

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

AGENDA -- PLAN COMMISSION

Tuesday, January 7, 2020

6:00 P.M.

1. Roll Call and Pledge of Allegiance.
2. Adoption of Minutes of the Meeting of December 3, 2019.
3. a. 2040 Comprehensive Plan Progress Update.
- b. Certified Survey Map (CSM), Glendale Yards East, 4205 North Port Washington Road (Former Milwaukee Road Railroad Yard Lands). Review and recommend Common Council approval of the proposed CSM.
 Brian Monroe
- c. Certified Survey Map, Glendale Yards West, 4400 North Green Bay Avenue (Former Milwaukee Road Railroad Yard Lands). Review and recommend Common Council approval of the proposed CSM.
 Brian Monroe
- d. Certified Survey Map, Glendale Yards North, 4444 North Green Bay Avenue (Former Milwaukee Road Railroad Lands). Review and recommend Common Council approval of the proposed CSM.
 Brian Monroe
- e. Plan Commission Use and Occupancy Review, Glendale Counters (Granite Countertops, LLC), 6037 North Baker Road (Dairy State Foods, Incorporated, Building). Review and approve proposed granite and quartz countertop fabricator and installer use and occupancy.
 Housseem Chems, Granite Countertops, LLC
- f. Plan Commission Use and Occupancy Review, NuVision Window Film and Graphics (NuVision Marketing, LLC), 5623 North Green Bay Avenue. Review and approve proposed window film design/production and installer use and occupancy.
 Scott and Danelle Mack, NuVision Window Films

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.-

CITY OF GLENDALE — PLAN COMMISSION
Tuesday, December 3, 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

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised Thursday, November 27, 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, November 5, 2019 and November 13, 2019 Plan Commission Meetings.

Motion was made by Commissioner Cohn, seconded by Commissioner Bailey, to adopt minutes from September 24, 2019, November 5, 2019 and November 13, 2019 Plan Commission meetings with corrections. Motion carried unanimously.

2040 Comprehensive Plan Progress Update.

Administrator Safstrom stated there has been minimal progress in the past two weeks. There will be a detailed update at the January 15, 2020 special meeting.

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), presented 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

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by January 1, 2020 and post to the City website. These reports include a housing affordability report and a new housing fee report.

Mayor Kennedy questioned the aging population statistics as it related to the entire North Shore area. There are a many senior living facilities in Glendale. Mr. McKay stated SEWRPC did not complete studies for other North Shore Communities; however, this could be a statistic to look at for future reports.

Commissioner Seligman identified an error on page 12 of the date of incorporation for the City. Ms. Seligman also questioned the number of residents in group quarters as it seemed low. Mr. McKay indicated that there are sometimes inaccuracies in the census data used; however, they work with the best information they can obtain at the time. Mayor Kennedy reminded the Plan Commission that a majority of the housing for Cardinal Stritch is located in the Village of Fox Point. This most likely accounts for the perceived inaccuracy.

Motion was made by Commissioner Seligman, seconded by Commissioner Cohn, to recommend the Common Council approved the City of Glendale Housing Affordability Report: 2019, Milwaukee County, Wisconsin (Southeastern Wisconsin Regional Planning Commission) with the addition of aging population in the North Shore. Motion carried unanimously.

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

Mr. Stuebe reviewed that 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.

Mike Johnson from Graphic House Sign Company stated this is the standard signage plan for Associated Bank.

Motion was made by Commissioner Seligman, seconded by Commissioner Cole, to approve the request for a monument sign in addition to the three wall signs as presented. Motion carried unanimously.

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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.

Mr. Stuebe explained that 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.

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.

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.

Mr. Stuebe recommends that the Plan Commission grant approval of the architectural, site, landscaping, lighting, and signage plans 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 conditions.

Commissioner Cohn questioned the use of two entrances for the two properties. With Port Washington Road being very busy, the additional exit from the buildings could be challenging. Mayor Kennedy stated his support for two entrances; however, there should be a connection between the two parking lots to better accommodate fire apparatus.

Mr. Stuebe stated the Plan Commission could add an additional requirement to work with Landmark Credit Union on connecting the two parking lots. Matthew Mehring, LCM Funds 54 Port Road LLC, stated the applicant would be willing to work with Landmark Credit Union to connect the parking lots.

Motion by Commission Bailey, seconded by Commissioner Cole to

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approve the architectural, site, landscaping, lighting, and signage plans 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 conditions:

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-feet 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.
10. Applicant to work with Landmark Credit Union on a connection between two parking lots.

Motion was approved unanimously.

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.

Mr. Stuebe reviewed that 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 of two overhead doors, giving a total of four. The change to the Site Plan entails eliminating

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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 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.

Mr. Stuebe recommends 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 conditions.

Commissioner Mack questioned if this approval would include a van display. Mr. Stuebe indicated it would.

Mayor Kennedy commended the applicant on the continued improvements on the property. The investment in Glendale is appreciated.

Motion by Commissioner Cole, seconded by Commission Cohn to 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 conditions:

- 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.
- The motion was approved unanimously.

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.

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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).

Mr. Stuebe recommends 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 conditions.

Commissioner Cohn questioned if the applicant had seen the requirement to submit plans to the North Shore Fire Department. Mr. Stensberg stated plans will be submitted to the Glendale Inspection Department and the North Shore Fire Department simultaneously.

Motion by Commissioner Bailey, seconded by Commissioner Cohn to 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 conditions.

- 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.
- The motion was approved unanimously.

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, December 5, 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, January 7, 2019

- Plan Commission Report -



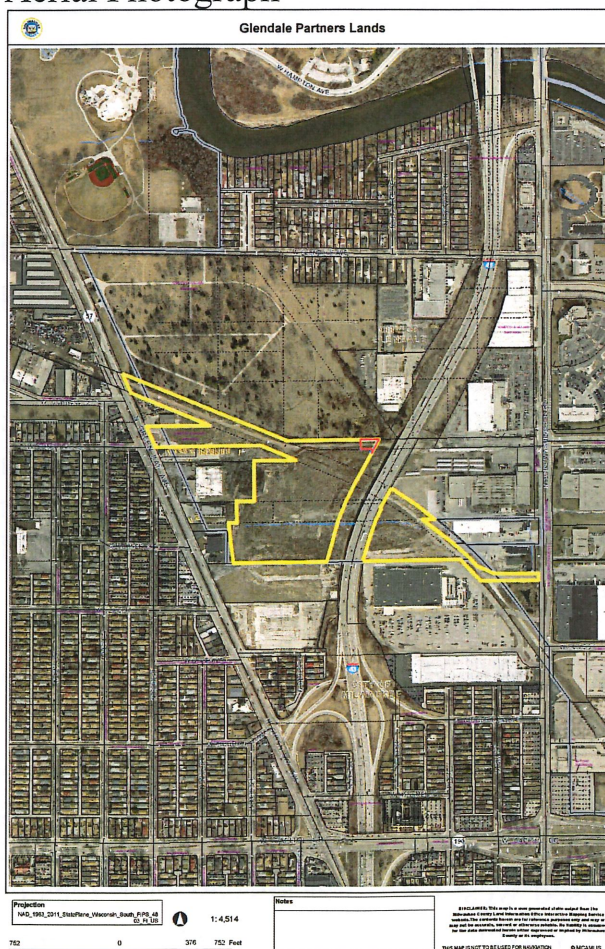
3a. **2040 Comprehensive Plan Progress Update.**

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

3b. **Certified Survey Map (CSM), Glendale Yards East, 4205 North Port Washington Road (Former Milwaukee Road Railroad Yard Lands).**
Review and recommend Common Council approval of the proposed CSM.

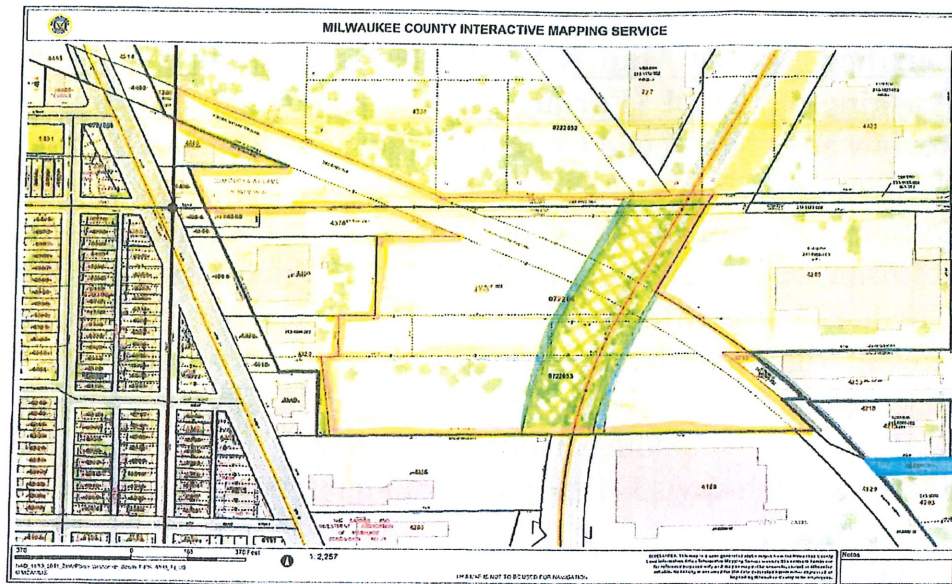
Over a period of about 14 or 15 years Glendale Partners, LLC, has been acquiring and assembling lands, most of which was comprised of a former Milwaukee Road Railroad (CMC Heartland Partners) yard and abandoned railway right-of-way, as well as miscellaneous proximate excess lands, generally located between North Port Washington Road and North Green Bay Avenue, including lands beneath the elevated bridge segment of Interstate Highway 43 (Refer to Aerial photograph and WDOT Exhibit).

Aerial Photograph



Staff Report to the Plan Commission
Meeting of Tuesday, January 7, 2020

Wisconsin Department of Transportation (WDOT) Exhibit



12/13/2019

Most recently the Wisconsin Department of Transportation (WDOT) acquired about 4.929 acres of the Glendale Partners, LLC, owned lands that were located beneath and proximate (west) of the freeway bridge for transportation improvement purposes. As such, the Glendale Partners lands have now been divided into two separate areas located both east and west of the Interstate 43 right-of-way. Glendale partners now seeks to formalize the property boundaries of its remaining land holdings with two Certified Survey Maps, and a third Certified Survey Map intends to implement the Agreement for Motion Signage between the City of Glendale and Direct Outdoor, LLC.

Three Certified Survey Maps are proposed to create three lots, two of which will be retained by Glendale Partners, with ownership of the third to be transferred to Direct Outdoor, LLC. The proposed east Certified Survey Map creates a lot located between North Port Washington Road and Interstate Highway 43 which will be comprised of 5.0719 acres (220,934 square feet) of land. The proposed west Certified Survey Map creates a lot located between North Green Bay avenue and Interstate Highway 43 which will be comprised of 16.9321 acres (737,561 square feet) of land. The

Staff Report to the Plan Commission

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proposed third Certified Survey Map, referred to as the Signage CSM, creates a lot located between North Green Bay avenue and Interstate Highway 43 which will be comprised of 0.1975 acres (8,603 square feet) of land. Legal access to the signage CSM property will have to be confirmed. Three separate actions by the Plan Commission are recommended.

East CSM: The necessary action by the Plan Commission is to recommend that the Common Council approve the east Certified Survey Map with requirements of payment of the \$190 (\$175.00 plus 1x\$15) administrative fee, making any required technical corrections to the document, and payment of City Engineer CSM technical review fees, and other required fees, if any.

- 3c. Certified Survey Map, Glendale Yards West, 4400 North Green Bay Avenue (Former Milwaukee Road Railroad Yard Lands).** Review and recommend Common Council approval of the proposed CSM.

Explanatory information is provided under Item 3b above.

