

CITY OF GLENDALE

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AGENDA -- PLAN COMMISSION

Tuesday, October 6, 2020

6:00 P.M.

1. Roll Call and Pledge of Allegiance.
2. Adoption of Minutes of the Meeting of September 8, 2020.
3. a. Plan Commission Conditional Use Permit Review, North Shore Pet Connection, 1980 West Florist Avenue. Review and approve proposed architecture, site, landscaping, signage and lighting, stormwater drainage/management, as well as use and occupancy.
Diane Bernhagen, North Shore Doggy Daycare and Pet Connection
Tom Bartlein, architect
Randall Platz, builder
- b. Planned Sign Program Amendment, Barnabas Business Center, 4650 North Port Washington Road. Consider revised signage image pertaining to amendment to Planned Sign Program approved August 6, 2019, to add a monument sign for three occupants.
Kelly Johnson, Cardinal Capital Management
- c. Planned Sign Program Amendment, Umansky Motor Cars (Mercedes Benz), 1400 West Silver Spring Drive. Consider amendment to Planned Sign Program to add monument sign for Mercedes Benz.
Don Nummendor and Eric Rohs, Sign Representative

Continued Next Page.

Regular Plan Commission Meeting (Cont.)

- d. Sign Appeal, Landmark Credit Union, 6300 North Port Washington Road,
Consider Variance to include monument sign with electronic messaging.
Eric Rohs, Sign Representative
- e. Sign Appeal, Medical Psychology Associates, 6110 North Port Washington
Road. Consider Variance to permit zero right-of-way (front property line)
setback and less than 60-foot monument sign spacing requirement.
Paul Smerz, Medical Psychology Associates
Beth Daniel, Sign Representative
- f. Bicycle and Pedestrian Plan Update.
- g. Reschedule Regular Tuesday, November 3, 2020, Plan Commission meeting
to 6:00 p.m., TUESDAY, NOVEMBER 10, 2020, due to the Tuesday,
November 3, 2020, Election.

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
September 8, 2020

Joint Common Council and Plan Commission Meeting and Regular meeting of the City of Glendale Plan Commission convened via Zoom.

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

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

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, September 3, 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 of the August 3, 2020 Plan Commission Meeting.

Motion was made by Commissioner Cohn, seconded by Commissioner Cronwell, to adopt minutes from the August 3, 2020 Plan Commission meetings, as corrected on August 3, 2020. Motion carried unanimously.

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.

Mr. Stuebe gave a brief review of Spirit Halloween, LLC's request to seek approval for shop use to operate a seasonal costume specialty shop, and temporarily occupy the former Pier 1 store space located at the south half of the 600-6010 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.

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 employees working at the site at any given time.

Motion was made by Commissioner Cohn, seconded by Commissioner Mack, to 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

CITY OF GLENDALE — PLAN COMMISSION
September 8, 2020

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; and 6) Compliance with State of Wisconsin requirements for ADA parking. Motion carried unanimously.

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

Mr. Stuebe gave a brief review of Pixel Visionaries Studios, LLC's request to seek 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 (PVS), use of the 2837 West Green Tree Road premises will be kept within the structure, without any storage yard like use. PVS will typically have two to four office employees at the property, with regular business hours Monday through Saturday from 9:00 a.m. to 10:00 p.m. 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.

Mr. Shun Powell gave a brief introduction. Pixel Visionaries Studios, LLC is currently based out of the Lincoln Warehouse on South 1st Street in Milwaukee. Due to issues with the current building owner, the company began their search for a new location. Currently, PVS has a contract with MPS for graduation and picture day photos and are currently working to secure other projects. Mr. Powell has experience in production of fundraising videos as well.

Commissioner Seligman raised the question of sound and noise levels produced by the sound stage. Mr. Powell clarified that the sound levels will become condensed as the space is updated and sound barriers are installed. Sound is not an issue outside of the building, but for the quality of their business PVS intends to make the building more soundproof. Condensing the sound will also provide better production quality, as opposed to letting the noise travel.

Motion was made by Commissioner Bailey, seconded by Commissioner Seligman, to 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; and 4) Compliance with State of Wisconsin requirements for ADA parking. Motion carried unanimously.

ADJOURNMENT.

CITY OF GLENDALE — PLAN COMMISSION
September 8, 2020

There being no further business, motion was made by Commissioner Cronwell, seconded by Commissioner Cohn, to adjourn the meeting. Motion carried and adjournment of the Plan Commission was ordered at 6:07 p.m., until Tuesday, October 6, 2020 at 6:00 p.m.

Megan Humitz, City Clerk

Recorded: September 9, 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/86899848856>

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+(Germantown)

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Meeting ID: 868 9984 8856

Find your local number: <https://us02web.zoom.us/j/86899848856>

City of Glendale Plan Commission

6:00 P.M., Tuesday, October 6, 2020

- Plan Commission Report -



Staff Report to the Plan Commission
Meeting of Tuesday, October 6, 2020

- 3a. **Plan Commission Conditional Use Permit Review, North Shore Pet Connection, 1980 West Florist Avenue.** Review and approve proposed architecture, site, landscaping, signage and lighting, stormwater drainage/management, as well as use and occupancy.

Diane Bernhagen seeks Plan Commission Conditional Use Permit approval to add to the North Shore Doggy Daycare building and the existing detached garage to provide for the North Shore Pet Connection as a second business use and occupy at the 1980 West Florist Avenue property. The North Shore Doggy Daycare improvements, use and occupancy, were initially approved as a Conditional Use Permit (Plan Commission, May 1, 2007), and alterations to the existing Conditional Use Permit require the approval of the Plan Commission. The 1980 West Florist Avenue parcel is zoned B-4 Office-Research-Service Business District.

1980 West Florist Avenue Environs



North Shore Pet Connection

North Shore Pet Connection is an existing City of Glendale based business enterprise located at 5810-5812 North Green Bay Avenue, that is owned and operated by Diane Bernhagen. The primary use services to be offered by North Shore Pet Connection are described as special needs pet care kennel, that includes boarding, daycare, and grooming services.

Existing North Shore Doggy Daycare (Dog Day Care) Operations

The primary use services of the North Shore Doggie Day Care include dog day care that includes daytime care and activities including supervised group play, games for fun and confidence building, individual play with staff, practicing commands, and nap time. The dog day care use also includes ancillary veterinary, grooming and bathing services, dog training, related retail sales (dog food, treats, toys, grooming items, and accessories, also including coffee), and shuttle service.

Building Architecture and Materials

As can be viewed in the artistic images (Refer to images below), the North Shore Pet Connection will be a northward addition to the existing North Shore Doggy Daycare building, along the west side of the property, within the lands that were added in 2019 (Plan Commission, July 2, 2019, and Common Council, July 8, 2019) to the 1980 West Florist Avenue property. There is also a westward addition to the North Shore Doggy Daycare to be utilized as an indoor corridor, and a northward addition to the existing detached garage located along the east side of the property.

1980 West Florist Avenue: Proposed North Shore Pet Connection Addition



1980 West Florist Avenue: Proposed North Shore Pet Connection Addition



The proposed materials and color selection for the North Shore Pet Connection addition is in keeping with the material selection that comprises the existing North Shore Doggy Daycare facility, and maintains the suburban professional service and office residential styling. The main entrance to the North Shore Pet Connection will continue the brick veneer knee wall to the north, where the façade eventually transitions to exclusively Hardie Plank siding at the north end of the building. There is a two-car attached garage located within the north end of the proposed addition, as well as an exterior staircase and rooftop porch that facilitates second level ingress-egress. The main entrance has a rooftop canopy, storefront window system, and soffit lighting that identifies it as the main entrance to the North Shore Pet Connection facility. Essentially, the windows, siding, shingles, gutters and downspouts, and the colors proposed for the building additions and the detached garage addition, match and/or are very consistent and complementary with the existing building exterior.

The existing North Shore Doggy Daycare building is 3,840 square-feet. The proposed building addition first floor is 4,386 square feet and the second floor is 1,141 square feet, giving a first level total of 8,286 square feet, or about 24.3 percent of the site, and a building total of 9,367 square feet. The newly assembled 1980 West Florist Avenue property is about 0.78 acres (34,182 square feet).

Site, Landscaping, and Sign Package

With the 2019 land assembly the property increased in size from about 0.35 acres (15,246 square feet, 99 feet x 154 feet)) to about 0.78 acres (34,182 square feet, 216.15 feet x 154/161.03 feet). The amount of paved surface will total 10,802 square feet, or 31.5 percent of the site, and the landscape

Staff Report to the Plan Commission

Meeting of Tuesday, October 6, 2020

space will total 15,114 square feet, or 44.2 percent of the site. With the proposed addition of 540 square feet the detached garage will total 960 square feet.

As with the original North Shore Doggie Daycare building, the proposed building is positioned toward the west side of the site to accommodate the parking lot, detached garage, bio-filter and trash enclosure on the east side and north sides of the site. The proposed enlarged outside play area will be located within a notch in the middle of the west side of the building, replacing the 1,000 square-foot outdoor recreation/play area that was located along the west side of the North Shore Doggy Daycare building.

As indicated on the artistic images, proposed additional landscaping includes various shrubs and a planting beds along the front of the east side of the building addition.

Site lighting includes several decorative wall-mounted fixtures, soffit lighting, and wall-mounted fixtures.

There are not any signs indicated in the project plans, although it is anticipated that there will be some identification of the North Shore Pet Connection component of the enterprise.

Hours of Operation and Number of Employees.

The North Shore Pet Connection will have the following business hours:

9:00 a.m. to 10:00 a.m. and 5:00 to 6:00 p.m. Sunday

7:00 a.m. to 6:30 p.m. Monday through Friday

9:00 a.m. to 10:00 a.m. and 4:00 to 5:00 p.m. Saturday

There would be a minimum of one employee and a maximum of three employees working at any given time, with a total of three (3) employees.

North Shore Doggie Day Care hours of operation would continue as previously being open Monday through Friday from 7:00 a.m. to 6:30 p.m. There would be a minimum of one employee and a maximum of five employees on the site at any given time.

Staff Report to the Plan Commission

Meeting of Tuesday, October 6, 2020

Stormwater Drainage and Management.

A Green Infrastructure Plan has been submitted for the North Shore Pet Connection additions project. A bio-filter to detain 4,710 gallons is proposed that will have an outfall that is connected to the City of Glendale 98-inch x 63-inch storm sewer pipe that drains north to south and is located in a Stormwater Drainage Easement along the west edge of the property. An operation and maintenance plan will ensure that the biofilter performs as designed for perpetuity.

Staff recommends that the Plan Commission approve the altered Conditional Use Permit for Diane Bernhagen submit for City of Glendale Building Permits and related permits related to City of Glendale facilities, to include the proposed architecture artistic image, building elevations, site, landscaping, lighting, signage, site civil design and stormwater drainage/management plan, allowing the project to obtain City of Glendale Building Permits to construct the proposed improvements, to use and occupy the buildings to operate the North Shore Pet Connection, a special needs pet convalescent services and care center, and continue to operate North Shore Doggie Day Care, L.L.C., a dog day care facility that includes ancillary veterinary, grooming and bathing, training, shuttle service, and limited retail sales service, in the enlarged facility at 1980 West Florist Avenue, as reviewed and approved by the plan Commission, with the following requirements:

- 1) Retail sales are restricted to the sale of ancillary products within approved designated space(s) inside the building;
- 2) Signs require a Signage Permit(s);
- 3) Landscape features being maintained and/or replaced/replenished whenever necessary;
- 4) Dumpster enclosure per Glendale Code of Ordinances, to be emptied on a regular basis so as not to create a health/sanitation or odor problem;
- 5) All modifications within the public street right-of-way subject to submittal of site civil design plans and obtaining required permits per the requirements of the City of Glendale Department of Public Works and City Engineer;
- 6) Stormwater drainage/management plan and permit required per Public Works 6-5 and Milwaukee Metropolitan Sewerage District requirements;
- 7) All City of Glendale building, fire, and health codes being carried out to the satisfaction of the Building Inspector, North Shore Fire Department, and North Shore Health Consortium;

8) Compliance with State of Wisconsin requirements for physically disabled parking.

3b. **Planned Sign Program Amendment, Barnabas Business Center, 4650 North Port Washington Road.** Consider revised signage image pertaining to amendment to Planned Sign Program approved August 6, 2019, to add a monument sign for three occupants.

August 6, 2019, the Plan Commission approved an amendment to the Planned Sign Program for the Barnabas Business Center that included an image of a sign (Refer to image below) comprised of two brick column supports with tenant sign faces cantilevered per the image (Refer to below sign image from August 6, 2019). It was understood that there would be three tenants included within the signage.

The narrative, however, was not completely consistent with the image of the signage, in that it stated that “This sign will be made from metal/steal 4 feet tall and 11 feet wide with three removal panels and visible from both sides “Similar to the picture below but with only three panels going across and no brick.” Subsequently, revised sign imagery was submitted that visually expresses the intent of the property owner, and Staff would like the Plan Commission to consider and affirm that the proposed signage is acceptable.

Proposed Sign Image from August 6, 2019 (Three tenants only)



Revised Image for the Proposed Three Tenant Sign

4650 N. Port Washington Road



Necessary Plan Commission Action

The necessary action is for the Plan Commission to affirm that sign as indicated in the revised imagery is consistent with the intent of the Plan Commission approval of August 6, 2019.

3c. **Planned Sign Program Amendment, Umansky Motor Cars (Mercedes Benz), 1400 West Silver Spring Drive.** Consider amendment to Planned Sign Program to add monument sign for Mercedes Benz.

Mercedes Benz of Milwaukee North seeks Plan Commission review and approval to make a change to the Planned Sign Program for 1400 West Silver Spring Drive. The proposed change is to add a monument sign (Refer to exhibit below) for Mercedes Benz, conceptually similar to Umansky Porsche repurposing of the former multi-brand tower sign for the exclusive use of Porsche.

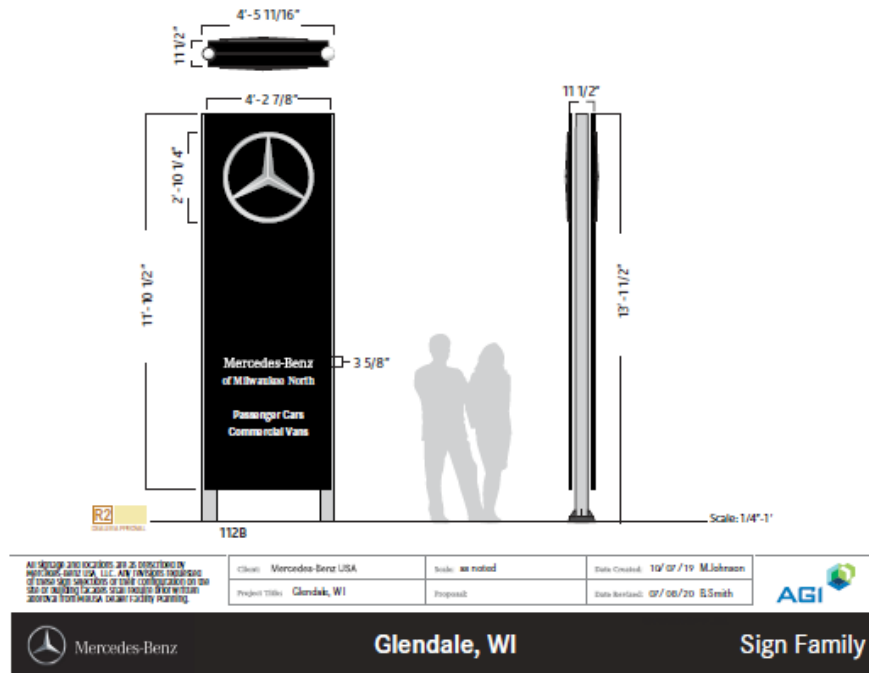
The proposed monument sign is 11'-10 1/2" in height. The Glendale Sign Code restricts monument sign height to ten feet. Mercedes Benz seeks a

Staff Report to the Plan Commission

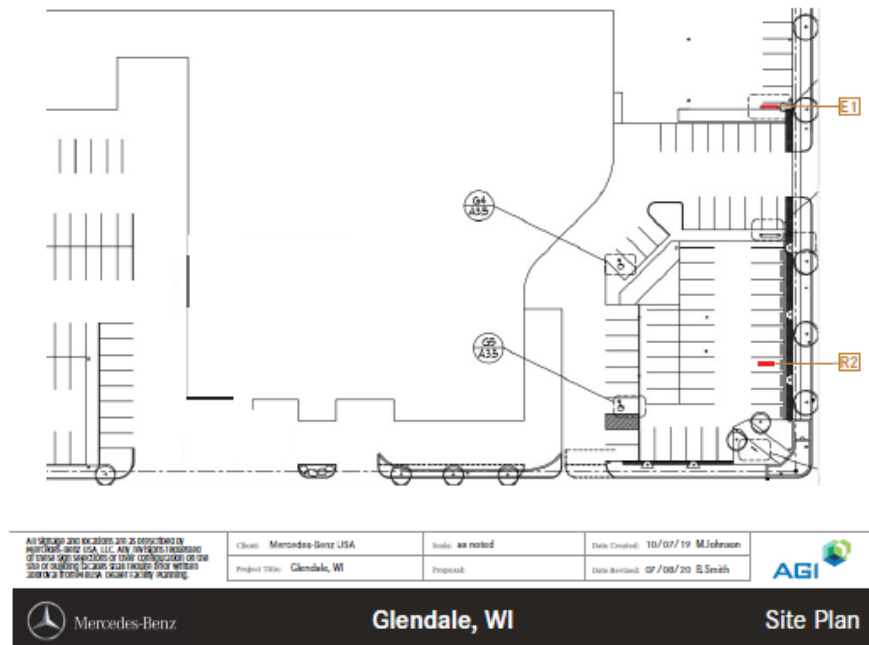
Meeting of Tuesday, October 6, 2020

monument sign that will be similar in height to Porsche. The proposed monument sign will be placed in the fourth parking space east of the intersection of West Silver Spring Drive and North Bridgewood Lane (Refer to the Site Plan exhibit below). The existing "Pre-Owned" sign will be removed.

Exhibit: Proposed Umansky Mercedes Benz Monument Sign



Proposed Placement of Umansky Mercedes Benz Monument Sign



Staff Report to the Plan Commission

Meeting of Tuesday, October 6, 2020

Proposed Removal of Umansky (Former Concours) Pre-Owned Cars Sign



NOTE:

AGI to remove and dispose of existing pylon.
AGI will cut poles just below grade,
cap electrical and asphalt patch.
Does not include removal of the foundation

ALL SERVICES AND INCLUDES ARE AS DESCRIBED ON INSTRUCTIONS, ONLY USA, LLC. ANY SERVICES INCLUDING OF THESE SIGN, STRUCTURES OR OTHER CONSTRUCTION ON THE SITE OF INCLUDING LOCATIONS, LOCAL REGULATIONS, OR OTHER SOURCES FROM PUBLIC, LOCALITY PLANNING	Client: Mercedes-Benz USA	Scale: as noted	Date Created: 10/07/19 M.Johnson
	Project Title: Glendale, WI	Proposed:	Date Revisited: 07/06/20 S.Smith
 Mercedes-Benz Glendale, WI Remediation 			

Necessary Plan Commission Action

The Plan Commission may approve the signage as proposed within the Planned Sign Program for property. The necessary action is for the Plan Commission to approve the proposed Amendment to the Planned Sign Program to permit the Umansky Mercedes Benz monument sign with the requirement that the “Pre-Owned Cars” sign will now be removed, with the requirement of remittal of the \$50 fee to modify a Planned Sign Program.

3d. Sign Appeal, Landmark Credit Union, 6300 North Port Washington Road. Consider Variance to include monument sign with electronic messaging.

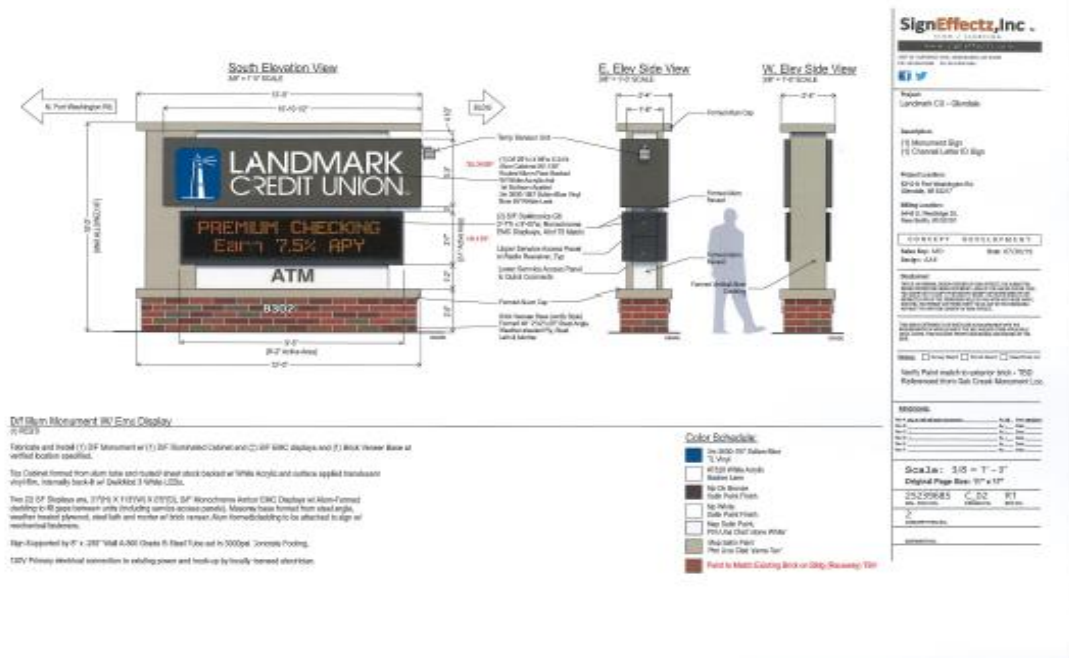
From the October 1, 2019, Plan Commission meeting, Landmark Credit Union is now returning seeking Plan Commission review and approval of a Sign Variance to permit the monument sign with electronic message center.

Under the Glendale Sign Code either a wall sign or a monument sign are permitted, and the monument sign with electronic message center requires Plan Commission grant of a Sign Appeal Variance. The monument sign is proposed (Refer to exhibit below) at the northwest corner of the site immediately south of the Landmark Credit Union North Port Washington Road ingress-egress, to include the text “Landmark Credit Union” and the lighthouse image logo, the text “ATM”, the street address number (6300), as

Staff Report to the Plan Commission
Meeting of Tuesday, October 6, 2020

well as an electronic message center.

Exhibit: Landmark Credit Union Monument Sign/Electronic Message Center



The electronic message center is proposed to have static messages that include the interest rate and change, open and closed, not more frequently than at six second intervals.

Necessary Plan Commission Action

The necessary action is for the Plan Commission to grant the proposed Sign Appeal Variance to permit the Landmark Credit Union monument sign with electronic message center signage element with six second minimum static intervals, with the requirement of remittal of the \$300 fee for a Sign Appeal Variance.

- 3e. **Sign Appeal, Medical Psychology Associates, 6110 North Port Washington Road.** Consider Variance to permit zero right-of-way (front property line) setback and less than 60-foot monument sign spacing requirement.

Medical Psychology Associates proposes to remove the existing “The Cambridge Group” sign and seeks a Sign Appeal Variance to install a monument sign (Refer to the exhibit below) for Medical Psychology Associates (add 6110 street address number). The Sign Variance is required

Staff Report to the Plan Commission
Meeting of Tuesday, October 6, 2020

in order to have a zero right-of-way line (front property line) setback, to have a new monument sign with metal/composite base, and that the proposed monument sign is not at least 60-feet from other monument signs.

Medical Psychology Associates Site

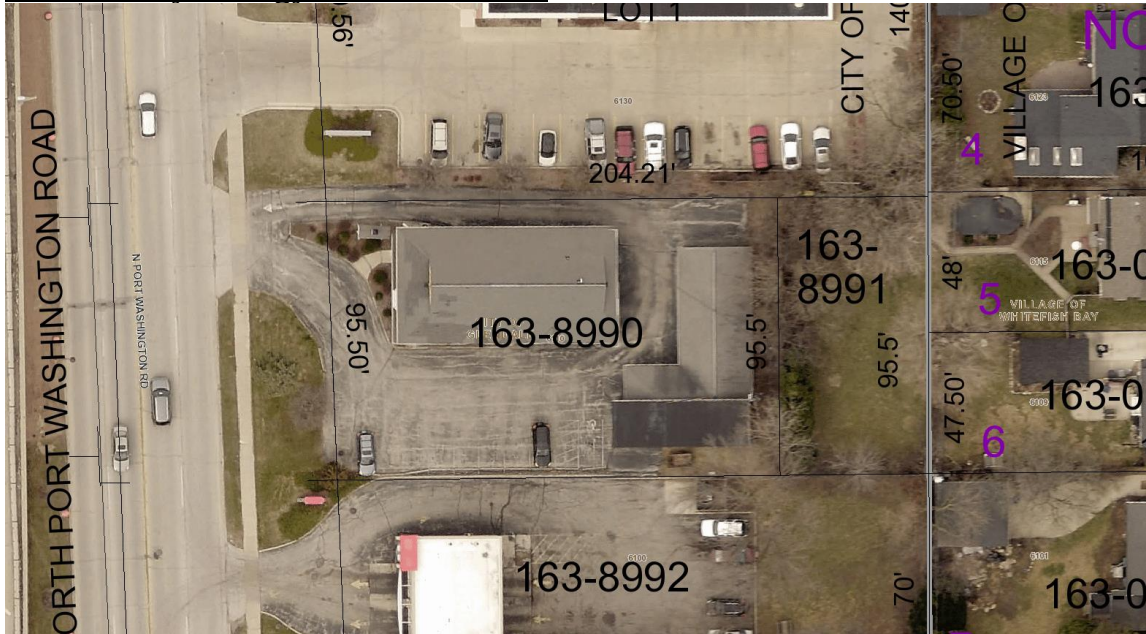
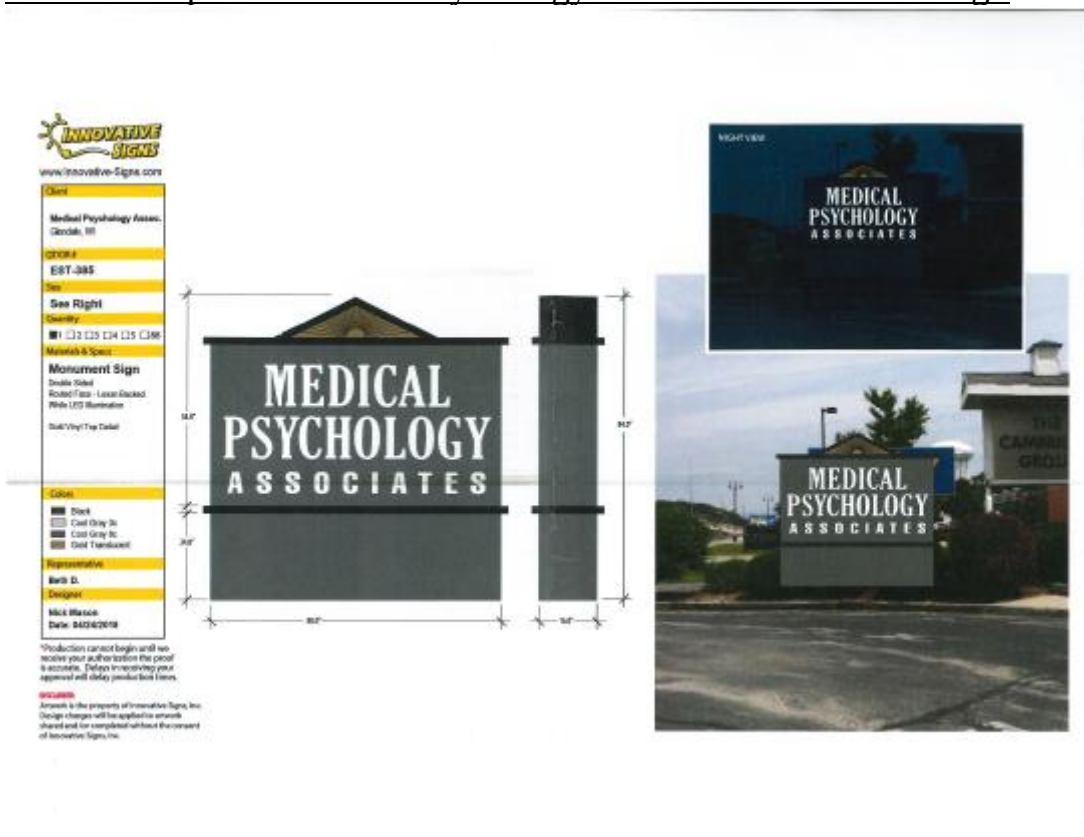


Exhibit: Proposed Medical Psychology Associates Monument Sign



Proposed Medical Psychology Associates Monument Sign Placement



Necessary Plan Commission Action

The necessary action is for the Plan Commission to grant the proposed Sign Appeal Variance to permit the Medical Psychology Associates monument sign with zero public right-of-way line (front property line) setback, less than 60 monument sign spacing (about 34.5 feet), and metal/composite base, with the requirement of remittal of the \$300 fee for a Sign Appeal Variance.

