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

AGENDA -- PLAN COMMISSION
Tuesday, February 4, 2020
6:00 P.M.

1. Roll Call and Pledge of Allegiance.

2. Adoption of Minutes of the Meetings of January 7, 2020, and January 15, 2020.

3. a. Plan Commission Use and Occupancy Review, GoPuff (GoBrands, LLC), 6120 North Baker Road. Review and approve warehouse and distribution of consumer products use and occupancy.
Michael Sannuti, GoPuff

   b. Plan Commission Use and Occupancy Review, Signature Holdings Group, LLC, 6161 North Flint Road (Multi-Tenant Building). Review and approve proposed automotive detailing and office use and occupancy.
Shelly DeRuyter, Signature Holdings Group

   c. Plan Commission Use and Occupancy Review, General Capital Management, Incorporated, 2006 West Bender Road (Multi-Tenant Building). Review and approve proposed property management storage and minor repair/project shop use and occupancy.
Jeff Brown, General Capital Group

   d. Planned Sign Program Amendment, Umansky Mercedes Benz AMG Performance Center, 1400 West Silver Spring Drive. Review and approve proposed Planned Sign Program Amendment to include Mercedes Benz AMG High Performance Center signage element.
Eric Rohs, Sign Effectz

   e. Certified Survey Map, 208 East Capitol Drive. Review and recommend Common Council approval of the proposed CSM.
David Church

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, January 7, 2020

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, Bruce Cole, 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, December 26, 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 December 3, 2019 Plan Commission Meeting.

Motion was made by Commissioner Bailey, seconded by Commissioner Wadzinski, to adopt minutes from December 3, 2019 Plan Commission meetings. Motion carried unanimously.

2040 Comprehensive Plan Progress Update.

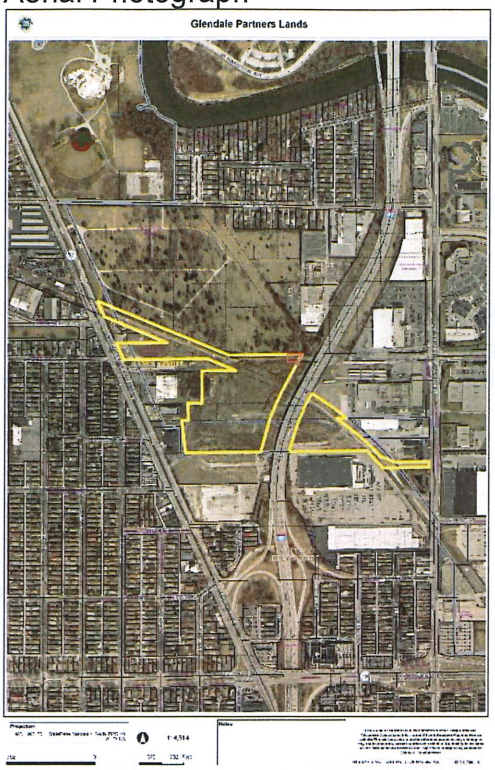
Administrator Safstrom reminded the Commission of the upcoming special meeting on January 15, 2020 at 6:00 p.m. Information on the meeting will be distributed via email to give the Commission time to review items for discussion.

Certified Survey Map (CSM), Glendale Yards East, 4205 North Port Washington Road (Former Milwaukee Road Railroad Yard Lands); Certified Survey Map, Glendale Yards West, 4400 North Green Bay Avenue (Former Milwaukee Road Railroad Yard Lands); and Certified Survey Map, Glendale Yards North, 4444 North Green Bay Avenue (Former Milwaukee Road Railroad Lands). Review and refer to Common Council for approval.

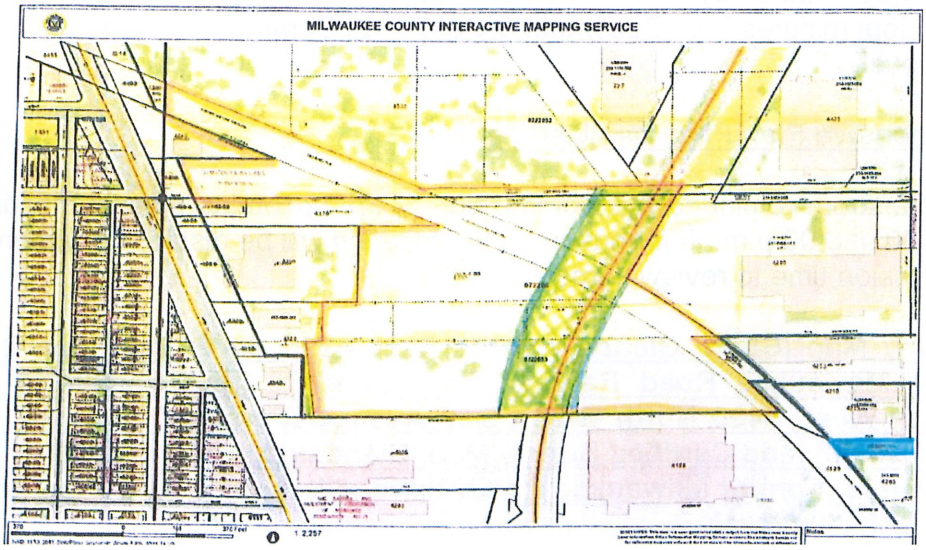
Over a period of about 14 or 15 years Glendale Partners, LLC, has been acquiring and assembling lands, most of which was comprised of a former Milwaukee Road Railroad (CMC Heartland Partners) yard and abandoned railway right-of-way, as well as

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



Wisconsin Department of Transportation (WDOT) Exhibit



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 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.

> Motion was made by Commissioner Cole, seconded by Commissioner Wadzinski, to recommend 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; the West 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; and the Signage 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. Motion carried unanimously.

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 Chemsi 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.

Motion was made by Commissioner Cronwell, seconded by Commissioner Cole, to approve 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, as presented. Motion carried unanimously.

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.

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.

Motion by Commissioner Bailey, seconded by Commissioner Wadzinski to 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. Motion was approved unanimously.

ADJOURNMENT.

Motion by Commissioner Bailey, seconded by Commissioner Wadzinski, to adjourn the Plan Commission Meeting at 6:14 p.m. until the regular meeting to be held at 6:00 p.m., Tuesday, February 4, 2020 in the City Hall Council Chambers located at 5909 N. Milwaukee River Parkway, Glendale. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Mack, Cronwell, Cole, Bailey, Wadzinski, and Seligman. Noes: None. Motion carried unanimously.

Rachel A. Safstrom, City Administrator

Respectfully Submitted: Thursday, January 9, 2020.

CITY OF GLENDALE — PLAN COMMISSION
Wednesday, January 15, 2020

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

Council President Ald. Richard Wiese called the meeting to order at 6:00 p.m.

Roll Call: Present: Council President Ald. Richard Wiese, Commissioners Kyle Mack, Karn Cronwell, Bruce Cole, Phillip Bailey, and Amanda Seligman. Absent: Josh Wadzinski

Other Officials Present: Rachel Safstrom, City Administrator

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised Thursday, January 9, 2020, 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. Review of Draft Vision Graphic.
Ms. Perks, Vandewalle & Associates, reviewed the vision graphic updates based on comments during the prior Plan Commission meeting. Additional feedback was given for the graphic. Overall, the changes were an improvement over the first draft.

II. 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. The target area map is where a majority of redevelopment is anticipated within the City. Commissioners identified that the Civic Core is mostly developed and did not see a need to emphasize that area for redevelopment.

III. Plan Outline with Goals
Ms. Perks reviewed the draft outline. A majority of the chapters identified are required for the Smart Growth Plan. The Commission reviewed the outline and offered suggestions. Commissioner Seligman requested information about the Community Gardens be included in Natural Resources and Environmental Sustainability or the Cultural Resources.. Commissioner Cronwell mentioned a possibility of a beatification award for businesses. Commissioner Bailey requested expanding neighborhood identities. Commissioner Seligman requested the City look at requiring bike racks at new businesses.

IV. Discussion on Next Steps
Ms. Perks reviewed the next steps of the master planning process. Ms. Perks indicated that a draft

document may be available for the Commission to review in mid-February. The draft would be discussed at the March 4 meeting and a public hearing would then be scheduled.

V. Set Next Meeting Date

There was a consensus of the Commission to set a Special Plan Commission Meeting for Tuesday, March 10 at 6:00 p.m.

ADJOURNMENT.

Motion by Commissioner Cole, seconded by Commissioner Bailey, to adjourn the Plan Commission at 7:32 p.m. Motion carried unanimously.

Rachel A. Safstrom, City Administrator

Respectfully Submitted: Thursday, January 16, 2020.

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, February 4, 2019

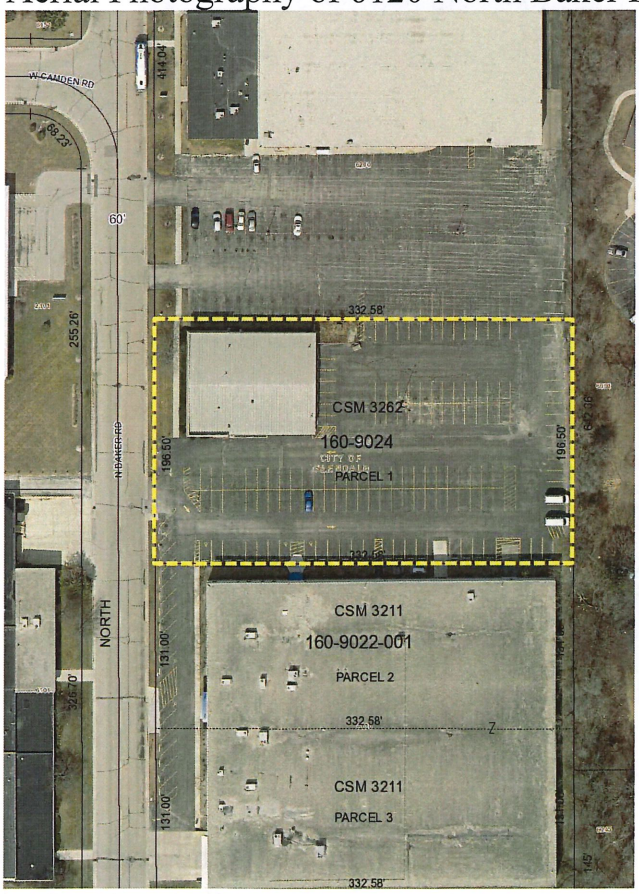
- Plan Commission Report -

Glendale
RICH PAST.
BRIGHT FUTURE.

3a. **<u>Plan Commission Use and Occupancy Review, GoPuff (GoBrands, LLC), 6120 North Baker Road</u>**. Review and approve warehouse and distribution of consumer products use and occupancy.

Michael Sannuti of GoPuff (GoBrands, Incorporated) seeks Plan Commission grant of approval for GoPuff, which describes itself as "…an on-demand delivery service that allows customers to order prepackaged foods and grocery items, for personal use, from a warehouse, using an "mobile app," with delivery directly to the customer." The proposed use at 6120 North Baker Road is essentially a warehouse and distribution of convenience store type consumer products business enterprise use and occupy. The proposed warehouse and distribution use and occupancy is permitted in the M-1 Warehouse, Light Manufacturing, Office, and Service Zoning District with Plan Commission review and approval.

Aerial Photography of 6120 North Baker Road.



The existing office and warehouse building located at 6120 North Baker Road is stated to be about 7,915 square-feet. Applicant indicates that of the 150 (144) parking spaces located within the property 25 will be available for use by GoPuff. The Milwaukee Center for Independence (MCFI) is

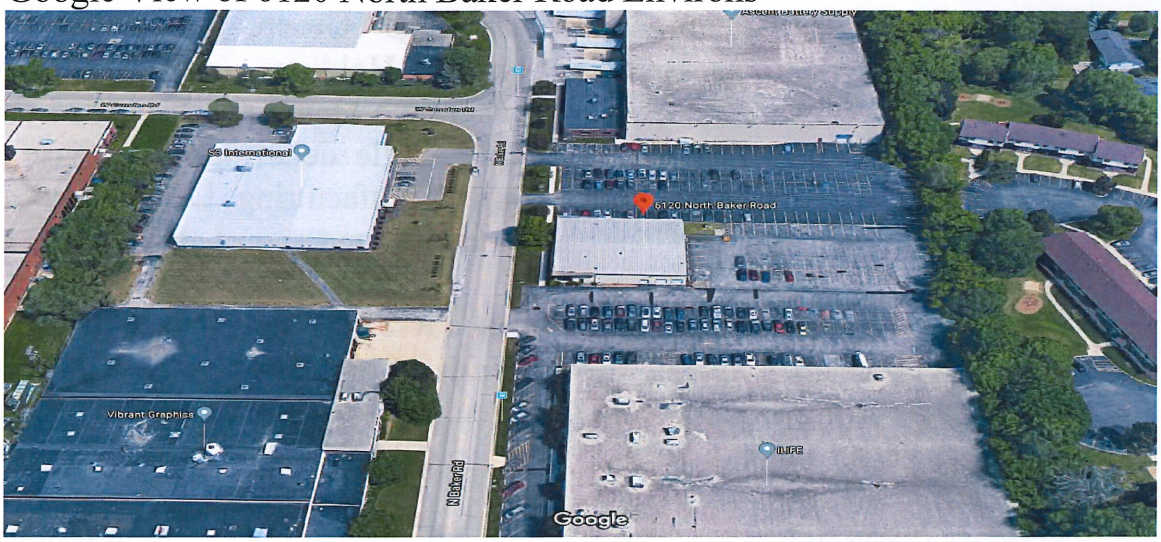
believed to lease most of the parking spaces that are located within the 6120 North Baker Road property.

Aerial Photography of 6120 North Baker Road General Environs.

The 6120 North Baker Road property is surrounded to the north, west, and south by industrial properties, and there is a large multi-tenant residential complex located to the east (Refer to Google View). The three existing overhead doors of the 6120 North Baker Road building are all located along the south side of the building near the southeast corner of the building. Given the proposed business hours from 12:00 Noon to 4:30 a.m. it will be

important that GoPuff activities at the 6120 North Baler Road property not disturb the residents of the multi-tenant residential complex to the east, and that delivery activities not disturb the occupants of single-family homes that are located along West Bender Road along the route between 6120 North Baker Road and North Green Bay Avenue. The GoPuff website suggests that what are described as mature GoPuff facilities operate 24 hours 7 days per week. Staff would recommend that GoPuff deliveries be required to access North Green Bay Avenue from 6120 North Baker Road via West Florist Avenue, with return to 6120 North Baker Road via the reverse path, and forgo using the route between 6120 North Baker Road to North Green Bay Avenue via West Bender Road (unless delivering within that street address range).

