CITY OF GLENDALE

Due to Wisconsin "Stay at Home" order, this meeting will be conducted via Zoom

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+(Chicago)

AGENDA -- PLAN COMMISSION
Tuesday, May 5, 2020
6:00 P.M.

1. Roll Call and Pledge of Allegiance.

2. Adoption of Minutes of the Meeting of March 3, 2020, and March 10, 2020 (The April 14, 2020, meeting was cancelled due to the Covid19 Public Health Emergency).

3. a. Plan Commission Review, Napleton Northshore Imports, LLC (Lexus of Milwaukee), 1415, 1433, and 1515 West Silver Spring Drive. Review and approve proposed changes to exterior facade.
Robert Bowman, Napleton Northshore Imports, LLC

   b. Certified Survey Map, UW Credit Union, 6016 and 6040 North Port Washington Road. Review and recommend Common Council approval of the proposed CSM that will assemble 6016 and 6040 North Port Washington Road into a single parcel.
Cheryl Weisensel, UW Credit Union

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, March 3, 2020

Regular meeting of the City of Glendale Plan Commission held in City Hall, 5909 N. Milwaukee River Parkway, Glendale, Wisconsin.

The meeting was called to order by Alderman Wiese at 6:00 p.m.

Roll Call: Present: Alderman Richard Wiese, Commissioners Kyle Mack, Karn Cronwell, Bruce Cole, Phillip Bailey, Josh Wadzinski, and Amanda Seligman. Absent: Mayor Bryan Kennedy.

Other Officials Present: Rachel Safstrom, City Administrator; Todd M. Stuebe, Director of Community Development; Megan Humitz, City Clerk.

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised on Thursday, February 27, 2020, of the date and time of this meeting, the agenda was posted to the official bulletin board of City Hall, the Glendale Police Department, and the North Shore Library; that copies of the agenda were made available to the general public in the Municipal Building and the Police Department, and those persons who 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 the February 4, 2020 Plan Commission Meeting.

Motion was made by Commissioner Cole, seconded by Commissioner Bailey, to adopt minutes from the February 4, 2020 Plan Commission meeting. Motion carried unanimously.

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.

Community Development Director Todd Stuebe gave a brief review of the applicant request for 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.

Mr. Stuebe stated the proposed business hours from 12:00 Noon to 4:30 a.m. will make it important that GoPuff activities at the 6120 North Baler Road property not disturb the residents of the multi-tenant residential complex to the east, and that delivery activities not disturb the occupants of single-family homes that are located along West Bender Road along the route between 6120 North Baker Road and North Green Bay Avenue. The GoPuff website suggests that what are described as mature GoPuff facilities operate 24 hours 7 days per week. Staff would recommend that GoPuff deliveries be required to access North Green Bay Avenue from 6120 North Baker Road via West Florist Avenue, with return to 6120 North Baker Road via the

reverse path, and forgo using the route between 6120 North Baker Road to North Green Bay Avenue via West Bender Road (unless delivering within that street address range

Michael Sannuti, GoPuff Brands, gave a brief overview of the business model. Mr. Sannuti stated this is a warehouse facility. Employees deliver to customers, there are no customers coming to any retail outlet.

Commissioner Seligman questioned if they will be delivering tobacco products. Administrator Safstrom stated they did apply for a tobacco license and must follow the parameters set by the Common Council.

Commissioner Seligman questioned if the parking was adjacent to residential. Will there be a noise concern? Administrator Safstrom stated they will need to adhere to the City's noise ordinances. Mr. Sannuti stated there are approximately 15-25 deliveries per day. The vehicles are loaded with multiple orders to increase efficiencies.

Commissioner Mack questioned the service area. Mr. Sannuti stated the service area is within approximately a half-hour driving distance.

> Motion was made by Commissioner Wadzinski, seconded by Commissioner Mack, to 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 encourage delivery 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 to the extent possible (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. Motion carried unanimously.

Plan Commission Use and Occupancy Review, Sherwin Williams, 6815 North Port Washington Road, Suite B (Phase 2 Multi-Tenant Building). Review and approve proposed Sherwin Williams retail paint store use and occupancy.

Mr. Stuebe indicated that 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.

Mr. Stuebe stated that 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 Commission discussed the window appliques. Concern regarding the height of appliques as well as the possibility of frosted glass. Commissioner Wadzinski he is not generally opposed to the window appliques; however, would like to see a reduced amount and suggested they be allowed on the north end of the building. The Commission concurred that no appliques should be on the east windows.

Motion was made by Commissioner Wadzinski, seconded by Commissioner Cole, to 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 and to limit window appliques to the north end of the building; 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. Motion carried unanimously.

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.

Mr. Stuebe stated Modern Touch Dental returns to the Plan Commission after previously being approved December 3, 2019. Modern Touch Dental does not require all of the originally proposed 5,001 square-feet, and now proposes instead a two-tenant building that will include a 3,200 square-foot space for Modern Touch Dental and a 1,740 square-foot space for a future second tenant such as Athletico Physical Therapy, giving a building total size of 4,940 square-feet, and two occupants.

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.

Commissioner Cronwell expressed concern with the distance of ADA access parking to the entrance for Athletico Physical Therapy.

Ald. Wiese inquired if the developer has taken into account the proposed changes to Port Washington Road by the Wisconsin Department of Transportation. Mr. Mehring stated they have had discussions with the WDOT on their plans.

Commissioner Wadzinski questioned the type of material being used on the building. Mr. Mehring stated it would be architectural metal and cut stone similar to Modern Touch Dental.

Motion by Commissioner Cronwell, seconded by Commissioner Bailey, to 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-feet height; 3. Signage requires a permits(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. Motion carried unanimously.

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

Mr. Stuebe explained 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 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.

The Plan Commission discussed the condition in the staff recommendation which referred to the removal of the patio amenity if the tenant terminates the agreement. Several members of the Commission felt this could be a burden on the property owner.

Motion by Commissioner Wadzinski, seconded by Commissioner Cronwell, to grant Hakaduli Properties, LLC, approval of the modified Site Plan for the 6675-6691 North Sidney Place property, with the following requirements: 1. That the recommendations of Staff are require to be followed to the extent that the Plan Commission sees as necessary and appropriate; 2. That the patio be maintained whenever necessary, per tenant/owner lease responsibilities; 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. Motion was approved unanimously.

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.

Administrator Safstrom reminded the Commission this parcel is split. The north end of the parcel is in Glendale and the south end of the parcel is in the City of Milwaukee. The commission is essentially reviewing the parking lot and drive thru area.

Commissioner Cronwell questioned truck movement on the property. Mr. Lawrence stated that there is an agreement with the adjacent property allowing for proper flow of delivery truck traffic.

Motion by Commissioner Cole, seconded by Commissioner Seligman, to 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 property 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. Motion was approved unanimously.

Plan 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.

Administrator Safstrom gave a brief overview of the proposal for the bicycle and pedestrian plan. 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.

> Motion by Commissioner Cronwell, seconded by Commissioner Cole, to recommend the Council approve a contract with Vandewalle & Associates, Inc., for the creation of a Bicycle and Pedestrian Plan with optional task B for the City. Motion was approved unanimously.

ADJOURNMENT.

There being no further business, motion was made by Commissioner Cronwell, seconded by Commissioner Seligman, to adjourn the meeting. Motion carried and adjournment of the Plan Commission was ordered at 7:01 p.m., until Tuesday, April 7, 2020 at 6:00 p.m.

Megan Humitz, City Clerk

Recorded: March 3, 2020

CITY OF GLENDALE — PLAN COMMISSION
Tuesday, March 10, 2020

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

Council President Ald. Richard Wiese called the meeting to order at 6:01 p.m.

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

Other Officials Present: Rachel Safstrom, City Administrator; Todd Stuebe, Director of Community Development

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised Thursday, March 5, 2020, of the date and time of this meeting, the agenda was posted to the official bulletin board in City Hall, copies of the agenda were made available to the general public in the Municipal Building and the Police Department, and those persons who have requested were sent copies of the agenda.

PLEDGE OF ALLEGIANCE.

The Members of the Plan Commission, City staff and all those present pledged allegiance to the flag of the United States of America.

MATTERS TO BE CONSIDERED.

I. Review of Draft Comprehensive Master Plan.

Administrator Safstrom stated the Commission received the plan last week. Many members of the Commission already submitted recommendations for amendments.

Ms. Perks, Vandewalle & Associates, reviewed the plan chapter by chapter with the Commission. Additional discussion and feedback was given by the Commission members.

II. Discussion on Next Steps

Ms. Perks reviewed the next steps of the master planning process. The schedule for the remainder of the process is as follows:

April 1 – 5:00 p.m. – 6:30 p.m. Open House for the public to review and comment the Draft Comprehensive Master Plan.
April 13 – 6:00 p.m. – Regular Council Meeting to set the Public Hearing for the Draft Comprehensive Master Plan
May 18 – 6:00 p.m. – Non-Council Day – Joint Council/Plan Commission meeting for a Public Hearing on the Draft Comprehensive Master Plan
June 2 – 6:00 p.m. Regular Plan Commission – Recommendation to the Council for approval of the Comprehensive Master Plan
June 8 – 6:00 p.m. – Regular Council Day to review and approve the Comprehensive Master Plan as recommended by the Plan Commission

III. Re-schedule Next Meeting Date

Motion by Commissioner Seligman, seconded by Commissioner Cronwell to amend the next Plan Commission Meeting for Tuesday, April 7, 2020 to Tuesday, April 14, 2020 at 6:00 p.m.

ADJOURNMENT.

Motion by Commissioner Mack, seconded by Commissioner Cole, to adjourn the Plan Commission at 7:45 p.m. Motion carried unanimously.

Rachel A. Safstrom, City Administrator

Respectfully Submitted: Wednesday, March 11, 2020.