West CSM: The necessary action by the Plan Commission is to recommend that the Common Council approve the Certified Survey Map with requirements of payment of the \$190 (\$175.00 plus 1x\$15) administrative fee, making any required technical corrections to the document, and payment of City Engineer CSM technical review fees, and other required fees, if any.

- 3d. Certified Survey Map, Glendale Yards North, 4444 North Green Bay Avenue (Former Milwaukee Road Railroad Lands).** Review and recommend Common Council approval of the proposed CSM.

Explanatory information is provided under Item 3b above.

Signage CSM: The necessary action by the Plan Commission is to recommend that the Common Council approve the Certified Survey Map with requirements of payment of the \$190 (\$175.00 plus 1x\$15) administrative fee, verifying legal access to the parcel via cross easement or ownership interest associated with the to-be-created property, making any required technical corrections to the document, and payment of City Engineer CSM technical review fees, and other required fees, if any.

3e. Plan Commission Use and Occupancy Review, Granite Countertops, LLC, 6037 North Baker Road (Dairy State Foods, Incorporated, Building). Review and approve proposed granite and quartz countertop fabricator and installer use and occupancy.

Houssem Chemsî seeks Plan Commission grant of approval for Glendale Counters (Granite Countertops, LLC), a granite and quartz countertop fabricator and installer, to use and occupy a tenant space located at 6037 North Baker Road. The proposed use is permitted in the M-1 Warehouse, Light Manufacturing, Office, and Service Zoning District subject to Plan Commission review and approval.

The proposed hours are Monday through Friday from 8:00 a.m. to 6:00 p.m. Monday through Friday, 8:00 a.m. to Noon Saturday, and anticipates having a total of two (2) employees with a maximum of five (5) at any given time.

Staff Recommendation: Staff recommends that the Plan Commission grant use and occupancy approval for Glendale Counters (Granite Countertops, LLC), a granite countertop fabricator and installer use and occupancy, at 6037 North Baker Road, with the following requirements:

- 1) Storage outside is not permitted;
- 2) All signs required to conform with the Glendale Sign Code;
- 3) All City of Glendale building, fire, and public 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.

3f. Plan Commission Use and Occupancy Review, NuVision Window Film and Graphics (NuVision Marketing, LLC), 5623 North Green Bay Avenue. Review and approve proposed window film design/production and installer use and occupancy.

Danelle and Scott Mack seek Plan Commission grant of approval for NuVision Window Film and Graphics (NuVision Marketing, LLC), a window film design/production and installer for both commercial (90 percent) and residential (10 percent) facilities, to occupy the 5,800 square-foot building located at 5623 North Green Bay Avenue. The site is zoned B-1, Sub-Area O District, and the proposed use is permitted subject to Plan Commission review and approval.

Staff Report to the Plan Commission

Meeting of Tuesday, January 7, 2020

NuVision's use of the 5623 North Green Bay Avenue premises will be kept within the structure, without any storage yard like use of the premises. NuVision will typically have three office employees working at the 5623 North Green Bay Avenue property, with other employees commuting to complete projects at client properties. Regular business hours are Monday through Friday from 8:00 a.m. to 5:00 p.m.

There are a sufficient number of parking spaces available at the site for the proposed use and occupancy. NuVision may request to beautify the premises in the future by converting some of the paved parking lot surface space to planting space.

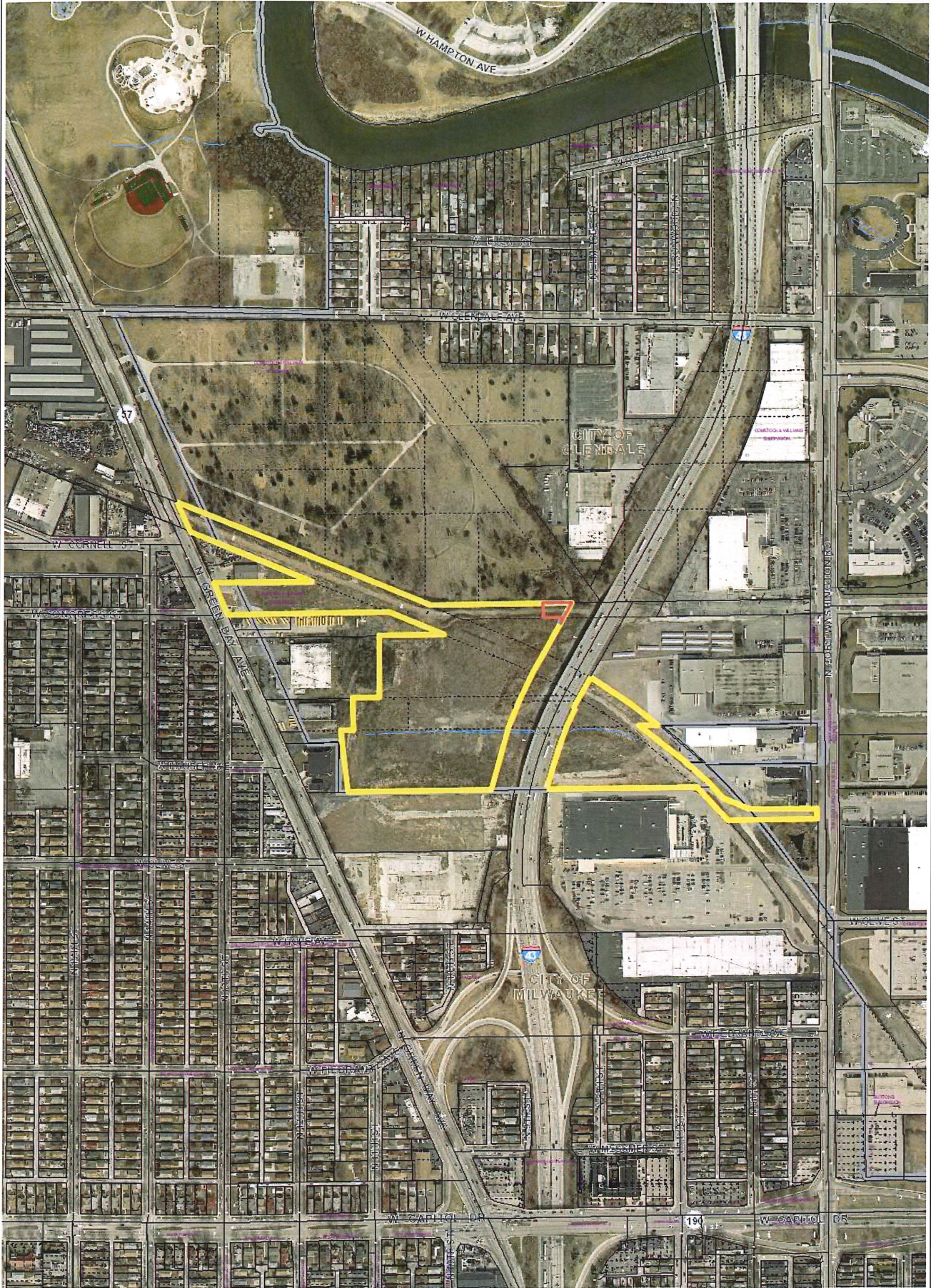
Staff Recommendation: Staff recommends that the Plan Commission grant approval for Danelle and Scott Mack to operate NuVision Window Film and Graphics, a design/fabricator and installer of window films for residential and commercial clients, at 5623 North Green Bay Avenue, with the following requirements:

- 1) Storage outside is not permitted;
- 2) All signs required to conform with the Glendale Sign Code;
- 3) All City of Glendale building, fire, and public 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.



Glendale Partners Lands

3b.



Projection

NAD_1983_2011_StatePlane_Wisconsin_South_FIPS_48
03_Ft_US



1:4,514

Notes

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

© MCAMLIS

3b.

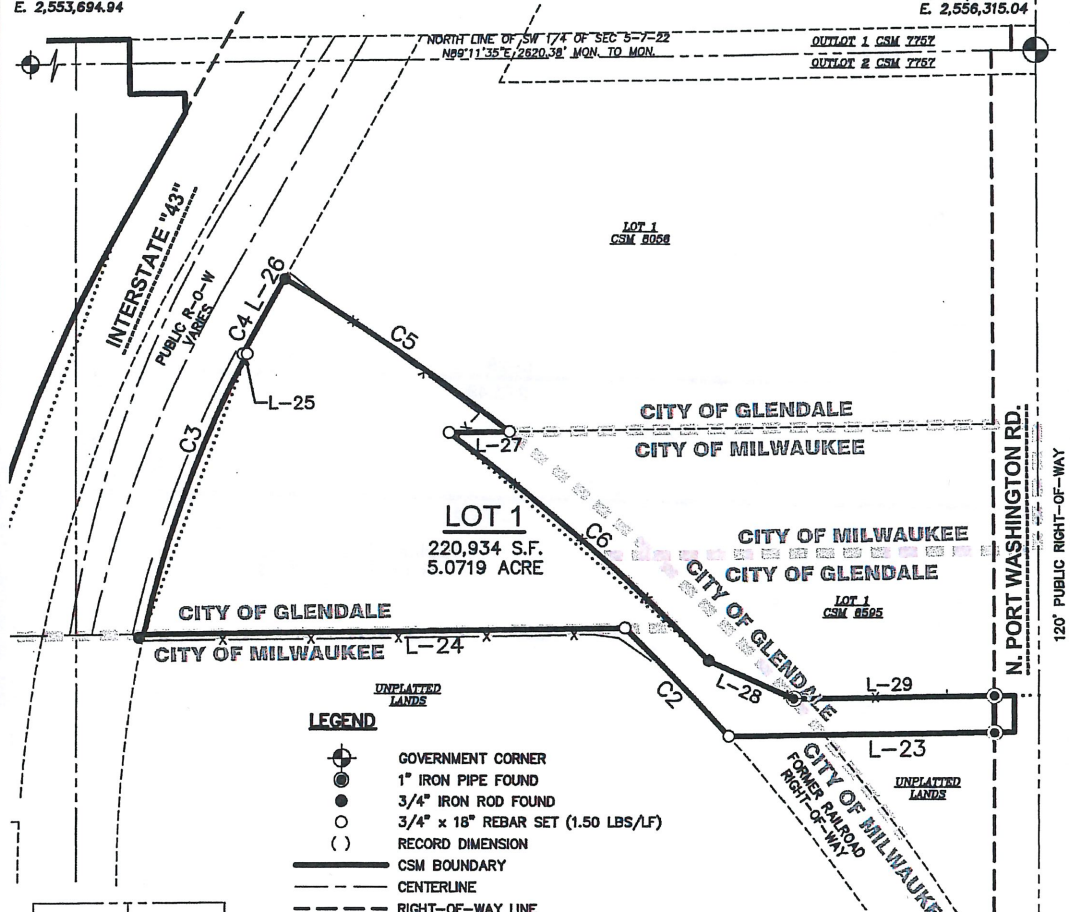
CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN

NORTHWEST CORNER,
SOUTHWEST 1/4
SECTION 5, T7N, R22E
CONCRETE MONUMENT
W/BRASS CAP
N. 406,598.33
E. 2,553,694.94

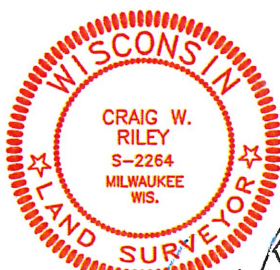
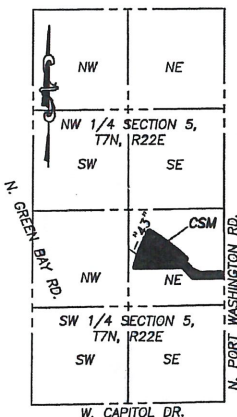
TAX KEY NO. 2438995003
ZONING: M-1

NORTHEAST CORNER,
SOUTHWEST 1/4
SECTION 5, T7N, R22E
CONCRETE MONUMENT
W/BRASS CAP
N. 406,635.23
E. 2,556,315.04



LEGEND

- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- 3/4" IRON ROD FOUND
- 3/4" x 18" REBAR SET (1.50 LBS/LF)
- RECORD DIMENSION
- CSM BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- RECORD LOT LINE
- SECTION LINE
- SETBACK LINE
- CHORD LINE
- FENCE
- CORPORATE LINE



NOVEMBER 25, 2019

ALL BEARINGS ARE REFER TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 5, WHICH HAS A WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE)(NAD27) BEARING OF N89°11'35"E. (FEB. 2018 REVISION)

ALL MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDREDTH OF A FOOT.

ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE SECOND.

SEE SHEET 2 & 3 FOR LOT DETAILS

SEE SHEET 4 FOR LINE AND CURVE DETAIL

THIS INSTRUMENT WAS DRAFTED BY CRAIG W. RILEY S-2264.

SURVEYED BY:

JSD Professional Services, Inc.
* Engineers * Surveyors * Planners
N235 WISIO BUSSE ROAD
SUITE 100
WALKESHA, WISCONSIN 53188
PHONE (262)513-0666

SUBDIVIDER/OWNER:

GLENDALE PARTNERS, LLC.

10035 NORTH MILLER COURT
MEQUON, WI 53092

PROJECT NO: 18-8335A

FILE NO: B-*

FIELDBOOK/PG: -

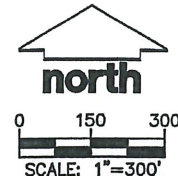
SHEET NO: 1 OF 6

SURVEYED BY: NA

DRAWN BY: DHS

CHECKED BY: AWW

APPROVED BY: CWR

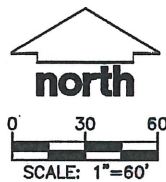
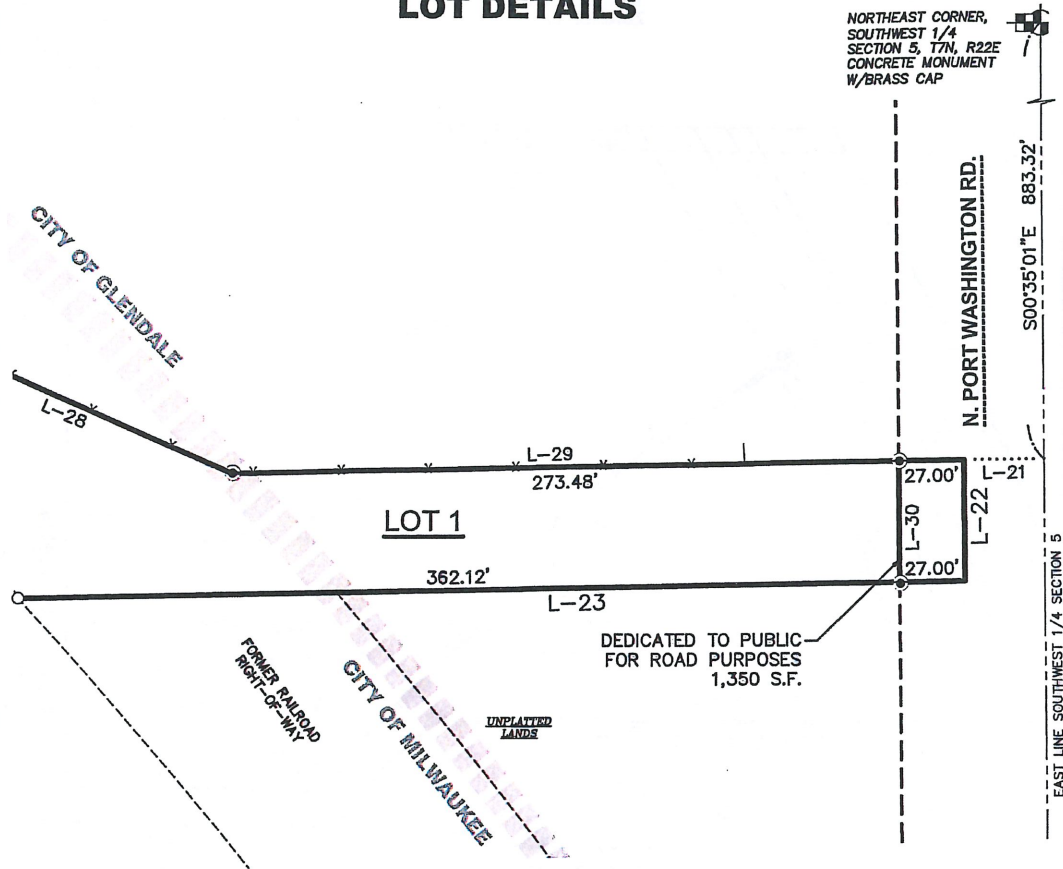


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CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN

LOT DETAILS



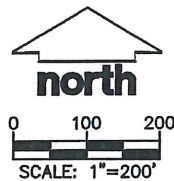
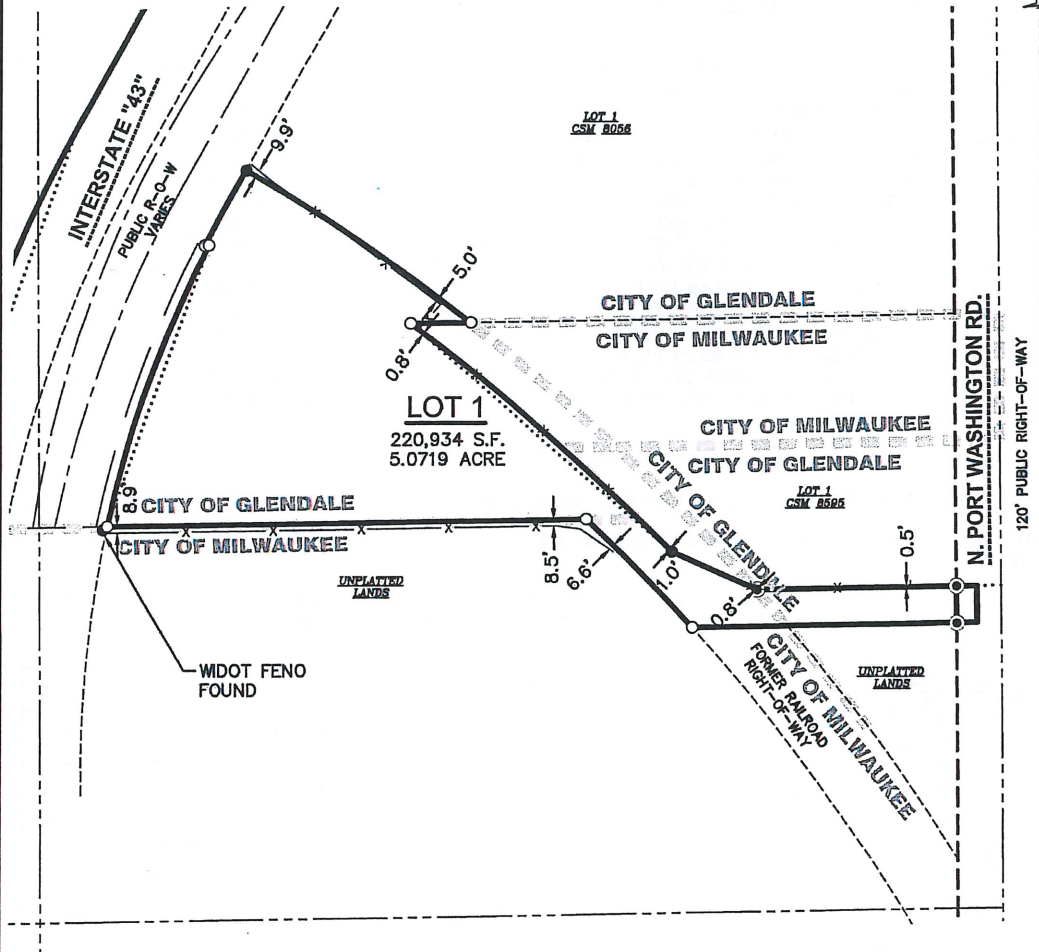
NOVEMBER 25, 2019

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN

LOT DETAILS

NORTHEAST CORNER,
SOUTHWEST 1/4
SECTION 5, T7N, R22E
CONCRETE MONUMENT
W/BRASS CAP



NOVEMBER 25, 2019

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN

STATE OF WISCONSIN;
MILWAUKEE COUNTY;

I, CRAIG W. RILEY, PROFESSIONAL LAND SURVEYOR, CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE NORTH 89°11'35" EAST ALONG THE NORTHEAST CORNER OF SAID 1/4 SECTION; THENCE S00°35'01"E ALONG THE EAST LINE OF SAID SECTION 883.32 FEET; THENCE S89°24'59"E 33.00 FEET TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE S00°35'01"W 50.00 FEET; THENCE S89°05'39"W 389.13 FEET; THENCE NORTHWESTERLY 207.24 FEET ALONG THE ARC OF A CURVE TO LEFT WHOSE CENTER LIES TO SOUTHWEST, WHOSE RADIUS IS 2781.59 FEET AND WHOSE CHORD BEARS N43°59'03"W 207.19 FEET; THENCE S89°11'35"W 656.69 FEET TO A POINT ON THE EASTERLY LINE OF INTERSTATE "43"; THENCE NORTHEASTERLY 411.43 FEET ALONG SAID EASTERLY LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER LIES TO THE SOUTHEAST, WHOSE RADIUS IS 1567.02 FEET AND WHOSE CHORD BEARS N19°47'16"E 410.25 FEET; THENCE S89°11'35"W 5.67 FEET; THENCE NORTHEASTERLY 54.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER LIES TO THE SOUTHEAST, WHOSE RADIUS IS 1369.48 FEET AND WHOSE CHORD BEARS N28°12'09"E 54.35 FEET; THENCE N29°11'35"E 63.02 FEET; THENCE SOUTHEASTERLY 372.36 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER LIES TO THE SOUTHWEST, WHOSE RADIUS IS 2901.63 FEET AND WHOSE CHORD BEARS S55°45'29"E 372.10 FEET; THENCE S89°10'57"W 82.28 FEET; THENCE SOUTHEASTERLY 476.26 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER LIES TO THE SOUTHWEST, WHOSE RADIUS IS 2864.93 FEET AND WHOSE CHORD BEARS S48°38'57"E 475.71 FEET; THENCE S65°45'27"E 127.75 FEET; THENCE N89°05'39"E 300.55 FEET TO THE POINT OF BEGINNING.

LANDS CONTAINS 222,284 SQUARE FEET OR 5.1029 ACRES.

THAT I HAVE MADE THE SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF GLENDALE PARTNERS, LLC.

THAT THE MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND CHAPTER 14 OF THE GLENDALE CODE OF ORDINANCES IN SURVEYING, DIVIDING AND MAPPING THE SAME.


CRAIG W. RILEY S-2264
WISCONSIN PROFESSIONAL LAND SURVEYOR

NOVEMBER 25, 2019
DATE



LINE TABLE		
LINE	BEARING	DISTANCE
L-21	S89°24'59"W	33.00'
L-22	S0°35'01"E	50.00'
L-23	S89°05'39"W	389.13'
L-24	S89°11'35"W	656.69'
L-25	S89°11'35"W	5.67'
L-26	N29°11'35"E	63.02'
L-27	S89°10'57"W	82.28'
L-28	S65°45'27"E	127.75'
L-29	N89°05'39"E	300.55'
L-30	S0°35'01"E	50.00'

CURVE TABLE							
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC LENGTH	TANGENT IN	TANGENT OUT
C2	2781.59'	4°16'08"	N43°59'03"W	207.19'	207.24'	N41°50'59"W	N46°07'07"W
C3	1567.02'	15°02'37"	N19°47'16"E	410.25'	411.43'	N27°18'34"E	N12°15'57"E
C4	1369.48'	2°16'26"	N28°12'09"E	54.35'	54.35'	N29°20'23"E	N27°03'56"E
C5	2901.63'	7°21'09"	S55°45'29"E	372.10'	372.36'	S52°04'54"E	S59°26'03"E
C6	2864.93'	9°31'29"	S48°38'57"E	475.71'	476.26'	S43°53'12"E	S53°24'41"E

THIS INSTRUMENT WAS DRAFTED BY CRAIG W. RILEY S-2264.