3f. Bicycle and Pedestrian Plan Update.

3g. Reschedule Regular Tuesday, November 3, 2020, Plan Commission meeting to 6:00 p.m., TUESDAY, NOVEMBER 10, 2020, due to the Tuesday, November 3, 2020, Election.

The necessary action is for the Plan Commission to reschedule the regular November Plan Commission meeting to 6:00 p.m. TUESDAY, NOVEMBER 10, 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: Diane L. Bernhagen
Legal Name of Business: North Shore Pet Connection, LLC.
Name of Business Owner (if different from Applicant): Same
Applicant Address (City, State, and Zip Code): 5812 N. Green Bay ave
Glendale, WI. 53209
Office Phone Number: 414-352-8464 Cell: 414-507-7387 Fax: 414-352-1263
Applicant E-Mail: di.bernhagen@gmail.com
Applicant Signature: Diane L. Bernhagen Date: 9/14/2020

PROPERTY INFORMATION

Property Address: 1980 W. Florist ave Tax Key Number: 036-1029 Zoning District: 5
193887-3
Property Owner (if different from Applicant): Same
Property Owner Address (City, State, and Zip Code): Same
Property Owner Phone: Same Cell: Same Fax: Same
Property Owner E-Mail: "
Property Owner Signature: Diane L. Bernhagen Date: 9/14/2020

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): North Shore Pet Connection, LLC
Special needs pet care, 1141 sq. ft. 2nd FL.
Total Building Area: 8286 sq. ft. 1st FL. To Be Occupied Area: 8286 sq. ft. 1st FL.
Lot Size: Depth: 216.15 ft Width: 154.25 ft Area: 34,182 sq. ft.
Previous Occupant in To Be Occupied Space: none
Other Uses of This Site: none
Total Number of Parking Spaces: 23 Parking Spaces Available to Tenancy: 4
Business Hours (Days and Hours of Operation): Sun 9-10am, 5-6pm, Sat 9-10am, 4-5pm - M-F 7am-6:30pm
Total Number of Employees: 1-3 Maximum Number of Employees at Site at One Time: 3
Primary Contact Person for This Project: Diane L. Bernhagen
Primary Contact Phone: 414-507-7387 Cell: 414-507-7387 Fax: 414-352-1263
Primary Contact E-Mail: di.bernhagen@gmail.com

CITY OF GLENDALE USE ONLY

Application Fee: \$300 Date of Application: NA Time: NA Received by with date: NA Tentative Hearing Date: TBD
G:\COMMON\Community Development Planning Department\Plan Commission Administration (2-4-4)\04 Conditional Uses\01 CU Procedures\CU Application.doc

Signature Date 9/14/2020 Credit Charge: \$300

Desk: 9/17/2020

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: 9/14/2020

Business Address: 1980 W. Florist Ave **Suite #:** — **Glendale, WI Zip:** 53209

Trade or Business Name: North Shore Pet connection, LLC

Legal Name of Business: North shore Pet connection, LLC
(Name for which the business will be commonly known)
(As registered with the State of Wisconsin)

Bus. Phone: (414) 352-8464 **Bus. Fax:** (414) 352-1263 **Bus. Email:** nspecpets@gmail.com

Type of Business: Special needs pet care - Kennel **Scope of Business:** Boarding, daycare, grooming
(Example: Retail, Office, Restaurant, etc.) (Type of goods sold, manufactured, services provided, etc.)

Area of Building to be Occupied: First Floor, Second Floor **Approx. Sq. Ft.:** 9367 sq. ft.
(Example: Second floor office area incl. basement storage)

Anticipated work or alterations to be performed: additions to existing Bldg.

Owner/Registered Agent Name: Diane L. Bernhagen **Phone No:** (414) 507-7387

Owner/Registered Agent Email: di.bernhagen@gmail.com

Permanent Mailing Address: 1980 W. Florist Ave Glendale, WI **Zip:** 53209

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

Building Owner: Diane L. Bernhagen **Change in ownership of building?** Yes — No X

Building Owner's Address: 5812 N. Green Bay Ave Glendale, WI **Zip:** 53209

Building Owner's Phone: Home: (414) 507-7387 Office: (414) 352-8464 Cell: (414) 507-7387

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

Applicant's Name (Print clearly): Diane L. Bernhagen

Applicant's Signature: Diane L. Bernhagen **Date:** 9/14/2020

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

Glendale Occupancy Permit Fee

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

Glendale Use Only

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

THIS IS NOT AN OCCUPANCY PERMIT

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

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

Rev: 07/17

Signature: 9/14/2020 w/o fee

Desk: 9/17/2020



Attention: Veterinarians, management, and staff

Hello,

My name is Diane Bernhagen, I'm the owner of two pet care facilities, North Shore Doggy Daycare along with North Shore Pet Connection located in Glendale, and have been in the business for over thirty years. NSDD and NSPC is the only locally owned and operated pair of pet care facilities built and managed to provide top notch care to pets, young to old. Together they offer daycare, overnight stays, grooming, and retail. Today I would like to specifically talk about how North Shore Pet Connection can help you, a veterinarian clinic, and your client's pets.

North Shore Pet Connection cares for all ages of animals with special needs. Puppies that are non-neutered or in need of early socialization to geriatrics. Cats, rabbits, guinea pigs, birds, reptiles, and more! We have animals with chronic, acute health conditions, and hospice care. Diabetes, seizures, post-op surgery, and those in recovery. Pets on wheel carts, paralysis, and those that need oral and subcutaneous medications. Some of our pets also have specific dietary needs as well.

We are the only companion pet service of its kind in the area. Our staff is pet First-Aid certified and/or a veterinarian assistant or technician. We understand that some pets may not need veterinary clinic care, but do need a skilled pet care facility for daycare or overnight. We are that facility! I'm hoping we could work together on this to better service clients and their special needs pets. If we can help assist any of your clients with day or overnight care, please feel free to refer them to us. We would be grateful and this will aid us to continue to support our clients and communities. We will do the same for you!

Please email or call us for additional information or to schedule a personal tour at NSDD and NSPC or both. I am also available to meet with you and your staff and I can supply literature about the facilities. You will see everything that's best, done right: Pups to palliative care!

Covid19: We are continuing to take precautions to ensure everyone's safety. We have increased our daily sanitizing to multiple times daily in order to better protect our customers and our staff. When social distancing is not ideal, we are masked and ask that you please wear a mask upon entering our facility. We have a sanitizing station for your use and an air ionizer that runs 24 hours per day, throughout our facility.

Feel free to check our websites:

www.northshorepetconnection.com

(414)352-8464

nspcpets@gmail.com

www.northshoredoggydaycare.com

(414)352-2273

nsddllc@gmail.com

You will also find us on **Facebook**, **Instagram**, and **LinkedIn**

We are looking forward to hearing from you soon!

Respectfully,

Diane Bernhagen VMT



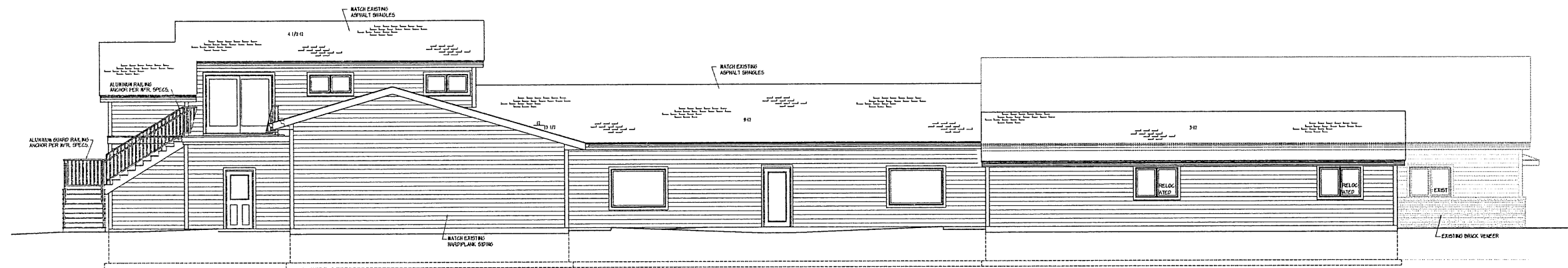
NORTH SHORE DOGGY DAYCARE AND NORTH SHORE PET CONNECTION, LLC



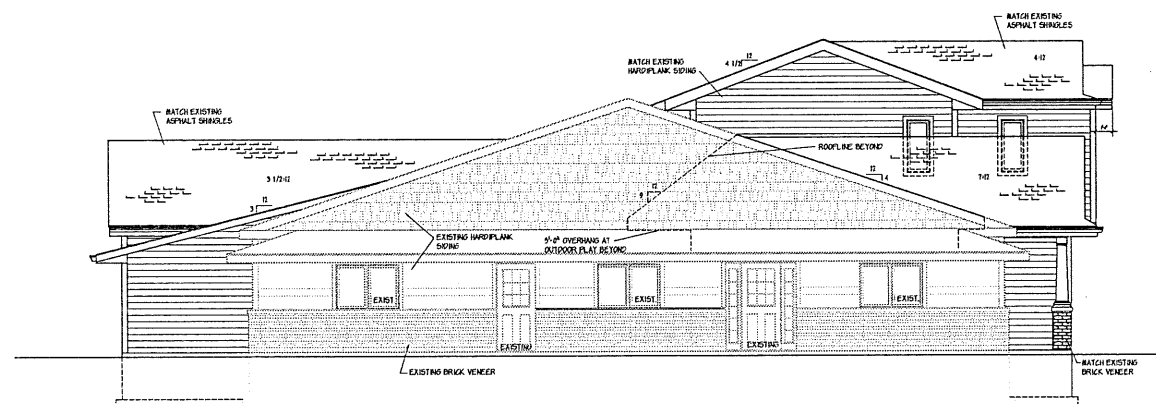
NORTH SHORE PET CONNECTION, LLC

**NEW HORIZON
VENTURES, LLC**
ARCHITECTS / PLANNERS

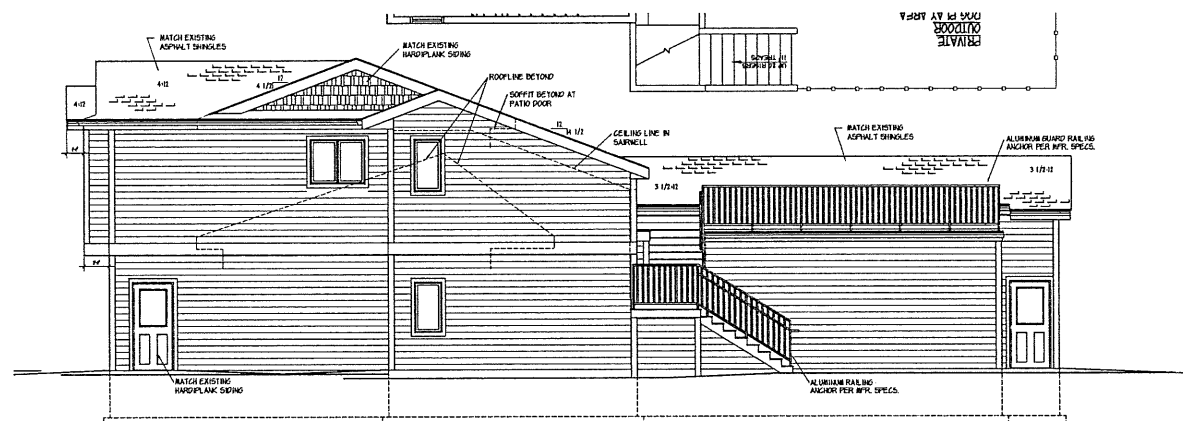
RESIDENTIAL / COMMERCIAL
GRAFTON, WISCONSIN
www.newhorizonventures.com
262-377-4730



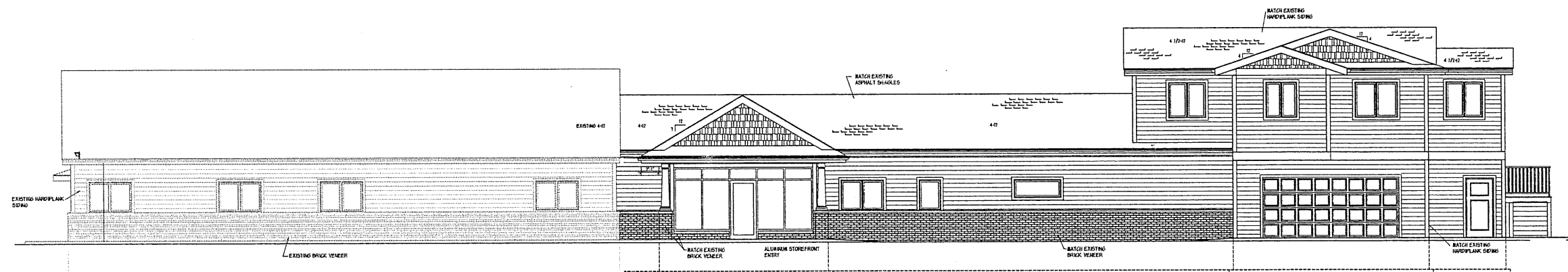
WEST ELEVATION
3/16" = 1'-0"



SOUTH ELEVATION
3/16" = 1'-0"

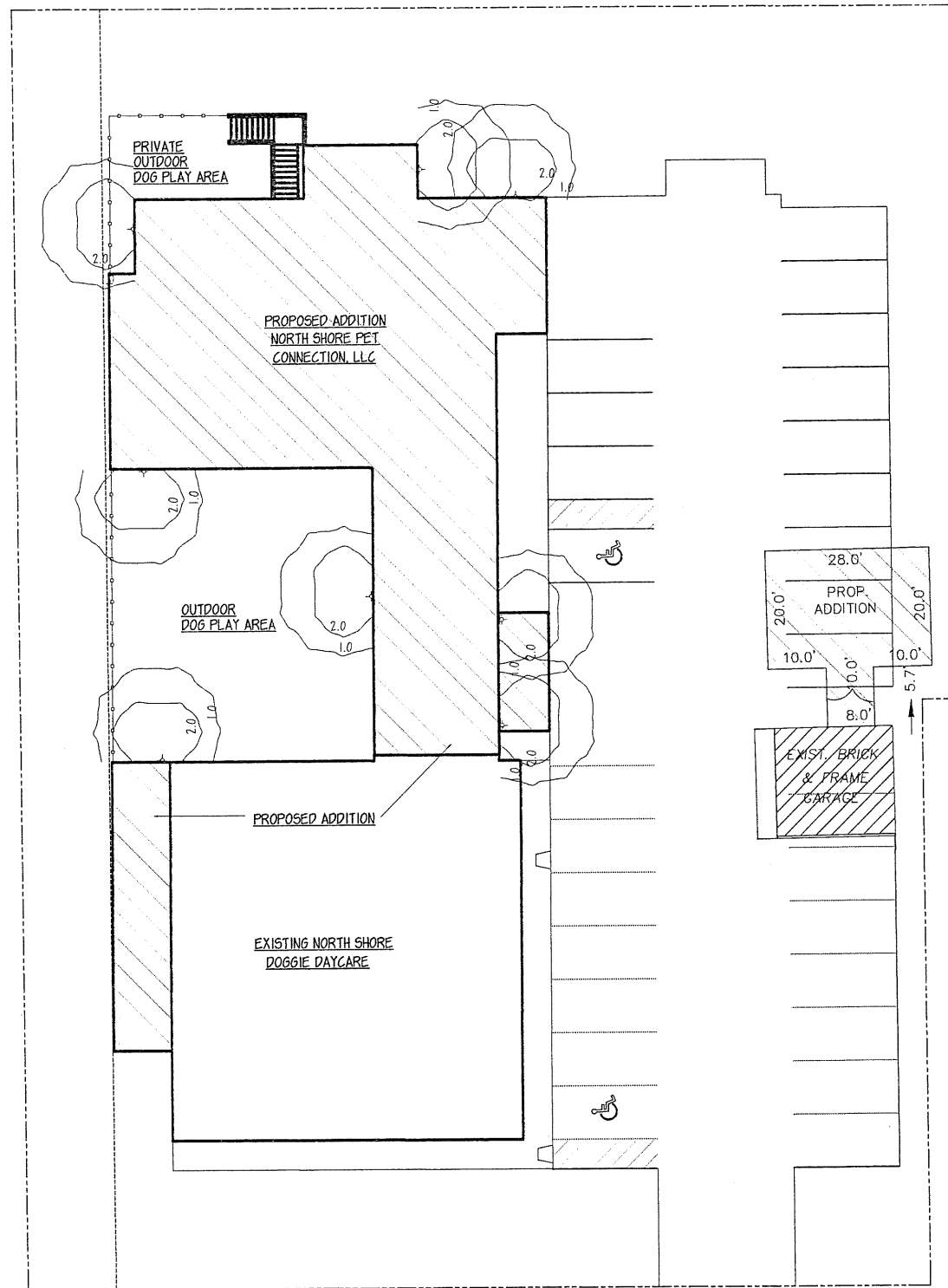


NORTH ELEVATION
3/16" = 1'-0"



EAST ELEVATION
3/16" = 1'-0"

PROJECT ADDITION FOR NORTH SHORE PET CONNECTION LLC 1950 W. FLORIST AVENUE GLENDALE, IL 60139	
NEW HORIZON VENTURES, L.L.C. ARCHITECTS/PLANNERS P.O. BOX 292, GRAFTON, WI 53024 http://www.nhventures.com/ 262-377-4730 or 262-375-5397	
JOB NUMBER NSP-3220-520	DATE 03/14/2020
SHEET A-01	REVISIONS CHECKED BY: DRAWN BY:



W. FLORIST AVENUE



SITE LIGHTING PLAN

1" = 10'-0"

BRISKS17L-740W

Project:

Type:

Prepared By:

Date:

Driver Info

LED Info

Technical Specifications

Notes:

Notes:

Notes:

BRISKS17L-740W

Technical Specifications (continued)

Notes:

Notes:

Notes:

PROJECT
ADDITION FOR
NORTH SHORE
PET CONNECTION, LLC
180 W. FLORIST AVENUE
GLENDALE, IL 63009

NEW HORIZON
VENTURES, L.L.C.
ARCHITECTS/PLANNERS
P.O. BOX 292 GLENDALE, IL 63009
Tel: 630-577-4730
Fax: 630-577-4730 or 630-577-2397

JOB NUMBER
NSP-320-320

DATE
05/14/2020

REVISIONS

SHEET
A-9

CHECKED BY:
TUB

DRAWN BY:
TUB

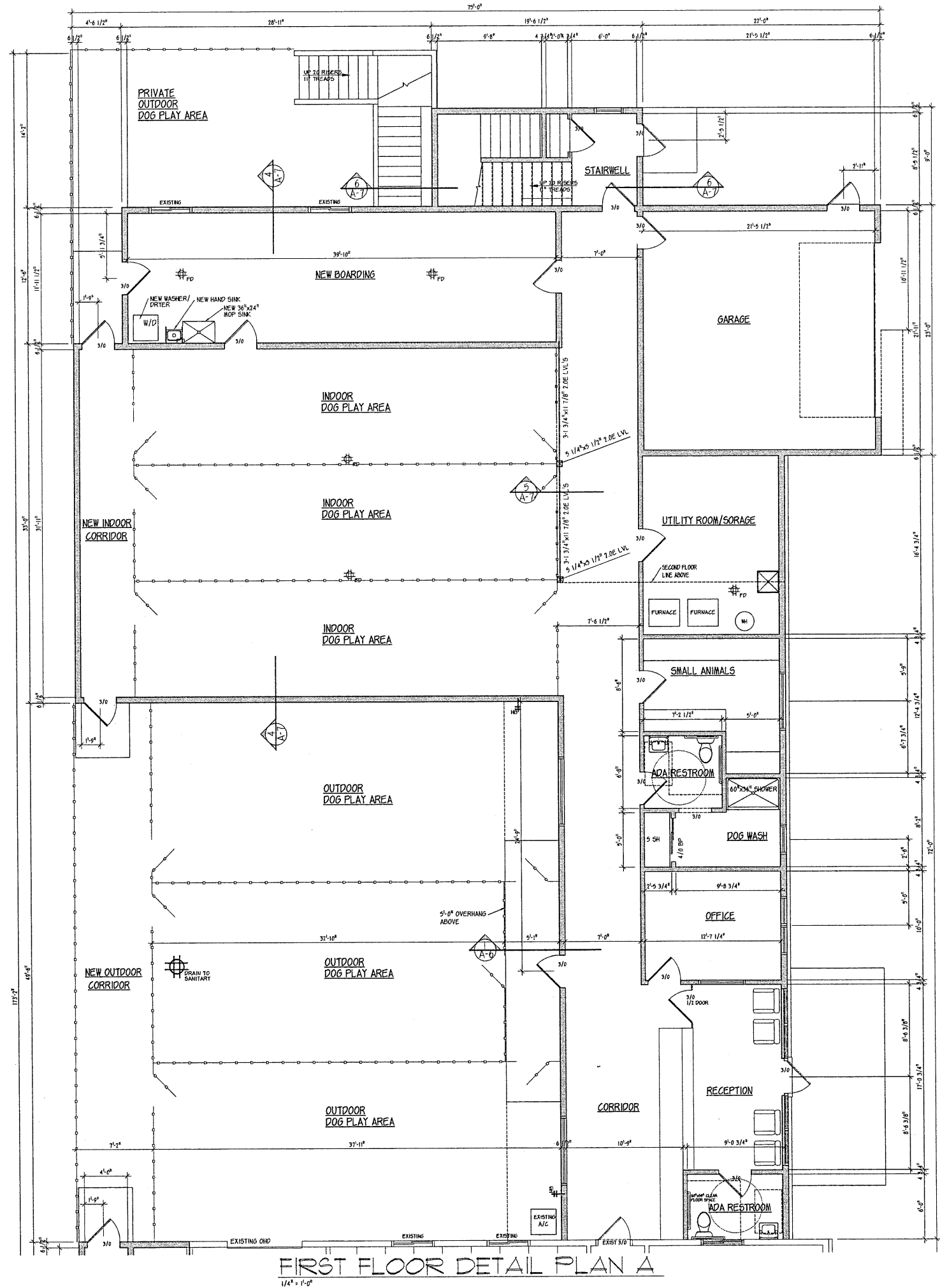


SCALE: 1"=20'-0"


$$1/8^n = 1 - 0^n$$

$$1/8^3 = 1 \cdot 0^3$$

NEW HORIZON VENTURES
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FIRST FLOOR DETAIL PLAN A

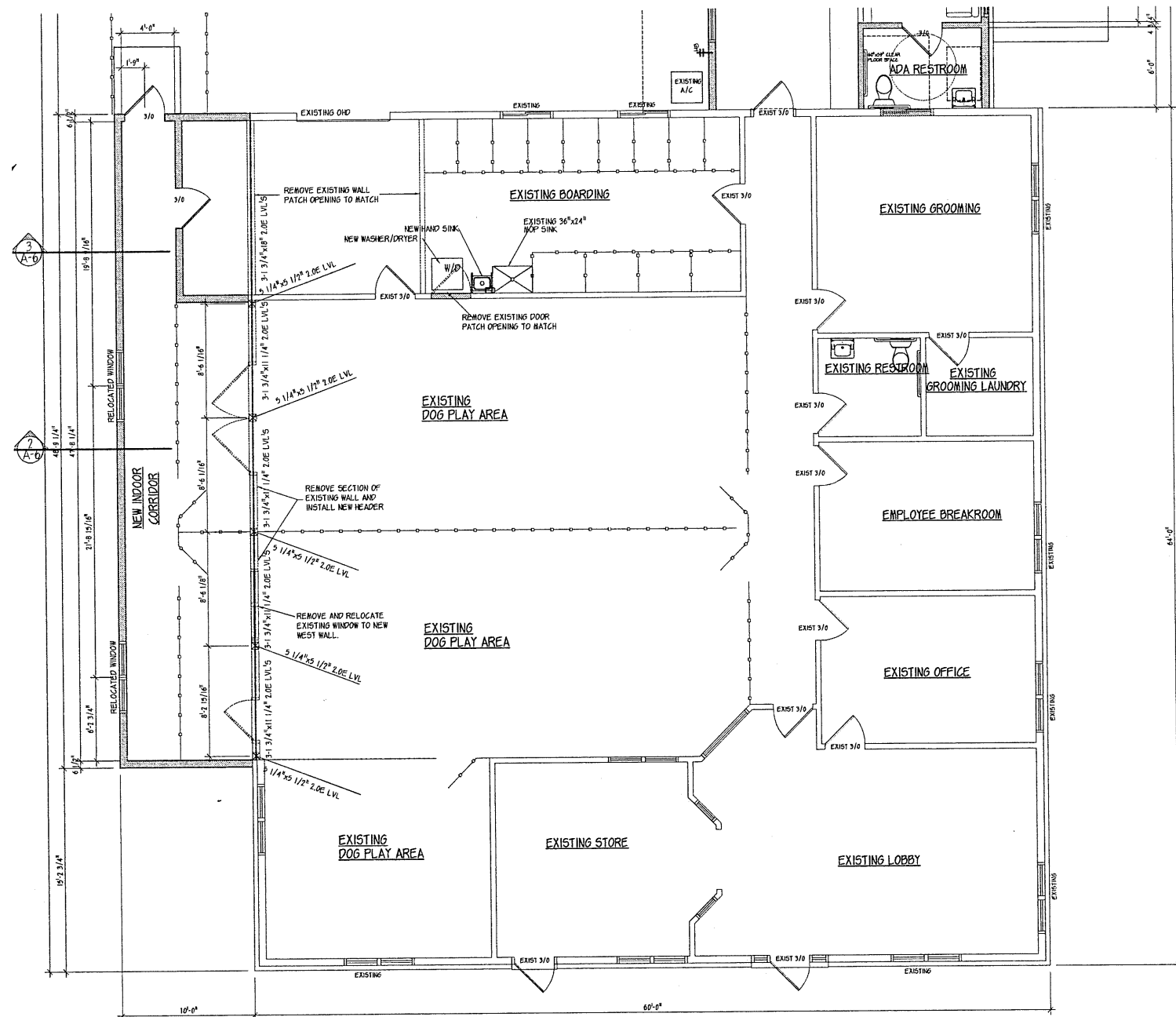
1/4" = 1'-0"

PROJECT
ADDITION FOR
NORTH SHORE
FET CONNECTION, LLC
1980 W. FLOREST AVENUE
GLENDALE, IL 63009

NEW HORIZON
VENTURES, L.L.C.
ARCHITECTS
P.O. BOX 292 GRAFTON, WI 53024
http://www.nh-arch.com/
262.377.4730 or 262.375.2397

JOB NUMBER NSP-3220-3/20	DATE 03/14/2020	REVISIONS
SHEET A-2	CHECKED BY: DRAWN BY: T.L.B.	