Google View of 6120 North Baker Road Environs



GoBrands/GoPuff legal representative Bernard Kearney of Quarles & Brady has shared that there will be 15 to 25 delivery trips per day.

The proposed hours are Sunday through Saturday from 12:00 p.m. to 4:30 a.m. and GoPuff anticipates having a total of about ten (10) employees with a maximum of between five (5) and seven (7) present at any given time.

Staff Recommendation: Staff recommends that the Plan Commission grant use and occupancy approval for GoPuff, a convenience store item storage and delivery to the consumer's residence use and occupancy, at 6120 North Baker Road, with the following requirements:

1) For deliveries GoPuff shall travel between 6120 North Baker Road to and from North Green Bay Avenue via North Baker Road and West Florist Avenue, with return to 6120 North Baker Road via the reverse path

(Deliveries to residences located along North Bender Road west of North Green Bay Avenue excepted);
2) Retail sales are prohibited within the M-1 District;
3) Storage outside is not permitted;
4) All signs required to conform with the Glendale Sign Code;
5) 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;
6) Compliance with State of Wisconsin requirements for ADA parking.

3b. **Plan Commission Use and Occupancy Review, Signature Holdings Group, LLC, 6161 North Flint Road (Multi-Tenant Building)**. Review and approve proposed automotive detailing and office use and occupancy.

Shelly DeRuyter of Signature Holdings Group, LLC, seeks Plan Commission grant of approval for Signature Holdings Group, an automobile detailing and office use, to use and occupy a tenant space located at 6161 North Flint Road. The proposed automobile detailing and office use is permitted in the M-1 Warehouse, Light Manufacturing, Office, and Service Zoning District with Plan Commission review and approval.

The tenant space is indicated to be about 2,000 square feet in area. The proposed hours are Monday through Friday from 8:00 a.m. to 5:00 a.m. and anticipates having a single (1) employee, with a maximum of (3) present at any given time.

Staff Recommendation: Staff recommends that the Plan Commission grant use and occupancy approval for Signature Holdings, LLC, an automobile detailing and office use and occupancy, at 6161 North Flint Road, with the following requirements:

1) Retail sales prohibited;
2) Storage outside is not permitted;
3) All signs required to conform with the Glendale Sign Code;
4) 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;
5) Compliance with State of Wisconsin requirements for ADA parking.

3c. **Plan Commission Use and Occupancy Review, General Capital Management, Incorporated, 2006 West Bender Road (Multi-Tenant Building)**. Review and approve proposed property management storage and minor repair/project shop use and occupancy.

Jeff Brown of General Capital Management, Incorporated, seeks Plan Commission grant of approval for General Capital Management, a development and property management company, to use and occupy a tenant space located at 2006 West Bender Road. The proposed property management storage and minor repair/project shop use is permitted in the M-1 Warehouse, Light Manufacturing, Office, and Service Zoning District with Plan Commission review and approval.

The tenant space, most recently occupied by Woodfashioned, is indicated to be about 1,000 square feet in area. The proposed hours are Monday through Friday from 7:00 a.m. to 5:00 p.m., with some weekend use, and anticipates having a single (1) employee there at any given time. Of the 84 plus available parking spaces four will be available to the tenancy.

Staff Recommendation: Staff recommends that the Plan Commission grant use and occupancy approval for General Capital Management, Incorporated, a property management storage and minor repair/project shop use and occupancy, at 2006 West Bender Road, with the following requirements:

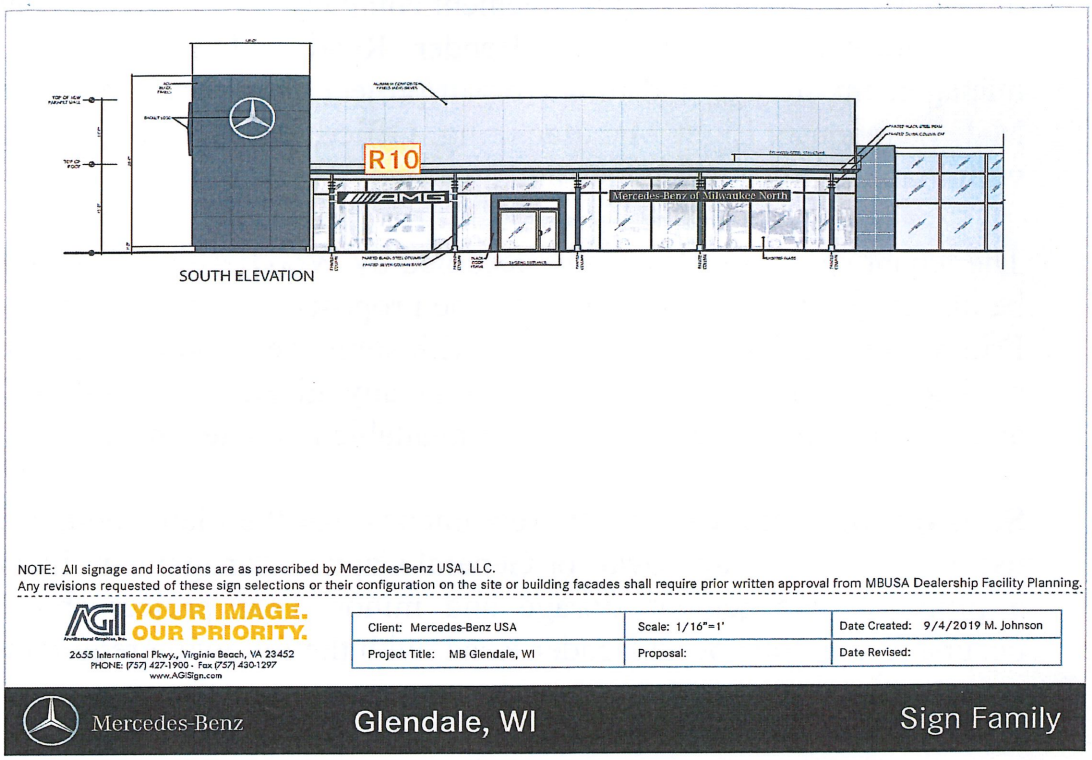
1) Storage outside is not permitted;
2) All signs required to conform with the Glendale Sign Code;
3) All City of Glendale building, fire, and public health codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium;
4) Compliance with State of Wisconsin requirements for ADA parking.

3d. **Planned Sign Program Amendment, Umansky Mercedes Benz AMG Performance Center, 1400 West Silver Spring Drive**. Review and approve proposed Planned Sign Program Amendment to include Mercedes Benz AMG High Performance Center signage element.

BMW of Milwaukee North seeks Plan Commission review and approval to make a modest change to the Planned Sign Program for 1400 West Silver Spring Drive. The proposed change is to add the AMG sign to the south facade.

The sign company representative has shared that AMG is the high performance division of Mercedes-Benz, and that about 98 of the 368 Mercedes Benz dealerships in the United States, or just over 25 percent, are designated to be able to identify themselves as AMG High Performance Centers, and are accredited by BMW to display AMG panels.

Umansky Mercedes Benz AMG High Performance Sign



Necessary Plan Commission Action

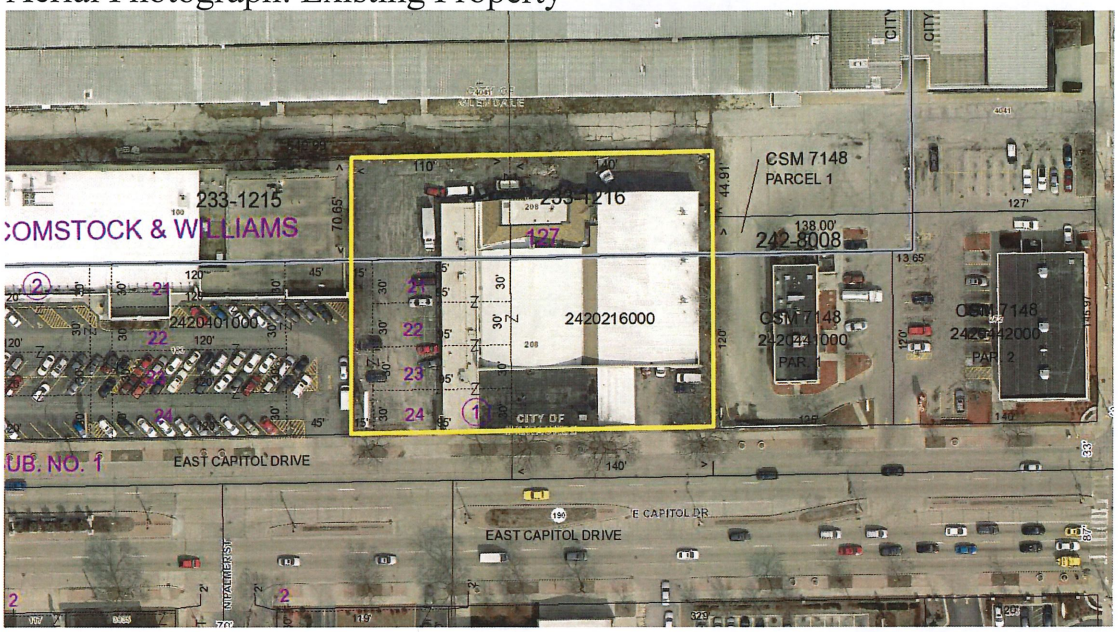
The necessary action is for the Plan Commission to approve the proposed Amendment to the Planned Sign Program to permit the AMG signage element.

3e. **Certified Survey Map, 208 East Capitol Drive**. Review and recommend Common Council approval of the proposed CSM.

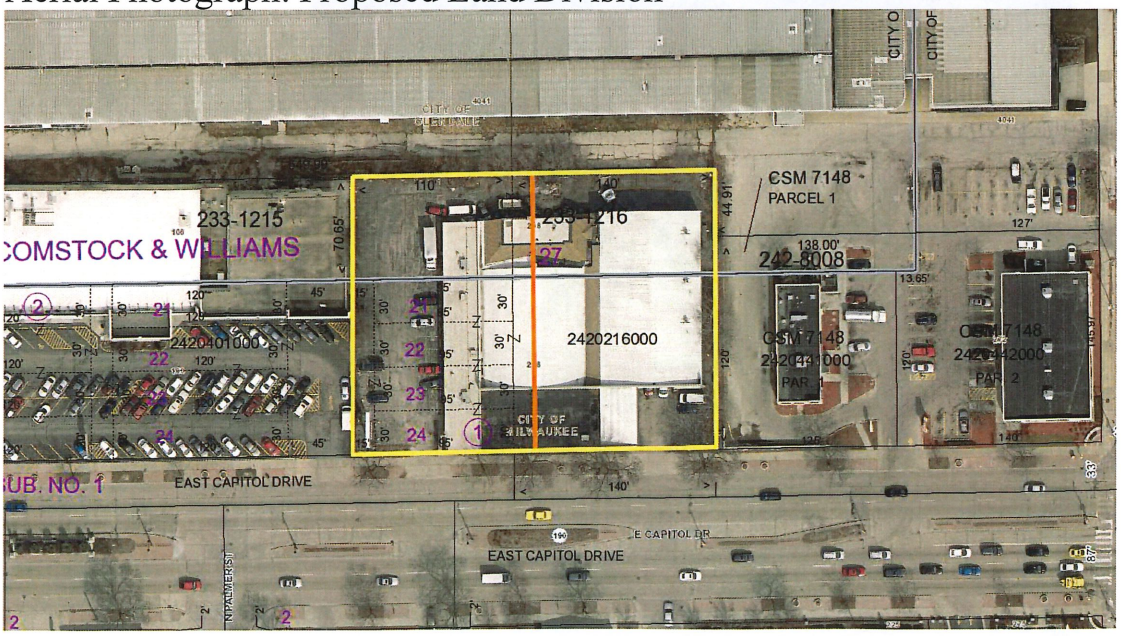
Property owner David Church has submitted a Certified Survey Map (CSM) to the City of Glendale that will divide the existing 208 West Capitol Drive into two parcels of land. The proposed land division will create two parcels of 0.5398 acres (23,514 square-feet) and 0.5553 acres (24,189 square-feet) from the single existing 1.0951 acre (47,703 square-feet) parcel. Of the existing 1.0951 acre parcel 37.1 percent (0.4064 acres or 17,704 square-feet)

of the property is located within the City of Glendale, and 62.9 percent (0.6886 acres or 29,999 square-feet) the south two-thirds of the property is located within the City of Milwaukee, which necessitates approval from both cities (Refer to Aerial Photograph).

Aerial Photograph: Existing Property



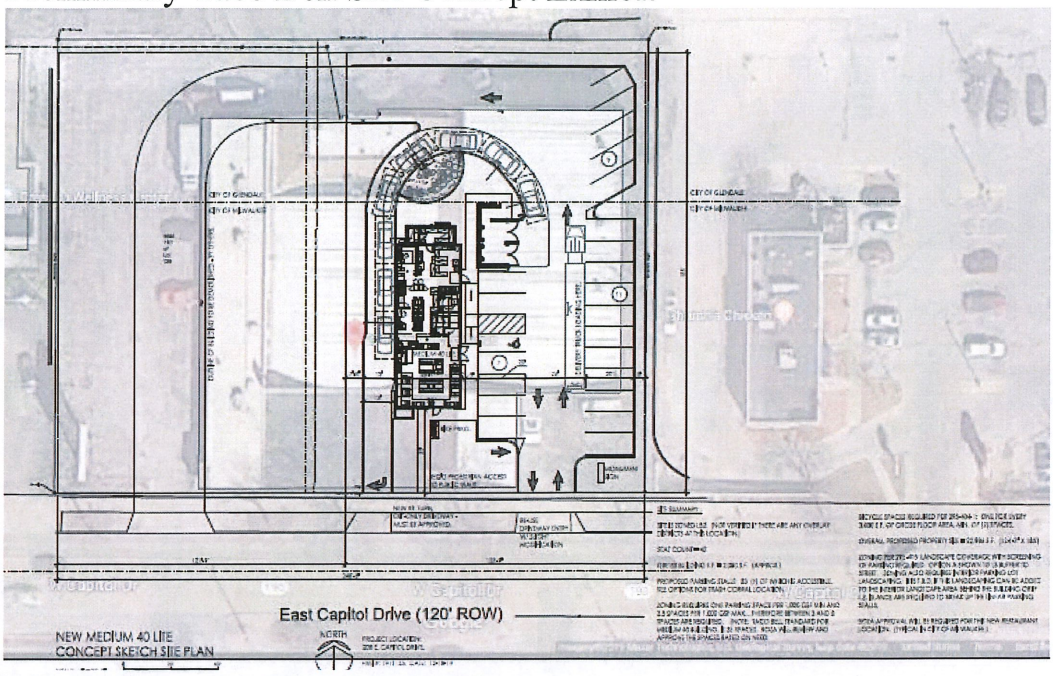
Aerial Photograph: Proposed Land Division



The property owner is tentatively indicating that a Taco Bell franchisee will acquire the east parcel and build a Taco Bell (Refer to preliminary Taco Bell Site Concept Exhibit and Taco Bell Artistic Image). In order for the Taco Bell (or other project) to be constructed the existing building located on the

208 West Capitol Drive property will first have to be razed and the site prepared for construction.

Preliminary Taco Bell Site Concept Exhibit



Taco Bell Artistic Image

Necessary Action:

The necessary action of the Plan Commission is to recommend that the Common Council approve the Certified Survey Map with the requirement that pending City of Glendale review and approval of redevelopment plans for the properties, plans be submitted and Building Permits be completed to raze and restore the existing building and site, payment of the $205 ($175.00 plus 2x$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.