SHEET 4 OF 6

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

GLENDALE PARTNERS, LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF GLENDALE FOR APPROVAL.

IN CONSIDERATION OF THE APPROVAL OF THE MAP BY THE COMMON COUNCIL AND IN ACCORDANCE WITH CHAPTER 119 OF THE MILWAUKEE CODE, THE UNDERSIGNED AGREES:

A. THAT ALL UTILITY LINES TO PROVIDE ELECTRIC POWER AND TELEPHONE SERVICES AND CABLE TELEVISION OR COMMUNICATIONS SYSTEMS LINES OR CABLES TO ALL LOTS IN THE CERTIFIED SURVEY MAP SHALL BE INSTALLED UNDERGROUND IN EASEMENTS PROVIDED THEREFORE, WHERE FEASIBLE.

THIS AGREEMENT SHALL BE BINDING ON THE UNDERSIGNED AND ASSIGNS.

IN WITNESS WHEREOF, THE SAID GLENDALE PARTNERS, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVE THIS _____ DAY OF _____, 20____.

GLENDALE PARTNERS, LLC

BY: _____

STATE OF WISCONSIN) SS
MILWAUKEE COUNTY) SS

_____, PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____,
THE ABOVE NAMED _____ OF THE ABOVE NAMED GLENDALE PARTNERS, LLC, TO ME KNOWN
TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, MILWAUKEE COUNTY, WISCONSIN

MY COMMISSION EXPIRES _____

COMMON COUNCIL CERTIFICATE OF APPROVAL

THIS CERTIFIED SURVEY MAP AND ITS DEDICATION APPROVED BY THE COMMON COUNCIL OF THE CITY OF GLENDALE ON THIS _____ DAY OF _____, 20____.

RACHEL A. SAFSTROM, CITY ADMINISTRATOR



NOVEMBER 25, 2019

THIS INSTRUMENT WAS DRAFTED BY CRAIG W. RILEY S-2264.

SHEET 5 OF 6

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN

COMMON COUNCIL CERTIFICATE OF APPROVAL

I, CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED UNDER RESOLUTION FILE NO. _____
ADOPTED BY THE COMMON COUNCIL OF THE CITY OF MILWAUKEE ON _____

JAMES R. OWZARSKI, CITY CLERK

TOM BARRETT, MAYOR

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN}
MILWAUKEE COUNTY}:SS

I, SPENCER COGGS, BEING THE DULY ELECTED, QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF MILWAUKEE, CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN THE OFFICE OF THE CITY TREASURER OF THE CITY OF MILWAUKEE THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON THE LANDS IN THE CITY OF MILWAUKEE INCLUDED IN THIS CERTIFIED SURVEY MAP.

DATE

SPENCER COGGS, CITY TREASURER



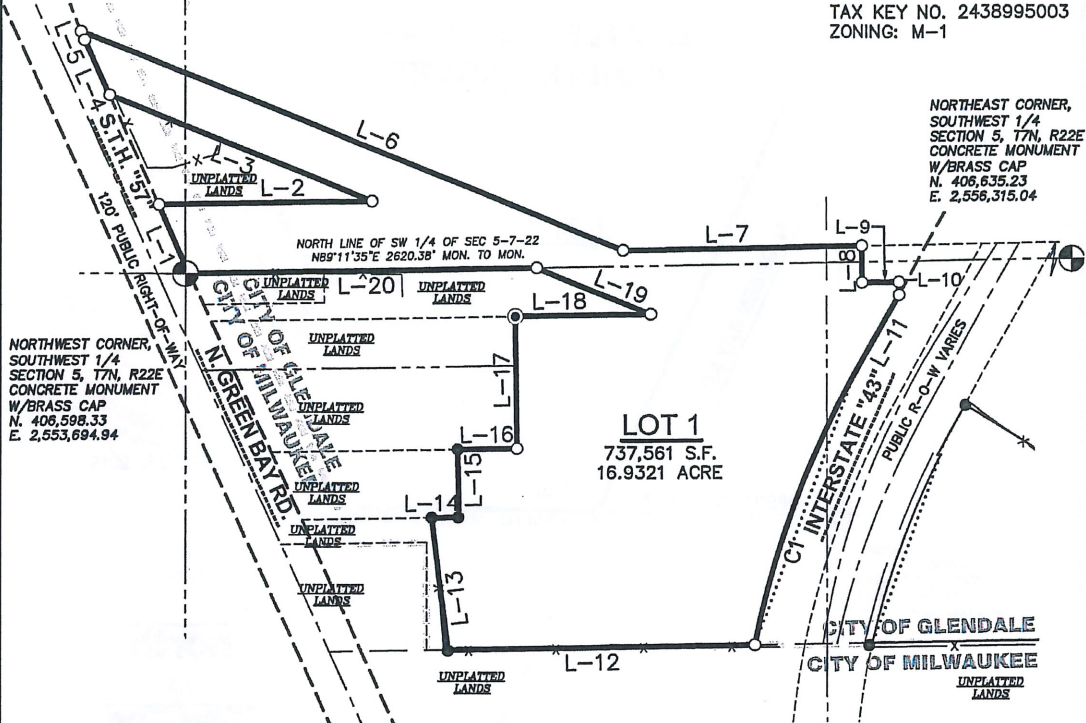
NOVEMBER 25, 2019

3c.

CERTIFIED SURVEY MAP NO.

BEING A PART OF LOT 10 IN COMSTOCK & WILLIAMS SUBDIVISION, A PART OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 7757 AND LANDS IN THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE AND CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

TAX KEY NO. 2438995003
ZONING: M-1



NORTHWEST CORNER,
SOUTHWEST 1/4
SECTION 5, T7N, R22E
CONCRETE MONUMENT
W/BRASS CAP
N. 408,598.33
E. 2,553,694.94

NORTHEAST CORNER,
SOUTHWEST 1/4
SECTION 5, T7N, R22E
CONCRETE MONUMENT
W/BRASS CAP
N. 408,635.23
E. 2,556,315.04

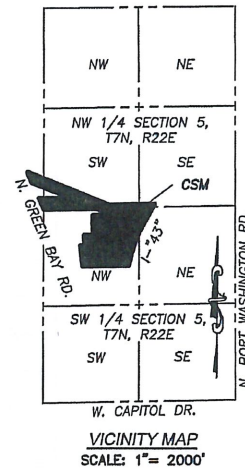
LOT 1
737,561 S.F.
16.9321 ACRE



NOVEMBER 25, 2019

LEGEND

- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- 3/4" IRON ROD FOUND
- 3/4" x 18" REBAR SET (1.50 LBS/LF)
- RECORD DIMENSION
- CSM BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- RECORD LOT LINE
- SECTION LINE
- SETBACK LINE
- CHORD LINE
- FENCE
- CORPORATE LINE



ALL BEARINGS ARE REFER TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 5, WHICH HAS A WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE)(NAD27) BEARING OF N89°11'35"E. (FEB. 2018 REVISION)

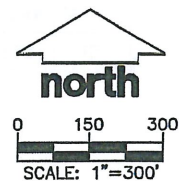
ALL MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDREDTH OF A FOOT.

ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE SECOND.

SEE SHEET 2 & 3 FOR LOT DETAILS & LINE AND CURVE TABLES

THIS INSTRUMENT WAS DRAFTED BY CRAIG W. RILEY S-2264.

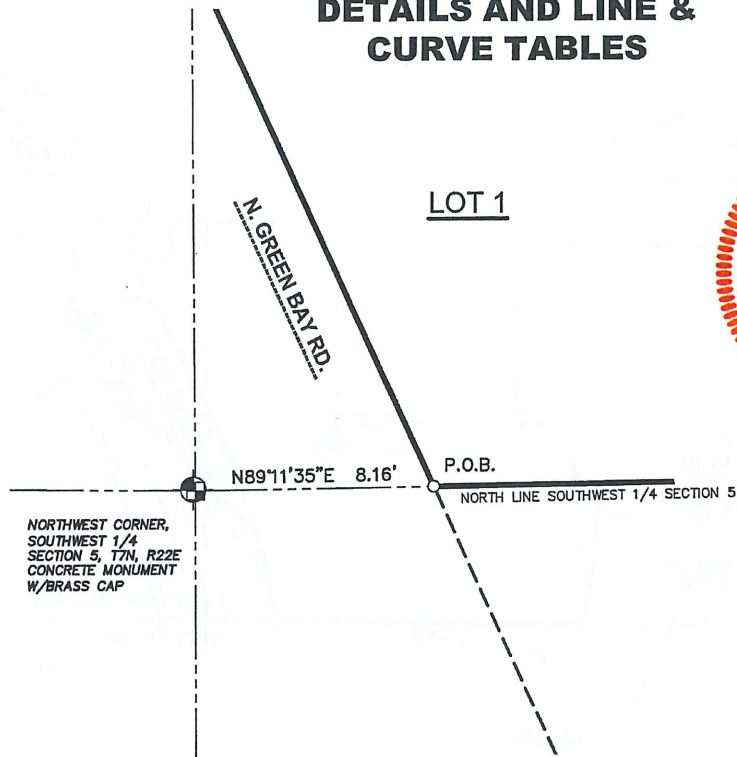
SURVEYED BY: JSD N238 W1610 BUSSE ROAD SUITE 100 WAUKESHA, WISCONSIN 53188 PHONE: (262)513-0666	SUBDIVIDER/OWNER: GLENDALE PARTNERS, LLC. 10035 NORTH MILLER COURT MEQUON, WI 53092	PROJECT NO: 18-8335A FILE NO: B- FIELDBOOK/PG: - SHEET NO: 1 OF 6	SURVEYED BY: NA DRAWN BY: DHS CHECKED BY: AWW APPROVED BY: CWR
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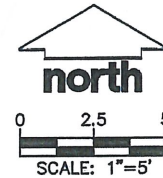
CERTIFIED SURVEY MAP NO. _____

BEING A PART OF LOT 10 IN COMSTOCK & WILLIAMS SUBDIVISION, A PART OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 7757 AND LANDS IN THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE AND CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

DETAILS AND LINE & CURVE TABLES



NOVEMBER 25, 2019



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N24°23'05"W	154.77'
L-2	N89°11'35"E	436.54'
L-3	N67°48'36"W	582.03'
L-4	N24°23'05"W	125.10'
L-5	N21°19'37"W	19.31'
L-6	S67°48'36"E	1200.42'
L-7	N89°11'36"E	488.52'
L-8	S0°48'25"E	75.00'
L-9	N89°11'35"E	75.00'
L-10	S0°48'25"E	26.57'