Meeting is 6:00 PM Tuesday

Due to Wisconsin "Stay at Home" order, this meeting will be conducted via Zoom

Join Zoom Meeting
https://us02web.zoom.us/j/86748639801

Meeting ID: 867 4863 9801

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+(Chicago)

City of Glendale Plan Commission

6:00 P.M., Tuesday, May 5, 2020

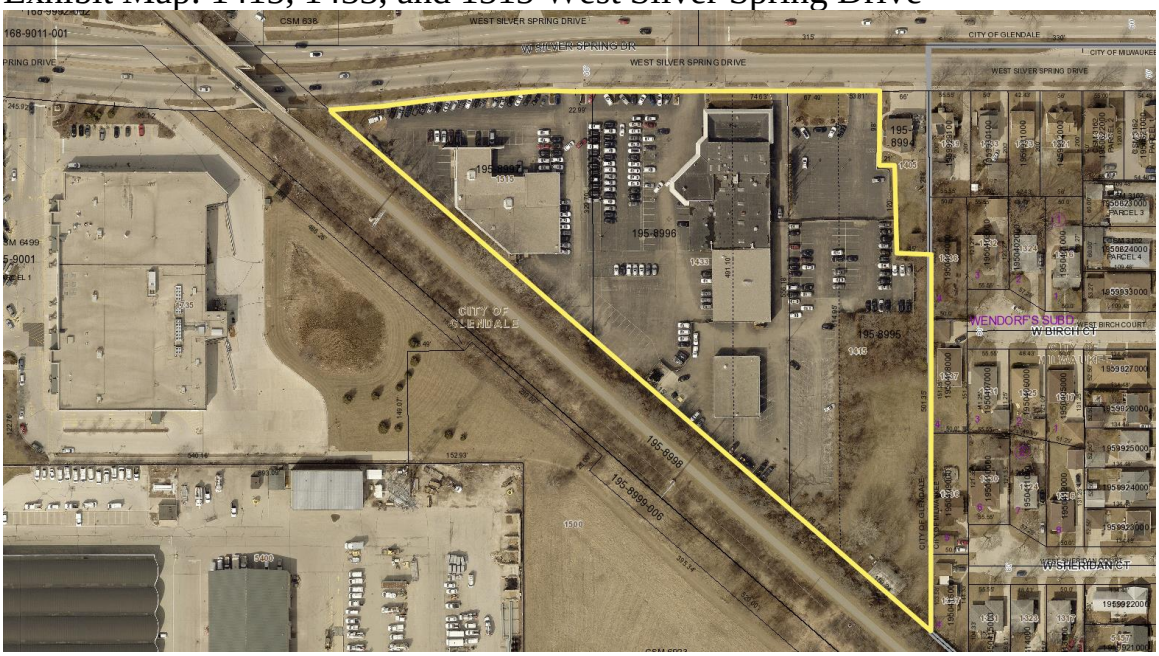
- Plan Commission Report -

Glendale
RICH PAST.
BRIGHT FUTURE.

3a. **Plan Commission Review, Napleton Northshore Imports (Lexus of Milwaukee), 1415, 1433, and 1515 West Silver Spring Drive**. Review and approve proposed changes to exterior facade.

Napleton Northshore Imports, LLC (Lexus of Milwaukee), proposes to make changes to the existing Lexus building located at 1433 West Silver Spring Drive. The Lexus site is comprised of three parcels zoned B-1, Sub-Area L District (Automotive District), and the proposed exterior changes require Plan Commission review and approval.

Exhibit Map: 1415, 1433, and 1515 West Silver Spring Drive



The proposed changes are predominately to the exterior of the building (Refer to project plan materials and the existing and proposed images on the following page) to include the signage and minor site work adjacent to the building.

Landscaping. There will not be any significant changes to the existing site landscaping.

Site Lighting. There will not be any site lighting work.

Site Operations. There are not any changes proposed.

Staff recommends that the Plan Commission grant approval to the proposed exterior building changes for Napleton Northshore Imports, LLC (Lexus of Milwaukee) located at 1433 West Silver Spring Drive, per the following requirements:

1) All signs required to conform with the Glendale Sign Code;
2) 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;
3) Compliance with State of Wisconsin requirements for ADA parking.

Existing Lexus Facade

Proposed Lexus Facade

3b. **Certified Survey Map, UW Credit Union, 6016 and 6040 North Port Washington Road**. Review and recommend Common Council grant of approval of the proposed CSM that will assemble 6016 and 6040 North Port Washington Road into a single parcel.

The proposed Certified Survey Map assembles two existing parcels, 6016 and 6040 North Port Washington Road, into a single parcel of about 1.070 acres (46,653 square feet). The 6040 North Port Washington Road site has for many years been the location of a Pizza Hut, and UW Credit Union has been located at 6016 North Port Washington Road since about 2002.

The necessary action of the Plan Commission is to recommend that the Common Council approve the Certified Survey Map with requirements of payment of the $175 administrative fee, making any required technical corrections to the document to include pertinent information about all existing public utilities and Utility easements and/or agreements, and mapping and dedication of all necessary public Utility Easements, and payment of City Engineer CSM technical review fees, and other required fees, if any.

Exhibit Map: 6016 and 6040 North Port Washington Road Land Assembly

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: Lexus of Milwaukee

Legal Name of Business: Napleton Northshore Imports LLC

Name of Business Owner (if different from Applicant):

Applicant Address (City, State, and Zip Code): 1433 W Silver Springs Drive, Glendale, WI 53209

Office Phone Number: (414)386-5749 Cell: Fax: (414)351-3586

Applicant E-Mail: katie@napleton.com

Applicant Signature: Date: 03/06/2020

PROPERTY INFORMATION

A:195-8995 B:189-8996 C:195-8997

Property Address: 1433 W Silver Springs Dr Tax Key Number: Zoning District: B-1,L

Property Owner (if different from Applicant): EFN Northshore Property, LLC

Property Owner Address (City, State, and Zip Code): One Oakbrook Terrace 6th Floor
Oakbrook Terrace IL 60181

Property Owner Phone: (630)530-3955 Cell: Fax: (630)321-1190

Property Owner E-Mail:

Property Owner Signature: Date: 03/06/2020

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): Lexus of Milwaukee
Automotive Sales and Service

Total Building Area: 30,492 SF (Existing) To Be Occupied Area: 29,281 SF (Existing)

Lot Size: Depth: A:718.23' B:554.97' C:328.48' Width: A:318.13' B:259.83' C:350.37' Area: A:2.465 AC B:2.634 AC C:1.329 AC

Previous Occupant in To Be Occupied Space: N/A

Other Uses of This Site: N/A

Total Number of Parking Spaces: 457 (Exist) Parking Spaces Available to Tenancy: N/A

Business Hours (Days and Hours of Operation): M-Th:7AM-8PM / Fri:7AM-6PM / Sat:8AM-5PM

Total Number of Employees: 56 Maximum Number of Employees at Site at One Time: 45

Primary Contact Person for This Project: Robert Bowman

Primary Contact Phone: (630)455-2923 Cell: (708)533-7708 Fax: (630)321-1190

Primary Contact E-Mail: bob@napleton.com

CITY OF GLENDALE USE ONLY

Application Fee: _____ *Date of Application:* _____ *Time:* _____ *Received by with date:* _____ *Tentative Hearing Date:* _____

LEXUS of Milwaukee

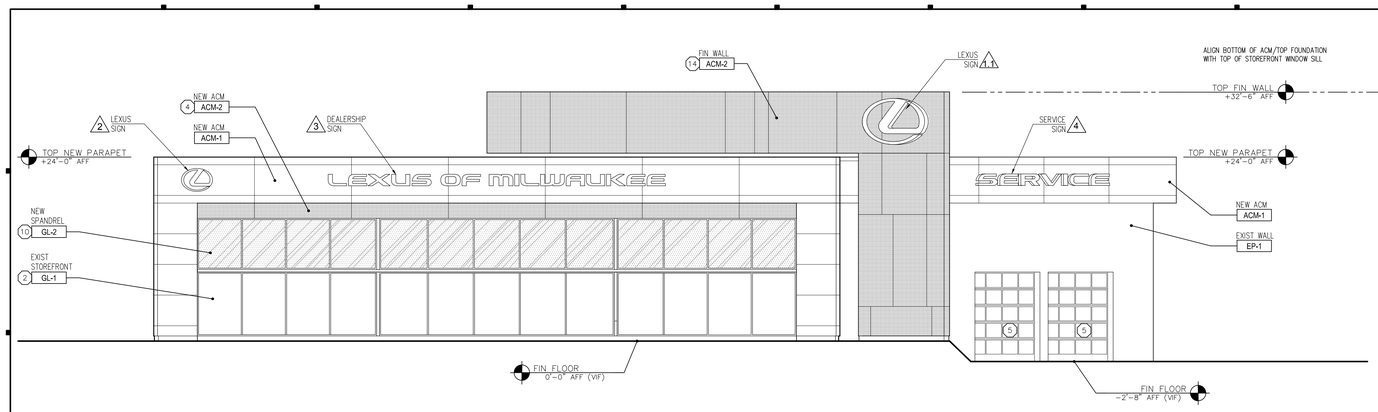
1433 W Silver Spring Dr., Glendale, WI 53209

Northwest front view

LEXUS of Milwaukee

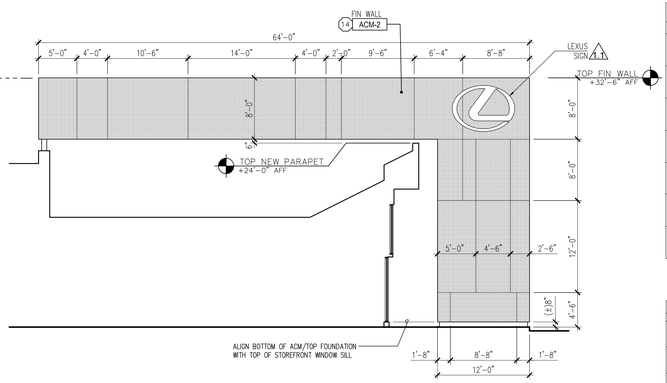
1433 W Silver Spring Dr., Glendale, WI 53209

Northeast front view



1 NORTH (FRONT) ELEVATION
SCALE: 1/8"= 1'-0"

5' 0' 5' 10' 20'



1A ELEVATION FIN WALL
SCALE: 1/8"= 1'-0"

5' 0' 5' 10' 20'

