

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

AGENDA -- PLAN COMMISSION

Tuesday, July 7, 2020

6:00 P.M.

1. Roll Call and Pledge of Allegiance.
2. Adoption of Minutes of the Meeting of June 2, 2020.
3. a. **Certified Survey Map (CSM), Richard & Ellen Wiese/Thomas & Sherrie Murray, 7505 North Berwyn Avenue and 2430 West Greenwood Lane.** Review proposed lot line change/land division and recommend Common Council approval of CSM.
Richard Wiese
- b. **Plan Commission Use and Occupancy Review, The Chasm (Bayer Performance Institute, LLC), 6575 North Sidney Place (Hakaduli Properties, LLC, 6575-6593 North Sidney Place Multi-Tenant Office/Warehouse Building).** Review and approve proposed small group and individual fitness training use and occupancy.
Sara M. Bayer
- c. **Plan Commission Use and Occupancy Review, What's Poppin' (What's Poppin', Incorporated, Bret Eulberg), 6161 North Flint Road, Units C and D (MBM Holdings, LLC, Bret Eulberg, Multi-Tenant Office/Warehouse Building).** Review and approve popcorn and fudge snack/confectionery manufacturer and distributor use and occupancy.
Bret Eulberg and David Koscielniak
- d. **Plan Commission Review, UW Credit Union, LLC, 6016 and 6040 North Port Washington Road.** Review and approve proposed UW Credit Union architecture, site/landscaping, lighting, and signage, as well as site civil and drainage/stormwater management plans, as well as use and occupancy.
- e. **Referral from Common Council: Petition to Rezone 5001 North Port Washington Road (Certified Survey Map 7636, Lot 2, Tax Key Parcel 203-8000-002) from B-1, A1 Business and Commercial District to PD-Planned Unit Development District-Car Wash as a Jilly's Car Wash.** Applicant to present Informational Statement and General Development Plan, Plan Commission to review, discuss, and schedule Public Hearing. *Jon Zimmerman*
- f. **2040 Comprehensive Plan Progress Update and Schedule to Adopt (See item 3g.).**
- g. **Reschedule Regular August Plan Commission meeting to 6:00 p.m., MONDAY, AUGUST 3, 2020, to coincide with and follow the Joint Common Council/Plan Commission Public Hearing to Review and Adopt the 2040 Comprehensive Plan Update, which is scheduled for 6:00 p.m. Monday, August 3, 2020, and to allow Members to participate in the Tuesday, August 4, 2020, National Night Out. Discuss the possible need to reschedule the Regular September 1, 2020, Plan Commission Meeting date due to Labor Day (September 7, 2020).**

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, June 2, 2020

Regular meeting of the City of Glendale Plan Commission convened in the City Hall Council Chambers located at 5909 N. Milwaukee River Parkway, Glendale.

The meeting was called to order by Mayor Kennedy at 6:00 p.m.

Roll Call: Present: Mayor Bryan Kennedy, Commissioners Karn Cronwell, Fred Cohn, Phillip Bailey, Josh Wadzinski, and Amanda Seligman. Absent: Commissioner Kyle Mack.

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, May 28, 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 May 5, 2020 Plan Commission Meeting.

Motion was made by Commissioner Cohn, seconded by Commissioner Bailey, to adopt minutes from the May 5, 2020 Plan Commission meetings, with changes previously submitted by Commissioner Seligman. Motion carried unanimously.

Plan Commission Review, Glendale Partners, LLC (Brian Monroe), 4205 North Port Washington Road. Review and approve proposed multi-tenant light industrial/warehouse/distribution architecture, site/landscaping, lighting, and signage, as well as site civil and drainage/stormwater management plans.

Mr. Stuebe gave a brief review of the proposed multi-tenant light industrial/warehouse/distribution architecture, site/landscaping, lighting, and signage, as well as site civil and drainage/stormwater plans. Glendale Partners, LLC representative Brian Monroe, proposes improvements to the property located at 4205 North Port Washington Road. The property is located between Interstate Highway 43 and North Port Washington Road, immediately north of and adjacent to the Home Depot store site in the City of Milwaukee, and historically has been referenced as the CMC site, Glendale Yards, former Milwaukee Road railroad yard site, and the Beerline Yards.

Mr. Stuebe stated the proposed building is about 225 feet by 165 feet, giving about 42,075 square feet. The property is accessed from North Port Washington Road via a 30-foot wide ingress-egress roadway, approximately 1,000 feet in length, that enters the property about 470 feet north of the intersection of North Port Washington Road and West Olive Street, that provides access to an employee parking lot with 55 parking spaces located along the east side of the proposed building, and further along to the west a loading area that is located along the west side

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Tuesday, June 2, 2020

of the proposed building, north of which there are an additional 30 parking spaces. The property comprises a total of about 5.07 acres of land.

Mr. Monroe, of Glendale Partners, LLC, stated they do not yet have a lease tenant for the proposed project. However, the proposal is to obtain Building Permits to complete site preparation work by fall of 2020, with the possibility of then commencing vertical construction and the project being complete in early to mid-2021.

Mayor Kennedy raised the question as to the purchase date of the property by Glendale Partners, LLC. Mr. Monroe confirmed the property was initially purchased in 2005, with nine transactions taking place since to shape the property, which began as 21 acres.

Motion was made by Commissioner Cromwell, seconded by Commissioner Cohn, to approve the architectural, site, landscaping, and lighting plans such that Glendale Partners, LLC, 4205 North Port Washington Road, may obtain the initial City of Glendale Building Permits to commence work to prepare the site for the building, and to then construct the proposed building improvements, as well as owner occupancy of the shell building, with the following requirements: 1. Certified Survey Map (CSM) recorded with the Milwaukee County Register of Deeds Office; 2. Light pole height is limited to 15-foot height; 3. Signage requires permit(s) per the Glendale Sign Code; 4. Civil and drainage/stormwater management plans satisfactory to the requirements of the City Engineer and Director of Public Works; 5. Erosion control plan satisfactory to Building Inspector and Director of Public Works; 6. Verify condition of existing utilities prior to connections to the 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 (or other facility owner) 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. City of Glendale Building, Fire, and Public Health code requirements per the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium; 10. Future tenancies require Plan Commission Use and Occupancy review and approval; 11. Compliance with State of Wisconsin requirements for ADA parking. Motion carried unanimously.

Plan Commission Review, BP, 6204 North Port Washington Road. Review and approve exterior changes to the canopy structure and fuel pumps.

Mr. Stuebe gave a brief review of the proposed exterior changes by Jay Enterprises Petroleum 1, LLC to install a replacement gasoline fuel pump canopy structure at the BP located at 6204 North Port Washington Road. The site is zoned B-1, Sub-area D2, and under the Zoning Code changes to the Site Plan require review and approval of the Plan Commission.

Mr. Stuebe stated the existing canopy is about 75 feet by 25 feet and is configured in a south-north alignment. The proposed canopy is 50 feet by 50 feet. BP environmentally friendly green and lime green are proposed along the side of the canopy with the BP (Beyond Petroleum) sunburst logos within the west, south, and east sides. Mr. Stuebe added the current review and approval requested is for the canopy only, and the fuel pumps will be brought to the Commission later.

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Chris Powers and John D'Lapa from Walt's Petroleum were present to represent Jay Enterprises Petroleum 1, LLC. Mr. D'Lapa stated the canopy update and signage are proposed to better cover the fuel pump area.

Mayor Kennedy clarified the fuel pump changes will need to be brought back to a future Plan Commission meeting, unless they remain the same in color, size, quantity, traffic flow, and placement. Mr. D'Lapa stated there will be the addition of one fuel pump, as well as re-orientation of the current pumps. The engineer from Walt's Petroleum will submit the plan for review and approval.

Motion was made by Commissioner Seligman, seconded by Commissioner Bailey, to approve exterior changes to the canopy structure and fuel pumps by Jay Enterprises Petroleum 1, LLC to complete the proposed work at BP, 6204 North Port Washington Road, with the following requirements: 1. Signage requires permit(s) per the Glendale Sign Code; 2. City of Glendale Building, Fire, and Public Health code requirements per the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium. Motion carried unanimously.

Plan Commission Use and Occupancy Review, Camdyn Care, LLC, 2602 West Silver Spring Drive (Kivley Multi-Tenant Office Building). Review and approve care and training services/alternative health care provider, use, and occupancy.

Racquel Brown-Moss of Camdyn Care, LLC gave a brief review of the proposal to locate a care and training services/alternative health care business within the Kivley Office Building located at 2602 West Silver Spring Drive, and will occupy about 1,400 square feet in the lower level (half basement level) of the Kivley Office Building. The property is zoned B-3 Silver Spring Driver Commercial District. The facility will serve primarily an autistic population. Ms. Brown-Moss currently works for Rufus King High School with the autistic population, and is creating programming for adults that do not fall under any other umbrella of care. The programming will serve to enhance independence skills. The proposed business hours are Monday through Friday from 7:00 a.m. to 6:00 p.m., and will exclude holidays and weekends.

Mayor Kennedy raised the question regarding the number of employees that will be on site, the capacity of those that will be receiving services at one time, and the location of parking for staff or clients. Ms. Brown-Moss clarified that there will be 2 to 3 staff members on site, and a typical small group of 10-12 clients at one time. Staff will only require 2 parking spaces, and the clients will typically be dropped off and picked up.

Commissioner Cronwell raised concerns over the safety of clients due to the proximity to the street as well as the location of the office area in the basement. Ms. Brown-Moss stated at the time of any outings and during pick-up and drop-off, all staff will be available to assist and small groups will be utilized to ensure supervision. All clients being served are ambulatory, and staff will work with them to climb up and down the flight of stairs.

A.J. Rudnitzki, the property manager for Kivley Office Building, stated the space was previously used by Senator Lena Taylor's campaign staff and served various populations, which were not challenged by the stairs or site location. He indicated there are only 8 stairs, and a loading space is available in front of the building. Additional parking is available on the north side of West Silver Spring Drive and the spaces provided for Camdyn Care staff as a tenant will be sufficient.

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Commissioner Cronwell questioned what certification will be required of Camdyn Care staff by the State of Wisconsin licensing category. Ms. Brown-Moss clarified the site will not be used as an Adult Day Care and at this time will not be accepting any Medicare or Medicaid funding, and therefore do not require additional certification or licensing.

Motion was made by Commissioner Bailey, seconded by Commissioner Wadzinski, to approve Camdyn Care, LLNC, a care and training services/alternative health care provider, use and occupancy of the half-basement level tenant space located within the Kivley Office Building, located at 2602 West Silver Spring Drive, with the following requirements: 1. Signage requires permit(s) per the Glendale Sign Code; 2. City of Glendale Building, Fire, and Public Health code requirements per the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium; 3. State of Wisconsin Department requirements for physically disabled parking.

Plan Commission Consideration of Concept Exhibit, Stan's Fit for Your Feet Center, 429 and 505 West Silver Spring Drive. Consider concept to provide a south ingress to the 429 and 505 West Silver Spring Drive premises.

Mr. Stuebe gave a brief review of the proposal by Stan's Fit for Your Feet, located at 505 West Silver Spring Drive, currently owned by Park Bank. The 429 West Silver Spring Drive property is owned by Capital Ventures, LLC and was previously occupied by Steinhafel's Mattress. Stan's Fit for Your Feet Shoes is asking that an ingress lane be provided from the south into 429 and 505 West Silver Spring Drive properties in the belief that this increased access will make it easier for customers from the east to reach the property and shop, which Stan's believes has been hindered by a safety median constructed in West Silver Spring Drive around 2005. Stan's maintains their customers routinely comment how difficult it is to get there. Mr. Stuebe stated the existing alley is twenty feet in width and extends between North Lydell Avenue and North Iroquois Avenue.

Mr. Stuebe stated the ingress drive lane is proposed as an ingress only. The proposed ingress will result in the loss of about seven (7) of the existing 26 parking spaces located with the 429 West Silver Spring property. There are 13 parking spaces with the 505 West Silver Spring Drive property, and a total of 39 parking spaces shared between the two properties.

Mayor Kennedy added the proposal will keep traffic from using the parking lot as access to North Iroquois Avenue. The request was previously submitted, however at that time the previous tenant did not want to give up parking spaces. Administrator Safstrom stated the development agreement from November 2000 indicates all agreed to cut off access to North Iroquois Avenue, however at the time there was an existing median. Mayor Kennedy added Alderwoman Vukovic agrees with this proposal as long as the ingress is angled in such a way that drivers are not able to cut through the parking lot.

James Sajdak, Stan's Fit for your Feet President/CEO, stated the loss of the median took a toll on their business, and contributed to customers parking on North Iroquois Avenue instead of utilizing the parking lot. Stan's is requesting a short driveway be created to the store to keep it a viable business. He added the 429 location struggles to find a new tenant as a result of the difficult access.

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Brooke Sansone, representing property owner Integral Management, stated they are willing to make the necessary improvements to the property.

Commissioner Cohn questioned if there will be additional signage required. Ms. Sansone stated that the access is one-way only. Mayor Kennedy confirmed that no additional signage should be required, as it is not provided for similar developments.

Mayor Kennedy recommends approval of the concept, with permission granted to Staff to work out the details. Staff may bring the changes back to Plan Commission if further approval is required.

Commissioner Wadzinski requested the consideration of speed humps to be added if the proposed ingress causes problems or becomes a cut-through for drivers.

Motion was made by Commissioner Cohn, seconded by Commissioner Bailey, to approve the concept to provide a south ingress to the 429 and 505 West Silver Spring Drive premises, with the allowance for Staff to finalize the details and bring back to Plan Commission if necessary.

2040 Comprehensive Plan Progress Update and Schedule to Adopt.

Administrator Safstrom gave a brief review of the 2040 Comprehensive Plan Progress and the Schedule to Adopt. As a result of the COVID-19 pandemic, open meetings and the open house were put on hold. A recommendation was given by the consulting firm to conduct a virtual open house from June 10 through June 30, 2020. The virtual open house would include a plan review and an online comment form. The consulting firm and Mr. Stuebe would review the comment forms. Administrator Safstrom will have an ad placed in the North Shore NOW in order to reach more residents, particularly those without internet access. A copy of the plan, comment form, and all additional information will be available for pick-up at City Hall. All comments will be compiled and a draft will be available for the Plan Commission for the July meeting. The Plan Commission will provide the overall approval, with the Common Council providing the final approval. A tentative joint Common Council & Plan Commission meeting is tentatively scheduled for August 4, 2020.

This item was for informational purposes only.

ADJOURNMENT.

There being no further business, motion was made by Commissioner seconded by Commissioner, to adjourn the meeting. Motion carried and adjournment of the Plan Commission was ordered at 6:43 p.m., until Tuesday, July 7, 2020 at 6:00 p.m.

Megan Humitz, City Clerk

Recorded: June 3, 2020

Meeting is 6:00 PM Tuesday

**PLEASE OBSERVE THAT THE PLAN COMMISSION
WILL CONVENE AT GLENDALE CITY HALL**

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

City of Glendale Plan Commission

6:00 P.M., Tuesday, July 7, 2020

- Plan Commission Report -



Staff Report to the Plan Commission

Meeting of Tuesday, July 7, 2020

- 3a. **Certified Survey Map (CSM), Richard & Ellen Wiese/Thomas & Sherrie Murray, 7505 North Berwyn Avenue and 2430 West Greenwood Lane.** Review proposed lot line change/land division and recommend Common Council approval of CSM.

November 14, 2011, the Common Council approved a Certified Survey Map as recommended by the Plan Commission November 1, 2011. Circumstances at the time and subsequent resulted in the necessity to have substantially the same Certified Survey Map recreated and now presented to the City of Glendale for review and approval. The same property owners are seeking to complete the same change to property boundary.

Richard and Ellen Wiese and Thomas and Sherrie Murray seek approval of a Certified Survey Map to modify the lot line of the two existing parcels located within the River Edge Subdivision. The area of Lot 1 is increased in area by 1,661 square feet from 15,013 square-feet to 16,674 square feet. The area of Lot 2 is reduced by 1,661 square-feet to 16,872 square-feet. Upon completion of the adjustment to the lot line both Lot 1 and Lot 2 remain conforming lots.

The necessary action by the Plan Commission is a recommendation to the Common Council to approve the Certified Survey Map subject to payment of the \$75.00 administrative fee, making any required legal and/or technical corrections, and payment of City Attorney and/or Engineer CSM review fees.

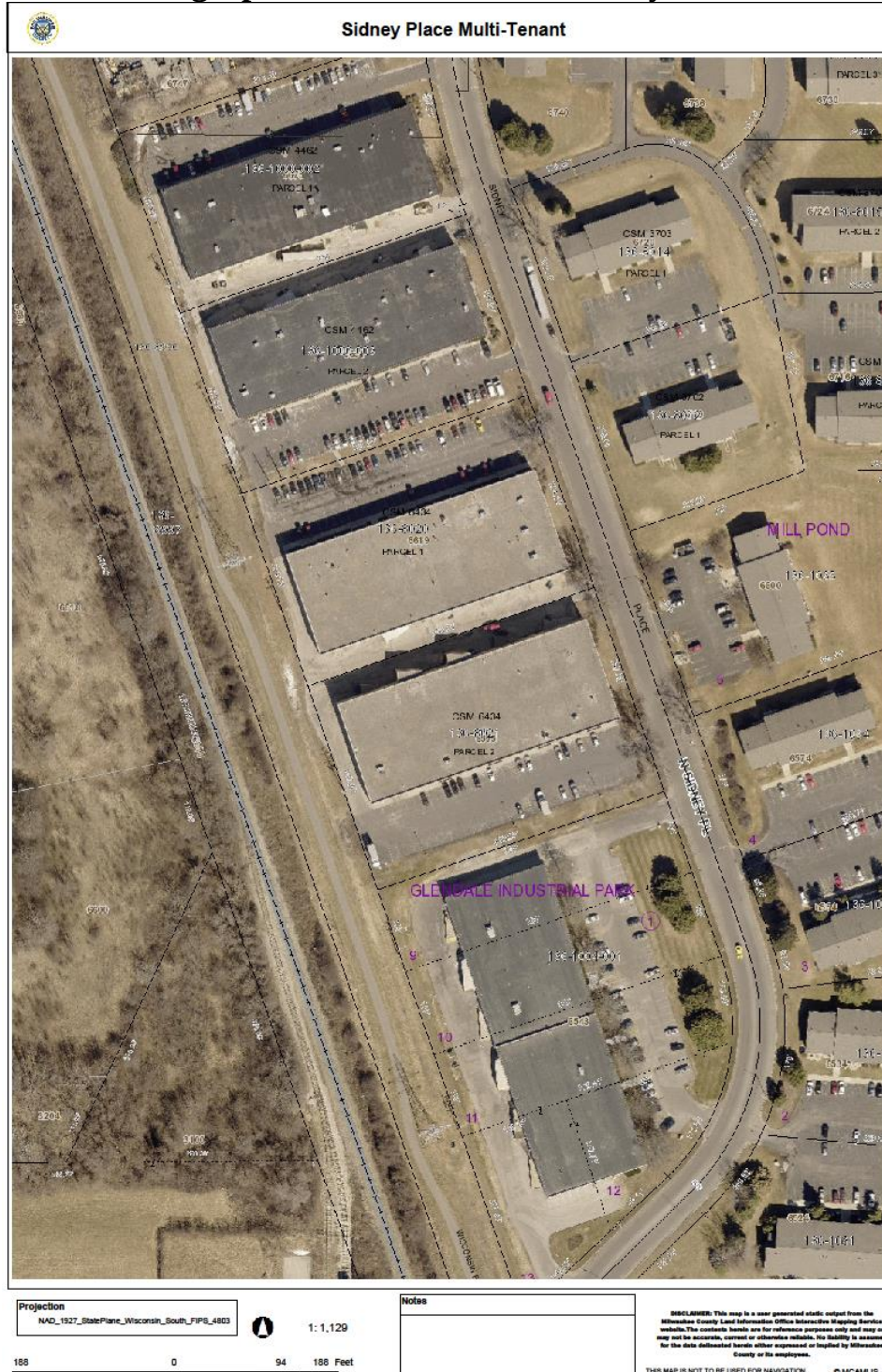
- 3b. **Plan Commission Use and Occupancy Review, The Chasm (Bayer Performance Institute, LLC), 6575 North Sidney Place (Hakaduli Properties, LLC, 6575-6593 North Sidney Place Multi-Tenant Office/Warehouse Building).** Review and approve proposed small group and individual fitness training use and occupancy.

Sara M. Bayer seeks Plan Commission approval to operate The Chasm, a small-group and individual fitness training studio, in a 3,600 square-foot tenant space located in the multi-tenant facility located at 6575 North Sidney Place. The site is zoned M-1 Warehouse, Light Manufacturing, Office, and Service District and, under the requirements of Section 13.1.39, the proposed use and occupancy are subject to review and approval by the Plan Commission.

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Proposed business hours are 6:00 a.m. to 9:00 p.m. Monday through Thursday, 6:00 a.m. to 8:30 p.m. Friday, 7:30 a.m. to 1:00 p.m. Saturday, and appointment or special classes only Sundays. Applicant anticipates there will be between one and four employees.

Aerial Photograph. 6575-6593 North Sidney Place Environs.



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Staff recommends that the Plan Commission grant use and occupancy approval for Sara Bayer to operate The Chasm, a small-group and individual fitness training studio as a recreational type of use, in the tenant space located at 6575 North Sidney Place, with the following requirements:

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

- 3c. **Plan Commission Use and Occupancy Review, What's Poppin' (What's Poppin', Incorporated, Bret Eulberg), 6161 North Flint Road, Units C and D (MBM Holdings, LLC, Bret Eulberg, Multi-Tenant Office/Warehouse Building).** Review and approve popcorn and fudge snack/confectionery manufacturer and distributor use and occupancy.

What's Poppin' seeks Plan Commission grant of approval to occupy a 3,000 square-foot (Two 1,500 square-foot suites) tenant space located at 6161 North Flint Road to prepare and distribute popcorn and fudge confectionery snack treats. The property is zoned M-1 Warehouse, Light Manufacturing, Office, and Service District. Under Section 13.1.39 of the Zoning Code, the proposed use and occupancy requires Plan Commission review and approval.

Proposed hours of operation are 6:00 a.m. to 10:00 p.m. There will be three full-time equivalent employees.

Staff recommends that the Plan Commission grant use and occupancy approval for Bret Eulberg to operate What's Poppin,' a preparer and distributor of popcorn and fudge confectionery snack treats in the 6161 North Flint Road tenant space, with the following requirements:

- 1) Outside storage is not permitted;
- 2) Signs to conform with the Glendale Sign Code;
- 3) All City of Glendale building, fire and health codes being carried out to the satisfaction of the

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Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium; and,

- 4) State of Wisconsin requirements for ADA parking.

Aerial Photograph. 6161 North Flint Road Environs.

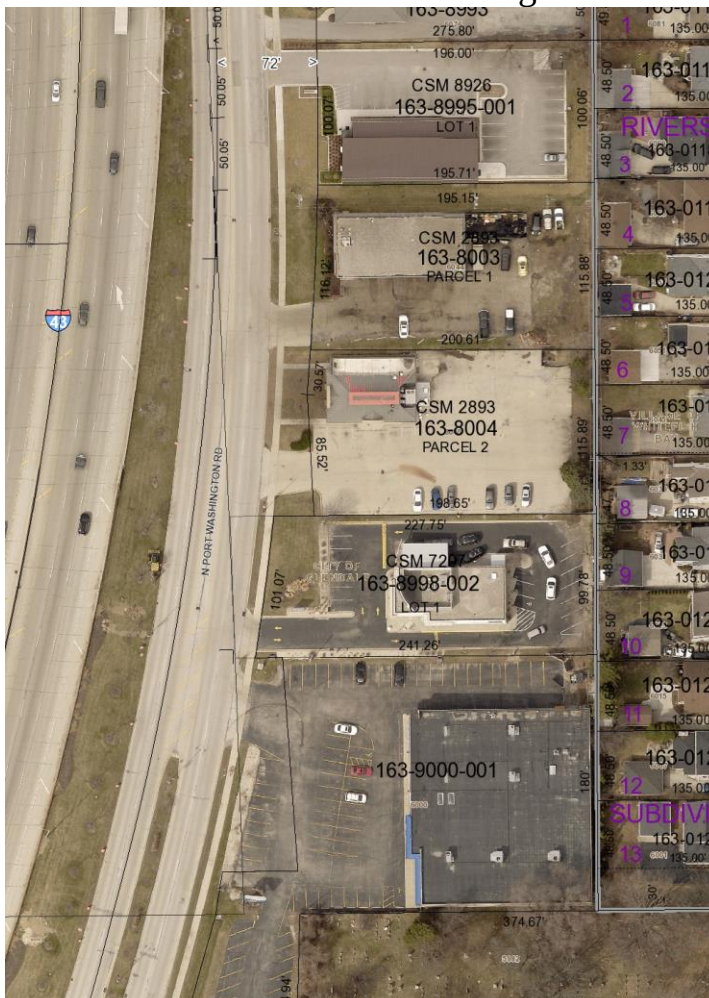


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3d. **Plan Commission Review, UW Credit Union, LLC, 6016 and 6040 North Port Washington Road.** Review and approve proposed credit union architecture, site/landscaping, lighting, and signage, as well as site civil and drainage/stormwater management plans, as well as use and occupancy.

UW Credit Union proposes improvements to the properties located at 6016 and 6040 North Port Washington Road. The existing UW Credit Union branch facility is located at 6016 North Port Washington Road, a former Pizza Hut building is located on the 6040 North Port Washington Road property. UW Credit Union has acquired the former Pizza Hut property and has obtained City of Glendale approval to assemble the two properties into a single 46,653 Square-foot (1.071 acre) parcel so that a new 5,000 square-foot UW Credit Union may be built and both the existing Pizza Hut and UW Credit Union razed. The 6016 and 6040 North Port Washington Road properties are zoned B-1, F2, and the proposed financial institution with drive-in banking window service use is a permitted use.

6016 and 6040 North Port Washington Road



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Proposed Project Artistic Image



Proposed Site Plan and Architecture

The proposed building is about 80 feet by 70 feet, giving about 5,000 square feet. The architecture is modern and features geometric forms and contrasting colors with large vision glass openings in the façade. Exterior materials include stone, “iron spot” brick, composite metal panel, and curtain wall and storefront glazing.

The property is accessed from North Port Washington Road via two points of ingress-egress located at the south (existing) and north edges of the project development site. Site traffic flow to access the drive-in banking service window located at the north side of the building functions in a counter-clockwise fashion, and there will be two interior parking lots located immediately west and south of the proposed building. There are 29 parking spaces with two ADA parking spaces proximate to the main entrance. A bio-retention area is indicated in the same area as the existing stormwater basin.

The landscaping plan includes plantings distributed around perimeter of the property and much of the building, and act as a screen along the west (street)

Staff Report to the Plan Commission

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side of the front or west parking lot. Trees are provided in the southerly island, the northeast and the southeast corners of the property, and the southeast corner of the building. A six-foot height security and privacy fence will be installed along the east property boundary between the UW Credit Union property and the residential properties to the east. Ten pole-mounted lights are distributed around the property

Proposed Site Plan



Project Schedule

The building is proposed to be completed in June of 2021 and then, by August of 2021, the existing building will be razed, and the remaining site work completed. The Pizza Hut Building will be razed at the very beginning of the site preparation work.

Business Hours and Employment

Proposed business operating hours are as follows:

Branch Lobby:	9:00 a.m. to 5:30 p.m. Monday-Friday 9:00 a.m. to 1:00 p.m. Saturday
Drive-In Banking Services Window:	7:30 a.m. to 6:00 p.m. Monday-Friday 9:00 a.m. to 1:00 p.m. Saturday

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UW Credit Union expects to employ between seven and will have between two and 12 employees present at the Glendale facility.

Signage

Proposed signage includes a monument sign at the site of the existing monument sign located immediately north of the south ingress-egress drive, as well as a wall sign and logo, directional signs, two secondary logo marks attached to the east and west sides of the drive-in banking canopy, and customer message (“Here for Every You”) on the north wall beneath the canopy, ATM identifiers with “u” logo embedded in the ATM, along with what is described as a “logo super graphic” (1st surface cut dusted crystal) that apparently is a product that is applied to glass to create an etched look.

The Plan Commission will have to consider whether it will find that the proposed second primary sign, the wall sign, will be satisfactory as an architecturally integrated element that enhances the building and project generally. Similarly, the Logo Super Graphic (1st surface cut dusted crystal) etched look window graphic in the front windows and wrapping around the southwest corner is somewhat similar in concept, and a determination should be made as to whether it is perceivable as additional commercial signage or an architectural element that enhances the architecture and the project. The “Here for Every You” sign will not be visible from North Port Washington Road and, as such, is not regulated under the Sign Code. Staff does not fully understand the intent of the logo attachments to the canopy, the City has generally not permitted signage on structures such as gasoline station fueling canopies, although the City has accepted design type elements. The interior vestibule “welcome” sign is not a problem.

Staff recommends that the Plan Commission grant approval of the architectural, site, landscaping, lighting, and signage plans such that UW Credit Union may obtain City of Glendale Building Permits to construct the proposed building for use as a credit union branch office, as well as use and occupancy approval, with the following requirements:

- (1) Certified Survey Map (CSM) recorded with the Office of the Milwaukee County Register of Deeds;
- (2) Raze existing Pizza Hut building.
- (3) Raze existing UW Credit Union branch building upon completion of the occupancy of the to-be constructed UW Credit Union building;
- (4) Light pole height is limited to 15-feet;
- (5) Signage requires permit(s) per the Glendale Sign Code;

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- (6) Civil and drainage/stormwater management plans satisfactory to the requirements of the City Engineer and Director of Public Works;
- (7) Erosion control plan satisfactory to Building Inspector;
- (8) Verify condition of existing utilities prior to connections to City of Glendale utility facilities;
- (9) 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;
- (10) City of Glendale (or other facility owner) 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, and storm sewer facilities;
- (11) Abandon existing sanitary and watermain per the requirements of the Director of Public Works and the City Engineer;
- (12) City of Glendale Building, Fire, and Public Health code requirements per the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium;
- (13) State of Wisconsin requirements for ADA parking.