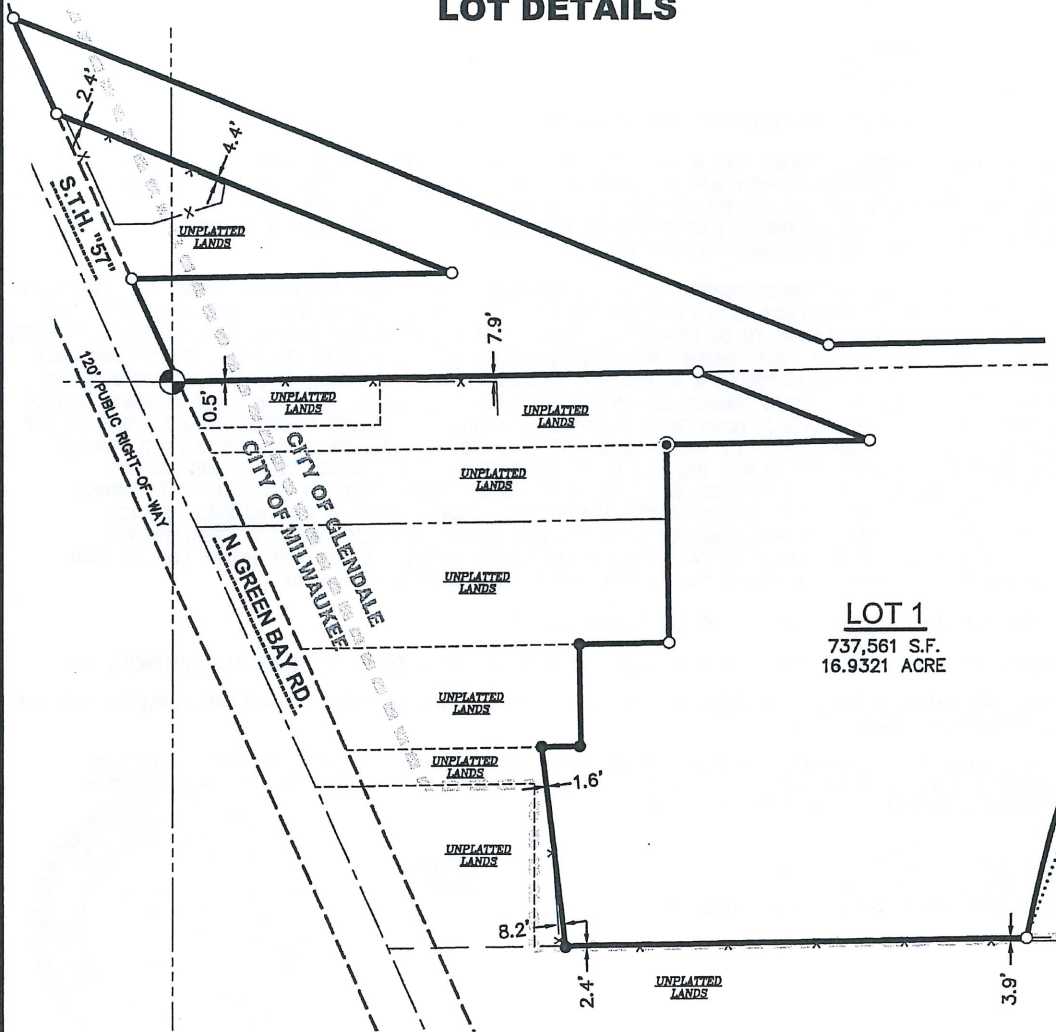
LINE TABLE		
LINE	BEARING	DISTANCE
L-11	S29°11'35"W	193.55'
L-12	S89°11'35"W	628.58'
L-13	N6°55'27"W	274.14'
L-14	N89°11'35"E	54.40'
L-15	N1°11'40"W	139.92'
L-16	N89°11'35"E	121.70'
L-17	N0°48'07"W	271.27'
L-18	N89°11'35"E	277.13'
L-19	N67°48'36"W	253.38'
L-20	S89°11'35"W	708.86'

CURVE TABLE							
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC LENGTH	TANGENT IN	TANGENT OUT
C1	1802.02'	18°39'23"	S19°51'54"W	584.18'	586.77'	S29°11'35"W	S10°32'12"W

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF LOT 10 IN COMSTOCK & WILLIAMS SUBDIVISION, A PART OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 7757 AND LANDS IN THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE AND CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

LOT DETAILS



LOT 1
737,561 S.F.
16.9321 ACRE



NOVEMBER 25, 2019

THIS INSTRUMENT WAS DRAFTED BY CRAIG W. RILEY S-2264.

SURVEYED BY:

JSD Professional Services, Inc.
N235 W1610 BUSSE ROAD
SUITE 100
WAUKESHA, WISCONSIN 53188
PHONE: (262)513-0666

SUBDIVIDER/OWNER:

GLENDALE PARTNERS, LLC.
10035 NORTH MILLER COURT
MEQUON, WI 53092

PROJECT NO: 18-8335A

FILE NO: B-*

FIELDBOOK/PG: -

SHEET NO: 3 OF 6

SURVEYED BY: NA

DRAWN BY: DHS

CHECKED BY: AWW

APPROVED BY: CWR



0 100 200
SCALE: 1"=200'

CERTIFIED SURVEY MAP NO.

BEING A PART OF LOT 10 IN COMSTOCK & WILLIAMS SUBDIVISION, A PART OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 7757 AND LANDS IN THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE AND CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

STATE OF WISCONSIN }
MILWAUKEE COUNTY } : SS

I, CRAIG W. RILEY, PROFESSIONAL LAND SURVEYOR, CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PART OF LOT 10, COMSTOCK & WILLIAMS SUBDIVISION, A PART OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 7757 AND LANDS IN THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE AND CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE N89°11'35"E ALONG THE NORTH LINE OF SAID 1/4 SECTION 8.16 FEET TO A POINT ON THE EASTERLY LINE OF NORTH GREEN BAY ROAD, BEING THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE N24°23'05"W ALONG SAID EASTERLY LINE 154.77 FEET; THENCE N89°11'35"E 436.54 FEET; THENCE N67°48'36"W 582.03 FEET TO A POINT ON THE EASTERLY LINE SAID GREEN BAY ROAD; THENCE N24°23'05"W ALONG SAID EASTERLY LINE 125.10 FEET; THENCE N21°19'37"W ALONG SAID EASTERLY LINE 19.31 FEET; THENCE S67°48'36"E 1200.42 FEET; THENCE N89°11'36"E 488.52 FEET; THENCE S00°48'25"E 75.00 FEET; THENCE N89°11'35"E 75.00 FEET; THENCE S00°48'25"E 26.57 FEET TO A POINT ON THE WESTERLY LINE OF INTERSTATE "43"; THENCE S29°11'35"W ALONG SAID WESTERLY LINE 193.55 FEET; THENCE SOUTHWESTERLY 586.77 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER LIES TO THE SOUTHEAST, WHOSE RADIUS IS 1802.02 FEET AND WHOSE CHORD BEARS S19°51'54"W 584.18 FEET; THENCE S89°11'35"W 628.58 FEET; THENCE N06°55'27"W 274.14 FEET; THENCE N89°11'35"E 54.40 FEET; THENCE N01°11'40"W 139.92 FEET; THENCE N89°11'35"E 121.70 FEET; THENCE N00°48'07"W 271.27 FEET; THENCE N89°11'35"E 277.13 FEET; THENCE N67°48'36"W 253.38 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST 1/4; S89°11'35"W ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

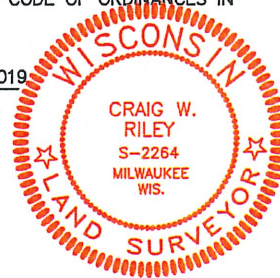
LANDS CONTAINS 737,561 SQUARE FEET OR 16.9321 ACRES.

THAT I HAVE MADE THE SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF GLENDALE PARTNERS, LLC.

THAT THE MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES, CHAPTER 14 OF THE GLENDALE CODE OF ORDINANCES AND CHAPTER 119 OF THE CITY OF MILWAUKEE CODE OF ORDINANCES IN SURVEYING, DIVIDING AND MAPPING THE SAME.

Craig W. Riley
CRAIG W. RILEY S-2764
WISCONSIN PROFESSIONAL LAND SURVEYOR

NOVEMBER 25, 2019
DATE

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF LOT 10 IN COMSTOCK & WILLIAMS SUBDIVISION, A PART OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 7757 AND LANDS IN THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE AND CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

GLENDALE PARTNERS, LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF GLENDALE AND CITY OF MILWAUKEE FOR APPROVAL.

IN CONSIDERATION OF THE APPROVAL OF THE MAP BY THE COMMON COUNCIL AND IN ACCORDANCE WITH CHAPTER 119 OF THE MILWAUKEE CODE, THE UNDERSIGNED AGREES:

A. THAT ALL UTILITY LINES TO PROVIDE ELECTRIC POWER AND TELEPHONE SERVICES AND CABLE TELEVISION OR COMMUNICATIONS SYSTEMS LINES OR CABLES TO ALL LOTS IN THE CERTIFIED SURVEY MAP SHALL BE INSTALLED UNDERGROUND IN EASEMENTS PROVIDED THEREFORE, WHERE FEASIBLE.

THIS AGREEMENT SHALL BE BINDING ON THE UNDERSIGNED AND ASSIGNS.

IN WITNESS WHEREOF, THE SAID GLENDALE PARTNERS, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVE THIS _____ DAY OF _____, 20____.

GLENDALE PARTNERS, LLC

BY: _____

STATE OF WISCONSIN) SS
MILWAUKEE COUNTY) SS

_____, PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____,
THE ABOVE NAMED _____ OF THE ABOVE NAMED GLENDALE PARTNERS, LLC, TO ME KNOWN
TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, MILWAUKEE COUNTY, WISCONSIN

MY COMMISSION EXPIRES _____



NOVEMBER 25, 2019

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF LOT 10 IN COMSTOCK & WILLIAMS SUBDIVISION, A PART OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 7757 AND LANDS IN THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE AND CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

COMMON COUNCIL CERTIFICATE OF APPROVAL

THIS CERTIFIED SURVEY MAP AND ITS DEDICATION APPROVED BY THE COMMON COUNCIL OF THE CITY OF GLENDALE ON THIS _____ DAY OF _____, 20__.

RACHEL A. SAFSTROM, CITY ADMINISTRATOR

COMMON COUNCIL CERTIFICATE OF APPROVAL

I, CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED UNDER RESOLUTION FILE NO. _____ ADOPTED BY THE COMMON COUNCIL OF THE CITY OF MILWAUKEE ON _____

JAMES R. OWCZARSKI, CITY CLERK

TOM BARRETT, MAYOR

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN}
MILWAUKEE COUNTY}:SS

I, SPENCER COGGS, BEING THE DULY ELECTED, QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF MILWAUKEE, CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN THE OFFICE OF THE CITY TREASURER OF THE CITY OF MILWAUKEE THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON THE LANDS IN THE CITY OF MILWAUKEE INCLUDED IN THIS CERTIFIED SURVEY MAP.

DATE

SPENCER COGGS, CITY TREASURER



NOVEMBER 25, 2019

THIS INSTRUMENT WAS DRAFTED BY CRAIG W. RILEY S-2264.

SHEET 6 OF 6

3d.

