard)

- Suitable for dimming/data and non-dimming applications.
- Consult Lumenfacade jumper cable specification sheet for details.

Control boxes (order separately)

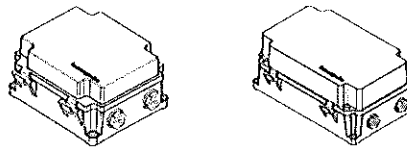
CBX-DMX/RDM - DMX/RDM enabled (daisy chain or star configuration)



DMX/RDM control box. Up to six power and data outputs to fixtures or fixture runs. Consult CBX specification sheet and installation instructions for details.

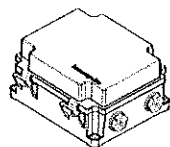
Lumeterminators provided with CBX (2x for daisy chain configuration, 6x for star configuration), consult factory to order spares.

CBX-ENET - Ethernet enabled (daisy chain or star configuration)



Ethernet control box. Up to four power and data outputs to fixture or fixture runs. Consult Ethernet CBX specification sheet and installation instructions for details.

LDB - Lumentalk Data Bridge



Lumentalk Data Bridge, 0-10V or DMX output. Consult LDB specification sheet for details.

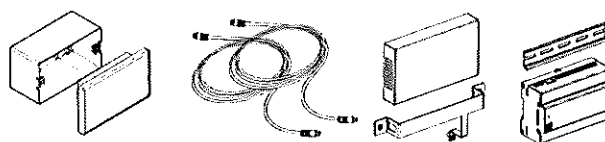
Control systems (order separately)

LTN2 - Lumentone™ 2



Lumentone 2 is a simple pre-programmed DMX 512 controller with a push button rotary dial and live feedback.

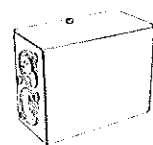
PHAROS - Pharos® kit



The Pharos kit, available for 1 or 2 DMX universes, allows for complete control of large lighting installations. 2 DMX universes kit shown.

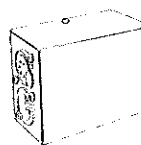
Diagnostic and addressing tools (order separately)

LID - LumenID



LumenID is a diagnostic and addressing DMX/RDM tool. It must be specified on all DMX applications. Consult LID specification sheet for details.

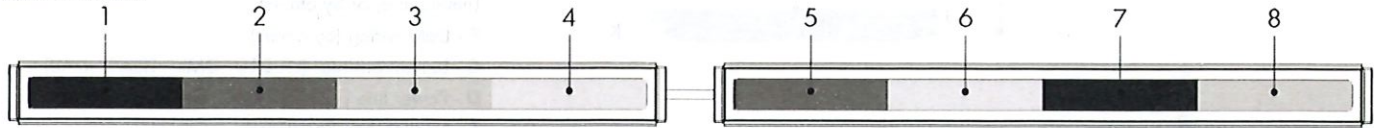
LID-LT - LumentalkID



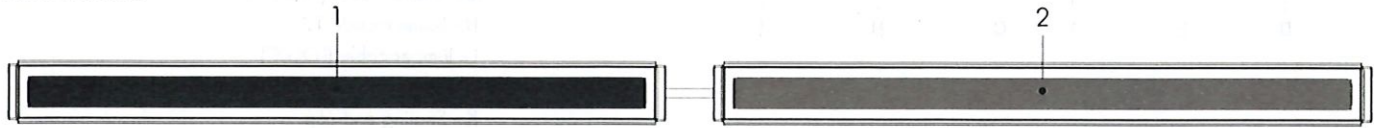
LumentalkID is a diagnostic and addressing tool. It must be specified for all Lumentalk (LT) applications. Consult LID-LT specification sheet for details.

Resolution details

Resolution per foot: each 12 in section is addressed independently
DMX addresses:



Resolution per fixture: each fixture is addressed independently
DMX addresses:



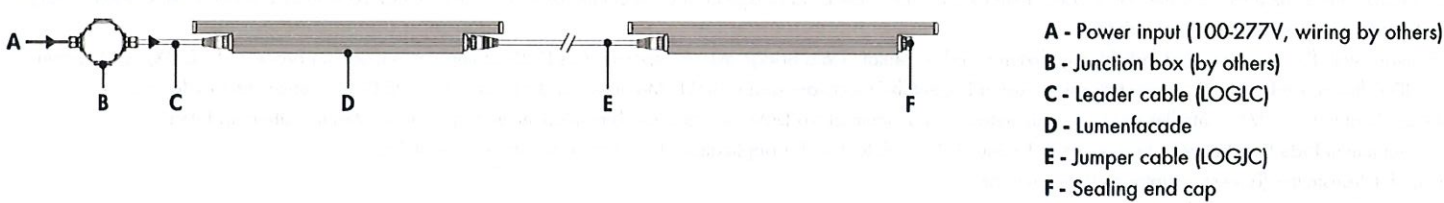
- 48 in fixtures shown.
- Applicable for DMX/RDM control option only. Fixture resolution can be configured on-site within the LumenID V3 software. A DMX/RDM enabled CBX is required.

Typical wiring diagrams

Wiring color code

UL Color Code	USE
Green	Ground
Black	Line
White	Line/Neutral
Red or Purple	0-10V / Data +
Orange	0-10V / Data -

On/Off control (NO)

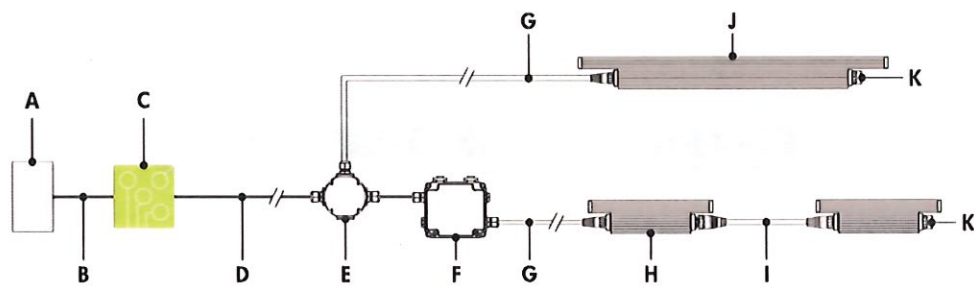


On/Off control (NO) - wiring detail



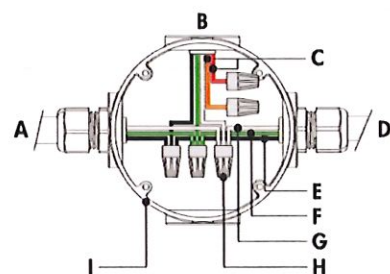
- Consult factory for specific applications and maximum fixture count/cable length recommendations.
- ASHRAE version (not available for 12 in fixture lengths): 5 W/ft; Regular Output version: 8.5 W/ft; High Output version: 15.25 W/ft.

Lumentalk (LT)



- A - Dimmer/controller (order separately from Lumenpulse, or by others)
- B - Data wiring (by others)
- C - Lumentranslator (LTL-010, -DMX, -TRIAC, -DALI)
- D - Power line (120-277V AC, wiring by others)
- E - Junction box (by others)
- F - Lumentalk Data Bridge (LDB-DIM or LDB-DMX)
- G - Leader cable (LOGLC)
- H - Lumenfacade 12 in
- I - Jumper cable (LOGJC)
- J - Lumenfacade (24 in, 36 in or 48 in fixture lengths)
- K - Sealing end cap

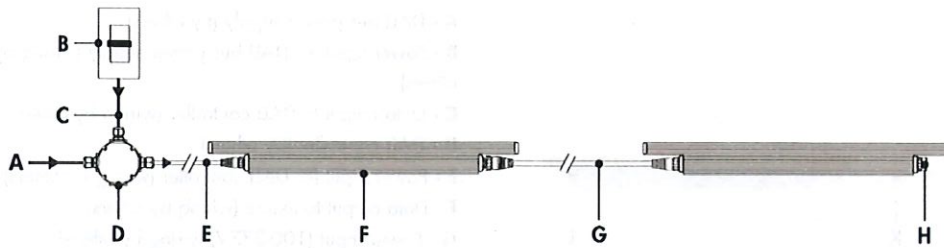
Lumentalk (LT) - wiring detail



- A - Power input (control over power line via Lumentalk system)
- B - To fixture
- C - Not required
- D - To Lumentalk Data Bridge (for run lengths with 12 in fixtures)
- E - Line
- F - Ground
- G - Line/Neutral
- H - Wire-nuts (by others)
- I - Junction box (by others)

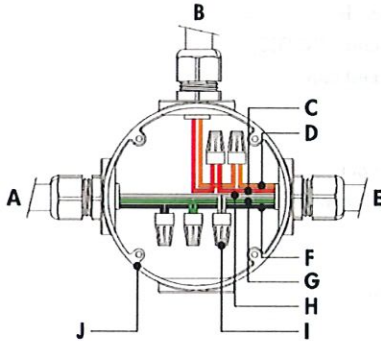
- Consult factory for specific applications and maximum fixture count/cable length recommendations.
- Lumentalk Data Bridge required for 12 in fixture lengths, see LDB installation instructions for details.
- For applications with all fixtures controlled as 1 zone: fixtures and Lumentalk Data Bridge must be specified as DIM. Maximum of 10 fixtures per LDB-DIM, consult factory for applications that require additional capabilities.
- For applications with fixtures controlled individually: fixtures and Lumentalk Data Bridge must be specified as DMX, 2-step commissioning process: 1 - DMX/RDM system using LumenID software and a LID, 2 - Lumentalk system using LumentalkID software and a LID-LT. Maximum of 32 fixtures per LDB-DMX. Consult factory for details.
- For DMX applications: 1 DMX controller per Lumentalk network, maximum of 48 DMX channels per Lumentalk network (minimum step transition update rate is 1 second, minimum fade time between two colors is 1 minute). Consult factory for applications that require additional capabilities.
- Maximum of 1 transmitter (Lumentranslator or Lumenlink) per system.
- No third party fixtures allowed on the same circuit.
- Consult factory for DALI Lumentalk applications.
- 1% minimum dimming value.
- ASHRAE version (not available for 12 in fixture lengths): 5 W/ft; Regular Output version: 8.5 W/ft; High Output version: 15.25 W/ft.

0-10V dimming (DIM)



- A - Power input (100-277V, wiring by others)
- B - Dimmer (by others)
- C - Data wiring (by others)
- D - Junction box (by others)
- E - Leader cable (LOGLC)
- F - Lumenfacade
- G - Jumper cable (LOGJC)
- H - Sealing end cap

0-10V dimming (DIM) - wiring detail



- A - Power input
- B - From dimmer (by others)
- C - 0-10 V +
- D - 0-10 V -
- E - To fixture
- F - Line
- G - Ground
- H - Neutral
- I - Wire-nuts (by others)
- J - Junction box (by others)

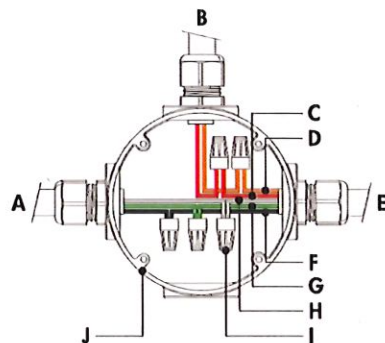
- Consult factory for specific applications and maximum fixture count/cable length recommendations.
- 0-10V mA ratings: passive dimmer (Current Sink): 3 mA per fixture, active dimmer (Current Source): 0.5 mA per fixture.
- 10% minimum dimming value.
- ASHRAE version (not available for 12 in fixture lengths): 5 W/ft; Regular Output version: 8.5 W/ft; High Output version: 15.25 W/ft.

DALI dimming (DALI)



- A - DALI bus power supply (by others)
- B - Power input for DALI bus power supply (wiring by others)
- C - Data output to DALI controller (wiring by others)
- D - DALI controller (by others)
- E - Power input for DALI controller (wiring by others)
- F - Data output to fixture (wiring by others)
- G - Power input (100-277V, wiring by others)
- H - Junction box (by others)
- I - Leader cable (LOGLC)
- J - Lumenfacade
- K - Jumper cable (LOGJC)
- L - Sealing end cap

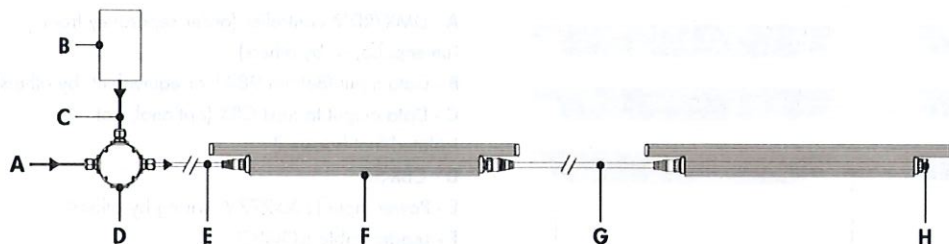
DALI dimming (DALI) - wiring detail



- A - Power input
- B - From DALI controller (by others)
- C - Data +
- D - Data -
- E - To fixture
- F - Line
- G - Ground
- H - Neutral
- I - Wire-nuts (by others)
- J - Junction box (by others)

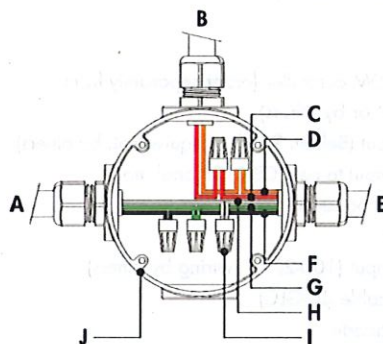
- Consult factory for specific applications and maximum fixture count/cable length recommendations.
- Maximum of 64 DALI fixtures per DALI loop.
- 1% minimum dimming value.
- ASHRAE version (not available for 12 in fixture lengths): 5 W/ft; Regular Output version: 8.5 W/ft; High Output version: 15.25 W/ft.