3e. Referral from Common Council: Petition to Rezone 5001 North Port Washington Road (Certified Survey Map 7636, Lot 2, Tax Key Parcel 203-8000-002) from B-1, A1 Business and Commercial District to PD-Planned Unit Development District-Car Wash as a Jilly's Car Wash.

Applicant to present Informational Statement and General Development Plan, Plan Commission to review, discuss, and schedule Public Hearing.

Jilly's Car Wash will formally present to the Plan Commission the proposed Rezone Request to PD-Planned Unit Development District as relates to the proposed express car wash to be located at 5100 North Port Washington Road premises (Refer to aerial photograph).

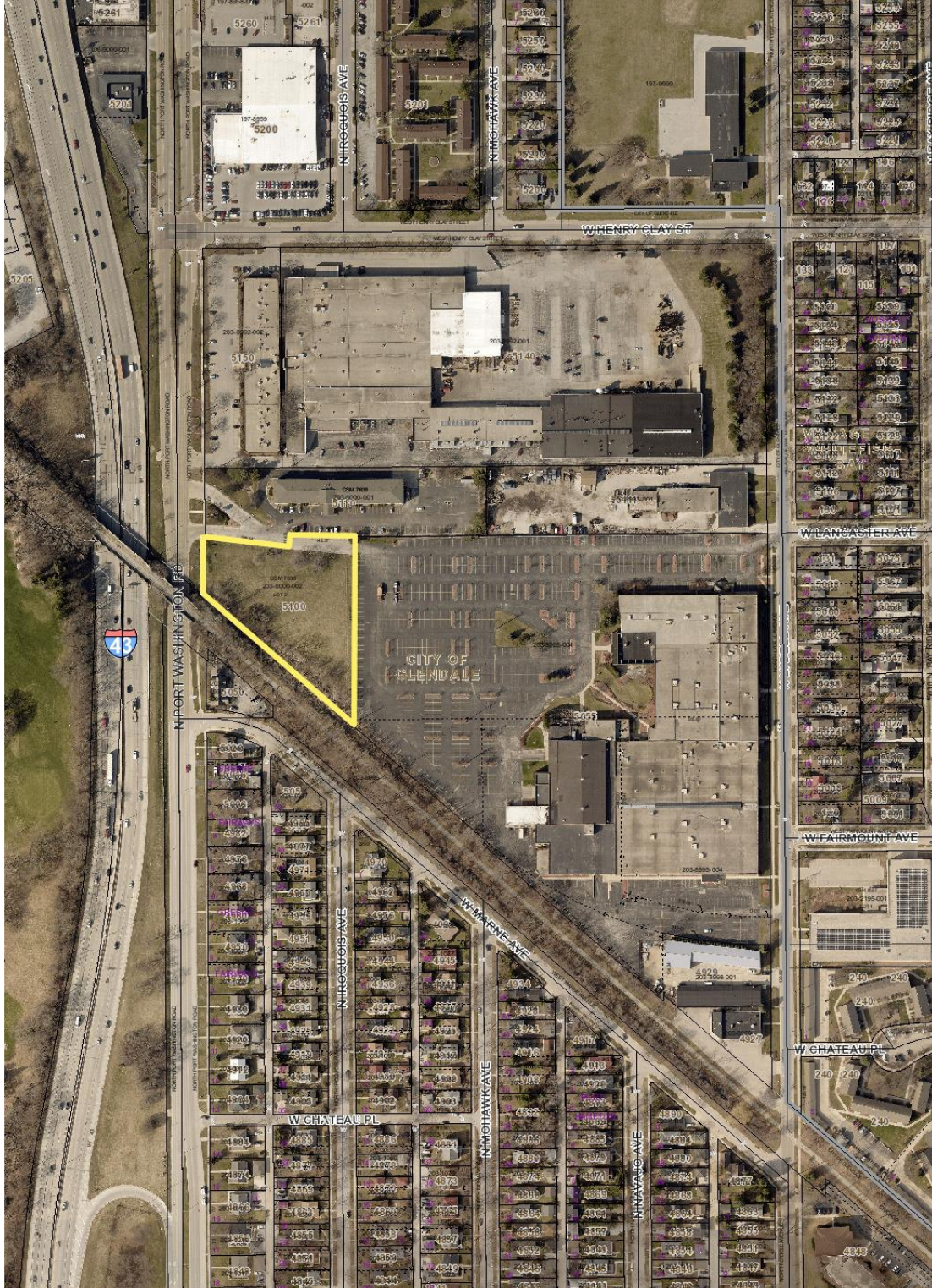
The 5100 North Port Washington Road property is presently zoned B-1, A1 District, which provides for office type uses, with provisions for multiple-family residential on parcels larger than five acres under the PD-Planned Unit Development District zoning process. The Land Use Plan and the Zoning for the lands were evaluated and decided in a process that provided for consistency in that regard.

The proposed Planned Unit Development (PUD) project involves constructing an express car wash facility within the 85,639 square-foot (1.966 acre) property. Ingress-egress for the LaQuinta, Sunbeam-Oster, and

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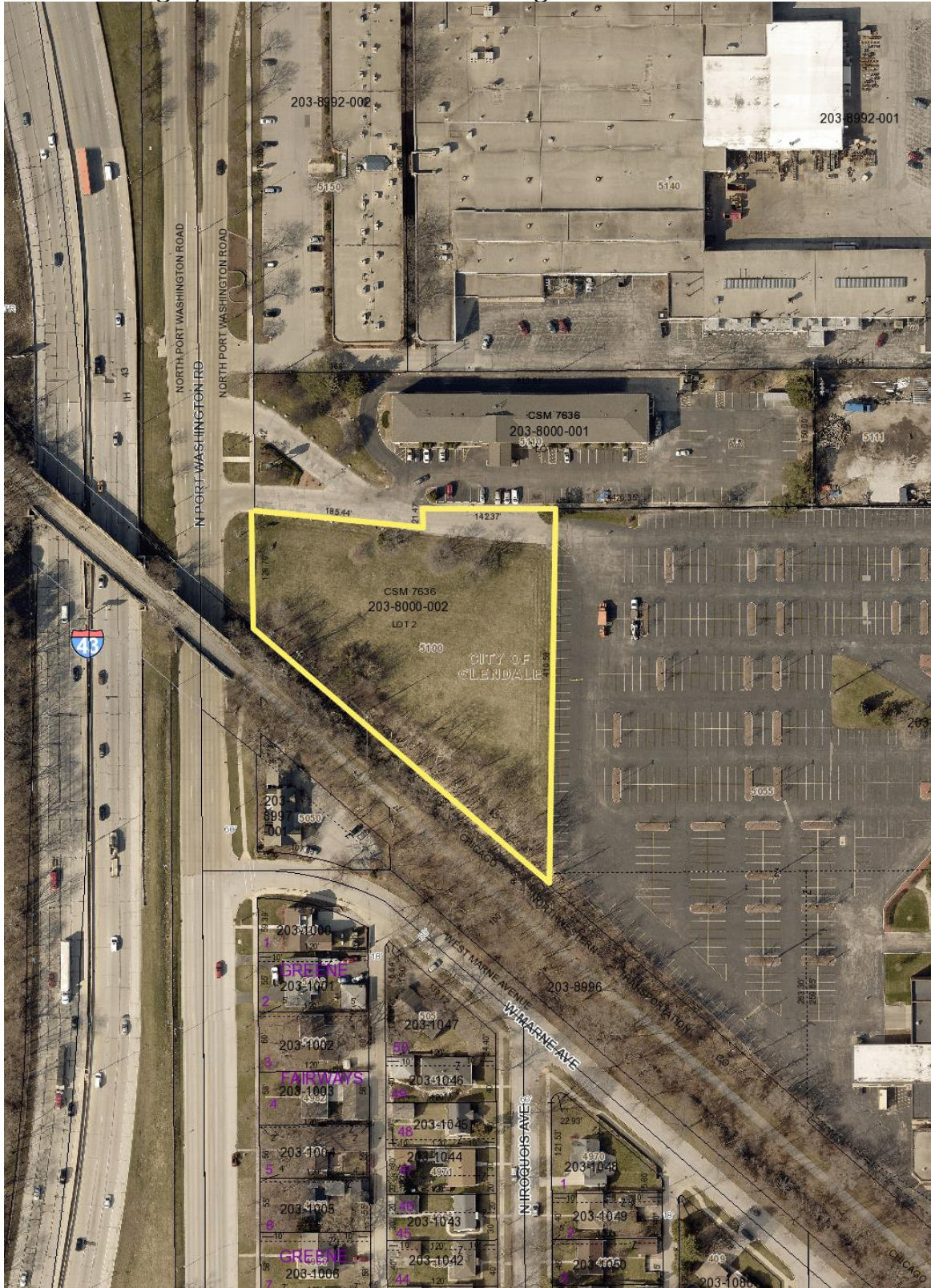
the car wash property are all provided via an Ingress and Egress Easement across both the LaQuinta and the car wash site connecting to the former Sunbeam-Oster site.

Aerial Photograph: 5100 North Port Washington Road Environs



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Aerial Photograph: 5100 North Port Washington Road



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Proposed Project Artistic Images



Proposed Site Plan and Architecture

The architecture is modern with classic materials such as brick veneer and vision glass. The proposed design concept includes a 5,100 square-foot car wash building, parking, a central vacuum corral, and two bio-retention basins.

Site ingress-egress is via the private road located within the Ingress and Egress Easement that provides access to the LaQuinta property (Refer to Image from CSM 7636), the car wash property, and the former Sunbeam-Oster site. Site traffic flow to access the express car wash functions in a

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Image from CSM 7636 Indicating Ingress and Egress Easement



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A monument sign is proposed at the northwest corner of the property, and a wall sign is indicated on the building toward North Port Washington Road.

Business Hours and Employment

Proposed business operating hours are 7:00 a.m. to 8:30 p.m. Monday to Saturday and 8:00 a.m. to 7:00 p.m. Sundays. Jilly's Car Wash expects to employ 15 employees at the Glendale facility.

Project Value

The project is represented as having an estimated project cost of about \$1.8 million for the building, site, and landscape improvements. Improvements are not indicated to the private roadway that provides ingress-egress to the three properties.

Project Schedule

Jilly's Car Wash suggests that construction would commence immediately following required project approvals and obtaining permits and that if construction were assumed to commence in October of 2020 the car wash could be complete in the month of March of 2021.

Required Next Action

The next action by the Plan Commission is to schedule the Plan Commission Public Hearing. Due to the Joint Common Council/Plan Commission Public Hearing for the 2040 Comprehensive Plan Update, the next Regular Plan Commission meeting will be held at 6:00 p.m., Monday, August 3, 2020. The Plan Commission will need to discuss and decide the time and date of the Plan Commission Public Hearing for this item.

3f. 2040 Comprehensive Plan Progress Update and Schedule to Adopt (See item 3g.).

Plan Commissioners should have access to the most current draft of the 2040 Comprehensive Plan Update that was previously distributed. The following Web Link is provided to access to the current draft.

<http://glendale-wi.gov/DocumentCenter/View/1557/Glendale-Draft>

Staff Report to the Plan Commission

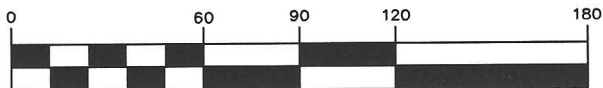
Meeting of Tuesday, July 7, 2020

- 3g. **Reschedule Regular August Plan Commission meeting to 6:00 p.m., MONDAY, AUGUST 3, 2020, due to the Tuesday, August 4, 2020, National Night Out and the Joint Common Council/Plan Commission Public Hearing to Review and Adopt the 2040 Comprehensive Plan.**

The Common Council has scheduled a Joint Common Council/Plan Commission Public Hearing to review and adopt the 2040 Comprehensive Plan at 6:00 p.m., Monday, August 3, 2020, in the Common Council Chambers at Glendale City Hall. Tuesday, August 4, 2020, is the evening of the National Night Out, as such, in order to allow Plan Commissioners to participate, the Plan Commission will need to reschedule the Regular Plan Commission Meeting for 6:00 p.m., Monday, August 3, 2020, in the Common Council Chambers in Glendale City Hall.

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOTS 1 AND 2, BLOCK 1 OF "RIVER EDGE SUBDIVISION", BEING A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWN 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN.



SCALE 1" = 60'



NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5337
www.northshoreengineering.net

NOTES :

1. THIS PROPERTY IS ALSO SUBJECT TO EASEMENTS OF RECORD.
2. THIS PROPERTY IS PRESENTLY ZONED; RS-3 (RESIDENCE DISTRICT)
3. SEE SHEET 2 FOR CURVE DATA.

LEGEND

- - DENOTES 2.3" STEEL PIPE (FOUND)
- - DENOTES 1.3" STEEL PIPE (FOUND)
- - DENOTES 3/4" REBAR (FOUND)
- () - DENOTES ALSO RECORDED AS

ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (SOUTH LINE OF THE SW. 1/4 OF SECTION 18-8-22 WHICH BEARS N89°25'53"W)

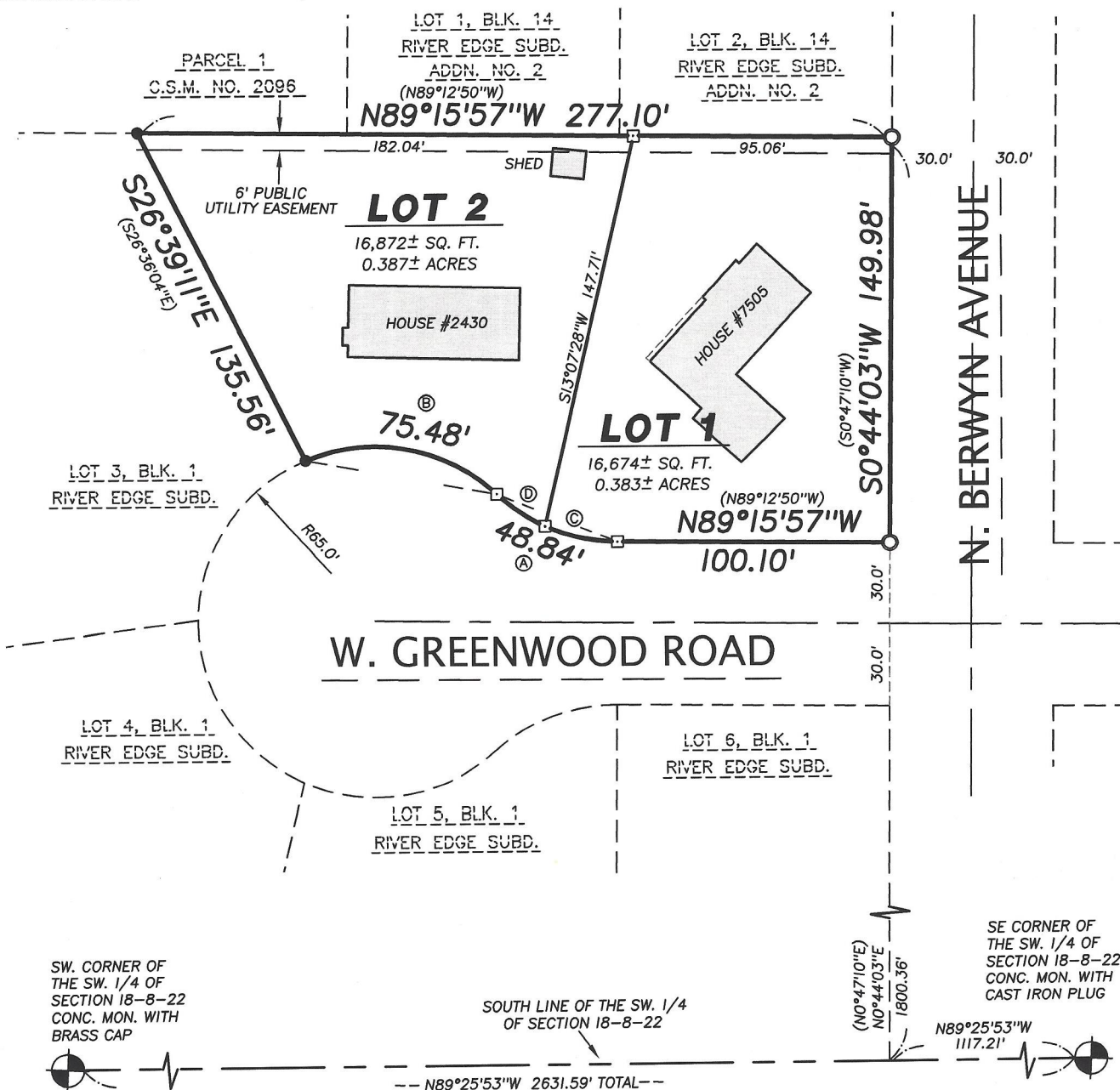
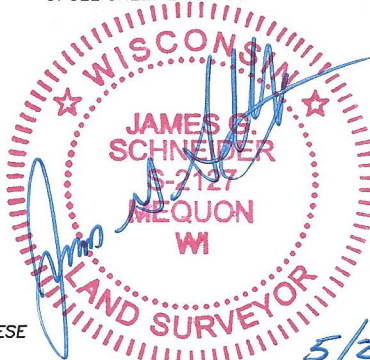
SETBACK NOTE :

FRONT YARD = 30.0'
REAR YARD = 25.0'
SIDE YARD = 10.0'



OWNER :
THOMAS & SHERRIE MURRAY
2430 W. GREENWOOD RD.
GLENDALE, WI 53217

OWNER :
RICHARD & ELLEN WIESE
7505 N. BERWYN AVE.
GLENDALE, WI 53217



CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOTS 1 AND 2, BLOCK 1 OF "RIVER EDGE SUBDIVISION",
BEING A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 18, TOWN 8 NORTH, RANGE 22 EAST, IN THE CITY
OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, James G. Schneider, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped the following parcel of land:

Lots 1 and 2, Block 1 of "River Edge Subdivision" being a part of the Northwest 1/4 and
Northeast 1/4 of the Southwest 1/4 of Section 18, Town 8 North, Range 22 East, in the
City of Glendale, Milwaukee County, Wisconsin, bounded and described as follows:

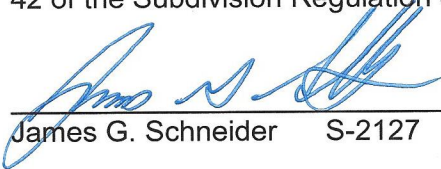
Commencing at the Southeast corner said Southwest 1/4; thence N89°25'53"W along
the South line of said 1/4 Section, 1117.21 feet; thence N0°44'03"E along the West line
of N. Berwyn Avenue and it's extension, 1800.36 feet to the Southeast corner of said Lot
1 and the point of beginning of lands to be described; thence N89°15'57"W along the
North right-of-way line of W. Greenwood Road, 100.10 to a point of curvature; thence
Northwesterly along said right-of-way line, being the arc of a curve to the right (having a
radius of 65.00 feet, whose chord bears N67°44'29"W, 47.70 feet) 48.84 feet to a point
of reverse curvature; thence Northwesterly along said right-of-way line, being the arc of
a curve to the left (having a radius of 65.00 feet, whose chord bears N79°29'00"W, 71.31
feet) 75.48 feet to the Southwest corner of said Lot 2; thence N26°39'11"W along the
West line of said Lot 2, 135.56 feet to the Northwest corner of said Lot 2; thence
S89°15'57"E along the Northline of said Lot 1 and 2, 277.10 feet to a point in the West
right-of-way line of N. Berwyn Avenue and the Northeast corner of said Lot 1; thence
S0°44'03"W along said West right-of-way line, 149.98 feet to the point of beginning.

Said lands containing 0.770 acres of land, more or less.

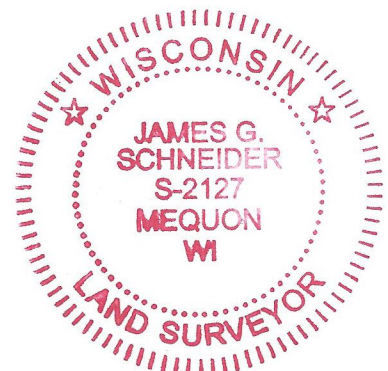
That I have made such survey, land division, and plat at the direction of Richard W.
Wiese & Ellen J. Wiese and Thomas M. Murray & Sherrie L. Murray, OWNERS of said
lands.

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

That I have complied with, Chapter 236.34 of the Wisconsin Statutes and Section 14-1-
42 of the Subdivision Regulation of the City of Glendale.


James G. Schneider S-2127

5/20/2020



CURVE TABLE					
NO.	ARC	RADIUS	CHORD	BEARING	DELTA
A	48.84'	65.00'	47.70'	N67°44'29"W	43°02'57"
B	75.48'	65.00'	71.31'	N79°29'00"W	66°31'59"
C	27.46'	65.00'	27.26'	N77°09'45"W	24°12'24"
D	21.38'	65.00'	21.28'	N55°38'16"W	18°50'32"

This instrument was drafted by James G. Schneider

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOTS 1 AND 2, BLOCK 1 OF "RIVER EDGE SUBDIVISION",
BEING A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 18, TOWN 8 NORTH, RANGE 22 EAST, IN THE CITY
OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE No. 1

We, Richard W. Wiese & Ellen J. Wiese, OWNERS, do hereby certify: THAT We have caused the lands described in the foregoing certificate of James G. Schneider, Surveyor, to be surveyed, divided and mapped. We also certify that the plat is required by s236.10 or s236.12 to be submitted to the following for approval or objection: City of Glendale.

WITNESS the hand and seal of said OWNER on this _____ day of _____, 20____.

Witness

Richard W. Wiese

Witness

Ellen J. Wiese

STATE OF WISCONSIN)
WAUKESHA COUNTY)^{ss}

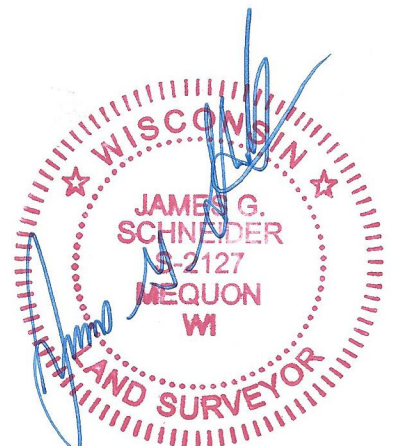
PERSONALLY came before me on this _____ day of _____, 20____
the above named Richard W. Wiese & Ellen J. Wiese to me known to be the persons
who executed the foregoing certificate and acknowledged the same.

Notary Public

My Commission expires _____

This instrument was drafted by James G. Schneider

Sheet 3 of 4 Sheets



CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOTS 1 AND 2, BLOCK 1 OF "RIVER EDGE SUBDIVISION",
BEING A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 18, TOWN 8 NORTH, RANGE 22 EAST, IN THE CITY
OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE No. 2

We, Thomas M. Murray & Sherrie L. Murray, OWNERS, do hereby certify: THAT We have caused the lands described in the foregoing certificate of James G. Schneider, Surveyor, to be surveyed, divided and mapped. We also certify that the plat is required by s236.10 or s236.12 to be submitted to the following for approval or objection: City of Glendale.

WITNESS the hand and seal of said OWNER on this _____ day of _____, 20__.

Witness

Thomas M. Murray

Witness

Sherrie L. Murray

STATE OF WISCONSIN)

WAUKESHA COUNTY)^{ss}

PERSONALLY came before me on this _____ day of _____, 20__
the above named Thomas M. Murray & Sherrie L. Murray to me known to be the
persons who executed the foregoing certificate and acknowledged the same.

Notary Public

My Commission expires _____

CITY OF GLENDALE COMMON COUNCIL APPROVAL:

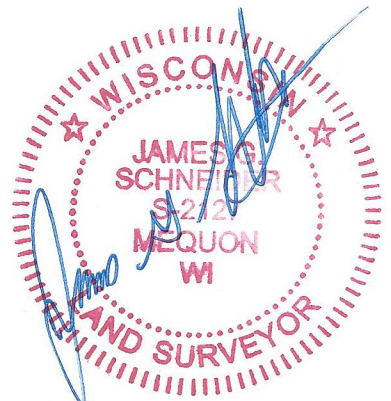
This Certified Survey Map approved, and all dedications as set forth therein accepted,
by the Common Council of the City of Glendale on this _____ day of _____, 20__.

Rachel A. Safstrom, City Administrator

Date

This instrument was drafted by James G. Schneider

Sheet 4 of 4 Sheets





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: SARA BAYER
Legal Name of Business: BAYER PERFORMANCE INSTITUTE, LLC
Name of Business Owner (if different from Applicant): _____
Applicant Address (City, State, and Zip Code): 3299 N 81st ST
MILWAUKEE, WI 53222
Office Phone Number: N/A Cell: 414-793-5422 Fax: N/A
Applicant E-Mail: SARA@Bayerperformance.com
Applicant Signature: [Signature] Date: 5/26/2020

PROPERTY INFORMATION

Property Address: 6575 N. SIDNEY Tax Key Number: 1368021000 Zoning District: M-1
Property Owner (if different from Applicant): HAKADULT PROPERTIES C/O M/RED MANAGEMENT
Property Owner Address (City, State, and Zip Code): 13890 BISHOPS DR SUITE 205
BROOKFIELD, WI 53005
Property Owner Phone: 262-439-4200 Cell: 262-227-7403 Fax: 262-439-4201
Property Owner E-Mail: ASCAOBEL@mghi.NET
Property Owner Signature: [Signature] Agent Date: 5/27/2020

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): THE CHASM. WE
ARE A SMALL GROUP FITNESS AND PERSONAL TRAINING STUDIO.
Total Building Area: 36,000 SF To Be Occupied Area: 3600 SQ FEET
Lot Size: Depth: 350 Feet Width: 247.88 ft Area: 1.992 ACRES
Previous Occupant in To Be Occupied Space: SPA AID
Other Uses of This Site: FITNESS CENTER - WARRIOR OF FITNESS - YEARS AGO
Total Number of Parking Spaces: 64 Parking Spaces Available to Tenancy: 12 or more
Business Hours (Days and Hours of Operation): M-F 6am - 9pm SAT 7am - 1pm SUN: BY AP
Total Number of Employees: 1 Maximum Number of Employees at Site at One Time: 4
Primary Contact Person for This Project: SARA BAYER
Primary Contact Phone: 414-793-5422 Cell: SAME Fax: N/A
Primary Contact E-Mail: Sara@Bayerperformance.com

CITY OF GLENDALE USE ONLY

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

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: May 26th 2020

Business Address: 6575 N. SIDNEY PLACE Suite #: _____ Glendale, WI Zip: 53209

Trade or Business Name: THE CHASM

Legal Name of Business: BAYER PERFORMANCE INSTITUTE, LLC
(Name for which the business will be commonly known)
(As registered with the State of Wisconsin)

Bus. Phone: (414) 793-5422 Bus. Fax: () N/A Bus. Email: Sara@Bayerperformance.com

Type of Business: FITNESS TRAINING Scope of Business: SMALL GROUP AND 1 on 1 TRAINING
(Example: Retail, Office, Restaurant, etc.) (Type of goods sold, manufactured, services provided, etc.)

Area of Building to be Occupied: 1ST FLOOR. FAR EAST PORTION Approx. Sq. Ft.: 3600
(Example: Second floor office area incl. basement storage)

Anticipated work or alterations to be performed: JOINT PAINT, CARPET + RUBBER FLOORING

Owner/Registered Agent Name: SARA BAYER Phone No: (414) 793-5422

Owner/Registered Agent Email: Sara@Bayerperformance.com

Permanent Mailing Address: 2239 N 81ST ST MILWAUKEE, WI Zip: 53222

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

Building Owner: HAKADULI PROPERTIES Change in ownership of building? Yes _____ No X

Building Owner's Address: 13890 BISHOPS DR. SUITE 205, BROOKFIELD Zip: 53005

Building Owner's Phone: Home: (262) 439-4200 Office: () _____ Cell: () _____

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

Applicant's Name (Print clearly): SARA M. BAYER

Applicant's Signature: [Signature] Date: 5/26/2020

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

Glendale Occupancy Permit Fee

Base Fee.....\$75.00
Administration Fee.....\$30.00
TOTAL FEE.....\$105.00

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.

Glendale Use Only

Date Received: _____
Amount: \$105.00
Payment Type: CA / CH / CC / RCPT
Check/Receipt # _____
Received By: _____



To Members of the Glendale Planning Commission,

Sara Bayer, owner of the Bayer Performance Institute, LLC is seeking Plan Commission review and approval to occupy 6575 N Sidney Place for a personal training and small group fitness studio called "The Chasm." The Chasm will not be considered a health club. We will not have food service, a pool or a sauna.

Sara needs more space and freedom to train clients and groups as she grows her business. The Bayer Performance Institute has been in operation since 2010. She seeks a space in the North Shore that will be convenient and accessible for her current clientele. The space at 6575 N Sidney Place provides plenty of space for personal training, strength and conditioning equipment for athletes and first responders, reaction and agility training, soft obstacles, as well as self-defense classes, small group workouts or mindfulness practices.

The Chasm will use one-on-one personal training and small group fitness classes to help people become the best versions of themselves physically, mentally and emotionally. Our small fitness classes are designed to facilitate connection and friendship as we motivate, inspire and help each other reach our goals. At The Chasm, nobody will be a stranger.

Hours of Operation

Monday - Thursday: 6 am to 9 pm
Friday: 6 am to 8:30 pm
Saturday: 7:30 am to 1 pm
Sunday: By appointment or for special classes only

We may be closed between 12 pm and 4 pm if there are no classes or appointments scheduled.