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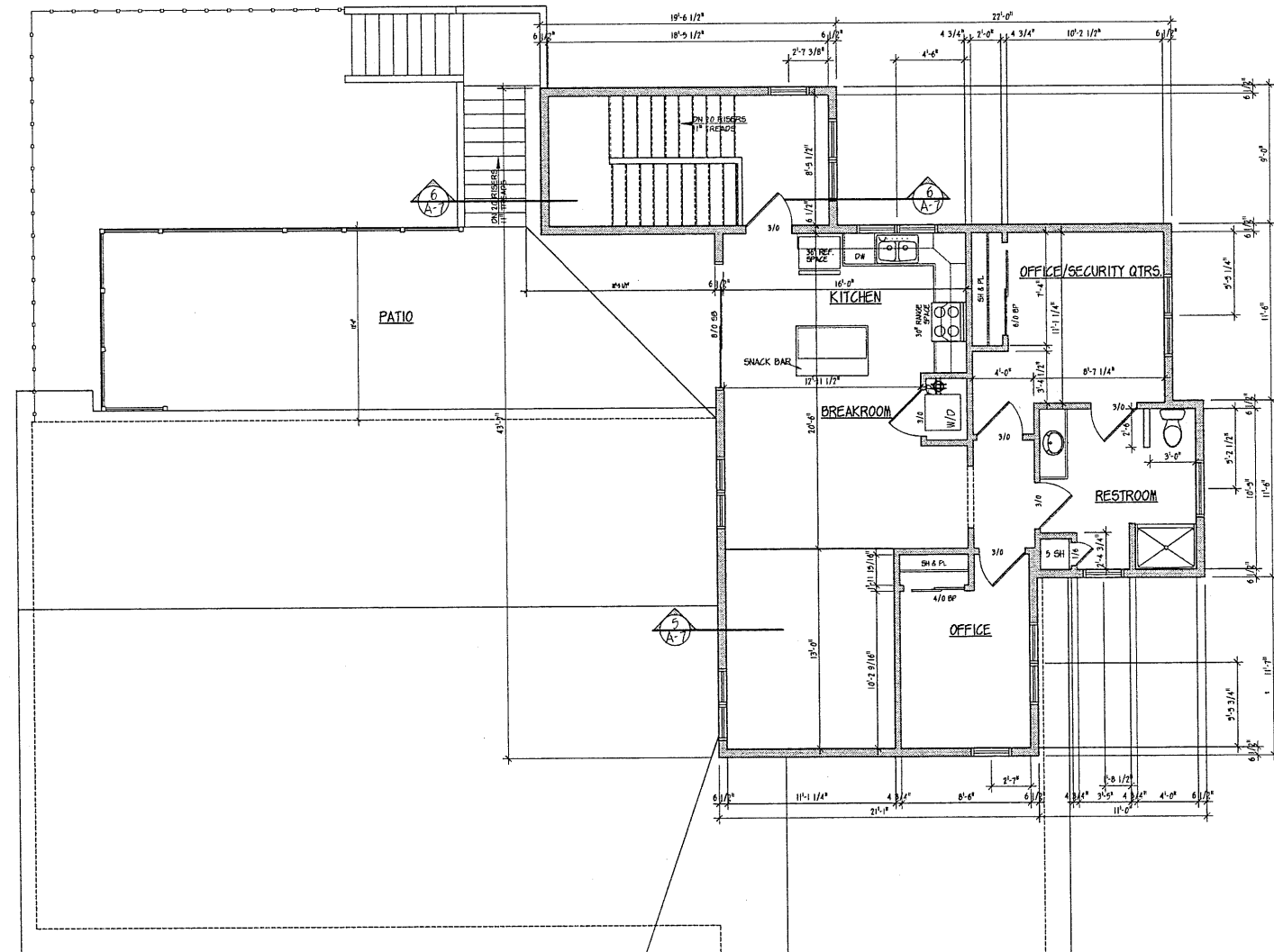


FIRST FLOOR DETAIL PLAN B

1/4" = 1'-0"

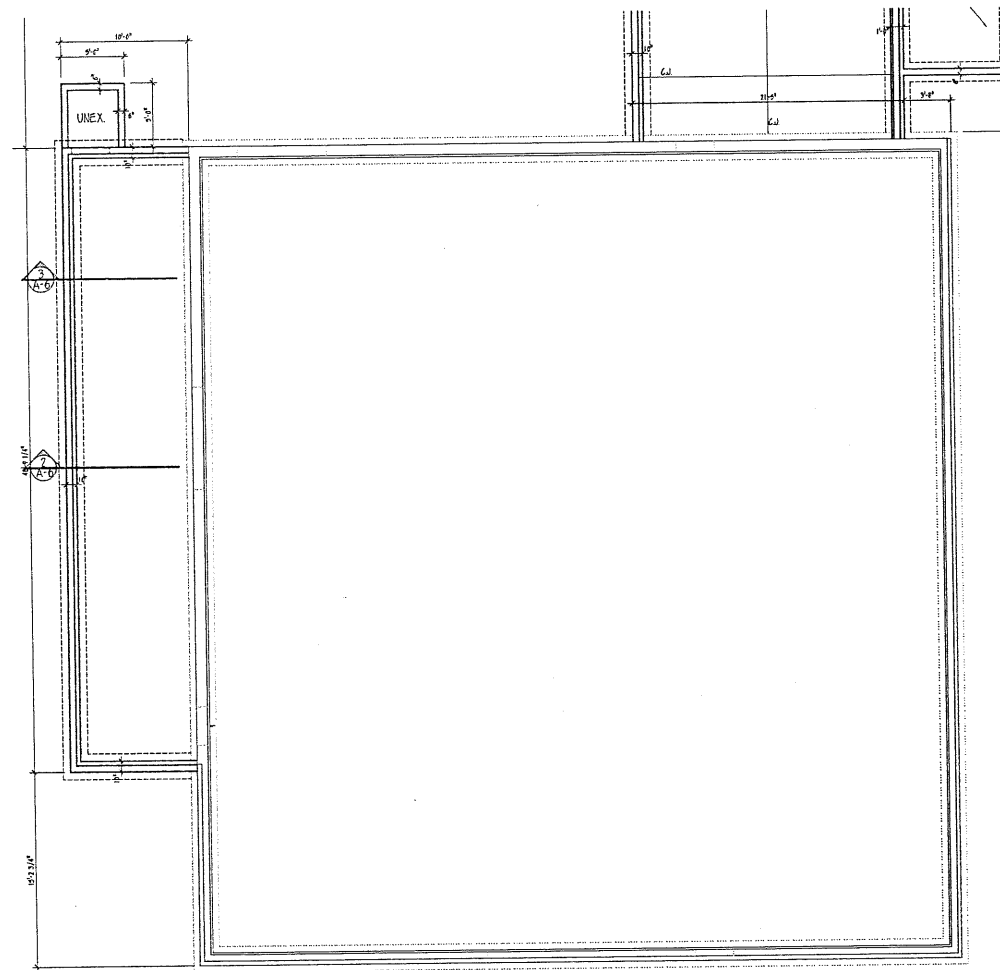
PROJECT ADDITION FOR: NORTH SHORE PET CONNECTION, LLC 1880 W. FLORIST AVENUE GLENDALE, WI 53029	
NEW HORIZON VENTURES, L.L.C. ARCHITECTS/PLANNERS P.O. BOX 292, GRAFTON, WI 53024 http://www.nhv-arch.com 262.377.4730 or 262.375.2397	
JOB NUMBER NHP-3320-330	DATE 03/14/2020
REVISIONS	
SHEET A-3	CHECKED BY: T.L.B.
DRAWN BY: T.L.B.	

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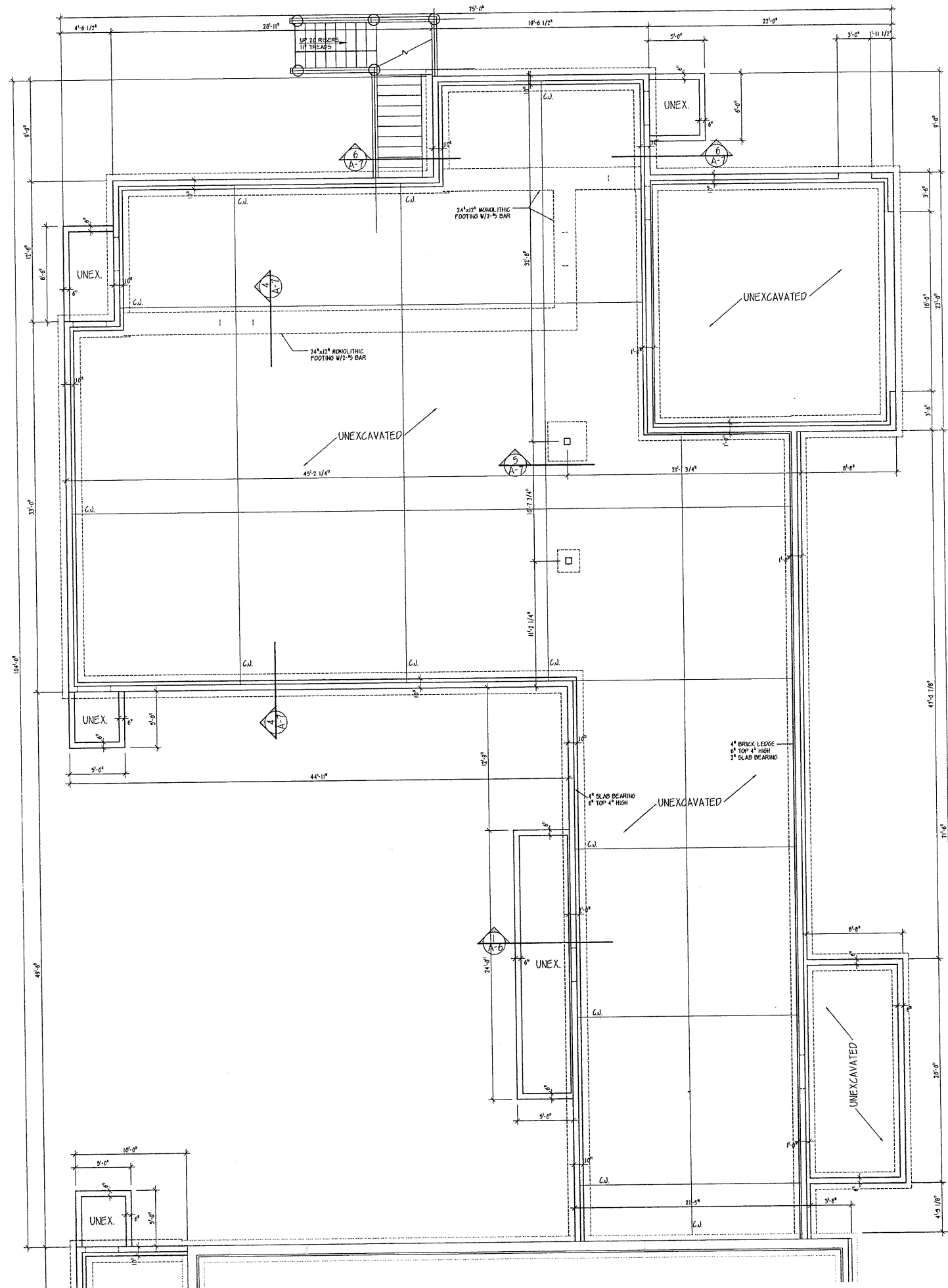


SECOND FLOOR DETAIL PLAN
1/4" = 1'-0"

PROJECT ADDITION FOR: NORTH SHORE FET CONNECTION, LLC 1860 W. FLORIST AVENUE GLENDALE, ILL. 60139	
NEW HORIZON VENTURES, L.L.C. ARCHITECTS/PLANNERS P.O. BOX 229, GRAFTON, WI 53024 http://www.nhv.com 262.577.4130 or 262.575.2397	
JOB NUMBER NSP-5120-230	DATE 03/14/2010
REVISIONS	
SHEET A-4	CHECKED BY: TLB
DRAWN BY: TLB	

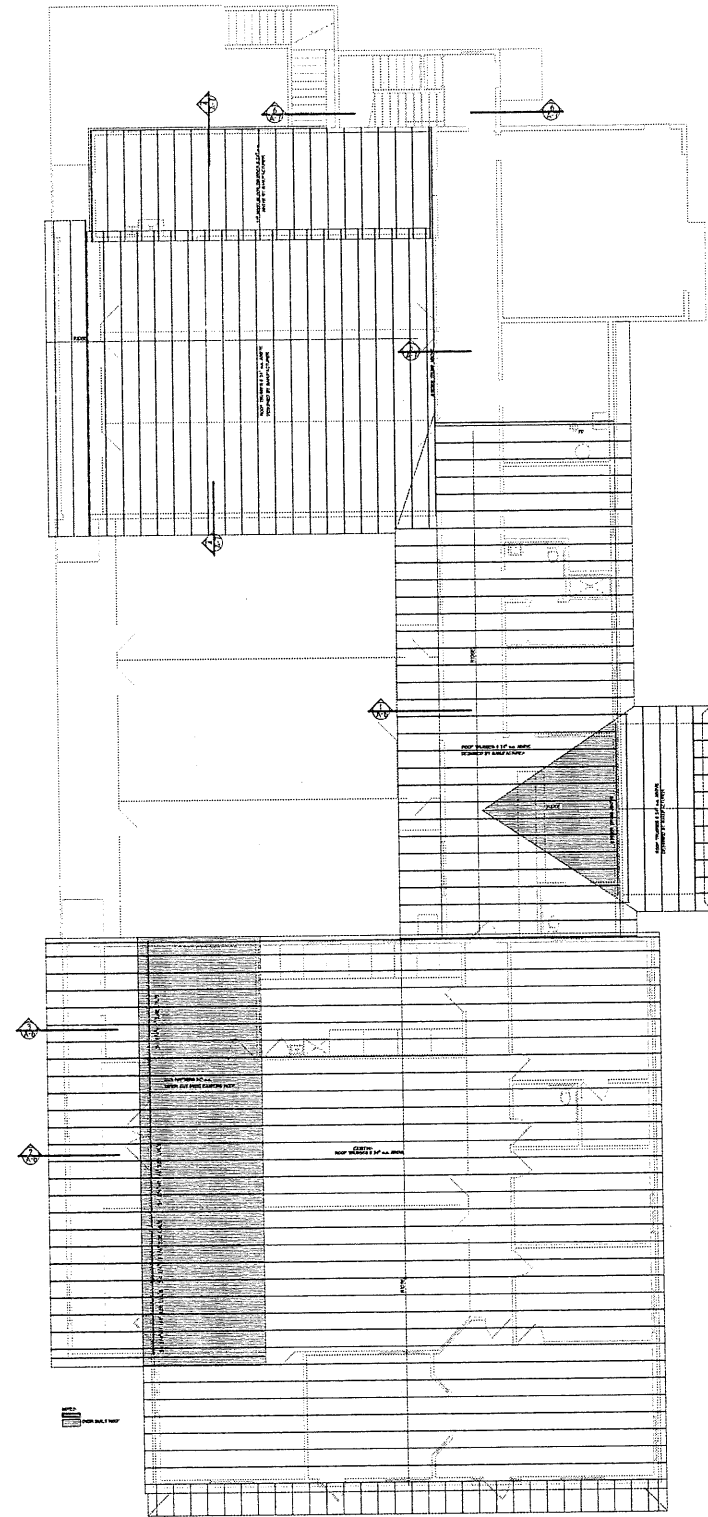


EXISTING FOUNDATION PLAN
1/8" = 1'-0"

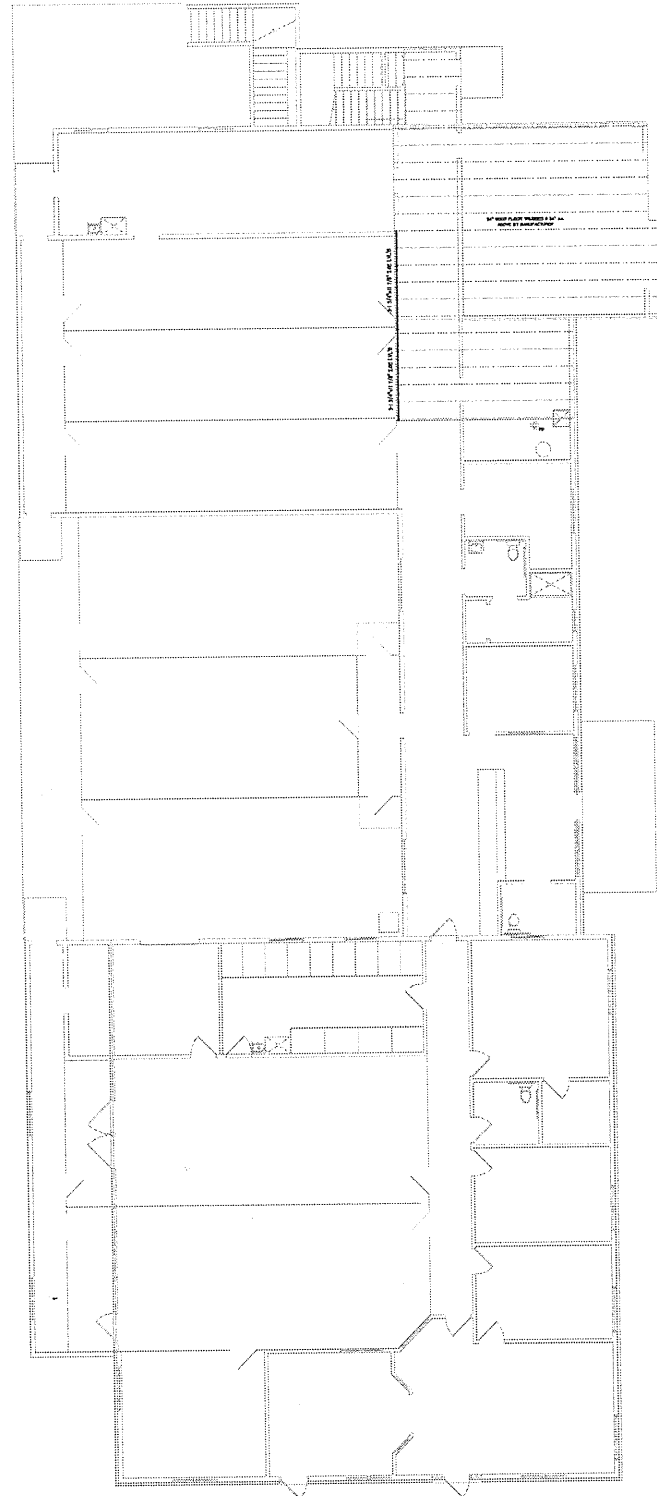


ADDITION FOUNDATION PLAN
1/4" = 1'-0"

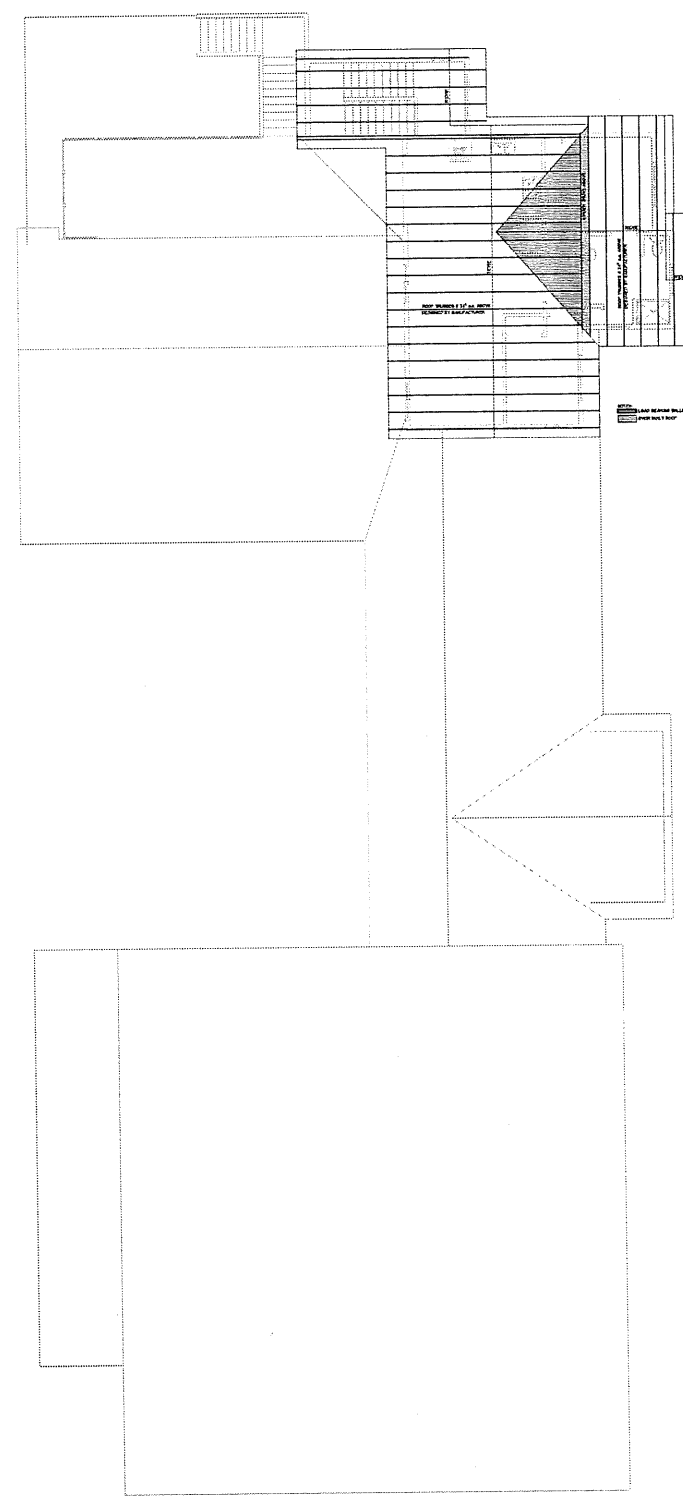
PROJECT ADDITION FOR NEW HORIZON VENTURES, L.L.C. 1800 W. FLORIST AVENUE GLENDALE, WI. 53029	
NEW HORIZON VENTURES, L.L.C. ARCHITECTS/PLANNERS P.O. BOX 292, GRAFTON, WI. 53024 262-377-4730 or 262-375-2997	
DS NUMBER NSP-2320-330	DATE 09/14/2020
SHEET 5-1	REVISIONS: CHECKED BY: DRAWN BY:



1ST. FLOOR ROOF FRAMING PLAN
1/8" = 1'-0"