Lutron® EcoSystem® Enabled dimming (ES)



- A - Power input (100-277V, wiring by others)
- B - Lutron® EcoSystem® controller (by others)
- C - Data wiring (by others)
- D - Junction box (by others)
- E - Leader cable (LOGLC)
- F - Lumenfacade (24 in, 36 in or 48 in fixture lengths)
- G - Jumper cable (LOGJC)
- H - Sealing end cap

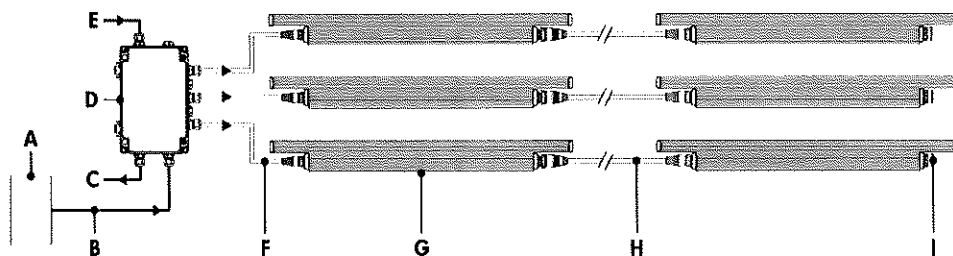
Lutron® EcoSystem® Enabled dimming (ES) - wiring detail



- A - Power input
- B - From Lutron® EcoSystem® controller (by others)
- C - Data +
- D - Data -
- E - To fixture
- F - Line
- G - Ground
- H - Neutral
- I - Wire-nuts (by others)
- J - Junction box (by others)

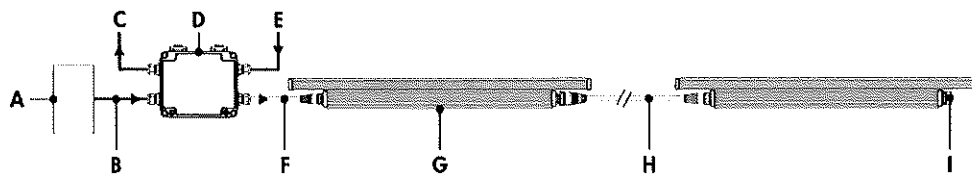
- Consult factory for specific applications and maximum fixture count/cable length recommendations.
- Each Lutron® EcoSystem® enabled fixture has its own address; for the example shown, there are a total of 2 EcoSystem® addresses.
- 1% minimum dimming value.
- ASHRAE version (not available for 12 in fixture lengths): 5 W/ft; Regular Output version: 8.5 W/ft; High Output version: 15.25 W/ft.

Star Layout (DMX/RDM)



- A - DMX/RDM controller (order separately from Lumenpulse, or by others)
- B - Data input (Belden 9841 or equivalent, by others)
- C - Data output to next CBX (optional, not isolated/not boosted)
- D - CBX-ST
- E - Power input (100-277V, wiring by others)
- F - Leader cable (LOGLC)
- G - Lumenfacade
- H - Jumper cable (LOGJC)
- I - Sealing end cap

Daisy Chain Layout (DMX/RDM)



- A - DMX/RDM controller (order separately from Lumenpulse, or by others)
- B - Data input (Belden 9841 or equivalent, by others)
- C - Data output to next CBX (optional, not isolated/not boosted)
- D - CBX-DS
- E - Power input (100-277V, wiring by others)
- F - Leader cable (LOGLC)
- G - Lumenfacade
- H - Jumper cable (LOGJC)
- I - Sealing end cap

Maximum run length

Configuration/Voltage	120V	240V	277V
LOG HO	68ft	76ft	84ft
LOG RO	120ft	128ft	128ft
LOG ASHRAE	128ft	128ft	128ft

Based on 15A maximum, 50 ft leader cable.

- Consult CBX installation instructions for additional wiring details.
- Consult factory for specific applications and maximum fixture count/cable length recommendations. Maximum run length calculations are typically based on 48 in fixtures.
- The DMX/RDM protocol states a maximum of 32 DMX/RDM enabled fixtures on any single run.
- Maximum of 4 DMX/RDM repeaters/CBX cascading in line.
- Maximum of 6 outputs per CBX-ST; maximum of 1 output per CBX-DS.
- Each fixture requires 1 DMX address.
- 1% minimum dimming value.
- ASHRAE version (not available for 12 in fixture lengths): 5 W/ft; Regular Output version: 8.5 W/ft; High Output version: 15.25 W/ft.

How to order

1	2	3	4	5	6	7	8
9							

1 . Housing ⁽¹⁾

LOG ASHRAE	Lumenfacade™, 5 W/ft ASHRAE compliant ⁽²⁾
LOG RO	Lumenfacade™ Regular Output, 8.5 W/ft
LOG HO	Lumenfacade™ High Output, 15.25 W/ft

⁽¹⁾ Power consumption is typically 20% higher for 12 in fixture lengths.

⁽²⁾ ASHRAE version not available for 12 in fixture lengths.

3 . Length

12	13 3/8 in (4.5 lbs) ⁽¹⁾ ⁽²⁾
24	25 3/8 in (7 lbs)
36	37 3/8 in (10.5 lbs)
48	49 3/8 in (14 lbs)

⁽¹⁾ Power consumption is typically 20% higher for 12 in fixture lengths.

⁽²⁾ To connect 12 in fixture lengths to the Lumentalk system, DIM or DMX/RDM must be specified as the control option, and a Lumentalk Data Bridge (LDB) is required. See the typical wiring diagrams in the specification sheet for details.

5 . Optics

WWLF	Asymmetric Wallwash, left feed
WWRF	Asymmetric Wallwash, right feed
8x8	8° x 8° ⁽¹⁾
10x10	10° x 10° ⁽¹⁾
10x30	10° x 30°
10x60	10° x 60°
10x90	10° x 90°
15x25	15° x 25°
30x30	30° x 30°
30x60	30° x 60°
35x35	35° x 35°
50x80	50° x 80°
60x60	60° x 60°
80x80	80° x 80°
90x90	90° x 90°

⁽¹⁾ For best results use with HO fixtures at a 6 in setback from surface. Contact factory for application support.

2 . Voltage

100	100 volts
120	120 volts
208	208 volts
220	220 volts
240	240 volts
277	277 volts

4 . Color and Color Temperature ⁽¹⁾

22K	2200K
27K	2700K
30K	3000K
35K	3500K
40K	4000K
RD	Red ⁽²⁾
GR	Green ⁽²⁾
BL	Blue ⁽²⁾

⁽¹⁾ Consult factory for availability of static Royal Blue, 6500K and 90+ CRI.

⁽²⁾ Static colors made to order 8-10 weeks.

6 . Mounting Options

SAM	Slim Adjustable Mounting
UMP	Fixed Mounting ⁽¹⁾
UMAS	Universal Adjustable Mounting ⁽¹⁾
WAM2	Adjustable Wall Mounting 2 in
WAM6	Adjustable Extended Arm Mounting 6 in
WAM12	Adjustable Extended Arm Mounting 12 in
WAM18	Adjustable Extended Arm Mounting 18 in

⁽¹⁾ Suitable to use when 3GV option is specified.

7 . Finish

BK	Black Sandtex®
BRZ	Bronze Sandtex®
SI	Silver Sandtex®
WH	Smooth white
CC	Custom color and finish (please specify RAL color) ⁽¹⁾

⁽¹⁾ Lumenpulse offers a wide selection of RAL CLASSIC (K7) colors with a smooth texture and high-gloss finish. Please consult factory for a list of available K7 colors, other RAL textures and glosses, or to match alternate color charts. Final color matching results may vary.

8 . Control

NO	On/Off control
LT	Lumentalk ⁽¹⁾ ⁽²⁾
DIM	0-10V dimming
DALI	DALI dimming
ES	Lutron® EcoSystem® Enabled dimming ⁽³⁾
DMX/RDM	DMX/RDM enabled ⁽⁴⁾

⁽¹⁾ To connect 12 in fixture lengths to the Lumentalk system, DIM or DMX/RDM must be specified as the control option, and a Lumentalk Data Bridge (LDB) is required. See the typical wiring diagrams in the specification sheet for details.

⁽²⁾ A Lumentranslator and LumentalkID (LIDLT) must be specified for Lumentalk applications. Consult Lumentranslator and Lumentalk pages and specification sheets for details.

⁽³⁾ Available for 24 in (ASHRAE and RO only), 36 in and 48 in fixture lengths only.

⁽⁴⁾ A control box (CBX) and LumenID (UD) must be specified.

9 . Options

ETE	End-to-end configuration (factory installed 16 in black input cable included)
CRC	Corrosion-resistant coating for hostile environments ⁽¹⁾
3GV	3G ANSI C136.31 Vibration Rating for bridge applications ⁽²⁾
CE	CE (certification covers European Economic Area) ⁽³⁾

⁽¹⁾ Use only when exposed to salt spray and harsh chemicals. This option is not required for normal outdoor exposure.

⁽²⁾ Available with UMP and UMAS mounting options only.

⁽³⁾ Consult European specification sheet and installation instructions for CE wiring information.

DESCRIPTION

Combining value and performance in a unique, patent-pending durable design, the Tracer LED floodlight luminaire delivers superior uniformity and excellent illumination to the targeted application. The rugged, die-cast housing is IP66 rated for exceptional durability and long-term reliability. The Tracer floodlight provides design flexibility for applications such as landscape, accent, facade, or sign lighting.

Catalog #	TCRL-15-M-Extended Visor	Type
Project	Modern Touch Dental	OG
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

Heavy-duty, die-cast aluminum housing provides durability and an IP66 rating to protect against moisture and contaminants. Clear tempered glass lens protects optics and encloses the front cover of the luminaire.

Optics

The discrete LED optics provide illumination that has been precisely designed to shape the distribution as spot, medium, or wide. Multiple lumen packages ranging from 550 up to 2,900 lumens. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 5000K CCT or 3000K CCT available. Removable, pre-installed standard symmetric snoot as well included and field-replaceable with included extended visor for more cut-off applications.

Electrical

LED driver is internally mounted for optimal heat sinking. 120-277V 50/60Hz standard operation. Integral 4kV surge is standard. 0-10V dimming is standard with external purple and grey leads. Suitable for ambient temperatures from -40°C to 40°C. 90% lumen maintenance greater than 60,000 hours per IESNA TM-21.

Mounting

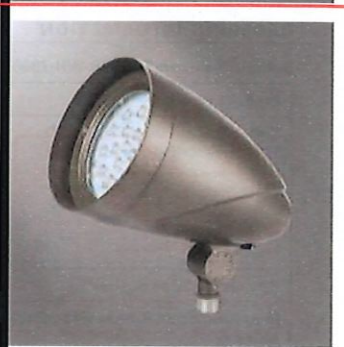
Heavy-duty, die-cast aluminum knuckle base utilizes tooth-lock adjustment with visual 15° adjustment indicators that allow for precise rotation of the luminaire. Knuckle fits 1/2" NPS available mounting junction box cover (supplied by others) and is secured with supplied locking nut.

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 carbon bronze. Additional colors available in summit white, black, and verde green. Consult your lighting representative at Eaton for a complete selection of standard colors.

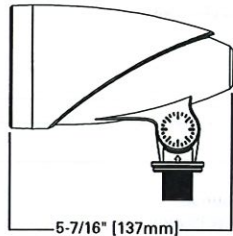
Warranty

Five-year warranty.

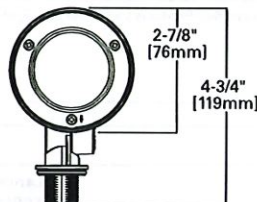
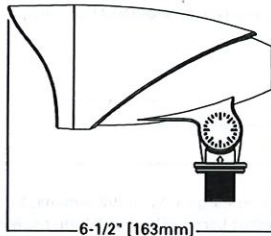


DIMENSIONS

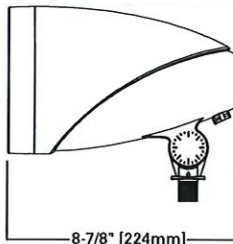
Tracer Small
(Standard symmetric snoot)



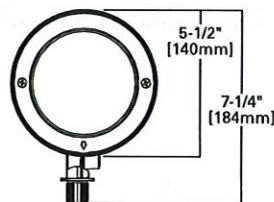
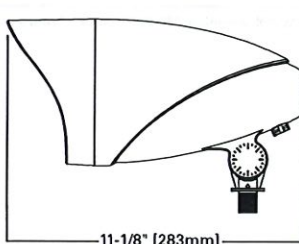
Tracer Small
(Optional extended visor)



Tracer Large
(Standard symmetric snoot)



Tracer Large
(Optional extended visor)



TCRS / TCRL TRACER

Solid State LED

FLOODLIGHT



CERTIFICATION DATA

UL/cUL Wet Location Listed
DesignLights Consortium® Qualified*
IP66 Fixture and Optical Chamber
LM79/LM80 Compliant
FCC Class A
1.5G Vibration Rated
RoHS Compliant

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz
-40°C Min. Ambient Temperature Rating
+40°C Max. Ambient Temperature Rating

EPA

Effective Projected Area (Sq. Ft.): 0.55

SHIPPING DATA

Approximate Net Weight:
Small fixture=2 lbs. (0.91kgs.)
Large fixture=5 lbs. (2.27kgs.)