EXTERIOR FINISH SCHEDULE		
CODE	DESCRIPTION	SPECIFICATION
ACM-1	ALUMINUM COMPOSITE METAL (ACM)	MFG: ALPOLIC COLOR: MNC MICA ANODIC CLEAR (SILVER METALLIC)
ACM-2	ALUMINUM COMPOSITE METAL (ACM)	MFG: ALPOLIC COLOR: MICA MZG GREY (DARK ACCENT)
EP-1	EXTERIOR PAINT	EXTERIOR WALLS/DOORS AND FRAMES MFG: BENJAMIN MOORE COLOR: 1612 PELICAN GRAY
GL-1	EXISTING EXTERIOR STOREFRONT	COLOR: BLACK ANODIZED FRAME WITH 1" CLEAR TEMPERED GLASS
GL-2	NEW EXTERIOR SPANDREL PANELS	COLOR: BLACK ANODIZED FRAME WITH 1" INSULATED BLACK SPANDREL GLASS
MC-1	EXTERIOR GALV METAL	EXISTING GALV COPING, GUTTER AND DOWNSPOUTS: COLOR: PAINTED DARK GRAY TO MATCH EP-1
MC-2	EXTERIOR GALV METAL	NEW GALV COPING COLOR: PRE-FINISHED TO MATCH EP-1

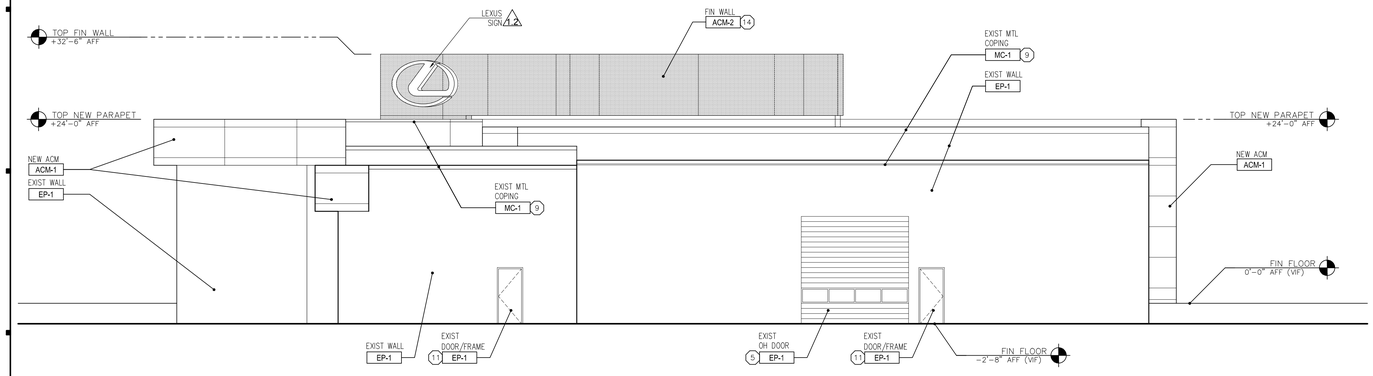
SIGNAGE SCHEDULE				
CODE	DESCRIPTION	SPECIFICATION	QTY	AREA
1.1	WALL SIGN	NEW LARGE INTERNALLY ILLUMINATED LEXUS SYMBOL		
1.2	WALL SIGN	NEW LARGE INTERNALLY ILLUMINATED LEXUS SYMBOL		
2	WALL SIGN	NEW SMALL INTERNALLY ILLUMINATED LEXUS SYMBOL		
3	WALL SIGN	NEW INTERNALLY ILLUMINATED DEALERSHIP SIGN.		
4	WALL SIGN	NEW INTERNALLY ILLUMINATED "SERVICE" SIGN:		

KEYNOTES:

1. EXISTING COPING/GUTTER/DOWNSPOUT TO BE CLEANED/REPAIRED (OR REPLACED) AND PAINTED
2. EXISTING ALUMINUM STOREFRONT SYSTEM TO REMAIN.
3. EXISTING ALUMINUM FRAME WINDOW
4. ACM FASCIA TRIM
5. EXISTING OVERHEAD SERVICE DOOR TO REMAIN
6. EXISTING PIPE BOLLARD
7. REINSTALLED FIRE DEPARTMENT SIAMESE CONNECTION AND ALARM BELL EXTENDED THRU NEW ACM WALL PANELS
8. EXISTING WALL LIGHT FIXTURE TO REMAIN
9. EXISTING METAL COPING
10. NEW BLACK ANODIZED ALUMINUM STOREFRONT WINDOW SYSTEM WITH BLACK SPANDREL GLASS – REFER TO WALL SECTIONS
11. EXISTING HOLLOW METAL DOOR AND FRAME
12. EXISTING GAS SERVICE TO REMAIN
13. NEW ACM FASCIA PANEL
14. NEW ACM COVERED "FIN WALL" STRUCTURE – REFER ARCHITECTURAL/STRUCTURAL DETAILS
15. NEW 1 1/2" DIA CURVED STEEL GUARDRAIL
16. EXISTING ROOF DRAIN OUTLET

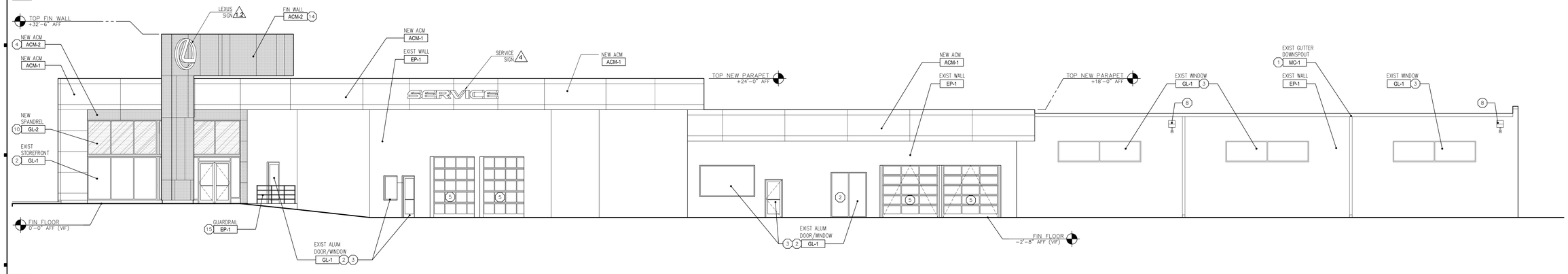
GENERAL NOTES:

1. EXTERIOR SIGNAGE IS TO BE FURNISHED AND INSTALLED BY THE OWNERS PROPRIETARY SIGN VENDOR "ARCHITECTURAL GRAPHICS INC" (AGI). ALL SIGNAGE WORK IS TO BE DONE UNDER SEPARATE PERMIT APPLIED FOR BY THE SIGNAGE VENDOR.
2. ELECTRICAL CONTRACTOR IS TO COORDINATE ELECTRICAL REQ'S FOR EXTERIOR SIGNAGE OWNERS SIGNAGE VENDOR (AGI).
3. VERIFY LOCATION OF ALL EXISTING EXTERIOR SPEAKERS OUTLETS, HOSE BIBS AND LIGHTING. ALL IN CONFLICT WITH NEW CONSTRUCTION IS TO DISCONNECTED, CAPPED AND/OR RELOCATED AS REQUIRED.



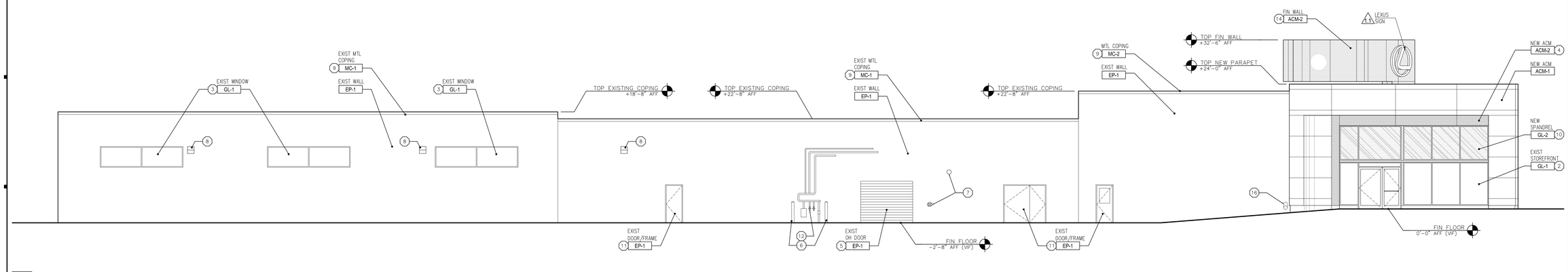
2 SOUTH (REAR) ELEVATION
SCALE: 1/8"= 1'-0"

5' 0' 5' 10' 20'



3 EAST (SIDE) ELEVATION
SCALE: 1/8"= 1'-0"

5' 0' 5' 10' 20'



