

CITY OF GLENDALE

Due to COVID 19 Global Pandemic this meeting will be conducted via Zoom

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AGENDA -- PLAN COMMISSION

Tuesday, September 8, 2020

6:00 P.M.

1. Roll Call and Pledge of Allegiance.
2. Adoption of Minutes of the Meeting of August 3, 2020.
3. a. Plan Commission Use and Occupancy Review, Spirit Halloween, 6010 North Port Washington Road (former Pier 1 space). Review and approve proposed temporary seasonal specialty costume store use and occupancy.
Tiffany Greer
- b. Plan Commission Use and Occupancy Review, Pixel Visionaries Studios, 2837 West Green Tree Road. Review and approve proposed multimedia production house use and occupancy.
Shun Powell and Ayyante Garry

NOTICE: The Regular Plan Commission Meeting 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 persons with disabilities.-

CITY OF GLENDALE — PLAN COMMISSION
August 3, 2020

Joint Common Council and Plan Commission Meeting and Regular meeting of the City of Glendale Plan Commission convened via Zoom. The City Hall was open for public that may want to attend the meeting.

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

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

Common Council Roll Call: Present: Mayor Bryan Kennedy, Ald. Tomika Vukovic, Jim Daugherty, JoAnn Shaw, John Gelhard, Steve Schmelzling, and Richard Wiese.
Absent: None.

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

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised on Thursday, July 30, 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.

Public Hearing: 2040 Comprehensive Master Plan Vandewalle & Associates will present the 2040 Comprehensive Plan, Citizens may make comments, Plan Commission recommendation that the Common Council adopt the 2040 Comprehensive Master Plan, and Common Council to Adopt same.

Ms. Meredith Perk from Vandewalle & Associates gave a brief review of the highlights of the 2040 Comprehensive Master Plan. The last draft of the Plan was made available for public review and comment, and a few changes were made as part of the virtual open house and last meeting of the Plan Commission. Ms. Perk pointed out some key aspects of the plan, including the 2040 Vision which serves as a snapshot visual reminder of where Glendale wants to go in the future. The comprehensive plan includes nine required elements per State Statute. The targeted investment areas of the plan focus on areas the community may wish to change in the future and those that provide an opportunity to facilitate development. Additionally, the future land use map gives areas of interest and development for the City down the road. The implementation table provides the City with a tool moving forward with plan after approval and provides different recommendations and ties to the vision principle, as well as a basic timeframe and priority level to use as an annual review tool to track progress. After the public hearing, there will be a recommendation to approve the resolution to recommend approval to the Common Council, who would then approve the ordinance. Vandewalle & Associates will work to make the final draft, pending any changes from this meeting, and distribute according to state statute.

CITY OF GLENDALE — PLAN COMMISSION
August 3, 2020

Mayor Kennedy asked if there was anyone at the City Hall for public comment. Administrator Safstrom stated there was no one at the City Hall for comment. Mayor Kennedy asked three times if there was anyone on the Zoom call for public comment. There was no response for public comment.

Motion was made by Commissioner Bailey, seconded by Commissioner Seligman, to close the Plan Commission portion of the Public Hearing: 2040 Comprehensive Master Plan. Motion carried unanimously.

Motion was made by Ald. Daugherty, seconded by Ald. Shaw, to close the Common Council portion of the Public Hearing: 2040 Comprehensive Master Plan. Motion carried unanimously.

Ald. Schmelzling raised a question regarding why senior housing is included in the northern Target Investment Area portion of the plan. Administrator Safstrom clarified that there has been consideration for more senior independent living facilities, which would easily connect to the neighborhood and blend into Fox Point, which is directly across the street. Multi-family residences would be complimentary to a senior living area. Additionally, Ald. Schmelzling questions what is being considered for the Green Bay Avenue/Mill Road area, and if walkable retail is a consideration for that area. Administrator Safstrom stated the concept is very general, with plans to identify a more walkable area to attract more businesses. The thought is that a “downtown” feel will draw attention to slow down traffic, as well as give an image of a safer neighborhood with bicycle and pedestrian paths. Finally, Ald. Schmelzling raised the concern residents have expressed related to traffic on Vera Ave. Administrator Safstrom stated these concerns are addressed in the Bicycle & Pedestrian Plan and should reduce speeds as a whole.

Ald. Wiese and Ald. Daugherty echoed the concerns of Ald. Schmelzling regarding utilizing the Green Bay Avenue/Mill Road area as a city center and expressed concern that this not be the main goal of the Master Plan. The concern over the potential use of this space stems from the area being residential, which would require acquisition of a substantial amount of properties. Administrator Safstrom clarified that possible redevelopment down the road may be considered. The goal was to have design guidelines in place in case a developer would come in and express interest. Mayor Kennedy added there are not funds available on the City’s end to acquire properties, and therefore it would fall onto a developer to do so.

Ald. Gelhard raised the question regarding to what extent the Common Council is obligated to follow-through with what is in the plan if it is adopted. Attorney Fuchs stated if someone proposes something, it should be taken into consideration if it is consistent with the Master Plan. If so, reviews should proceed and if not, it can be used as a basis for denial on inconsistency alone.