We will have one full time employee (Sara Bayer) and add additional part-time employees, full-time employees and interns as needed. We estimate a maximum of 15 people on site at any one time. Parking will be sufficient as there is a large parking lot on the South end of the building and I will also be able to park near our dock on the North end of the building. To ensure social distancing and proper sanitation protocols, all attendees will have to sign-up for classes and personal training in advance. We will not have unexpected drop-ins.

The Chasm plans to open on July 15th. Attached, you will find our Covid-19 Preparedness Plan.

Thank you for your time and consideration,

Sara Bayer, MS
Owner / Head Coach & Trainer
Bayer Performance Institute, LLC
(414) 793-5422

PLAN OF OPERATION

1. Name of Business: The Chasm. 6575 N Sidney Pl, Glendale, WI 53209
 - a. Operated by Bayer Performance Institute, LLC. 3239 N. 81st st. Milwaukee, WI 53222
2. Owner and applicant:
Building owner: Hakaduli Properties, LLC
Applicant: Sara Bayer. 3239 N. 81st St, Milwaukee, WI, 53222

3. The Chasm is a personal training and small group fitness studio.

Currently, Sara Bayer trains clients of the Bayer Performance Institute, LLC virtually. Before Covid-19 she trained clients in the fitness center at Cardinal Stritch University and in their homes.

4. Legal Description of Property:
CERTIFIED SURVEY MAP NO. 6434 SE 1/4 SEC 24-8-21 PARCEL 2

5. Tax Key: 1368021000

6. Zone: M-1

7. Lot size: 1.992 acres

8. Dimensions: Floor plan attached.
30 x 30 of office space.
90 x 30 of industrial space

9. Total Floor Area: 3600 square feet

10. Specific Building Usage:
The two office spaces will be used as changing rooms. The entrance will be used as a lounge area to gather before and after workouts. The large open industrial space will be used for personal training and small group fitness classes.

11. We will have a minimum of one employee and a maximum of four employees on site during open hours.

12. We plan to be open Sunday - Monday.

13. Hours of Operation
Monday - Thursday: 6 am to 9 pm
Friday: 6 am to 8:30 pm
Saturday: 7:30 am to 1 pm
Sunday: By appointment or for special classes only

The gym may be closed weekdays from 12:00 pm - 4 pm if we do not have any personal training or classes scheduled.

14. Outdoor signage is not necessary as we are not in a heavily trafficked area.

15. We have not had any conditions placed upon us for the use of the property by the state or county.

16. We will not have security fencing.
17. There will not be any problems with noise, odor, glare, potential fire hazards or smoke.
18. We will not have food services.
19. State approved building plans: We have no plans to build.
20. We will have regular fire inspections. We will have fire alarms, extinguishers and evacuation plans in the case of an emergency.
21. Property rules:
 1. Signing of a waiver before participating in any activities
 2. Building rules: Attached
22. We will need to put down rubber fitness flooring in the industrial portion of the space. We will paint and put new carpet in the entrance and office areas. We also need to move workout equipment into the space. Anticipated opening is July 15th.
23. Security measures will include keeping the doors locked if a trainer is in the building alone.
24. The anticipated maximum number of facility users at one time is 15 (lower during COVID-19 restrictions). Parking will not be an issue as there are at least 12 parking spaces provided on the South end in the parking lot. I am also able to park on the North end of the building near the loading dock.
25. Other important information: We will adhere to gym opening guidelines provided by the State of Wisconsin and the CDC. I have already ordered sanitizers, no-touch sanitizer dispensers, no touch soap dispensers and gym wipes. Attached you will find our COVID-19 preparedness plan.
26. **Business Plan:** Attached

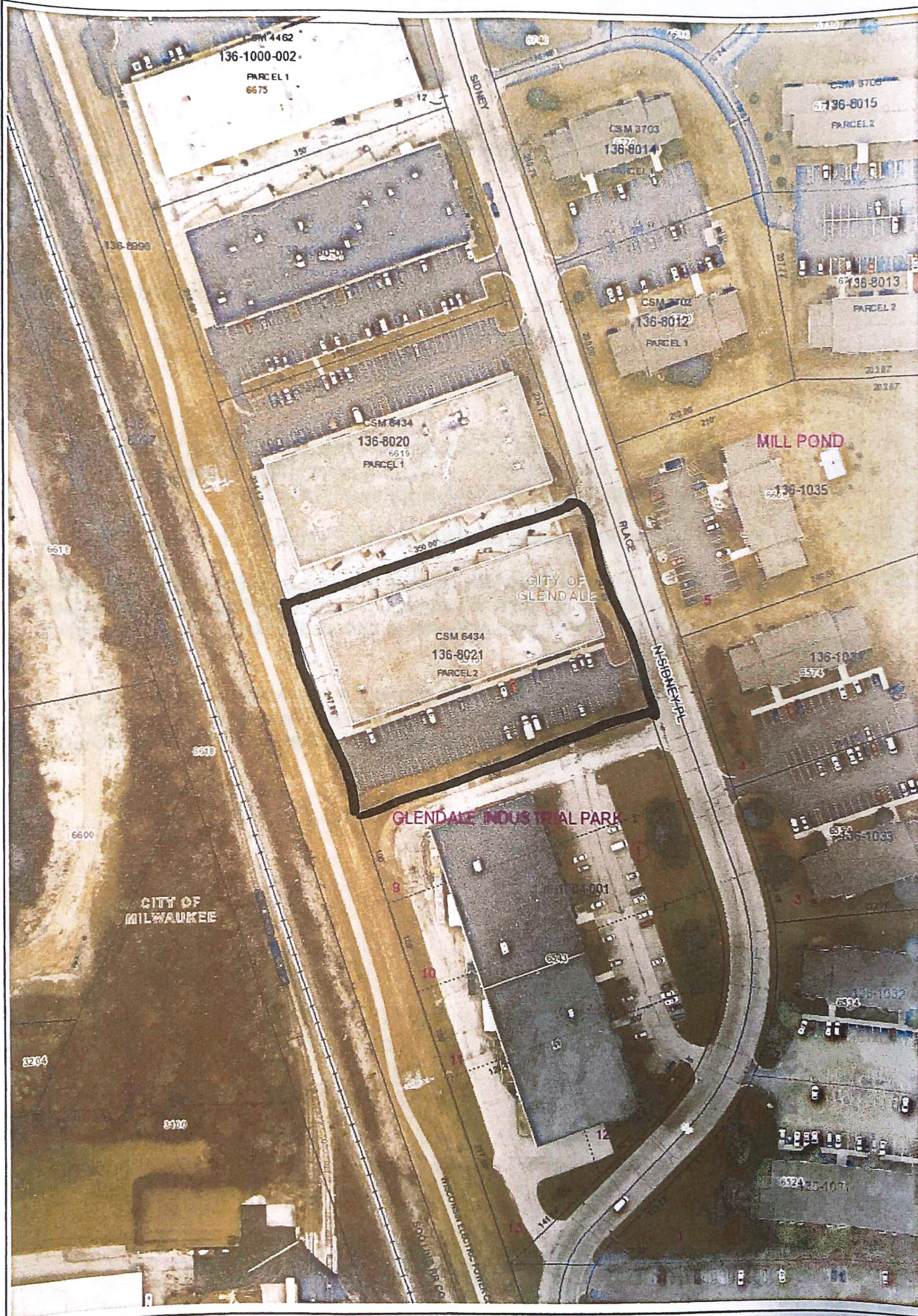
Sara Marie Bayer

A handwritten signature in black ink, appearing to be 'Sara Marie Bayer', with a stylized, cursive script.

5/26/2020



6575-6593 N Sidney Pl Multi-Tenant



Projection
NAD_1983_2011_StatePlane_Wisconsin_South_FIPS_48
03_Ft_US



1:1,129

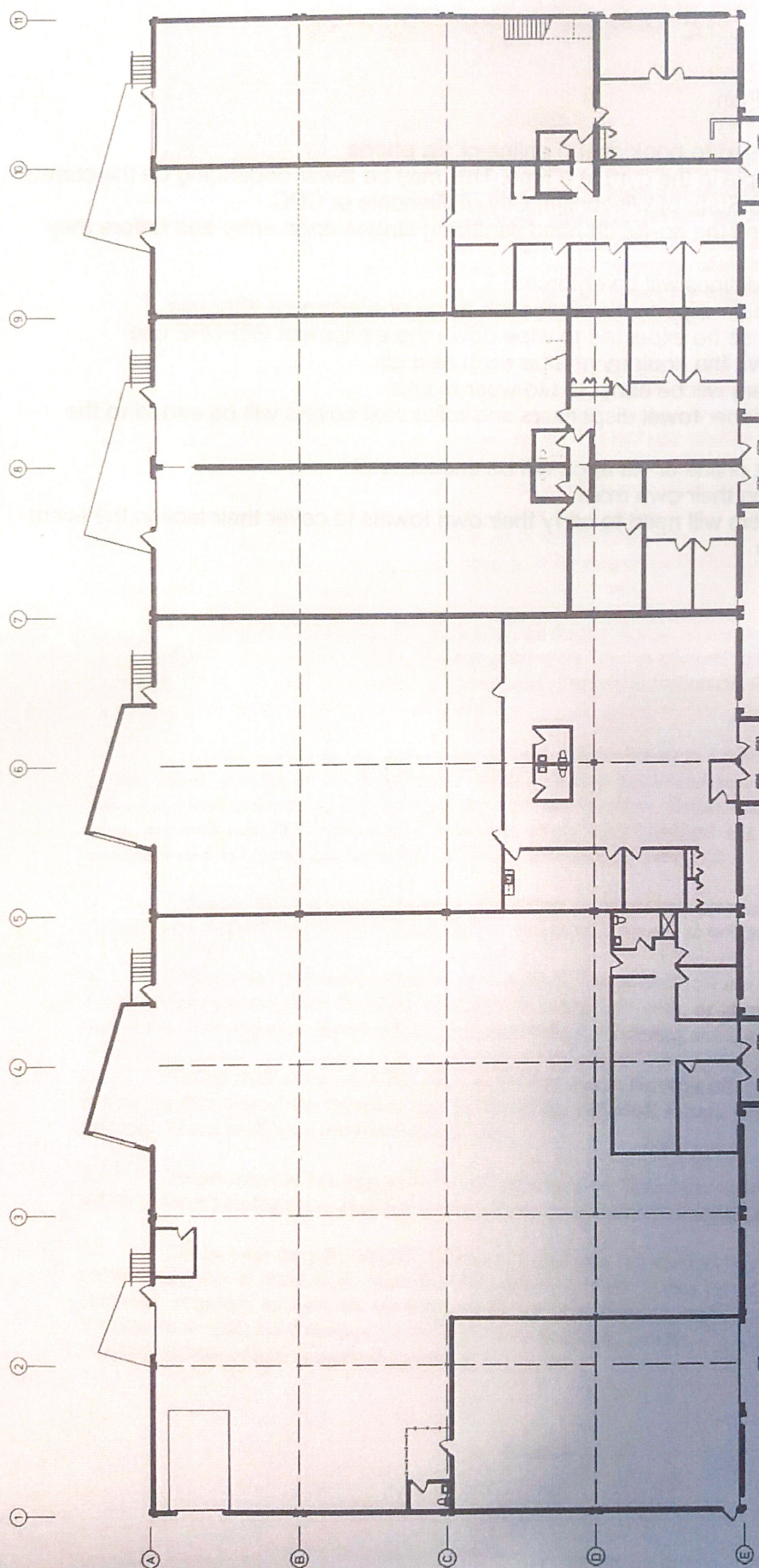
0 94 188 Feet

Notes

DISCLAIMER: This map is a non-patented static output from the Milwaukee County Land Information Office Interactive Mapping Service website. The contents herein are for reference purposes only and may or may not be accurate, current or otherwise reliable. The 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

© MCAMGIS



Featherstone Consulting, Inc.
Architects & Planners
22 Penn Ridge Drive
Gainesville, TX 77603
817-423-9289 Fax 817-423-2007

**BUILDING #1
GLENDALE BUSINESS CENTER
6575-6595 SIDNEY PLACE
GLENDALE, WISCONSIN**

RECEIVED BY THE DIRECTOR OF THE FBI, WASHINGTON, D.C., 10/10/68

The Chasm.
Covid-19 Preparedness Plan

1. Each gym-goer will need to book ahead online or via phone
2. No more than 10 people in the gym at a time. This may be fewer depending on the current guideline given by the State of Wisconsin, City of Glendale or CDC.
3. Each gym-goer will use the no-touch hand sanitizing station upon entry and before they leave
4. Social distancing guidelines will be enforced
5. We will use a disposable wipe to disinfect each piece of equipment after use
6. Each gym-goer will also be expected to wipe down the equipment BEFORE use
7. Trainers will wipe down the equipment after each session
8. Trainers and gym goers will be expected to wear masks
9. No-touch soap and paper towel dispensers and toilet seat covers will be added to the bathroom
10. Contactless payment online or via apps will be encouraged
11. Gym-goers must bring their own mats
12. Trainers and gym-goers will need to carry their own towels to cover their face in the event of a cough or sneeze

Building Rules

ANNEX 1

1. The sidewalks, halls, passages, exits, entrances, elevators and stairways shall not be obstructed by Tenant or used by Tenant for any purposes other than for ingress to and egress from the Premises. The halls, passages, exits, entrances, elevators, stairways, balconies and roof are not for the use of the general public and Landlord shall, in all cases, retain the right to control and prevent access thereto by all persons whose presence in the judgment of Landlord, reasonably exercised, shall be prejudicial to the safety, character, reputation and interests of the Building. Neither Tenant nor any employees or invitees of any Tenant shall go upon the roof of the Building.
2. The toilet rooms, urinals, wash bowls and other apparatus shall not be used for any purposes other than that for which they were constructed, and no foreign substance of any kind whatsoever shall be thrown therein, and to the extent caused by Tenant or its employees or invitees, the expense of any breakage, stoppage or damage resulting from the violation of this rule shall be borne by Tenant.
3. No cooking (except by microwave oven, crock pots or other devices authorized by Landlord) shall be done or permitted by Tenant on the Premises, nor shall the Premises be used for lodging. Tenant shall not bring upon, use or keep in the Premises or the Building any kerosene, gasoline or inflammable or combustible fluid or material, or use any method of heating or air conditioning other than that supplied by Landlord.
4. Landlord shall have sole power to direct electricians to where and how telephone and other wires are to be introduced. No boring or cutting for wires is to be allowed without the written consent of Landlord. The location of telephones, call boxes and other office equipment affixed to the Premises shall be subject to the written approval of Landlord.
5. Upon the termination of the tenancy, Tenant shall deliver to Landlord all keys and passes for offices, rooms, parking lot and toilet rooms which shall have been furnished Tenant. In the event of the loss of any keys so furnished, Tenant shall pay Landlord therefor. Tenant shall not make, or cause to be made, any such keys and shall order all such keys solely from Landlord and shall pay Landlord for any additional such keys over and above the set of keys furnished by Landlord.
6. Tenant shall not install linoleum, tile, carpet or other floor covering so that the same shall be affixed to the floor of the Premises in any manner except as approved in writing by Landlord.
7. Without the prior written consent of Landlord, Tenant shall not use the name of the Building or Project or any picture of the Building or Project in connection with, or in promoting or advertising the business of Tenant, except Tenant may use the address of the Building as the address of its business.
8. Tenant shall cooperate fully with Landlord to assure the most effective operation of the heating and air conditioning of the Premises and the Building, and shall refrain from attempting to adjust any controls. Tenant shall keep corridor doors closed.
9. Tenant assumes full responsibility for protecting the Premises from theft, robbery and pilferage, which includes keeping doors locked and other means of entry to the Premises closed and secured.
10. Except with the prior written consent of Landlord, Tenant shall not sell or cause to be sold any items or services at retail in or from the Premises, nor shall Tenant carry on or permit or allow any employee or person to carry on the business of machine copying, stenography, typewriting or similar business in or from the Premises for the service or accommodation of occupants of any portion of the Building without written consent of Landlord.



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: BRET EMMERSON
Legal Name of Business: REB WHAT'S POPPIN'
Name of Business Owner (if different from Applicant): _____
Applicant Address (City, State, and Zip Code): 7530 W. Cayton Ave
Greenfield, WI 53220

Office Phone Number: 414-281-0500 Cell: 414-218-8568 Fax: 414-281-3600
Applicant E-Mail: bret @ Robert Hack Diamonds . com
Applicant Signature: [Signature] Date: 6-8-20

PROPERTY INFORMATION

Property Address: 616N Walnut Rd Tax Key Number: 160-9990 Zoning District: M1-warehouse
Property Owner (if different from Applicant): Cole 13, 129
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): MANUFACTURE POPOPORN
maybe ledge

Total Building Area: 3000 Sq To Be Occupied Area: 3000 square feet
Lot Size: Depth: 50 feet Width: 60 feet Area: _____
Previous Occupant in To Be Occupied Space: CAR Detail

Other Uses of This Site: _____

Total Number of Parking Spaces: 18 Parking Spaces Available to Tenancy: 2

Business Hours (Days and Hours of Operation): 6 AM - 10 PM

Total Number of Employees: 6 part-time Maximum Number of Employees at Site at One Time: NOT open yet

Primary Contact Person for This Project: David Koscielniak

Primary Contact Phone: 414-303-8489 Cell: 414-303-8489 Fax: _____

Primary Contact E-Mail: Koz @ kozitexture . com

CITY OF GLENDALE USE ONLY

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

G:\COMMON\Community Development Planning Department\Plan Commission Administration (2-4-4)\004 Conditional Uses\01 CU Procedures\CU Application.doc

Rec'd 6/8/2020

Plan of Operation Outline

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

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

OTHER INFORMATION REQUIRED

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

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

611612020

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 #: 0520-0021
 Date Entered: 6/9/20
 Occupancy Class: _____
 Zoning Approval Date: _____
 Insp. Approval Date: _____
 NSFD Approval Date: _____

(PLEASE PRINT CLEARLY)

☒ Permanent ☐ Conditional ☐ Temporary - Expires: _____
Date of Application: 6-8-20Business Address: 6161 N. First Road Suite #: Ctd Glendale, WI Zip: 53217Trade or Business Name: What's Poppin'
(Name for which the business will be commonly known)Legal Name of Business: What's Poppin' Inc
(As registered with the State of Wisconsin)Bus. Phone: (414) 438-7480 Bus. Fax: (414) 281-3600 Bus. Email: bret@robethhards.comType of Business: manufacture food Scope of Business: popcorn - fudge treats
(Example: Retail, Office, Restaurant, etc.) (Type of goods sold, manufactured, services provided, etc.)Area of Building to be Occupied: Unit Ctd in Bldg Approx. Sq. Ft.: 3000
(Example: Second floor office area incl. basement storage)Anticipated work or alterations to be performed: Adding second floor extensionOwner/Registered Agent Name: BRET EUBERU Phone No: (414) 281-0500Owner/Registered Agent Email: bret@robethhards.comPermanent Mailing Address: 7530 W. Layton Ave Greenfield, WI Zip: 53220

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

Building Owner: BRET EUBERU Change in ownership of building? Yes ☐ No ☒Building Owner's Address: 7530 W. Layton Ave Greenfield WI Zip: 53220Building Owner's Phone: Home: (414) 218-8568 Office: (414) 281-0500 Cell: (414) 218-8568

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

Applicant's Name (Print clearly): What's Poppin'Applicant's Signature: Bret Euberu Date: 6-8-20

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

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.

Glendale Use Only

Date Received: 6/9/20
 Amount: \$105.00
 Payment Type: CA/CH/CC/REPT
 Check/Receipt #: 1257231683
 Received By: CJ

CONTINUED ON REVERSE SIDE

Rev: 07/17

RECEIVED JUN - 8 2020



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: David J. Ewanowski
Legal Name of Business: K.E.E. Architecture, Inc.
Name of Business Owner (if different from Applicant): _____
Applicant Address (City, State, and Zip Code): 621 Williamson Street
Madison, Wisconsin 53703
Office Phone Number: (608)255-9202 Cell: (608)575-4171 Fax: _____
Applicant E-Mail: david@keearch.com
Applicant Signature: [Signature] Date: 6/12/2020

PROPERTY INFORMATION

Property Address: 6016/6040 N Port Washington Rd Tax Key Number: 163-8998-002 Zoning District: B-1 Business & Commercial ("F-1")
Property Owner (if different from Applicant): University of Wisconsin Credit Union
Property Owner Address (City, State, and Zip Code): 3500 University Avenue
Madison, Wisconsin 53705
Property Owner Phone: (608)232-9000 Cell: _____ Fax: _____
Property Owner E-Mail: bmcclain@uwcu.org
Property Owner Signature: [Signature] Date: 6/12/2020

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): UW Credit Union -
Retail financial institution with drive-up
Total Building Area: 5,247 SF + canopy To Be Occupied Area: 4,940 SF
Lot Size: Depth: +/- 200' Width: +/- 215' Area: 1.07 Acres (combined)
Previous Occupant in To Be Occupied Space: N/A
Other Uses of This Site: None
Total Number of Parking Spaces: 29 Parking Spaces Available to Tenancy: 29
Business Hours (Days and Hours of Operation): Monday - Saturday (see attached)
Total Number of Employees: 7 Maximum Number of Employees at Site at One Time: 12
Primary Contact Person for This Project: Cheryl Weisensel - UW Credit Union
Primary Contact Phone: (608)232-9000 Cell: (608)886-2577 Fax: (608)236-2300
Primary Contact E-Mail: cweisensel@uwcu.org

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



KEE Architecture, Inc.
621 Williamson Street
Madison, Wisconsin 53703
(608)255-9202

PLAN OF OPERATION OUTLINE

June 5, 2020

To: City of Glendale
Community Development Department
5909 North Milwaukee River Parkway
Glendale, Wisconsin 53209-3815

RE: **Plan Commission Review Application**
UW Credit Union – Bayshore Branch
6016 North Port Washington Road
Glendale, Wisconsin

Community Development Department:

We are submitting the attached ***Plan Commission Review Application*** for review and approval on behalf of UW Credit Union, the Owner of two adjacent properties located at 6016 and 6040 North Port Washington Road in the city of Glendale.

(Note that UWCU intends to combine the two parcels - at 6016 and 6040 North Port Washington Road - into a single parcel by submitting a modified CSM.)

We request that this matter be placed on the agenda for the Plan Commission meeting scheduled for July 7, 2020.

1. Name of Business, Address

UW Credit Union
6016/6040 North Port Washington Road
Glendale, Wisconsin 53705

2. Name of Owner, Address

UW Credit Union
3500 University Avenue
Madison, Wisconsin 53705

3. Name of Applicant

David J. Ewanowski
KEE Architecture, Inc.
621 Williamson Street
Madison, Wisconsin 53703

City of Glendale Community Development Department
RE: Plan Commission Review Application
6016 North Port Washington Road
Glendale, Wisconsin
June 5, 2020

4. Legal Description of Properties

6016 Port Washington Road:

LOT 1 OF CERTIFIED SURVEY MAP NO. 7207 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN ON MARCH 11, 2003, IN REEL 5536, IMAGE 1744 AS DOCUMENT NO. 8472544, BEING A PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, IN TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN.

6040 Port Washington Road:

Parcel 2 of Certified Survey Map No. 2893 recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin, on August 24, 1976, on Reel 954 of Certified Survey Maps, at Image 1273, as Document No. 5031369, being a part of the Northeast 1/4 of Section 29, Township 8 North, Range 22 East, Said land being in the City of Glendale, County of Milwaukee, State of Wisconsin.

5. Tax-Key

6016 Port Washington Road: #163-8998-002

6040 Port Washington Road: #163-8004-000

6. Zoning of Properties

6016 Port Washington Road: B-1 Business and Commercial District – “F-1”

6040 Port Washington Road: B-1 Business and Commercial District – “F-1”

7. (Combined) Lot Size (Depth, Width, Area)

Approximately 200' x 215' = 1.07 acres

8. Dimensions and all levels (floors) of buildings

Approximately 80' x 70'

9. Total Floor Area

Gross Area = 5,247 square feet (plus drive-up canopy)

Occupied Area = 4,940 square feet

10. Specific uses of the entire property and buildings

The property will be used as a retail financial institution (credit union) with three drive-up lanes

City of Glendale Community Development Department
RE: Plan Commission Review Application
6016 North Port Washington Road
Glendale, Wisconsin
June 5, 2020

11. Minimum and maximum number of employees

Minimum Employees: Two
Maximum Employees: Twelve

12. Days of Operation

Monday through Saturday

13. Hours of Operation

Branch Lobby: Monday through Friday – 9:00 AM – 5:30 PM
Saturday – 9:00 AM – 1:00 PM

Drive-Up: Monday through Friday – 7:30 AM – 6:00 PM
Saturday – 9:00 AM – 1:00 PM

14. Signage (Type, Lighted?, Wall, Free-Standing, Monuments, Size, Location, etc.)

UW Credit Union is working with **Adrenaline** to design signage for the project, both for site and building. (See separate draft signage package, attached to this Application.) Based on the proposed designs, **Wisconsin Signs** will apply for the required permits and will fabricate & install signs.

15. What Conditions has the State or County imposed on your use of the property

None

16. Security Fencing

Screen fencing (6' high) will be provided where the UWCU property abut residential property (to the east)

17. Do you feel there will be any problems such as Noise, Odors, Glare, Potential Fire Hazards, or Smoke resulting from the proposed use?

No

18. Are you proposing food services?

No

19. Did the State of Wisconsin approve your interior building plans?

Building plans will be submitted to the State of Wisconsin (DSPS) for review and approval.

20. What provisions are you making for fire protection and human safety?

The proposed building meets applicable building and fire codes. The project will be submitted to the North Shore Fire Department for review as part of the approval process.

City of Glendale Community Development Department
RE: Plan Commission Review Application
6016 North Port Washington Road
Glendale, Wisconsin
June 5, 2020

21. What are your rules and regulations of the property?

The property will be used only by UW Credit Union to provide the services offered to their members and customers.

22. List the Timetable for completion of building construction and anticipated grand opening date

Construction and opening of the new UWCU branch building is anticipated to be complete in June 2021. By August 1, 2021, the existing building will be demolished and all sitework completed.

23. Proposed On-site Security Measures

UW Credit Union will have fully automated security system installed that is controlled and monitored remotely. This includes cameras, card access, controlled hours of customer doors and full monitoring of the branch.

24. Anticipated maximum number of facility users and viewers at one time (including special events)

Occupancy of the UWCU branch facility will be limited to less than 50 people, including members and staff.

25. Any other information you or the Plan Commission feels is pertinent

UW Credit Union has been a strong partner of the City of Glendale and the surrounding areas since the original branch was opened in 2003. Our membership growth has been strong, especially these last eight years, to the point that our current branch does not serve the members to the level that is expected by UW Credit Union. We are excited and pleased to have the opportunity to remain at our current location with the expansion on the adjacent site that we had purchased in January 2020.

26. Business Plan

UW Credit Union is a federally insured, member-owned, not-for-profit financial institution committed to the financial well-being of our members. Founded in 1931, we've been guided by a simple but powerful mission — your best interest always comes first. We offer all the services of most major banks, plus more. Our continued growth, financial strength and market-leading customer satisfaction scores have proven our founding members right.

Our goal is to help our members access the financial products and services they need to improve their lives. We take account deposits from members who are in a position to save and loan money to other members needing affordable credit. With no stockholders, we can use potential profits to maintain fair interest rates and keep account fees low.

UW Credit Union has \$3.8 Billion in assets. We have 28 branch locations serving over 280,000 members. We currently have 7 branches in the Milwaukee, metropolitan market and plan to open our 8th location in Franklin in spring of 2020.

27. Entire Grant Application and County Issued Request for Proposal

None.

City of Glendale Community Development Department
RE: Plan Commission Review Application
6016 North Port Washington Road
Glendale, Wisconsin
June 5, 2020

28. Name, Signature and Date

Please review the attached application and other supporting documents, and contact us if you have any questions.

Sincerely,
KEE Architecture, Inc.