3a.

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

Glendale
RICH PAST. BRIGHT FUTURE.

PLAN COMMISSION REVIEW APPLICATION

APPLICANT INFORMATION

Name of Applicant: Michael Sannuti - Head of Construction at goPuff

Legal Name of Business: goBrands Inc (DBA goPuff)

Name of Business Owner (if different from Applicant): Yakir Gola - CO CEO

Applicant Address (City, State, and Zip Code): 537 N 3rd St, Philadelphia, PA, 19123

Office Phone Number: 215-771-1709 Cell: 610-952-5538 Fax:

Applicant E-Mail: michael.sannuti@gopuff.com

Applicant Signature: Date: 11/22/19

PROPERTY INFORMATION

Property Address: 6120 N. Baker Road Tax Key Number: 160-9027-000 Zoning District:

Property Owner (if different from Applicant): 1340 Grandview Park Partners

Property Owner Address (City, State, and Zip Code): 247 W. Freshwater Way #30 Milwaukee, WI 53204

Property Owner Phone: 414-331-1624 Cell: SAME Fax: NONE

Property Owner E-Mail: Scott@lcmFunds.com

Property Owner Signature: Authorized Agent Date: 11/30/2019

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): goPuff is an on-demand delivery service that allows customers to order prepackaged foods and grocery items, for personal use, from our indoor storge warehouse through a mobile app.Sales are made via delivery directly to the customer.

Total Building Area: 7,915 sqft To Be Occupied Area: entire space

Lot Size: Depth: Width: Area:

Previous Occupant in To Be Occupied Space: vacant/warehouse

Other Uses of This Site:

Total Number of Parking Spaces: 150 Parking Spaces Available to Tenancy: 25

Business Hours (Days and Hours of Operation): 12pm - 4:30am

Total Number of Employees: 5 Maximum Number of Employees at Site at One Time: 5

Primary Contact Person for This Project: Michael Sannuti

Primary Contact Phone: 215-771-1709 Cell: Fax:

Primary Contact E-Mail: michael.sannuti@gopuff.com

CITY OF GLENDALE USE ONLY

Date of Application: 12/27/19 *Time:* NA *Received by with date:* EV *Tentative Hearing Date:* 2/4/2019

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

w/o fee

G:\Common\Community Development Planning Department\Plan Commission Administration (2-4-4)\001 PLAN COMMISSION PROCEDURES\Plan Commission Review Application (Email Added and No Fee).doc

Rec'd 12/27/2019 (Friday, December 27, 2019)

GOBRANDS INC.
537 N. 3rd Street
Philadelphia, PA 19123
(855) 400-7833
www.gopuff.com

City of Glendale - Department of Building Inspection
5909 N. Milwaukee River Parkway
Glendale, WI, 53209-3815

To Whom it May Concern,

We are an on-demand delivery service that brings everything you could find at a convenience store, directly to the customer. We operate using a mobile/web-based application, that allows the customer to browse our products, select their items and order them for delivery in 30 minutes or less. We carry everything from ice cream, frozen pizza, chips and candy, to pet food, toilet paper and diapers.

We make this happen by having an indoor storage warehouse, where we house all of our prepackaged foods, consumer goods and grocery items. When an order is placed through the app, our operations associates in the warehouse receive the order instantly, and pack the appropriate items into bags, which are stored in temperature-controlled carry bags for our driver partner's to pick up. Our driver partners then deliver the packed bags directly to the consumer.

We understand that the nature of our business is unique, and we would be happy to answer any additional questions you may have. Feel free to reach out to me at the email address or phone number listed below, or our head of construction Michael Sanutti at michael.sanutti@gopuff.com

Thanks so much!

Eilís Cunningham
Permit & License Coordinator
goPuff
C: 610 952 5538
eilis.cunningham@gopuff.com

GOBRANDS INC.
537 N. 3rd Street
Philadelphia, PA 19123
(855) 400-7833
www.gopuff.com

December 19th 2019

City of Glendale - Community Development Department
5909 North Milwaukee River Parkway
Glendale, WI, 53209-3815

To Whom it May Concern,

- **Name of Business/Address:** goPuff (DBA) - 6120 N Baker Road, Glendale, WI, 53209
- **Name of Owner/Address:** goBrands Inc - 537 N 3rd St., Philadelphia, PA, 19123
- **Name of Applicant:** Michael Sannuti, Head of Construction for goPuff
- **Property Owner Info:** 1340 Grandview Park Partners, attn: Scott Revolinski
- **Zoning of Property:** M-1 Warehouse, Light Manufacturing, Office and Service District
- **Tax Key:** 160-924-000
- **Specific Uses:** Indoor storage of prepackaged foods, beverages and snacks, grocery items and household goods such as pet food and toilet paper; vended through an on-demand delivery app.
- **Days/Hours of Operation:** 12pm-4:30am, Monday-Sunday
- **Number of Employees:** No more than 10 total, no more than 5 per shift.
- **Signage:** No signage
- **Issues w/ noise, odors, fire hazards etc:** None, our business will not disrupt the peace of the surrounding area; our business does not pose any issues with noxious gas, odors, fire hazards or noises.
- **Food Services:** We do provide consumable products, and we will be correctly licensed and inspected through the North Shore Environmental Health Consortium prior to beginning operations.
- **Fire Prevention/Security Measures:** We will have up-to-date, working fire and smoke detectors as well as any necessary fire/sprinkler system inspections. We will have security cameras throughout the building and any valuable products will/can be locked in a security cage.
- **Max. Number of Facility Users:** No more than 5-7 individuals at one time. Under 10 employees at the location.

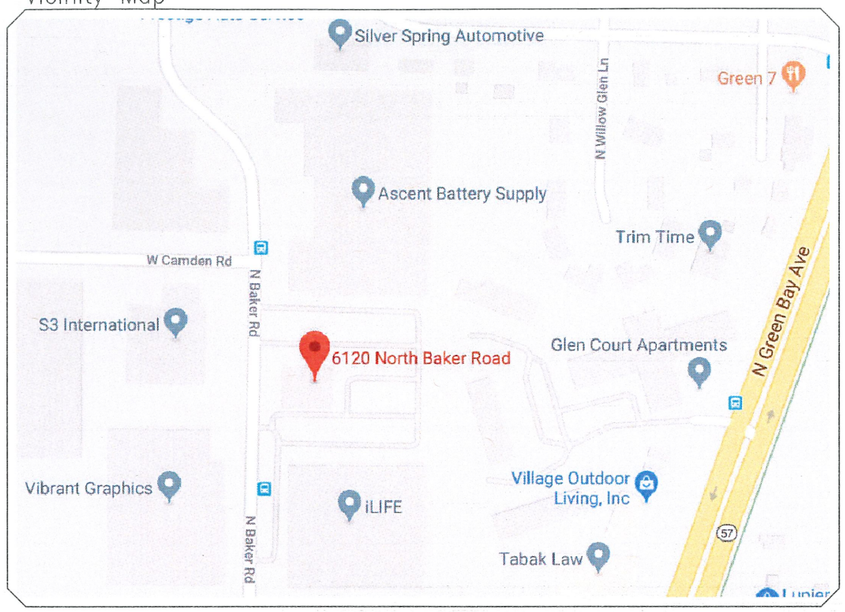
Signed: _____ **Title:** Head of Construction

Date: 12/19/19

goPuff

6120 N Baker Road, Glendale, WI 53209

Vicinity Map



Site Plan

Sheet Index:

Sheet#	Title	Purpose
CS	Cover Sheet	Summary
C-1.01	Site Plan	Construction, Permitting, & RE
AD101	Demolition Plan	Construction & Demolition Work
A-1.01	Proposed Plan	Tenant Architectural Requirements
E-1.01	Electrical Plan	Electrical Plan
I-1.01	Floor Plan	Floor Plan with Equipment
I-1.02	Floor Plan	Alcohol Plan
I-1.03	Launch Plan	Launch & Loss Prevention
I-1.04	Growth Plan	Operations
FA101	Life Safety	Emergency Plans
RA101	Existing Plan	Construction, Permitting, & RE

L.B.I. Guide:

PR	Promo/Sample Location
SA#	Stock Location-Group 'A#'
FR#	Freezer Location
CR#	Cooler Location
BR#	Bunker Freezer Location
WF	Walk-In Freezer Location
WC	Walk-In Cooler Location

Disposition of each stock code prefix is arranged alphabetically, only changing the second letter in each code to create a row of corresponding racks. Numerical value indicates rack location in respective row.

- Example: SA1 indicates the starting position of that row. SA2 indicates next rack in the 'A' row. SB1 indicates the next row, SB2 indicates the next rack.

All appliance code prefixes correspond with the type of appliance it is identified as. Appliance code prefixes do not change.

Symbol Legend

	2'x4' Rack
	Potential Rack
	Heavy Duty Rack
	Potential Heavy Duty
	Bin Rack
	Reach-In Appliance
	Potential Appliance
	Bunker Freezer
	Walk-In Appliance
	Security Cage
	Fire Alarm Pull
	Fire Extinguisher
	Emergency Exit Light
	Junction Box
	Quadplex Outlet
	Duplex Outlet
	Toilet
	Hand Sink
	Utility Sink
	Water Heater
	Handicap Access
	Promotional Tables

goPuff
537 N. 3rd St.
Philadelphia, PA
19123

goPuff
Glendale, WI
6120 N Baker Rd
Glendale, WI
53209

REVISIONS/DATE:

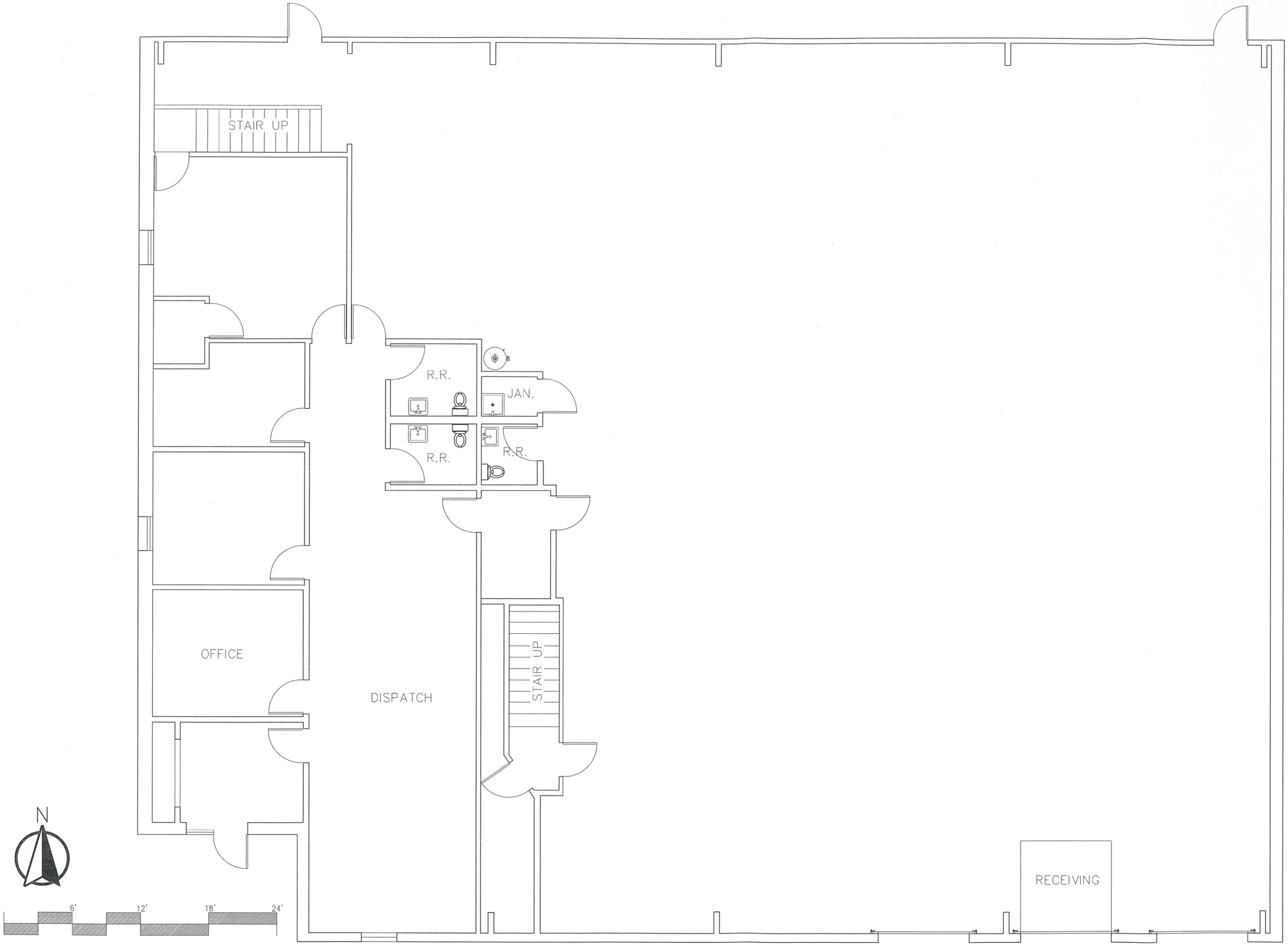
Draftsman:
Matthew Erickson
12/20/2019

Approval:
Michael Sannuti
12/20/2019

SCALE:
NTS

goPuff
SHT#
PRJ#

CS



goPuff

537 N. 3rd St,
Philadelphia, PA
19123

goPuff

Glendale, WI
6120 N Baker Rd

REVISIONS/DATE:

Draftsman:
Matthew Erickson
12/20/2019

Approval:
Michael Sannuti
12/20/2019

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

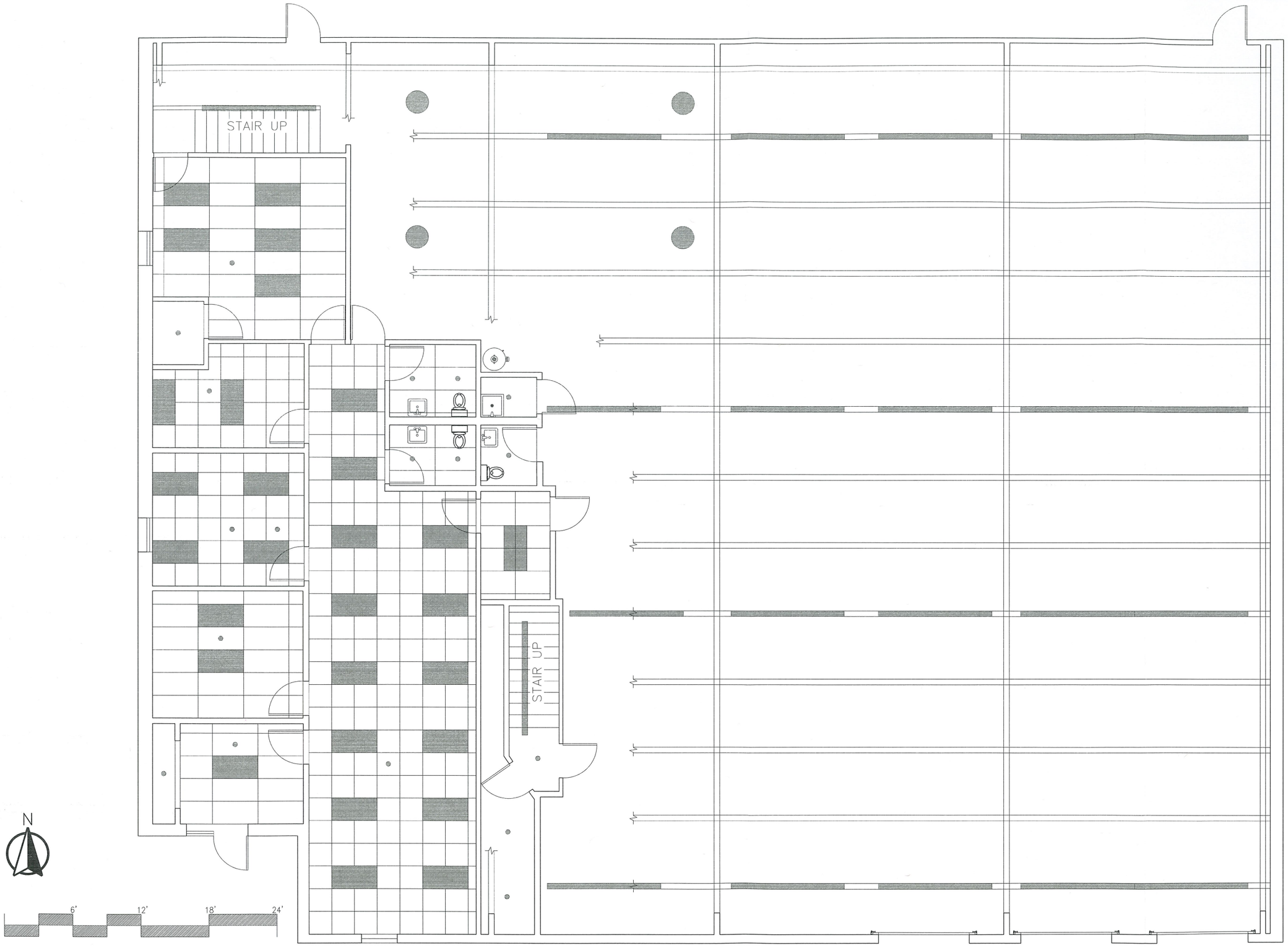
Architectural Plan

goPuff

SHT# A-1.01

PRJ#

A-1.01



goPuff

537 N. 3rd St,
Philadelphia, PA
19123

goPuff

Glendale, WI
6120 N Baker Rd

REVISIONS/DATE:

Draftsman:
Matthew Erickson
12/20/2019

Approval:
Michael Sannuti
12/20/2019

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

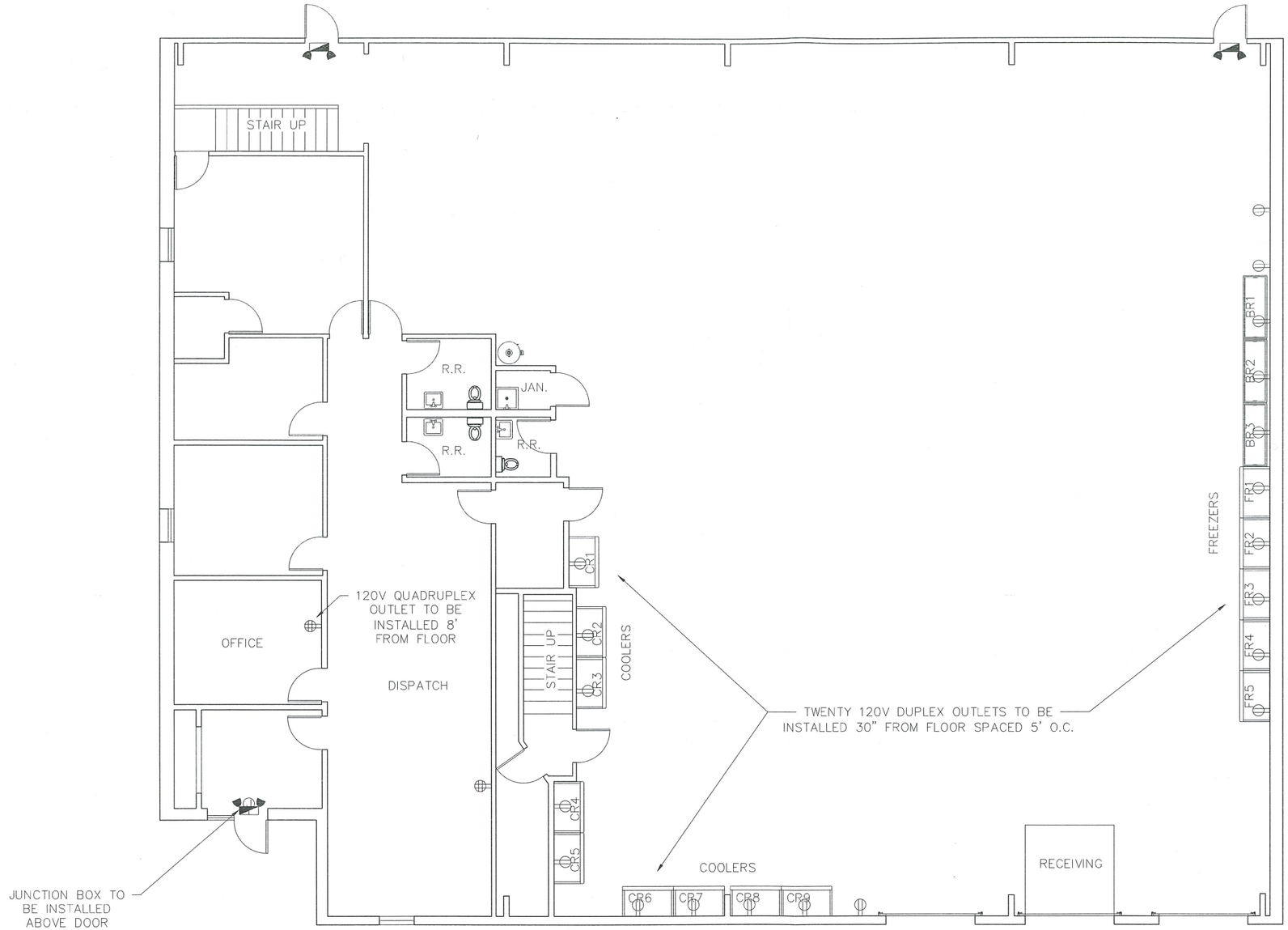
Reflected Ceiling

goPuff

SHT# A-3.01

PRJ#

A-3.01



N

6' 12' 18' 24'

TYPICAL NON-SPECIFIC STORE EQUIPMENT					
I.D.	TYPE	BRAND	MODEL #	DIMENSIONS	AMPS
FR1-FR5	FREEZER	ATOSA	MCF8703GR	54.41"W x 31.5"D x 84.06'H	8.6
BR1-BR3	FREEZER	GOOD HUMOR	RIOS 175 HC	68.90"W x 25.59"D x 30.16"/34.65"H	5
CR1-CR3	COOLER	ATOSA	MCF8707GR	54.41"W x 31.5"D x 84.06"H	3.2
CR4-CR5	COOLER	COCA COLA	TRUE GDM-45-LD	51.125"W x 29.625"D x 78.625"H	10.6
CR6-CR7	COOLER	PEPSI	TRUE GDM-45-LD	51.125"W x 29.625"D x 78.625"H	10.6
CR8-CR9	COOLER	DPSG	TRUE GDM-45-LD	51.125"W x 29.625"D x 78.625"H	10.6

goPuff

537 N. 3rd St,
Philadelphia, PA
19123

goPuff

Glendale, WI
6120 N Baker Rd

REVISIONS/DATE:

Draftsman:
Matthew Erickson
12/20/2019

Approval:
Michael Sannuti
12/20/2019

Scale:
3/32" = 1'-0"

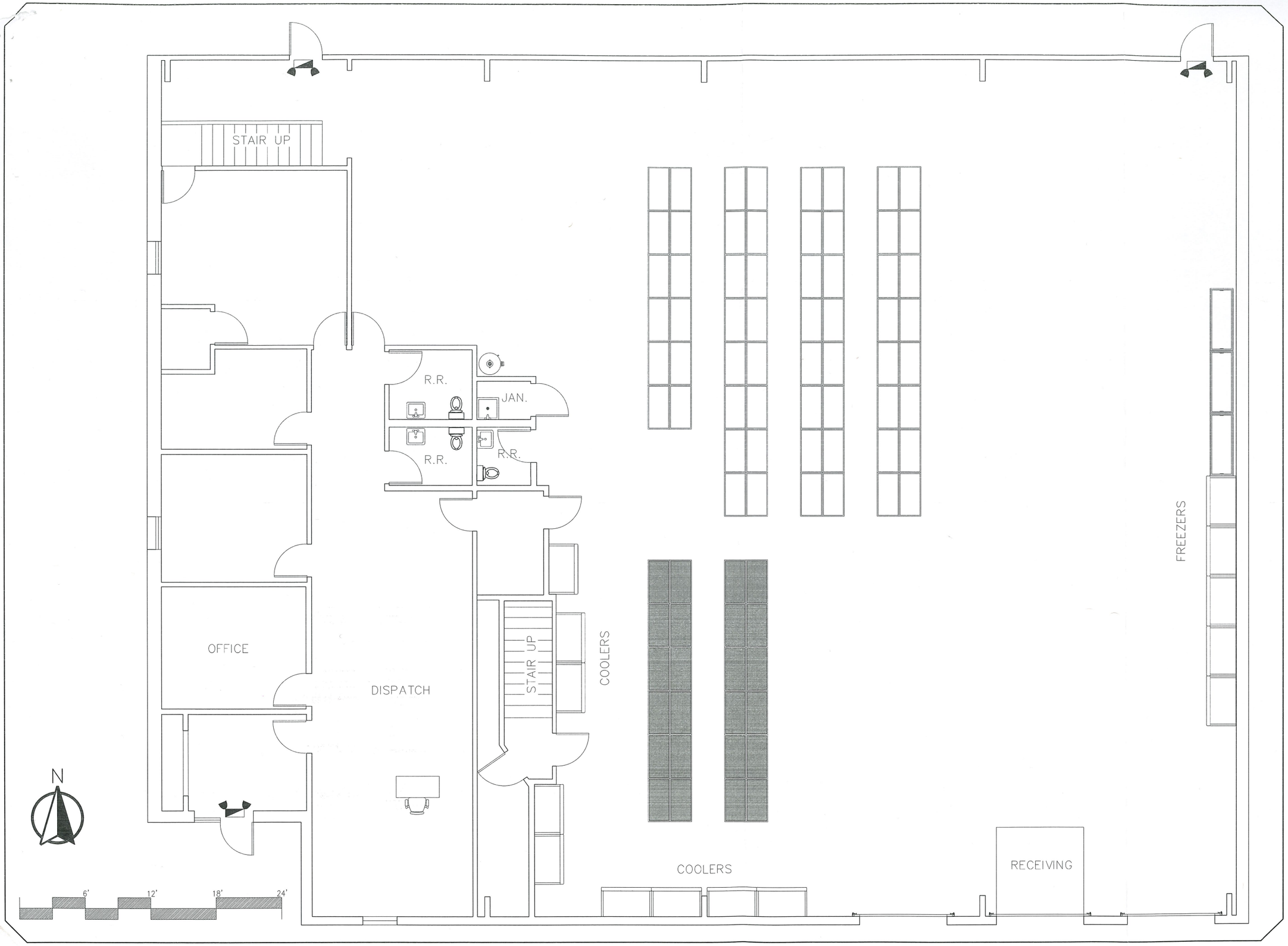
Electrical Plan

goPuff

SHT# E-1.01

PRJ#

E-1.01



goPuff

537 N. 3rd St,
Philadelphia, PA
19123

goPuff

Glendale, WI
6120 N Baker Rd

REVISIONS/DATE:

Draftsman:
Matthew Erickson
12/20/2019

Approval:
Eric Tenuto
12/20/2019

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

Floor Plan

goPuff

SHT# I-1.01

PRJ#

I-1.01

COMMERCIAL OCCUPANCY APPLICATION

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

For Office Use Only
Certificate #: OF19-0044
Date Entered: 11-19-19
Occupancy Class: _____
Zoning Approval Date: _____
Insp. Approval Date: _____
NSFD Approval Date: _____

(PLEASE PRINT CLEARLY)

☑ **Permanent** ☐ **Conditional** ☐ **Temporary** – *Expires:* _____

Date of Application: 11/18/2019

Business Address: 6120 N. Baker Road **Suite #:** _____ Glendale, WI **Zip:** 53209

Trade or Business Name: goPuff
(Name for which the business will be commonly known)

Legal Name of Business: goBrands Inc.
(As registered with the State of Wisconsin)

Bus. Phone: (610) 952 - 5538 **Bus. Fax:** (___) ___-___ **Bus. Email:** permits@gopuff.com

Type of Business: Warehouse/Distribution **Scope of Business:** Indoor storage of consumer goods, prepackaged food, beverages, and groceries; which shall be sold directly to the consumer, through an on-demand delivery based business
(Example: Retail, Office, Restaurant, etc.) *(Type of goods sold, manufactured, services provided, etc.)*

Area of Building to be Occupied: entire building **Approx. Sq. Ft.:** 7,825
(Example: Second floor office area incl. basement storage)

Anticipated work or alterations to be performed: adding a few additional electrical outlets

Owner/Registered Agent Name: Yakir Gola - CO CEO **Phone No:** (610) 952 - 5538

Owner/Registered Agent Email: permits@gopuff.com

Permanent Mailing Address: 537 N 3rd Street, Philadelphia, PA **Zip:** 19123

Contact Person Name *(if other than owner)*: Eills Cunningham - Permit Coordinator **Phone:** (610) 952 - 5538

Building Owner: Grandview Park Partners LLC - attn: Scott Revolinski **Change in ownership of building? Yes** ___ **No** ✓

Building Owner's Address: PO Box 1602, Milwaukee, WI **Zip:** 53201

Building Owner's Phone: Home: (___) ___-___ **Office:** (414) 271 -2520 **Cell:** (___) ___-___

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

Applicant's Name *(Print clearly)*: Eills Cunningham - Permit Coordinator

Applicant's Signature: _____ **Date:** 11/18/19

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

Glendale Occupancy Permit Fee
Base Fee.....$75.00
Administration Fee.....$30.00
TOTAL FEE.....$105.00

Glendale Use Only
Date Received: 11-19-19
Amount: **$105.00**
Payment Type: CA / (CH) / CC / RCPT
Check/Receipt # 136097
Received By: MM

THIS IS NOT AN OCCUPANCY PERMIT

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

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

Rev: 07/17

CONTINUED ON REVERSE SIDE

3b.

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

PLAN COMMISSION REVIEW APPLICATION

APPLICANT INFORMATION

Name of Applicant: Shelly DeRuyter

Legal Name of Business: Signature Holdings Group, LLC

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

Applicant Address (City, State, and Zip Code): 5117 W. Hemlock Rd. Milwaukee, WI 53223

Office Phone Number: 231.846.1550 Cell: 231.846.1550 Fax: _____

Applicant E-Mail: shellyfarrow@icloud.com

Applicant Signature: [signature] Date: 1.13.2020

PROPERTY INFORMATION

Property Address: 6161 N. Flint Rd. #E Tax Key Number: 160-9035-000 Zoning District: M-1

Property Owner (if different from Applicant): MBM Holdings LLC

Property Owner Address (City, State, and Zip Code): 7530 W. Layton Ave. Greenfield, WI 53220

Property Owner Phone: 414.281.3600 Cell: 414.218.8548 Fax: 414.281.3600

Property Owner E-Mail: bret@roberthaackdiamonds.com

Property Owner Signature: Bret Eulberg Date: 1.13.2020

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): Signature Holdings Group, LLC Automotive Consulting / Auto Detailing.

Total Building Area: 11,700 To Be Occupied Area: 2,000

Lot Size: ~~Depth:~~ Area 0.51 Acres Width: 309.23' ~~Area:~~ Depth 109.13'

Previous Occupant in To Be Occupied Space: _____

Other Uses of This Site: Home Staging, Doering Leasing, WPXE TV

Total Number of Parking Spaces: 2/1000 sq.ft Parking Spaces Available to Tenancy: 2-3

Business Hours (Days and Hours of Operation): Monday - Friday 8am-5pm

Total Number of Employees: 1 Maximum Number of Employees at Site at One Time: 3

Primary Contact Person for This Project: Shelly DeRuyter

Primary Contact Phone: 231.846.1550 Cell: Same Fax: —

Primary Contact E-Mail: shellyfarrow@icloud.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

Signature Holdings Group, LLC (hereinafter referred to as SHG) is seeking occupancy and appropriate permission to operate at 6161 N. Flint Rd. Glendale, WI 53209. Unit E. The owners of Signature Holdings Group are Bradley Farrow and Shelly DeRuyter Farrow. The property is owned by MBM Holdings, LLC; 7530 W. Layton Ave. Greenfield, WI 53220.

The property parcel number is 160-9035-000. RL/Tract 30-08N-ZZE. Legal description: CSM9016. NW ¼. Sec. 30-8-22 Lot 2. The property is zoned M-1; Warehouse, Light Manufacturing, Office and Service District. Total lot size is 0.51 Acres and the building is a total of 11,700 SF. SHG would occupy approximately 2,000 SF. (1,300 Warehouse space, 700 Office Space). For additional dimensions of property, please see attached aerial view.

SHG provides consulting for automotive related businesses. These services consist of event and show fleet management. The scope of work mentioned above will not be performed at the above address, rather at the site of SHG clients. SHG will utilize the office space for its contractual/consulting services.

SHG intends to utilize the warehouse space for storage of equipment and materials. Further, it intends to service the auto detailing needs of one corporate client at the above location.

Daily operations are managed by the owners of SHG. SHG plans to hire 1 employee initially and within 2 years a total of 3 employees. Hours of operation are Monday-Friday 8am-5pm. Other tenants include Doering Leasing, WPXE TV and a Home Staging Company.

Signage needs are minimal. The building currently utilizes a Free-Standing Post and Panel sign. SHG will rely on the building owner to update signage accordingly. (Please see attached exhibit of signage) The property does not have security fencing. The scope of work performed does not lend itself to noise, odor, glare, fire hazards, or smoke concerns. No food services will be present in this operation.

SHG will fully comply and cooperate with the recommendations and provisions set forth by North Shore Fire Department and the City of Glendale to ensure human safety and fire protection.

SHG would like to commence business operations February 1, 2020. On-site security will be discussed and executed with building owner. Current security consists of lighted entryways and door locks on each unit.

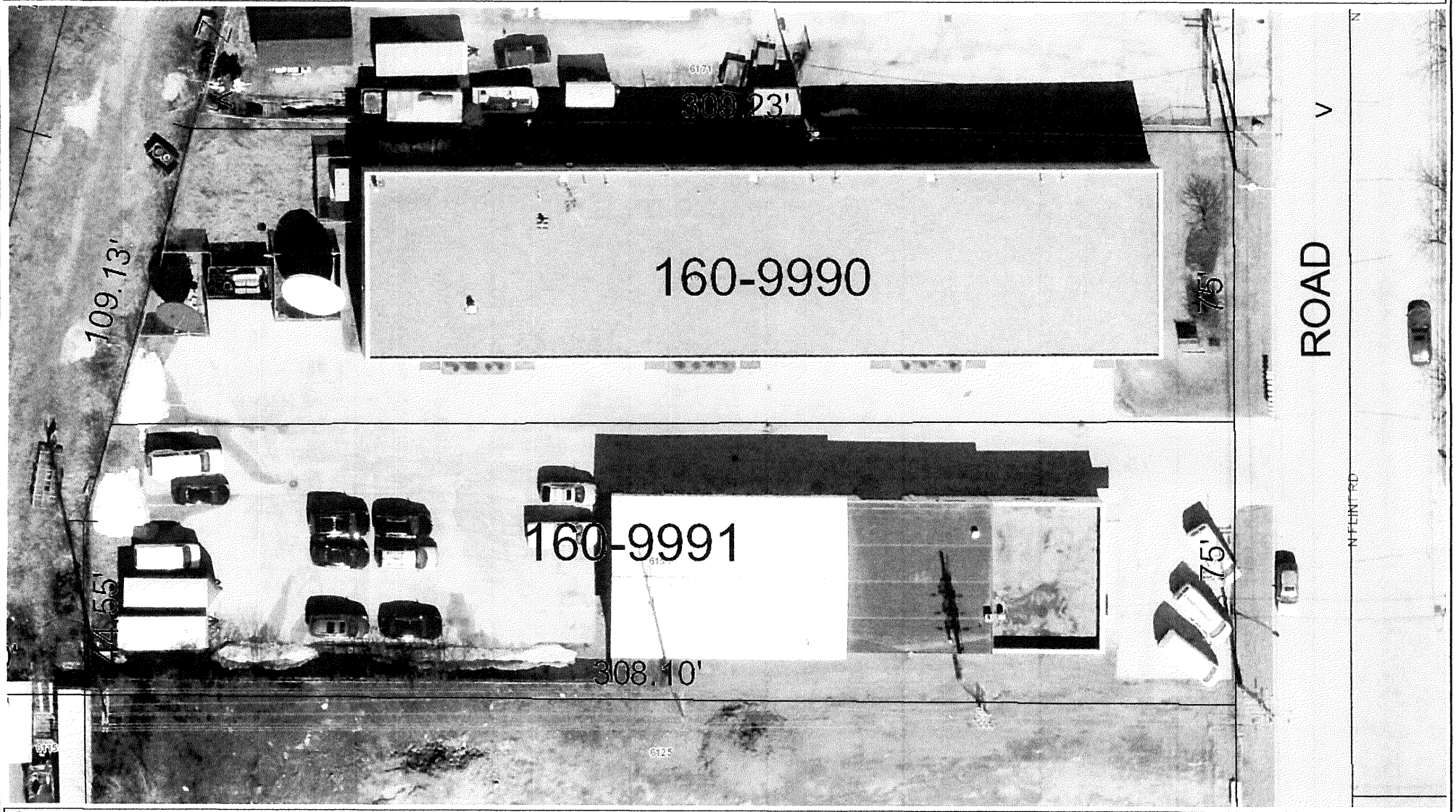
Bradley Farrow

01/14/2020

Shelly Deruyter-Farrow

01/14/2020

6151 and 6161 N Flint Rd, Curt Crain



47 0 24 47 Feet

1: 282

NAD_1927_StatePlane_Wisconsin_South_FIPS_4803
© MCAMLIS

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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