Commissioner Cronwell stated her concern over the Master Plan seemingly considering a “city center” as the city’s goal, as opposed to if this were something proposed the City would work with the proposal. She raised the question as to whether it is necessary to amend the plan so this is not a focused feature. Attorney Fuchs clarified this would not be an amendment, it would need to be amended and then adopted, however that would delay the process.

Motion was made by Commissioner Cohn, seconded by Commissioner Mack, for the Plan Commission to adopt the resolution approving the 2040 Comprehensive Master Plan. Motion carried unanimously.

CITY OF GLENDALE — PLAN COMMISSION
August 3, 2020

Motion was made by Ald. Vukovic, seconded by Ald. Schmelzling, for the Common Council to adopt the ordinance approving the 2040 Comprehensive Master Plan. Motion carried unanimously.

Motion was made by Ald. Vukovic, seconded by Ald. Gelhard to adjourn the Common Council Meeting. Motion carried and adjournment of the Common Council Commission was ordered at 6:45 p.m., until Monday, August 10, 2020 at 6:00 p.m.

The regular Plan Commission meeting proceeded as follows:

Adoption of Minutes of the July 7, 2020 Plan Commission Meeting.

Motion was made by Commissioner Seligman, seconded by Commissioner Cohn, to adopt minutes from the July 7, 2020. Motion carried unanimously.

Public Hearing: Petition to Rezone 5100 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. Applicant to present Informational Statement and General Development Plan to Interested Citizens and the Plan Commission, followed with Plan Commission inquiry, discussion, and recommendation to the Common Council.

Mr. Jon Zimmerman, owner of Jilly's Car Wash, gave a brief overview of Jilly's Car Wash. Mr. Zimmerman owns the business with his wife Jill, and currently have locations in Elm Grove, Pewaukee, and Brookfield. The business has been established for 10 years, and typically a location maintains 3-5 employees on site. The car wash requires guests to stay in their vehicle and offers unlimited packages. The establishment of the business at this location would increase the property value by \$1 million, as well as clean up the area and resolve environmental issues. The property would accommodate up to 28 vehicles at a time, and the operating hours would be 7:00 a.m. to 8:30 p.m. Mr. Zimmerman added opening the business would provide additional job opportunities, perfect for high school students.

Mr. Stuebe stated 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 project involves constructing an express car wash facility within the 85,639 square-foot property. Ingress-egress for the LaQuinta, Sunbeam-Oster, and 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.

Ald. Vukovic raised a question regarding the plan to open the facility at 7:00 a.m. and any potential disruption this would be to the neighborhood. Mr. Zimmerman indicated that one of the most popular times for car wash businesses is before the traditional workday begins. Administrator Safstrom clarified that all decibel levels are within the required range, based on information submitted from a noise study.

CITY OF GLENDALE — PLAN COMMISSION
August 3, 2020

Commissioner Cronwell asked for clarification on the buffer between the business and residential area as a sufficient barrier for noise. Mr. Zimmerman stated a sound engineer came to the Pewaukee site, a replica of the planned Glendale site, and completed a sound study. Outside of the property, all noise is blocked out by traffic, and there have been no noise complaints at the existing Pewaukee or Capitol Drive locations of the car wash.

Motion was made by Commissioner Wadzinski, seconded by Commissioner Mack, to recommend to Common Council rezone 5100 North Port Washington Road (Certified Survey Map 7636, Lot 2, Tax Key Parcel 203-8000-002) from B-a, A1 Business and Commercial District to PD-Planned Unit Development District-Car Wash. Motion carried unanimously.

Plan Commission Use and Occupancy Review, Mickey's Linens, 6591 North Sidney Place (6575-6593 North Sidney Place, Hakaduli Multi-Tenant Building). Review and approve proposed linen storage use and occupancy.

Mr. Stuebe gave a brief review on Mickey's Linens plan to utilize the space temporarily for linens storage and depot delivery necessitated by fire damage to their 7400 Douglas Avenue facility located in the City of Milwaukee. The 6591 North Sidney Place space is a 14,400 square-foot tenant space located in the multi-tenant facility located at 6575-6593 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 Plan Commission review and approval.

Mr. Greg Brown of Mickey's Linens stated the company is a fourth-generation business that operates out of Illinois, Wisconsin, and Indiana. A fire on the loading dock required all employees to remain out of the building for cleaning and restoration. The property at 6591 North Sidney Place would be utilized as a service distribution center, with an estimated tenancy of six to eight months.

Commissioner Seligman questioned the cause of the fire in the previous building, as there could be concern of something similar occurring at their new temporary location. Mr. Brown stated the insurance company believes the fire was caused by spontaneous combustion in a bag of salt from a customer. More than likely materials were inadvertently thrown into a bag following recent restaurant closures, and due to a lack of pick-up and delivery it was a fluke accident.

Commissioner Cohn raised the question of the company's potential to remain in Glendale once the lease has ended for the Milwaukee location. Mr. Brown stated the current location will be used for distribution needs only, however if they begin processing in Wisconsin, they will require a much larger facility than what is available in Glendale.