TD506032EN

September 30, 2019 9:40 AM

POWER AND LUMENS

Light Engine		TCRS5	TCRS8	TCRL15	TCRL20	TCRL26
Power (Watts)		5.0	8.0	12.0	17.6	25.1
Input Current @ 120V (A)		0.04	0.07	0.10	0.15	0.22
Input Current @ 277V (A)		0.02	0.03	0.05	0.07	0.10
Configuration						
Spot (20°)	4000K/5000K Lumens	530	812	1,500	2,039	2,718
	3000K Lumens	512	785	1,450	1,971	2,628
Medium (30°)	4000K/5000K Lumens	552	846	1,630	2,215	2,953
	3000K Lumens	533	818	1,575	2,141	2,854
Wide (50°)	4000K/5000K Lumens	561	860	1,657	2,251	3,002
	3000K Lumens	542	831	1,602	2,176	2,902

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Theoretical L70 (Hours)
Up to 40°C	90%	153,000

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.97

ORDERING INFORMATION

Sample Number: TCRS5S-WH-7050

Product Family ¹	Light Engine	Distribution
TCRS=Tracer Flood Small LED TCRL=Tracer Flood Large LED	TCRS 5=5W, 550 Nominal Lumens 8=8W, 850 Nominal Lumens TCRL 15=15W, 1,600 Nominal Lumens 20=20W, 2,200 Nominal Lumens 26=26W, 2,900 Nominal Lumens	S=Spot M=Medium W=Wide
Options (Add as Suffix) ²		
[blank]=Carbon Bronze (Standard) BK=Black VG=Verde Green WH=White 7030=70 CRI / 3000K CCT 7050=70 CRI / 5000K CCT		
OPTIONAL EXTENDED VISOR		

NOTES: 1. DesignLights Consortium[®] Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 2. Extended lead times apply to any options selected.

STOCK ORDERING INFORMATION

Stock SKUs	
Small TCRS5S=Tracer Small 5W, 550 lumens, Spot Distribution TCRS5M=Tracer Small 5W, 550 lumens, Medium Distribution TCRS5W=Tracer Small 5W, 550 lumens, Wide Distribution TCRS8S=Tracer Small 8W, 850 lumens, Spot Distribution TCRS8M=Tracer Small 8W, 850 lumens, Medium Distribution TCRS8W=Tracer Small 8W, 850 lumens, Wide Distribution	Large TCRL15S=Tracer Large 15W, 1,600 lumens, Spot Distribution TCRL15M=Tracer Large 15W, 1,600 lumens, Medium Distribution TCRL20M=Tracer Large 20W, 2,200 lumens, Medium Distribution TCRL26S=Tracer Large 26W, 2,900 lumens, Spot Distribution TCRL26M=Tracer Large 26W, 2,900 lumens, Medium Distribution

NOTES: Options not available with stock products. Refer to standard ordering information to add options. Stock fixture is 4000K, dimming, 120-277V, carbon bronze only.



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

PLAN COMMISSION REVIEW APPLICATION

Application Fee: \$300

APPLICANT INFORMATION

Name of Applicant: Peter Schwabe, Inc.
Legal Name of Business: Umansky Mercedes-Benz
Name of Business Owner (if different from Applicant): _____
Applicant Address (City, State, and Zip Code): 13890 Bishops Dr., Suite 100, Brookfield, WI 53005

Office Phone Number: 262-662-2664 Cell: _____ Fax: _____

Applicant E-Mail: dmeans@pschwabe.com

Applicant Signature: [Signature] Date: 11-9-19

PROPERTY INFORMATION

Property Address: 1400 W. Silver Spring Dr. Tax Key Number: 1687004001 Zoning District: _____
Property Owner (if different from Applicant): Umansky Automotive Group
Property Owner Address (City, State, and Zip Code): 6001 Umansky Cove, Memphis, TN 38119

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

Property Owner E-Mail: dwoodlief@umanskyautogroup.com

Property Owner Signature: [Signature] Date: 11/11/19

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): Mercedes-Benz car dealership

Total Building Area: 74,141.81 sf To Be Occupied Area: Auxiliary Bldg - 6,163 sf / Main Bldg - 576 sf

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

Previous Occupant in To Be Occupied Space: Mercedes-Benz

Other Uses of This Site: car dealerships, car wash

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

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

Total Number of Employees: 25 Maximum Number of Employees at Site at One Time: 40

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

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

Primary Contact E-Mail: bkornowski@pschwabe.com

CITY OF GLENDALE USE ONLY

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

Rec'd 11/12/2019

November 7, 2019

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

Project: **Umansky Mercedes Sprinter Van**
Address: 1400 W. Silver Spring Dr.
Glendale, WI

RE: Plan Commission Review – December 3, 2019

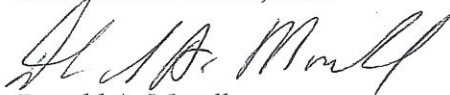
Please accept this letter and attached documents following the Plan of Operation Outline for the exterior remodel of the Umansky Mercedes Sprinter Van.

1. Name of Business, Address
 - Umansky Mercedes-Benz
 - 1400 W Silver Spring Dr.
 - Glendale, WI 53209
2. Name of Owner, Address
 - Umansky Automotive Group
 - 6001 Umansky Cove
 - Memphis, TN 38119
3. Name of Applicant (if different from owner)
 - Peter Schwabe, Inc.
 - 13890 Bishops Dr., Suite 100
 - Brookfield, WI 53005
4. Legal Description of Property
 - Certified survey map no. 1440 SE ¼ sec. 30-8-22, parcel 2 & lands adj desc as the W 285' of N 600' of S660' of E 615' of SW ¼ sec 30-8-22
5. Tax-Key
 - 1689004001
6. Zoning of Property
 - Commercial or business park
7. Lot Size (Depth, Width, Area)
 - 288.02 ft x 948.34 ft
8. Dimensions and all levels (floors) of buildings
 - Please see attached takeoff
9. Total Floor Area
 - Please see attached takeoff
10. Specific uses of the entire property and buildings
 - Car dealership, car wash, auto service center
11. Minimum and maximum numbers of employees
 - Minimum 10 / Maximum 25

12. Days of Operation
 - Monday - Saturday
13. Hours of Operation
 - Monday – Friday 8:30 a.m. - 8 p.m.
 - Saturday 8:30 a.m. - 6 p.m.
14. Signage (Type, Lighted?, Wall, Free-Standing, Monuments, Size, Location, etc)
 - Change sign on west elevation of main building from Porsche to Mercedes-Benz
15. What Conditions has the State or County imposed upon your use of the property
 - None that we are aware of
16. Security Fencing
 - Temporary construction fencing
17. Do you feel there will be any problems such as Noise, Odors, Glare, Potential Fire Hazards, or Smoke resulting from the proposed use?
 - No. Converting half of warehouse to service area. Remaining area stays storage with no public access.
18. Are you proposing food services?
 - No
19. Did the State of Wisconsin approve your interior building plans?
 - No – plans turned into City of Glendale for review on Tuesday, Nov. 12, 2019
20. What provisions are you making for fire protection and human safety?
 - Per architect, we are installing new sprinkler system in auxiliary building
21. What are your rules and regulations of the property?
 - Car dealership business open to the public
22. List the Timetable for completion of building construction and anticipated grand opening date
 - Construction completion date – January 2020
23. Proposed On-site Security Measures
 - Temporary construction fencing
24. Anticipated maximum number of facility users and viewers at one time (including special events)
 - 40
25. Any other information you or the Plan Commission feels is pertinent
 - This is a remodel of portions of an existing Mercedes dealership along with a portion of an auxiliary building turning into a 3-bay service area.
26. Business Plan
 - Same as is currently
27. Entire Grant Application and County Issued Request for Proposal
 - N/A
28. Your Name, Signature, and Date on the Plan of Operation Document

Respectfully,

PETER SCHWABE, INC.



Donald A. Morell
Chief Financial Officer

Mercedes Benz - Auxiliary Building Square Footage

	Width in Feet	Length in Feet	Square Footage
Service Bay Side	61.33	60.33	3,700
Storage Side	40.83	60.33	2,463
Total SF for Auxiliary Building			6,163

Mercedes Benz - Auxiliary Building Cubic Footage

	Width in Feet	Length in Feet	Height in Feet	Cubic Feet
Front side of the 3 service bay area	61.33	12.83	15.5	12,196
Raised part of the 3 service bay area	61.33	34.66	19	40,388
Back side of the 3 service bay area	61.33	12.83	15.5	12,196
Total CF for 3 Service Bay Area				64,781
Storage side of the auxiliary building	40.83	60.33	15.5	38,181
Total CF for Auxiliary Building				102,962

Mercedes Benz - Main Building Work Square Footage

	Width in Feet	Length in Feet	Square Footage
West Elevation	4	28	112
Middle Area	16	24	384
North Elevation	4	20	80
Total SF for Main Building Work Area			576

Mercedes Benz - Main Building Work Cubic Footage

	Width in Feet	Length in Feet	Height in Feet	Cubic Feet
West Elevation	4	28	26	2,912
Middle Area	16	24	12.17	4,673
North Elevation	4	20	12.17	974
Total CF for Main Building Work Area				8,559

Mercedes Benz - Work Summary

AUXILIARY BUILDING

64,781 cf is major remodel - new lifts, raising tile ceiling height, add sprinkler system

38,181 cf is other side of the building - remaining as storage, adding sprinkler system

MAIN BUILDING

8,555 cf is remodel of overhead doors, demo at Service Counter area, minor repairing

* No work is currently being done at Van Showroom location

**GIS & Land Information
Interactive Map**

Sign in

Navigate Locate Analyze File



Tool Labels X



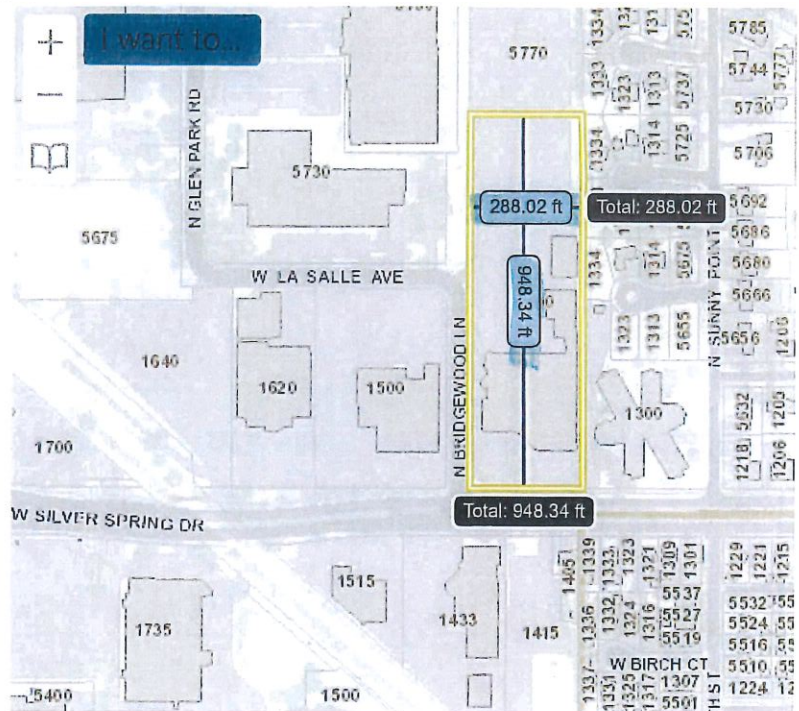
Tax Parcels (1)



Click or tap to draw a measurement line. Double-click/tap to finish.



