

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

AMENDED AGENDA -- PLAN COMMISSION
Tuesday, March 3, 2020
6:00 P.M.

1. Roll Call and Pledge of Allegiance.
2. Adoption of Minutes of the Meeting of February 4, 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
Bernard Kearney, Quarles & Brady
- b. Plan Commission Use and Occupancy Review, Sherwin Williams, 6815 North Port Washington Road, Suite B (Phase 2 North Multi-Tenant Building). Review and approve proposed Sherwin Williams retail paint store use and occupancy.
Reza Fletcher, Sherwin Williams
Ross Koepsel, Founders 3
Brian Adamson, ICAP/FORCAP
- c. Plan Commission Review, Modern Touch Dental and Athletico Physical Therapy, 6270, 6290, 6300, and 6310 North Port Washington Road (South Development Site). Review and approve proposed architecture, elevations, site plan, landscaping plan, lighting, and signage plan, as well as use and occupancy.
Matt Mehring, LCM Funds 54 Port Road, LLC
Brian Fisher, Anderson Ashton
- d. Plan Commission Site Plan Review, Con Edison Battery, 6691 North Flint Road (Hakaduli 6675-6693 Multi-Tenant Building). Review and approve proposed site plan change to utilize parking lot space as an enclosed patio use.
Hank Schneider, Hakaduli Properties
Andrea Scrobel, Property Representative
- e. Plan Commission Review, Taco Bell, 208 East Capitol Drive (East Development Site). Review and approve proposed architecture, elevations, site plan, landscaping plan, lighting, and signage plan, as well as use and occupancy.
David Church, Property Owner
Tom Lawrence, Architect
- f. Review Scope of Work and Proposed Professional Fee and Recommend to the Common Council to Contract with Vandewalle & Associates to proceed with Bicycle and Pedestrian Plan.

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, February 4, 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, Bruce Cole, Phillip Bailey, Josh Wadzinski, and Amanda Seligman. Absent: Karn Cronwell.

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, January 30, 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.

Adoption of Minutes from January 7, 2020 and the January 15, 2020 Plan Commission Meetings.

Motion was made by Commissioner Cole, seconded by Commissioner Bailey, to adopt minutes from January 7, 2020 and January 15, 2020 Plan Commission meetings. Motion carried unanimously.

Plan Commission Use and Occupancy Review, GoPuff (GoBrands, LLC), 6120 North Baker Road. The item was tabled at the request of the developer.

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, reviewed the request for 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.

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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. A majority of the clients are off site.

Motion was made by Commissioner Bailey, seconded by Commissioner Wadzinski, to 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. , as presented. Motion carried unanimously.

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, reviewed his request for 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.

Motion by Commissioner Cole, seconded by Commissioner Mack to 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. . Motion was approved unanimously.

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.

Mr. Stuebe reviewed the request of Mercedes-Benz of Milwaukee North for 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

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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.

Umansky Mercedes Benz AMG High Performance Sign



Motion by Commissioner Cole, seconded by Commissioner Bailey to approve the proposed amendment to the planned sign program to permit the AMG signage element as presented. . Motion was approved unanimously.

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

Mr. Stuebe stated the 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

The property owner is tentatively indicating that a Taco Bell franchisee will acquire the east parcel and build a Taco Bell. 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. Any proposed development would need to be presented before the Glendale Plan Commission for approval.

Motion by Commissioner Wadzinski, seconded by Commissioner Cole to recommend 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

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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, as presented. Motion was approved unanimously.

ADJOURNMENT.

Motion by Commissioner Bailey, seconded by Commissioner Wadzinski, to adjourn the Plan Commission Meeting at 6:17 p.m. until the regular meeting to be held at 6:00 p.m., Tuesday, March 3, 2020 in the City Hall Council Chambers located at 5909 N. Milwaukee River Parkway, Glendale. Motion carried unanimously.

Rachel A. Safstrom, City Administrator

Respectfully Submitted: Thursday, February 6, 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, March 3, 2020

- Plan Commission Report -



Staff Report to the Plan Commission

Meeting of Tuesday, March 3, 2020

3a. 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.

GoPuff comes to the Plan Commission after a last moment request the previous month to withdraw from the Agenda and come to the Plan Commission March 3, 2020. The submittal materials from the February 4, 2020, may be viewed at the following Web Link:

https://www.glendale-wi.org/AgendaCenter/ViewFile/Agenda/_02042020-500

The only substantive change to the following Plan Commission Report is the addition of the GoPuff Site Exhibit.

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.

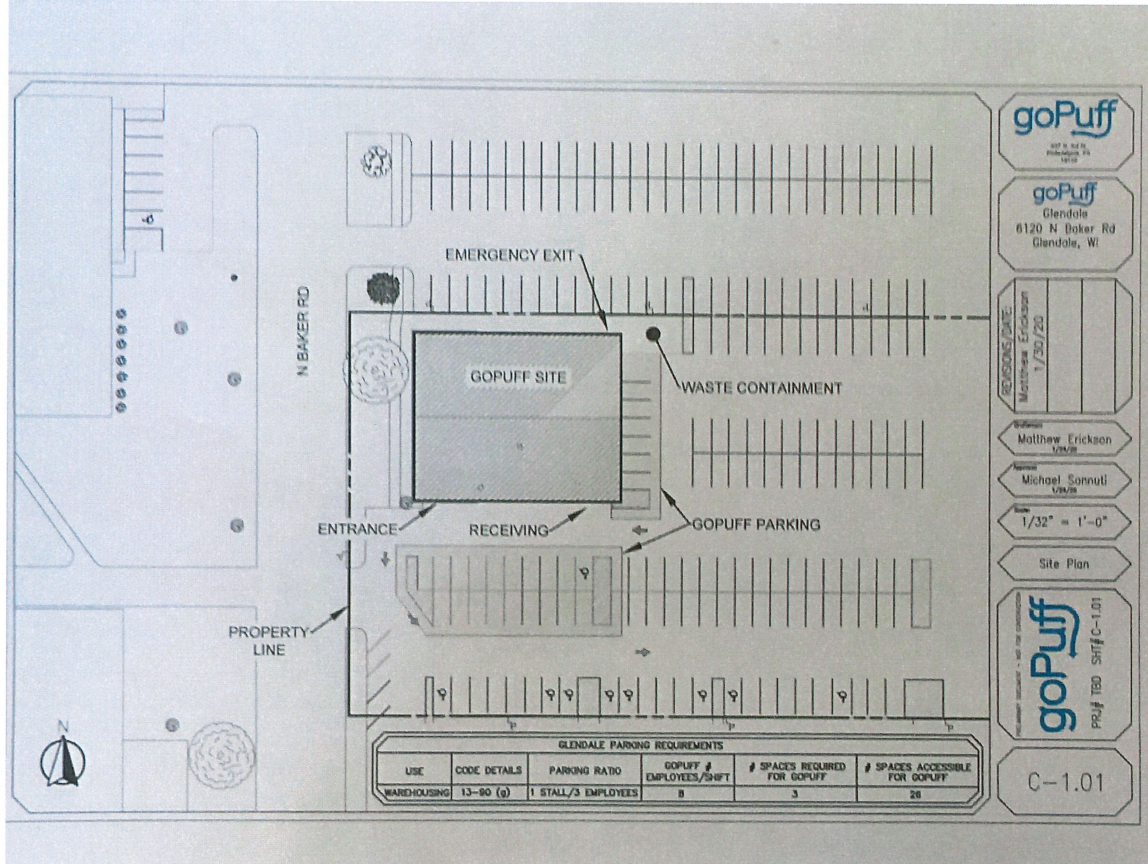


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The existing office and warehouse building located at 6120 North Baker Road is stated to be about 7,915 square-feet. Applicant indicates that of the 150 (144) parking spaces located within the property 25 will be available for use by GoPuff. The Milwaukee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

GoPuff Site Exhibit



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 Baker 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

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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).

Aerial Photography of 6120 North Baker Road General Environs.



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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, Sherwin Williams, 6815 North Port Washington Road, Suite B (Multi-Tenant Building).** Review and approve proposed Sherwin Williams retail paint store use and occupancy.

Reza Fletcher of Sherwin Williams seeks Plan Commission grant of approval for Sherwin Williams, a retail paint store use, to join Starbucks use and occupy within the remaining space (north tenant space) within the building located at 6815 North Port Washington Road. The proposed retail paint store use is permitted in this PD-Planned Unit Development District with Plan Commission review and approval.

While Staff are not in general concerned with Sherwin Williams store use and occupancy at the 6815 North Port Washington Road location, Staff are concerned about the proposed window appliques that will essentially convert three sets of the store window groups into pseudo walls to accommodate the proposed interior shelf arrangement. The appliques are not signage and will alter the architectural integrity of the building as presented to and approved by the Plan Commission.

The tenant space is indicated to be about 3,500 square feet in area. The proposed hours are Monday through Sunday from 7:00 a.m. to 7:00 p.m. Sherwin Williams is silent about the number of employees who will be present at 6815 North Port Washington Road. Applicant indicates that there are a total of 31 parking spaces, three (3) of which are designated specifically for the use of Sherwin Williams.

Staff Recommendation: Staff recommends that the Plan Commission grant use and occupancy approval for Sherwin Williams, a retail paint store use and occupancy, at 6815 North Port Washington Road, Suite B, with the following requirements:

- 1) Interior product display arrangement be modified in order to maintain the function of windows as windows and maintain the intent and integrity of the building architecture;
- 2) Storage outside is not permitted;
- 3) All signs required to conform with the approved Specific Implementation Plan;
- 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 Review, Modern Touch Dental and Athletico Physical Therapy, 6270, 6290, 6300, and 6310 North Port Washington Road (Multi-Tenant Building).** Review and approve proposed architecture, elevations, site plan, landscaping plan, lighting, and signage plan, as well as use and occupancy.

Aerial Photograph of the Site



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Architecture

The proposed architecture is similar to what was presented previously with modest refinements to make the building suitable for two tenants rather than a single tenant. The architecture is modern and includes brick veneer on all four elevations, with the Modern Touch Dental entrance located at the northwest corner of the building to feature natural stone and Nichiha (Vintage Wood) siding material, and the entrance for the second tenant located to the south, where the façade there still includes the metal wall panel feature at the southwest corner, with clear glass window openings in each of the four building elevations (Refer to submittal materials).

Proposed Architecture 2020: Modern Touch Dental and a Second Tenant

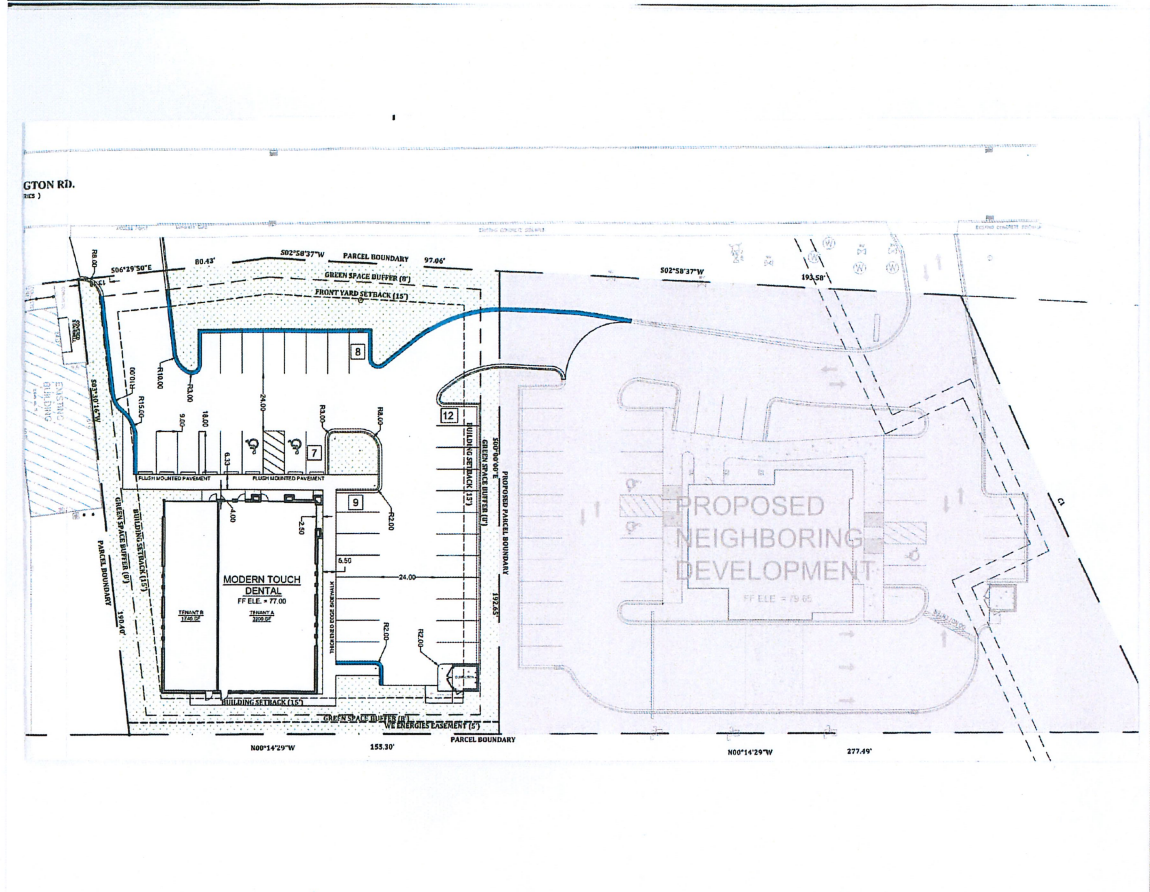


Original Architecture 2019 : Modern Touch Dental Only



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Site Plan Exhibit



Site Plan

The larger site was previously occupied by the Barrett Office Park and is presently vacant. The proposed building will be located on Lot 2 of the Certified Survey Map that the Plan Commission reviewed and recommended reviewed and recommended to the Common Council October 1, 2019, and the Common Council approved October 14, 2019. The Lot 2 property will be about 0.7431 acres (32,368 square feet) of land. The submitted plan indicates that the project will include 0.48 acres of impervious surface and 0.26 acres of green space, as compared with the previous/existing 0.52 acres of impervious surface and 0.22 acres of green space, with the resultant proposed green space ratio being 35.65 percent of Lot 2. It is not certain at this time as to whether the Certified Survey Map, which has not yet been signed and recorded, will be modified to accommodate the Wisconsin Department of Transportation right-of-way acquisition.

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 36 (previously 38) parking spaces along the north and west sides of the

Staff Report to the Plan Commission

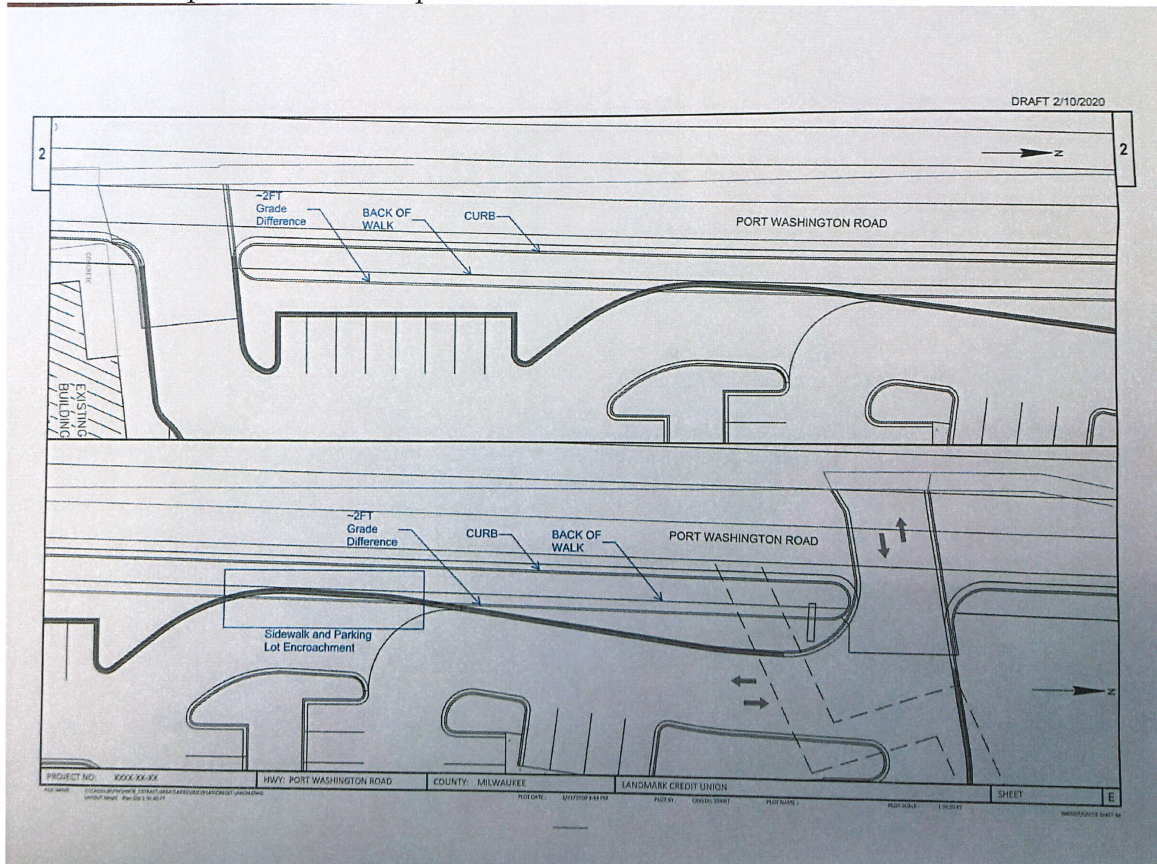
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building, of which two are ADA parking spaces.

The revised site plan reintroduces a drive lane connecting the north and south parcels, as was originally conceived when the Landmark Credit Union was presented to the Plan Commission. Ingress and egress to Lot 2 is proposed at the south end of the property, which approximates the location of the existing property ingress-egress placement.

The imminent plans of the State of Wisconsin Department of Transportation to reconstruct and realign the railroad bridge and Interstate Highway 43, and the related widening of North Port Washington Road from two to four lanes, will impact the west edge of the property and will also impact existing segments of sidewalk. The property owner is aware of this reality and has been working with the Wisconsin Department of Transportation to minimize and resolve modest impacts to the development site (Refer to Wisconsin Department of Transportation Exhibit).

Wisconsin Department of Transportation Exhibit



Staff Report to the Plan Commission

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There is an existing sidewalk located along the east edge of North Port Washington Road, commencing essentially at the south line of the property and which continues north along North Port Washington Road to West Green Tree Road, with asphalt paved surface only to the south along the several properties, with the sidewalk continuing along the BP Go Store property to the intersection of North Port Washington Road and West Bender Road. The roadway design work being completed by the Wisconsin Department of Transportation will also modify the existing sidewalk alignment.

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

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

Use and Business Hours

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

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

At the time of writing Staff has been informed that Athletico Physical Therapy is not yet a confirmed occupant for the second tenant space. A future tenant will have to come to the Plan Commission for use and

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occupancy review and approval.

Project Schedule

The construction start date is immediately following State of Wisconsin Plan Review which project representative Brian Fisher shared is scheduled for April 20, 2020. The previously indicated schedule commencing as early as early February of 2020, depending on actual weather conditions and related winter weather cost factors will, obviously, not happen. Completion of construction was previously stated to be August of 2020. The project representative should verify the proposed completion date.

Staff Recommendation: Staff recommends that the Plan Commission grant approval of the revised 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 requirements:

1. Certified Survey Map (CSM) being recorded with the Milwaukee County Register of Deeds Office that assembles the existing four parcels into two parcels, to include all existing site public utilities and required and necessary Utility Easements related to all of the public utilities;
2. Light pole height is limited to 15-foot height;
3. Signage requires a permit(s) 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 public health codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium;
10. Future second tenant requires Plan Commission Use and Occupancy review and approval.

- 3d. **Plan Commission Site Plan Review, Con Edison Battery, 6691 North Flint Road (Hakaduli 6675-6693 Multi-Tenant Building).** Review and approve proposed site plan change to utilize parking lot space as an enclosed patio use.

Hank Schneider and Andrea Scrobel seek Plan Commission approval to modify the Site Plan of the property located at 6675 to 6693 North Sidney Place to include a patio element for use associated with Con Edison Battery, which is increasing its occupied space at 6691 North Sidney Place. The property is zoned M-1 Warehouse, Light Manufacturing, Office, and Service District and the proposed change to the Site Plan requires Plan Commission review and approval.

Aerial Photograph. 6675-6693 North Sidney Place Environs.



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The 6675-6693 North Sidney Place multi-tenant building is part of a complex of light industrial warehouse distribution flex space buildings that include a parking lot on one side of the building and loading docks in the back. Over the years several overhead doors with loading areas have been introduced into the parking lot side of the buildings.

The property owner proposes that approval be granted to provide an exterior patio space (Refer to the project plan submittal) as an amenity for the use and benefit of the Con Edison Battery tenancy. The proposed patio enclosure includes a six-foot height fence, twelve (12) bollards around the exterior of the fence enclosure, and six (6) tables, in a space designated as Room 112. It is not clear whether the two (2) indicated gates at the concrete walks are included in the project or not as they are not indicated in the artistic view of the proposed patio enclosure.

In conversation with the project representative City Staff suggested that if the site plan proposal for a patio was going to be pursued that the applicant consider including a larger area around the exterior of the fence, perhaps a single parking space on each side and to the north the full length of the parking space, in order to provide a planting and beautification space around the perimeter of the six-foot fence, perhaps include a curb around that area, as well as the protective bollards that have been provided, both for the protection of persons occupying the patio enclosure and to enhance the patio amenity with respect to the larger site. The proximity of the bollards to the fence will not protect the fence itself from possible damage from vehicles parking next to the fence. Ideally the proposed patio would present as a site amenity that enhances the overall facility, and its review and approval would make sense in larger context, just as if it had been proposed as a site element or amenity at the time that the project was originally reviewed and approved by the City of Glendale. Also, the fence enclosure creates a hiding place that Glendale Police are not able to inspect without exiting their vehicles and approaching the entrance to the patio enclosure.

Staff Recommendation: Staff recommends that the Plan Commission grant Hakaduli Properties, LLC, approval of the modified Site Plan for the 6675-6693 North Sidney Place property, with the following requirements:

- 1) That the recommendations of Staff are required to be followed to the extent that the Plan Commission sees as necessary and appropriate;
- 2) That at the time the Con Edison Battery tenancy terminates the property owner removes the patio amenity and completely restores the premises to its original status;

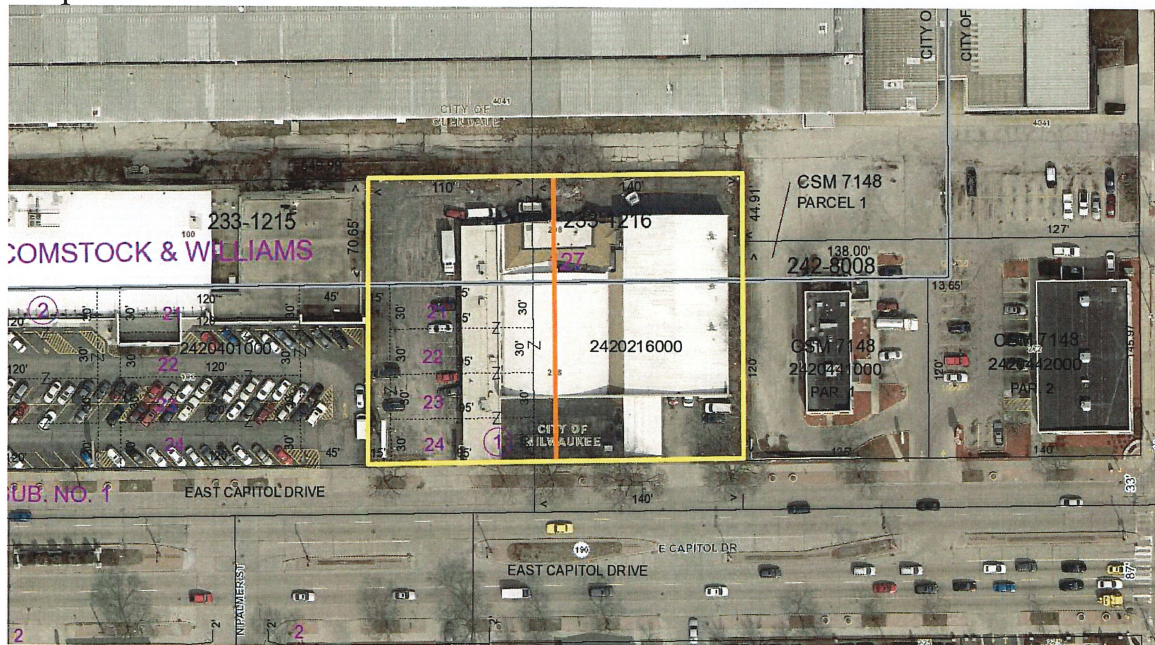
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- 3) That the patio be maintained whenever necessary, per tenant/owner lease responsibilities;
- 4) All City of Glendale building, fire, and public health codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium.

3e. Plan Commission Review, Taco Bell, 208 East Capitol Drive (East Development Site). Review and approve proposed architecture, elevations, site plan, landscaping plan, lighting, and signage plan, as well as use and occupancy.

Tom Lawrence will present plans for a Taco Bell with drive-in window service to be constructed at 208 East Capitol Drive on a property that is predominately located within the City of Milwaukee with the northern area of the property located within the City of Glendale. The property is zoned B-1, M District, and the project plans are required to be reviewed and approved by the Plan Commission.

Proposed Taco Bell Site



The property land area located within the City of Glendale is not of sufficient size for a stand-alone development project to be built within the City of Glendale. As such the Glendale lands are essentially remnant lands that are only suitable for appurtenances to development located within the City of Milwaukee. Restaurants with drive-in window service are not a permitted use in the B-1, M District, however, the proposed restaurant is not located within the City of Glendale, and only development appurtenances

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are proposed to be placed within the City of Glendale. The proposed development appurtenances include inside drive lanes, four (4) parking spaces, a menu, a telecommunications connection between the menu and the restaurant drive-in window, an enclosure for waste receptacles, and plants to beautify the site, all appurtenant and subordinate to the Taco Bell proposed to be placed within the City of Milwaukee.

Given that initially there will not be improvements to the west side of the development site it is not clear how the semi-tractor trailer will exit the site after entry. The building and other elements not located within the City of Glendale will not be reviewed by the Plan Commission.

Staff Recommendation: Staff recommends that the Plan Commission grant approval for Taco Bell (ETD Bells, LLC/Pacific Bells, LLC) to complete the proposed improvements at 208 East Capitol Drive, with the following requirements:

- 1) City of Milwaukee approval of the Taco Bell development plan;
- 2) Complete Certified Survey Map that was approved by the City of Glendale;
- 3) Plans for restoration of the west development site be completed simultaneous to the Taco Bell improvements;
- 4) All City of Glendale signs to conform with the Glendale Sign Code;
- 5) All City of Glendale landscape and lighting features being properly maintained;
- 6) Dumpster enclosure(s) in compliance with 13.1.144 of the Zoning Code;
- 7) 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.

3f. Review Scope of Work and Proposed Professional Fee and Recommend to the Common Council to Contract with Vandewalle & Associates to proceed with Bicycle and Pedestrian Plan.

City Staff will present and respond to inquiries pertaining to moving forward with a Bicycle and Pedestrian Plan to complement the Comprehensive Plan.



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

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: [Signature] Date: 11/27/19

PROPERTY INFORMATION

Property Address: 6120 N. Baker Road Tax Key Number: 160-9024-000 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
M. Milwaukee, WI 53204
Property Owner Phone: 414-331-1624 Cell: SAME Fax: NONE
Property Owner E-Mail: SCOTT@LCM Funds.com
Property Owner Signature: [Signature] 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 storage warehouse through a mobile app. Sales are made via delivery directly to the customer.

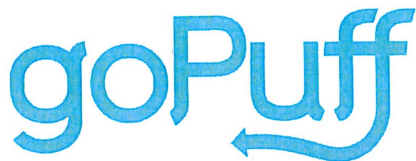
Total Building Area: 7,915 sqft To Be Occupied Area: entire space
Lot Size: Depth: _____ Width: _____ Area: _____
Previous Occupant in To Be Occupied Space: vacant / warehouse
Other Uses of This Site: _____
Total Number of Parking Spaces: 150 Parking Spaces Available to Tenancy: 25
Business Hours (Days 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 fees
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)



DELIVERED REAL QUICK

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!