David J. Ewanowski AIA
June 5, 2020

Attachments:

- **Drawings (18 sheets):**
 - Title Sheet – (Drawing G001)
 - Site Survey
 - Demolition Plan – (Drawing C100)
 - Site Plan – (Drawing C101)
 - Grading & Erosion Control Plan – (Drawing C200)
 - Utility Plan – (Drawing C300)
 - Details – (Drawing C400)
 - Details – (Drawing C401)
 - Electrical Site Plan – (Drawing EC01)
 - Existing Landscape Plan (Drawing L001)
 - Overall Landscape Plan (Drawing L100)
 - Rendered Site Plan - South (Drawing L100.1)
 - Landscape Enlargement - North (Drawing L101)
 - Landscape Enlargement – (Drawing L102)
 - Floor Plan – (Drawings A101)
 - Elevations – (Drawing A102)
 - Elevations – (Drawing A103)
 - 3D Views – (Drawing A104)
- **Preliminary Signage Drawings (12 pages)**

City of Glendale Community Development Department
RE: Plan Commission Review Application
6016 North Port Washington Road
Glendale, Wisconsin
June 5, 2020

PROJECT TEAM:

The team for this project includes the following:

Property Owner:

UW Credit Union
3500 University Avenue
Madison, Wisconsin 53705
Attn: Brad McClain, CFO
(608)236-9000

Architect:

KEE Architecture, Inc.
621 Williamson Street
Madison, Wisconsin 53703
Attn: David Ewanowski AIA
(608)255-9202

Landscape Architect:

Saiki Design
1110 South Park Street
Madison, Wisconsin 53715
Attn: Ken Saiki
(608)251-3600

Mechanical/Electrical Engineer:

IMEG Corporation
1800 Deming Way, Suite 200
Madison, Wisconsin 53562
Attn: Kris Cotharn
(608)221-6713

Site/Civil Engineer:

Wyser Engineering
312 East Main Street
Mount Horeb, WI 53572
Attn: Wade P. Wyse, P.E.
(608) 437-1980

Surveyor:

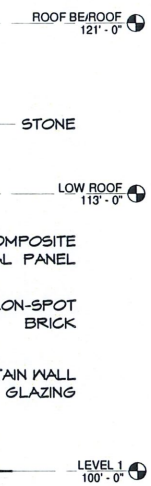
raSmith
16745 W. Bluemound Road
Brookfield, Wisconsin 53005-5938
Attn: Michael Ratzburg, Professional Land
Surveyor
(262)781-1000

General Contractor:

J.H Findorff & Son
300 South Bedford Street
Madison, Wisconsin 53703
Attn: Aaron Zutz, Project Manager
(608)257-5321

Signage Designer:

Adrenaline – Experience Design Agency
Attn: Kevin Carreiro, Project Manager
(603)957-4239



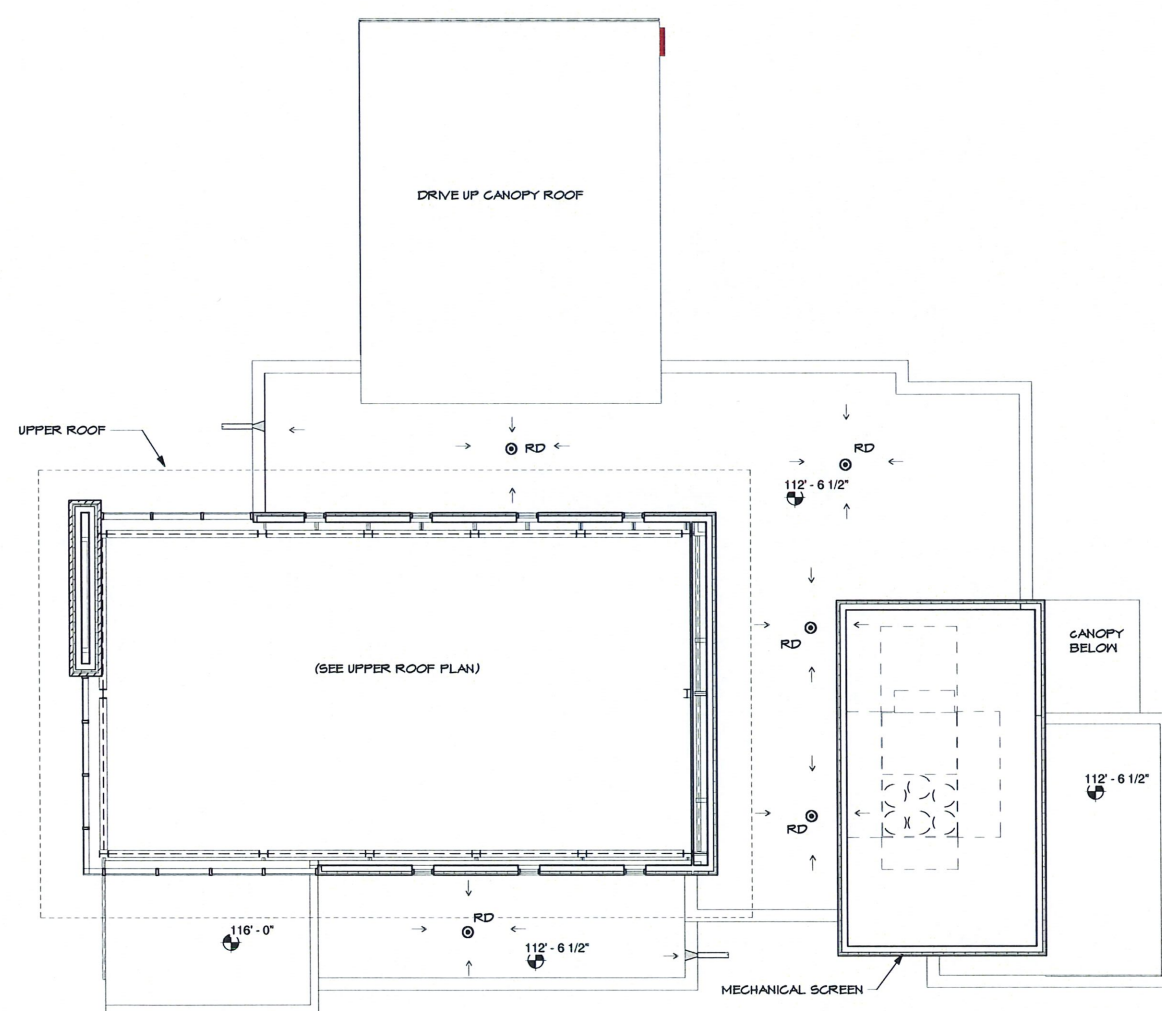
1 NORTH ELEVATION
A102 1/4" = 1'-0"



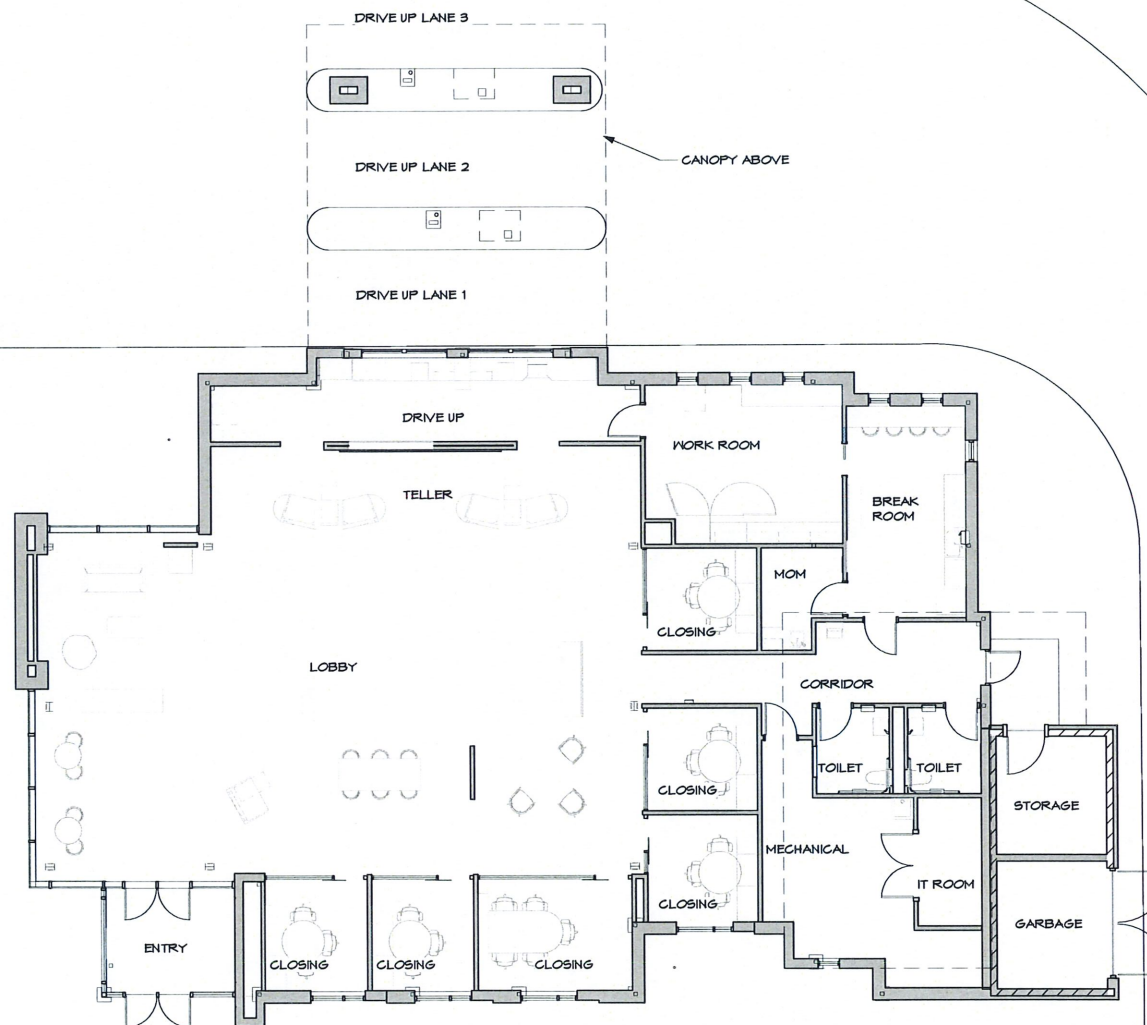
2 SOUTH ELEVATION
A102 1/4" = 1'-0"

REV	DESCRIPTION	DATE
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A102 ELEVATIONS



2 LOW ROOF PLAN
A101 1/8" = 1'-0"



N

1
A101

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

CITY OF GLENDALE
REVIEW

06/05/2020

REV	DESCRIPTION	DATE
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UW Credit Union
Bayshore Branch

	6016 North Port Washington Road
	Glendale, Wisconsin 53217

		ZD16E
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621 WILLIAMSON ST | MADISON WI 53703

A101 FLOOR PLAN

LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- DISTURBANCE LIMITS
- 18" STANDARD CURB AND GUTTER
- 18" REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- STORMWATER TREATMENT FACILITY

GENERAL NOTES

- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS PROVIDED TO WYSER ENGINEERING. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
- THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
- CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
- WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF GLENDALE AND/OR MILWAUKEE METROPOLITAN SEWERAGE DISTRICT REQUIREMENTS.

SITE INFORMATION BLOCK:

SITE ADDRESS: 6016 & 6040 N PORT WASHINGTON ROAD
SITE ACREAGE: 46,693 SQ. FT. (1.07 AC)
USE OF PROPERTY: FINANCIAL INSTITUTE
ZONING: BUSINESS AND COMMERCIAL DISTRICT, (B-1, SUB-AREA "F-1")
TOTAL NUMBER OF PARKING STALLS: 29
NUMBER OF STALLS DESIGNATED ACCESSIBLE: 2
TOTAL NUMBER OF BIKE STALLS: 4
EXISTING IMPERVIOUS SURFACE AREA: 34,200 SQ. FT. (0.79 AC - 73.8%)
EXISTING OPEN SPACE AREA: 12,493 SQ. FT. (0.28 AC - 26.2%)
PROPOSED IMPERVIOUS SURFACE AREA: 30,110 SQ. FT. (0.69 AC - 64.5%)
ROOFTOP: 3,280 SQ. FT.
PAVED: 24,830 SQ. FT.
PROPOSED OPEN SPACE AREA: 16,453 SQ. FT. (0.38 AC - 35.5%)
DISTURBANCE LIMITS: 49,053 SQ. FT. (1.13 AC)

WYSER
ENGINEERING

CITY OF GLENDALE
REVIEW

06/05/2020

REV	DESCRIPTION	DATE
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UW Credit Union
Bayshore Branch

6016 N Port Washington Rd
Glendale, Wisconsin - 53217

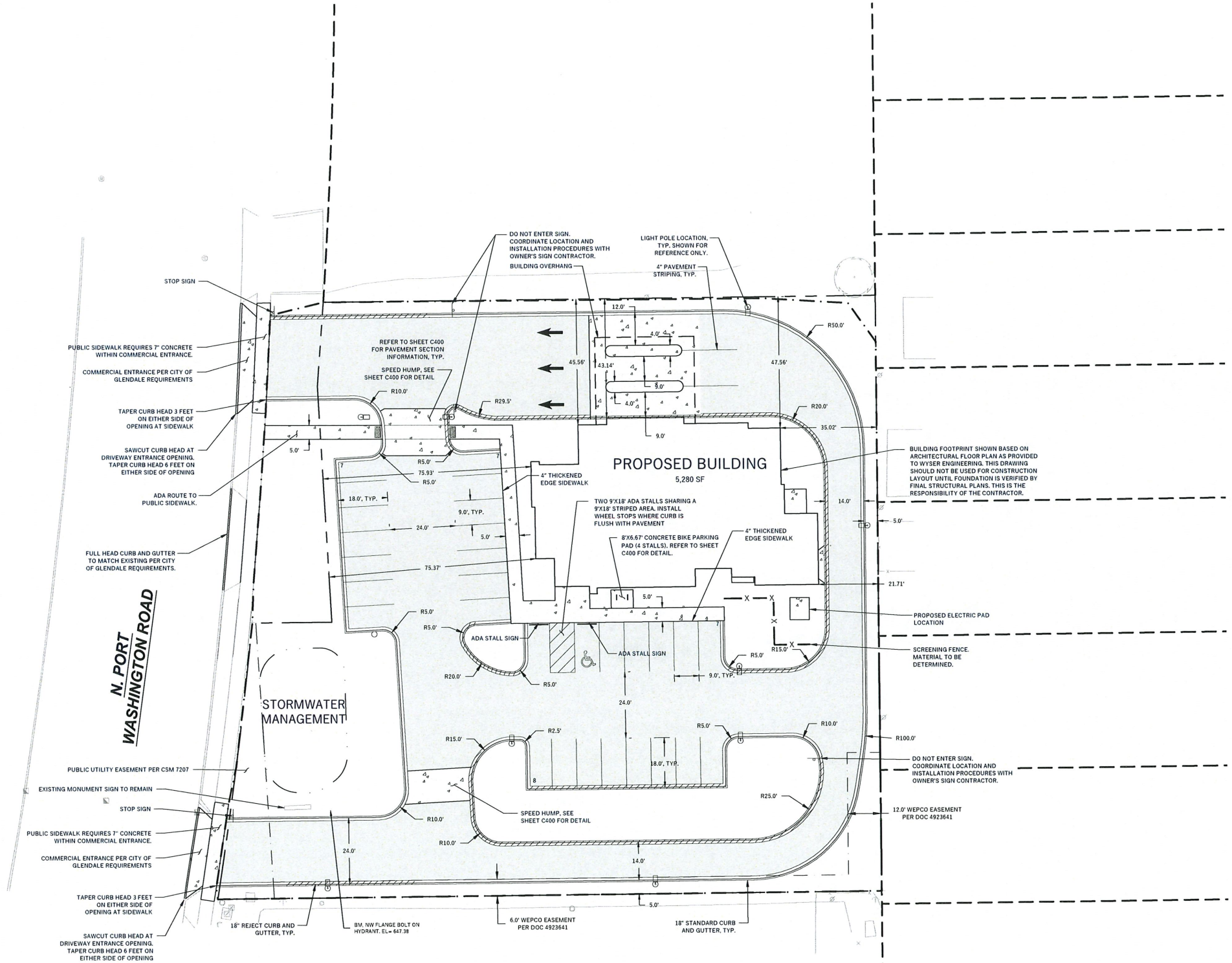
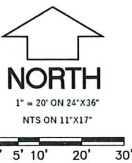
ZD16E

KEE
architecture

621 WILLIAMSON ST | MADISON WI 53703

C101

SITE PLAN



LEGEND

- TURF
- STORMWATER PLUG MIX
- DECORATIVE STONE MAINTENANCE STRIP / STONE MULCH
- ALUMINUM EDGING
- SHOVEL-CUT EDGING
- HARDWOOD BARK MULCH RING
- 6' HT. SCREEN FENCE
- SITE LIGHTING (SEE ELECTRICAL PLANS)

N Port Washington Rd



REV	DESCRIPTION	DATE
	PLAN COMMISSION REVIEW	05/15/2020

uw credit union

UW Credit Union
Bayshore Branch

6016 N Port Washington Rd.
Glendale, Wisconsin - 53217

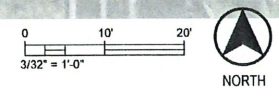
KEE
architecture

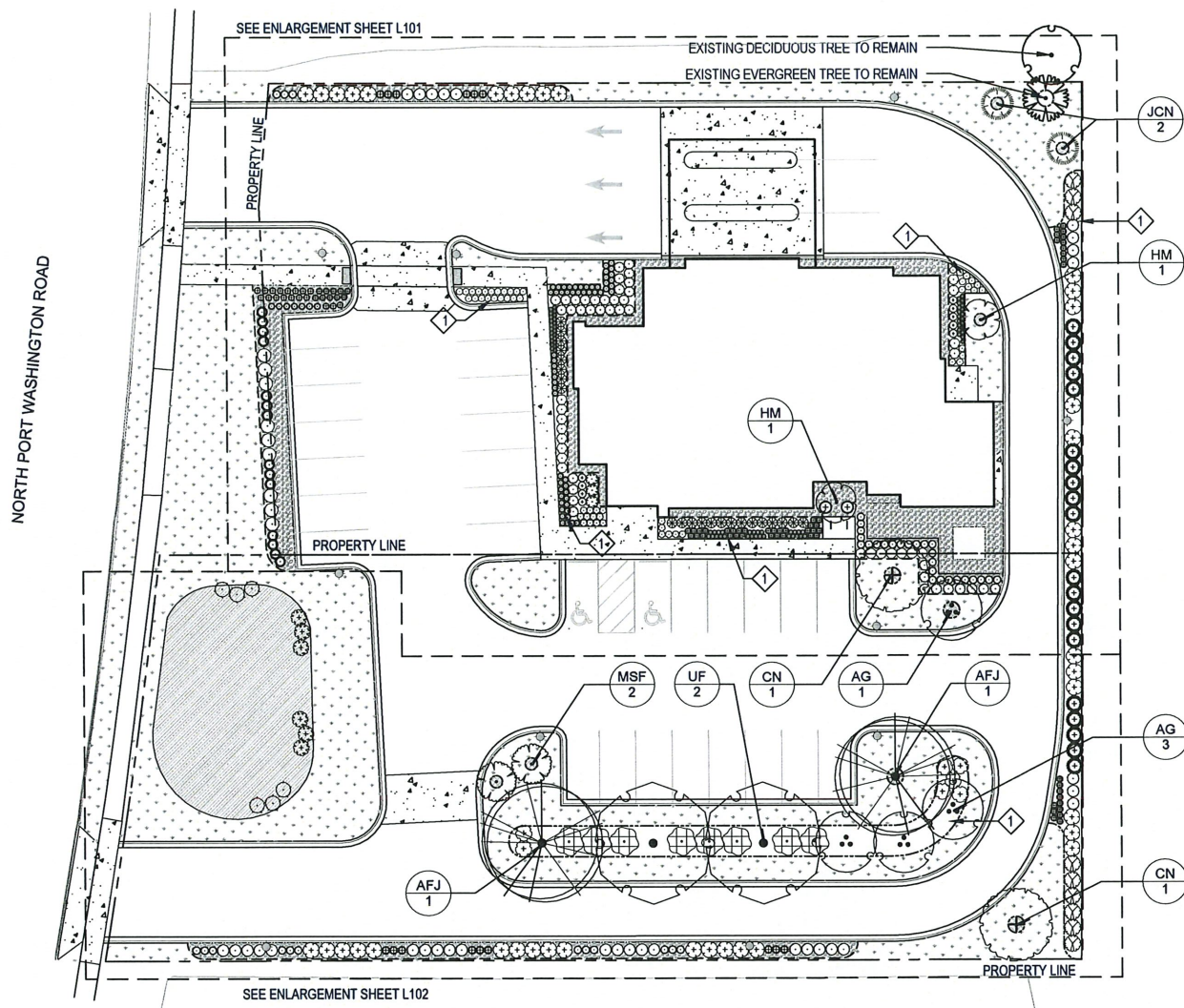
621 WILLIAMSON ST | MADISON WI 53703

L100.1 RENDERED SITE PLAN

Printed: 11/6/2019 11:17:43 AM

1 Rendered Site Plan
SCALE: 3/32" = 1'-0"





LEGEND

- TURF
- PERENNIAL AND SHRUB PLANTING BED WITH HARDWOOD BARK MULCH
- STORMWATER PLUG MIX
- DECORATIVE STONE MAINTENANCE STRIP / STONE MULCH
- ALUMINUM EDGING
- SHOVEL-CUT EDGING
- HARDWOOD BARK MULCH RING
- 6' HT. SCREEN FENCE
- SITE LIGHTING (SEE ELECTRICAL PLANS)

TOTAL SITE AREA:
46,653 SF / 1.07 ACRES

TOTAL LANDSCAPED AREA:
14,770 SF / 0.34 ACRES

PERCENT LANDSCAPED: 31.7%

TREE SCHEDULE					
DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	AFJ	Acer x freemanii 'Jeffred' TM / Autumn Blaze Maple	B & B	2.5"Cal	2
	CN	Carpinus caroliniana 'JN Strain' TM / American Hombeam	B & B	2"Cal	2
	UF	Ulmus x 'Frontier' / Frontier Hybrid Elm	B & B	2.5"Cal	2
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	JCN	Juniperus chinensis 'J.N. Select Blue' / Star Power Juniper	B & B	5' HT. (MIN.)	2
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	AG	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry	B & B	6' HT. (MIN.)	4
	HM	Heptacodium miconioides / Seven Sons Flower	B & B	5' HT. (MIN.)	2
	MSF	Malus sargentii 'Select A' TM / Firebird Sargent Crabapple	B & B	1.5"Cal	2

2 Tree Schedule
SCALE: No Scale

BIORETENTION AREA PLANT SCHEDULE			
	BIORETENTION AREA PLANT MIX	1,961 sf	
	Carex bicknellii / Prairie Sedge	306	2 1/2" Plug 15% @ 12" oc
	Carex grayi / Gray Sedge	306	2 1/2" Plug 15% @ 12" oc
	Carex vulpinoidea / Brown Fox Sedge	612	2 1/2" Plug 30% @ 12" oc
	Hemerocallis x 'Joan Senior' / Daylily	204	4" pot 10% @ 12" oc
	Hemerocallis x 'Mary Todd' / Mary Todd Daylily	204	4" pot 10% @ 12" oc
	Iris virginica / Blue Flag Iris	204	2 1/2" Plug 10% @ 12" oc
	Lobelia siphilitica / Great Lobelia	204	2 1/2" Plug 10% @ 12" oc

3 Bioretention Area Plant Schedule
SCALE: No Scale

PLANT SCHEDULE NORTH ENLARGEMENT

DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	SIZE	QTY
	Ao	Amelanchier alnifolia 'Obelisk' / Standing Ovation Serviceberry	5 gal	36" HT. (MIN.)	3
	Aml	Aronia melanocarpa 'UCONNAM165' TM / Low Scope Mound Chokeberry	3 gal	18" HT. (MIN.)	36
	Hi	Hydrangea arborescens 'NCHAS' / Invincibelle Wee White Hydrangea	3 gal	18" HT. (MIN.)	12
	Hqp	Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea	5 gal	18" HT. (MIN.)	3
	Poa	Physocarpus opulifolius 'Amber Jubilee' / Ninebark	5 gal	24" HT. (MIN.)	18
	Vn	Viburnum plicatum 'Newzam' / Newport Dwarf Doublefile Viburnum	5 gal	24" HT. (MIN.)	9
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	SIZE	QTY
	Bgg	Buxus x 'Green Gem' / Green Gem Boxwood	3 gal	15" W. (MIN.)	9
	Bgm	Buxus x 'Green Mound' / Green Mound Boxwood	5 gal		2

HERBACEOUS PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	SIZE	QTY
	Jt	Juniperus chinensis 'Trautman' / Trautman Juniper	25 gal	6' HT. (MIN.)	15
	Tb	Thuja occidentalis 'Bobozam' TM / Mr. Bowling Ball Arborvitae	5 gal	15" HT. (MIN.)	22
	asb	Allium tanguticum 'Summer Beauty' / Summer Beauty Allium	1 gal		27
	abi	Amsonia tabernaemontana 'Blue Ice' / Blue Ice Blue Star	1 gal		18
	esr	Echinacea x 'Sombrero Salsa Red' / Salsa Red Coneflower	1 gal		34
	hr	Hemerocallis x 'Ruby Stella' / Ruby Stella Daylily	1 gal		18
	pa	Perovskia atriplicifolia / Russian Sage	1 gal		9
	Pib	Perovskia atriplicifolia 'Lisslitt' / Lacey Blue Russian Sage	1 gal		7
	saj	Sedum x 'Autumn Joy' / Autumn Joy Sedum	1 gal		18

ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	SIZE	QTY
	feb	Festuca glauca 'Elijah Blue' / Elijah Blue Fescue	1 gal		43
	phr	Panicum virgatum 'Hot Rod' / Switch Grass	1 gal		29
	pnw	Panicum virgatum 'North Wind' / Northwind Switch Grass	1 gal		6
	sbh	Schizachyrium scoparium 'Blue Heaven' / Blue Heaven Little Bluestem	1 gal		14
	sa	Sesleria autumnalis / Autumn Moor Grass	1 gal		45
	sht	Sporobolus heterolepis 'Tara' / Prairie Dropseed	1 gal		51

4 Plant Schedule North Enlargement (Sheet L101)
SCALE: No Scale



REV	DESCRIPTION	DATE
PLAN	COMMISSION REVIEW	05/15/2020



UW Credit Union
Bayshore Branch

6016 N Port Washington Rd.
Glendale, Wisconsin - 53217

ZD16E



621 WILLIAMSON ST | MADISON WI 53703

L100

OVERALL LANDSCAPE
PLAN



REV	DESCRIPTION	DATE
	PLAN COMMISSION REVIEW	05/15/2020



	UW Credit Union
	Bayshore Branch

	6016 N Port Washington Rd.
	Glendale, Wisconsin - 53217

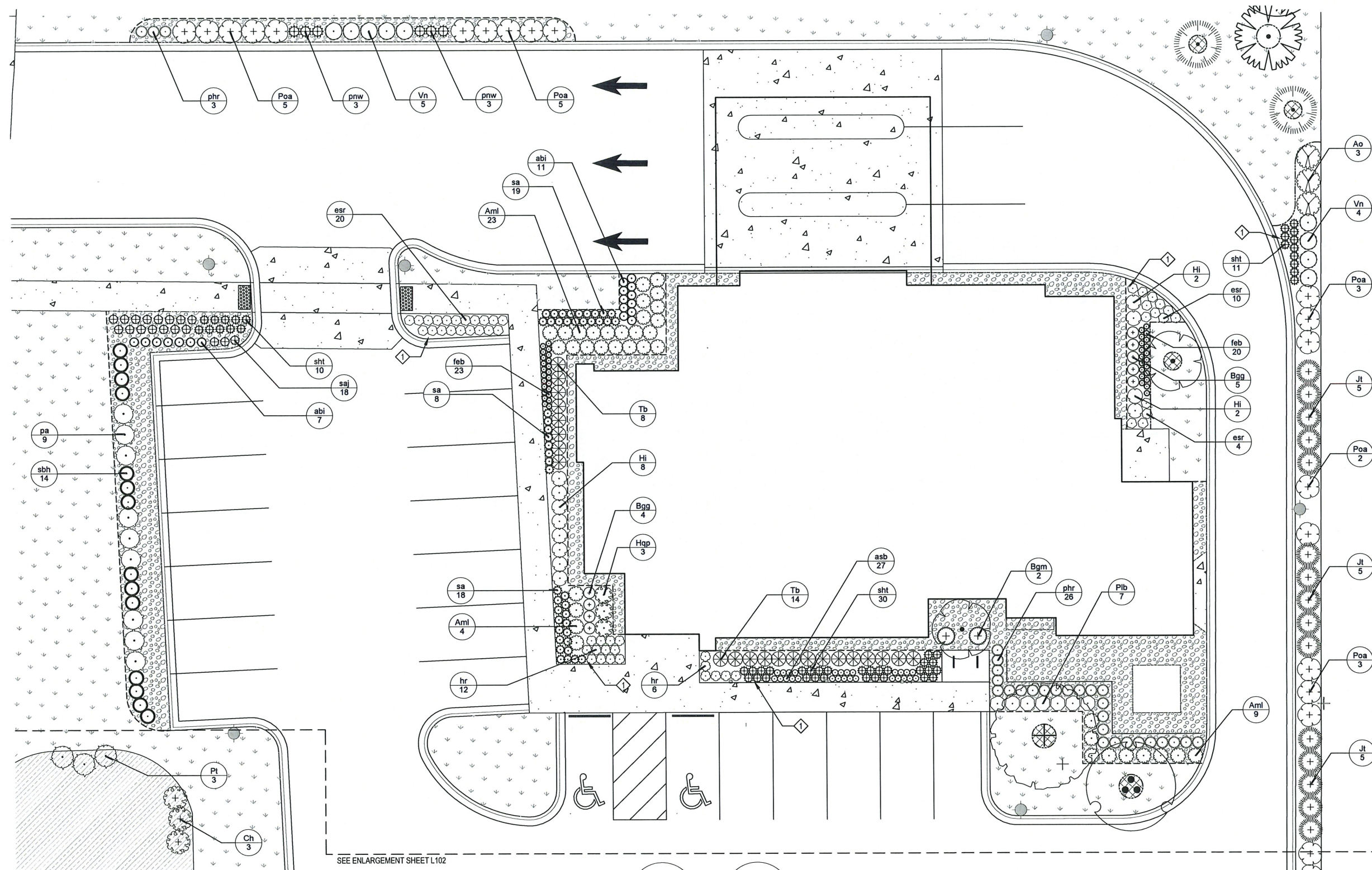
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KEE
architecture