Motion was made by Commissioner Bailey, seconded by Commissioner Cohn, to grant use and occupancy approval for Mickey's Linens, for linen storage and depot delivery, in the tenant space located at 6591 North Sidney Place, with the following requirements: 1) Other than the 10 to 12 trucks that will be parked at 6591 North Sidney Place, outside storage is not permitted; 2) Signs to conform with the Glendale Sign Code; 3) All City of Glendale building, fire, and public health codes being carried out to the

CITY OF GLENDALE — PLAN COMMISSION
August 3, 2020

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. Motion carried unanimously.

Plan Commission Use and Occupancy Review, Modern Touch Dental, 7020 North Port Washington Road. Review and approve proposed building changes for a dental office, as well as use and occupancy.

Mr. Stuebe gave a brief review of Modern Touch Dental's return to the Plan Commission for a third approval, after being approved twice previously at the then contemplated facility that was proposed to be constructed at 6280 North Port Washington Road location. Rather than building a new building at the 6280 North Port Washington Road location, Modern Touch Dental will instead work with the owner of 7020-7040 North Port Washington Road to modify tenant space previously occupied by Associated Bank. The proposed tenant space will be enlarged to 3,350 square feet by incorporating the existing drive-in banking window space into the 8020 North Port Washington Road building. The exterior building surfaces of the to-be enclosed space will match that of the existing exterior of the Northeast Corporate Center.

Mr. Matt Mehring of Modern Touch Dental stated the location at 7020-7040 North Port Washington Road works well for the business as well as provides a better re-use of an existing building, as opposed to continuing with new construction costs.

Commissioner Wadzinski raised a question regarding Modern Touch Dental's proximity to an existing dental office, and if this will be complimentary or competition. Mr. Mehring clarified the businesses will be complimentary, as they provide different types of dental services.

Motion was made by Commissioner Cohn, seconded by Commissioner Seligman, to grant approval of the modified building architecture, site, landscaping, lighting, and signage plans such that LCM Funds 22 NCC, LLC and Modern Touch Dental may obtain City of Glendale Building Permits to construct the proposed interior space and exterior improvements and site changes at 7020 North Port Washington Road, as well as used and occupancy approval for Modern Touch Dental, with the following requirements: 1) Signage requires a permit(s) per the Planned Sign Program and Glendale Sign Code; 2) All City of Glendale building, fire, and public health codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium; and 3) State of Wisconsin requirements for ADA parking. Motion carried unanimously.

Bicycle and Pedestrian Plan Update

Administrator Safstrom gave a brief update on the proposed schedule and progress of the Bicycle and Pedestrian Plan. The Plan was originally to be considered for May, however due to COVID-19, plans were delayed. Vandewalle Associates has a signed contract and work has begun on the project. There is a potential for the work to still be completed in 2020, which will begin with managing information from the Comprehensive Master Plan. Vandewalle Associates has taken a bike tour to determine how the city currently works for bicycles and pedestrians. In August, there is a plan for public participation with stakeholder interviews and workshops via Zoom. Additionally, there will be preliminary documents to work through in August and more

CITY OF GLENDALE — PLAN COMMISSION
August 3, 2020

concrete information will be provided for planning the public hearing after September. A draft of conditions has been mapped and will be distributed to Commissioners.

Commissioner Seligman raised the question regarding travel from River Hills to Glendale on the trails, and how the plan will coordinate with other communities. Meredith Perk of Vandewalle Associates stated there will be conversations taking place with neighboring communities as the project moves forward.

No action was taken on this item.

ADJOURNMENT.

There being no further business, motion was made by Commissioner Bailey seconded by Commissioner Cohn, to adjourn the meeting. Motion carried and adjournment of the Plan Commission was ordered at 7:13 p.m., until Tuesday, September 8, 2020 at 6:00 p.m.

Megan Humitz, City Clerk

Recorded: August 4, 2020

Meeting is 6:00 PM Monday

**PLEASE OBSERVE THAT THE
REGULAR PLAN COMMISSION MEETING
WILL BE HELD AS A ZOOM VIRTUAL MEETING**

Join Zoom Meeting

<https://us02web.zoom.us/j/83401594335>

Meeting ID: 834 0159 4335

One tap mobile

+13017158592,,83401594335# US (Germantown) 13126266799,,83401594335# US
+(Chicago)

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Find your local number: <https://us02web.zoom.us/j/kcssWz3Feo>