1400 W SILVER SPRING DR, Glendale

[Assessment Information for Parcel 1689004001](#)[Parcel Report](#)

Displaying 1 - 1 (Total: 1)

Page 1 of 1



Home



Layers

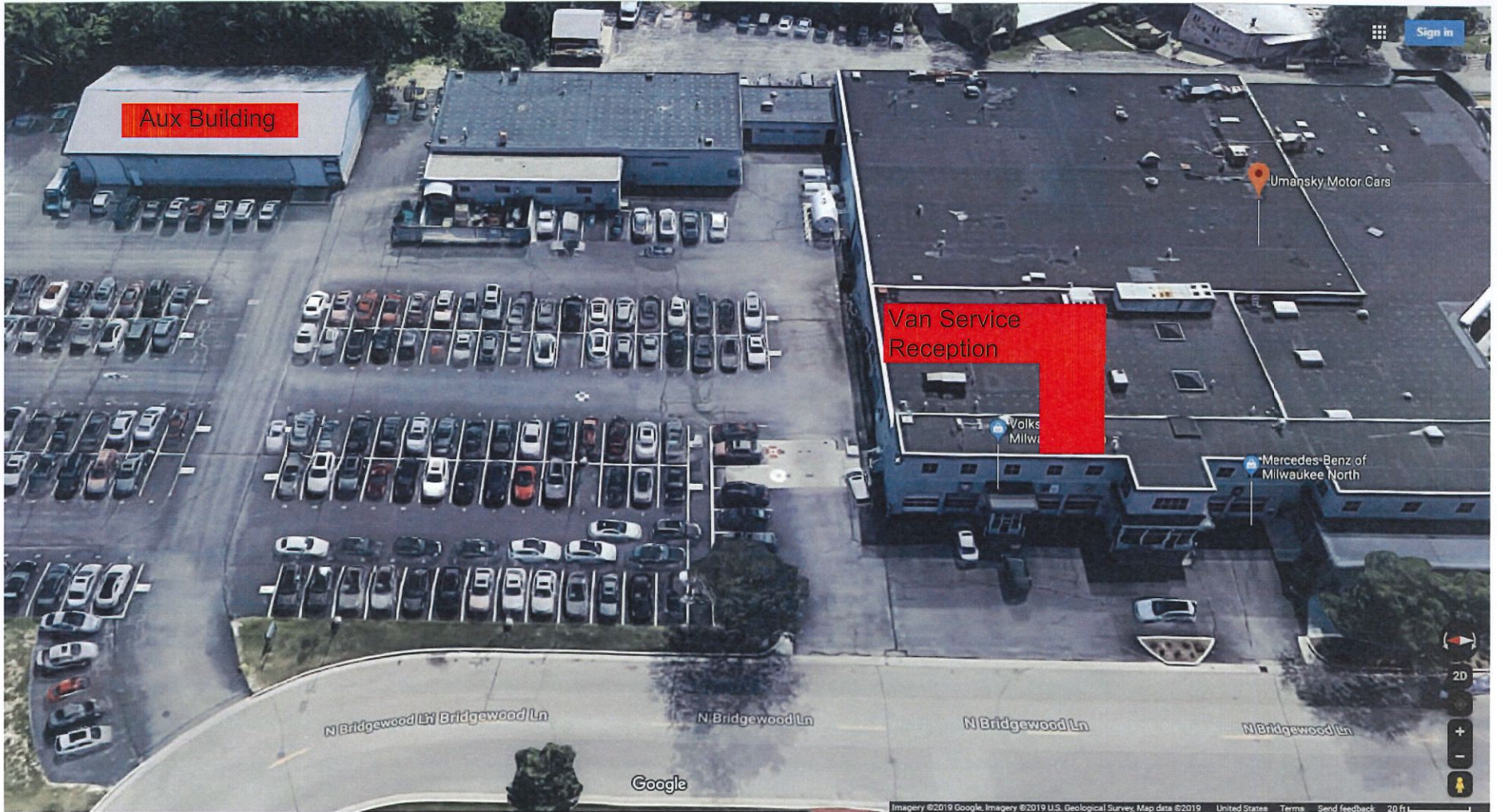


Tax Parcels (...)



Basemap





Aux Building

Van Service
Reception

Umansky Motor Cars

Volks
Milw

Mercedes-Benz of
Milwaukee North

N Bridgewood Ln

N Bridgewood Ln

N Bridgewood Ln

N Bridgewood Ln

Google

Imagery ©2019 Google, Imagery ©2019 U.S. Geological Survey, Map data ©2019 United States Terms Send feedback 20 ft



N:\Drawings\2018\Wisconsin\Milwaukee\SilverSpringsDrive\1400MercedesBenzVans\CD\1400WSilverSpringsDrive\Milwaukee\1-MercedesBenzVans-A301.dwg, 11/6/2019 2:56:44 PM, Adobe PDF, ARCH D, 1:120, COPYRIGHT DENTON ARCHITECTURE ALL RIGHTS RESERVED

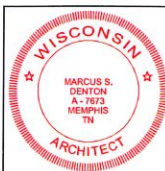
REVISIONS

DENTON
ARCHITECTURE
1022 LAMAR AVENUE | MEMPHIS, TN 38103 | 901.761.3905 FAX 901.761.4003

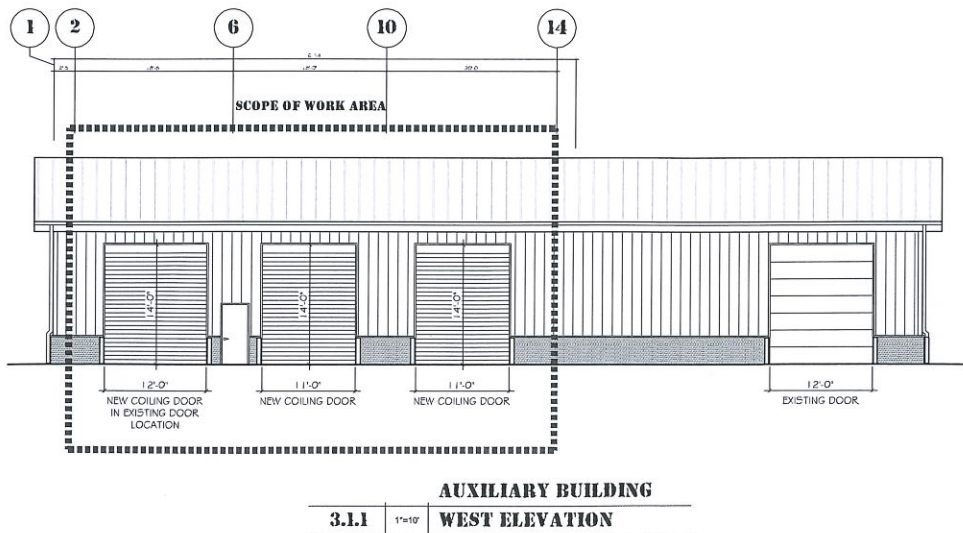
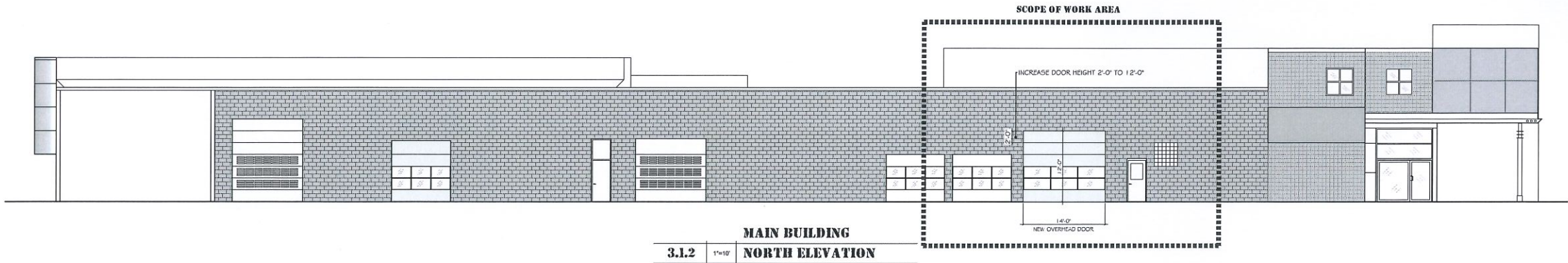
Mercedes-Benz
Vans. Born to run.

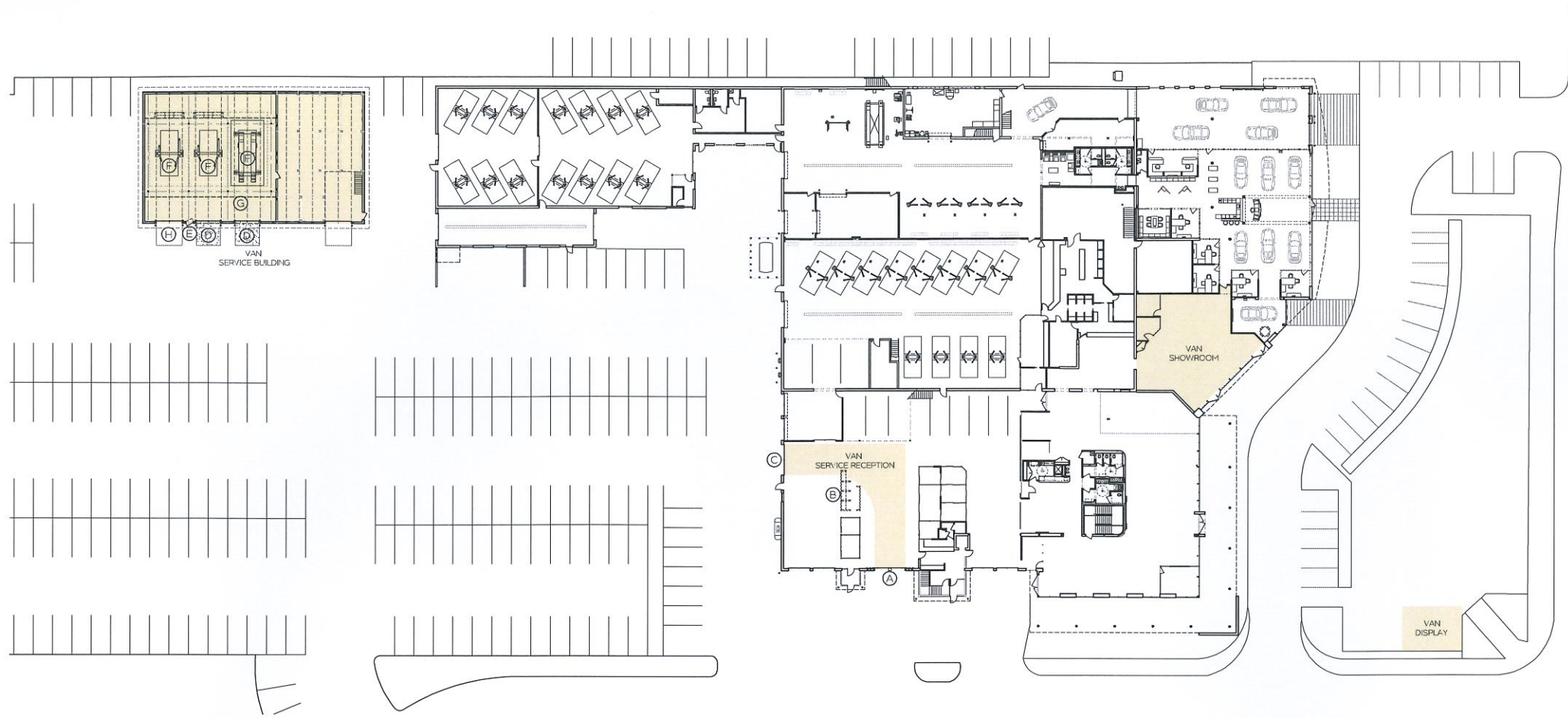
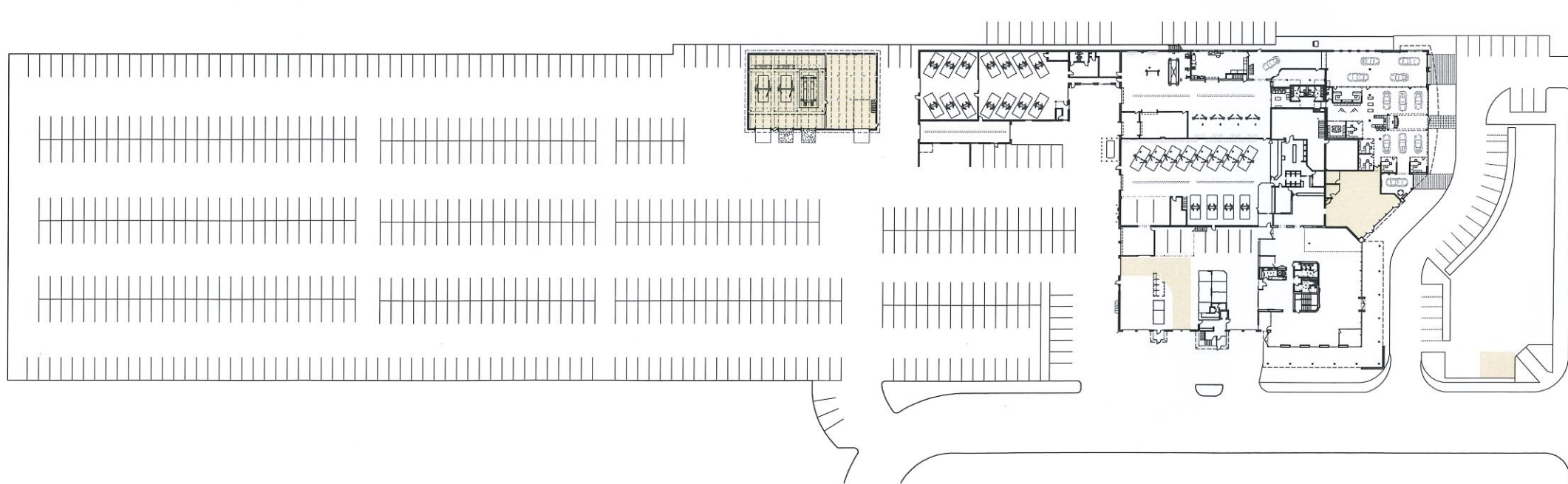