4 WEST (SIDE) ELEVATION
SCALE: 1/8"= 1'-0"

5' 0' 5' 10' 20'

napleton.com
Automotive Group

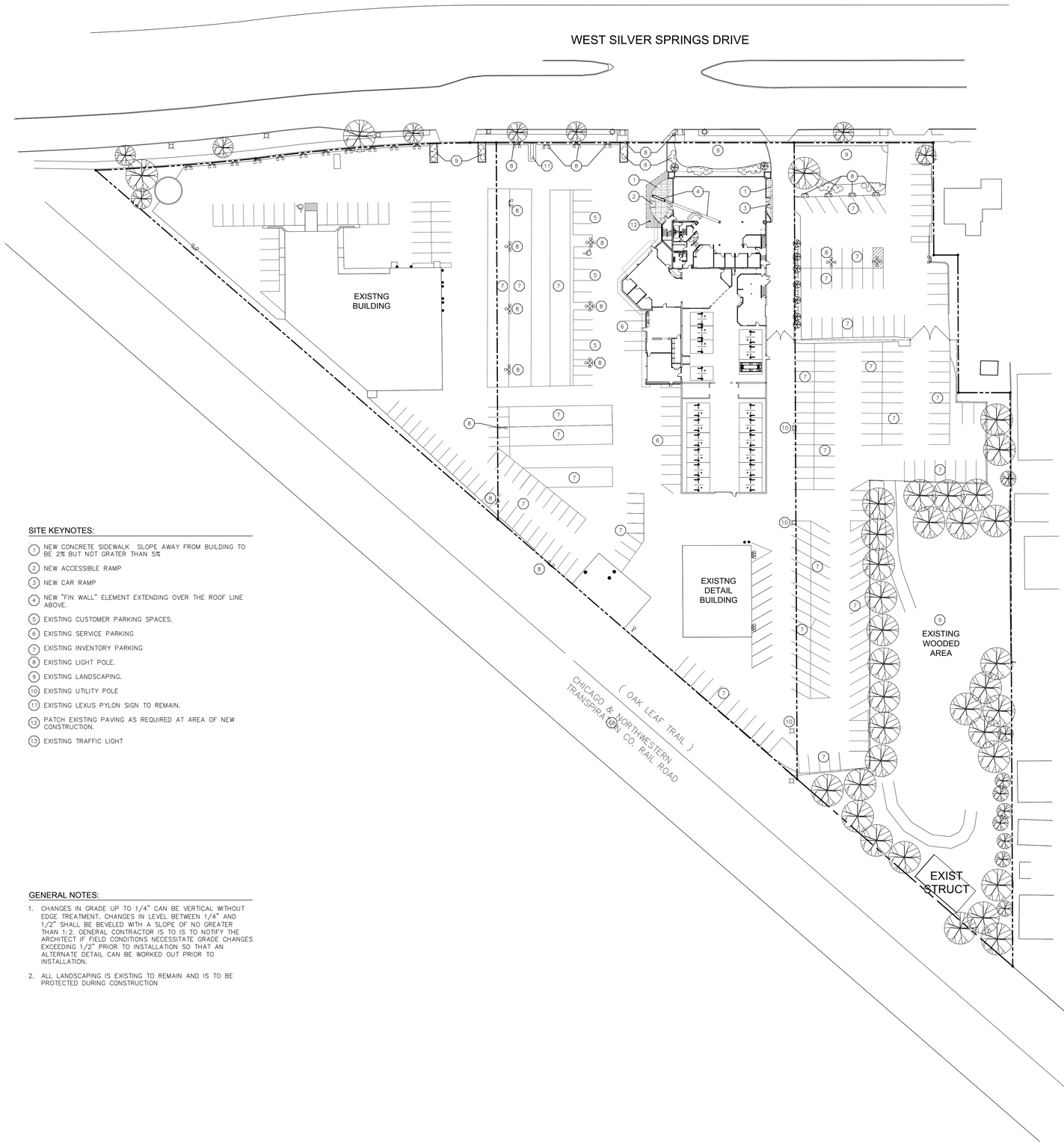
LEXUS OF MILWAUKEE
1433 W SILVER SPRING DR
GLENDALE, WI 53209

PLAN COMMISSION ISSUE	03-06-2
ISSUE TO LEXUS	12-20-1
CONSTR ISSUE:	
PERMIT ISSUE:	
BID ISSUE:	

DRAWING ISSUE HISTORY	
PROJECT NO:	09-009-84
DRAWING DATE:	09-30-2019
DRAWN BY:	RCB
CHECKED BY:	RK
DRAWING SCALE:	AS NOTED

EXTERIOR ELEVATIONS (ACM FIN WALL)

A2.0



SITE KEYNOTES:

1. NEW CONCRETE SIDEWALK SLOPE AWAY FROM BUILDING TO BE 2% BUT NOT GRATER THAN 5%
2. NEW ACCESSIBLE RAMP
3. NEW CAR RAMP
4. NEW "FIN WALL" ELEMENT EXTENDING OVER THE ROOF LINE ABOVE.
5. EXISTING CUSTOMER PARKING SPACES.
6. EXISTING SERVICE PARKING
7. EXISTING INVENTORY PARKING
8. EXISTING LIGHT POLE.
9. EXISTING LANDSCAPING.
10. EXISTING UTILITY POLE
11. EXISTING LEXUS PYLON SIGN TO REMAIN.
12. PATCH EXISTING PAVING AS REQUIRED AT AREA OF NEW CONSTRUCTION.
13. EXISTING TRAFFIC LIGHT

GENERAL NOTES:

1. CHANGES IN GRADE UP TO 1/4" CAN BE VERTICAL WITHOUT EDGE TREATMENT. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE OF NO GREATER THAN 1:2. GENERAL CONTRACTOR IS TO IS TO NOTIFY THE ARCHITECT IF FIELD CONDITIONS NECESSITATE GRADE CHANGES EXCEEDING 1/2" PRIOR TO INSTALLATION SO THAT AN ALTERNATE DETAIL CAN BE WORKED OUT PRIOR TO INSTALLATION.
2. ALL LANDSCAPING IS EXISTING TO REMAIN AND IS TO BE PROTECTED DURING CONSTRUCTION

ARCHITECTURAL SITE PLAN
SCALE: 1" = 40'

40' 0' 40' 80' 160'

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LEXUS OF MILWAUKEE
1433 W SILVER SPRING DR
GLENDALE, WI 53209

PLAN COMMISSION ISSUE	03-06-20
ISSUED TO LEXUS	10-01-19
CONSTR ISSUE:	
PERMIT ISSUE:	
BID ISSUE:	

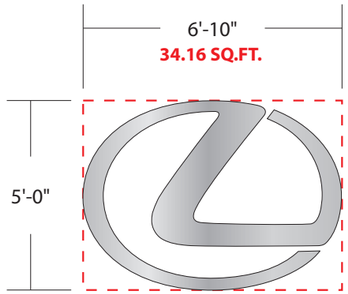
DRAWING ISSUE HISTORY

PROJECT NO:	09-009-84
DRAWING DATE:	09-30-2019
DRAWN BY:	RCB
CHECKED BY:	RK
DRAWING SCALE:	AS NOTED

ARCHITECTURAL SITE PLAN

SP1.0

Lexus Exterior Building Signage



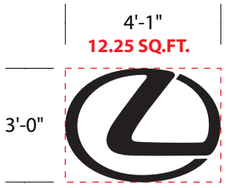
SYM-60 (Platinum Symbol)

SG1

(2) Two Illuminated Lexus Logos for Tower

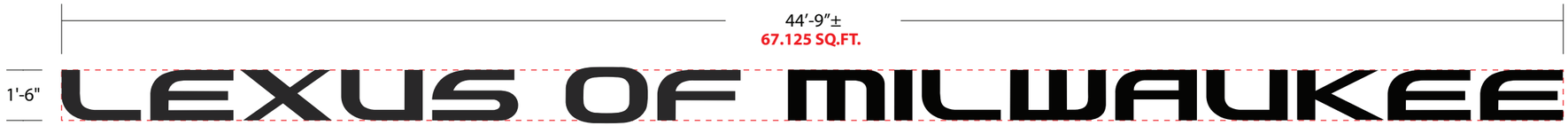
Signage Specifications:

- Mustang Bright Brushed acrylic flat face
- 3M LD-50 diffuser vinyl applied second surface
- Black trim-cap retainers
- Aluminum returns painted black
- White LED illumination
- Electrical hook-up supplied by others
- Installed on North & South sides of tower



SG2

SYM-36 (Symbol - x1)



SG3

DN-18 (Dealer Name - x1)

SG4

SER-18 (Service - x1)

Illuminated Lexus Logo & Letters

Signage Specifications:

- Aluminum cabinets & F-Trim black
- #2447 white acrylic faces with a #2074 gray acrylic overlay
- Illuminated white LED
- Electrical hook-up supplied by others

Project ID

LF1-33078

Date: 03-03-2020
Scale: 1/4"=1'-0"
Sales: A. DiMarco
Designer: R. Ferrara

Rev. #:
Date:

Revision Note:

☑ **Conceptual**

Information Required:

☐ **Master**

☑ **Electrical**

☑ 120V ☐ 347V
☐ Other _____

Customer Approval

_____
Signature

_____
MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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Lexus of Milwaukee
1433 W. Silver Springs Dr.
Glendale, WI.