City of Glendale Plan Commission

6:00 P.M., Tuesday, September 8, 2020

- Plan Commission Report -

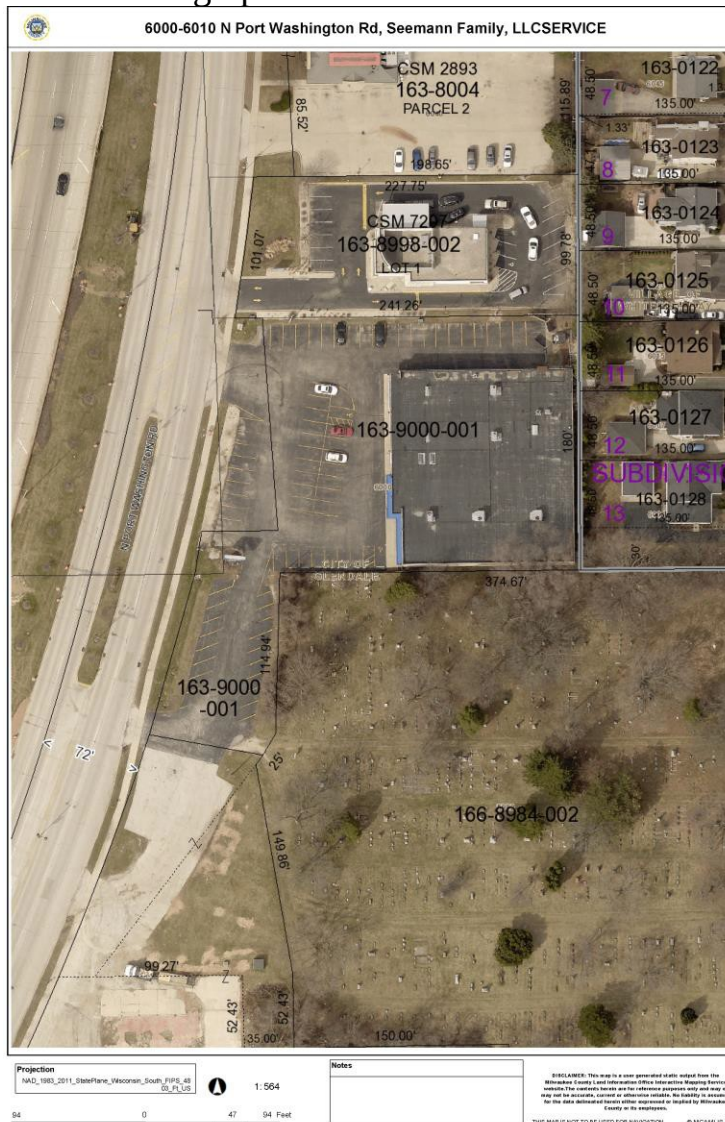


Staff Report to the Plan Commission
Meeting of Tuesday, September 8, 2020

3a. **Plan Commission Use and Occupancy Review, Spirit Halloween, 6010 North Port Washington Road (former Pier 1 space).** Review and approve proposed temporary seasonal specialty costume store use and occupancy.

Spirit Halloween, LLC, seeks Plan Commission grant of approval of a seasonal costume specialty shop use and occupancy, to temporarily occupy the former Pier 1 store space located at the south half of the 6000-6010 North Port Washington Road building. Spirit Halloween operated the past two years in the former Sports Authority sporting goods retail space in Bayshore. The proposed use is a permitted use in the B-1, F1 District with Plan Commission review and approval.

Aerial Photograph: 6000-6010 North Port Washington Road Environs



Staff Report to the Plan Commission

Meeting of Tuesday, September 8, 2020

Spirit Halloween will occupy about 8,200 square feet. There is a total of 75 parking spaces available at the property. As the date of Halloween approaches access to the site during peak hours may present some challenges.

Proposed hours of operation are 8:00 a.m. to 11:00 p.m. daily. The Applicant anticipates that there will be a total of 10 to 18 employees with as many as eight (8) employees working at the site at any given time.

Staff recommends that the Plan Commission grant use and occupancy approval for Spirit Halloween, LLC, a seasonal costume specialty shop, to occupy the former Pier 1 Store space located at 6010 North Port Washington Road, per the following requirements:

- 1) Time period for temporary occupancy through Sunday, November 15, 2020;
- 2) No outside displays, activities, or distractions of any kind;
- 3) Property to be regularly policed to maintain a litter-free condition;
- 4) Signs require a Sign Permit per the Glendale Sign Code;
- 5) All City of Glendale building, fire, and public health codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium;
- 6) Compliance with State of Wisconsin requirements for ADA parking.

3b. Plan Commission Use and Occupancy Review, Pixel Visionaries Studios, 2837 West Green Tree Road. Review and approve proposed multimedia production house use and occupancy.

Pixel Visionaries Studios, LLC, seeks Plan Commission grant of approval for a multimedia production house, to occupy the 3,700 square-foot building located at 2837 West Green Tree Road. The site is zoned M-1 Warehouse, Light Manufacturing, Office and Service District, and the proposed use is permitted with Plan Commission review and approval.

Pixel Visionaries Studios, LLC, use of the 2837 West Green Tree Road premises will be kept within the structure, without any storage yard like use. Pixel Visionaries Studios (PVS) will typically have two to four office employees at the 2837 West Green Tree Road property. Regular business hours are Monday through Saturday from 9:00 a.m. to 10:00 p.m.

Aerial Photograph: 2837 West Green Tree Road Environs



Staff Report to the Plan Commission

Meeting of Tuesday, September 8, 2020

There are a sufficient number of parking spaces presently available at the site for the proposed use and occupancy, with space available within the premises should more parking be required with the growth of the company.