Eilis Cunningham
Permit & License Coordinator



C: 610 952 5538
eilis.cunningham@gopuff.com



DELIVERED REAL QUICK

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

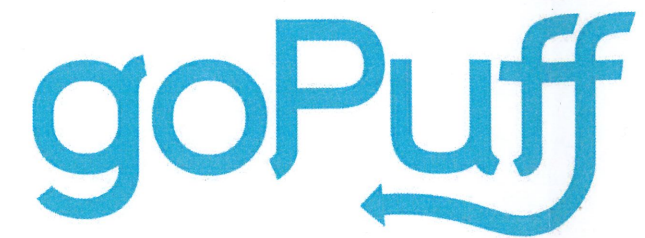
To Whom it May Concern,

- **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: _____

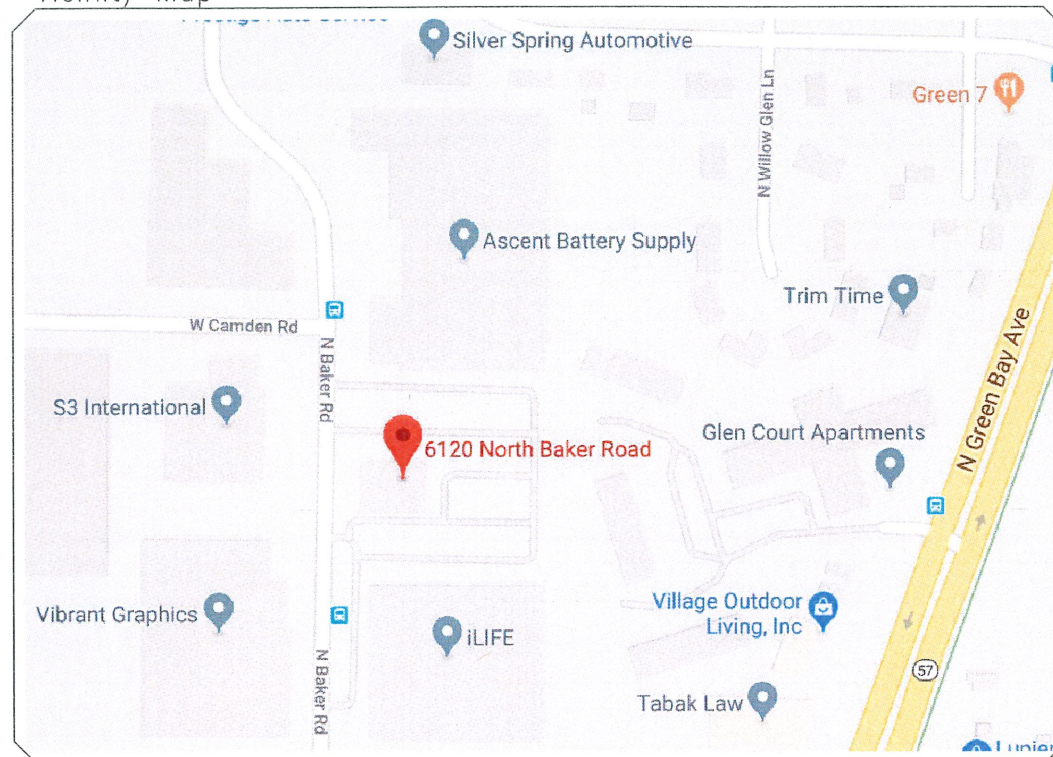
Title: _____

Date: _____



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:

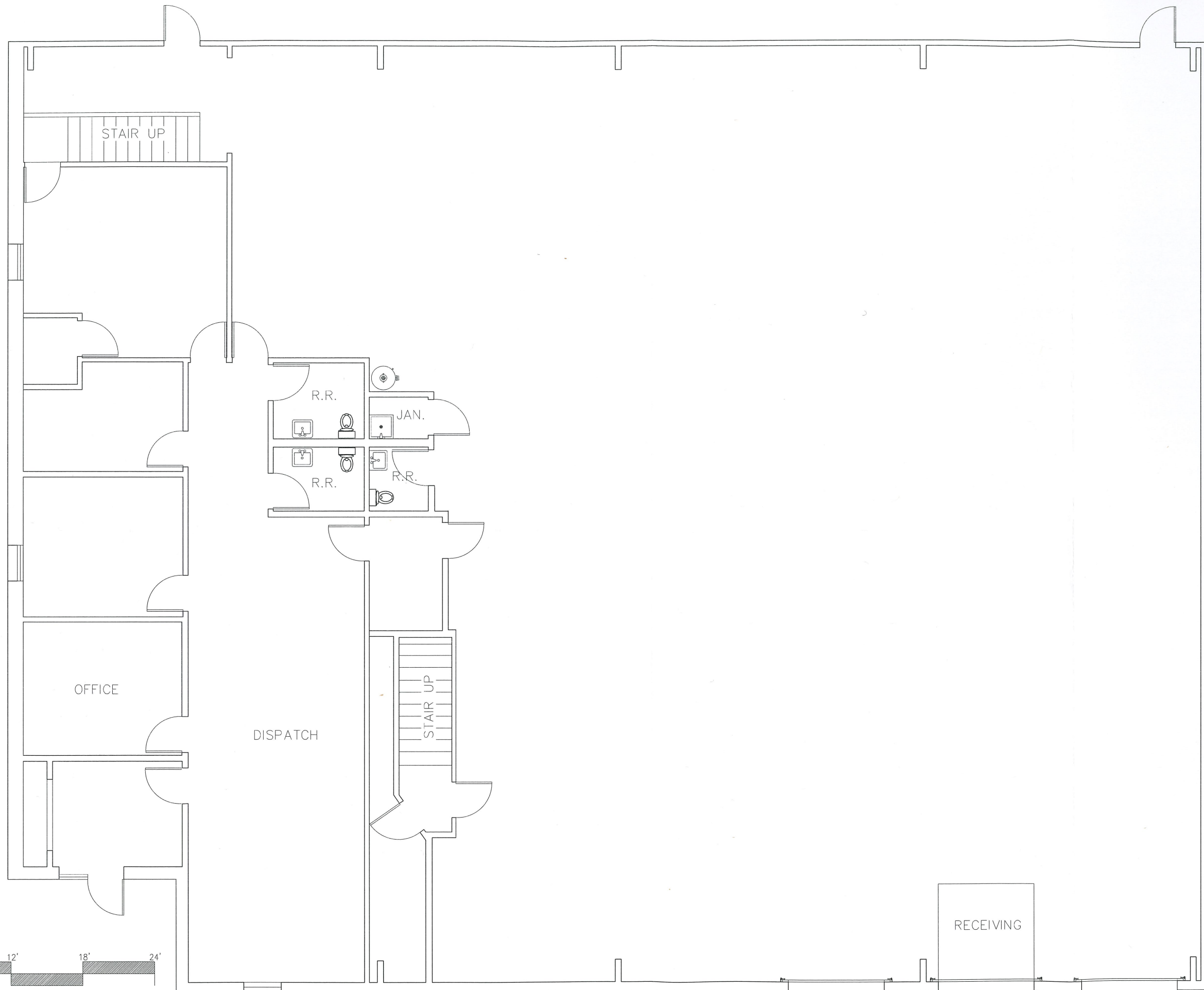
NTS

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"

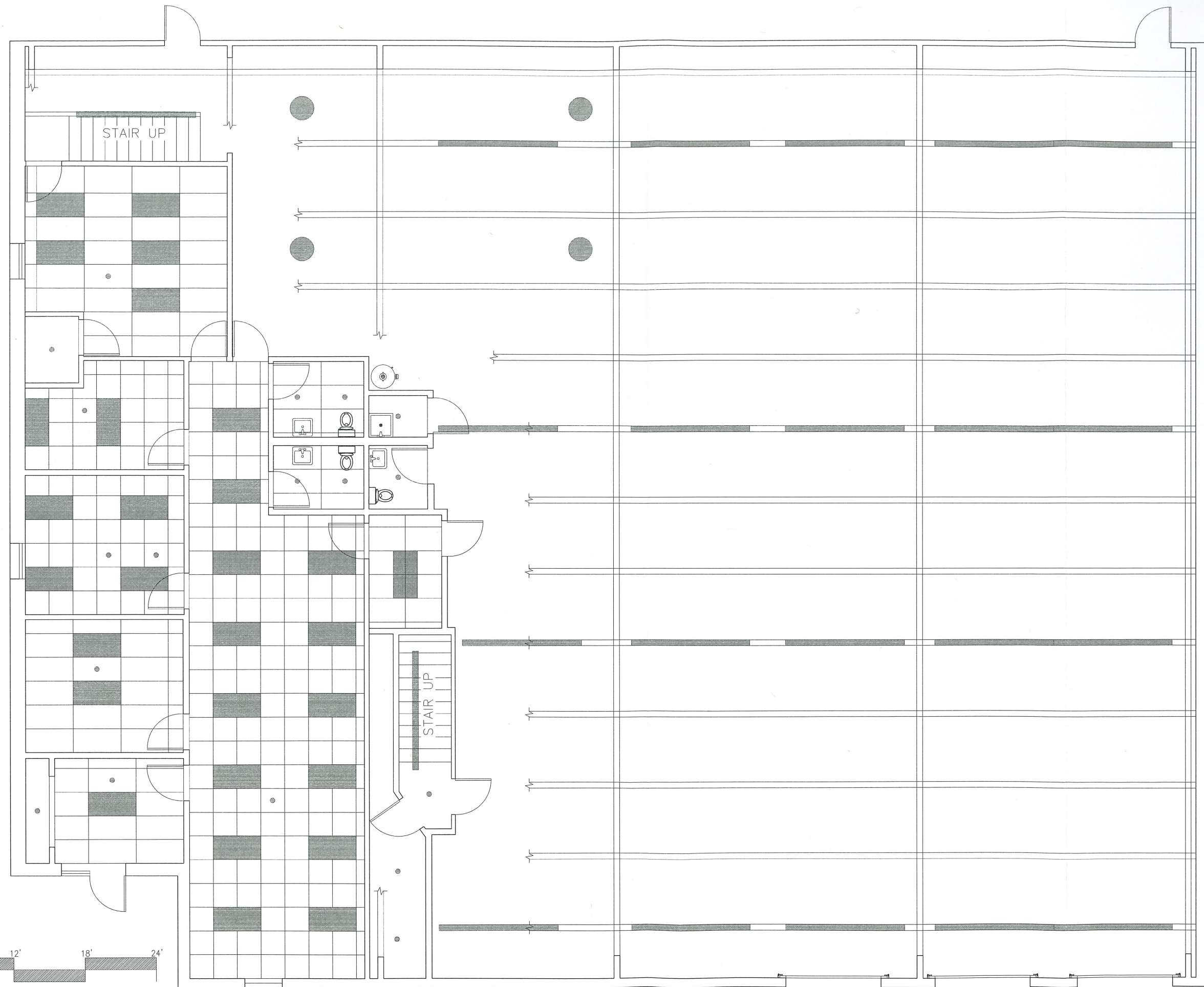
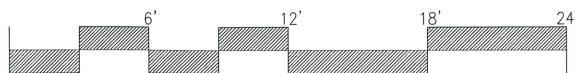
Architectural Plan

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

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"

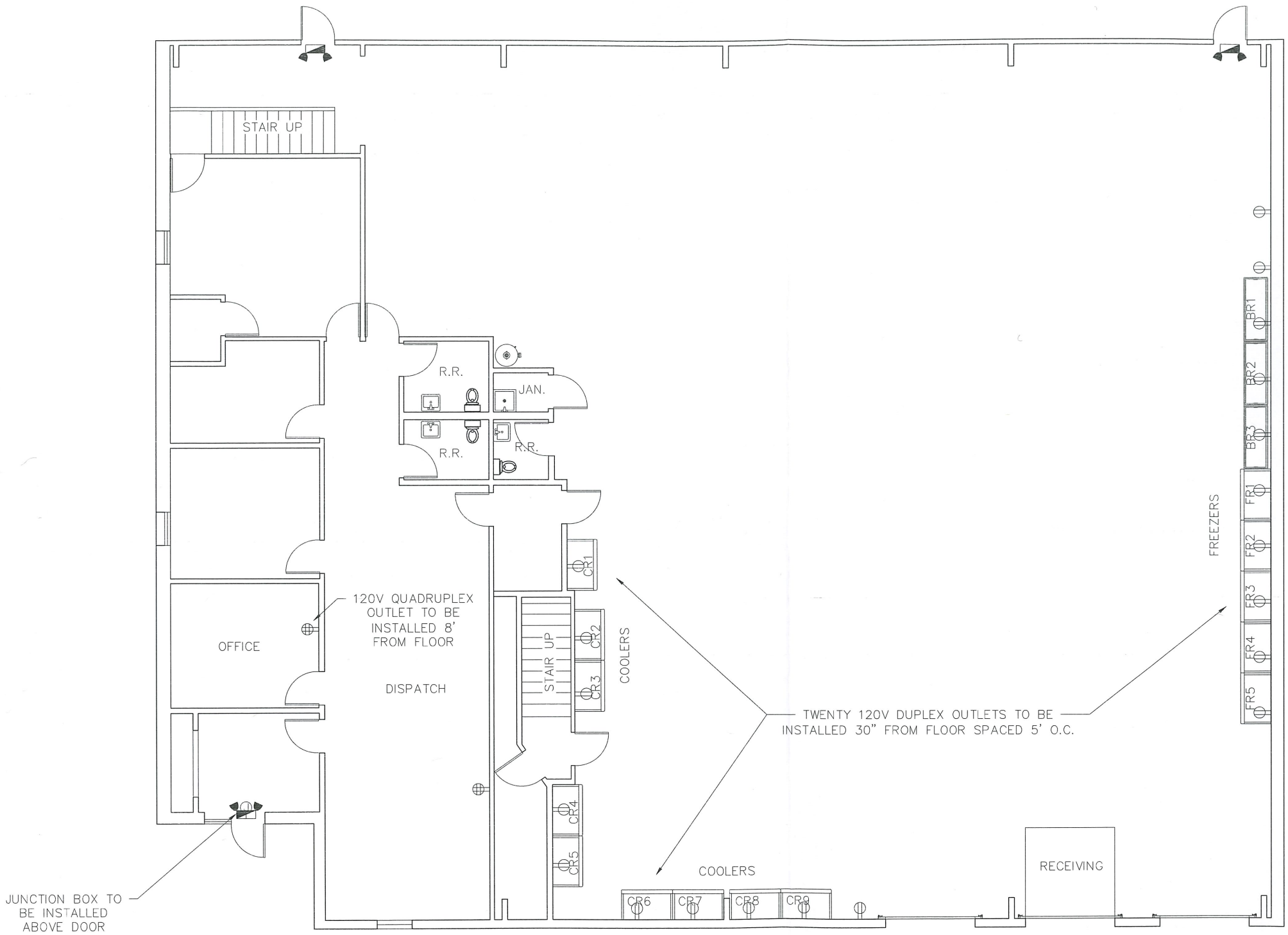
Electrical Plan

goPuff

SHT# E-1.01

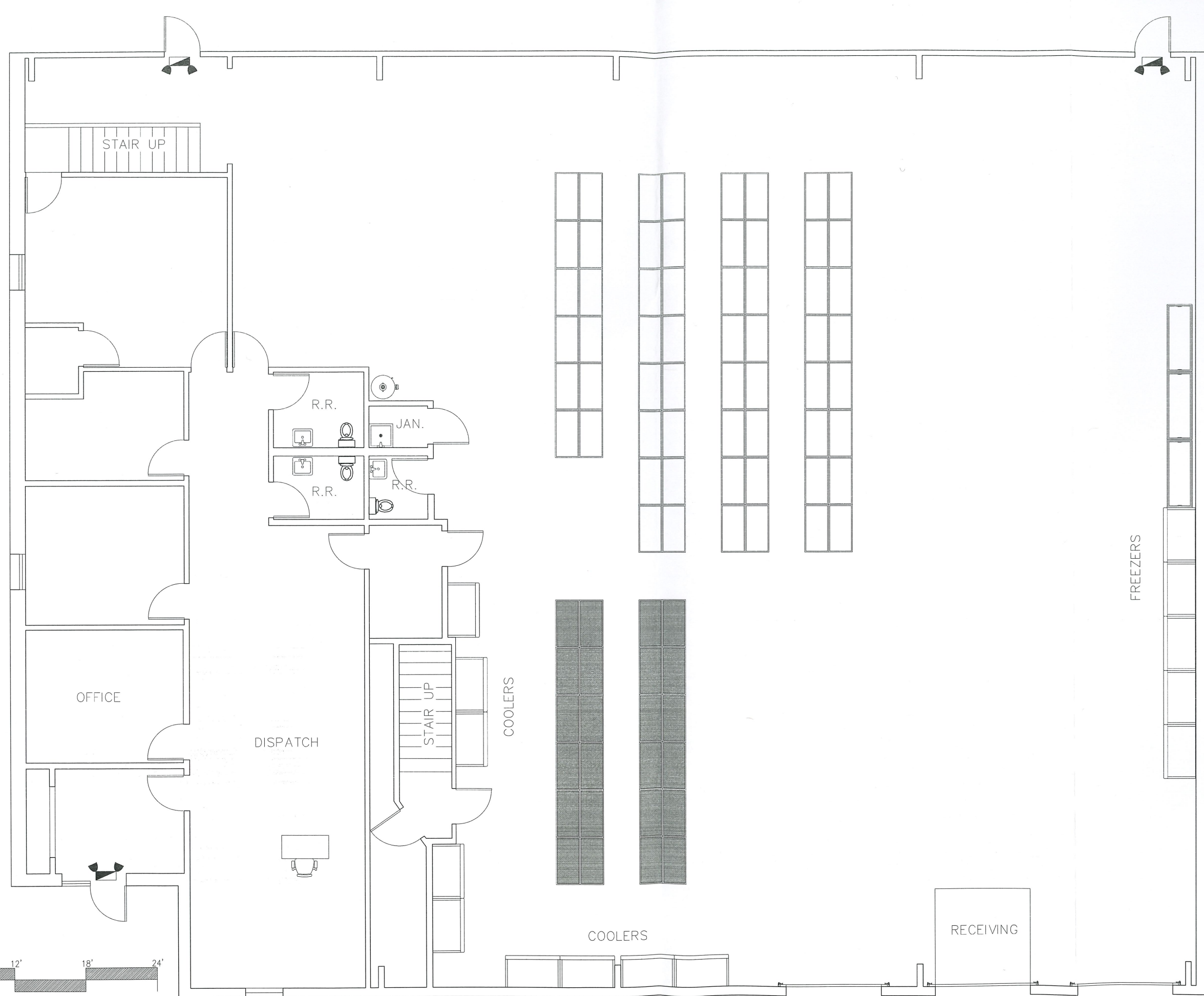
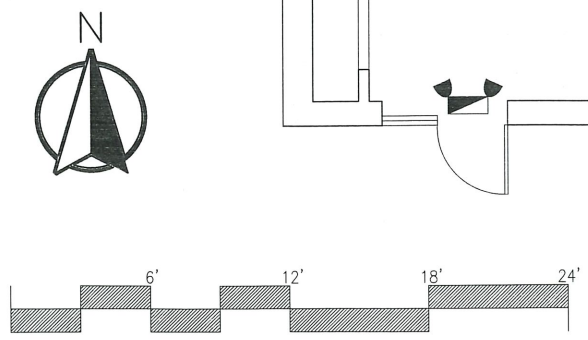
PRJ#

E-1.01



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





537 N. 3rd St.
Philadelphia, PA
19123



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



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 #: 0F19-0044
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): Ellis Cunningham - Permit Coordinator Phone: (610) 952 - 5538

Building Owner: Grandview Park Partners LLC - attn: Scott Revollinski 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): Ellis Cunningham - Permit Coordinator

Applicant's Signature: [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

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.

Glendale Use Only

Date Received: 11-19-19
Amount: \$105.00
Payment Type: CA ☒ CH ☐ CC ☐ RCPT
Check/Receipt #: 13697
Received By: [Signature]

*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



February 20, 2020

Todd Stuebe
City of Glendale
Community Development Department
5909 North Milwaukee River Parkway
Glendale, Wisconsin 53209

SUBJECT:

6745 - 6825 North Port Washington Road

Project Location:

The building commonly known as 6815 North Port Washington Road which was approved by Plan Commission on September 3, 2019 (the "Property"). The Property is owned by Forcap Glendale LLC, which is a related entity to ICAP Development LLC ("Applicant").

Project Description:

On September 3, 2019, the City of Glendale Plan Commission approved an Amendment to Phase I of the Specific Implementation Plan (SIP) for the overall development to include the Property. This Amendment included site and building design approval, but not Use and Occupancy for any named tenant.

Pursuant to conversations between City Staff and Applicant, Applicant understands Use and Occupancy approvals are required for each tenant occupying the Property. The Applicant is currently under construction on the city-approved improvements to the Property and is now requesting Use and Occupancy approval for Sherwin Williams and Starbucks Coffee. Sherwin Williams and Starbucks will occupy the entire building being built on the Property. Both intend to open for business in Spring 2020. Details of Starbucks' exterior signage was included in the September 3, 2019 approval. Details for Sherwin Williams' signage is included in this submittal for reference by the Plan Commission. The location of the Sherwin Williams signage is consistent with the locations shown on the previously approved building elevations. The interior graphics on the windows, while not truly signage per code, are included in this submittal per the request of City Staff. These graphics are installed, on select windows only and to a height of 84" only, to screen the shelving units located near those select windows.

Request: The Applicant requests approval for Use and Occupancy of Starbucks and Sherwin Williams.

The following documents are included with this submittal:

- Occupancy Application for Sherwin Williams
- Occupancy Application for Starbucks
- Exterior Signage Details for Sherwin Williams
- Examples of window dressings at other Sherwin Williams locations, at the request of City Planner.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "B.R. Adamson", with a long horizontal flourish extending to the right.

Brian R Adamson
ICAP Development LLC



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: Forcap Glendale LLC
Legal Name of Business: Forcap Glendale LLC
Name of Business Owner (if different from Applicant): Brian Adamson
Applicant Address (City, State, and Zip Code): 833 E Michigan St Suite 540, Milwaukee, WI 53202
Office Phone Number: 414-278-6873 Cell: 414-412-8633 Fax: _____
Applicant E-Mail: brian.adamson@icap-dev.com
Applicant Signature: [Signature] Date: 2/20/2020

PROPERTY INFORMATION

Property Address: 6815 N Port Washington Rd Tax Key Number: 1288966006 Zoning District: PD
Property Owner (if different from Applicant): _____
Property Owner Address (City, State, and Zip Code): _____
Property Owner Phone: _____ Cell: _____ Fax: _____
Property Owner E-Mail: _____
Property Owner Signature: _____ Date: _____

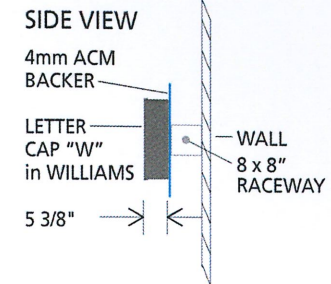
PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): The Sherwin Williams Company
d/b/a Sherwin Williams Paint; Use: Retail Paint Supplies
Total Building Area: 5,755 SF To Be Occupied Area: 3,500 SF
Lot Size: Depth: 290 +/- ft Width: 215 +/- ft Area: 1.25 Acres +/-
Previous Occupant in To Be Occupied Space: N/A
Other Uses of This Site: Starbucks Coffee
Total Number of Parking Spaces: 31 Parking Spaces Available to Tenancy: 31; 3 dedicated to SW
Business Hours (Days and Hours of Operation): Monday-Sunday; 7AM-7PM
Total Number of Employees: _____ Maximum Number of Employees at Site at One Time: _____
Primary Contact Person for This Project: Sean Kochtanek
Primary Contact Phone: 440-846-4105 Cell: _____ Fax: _____
Primary Contact E-Mail: sean.kochtanek@sherwin.com

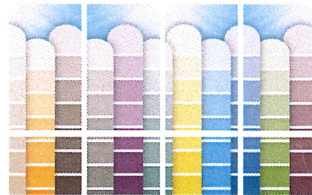
CITY OF GLENDALE USE ONLY

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

BLUE ALUMINUM BACKER ADDED
2'-6" x 22'-6" ... 56.25 sq. ft



**WINDOW GRAPHICS -
2018 - Contour Cut
SIZE TBD**



Architectural elevation drawing of the East Elevation of a Starbucks Coffee building. The drawing shows a two-story structure with a dark, textured facade. The upper story features a large "STARBUCKS COFFEE" sign and a "SHERWIN-WILLIAMS" logo. The lower story has large windows and a bike rack. Various material and finish callouts are present:

- STEEL AWNING SUPPORTS - PAINT TO MATCH AWNING EDGE
- PRE-FINISHED AWNING EDGE TO MATCH COPING
- NON-HA FIBER CEMENT PANEL - VINTAGE WOOD - CEDAR
- BURNISHED CMU VENEER - GALAXY
- FABRIC AWNING ON ALUMINUM FRAME - GREY
- INSET STEEL CHANNEL UNTEL - PAINT TO MATCH COPING
- PRE-FINISHED ALUMINUM COPING - VEGNIGHT BRONZE
- ALUMINUM RAILING TO MATCH PRE-FINISHED ALUMINUM ON BUILDING
- BIKE RACK
- BURNISHED CMU VENEER - TWILIGHT CMU REVEAL ACCENT
- DARK BRONZE ANODIZED ALUMINUM STOREFRONT WITH CLEAR LOW-E COATED GLAZES

EAST ELEVATION

cale.

SHERWIN-WILLIAMS

PRE-FINISHED ANTIMONY
EDGE TO MATCH CORING

MICHAEL FIBER CEMENT PANEL
VINTAGE WOOD, CEDAR

PRE-FINISHED ALUMINUM CORING-
MIDNIGHT BRONZE

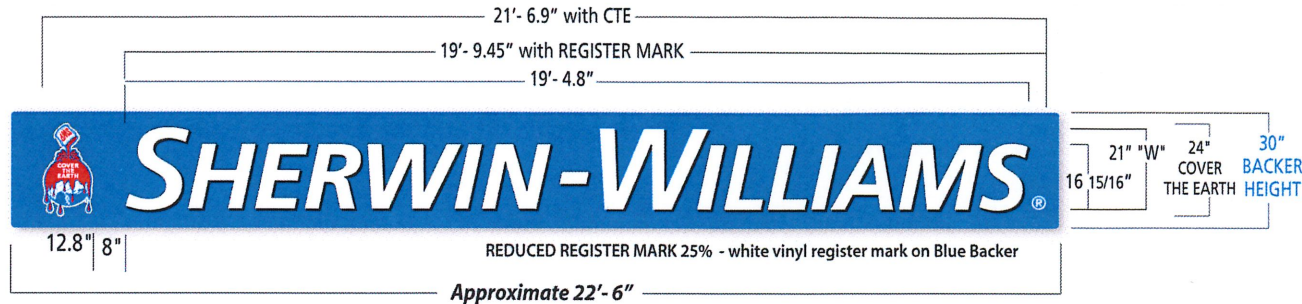
DARK BRONZE ANODIZED
ALUMINUM STOREFRONT WITH
CLEAR LOW-E COATED GLAZING

BURNISHED OAK VENEER-GALAXY
BURNISHED OAK VENEER-TWILIGHT

NORTH ELEVATION

 Dualite Sales & Service, Inc. WILLIAMSBURG, OHIO • CEDAR HILL, TEXAS	Dualite Sales & Service, Inc. One Dualite Lane Williamsburg, Ohio 45176	FILE#19-9-31-F-SW-A2	Req by RW	Customer Approval or Comments:
		Scale: 1/4" = 1'-0"	Date: 9-16-2019	
This design is exclusive property of Dualite Sales & Service, Inc. • 1 Dualite Lane • Williamsburg, OH 45176 Copyright 2019 Dualite Sales & Service, Inc. All Rights Reserved. Reproduction of this proprietary work without the permission of Dualite Sales & Service, Inc. will subject the user to liability under the copyright statutes of the United States				

SQUARE FOOTAGE • Logo: 5.58 sq. ft. Letters: 34.63 sq. ft. TOTAL: 40.21 sq. ft.