Sign Item

SG1 - SG4

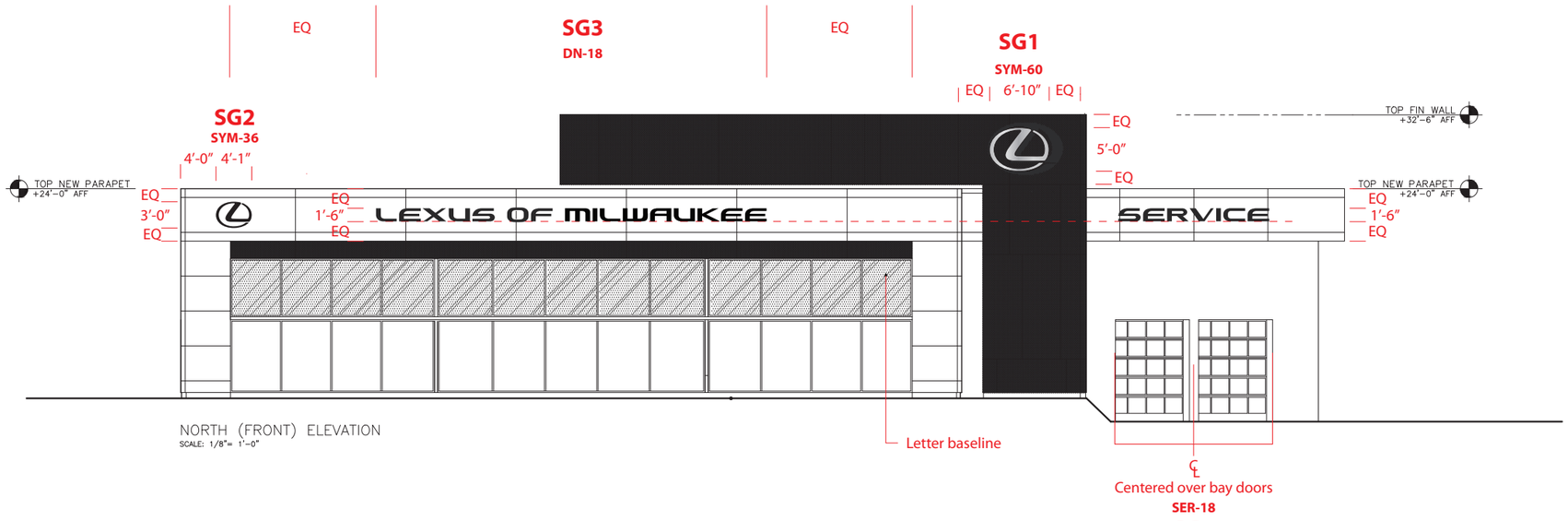
Pattison Sign Group
Powering Your Brand

555 Ellesmere Road Toronto, Ontario, Canada M1R 4E8
(Toll Free) 1.866.635.1110 (Fax) 1.855.759.4965
www.pattisonsign.com

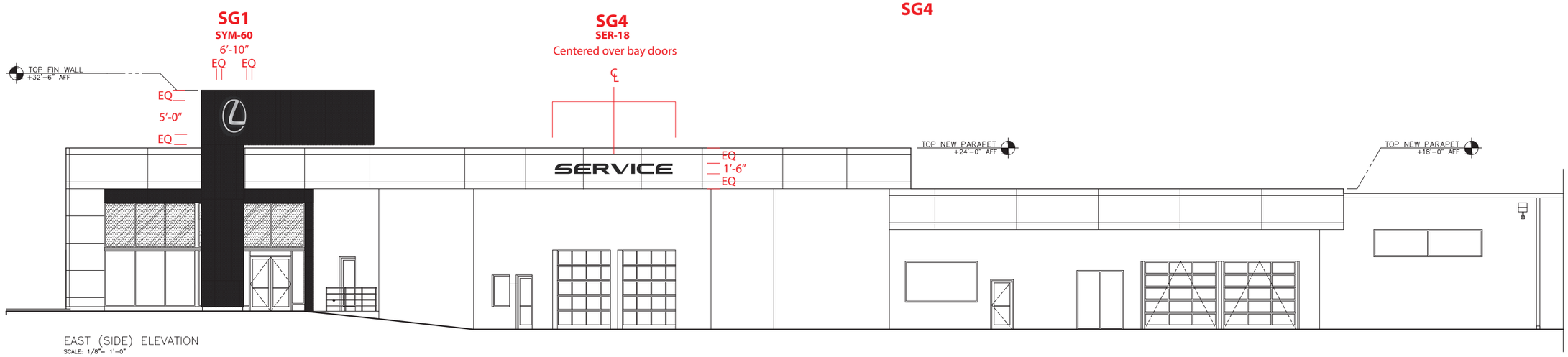
This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Fluorescent, Neon and HID lamps contain Mercury (HG). Dispose of the lamps according to Local, Provincial, State or Federal Laws.

Lexus Elevations



NORTH (FRONT) ELEVATION
SCALE: 1/8"= 1'-0"



EAST (SIDE) ELEVATION
SCALE: 1/8"= 1'-0"

Pattison Sign Group
Powering Your Brand

555 Ellesmere Road Toronto, Ontario, Canada M1R 4E8
(Toll Free) 1.866.635.1110 (Fax) 1.855.759.4965
www.pattisonsign.com

This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes.
This includes proper grounding and bonding of the sign.

Fluorescent, Neon and HID lamps contain Mercury (HG).
Dispose of the lamps according to Local, Provincial, State or Federal Laws.

Project ID
LF1-33078

Date: 03-03-2020
Scale: N.T.S.
Sales: A. DiMarco
Designer: R. Ferrara

Rev. #:
Date:

Revision Note:

☑ **Conceptual**

Information Required:

☐ **Master**

Electrical

☐ 120V ☐ 347V
☐ Other _____

Customer Approval

Signature

MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG ▫ to provide further details if required.

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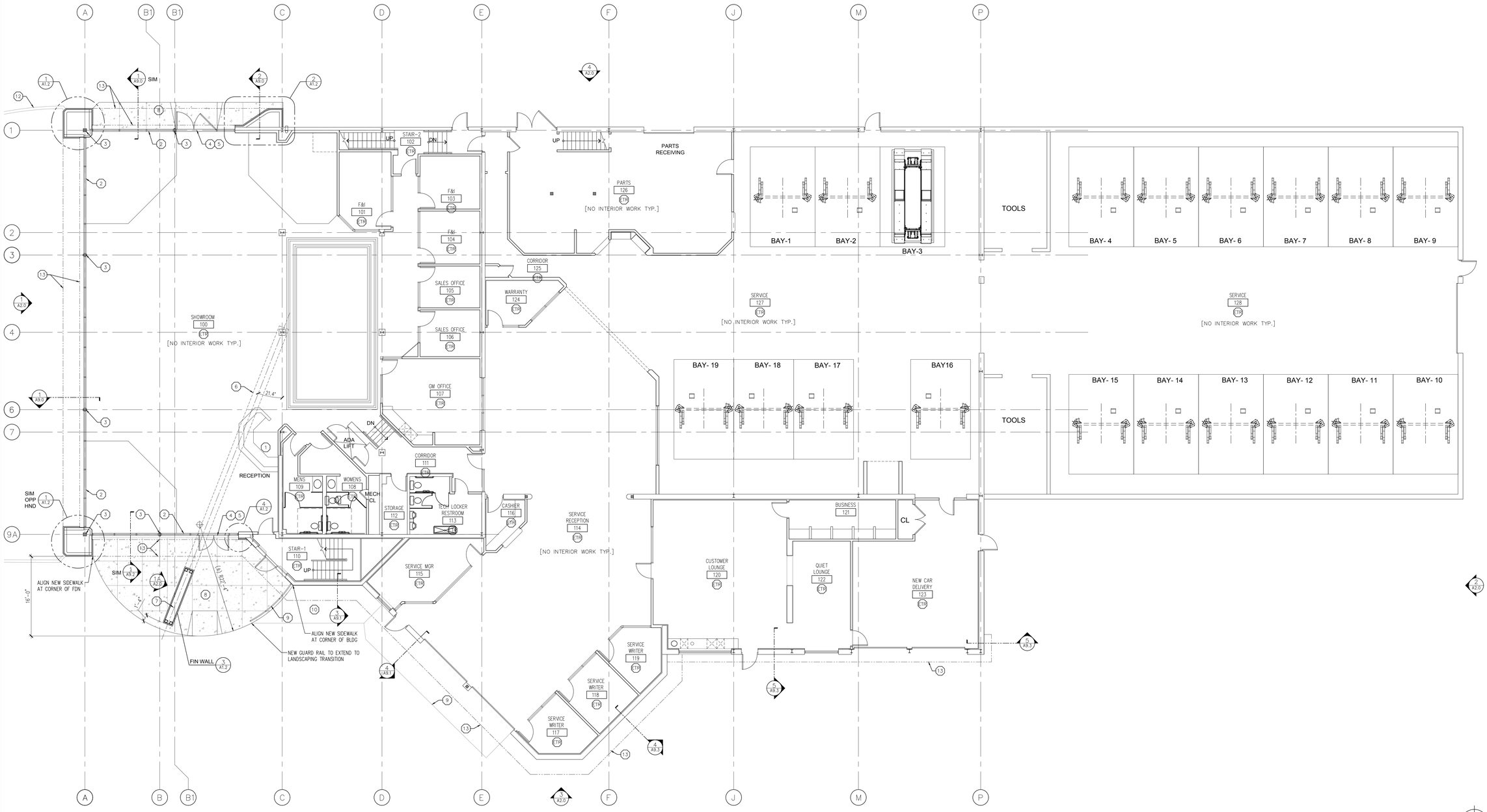
Lexus of Milwaukee
1433 W. Silver Springs Dr.
Glendale, WI.

Sign Item
Elevations



GROUND FLOOR CONSTRUCTION PLAN

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

5' 0' 5' 10' 20'

CONSTRUCTION KEYNOTES

- (ETR) EXISTING TO REMAIN EXCEPT AS NOTED OTHERWISE ON PLAN.
- (1) EXISTING MILLWORK RECEPTION DESK
- (2) EXISTING EXTERIOR GLASS STOREFRONT GLAZING SYSTEM
- (3) EXISTING TUBE STEEL COLUMNS
- (4) EXISTING ENTRY/DEALER DOOR
- (5) PROVIDE NEW ALUMINUM THRESHOLD
- (6) OUTLINE OF NEW 'FIN WALL' ELEMENT EXTENDING OVER ROOF ABOVE – REFER TO ELEVATIONS AND DETAILS
- (7) VERTICAL FIN WALL ELEMENT – REFER TO ELEVATIONS AND DETAILS
- (8) NEW CONCRETE SIDEWALK WITH ACCESSIBLE RAMP
- (9) NEW 1 1/2" DIA STEEL TUBE GAURD RAIL 42" HIGH
- (10) EXISTING LANDSCAPING
- (11) EXISTING CONCRETE APRON AS SERVICE ENTRY
- (12) EXISTING CONCRETE CURB
- (13) OUTLINE OF NEW EXTERIOR FACADE FASCIA AND SOFFIT ABOVE
- (14) EXISTING ROOFING SYSTEM AREA TO REMAIN
- (15) EXISTING CRICKET/BRACING FRAMING TO REMAIN WITH NEW PARAPET ROOFING TO BE PATCHED INTO EXISTING – REFER TO WALL SECTIONS
- (16) NEW ACM PARAPET AND COPING – REFER TO WALL SECTIONS

GENERAL NOTES:

1. ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS WHICH WOULD AFFECT CONSTRUCTION OF INTERIORS AS SHOWN SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO START OF WORK.
2. ALL DIMENSIONS ARE TO FINISH FACE OF MATERIALS, UNLESS NOTED OTHERWISE.
3. ALL EXISTING SURFACES AND PARTITIONS TO REMAIN SHALL BE PATCHED AND SANDED SMOOTH SO AS TO LEAVE NO EVIDENCE OF DEMOLITION OR REPAIRS. PREPARE SURFACES FOR NEW FINISHES AS REQUIRED.
4. PROVIDE BRACING TO STRUCTURE AS REQUIRED FOR ALL PARTITIONS PENETRATING CEILING BUT NOT EXTENDING TO STRUCTURE ABOVE.
5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND REPLACING ANY DAMAGE TO THE BASE BUILDING.
6. ALL EXIT ACCESS PASSAGEWAYS AND CORRIDORS SHALL COMPLY WITH THE PROVISIONS OF APPLICABLE BUILDING AND ACCESSIBILITY CODES.
7. G.C. SHALL PROTECT ALL EXTERIOR WINDOWS IN CONTRACT AREA DURING CONSTRUCTION.
8. GC IS TO PROVIDE PORTABLE FIRE EXTINGUISHERS PER SECTION 906 OF INTERNATIONAL BUILDING CODE. CONTACT THE FIRE DEPARTMENT TO COORDINATE EXACT LOCATIONS
9. MASONRY CONTRACTOR IS TO COORDINATE VERTICAL EXPANSION JOINTS WITH EIFS CONTRACTOR TO ALIGN WITH EXTERIOR EIFS REVEALS – REFER TO EXTERIOR ELEVATIONS SHEET A2.0.

napleton.com Automotive Group

LEXUS OF MILWAUKEE
1433 W SILVER SPRING DR
GLENDALE, WI 53209

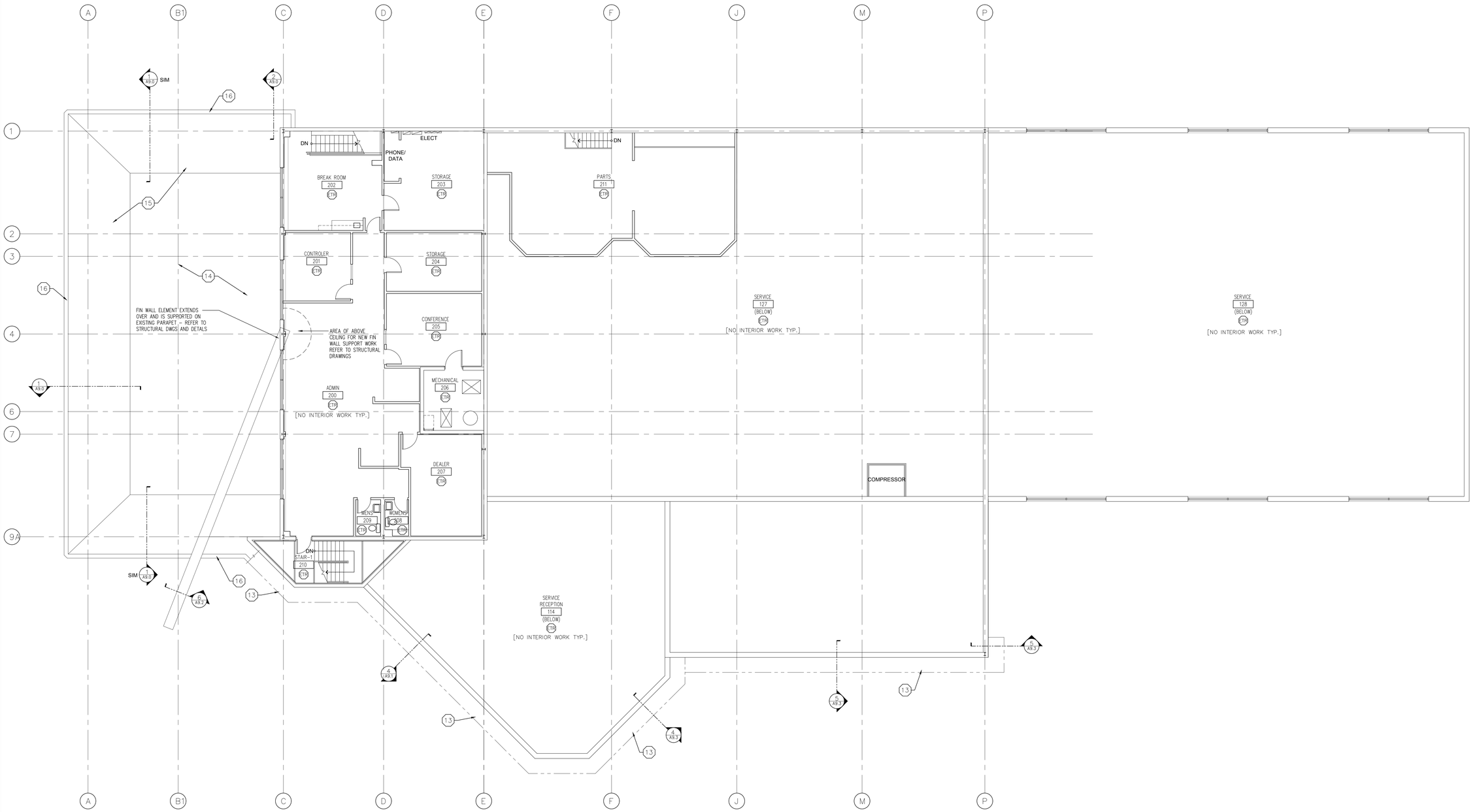
PLAN COMMISSION ISSUE	03-06-20
ISSUE TO LEXUS	12-20-19
CONSTR ISSUE:	
PERMIT ISSUE:	
BID ISSUE:	

DRAWING ISSUE HISTORY

PROJECT NO:	09-009-84
DRAWING DATE:	10-11-2019
DRAWN BY:	RCB
CHECKED BY:	RK
DRAWING SCALE:	AS NOTED

GROUND LEVEL CONSTRUCTION PLAN

A1.0



UPPER LEVEL CONSTRUCTION PLAN
SCALE: 1/8"= 1'-0"

5' 0' 5' 10' 20'

CONSTRUCTION KEYNOTES

- ETR EXISTING TO REMAIN EXCEPT AS NOTED OTHERWISE ON PLAN.
- 1 EXISTING MILLWORK RECEPTION DESK
- 2 EXISTING EXTERIOR GLASS STOREFRONT GLAZING SYSTEM
- 3 EXISTING TUBE STEEL COLUMNS
- 4 EXISTING ENTRY/DEALER DOOR
- 5 PROVIDE NEW ALUMINUM THRESHOLD
- 6 OUTLINE OF NEW 'FIN WALL' ELEMENT EXTENDING OVER ROOF ABOVE – REFER TO ELEVATIONS AND DETAILS
- 7 VERTICAL FIN WALL ELEMENT – REFER TO ELEVATIONS AND DETAILS
- 8 NEW CONCRETE SIDEWALK WITH ACCESSIBLE RAMP
- 9 NEW 1 1/2" DIA STEEL TUBE GAURD RAIL 42" HIGH
- 10 EXISTING LANDSCAPING
- 11 EXISTING CONCRETE APRON AS SERVICE ENTRY
- 12 EXISTING CONCRETE CURB
- 13 OUTLINE OF NEW EXTERIOR FACADE FASCIA AND SOFFIT ABOVE
- 14 EXISTING ROOFING SYSTEM AREA TO REMAIN
- 15 EXISTING CRICKET/BRACING FRAMING TO REMAIN WITH NEW PARAPET ROOFING TO BE PATCHED INTO EXISTING – REFER TO WALL SECTIONS
- 16 NEW ACM PARAPET AND COPING – REFER TO WALL SECTIONS

GENERAL NOTES:

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LEXUS OF MILWAUKEE
1433 W SILVER SPRING DR
GLENDALE, WI 53209

PLAN COMMISSION ISSUE	03-06-20
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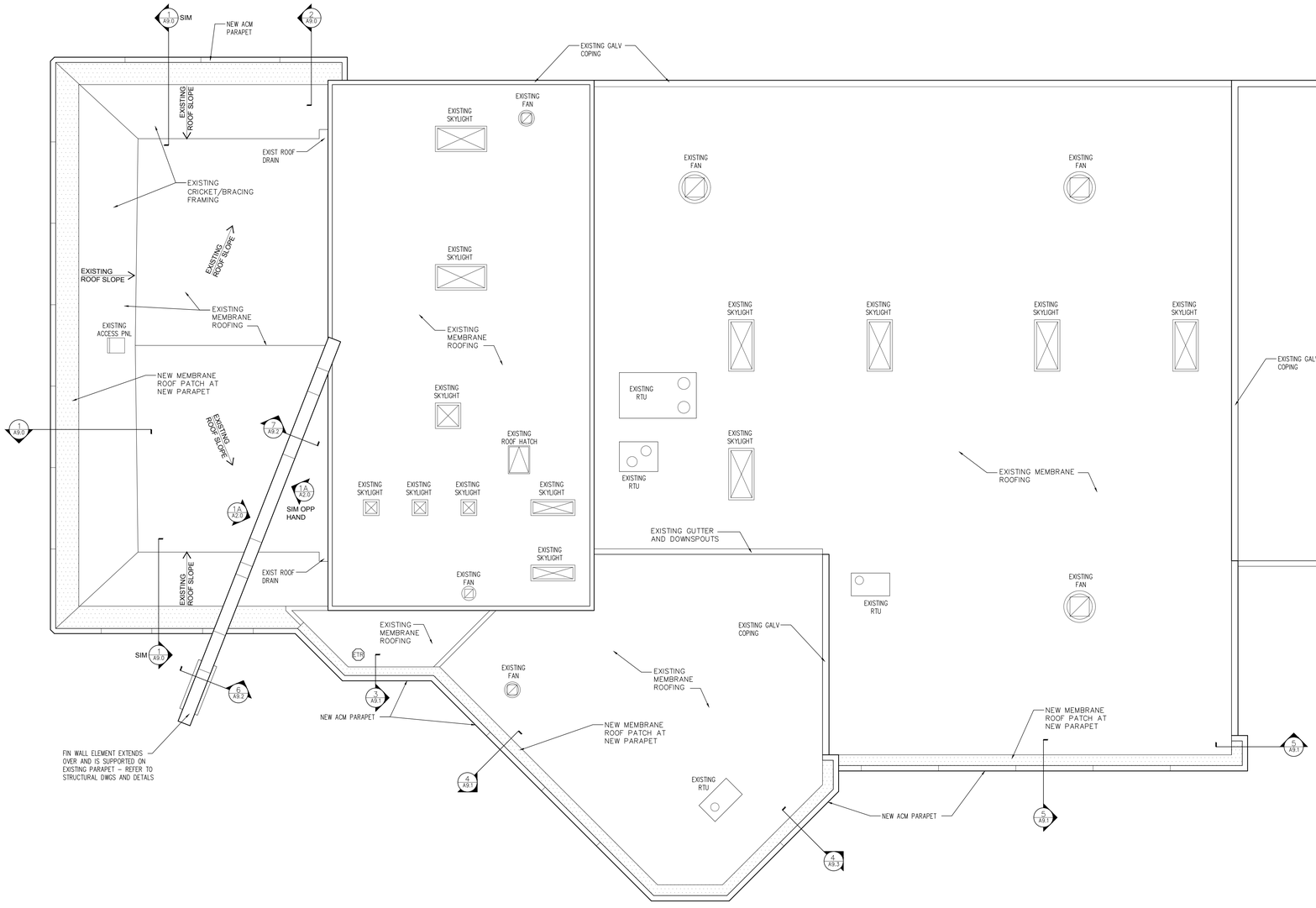
PERMIT ISSUE:	
BID ISSUE:	