1400 West Silver Springs Drive • Milwaukee Wisconsin 53209



BY: MSD
REF: DU
PROJ: 18078
DATE: 25 OCT 2019
A3.1
6
ELEVATIONS





SCOPE OF WORK

- MAIN BUILDING
- (A) - REMOVE (2) EXISTING DOORS, ENLARGE OPENINGS HEIGHT AND INSTALL (1) NEW 14' WIDE X 12' HIGH ELECTRIC OVERHEAD DOOR - INFILL BLOCK ON SIDES AND PAINT TO MATCH
 - (B) - DEMO INTERIOR OFFICES AND DROP CEILING ABOVE
 - (C) - DEMO EXISTING OVERHEAD DOOR, ENLARGE OPENINGS AND INSTALL NEW 14' WIDE X 12' HIGH ELECTRIC OVERHEAD DOOR
- AUX BUILDING
- (D) - DEMO WALL AND INSTALL NEW 11'-0" WIDE X 14'-0" HIGH ELECTRIC OVERHEAD COILING DOOR (2 LOCATIONS)
 - (E) - DEMO EXISTING DOOR AND INSTALL NEW HOLLOW METAL DOOR IN HOLLOW METAL FRAME (PAINT) - PROVIDE HARDWARE AND CLOSURE
 - (F) - MODIFY EXISTING WOOD TRUSS TO RAISE SECTION OF CEILING AS INDICATED
 - (G) - ADD FIRE SPRINKLER SYSTEM THROUGHOUT ENTIRE BUILDING AS PER NFPA 13
 - (H) - REMOVE EXISTING OVERHEAD DOOR AND INSTALL NEW 12' X 14' COILING OVERHEAD DOOR

REVISIONS



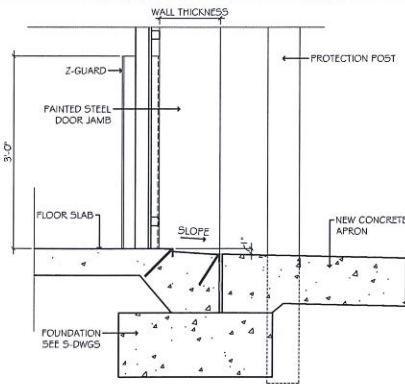
Mercedes-Benz
Vans. Born to run.

1400 West Silver Springs Drive • Milwaukee Wisconsin 53209

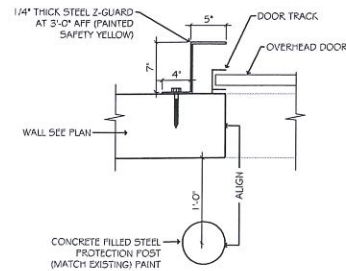


BY: MSD File
REF: DU W
PROJ: 18078
DATE: 25 OCT 2019

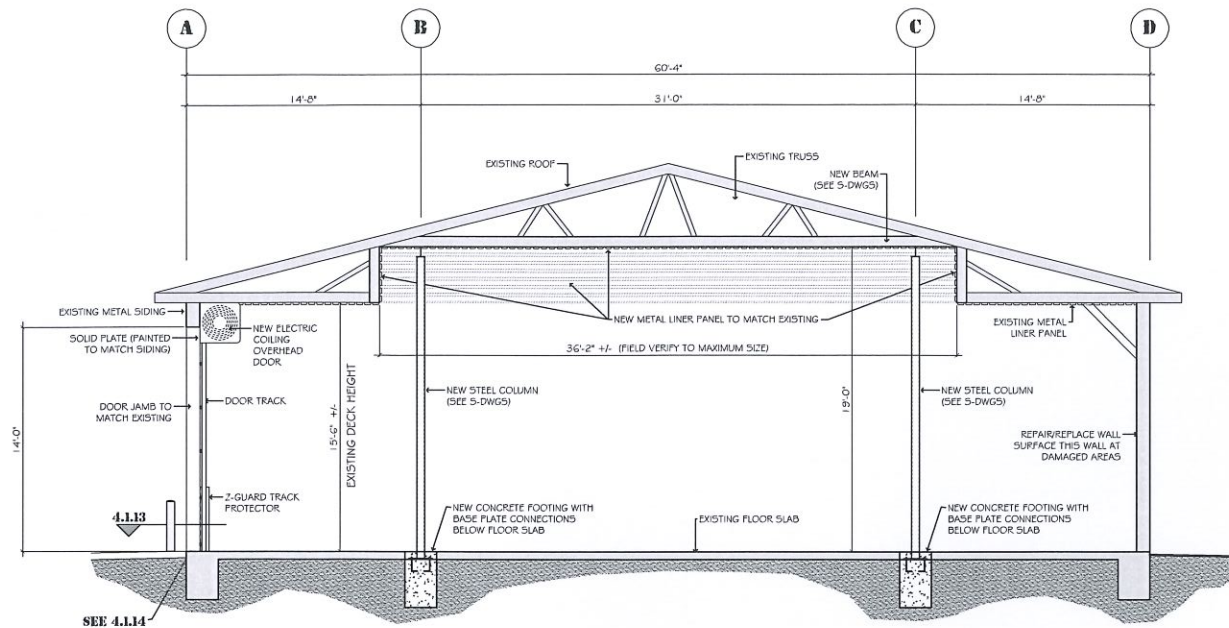
AL.I
6
SITE PLAN



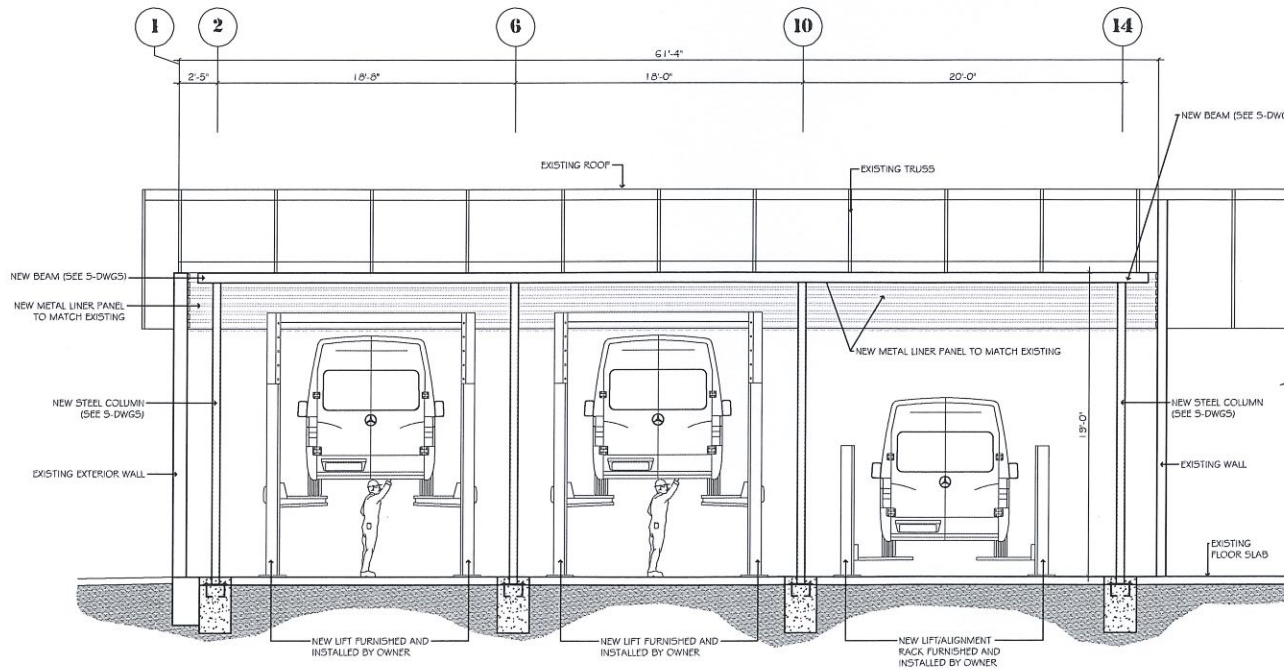
4.1.14 3/4"=1" DETAIL SECTION VIEW



4.1.13 1"=1" DETAIL PLAN VIEW



4.1.3 3/16"=1" BUILDING SECTION



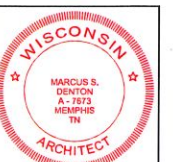
4.1.1 3/16"=1" BUILDING SECTION

REVISIONS

DENTON
ARCHITECTURE
1032 GARDNER ROAD | MEMPHIS, TN 38199 | 901.761.3905 FAX 901.483.1403

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BY: MSD
REF: DU
PROJ: 18078
DATE: 25 OCT 2019

A4.1
6
SECTIONS



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▲ DENTON ARCHITECTURE

NOTE: THIS SET OF DRAWINGS REFERRED TO AS "CONTRACT DOCUMENTS" WHICH INCLUDE ALL DRAWINGS & SPECIFICATIONS FOR THE FOLLOWING DISCIPLINES; ARCHITECTURAL, & STRUCTURAL ENGINEERING, IS TO BE CONSIDERED A COMPLETE COMPREHENSIVE DOCUMENT. THE CONTRACT DOCUMENTS ARE TO BE USED AS ONE COMPLETE BOOK AND NOT TO BE SEPARATED INTO INDIVIDUAL PAGES. THE GENERAL CONTRACTOR AND ALL ASSOCIATED SUB-CONTRACTORS ARE RESPONSIBLE FOR REVIEWING, PRICING, AND CONSTRUCTING THE PROJECT USING THE ENTIRE SET OF CONTRACT DOCUMENTS. IF THERE IS ANY DETAIL OR ITEM FOR ANY DISCIPLINE THAT IS INDICATED IN ANY PART OF THE CONTRACT DOCUMENTS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND CONSTRUCTING SAID ITEM. GENERAL CONTRACTOR IS NOT EXEMPT FROM THIS REQUIREMENT BY EXCLUDING THIS ISSUE IN A BID NOTE WRITTEN OR VERBALLY. IF THERE IS A CONFLICT BETWEEN DISCIPLINES, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING, CONSTRUCTING, AND/OR INSTALLING THE MORE EXPENSIVE ITEM, METHOD, OR DETAIL. THIS CONFLICT SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AS SOON AS POSSIBLE.

CODE INFORMATION

APPLICABLE CODES

BUILDING CODE:	2015 INTERNATIONAL BUILDING CODE (IBC) WISCONSIN AMENDMENTS
MECHANICAL CODE:	2015 INTERNATIONAL MECHANICAL CODE (IMC) WISCONSIN AMENDMENTS
PLUMBING CODE:	2015 INTERNATIONAL PLUMBING CODE (IPC) WISCONSIN AMENDMENTS
FIRE CODE:	2015 INTERNATIONAL FIRE CODE (IFC) WISCONSIN AMENDMENTS
FUEL & GAS CODE:	2015 INTERNATIONAL FUEL & GAS CODE (IFGC) WISCONSIN AMENDMENTS
ENERGY CONSERVATION:	2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WISCONSIN AMENDMENTS
EXISTING CODE:	2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC) WISCONSIN AMENDMENTS
ELECTRICAL CODE:	2017 NATIONAL ELECTRICAL CODE (NEC) WISCONSIN AMENDMENTS

APPLICABLE LAWS

ACCESSIBILITY LAW:	AMERICANS WITH DISABILITY ACT ACCESSIBILITY GUIDELINES REVISED SEPTEMBER 15 2010
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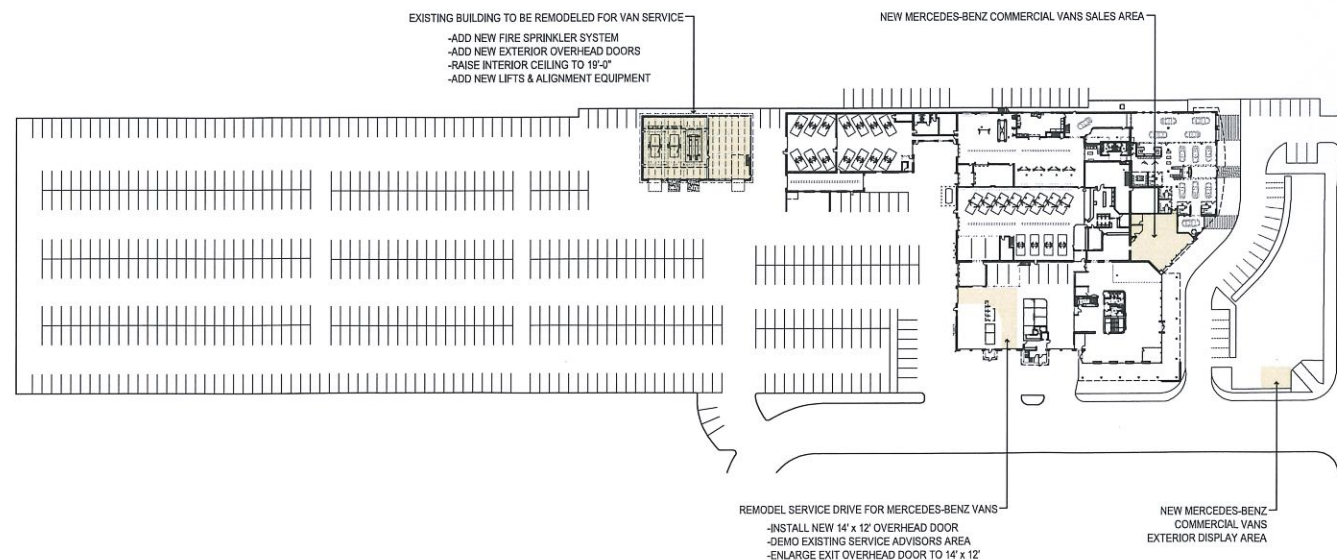
PERMIT INFORMATION