BLUE ALUMINUM BACKER ADDED
2'-6" x 22'-6" ... 56.25 sq. ft

SIDE VIEW

4mm ACM
BACKER

LETTER
CAP "W"
in WILLIAMS

5 3/8"

WALL
8 x 8"
RACEWAY

2'-6" x 22'-6" ALUMINUM BACKER PANELS: BACKERS to MATCH PMS# 293 BLUE (SATIN FINISH) ROUNDED CORNERS on ALL ENDS

COVER THE EARTH CONTOUR LOGO SIGN:

PMS# 293 BLUE, "SPECIAL COLOR RED" plus WHITE - SCREENED

US LED POINT 4 WHITE - 6500K - 9 per foot

LETTERS: US LED POINT 4 WHITE - 6500K - 9 per foot

ILLUMINATED WHITE ACRYLIC #7328 PIGMENTED FACES

WHITE VINYL REGISTER MARK PLACED on BLUE BACKER

1" METALLIC BRONZE is GLUED to ACRYLIC FACES

RETURNS and BACKS are FABRICATED of ALUMINUM,

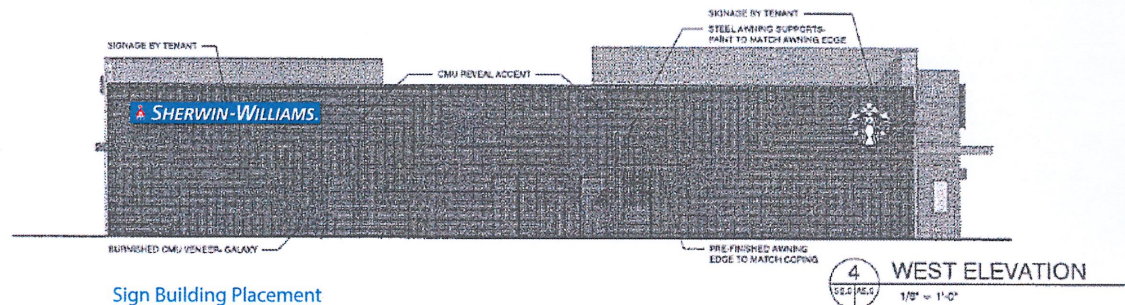
FULLY WELDED - PRIMED and PAINTED SHUTTER BROWN

RACEWAY CENTERED

(8" HIGH x 8" DEEP with CONCEALED MOUNTING BRACKETS)

PAINTED to MATCH PMS# 293 BLUE

ROUNDED CORNERS on EACH END



Sign Building Placement
is for Viewing Only and is Not to Scale.

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

Dualite Sales & Service, Inc.
One Dualite Lane
Williamsburg, Ohio • CEDAR HILL, TEXAS

Dualite Sales & Service, Inc.
One Dualite Lane
Williamsburg, Ohio 45176

FILE#19-9-31-F-SW-C1

Req by RW

Customer Approval
or Comments:

Scale: 1/4" = 1'-0"

Date: 9-16-2019

This design is exclusive property of Dualite Sales & Service, Inc. • 1 Dualite Lane • Williamsburg, OH 45176 Copyright 2019 Dualite Sales & Service, Inc.
All Rights Reserved. Reproduction of this proprietary work without the permission of Dualite Sales & Service, Inc. will subject the user to liability under the copyright statutes of the United States



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: 2-12-20

Business Address: 6815 N. FORT WASHINGTON ROAD Suite #: 3 Glendale, WI Zip: 53217

Trade or Business Name: SHERWIN WILLIAMS PAINT
(Name for which the business will be commonly known)

Legal Name of Business: THE SHERWIN WILLIAMS COMPANY
(As registered with the State of Wisconsin)

Bus. Phone: (414) 964-4443 Bus. Fax: (414) 964-4326 Bus. Email: SW.703513@sherwin.com

Type of Business: RETAIL Scope of Business: GOODS SOLD
(Example: Retail, Office, Restaurant, etc.) (Type of goods sold, manufactured, services provided, etc.)

Area of Building to be Occupied: 2/3 FDS Approx. Sq. Ft.: _____
(Example: Second floor office area incl. basement storage)

Anticipated work or alterations to be performed: STORE BUILDOUT

Owner/Registered Agent Name: SEAN KOCHTANEK Phone No: (414) 846-4105

Owner/Registered Agent Email: sean.kochtaneck@sherwin.com

Permanent Mailing Address: 11410 ALAMEDA DRIVE STRONGSVILLE OH Zip: 44149-3005

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

Building Owner: FORCAD DEVELOPMENT Change in ownership of building? Yes ☐ No ☒

Building Owner's Address: 833 E. MICHIGAN STREET, SUITE 540 MILWAUKEE Zip: 53202

Building Owner's Phone: Home: () - - Office: (414) 278-6873 Cell: (414) 412-8633

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

Applicant's Name (Print clearly): KEITH KETTERHAGEN

Applicant's Signature: _____ Date: 2/12/20

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: _____

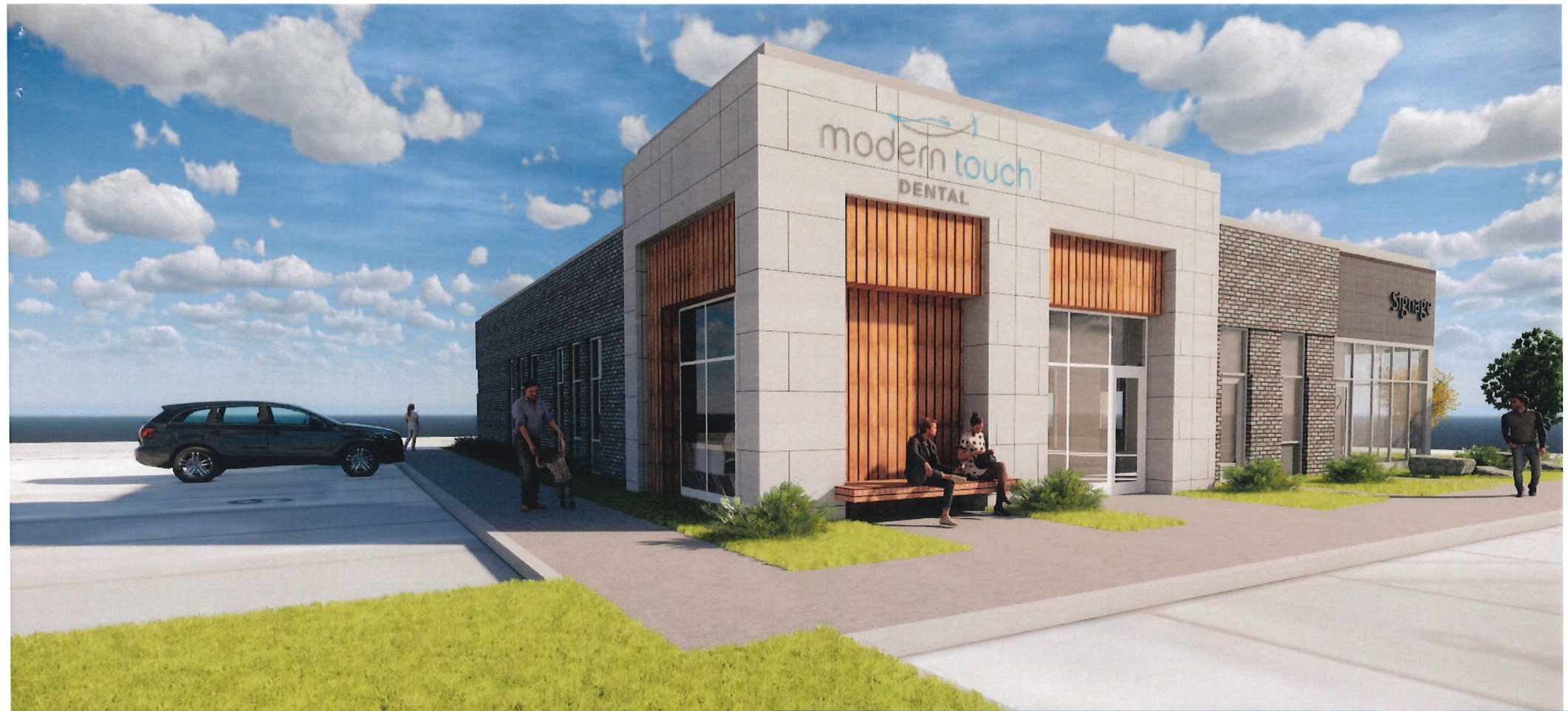
THIS IS NOT AN OCCUPANCY PERMIT

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.

Rev: 07/17

CONTINUED ON REVERSE SIDE



NORTHWEST - MAIN ENTRY RENDERING



SOUTHWEST CORNER RENDERING

REFER TO LANDSCAPING
PLAN FOR SPECIES AND
QUANTITIES OF PLANTINGS

3c.

REVISIONS

ANDERSON-
ASHTON, INC.
DESIGN / BUILD
2746 South 16th Street
New Berlin, WI 53151
Phone: (262) 786-4640
WWW.ANDERSON-ASHTON.COM



PROPOSED BUILDING FOR:

MODERN TOUCH DENTAL

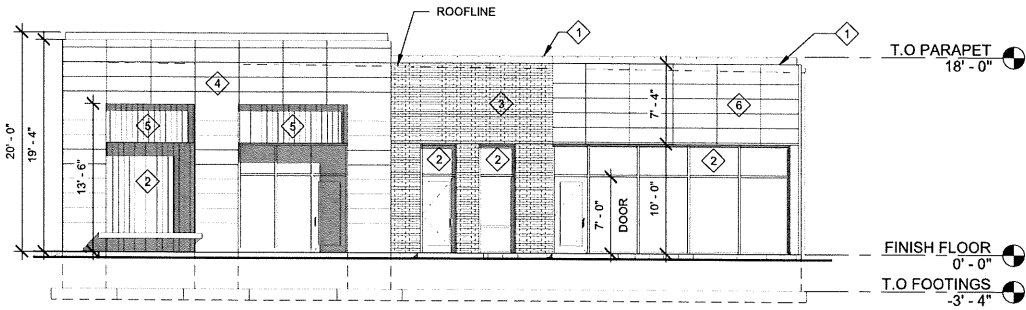
6270 N. PORT WASHINGTON RD. GLENDALE, WI

DRAFTED BY: UH
DESIGNER: SLW
ISSUE: 2/11/2020 1:59:22 PM
SUBMITTAL DATE: 11-12-19
DESIGN NO.
CONSTRUCTION NO. 3858

A901

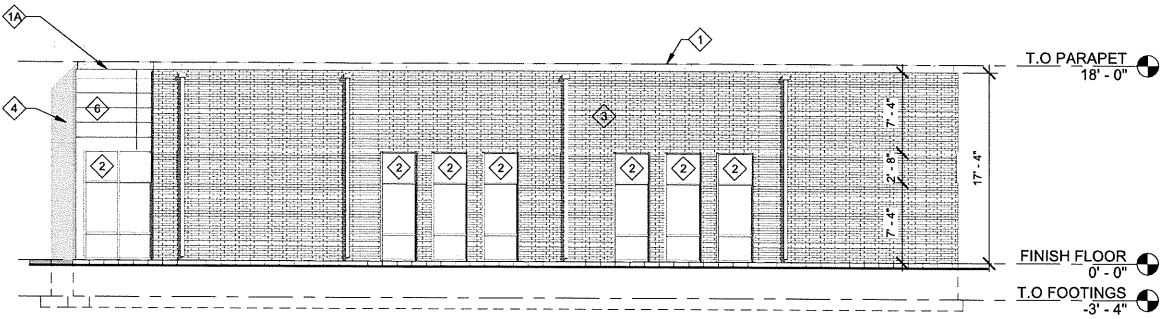
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ELEVATION KEY	MATERIAL / MANUFACTURER	COLOR (T.B.V)
1 PREFIN METAL COPING	UNA-CLAD	CITYSCAPE
1A PREFIN METAL COPING	MCELROY METAL	CHARCOAL
2 GLAZING	CLEAR 1" THERMAL PANEL W/ ALUMINUM FRAMES	CLEAR ANODIZED ALUMINUM
3 BRICK	SMOOTH INTERSTATE BRICK	IRONSTONE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



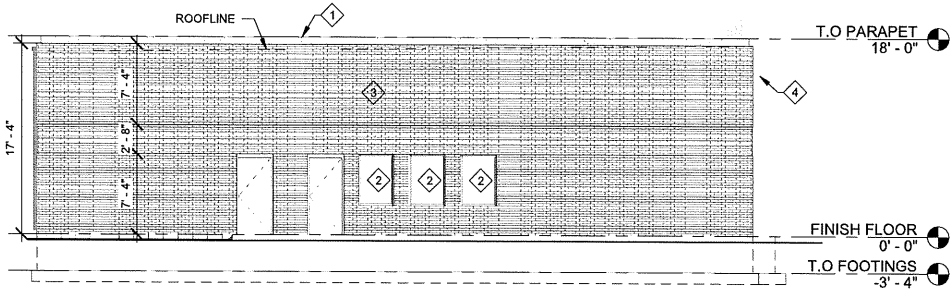
4 WEST ELEVATION

1/8" = 1'-0"



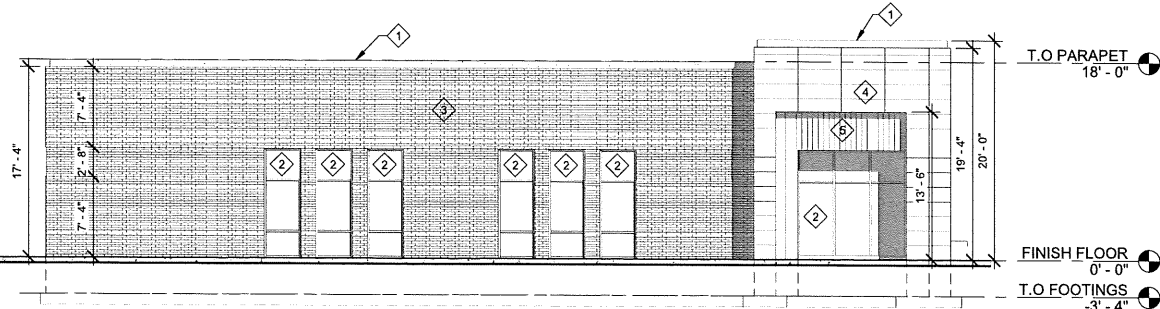
3 SOUTH ELEVATION

1/8" = 1'-0"



2 EAST ELEVATION

1/8" = 1'-0"



1 NORTH ELEVATION

1/8" = 1'-0"

REVISIONS

ANDERSON-
ASHTON, INC.
DESIGN / BUILD
2746 South 166th Street
New Berlin, WI 53151
Phone: (262) 964-4400
WWW.ASHTONINC.COM



PROPOSED BUILDING FOR:

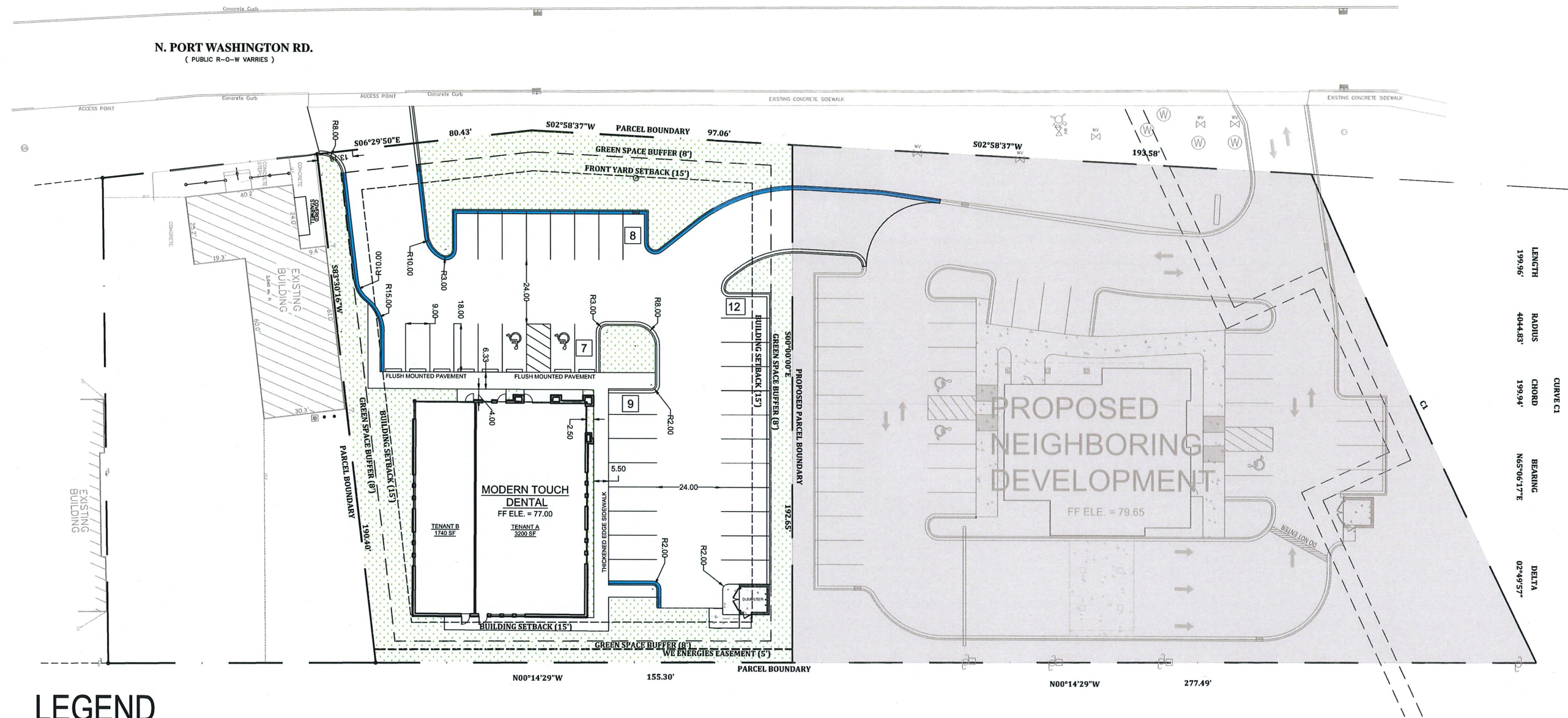
MODERN TOUCH DENTAL

6270 N. PORT WASHINGTON RD. GLENDALE, WI

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A201



CURVE C1	BEARING	CHORD	RADIUS	LENGTH
	N65°06'17"E	199.94'	404.83'	199.96'
	02°49'57"			

LEGEND

- - SET IRON STAKE
- FOUND IRON PIPE
P/L- PROPERTY LINE
x 100.00- EXISTING SPOT ELEVATION
⊙ - SEWER MANHOLE
⊙ - COMMUNICATION MANHOLE
⊙ - ELECTRIC MANHOLE
⊙ - CATCH BASIN
① - TRAFFIC MANHOLE
EM - ELECTRIC METER
GM - GAS METER
WV - WATER VALVE
GV - GAS VALVE
HY - HYDRANT
TS - TRAFFIC SIGNAL
UB - UTILITY BOX
UP - UTILITY POLE
FL - FLOOD LIGHT
LP - LIGHT POLE
W - WELL
C - CURVE TABLE ITEM

⑬ - SCHEDULE "B" ITEM
A - ENCROACHMENT ITEM
B-4 - BORING
⊙ - CLEAN OUT
⊙ - TRANSFORMER
⊙ - AIR CONDITIONER
⊙ - BOLLARD
- UNDERGROUND WATER
- UNDERGROUND ELECTRIC
- UNDERGROUND TELECOMMUNICATIONS
- OVERHEAD ELECTRIC
- UNDERGROUND GAS
- SANITARY SEWER
- STORM SEWER
- CHAIN LINK FENCE
- SILT FENCE
- HAND RAIL
- WETLAND
- FLOOD PLAIN
- PERMANENT POOL
- PRIMARY ENVIRONMENTAL CORRIDOR
- SAW CUT
- water - water
E - E
T - T
OK - OK
GAS - GAS
SAN - SAN
ST - ST
SF - SF
X - X
WET - WET
FP - FP
PEC - PEC
***** - SAW CUT

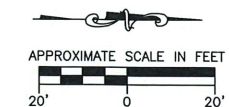
CONCRETE PAVEMENT & SIDEWALK
STANDARD CURB (ACCEPTING SYTLE)

NOTES:

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

SITE STATISTICS

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



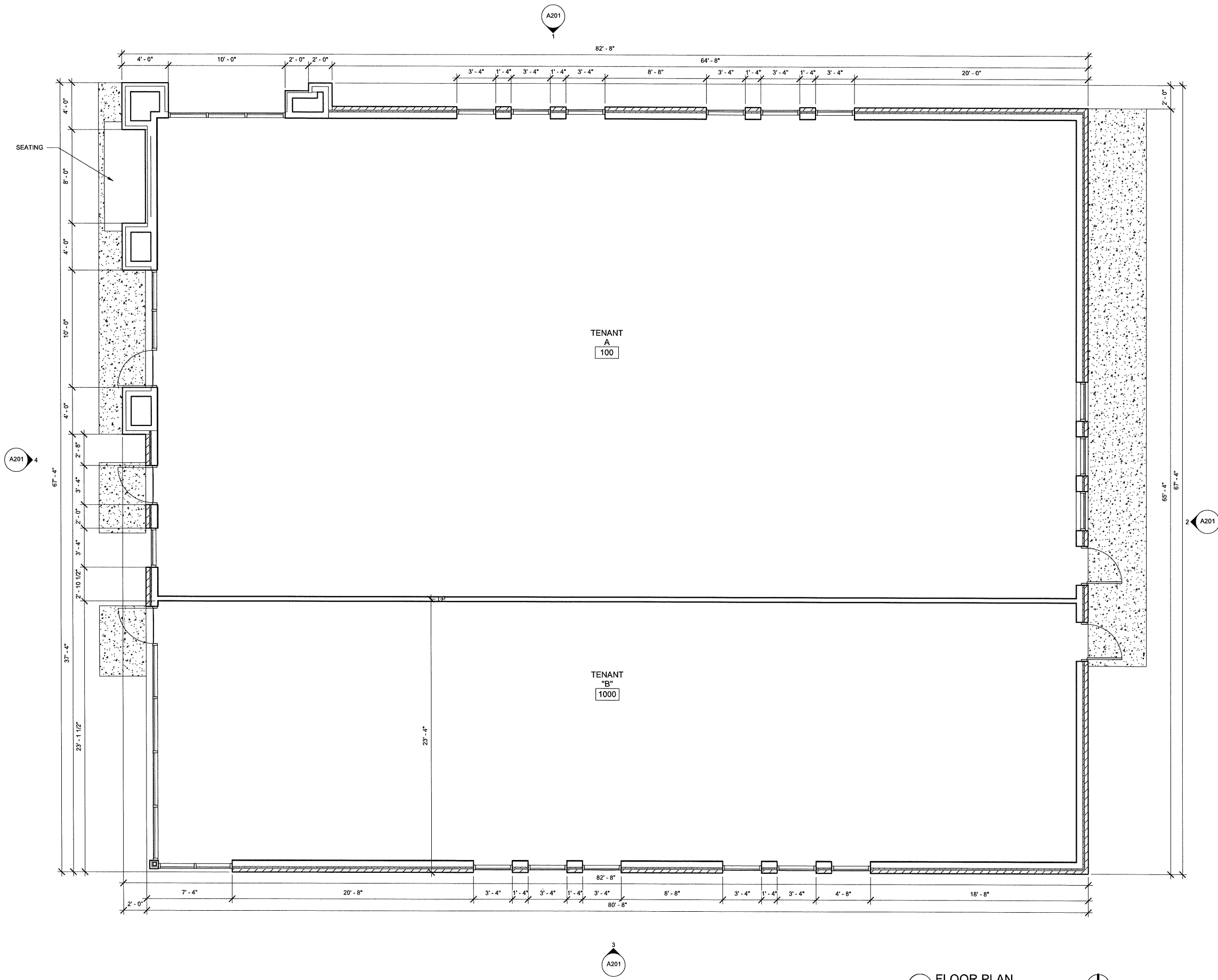
REVISION NO.	DESCRIPTION	DATE	BY	DESIGNED BY	ISSUANCE TYPE
1	ADDED CONNECTING ACCESS DRIVE PER CITY REQUIREMENTS	12.12.2019	RJN	RJN	PLANNING
2	REVISED BUILDING PER ARCHITECTS	2.7.2020	RJN	RJN/DAT	
				APPROVED BY	
				DATE	
				11.12.2019	DATE

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

STAMP



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



1 FLOOR PLAN
1/4" = 1'-0"

REVISIONS

ANDERSON-ASHTON, INC.
DESIGN / BUILD
2746 South 16th Street
New Berlin, WI 53151
Phone: (262) 766-4640
WWW.ANDERSON-ASHTON.COM

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

DRAFTED BY: UH
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CONSTRUCTION NO. 3858

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ASHTON, INC.
DESIGN / BUILD
2250 S. KENOSHA AVE.
NEW BRITAIN, WI 53151
Phone: (262) 786-4640
WWW.ANDERSONASHTON.COM



PROPOSED BUILDING FOR:

MODERN TOUCH DENTAL

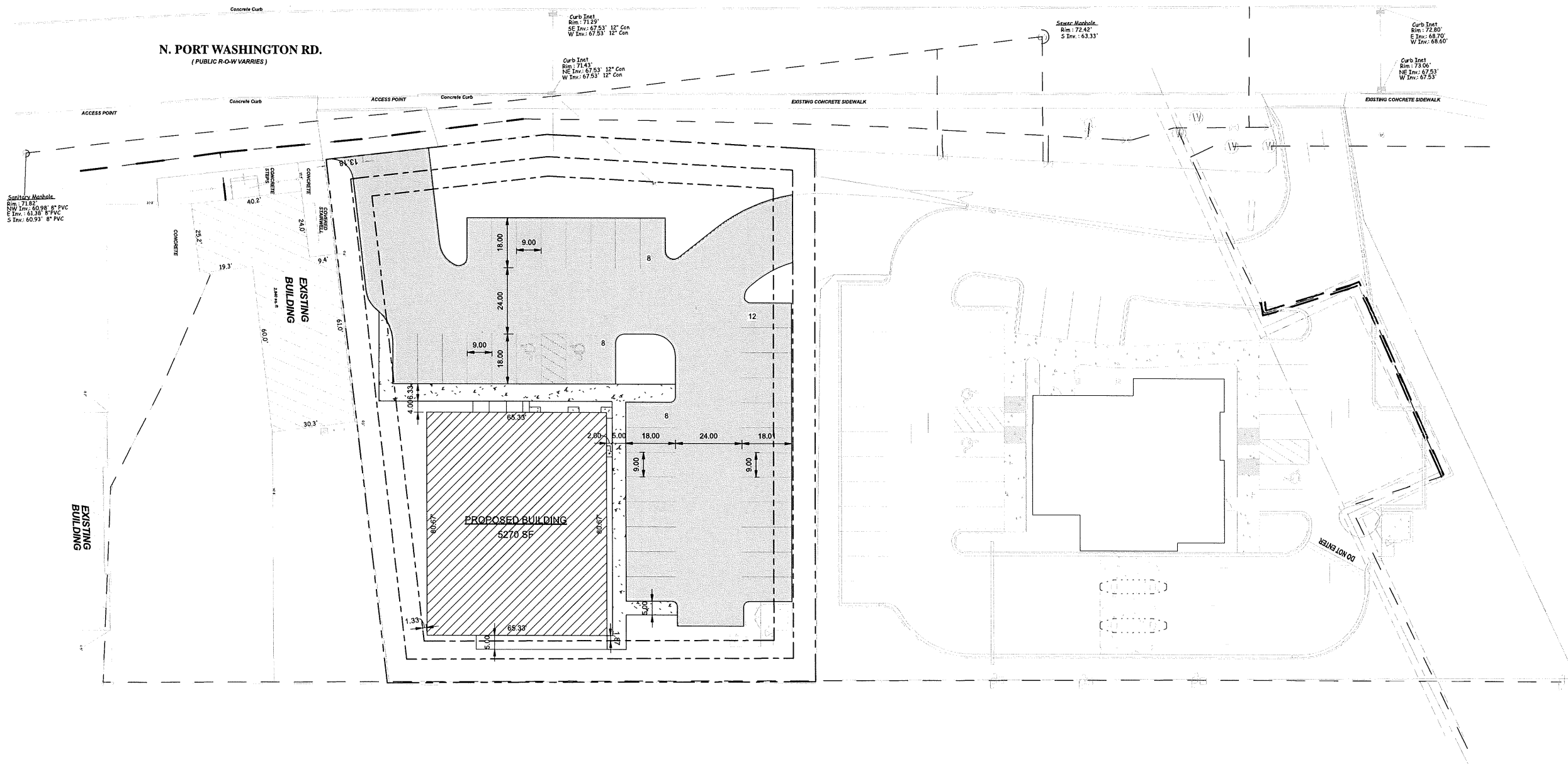
6270 N. PORT WASHINGTON RD. GLENDALE, WI