DRAWING ISSUE HISTORY

PROJECT NO:	09-009-84
DRAWING DATE:	10-11-2019
DRAWN BY:	RCB
CHECKED BY:	RK
DRAWING SCALE:	AS NOTED

UPPER LEVEL CONSTRUCTION PLAN

A1.1



ROOF PLAN
SCALE: 1/8"= 1'-0"

5' 0' 5' 10' 20'

napleton.com
Automotive Group

LEXUS OF MILWAUKEE
1433 W SILVER SPRING DR
GLENDALE, WI 53209

PLAN COMMISSION ISSUE	03-06-20
ISSUE TO LEXUS	12-20-19
CONSTR ISSUE:	
PERMIT ISSUE:	
BID ISSUE:	

DRAWING ISSUE HISTORY

PROJECT NO:	09-009-84
DRAWING DATE:	10-11-2019
DRAWN BY:	RCB
CHECKED BY:	RK
DRAWING SCALE:	AS NOTED

ROOF PLAN

A5.0

Napleton Group
One Oakbbrook Terrace, Suite 600
Oakbbrook Terrace,, Illinois 60181
PH: (630) 530-3955 Fax: (630) 530-9981

PLAN OF OPERATIONS LETTER

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

The proposed scope of work for the proposed project is the exterior façade remodel of an existing automotive dealership building including a freestanding "Fin Wall" element and all new signage. There is no interior scope work except as required to accommodate new work being done to the exterior. The entire site is existing to remain including parking and landscaping except for new sidewalk work immediately adjacent to the building to accommodate the new facade elements.

The following is the detailed project/building data:

1. **Name of Business, Address:**
   Lexus of Milwaukee
   1433 Silver Spring Drive
   Glendale, Wisconsin 53209

2. **Name of Owner, Address:**
   Napleton Northshore Imports LLC
   One Oakbrook Terrace, Suite 600
   Oakbrook Terrace, IL 60181

3. **Name of Applicant, Address:**
   Same as Owner

4. **Legal Description:**
   See attached

5. **Tax Key**

1415 W. Silver Spring Dr. , Milwaukee	Parcel A - 195-8995-000
1433 W. Silver Spring Dr., Milwaukee	Parcel B - 195-8996-000
1515 W. Silver Spring Dr., Milwaukee	Parcel C - 195-8997-000

6. **Zoning of Property:**
   B-1"L"

7. **Lot Size (Depth, Width, Area):**

Parcel A: 718.23' (D) x 318.13' (W) Area = 2.465 AC
Parcel B: 554.97 (D) x 259.83' (W) Area = 2.634 AC
Parcel C: 328.48' (D) x 350.37' (W) Area = 1.329 AC

8. **Dimensions and all levels (floors) of building:**
   Ground Floor: 280 ft (D) x 126 ft (W)
   2nd Floor: 41'-4" (D) x 82'-4" (W)

9. **Total Floor Area:**
   29,281 SF

10. **Specific Uses of Entire property and Buildings:**
    Existing Automotive Sales and Service Building with separate Remote Detail and Unoccupied Sales Buildings.

11. **Minimum and Maximum numbers of employees:**
    45 Minimum – 65 Maximum (Currently there are 56 employees)

12. **Days of Operation:**
    Monday – Saturday

13. **Hours of Operation:**
    Monday – Thursday (7 AM – 8 PM)
    Friday (7 AM – 6 PM)
    Saturday (8 AM – 5 PM)

14. **Signage (Type, Lighted? Wall, Free-Standing, Monuments, Size, Location, Etc.)**
    There is one existing monument sign to remain.
    There will be all new internally illuminated wall signs on the new façade.
    Refer to attached elevations and signage drawings for size and proposed locations.

15. **What Conditions have the State or county imposed upon the use of your property?:**
    None

16. **Security Fencing:**
    All fencing on site is existing to remain. No new gates or fencing is proposed.

17. **Do you feel there will be any problems such as Noise, Odors, Glare, Potential Fire Hazards, or Smoke resulting from proposed use?**
    No, there are no proposed changes that will impact the existing conditions regarding the above concerns.

18. **Are you proposing food services?**
    No

19. **Did the State of Wisconsin approve your interior building plans?**
    Not required, all interiors are existing to remain. The work is exterior.

20. **What provisions are you making for fire protection and human safety?**
    There is an existing fire protection system to remain with no required alterations.

21. **What are the rules and regulations of the property?**
    There are no special rules or regulations for the property.

22. **List the Timetable for completion of building construction and anticipated grand opening date.**
    We are anticipating a construction start of July 2020 with estimated completion of March 1, 2021 with a grand opening in April 2021.

23. **Proposed On-site Security Measures?**
    Onsite security cameras, gates, security alarms and locking the building off hours.

24. **Anticipated maximum number of facility users at one time (including special events).**
    150 people for special events spread though out public areas of building and site.

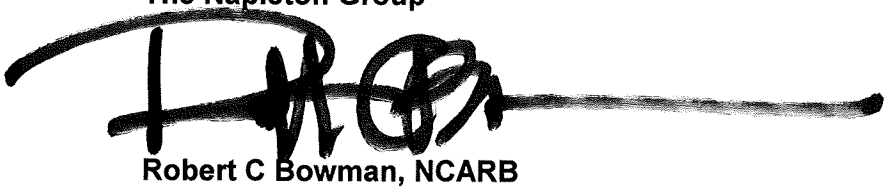
25. **Any other information you or the plan Commission feels is pertinent.**
    None that we are aware of.

26. **Business Plan.**
    Not required as this is an existing operating business.

27. **Entire Grant Application and County Issued Request for Proposal**
    Not applicable.

Respectfully submitted by

The Napleton Group



Robert C Bowman, NCARB
Project manager

EXHIBIT A

Legal Description

Grantor: S & T North Shore, LLC
Grantee: EFN Northshore Property, LLC

Parcel A:
That part of the Northeast One-quarter (1/4) of Section Thirty-one (31), in Township Eight (8) North, Range Twenty-two (22) East, in the City of Glendale, Milwaukee County, Wisconsin, bounded and described as follows: Commencing from a point, said point being the Northeast corner of said ¼ Section; thence Westerly along the North line of said ¼ Section, 458.27 feet to the point of beginning; thence Southerly along a line parallel to the East line of said ¼ Section, 674.95 feet; thence North 49°02' West along the right-of-way of Chicago & Northwestern Railroad, 89.70 feet; thence Northerly along a line parallel to the East line of said ¼ Section, 616.18 feet; thence Easterly along the North line of said ¼ Section 67.49 feet to the point of beginning; except the North 60 feet thereof.

And, that part of the Northeast One-quarter (1/4) of Section Thirty-one (31), in Township Eight (8) North, Range Twenty-two (22) East, in the City of Glendale, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at a point in the North line of the Northwest ¼ of Section 31, in Township 8 North, Range 22 East, said point being 404.46 feet West of the Northeast corner thereof; thence Southerly along a line parallel to the East line of said ¼ Section, 158 feet; thence Easterly along a parallel line to the North line of said ¼ Section, 21 feet; thence Southerly along a line parallel to the East line of said ¼ Section, 120 feet; thence Easterly along a line parallel to the North line of said ¼ Section, 45 feet; thence Southerly along a line parallel to the East line of said ¼ Section, 501.35 feet; thence North 49°02' West along the right-of-way of Chicago & Northwestern Railroad 159.24 feet; thence Northerly along a line parallel to the East line of said ¼ Section, 674.95 feet; thence Easterly along a line parallel to the North line of said ¼ Section, 53.81 feet to the point of beginning; except the North 60 feet thereof.
Address: 1415 W. Silver Spring Drive

Parcel B:
That part of the Northeast One-quarter (1/4) of Section Thirty-one (31), in Township Eight (8) North, Range Twenty-two (22) East, in the City of Glendale, County of Milwaukee, State of Wisconsin, which is more particularly described as follows: Commencing at a point in the North line of the Northeast ¼ of said Section 31, said point being 600.39 feet West of the Northeast corner thereof; running thence South on a line parallel to the East line of said ¼ Section, 551.10 feet to a point in the Northeasterly right of way line of the Chicago and Northwestern Railway Company; thence North 49°02' West along said right of way line 246.15 feet to a point, which is 785.59 feet West of the East line of said ¼ Section thence North on a line parallel to the East line of said ¼ Section, 389.70 feet to the intersection with the North line of said ¼ Section; thence East along the North line of said ¼ Section, 185.20 feet to the point of beginning, except the North 60 feet thereof.