Staff Recommendation: Staff recommends that the Plan Commission grant approval for Pixel Visionaries Studios, LLC (PVS), a multimedia production studio as specified in the submittal materials, at 2837 West Green Tree Road, with the following requirements:

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



CITY OF GLENDALE
COMMUNITY DEVELOPMENT DEPARTMENT
5909 TILLY RTH MILWAUKEE CRIVE 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: C1, L11 (yH '1S £,t...,r'.>)_____
Legal Name of Business: \cd \lo.4<EQO 1 LL.C.-
Name of Business Owner (if different from Applicant): _____
Applicant Address (City, State, and Zip Code): IJr.it.iC(- Horse. 7. crJ}l.vtt...rk. ... n':.lp

Office Phone Number: 1.£r:t(- \v:f5 3300 Cell: _____ Fax: _____
Applicant E-Mail: S 20'...l... (- (il s.\ilk'n? lo... n corr, _____
Applicant Signature: 'f1 Date: 1:3-2.0 2P7...D

PROPERTY INFORMATION

Property Address: t...0\0 t-1 '\<.-\w...J...<5\or\''c\ Tax Key Number: _____ Zoning District: _____
Property Owner (if different from Applicant): 1/4 \e. (:i<i11 q\
Property Owner Address (City, State, and Zip Code): _____

Property Owner Phone: '\l'-1- 4(ji1 -O'r>I'O Cell: _____ Fax: _____
Property Owner E-Mail: lule o:c1v.t @5-bcs\oba' :a* - - - - _____
Property Owner Signature: _____ Date: _____

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): '3:-r;i1 t \c-101..JU n L
12do,\ StM <-, Selh'.n<j \alloi.11..en 00:, \1,1.me aoc:\ &!..c.or
Total Building Area: _____ Total Occupied Area: 8200 sq ft (previous per 1)
Lot Size: Depth: _____ Width: _____ Area: _____
Previous Occupant in To Be Occupied Space: _____
Other Uses of This Site: _____
Total Number of Parking Spaces: _____ Parking Spaces Available to Tenancy: _____
Business Hours (Days and Hours of Operation): Bero- \\\ro -iic\r? o lcsu 1t. ro .cl-0..eg..s1zo20- o.: '5d ,7<
Total Number of Employees: 10 -\o Maximum Number of Employees at Site at One Time: .8.
Primary Contact Person for This Project: Bfu-<
Primary Contact Phone: 41-SC5-fu p.l Cell: _____ Fax: _____
Primary Contact E-Mail: :.£. 15-2C6 01-<jj 71 c111',2>\0l....)Un .<'oro

CITY OF GLENDALE USE ONLY

Application Fee: _____ Date of Application: _____ Time: _____ Received by with date: _____ Tentative Hearing Date: _____
G:\COMMUNITY DEVELOPMENT\Planning Department\Plan Commission Administration\2-4-4\201 PLAN COMMISSION PROCEDURE\3 Plan Commission Review Application (Final) Added.doc

Spirit Halloween

6010 N. Port Washington Rd.

Owner – Lyle Greivell

Email- lyle.greivell@sbcglobal.net

Phone- 414-467-0818

Applicant – Tracy Greer

Email- spdist20502@spirithalloween.com

Phone- 414-595-8681

Corporate – Spirit Halloween, LLC

Address- 6826 Black Horse Pike, Egg Harbor Township, NJ 08234

Phone- 609-645-3300

FEIN – 75-3052377

State Tax ID Number- 4560003073422-04

Total floor Area is approx. 8,200 square feet

As a seasonal company, Spirit Halloween intends to use the space as a retail location, with the sale of Halloween costumes and décor. Operation from approx. mid August 2020 to the beginning of November 2020, with a vacate date of November 15th, 2020. We plan to employ 10-18 people. Operating hours will fluctuate. We will be open everyday with hours no earlier than 8am and remain open no later than 11pm. The signage that we are proposing is a 3'x20' vinyl banner on the front of the building above the door facing West. (pictures are included) We are also proposing signage on the monument sign at the street facing South and North. It is currently a Pier 1 sign and we would attach 8'x8' vinyl banner to both sides. (Picture included) There are no conditions imposed by the state or county. We will not be using any security fencing. There will be no problems such as noise, odors, glare, potential fire hazards or smoke in the use of this building. We are not serving food. The building is protected by existing fire

alarms. We will have an onsite burglary alarm system that is monitored by our corporate office. We are not doing any construction to the space, all of our walls and displays are freestanding. Due to Covid we do have may procedures in place including a maximum number Occupany of 31 persons in the store at one time.

Tracy Greer

Tracy Greer

8-20-2020



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

SIGN PERMIT APPLICATION

Please fill out all spaces below. Check the boxes that apply to the sign. Applications for signs require a color picture or drawing of the proposed sign and a site plan marking the location of the proposed sign on the property. Wall Sign proposals should include an elevation drawing depicting the location of the wall sign on the building. Monument sign proposals shall include a landscape plan showing the JOO square feet (minimum) of landscaping surrounding the sign. Incomplete applications will be returned to the applicant.