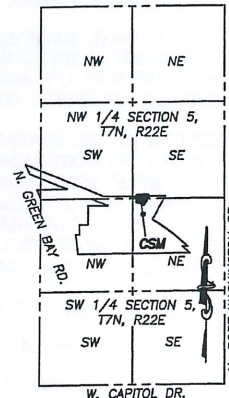
CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF PART OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 7757 RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 9243114 AND LANDS IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF NORTHWEST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN

ALL BEARINGS ARE REFER TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 5, WHICH HAS A WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE)(NAD27) BEARING OF N89°11'35"E. (FEB. 2018 REVISION)

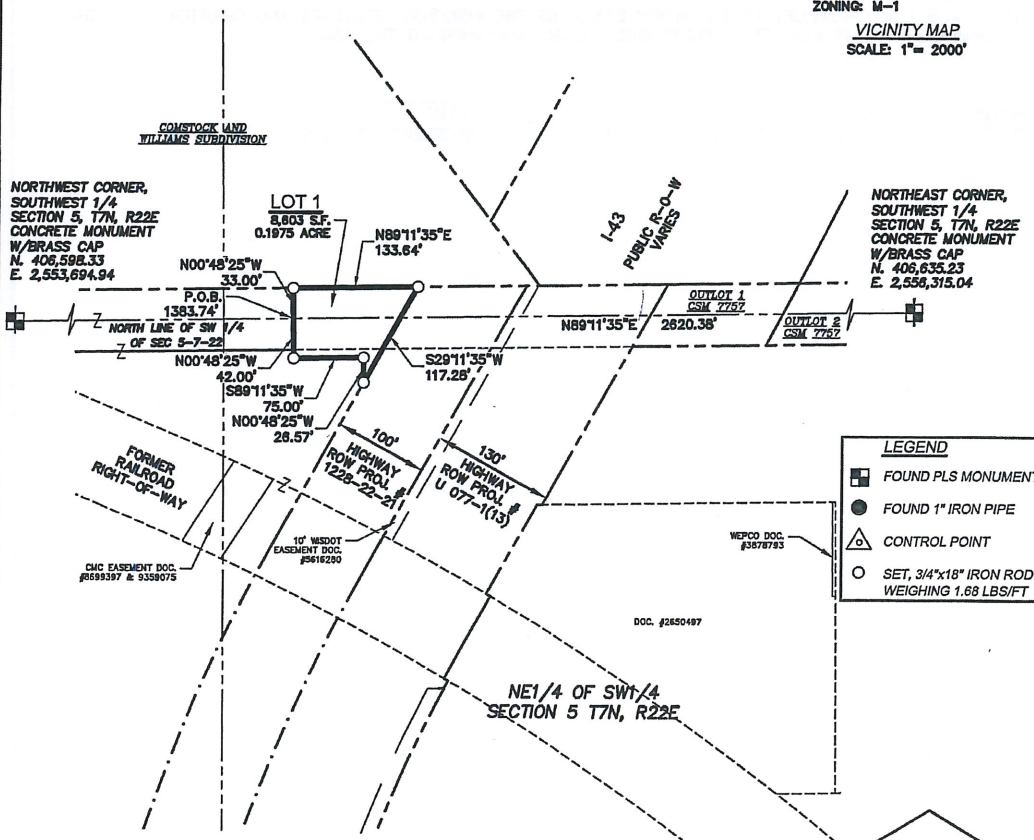
ALL MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDREDTH OF A FOOT.

ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE SECOND.



TAX KEY NO. 2438995003
ZONING: M-1

VICINITY MAP
SCALE: 1"= 2000'



THIS INSTRUMENT WAS DRAFTED BY MICHAEL J. PIERING, S-2521.

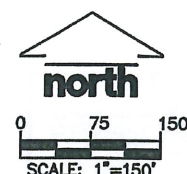
SURVEYED BY:
JSD Professional Services, Inc.
Engineers • Surveyors • Planners
N238 W1610 BUSSE ROAD
SUITE 100
WALKESSA, WISCONSIN 53188
PHONE: (262)513-0666

SUBDIVIDER/OWNER:
GLENDALE PARTNERS, LLC.

10035 NORTH MILLER COURT
MEQUON, WI 53092

PROJECT NO: 18-8335
FILE NO: B-
FIELDBOOK/PG: -
SHEET NO: 1 OF 3

SURVEYED BY: NA
DRAWN BY: MJP
CHECKED BY: CWR
APPROVED BY: JB



File: R:\2018\18-8335 Red Outdoor Media\Draw\Rev 1 Lot CSM_8-29-2019.dwg Layout: CSM 1 of 3 User: mjpiering Plotted: Dec 13, 2019 - 10:16am

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF PART OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 7757 RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 9243114 AND LANDS IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF NORTHWEST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN

STATE OF WISCONSIN}
:SS
MILWAUKEE COUNTY}

I, MICHAEL J. PIERING, PROFESSIONAL LAND SURVEYOR, CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A REDIVISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 7757 RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 9243114 AND THAT PORTION OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE NORTH 89°11'35" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, 1383.74 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°48'25" WEST, 33.00 FEET TO THE NORTH LINE OF THE AFORESAID OUTLOT 1; THENCE NORTH 89°11'35" EAST ALONG SAID NORTH LINE, 133.64 FEET TO THE WESTERLY RIGHT OF WAY OF INTERSTATE HIGHWAY 43 PER STATE R/W PROJECT NUMBER 1228-22-21; THENCE SOUTH 29°11'35" WEST, 117.28 FEET; THENCE NORTH 00°48'25" WEST, 26.57 FEET; THENCE SOUTH 89°11'35" WEST, 75.00 FEET; THENCE NORTH 00°48'25" WEST, 42.00 FEET TO THE AFORESAID NORTH LINE OF THE SOUTHWEST 1/4 AND THE POINT OF BEGINNING.

LANDS CONTAINS 8,603 SQUARE FEET OR 0.1975 ACRES.

THAT I HAVE MADE THE SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF GLENDALE PARTNERS, LLC.

THAT THE MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND CHAPTER 14 OF THE GLENDALE CODE OF ORDINANCES IN SURVEYING, DIVIDING AND MAPPING THE SAME.

MICHAEL J. PIERING
WISCONSIN PROFESSIONAL LAND SURVEYOR S-2521

DATE
DECEMBER 12, 2019

File: R:\2018\18-8335 Red Outdoor Media\Draw\Rev 1 Lot CSK_8-29-2019.dwg Layout: CSK 2 of 3 User: mpiring Plotted: Dec 13, 2019 - 10:16am

PREPARED BY:

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
N238 W1610 BUSSE ROAD
SUITE 100
WAUKESHA, WISCONSIN 53188
PHONE: (262)513-0666

THIS INSTRUMENT WAS DRAFTED BY MICHAEL J. PIERING, S-2521.

SHEET 2 OF 3

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF PART OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 7757 RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 9243114 AND LANDS IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF NORTHWEST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

GLENDALE PARTNERS, LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF GLENDALE FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID GLENDALE PARTNERS, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 20____.

GLENDALE PARTNERS, LLC

BY: _____

STATE OF WISCONSIN) SS
MILWAUKEE COUNTY) SS

_____, PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____,
THE ABOVE NAMED _____ OF THE ABOVE NAMED GLENDALE PARTNERS, LLC, TO ME KNOWN
TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, MILWAUKEE COUNTY, WISCONSIN

MY COMMISSION EXPIRES _____

COMMON COUNCIL CERTIFICATE OF APPROVAL

THIS CERTIFIED SURVEY MAP APPROVED BY THE COMMON COUNCIL OF THE CITY OF GLENDALE ON THIS
_____ DAY OF _____, 20____.

RACHEL A. SAFSTROM, CITY ADMINISTRATOR

PREPARED BY:

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners
N238 W1610 BUSSE ROAD
SUITE 100
WAUKESHA, WISCONSIN 53188
PHONE: (262)513-0666

THIS INSTRUMENT WAS DRAFTED BY MICHAEL J. PIERING, S-2521.

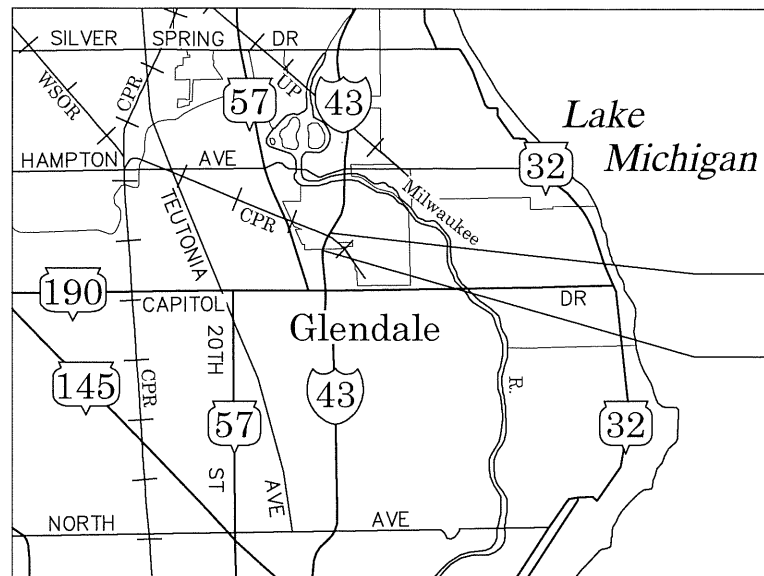
SHEET 3 OF 3

File: R:\2018\18-5335 Red Outdoor Media\Draw\Rev 1 Lot CSM_B-29-2018.dwg Layout: CSM 3 of 3 User: mpling Plotted: Dec 13, 2019 - 10:15am

NOTES:
POSITIONS SHOWN ON THIS PLAT ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, MILWAUKEE COUNTY ZONE, NAD83 (2007) ADJUSTMENT IN US SURVEY FEET. THE COORDINATES SHOWN ARE GRID COORDINATES AND ARE TO BE USED AS GRID OR GROUND VALUES ON THIS PLAT.
RIGHT-OF-WAY MONUMENTS ARE TYPE 2 AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.
RIGHT-OF-WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY SYSTEM OR OTHER "SURVEYS OF PUBLIC RECORD".
EXISTING ACCESS CONTROL ALONG I-43 IS ESTABLISHED FROM PREVIOUS PROJECT U 077-103. FOR THE LATEST ACCESS/ DRIVEWAY INFORMATION, CONTACT THE PLANNING UNIT OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION OFFICE IN WAUKESHA.
A TEMPORARY LIMITED EASEMENT (TLE) IS A RIGHT FOR CONSTRUCTION PURPOSES, AS DEFINED HEREIN, INCLUDING THE RIGHT TO OPERATE NECESSARY EQUIPMENT THEREON AND THE RIGHT OF INGRESS AND EGRESS, AS LONG AS REQUIRED FOR SUCH PUBLIC PURPOSE, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM NECESSARY OR DESIRABLE. ALL TLE'S EXPIRE AT THE COMPLETION OF THE CONSTRUCTION PROJECT FOR WHICH THIS INSTRUMENT IS GIVEN.

R/W PROJECT NUMBER 1228-22-21	SHEET 4.01	TOTAL 3
FEDERAL PROJECT NUMBER -----		
PLAT OF RIGHT-OF-WAY REQUIRED FOR IH 43 NORTH-SOUTH FREEWAY CAPITOL DRIVE TO HAMPTON AVENUE MILWAUKEE COUNTY		
CONSTRUCTION PROJECT NUMBER 1228-22-71		

LOCATION MAP NOT TO SCALE



END RELOCATION ORDER
STA. 954+47.09
956.47' WEST AND 33' NORTH OF
THE NORTHEAST CORNER OF THE
SOUTHWEST 1/4 OF SECTION 5
TOWNSHIP 7 NORTH RANGE 22 EAST.
BEGIN RELOCATION ORDER
STA. 944+77.68
1334.29' WEST AND 782.76' SOUTH OF
THE NORTHEAST CORNER OF THE
SOUTHWEST 1/4 OF SECTION 5
TOWNSHIP 7 NORTH RANGE 22 EAST.



T-7-N

R-22-E

CONVENTIONAL ABBREVIATIONS		CONVENTIONAL SYMBOLS		CONVENTIONAL UTILITY SYMBOLS	
ACCESS POINT/ DRIVEWAY CONNECTION	AP	RELEASE OF RIGHTS REMAINING	REM.	WATER	—W—
ACCESS RIGHTS	AR	RIGHT-OF-WAY	R/W	GAS	—G—
ACRES	AC	SECTION	SEC.	TELEPHONE	—T—
AND OTHERS	ETAL.	STATION	STA.	OVERHEAD TRANSMISSION LINES	—OH—
CENTERLINE	C/L	TEMPORARY LIMITED EASEMENT	TLE	ELECTRIC	—E—
CERTIFIED SURVEY MAP	CSM	VOLUME	V.	CABLE TELEVISION	—TV—
CORNER	COR.			FIBER OPTIC	—FO—
DOCUMENT	DOC.			SANITARY SEWER	—SAN—
EASEMENT	EASE.			STORM SEWER	—SS—
HIGHWAY EASEMENT	H.E.			NON COMPENSABLE	—NC—
LAND CONTRACT	LC			COMPENSABLE	—C—
MONUMENT	MON.				
PAGE	P.				
PERMANENT LIMITED EASEMENT	PLE				
PROPERTY LINE	PL				
RECORDED AS	PL (100)				
REFERENCE LINE	R/L				

CURVE DATA	
LONG CHORD	LCH
LONG CHORD BEARING	LCB
RADIUS	R
DEGREE OF CURVE	D
CENTRAL ANGLE OR DELTA	DELTA
LENGTH OF CURVE	L
TANGENT	TAN

CONVENTIONAL UTILITY SYMBOLS	
POWER POLE	—PP—
TELEPHONE POLE	—TP—
TELEPHONE PEDESTAL	—TPD—
ELECTRIC TOWER	—ET—

FILE NAME : D40101_RT.DWG
LAYOUT NAME : D40101_RT

PLOT DATE : 5/10/2019 9:30 AM

PLOT BY : ZENDEK, WALTER C

PLOT NAME :

PLOT SCALE : #####

CONST. I.D. 1228-22-71 1228-22-21 IH-43 4.01

REVISION DATE
MAY 10, 2019

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED FOR THE DEPARTMENT

DATE: NOV. 21, 2018

Robert A. Diefenbach
(Signature)

E

SCHEDULE OF LANDS & INTERESTS REQUIRED

AREAS SHOWN IN THE TOTAL ACREAGE COLUMN MAY BE APPROXIMATE AND ARE DERIVED FROM TAX ROLLS OR OTHER AVAILABLE SOURCES AND MAY NOT INCLUDE LANDS OF THE OWNER WHICH ARE NOT CONTIGUOUS TO THE AREA TO BE ACQUIRED. OWNERS NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY, AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTEREST TO THE DEPARTMENT.