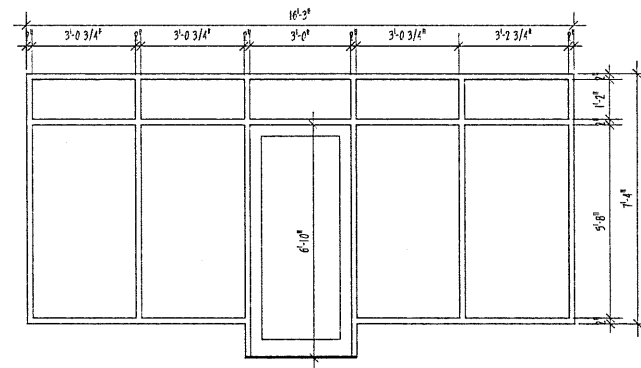
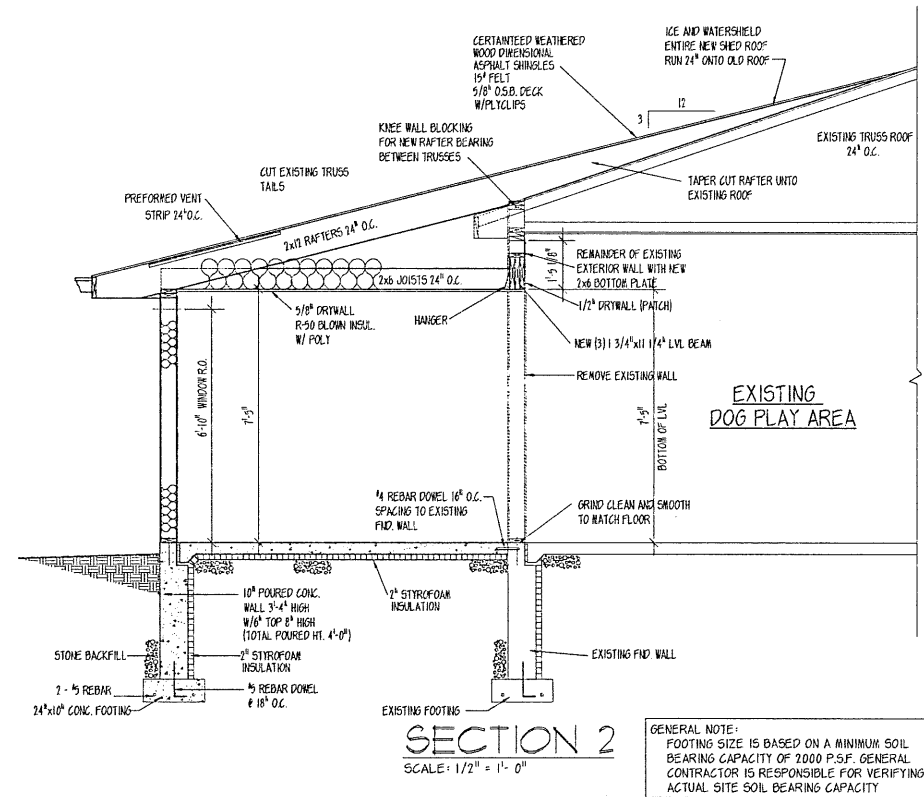
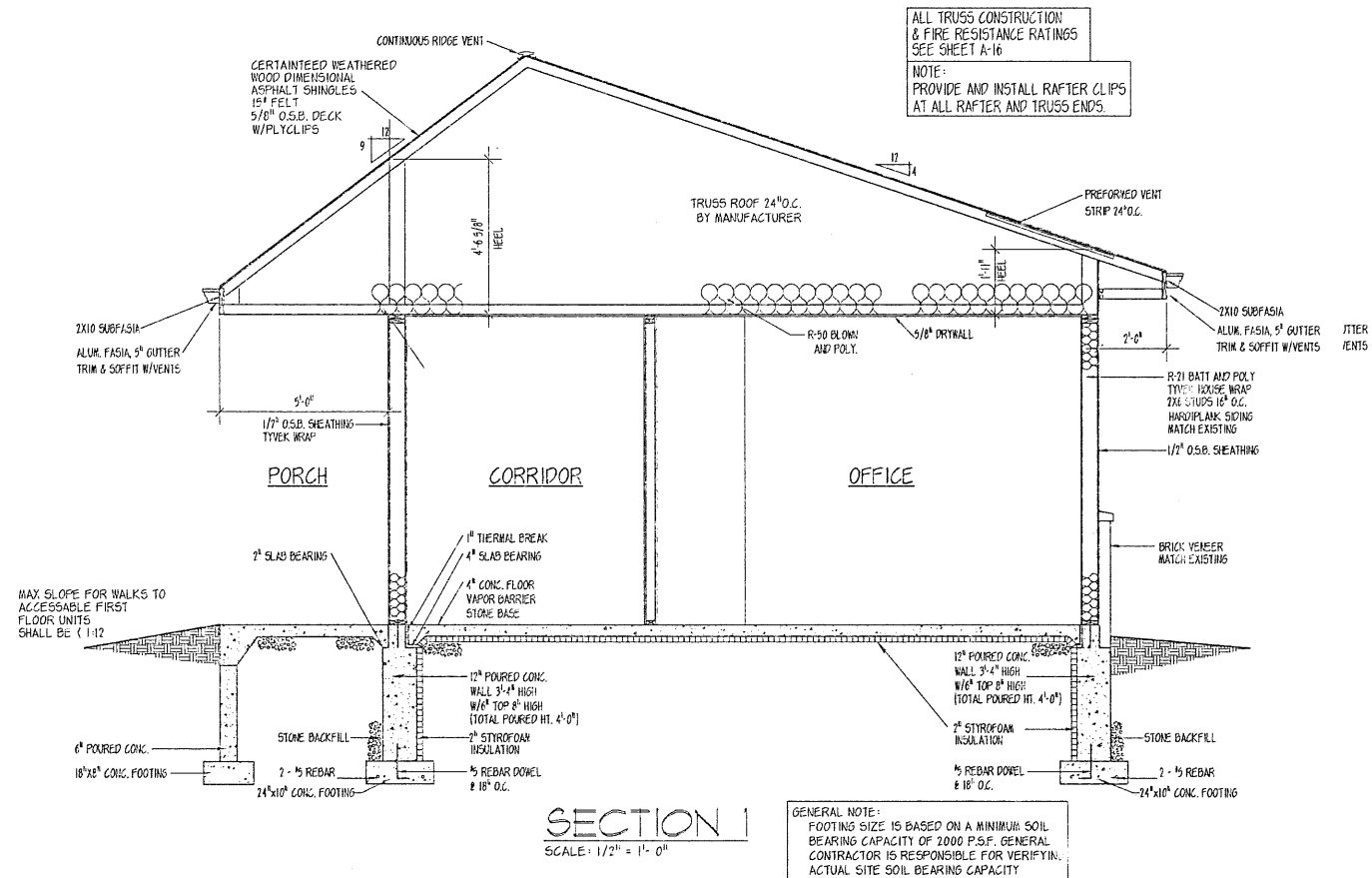


2ND. FLOOR FRAMING PLAN
1/8" = 1'-0"



2ND. FLOOR ROOF FRAMING PLAN
1/8" = 1'-0"

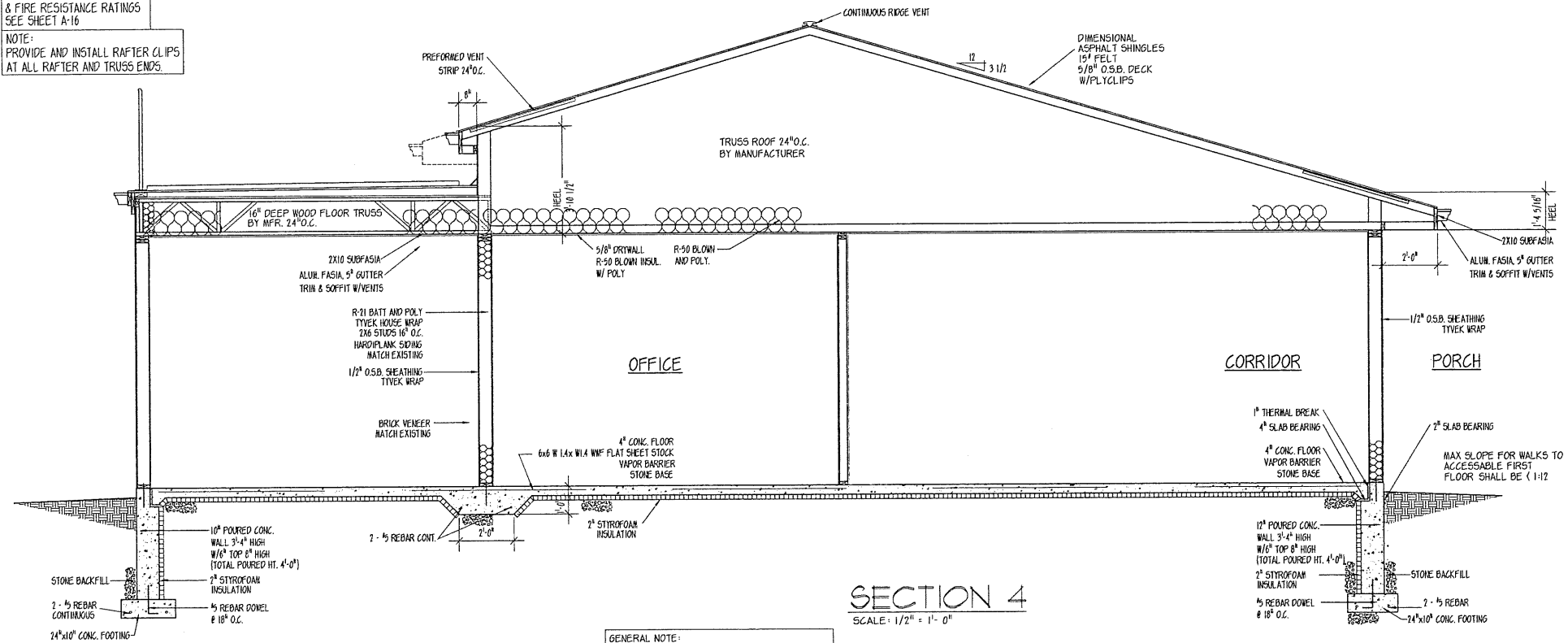
JOB NUMBER NSP-3220-320 DATE 03/14/2020	REVISIONS	NEW HORIZON VENTURES, L.L.C. ARCHITECTS/PLANNERS P.O. BOX 293, CRAFTON, WI, 53024 http://www.nhvent.com/ 262-377-4130 or 262-375-5397	PROJECT ADDITION FOR NORTH SHORE PET CONNECTION, LLC 1980 W. FLOREST AVENUE GLENDALE, WI 53029
SHEET S-2	CHECKED BY: DRAWN BY: JLS	NEW HORIZON VENTURES, L.L.C. © 2020	



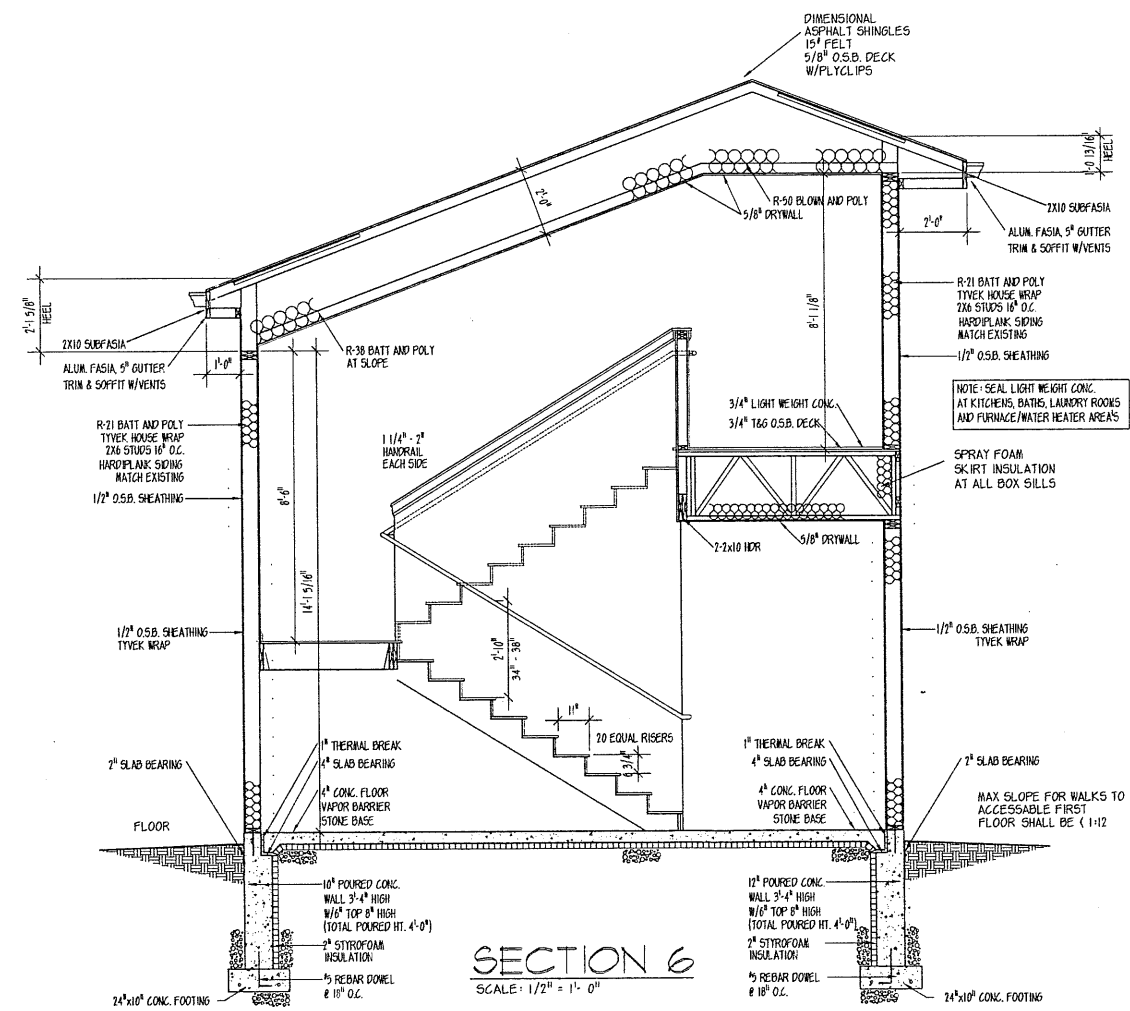
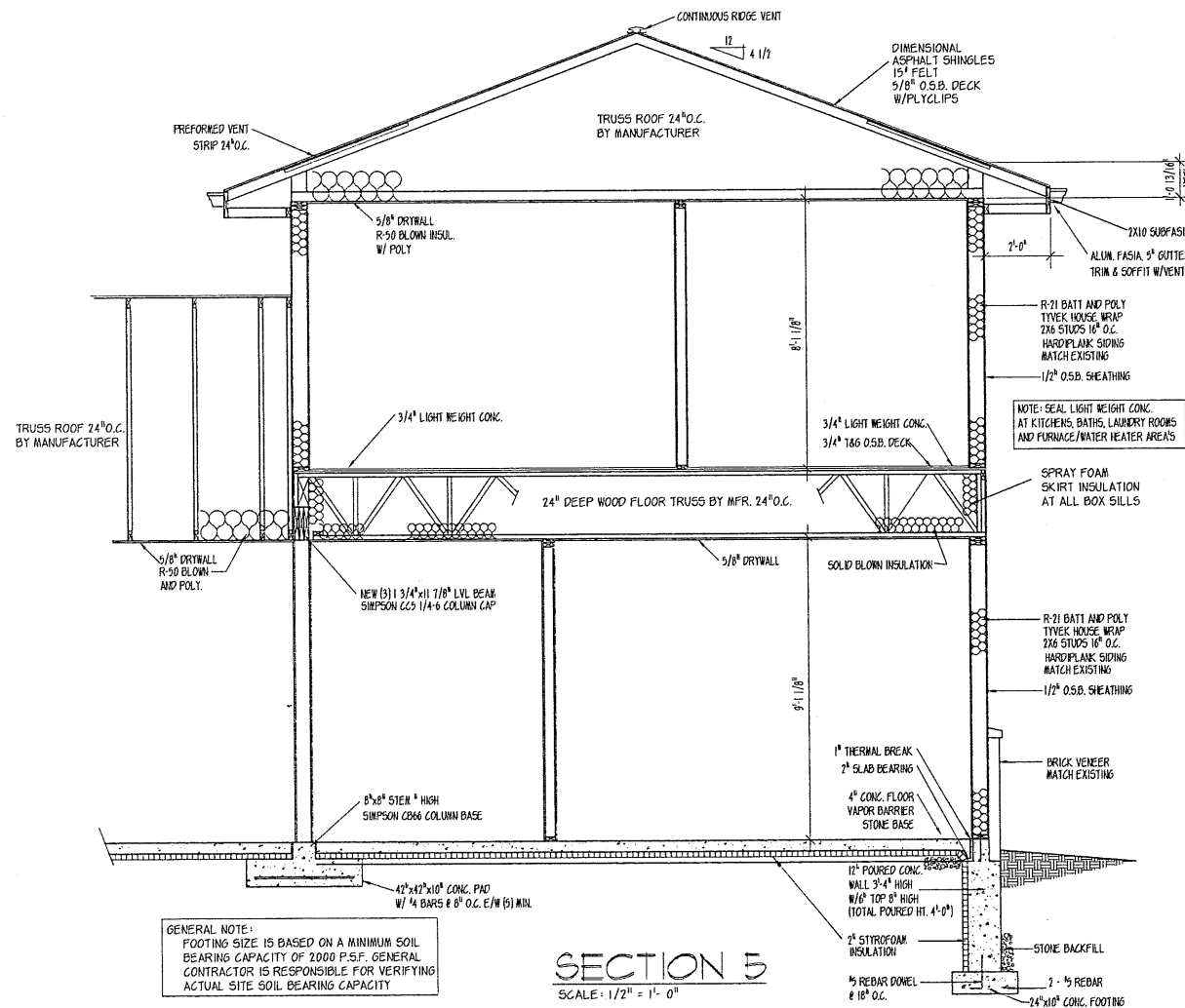
PROJECT ADDITION FOR NORTH SHORE PET CONNECTION LLC 1980 W. FLOREST AVENUE GLENDALE, IL 60139	
NEW HORIZON VENTURES, L.L.C. ARCHITECTS P.O. BOX 299, GRAFTON, IL 62424 http://www.nhventures.com/ 262-377-4790 or 262-375-2397	
JOB NUMBER NSP-3220-390	DATE 03/14/2020
SHEET A-6	REVISIONS CHECKED BY: TJS DRAWN BY: TJS

ALL TRUSS CONSTRUCTION
& FIRE RESISTANCE RATINGS
SEE SHEET A-16

NOTE:
PROVIDE AND INSTALL RAFTER CLIPS
AT ALL RAFTER AND TRUSS ENDS



GENERAL NOTE:
FOOTING SIZE IS BASED ON A MINIMUM SOIL
BEARING CAPACITY OF 2000 P.S.F. GENERAL
CONTRACTOR IS RESPONSIBLE FOR VERIFYING
ACTUAL SITE SOIL BEARING CAPACITY



PROJECT ADDITION FOR NORTH SHORE PET CONNECTION, LLC 1990 W. FLORIST AVENUE GLENDALE, WI 53209	
NEW HORIZON VENTURES, L.L.C. ARCHITECTS/PLANNERS P.O. BOX 282, GRANTON, WI 53024 http://www.nhv-llc.com 262.377.4730 or 262.375.2397	
JOB NUMBER NSP-3720-370	DATE 09/14/2020
REVISIONS	
SHEET A-7	CHECKED BY: TLD
DRAWN BY: TLD	

ACCESSIBILITY ELEMENTS

ACCESSIBLE AND USABLE
BUILDINGS AND FACILITIES
AMERICAN NATIONAL STANDARDS
ICC/ANSI A117.1-1998

303 Changes in Level.

303.2 Vertical. Changes in level 1/4 inch high maximum shall be permitted to be vertical.

303.3 Barred. Changes in level between 1/4 inch high minimum and 1/2 inch high maximum shall be beveled with a slope not steeper than 1:2.

303.4 Ramped. Changes in level greater than 1/2 inch shall be ramped and shall comply with section 405 or 406.

405 Ramps.

405.1 General. Walking surfaces on accessible routes with a running slope steeper than 1:20 are ramps and shall comply with Section 405.

405.2 Slope. Ramp runs shall have a running slope not steeper than 1:12.

405.3 Clear Width. The clear width of a ramp run shall be 36 inches minimum.

405.6 Rise. The rise for any ramp run shall be 30 inches maximum.

405.7 Landings. Ramps shall have landings at bottom and top of each run. Landings shall comply with Sections 405.7.1 through 405.7.5.

405.7.1 Slope. Landings shall have a slope not steeper than 1:48 and shall comply with Section 302.

405.7.2 Width. Clear width of landings shall be at least as wide as the widest ramp run leading to the landing.

405.7.3 Length. The landing length shall be 80 inches minimum clear.

405.7.4 Change in Direction. Ramps that have change in direction at landings shall have a 60 inch minimum by 60 inch minimum landing.

405.8 Handrails. Ramps with a rise greater than 6 inches shall have handrails complying with Section 505. Handrails shall not reduce the required clearances of a ramp run or landing.

502.6 Identification. Where accessible parking spaces are required to be identified by signs, the signs shall include the International Symbol of Accessibility complying with Section 703.7. Such signs shall be 60 inches minimum above the floor or ground surface of the parking space, measured to the bottom of the sign.

504 Stairways.

504.1 General. Accessible stairs shall comply with Section 504.

504.2 Treads and Risers. All steps on a flight of stairs shall have uniform rise heights and uniform tread depth. Risers shall be 4 inches high minimum and 7 inches maximum. Treads shall be 11 inches deep minimum, measured from riser to riser.

504.3 Open Risers. Open risers shall not be permitted.

504.5 Nosings. The radius of curvature at the leading edge of the tread shall be 1/2 inch maximum. Nosings that project beyond risers shall have the underside of the leading edge curved or beveled. Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from vertical. The permitted projection of the nosings shall be 1-1/2 inches maximum beyond the tread below.

505 Handrails.

505.1 General. Handrails required by Section 405 for ramps or Section 504 for stairs shall comply with Section 505.

505.2 Location. Handrail shall be provided on both sides of stairs and ramps.

505.3 Continuity. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs or ramps shall be continuous between flights or runs. Other handrails shall comply with Sections 505.10 and 307.

505.4 Height. Top of gripping surfaces of handrails shall be 34 inches minimum and 38 inches maximum vertically above the stair nosings and ramp surfaces. Handrails shall be at a consistent height above stair nosings and ramp surfaces.

505.5 Clearances. Clear space between handrail and wall shall be 1 1/2 inches minimum.

505.8 Gripping Surface. Gripping surfaces shall be continuous, without interruption by newel posts, other construction elements, or obstructions.

EXCEPTION: Handrail brackets or balusters attached to the bottom surface of the handrail shall not be considered obstructions provided they comply with the following criteria:

- 1) not more than 20 percent of the handrail length is obstructed.
- 2) horizontal projections beyond the sides of the handrail occur 2 1/2 inches minimum below the bottom of the handrail, and
- 3) edges have a 1/8 inch minimum radius.

505.7 Cross Section. Handrails shall have a circular cross section with an outside diameter of 1 1/4 inch minimum and 2 inches maximum, or shall provide equivalent graspability complying with Section 505.7.1.

505.7.1 Non-Circular Cross Section. Handrails with other shapes shall be permitted provided they have a perimeter dimension of 4 inches minimum and 6 1/4 inches maximum, and provided their largest cross section dimension is 2 1/2 inches maximum.

505.9 Surfaces. Handrails, and wall or other surfaces adjacent to them, shall be free of any sharp or abrasive elements. Edges shall have 1/8 inch minimum radius.

505.9 Fittings. Handrails shall not rotate within their fittings.

CONTINUED

505.10 Handrail Extensions. Handrails for stairs and ramps shall have extensions complying with Sections 505.10.1 through 505.10.3.

EXCEPTIONS:

1. Continuous handrails at the inside turn of stairs or ramps.

2. Extensions are not required for handrails in aisles serving seating where the handrails are discontinuous to provide access to seating and to permit crossovers within the aisle.

505.10.1 Top and Bottom Extension at Ramps. Ramp handrails shall extend horizontally 12 inches minimum beyond the top and bottom of ramp runs. Such extension shall return to a wall, guard, or the walking surface, or shall be continuous to the handrail of an adjacent ramp run.

505.10.2 Top Extension at Stairs. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches minimum beginning directly above the first riser nosing. Such extension shall return to a wall, guard, or walking surface, or shall be continuous to the handrail of an adjacent stair flight.

505.10.3 Bottom Extension at Stairs. At the bottom of a stair flight, handrails shall extend 1 the slope of the stair flight for a horizontal distance equal to one tread depth beyond the last riser nosing. Such extension shall continue with a horizontal extension or shall be continuous to the handrail of an adjacent stair flight or shall return to a wall, guard, or the walking surface. If provided at the bottom of a stair flight, a horizontal extension of a handrail shall be 12 inches long minimum and a height equal to that of the sloping portion of the handrail as measured above the stair nosings. Such extensions shall return to a wall, guard, or the walking surface, or shall be continuous to the handrail or an adjacent stair flight.

404 Doors and Doorways.

404.2.5 Thresholds at Doorways. Thresholds if provided, at doorways shall be 1/2 inch high maximum. Raised thresholds and changes in level at doorways shall comply with Sections 302 and 303.

404.2.7 Door Hardware. Handles, pulls, latches, locks, and other operable parts on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching, or twisting of the wrist to operate. Such hardware shall be 48 inches maximum above the floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

EXCEPTION: Locks used only for security purposes and not used for normal operation are permitted in any location.

504 Water Closets.

604.4 Height. The top of water closet seats shall be 17 inches minimum and 19 inches maximum above the floor or ground. Seats shall not return automatically to a lifted position.

604.6 Flush Controls. Flush controls shall be hand operated or automatic. Hand-operated flush controls shall comply with Section 306.

604.7 Dispensers. Toilet paper dispensers shall comply with Section 309.4 and shall be 7 inches minimum and 9 inches maximum in front of the water closet. The outlet of the dispenser shall be 15 inches minimum and 48 inches maximum above the floor or ground. There shall be a clearance of 1 1/2 inches minimum below 12 inches minimum above the grab bar. Dispensers shall not be of a type that control delivery, or that do not allow continuous paper flow.

604.8 Exposed Pipes and Surfaces. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

608 Shower Compartments. See Detail - THIS SHEET

608.7 Thresholds. Shower compartment thresholds shall be 1/2 inch high maximum and shall comply with Section 303.

609 Grab Bars. See Details This Sheet for position.

609.1 General. Grab bars in accessible toilet or bath facilities shall comply with Section 605.

609.2 Size. Grab bars shall have a circular cross section with a diameter of 1 1/4 inch minimum to 1 1/2 inches maximum, or shall provide equivalent graspability complying with Section.

609.2.1 Non-Circular Cross Section. Grab bars with other shapes shall be permitted provided they have a perimeter dimension of 4 inches minimum and 4.8 inches maximum and with edges having a 1/8 inch minimum radius.

609.3 Spacing. The space between the wall and the grab bar shall be 1 1/2 inches. The space between the grab bar and objects below and at the end shall be 1 1/2 inches minimum. The space between the grab bar and protruding objects above shall be 15 inches minimum.

EXCEPTION: The space between the grab bars and shower controls, shower fittings, and other grab bars above shall be 1 1/2 inches minimum.

609.8 Structural strength. Allowable stresses in bending, shear, and tension shall not be exceeded for materials used where a vertical or horizontal force of 250 lb is applied at any point on the grab bar, fastener mounting device, or supporting structure.

CONTINUED

703.5 Braille. Tactile characters shall be accompanied by Grade II Braille complying with Sections 703.5.1 through 703.5.4 and Table 703.5. Braille dots shall have a domed or rounded shape.