621 WILLIAMSON ST | MADISON WI 53703

L101

NORTH LANDSCAPE ENLARGEMENT



SEE ENLARGEMENT SHEET I-102

1 Landscape Enlargement North (See 4 / L100 for Plant List)

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





REV	DESCRIPTION	DATE
1	PLAN COMMISSION REVIEW	05/15/2020



UW Credit Union
Bayshore Branch

6016 N Port Washington Rd.
Glendale, Wisconsin - 53217

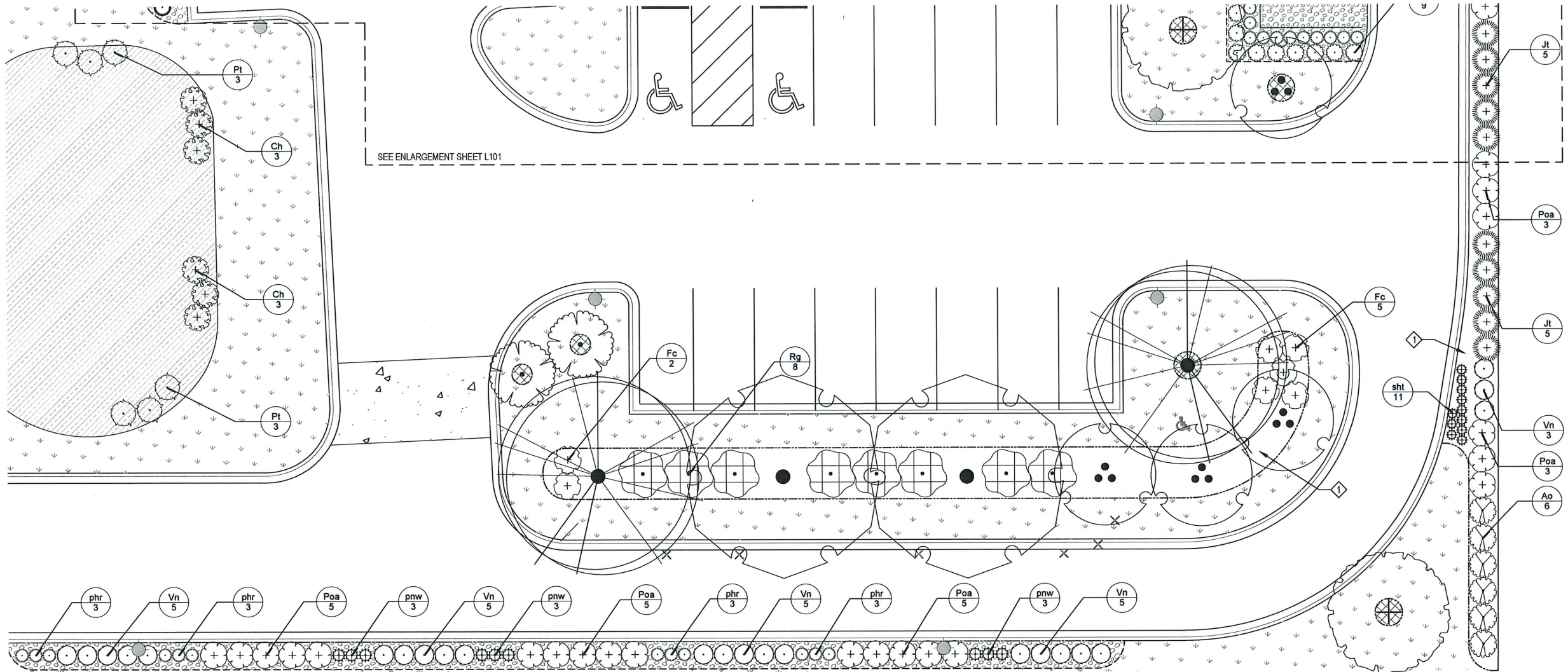
ZD16E



621 WILLIAMSON ST | MADISON WI 53703

L102

SOUTH LANDSCAPE
ENLARGEMENT



1 Landscape Enlargement South
SCALE: 1/8" = 1'-0"

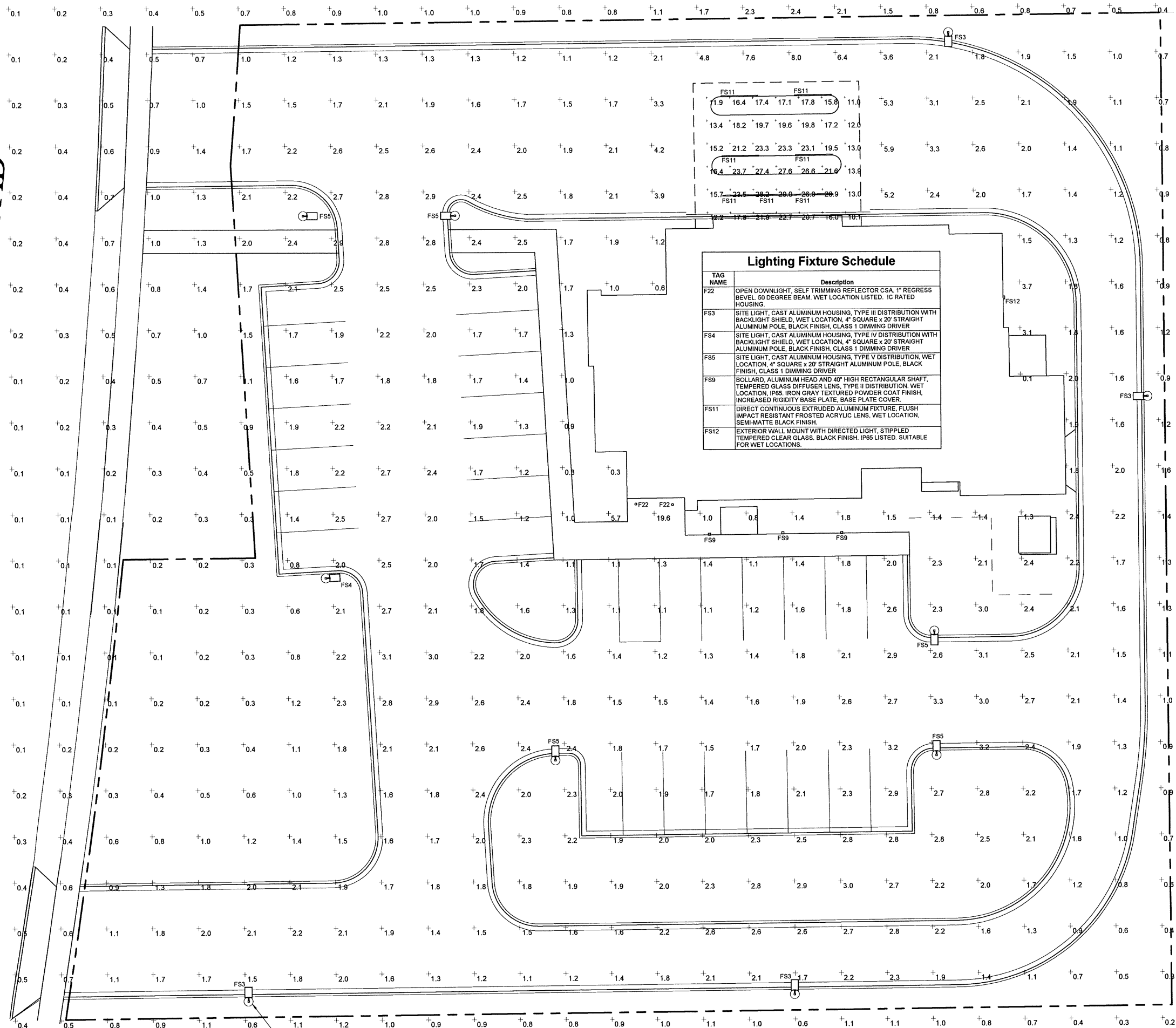
PLANT SCHEDULE SOUTH ENLARGEMENT

DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	SIZE	QTY
	Ao	Amelanchier alnifolia 'Obelisk' / Standing Ovation Serviceberry	5 gal	36" HT. (MIN.)	6
	Ch	Clethra alnifolia 'Hummingbird' / Hummingbird Summersweet	3 gal	18" HT. (MIN.)	6
	Fc	Forsythia x 'Cortasol' TM / Gold Tide Forsythia	5 gal	24" HT. (MIN.)	7
	Poa	Physocarpus opulifolius 'Amber Jubilee' / Ninebark	5 gal	24" HT. (MIN.)	21
	Pt	Physocarpus opulifolius 'SMPOTW' TM / Tiny Wine Ninebark	5 gal	18" HT. MIN.	6
	Rg	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal	18" HT. (MIN.)	8
	Vn	Viburnum plicatum 'Newzam' / Newport Dwarf Doublefile Viburnum	5 gal	24" HT. (MIN.)	23

EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	SIZE	QTY
	Jt	Juniperus chinensis 'Trautman' / Trautman Juniper	25 gal	6' HT. (MIN.)	5
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	SIZE	QTY
	phr	Panicum virgatum 'Hot Rod' / Switch Grass	1 gal		12
	pnw	Panicum virgatum 'North Wind' / Northwind Switch Grass	1 gal		9
	sht	Sporobolus heterolepis 'Tara' / Prairie Dropseed	1 gal		11

2 Plant Schedule South
SCALE: NO SCALE

NORTH PORT WASHINGTON ROAD



TYPICAL:
ALL LIGHT POLES SHALL BE MOUNTED
ON TOP OF A CONCRETE BASE WHOSE
TOP IS 2'-6" ABOVE GRADE.



ELECTRICAL SITE PLAN - CITY SUBMITTAL

1" = 10'-0"



1600 DEMING WAY SUITE 200
MIDDLETON, WI 53562
608.223.9600 FAX: 608.836.0415
www.imegcorp.com # 20000763.00

City of Glendale Submittal

06/05/2020

REV DESCRIPTION DATE



UW Credit Union
Bayshore Branch

6016 North Port Washington Road
Glendale, Wisconsin - 53217

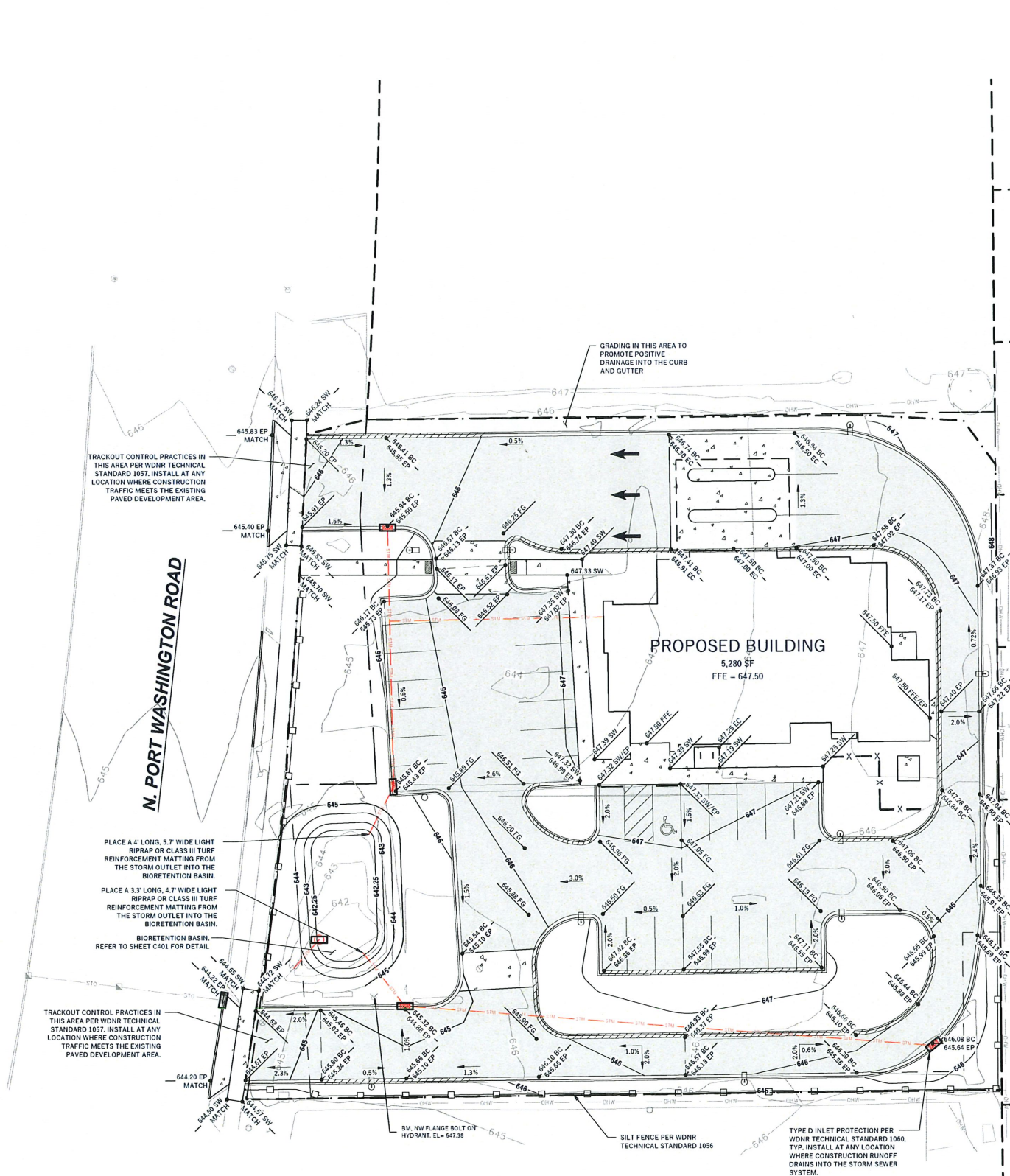
ZD16E



EC01

ELECTRICAL SITE PLAN -
CITY SUBMITTAL

621 WILLIAMSON ST | MADISON WI 53703



NOTE:
SPOT GRADES ARE AS FOLLOWS:
FFE - FINISHED FLOOR GRADE
EP - EDGE OF ASPHALT PAVEMENT
EC - EDGE OF CONCRETE PAVEMENT
BC - BACK OF CURB
SW - EDGE OF SIDEWALK
FG - FINISH GRADE

LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- DISTURBANCE LIMITS
- 18" STANDARD CURB AND GUTTER
- 18" REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- MAJOR CONTOUR
- MINOR CONTOUR
- PROPOSED STORM SEWER
- SILT FENCE
- INLET PROTECTION
- SPOT GRADE
- DRAINAGE GRADE BREAK
- DRAINAGE ARROW



GENERAL NOTES

- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS PROVIDED TO WYSER ENGINEERING. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
- THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
- CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
- WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF GLENDALE AND/OR MILWAUKEE METROPOLITAN SEWERAGE DISTRICT REQUIREMENTS.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

- POST WDNR CERTIFICATE OF PERMIT COVERAGE AND MUNICIPAL EROSION CONTROL PERMITS ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
- KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- ENGINEER / CITY OF GLENDALE / WDNR HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR MUST NOTIFY THE CITY OF MADISON BUILDING INSPECTOR TO SCHEDULE A MEETING A MINIMUM OF TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.
- SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
- THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
- INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
- WHEN POSSIBLE, PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
- REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wis.gov/topic/stormwater/standards/const_standards.html.
- INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCES.
- INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060 AND DADE COUNTY REQUIREMENTS FOR FRAMED INLET PROTECTION.
- CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
- STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
- PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR MORE.
- PROVIDE ANTI-SOIL PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1065.
- COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OR WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 528). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP # 1063.
- CONSTRUCT AND PROTECT THE BIOINFILTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDNR TECHNICAL STANDARD BIORETENTION FOR INFILTRATION # 1004.
- INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1086. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
- REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
- INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
- IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL. IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
- IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER, BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE. AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
- STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
- SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE AUTHORITIES WITH JURISDICTION. SEPARATE SWEEP MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
- PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
- COORDINATE WITH THE AUTHORITIES WITH JURISDICTION TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, STRAW BALES, FILTER SOCKS, OR COMPACTED EARTHEN BEAMS).
- FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS CLASS I TYPE B EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
- FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS II TYPE B EROSION CONTROL MATTING UNLESS OTHERWISE SPECIFIED ON THE PLAN. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
- MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND DEVELOPMENT PAKING SYSTEM (BRRTS) PUBLIC DATABASE AT: <https://dnr.wis.gov/bdrbt/>.
- INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-F-11-006: <http://www.epa.gov/epaoswer/hazwaste/docs/833-f-11-006.pdf>. LIQUID MAY BE REUSED IN CONCRETE MIXING, EVAPORATED, OR DISPOSED OF AS WASTEWATER.

GRADING, SEEDING & RESTORATION NOTES

- ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
- AREAS TO BE SEEDED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
- RESTORATION SHALL OCCUR AS SOON AS PRACTICABLE AFTER THE DISTURBANCE, WITHIN 7 DAYS OF TOPSOILING.
- AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
- APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
- MULCH SHALL BE WEED-FREE STRAW AND SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE PER SECTION 627 OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" (WISDOT 2014).
- PERMANENT SEEDING SHALL NOT OCCUR BETWEEN SEPTEMBER 15TH AND APRIL 15TH. ALTERNATE SEEDING/PLANTING METHODS AND/OR EROSION PROTECTION MAY BE NECESSARY FOR SEEDING/PLANTING THAT OCCURS DURING THAT TIME. COORDINATE WITH THE OWNER AS NECESSARY.
- TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
 - TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET.
 - WISDOT PAL CLASS I TYPE B URBAN EROSION CONTROL MAT.
- IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER, BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE. AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.

BENCHMARK TABLE		
BM LABEL	ELEVATION	DESCRIPTION
BM - 1	647.38	NORTHWEST FLANGE BOLT ON HYDRANT AT SOUTHWEST CORNER OF SITE
* REFER TO GENERAL NOTE NO. 2		



CITY OF GLENDALE
REVIEW

06/05/2020

REV	DESCRIPTION	DATE
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UW Credit Union
Bayshore Branch

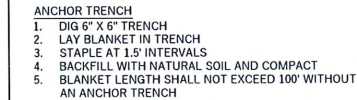
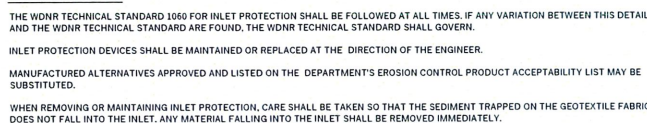
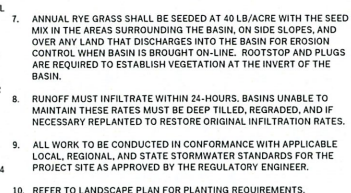
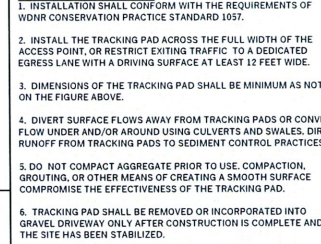
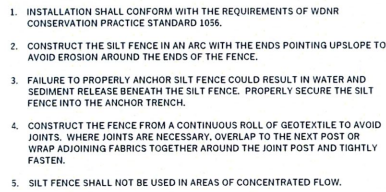
6016 N Port Washington Rd
Glendale, Wisconsin - 53217

ZD16E



621 WILLIAMSON ST | MADISON WI 53703

C200 GRADING & EROSION
CONTROL PLAN





REV	DESCRIPTION	DATE
	PLAN COMMISSION REVIEW	05/15/2020

[illegible]

	6016 N Port Washington Rd.
	Glendale, Wisconsin - 53217

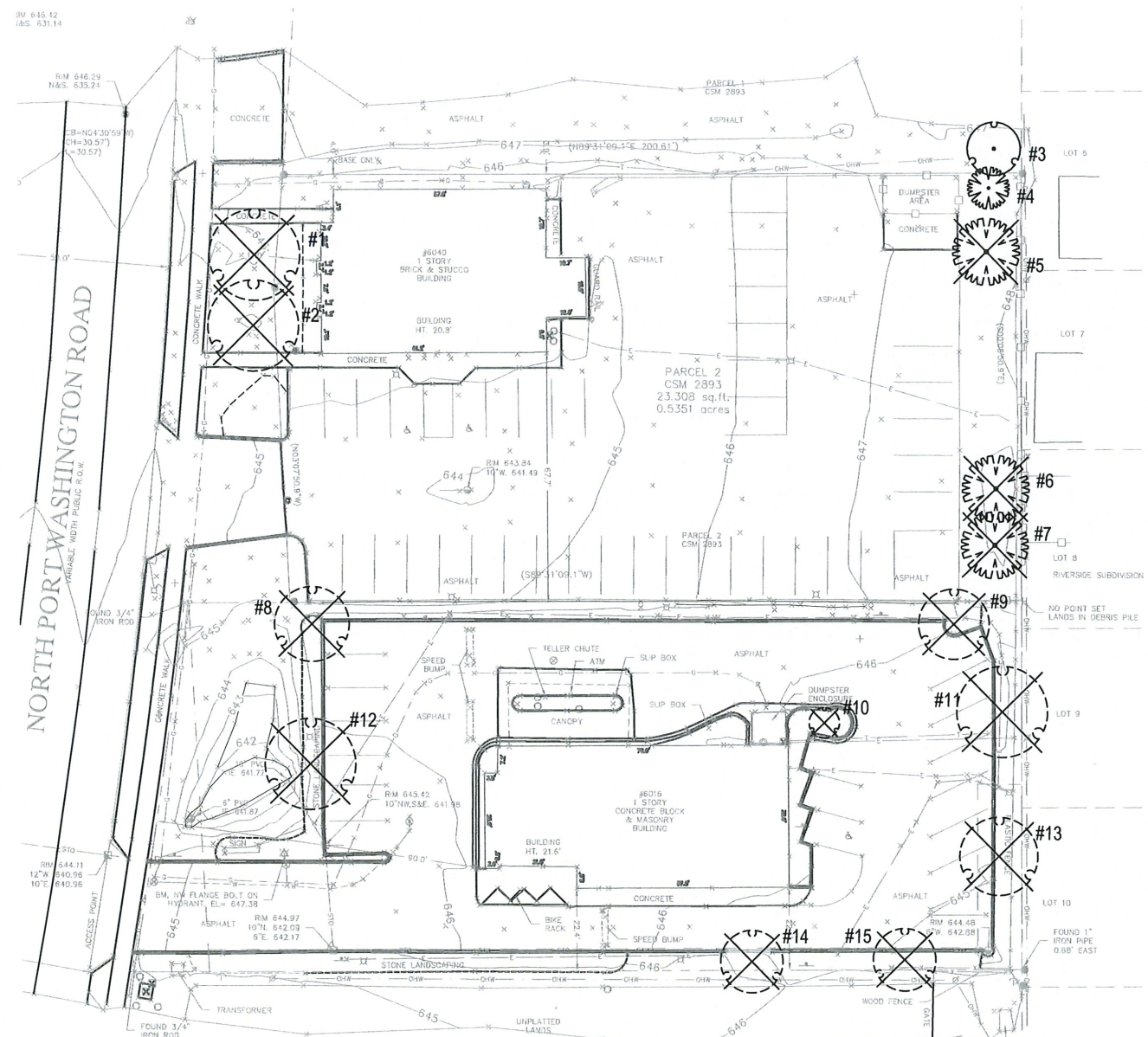
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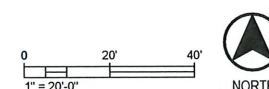
621 WILLIAMSON ST | MADISON WI 53703

L001

EXISTING LANDSCAPE
PLAN

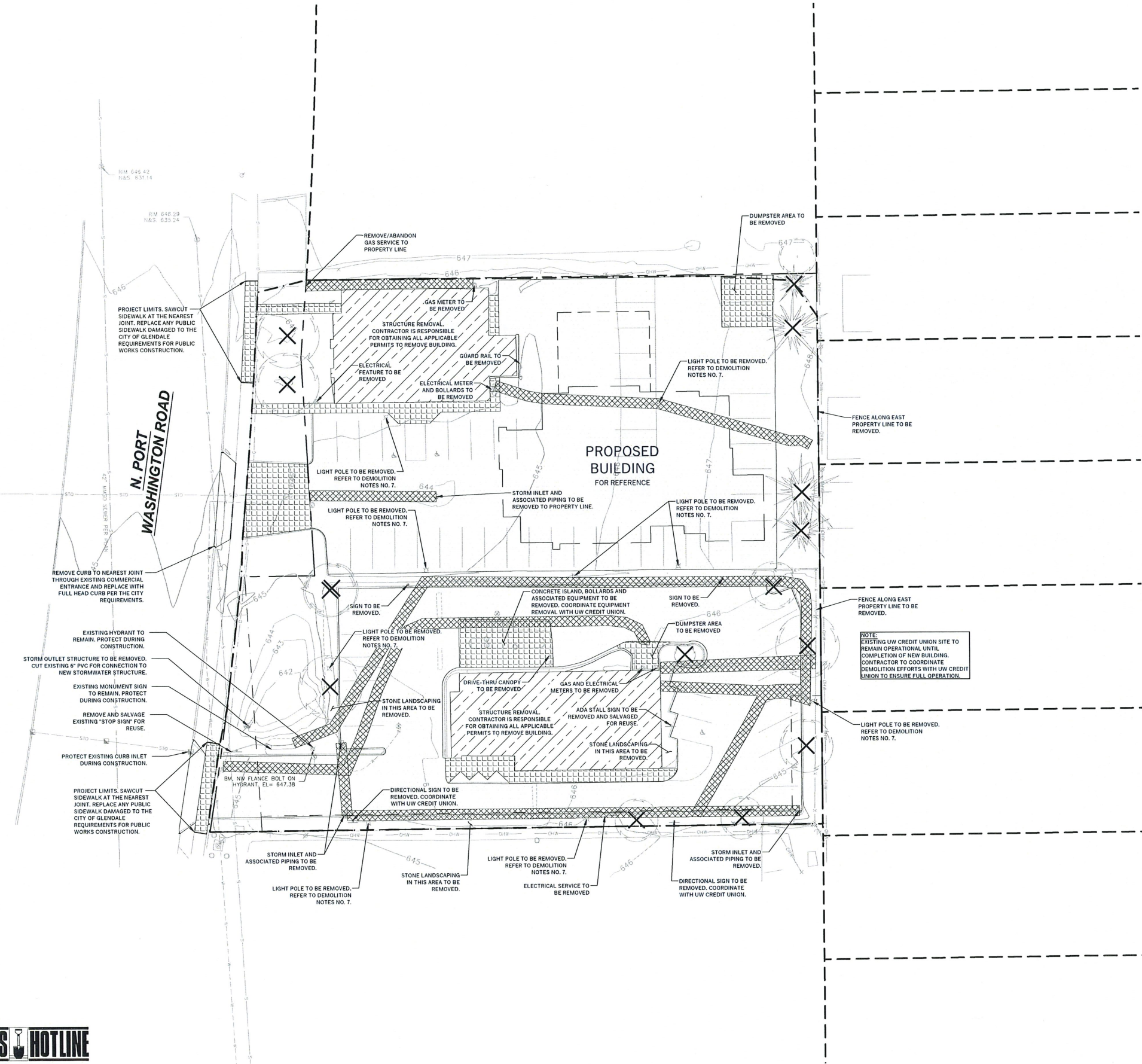


1 Existing Landscape Plan
SCALE: 1" = 20'-0"



2 Tree Disposition Schedule

UWCU - Bayshore Branch				
Tree Disposition Schedule				
Iden.	Botanical Name	Common Name	Disposition	Size
1	<i>Gleditsia triacanthos</i>	Honeylocust	remove	9" cal.
2	<i>Gleditsia triacanthos</i>	Honeylocust	remove	10" cal.
3	<i>Gleditsia triacanthos</i>	Honeylocust	remain	10" cal.
4	<i>Picea sp.</i>	Spruce	remain	6" cal.
5	<i>Picea sp.</i>	Spruce	remove	12" cal.
6	<i>Picea sp.</i>	Spruce	remove	14" cal.
7	<i>Picea sp.</i>	Spruce	remove	14" cal.
8	<i>Fraxinus sp.</i>	Ash	remove	8" cal.
9	<i>Acer sp.</i>	Maple	remove	6" cal.
10	<i>Gleditsia triacanthos</i>	Honeylocust	remove	4" cal.
11	<i>Acer sp.</i>	Maple	remove	12" cal.
12	<i>Fraxinus sp.</i>	Ash	remove	9" cal.
13	<i>Acer sp.</i>	Maple	remove	12" cal.
14	<i>Fraxinus sp.</i>	Ash	remove	6" cal.
15	<i>Acer sp.</i>	Maple	remove	5" cal.



LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- DISTURBANCE LIMITS
- NEW BUILDING (FOR REFERENCE)
- SAWCUT LIMITS
- BUILDING REMOVAL AREA
- FULL SECTION ASPHALT REMOVAL AREA
- CONCRETE REMOVAL AREA
- UTILITY REMOVAL
- TREE REMOVAL

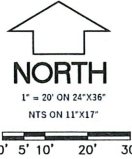
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- ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF GLENDALE AND/OR MILWAUKEE METROPOLITAN SEWERAGE DISTRICT REQUIREMENTS.

DEMOLITION NOTES

- THIS PLAN INDICATES ITEMS ON THE SITE, NOT INCLUDING INTERNAL BUILDING DEMOLITION, INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE (BY OTHERS), "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE-GROUND OBSERVATION, WHERE NOT INCLUDED WITHIN THE FIELD SURVEY, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S / BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE HIS OWN DUE DILIGENCE TO INCLUDE IN HIS BID WHAT ADDITIONAL ITEMS, IN HIS OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR / BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE OWNER AND ENGINEER OF RECORD. WYSER ENGINEERING TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE OWNER AND ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING OWNER AND ENGINEER OR ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
 - NOTIFYING THE OWNER, DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
- CONTRACTOR SHALL KEEP ALL STREETS AND ADJOINING SHARED ACCESS ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
- ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
- PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND / OR UTILITY INSTALLATION ENCRoACH WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN. ALL TRENCING WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN SHALL BE DONE RADIALLY AWAY FROM THE TRUNK IF ROOTS IN EXCESS OF 1" DIAMETER ARE EXPOSED. ROOTS MUST BE CUT BY REPUTABLE TREE PRUNING SERVICE PRIOR TO ANY TRANSVERSE TRENCING.
- ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND / OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
- CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATIONS WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
- ABANDONED / REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
- CONTRACTOR TO REMOVE EXISTING UTILITY PIPE AND BACKFILL WITH SELECT FILL OR PROVIDE PIPE BACK-FILLING WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE / FLOWABLE FILL".
- GRANULAR BACKFILL MATERIALS ARE REQUIRED FOR FILL UNDER PROPOSED PAVED AREAS.
- RESTORATION OF THE EXISTING RIGHT-OF-WAYS AS NEEDED ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES, BUT IS NOT LIMITED TO, CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

BENCHMARK TABLE		
BM LABEL	ELEVATION	DESCRIPTION
BM - 1	647.38	NORTHWEST FLANGE BOLT ON HYDRANT AT SOUTHWEST CORNER OF SITE
* REFER TO GENERAL NOTE NO. 2		



uw credit union

UW Credit Union
Bayshore Branch

6016 N Port Washington Rd
Glendale, Wisconsin - 53217

ZD16E

KEE architecture

621 WILLIAMSON ST | MADISON WI 53703

C100 DEMOLITION PLAN

WYSER ENGINEERING

CITY OF GLENDALE
REVIEW

06/05/2020

REV	DESCRIPTION	DATE
-----	-------------	------

ALTA/NSPS LAND TITLE SURVEY

Known as 6016 North Port Washington Road, in the City of Glendale, Milwaukee County, Wisconsin.