ALSO that part of the Northeast ¼ of Section 31, in Township Eight (8) North, Range Twenty-two (22) East, in the City of Glendale, County of Milwaukee, State of Wisconsin, bounded and

described as follows: Commencing at a point in the North line of the Northeast ¼ of Section 31, in Township 8 North, Range 22 East, said point being 525.76 feet West of the Northeast corner thereof; running thence South on a line parallel to the East line of said ¼ Section 616.18 feet to a point in the Northeasterly right of way line of the Chicago and Northwestern Railway; thence North 49°2' West along the said right of way line of said Railway 99.18 feet to a point which is 600.39 feet West of the East line of said ¼ Section; thence North on a line and parallel to the East line of said ¼ Section, 551.10 feet to a point in the North line of said 1/4 Section; thence East along the North line of said 1/4 Section, 74.63 feet to the point of commencement, except the North 60 feet thereof.
Address: 1433 W. Silver Spring Drive

Parcel C:
That part of the Northeast One-quarter (1/4) of Section Thirty-one (31), in Township Eight (8) North, Range Twenty-two (22) East, City of Glendale, County of Milwaukee, State of Wisconsin, described as follows: Beginning at a point 35 feet South of the North line and 785.59 feet West of the East line of said ¼ Section, thence Southerly parallel with the East line of said Northeast ¼ 354.7 feet to the Northeasterly line of the right of way of the Chicago & Northwestern Railway Company, thence North 49°02' West along said right of way line to a point on a line which is 35 feet South of (at right angles) and parallel with the North line of said Northeast ¼, thence Easterly 35 feet South and parallel with the North line of said Northeast ¼ to the point of beginning,

EXCEPT that part of thereof conveyed in Award of Damages for Highway Right of Way, dated September 9, 1936 and recorded October 5, 1940, in Volume 1462 on Page 1, as Document No. 2102718,

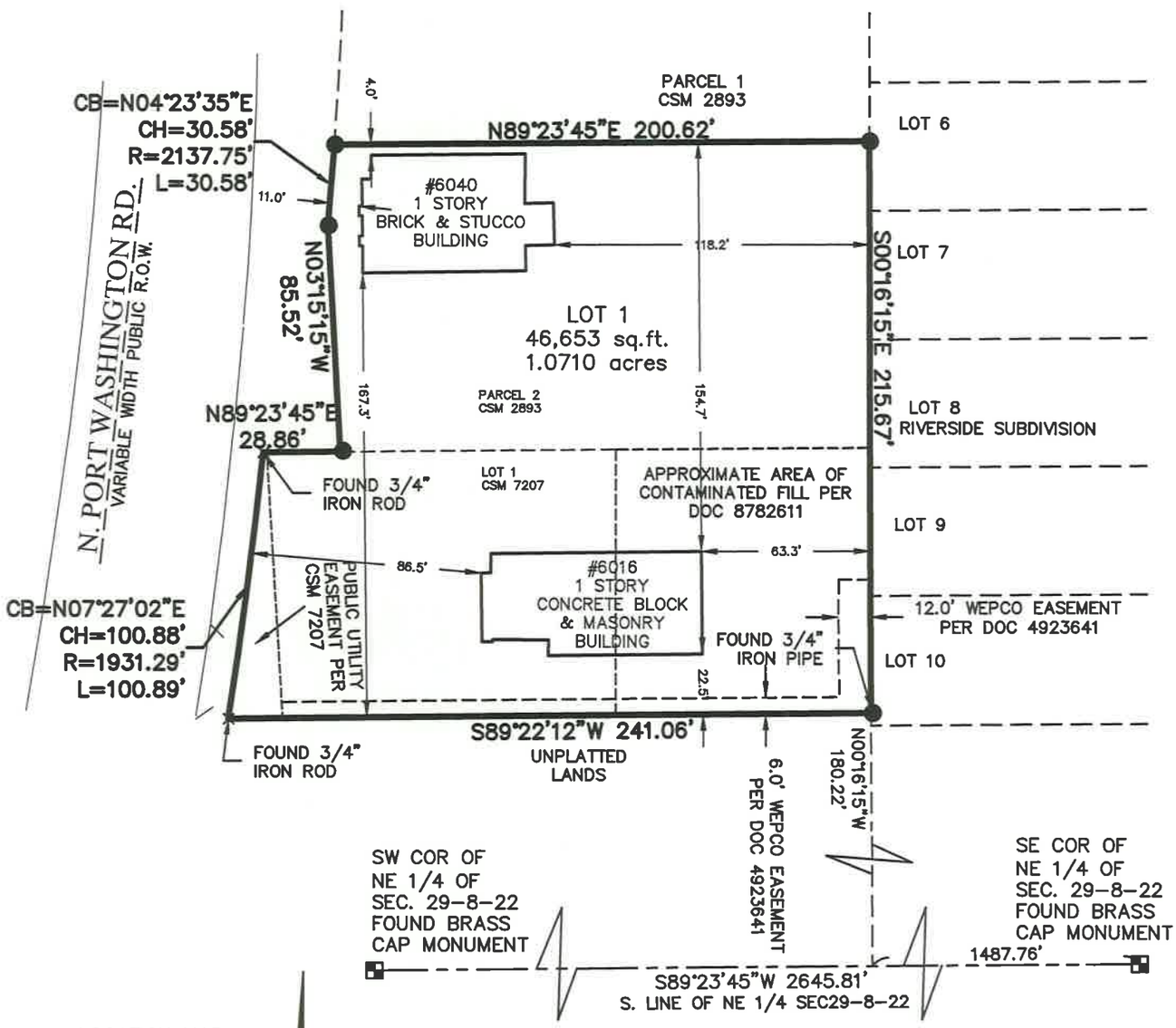
FURTHER EXCEPTING that part thereof conveyed in Warranty Deed, dated March 8, 1968 and recorded May 1, 1968, on Reel 416, Image 933, as Document No. 4388741.
Address: 1515 W. Silver Spring Drive

CERTIFIED SURVEY MAP NO. _____

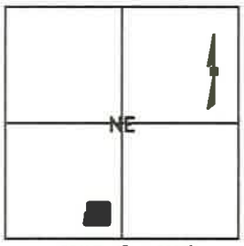
Lot 1 of Certified Survey Map No. 7207 and Parcel 2 of Certified Survey Map No. 2893, being part of the Southwest 1/4 of the Northeast 1/4 of Section 29, Township 8 North, Range 22 East, in the City of Glendale, Milwaukee County, Wisconsin

- ● INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED
- O INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 29, T 8 N, R 22 E, WHICH BEARS 89°23'45" . WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.



LOCATION MAP
NORTHEAST 1/4
OF SECTION 29, T8N, R22E



SCALE: 1" = 2000'

GRAPHIC SCALE

0 30 60

(IN FEET)

WISCONSIN
MICHAEL J.
RATZBURG
S-2236
WAUKESHA,
WI
LAND SURVEYOR

4-16-2020

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

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S:\5168061\dwg\CS101L.dwg, SHEET 1, 4/16/2020 11:08:33 AM, mjr

CERTIFIED SURVEY MAP NO. _____

Lot 1 of Certified Survey Map No. 7207 and Parcel 2 of Certified Survey Map No. 2893, being part of the Southwest 1/4 of the Northeast 1/4 of Section 29, Township 8 North, Range 22 East, in the City of Glendale, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
:SS
WAUKESHA COUNTY }

I, MICHAEL J. RATZBURG, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped Lot 1 of Certified Survey Map No. 7207 and Parcel 2 of Certified Survey Map No. 2893, being part of the Southwest 1/4 of the Northeast 1/4 of Section 29, Township 8 North, Range 22 East, in the City of Glendale, Milwaukee County, Wisconsin, which is bounded and described as follows:

Commencing at the Southeast corner of said Northeast 1/4; thence South 89°23'45" West along the South line of said Northeast 1/4, a distance of 1487.76 feet to a point; thence North 00°16'15" West 180.22 feet to the point of beginning; thence South 89°22'12" West 241.06 feet to a point on the East line of North Port Washington Road; thence Northeasterly 100.89 feet along the arc of a curve, whose center lies to the West, whose radius is 1931.29 feet, and whose chord bears North 07°27'02" East 100.88 feet to a point on said East line; thence North 89°23'45" East 28.86 feet to a point; thence North 03°15'15" West along said East line 85.52 feet to a point; thence Northeasterly 30.58 feet along the arc of a curve, whose center lies to the West, whose radius is 2137.75 feet, and whose chord bears North 04°23'56" East 30.58 feet to the Southwest corner of Parcel 1 of Certified Survey Map No. 2893; thence North 89°23'45" East along the South line of said Parcel 1, a distance of 200.62 feet to a point on the West line of Lot 6 of Riverside Subdivision; thence South 00°16'15" East 215.67 feet to a point on the West line of Lot 10 of Riverside Subdivision and the point of beginning.

Said lands containing 46,653 square feet or 1.0710 acres.

THAT I have made the survey, land division, and map by the direction of UW CREDIT UNION, owner.

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

THAT I have fully complied with Chapter 236 of the Wisconsin Statutes and Chapter 14 of the City of Glendale Municipal Code in surveying, dividing and mapping the same.

4-14-2020
DATE

_____(SEAL)
MICHAEL J. RATZBURG
PROFESSIONAL LAND SURVEYOR S-2236

CERTIFIED SURVEY MAP NO. _____

Lot 1 of Certified Survey Map No. 7207 and Parcel 2 of Certified Survey Map No. 2893, being part of the Southwest 1/4 of the Northeast 1/4 of Section 29, Township 8 North, Range 22 East, in the City of Glendale, Milwaukee County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

As owner, UW CREDIT UNION, does hereby certify that said company caused the land described on this map, to be surveyed, divided, and mapped as represented on this Certified Survey Map in accordance with the requirements of the City of Glendale Municipal Code.

UW CREDIT UNION, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of Glendale

IN Witness Whereof, said owner has caused these presents to be signed This _____ day of _____,2020.

_____
UW CREDIT UNION

STATE OF WISCONSIN }
:SS
MILWAUKEE COUNTY }

PERSONALLY, came before me this _____ day of _____, 2020, UW CREDIT UNION, to me known as the person who executed the foregoing instrument, and known to be the owner, and acknowledged that he executed the foregoing instrument.

_____(SEAL)
Notary Public, State of Wisconsin
My commission expires_____
My commission is permanent

COMMON COUNCIL APPROVAL

Certified Survey Map approved by the Common Council of the City of Glendale on this _____day of _____, 2020, by Resolution No. _____.

_____
BRYAN KENNEDY, MAYOR

_____
MEGAN HUMITZ, CITY CLERK

THIS INSTRUMENT WAS DRAFTED BY MICHAEL J. RATZBURG,
PROFESSIONAL LAND SURVEYOR S-2366

168061.csm