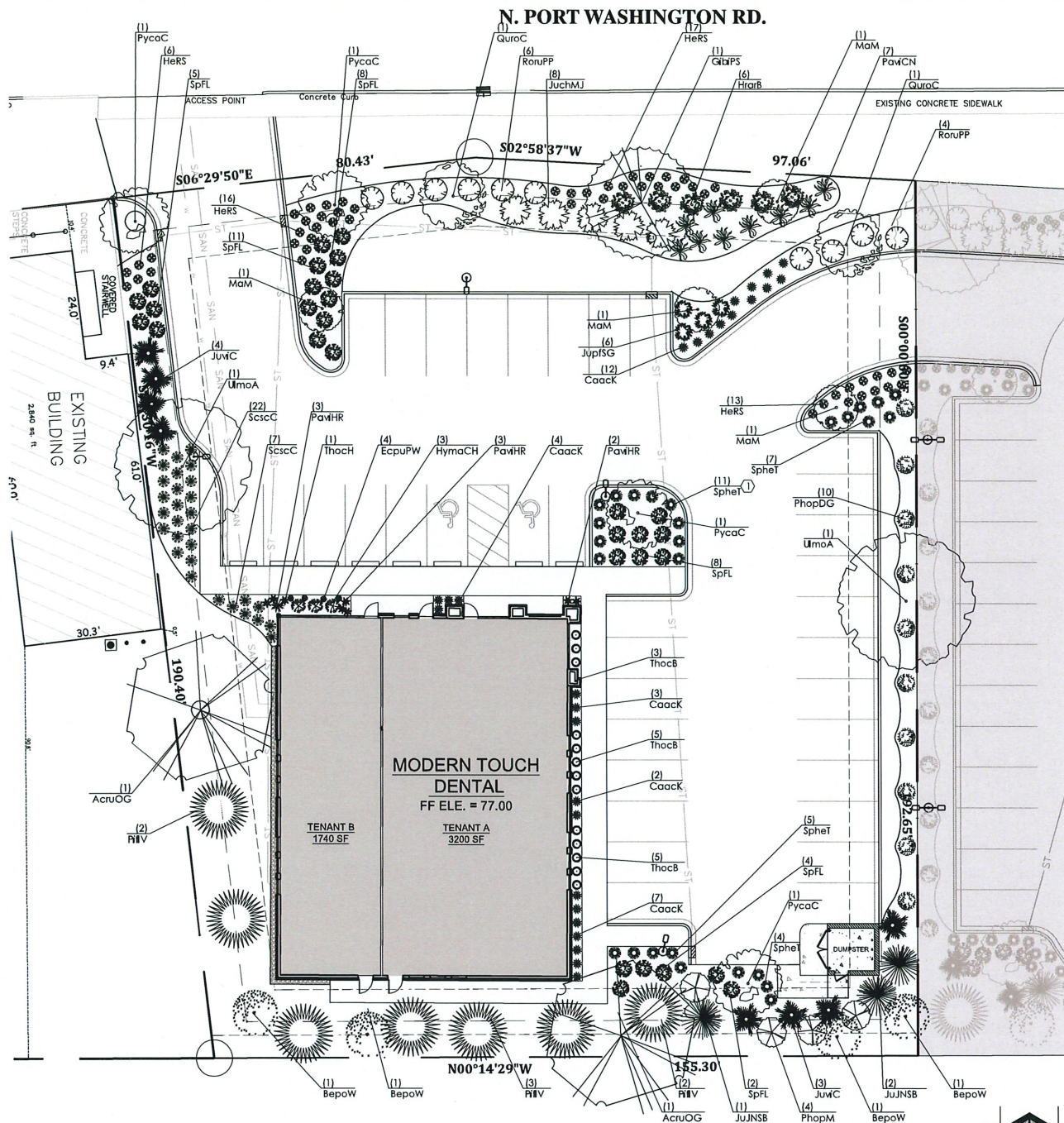
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CONSTRUCTION NO. 3858

AS01

LEGEND

- CONCRETE
- PAVEMENT
- PROPOSED BUILDING





1 PROPOSED LANDSCAPE PLAN

Broadleaf Deciduous Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
2	AcruOG		<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	2 1/2'-Cd + B&B	1
4	BepoW		<i>Betula populifolia</i> 'Whitespire'	Whitespire Japanese White Birch	8'-10' - Clump B&B	2
1	GltPFS		<i>Ginkgo biloba</i> 'Pincelton Sentry'	Pincelton Sentry Maidenhair Tree	2 1/2'-Cd + B&B	1, 4
4	MaM		<i>Malus</i> 'Mallée'	Mallée Flowering Crab	2'-Cd + B&B	1
4	PycaC		<i>Pyrus calleryana</i> 'Chantideer'	Chantideer Pear	2'-Cd + B&B	1
2	QuroC		<i>Quercus robur</i> 'Carmichael'	Carmichael English Oak	2 1/2'-Cd + B&B	1
2	UmoA		<i>Ulmus</i> 'Morton' 'Accolade'	Accolade Elm	2 1/2'-Cd + B&B	1

Conifer Evergreen Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
3	JuJNSB		<i>Juniperus</i> 'J.N. Select Blue'	Star Power Juniper	6'-7'-B&B	3
8	JuJC		<i>Juniperus virginiana</i> 'Cupressifolia'	Hillspire Juniper	6'-7'-B&B	3
7	RIV		<i>Pinus flexilis</i> 'Vanderwal's Pyramid'	Vanderwal's Pyramid Limber Pine	6'-7'-B&B	3

Broadleaf Deciduous Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
6	HraB		<i>Hydrangea arborescens</i> 'NCHA4'	Incredible Blush Smooth Hydrangea	24"-Cont	5
3	HymaCH		<i>Hydrangea macrophylla</i> 'HORTHAT'	Seaside Serenade Cape Hatteras Hydrangea	24"-Cont	5
10	PhopDG		<i>Physocarpus opulifolius</i> 'Dart's Gold'	Dart's Gold Ninebark	24"-Cont	5
4	PhopM		<i>Physocarpus opulifolius</i> 'Mortlo'	Diablo Ninebark	24"-Cont	5
10	RoruPP		<i>Rosa rugosa</i> 'Purple Pavement'	Purple Pavement Rose	24"-Cont	5
30	SpFL		<i>Spiraea</i> x 'Fire Light'	Fire Light Spiraea	24"-Cont	5

Proposed Plant Material Table

Conifer Evergreen Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
5	JuchMJ		<i>Juniperus chinensis</i> 'Mint Julep'	Mint Julep Juniper	24"-B&B	5
4	JupISG		<i>Juniperus</i> x pfitzeriana 'Monsan'	Sea of Gold Juniper	24"-B&B	5
13	ThocB		<i>Thuja occidentalis</i> 'Bobazam'	Mr. Bowling Ball Arborvitae	18"-Cont	5
1	ThocH		<i>Thuja occidentalis</i> 'Hidmstrup'	Hidmstrup Dwarf Arborvitae	30"-36"-B&B	5

Perennial Grass

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
28	CaacK		<i>Calamagrostis acutiflora</i> 'Karl Forester'	Karl Forester Feather Reed Grass	1'-Gd + Cont	6
9	PavCN		<i>Panicum virgatum</i> 'Cloud Nine'	Cloud Nine Tall Switch Grass	1'-Gd + Cont	6
8	PavHR		<i>Panicum virgatum</i> 'Hot Rod'	Hot Rod Switch Grass	1'-Gd + Cont	6
30	ScscC		<i>Schizachyrium scoparium</i> 'Carousel'	Carousel Little Blue Stem	1'-Gd + Cont	6
27	SpheT		<i>Sporobolus heterolepis</i> 'Tara'	Tara Prairie Dropseed	1'-Gd + Cont	6

Perennial

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
4	EcpuPW		<i>Echinacea purpurea</i> 'PAS702917'	Pow Wow Wild Berry Coneflower	4 1/2' pot	6
52	HeRS		<i>Hemerocallis</i> x 'Ruby Spider'	Ruby Spider Daylily	4 1/2' pot	6

Comments

- Straight central leader, full & even crown. Prune only after planting.
- Well balanced, multi-stemmed tree with a minimum of (3) strong canes and full appearance.
- Everly shaped upright tree with full branching to the ground.
- Male only
- Full, well rounded plant, everly shaped.
- Full, well rounded plant.

SITE #2 INFORMATION

LOT ZONING	B-1, F-1 - Business District
LOT #2 AREA	32,380 SQ. FT. (0.74 Acres)
SITE BUILDING AREA (MODERN TOUCH DENTAL)	5,040 SQ. FT.
TOTAL IMPERVIOUS	20,841 SQ. FT. (0.658 Acres)
TOTAL GREENSPACE	11,539 SQ. FT. (0.26 Acres)
SITE LANDSCAPE PERCENTAGE	35.6%
TOTAL PARKING STALLS	35 STALLS (13 shared)
DESIGN COMPLIANCE:	THIS LANDSCAPE PLAN IS ACCURATE AND IN COMPLIANCE WITH THE CITY OF GLENDALE LANDSCAPE REQUIREMENTS SET FORTH IN SECTION 13.1.12 SITE REGULATIONS; 13.1.15 SCREENS AND BUFFERS; 13.1.174 SITE PLAN APPROVAL; SIGN LANDSCAPING PERPENDICULAR TO THE STREET; 13.1.122 EXTERNAL LIGHTING, GLARE AND HEAT
CONTRACTOR NOTE:	THE LANDSCAPE CONTRACTOR/GENERAL CONTRACTOR ARE RESPONSIBLE TO INSTALL THE LANDSCAPE AS PER THE APPROVED PLAN. IF ANY CHANGES OR DEVIATIONS ARE MADE FROM THE THIS APPROVED PLAN, THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE RESPONSIBLE FOR UPDATING THE PLANS ACCORDINGLY AND SUBMITTING THOSE REVISED PLANS FOR APPROVAL AND SIGN OFF WITH THE CITY OF GLENDALE. THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE ALSO RESPONSIBLE FOR VERIFYING THAT ANY PLANT MATERIAL SUBSTITUTIONS OR MODIFICATIONS THAT ARE MADE TO THE APPROVED LANDSCAPE DESIGN DOCUMENTS WILL NOT CHANGE OR ALTER ANY OF THE REQUIRED SUPPORTING LANDSCAPE REQUIREMENT CALCULATIONS. UPON COMPLETION OF THE CONSTRUCTION PROJECT AND FILE THAT AFFIDAVIT WITH THE CITY OF GLENDALE

EXISTING CONDITIONS GENERAL NOTES

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

LANDSCAPE PLAN GENERAL NOTES

- PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH.
- AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "MARK SETS" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
 - ALL PLANTINGS SPECIFIED FOR THE MODERN TOUCH DENTAL PROJECT PLANTING TABLES SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1, 2014 AND ANSI STANDARDS FOR PLANTING 2012.
 - ALL DEVIATIONS FROM THE APPROVED MODERN TOUCH DENTAL PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWINGS BY THE CONTRACTOR AND MAY BE EXECUTED ONLY WITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
 - ALL PLANTS MUST BE BRED AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. ANY SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT. THE SIZES OF PLANT MATERIAL LISTED HEREBIN A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
 - PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
 - ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 3" DEEP (MIN) AND SHALL BE SODDED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
 - CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
 - QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS Delineated. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
 - CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING. ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITIONS.
 - WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION FOR COORDINATION AND RESOLUTION.

- ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
- GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
- ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
- IRRIGATION GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. UNTIL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.2 FOR FURTHER INFORMATION.
PER EVERY 100 SQUARE FEET ADD: ONE (1) CUBIC FOOT BALE OF PEAT MOSS, 2 POUNDS OF 5-10-5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED, ORGANIC MATERIAL.
- ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL, CLAY OR STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- ALL TREES TO BE REINSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP1.2 FOR FURTHER INFORMATION.
- PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING ALL LAWN TREES.
- ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
- WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2'-3" DRESSING OF SHREDDED HARDWOOD OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR CHEMICALS CONTAINING HERBICIDES. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER), APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKLER MAY BE NECESSARY TO AVOID WIND DAMAGE.
- REQUIRED SEED MIXES:**
DELUXE 50 GRASS SEED MIX REINDER'S (800) 785-3301
20% KENTUCKY BLUE GRASS
15% NEWPORT KENTUCKY BLUE GRASS
15% SR 2100 Kentucky Bluegrass
25% Creeping Red Fescue
15% Topical Perennial Ryegrass
10% Resta 4 Perennial Ryegrass
APPLY AT A RATE OF 200 POUNDS PER ACRE. REFER TO SUPPLIERS SPECIFICATIONS AND INSTALLATION CUT SHEETS FOR FURTHER INFORMATION.
- DURING THE INITIAL "30 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED, NO EXCEPTIONS WILL BE GRANTED.
MAINTENANCE NOTE:
MAINTENANCE THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE MUNICIPALITY'S PROPERTY MAINTENANCE CODE AND AN APPROVED MAINTENANCE PLAN. THE MAINTENANCE MUST INCLUDE, AT A MINIMUM, METHODS FOR PROVIDING THE FOLLOWING:
1. NECESSARY IRRIGATION (IF REQUIRED)
2. INTEGRATED PEST MANAGEMENT
3. PROPER FERTILIZATION
4. TREE CARE AND PRUNING, SHRUB TIP CLIPPING AND SHAPING AS REQUIRED.
5. REPLACEMENT OF LOST VEGETATION, AND ALL DISEASED, DAMAGED, OR DEAD MATERIAL WILL BE REPLACED BY THE END OF THE FOLLOWING PLANTING SEASON IN PERPETUITY.
6. WEED MANAGEMENT AND BED CARE.
- ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECEIVE AN APPLICATION OF AN ANTI-TRANSPIRANT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPIRATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPLANTATION. IT IS RECOMMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ARBORVITAE) RECEIVE AN APPLICATION OF AN ANTI-DESICCANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION.
- MAINTENANCE. THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLAN. PLANTINGS SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS. ALL PLANTING MATERIAL WHICH IS DYING OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN SIX (6) MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.
- LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.

InSITE LANDSCAPE DESIGN

Landscape Consulting & Master Planning Design Services

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Wauwatosa, WI 53226
Tel (414) 476-1204
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mdavis@insitedesigninc.com

Project:

MODERN TOUCH DENTAL

N. Port Washington Road
Glendale, WI

Issuance and Revisions:

Date	Number	Description
11/12/19		Client Review Submittal
01/17/20		Plan Commission Re-Submittal
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Sheet Title:

PROPOSED LANDSCAPE PLAN,
GENERAL NOTES,
AND PLANT MATERIAL TABLE

Date of Drawing: 02/10/20

Scale: 1" = 16'-0"

Drawn By: MCD

Job Number: L19-110

Sheet Number:

LSP1.1

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG, VISCON3N

DIGGERS HOT LINE

VISCON3N STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

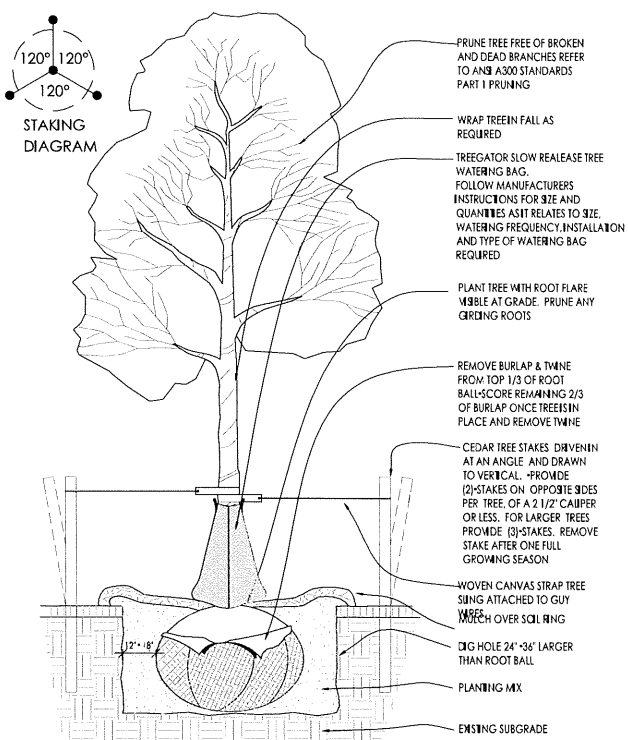
UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IN THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG, VISCON3N CALL THE MUKWAIRKE UTILITY ALERT NETWORK (800) 242-8511, (262) 432-7910 (877) 500-9592 www.diggershotline.com OR

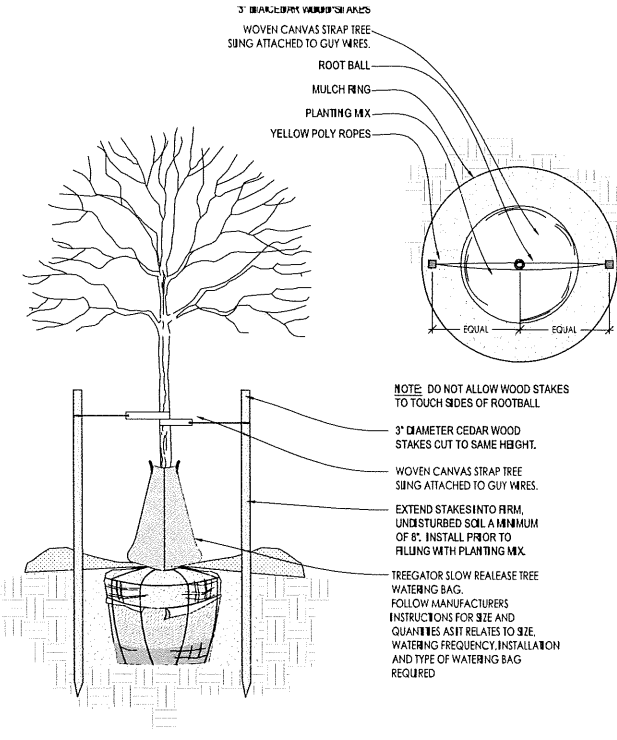
Know what's below. Call before you dig.

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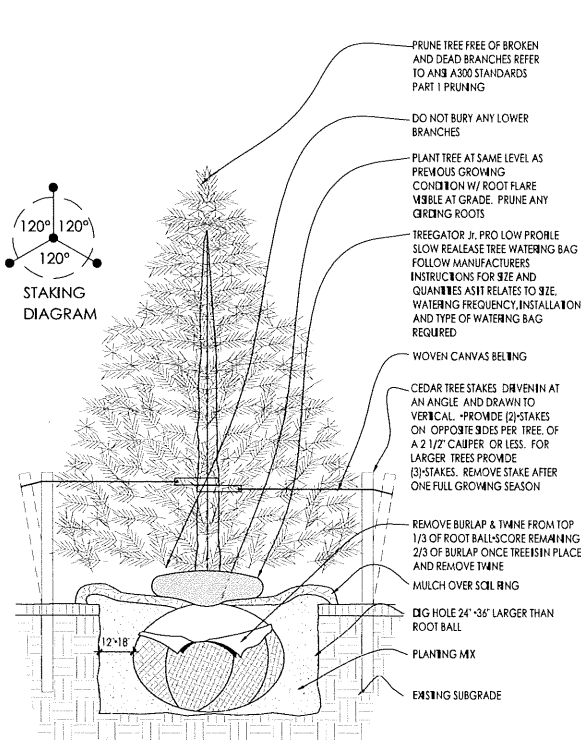
L19-110 - MODERN TOUCH DENTAL - 02/10/2020



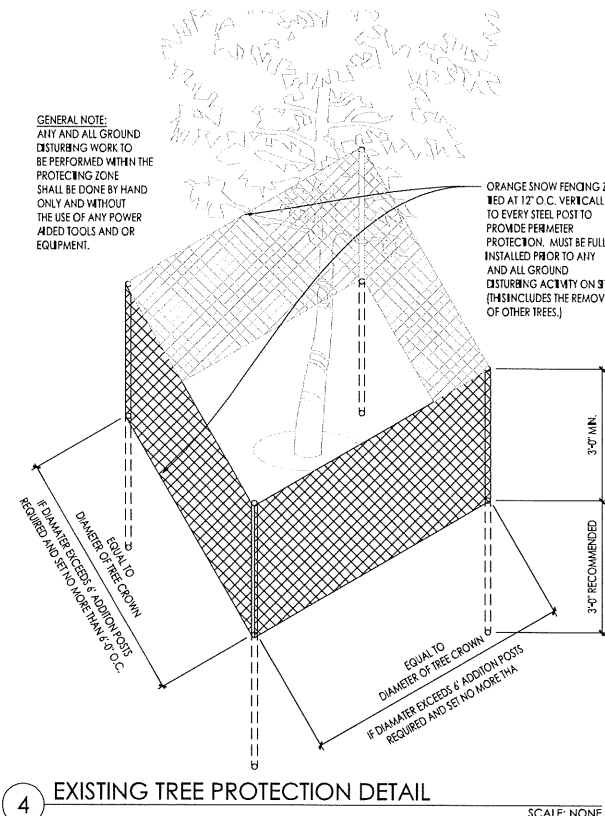
1 DECIDUOUS TREE PLANTING DETAIL SCALE: NONE



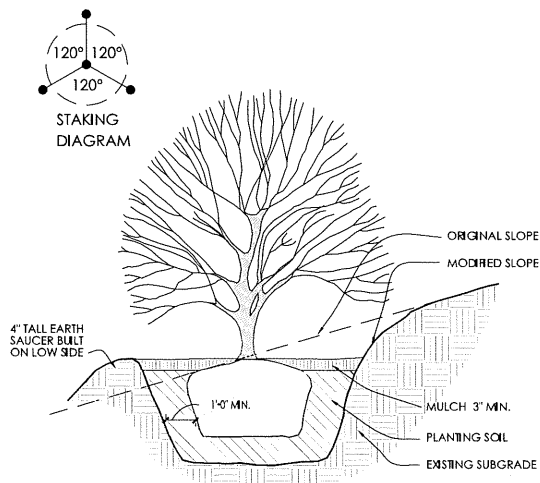
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS SCALE: NONE



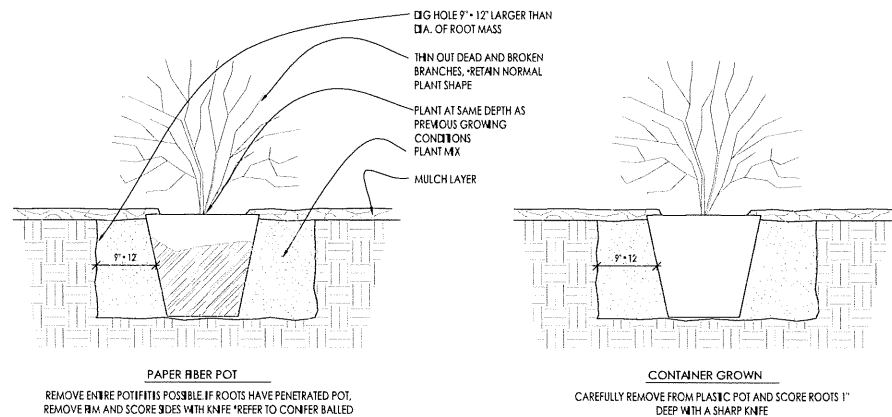
3 CONIFEROUS TREE PLANTING DETAIL SCALE: NONE



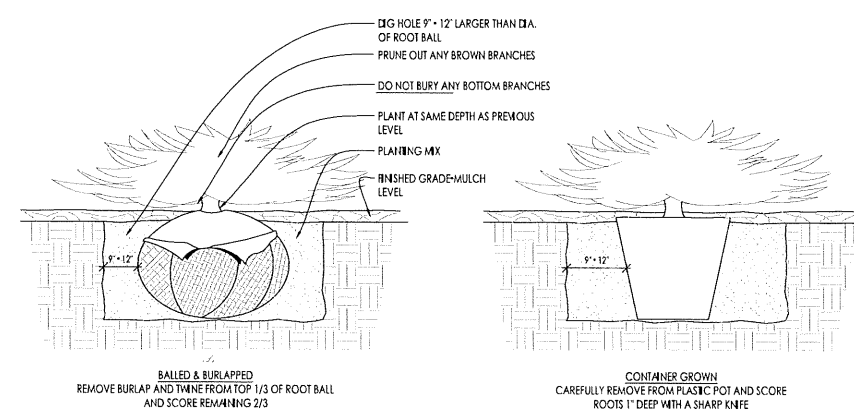
4 EXISTING TREE PROTECTION DETAIL SCALE: NONE



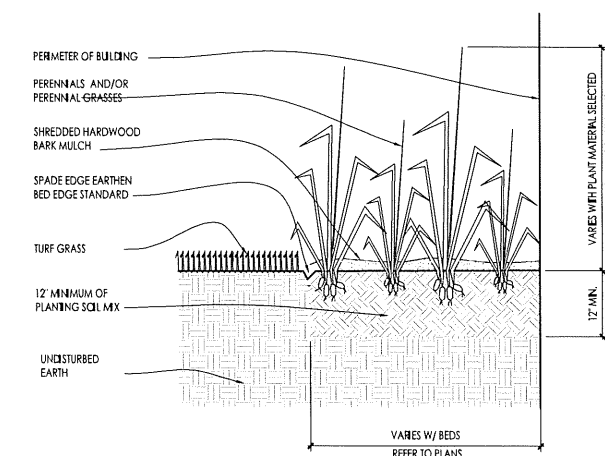
5 SLOPE PLANTING DETAIL SCALE: NONE
REFER TO TYPICAL DECIDUOUS TREE DETAIL FOR STAKING



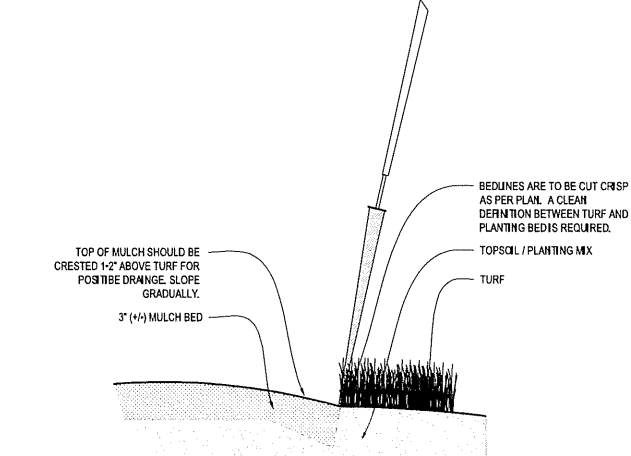
6 DECIDUOUS SHRUB PLANTING DETAIL SCALE: NONE



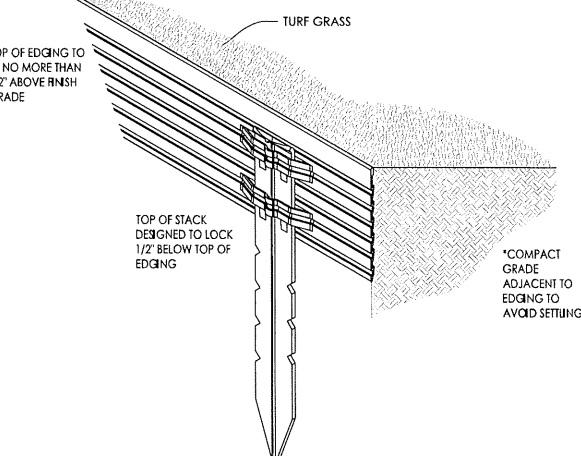
7 CONIFEROUS SHRUB PLANTING DETAIL SCALE: NONE



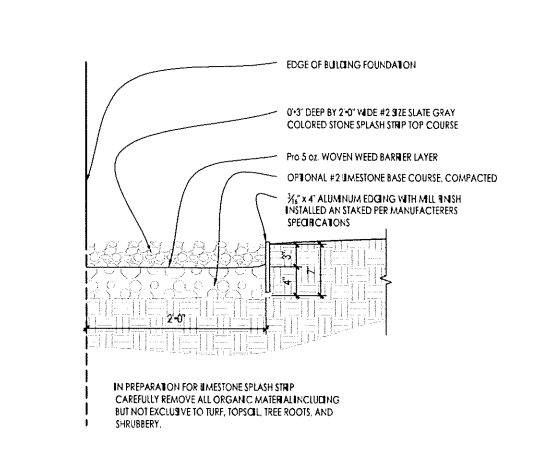
8 PERENNIAL BED PLANTING DETAIL SCALE: NONE



9 SPADE EDGE PLANT BED EDGE DETAIL SCALE: NONE



10 METAL LANDSCAPE EDGING DETAIL SCALE: 1/2" = 1'-0"



11 COMPACTED GRAVEL SPLASH STRIP SCALE: 1" = 1'-0"

Project:

MODERN TOUCH DENTAL

N. Port Washington Road
Glendale, WI

Issuance and Revisions:

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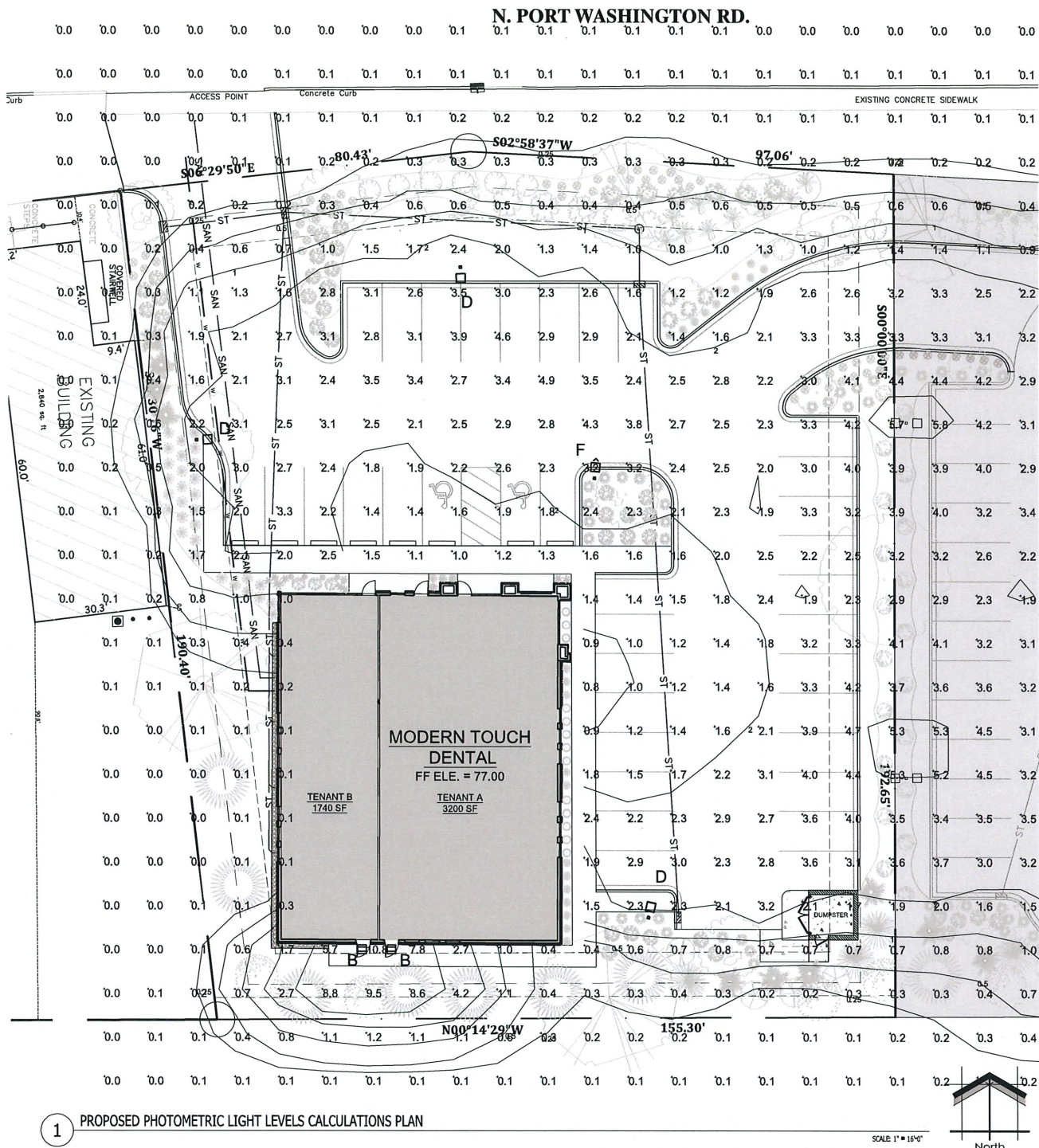
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Sheet Title:

PROPOSED LANDSCAPE PLAN,
PLANTING DETAILS

Date of Drawing: 02/10/20
Scale: As Noted
Drawn By: MCD
Job Number: L19-110
Sheet Number:

LSP1.2



1 PROPOSED PHOTOMETRIC LIGHT LEVELS CALCULATIONS PLAN

LUMINAIRE SCHEDULE							
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens LLF Watts
	B	5	XSPWax3FC-U	Cree XSPW Series Wallpack Luminaire, Type III Medium, 4000K, C Input Power Designator	4 type MDA LEDs	XSPWax3FC-U_RESTL-2014-0018JES	Absolute 1.00 42.7
	D	3	OSQ A xx 4ME A 40K-UL-CS w/OSQ-BLSMF-DA-CS, CL-SSP-4011-25 -D6-PS-ABL	CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium A Input Power Designator, 4000K on NEW concrete base	CONFIGURED FROM Twelve type MDA LEDs	OSQ A xx 4ME A 40K-UL w- OSQ-BLSMF_CONF IGURED.ies	Absolute 1.00 112
	F	1	OSQ A xx 3ME A 40K-UL-CS w/OSQ-BLSMF-DA-CS, CL-SSP-4011-25 -D6-PS-ABL	CONFIGURED FROM Cree OSQ Series Area Luminaire, Type III Medium A Input Power Designator, 4000K on NEW concrete base	CONFIGURED FROM Twelve type MDA LEDs	OSQ A xx 3ME A 40K-UL w- OSQ-BLSMF_CONF IGURED.ies	Absolute 1.00 112
STATISTICS							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	
Calc Zone #2	+	1.3 fc	15.8 fc	0.0 fc	N / A	N / A	

PHOTOMETRIC GENERAL NOTES:

1. BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POLE PLACEMENTS AND LUMINAIRE ORIENTATION. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO RELEVANT FIELD CONDITIONS.
2. THE DERIVED ILLUMINATION RESULTS ARE BASED UPON ILLUMINATION MEASUREMENTS AS CALCULATED BY AN INDEPENDENT LABORATORY. LUMINAIRE CHARACTERISTICAL DATA WAS MEASURED UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH APPROVED ILLUMINATION ENGINEERING SOCIETY METHODS. ACTUAL ON-SITE PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY FROM LABORATORY TEST RESULTS DUE TO VARIATIONS IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
3. IF EXISTING LUMINAIRES ARE INCLUDED IN THIS REPORT, THEIR ILLUMINATION CHARACTERISTICS ARE BASED UPON A COMBINATIONS OF CUSTOMER'S PROVIDED SPECIFICATIONS & OUR BEST ESTIMATIONS.
4. ALL EXISTING AND NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.

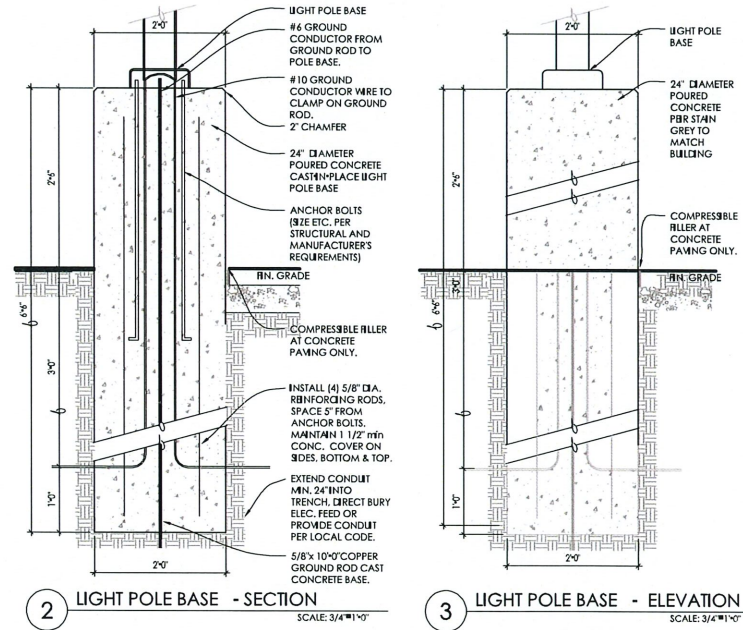
EXISTING CONDITIONS GENERAL NOTES:

1. INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE ARCHITECTURAL DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
2. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS, BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT'S ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
3. VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES I.E. WATER, SEWER, TELECOMMUNICATION AND ACCESS PANELS W/ MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS.

LUMINAIRE NOTES

1. FIXTURE "D" (3) NEW POLE MOUNTED FIXTURES (SINGLE HEAD AND TENON) TO BE INSTALLED ON NEW NEW 20'-0" SQUARE STEEL POLE w/ SILVER FINISH AND NEW 30" TALL POURED REINFORCED CONCRETE LIGHT POLE BASE FOUNDATION.
2. FIXTURE "F" (1) NEW POLE MOUNTED FIXTURES (SINGLE HEAD AND TENON) TO BE INSTALLED ON NEW NEW 20'-0" SQUARE STEEL POLE w/ SILVER FINISH AND NEW 30" TALL POURED REINFORCED CONCRETE LIGHT POLE BASE FOUNDATION.
3. ALL BUILDING MOUNTED FIXTURES AND RECESSED CANOPY LIGHTS MOUNTING HEIGHTS TO BE COORDINATED AND VERIFIED WITH THE ARCHITECTURAL DRAWINGS
4. ALL NEW PROPOSED AREA LIGHT POLES SHALL BE LOCATED 3'-0" FROM BACK OF CURB TO THE EDGE OR FACE OF THE REINFORCED LIGHT POLE BASE, UNLESS NOTED OTHERWISE. CAUTION WHILE EXCAVATING IN UTILITY EASEMENT. VERIFY LOCATIONS OF BURIED UTILITIES AND STRUCTURES PRIOR TO DIGGING
5. INSTALLATION CONTRACTOR TO REFER TO ELECTRICAL PLANS FOR CONDUIT ROUTING OF LIGHT POLES AND SIGNAGE LIGHTING CONTROL AND WIRING.
6. CONTRACTOR TO REFER TO REINFORCED LIGHT POLE BASE SECTION AND DETAIL FOR FURTHER INFORMATION.
7. ALL NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL EXPOSED FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.
8. INSTALLATION CONTRACTOR TO REFER TO ARCHITURAL ELEVATIONS FOR MOUNTING HEIGHTS AND EXACT LOCATIONS AND ELECTRICAL PLANS FOR ANY CONDUIT ROUTING AND LIGHTING CONTROL WIRING.
9. ALL PROPOSED FIXTURE HEADS ARE TO BE DARK-SKY COMPLIANT AND HAVE HARDWARE WITHIESNA FULL CUTOFF HOUSE SIDE SHIELDING WHERE REQUIRED. NEW PROPOSED POLE MOUNTED FIXTURES (HEADS AND TENONS) FINISHES TO MATCH EXISTING W/ OPTIONAL PHOTOCCELL CONTROL.
10. ALL EXISTING LIGHT POLES AND ASSOCIATED HARDWARE THAT ARE TO REMAIN ARE TO BE PAINTED GRAY TO MATCH PROPOSED BUILDING COLOR SCHEME. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING SPECIFIC GRAY COLOR.

THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS ARE CALCULATED VALUES INCLUDE DIRECT AND INTER-REFLECTED COMPONENTS. ADDITIONALLY, ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LED'S AND OTHER MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LED'S AND OTHER VARIABLE FIELD CONDITIONS. CALCULATIONS DO NOT INCLUDE OBSTRUCTIONS SUCH AS BUILDINGS CURBS, LANDSCAPING, OR ANY OTHER ARCHITECTURAL ELEMENTS UNLESS NOTED.



2 LIGHT POLE BASE - SECTION

3 LIGHT POLE BASE - ELEVATION

ALL EXISTING AND NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.

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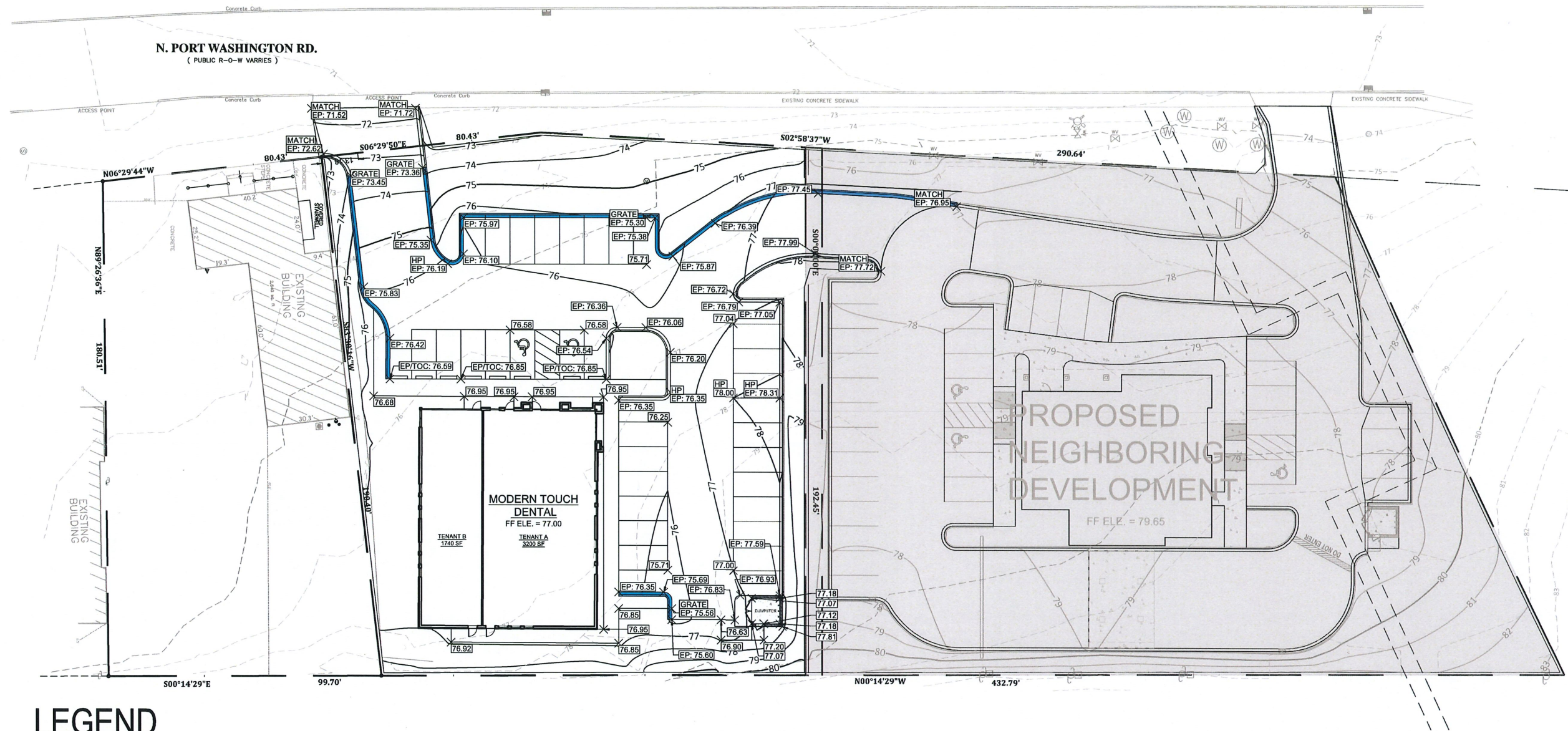
PROPOSED PHOTOMETRIC LIGHT
LEVEL CALCULATIONS PLAN,
GENERAL NOTES,
AND LIGHT FIXTURE TABLE

Date of Drawing: 02/10/20
Scale: 1" = 16'-0"
Drawn By: MCD
Job Number: L19-110
Sheet Number:

PHO1.1

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L19-110 - MODERN TOUCH DENTAL - 02/10/2020



LEGEND

- - SET IRON STAKE
- - FOUND IRON PIPE
- P/L- PROPERTY LINE
- x 100.00 - EXISTING SPOT ELEVATION
- ⊙ - SEWER MANHOLE
- ⊙ - COMMUNICATION MANHOLE
- ⊙ - ELECTRIC MANHOLE
- ⊙ - CATCH BASIN
- ① - TRAFFIC MANHOLE
- EM - ELECTRIC METER
- GM - GAS METER
- WV - WATER VALVE
- GV - GAS VALVE
- HY - HYDRANT
- - TRAFFIC SIGNAL
- - UTILITY BOX
- ⊙ - UTILITY POLE
- ▽ - FLOOD LIGHT
- ☆ - LIGHT POLE
- ⊙ - WELL
- ⊙ - CURVE TABLE ITEM
- ⊙ - SCHEDULE "B" ITEM
- ⊙ - ENCROACHMENT ITEM
- ⊙ - BORING
- ⊙ - CLEAN OUT
- ⊙ - TRANSFORMER
- ⊙ - AIR CONDITIONER
- ⊙ - BOLLARD
- W — WATER
- E — E — E — UNDERGROUND WATER
- T — T — T — UNDERGROUND TELECOMMUNICATIONS
- O — O — O — OVERHEAD ELECTRIC
- G — G — G — UNDERGROUND GAS
- SS — SS — SS — SANITARY SEWER
- ST — ST — ST — STORM SEWER
- CL — CL — CL — CHAIN LINK FENCE
- SF — SF — SF — SILT FENCE
- X — X — X — HAND RAIL
- WET — WET — WET — WETLAND
- FP — FP — FP — FLOOD PLAIN
- PP — PP — PP — PERMANENT POOL
- PEC — PEC — PEC — PRIMARY ENVIRONMENTAL CORRIDOR
- SAW CUT

NOTES:

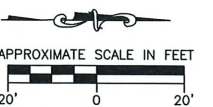
- ALL EROSION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO ANY LAND DISTURBANCE ACTIVITIES. DEVICES SHALL BE INSTALLED AND MAINTAINED PER WISCONSIN DEPARTMENT OF NATURAL RESOURCES BEST MANAGEMENT PRACTICES (BMPs), TECHNICAL STANDARDS.
- IF DEWATERING IS REQUIRED DURING CONSTRUCTION, ALL WATER SHALL BE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

SEEDING SCHEDULE

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

NOTES:

- EP = EDGE OF PAVEMENT
GRATE = INLET OR CATCH BASIN GRATE AT FLANGE
HP = HIGH POINT
TOC = TOP OF CURB/SIDEWALK EDGE



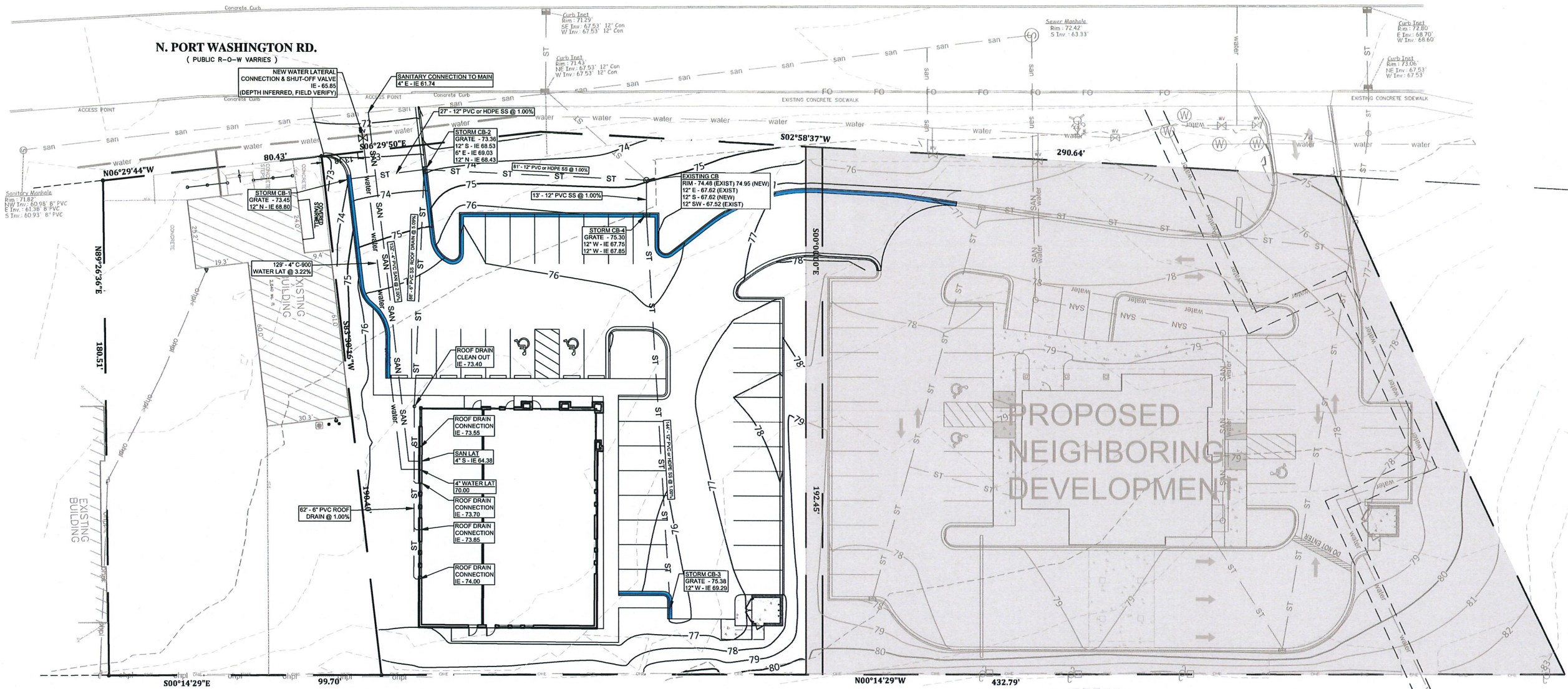
REVISION NO.	DESCRIPTION	DATE	BY	DESIGNED BY	ISSUANCE TYPE
1	ADDED CONNECTING ACCESS DRIVE PER CITY REQUIREMENTS	12.12.2019	R/JN	R/JN	PLANNING
2	REVISED BUILDING PER ARCHITECTS	2.7.2020	R/JN	R/JN	
				APPROVED BY	DATE
				DATE	
				11.12.2019	

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

STAMP



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

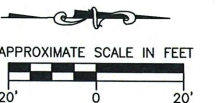


LEGEND

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

UTILITY NOTES

1. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN - AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
3. SPECIFICATIONS SHALL COMPLY WITH THE CITY OF GLENDALE SPECIAL PROVISIONS.
4. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
5. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
6. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
7. ALL WATER LATERALS SHALL INCLUDE SHUT OFF VALVES AND TRACER WIRE FROM THE MAIN TO THE BUILDING.
8. EXISTING 16" WATER MAIN ON-SITE IS OWNED AND OPERATED BY THE VILLAGE OF FOX POINT (414-351-3900).



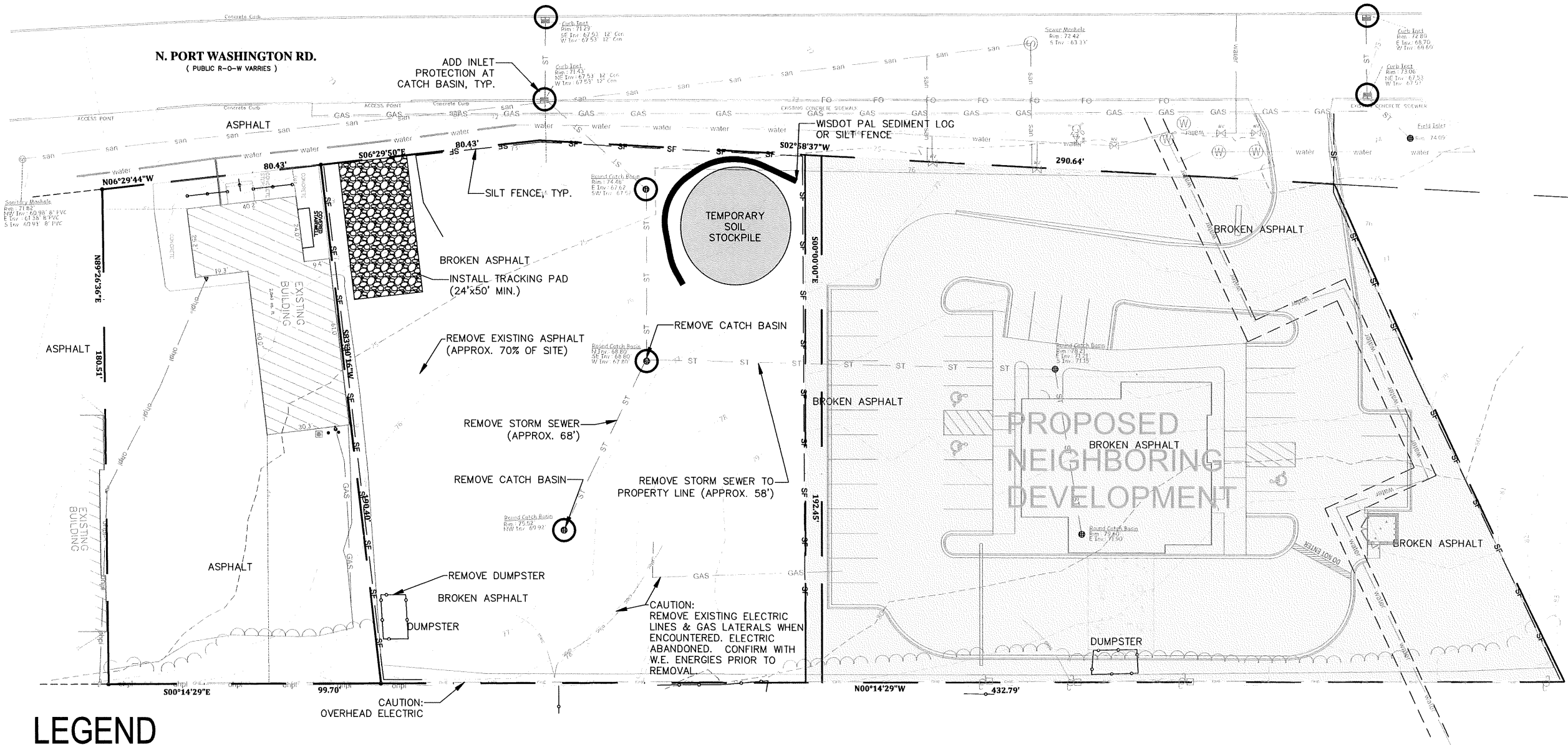
REVISION NO.	DESCRIPTION	DATE	BY	DESIGNED BY	ISSUANCE TYPE
1	ADDED CONNECTING ACCESS DRIVE PER CITY REQUIREMENTS	12.12.2019	RJN	RJN	PLANNING
2	REVISED BUILDING PER ARCHITECTS	2.7.2020	RJN	RJN	
				APPROVED BY	
				DATE	DATE
				11.12.2019	

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

STAMP



KEY PROJECT NUMBER
1910-0997-0001
PROJECT SCALE
1" = 20'
SHEET NUMBER
C-4



LEGEND

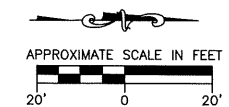
- - SET IRON STAKE
- - FOUND IRON PIPE
- P/L - PROPERTY LINE
- x 100.00 - EXISTING SPOT ELEVATION
- ⊙ - SEWER MANHOLE
- ⊙ - COMMUNICATION MANHOLE
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- ⊙ - CATCH BASIN
- ⊙ - TRAFFIC MANHOLE
- EM - ELECTRIC METER
- GM - GAS METER
- ⊙ - WATER VALVE
- ⊙ -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

EROSION CONTROL NOTES

1. ALL EROSION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO ANY LAND DISTURBANCE ACTIVITIES. DEVICES SHALL BE INSTALLED AND MAINTAINED PER WISCONSIN DEPARTMENT OF NATURAL RESOURCES BEST MANAGEMENT PRACTICES (BMPs), TECHNICAL STANDARDS.
2. IF DEWATERING IS REQUIRED DURING CONSTRUCTION, ALL WATER SHALL BE DIRECTED TOWARD AND TREATED USING GEOTEXTILE SEDIMENT BAGS. ALL DEWATERING ACTIVITIES SHALL COMPLY WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. NO SEDIMENT SHOULD BE DEPOSITED INTO CITY STORM SEWERS.
3. GEOTEXTILE BAGS SHALL BE SIZED ACCORDING TO THE PARTICLE SIZE BEING TRAPPED, EXPECTED FLOW OR PUMPING RATE (GPM) PER SQUARE FOOT OF FABRIC AND 50% CLOGGING FACTOR. THE FOOTPRINT OF THE BAG SHALL BE NO SMALLER THAN 100 SQ. FT. BAGS SHALL BE STAGED IN AREA WHERE DISCHARGE WILL NOT FLOW OVER DISTURBED AREAS.
4. CONTRACTOR SHALL PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE THROUGH CONSTRUCTION PHASING AND TIMELY STABILIZATION. SITE WATERING AND MULCH CAN ALSO BE USED TO REDUCE DUST ON THE SITE.
5. AT THE END OF EACH WORKDAY, ALL OFF-SITE SEDIMENT DEPOSITS OR TRACKED SOIL ORIGINATING FROM THE SITE SHALL BE CLEANED UP. FLUSHING IS NOT PERMITTED UNLESS TREATED PRIOR TO DISCHARGE FROM SITE.
6. ALL AREAS OF FINAL GRADING SHALL BE STABILIZED WITHIN 7 DAYS.
7. ALL EROSION CONTROL DEVICES SHALL BE CHECKED WEEKLY AND AFTER A RAINFALL EVENT OF 0.5 INCH OR MORE. ALL MAINTENANCE SHALL BE COMPLETED IMMEDIATELY.
8. CONTRACTOR SHALL VERIFY ALL ELEVATIONS IN FIELD PRIOR TO CONSTRUCTION.
9. DURING THE GROWING SEASON, ALL DISTURBED AREAS LEFT UNTENDED FOR 14 DAYS OR LONGER SHALL BE TEMPORARILY STABILIZED WITH SEED AND MULCH PER WDNr TECHNICAL STANDARD. MULCH MAY BE ANCHORED BY MECHANICAL CRIMPING OR THROUGH USE OF A TACKIFIER, WHICH EVER IS MORE COST EFFECTIVE. DURING THE WINTER MONTHS, ALL DISTURBED AREAS SHALL BE TEMPORARILY STABILIZED WITH A POLYMER PER WDNr TECHNICAL STANDARD.
10. DURING THE WINTER MONTHS, ALL FILL PILES SHALL BE PUSHED INTO A STOCKPILE AND TEMPORARILY STABILIZED WITH A POLYMER IF LEFT UNTENDED FOR 7 DAYS OR LONGER.
11. ALL INLETS SHALL HAVE INLET PROTECTION PER DETAIL DRAWING AND WDNr STANDARDS.
12. ANIONIC POLYACRYLAMIDE SHALL BE APPLIED TO ALL DISTURBED AREAS WHERE STABILIZATION OR EROSION IS PROBLEMATIC DURING INCLIMATIC WEATHER WHEN SEEDING IS NOT LIKELY TO GERMINATE. APPLICATION OF POLYACRYLAMIDE SHALL BE PERFORMED IN ACCORDANCE WITH WDNr CONSERVATION PRACTICE STANDARD 1050 (EROSION CONTROL, LAND APPLICATION OF ANIONIC POLYACRYLAMIDE).
13. TEMPORARY STOCKPILES OF SOIL SHALL BE PLACED WITHIN SILT FENCED AREAS PROTECTING ALL DOWN-SLOPE DIRECTIONS SURROUNDING THE STOCKPILE. STOCKPILES LEFT UNTENDED FOR 14 DAYS SHALL BE SUBJECT TO NOTE 9.