PROJECT ADDRESS	
STREET NUMBER:	1400
STREET NAME:	WEST SILVER SPRINGS DRIVE
CITY:	GLINDALE
STATE:	WISCONSIN
ZIP:	53209
DESCRIPTION	
USE OF BUILDING:	OFFICE
SPRINKLER SYSTEM:	PER NFPA 13
CONSTRUCTION TYPE:	I - B (typical)
TOTAL HEIGHT:	30'-0" ± (1 Story w/Mezzanine)
CLASS OF WORK:	REMODEL EXISTING BUILDING
BUILDING USE:	BUSINESS (B)
DESCRIPTION OF WORK:	REMODEL EXISTING AUTOMOBILE DEALERSHIP FOR MERCEDES-BENZ COMMERCIAL VANS SALES & SERVICE

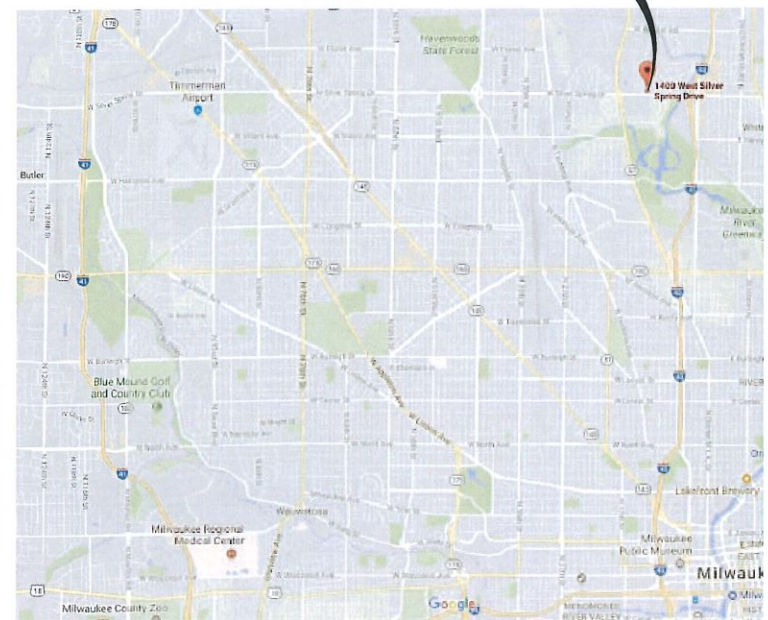
THE WORK TO BE DONE UNDER THE SPECIFICATIONS AND THE DRAWINGS CONSISTS OF FURNISHING ALL EQUIPMENT, MATERIALS, LABOR AND SERVICES AND PERFORMING ALL OPERATIONS TO COMPLETE THE CONSTRUCTION WORK FOR THIS PROJECT. ANY WORK NOT SPECIFICALLY COVERED BY THE SPECIFICATIONS OR INDICATED ON THE PLANS, BUT NECESSARY TO COMPLETE OR PERFECT ANY PART OF THIS PROJECT IN A SUBSTANTIAL MANNER, SHALL BE PROVIDED BY CONTRACTOR WITHOUT EXTRA EXPENSE TO THE OWNER.

TOTAL BUILDING PLAN

PROJECT SCOPE OF WORK



DEALERSHIP LOCATION



ARCHITECTURE
DENTON ARCHITECTURE
1052 OAK-HAVEN ROAD
MEMPHIS TN 38119
off. 901.761.3905
marcus.s.denton@dentonarchitecture.com

STRUCTURAL ENGINEER
SPIRE ENGINEERING INC
305 N PLANKINTON AVENUE
SUITE 101
MILWAUKEE WI 53203
off. 414.278.9200
Alan T. Rentmeester | PE
atr@spireengineer.com

OWNER
UMANSKY AUTOMOTIVE GROUP
6001 UMANSKY COVE
MEMPHIS TN 38119
off. 901.306.0828
Daniel Woodlief | CFO
dwoodlief@umanskyautogroup.com

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SHEET INDEX

ARCHITECTURE
A0.0 INDEX/INFORMATION
A1.1 ARCHITECTURAL SITE
A2.1 MAIN BUILDING PLAN
A2.2 AUX BUILDING PLAN
A3.1 EXTERIOR ELEVATIONS
A4.1 AUX BUILDING PLAN



STRUCTURAL
S1.0 STRUCTURAL NOTES
S2.1 MAIN BUILDING PLANS
S2.2 WALL SECTIONS
S2.3 WALL SECTIONS



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

APPLICANT INFORMATION

Name of Applicant: George Baumann
Legal Name of Business: GREAT LAKES RUBBER & SUPPLY, INC
Name of Business Owner (if different from Applicant): _____
Applicant Address (City, State, and Zip Code): 6150 N Flint Rd, Milwaukee, WI, 53209

Office Phone Number: 414-352-8800 Cell: _____ Fax: 414-352-8854
Applicant E-Mail: gbaumann@greatlakesrubber.com
Applicant Signature: George Baumann Date: 11/08/2019

PROPERTY INFORMATION

Property Address: 6150 N Flint Rd Tax Key Number: 1600005001 Zoning District: M-1
Property Owner (if different from Applicant): GEOTEDCO LLC
Property Owner Address (City, State, and Zip Code): 6150 N Flint Rd, Milwaukee, WI, 53209

Property Owner Phone: 414-352-8800 Cell: _____ Fax: _____
Property Owner E-Mail: gbaumann@greatlakesrubber.com
Property Owner Signature: George Baumann Date: 11/08/2019

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): Great Lakes Rubber & Supply, INC
Industrial Distribution of Sealing Products

Total Building Area: 20,000 SQF To Be Occupied Area: _____
Lot Size: Depth: 194' Width: 250' Area: _____
Previous Occupant in To Be Occupied Space: Great Lakes Rubber & Supply, INC
Other Uses of This Site: None

Total Number of Parking Spaces: 31 Parking Spaces Available to Tenancy: 31
Business Hours (Days and Hours of Operation): M-F, 7:30 AM - 4:00 PM
Total Number of Employees: 40 Maximum Number of Employees at Site at One Time: 40
Primary Contact Person for This Project: Rob Stensberg
Primary Contact Phone: 262-790-5000 Cell: _____ Fax: _____
Primary Contact E-Mail: rstensberg@briohn.com

CITY OF GLENDALE USE ONLY

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

Rec'd 11/12/2019 4:00 pm will send COO form

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.



November 12, 2019

Re: Great Lakes Rubber and Supply, Inc.

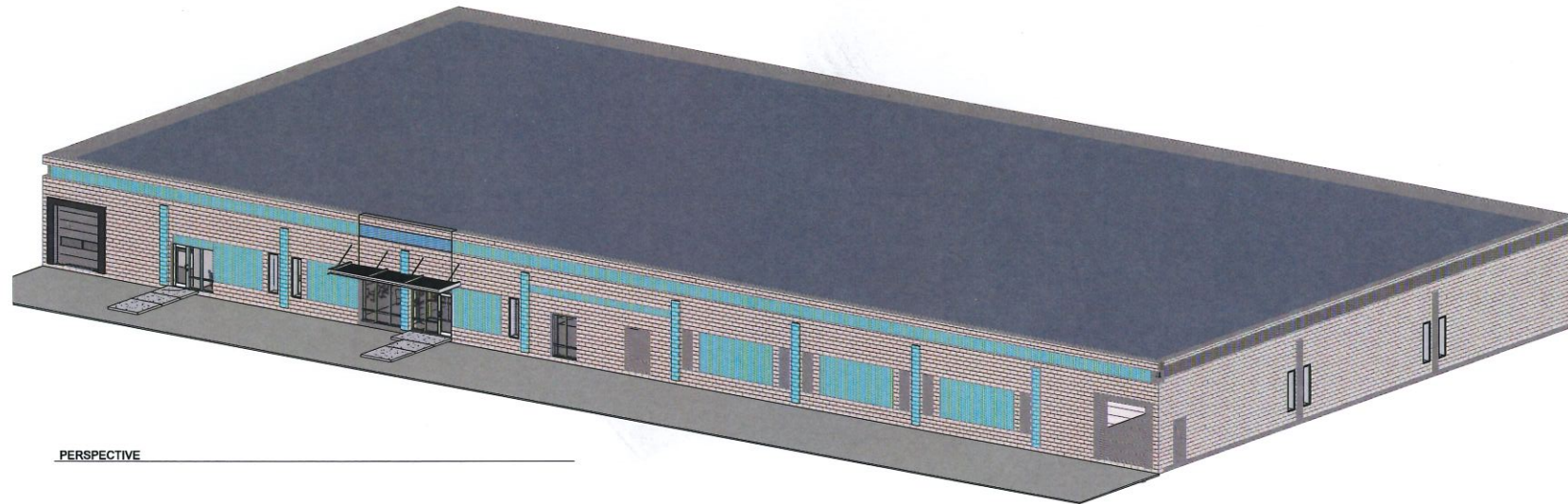
PLAN OF OPERATION OUTLINE

- 1) GREAT LAKES RUBBER & SUPPLY, INC; 6150 N FLINT ROAD, MILWAUKEE, WI 53209
- 2) George Baumann, 6150 N FLINT RD, MILWAUKEE, WI 53209
- 3) George Baumann
- 4) GLENDALE HEAVY INDUSTRIAL PARK NW 1/4 SEC. 30-8-22 LOTS 4 & 5
- 5) 1600005001
- 6) MANUFACTURING
- 7) 194' x 250'
- 8) 222' x 114' (APPROX)
- 9) 25,260 square feet
- 10) Industrial distribution of sealing products
- 11) 40 employees
- 12) Monday-Friday
- 13) 7:30am – 4:00pm
- 14) Company sign on corner
- 15) N/A
- 16) N/A
- 17) NO
- 18) NO
- 19) N/A
- 20) It is our intent to meet and/or exceed every code compliance standard related to the demolition and construction of this project including but not limited to life safety issues and fire protection standards.
- 21) N/A
- 22) We will provide a construction schedule when it becomes available
- 23) No construction material or tools to be stored outside
- 24) 60
- 25) N/A
- 26) N/A
- 27) N/A
- 28) George Baumann, 11/08/2019.

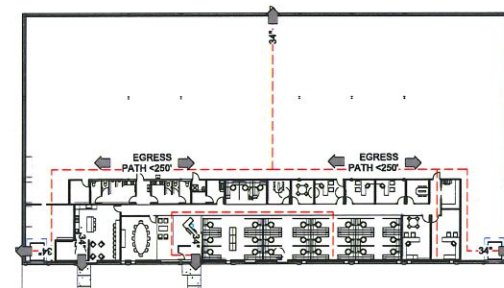
PROPOSED TENANT BUILD-OUT FOR:

GREAT LAKES RUBBER & SUPPLY, INC.

6150 N. FLINT ROAD
GLENDALE, WISCONSIN



PERSPECTIVE



CODE PLAN

SHEET INDEX	
Sheet Number	Sheet Name
0-GENERAL	
01.1	TITLE SHEET
4-ARCHITECTURAL	
40.1	SITE PLAN
41.1	FLOOR PLAN
42.1	SECTION ELEVATION
43.1	DEMOLITION PLAN

TITLE SHEET

PROPOSED PROJECT:
GREAT LAKES RUBBER & SUPPLY
6150 N FLINT ROAD
GLENDALE, WISCONSIN 53209

JOB: 3173
DRAWN: TT
CHECKED: DF
DATE: 11/12/2019
SHEET:

T1.1

SHEET TITLE



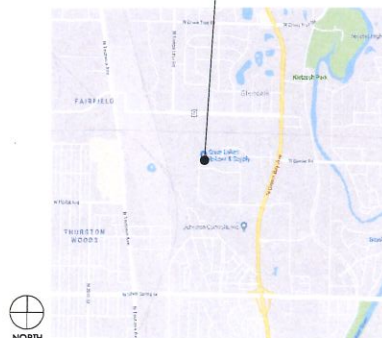
PLAN COMMISSION SET
NOVEMBER 12, 2019

OWNER: GREAT LAKES RUBBER & SUPPLY, INC.
GEORGE BAUMANN
6150 N. FLINT RD.
GLENDALE, WISCONSIN 53209
(414) 352-8800 PHONE

GENERAL CONTRACTOR: BRIOHN BUILDING CORPORATION
PEYTON PAQUIN
3885 N. BROOKFIELD RD., SUITE 200
BROOKFIELD, WISCONSIN 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX

ARCHITECT: BRIOHN DESIGN GROUP LLC
DOMENIC FERRANTE, AIA
3885 N. BROOKFIELD RD., SUITE 200
BROOKFIELD, WISCONSIN 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX

PROJECT LOCATION:



CODE CALCULATIONS AND ANALYSIS:

OCCUPANCY CALCULATION:
OCCUPANCY 8 BUSINESS (AREA TO BE REMODELED)
100 SQUARE FEET IS MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT
15,897 SQUARE FEET GROSS / 100 SQUARE FEET PER PERSON = 159 PEOPLE MAXIMUM

OCCUPANCY 5-1/2 (MODERATE HAZARD STORAGE)
100 SQUARE FEET IS MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT
17,000 SQUARE FEET GROSS / 300 SQUARE FEET PER PERSON = 57 PEOPLE MAXIMUM

TOTAL OCCUPANCY = 22 PEOPLE MAXIMUM

PLUMBING FIXTURE CALCULATION:
BASED ON TOTAL OCCUPANCY = 22 PEOPLE MAXIMUM (11 M AND 11 W)
TOILET FIXTURES (WC) REQUIRED AND PROVIDED ARE AS FOLLOWS:
MEN (11) = (11) 2 TOTAL FIXTURES (WC) REQUIRED
WOMEN (11) = (11) 2 TOTAL FIXTURES (WC) REQUIRED
MEN FIXTURES (WC) REQUIRED 1 TOTAL AND PROVIDED 1 TOTAL OK - PER ACTUAL NEEDED
WOMEN FIXTURES (WC) REQUIRED 1 TOTAL AND PROVIDED 1 TOTAL OK - PER ACTUAL NEEDED

EXIT WIDTH REQUIRED AND EXIT ACCESS TRAVEL DISTANCE:
EXIT WIDTH REQUIRED 22 x .20 = 5 INCHES OR 32 INCHES EACH MINIMUM CLEAR x (2) EXITS
EXIT WIDTH PROVIDED (2) 36" WIDE DOORS x 34" = 68" WIDTH
TOTAL EXIT WIDTH PROVIDED OF 68" EXCEEDS REQUIRED EXIT WIDTH CALCULATED (5")
TOTAL NUMBER OF EXISTING EXITS PROVIDED (2) MEETS THE NUMBER OF EXITS REQUIRED (2)
REFER TO DIAGRAM ON THIS SHEET

EXIT TRAVEL DISTANCE:
CURRENT TRAVEL DISTANCE TO EXITS ALONG EXIT EGRESS DOES NOT EXCEED CODE MAXIMUM OF 250 FEET. REFER TO EXITING DIAGRAM ON THIS SHEET.