Tenant: Name: f. l. t. v. o. e. c. E-Mail: SJ1is+ 20SD c.t.hoi(CKJ.bn.cnm)

Business Name: S? c cl + b l t d o e J A

(Sign)Address: to O O N? or + L O : O Sh \ r G 2 d

City/State/Zip: (; 1 e r o O l e . . L u i Phone: ----

Property Owner: Name: _____ E-Mail: _____

Business Name: _____

Address: _____

City/State/Zip: _____ Phone: _____

Sign Agent: Name: J \ + 1 t ' l : s \ a p 9 c o u f E-Mail: _____

Business Name: _____

Address: _____

City/State/Zip: _____ Phone: _____

Sign Type: @ Monument / Directional / Window / Planned Sign Program / Temporary / Other

Sign Information: Zoning: _____ Sign Dimensions: (height) 2.0 (width) _____

Illumination: _____ Setback from Front Property Line: _____

Overall Sign Height: _____ Types of Materials: V i = + - - - -

Estimated Sign Value: 100 Additional Comments: _____

Dates of Display (Temp. & Sale/Lease/Rent Signs): 5-20-11-5

Sign Permit Fee (check one):

- | | |
|---|---|
| ☐ Permanent Sign (new/specify below) | ☐ Window Sign (annual fee) \$50.00 |
| ☐ 4 to 25 square feet \$50.00 | ☐ Planned Sign Program (specify below) |
| ☐ 26 to 50 square feet \$75.00 | ☐ New \$150.00 |
| ☐ 51 to 100 square feet \$100.00 | ☐ Amendment \$50.00 |
| ☐ 101 square feet and over \$150.00 | ☐ Renewal \$50.00 |
| ☐ Permanent Sign (renewal) \$50.00 | ☐ Temporary Sign or Banner \$50.00 |
| ☐ Existing Sign Modification \$50.00 | ☐ Sale/Lease/Rent Signs \$50.00 |

It is hereby agreed between the undersigned as owner, his agent or servant, and the City of Glendale, that for and in consideration of the premises and of the permit to construct, erect, alter, or install the occupancy of building as above described, to be issued and granted by the Inspector of Buildings, that the work thereon will be done in accordance with the descriptions herein set forth in this statement, and it is further agreed to construct, erect, alter or install and occupy in strict compliance with, and all amendments hereto to obey any and all law, rule or order of the Inspector of Buildings of the City of Glendale.

Property Owner Signature: _____ FAX Number: _____

Print Name: _____ Date: _____

Tenant/Sign Agent Signature: _____ FAX Number: _____

Print Name: _____ Date: _____

Electrical Permit Required: Section 15.6.8 of the Sign Code, requires an electrical permit (separate from the 20amp branch circuit permit) for the wiring of all permanent illuminated signs, regardless of voltage. All signs and sign components must be listed and inspected upon installation. Failure to obtain permit prior to installation will result penalties and potential fines.

Office Use Only Check#: _____ Amount: _____ Date: _____ Rec'd by: _____

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NORTHERN
BLACK BELT
INSTITUTE
MARTIAL ARTS

 SPIRIT HALLOWEEN



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: 2013-07-20

Business Address: 10010 W. Washburn Ave. Suite#: _____ Glendale, WI Zip: _____

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

Legal Name of Business: Spencer Building LLC
(As registered with the State of Wisconsin)

Bus. Phone: (____) _____ - _____ Bus. Fax: (____) _____ - _____ Bus. Email: _____

Type of Business: Job Scope of Business: hollowy coskm i dJLly
(Example: Retail, Office, Restaurant, etc.) (Type of goods sold, manufactured, services provided, etc.)

Area of Building to be Occupied: _____ Approx. Sq. Ft.: 8000
(Example: Second floor office area incl. basement storage)

Anticipated work or alterations to be performed: Y101

Owner/Registered Agent Name: ftfC<4 Jvgy Phone No: (____) _____ - _____

'.....-Owner /Registered Agent Email: Spc/5-1 20SO'Z Spn1hallouJein . rom

Permanent Mailing Address: 10.25 S. '57--/fh SI, L-J2..Sf Jqf/4, IA)) Zip: S3 ZI 1

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

Building Owner: 1.1 LL Gr. vi // Change in ownership of building? Yes ☐ No ☒

Building Owner's Address: _____ Zip: _____

Building Owner's Phone: Home: (____) _____ - _____ Office: (____) _____ - _____ Cell: (____) _____

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

Applicant's Name (Print 171y: Iva6j Grj!_U

Applicant's Signature: _____ Date: 8- /13- ZO

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: _____



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: Ayjante Garry

Legal Name of Business: Pixel Visionaries, LLC

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

Applicant Address (City, State, and Zip Code): 4641 N 69th St, Milwaukee WI

Office Phone Number: _____ Cell: 414-699-9293 Fax: _____

Applicant E-Mail: pixelvisionaries@gmail.com

Applicant Signature: Ayjante Garry Date: August 26, 2020

PROPERTY INFORMATION

Property Address: 2837 W Green Tree Rd Tax Key Number: _____ Zoning District: M1

Property Owner (if different from Applicant): Pamel a Burns

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

Property Owner Phone: 262-670-6608 Cell: 262-617-9059 Fax: _____

Property Owner E-Mail: pam@officesoulutionsllc.com

Property Owner Signature: _____ Date: _____

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): Pixel Visionaries Studios, LLC
Multimedia Production House

Total Building Area: _____ To Be Occupied Area: _____

Lot Size: Depth: 155' Width: 100.34' Area: 15,552.7sqft

Previous Occupant in To Be Occupied Space: _____

Other Uses of This Site: _____

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

Business Hours (Days and Hours of Operation): 9:00am-10:00pm Monday-Saturday

Total Number of Employees: 2-4 Maximum Number of Employees at Site at One Time: 2-4