SCHEDULE OF LANDS AND INTERESTS REQUIRED

OWNERS NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY, AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTEREST TO THE DEPARTMENT. *=CALCULATED

PARCEL NUMBER	SHEET NUMBER	OWNER	INTEREST REQUIRED	TOTAL ACRES	R/W REQUIRED ACRES			TOTAL REMAINING ACRES	T.L.E. TEMP. ACRES	P.L.E. PERM. ACRES
					NEW	EXISTING	TOTAL			
1 ⁽²⁾	4.03	GLENDALE PARTNERS LLC.	FEE,TLE	27.499 *	2.079	2.75	4.829	22.670	0.663	

REVISION DATE
MAY 10, 2019

DATE NOV. 21, 2018

SCALE, FEET



HWY: I-43

STATE R/W PROJECT NUMBER 1228-22-21

PLAT SHEET 4.02

GRID FACTOR

COUNTY: MILWAUKEE

CONSTRUCTION PROJECT NUMBER

PS&E SHEET

E

FILE NAME: 040202_RS.DWG
LAYOUT NAME: 040202_RS

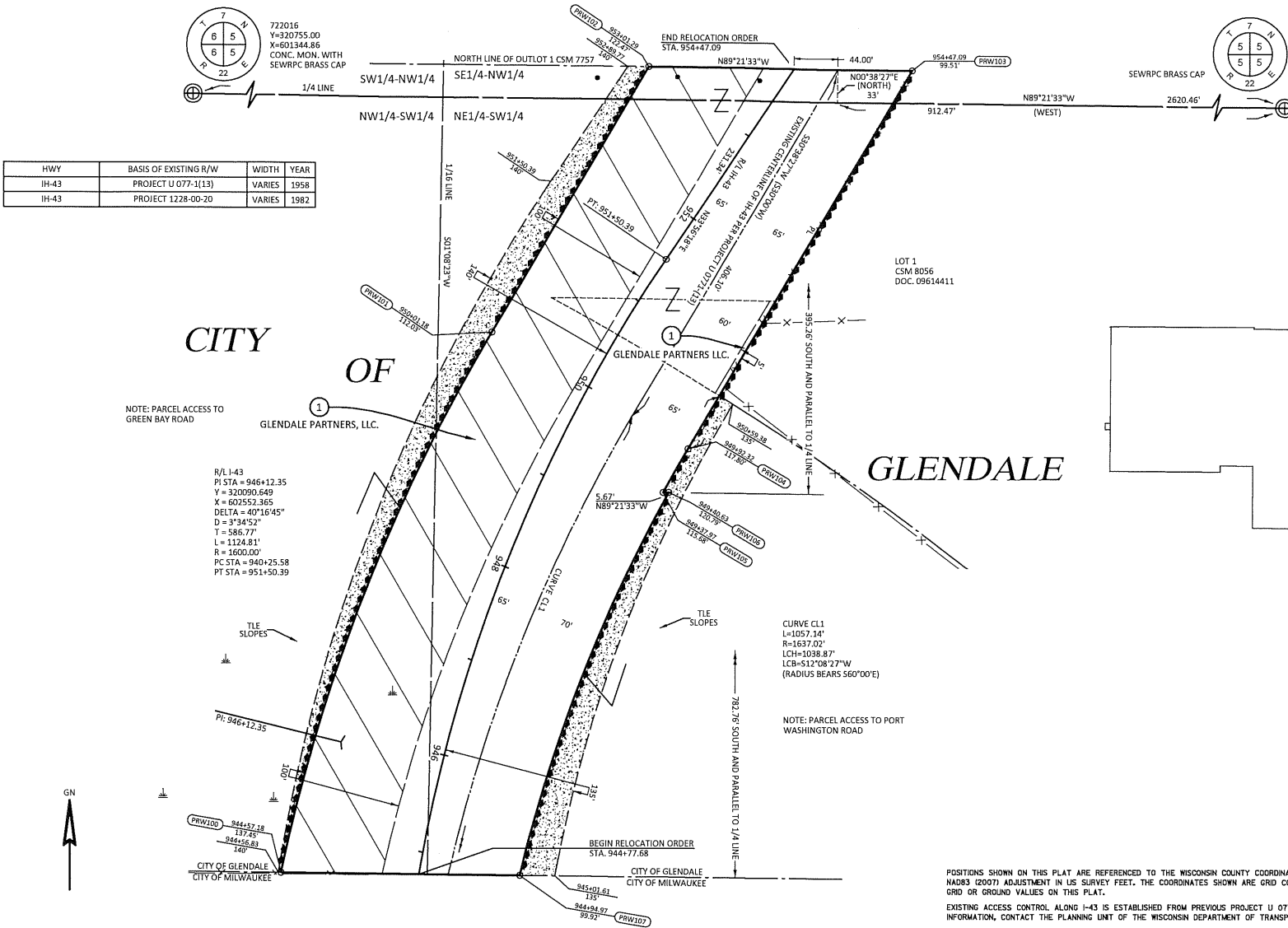
PLOT DATE: 5/10/2019 9:30 AM

PLOT BY: ZENDEK, WALTER C

PLOT NAME:

PLOT SCALE: 1 IN=100 FT

CONST. I.D. 1228-22-71 1228-22-21 H-43 4.02



REVISION DATE MAY 10, 2019	DATE: NOV. 21, 2018	SCALE, FEET 0 50 100	HWY: I-43	STATE R/W PROJECT NUMBER 1228-22-21	PLAT SHEET 4.03
FILE NAME: 040403_RP.DWG LAYOUT NAME: 040403_RP	GRID FACTOR: N/A		COUNTY: MILWAUKEE	CONSTRUCTION PROJECT NUMBER	PS&E SHEET E

PLOT DATE: 5/10/2019 9:31 AM PLOT BY: ZENDEK, WALTER C PLOT NAME: PLOT SCALE: 1 IN=100 FT CONST. ID. 1228-22-71 1228-22-21 IH-43 4.03

3e.



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: Housseem Chems
Legal Name of Business: Granite Countertops LLC
Name of Business Owner (if different from Applicant): _____
Applicant Address (City, State, and Zip Code): 6037 N Baker rd Milwaukee WI 53209 WI

Office Phone Number: 4145442218 Cell: _____ Fax: _____
Applicant E-Mail: sales@glendalecounters.com
Applicant Signature: _____ Date: 11/13/2019

PROPERTY INFORMATION

Property Address: 6037 N Baker rd Milwaukee WI 53209 WI Tax Key Number: _____ Zoning District: _____
Property Owner (if different from Applicant): Larry Rabin
Property Owner Address (City, State, and Zip Code): 6035 N Baker rd Milwaukee WI 53209

Property Owner Phone: 414 228 1240 Cell: _____ Fax: _____
Property Owner E-Mail: rabin@dairystatefoods.com
Property Owner Signature: _____ Date: _____

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): Glendale Counters
fabrication and install of granite and quartz countertops
Total Building Area: _____ To Be Occupied Area: 7000
Lot Size: Depth: _____ Width: _____ Area: _____
Previous Occupant in To Be Occupied Space: _____
Other Uses of This Site: _____
Total Number of Parking Spaces: 20 Parking Spaces Available to Tenancy: 6
Business Hours (Days and Hours of Operation): 8 to 6 mon to fri , 8 to 12 sat
Total Number of Employees: 2 Maximum Number of Employees at Site at One Time: 5
Primary Contact Person for This Project: Housseem Chems
Primary Contact Phone: 414 399 9662 Cell: _____ Fax: _____
Primary Contact E-Mail: sales@glendalecounters.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

Plan of Operation Outline

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

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

OTHER INFORMATION REQUIRED

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

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

Plan of Operation outline – Cover Letter

Granite Countertops LLC, dba Glendale Countertops

Housseem Chemsî-owner,32 moved to America in nov 2011 from Tunisia during the beginning of the arab spring, been in Milwaukee since 2013. I would like to apply for a permit for my startup granite countertops business before the city of Glendale plan commission.

The space is located at 6037 n baker rd Milwaukee, WI 53209, consisting of a 7000 sqft warehouse with a small office.

A granite countertop shop will be operating fabrication and install. Currently I have a helper, eventually the number of employees will fluctuate with the market demand. Will try to keep door opens from 8 to 6 on weekdays and 8 to 12 Saturday.

Currently there is no signage nevertheless a monument sign will be the choice once we get approved for the permit. No fencing either.

We attached fire extinguishers and signage to the inside walls of the building to protect human safety

As any fabrication shop, we strive to comply with osha rules and regulation and the recommendations of John Maydak Battalion Chief of North Shore Fire/Rescue as he was conducting the inspection on October 19th.

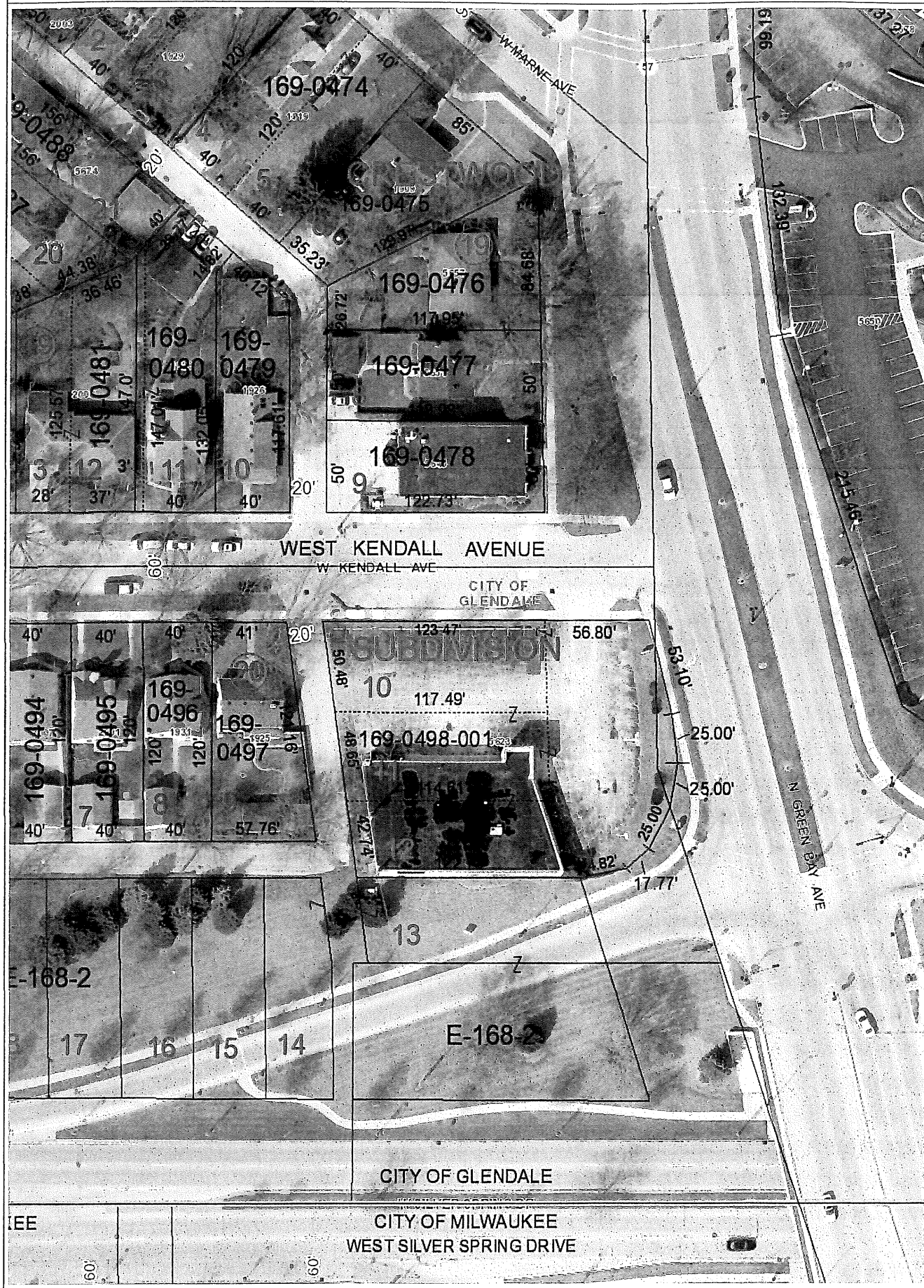
If everything goes well, we're planning to have the grand opening next spring.