CONSTRUCTION CLASSIFICATION REQUIREMENTS:
PER IBC TABLE 601 AND TABLE 602:
TYPE IIB CONSTRUCTION:
PRIMARY STRUCTURAL FRAME
INTERIOR BEARING WALLS
EXTERIOR BEARING WALLS
PER TABLE 602 > 30 FEET
NONBEARING WALLS AND PARTITIONS
FLOOR CONSTRUCTION AND SECONDARY MEMBERS
ROOF CONSTRUCTION AND SECONDARY MEMBERS
BUILDING ENVELOPE REQUIREMENTS: PROPOSED TO USE PRESCRIPTIVE METHOD. REFER TO SUBMITTED COMCHECK MODEL. THE ADDITION WHICH IS SEPARATED BY AN EXISTING METAL WALL PANEL SYSTEM IS MODELED AS A SEMI HEATED BUILDING. ADDITION, THE COMCHECK MODEL SHOWS THAT THE ADDITION PASSES AND IS IN COMPLIANCE WITH THE IECC 2015.

PROJECT INFORMATION:

CODE: SPS 360-366 WISCONSIN COMMERCIAL BUILDING CODE (IBC 2015, IECC 2015, IEBC 2015, IMC 2015 AND IFGC 2009)
SPS 314 FIRE PREVENTION
SPS 316 ELECTRICAL
SPS 381-387 PLUMBING

OCCUPANCY: AREA TO BE REMODELED B (OFFICE / BUSINESS)

CLASS OF CONSTRUCTION: TYPE 2B

SPRINKLER SYSTEM: FULL - NFPA 13

FLOOR LEVELS: 1

NUMBER OF STORIES: 1

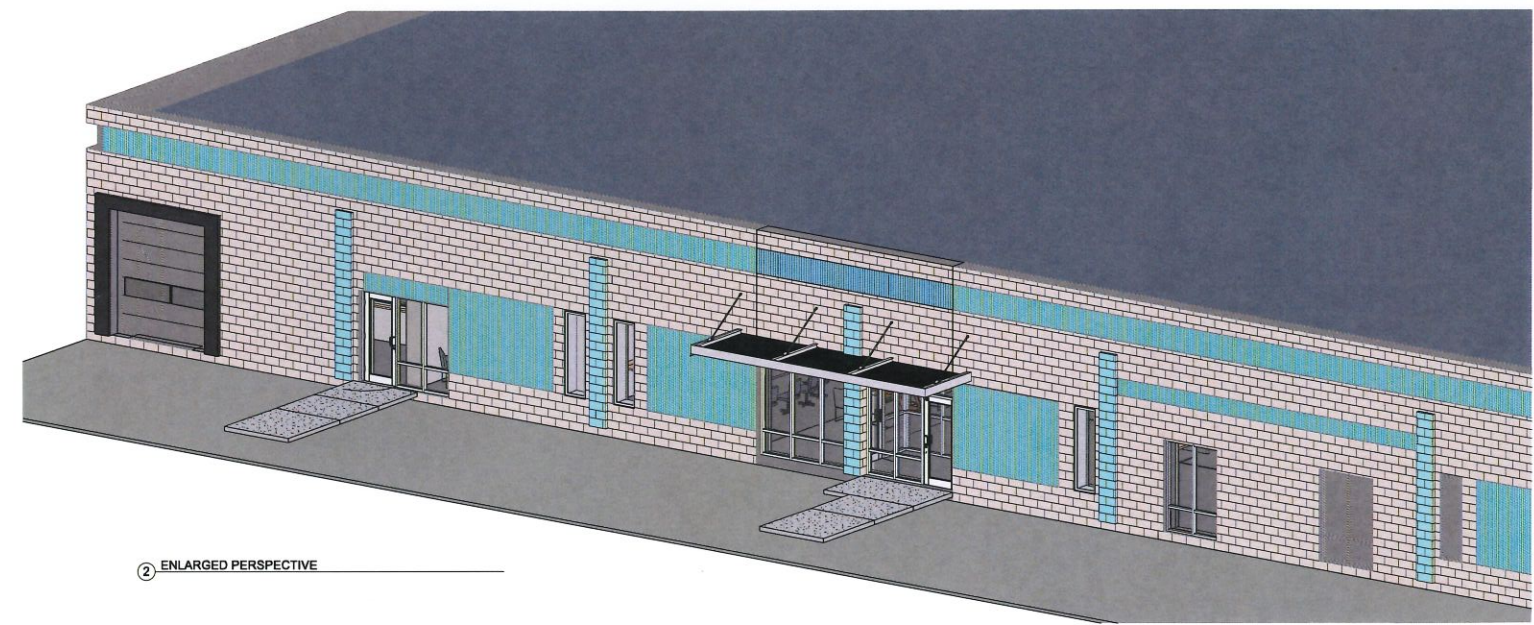
TOTAL OVERALL AREA: 25,260 SF

PROPOSED BUILD-OUT: 6,637 SF

NOTE:
ALL MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SPRINKLER
ENGINEERING BY DESIGN-BUILD CONTRACTORS

EXTERIOR ELEVATION

PROPOSED PROJECT:
GREAT LAKES RUBBER & SUPPLY
6150 N FLINT ROAD
GLENDALE, WISCONSIN 53209



2 ENLARGED PERSPECTIVE

THE PROPOSED COMMERCIAL NON-RESIDENTIAL BUILDING TO BE LOCATED IN CLIMATE ZONE 4 (PER IECC SECTION 502) PER TABLE 502.2 (1) BUILDING ENVELOPE REQUIREMENTS - OPAQUE ASSEMBLIES.

ROOFS - PROPOSED ROOF INSULATION ENTIRELY ABOVE DECK R-20ci REQUIRED AND R-25ci PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

WALLS ABOVE GRADE PROPOSED EXTERIOR WALL - MASS (PRECAST INSULATED CONCRETE) R-13.3ci REQUIRED AND R-16ci PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

SLAB-ON-GRADE FLOORS - PROPOSED UNHEATED SLABS R-10 FOR 24 INCHES BELOW REQUIRED AND R-10 FOR 24 INCHES OR MORE PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

PER TABLE 502.3 BUILDING ENVELOPE REQUIREMENTS: FENESTRATION VERTICAL FENESTRATION (40% MAXIMUM ALLOWED ABOVE GRADE) 2% ACTUAL PROVIDED REQUIRED U - FACTOR .40 ACTUAL PROVIDED .29 AND SHGC .41

PER 2015 IECC:

C402.5 AIR LEAKAGE THERMAL ENVELOPE.
— PROPOSED BUILDING COMPLIES —

C402.5.1 AIR BARRIER PER C402.5.1.2.1 MATERIALS SEE EXCEPTION 13 CAST-IN-PLACE & PRECAST CONCRETE.
— PROPOSED BUILDING COMPLIES —

C402.5.2 AIR LEAKAGE FENESTRATION SEE EXCEPTION 1, FIELD FABRICATED FENESTRATION ASSEMBLIES THAT ARE SEALED IN ACCORDANCE WITH SECTION C402.5.1.
— PROPOSED BUILDING COMPLIES —

C402.5.3 ROOMS CONTAINING FUEL - BURNING APPLIANCES EXCEPTION 1, DIRECT VENT APPLIANCES WITH BOTH INTAKE EXHAUST PIPES INSTALLED CONTINUOUS TO OUTSIDE.
— PROPOSED BUILDING COMPLIES —

C402.5.4 DOORS & ACCESS OPENINGS TO SHAFTS, CHUTES, STAIRWAYS & ELEVATOR LOBBIES.
— NOT APPLICABLE TO PROPOSED BUILDING —

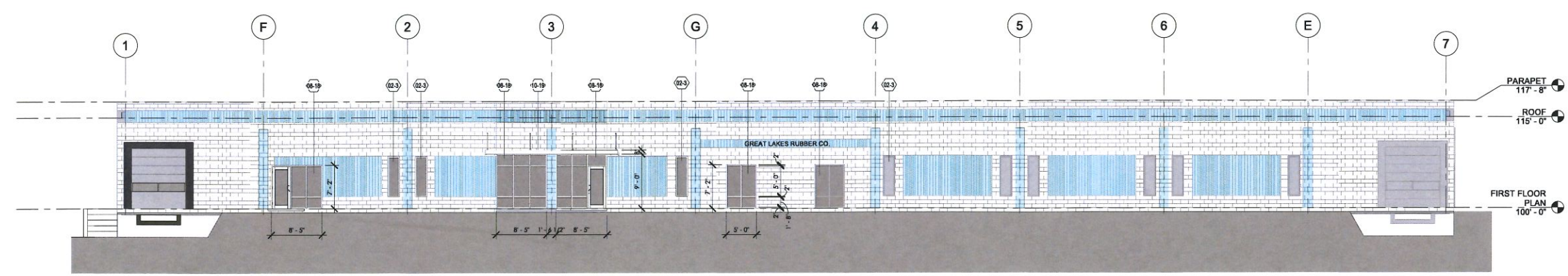
C402.5.5 AIR INTAKES, EXHAUST OPENINGS, STAIRWAYS & SHAFTS, IF REQUIRED TO BE DAMPERED.
— PROPOSED BUILDING COMPLIES —

C402.5.6 LOADING DOCK WEATHER SEALS TO BE PROVIDED FOR LOADING DOCK DOORS.
— PROPOSED BUILDING COMPLIES —

C402.5.7 VESTIBULES EXCEPTION 2, DOORS NOT INTENDED TO BE USED BY THE PUBLIC, SUCH AS DOORS TO MECHANICAL OR ELECTRICAL EQUIPMENT ROOMS, ON INTENDED EMPLOYEE USE, EXCEPTION 4 DOORS THAT OPEN FROM A SPACE LESS THAN 3,000 SQUARE FEET IN AREA, EXCEPTION 6 DOORS USED PRIMARILY TO FACILITATE VEHICULAR MOVEMENT OR MATERIAL HAND LINE AND ADJACENT PERSONAL DOORS.
— PROPOSED BUILDING COMPLIES —

C402.5.8 RECESSED LIGHTING.
— NOT APPLICABLE TO PROPOSED BUILDING —

KEYNOTE LEGEND	
VALUE	FLOOR PLAN CODED NOTES
02-3	EXISTING WINDOW
08-18	PRE FINISHED CLEAR ANODIZED ALUMINUM FRAMED (THERMALLY BROKEN) STOREROOM ENTRY DOOR W/1" INSULATED LOW-E GREY TINTED GLAZING TO MATCH EXISTING
10-19	HANGER ROD SUPPORTED, PRE-ENGINEERED METAL CANOPY INCLUDING FASCIA CHANNELS, DECKING, TENSION RODS, AND ATTACHMENT HARDWARE