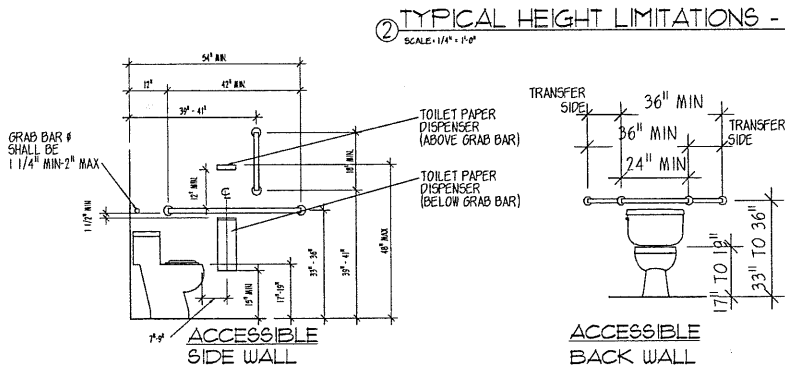
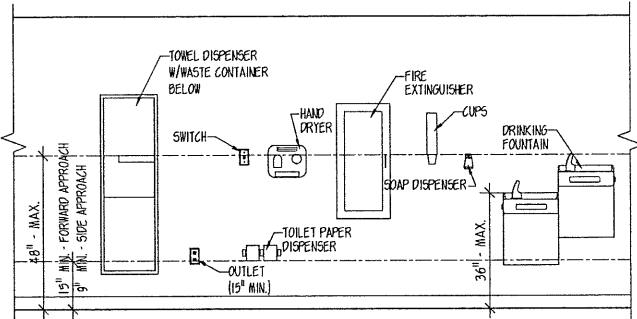
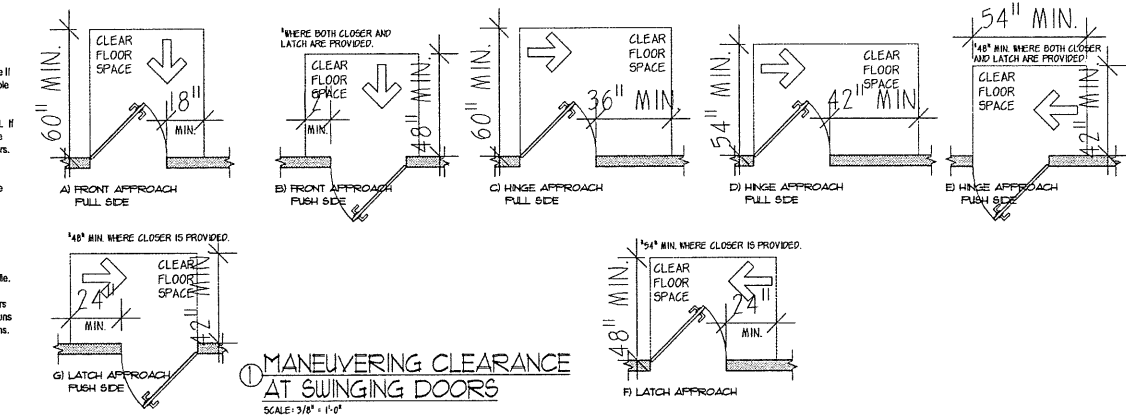
703.5.1 Location. Braille shall be below the corresponding text. If text is multilined, Braille shall be placed below entire text. Braille shall be separated 3/8" minimum from any other tactile characters.

703.5.2 Raised Elements and Borders. Raised borders and elements that are not required shall be 3/8" minimum from tactile characters.

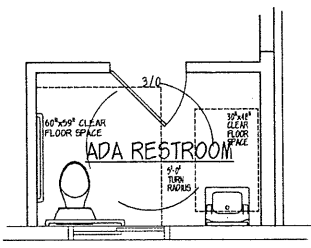
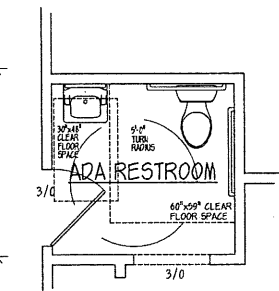
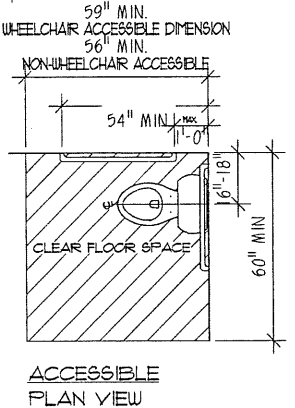
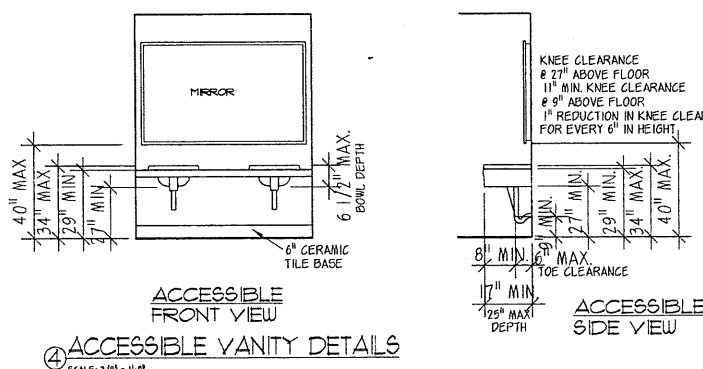
703.5.3 Height. Braille shall be 40 inches minimum, and 80 inches maximum, above the floor or ground, measured from the baseline of the Braille cells.

703.5.4 Braille Standard. Braille shall comply with literary Braille.

EXCEPTION: The indication of an uppercase letter or letters shall only be used before the first word of sentences, proper nouns and names, individual letters of the alphabet, initials, or acronyms.



4 ACCESSIBLE VANITY DETAILS



PROJECT
ADDITION FOR
NORTH SHORE
FET CONNECTION, LLC
1950 W. FLORIST AVENUE
GLENDALE, IL 63029

NEW HORIZON
VENTURES, L.L.C.
ARCHITECTS/PLANNERS
P.O. BOX 292, GRAFTON, WI 53024
http://www.nhv-arch.com/
262-377-4730 or 262-375-2397

JOB NUMBER
NSP-3120-230

DATE
03/14/2020

REVISIONS

SHEET
A-8

CHECKED BY:
DRAWN BY:
L.S.

NEW HORIZON VENTURES, L.L.C.
© 2009

ADDITION FOR:
NORTH SHORE PET CONNECTION, LLC

OWNER:
DIANE BERNHAGEN VMT
phone: 414-352-8464
email: nspcpets@gmail.com

PROJECT LOCATION:
1980 W. FLORIST AVENUE
GLENDALE, WI 53209

BUILDING OWNER:
DIANE BERNHAGEN VMT
1980 W. FLORIST AVENUE
GLENDALE, WI 53209

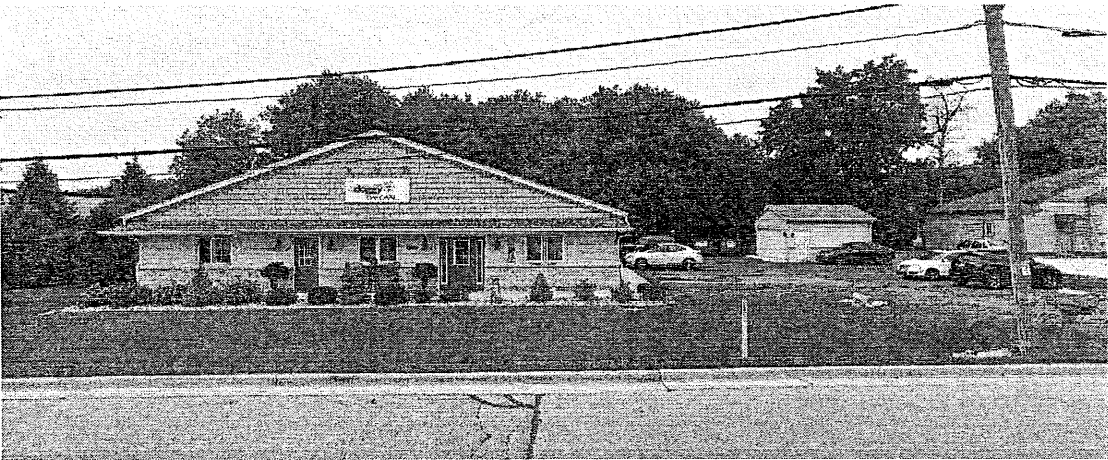
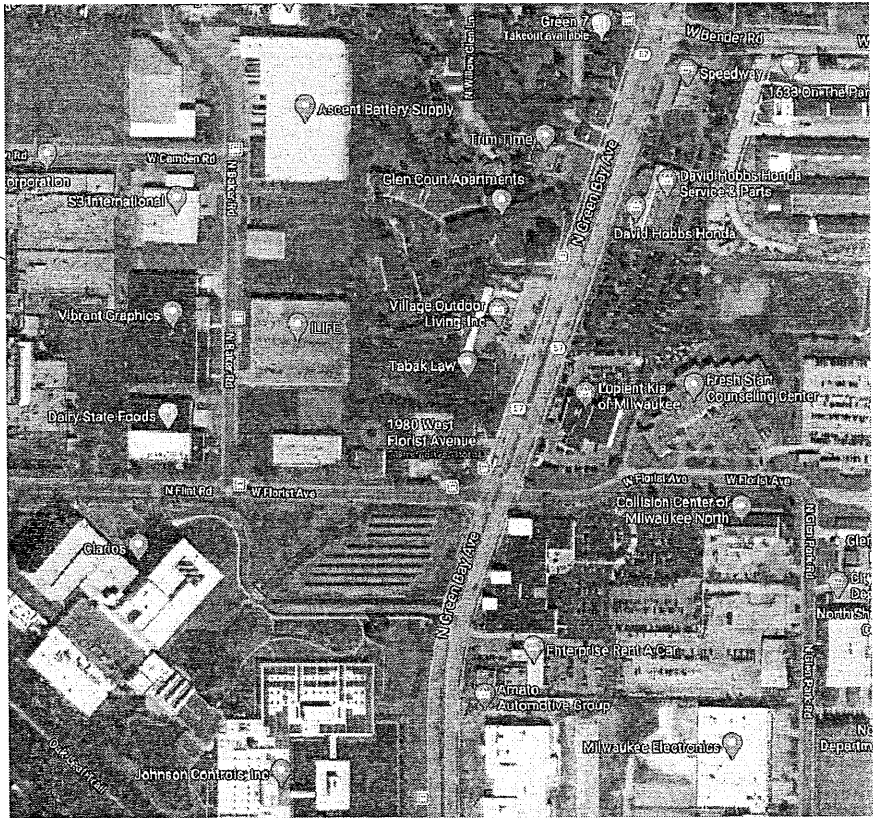
SHEET INDEX

- COVER
C-1 PROJECT COVER SHEET
- ARCHITECTURAL
A-1 FIRST FLOOR PLAN, SECOND FLOOR PLAN
A-2 FIRST FLOOR DETAIL PLAN A
A-3 FIRST FLOOR DETAIL PLAN B
A-4 SECOND FLOOR DETAIL PLAN
A-5 ELEVATIONS
A-6 SECTIONS
A-7 SECTIONS
A-8 ACCESSIBILITY DETAILS
A-9 SITE LIGHTING PLAN
- S-1 FOUNDATION PLANS
S-2 ROOF FRAMING PLANS/FLOOR FRAMING PLAN

CODE ANALYSIS

OCCUPANCY (IBC 304.1):	USE GROUP: B	ACCESSIBILITY (IBC CHAPTER 11):	CODES USED IN REVIEW:															
- LOT AREA = 34,182 SQ. FT. - BUILDING AREA = 8,286 SQ. FT. - PAVEMENT AREA = 10,802 SQ. FT. - LANDSCAPE AREA = 15,114 SQ. FT.		- SITE ACCESS PROVIDED - TOILET ROOMS & INTERIOR CIRCULATION PROVIDED. TOILET FACILITIES: - OCCUPANT LOAD PER ACCESSIBLE LEVEL IS 14 THEREFORE, SEPARATE MEN / WOMEN'S IS NOT REQUIRED (ICC 2902.2). OCCUPANT LOAD: OCCUPANT LOADS BASED ON 2015 IBC TABLE 1004.1.2 - BUSINESS -94 OCCUPANTS 1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50	2015 International Building Code with Wisconsin Amendments SP5 362 Accessibility Code: 2015 International Building Code with Wisconsin Amendments SP5 362 2003 ICC/ANSI A117.1 Accessible and Usable Buildings and Facilities Mechanical Code: 2015 International Mechanical Code with Wisconsin Amendments SP5 364 2015 International Fuel Gas Code with Wisconsin Amendments SP5 365 Plumbing Code: 2014 Wisconsin Plumbing Code SP5 381-387 Electrical Code: 2011 NFPA 70 National Electrical Code with Wisconsin Amendments SP5 316 Energy Code: 2015 IECC International Energy Conservation Code with Wisconsin Amendments SP5 363 Fire Code: 2006 International Fire Code adopted per Milwaukee Code of Ordinances (MCO 214-3) Fire Rated Assemblies: ASTM E119 Zoning Code: Village of GLENDALE Code of Ordinances.															
- TOTAL BUILDING AREA = 8,286 SQ. FT. BUILDING AREA (ALLOWABLE) IBC TABLE 506.2 9,000 S.F. BUILDING AREA = 8,286 S.F. < 9,000 S.F. O.K. NO FRONTAGE INCREASE NECESSARY		PLUMBING FIXTURES <table><tr><th>OCCUPANCY</th><th colspan="2">WATER CLOSETS</th><th colspan="2">LAVATORIES</th></tr><tr><th>TYPE</th><th>FACTORS</th><th># FIXTURES</th><th>FACTORS</th><th># FIXTURES</th></tr><tr><td>BUSINESS</td><td>1/1</td><td>3 REQ'D. 4 PROV.</td><td>1/1</td><td>3 REQ'D. 4 PROV.</td></tr></table>	OCCUPANCY	WATER CLOSETS		LAVATORIES		TYPE	FACTORS	# FIXTURES	FACTORS	# FIXTURES	BUSINESS	1/1	3 REQ'D. 4 PROV.	1/1	3 REQ'D. 4 PROV.	
OCCUPANCY	WATER CLOSETS		LAVATORIES															
TYPE	FACTORS	# FIXTURES	FACTORS	# FIXTURES														
BUSINESS	1/1	3 REQ'D. 4 PROV.	1/1	3 REQ'D. 4 PROV.														
- EXISTING 1ST FLOOR AREA = 3,840 SQ. FT. - ADDITION 1ST FLOOR AREA = 4,386 SQ. FT. - ADDITION 2ND FLOOR AREA = 1,141 SQ. FT. TOTAL = 9,367 SQ. FT. OCCUPANT LOAD: 9,367 SQ. FT. /100 SQ.FT. GROSS= 94 OCCUPANTS																		
TYPE OF CONSTRUCTION (IBC 602.2):	TYPE VB																	
BUILDING IS NOT SPRINKLERED.																		

PROJECT LOCATION

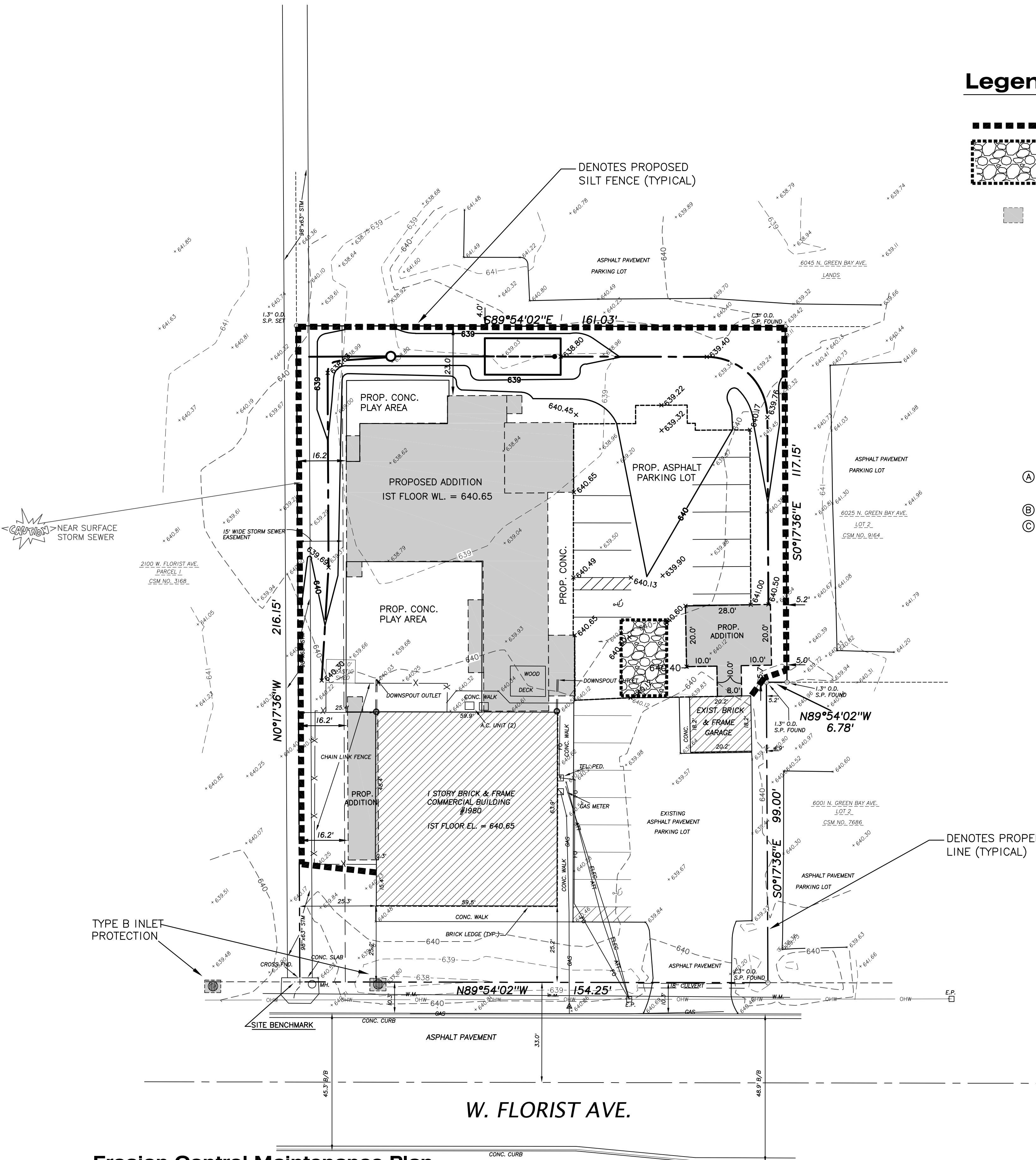


STREET VIEW
SCALE: N.T.S.

JOB NUMBER:
NSP-370-370
DATE:
09/14/2020

NEW HORIZON
VENTURES, L.L.C.
ARCHITECTS/PLANNERS
P.O. BOX 292 GRAFTON, WI 53024
Phone: 262-377-4156 or 262-375-2897

On desk 9/17/2020



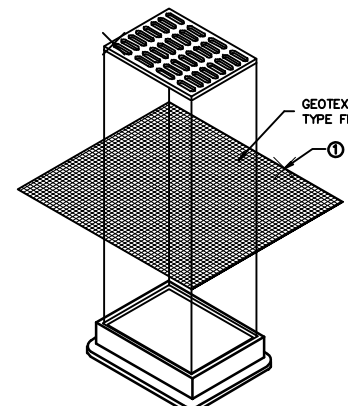
Legend

- Denotes Proposed Silt Fence
- Denotes Tracking Pad
- Denotes Type B Inlet Protection

GENERAL NOTES – SILT FENCE

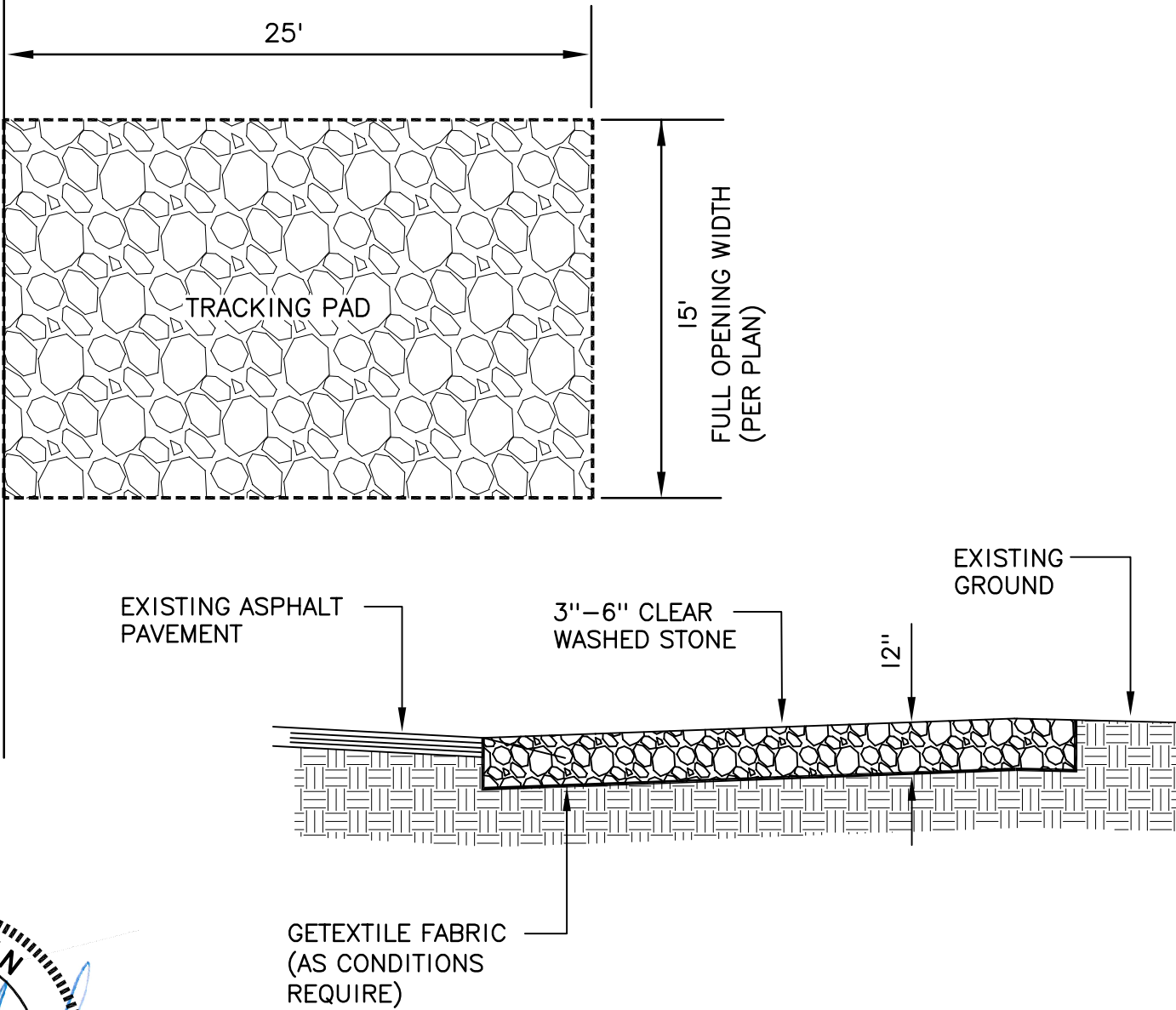
- TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
- WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY
- CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS. A) OVERLAP THE END POSTS AND TWIST, OR ROTATE AT LEAST 180 DEGREES. B) HOOK THE END OF EACH SILT FENCE LENGTH.

INLET PROTECTION DETAIL



INLET PROTECTION, TYPE B (WITHOUT CURB BOX)
GENERAL NOTES
MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE SILENT. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED.
FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10' AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

TRACKING PAD DETAIL

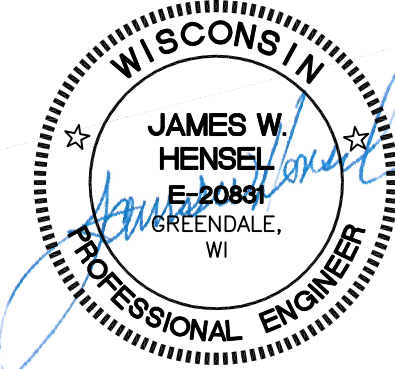


Erosion Control Maintenance Plan

- Install and maintain temporary B.M.P.'s during the duration of the project. Remove silt fencing only after vegetation is established onsite and after final City approval of all onsite restoration. Final stabilization is defined as an established uniform perennial vegetative cover with an overall site density of at least 70%.
- All temporary and permanent B.M.P.'s shall be inspected for conformance and proper operation after all rainfall events of 0.5 inches or greater within a 24 hour period. The owners representative shall repair and/or replace said B.M.P.'s as soon as possible where necessary.
- All BMP's shall be inspected and maintained in accordance with current DNR Technical Standards.
- Any sediment tracked onto a public road should be removed by mechanical means, not flushing, at the end of each work day.

EROSION CONTROL NOTES

- A CITY OF GLENDALE PERMIT IS REQUIRED (PROVIDED BY OWNER). A COPY OF THE EROSION CONTROL PLAN AND PERMITS MUST BE KEPT ONSITE AND AVAILABLE FOR INSPECTION.
- THE FOLLOWING REFERENCES SHALL APPLY FOR ALL WORK ON THIS PROJECT:
 - CURRENT CITY OF GLENDALE CODES AND ORDINANCES.
 - B. STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION – 2019 EDITION (STATE DOT SPECIFICATIONS)
 - WISCONSIN DEPARTMENT OF NATURAL RESOURCES CURRENT TECHNICAL STANDARDS.
 - METROPOLITAN MILWAUKEE SEWERAGE DISTRICT, CHAPTER 13 – STORMWATER RULES & REGULATIONS FOR GREEN INFRASTRUCTURE (MARCH 25, 2019 ISSUE)
- ALL EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE AND REMAIN IN PLACE FOR THE DURATION OF PROJECT. (SEE SHEET C1.1 FOR DETAILS).
- CONSTRUCT 15' X 25' LONG TRACKING PAD WITH 12" THICKNESS OF 3'-6" CLEAR OR WASHED STONE AT THE ENTRANCE TO THE SITE. TRACKING PAD MUST BE MAINTAINED UNTIL ALL CONSTRUCTION IS COMPLETE.
- LOCATION OF TEMPORARY STORAGE OF TOPSOIL PER ENGINEER, NOTE – STOCKPILES SHALL BE IMMEDIATELY SURROUNDED BY SILT FENCE ON ALL DOWNSIDE SLOPES.
- ALL EXISTING/PROPOSED UNPAVED AREAS THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED/STABILIZED IN ACCORDANCE WITH SECTIONS 625. THROUGH 630. INCLUSIVE OF THE STATE D.O.T. SPECIFICATIONS AND/OR CURRENT WDNR TECHNICAL STANDARD 1059, "SEEDING FOR CONSTRUCTION SITE EROSION CONTROL"
- TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED WHEN ALL LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED AND THE SITE HAS REACHED FINAL STABILIZATION.