LOT 1 OF CERTIFIED SURVEY MAP NO. 7207 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN ON MARCH 11, 2003, IN REEL 5536, IMAGE 1744 AS DOCUMENT NO. 8472544, BEING A PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, IN TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN.

Known as 6040 North Port Washington Road, in the City of Glendale, Milwaukee County, Wisconsin.

Parcel 2 of Certified Survey Map No. 2893 recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin, on August 24, 1978, on Reel 954 of Certified Survey Maps, at Image 1273, as Document No. 5031369, being a part of the Northeast 1/4 of Section 29, Township 8 North, Range 22 East, Said land being in the City of Glendale, County of Milwaukee, State of Wisconsin.

Prepared for: UW Credit Union

Survey No. 168061-RMK

A. Basis of Bearings

Bearings are based on the South line of the Northeast 1/4 of Section 29-8-22, which is assumed to bear South 89° 23' 45" West.

B. Title Commitment

This survey was prepared based on First American Title Insurance Company title commitment number NCS-994101-MKE, effective date of December 18, 2019, which lists the following easements and/or restrictions from schedule B-II:

1-3, 5, 9. **Visible evidence shown, if any.**

4, 6-8, 14-15. **Not survey related.**

10. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 7207 recorded on March 11, 2003, in Reel 5536, Image 1744 as Document No. 8472544 referenced in the legal description contained herein. **Affects site by location - shown.**

11. Utility Easement to Wisconsin Electric Power Company, dated April 15, 1975, recorded/ filed June 18, 1975 in Reel 859, Image 348 as Document No. 4923641, also as shown on Certified Survey Map No. 7207. **Affects site by location - shown.**

12. Matters in a document entitled "Declaration of Conditions, Covenants and Restrictions for maintenance of Stormwater Management Measures", executed by and between University of Wisconsin Credit Union and the City of Glendale, recorded December 04, 2002 in Reel 5469, Image 3562 as Document No. 8400893 of Official Records, including but not limited to covenants, conditions, restrictions, easements, assessments, liens and charges. **Affects site by location - general in nature, cannot be plotted.**

13. Matters in a document entitled "Deed Restriction", executed by University of Wisconsin Credit Union, recorded May 14, 2004 in Reel 5838, Image 1059 as Document No. 8782611 of Official Records, including but not limited to covenants, conditions, restrictions, easements, assessments, liens and charges. **Affects site by location - shown approximate.**

B. Title Commitment

This survey was prepared based on Chicago Title Insurance Company title commitment number CO-9462, effective date of October 29, 2019, which lists the following easements and/or restrictions from schedule B-II:

1-5, 9, 11-16. **Not Survey Related.**

6-8 - **Visible Evidence Shown, if any.**

10. Easements, setback lines, and Covenants and Restrictions as shown on Certified Survey Map No. 2893, recorded as Document No. 5031369. **Affects site by location - No Easements, setback lines, and Covenants and Restrictions shown on CSM 2893 that affect site.**

C. Flood Note

According to flood insurance rate map of the City of Glendale, community panel number 55076C0043E, effective date of September 26, 2008, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain)

D. Parking Spaces

There are 17 regular and 1 handicapped parking spaces marked on this site.

E. Elevations

Elevations refer to NGVD 1929 Datum.

F. Municipal Zoning

The zoning information listed below is taken the City of Glendale website - site is zoned B-1 Business & Commercial District, "F-1"

13.1.34 (g) Site Requirements and Urban Design Standards. Site requirements related to height, density, set back and parking, and urban design standards, shall be determined from time-to-time by the Common Council, or by the Plan Commission at its designation, through resolution which shall from time-to-time be amended so as to conform with the intent of the City's comprehensive master plan, the City of Glendale Vision Plan, "Glendale 2021 - Our Vision," and the B-1 land use and zoning review prepared for the City of Glendale by the Community Development Planning Department, and adopted by the Common Council.

To: University of Wisconsin Credit Union, Frontier Wisconsin Holdings, LLC, an Illinois limited liability company, and Chicago Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 4, 6(a), 7(a), 7(c), 8, 9, and 11 of Table A thereof. The field work was completed on December 13, 2019.

Date of Plat or Map: January 10, 2020

Michael J. Ratzburg

Michael J. Ratzburg
Professional Land Surveyor
Registration Number 2236
michael.ratzburg@rasmith.com



SE COR OF
NE 1/4 OF
SEC. 29-8-22
FOUND BRASS
CAP MONUMENT

raSmith
CREATIVITY BEYOND ENGINEERING
rasmith.com

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000

SHEET 1 OF 1



LEGEND

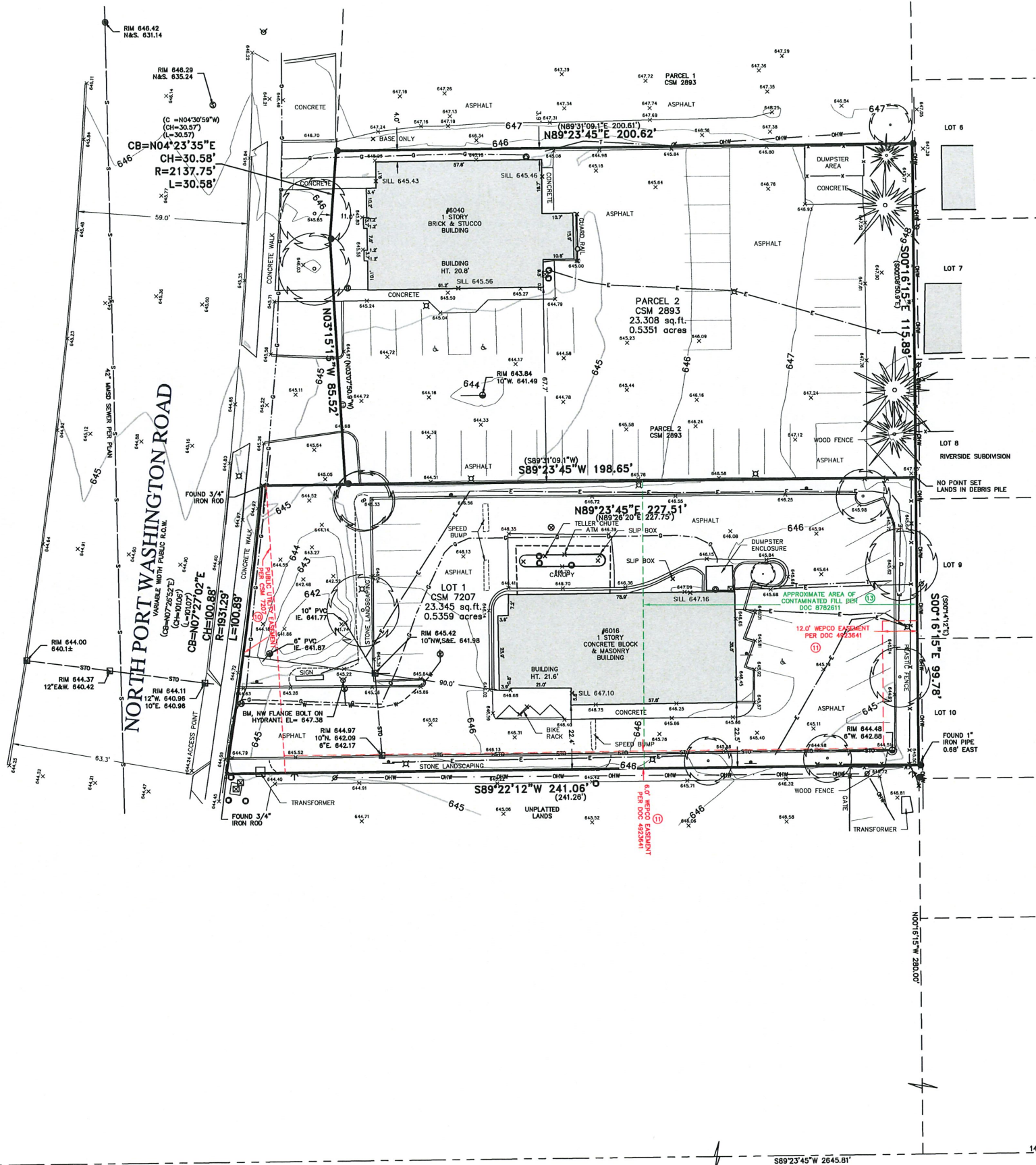
- () INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- OR SECTION OR 1/4 SECTION CORNER AS DESCRIBED
 - 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
 - 1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)
 - BOLLARD
 - SOIL BORING/MONITORING WELL
 - FLAGPOLE
 - MAILBOX
 - SIGN
 - BILLBOARD
 - CONTROL BOX
 - TRAFFIC SIGNAL
 - RAILROAD CROSSING SIGNAL
 - CABLE PEDESTAL
 - POWER POLE
 - GUY WIRE
 - LIGHT POLE
 - SPOT/YARD/PEDESTAL LIGHT
 - HANDICAPPED PARKING
 - ELECTRIC MANHOLE
 - ELECTRIC PEDESTAL
 - ELECTRIC METER
 - TELEPHONE MANHOLE
 - TELEPHONE PEDESTAL
 - FO MARKED FIBER OPTIC
 - GAS VALVE
 - GAS METER
 - GAS WARNING SIGN
 - STORM MANHOLE
 - ROUND INLET
 - SQUARE INLET
 - STORM SEWER END SECTION
 - SANITARY MANHOLE
 - SANITARY CLEANOUT OR SEPTIC VENT
 - SANITARY INTERCEPTOR MANHOLE
 - MISCELLANEOUS MANHOLE
 - WATER VALVE
 - HYDRANT
 - WATER SERVICE CURB STOP
 - WATER MANHOLE
 - WELL
 - WATER SURFACE
 - WETLANDS FLAG
 - MARSH
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - SHRUB
 - EDGE OF TREES
 - SANITARY SEWER
 - STORM SEWER
 - WATERMAIN
 - MARKED GAS MAIN
 - MARKED ELECTRIC
 - OVERHEAD WIRES
 - BUREAU ELEC. SERV.
 - MARKED TELEPHONE
 - MARKED CABLE TV LINE
 - MARKED FIBER OPTIC
 - INDICATES EXISTING CONTOUR ELEVATION
 - INDICATES EXISTING SPOT ELEVATION
 - 780.55

DIGGERS HOTLINE TICKET NO. 2019-48-05780

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

SW COR OF
NE 1/4 OF
SEC. 29-8-22
FOUND BRASS
CAP MONUMENT



S89°23'45"W 2645.81'

1487.76'

UW Credit Union Bayshore Branch

6016 North Port Washington Road
Glendale, Wisconsin 53217

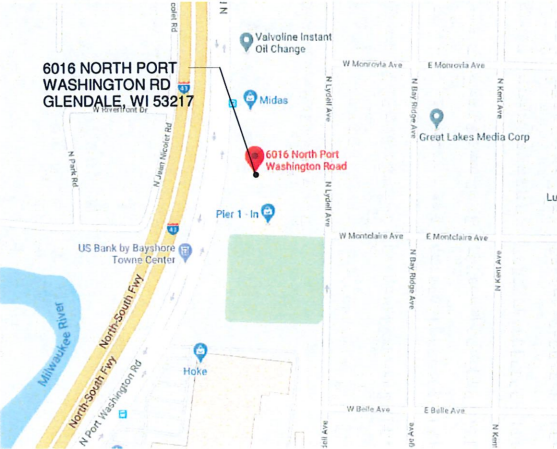
KEE Project ZD16E



Drawing Index

SHEET NUMBER	SHEET NAME
GENERAL/SITE	
G001	TITLE SHEET
-	SURVEY
CIVIL	
C100	DEMOLITION PLAN
C101	SITE PLAN
C200	GRADING & EROSION PLAN
C300	UTILITY PLAN
C400	DETAILS
C401	DETAILS
EC01	ELECTRICAL SITE PLAN - CITY SUBMITTAL
LANDSCAPE	
L001	EXISTING LANDSCAPE PLAN
L100	OVERALL LANDSCAPE PLAN
L100.1	RENDERED SITE PLAN
L101	LANDSCAPE ENLARGEMENT - NORTH
L102	LANDSCAPE ENLARGEMENT - SOUTH
ARCHITECTURAL	
A101	FLOOR PLAN
A102	ELEVATIONS
A103	ELEVATIONS
A104	3D VIEWS

Location Map



Contact Information:

ARCHITECT:	GENERAL CONTRACTOR:	CONSULTANTS:		
KEE ARCHITECTURE, INC	J.H. FINDORFF & SON, INC.	WYSER ENGINEERING (CIVIL ENGINEERING)	IMEG CORP (STRUCTURAL, PLUMBING, HVAC, ELECTRICAL AND TECHNOLOGY)	SAIKI DESIGN (LANDSCAPE ARCHITECTS)
621 WILLIAMSON STREET MADISON, WI 53703 (608) 255-9202	300 SOUTH BEDFORD STREET MADISON, WI 53703 (608) 257-5321	312 EAST MAIN STREET MOUNT HOREB, WI 53572 (608) 437-1980	1800 DEMING WAY, SUITE 200 MIDDLETON, WI 53562 (608) 223-9600	1110 S PARK STREET MADISON, WI 53715 (608)251-3600

Materials Legend

PLAN/SECTION CUT	
Brick	Sand, Grout, Mortar
Concrete	Solid Surface
Concrete Masonry Units (CMU)	Stone
Earth/Compacted Fill	Wood (Rough)
Glass	Wood (Blocking)
Gypsum Wall Board (GWB)	Wood (Finish)
Insulation (Batt/Loose)	
Insulation (Rigid)	
Insulation (Spray Foam)	
Metal	
Plastic Laminate (PLAM)	
Plywood	

Graphic Legend

Name	Level Line / Datum Elevation	Callout Reference
Elevation		Drawing Number (typ.)
ROOM		Sheet Number (typ.)
Partition Type Reference		Building / Wall Section / Detail Reference
Keyed Note		Exterior Elevation Reference
Door Tag		Interior Elevation Reference
		Finish Symbol

CITY OF GLENDALE
REVIEW
06/05/2020

REV DESCRIPTION DATE



UW Credit Union
Bayshore Branch

6016 North Port Washington Road
Glendale, Wisconsin 53217

ZD16E

KEE
architecture

621 WILLIAMSON ST | MADISON WI 53703

Findorff

G001

TITLE SHEET

Rec'd 6/15/2020

EXPERIENCE DEVELOPMENT (ED02 ADDENDUM 01)

UW CREDIT UNION

BAYSHORE

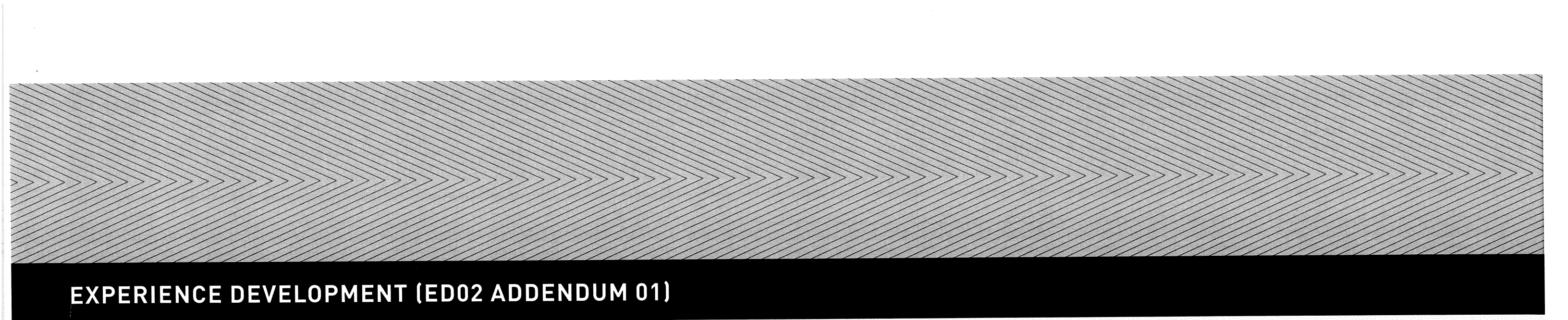
6016 N. PORT WASHINGTON ROAD
GLENDALE, WI

PREPARED FOR UW CREDIT UNION
JUNE 5, 2020

ADRENALINE

ADRENALINEAGENCY.COM

Rec'd 6/15/2020



EXPERIENCE DEVELOPMENT (ED02 ADDENDUM 01)

EXTERIOR BUILDING & SITE SIGNAGE

Bayshore

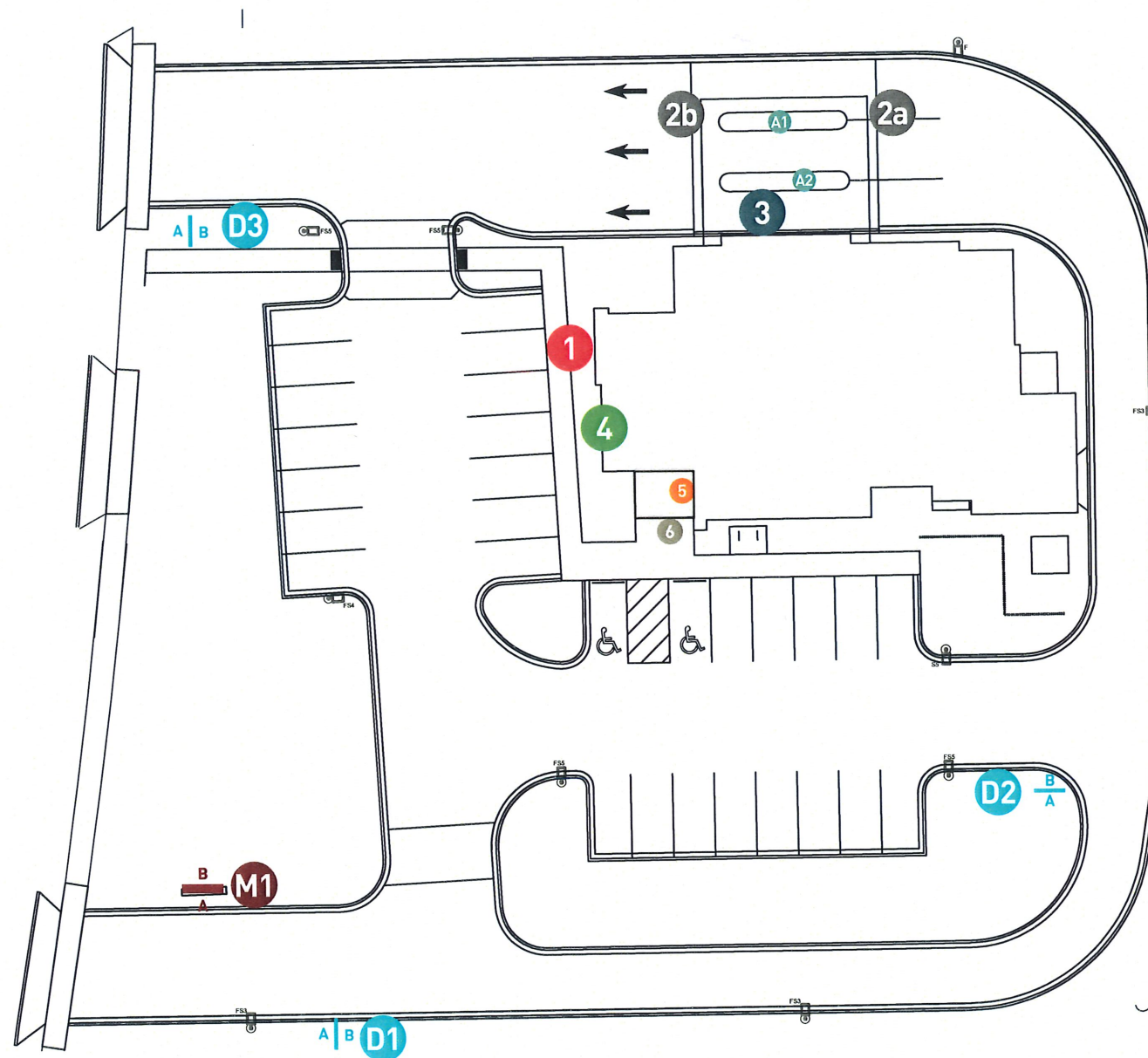
MASTER SIGNAGE PLAN: 6016 N PORT WASHINGTON RD GLENDALE, WI 53217

BUILDING SIGNS

- 1 PRIMARY BUILDING SIGN
- 2 SECONDARY LOGO MARK
- 3 DRIVE UP SIGNAGE
- 4 LOGO SUPER GRAPHIC
- 5 WELCOME LETTERS
- 6 ENTRANCE DOOR LOGO & HOURS

SITE SIGNS

- D DIRECTIONAL SIGNS
- M MONUMENT SIGN (EXISTING)
- A ATM SURROUNDS





Bayshore

SIGNAGE CODE: 6016 N PORT WASHINGTON RD GLENDALE, WI 53217

BUILDING SIGNS

Quantity	1 building sign or 1 monument sign per street frontage
Illumination	Internal & External
Signage Area	.8sq ft per linear foot of building frontage to 150sq ft max
Max Height	Below Roof Line
Special Wall Sign Codes	Max Projection 12in

MONUMENT SIGNS

Quantity	1 building sign or 1 monument sign per street frontage
Illumination	Internal & External
Sign Area	.8sq ft per linear foot of building frontage to 150sq ft max
Max Height	15ft

DIRECTIONAL SIGNS

Quantity	1 per entrance/exit
Illumination	Not stipulated - submit for review
Signage Area	6 sq ft each side
Max Height	5 ft

PERMANENT WINDOW SIGNS

Quantity	Not stipulated - submit for review
Illumination	Not stipulated - submit for review
Signage Area	25% of individual window panel
Minimum Setback	Not stipulated - submit for review

TEMPORARY DOOR/WINDOW SIGNS/VINYL

Quantity	Not stipulated - submit for review
Illumination	Not Allowed
Signage Area	25% of individual window panel
Duration	Not stipulated - submit for review
Permitting	<10% no; >10% yes to maximum of 25%

ZONING & PERMITTING

Permit Require?	Interior Door/Window Vinyl: No Exterior Door/Window Vinyl: Not Allowed Interior Window light boxes: Not Addressed Exterior Window light boxes: Not Allowed
Required for Permit Request	Site Plan: Yes Building Elevation Drawings : Yes Contractor's License: No UL Number: Yes Sealed Eng Drawings : Yes

ZONING & PERMITTING

NOTES

NOTE 1.Retail buildings with two (2) tenants or less are permitted either a free-standing sign or a monument sign. In lieu of a free-standing sign or a monument sign on the property, each tenant may have a wall sign.

EXPERIENCE DEVELOPMENT (ED02 ADDENDUM 01)

BUILDING SIGNAGE

Bayshore

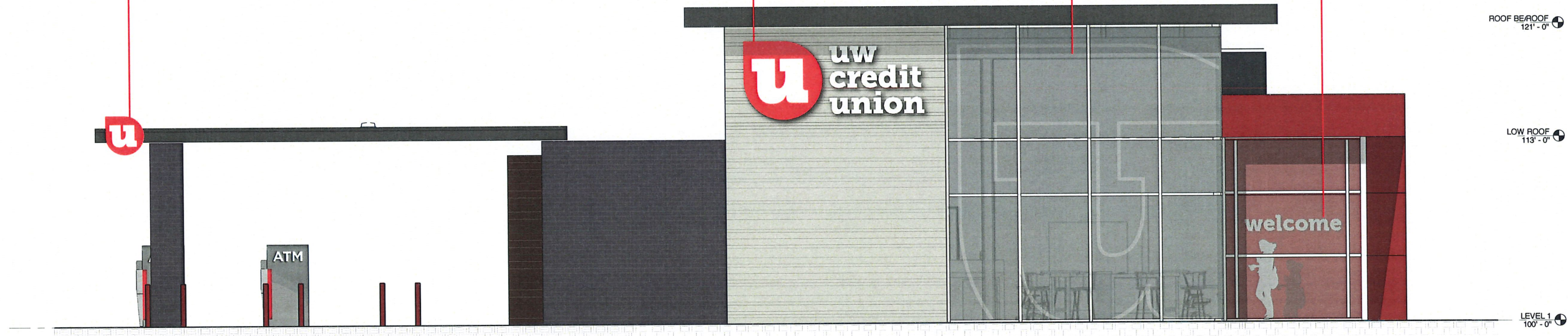
EXTERIOR BUILDING SIGNS: WEST ELEVATION

- 2b** SECONDARY LOGO MARK
Internally lit logo.
Signage Area = 7 sq feet

- 1d** PRIMARY BUILDING SIGN
Channel lit logo.
Signage Area = 26 sq feet

- 4** LOGO SUPER GRAPHIC
1st Surface cut dusted crystal

- 5** INTERIOR VESTIBULE
WELCOME LETTERS
Channel Lit Letters
Signage Area = 6 sq feet