Security is via cctv cameras

Through this letter, I tried to answer the 28 questions for the plan commission review, please accept my warm regards

Thankyou

Housseem chemsî
Owner of granite countertops LLC



Projection
NAD_1927_StatePlane_Wisconsin_South_FIPS_4803



1:564

Notes

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

© MCAMLIS

94 0 47 94 Feet



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: Scott + Danella Mack

Legal Name of Business: NuVision Marketing LLC

Name of Business Owner (if different from Applicant): _____

Applicant Address (City, State, and Zip Code): 5064 N. Idlewild Ave. Whitefish Bay, WI
53217

Office Phone Number: 414-375-2029 Cell: 414-975-0558 Fax: _____

Applicant E-Mail: SCOTT@nuwindowfilm.com

Applicant Signature: [Signature] Date: 12-12-19

PROPERTY INFORMATION

Property Address: 5423 Green Bay rd Tax Key Number: 1690498001 Zoning District: B1-O

Property Owner (if different from Applicant): Seeking Purchase

Property Owner Address (City, State, and Zip Code): _____

Property Owner Phone: _____ Cell: _____ Fax: _____

Property Owner E-Mail: _____

Property Owner Signature: _____ Date: _____

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): NuVision Window Film + Graphics

Total Building Area: 5800 sq ft To Be Occupied Area: 10070

Lot Size: Depth: 140 Width: 180 Area: 25K

Previous Occupant in To Be Occupied Space: _____

Other Uses of This Site: _____

Total Number of Parking Spaces: 25 Parking Spaces Available to Tenancy: _____

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

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

Primary Contact Person for This Project: Scott Mack

Primary Contact Phone: 414-975-0558 Cell: _____ Fax: _____

Primary Contact E-Mail: SCOTT@nuwindowfilm.com

CITY OF GLENDALE USE ONLY

Application Fee: \$300 Date of Application: 12/16 Time: NA Received by with date: NA Tentative Hearing Date: 11/7/2020

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

check # 5475 \$300 R

NuVision Window Film and Graphics:

NuVision Window Film and Graphics has been in business since 2010 and primary business includes 3M Solar Film, 3M Security film and 3M Decorative film with 90% commercial work and 10% residential work. All installations of window film and graphics are done at the customer location.

Most recently, we added a 64" wide format printer to add vinyl graphics to our portfolio. There are no special requirements (venting or Power) for operation and performs the same as a desktop printer.

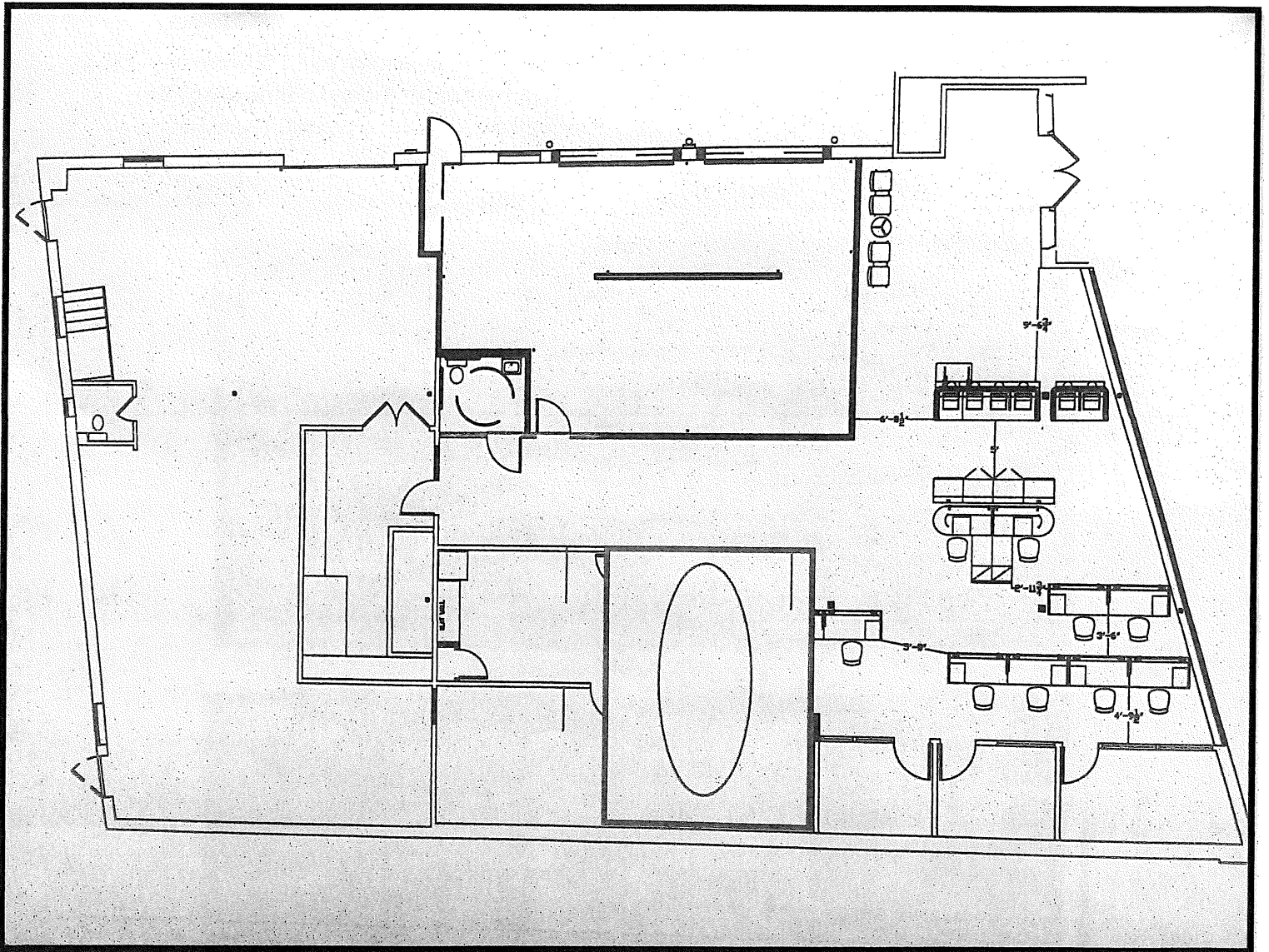
We operate M-F, 8-5. We normally have 3 office employees at site including a graphic designer, administrator and Sales Manager. All other employees travel to jobsite. We have 2 ea 2018 Ram cargo vans that will be parked overnight and go out every day. There is very little traffic, mainly 1 UPS or FedEx delivery per day with no more than 5 cars parked outside daily.

Proposed Construction:

We are not looking to do any major construction other than updating and painting walls, flooring and ceiling and will be using existing layout. Will use existing signage, but only to display address of building. The exterior will need painting and existing landscaping needs cleanup. Would eventually like to get rid of some lot pavement and create more greenspace.



Rec'd 12/17/2019



Plan of Operation Outline

1. NuVision Window Film and Graphics, 4650 N. Port Washington Rd, Glendale, WI 53212
2. Scott and Danelle Mack, 5064 N. Idlewild Ave, Whitefish Bay, WI 53217
3. N/A
4. Office/Flex Building
5. 1690498001
6. B-1, Sub-Area "0"
7. 179x141'
8. 100x60
9. 6000k sq ft
10. 50% office, 30% Production area, 20% warehouse
11. Minimum employess 3 and 5 maximum. Most employees travel to jobsite
12. M-F
13. 8-5
14. Using existing lit sign at top of building only. No other signs needed
15. None
16. None
17. None
18. No
19. Haven't started planning
20. Per Northshore fire
21. None out of the ordinary
22. 3 months
23. Alarm, camer existing lighting
24. 10
25. None
26. See wensite nvwindowfilm.com

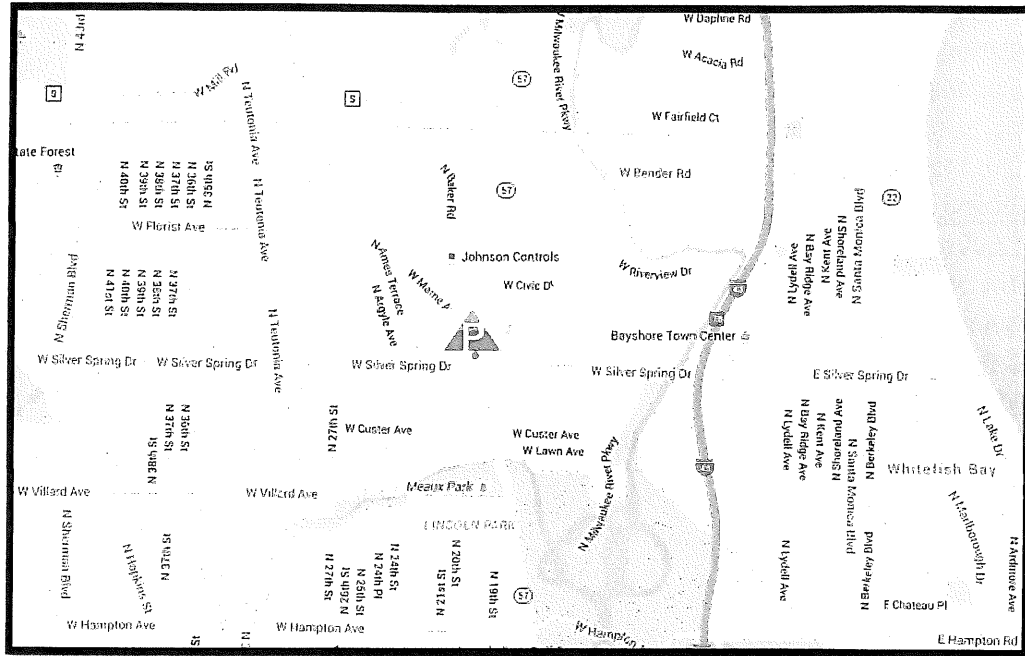
Scott Mack

A handwritten signature in black ink, appearing to read 'Scott Mack', written over a horizontal line.

12/16/2019



PARADIGM
real estate



All information in this marketing package was obtained by 3rd Parties and subject to verification.
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