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



Know what's below.
Call before you dig.

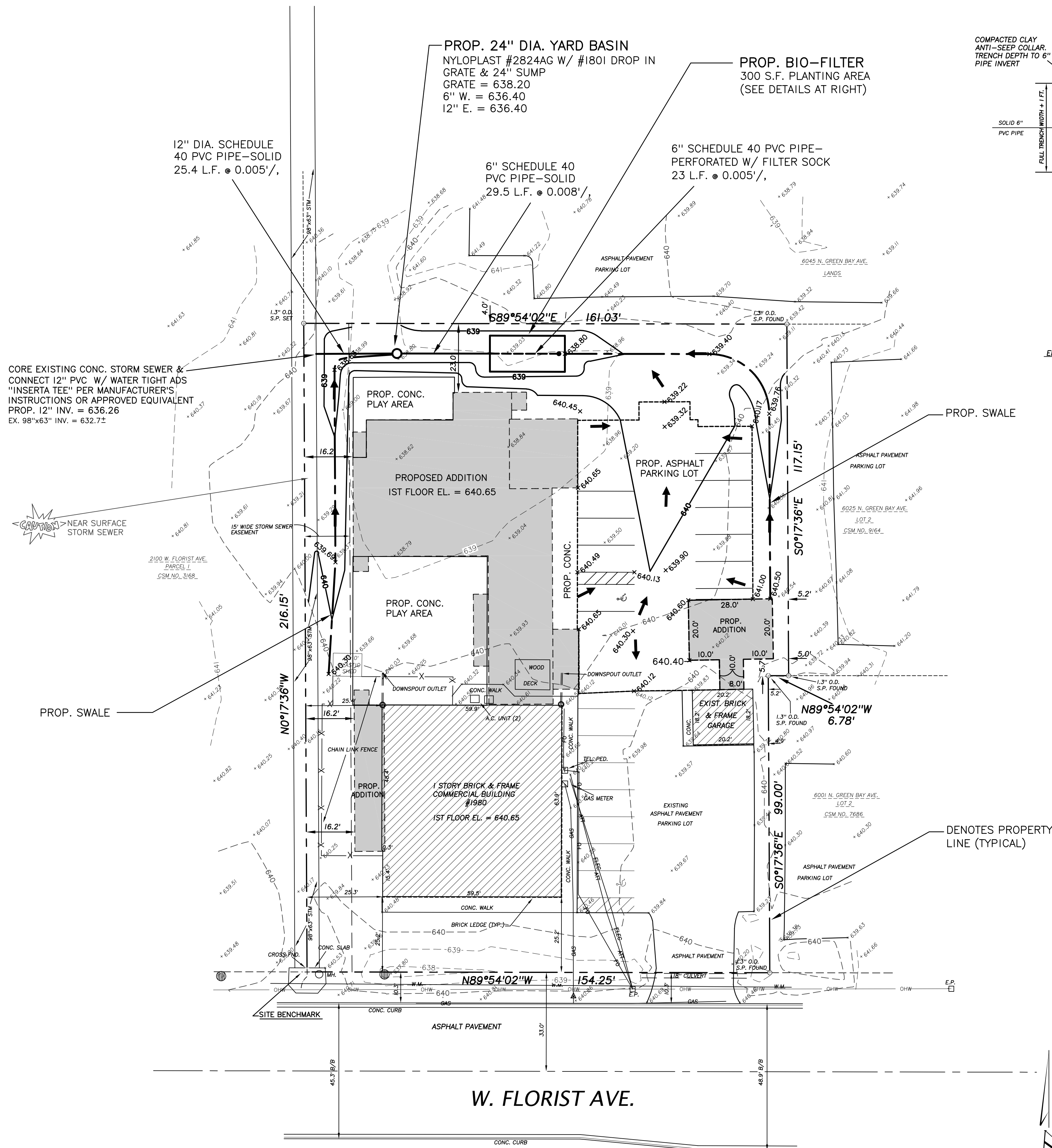


Call 811 or Toll Free (800) 242-8511
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

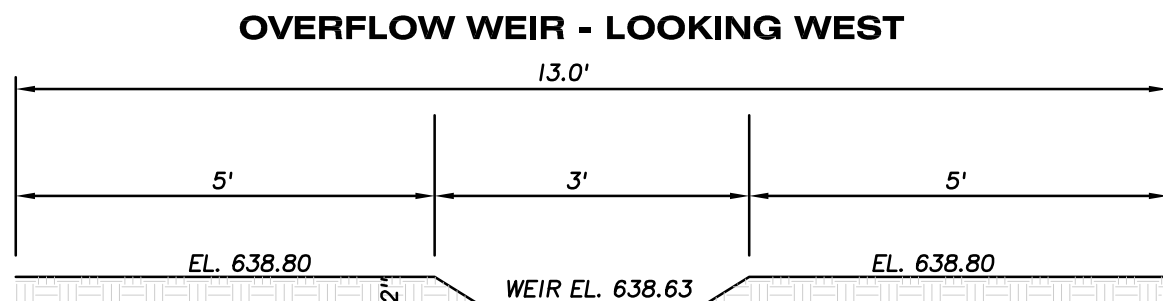
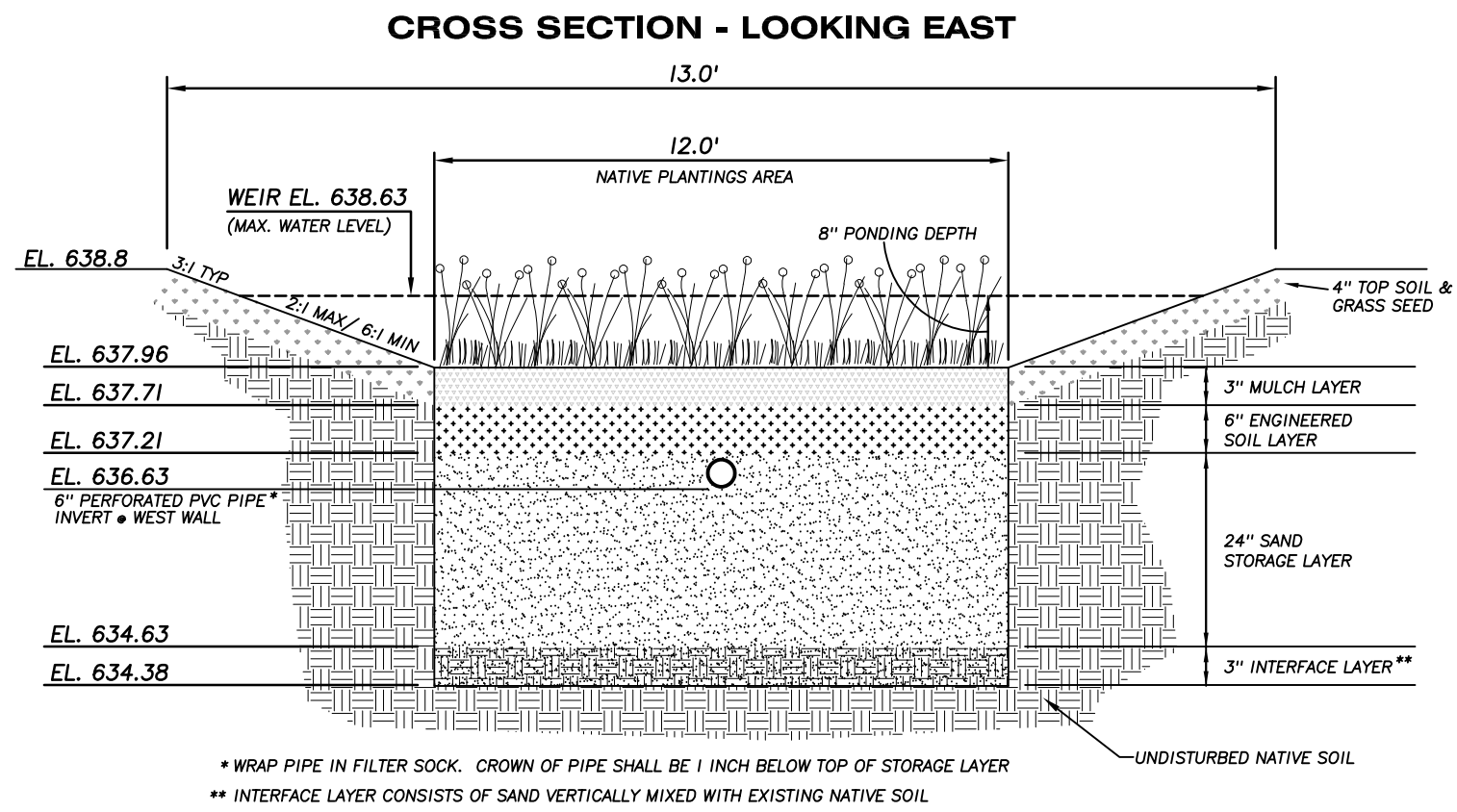
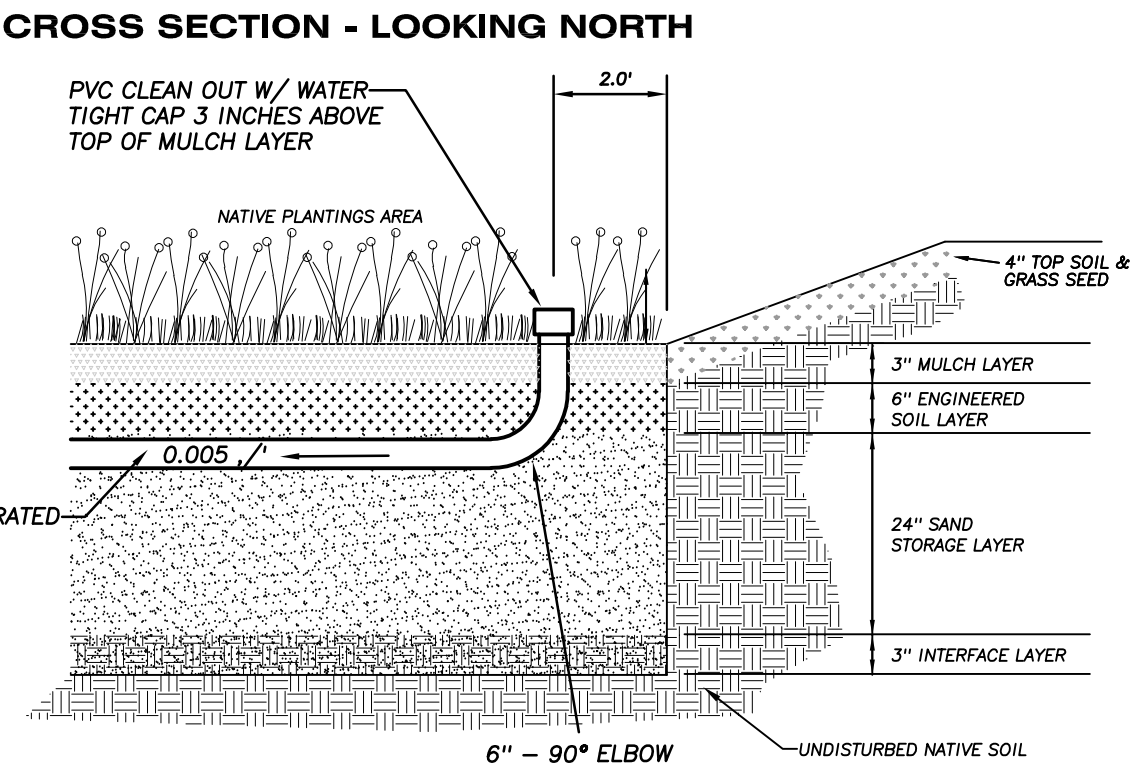
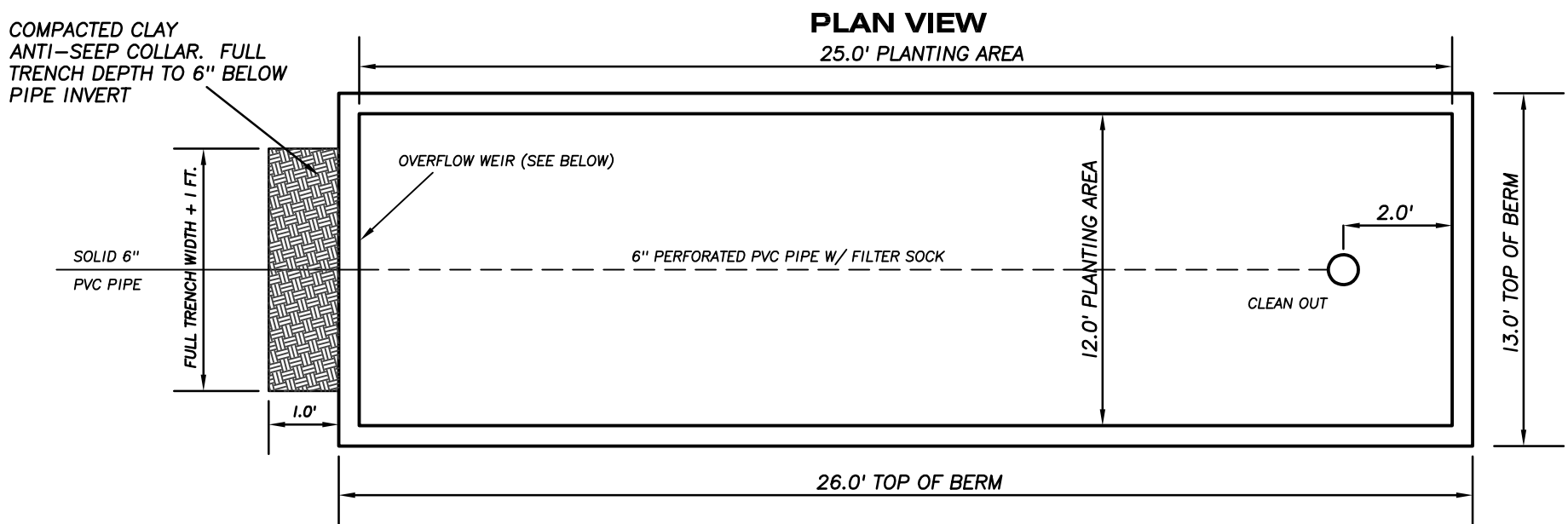
CERTAIN UNDERGROUND STRUCTURES HAVE BEEN LOCATED ON THE DRAWING. THESE LOCATIONS SHALL NOT BE TAKEN AS CONCLUSIVE. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND STRUCTURES, WHETHER SHOWN ON THE DRAWING OR NOT.

REVISIONS				
MK	DATE	BY	REVISION	CHK'D
Δ	-	-	-	-

CITY OF GLENDALE				
MILWAUKEE COUNTY			WISCONSIN	
NORTH SHORE DOGGY DAY CARE 1980 W. FLORIST AVE.				
EROSION CONTROL PLAN				
DESIGNED: J.W.H.	DRAWN: J.M.B.	CHECKED: J.G.S.	SHEET C1.1	
DATE: 9/17/2020	SCALE: H: 1"=20' V:			
APPROVED:	PROJECT #: 4762-20			
			2	



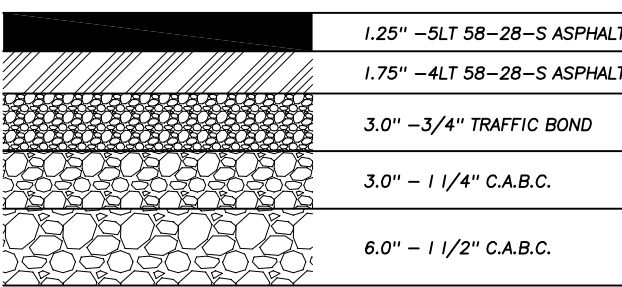
BIO-FILTER DETAILS
(NOT TO SCALE)



Legend

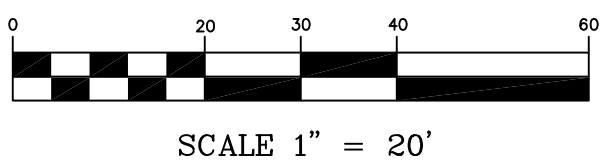
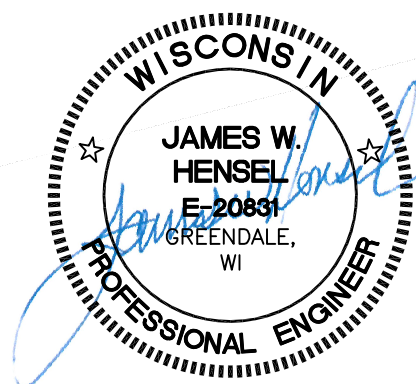
- 699 --- DENOTES EXISTING MINOR CONTOUR
- 700 --- DENOTES EXISTING MAJOR CONTOUR
- 700 --- DENOTES PROPOSED CONTOUR
- 700 --- DENOTES EXISTING SPOT ELEVATION
- 700 --- DENOTES PROPOSED SPOT ELEVATION

PAVEMENT SECTION
3 INCH ASPHALT PARKING LOT



GENERAL NOTES

- A CITY OF GLENDALE PERMIT IS REQUIRED (PROVIDED BY OWNER)
- THE FOLLOWING REFERENCES SHALL APPLY FOR ALL WORK ON THIS PROJECT:
 - CURRENT CITY OF GLENDALE CODES AND ORDINANCES.
 - B. STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION - 2019 EDITION (STATE DOT SPECIFICATIONS)
 - WISCONSIN DEPARTMENT OF NATURAL RESOURCES CURRENT TECHNICAL STANDARDS.
 - METROPOLITAN MILWAUKEE SEWERAGE DISTRICT, CHAPTER 13 - STORMWATER RULES & REGULATIONS FOR GREEN INFRASTRUCTURE (MARCH 25, 2019 ISSUE)
- ALL EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE AND REMAIN IN PLACE FOR THE DURATION OF PROJECT. (SEE SHEET C1.1 FOR DETAILS).
- PROPOSED GREEN INFRASTRUCTURE INSTALLATION SHALL BE CONSTRUCTED PER M.M.S.D. TECHNICAL GUIDELINES.
- ANY ERRORS, OMISSIONS, OR DISCREPANCIES DISCOVERED BEFORE, OR DURING THE COURSE OF CONSTRUCTION, SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN A TIMELY MANNER SO THAT THEY MAY BE CLARIFIED AND/OR ADDRESSED ACCORDINGLY. (AND APPROVED IF NECESSARY)
- TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED WHEN ALL LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED AND THE SITE HAS REACHED FINAL STABILIZATION.
- ALL ELEVATIONS SHOWN ON PLANS ARE REFERENCED TO N.G.V.D. 29 DATUM.
- SITE BENCHMARK IS CHISELED CROSS IN TOP OF CONCRETE STORM SEWER JUNCTION CHAMBER AT SOUTHWEST CORNER OF PROPERTY AS SHOWN ON SURVEY, ELEVATION = 640.88



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Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

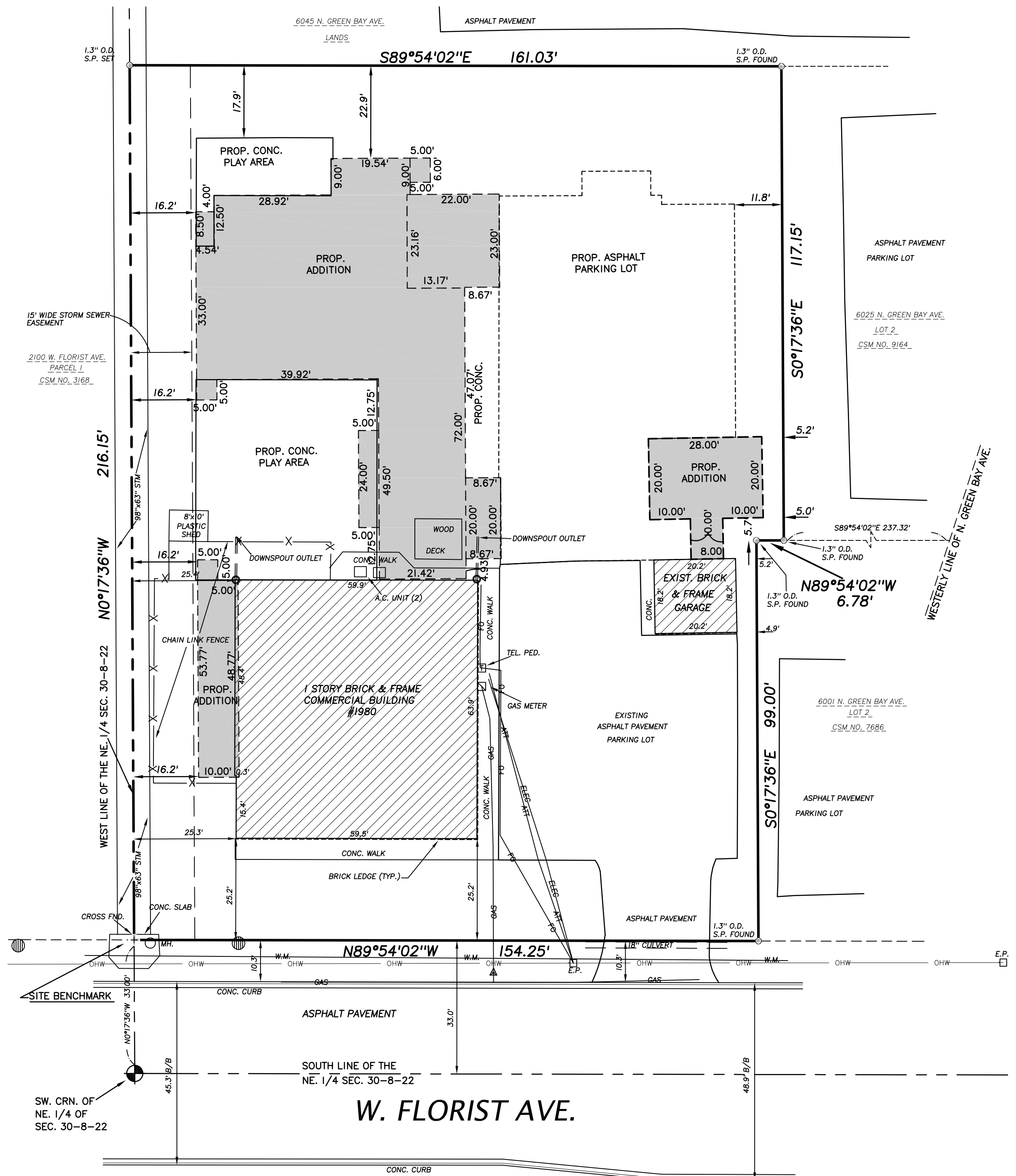
CERTAIN UNDERGROUND STRUCTURES HAVE BEEN LOCATED ON THE DRAWING. THESE LOCATIONS SHALL NOT BE TAKEN AS CONCLUSIVE. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND STRUCTURES, WHETHER SHOWN ON THE DRAWING OR NOT,



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www.NorthShoreEngineering.net

REVISIONS				
MK	DATE	BY	REVISION	CHK'D
1				
2				
3				
4				
5				

CITY OF GLENDALE			
MILWAUKEE COUNTY		WISCONSIN	
NORTH SHORE DOGGY DAY CARE 1980 W. FLORIST AVE.			
SITE GRADING & GREEN INFRASTRUCTURE PLAN			
DESIGNED: J.W.H.	DRAWN: J.M.B.	CHECKED: J.G.S.	SHEET C1.2 2
DATE: 9/17/2020	SCALE: H: 1"=20' V:		
APPROVED:	PROJECT #: 4762-20		



LEGAL DESCRIPTION :

Lot 1 of Certified Survey Map No. 9164, recorded on September 27, 2019 as Document No. 10911172, being a Redivision of Lot 1 of Certified Survey Map No. 7686 and Lands, being in the Southwest 1/4 of the Northeast 1/4 of Section 30, Town 8 North, Range 22 East, in the City of Glendale, County of Milwaukee, State of Wisconsin.

Said Parcel containing 34,135 sq. ft/0.784acres of land, more or less.

SURVEY CERTIFICATE

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, roadways, and visible encroachments, if any.

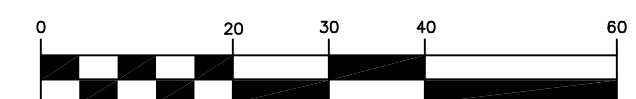
This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one (1) year from date hereof.

6-24-2020
Date

James G. Schneider
Surveyor - S-2127

NOTES :

- ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (WEST LINE OF THE NE. 1/4 OF SECTION 30-8-22, WHICH BEARS N0°17'36"W PER CSM 9164.)
- SITE BENCHMARK IS CHISELED CROSS IN TOP OF CONCRETE STORM SEWER JUNCTION CHAMBER AT THE SOUTHWEST CORNER OF PROPERTY AS SHOWN ON SURVEY, ELEVATION = 640.88



SCALE 1" = 20'

"PROPERTY SURVEY"

for
North Shore Doggy Day Care

1980 W. Florist Ave.
Glendale, WI

1	9/17/20	ADD PROP. BUILDING & ADDITIONS	JMB	JGS
MARK	DATE	REVISION	BY	APVD
NSE 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				

DATE:	JUNE 24, 2020	DRAWN BY:	J.M.B.
FIELD CREW:	E.A.J.	Plat No.	LS-4762-20



NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors

Green Infrastructure Plan

North Shore Doggy Day Care – Main building addition, shed addition & Parking lot addition

1980 W. Florist Ave.
Glendale, WI 53209

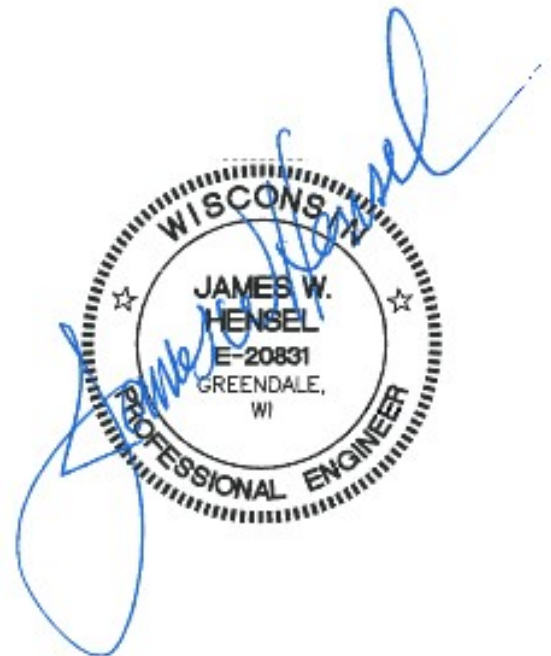
September 17, 2020

Prepared for:

Randy Platz
Platz Custom Homes
7610 Evergreen Rd.
Mequon, Wisconsin 53097

Prepared by:

James W. Hensel, P.E.
North Shore Engineering, Inc.
11433 N. Port Washington Rd.
Mequon, Wisconsin 53097



INTRODUCTION

North Shore Engineering, Inc. has completed the Green Infrastructure (G.I.) design for the proposed North Shore Doggy Day Care project at 1980 W. Florist Ave. in the City of Glendale.