CONSTRUCTION SEQUENCE (WINTER 2019 - AUGUST 2020)

1. INSTALL TRACKING PAD, INLET PROTECTION, & SILT FENCE.
2. DEMOLISH EXISTING UTILITIES & PAVEMENT.
3. REMOVE ALL EXISTING STORM SEWER NOTED FOR REMOVAL AND ROUGH GRADE SITE.
4. INSTALL UNDERGROUND UTILITIES AND CONSTRUCT BUILDING.
5. FINAL GRADE SITE.
6. CONSTRUCT CURB AND GUTTER, LIGHTING BASES, AND ELECTRIC.
7. INSTALL ASPHALT PAVING AND STRIPING.
8. STABILIZE DISTURBED AREAS. SEED, MULCH, & FERTILIZE & INSTALL LANDSCAPING PER PLAN.
9. REMOVE EROSION CONTROL DEVICES AFTER 70% OF VEGETATION IS HEALTHY AND GROWING.



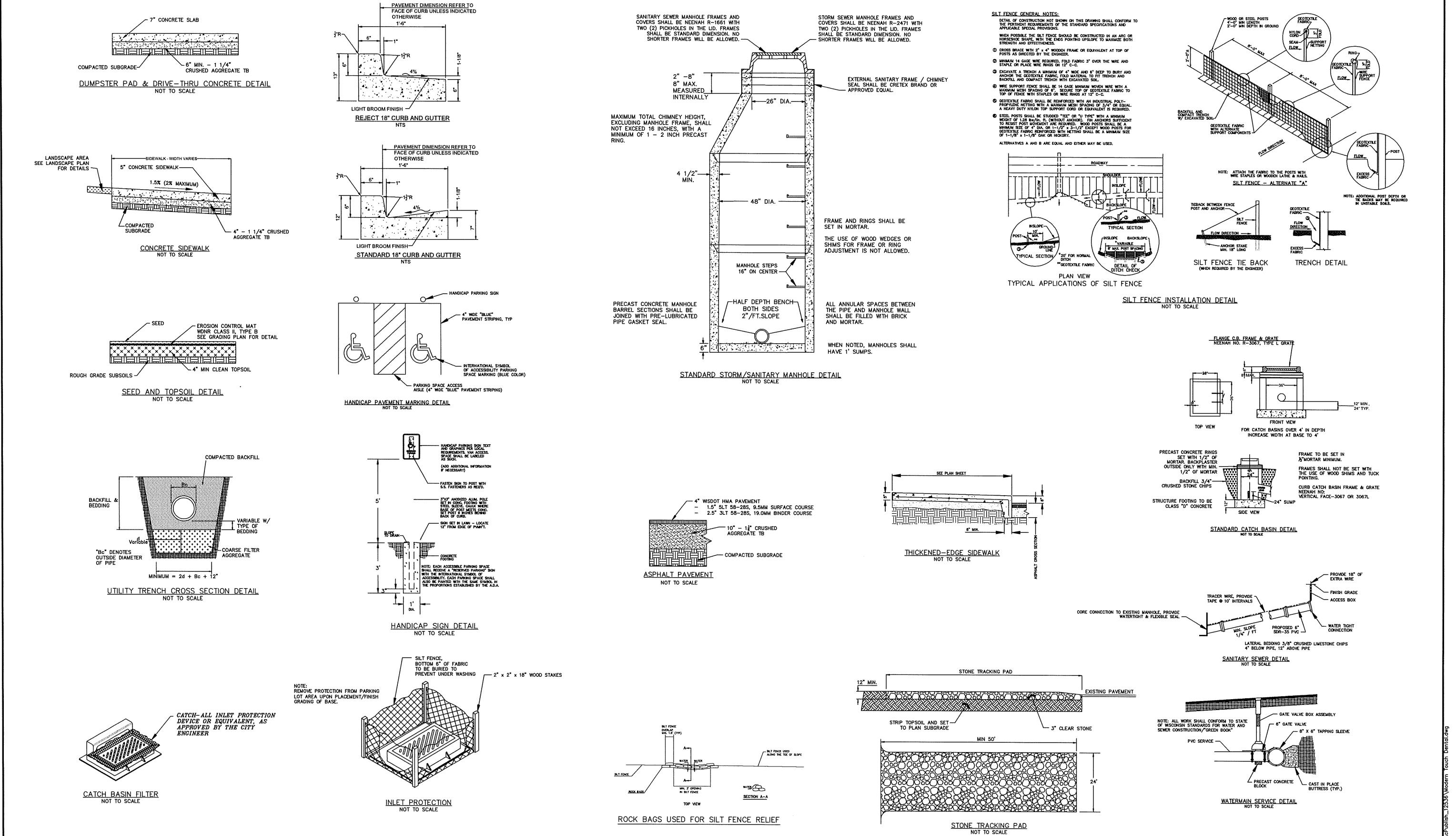
REVISION NO.	DESCRIPTION	DATE	BY	DESIGNED BY	ISSUANCE TYPE
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2	REVISED BUILDING PER ARCHITECTS	2.7.2020	RJN	RJN	
				APPROVED BY	
				DATE	
				11.12.2019	DATE

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

STAMP



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



REVISION NO.	DESCRIPTION	DATE	BY	DESIGNED BY
1	ADDED CONNECTING ACCESS DRIVE PER CITY REQUIREMENTS	12.12.2019	R/JN	R/JN
2	REVISED BUILDING PER ARCHITECTS	2.7.2020	R/JN	R/JN
				APPROVED BY
				DATE
				11.12.2019

ISSUANCE TYPE	DATE
PLANNING	

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

STAMP

KEY ENGINEERING GROUP LTD.
 735 NORTH WATER STREET, SUITE 510
 MILWAUKEE, WI 53202
 414.224.8300 (tel) - 414.224.8383 (fax)

KEY PROJECT NUMBER
1910-0997-0001

PROJECT SCALE
1" = 20'

SHEET NUMBER
C-5

PROPOSED MODERN TOUCH DENTAL OFFICES
6270 N. PORT WASHINGTON ROAD
CITY OF GLENDALE
MILWAUKEE COUNTY
WISCONSIN



MILWAUKEE COUNTY,
WISCONSIN

SITE LOCATION



PAGE INDEX

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

LANDSCAPING PLANS

LEGEND

● - SET IRON STAKE	⑬ - SCHEDULE "B" ITEM
· - FOUND IRON PIPE	Ⓐ - ENCROACHMENT ITEM
P/L- PROPERTY LINE	B-4 ● - BORING
x 100.00 - EXISTING SPOT ELEVATION	⊙ - CLEAN OUT
⊙ - SEWER MANHOLE	⊠ - TRANSFORMER
⊙ - COMMUNICATION MANHOLE	Ⓐ - AIR CONDITIONER
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⊠ - TRAFFIC MANHOLE	— E — E — E — UNDERGROUND ELECTRIC
EM - ELECTRIC METER	— T — T — T — UNDERGROUND TELECOMMUNICATIONS
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⊠ - HYDRANT	— ST — ST — ST — STORM SEWER
· - TRAFFIC SIGNAL	— C — C — C — CHAIN LINK FENCE
⊠ - UTILITY BOX	— SF — SF — SF — SILT FENCE
⊠ - UTILITY POLE	— R — R — R — HAND RAIL
▼ - FLOOD LIGHT	— WET — WET — WET — WETLAND
☆ - LIGHT POLE	— FP — FP — FP — FLOOD PLAIN
⊙ - WELL	— PP — PP — PP — PERMANENT POOL
⊙ - CURVE TABLE ITEM	— PEC — PEC — PEC — PRIMARY ENVIRONMENTAL CORRIDOR
	***** - SAW CUT

CONTACT LIST

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

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

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

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



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

REVISION NO.	DESCRIPTION	DATE	BY	DESIGNED BY	ISSUANCE TYPE
1	ADDED CONNECTING ACCESS DRIVE PER CITY REQUIREMENTS	12.12.2019	RJN	RJN	PLANNING
2	REVISED BUILDING PER ARCHITECTS	2.7.2020	RJN	RJN	
				APPROVED BY DAT	DATE
				DATE 11.12.2019	



3d

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: Andrea Scrobel
Legal Name of Business: MTECH FACILITY SERVICES INC
Name of Business Owner (if different from Applicant): _____
Applicant Address (City, State, and Zip Code): 13890 Bishops Dr #205
Brookfield, WI 53005
Office Phone Number: 262.439.4220 Cell: 262.227.7403 Fax: 262.439.4201
Applicant E-Mail: ascrobel@mghi.net
Applicant Signature: Andrea Scrobel Date: 2-10-2020

PROPERTY INFORMATION

Property Address: 6691 N. Sidney Pl. Tax Key Number: 136-8621-000 Zoning District: M-1
Property Owner (if different from Applicant): HAKADULI PROPERTIES LLC
Property Owner Address (City, State, and Zip Code): 4872 N. LARKIN ST.
WHITEFISH BAY, WI 53217
Property Owner Phone: _____ Cell: 414.517.5141 Fax: _____
Property Owner E-Mail: hpswisc@gmail.com
Property Owner Signature: [Signature] Date: 2/10/20

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): Con Edison Battery
STORAGE, LLC - BATTERY STORAGE + TESTING
Total Building Area: 36,000 To Be Occupied Area: 6,487
Lot Size: Depth: 246 ft Width: 350 ft Area: 86,100 sqft
Previous Occupant in To Be Occupied Space: Better Earth Textile Recycling
Other Uses of This Site: INDUSTRIAL BUILDING
Total Number of Parking Spaces: 54 Parking Spaces Available to Tenancy: 54
Business Hours (Days and Hours of Operation): M-F 8am - 5pm
Total Number of Employees: 25 Maximum Number of Employees at Site at One Time: 25
Primary Contact Person for This Project: SAM SORA
Primary Contact Phone: _____ Cell: 414.335.5625 Fax: _____
Primary Contact E-Mail: soras@conedceb.com

CITY OF GLENDALE USE ONLY

Date of Application: 3/11/20 Time: NA Received by with date: GG Tentative Hearing Date: March 3, 2020
G:\COMMON\Community Development\Planning Department\Plan Commission Administration\2-4-090115 AN COMMISION PROCEDURE.SOP\Plan Commission Review Application Final Added and No For.doc

February 10, 2020

Plan of Operation Outline
6691 N. Sidney Place
Glendale, WI

1. Name of Business: ConEdison Battery Storage, LLC – 6691 N. Sidney Place, Glendale, WI
2. Name of Owner: Hakaduli Properties, LLC – Hank Schneider, managing member
3. Name of Applicant: M|TECH Facility Services, Inc.
4. Legal Description: Parcel 2 of CSM No. 6434
5. Tax Key No.: 136-8021-000
6. Zoning of Property: M-1 Warehouse, Light Manufacturing Office and Service District
7. Lot Size: 86,100 sqft
8. Dimensions of the building: Single Story - 121ft x 298ft
9. Total Floor Area: 36,000sqft total building
10. Specific uses of entire property: Multi-tenant industrial building which houses 2 tenants currently. ConEdison Battery Storage, LLC and Cream City Composites. The businesses conduct battery testing and storage and the design and manufacturing of carbon fiber composite components for the motorsports industry.
11. Minimum and maximum number of employees: 20-30
12. Days of Operation: M-F
13. Hours of Operation: 8am-5pm
14. Signage: There is 1 building directory sign that fronts Sidney Place. There are no building mounted signs.
15. What conditions has the State or County imposed upon use of your property: None that we are aware
16. Security Fencing: None on the property
17. Will there be any problems resulting from the use of the property: No
18. Are you proposing food services: No
19. Did the State of WI approve the interior plans: State of Approval was not required
20. What provisions are you making for fire protection and human safety: The patio enclosure will be protected by bollards as shown on the plan. Additionally, there is a strobe device located in the area.
21. What are your rules and regulations for the property: See attached
22. Timetable for completion: The interior remodel of the project is expected to be completed by April 1, 2020
23. Proposed on-site security measures: The tenant maintains their own security system
24. Anticipated maximum users of space: 30
25. ConEdison Battery Storage fka a part of Johnson Control is a well-established tenant at our complex. They recently expanded their space in the building and as part of the expansion have requested this patio enclosure as an added amenity. They chose to remain here in Glendale over relocating to the 3rd ward and believe this area of their space will help attract and maintain staff at this location.

Prepared by:



Andrea Scrobel, VP of Operations
M|TECH Facility Services Inc.

Date: 2/10/20





NAD_1983_2011_StatePlane_Wisconsin_South_FIPS_4803_Ft_US



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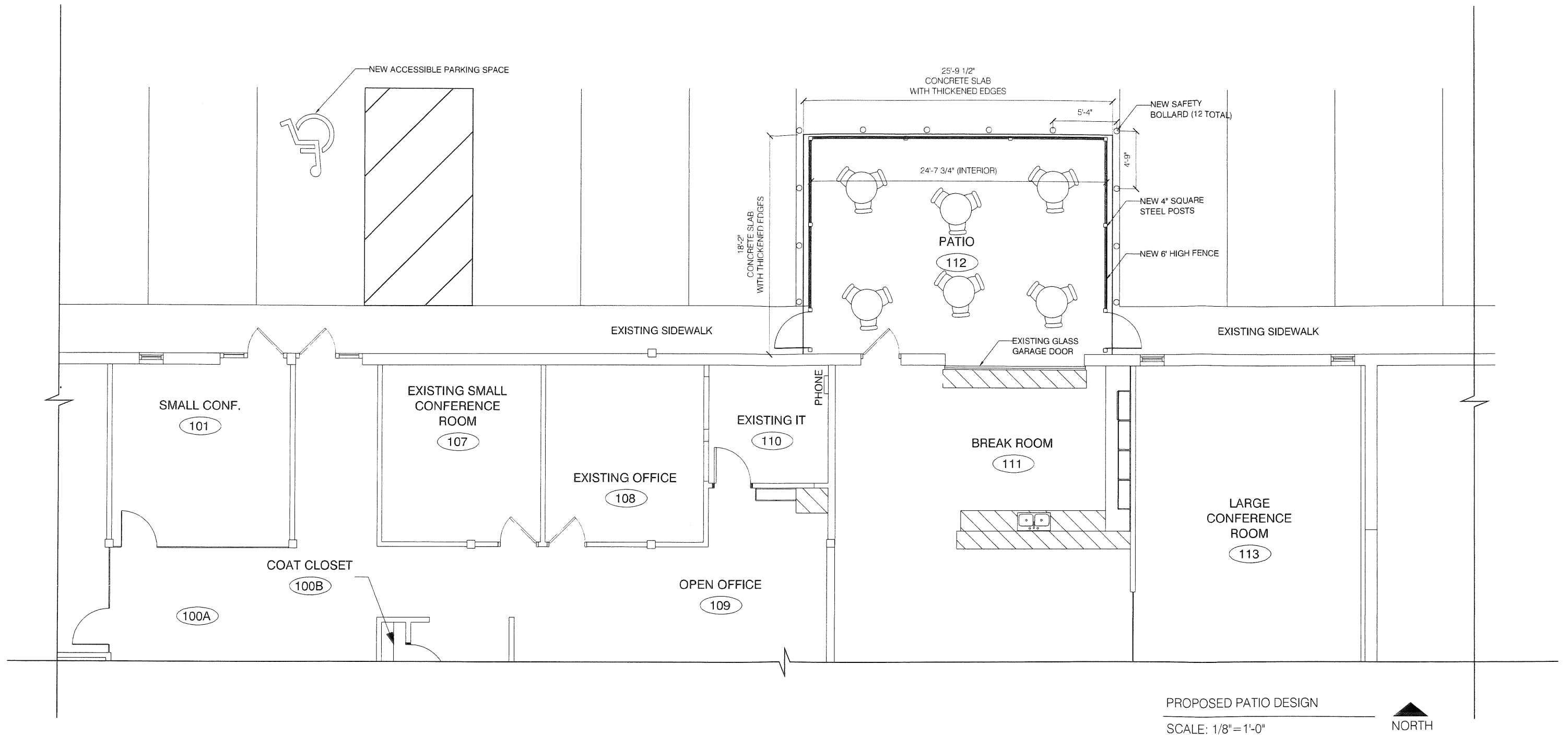
94 Feet

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 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

© MCAMLS



LEGEND

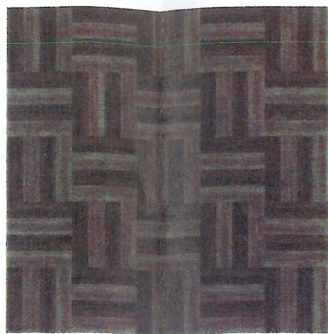
- EXISTING WALL
- NEW WALL
- NEW DOOR
- EXISTING DOOR

in.studio
architecture
 833 E. Michigan St. Ste. 540 | Milwaukee, WI 53202

CONED - GLENDALE
 6691 N. SYDNEY PLACE
 GLENDALE, WI

FEBRUARY 3, 2020

KEY SCHEDULE - FINISHES									
CODE	MATERIAL TYPE	MANUFACTURER	PRODUCT	COLOR	SIZE / FINISH	INSTALL PATTERN	CONTACT	NOTES	
ACT-1	ACCUUSTICAL CEILING TILE	ARMSTRONG	CORTEGA SECOND LOCK	WHITE	TILE 24" x 48" ANGLED TEGULAR EDGE 15/16" GRID 15/16"	N/A	SCOTT MESKAN (608) 354-2167		
ACT-2	ACCUUSTICAL CEILING TILE	ARMSTRONG	CALLA	WHITE	TILE 24" x 48" SQUARE LAY-IN EDGE 15/16" GRID 15/16"	N/A	SCOTT MESKAN (608) 354-2167		
B-1	RUBBER BASE	TBD							
B-2	PORCELAIN TILE (BASE)	DALTILE	VOLUME 1.0 GLAZED PORCELAIN	SONIC WHITE VL75	SIZE 12" x 24" FIELD TILE	STAGGERED BRICK	HILLARY BLISS (317) 910-2527	USE G-1	
CPT-1	CARPET	MOHAWK GROUP	SPECTRUM V 20-BC246	SAPPHIRE INDIGO 7664	N/A	N/A	GARY LANDISCH (414) 254-7427		
CPT-2	CARPET	TBD							
G-1	GROUT	CUSTOM BUILDING PRODUCTS	GROUT WITH GROUT SEALER	#543 DRIFTWOOD	UNSANDED	N/A	N/A	MIX CUSTOM BUILDING PRODUCTS STAINBLOCKER WITHIN GROUT	
LVT-1	RESILIENT FLOOR	INTERFACE	STUDIO SET #A007	A00701 SILVERLIGHT	25CM x 1M	BASKET WEAVE	DANIELLE SPAKOWITZ (715) 409-1408		
LVT-2	RESILIENT FLOOR	INTERFACE	STUDIO SET #A007	A00702 PEWTER	25CM x 1M	BASKET WEAVE	DANIELLE SPAKOWITZ (715) 409-1408		
P LAM-1	PLASTIC LAMINATE	FORMICA	COLORCORE 2	912 STORM	INFINITI FINISH	N/A	PATTY SCHELL (262) 385-1162		
P LAM-2	PLASTIC LAMINATE	FORMICA	COLORCORE 2	7229C-58 NEW WHITE	MATTE FINISH	N/A	PATTY SCHELL (262) 385-1162		
P LAM-3	PLASTIC LAMINATE	TBD						COUNTERTOP IN PHONE ROOM. COORDINATE LAMINATE TOP WITH FURNITURE REP.	
PNT-1	PAINT (HM FRAMES)	SHERWIN WILLIAMS	LOW VOC	SW 7069 IRON ORE	SEMI-GLOSS	N/A	SUSAN SIENKOWSKI (847) 330-9565	1 COAT PRIMER. 2 COATS PAINT	
PNT-2	PAINT (MAIN)	BENJAMIN MOORE	LOW VOC	960 DOVE WING	MATTE	N/A	MARY HOFFMAN (815) 919-0209	1 COAT PRIMER. 2 COATS PAINT	
PNT-3	PAINT (WHITEBOARD)	WOLF GORDON	WINK DRY ERASE PAINT	WHITE	N/A	N/A	SUSAN MCCAFFREY (800) 347-6550 EXT. 835	1 COAT PRIMER. 2 COATS PAINT	
PNT-4	PAINT (ACCENT)	BENJAMIN MOORE	LOW VOC	2175-30 RUST	MATTE	N/A	MARY HOFFMAN (815) 919-0209	1 COAT PRIMER. 2 COATS PAINT	
PNT-5	PAINT (ACCENT)	BENJAMIN MOORE	LOW VOC	HC-18 ADAMS GOLD	MATTE	N/A	MARY HOFFMAN (815) 919-0209	1 COAT PRIMER. 2 COATS PAINT	
PNT-6	PAINT (ACCENT)	BENJAMIN MOORE	LOW VOC	HC-13 LOUISBURG GREEN	MATTE	N/A	MARY HOFFMAN (815) 919-0209	1 COAT PRIMER. 2 COATS PAINT	
PNT-7	PAINT (ACCENT)	BENJAMIN MOORE	LOW VOC	HC-164 PURITAN GRAY	MATTE	N/A	MARY HOFFMAN (815) 919-0209	1 COAT PRIMER. 2 COATS PAINT	
PNT-8	PAINT (CEILING)	SHERWIN WILLIAMS	LOW VOC	SW 7069 IRON ORE	MATTE	N/A	SUSAN SIENKOWSKI (847) 330-9565	1 COAT PRIMER. 2 COATS PAINT	
PNT-9	PAINT (TOILET ROOM)	SHERWIN WILLIAMS	LOW VOC	SW 7065 ARGOS	SEMI-GLOSS	N/A	SUSAN SIENKOWSKI (847) 330-9565	1 COAT PRIMER. 2 COATS PAINT	
PT-1	PORCELAIN TILE (FLOOR)	DALTILE	VOLUME 1.0 GLAZED PORCELAIN	SONIC WHITE VL75	SIZE 6" x 12" COVE BASE (P-36C9)	N/A	HILLARY BLISS (317) 910-2527	USE G-1. USE COVE BASE 1" x 6" COVE BASE CORNER AS NEEDED (PC-36C9)	
TS-1	TRANSITION STRIP	SCHLUTER	SCHEINE E 10 EB	STAINLESS STEEL BRUSHED	1/8" REVEAL	N/A	JASON BRIST (608) 669-2925		



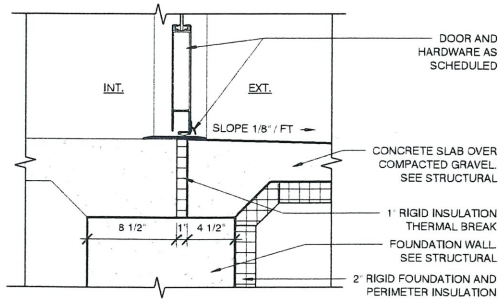
LVT PATTERN



ROOM FINISH SCHEDULE						
ROOM #	ROOM NAME	FLOOR FINISH	BASE FINISH	Wall Finish	CEILING FINISH	COMMENTS
100A	RECEPTION-WAITING	CPT-2	B-1	PNT-2	ACT-1	
100B	COAT CLOSET	CPT-2	B-1	PNT-2	ACT-1	
101	SMALL CONF.	CPT-1	B-1	PNT-2, PNT-3	ACT-1	
102	LARGE CONF.	CPT-1	B-1	PNT-2, PNT-3	ACT-1	
103	EXISTING SHOWER ROOM	EXIST	EXIST	EXIST	EXIST	
104	EXISTING RESTROOM	EXIST	EXIST	EXIST	EXIST	
105	MENS RESTROOM	P1-1	B-2	PNT-6	ACT-2	
106	WOMENS RESTROOM	P1-1	B-2	PNT-6	ACT-2	
107	EXISTING SMALL CONFERENCE ROOM	CPT-1	B-1	PNT-2, PNT-3	ACT-1	
108	EXISTING OFFICE	CPT-1	B-1	PNT-2, PNT-3	ACT-1	
109	OPEN OFFICE	CPT-2	B-1	PNT-2	EXPOSED CEILING, PNT-5	
110	EXISTING IT	CPT-2	B-1	PNT-2	EXPOSED CEILING, PNT-5	
111	BREAK ROOM	LVT-1, LVT-2	B-1	PNT-2	EXPOSED CEILING, PNT-5	
112	PATIO	CONC	N/A	N/A	N/A	
113	LARGE CONFERENCE ROOM	CPT-1	B-1	PNT-2, PNT-3	ACT-1	
114	COLLABORATION SPACE	CPT-2	B-1	PNT-2	EXPOSED CEILING, PNT-5	
115	OPEN OFFICE	CPT-2	B-1	PNT-2	EXPOSED CEILING, PNT-5	
116	NEW STORAGE/WORKSHOP	EXIST CONC	N/A	EXIST	EXPOSED CEILING, PNT-5	NEW DRYWALL TO BE PAINTED PNT-2 (BOTH SIDES)
117	EXISTING LAB SPACE	EXIST CONC	N/A	EXIST	EXIST	
118	EXISTING STORAGE/WORKSHOP	EXIST CONC	N/A	EXIST	EXIST	
119	COLLABORATION SPACE	CPT-2	B-1	PNT-2	DW	
120	PHONE BOOTH	CPT-1	B-1	PNT-2	ACT-1	
121	PHONE BOOTH	CPT-1	B-1	PNT-2	ACT-1	
122	PHONE BOOTH	CPT-1	B-1	PNT-2	ACT-1	

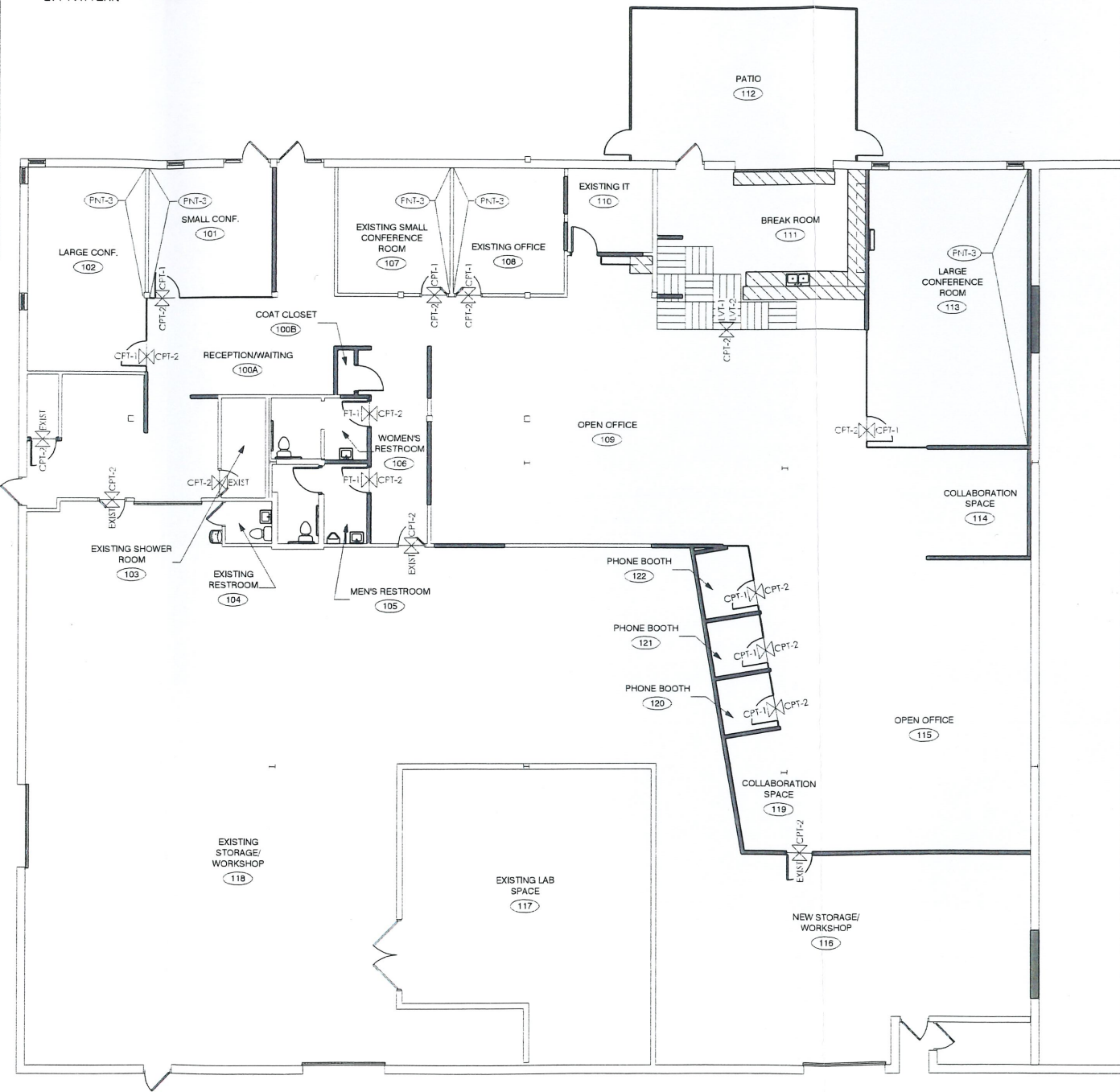
FINISH FLOOR PLAN GENERAL NOTES:

- THIS DRAWING INDICATES THE GENERAL LOCATION OF FIXTURES, ARCHITECTURAL DETAILS AND FINISHES. REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION AND SPECIFICATIONS.
- SEE FINISH SCHEDULE, REFLECTED CEILING PLAN, STRUCTURAL DRAWINGS, AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- FLOORING TRANSITIONS TO OCCUR AT CENTERLINE OF DOOR OPENING. U.N.O.
- SEE SCHEDULE FOR BASE TYPES.
- MECHANICAL GRILLES AND DIFFUSERS SHALL BE PAINTED TO MATCH ADJACENT WALL SURFACE. U.N.O.
- VERIFY ELECTRICAL DEVICE AND COVER PLATE COLORS WITH ARCHITECT PRIOR TO INSTALLATION.
- FLOOR TILE INSTALLER SHALL PROVIDE ARCHITECT A FLOOR PLAN PROVIDING PROPOSED CONTROL JOINT LOCATIONS PRIOR TO INSTALLATION.
- SEE SCHEDULE FOR PORCELAIN TILE INFO (INCLUDING PATTERN).
- SEAL ALL GROUT AND FLOORING AS RECOMMENDED BY MANUFACTURER.
- HATCH PATTERNS ON FINISH PLAN ARE REPRESENTATIVE OF DIFFERENT MATERIALS AND DO NOT DESIGNATE TILE LAYOUTS/SPACING ETC.
- PRIME DRYWALL PATCHED AREAS AND NEW WALLS AS NEEDED.
- PAINT ALL WALLS WITH TWO COATS OF EGGSHELL LATEX PAINT WITH UP TO 2 CUSTOM COLORS AS SPECIFIED BY TENANT.
- PAINT ALL NEW DOORS AND FRAMES TO MATCH EXISTING.