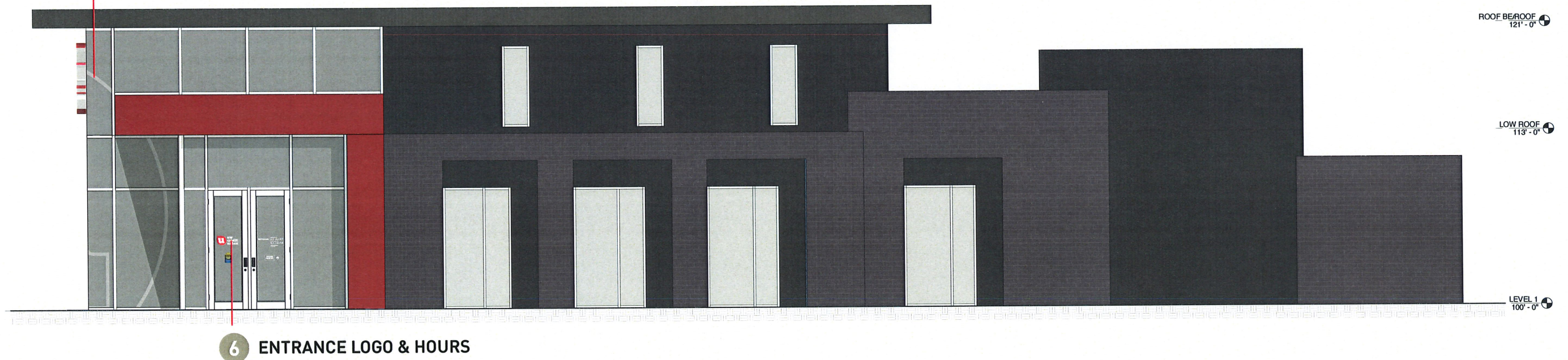




Bayshore

EXTERIOR BUILDING SIGNS: SOUTH ELEVATION

4 LOGO SUPER GRAPHIC
1st Surface cut dusted crystal





Bayshore

EXTERIOR BUILDING SIGNS: EAST ELEVATION





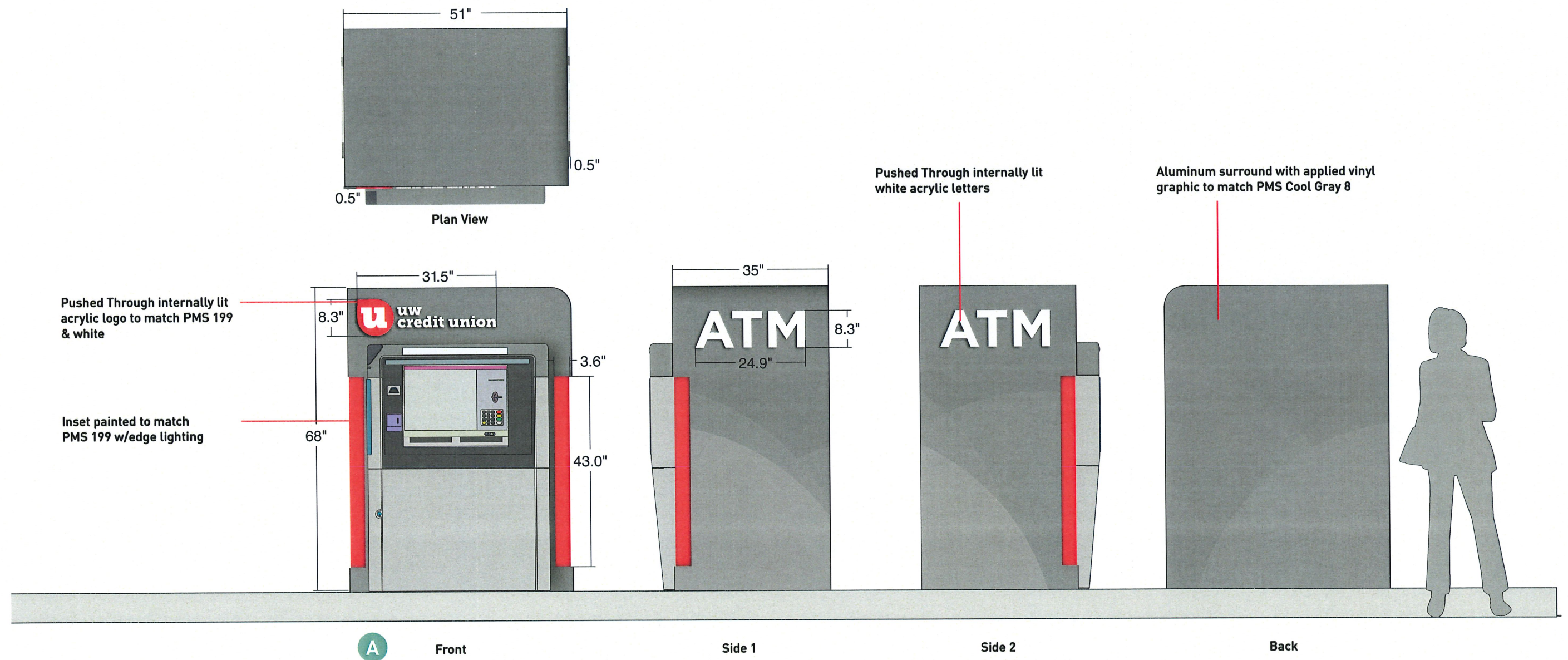
Bayshore

EXTERIOR BUILDING SIGNS: ELEVATION VIEWS





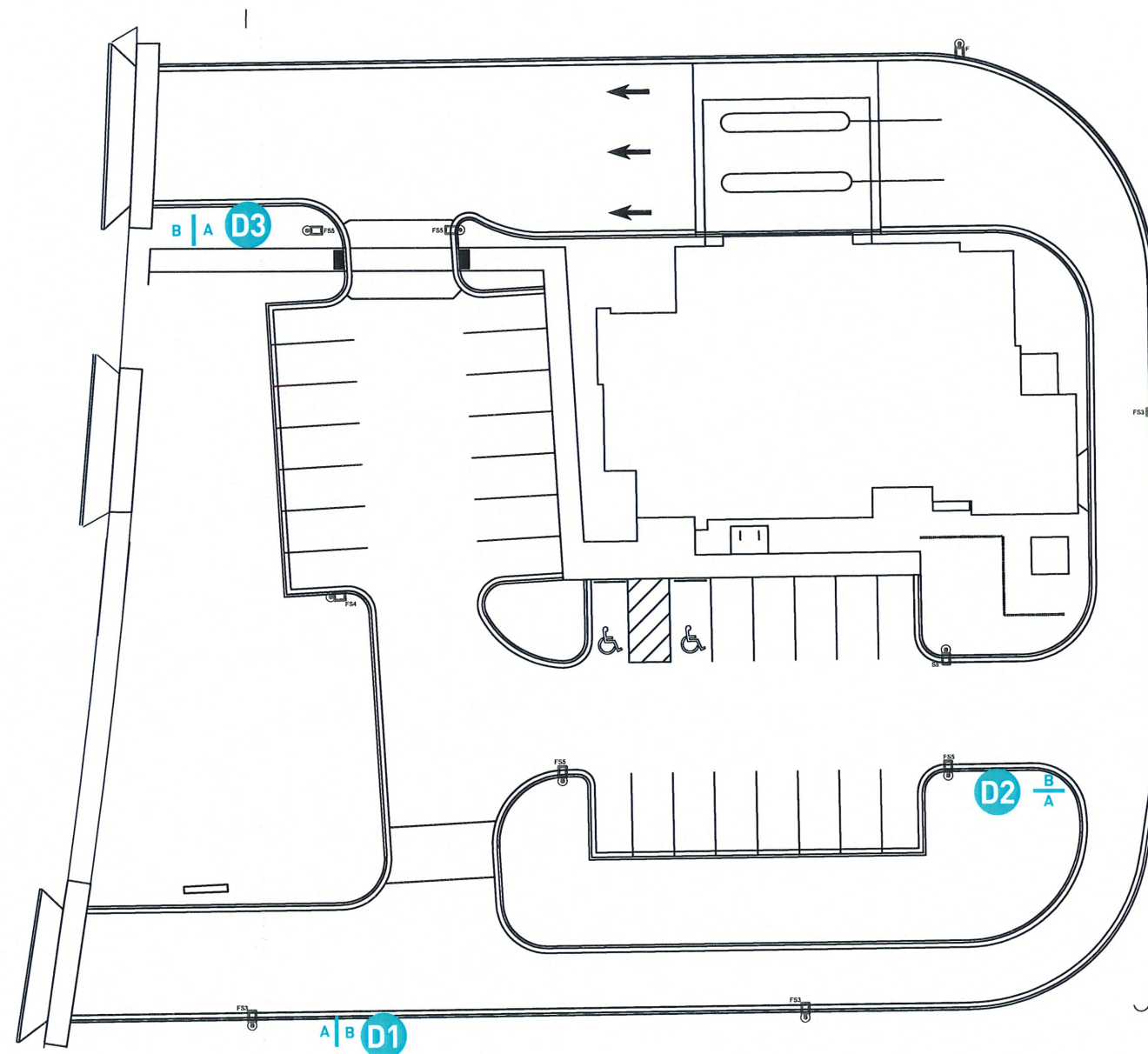
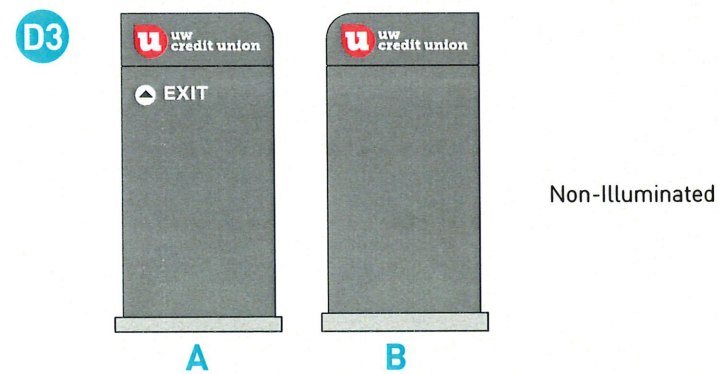
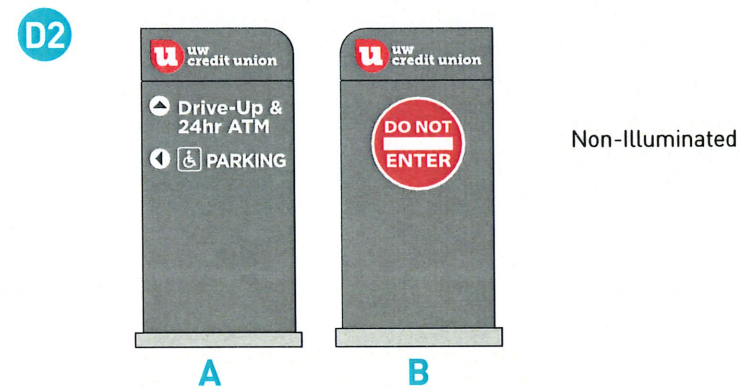
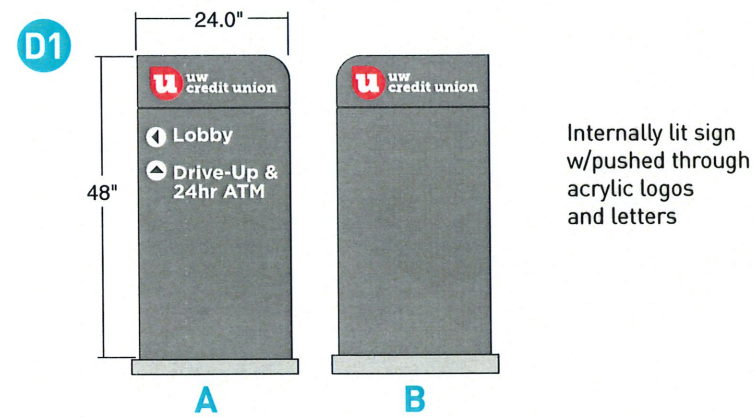
Bayshore SITE SIGNS: ATM SURROUND





Bayshore

SITE SIGNS: DIRECTIONAL SIGNS





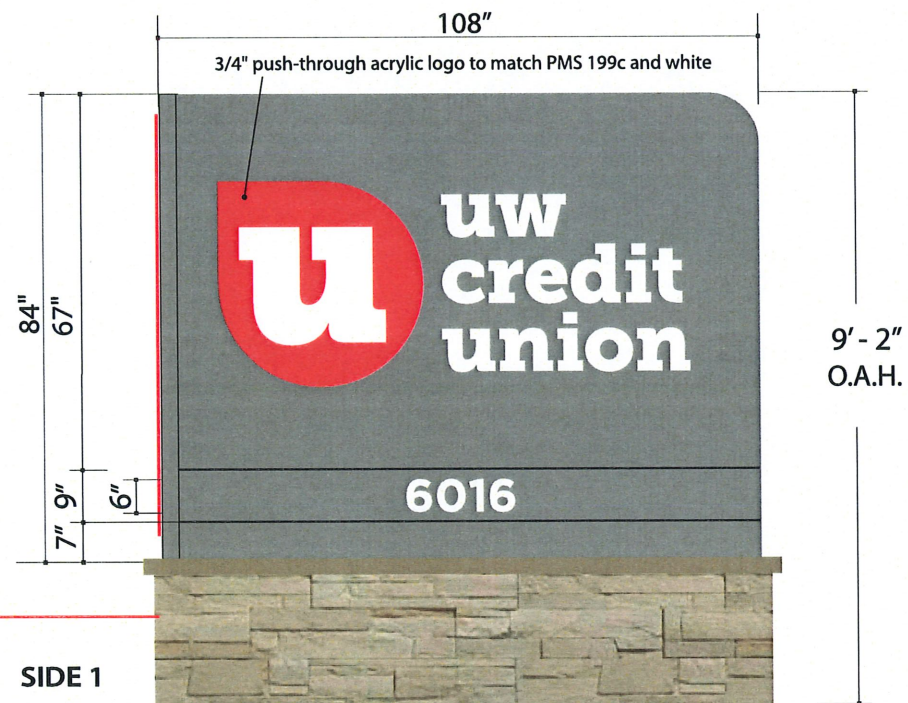
Bayshore SITE SIGNS: MONUMENT SIGN (EXISTING)



Existing Sign to remain

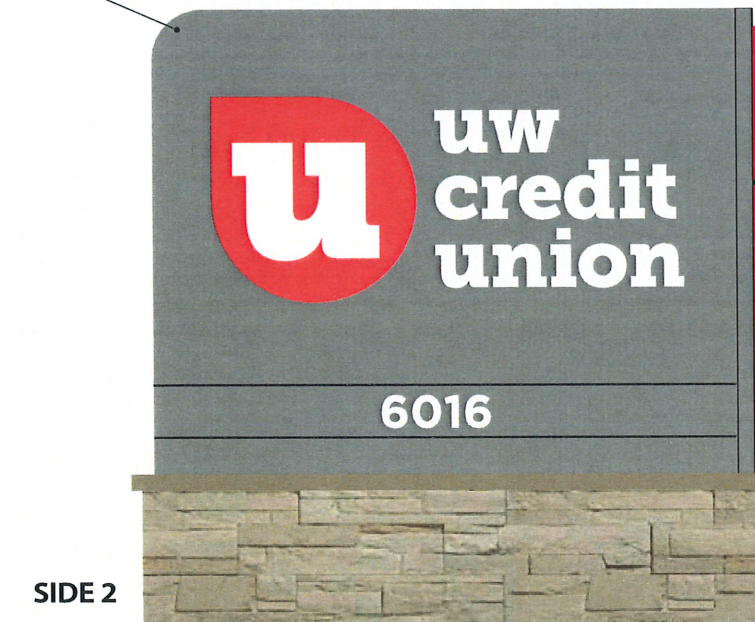
Existing stone base to be updated

Lime Stone Base

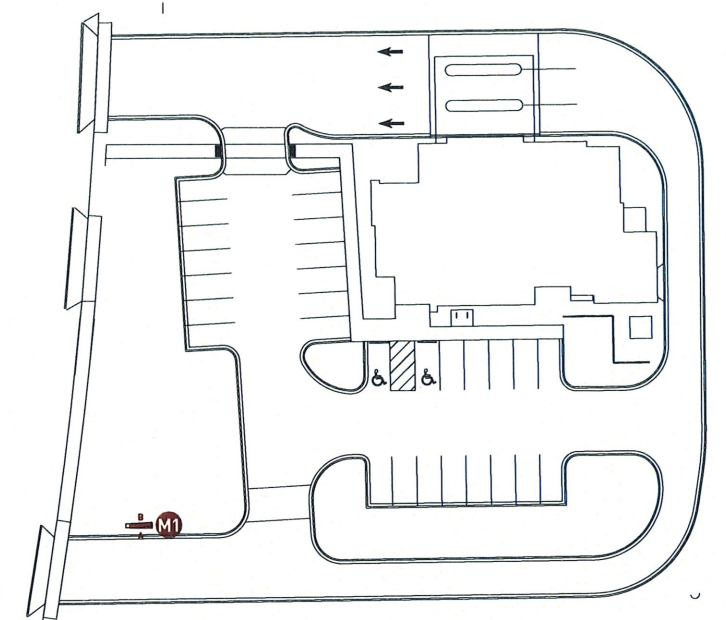


M1a

8" radius corner



M1b





4G / 6.22.2020

5909 North Milwaukee River Parkway
Glendale, WI 53209

SUBJECT: Application for change of zoning 5100 N. Port Washington Road to Planned Unit Development– Potential Referral to Plan Commission.

FROM: Rachel Safstrom, City Administrator

MEETING DATE: June 22, 2020

FISCAL SUMMARY:

Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	13.1.34

BACKGROUND/ANALYSIS:

Attached is a request from Jon Zimmermann to rezone 5100 N. Port Washington Road to Planned Unit Development for a Jilly's Car Wash.

Current zoning of the property is B-1 A-1.

Permitted Uses.

- (1) **B-1, Sub-Area "A-1"—Permitted Principal Uses.** The following uses are permitted within the B-1 sub-area "A-1" district upon review by the Plan Commission for conformance with the standards established in Sections 13.1.34(d), 13.1.34(e), 13.1.34(f), and 13.1.34(g):

- a. Professional services and administrative offices
- b. General corporate headquarters offices
- c. Medical and dental offices
- d. Research establishments
- e. Sales offices
- f. Financial, insurance and real estate offices

Note: Multi-family residences (12-15 units per acre) will be considered only under PD-Planned Development District zoning, with a minimum land area of five (5.0) acres.

- g. Any other uses found to be a similar use by the Plan Commission or Community Development Authority.

Attached are draft plans.

RECOMMENDATION:

The initial review of this request has found that the proposed development does not fit within the scope of the land use plan current or proposed for the location. This location has been under review during the Comprehensive Master Plan 2040 as a potential redevelopment area.



5909 North Milwaukee River Parkway
Glendale, WI 53209

Traditionally, there has not been a zoning use available for a car wash. The applicant contested that the City has allowed a car wash with approvals of the newer car dealerships. The City must look at the primary use of the establishment.

Though the Council can recommend to the Plan Commission to review the application. I would recommend the Council do not forward the request to the Plan Commission. However, if the Council chooses to forward the application, it would be in the City's best interest to wait until after the approval of the Comprehensive Master Plan 2040 to review the application to ensure the development will fit within recommended land uses.

ACTION REQUESTED:

ATTACHMENTS:

1. Application for rezoning.
2. Draft Plans



CITY OF GLENDALE
COMMUNITY DEVELOPMENT DEPARTMENT
5909 NORTH MILWAUKEE RIVER PARKWAY
GLENDALE, WISCONSIN 53209-3815
PHONE: (414) 228-1704 or (414) 228-1742
FAX: (414) 228-1725
WWW.GLENDALE-WI.ORG

APPLICATION FOR CHANGE OF ZONING
Application Fee: \$250 (\$500 for Planned Development)

APPLICANT INFORMATION

Name of Applicant: Jon Zimmerman
Name of Business Owner (if different from applicant): Jon Zimmerman
Business Name: Jilly's CAR WASH
Address of Applicant: 4619 N CRAMER ST
City, State, Zip: Milwaukee, WI 53211
Office Phone Number: 414 305 9799 Cell: 414 305 9799 Fax: _____
Applicant E-Mail: jon@jillyscarwash.com
Applicant Signature: [Signature] Date: 5/17/20

PROPERTY INFORMATION

(Please use additional application forms if re-zoning more than one parcel)

Current Zoning of Property: B-1 "A-1" Proposed Zoning of Property: POD
Current Use of Property: VACANT Proposed Use of Property: CAR WASH
Property Address (or addresses): 5100 W Port Washington Rd Glendale, WI 53217
Property Owner (s) (if different from applicant): MARCUS Consid
Property Owner Address: 100 E Wisconsin Avenue, Suite 1900
City, State, Zip: Milwaukee, WI 53202
Property Owner Phone: 414.905.1000 Cell: _____ Fax: _____
Tax Key Number: 203-8000-002
Lot Size: Depth: 327.84' Width: 128.79' Area: 85,639 (1.966 acres)

PROPOSAL INFORMATION

Type of Business: CAR WASH
Reason for Seeking a Change In Zoning: The site is not currently zoned to allow a CAR WASH.

Who is the Primary Contact for This Project: Jon Zimmerman
Contact Phone Number: _____ Cell: 414 305 9799 Fax: _____
Contact E-Mail: jon@jillyscarwash.com

Please See Reverse Side of Application for Additional Submittal Requirements

CITY OF GLENDALE USE ONLY

Total Fee: _____ Application Date: _____ Hearing Date: _____ Time: _____



EXTERIOR PERSPECTIVE
LOOKING SOUTHEAST

PROPOSED CAR WASH
5100 N. PORT WASHINGTON
ROAD
CITY OF GLENDALE, WI

JOB: 9230
DRAWN: CW
CHECKED: CW
DATE: 12-11-2019
SHEET:

A0.3



SHEET TITLE
AERIAL PERSPECTIVE
LOOKING SOUTHEAST

PROPOSED CAR WASH
5100 N. PORT WASHINGTON
ROAD
CITY OF GLENDALE, WI

JOB:	3230
DRAWN:	CW
CHECKED:	CW
DATE:	12-11-2019
SHEET:	

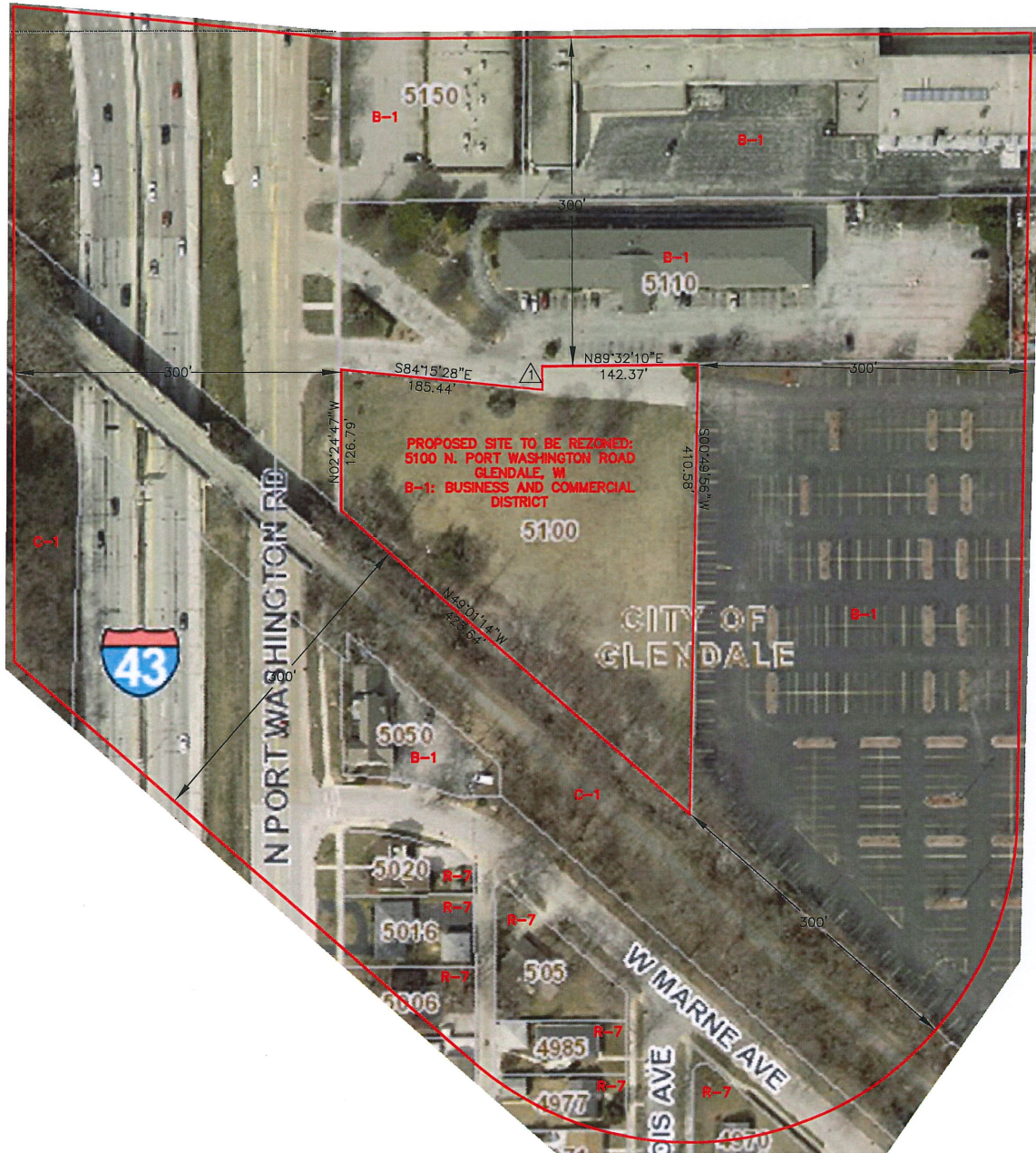
A0.2



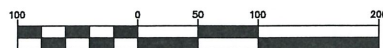
PLOT PLAN

JILLY'S CAR WASH

5100 N. PORT WASHINGTON ROAD GLENDALE, WI



GRAPHIC SCALE



1 inch = 100 ft

NOTES:

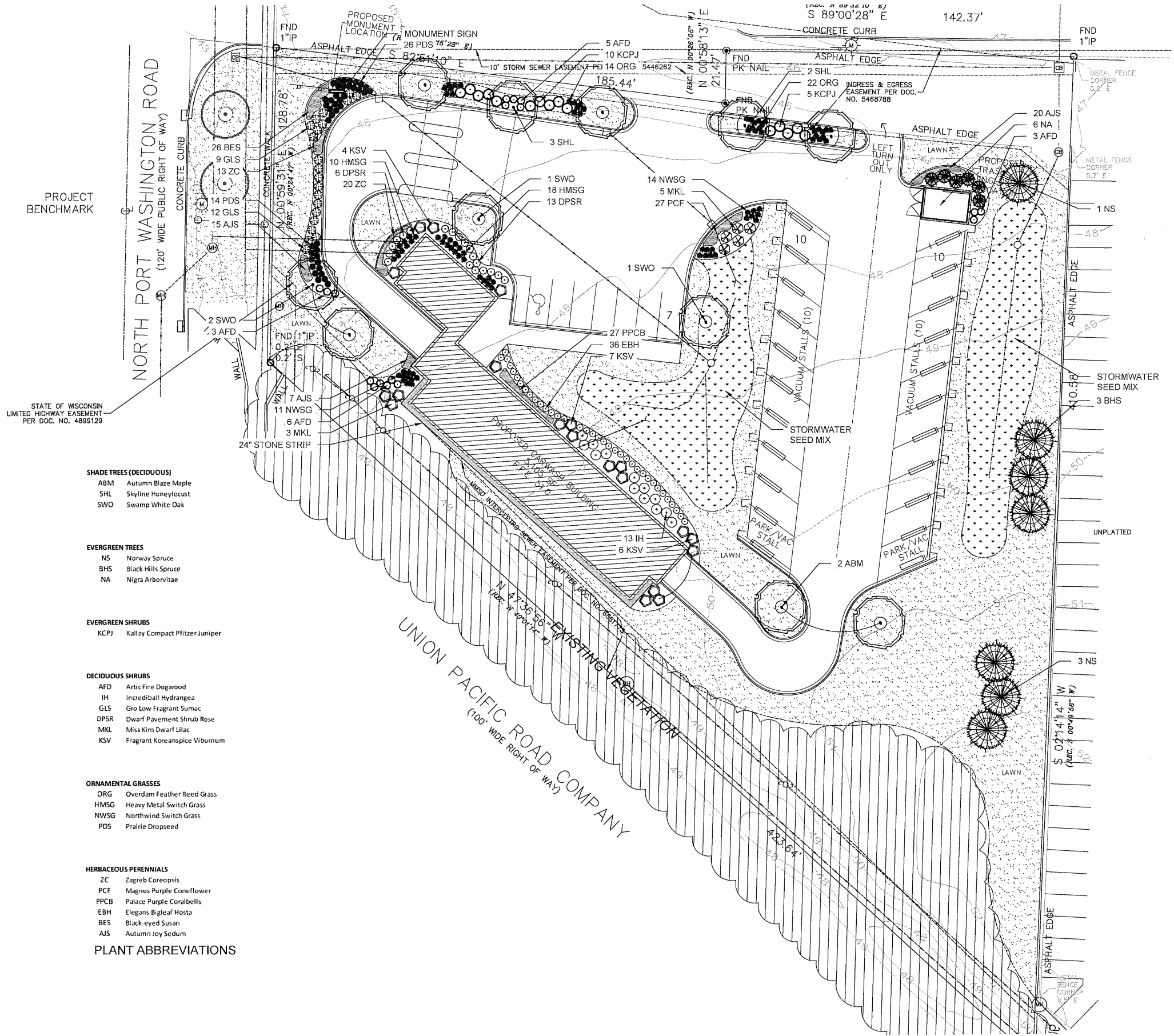
B-1: BUSINESS AND COMMERCIAL DISTRICT
 C-1: CONSERVENCY
 R-7: RESIDENCE DISTRICT

ALL ZONING DESIGNATION BASED ON CITY OF GLENDALE ZONING MAP

△ = N00°26'05"W - 21.47'

CJE NO.: 2031R0
 MAY 15, 2020

PLOT PLAN



- SHADE TREES (DECIDUOUS)**
- ABM Autumn Blaze Maple
 - SHL Skyline Honeylocust
 - SWO Swamp White Oak
- EVERGREEN TREES**
- NS Norway Spruce
 - BHS Black Hills Spruce
 - NA Nigra Arborvitae
- EVERGREEN SHRUBS**
- KCPJ Kallay Compact Pfitzer Juniper
- DECIDUOUS SHRUBS**
- AFD Arctic Fire Dogwood
 - IH Incredible! Hydrangea
 - GLS Gro Low Fragrant Sumac
 - DPSR Dwarf Pavement Shrub Rose
 - MKL Miss Kim Dwarf Lilac
 - KSV Fragrant Koreanspice Viburnum
- ORNAMENTAL GRASSES**
- ORG Overdam Feather Reed Grass
 - HMSG Heavy Metal Switch Grass
 - NWSG Northwind Switch Grass
 - PDS Prairie Dropseed
- HERBACEOUS PERENNIALS**
- ZC Zagreb Coreopsis
 - PCF Magnus Purple Coneflower
 - PPCB Palace Purple Coralbells
 - EBH Elegans Bigleaf Hosta
 - BES Black-eyed Susan
 - AJS Autumn Joy Sedum
- PLANT ABBREVIATIONS**



OVERALL LANDSCAPE PLAN

Scale: 1" = 20'0"

APPLICABLE
TO ALL
PLAN VIEWS

OVERALL LANDSCAPE PLAN

PROPOSED NEW BUILDING:
JILLY'S CARWASH
GLENDALE, WISCONSIN

PROGRESS SET
NOT FOR CONSTRUCTION

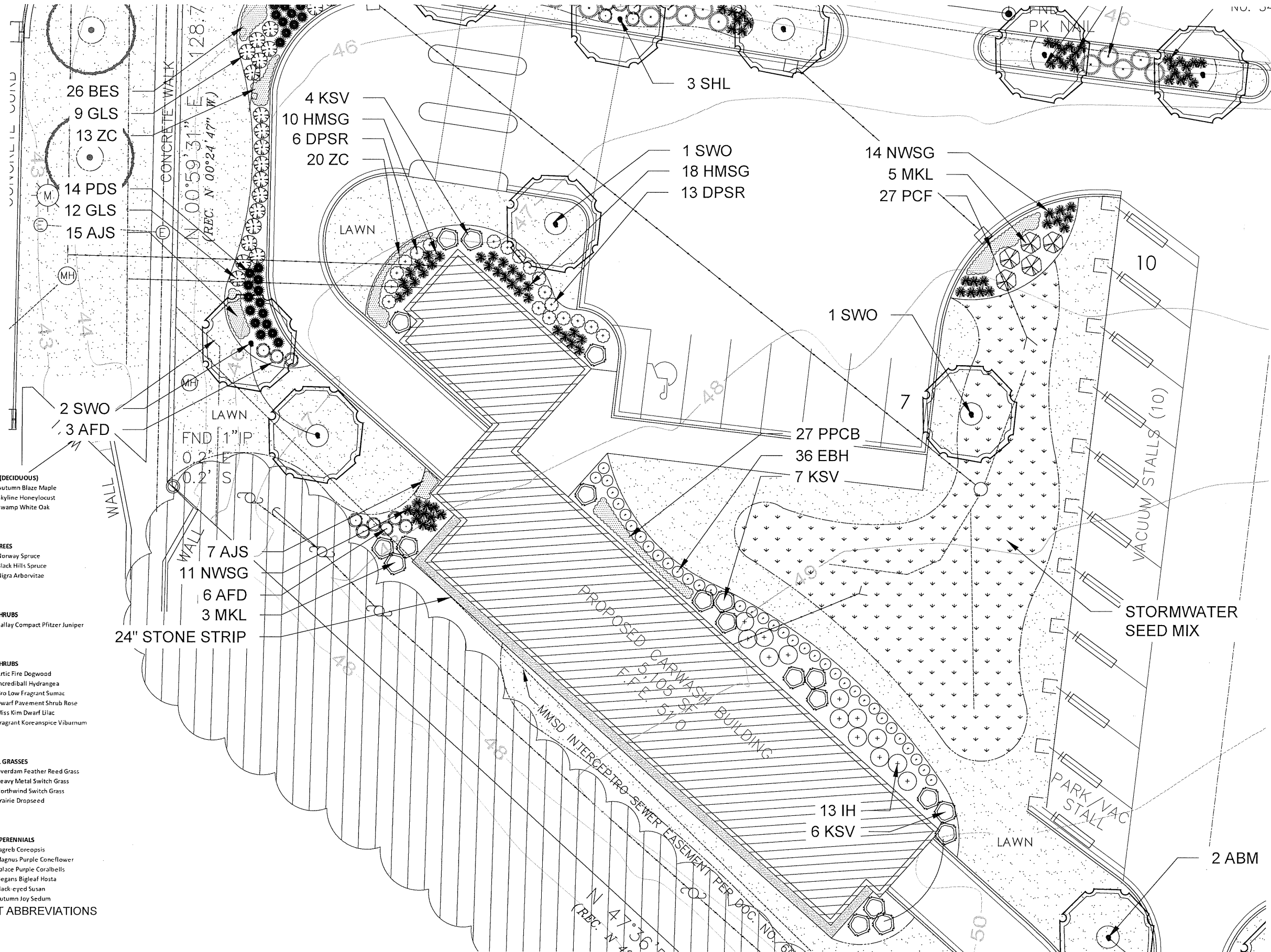
JOB: JILLY'S CARWASH
DRAWN: JPF
CHECKED: WDH
DATE: 06-05-2020
SHEET:

L 1.0



- SHADE TREES (DECIDUOUS)**
- ABM Autumn Blaze Maple
 - SHL Skyline Honeylocust
 - SWO Swamp White Oak
- EVERGREEN TREES**
- NS Norway Spruce
 - BHS Black Hills Spruce
 - NA Nigra Arborvitae
- EVERGREEN SHRUBS**
- KCPJ Kallay Compact Pfitzer Juniper
- DECIDUOUS SHRUBS**
- AFD Arctic Fire Dogwood
 - IH Incrediball Hydrangea
 - GLS Gro Low Fragrant Sumac
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- ZC Zagreb Coreopsis
 - PCF Magnus Purple Coneflower
 - PPCB Palace Purple Coralbells
 - EBH Elegans Bigleaf Hosta
 - BES Black-eyed Susan
 - AIS Autumn Joy Sedum

PLANT ABBREVIATIONS



ENLARGED LANDSCAPE PLAN

Scale: 1" = 10'0"

APPLICABLE TO ALL PLAN VIEWS



ENLARGED LANDSCAPE PLAN

PROPOSED NEW BUILDING:
JILLY'S CARWASH
GLENDALE, WISCONSIN

PROGRESS SET
NOT FOR CONSTRUCTION

JOB: JPP
DRAWN: JPP
CHECKED: WDH
DATE: 06-05-2020
SHEET:

L 1.1



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

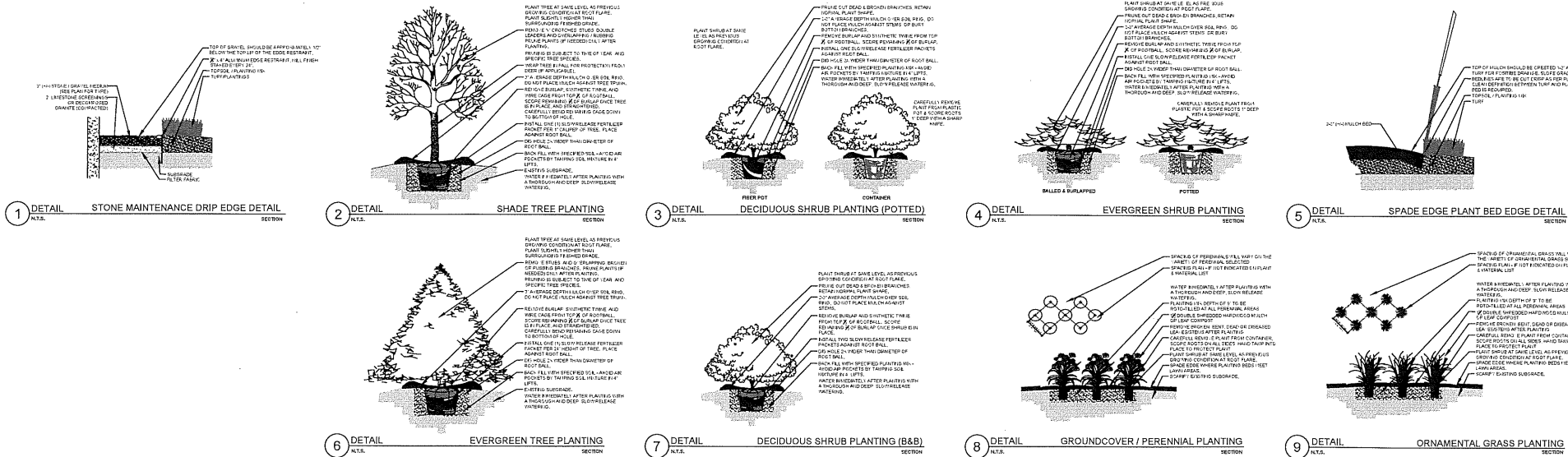


- Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.
- Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.
- All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.
- Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.
- Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operation. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 8" to provide proper drainage, unless otherwise specified.
- Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining $\frac{1}{2}$ of the burlap and remove the twine. Provide three slow release fertilizer for each tree planted.
- Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% plant starter mix. Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is $\frac{3}{4}$ full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-8" diameter (see planting details or planting plan) shredded hardwood bark mulch ring around all trees planted in lawn areas. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.
- Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 50% mix of plant starter with topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are $\frac{3}{4}$ full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rate of 1 per 24" height/diameter of shrub at planting.
- Mulching: All tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All perennial planting areas (groupings) shall receive a 2" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
- Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.
- Plant bed preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10". Containized and balled & burlapped plant material should be back-filled with amended soil:
 - Per 100 SF of bed area (Soil Amendment composition):
 - $\frac{3}{4}$ CY Peat Moss or Mushroom Compost
 - $\frac{1}{4}$ CY blended/pulverized Topsoil
 - $\frac{1}{4}$ CY composted manure
 - In roto-filled beds only, also include in above mixture:
 - 2 lbs Starter Fertilizer

- Lawn Installation for all sodded turfgrass areas: Contractor to furnish and prepare blended topsoil (2" minimum) and sod bed, removing all debris and stones $\frac{1}{2}$ " and larger. Apply a 10-10-10 starter lawn fertilizer uniformly throughout areas prior to laying sod. Use only premium sod blend according to TPI (revised 1995) and ASPA Standards. Install sod uniformly with staggered joints, laid tightly end to end and side to side. Roll sod with a walk behind roller and water immediately upon installation to a 3" depth. Stake any sod installed on slopes steeper than 1:3, and in all swale applications. Contractor is responsible to provide a smooth, uniform, healthy turf, and is responsible for the first two mowings of the newly installed turf, and is also responsible for watering during this period.
- Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in Item #6 above) and seed bed by removing all surface stones $\frac{1}{2}$ " or larger. Apply a starter fertilizer and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary at the discretion of the Landscape Contractor on higher responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.

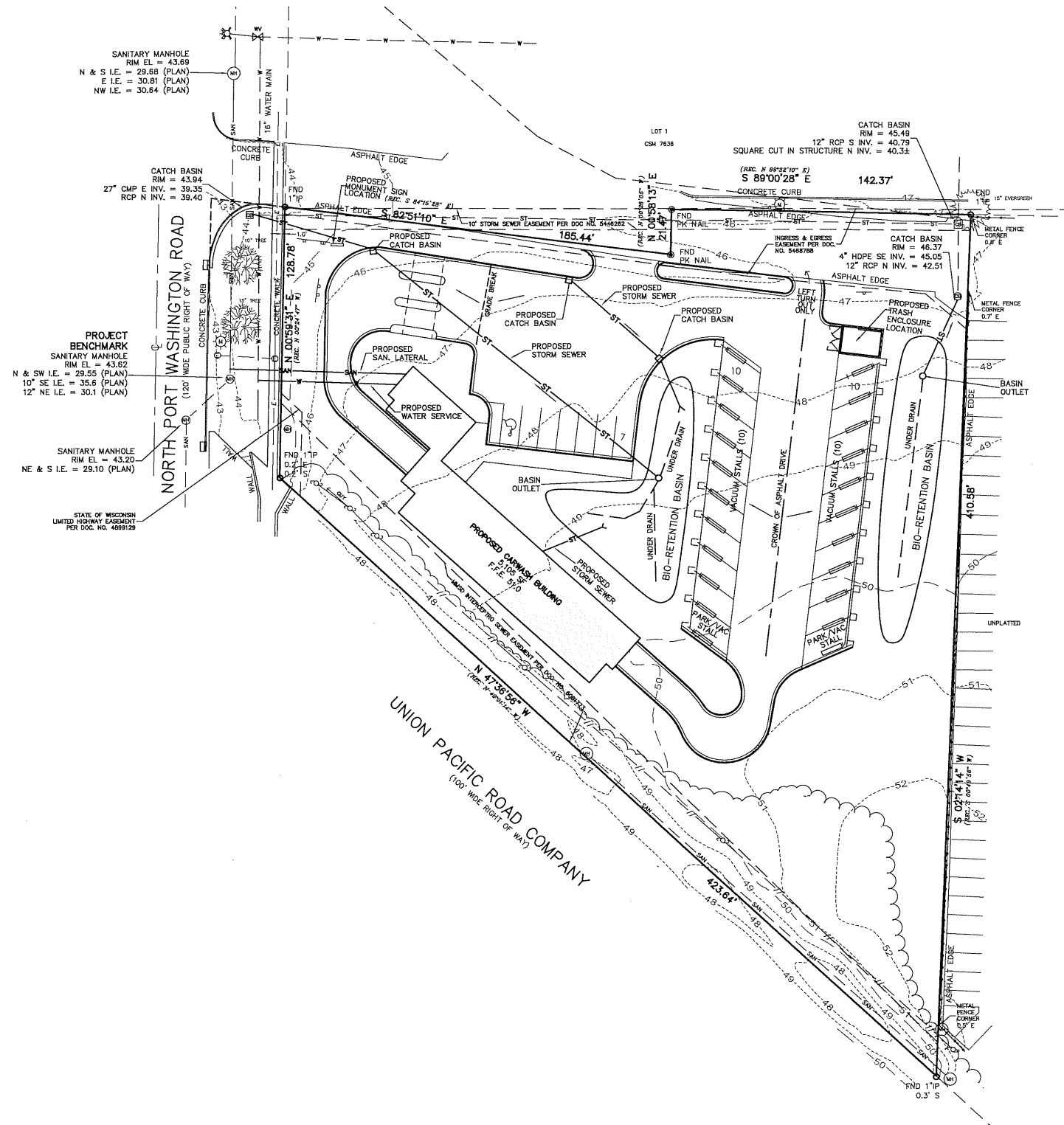
- An acceptable quality seed installation is defined as having:
- No bare spots larger than one (1) square foot.
 - No more than 10% of the total area with bare areas larger than one (1) square foot.
 - A uniform coverage through all turf areas.
- No-Mow seed areas: "No-Mow" fine fescue seed mix with annual ryegrass nurse crop (available at Cedar Creek Seed Farm 888-313-6807; or Prairie Nursery 608-296-3673) or approved equivalent mix from a reputable seed mix provider. Apply at 220 lbs per acre or at rate recommended by supplier. Prepare seed bed and soil as specified in Item #13 above.
 - Native Prairie Seed Mix / Stormwater Seed Mix: Native seed mixes as listed on the Plant and Material List or other seeding schedules outlined on the landscape plan set. Seed mixes available from Prairie Nursery 608-296-3673 or JF New 608-848-1789 or approved equivalent mix from a reputable seed mix provider. Apply at rates specified herein, or per supplier recommendation. Prepare soil and seed bed as in Item #13 above.
 - Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.
 - The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.
 - Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

LANDSCAPE GENERAL NOTES



PLANTING & HARDSCAPE DETAILS

APPLICABLE TO ALL PLAN VIEWS



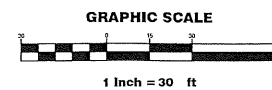
NOTES:

1. STORM WATER MANAGEMENT MEETING THE REQUIREMENTS OF THE CITY, MMSD AND W DNR WILL BE PROVIDE BY THE BIO-RETENTION BASINS.
2. EXACT LOCATION OF SANITARY AND WATER SERVICES TO BE VERIFIED BY THE PLUMBING CONSULTANT.
3. ALL NEW UTILITIES CONNECTIONS PER CITY REQUIREMENTS.

LEGEND

-----48-----	EXISTING CONTOUR
-----48-----	PROPOSED CONTOUR
x 48.0	PROPOSED ELEVATION
-----ST-----	EXISTING STORM SEWER
-----ST-----	PROPOSED STORM SEWER
-----SAN-----	EXISTING SANITARY SEWER
-----SAN-----	PROPOSED SANITARY SEWER
-----W-----	EXISTING WATER MAIN
-----W-----	PROPOSED WATER MAIN
-----G-----	BURIED GAS MAIN
-----//-----	OVER HEAD WIRE
-----E-----	BURIED ELECTRIC

www.DiggersHotline.com
DIGGERS HOTLINE
DIAL 811 OR (800) 242-8511



**PRELIMINARY
SITE STORM WATER
AND UTILITY PLAN**

CJE NO.: 2031R0
JUNE 04, 2020

C1.0

JILLY'S CAR WASH
5100 N. PORT WASHINGTON ROAD GLENDALE, WI

2038992002
MG ATRIUM, L.L.C.
375 WILLIAMSTOWNE #201

2038992001
BORISCH MG RE, L.L.C.
5150 WILLIAMSTOWNE STE 201

2038000001
REGENCY HOTELS INC
4726 E. WASHINGTON AVE

2038995004
ASSET ACQUISITIONS, INC.
445 W OKLAHOMA AVE

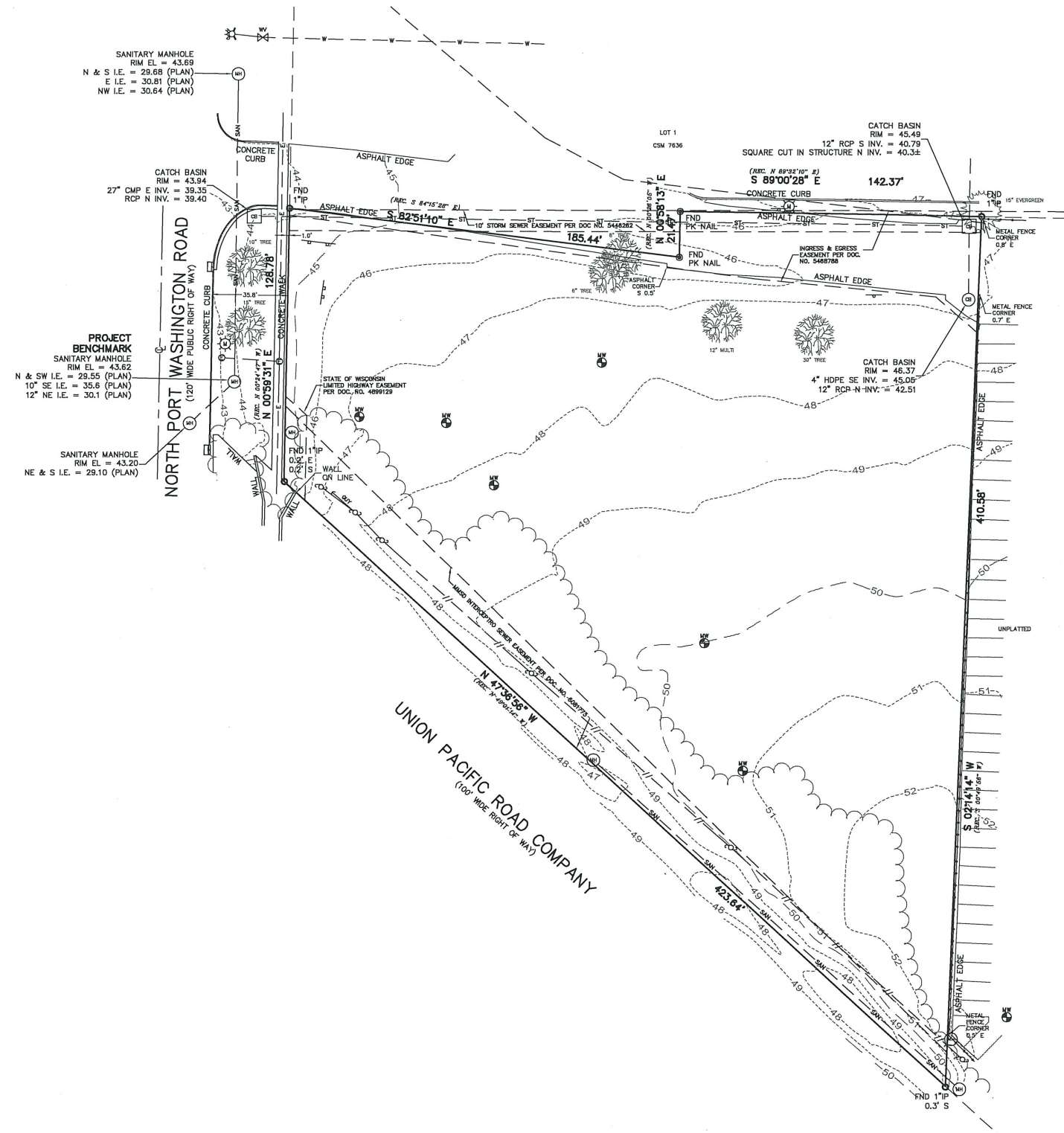
2038997001
ALAN FREYSINGER
5050 N PORT WASHINGTON RD

2031000000
MILW. SEWERAGE DISTRICT
PO BOX 2079

2031001000
VICENTE ALVAREZ
5016 N PORT WASHINGTON RD

2031047000
RICHARD J. KIRWIN TRUST
505 W MARNE AVE

2031046000
MARJORIE P. PIECHOWSKI
4985 N IROQUOIS AVE



LEGAL DESCRIPTION:

A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3889, BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 SECTION 32, TOWN 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN.

CONTAINING: 85,650 SQUARE FEET OR 1.9662 ACRES.

NOTES

- LEGAL DESCRIPTION BASED ON INFORMATION FROM CLIENT
- THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
- SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55079C00081E, WITH A DATE OF IDENTIFICATION OF 9/26/2008, IN COMMUNITY NO. CITY OF GLENDALE, 550275, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.
- PROJECT/SITE BENCHMARK - NORTH MANHOLE RIM OF SANITARY MANHOLE AS SHOWN HEREON, EL = 43.62
- ELEVATIONS BASED ON INFORMATION FROM HNTB SURVEY DATED MARCH 19, 1996 AVAILABLE ON RECORD FROM THE COUNTY OF MILWAUKEE AND ARE AT CITY OF GLENDALE DATUM.
- SURVEY DATUM: COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), MILWAUKEE COUNTY, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83(2011)).

LEGEND			
— SAN —	SANITARY SEWER	— E —	ELECTRIC TRANSFORMER
— ST —	STORM SEWER	— EM —	ELECTRIC METER
— W —	WATER MAIN	— EP —	ELECTRIC PEDISTAL
— G —	BURIED GAS LINE	— EB —	ELECTRIC BOX AT GRADE
— TEL —	BURIED TELEPHONE LINE	— TP —	TELEPHONE BOX AT GRADE
— E —	BURIED ELECTRIC LINE	— TP —	TELEPHONE PEDISTAL
— FO —	BURIED FIBER OPTIC LINE	— TM —	TV PEDISTAL
— CATV —	BURIED CABLE TELEVISION LINES	— GM —	GAS METER
— COMB —	COMBINATION SEWER	— AM —	AIR CONDITIONER
— WOOD FENCE —	WOOD FENCE	— U —	UTILITY POLE
— METAL FENCE —	METAL FENCE	— W —	WOOD SIGN
— E —	EDGE OF TREES AND BRUSH	— M —	METAL SIGN
— F —	FIRE DEPARTMENT CONNECTION	— P —	FLAG POLE
		— B —	BOLLARD
		— L —	WOOD LIGHT POLE
		— B —	BOLLARD LIGHT
		— M —	METAL LIGHT POLE
		— C —	CONCRETE LIGHT POLE
		— M —	MAIL BOX
		— F —	FIBER OPTIC MARKER
		— G —	GLY WIRE

PLAT OF SURVEY WITH TOPOGRAPHY FOR

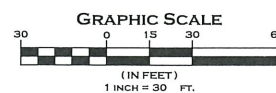
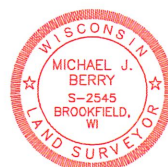
JILLY'S CAR WASH
5100 N PORT WASHINGTON ROAD
GLENDALE, WI

DRAWN BY:	ES	DATE:	MAY 28, 2020
CHECKED BY:	MJB	DRAWING NO.	P-20
CSE Job No.:	20-043	SHEET	1 OF 1

I CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.
THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE (1) YEAR FROM DATE THEREOF.

MAY 28, 2020
DATE

MICHAEL J. BERRY
REGISTERED LAND SURVEYOR S-2545





Jilly's Car Wash

Jilly's Car Wash is an express car wash that allows its customers to experience a clean and dry car in under 3 minutes. Customers do not leave the car and drive their own vehicle through our tunnel.

Jilly's sets itself apart from other car washes by providing the following free services:

- ☐ Free use of state-of-the-art central vacuum system for all customers.
- ☐ Free use of central blower system (to dry hard to reach spots on car) for all customers.
- ☐ Towels and cleaning supplies provided free of charge for all customers.
- ☐ All cars are treated by an employee and hand prepped.
- ☐ Free scents and dash wipes provided for all car wash customers.
- ☐ Currently, Jilly's has three locations. Elm Grove, Brookfield and Pewaukee.



Jilly's Operation Plan

Jilly's is proposing to build a state-of-the-art car wash facility that will operate an express car wash at the site.

In an express model, customers will remain in their vehicles and as they exit the wash, they will have the option to park and vacuum their vehicles themselves. We expect to employ about 15 employees at this location.

Hours of operation will be:

M-S 7:00 am to 8:30 pm. Sunday 8:00 am 7:00 pm.

Jilly's is proposing the rezoning of the site so that we can bring this business to the city of Glendale.

If you have any additional questions, please feel free to contact me at 414.305.9799.

Sincerely,

Jon Zimmerman

President



Legal Description:

Lot 2 of Certified Survey Map No. 7636, recorded on July 18, 2005, as Document No. 9050263, a redivision of Lot 1 of Certified Survey Map No. 3989, being a part of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 32, Township 8 North, Range 22 East, in the City of Glendale, County of Milwaukee, State of Wisconsin, as corrected by Affidavit of Correction recorded August 25, 2005, as Document No. 9075995.

BRIOHN DESIGN GROUP

3885 North Brookfield Road Suite 200,
Brookfield, Wisconsin 53045
Phone: 262-790-0500 Fax: 262-790-0505

Jillys Car Wash PUD Submittal

To: City of Glendale

From: Christopher Wenzler, AIA

Attn:

Firm: Briohn Design Group, LLC

Phone: 414-228-1704

Date: 06-05-2020

Re:

CC: Jon Zimmerman, Mike Miksich

☐ **Your Use** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

(1) Informational Statement.

A statement which sets forth the relationship of the proposed PUD to the City's adopted master (comprehensive land use and thoroughfare plan) plan, neighborhood plan, or any adopted component thereof, and the general character of and the uses to be included in the proposed PUD, including the following information:

a. Total area to be included in the PD, area of open space, residential density computations, proposed number of dwelling units, population analysis, availability of or requirements for municipal services and other similar data pertinent to a comprehensive evaluation of the proposed development.

-The property is located at 5110 N. Port Washington Rd. and has total site area is 81,499sf. The proposed single-story car wash facility is approximately 5,105sf. The proposed development also includes 21,697sf of asphalt, 6,828sf of concrete and a 280sf garbage enclosure. The property will have 47,589sf of open area that will include the storm water management pond.

Jilly's Car Wash is an express car wash that allows its customers to experience a clean and dry car in under 3 minutes. Customers do not leave the car and drive their own vehicle through our tunnel. Jilly's sets itself apart from other car washes by providing the following free services:

Free use of state-of-the-art central vacuum system for all customers.

Free use of central blower system (to dry hard to reach spots on car) for all customers.

Towels and cleaning supplies provided free of charge for all customers.

All cars are treated by an employee and hand prepped.

Free scents and dash wipes provided for all car wash customers.

Currently, Jilly's has three locations. Elm Grove, Brookfield and Pewaukee. Jilly's is proposing to build a state-of-the-art car wash facility that will operate an express car wash at the site. In an express model, customers will remain in their vehicles and as they exit the wash, they will have the option to park and vacuum their vehicles themselves. We expect to employ about 15 employees at this location.

Hours of operation will be:

M-S 7:00 am to 8:30 pm. Sunday 8:00 am 7:00 pm.

b. A general summary of the estimated value of structures and site improvement costs, including landscaping and special features.

-Estimated cost of structure and site improvements, including landscaping is \$1,800,000. This does not include land cost.

c. A general outline of the organizational structure of a property owner's or management's association, which may be proposed to be established for the purpose of providing any necessary private services.

-Jilly's Corporation rents the property from Jilly's Real Estate. Jilly's Corporation runs the daily business operations. Both organizations are owned and operated by Jill and Jonathan Zimmerman who reside in Milwaukee, WI.

d. Any proposed departures from the standards of development as set forth in the City zoning regulations, land subdivision ordinance, other City regulations or administrative rules, or other universal guidelines.

- The proposed site is currently zoned B-1 A-1 which would not allow for a car wash facility. However, a car wash facility is usually allowed as a part of a Conditional Use for a B-2 Community Business District. The B-2 zoning requirements are as follows:

(d) Building Height Limitation. Not to exceed fifty. (50) feet.

-We meet this requirement with a proposed building height of 22'-5"

(e) Building Site Area Required. The minimum lot area and width of the building site shall conform with Section 13-1-17. The buildings contained on the building site shall not occupy in excess of sixty percent (60%) of the area of the building site.

-We meet this requirement with a proposed building area only 6% for building structure and 36% for paved areas (42% impervious).

(f) Front Yard Requirements.

(1) The minimum setback of ten (10) feet shall be provided from the street line or

setback base line. Where no street line presently exists, the setback shall be measured from the street line extended or as indicated on the official map as designated by the City Engineer.

-We meet this requirement with a proposed paving setback of 20'-0" and building setback of 50'-0".

(2) On corner lots, side street setbacks shall be the minimum of ten (10) feet as measured from the street line in accordance with the regulations indicated.

-We meet this requirement with a proposed paving setback of 20'-0" and building setback of 50'-0".

(3) Buildings used for residential purposes shall conform with the requirements of the R-7 Residence District.

-This is not applicable to our proposed commercial development.

(g) Side Yard Requirements. Interior lot line -- None excepting where a window opening is located in the side wall of a building. A minimum setback of three (3) feet shall be provided. Buildings used for residential purposes shall conform with the requirements of the R-7 Residence District.

-We meet this requirement with a proposed side yard paving setback or 32'-6" and building setback of 24'-0".

(h) Rear Yard Requirements. The minimum setback of ten (10) feet shall be provided.

-We meet this requirement with a proposed rear yard paving setback of 37'-3" and building setback of 150'-0".

e. The expected date of commencement of physical development as set forth in the proposal and also an outline of any development staging which is planned.

-Commencement date to occur immediately following receipt of all State and Municipal approvals and building permits. Assuming an October 2020 start, construction would proceed and, if uninterrupted by adverse weather or unforeseen conditions, Substantial Completion would occur in March 2021.

f. Appropriate statistical data on the size of the development, residential density in the various parts of such development, ratio of land uses, percentages of multi-family units by number of bedrooms, economic analysis of the development, expected staging and any other plans or data required by the Plan Commission or Common Council.

-The property is located at 5110 N. Port Washington Rd. and has total site area is 81,499sf. The proposed single-story car wash facility is approximately 5,105sf. The proposed

development also includes 21,697sf of asphalt, 6,828sf of concrete and a 280sf garbage enclosure. The property will have 47,589sf of open area that will include the storm water management pond. This give us a ratio of 58% pervious (open space) to 42% impervious (building and paving).

g. Architectural drawings and sketches illustrating the design and character of proposed structures.

-Please see the attachments

(2) A General Development Plan Including:

a. A legal description of the boundaries of the subject property included in the proposed PD and its relationship to surrounding properties.

-See the attached Plot Plan sheets

b. The location of public and private roads, driveways, sidewalks and parking facilities.

-See the attached Site Plan sheets

c. The size arrangement and location of any individual building sites and proposed building groups on each individual site.

-See the attached Site Plan sheets

d. The location of institutional, recreational, and open space areas and areas reserved or dedicated for public uses, including schools, parks and drainageways.

-See the attached Site Plan sheets

e. The type, size and location of all structures.

-See the attached Site Plan sheets

f. General landscape treatment.

-See the attached Landscape Plan sheets

g. The existing and proposed location of public sanitary sewer, water supply facilities and stormwater drainage facilities.

-See the attached Site survey, and Site Plan sheets

h. The existing and proposed location of all private utilities or other easements.

-See the attached Site survey, and Site Plan sheets

i. Characteristics of soils related to contemplated specific uses.

-See the attached Site Plan sheets

j. Existing topography on the site with contours at no greater than two (2) foot intervals.

-See the attached Site survey, and Site Plan sheets

k. Anticipated uses of adjoining lands in regard to roads, surface water drainage and compatibility with existing adjacent land uses.

-See the attached Site survey, and Site Plan sheets

l. If the development is to be staged, a staging plan.

-This is not applicable to the project.

m. A plan showing how the entire development can be further subdivided in the future

-This is not applicable due to the small size of the proposed site to be developed.

Please contact us with any questions.

Thank you,

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