Notes

Google Maps Google

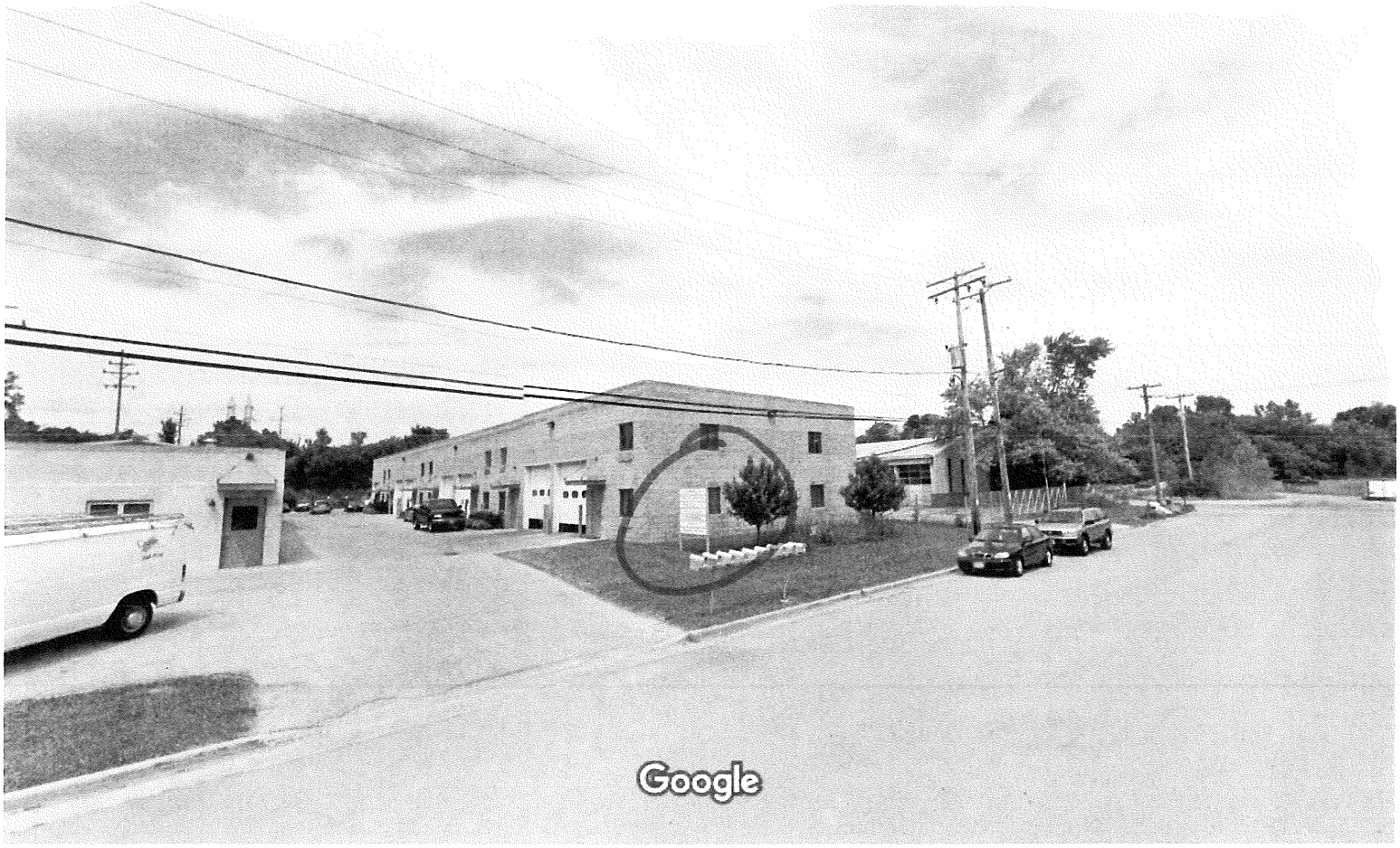


Image capture: Jul 2011 © 2020 Google

Street View

Google Maps Google

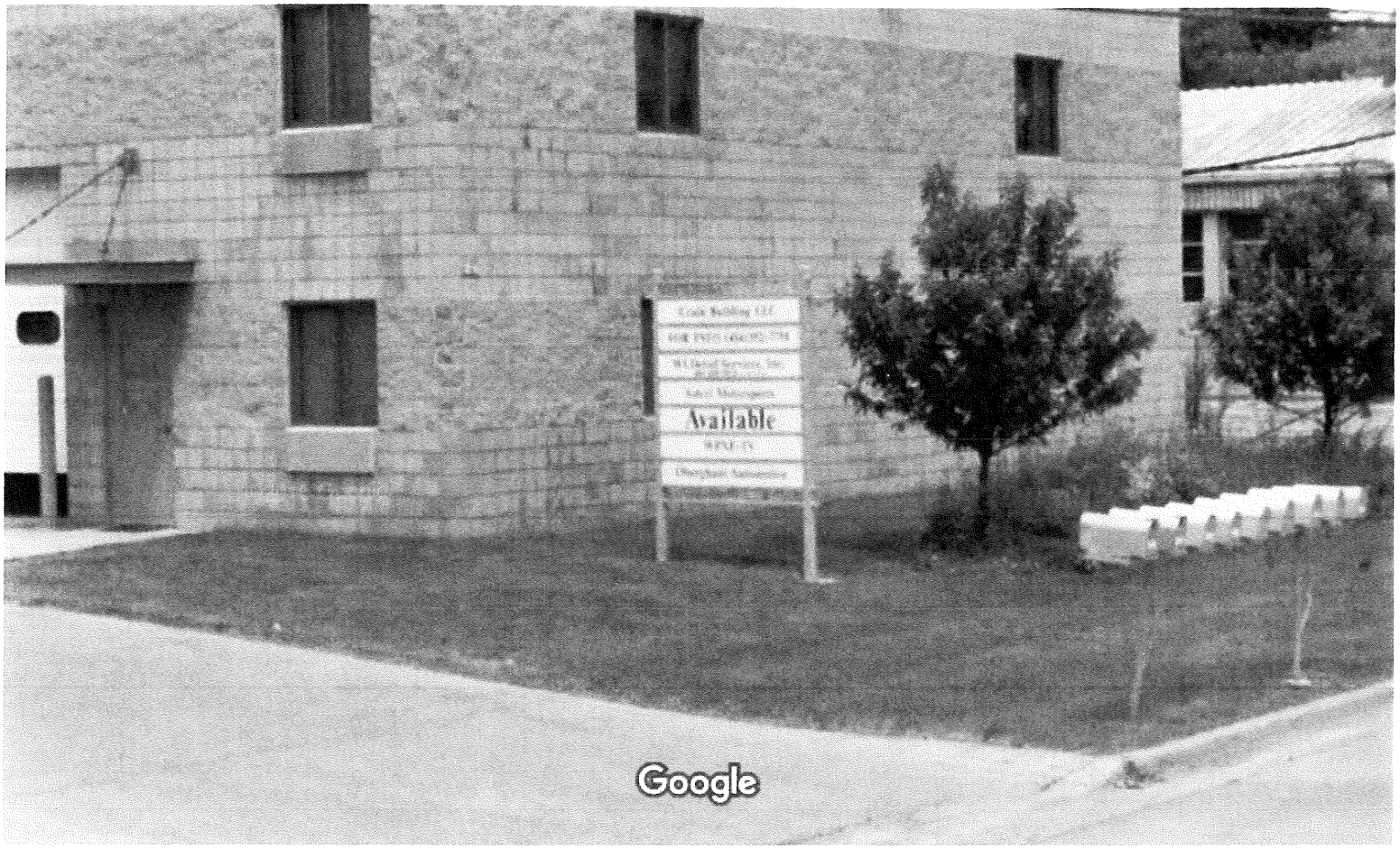


Image capture: Jul 2011 © 2020 Google

Street View

COMMERCIAL OCCUPANCY APPLICATION

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

For Office Use Only	
Certificate #:	
Date Entered:	
Occupancy Class:	
Zoning Approval	Date:
Insp. Approval	Date:
NSFD Approval	Date:

(PLEASE PRINT CLEARLY)

☒ Permanent ☐ Conditional ☐ Temporary – *Expires:* _____

Date of Application: 1.13.2020

Business Address: 6161 N. Flint Rd. Suite #: E Glendale, WI Zip: 53209

Trade or Business Name: Signature Holdings Group, LLC
(Name for which the business will be commonly known)

Legal Name of Business: same
(As registered with the State of Wisconsin)

Bus. Phone: (231) 846-1550 Bus. Fax: ( ) - Bus. Email: shellyfarrow@icloud.com

Type of Business: Consulting, auto detailing Scope of Business: Consulting- (Show Fleet management ~~Auto Rental~~ Auto detailing
(Example: Retail, Office, Restaurant, etc.) *(Type of goods sold, manufactured, services provided, etc.)*

Area of Building to be Occupied: Office 707 sq.ft / warehouse 1310 sq.ft Approx. Sq. Ft.: 2000
(Example: Second floor office area incl. basement storage)

Anticipated work or alterations to be performed: potentially plumbing. - later date.

Owner/Registered Agent Name: Shelly DeRuyter Phone No: (231) 846-1550

Owner/Registered Agent Email: shellyfarrow@icloud.com

Permanent Mailing Address: 5117 W. Hemlock Rd. MKE, WI Zip: 53223

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

Building Owner: MBM Holdings LLC Change in ownership of building? Yes ___ No ✓

Building Owner's Address: 7530 W. Layton Ave. Greenfield WI 53220 Zip: 53220

Building Owner's Phone: Home: ( ) - Office: ( ) - Cell: (414) 218-8568

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

Applicant's Name *(Print clearly)*: Shelly DeRuyter

Applicant's Signature: _____ Date: 1.13.2020

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

Glendale Occupancy Permit Fee
Base Fee.....$75.00
Administration Fee.....$30.00
TOTAL FEE.....$105.00

Glendale Use Only	
Date Received:	
Amount:	$105.00
Payment Type:	CA / CH / CC / RCPT
Check/Receipt #:	
Received By:	

THIS IS NOT AN OCCUPANCY PERMIT

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

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

CONTINUED ON REVERSE SIDE

Scanned with CamScanner

3c.

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

Glendale
RICH PAST. BRIGHT FUTURE.

PLAN COMMISSION REVIEW APPLICATION

APPLICANT INFORMATION

Name of Applicant: General Capital Management, Inc. (Jeff Brown)

Legal Name of Business: Same

Name of Business Owner (if different from Applicant):

Applicant Address (City, State, and Zip Code): 6938 N. Santa Monica Blvd
Fox Point, WI 53217

Office Phone Number: (414) 228-3519 Cell: (414) 550-6999 Fax: (414) 228-3700

Applicant E-Mail: jeff@generalcapitalgroup.com

Applicant Signature: JB Authorized Agent Date: 1/23/20

PROPERTY INFORMATION

Property Address: 2006 W. Bender Road Tax Key Number: Zoning District:

Property Owner (if different from Applicant): Kivley Investments, LLC

Property Owner Address (City, State, and Zip Code): 1200 East Capitol Drive
Shorewood, WI 53211

Property Owner Phone: Rep ~~Judy Mydlowski or~~ AJ Rudnitzki Cell: (414) 349-1238 Fax:

Property Owner E-Mail: arudnitzki@kivleyinvestments.com

Property Owner Signature: Judy Mydlowski Date: 1/23/2020

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): General Capital Management, Inc.
USE: Property management

Total Building Area: Approx 8,000 SF To Be Occupied Area: 1,000 SF

Lot Size: Depth: ~~[illegible]~~ 300' Width: 87' Area: ~~[illegible]~~ 26,100 SF

Previous Occupant in To Be Occupied Space: Woodfashioned working company

Other Uses of This Site: Carpenter

Total Number of Parking Spaces: 84 Parking Spaces Available to Tenancy: 4

Business Hours (Days and Hours of Operation):

Total Number of Employees: 1 Maximum Number of Employees at Site at One Time: 2 or 3

Primary Contact Person for This Project: Chris Lorentzen

Primary Contact Phone: (414) 228-3510 Cell: (414) 704-6789 Fax: (414) 228-3700

Primary Contact E-Mail: chris@generalcapitalgroup.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

GENERALCAPITAL

COLLABORATE · INNOVATE · EXECUTE

6938 N SANTA MONICA BLVD
MILWAUKEE, WI 53217

GENERALCAPITALGROUP.COM

P: 414.228.3500
F: 414.228.3700

January 23, 2020

Todd Stuebe
Director of Community Development
City of Glendale
5909 N. Milwaukee River Parkway
Glendale, WI 53217

RE: Plan Commission Application
2006 West Bender Road
General Capital Management, Inc.
Storage Space

Dear Todd,

We are pleased to submit this application for occupancy for the above reference premises. Our property management department will use this space for storage and will conduct minor repair and small project work at this location.

Please find twenty two (22) copies of the following:

- Plan Commission Review Application
- Plan of Operation Outline
- Building plans
- Site areal

We are enthused to expand our operations and business activities in Glendale and further continue our good relationships with the City.

Please let me know if you have any question.

Respectfully submitted,
General Capital Management, Inc.

Jeffrey T. Brown
Authorized Agent

Plan of Operation Outline

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

1. Name of Business, Address -- **see form**
2. Name of Owner, Address -- **see form**
3. Name of Applicant (if different from owner) -- **see form**
4. Legal Description of Property – **N/A**
5. T ax-Key -- **see form**
6. Zoning of Property – **M1**
7. Lot Size (Depth, Width, Area) -- **see form**
8. Dimensions and all levels (floors) of buildings – **approx.. 20' x 50'**
9. Total Floor Area – **approx.. 1,000 SF**
10. Specific uses of the entire property and buildings – **property management storage and minor repair and small project work**
11. Minimum and maximum numbers of employees -- **see form**
12. Days of Operation – **typically M-F, some weekend access**
13. Hours of Operation – **typically 7am tp 5pm**
14. Signage (Type, Lighted?, Wall, Free-Standing, Monuments, Size, Location, etc) – **no signage needed or requested**
15. What Conditions has the State or County imposed upon your use of the property -- **none**
16. Security Fencing -- **none**
17. Do you feel there will be any problems such as Noise, Odors, Glare, Potential Fire Hazards, or Smoke resulting from the proposed use? -- **NO**
18. Are you proposing food services? -- **NO**
19. Did the State of Wisconsin approve your interior building plans? – **No plans**
20. What provisions are you making for fire protection and human safety? **Space turned over in As-Is condition**
21. What are your rules and regulations of the property? – **none, Lease governs**
22. List the Timetable for completion of building construction and anticipated grand opening date -- **none**
23. Proposed On-site Security Measures – **locked doors**
24. Anticipated maximum number of facility users and viewers at one time (including special events) – **N/A**
25. Any other information you or the Plan Commission feels is pertinent – **N/A**
26. Business Plan **N/A**
27. Entire Grant Application and County Issued Request for Proposal **-N/A**
28. Your Name, Signature, and Date on the Plan of Operation Document – **N/A**

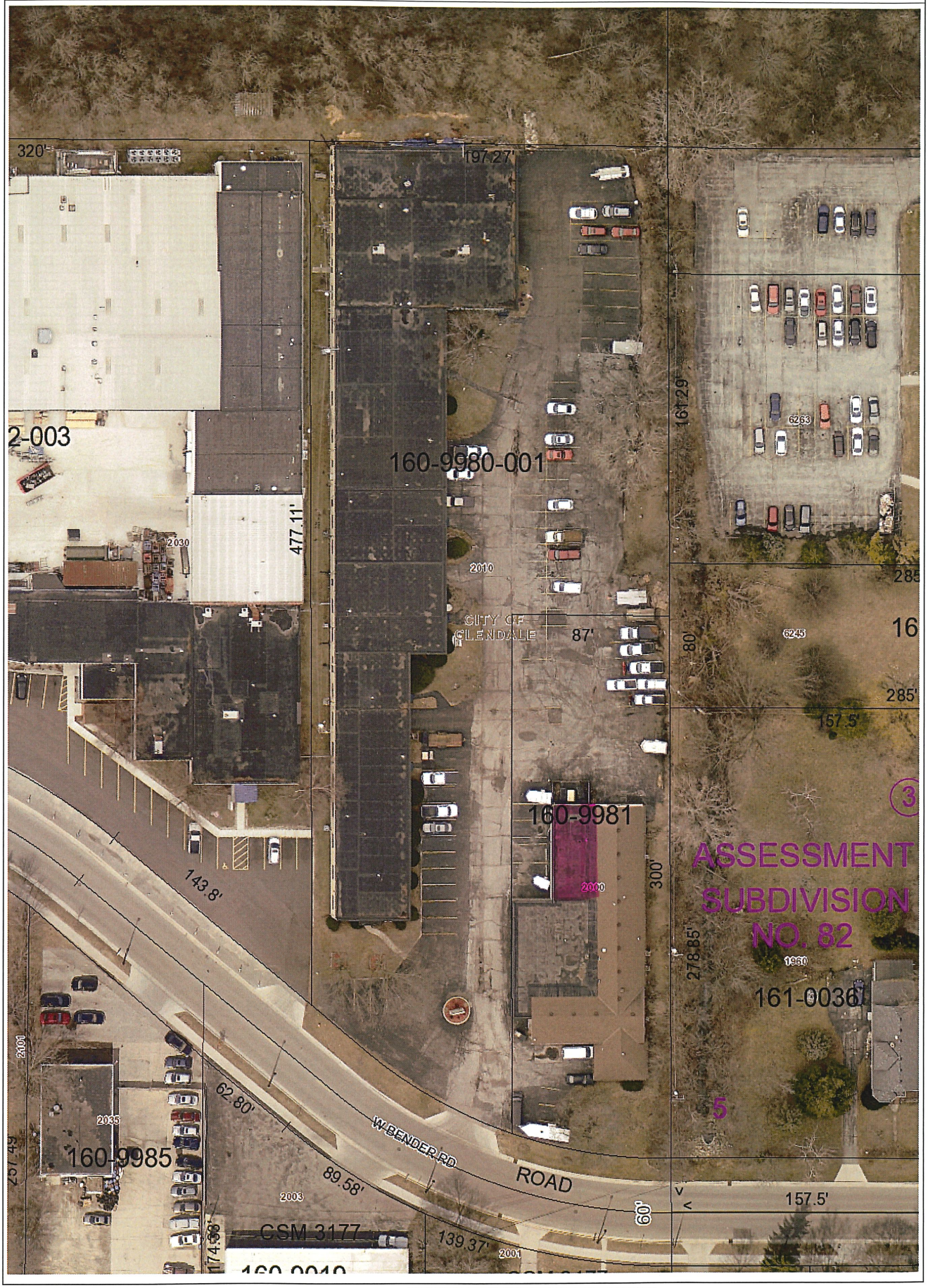
OTHER INFORMATION REQUIRED

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

NOTE: The space is being leased in AS-IS condition, the following information is available and is attached:

- 22 reduced size sets of building plans (floor plans,)
- 22 reduced size sets of any site areal
- 22 Copies of a cover letter to include a detailed description of the proposed use and operations.