1 THRESHOLD DETAIL

1 1/2" = 1'-0"



2 FINISH FLOOR PLAN

1/8" = 1'-0"



TENANT IMPROVEMENT PROJECT:

ConEd - Glendale

6691 N SYDNEY PLACE
GLENDALE, WI

REVISIONS

NO. REV. DATE DESCRIPTION

PROJECT INFO

Original Issue Date
10/03/2019

Project No.
19-019

Drawn By
KL

SHEET TITLE

FINISH FLOOR PLAN AND ROOM
FINISH SCHEDULE

A3.3

FOR CONSTRUCTION

© in. studio architecture, llc.

EXHIBIT C

RULES and REGULATIONS

ATTACHED TO AND MADE A PART OF THE LEASE

The following Rules and Regulations shall be in effect at the Center. Landlord reserves the right to adopt reasonable modifications and additions hereto. In the case of any conflict between these regulations and the Lease, the Lease shall be controlling.

1. Except with the prior written consent of Landlord, no tenant shall conduct any retail sales in or from the Premises, or any business other than that specifically provided for in the Lease.
2. No tenant and no employees of any tenant shall go upon the roof of any buildings in the Center without the prior consent of Landlord.
3. Landlord shall in all cases reserve the right to control and prevent access thereto of all persons whose presence in the judgment of Landlord shall be prejudicial to the safety, character, reputation and interests of the Center and its tenants, provided that nothing herein contained shall be construed to prevent such access to persons with whom Tenant normally deals only for the purpose of conducting its business on the Premises (such as clients, customers office suppliers and equipment vendors, and the like) unless such persons are engaged in illegal activities.
4. The sashes, sash doors, windows, glass lights, and any lights or skylights that reflect or admit light into the halls or other places in the buildings of the Center shall not be covered or obstructed. The toilet rooms, water and wash closets and other water apparatus shall not be used for any purpose other than that for which they were constructed, and no foreign substance of any kind whatsoever shall be thrown therein, and the expense of any breakage, stoppage or damage resulting from the violation of this rule shall be borne by the tenant who, or whose clerks, agents, employees, or visitors, shall have caused it.
5. No sign advertisement or notice visible from the exterior of the Premises or any building in the Center shall be inscribed, painted or affixed by Tenant on any part of any such building in the Center or the Premises without the prior written consent of Landlord. If Landlord shall have given such consent at any time, whether before or after the execution of a Lease, such consent shall in no way operate as a waiver or release of any of the provisions hereof or of this Lease, and shall be deemed to relate only to the particular sign, advertisement or notice so consented to by Landlord and shall not be construed as dispensing with the necessity of obtaining the specific written consent of Landlord with respect to each and every such sign, advertisement or notice other than the particular sign, advertisement or notice, as the case may be, so consented to by Landlord.
6. In order to maintain the outward professional appearance of the Building and the Center, all window coverings to be installed at the Premises shall be subject to Landlord's prior reasonable approval. If Landlord, by a notice in writing to Tenant, shall object to any curtain, blind, shade or screen attached to, or hung in or used in connection with, any window or door of the Premises, such use of such curtain, blind, shade or screen shall be forthwith discontinued by Tenant. No awnings shall be permitted on any part of the Premises.
7. Tenant shall not do or permit anything to be done in the Premises, or bring or keep anything therein, which shall in any way increase the rate of fire insurance on the Building or the Center, or on the property kept therein, or obstruct or interfere with the rights of other tenants, or in any way injure or annoy them.; or conflict with the regulations of the Fire Department or the fire laws, or with any insurance policy upon the Building or the Center, or any part thereof, or with any rules and ordinances established by the Board of Health or other governmental authority.

8. No tenant shall sweep or throw or permit to be swept or thrown any dirt or other substance out of the doors or windows of the Building, and Tenant shall not use, keep or permit to be used or kept any foul or noxious gas or substance in the Premises, or permit it or suffer the Premises to be occupied or used in a manner offensive or objectionable to Landlord or other occupants of the Building or the Center by reason of noise, odors and/or vibrations, or interfere in any way with other tenants or those having business therein, nor shall any animals or birds be kept in or about the Building or the Center.

9. Except for the use of microwave ovens and coffee makers for Tenant's personal use, no cooking shall be done or permitted by Tenant on the Premises, nor shall the Center be used for lodging.

10. Tenant shall not use or keep in the Center any kerosene, gasoline, or inflammable fluid or any other illuminating material, or use any method of heating other than that supplied by Landlord.

11. If Tenant desires telephone or telegraph connections, Landlord will direct electricians as to where and how the wires are to be introduced. No boring or cutting for wires or other otherwise shall be made without directions from Landlord.

12. Each tenant, upon the termination of its tenancy, shall deliver to Landlord all the keys of offices, rooms and toilet rooms which shall have been furnished such tenant or which such tenant shall have had made, and in the event of loss of any keys so furnished, shall pay Landlord therefor.

13. No Tenant shall lay linoleum or other similar floor covering so that the same shall be affixed to the floor of the Premises in any manner except by a paste, or other material which may easily be removed with water, the use of cement or other similar adhesive materials being expressly prohibited. The method of affixing any such linoleum or other similar floor covering to the floor, as well as the method of affixing carpets or rugs to the Premises shall be subject to reasonable approval by Landlord. The expense of repairing any damage resulting from a violation of this rule shall be borne by Tenant by whom, or by those agents, clerks, employees or visitors, the damage shall have been caused.

14. Tenant shall see that the windows and doors of the Premises are closed and securely locked before leaving the Building and Tenant shall exercise extraordinary care and caution that all water faucets or water apparatus are entirely shut off before Tenant or Tenant's employees leave the Building, and that all electricity, gas or air shall likewise be carefully shut off: so as to prevent waste or damage, and for any default or carelessness Tenant shall make good all injuries sustained by other tenants or occupants of the Center or Landlord.

15. Tenant shall not alter any lock or install a new or additional lock or any bolt on any door of the Premises without prior written consent of Landlord. If Landlord shall give its consent, Tenant shall in each case furnish Landlord with a key for any such lock.

16. No shopping cart, or other vehicle or any animal shall be brought into the Premises or the halls, corridors, elevators or any part of any building Center by Tenant.

17. Landlord shall have the right to prohibit the use of the name of the Building or the Center or any other publicity by Tenant which in Landlord's opinion tends to impair the reputation of the Building or the Center or their desirability for other tenants, and upon written notice from Landlord, Tenant will refrain from or discontinue such publicity.

18. Tenant shall not erect any aerial or antenna on the roof or exterior walls of the Premises, the Building, or the Center without the prior written consent of Landlord.

3e. Planning



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: Haag Muller, Inc. / Stephen L. Jeske, Architect

Legal Name of Business: Taco Bell

Name of Business Owner (if different from Applicant): ETD Bells, 111 W. 39th St., Vancouver, WA 98660

Applicant Address (City, State, and Zip Code): 101 E. Grand Ave., Port Washington, WI 53074

Office Phone Number: 262-268-1200 Cell: 262-483-4566 Fax: _____

Applicant E-Mail: sjeske@haagmuller.com

Applicant Signature: _____ Date: 02/10/2020

PROPERTY INFORMATION

Property Address: 208 E. Capitol Drive Tax Key Number: _____ Zoning District: 2-Commercial

Property Owner (if different from Applicant): 208 CAP, LLC / David Church

Property Owner Address (City, State, and Zip Code): P.O. Box 511262, New Berlin, WI 53151

Property Owner Phone: _____ Cell: _____ Fax: _____

Property Owner E-Mail: dchurch23@att.net

Property Owner Signature: _____ Date: _____

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): _____

Total Building Area: 2053 GSF To Be Occupied Area: 1,732 SF

Lot Size: Depth: 185' Width: 126'-9" Area: _____

Previous Occupant in To Be Occupied Space: N/A

Other Uses of This Site: N/A

Total Number of Parking Spaces: 24 Parking Spaces Available to Tenancy: N/A

Business Hours (Days and Hours of Operation): _____

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

Primary Contact Person for This Project: Same as Applicant

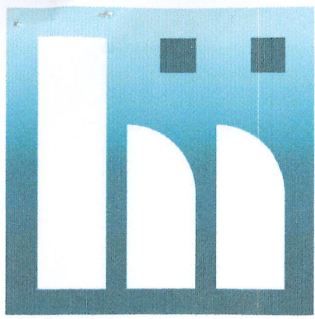
Primary Contact Phone: _____ Cell: _____ Fax: _____

Primary Contact E-Mail: _____

CITY OF GLENDALE USE ONLY

Application Fee: \$300 Date of Application: 2/11/20 Time: NA Received by with date: CG Tentative Hearing Date: March 3, 2020

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



haag müller, inc.

Architecture • Engineering • Interiors
101 East Grand Avenue, Suite 1
Port Washington, Wisconsin 53074
262.268.1200 www.haagmuller.com

February 10, 2020

To: City of Glendale.

Re: Plan of Operation
New Taco Bell Restaurant
208 E. Capitol Drive (Glendale & Milwaukee) WI.

Statement of Operation Summary.

This is a formal summary following the format of the City of Glendale's Plan of Operation Outline.

1. Name of Business: Taco Bell.
2. Name of Owner:

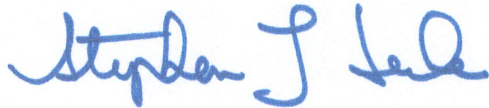
ETD Bells, LLC (Pacific Bells, LLC)
111 w. 39TH St.
Vancouver, WA 98660
360-694-7855

3. Name of Applicant: Haag Muller, Inc., Stephen Jeske, Architect.
4. Legal Description of Property: See survey included in submittal package.
5. Tax key: (Unable to determine from internet search on Glendale site.)
6. Zoning: 2-Commercial
7. Lot size: 185'D x 126'-9"W. 23,449 s.f. area.
8. Dimensions of building: 69'-2 1/2"L x 27'-10"W. 2,053 GSF.
9. Total floor area: 1,732 net s.f.
10. Specific use: Taco Bell quick service restaurant.
11. Min. # of employees: 7. Max # of employees: 30 total for restaurant.
12. Days of operation: 7 days a week.
13. Hours of operation: Drive thru: 24-7. Dining room: 7 am to Midnight.
14. Signage: (1) Monument sign. (3) Wall signs – one each on west, south and east elevations.
15. Imposed conditions by State or County: No conditions known.
16. Security fencing: No.
17. Potential problems: No problems or hazards.
18. Food service?: Yes.
19. State approved plans? Building is located within City of Milwaukee limits. Milwaukee will review building plans.
20. Provisions for fire or human safety?: All IBC code requirements for fire protection or human safety will be met.
21. Owner rules and regulations for property? Meet Taco Bell requirements for providing a clean, safe and customer friendly atmosphere.
22. Construction timetable and anticipated grand opening: 3 Months construction. Anticipated opening before end of 2020. (Dictated by how quickly the City of Milwaukee can get us through their plan review processes.

- 23. Proposed on-site security measures: Maximized lighting as allowed by energy code. Video security as directed by Owner - TBD.
- 24. Anticipated maximum number of users?: 53 Occupants allowed per code.
- 25. Other pertinent information?: No.
- 26. Business Plan: See items #10 to #13 above.
- 27. Grant application: N/A.

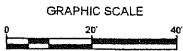
This completes the Plan of Operation summary. If there are any questions, please feel free to contact me at anytime.

Respectively Submitted,



Stephen L. Jeske
Registered Architect
haag müller, inc.
Architecture • Engineering • Interiors

C-101



LEGEND:

---	SECTION 1/4 SECTION LINE
---	PROPERTY LINE
---	EASEMENT
-X-X-X-	CHAIN LINK FENCE
---	TREE LINE
OH --- OH	OVERHEAD UTILITY LINE
E --- E	ELECTRIC
T --- T	TELEPHONE
FO --- FO	FIBER OPTIC
CTV --- CTV	CABLE TV
SAN --- SAN	SANITARY SEWER
FM --- FM	FORCE MAIN
ST --- ST	STORM SEWER
W --- W	WATER MAIN
G --- G	GAS
---	EXISTING CONTOUR
○	MANHOLE
⊞	CATCH BASIN
●	CATCH BASIN (ROUND)
●	ROOF DRAIN
⊞	HYDRANT
⊞	WATER VALVE
⊞	GAS VALVE
⊞	UTILITY POLE
⊞	GUY WIRE
⊞	GAS METER
⊞	ELECTRIC METER
⊞	UTILITY PEDESTAL
⊞	TRAFFIC SIGNAL
⊞	LIGHT POLE
⊞	SOIL BORING
⊞	MONITORING WELL
○	IRON PIPE FOUND/SET
⊞	REBAR FOUND/SET
⊞	CHISELED CROSS FOUND/SET
⊞	PK NAIL FOUND/SET
⊞	SPIKE/NAIL
⊞	MONUMENT
⊞	BENCHMARK
⊞	SIGN
⊞	DECIDUOUS TREE
⊞	CONIFEROUS TREE
⊞	BUSH
⊞	POST

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. DRAWING IS BASED ON FIELD SURVEY COMPLETED BY THE SIGMA GROUP ON DECEMBER 2019.
4. DATUM FOR THE PROJECT SURVEY IS WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983. BENCHMARK FOR THE PROJECT SURVEY IS SOUTHEAST CORNER OF SECTION 5-7-22, ELEV. 659.88.

TACO BELL - 208 EAST CAPITOL DRIVE
MILWAUKEE, WISCONSIN

SITE SURVEY

East Capitol Drive (120' ROW)



CALL DIGGERS HOTLINE
1-800-242-6511
TOLL FREE

WE STRONGLY RECOMMEND
ACQUIRING A 3 WEEK DATA
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

NO. REVISION DATE BY

DRAWING NO. 19150_SURVEY.DWG

DRAWN BY: RT

DATE: 01-20-2020

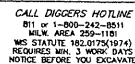
PROJECT NO: 19150

CHECKED BY: TM

APPROVED BY: CTC

SHEET NO.:

C001



EVERGREEN TREES

HCI	Hetzi Columnar Juniper (upright)
-----	----------------------------------

LOW EVERGREEN SHRUBS

BuJ	Buffalo Juniper
TIY	Taunton Intermediate Yew

LARGE EVERGREEN SHRUBS
SGJ Sea Green Juniper

LOW DECIDUOUS SHRUBS

IH	Incrediball Hydrangea
GLS	Gro Low Fragrant Sumac
PPSR	Pink Pavement Series Rose
NFS	Neon Flash Spirea

TALL DECIDUOUS SHRUBS
UH Unique Hydrangea

ORNAMENTAL GRASSES
KFRG Karl Foerster Feather Reed Grass
PDS Prairie Dropseed

HERBACEOUS PERENNIALS

HRD	Happy Returns Daylily
RRD	Rosy Returns Daylily
KKC	Dwarf Catmint

PLANT ABBREVIATIONS

OWNER:
Phoenix Richards, LLC

OWNER:
Shakir Zahida

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

**TACO BELL - 208 EAST CAPITOL DRIVE
MILWAUKEE, WISCONSIN**

OVERALL
LANDSCAPE
PLAN

NO. REVISION	DATE BY
--------------	---------

DRAWING NO.

DRAWN BY: PCA

DATE:

PROJECT NO:

CHECKED BY: WDH

APPROVED BY:

SHEET NO.

SHEET NO.: **L1.0**

CODE REQUIREMENTS



P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
david@wdavidheller.com
www.wdavidheller.com

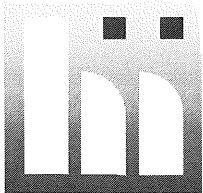
East Capitol Drive (120' ROW)



NORTH

OVERALL LANDSCAPE PLAN

Scale: 1" = 16'0"



haag müller, inc.
Architecture • Engineering • Interiors

101 East Grand Avenue, Suite 1
Port Washington, Wisconsin 53074
262.268.1200 www.haagmuller.com

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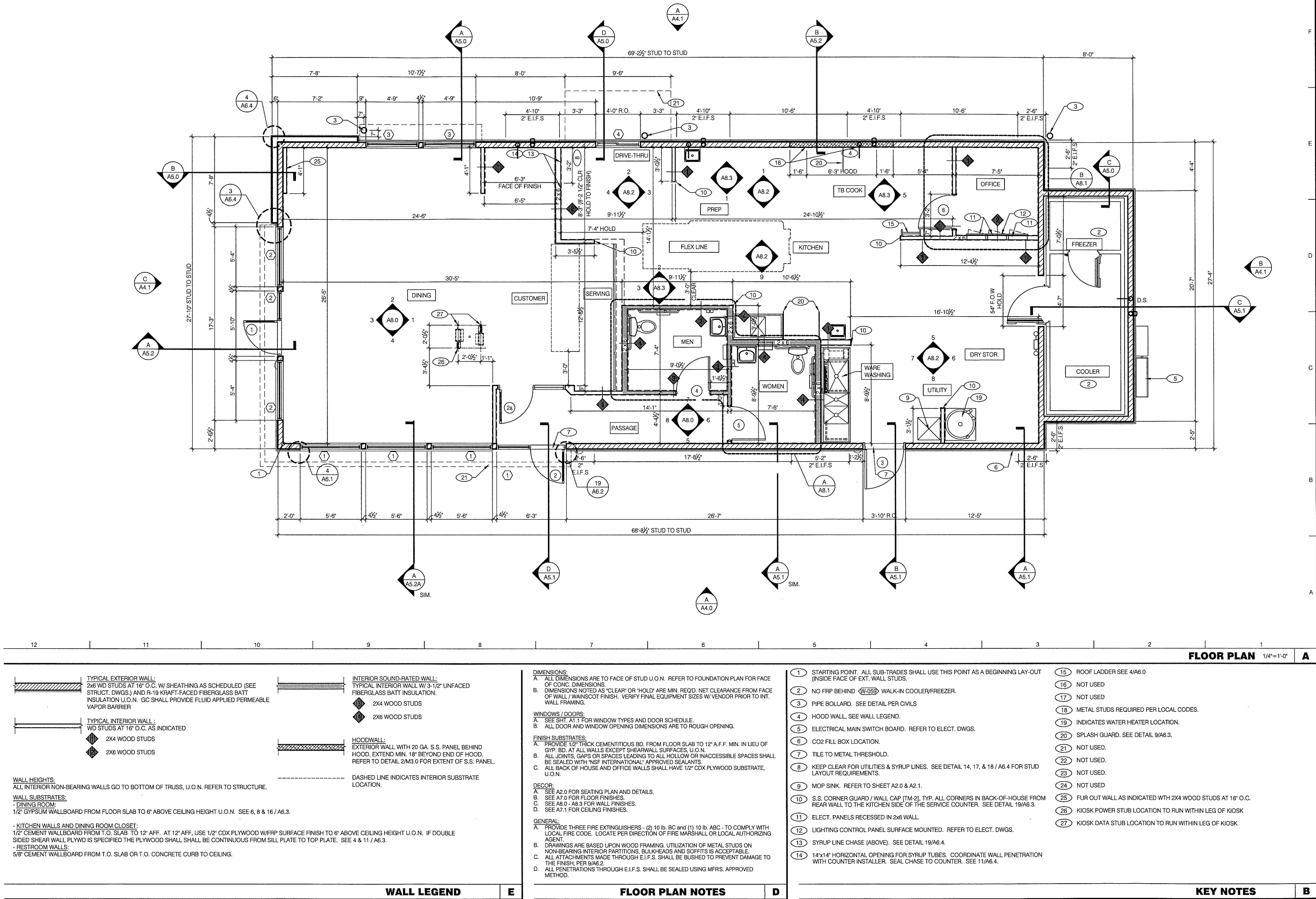


FLOOR PLAN
NEW TACO BELL RESTAURANT
ETD BELLS, LTD.
208 E. CAPITOL DRIVE
CITY OF MILWAUKEE (and Glendale), WISCONSIN

REVISIONS		DATE	DESCRIPTION
NO.	DATE		
1			
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27			

DATE: 01-28-20
PROJ. NO: 1911135
DRAWN BY:
SHEET

A-1.0





EQUIPMENT AND SEATING PLAN

NEW TACO BELL RESTAURANT

ETD BELLS, LTD.

208 E. CAPITOL DRIVE
CITY OF MILWAUKEE (and Glendale), WISCONSIN

[illegible]

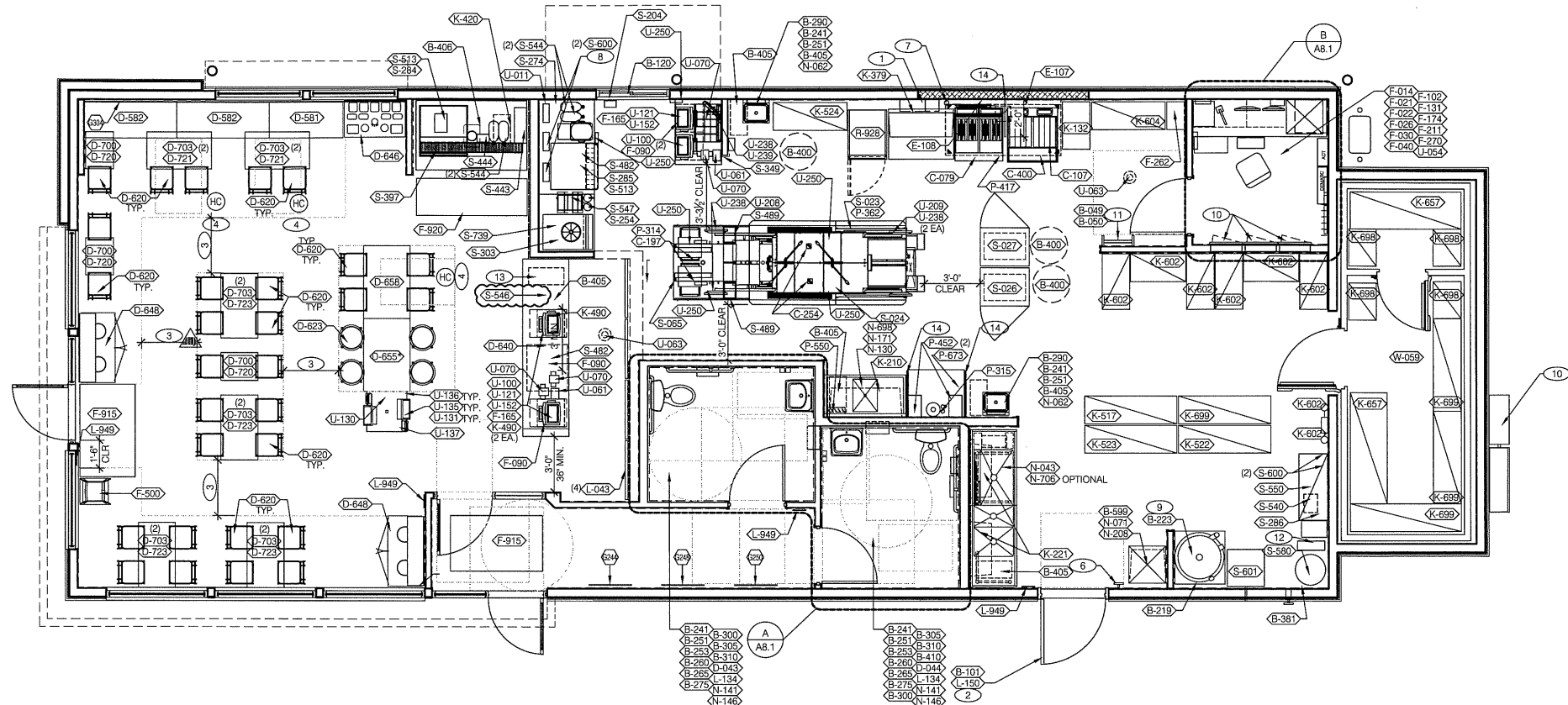
DATE: 01-28-20

PROJ. NO:	1911135
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DRAWN BY:

SHEET

A-2.0



SYM.	QTY.	ITEM
①-581	1	PINE PLANK SETTEE BOOTHS - 48"
①-582	2	PINE PLANK SETTEE BOOTHS - 60"
①-620	29	RETRO CHAIR - 18"
①-623	4	BARREL BARSTOOL - 29"
①-640	1	SERVICE COUNTER & POS STATION
①-646	1	CONDIMENT COUNTER - RECTANGLE
①-648	2	WASTE ENCLOSURE - DOUBLE
①-655	1	WB HUB TABLE - (Custom 48")
①-658	1	WB HUB TABLE ADA - 48"
①-700	3	22" X 22" X 28.5"H FREE STANDING TABLE BASE
①-703	12	22" X 5.5" X 28.5"H FREE STANDING TABLE BASE

[illegible]

* CONSULTANT TO PROVIDE LINEAR FOOTAGE FOR SILLS, CHAIR RAILS AND SHROUDS.

[illegible]

- DECOR**
1. REFER TO SC SHEETS FOR SCOPE OF WORK RESPONSIBILITIES.
 2. (H) - SYMBOL DENOTES A HIGH TABLE OR DINING COUNTER WITH STOOLS.
 3. (HC) - SYMBOL DENOTES A HANDICAP ACCESSIBLE TABLE.