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

PARTITION TYPES								
TAG	STUD TYPE	STUD HEIGHT	INSULATION	VAPOR BARRIER	NOTED SIDE SURFACE MATERIAL	NOTED SIDE SURFACE HEIGHT	OPPOSITE SIDE SURFACE MATERIAL	OPPOSITE SIDE SURFACE HEIGHT
A	2" STEEL T" FURRING	6" ABOVE CEILING	2" RIGID	4 MIL	5/8" GYPSUM WALLBOARD	6" ABOVE CEILING	---	---
B	4" STEEL STUDS	6" ABOVE CEILING	---	---	5/8" GYPSUM WALLBOARD	6" ABOVE CEILING	5/8" GYPSUM WALLBOARD	6" ABOVE CEILING
C	6" STEEL STUDS	TO UNDERSIDE OF DECK (20'-0" x 12'-0")	6" SOUND BAIT	---	5/8" TYPE "X" GYPSUM WALLBOARD	TO UNDERSIDE OF DECK	5/8" TYPE "X" GYPSUM WALLBOARD	TO UNDERSIDE OF DECK
REMARKS								
1. ALL STEEL STUDS SHALL BE 25 GAUGE STUDS @ 24" O.C. (UNLESS NOTED OTHERWISE)								
2. ALL EXPOSED GYPSUM WALL BOARD SHALL BE TAPED & COATED SMOOTH, READY FOR PAINT.								
3. USE 6" METAL STUDS AND INSTALL MOISTURE RESISTANT GYPSUM WALL BOARD AT ALL "WET WALL" LOCATIONS.								
4. AT EXTERIOR WALLS, RETURN GYPSUM WALL BOARD INTO WINDOW JAMBS AND HEAD.								
5. STUDS EXTENDED TO DECK SHALL HAVE A SIP CONNECTION TO ALLOW FOR DEFLECTION								

KEYNOTE LEGEND	
VALUE	FLOOR PLAN CODED NOTES



FLOOR PLAN

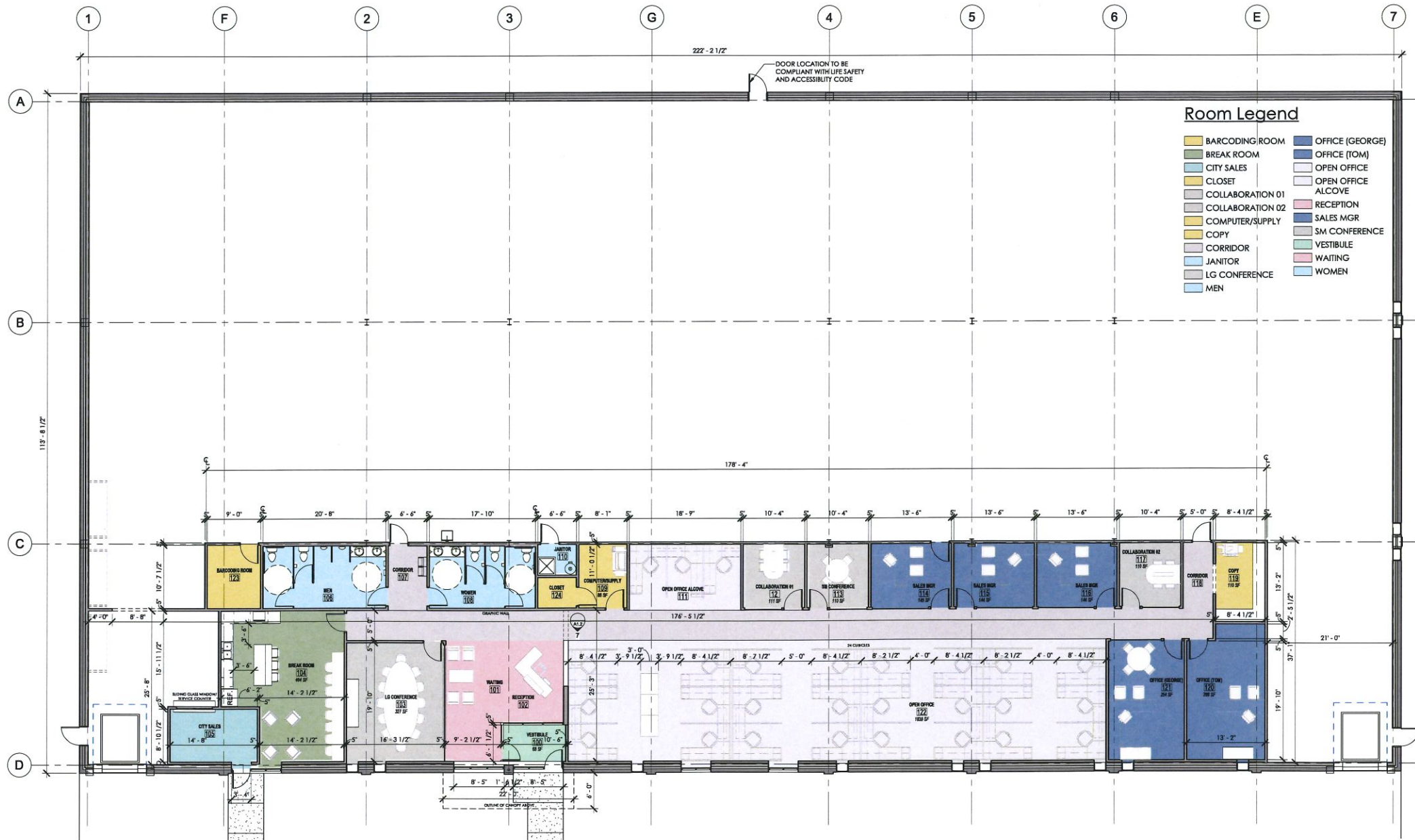
SHEET TITLE

PROPOSED PROJECT:
GREAT LAKES RUBBER & SUPPLY
6150 N FLINT ROAD
GLENDALE, WISCONSIN 53209

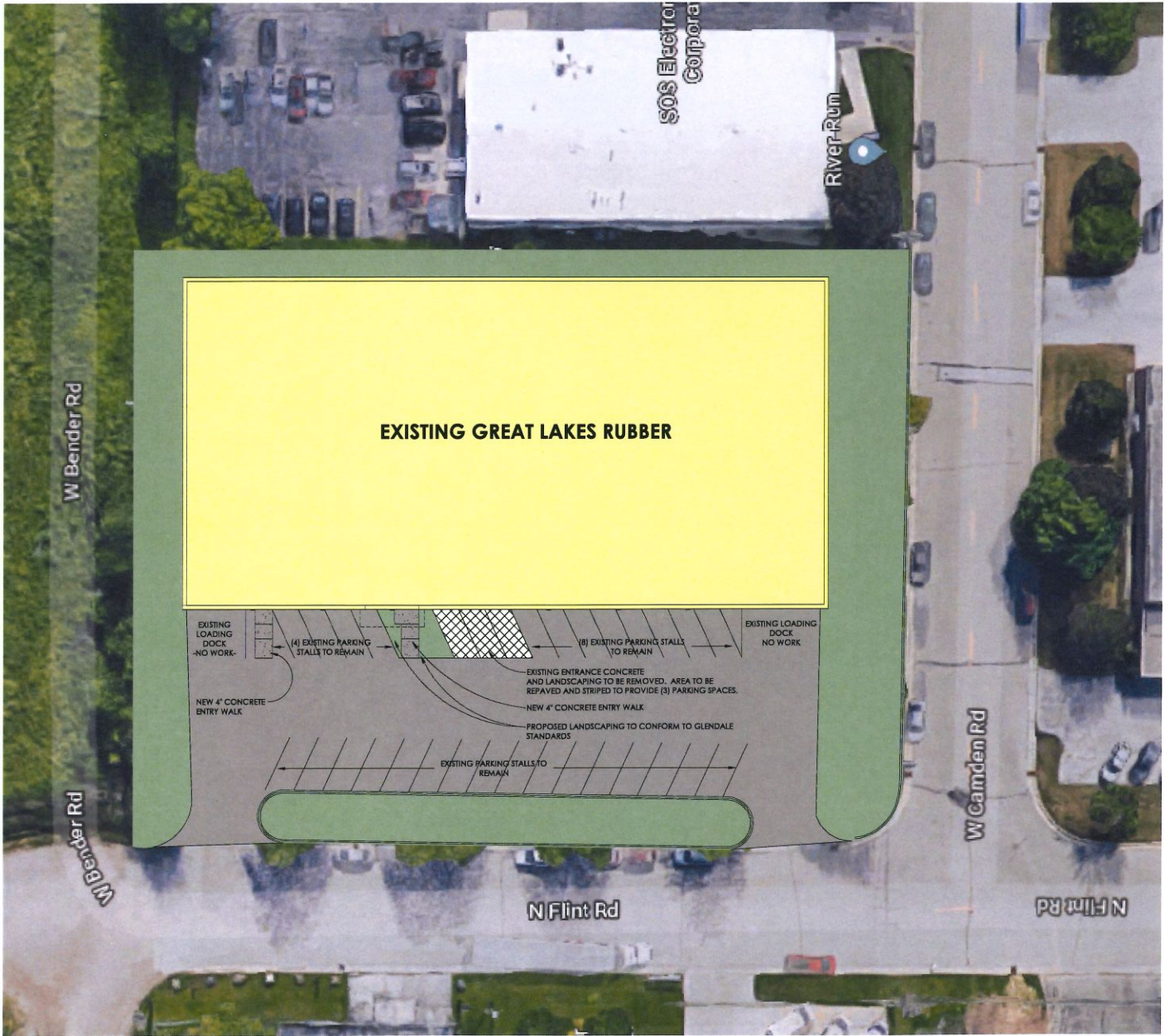
JOB: 3173
DRAWN: RS
CHECKED: DF
DATE: 11/12/2019
SHEET:



A1.1



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



① Site
1" = 20'-0"

DEMOLITION PLAN

SHEET TITLE

KEYNOTE LEGEND
VALUE FLOOR PLAN CODED NOTES

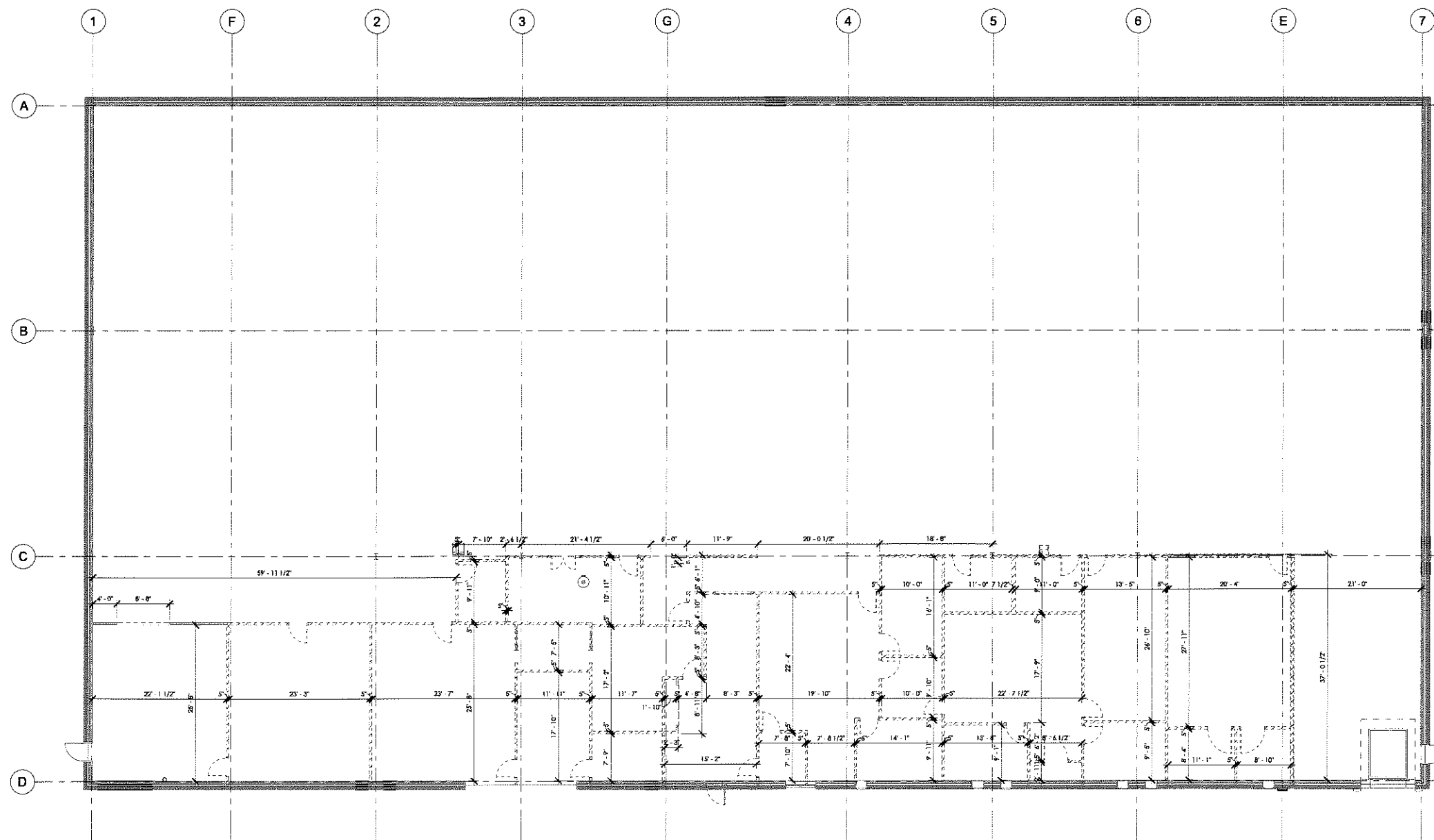
PROPOSED PROJECT:
GREAT LAKES RUBBER & SUPPLY
6150 N FLINT ROAD
GLENDALE, WISCONSIN 53209

JOB: 3173
DRAWN: TT
CHECKED: DF
DATE: 11/12/2019
SHEET:



APPLICABLE
TO ALL
PLAN VIEWS

D1.0



1 DEMOLITION PLAN
1/8\" = 1'-0\"