The proposed project is located on the north side of W. Florist Ave. west of N. Green Bay Ave. It is part of the NE¼ of Section 30, T8N, R22E, in the City of Glendale, Milwaukee Co.

The project area presently drains to a low area on the vacant northerly portion of the property.

RUNOFF VOLUME CALCULATIONS:

Per MMSD, Chapter 13, whenever development or redevelopment will increase net impervious by greater than 5,000 sq. ft., but less than one half acre, green infrastructure is required. The detention volume shall be equal to the volume generated by one half inch of rainfall on the net new impervious surface.

The new impervious areas for this project are as follows:

- Proposed building & garage additions ----- 5,936 s.f.
- Proposed parking lot addition ----- 4,788 s.f.
- Proposed new dog play areas ----- 2,685 s.f.

Total new impervious surface added as part of this project ----- 13,409 s.f.

Based on one half inch rainfall per net square foot impervious surface (13,409 S.F x 0.0417 FT. x 7.48 GAL/C.F.), **4,182** gallons are required to be detained by some form of green infrastructure treatment.

PROPOSED GREEN INFRASTRUCTURE IMPLEMENTATION

The proposed additions for this project extend northerly from the existing infrastructure. Currently, the drainage for the northerly portion of this property and parts of the adjoining properties flow to a low area on the northerly side of the property with no real exit point for the flow.

The Green Infrastructure implementation will be situated in this area to collect the new parking and as much of the building additions as possible.

Centered on the west property line in a storm sewer easement there is a 98-inch x 63-inch storm sewer which is designed to serve the area. This storm sewer will collect the storm water exiting the proposed Green Infrastructure. There is no other possible outlet for the stormwater from the Green Infrastructure or the property to drain.

A bio-filter was selected to be implemented for the Green Infrastructure on this project. The cross-sectional depth of a standard bio-filter to include all required layers is 4.58 feet. This is the depth to the flow line of the 6-inch pipe draining the bio-filter. The large storm sewer which the bio-filter will drain to is only 6-inches below existing ground surface. Therefore, with a 1% slope on the pipe from the bio-filter to the storm sewer the bio-filter outlet pipe will enter the storm sewer just over a foot above the flowline. This would be an unacceptable condition when there is flow in the storm sewer.

Therefore, due to site constraints, in this case, the elevation at which the bio-filter outlet pipe enters the storm sewer was raised to an acceptable elevation. This was accomplished by in reducing the engineered soil media layer in the bio-filter to 6-inches. This raised the outlet pipe sufficiently where it enters the storm sewer.

A bio-filter with a planting layer of 25 ft. x 12 ft. will be constructed as part of this project. This will detain **4,710 gallons** which exceeds the amount of **4,182 gallons** required for treatment of the new impervious areas set forth in MMSD Chapter 13.

The engineered soil media layer in the bio-filter is less than the desired depth, but this is due to site constraints and good design practices in regards to the elevation at which the bio-filter outlet pipe enters the storm sewer serving it.

OPERATION AND MAINTENANCE PLAN

The maintenance activities listed below are aimed to ensure the stormwater practices continue serving their intended functions into perpetuity. The list of activities is not all-inclusive, but rather indicates the minimum type of maintenance that can be expected for this particular site.

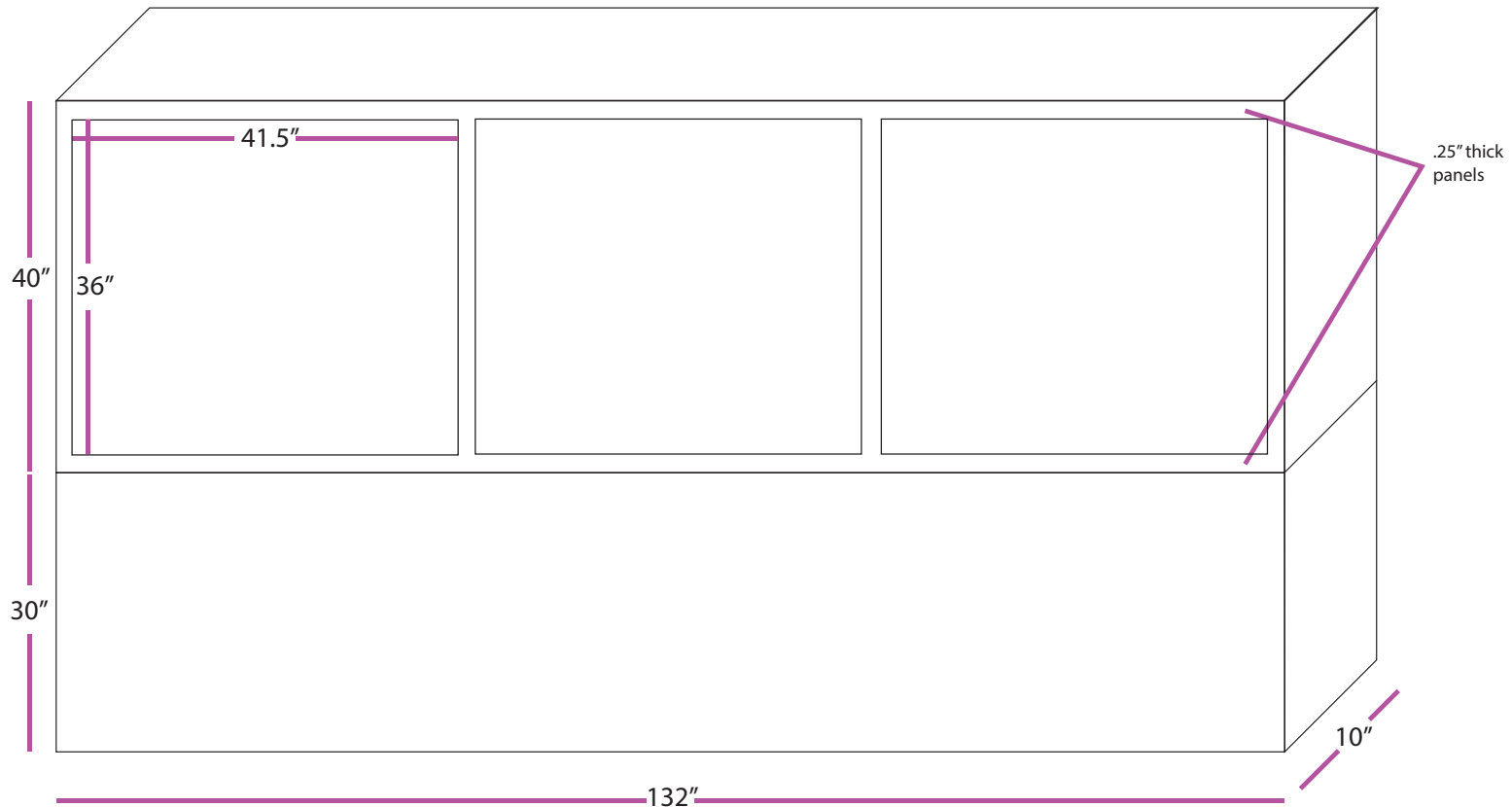
(1) Inspection. A plan to inspect the biofilter a minimum of three times per growing season to remove nuisance or invasive plants and identify problems with excess moisture, soil erosion, berm settling or failure of any other component.

(2) Plants and weeds. Cut and remove nuisance or invasive species, remove excessive dead plant material annually, and replace desired species that may have died in significant numbers.

(3) Erosion control and berm settling. Stabilize eroding soil and repair damage or settling that may occur on the berm if it affects the ponding area or discharge flow path.

Typical Maintenance Activities for Biofilter/Bioretention area	FREQUENCY
Inspect biofilter to remove nuisance or invasive plants and identify problems with excess moisture, soil erosion, berm settling or failure of any other component	At least three times per growing season
Water plants	As necessary during first growing season, and during drought conditions thereafter
Re-plant void areas	Once per year, preferably in spring
Remove trash and debris	At least three times per year
Repair eroded areas and any berm damage or settling	As needed per inspections
Add additional mulch	As needed per inspections
Remove excessive dead plant material	Annually (spring recommended)

4650 N. Port Washington Road



Prepared for: Kelly Johnson



Drawing:
Cabinet Dimensions

Material: Aluminum Cabinet w/ Lexan Panels
Ink: N/A
Laminate: N/A

Size: 30" Base
40" Cabinet
Panels are 36" tall x 41.5" wide
Overall Constructed Height 70"x132"
NON-LIT
Double-Faced

Quantity: 1

Prepared by: Stephanie Pike



4650 N. Port Washington Road



**KOHNER
MANN &
KAILAS, S.C.**
ATTORNEYS AT LAW



Prepared for: Kelly Johnson



Material: Aluminum Cabinet w/ Lexan Panels
Ink: N/A
Laminate: N/A

Size: 30" Base
40" Cabinet
Panels are 36" tall x 41.5" wide
Overally Constructed Height 70"x132"
NON-LIT
Double- Faced

Quantity: 1

Prepared by: Stephanie Pike



4650 N. Port Washington Road



Prepared for: Kelly Johnson

CARDINAL
CAPITAL MANAGEMENT, INC.

Drawing:
Port Road_South Face

Material: Aluminum Cabinet w/ Lexan Panels
Ink: N/A
Laminate: N/A

Size: 30" Base
40" Cabinet
Panels are 36" tall x 41.5" wide
Overall Constructed Height 70"x132"
NON-LIT
Double-Faced

Quantity: 1

Prepared by: Stephanie Pike

FASTSIGNS

Stephanie Pike
5318 N. Port Washington Road
Milwaukee, WI 53217
414.963.4980 (p)
414.379.2999 (c)
414.963.4983 (f)
sp8@fastsigns.com
www.fastsigns.com/88



**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 100 square feet (minimum) of landscaping surrounding the sign. Incomplete applications will be returned to the applicant.

Tenant: Name: _____ E-Mail: _____

Business Name: Mercedes Benz

(Sign) Address: 1400 W. Silver Spring Dr. #105

City/State/Zip: Milwaukee, WI 53209 Phone: 414-312-4257

Property Owner: Name: CAR UMA WI SS, LLC E-Mail: fkrol@capitalautomotive.com

Business Name: _____

Address: 8484 Westpark Drive, Suite 200

City/State/Zip: McLean, VA 22102 Phone: _____

Sign Agent: Name: Eric Rohs E-Mail: ericr@signeffectz.com

Business Name: Sign Effectz, Inc.

Address: 1827 W. Glendale Avenue

City/State/Zip: Milwaukee, WI 53209 Phone: 262-220-9220

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

Sign Information: Zoning: 2-Commercial Sign Dimensions: 11'-10 1/2" (height) 4'-2 7/8" (width)
Illumination: LED Setback from Front Property Line: 10'
Overall Sign Height: 13'-1 1/2" Types of Materials: Aluminum, Plastic
Estimated Sign Value: \$12,000.00 Additional Comments: We are removing sign E-1 and installing new R-2. See site plan.
Dates of Display (Temp. & Sale/Lease/Rent Signs): _____

Sign Permit Fee (check one):

- | | | |
|--|--|----------|
| ☒ Permanent Sign (new/specify below) | o Window Sign (annual fee) | \$50.00 |
| θ 4 to 25 square feet | o Planned Sign Program (specify below) | |
| ☒ 26 to 50 square feet | θ New | \$150.00 |
| θ 51 to 100 square feet | θ Amendment | \$50.00 |
| θ 101 square feet and over | θ Renewal | \$75.00 |
| o Permanent Sign (renewal) | o Temporary Sign or Banner | \$50.00 |
| o Existing Sign Modification | o 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 and 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, and to obey any and all lawful order of the Inspector of Buildings of the City of Glendale.

Property Owner Signature: _____

Print Name: CAR UMA WI SS L.L.C., a Delaware limited liability company
By: Capital Automotive Real Estate Services, Inc., a Delaware corporation, its Manager

Tenant/Sign Agent Signature: Eric Rohs

Print Name: Eric Rohs

FAX Number: _____

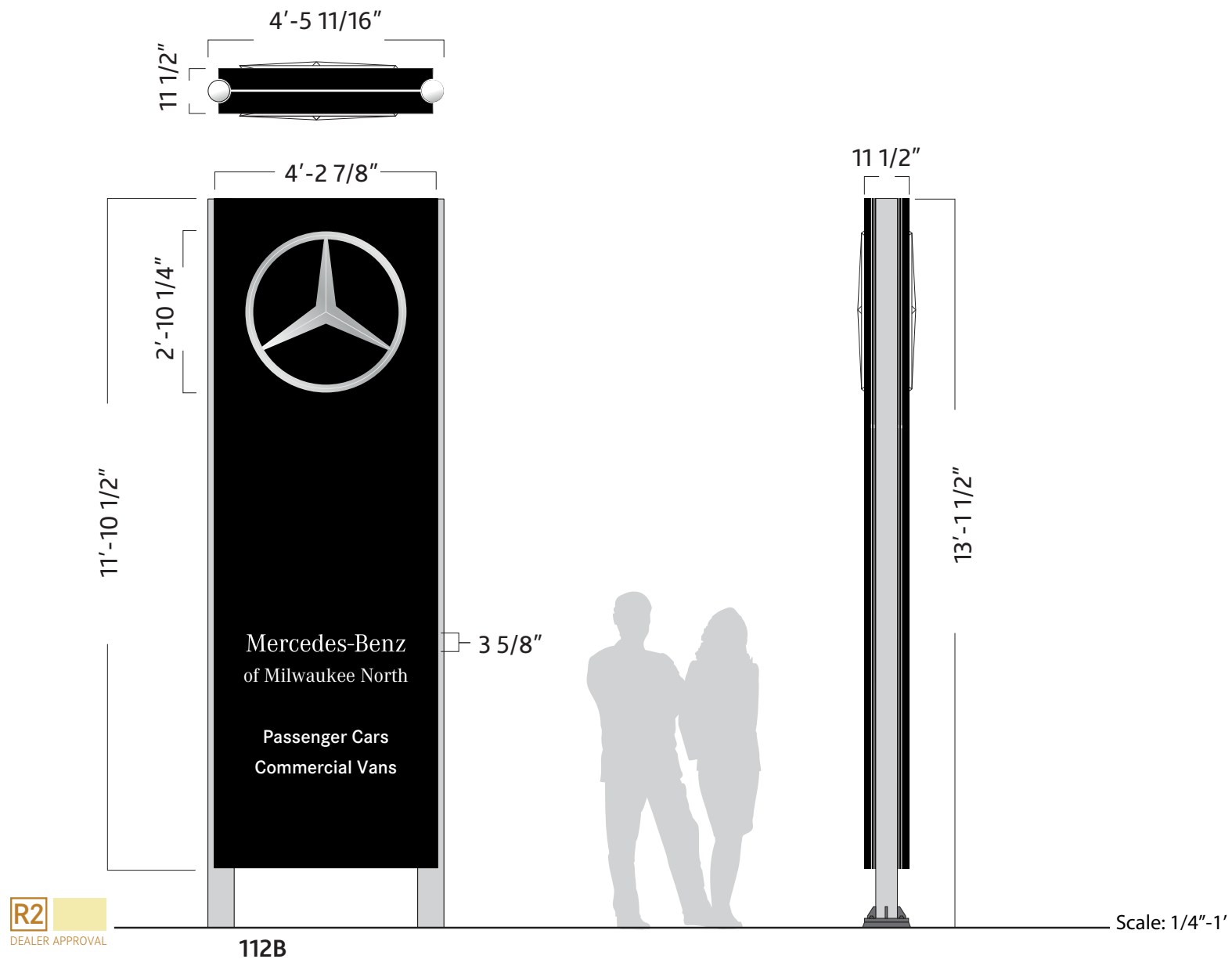
Date: _____

FAX Number: _____

Date: July 17th, 2020

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: _____



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

Client: Mercedes-Benz USA

Scale: as noted

Date Created: 10/07/19 M.Johnson

Project Title: Glendale, WI

Proposal:

Date Revised: 07/08/20 B.Smith



Glendale, WI

Sign Family



EXISTING E1

NOTE:

AGI to remove and dispose of existing pylon.

*AGI will cut poles just below grade,
cap electrical and asphalt patch.*

Does not include removal of the foundation

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

Client: Mercedes-Benz USA

Scale: as noted

Date Created: 10/07/19 M.Johnson

Project Title: Glendale, WI

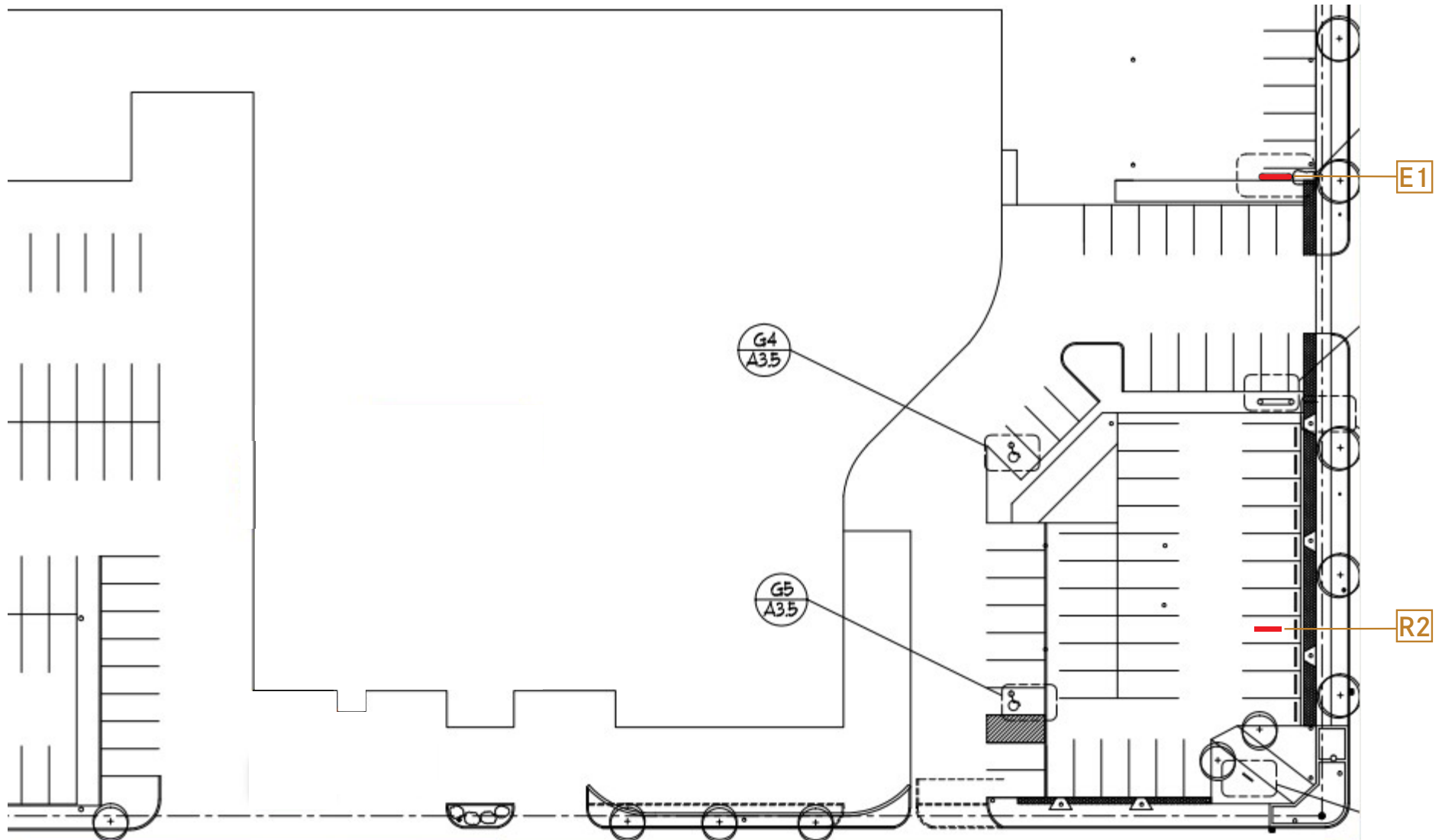
Proposal:

Date Revised: 07/08/20 B.Smith



Glendale, WI

Remediation



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

Client: Mercedes-Benz USA

Scale: as noted

Date Created: 10/07/19 M.Johnson

Project Title: Glendale, WI

Proposal:

Date Revised: 07/08/20 B.Smith



Glendale, WI

Site Plan



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 100 square feet (minimum) of landscaping surrounding the sign. Incomplete applications will be returned to the applicant.

Tenant: Name: Dave Pecs E-Mail: davepecsi@landmarkcu.com

Business Name: Landmark Credit Union

(Sign) Address: 6310 N. Port Washington Rd.

City/State/Zip: Glendale, WI 53217

Phone: _____

Property Owner: Name: Christopher Rieger E-Mail: ChristopherRieger@landmarkcu.com

Business Name: Landmark Credit Union

Address: 5445 S. Westridge Dr.

City/State/Zip: New Berlin, WI 53151

Phone: 262-780-7123

Sign Agent: Name: Eric Rohs E-Mail: ericr@signeffectz.com

Business Name: Sign Effectz, Inc.

Address: 1827 W. Glendale Ave.

City/State/Zip: Milwaukee, WI 53209

Phone: 262-220-9220

Sign Type: ☒ Wall / ☐ Monument / ☐ Directional / ☐ Window / ☐ Planned Sign Program / ☐ Temporary / ☐ Other

Sign Information: Zoning: Commercial Sign Dimensions: 4'-0" (height) 14'-11" (width)
Illumination: LED Setback from Front Property Line: 75'
Overall Sign Height: 11'-4" Types of Materials: Aluminum/Acrylic
Estimated Sign Value: \$5,825.00 Additional Comments: _____
Dates of Display (Temp. & Sale/Lease/Rent Signs): _____

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 <u>\$100.00</u> | ☐ Amendment \$50.00 |
| ☐ 101 square feet and over \$150.00 | ☐ Renewal \$75.00 |
| ☐ 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 and 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 thereto; and to obey any and all lawful order of the Inspector of Buildings of the City of Glendale.

Property Owner Signature: Christopher Rieger

Print Name: Christopher Rieger

Tenant/Sign Agent Signature: Eric Rohs

Print Name: Eric Rohs

FAX Number: _____

Date: 07/29/2020

FAX Number: _____

Date: 7-10-20

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: _____



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 100 square feet (minimum) of landscaping surrounding the sign. Incomplete applications will be returned to the applicant.

Tenant: Name: Dave Pecs E-Mail: davepecsi@landmarkcu.com
Business Name: Landmark Credit Union
(Sign) Address: 6310 N. Port Washington Rd.
City/State/Zip: Glendale, WI 53217 Phone: _____

Property Owner: Name: Christopher Rieger E-Mail: ChristopherRieger@landmarkcu.com
Business Name: Landmark Credit Union
Address: 5445 S. Westridge Dr.
City/State/Zip: New Berlin, WI 53151 Phone: 262-780-7123

Sign Agent: Name: Eric Rohs E-Mail: ericr@signeffectz.com
Business Name: Sign Effectz, Inc.
Address: 1827 W. Glendale Ave.
City/State/Zip: Milwaukee, WI 53209 Phone: 262-220-9220

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

Sign Information: Zoning: Commercial Sign Dimensions: 8' (height) 12' (width)
Illumination: LED Setback from Front Property Line: 12'-6"
Overall Sign Height: 10' Types of Materials: Aluminum/Acrylic/Brick Base/EMC
Estimated Sign Value: \$45,150.00 Additional Comments: _____
Dates of Display (Temp. & Sale/Lease/Rent Signs): _____

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 <u>\$150.00</u> | ☐ Renewal \$75.00 |
| ☐ 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 and 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 thereto; and to obey any and all lawful order of the Inspector of Buildings of the City of Glendale.

Property Owner Signature: Christopher Rieger
Print Name: Christopher Rieger
Tenant/Sign Agent Signature: Eric Rohs
Print Name: Eric Rohs

FAX Number: _____
Date: 07/29/2020
FAX Number: _____
Date: 7/10/20

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: _____



**LANDMARK
CREDIT UNION**

Simulated Night View



Proposed West Elevation Channel Letters - Not to Scale



Proposed West Elevation - Channel Letters
(1) Req'd 1/8" = 1'-0" Scale

SignEffectz, Inc.
SIGN / LIGHTING

www.signeffectz.com

1827 W. GLENDALE AVE., MILWAUKEE, WI 53209
PH: 414.264.5504 FX: 414.264.5544



Project:
Landmark CU - Glendale

Description:
(1) Monument Sign
(1) Channel Letter ID Sign

Project Location:
6310 N Port Washington Rd.
Glendale, WI 53217

Billing Location:
5445 S. Westridge Dr.
New Berlin, WI 53151

CONCEPT DEVELOPMENT

Sales Rep: MD Date: 07/30/19
Design: AAE

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THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE MEC AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

Notes: ☐ Survey Req'd ☐ Permit Req'd ☐ Need Prod. Art

Verify Paint match to exterior brick - TBD

REVISIONS:

Rev A	update from 41" to 48" ch letters	By AE	Date 08/28/19
Rev B		By -	Date
Rev C		By -	Date
Rev D		By -	Date
Rev E		By -	Date
Rev F		By -	Date

Scale: 1/8" = 1' - 0"
Original Page Size: 11" x 17"

25239685	C_02	R1
INS - PROJ NO.	DESIGN PG	REV NO.

2
CONCEPT PKG NO.

ESTIMATE NO.

Face-lit Channel Letters - 60 Total SF

(1) Req'd 1/2" = 1'-0" Scale

Fabricate and Install (1) sets of Face-Lit Channel Letters at West Elevation.

Returns: 5'd Prefin Black Alum (logo returns 8.5'd)
Backers: Prefin Black/White Alum
Faces: White Acrylic
Vinyl Film: Translucent Blue - See Color Sched
Illum: White LEDs
Power Supply: 120-277V 60W LED Power Sup in Raceway
Raceway: Extruded Alum 5" x 3.5" d
Paint: Match Bldg Exterior (see color schedule)

Note: 120V Primary Electrical Connection to Existing Power and Hook-up by Locally Licensed Electrician. If primary is within 3ft of sign Sign Effectz can make connection.