GENERAL NOTES		C1
STORAGE TYPE	LINEAR FT.	
DRY STORAGE	53	
COLD STORAGE	25	
FROZEN STORAGE	10	

SHELVING QUANTITIES REQUIRED	C2
-------------------------------------	-----------

- 1 HOOD FIRE SUPPRESSION SYSTEM (ANSUL R-102 OR EQUAL).
- 2 SEE SHEET A1.1 FOR SECURITY DOOR PACKAGE.
- 3 MAINTAIN 36" MIN CLEAR ACCESSIBLE AISLE EGRESS PATHS TO EXIT DOORS, 32" AT DOORWAYS AND CASPED OPENINGS. (42" AISLE REQUIRED WHEN AISLE SERVES MORE THAN 50 SEATS)
- 4 30" x 48" CLEAR FLOOR SPACE FOR HANDICAP ACCESS.
- 5 NOT USED.
- 6 PULL STATION @ 3'-8" A.F.F.
- 7 GAS LINE DOWN TO EQUIPMENT.
- 8 COORDINATE LOCATION OF HORIZ PVC SYRUP CHASE THRU WALL TO COUNTER.
- 9 6" HIGH WATER HEATER PLATFORM.
- 10 SWITCHGEAR / ELECTRIC PANELS.
- 11 ROOF LADDER, SEE DETAIL 4 & 7/A6.0.
- 12 8' LADDER.
- 13 SAFE.
- 14 SPLASH GUARD SEE 9/A6.3.
- 15 NOT USED

SHELVING QUANTITIES REQUIRED	C2
-------------------------------------	-----------

KEYNOTES	B
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SEATING PACKAGE - BY SEATING VENDOR U.O.N. (TOTAL SEATS = 42 INT, 12 EXT.)

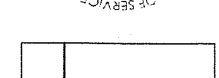
ARTWORK SCHEDULE

SHELVING QUANTITIES REQUIRED

KEYNOTES



101 East Grand Avenue, Suite 1
Port Washington, Wisconsin 53074
262.268.1200 www.haagmiller.com
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ELEVATIONS

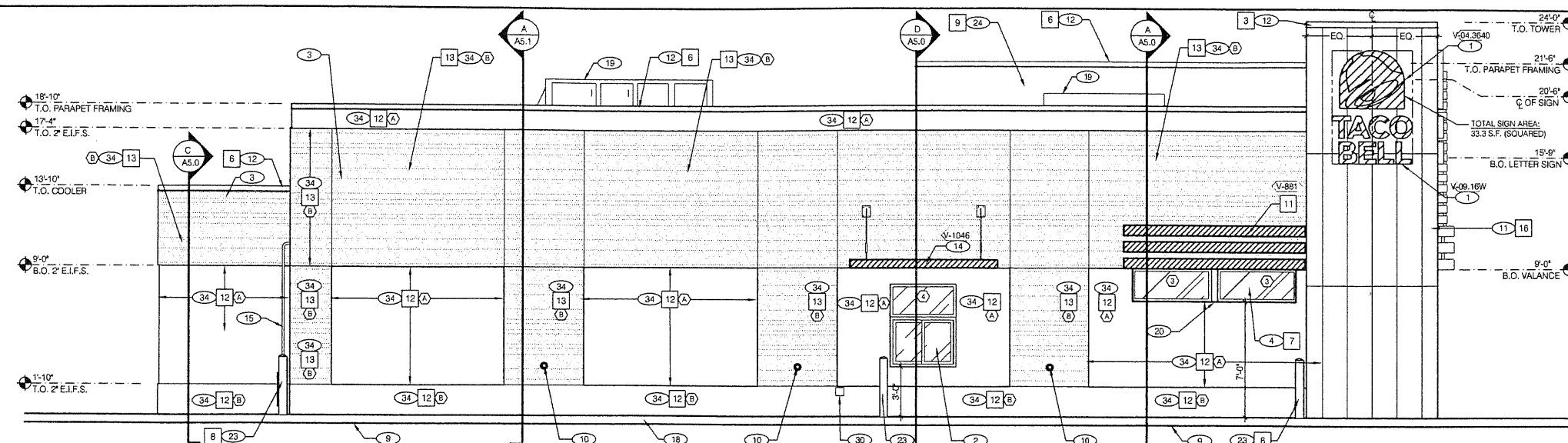
NEW TACO BELL RESTAURANT
ETD BELLS, LTD.
208 E. CAPITOL DRIVE
CITY OF MILWAUKEE (and Glendale), WISCONSIN

[illegible]

DATE:	02-10-20
PROJ. NO:	1911135

DRAWN BY:
SHEET

T-4.1



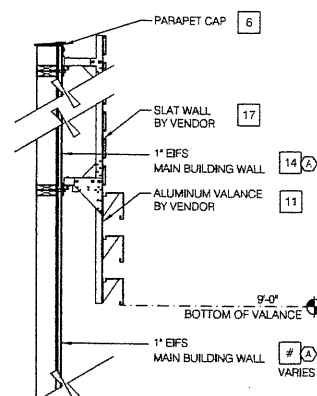
KEY NOTES

PAINTING OVER EIFS/STUCCO:
APPLICATOR MUST DO THEIR DUE DILIGENCE WITH PREPARATION.
PRIMER: 1 COAT SW A24W/B300. LOXON CONCRETE & MASONRY PRIMER
FINISH: 2 COATS SW A82-100 SERIES, A-100 EXTERIOR LATEX SATIN.

Ⓐ BASE THICKNESS - 1" THICK E.I.F.S.
Ⓑ BASE THICKNESS - 2" THICK E.I.F.S.

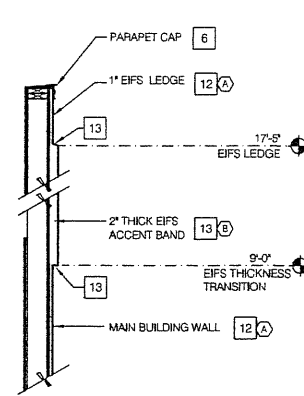
E.J.F.S. NOTES

N.T.S.



SLAT WALL COLORS N.T.S.

NTS



EIES THICKNESS / COLOR

NTS

GENERAL NOTES

MISCELLANEOUS
A. SEE SHT A1.1 "WINDOW TYPES" FOR WINDOW ELEVATIONS

SEALERS (REFER TO SPECS):

- A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
- B. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD AND JAMB. DO NOT SEAL SILL @ WINDOWS.
- C. APPLY NEOPRENE GASKET (CONT.) BETWEEN BUILDING & CANOPY.

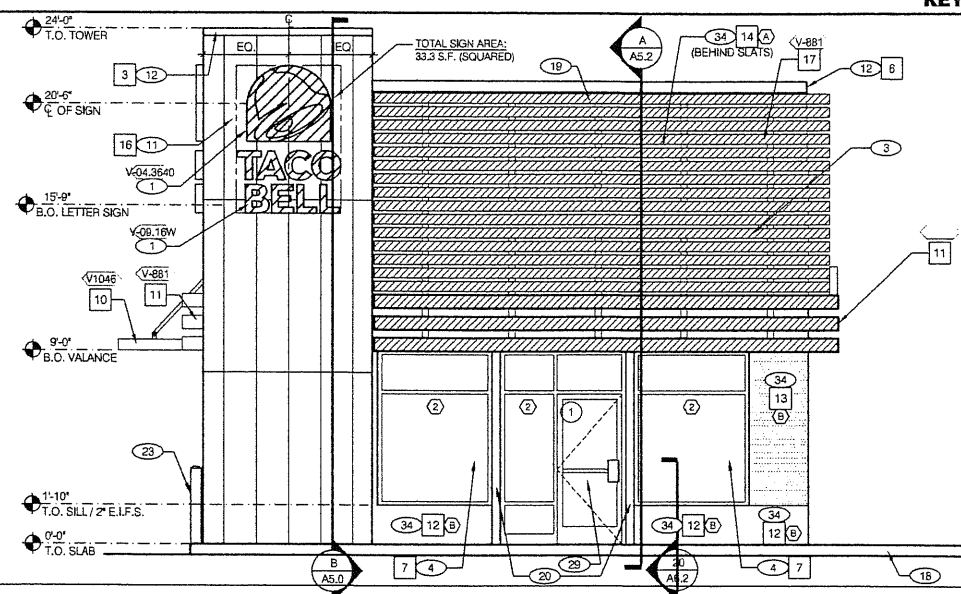
'CRITICAL' DIMENSIONS:
A. REQUIRED CLEAR OPENING WIDTH TO ENSURE COORDINATION WITH STANDARD SIGNAGE/ BUILDING ELEMENTS DIMENSIONS.

NOTE: NO EXTERIOR SIGNS ARE WITHIN THE SCOPE OF WORK COVERED BY THE BUILDING PERMIT APPLICATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL EXTERIOR SIGNS AND INSTALLATION OF REQUIRED BLOCKING AND ELECTRICAL CONNECTIONS FOR FINAL APPROVED SIGNS.

NOTE: SIGNAGE UNDER SEPARATE PERMIT

	QTY	ITEM DESCRIPTION	ELE
V-881	1	SLAT WALL	
V-04.3640	2	3'-6" x 4'-0" LARGE SWINGING BELL, PURPLE LOGO - FACE LIT	X
V-09.16W	3	16" LARGE CHANNEL LETTERS WHITE	X
V-1046	1	DRIVE-THRU CANOPY - 4'-0" D x 9'-0" W x 6' H	X

SIGN SCHEDULE



KEY NOTES

SYMBOL	AREA	MANUFACTURER	COLOR	ALTERNATE MFR.	ALTERNATE COLOR	CONTACT INFORMATION
3	PARAPET CAP (TOWER)	DUROLAST 25	MEDIUM BRONZE (FACTORY FINISH)	SHERWIN WILLIAMS	SW 7069 "IRON ORE"	DURO-LAST: LEE COBB, 800-434-3876 (PHONE)
6	PARAPET CAP (COOLER)	DUROLAST 25	GALVALUME PLUS (FACTORY FINISH)			
7	STOREFRONT WINDOWS	OLD CASTLE	CLEAR ANODIZED			OLD-CASTLE: MARK LEHMAN, 972-551-6100 (PHONE), MLEHMAN@OBE.COM (EMAIL)
8	PIPE BOLLARDS	STREET SMART	YELLOW - 1/4" THICK PLASTIC COVER (US.POSTMAN.COM) OR EQUAL			
9	PARAPET BACK ROOFING	DUROLAST	THE COLOR SHALL BE FACTORY COLORED "LIGHT GRAY" EQUAL ALTERNATE ALLOWED.			DURO-LAST: LEE COBB, 800-434-3876 (PHONE)
10	DRIVE THRU CANOPY		TB BRONZE TIGER DRYLAC			
11	VALANCE COLOR	SIGN VENDOR	SW 7034 "STATUS BRONZE" (EQUAL)			
12	MAIN BUILDING COLOR	SHERWIN WILLIAMS	SW 7067 "CITYSCAPE"	STO LOTUSAN	NA17-0014	SHERWIN WILLIAMS: BRAD HARRINGTON, 216-341-5558 X115 (PHONE), BRAD.E.HARRINGTON@SHERWIN.COM
13	ACCENT COLOR	SHERWIN WILLIAMS	SW 6098 "PACER WHITE"	STO LOTUSAN	NA17-0008	
14	WALL COLOR BEHIND SCREEN WALL	SHERWIN WILLIAMS	SW 6831 "CLEMATIS"	STO LOTUSAN	NA14-0004	EIFS CONTACT: STO CORP.: CHUCK DUFFIN, 940-894-2692 (PHONE), 940-894-2095 (FAX), CDUFFIN@STOCORP.COM
15	NOT USED					
16	METAL PANELS	WESTERN STATES METAL ROOFING	18" A606-4 RUSTWALL PANELS			WESTERN STATES DECKING: JESSICA TRIER, 602-422-2696 (PHONE), jessica@metaldeck.com (EMAIL)
17	SLAT WALL	GTC	ALL BRONZE.			

EXTERIOR FINISH SCHEDULE

- | | | | |
|----|---|----|--|
| 1 | BUILDING SIGN, BY VENDOR. REQUIRES ELECTRICAL. SEE ELECTRICAL PLANS. | 17 | NOT USED. |
| 2 | DRIVE THRU WINDOW. SEE SHEET A1.0 AND A1.1. | 18 | CONCRETE CURB. |
| 3 | DASHED LINE INDICATES ROOF BEYOND. | 19 | RTU BEYOND. |
| 4 | STOREFRONT, TYPICAL. REFER TO SHEET A1.1. | 20 | BREAK METAL COVER OVER WOOD STUDS TO MATCH STOREFRONT. SEE 3/A5.1. |
| 5 | WALL. PACK LIGHT FIXTURE. | 21 | NOT USED. |
| 6 | SWITCH GEAR. PAINT TO MATCH WALL. | 22 | NOT USED. |
| 7 | NOT USED. | 23 | BOLLARD. |
| 8 | LIGHT SCONCE. ALIGN BOTTOM OF FIXTURE'S MOUNTING BRACKET WITH EIFS REVEAL / CHANGE IN EIFS THICKNESS. | 24 | SINGLE MEMBRANE ROOFING. |
| 9 | ASSUME D/T LANE SURFACE IS 6" BELOW THE FINISH FLOOR. REFER TO GRADING & SITE PLAN. | 25 | NOT USED. |
| 10 | ROOF DRAIN OVERFLOW THRU WALL. FINISH FLOOR AT +3'-0". G.C. TO SUPPLY & INSTALL WATTS DOWNSPOUT NOZZLE RD-440 TYP. EA. OVERFLOW | 26 | NOT USED. |
| 11 | TOWER WITH METAL PANEL FINISH. | 27 | NOT USED. |
| 12 | PARAPET COPING. USE THE DURO-LAST PRE-FINISHED EDGE TRIM. SEE DETAIL 2/A6.0. | 28 | NOT USED. |
| 13 | CO2 FILLER VALVE & COVER. SEE DETAIL 5/A6.2 SIM. | 29 | STOREFRONT DOOR. REFER TO DOOR SCHEDULE. |
| 14 | DRIVE-THRU CANOPY BY OTHERS. | 30 | HOSE BIBB LOCATION. REFER TO PLUMBING AND DETAIL 8/A6.2 |
| 15 | GAS SERVICE. | 31 | NOT USED. |
| 16 | WALL SHALL BE FINISHED PRIOR TO INSTALLATION OF SWITCHGEAR. | 32 | NOT USED. |
| | | 33 | NOT USED. |
| | | 34 | EIFS (TYP). SEE 2 & 4/A6.2. |

KEY NOTES



3f

5909 North Milwaukee River Parkway
Glendale, WI 53209

SUBJECT: Recommendation to the Common Council to contract with Vandewalle & Associates, Inc., for a Bicycle and Pedestrian Plan.

FROM: Rachel Safstrom, City Administrator

MEETING DATE: March 3, 2020

FISCAL SUMMARY:

Budget Summary:	Capital Projects
Budgeted Expenditure:	\$40,000
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	N/A

BACKGROUND/ANALYSIS:

In early 2019, staff contacted several firms to respond to a Request for Qualifications for the Comprehensive Master Plan. The Plan Commission focused on finding a firm that was local and would understand Glendale and how the City fits into the North Shore area and Milwaukee County.

In April 2019, the Plan Commission recommended to the Council contract with Vandewalle & Associates, Inc. from Milwaukee, Wisconsin. Vandewalle & Associates, Inc. staff has worked with City staff and the Plan Commission to develop a Comprehensive Master Plan 2040.

City staff has included funding for a Bicycle and Pedestrian plan for the City. This plan would complement the Comprehensive Master Plan 2040 as it relates to transportation within the community.

RECOMMENDATION:

Since the Plan Commission has had a good working relationship with Vandewalle & Associates, Inc. and much of the background information has been reviewed, staff is requesting the Plan Commission recommend the Council approve a contract with Vandewalle & Associates, Inc., for the creation of a bicycle and pedestrian plan for the City.

ACTION REQUESTED:

Motion to recommend the Council approve a contract with Vandewalle & Associates, Inc., for the creation of a Bicycle and Pedestrian Plan for the City.

ATTACHMENTS:

1. Scope of services for Bicycle and Pedestrian Plan.
2. Proposed Budget w/alternate options.

Glendale Scope of Work for Bicycle and Pedestrian Plan

Budget: \$35,000 without optional tasks. Up to \$44,000 with all optional tasks.

This scope of work looks to build on the work and analysis done as part of the Comprehensive Plan Update. Efficiencies in the data collection and analysis, as well as knowledge of the community and leading issues will allow the Project Team and particularly Vandewalle & Associates to hit the ground running. Due to the nature and requirements of Bicycle and Pedestrian Plans, deeper analysis and stakeholder input will be required, but the project will be able to start from a solid foundation.

Work Element One: Inventory and Analysis of Existing Conditions, Opportunities, and Needs

Task 1.1 Inventory and Map Existing Conditions

A firm understanding of current conditions is one of the essential first steps in any planning effort. Vandewalle & Associates will build on the data and analysis completed during the Comprehensive Plan update to inventory and map existing trail corridors and routes for bicycles, pedestrians, and other recreational activities in the City. Vandewalle & Associates will obtain appropriate digital mapping, such as streets, parcels, orthophotos, and condition ratings, where available and not previously collected. Preliminary identification of general usage patterns and bicycle and pedestrian activity generators will be included. Crash data, provided by the City, will also be analyzed and mapped as part of this effort.

Vandewalle & Associates will also rate the existing bicycle routes through historic safety performance and adjacency to compatible land uses to determine the comfort level and likely current users (experienced or inexperienced) of existing on-street bicycle facilities, and where new bicycle facilities could afford high levels of user comfort. Some of the variables used to determine the level of comfort include:

- Roadway Type
- Presence and Width of Bike Lane or Shoulder
- Curb Lane Width
- Vehicle Speed
- Average Daily Traffic Volume
- Historical Collision Data
- Land Use Type Proximity

Task 1.2 Data Collection and Analysis of Best Practices

An essential part of this project is the assembly and review of relevant national, regional, and local plans to gain perspective on regional initiatives and priorities, best practices and local preferences for multipurpose trail planning. Information gained from this task will aid in assessing the existing and planned network of bicycle and pedestrian facilities in the area, and the extent to which these facilities are used.

Work Element Two: Project and Technical Coordination

Task 2.1 Project Kick Off Site Visit Half Day with City Staff & Leadership

To begin the project and get all parties on the same page, Vandewalle & Associates will facilitate a kick-off meeting with the City staff and departmental leadership to:

- Establish meeting and presentation schedules and identify communication channels between City staff and consultants.
- Outline the process and public participation program for Work Element 2 and establish a plan for coordinating with stakeholders, local governments, and agencies.
- Begin to identify regional and local directions and priorities.

Consultants will meet with City staff critical to the Bicycle and Pedestrian Plan's development and implementation, including the City Administrator, Director of Community Development, Director of Public Works, and Mayor.

Task 2.2 Project Team Bike Tour

On the same afternoon of the Kick Off meeting, Vandewalle and other members of the Project Team will complete a community bike tour of existing bicycle and pedestrian infrastructure as well as areas for potential improvements. The information gathered in this tour will inform the project inventory as well as the level of comfort on City streets and infrastructure.

Task 2.3 Project Team Meetings (4)

The Project Team will include City staff and other individuals recommended by City staff (such as elected officials). The Project Team will guide the Bicycle and Pedestrian Plan process.

Vandewalle & Associates will attend up to four check ins with the throughout the planning process. Meetings will be strategically scheduled to provide timely direction on all key phases of the planning process particularly related to community participation and to correspond with key milestones of the project. Vandewalle & Associates will prepare agendas for each meeting.

Task 2.4 Bicycle and Pedestrian Facilities Map Review

One meeting of the Project Team will be specifically designated to discuss and review the draft Bicycle and Pedestrian Facilities Map. Vandewalle & Associates will provide an agenda of policy questions and maps for review.

Task 2.5 Ongoing Project Management

This Task includes on-going communication with City staff throughout the course of the project to manage the plan preparation process. Activities include, but may not be limited to, arranging meetings, coordinating the distribution and review of draft documents, management and updating of the project timeline, and day to day correspondence.

Work Element Three: Public Participation

Task 3.1 Stakeholder Input Interviews

To obtain targeted public input, Vandewalle & Associates will conduct up to six one-on-one interviews or up to two focus group meetings with individuals and groups having special interest in bicycle, pedestrian, transit, economic development and active transportation issues. These groups will provide specialized, detailed insight and help to further define the usage, needs and approach necessary for an integrated bicycle and pedestrian system for the study area. Focus groups will be geared toward different types of system users, including bike industry representatives, event organizers, school districts, Glendale Area Business Association, local business owners, bicycle clubs, snowmobile clubs, recreational bikers and walkers, and road cyclists and commuters.

Task 3.2 Issues and Opportunities Public Workshop

Public input is the cornerstone of a quality planning effort, ensuring that the plan process truly reflects the views of residents. The Project Team will coordinate and conduct a public workshop to identify issues and opportunities and set the evaluation framework and selection criteria for the Glendale Bicycle and Pedestrian system. Topics include identifying existing and anticipated use levels, geographic areas where bike improvements are needed, and the degree of importance of bike and pedestrian facilities versus other local and regional needs. Vandewalle & Associates will map this information to illustrate existing bicycle patterns, major destinations, and potential corridors.

Task 3.3 Plan Commission Meeting to Present and Recommend Draft

Consultants will meet with the Plan Commission to review the Draft Plan, related maps, and other graphics. Following discussion of the any alterations to the Plan, the Plan Commission will recommend the Plan to the Common Council for adoption.

Task 3.4 Public Draft Open House

One informal public open house will be held to share the Draft Plan with the public and gather feedback on the recommendations and direction of the Bicycle and Pedestrian Plan. This would be designed to be a one-hour drop-in session involving Plan review summaries and displays and would be held prior to the Public Hearing and Adoption of the Plan. Members of the Project team will be available to talk directly with residents and answer questions. Exhibits and comment forms will accompany the presentations.

Task 3.5 Plan Public Hearing and Adoption by Common Council

Vandewalle & Associates will attend a meeting of the City Council to present the Bicycle and Pedestrian Plan, following its recommendation by the Plan Commission.

Work Element Four: Bicycle and Pedestrian Plan Document

Task 4.1 Preliminary Bicycle and Pedestrian Plan (Draft #1)

Vandewalle & Associates will prepare the first draft of the Glendale Bicycle and Pedestrian Plan for staff review. The first and subsequent draft of the Bike Plan will include the following elements:

- a) A draft Planned Bicycle Facilities map for the City with a narrative description of the recommended system(described in Task 5.1).
- b) Brief Executive Summary, in both integrated and detachable format.
- c) Narrative summary and analysis of other applicable local and regional plans.
- d) City-wide inventory and analysis maps (4) including Existing Bike Facilities, Bicycle Compatibility of Roadways, and Regional Connections map, and Planned Facilities Map.
- e) Narrative and tabular assessment of existing roads, bike routes, crash information, and other applicable data collected as part of Work Element One.
- f) Summary and analysis of public and stakeholder participation results from Work Element Three.
- g) Identification of recommended improvements to existing roads that are also desirable as bicycle routes in order to meet bicycle planning standards.
- h) Recommendations for educational and promotional initiatives and materials that can encourage biking and other forms of alternative transportation. Examples may include opportunities on signage, pamphlets, websites, safe routes to schools, and connections with the local bike industry.
- i) Recommendations and illustrations to advance bicycle-friendly regional, community, and neighborhood development.

Task 4.2 Plan Implementation and Performance Metric Recommendations

Vandewalle & Associates, with input from the Project Team, will identify specific implementation actions needed to complete the Plan. Implementation will outline the champion (responsible agency) for each action. The Implementation Chapter will:

- Develop an implementation strategy and phasing plan that focuses on fundable, high priority projects over the next 10 years, along with a longer range implementation plan for the next 20 years.
- Identify potential funding sources, including both existing and new funding mechanisms. This work effort will include an evaluation of Federal, State, regional, and local revenues comprising sources such as:

- Program revenues.
 - Grant revenues.
 - Loan programs.
 - Development impact fees.
 - Park impact fees.
 - Special revenues and tax districts.
 - Government exactions (e.g., facilities in lieu of funding).
 - Donations and “Friends” groups contributions.
- Identify data collection opportunities and performance metrics to evaluate and monitor Plan recommendations, facilities, and programs.
- Identify opportunities for new bike and pedestrian programming and events as well as ideas to maximize existing events.
- Describe ordinance or local rule changes for integrating bicycle and pedestrian facilities into local zoning, subdivision, and building codes.

Task 4.3 Bicycle and Pedestrian Plan (Draft #2)

Following review by the City staff members of the Project Team, Vandewalle & Associates will revise and distribute the Plan document for review before being presented to the Plan Commission for recommendation.

Task 4.4 Final Adopted Plan Delivery and Distribution

Following the Public Hearing and adoption by the City Council, Vandewalle will prepare the final Plan, and provide the City with one hard copy, a PDF of the final Plan, and digital files of maps and graphics.

Work Element Five: Glendale Bicycle and Pedestrian Map

Task 5.1 Final Glendale Bicycle and Pedestrian Map

The final Bicycle and Pedestrian Plan will utilize high-quality illustrations to convey key project recommendations to Plan readers. The Plan will include a series of maps and graphics to illustrate type and location of regional bicycle and pedestrian facilities and connections. Recommendations will be conceptual and will require further design and engineering. Map and graphics illustrate one or more of the following categories:

- New or relocated bicycle routes, lanes, or paths.
- Crossing protection (loops, signals, signs, lighting).
- Support facilities (racks, lockers, showers, and parking facilities).
- Changes in roadway striping and signage.
- Paving, grate replacement, shoulder widening.
- Changes in on-street parking.
- Improved maintenance program.

- New bike paths along waterways, canals, powerlines, and former/active railroads.
- Road diets.

Optional Tasks

Optional Task A Bike-Ped and Economic Development Opportunity Analysis

To aid in the critical transition between the inventory work done so far and the development of plan recommendations, Vandewalle will conduct an opportunity analysis related to bike and pedestrian facilities and economic development in Glendale. This task includes taking an in-depth look at the economic/tourism opportunities and strengths that have been lost or underused by the community related to bike and pedestrian facilities, particularly how Glendale's local network can connect to regional bicycle and pedestrian opportunities. Far more than just a review of the numbers, Vandewalle will work at a very large-scale in collecting and analyzing information in order to translate findings to specific bike and recreation opportunities that the City is uniquely qualified to seize. This analysis also allows Vandewalle to determine what can be done through the planning process to position the City for continued success and increased economic growth.

Optional Task B Glendale Bicycle and Pedestrian Map Brochure

As a way to extend the reach of the Plan and provide a valuable resource to residents and visitors, Vandewalle will develop a brochure version of the Bicycle and Pedestrian Map focused on existing infrastructure and bikeable routes, as well as key destinations, that can be reproduced for marketing and public distribution. This would be a prime publication for a Welcome Glendale to connect tourists and visitors with businesses and bike recreation.

Optional Task C Glendale Bicycle Pedestrian Online Story Map

Vandewalle, with the help of City Staff, will develop, create, and map a city-wide digital interactive story map. This map will feature all bicycle facilities, and trails in a user-friendly format to help guide residents, inform guests, and potentially be used as a promotional tourism application. Vandewalle will create the story map using ArcGIS online and provide access to the digital application for City Staff following completion of the plan. Examples of a digital story map that could be utilized as a model for Glendale can be found here:

<https://oakgov.maps.arcgis.com/apps/MapTour/index.html?appid=c6a4bf97e7a74664b0c76770e4502e19> and <https://maps.semcog.org/bikepednetwork/>

Glendale Bicycle & Pedestrian Plan

Budget

Work Element One: Inventory and Analysis of Existing Conditions, Opportunities, & Needs

Task 1.1	Inventory and Map Existing Conditions	\$3,555
Task 1.2	Data Collection and Analysis of Best Practices	\$560

Work Element Two: Project and Technical Coordination

Task 2.1	Project Kick Off Site Visit Half Day with City Staff & Leadership	\$2,725
Task 2.2	Project Team Bike Tour	\$1,180
Task 2.3	Project Team Meetings (4)	\$2,170
Task 2.4	Bicycle and Pedestrian Map Review with City Staff	\$650
Task 2.5	Ongoing Project Management with City Staff	\$2,120

Work Element Three: Public Participation

Task 3.1	Stakeholder Input Interviews	\$1,040
Task 3.2	Issues and Opportunities Public Workshop	\$3,225
Task 3.3	Plan Commission to Recommend Draft	\$1,860
Task 3.4	Public Draft Open House	\$2,355
Task 3.5	Plan Public Hearing and Adoption	\$740

Work Element Four: Bicycle and Pedestrian Plan Document

Task 4.1	Preliminary Bicycle and Pedestrian Plan (Draft #1)	\$6,725
Task 4.2	Plan Implementation and Performance Metric Recommendations	\$1,060
Task 4.3	Bicycle and Pedestrian Plan (Draft #2)	\$1,310
Task 4.4	Final Adopted Plan Delivery and Distribution	\$490

Work Element Five: Glendale Bicycle and Pedestrian Map

Task 5.1	Final Glendale Bicycle and Pedestrian Map	\$3,235
Budget		\$35,000

Optional Tasks

Task A	<i>Bike-Ped and Economic Development Opportunity Analysis</i>	\$2,160
Task B	<i>Glendale Bicycle and Pedestrian Map Brochure</i>	\$3,700
Task C	<i>Glendale Bicycle Pedestrian Online Story Map</i>	\$5,910
Budget w. Optional Tasks		\$44,585