Primary Contact Person for This Project: Ayjante Garry

Primary Contact Phone: 414-699-9293 Cell: _____ Fax: _____

Primary Contact E-Mail: pixelvisionaries@gmail.com

CITY OF GLENDALE USE ONLY

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

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

Plan of Operation Outline

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

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

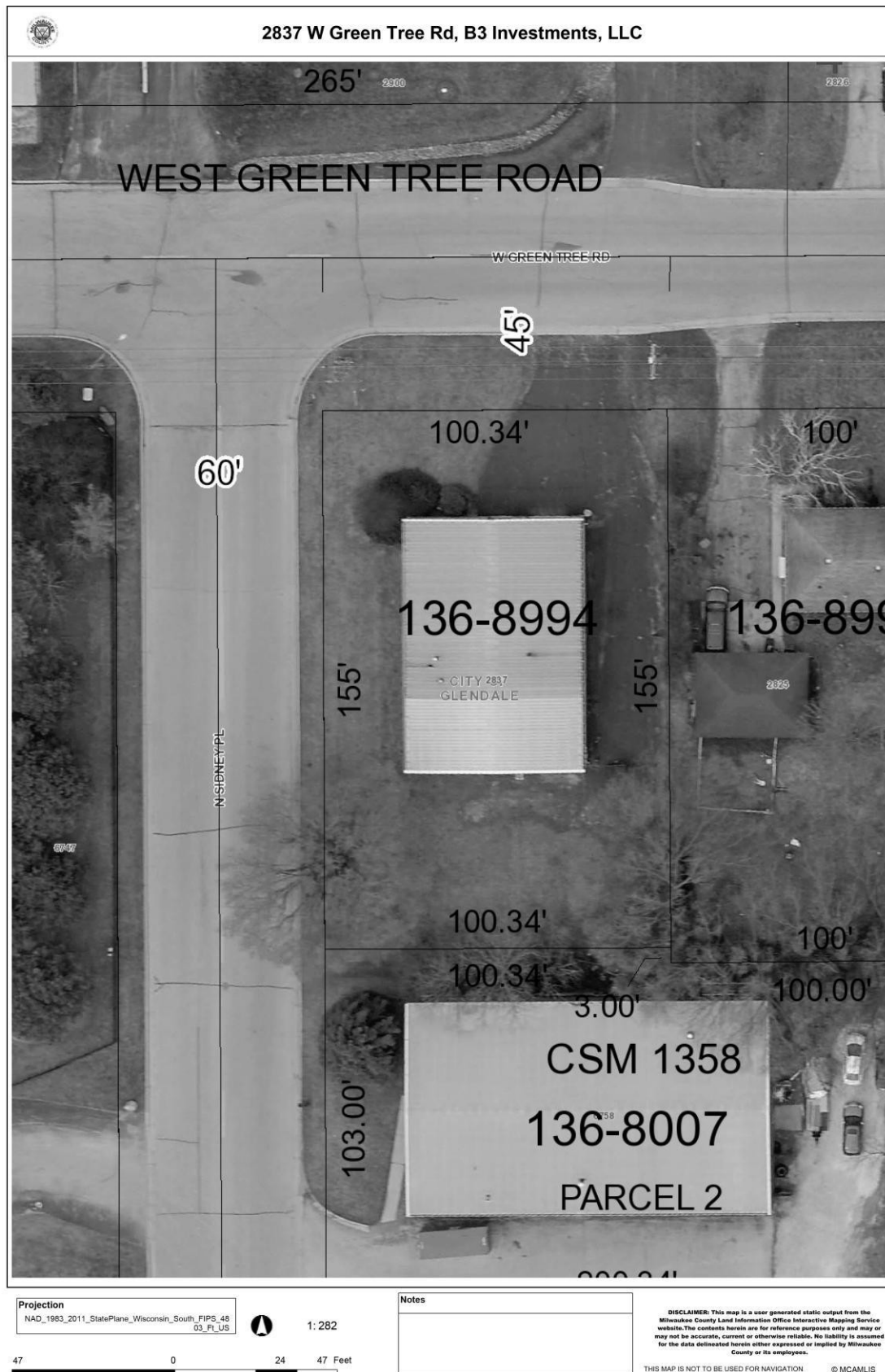
OTHER INFORMATION REQUIRED

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

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

Plan of Operation Outline

1. Pixel Visionaries Studios, LLC (2837 W Green Tree Rd)
2. B3 Investments, LLC N1939 Bluebird Bay Rubicon, WI 53078
3. Shun Powell & Ayjante Garry
4. Commercial Property
5. Tax Key: 136-8994-000
6. Zoning: M1- Commercial Warehouse
7. Lot Size (155' Depth, 100.34' Width, 15,552.7sqft)
8. Dimensions



9. Total Floor Area 15,552.7sqft

10. Pixel Visionaries Studios, LLC is a creative powerhouse that provides a plethora of creative services for the community to enjoy, allowing local creatives, groups and

companies to come and express their art forms in many different ways, ultimately bringing their vision to life. The types of services that will take place in the building are subject, but not limited to the following:

Photography: Senior Pictures, Family Portraits, Modeling Portraits, Professional Headshots, Product Photography, Wedding Photography etc