2000-08 and 2010-22 W Bender Rd, Kivley Investments



Projection
NAD_1927_StatePlane_Wisconsin_South_FIPS_4803

1:564

94 0 47 94 Feet

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

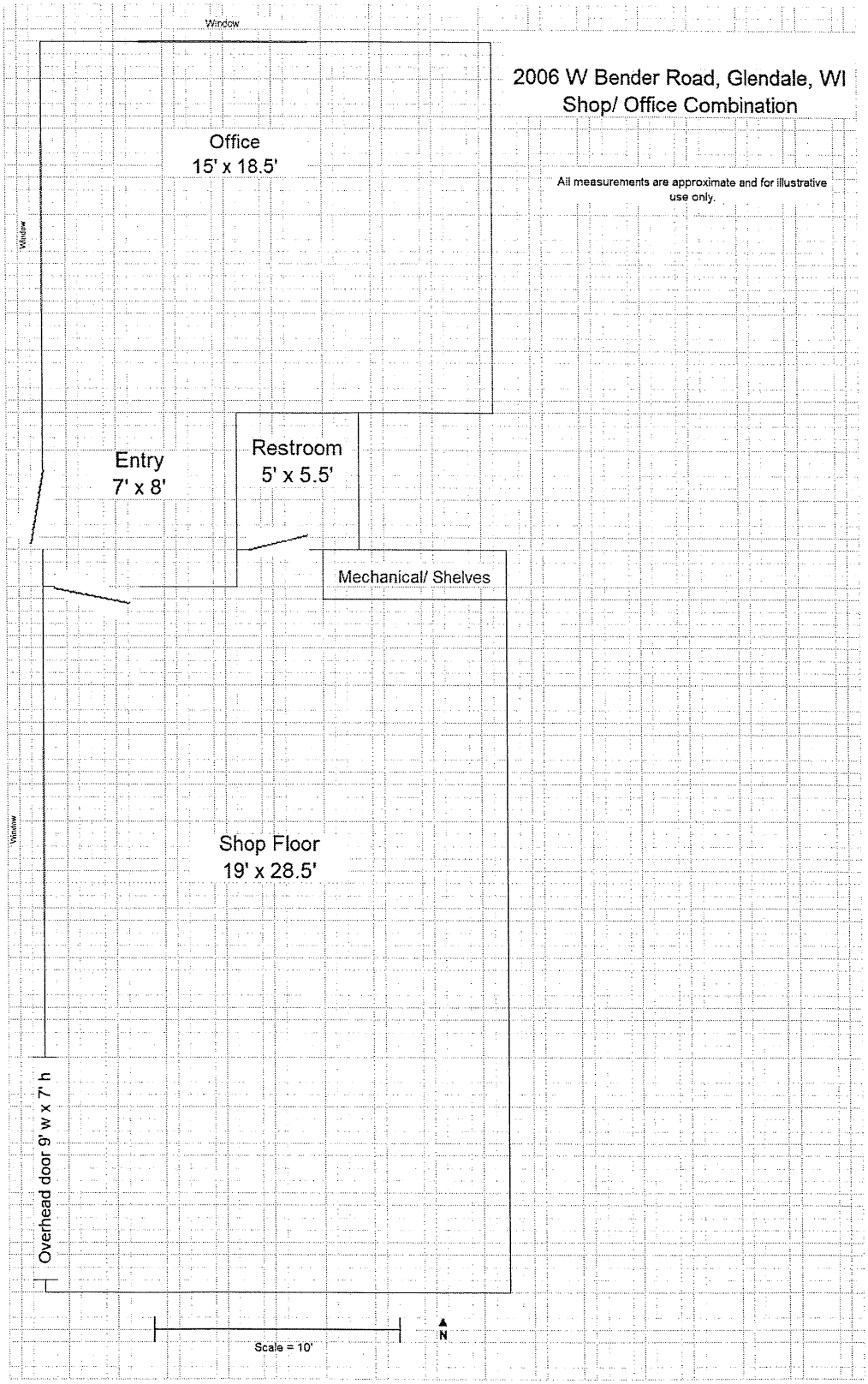
© MCAMLIS

KIVLEY INVESTMENTS LLC

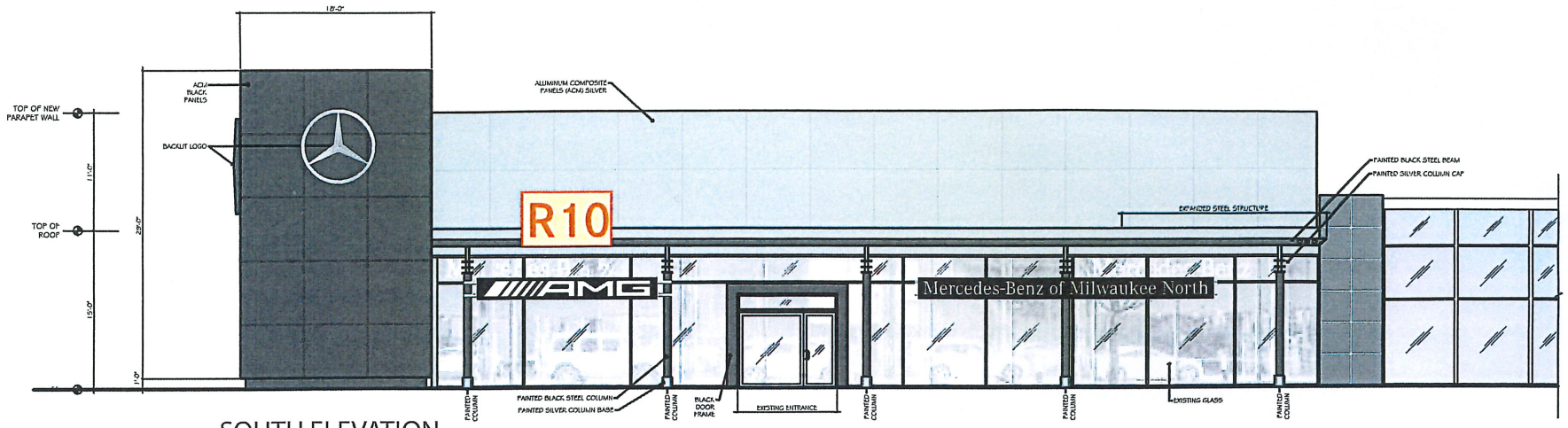
EST. 1980

1200 E CAPITOL DRIVE SUITE 310
SHOREWOOD, WI 53211

PHONE: 414.964.0517
FAX: 414.967.0760



3d.



SOUTH ELEVATION

NOTE: All signage and locations are as prescribed by Mercedes-Benz USA, LLC.
Any revisions requested of these sign selections or their configuration on the site or building facades shall require prior written approval from MBUSA Dealership Facility Planning.

AGI Architectural Graphics, Inc. YOUR IMAGE. OUR PRIORITY.
2655 International Pkwy., Virginia Beach, VA 23452
PHONE: (757) 427-1900 - Fax (757) 430-1297
www.AGISign.com

Client: Mercedes-Benz USA	Scale: 1/16"=1'	Date Created: 9/4/2019 M. Johnson
Project Title: MB Glendale, WI	Proposal:	Date Revised:

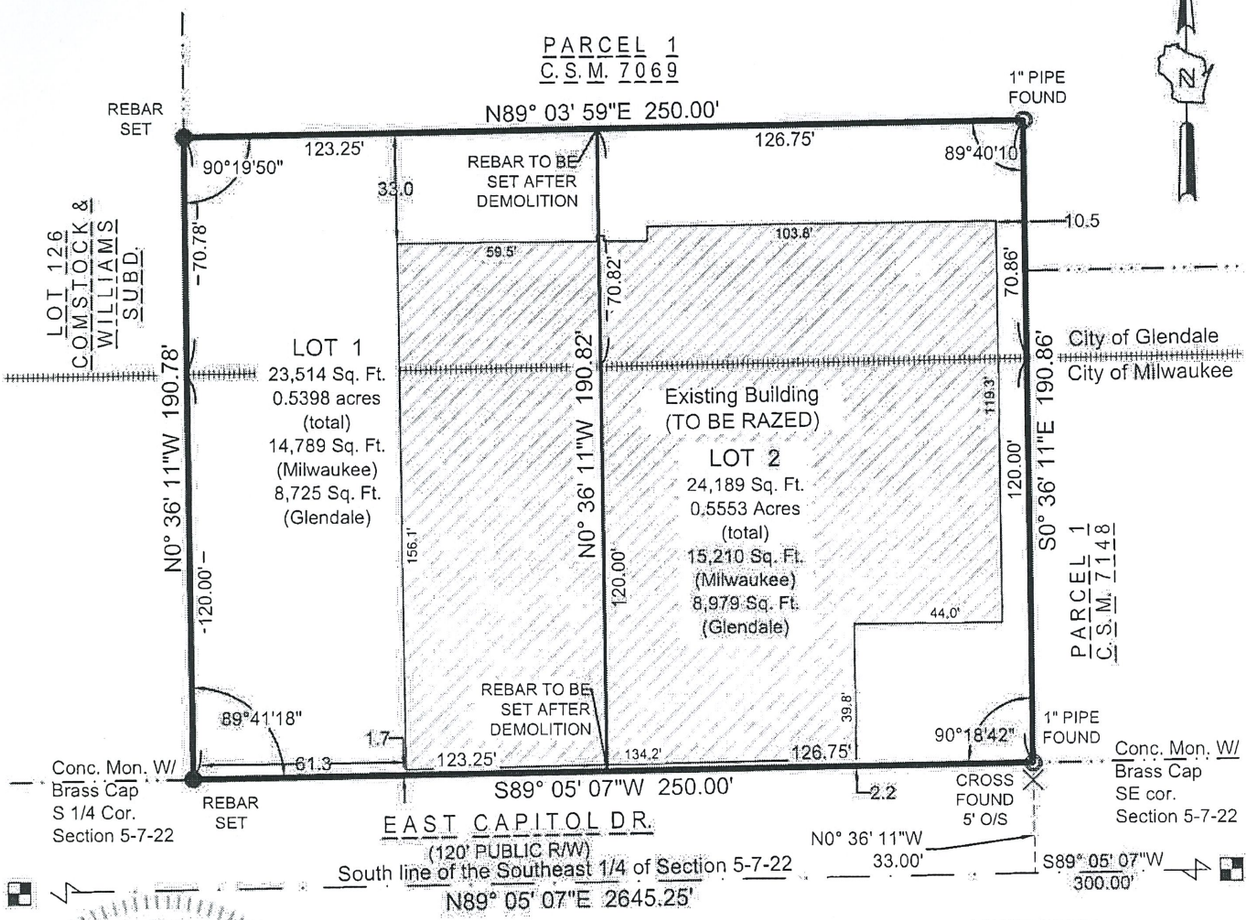
Mercedes-Benz Glendale, WI Sign Family

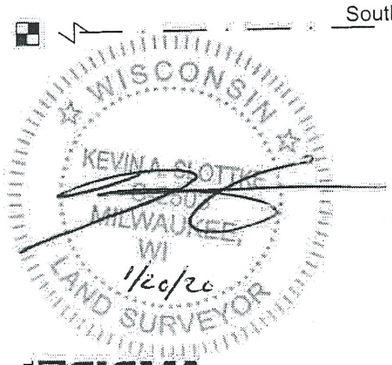
3e.

CERTIFIED SURVEY MAP NO. _____

Part of Lots 126 and 127 in Comstock and Williams Subdivision in the Southeast 1/4 of the Southeast 1/4 of Section 5, Town 7 North, Range 22 East, in the City of Milwaukee and the City of Glendale, County of Milwaukee, State of Wisconsin

Tax Key Nos: 242-0216-000 (Milwaukee); 233-1216-000 (Glendale)
Address: 208 E. Capitol Drive
Zoning: LB2 (Milwaukee); B-1 "M" (Glendale)





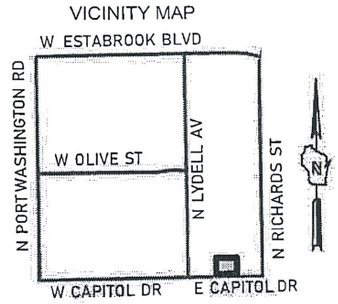
THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

LEGEND & NOTES:

- ◉ Found 1" Iron Pipe, or as noted on drawing.
- ● Indicates set 3/4" diam. rebar, 18" long weighing 1.50 lbs/lin. ft.

Coordinates & bearings referenced the Wisconsin State Plane Coordinate System with the south line of the SE 1/4 of Sec.5-7-22, assumed to bear N 89°05'07" E, as published by SEWRPC, NAD 1927 (Feb. 2018 datum).

VICINITY MAP



SCALE: 1" = 2000'

GRAPHIC SCALE

0 50' 100'

PROJECT NUMBER 18802 DRAFTED BY KAS 1-20-20

CERTIFIED SURVEY MAP NO.