Film: Small Business Commercial/Promotional Videos, Short Films, Skits, Product Ads, Wedding Recaps, Event Recaps, Marketing Videos, Interviews, etc

Audio: Voice Over Work for Commercials/Ads/Films, Background Music For Films/Commercials, Instrumentation Recording, Vocal Tracking, Commercial Composition, etc

11. Minimum number of employees: 2 current employees
Maximum number of employees: 4 (subject to change)
12. Days of Operation: Monday- Saturday
13. Hours of Operation: 9:00am-10:00pm (subject to change depending on the job)
14. We currently do not have signage, but do plan on acquiring signage to display on the building for our clients to be able to find us. We will be using non-illuminating signage to mount on the building where previous signage was placed prior to our occupancy
15. There are no preexisting conditions that have been imposed upon our usage of the property that we are aware of.
16. There is no current security fencing on the premises.
17. There are no additional issues that will occur due to our proposed usage. We are a non smoking facility, and do not allow any type of unwanted loud disturbances in our place of business.
18. No, we are not planning on offering any type of food services.
19. No, we have not had our plans for interior build approved by the state just yet. We are awaiting approval of occupancy and commission before moving forward with that process. All schematics are completed and ready to go in the event that we are given the green light!
20. We will be posting fire escape plans in every common area, educating all employees and clients of proper emergency procedures, exit locations, escape routes, fire alarms and drills, and the use of fire extinguishers that will additionally be placed throughout the building.
21. Rules and regulations of the property are as follows:
 - a) No Smoking
 - b) No loitering or soliciting
 - c) No loud disturbances
 - d) Clients are to refrain from parking on other business/homeowner's property without proper authorization
 - e) No weapons or contraband are allowed inside or anywhere near the premises
22. Upon approval of the build permit, we will begin construction right away. Anticipated completion date is estimated to be approximately one month from the start date, but not

limited to, based upon any new updates that need to be made. Grand opening will begin upon completion of construction.

23. Proposed On Sight Security Measures are as follows:

- a) 24 Hour Surveillance (monitored by staff)
- b) Additional Locks and Alarm System Installation

24. On a day to day basis, there will be a maximum of 3/4 vehicles at the building at a time, in which will be instructed to park inside of our driveway to free space for surrounding businesses to utilize parking on the street to minimize street congestion.

25. We do not have any further information that we feel that us or the Plan of Commission would feel pertinent. However, we would them to know that we will be taking proper precaution and safety measures to best accommodate the current pandemic, reassuring our clients that this will always be a safe environment for them to come to.

26.

Business Plan

Pixel Visionaries, LLC is a multi-media production house with a focus on film production, music production, and commercial photography. We offer above the rim all around creative productions being able to create the project of your dreams from theory to release. We plan to create our own sound-stage here in Glendale which would be one of the first production houses offering Hollywood quality here in Glendale. Due to there not being as many production houses this gives us the opportunity to create our own lane and stick out compared to other production houses here in the Midwest.

Currently the company is maintained by Shun Powell & Ayjante Garry, both having a strong interest in the creative world. We are currently looking to expand our team as we gain larger projects. It will be easier to have a full in house team rather than gather independent contractors. Our target market is teen to adult. We are looking to engage with a very diverse audience with an interest in many different creative fields and passions. We are currently documented as an LLC here in the state of Wisconsin we are approaching our third year of business. We want to create a space that inspires generations and helps move them forward as well.

27. N/A

28. Ayjante Garry August 30, 2020

Shun Powell August 30, 2020

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: 8/26/2020

Business Address: 2837 W Green Tree Rd **Suite #:** N/A **Glendale, WI Zip:** 53209

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

Legal Name of Business: Pixel Visionaries, LLC
(As registered with the State of Wisconsin)

Bus. Phone: () - **Bus. Fax:** () - **Bus. Email:** Pixelvisionaries@gmail.com

Type of Business: Media Production House **Scope of Business:** Film Production, Music Composition, Photography
(Example: Retail, Office, Restaurant, etc.) (Type of goods sold, manufactured, services provided, etc.)

Area of Building to be Occupied: Large warehouse, Small Warehouse, Office Area **Approx. Sq. Ft.:** 1000
(Example: Second floor office area incl. basement storage)

Anticipated work or alterations to be performed: Drywall, Painting, Flooring

Owner/Registered Agent Name: Shun Powell JR **Phone No:** (414) 391 - 1861

Owner/Registered Agent Email: Shunpowell2@gmail.com

Permanent Mailing Address: 4442 N 76th St **Zip:** 53218

Contact Person Name (if other than owner): Ayjante Garry **Phone:** (414) 699 - 9293

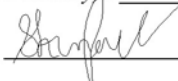
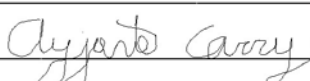
Building Owner: Pamela Burns **Change in ownership of building?** Yes ☐ No ☒

Building Owner's Address: N57W13330 Reichart Ave Menomonee Falls WI **Zip:** 53051

Building Owner's Phone: Home: () - Office: (262) 670 - 6608 Cell: (262) 617 - 9059

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

Applicant's Name (Print clearly): Shun Powell JR

Applicant's Signature:   **Date:** 08/26/2020

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