Part of Lots 126 and 127 in Comstock and Williams Subdivision in the Southeast 1/4 of the Southeast 1/4 of Section 5, Town 7 North, Range 22 East, in the City of Milwaukee and the City of Glendale, County of Milwaukee, State of Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
SS
MILWAUKEE COUNTY)

I, Kevin A. Slottke, Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped part of Lots 126 and 127 in Comstock and Williams Subdivision in the Southeast 1/4 of the Southeast 1/4 of Section 5, Town 7 North, Range 22 East, in the City of Milwaukee and the City of Glendale, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of said Southeast $\frac{1}{4}$; thence S 89°05'07" W along the south line of said Southeast 1/4 , 300.00 feet; thence N 00°36'11" W, 33.00 feet to the north line of East Capitol Drive, the southwest corner of Certified Survey Map No. 7148, and the point of beginning; thence S 89°05'07" W along said north line, 250.00 feet to the west line of the east 110 feet of said Lot 126; thence N 00°36'11" W, 190.78 feet along said west line to the south line of Parcel 1 of Certified Survey Map No. 7069; thence N 89°03'59" E along said south line, 250.00 feet to a west line of said Parcel 1 and to the west line of Parcel 1 of Certified Survey Map No. 7148; thence S 00°36'11" E, 190.86 feet along said west line to the point of beginning.

Said parcel contains 47,704 square feet or 1.0951 acres of land, more or less.

That I have made the survey, land division, and map by the direction of D&M Properties, LLC, owner of said land. That the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made. That I have fully complied with s. 236.34 of the Wisconsin Statutes, Chapter 119 of the Milwaukee Code of Ordinances and Section 14-1-34 of the City of Glendale Code of Ordinances in surveying, dividing and mapping the same.

KEVIN A. SLOTTKE
S-2503
MILWAUKEE, WI
LAND SURVEYOR

Kevin A. Slottke, PLS 2503 January 20, 2020

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

PROJECT NUMBER 18802 DRAFTED BY KAS 1-20-20

CERTIFIED SURVEY MAP NO.

Part of Lots 126 and 127 in Comstock and Williams Subdivision in the Southeast 1/4 of the Southeast 1/4 of Section 5, Town 7 North, Range 22 East, in the City of Milwaukee and the City of Glendale, County of Milwaukee, State of Wisconsin

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

D&M Properties, LLC, duly organized and existing under and by virtue of the laws of the State of Wisconsin as owner, certifies that said company has caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of chapter 119 of the Milwaukee Code of Ordinances and Section 14-1-34 of the City of Glendale Code of Ordinances.

in consideration of the approval of the map by the Common Council of the City of Milwaukee 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 D&M Properties, LLC has caused these presents to be signed by

_____, its _____ at Milwaukee, Wisconsin,

this ___ day of _____, 20____.

_____

Name and title of signatory

State of Wisconsin)
)SS
Milwaukee County)

Personally came before me this ___day of _____, 20____, _____, to me known to be the person who executed the foregoing instrument, and to me known to be the_____ of the above-named company and acknowledged that they executed the foregoing instrument by its authority.

(SEAL) notary public, State of Wisconsin

my commission expires_____.

WISCONSIN
KEVIN A. SLUTTKE
S-2603
MILWAUKEE, WI
1/20/20
LAND SURVEYOR

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
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Milwaukee, WI 53233
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Part of Lots 126 and 127 in Comstock and Williams Subdivision in the Southeast 1/4 of the Southeast 1/4 of Section 5, Town 7 North, Range 22 East, in the City of Milwaukee and the City of Glendale, County of Milwaukee, State of Wisconsin

City of Glendale Common Council Certificate of Approval

Approved by the Common Council of the City of Glendale in Accordance with a Resolution Adopted on _____.

_____
Miranda Etzel, Clerk, City of Glendale

_____
Bryan Kennedy, Mayor

Certificate of City Treasurer

State of Wisconsin)
)SS
Milwaukee County)

I, Spencer Coggs, being the duly elected, qualified, and acting treasurer of the City of Milwaukee, do hereby 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 land included in this certified survey map.

_____ _____
Spencer Coggs Date
City of Milwaukee Treasurer

City of Milwaukee 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, Clerk, City of Milwaukee

_____
Tom Barrett, Mayor, City of Milwaukee

WISCONSIN
KEVIN A. PLOTTKE
S-2005
MILWAUKEE, WI
1/20/20
LAND SURVEYOR

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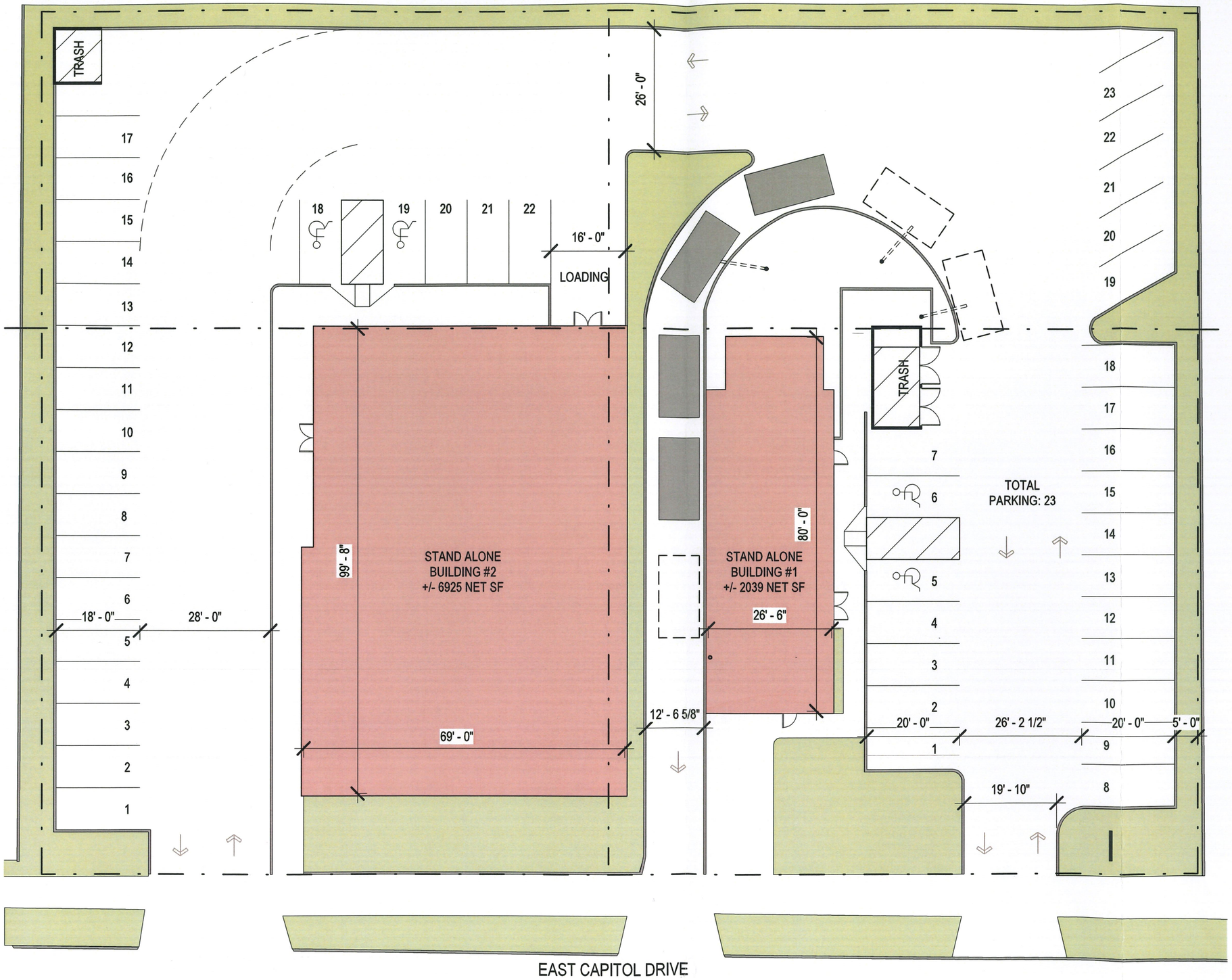
PROJECT NUMBER 18802 DRAFTED BY KAS 1-20-20



NEW WORK - SITE PLAN, OPT 1

SITE INFO
ZONING LB2

BUILDING #1

AREA	2,146 SF
PARKING	23 STALLS

BUILDING #2

AREA	6,925 SF
PARKING	22 STALLS

PARKING REQUIREMENT
MINIMUM 9 STALLS
MAXIMUM 31.5 STALLS*

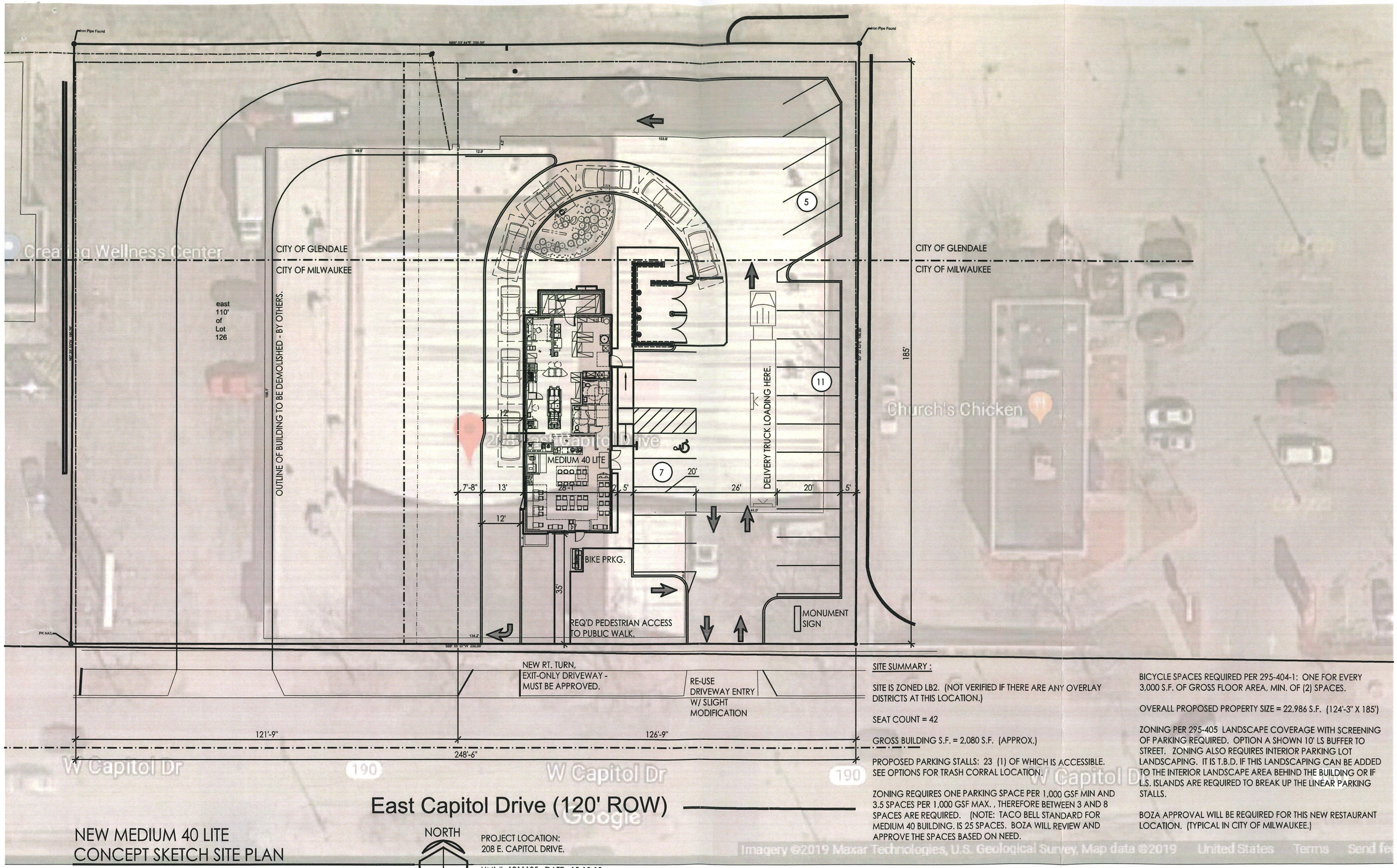
*STALLS CAN EXCEED MAXIMUM WITH CERTAIN PROVISIONS, INCLUDING STORMWATER RETENTION PLAN.

DATE: 01/20/2020
SCALE: 3/64" = 1'-0"

208 EAST CAPITOL DRIVE

DAN BEYER ARCHITECTS

Copyright 2019, Dan Beyer Architects



NEW MEDIUM 40 LITE
CONCEPT SKETCH SITE PLAN

SCALE: 1" = 20'-0"

0 20' 40'

NORTH

PROJECT LOCATION:
208 E. CAPITOL DRIVE.

HMI #: 1911135. DATE: 12-18-19

SITE SUMMARY :

SITE IS ZONED LB2. (NOT VERIFIED IF THERE ARE ANY OVERLAY DISTRICTS AT THIS LOCATION.)

SEAT COUNT = 42

GROSS BUILDING S.F. = 2,080 S.F. (APPROX.)

PROPOSED PARKING STALLS: 23 (1) OF WHICH IS ACCESSIBLE. SEE OPTIONS FOR TRASH CORRAL LOCATION.

ZONING REQUIRES ONE PARKING SPACE PER 1,000 GSF MIN AND 3.5 SPACES PER 1,000 GSF MAX. , THEREFORE BETWEEN 3 AND 8 SPACES ARE REQUIRED. (NOTE: TACO BELL STANDARD FOR MEDIUM 40 BUILDING. IS 25 SPACES. BOZA WILL REVIEW AND APPROVE THE SPACES BASED ON NEED.

BICYCLE SPACES REQUIRED PER 295-404-1: ONE FOR EVERY 3,000 S.F. OF GROSS FLOOR AREA, MIN. OF (2) SPACES.

OVERALL PROPOSED PROPERTY SIZE = 22,986 S.F. (124'-3" X 185')

ZONING PER 295-405 LANDSCAPE COVERAGE WITH SCREENING OF PARKING REQUIRED. OPTION A SHOWN 10' LS BUFFER TO STREET. ZONING ALSO REQUIRES INTERIOR PARKING LOT LANDSCAPING. IT IS T.B.D. IF THIS LANDSCAPING CAN BE ADDED TO THE INTERIOR LANDSCAPE AREA BEHIND THE BUILDING OR IF L.S. ISLANDS ARE REQUIRED TO BREAK UP THE LINEAR PARKING STALLS.

BOZA APPROVAL WILL BE REQUIRED FOR THIS NEW RESTAURANT LOCATION. (TYPICAL IN CITY OF MILWAUKEE.)