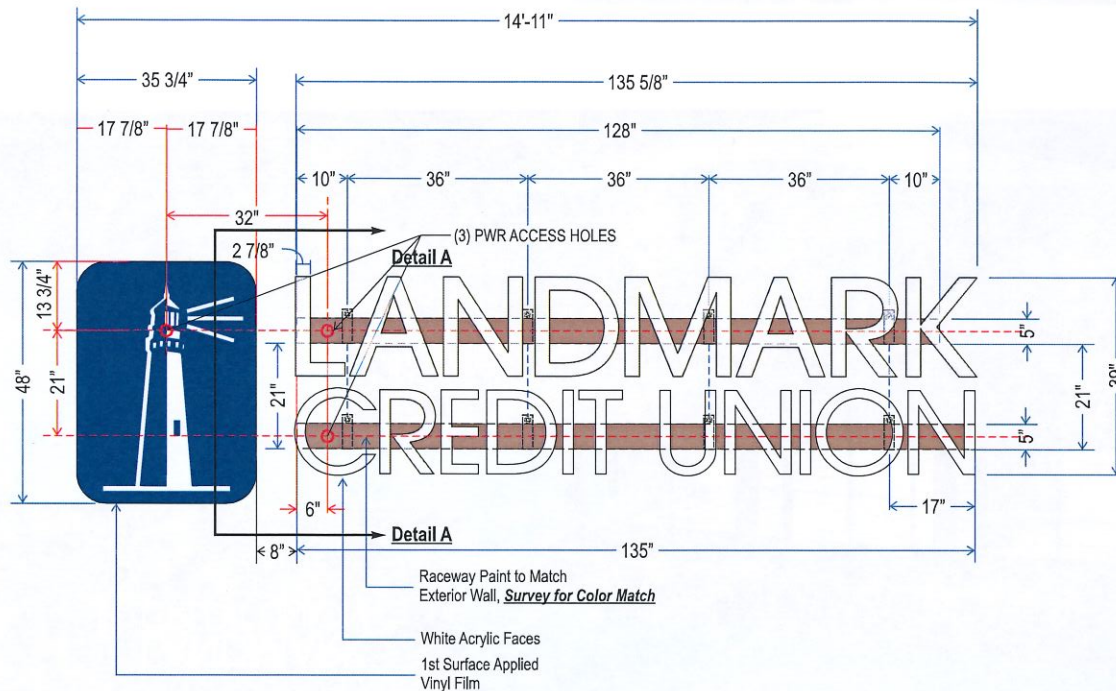
Color Schedule:

	#7328 White Acrylic
	Pre-Finished Black Alum Returns / Trim Cap
	3M 3630-157 Sultan Blue Vinyl
	Paint to Match Existing Brick on Bldg (Raceway) TBV

Electrical Note:

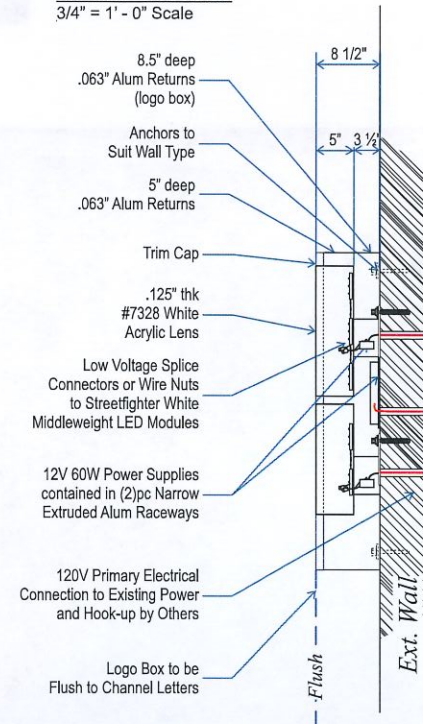
Logo, Top Rcwy, Bot Rcwy to have own 20A Toggle Switch. Run Wire Whips from ea location thru exterior wall to inside. Coordinate whip length req'd with customer or Electrician.

120V Primary Electrical Connection to Existing PWR and Hook-up by Locally Licensed Electrician



Detail A - Side View

3/4" = 1' - 0" Scale



SignEffectz, Inc.™

SIGN / LIGHTING
www.signeffectz.com

1827 W. GLENDALE AVE., MILWAUKEE, WI 53209
PH: 414.264.5504 FX: 414.264.5564



Project:
Landmark CU - Glendale

Description:
(1) Monument Sign
(1) Channel Letter ID Sign

Project Location:
6310 N Port Washington Rd.
Glendale, WI 53217

Billing Location:
5445 S. Westridge Dr.
New Berlin, WI 53151

CONCEPT DEVELOPMENT

Sales Rep: MD Date: 07/30/19
Design: AAE

Disclaimer:
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THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NEC AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

Notes: ☐ Survey Req'd ☐ Permit Req'd ☐ Need Prod. Art.

Verify Paint match to exterior brick - TBD

REVISIONS:

Rev	Description	By	Date
Rev A	Change to 48 inch tall style on letters - qty = 1	By AAE	Date 08/28/19
Rev B		By	Date
Rev C		By	Date
Rev D		By	Date
Rev E		By	Date
Rev F		By	Date

Scale: 1/2" = 1' - 0"
Original Page Size: 11" x 17"

25239685 C_01 R1
INS - PROJ NO. DESIGN PG REV NO.

2
CONCEPT PKG NO.

ESTIMATE NO.



Project:
Landmark CU - Glendale

Description:
(1) Monument Sign
(1) Channel Letter ID Sign

Project Location:
6310 N Port Washington Rd.
Glendale, WI 53117

Billing Location:
5445 S. Westridge Dr.
New Berlin, WI 53151

CONCEPT DEVELOPMENT

Sales Rep: MD Date: 07/30/19
Design: AAE

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Notes: ☐ Survey Req'd ☐ Permit Req'd ☐ Need Prod. Art

Verify Paint match to exterior brick - TBD
Referenced from Oak Creek Monument Loc.

REVISIONS:

Rev A	chp to 150 tall style monument	By AAE	Date 08/28/19
Rev B		By	Date
Rev C		By	Date
Rev D		By	Date
Rev E		By	Date
Rev F		By	Date

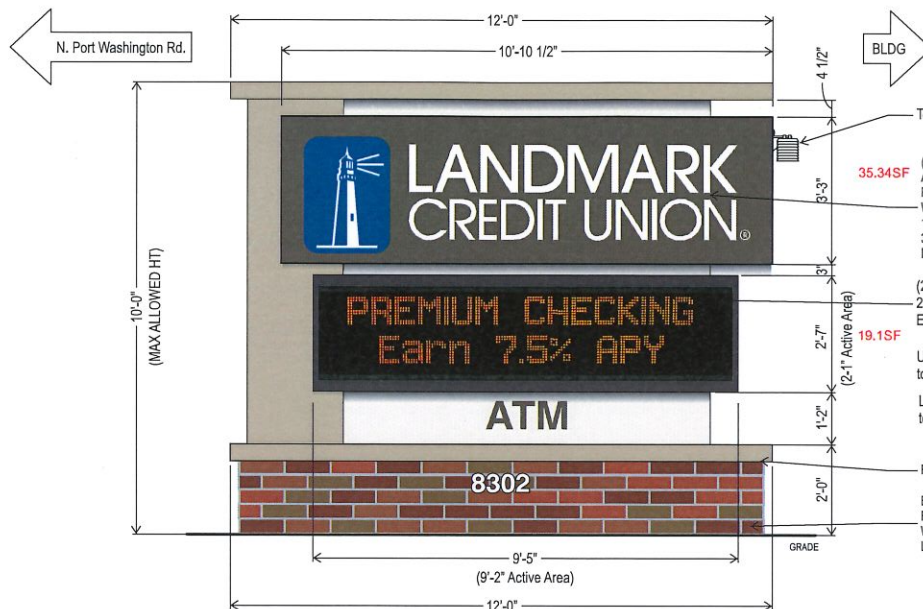
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Original Paper Size: 11" x 17"

25239685 C_02 R1
INS - PROJ NO. DESIGN PG REV NO.

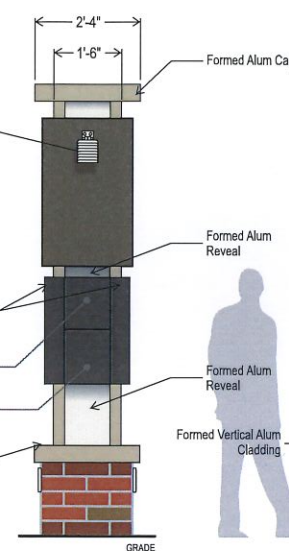
2
CONCEPT PKG NO.

ESTIMATE NO.

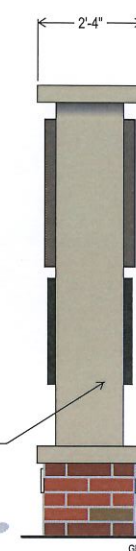
South Elevation View
3/8" = 1'-0" SCALE



E. Elev Side View
3/8" = 1'-0" SCALE



W. Elev Side View
3/8" = 1'-0" SCALE



D/I Illum Monument W/ Emc Display (1) REQ'D

Fabricate and Install (1) D/I Monument w/ (1) D/I Illuminated Cabinet and (2) S/F EMC displays and (1) Brick Veneer Base at verified location specified.

Top Cabinet formed from alum tube and routed/ sheet stock backed w/ White Acrylic and surface applied translucent vinyl film, internally back-lit w/ QwikMod 3 White LEDs.

Two (2) SF Displays are, 31"(H) X 113"(W) X 0'5"(D), S/F Monochrome Amber EMC Displays w/ Alum-Formed cladding to fill gaps between units (including service access panels). Masonry base formed from steel angle, weather treated plywood, steel lath and mortar w/ brick veneer. Alum formed cladding to be attached to sign w/ mechanical fasteners.

Sign Supported by 8" x .250" Wall A-500 Grade B Steel Tube set in 3000psi Concrete Footing.

120V Primary electrical connection to existing power and hook-up by locally licensed electrician.

Color Schedule:

3m 3630-157 Sultan Blue TL Vinyl
#7328 White Acrylic Backer Lens
Mp Dk Bronze Satin Paint Finish
Mp White Satin Paint Finish
Map Satin Paint, Ptm Una Clad 'stone White'
Map Satin Paint, Ptm Una Clad 'sierra Tan'

Paint to Match Existing Brick on Bldg (Raceway) TBV

NON-LIT DIRECTIONAL POST & PANEL SIGNS

Directional Post & Panel Signs

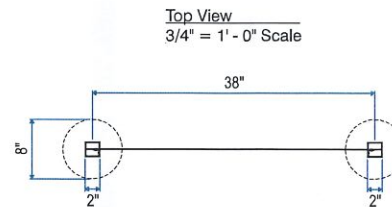
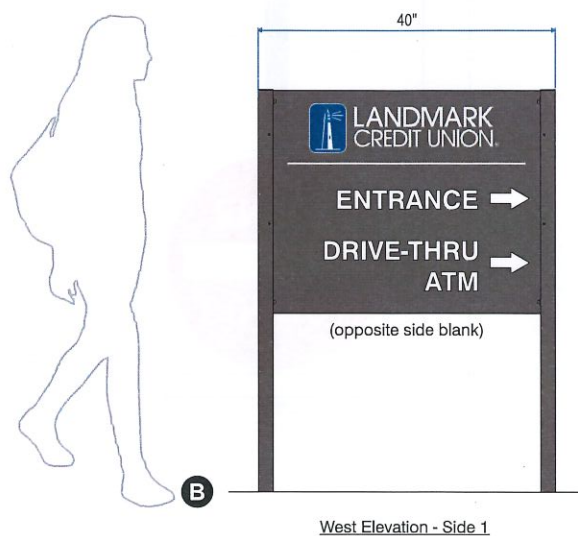
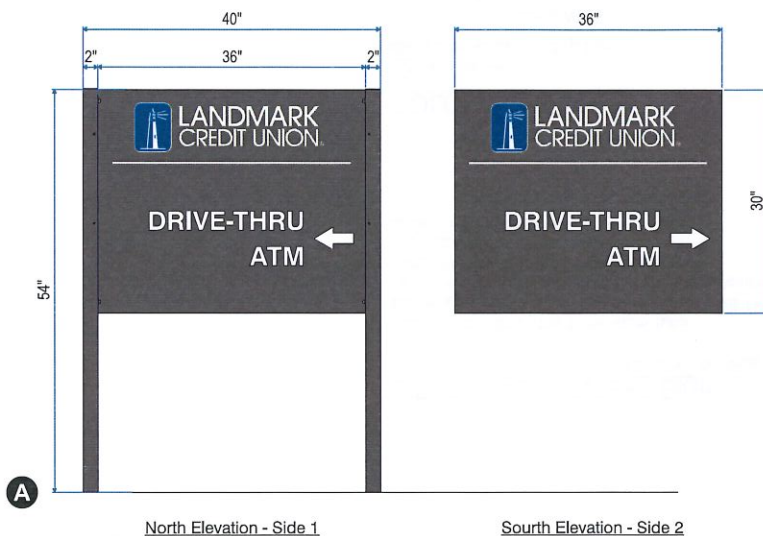
(2) Req'd 3/4" = 1' - 0" Scale

Fabricate and Install (1) Single-Face and (1) Double-Faced Post & Panel Sign at areas shown on site map.

Posts: (3) 2" x 2" x (.125") Thk Alum Tubes (slotted)
Sign Faces: (2) 30" x 36" x (.125") Thk Alum Sheet Stock
Paint: MAP Satin Dark Bronze Painted Finish, Typ
Vinyl: Per Color Schedule - 1st Surface Applied
Footings: Concrete Direct Buried
Location: #1 Per Site Map

Color Schedule:

- MAP Satin Dk Bronze Painted Finish
- 3M 7725-20 'Matte White' Vinyl Film
- 3M 3630-157 Sultan Blue Vinyl Film



SignEffectz, Inc.

1827 W. Glendale Ave. Milwaukee, WI 53209
 414.264.5504
 414.262.5564
 www.signeffectz.com

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Landmark CU
 Glendale Directionals & Interior Logo

Fab & Install:
 One (1) 11' tall interior Halo-Lit Lighthouse Logo.
 Two (2) post and panel directional signs
 One (1) single-face post n panel "do not enter" traffic sign

Project Address:
 Landmark Credit Union
 6310 N Port Washington Rd.
 Glendale, WI 53217

Billing Address (if different):
 Landmark Credit Union
 5445 S. Westridge Dr.
 New Berlin, WI 53151

Rev.	Description	Date	Init
01			
02			
03			
04			
05			
06			
07			
08			
09			
10			

Concept Notes:

DRAWN BY: AAE	CHECK BY: MD	MGR: MD
DATE: 07/29/20	SCALE: 3/4" = 1' - 0"	
B SIZE: 29051377	C_01	00
CONCEPT NO.	SHEET NO.	REV.
CONCEPT RELEASE NO. 01	VERSION. 01	
ESTIMATE/QUOTE NO. 13046		

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STANDARD TRAFFIC SIGNS

S/F "DO NOT ENTER" Sign

(1) Req'd 3/4" = 1' - 0" Scale

Posts: (1) 3" x 3" x (.125") Thk Alum Tube

Sign Faces: 30"h x 30" x Alum Sheet Stock - Mill Finish

Vinyl: Reflective White/ Red Ink - 1st Surface Applied

Paint: MAP Dark Bronze Satin Finish (post)

Footing: Concrete Direct Buried

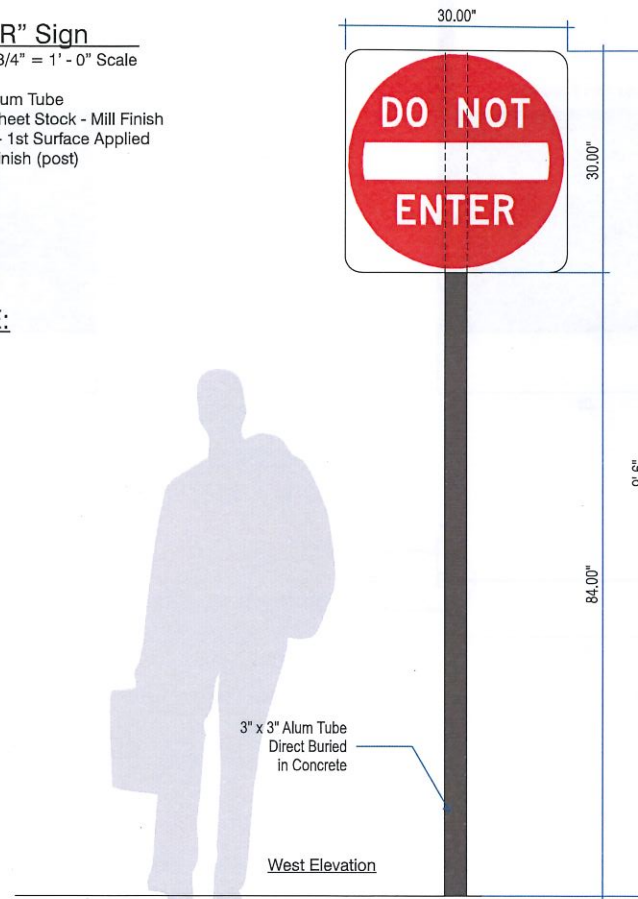
Location: Per Site Map

COLOR SCHEDULE:

 Red Ink on
White Reflective Vinyl Film

 3M 7725-20 Matte White
Vinyl Film

 MAP Satin Dk Bronze
Painted Finish



SignEffectz, Inc.

1827 W. Glendale Ave. Milwaukee, WI 53209
414.264.5504
414.262.5564
www.signeffectz.com

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THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 800 OF THE IBC AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



Landmark CU
Glendale Directionals & Interior Logo

Fab & Install:

One (1) 11' tall interior Halo-Lit Lighthouse Logo.
Two (2) post and panel directional signs
One (1) single-face post n panel "do not enter" traffic sign

Project Address:

Landmark Credit Union
6310 N Port Washington Rd.
Glendale, WI 53217

Billing Address (if different):

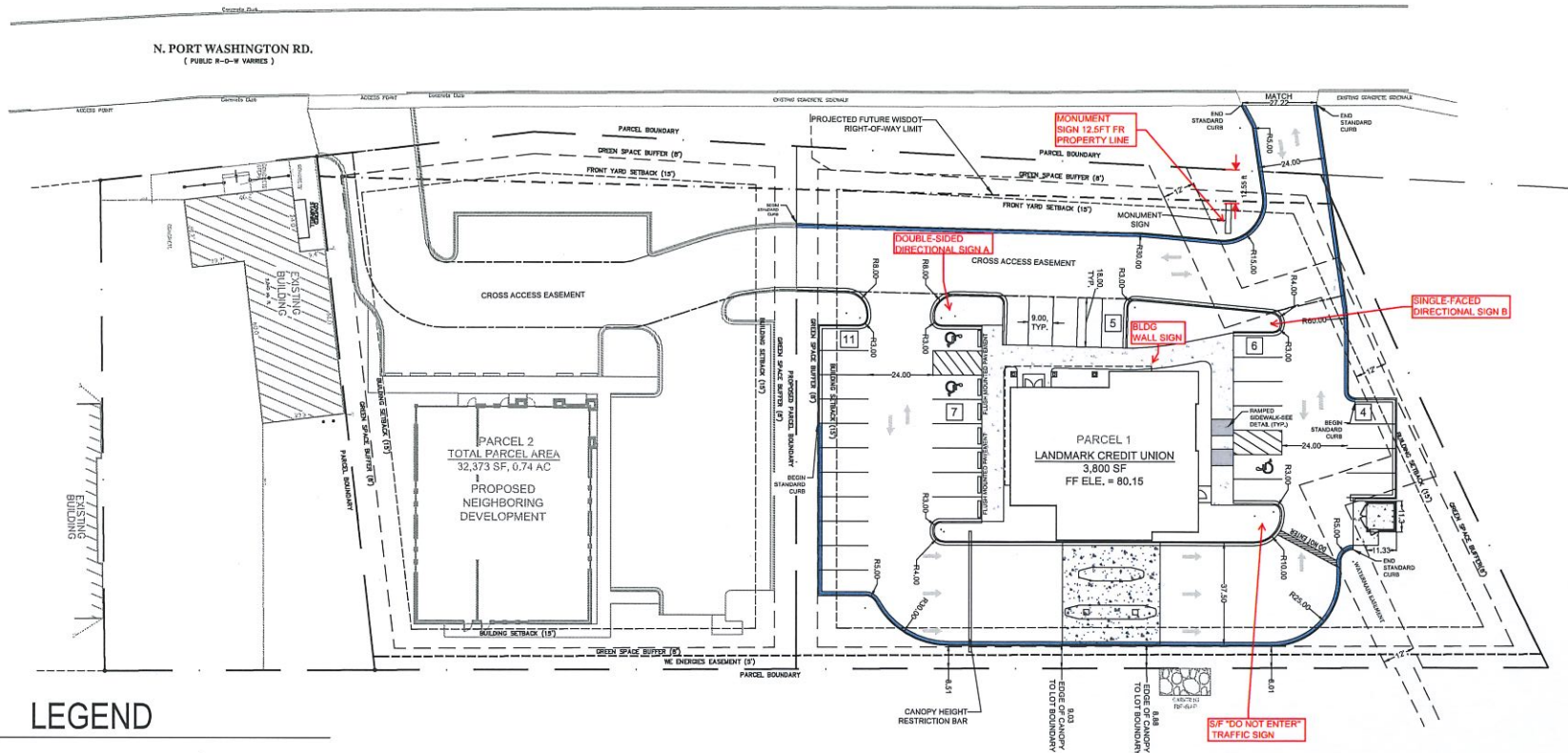
Landmark Credit Union
5445 S. Westridge Dr.
New Berlin, WI 53151

Rev.	Description	Date	Init
01			
02			
03			
04			
05			
06			
07			
08			
09			
10			

Concept Notes:

DRAWN BY:	AAE	CHECK BY:	MD	MGR:	MD
DATE:	07/29/20	SCALE:	3/4" = 1' - 0"		
B SIZE:	29051377	C_02	00		
	CONCEPT NO.	SHEET NO.	REV.		
CONCEPT RELEASE NO. 01			VERSION.	01	
ESTIMATE/QUOTE NO. 13046					

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LEGEND

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

NOTES:

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

- CONCRETE PAVEMENT & SIDEWALK
- SIDEWALK RAMPS, & DEPRESSION CURB
- STANDARD CURB (ACCEPTING STYLE)



REVISION NO.	DESCRIPTION	DATE	BY	DESIGNED BY	ISSUANCE TYPE
1	ISSUED FOR PERMIT AND BIDDING	01/28/2020	R.J.N.	R.J.N.	PLANNING
	CONSTRUCTION BULLETIN #1	3/31/2020	R.J.N.	R.J.N.	
				APPROVED BY	
				DAT	
				DATE	
				9.5.2019	

PROPOSED SITE PLAN LANDMARK CREDIT UNION N. PORT WASHINGTON RD. GLENDALE, WI



KEY PROJECT NUMBER 1906-0538-0001
PROJECT SCALE 1" = 20'
SHEET NUMBER C-1



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 100 square feet (minimum) of landscaping surrounding the sign. Incomplete applications will be returned to the applicant.

Tenant: Name: Paul Smercz E-Mail: drp.smercz@relationship
Business Name: Medical Psychology Assoc center MKe. com
(Sign) Address: 6110 N. Port Washington Rd
City/State/Zip: Glendale, WI 53217 Phone: 414-962-1000 x 470

Property Owner: Name: (Same) E-Mail: _____
Business Name: _____
Address: _____
City/State/Zip: _____ Phone: _____

Sign Agent: Name: Beth Daniel E-Mail: beth@innovative-signs.com
Business Name: Innovative Signs
Address: 21795 Doran Rd, Suite B
City/State/Zip: Waukesha, WI 53186 Phone: 262-432-1830

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

Sign Information: Zoning: _____ Sign Dimensions: 84" (height) 80" (width)
Illumination: internal LED Setback from Front Property Line: 20'
Overall Sign Height: 84" Types of Materials: Aluminum
Estimated Sign Value: \$8000 Additional Comments: _____
Dates of Display (Temp. & Sale/Lease/Rent Signs): _____

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 \$75.00 |
| ☐ 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 and 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 and to obey any and all lawful order of the Inspector of Buildings of the City of Glendale.

* **Property Owner Signature:** Paul Smercz FAX Number: 414-963-6866
Print Name: Paul Smercz Date: 7/13/2020
Tenant/Sign Agent Signature: Beth Daniel FAX Number: 262-432-1331
Print Name: Beth Daniel Date: 7/13/20

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.

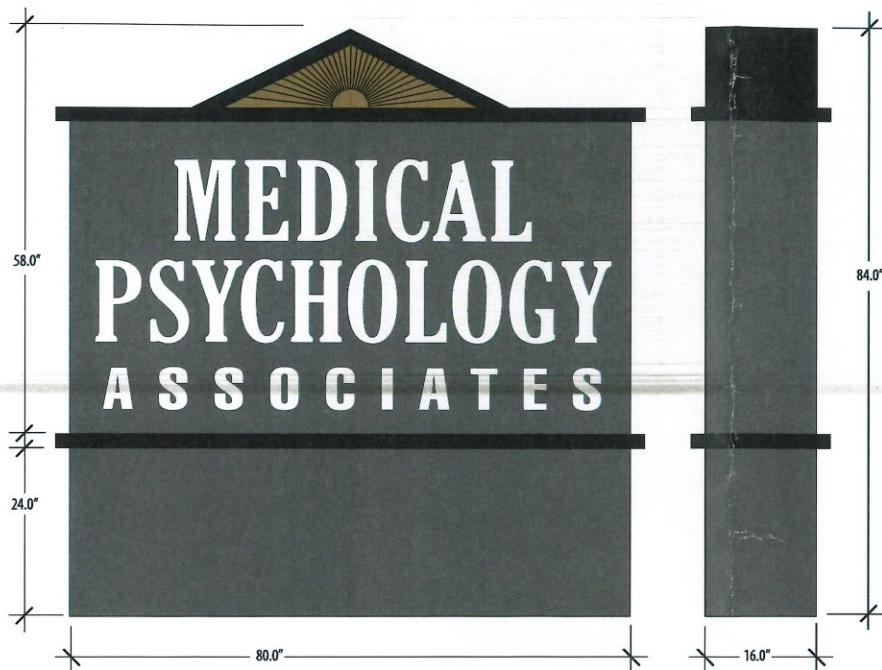
Office Use Only Check #: _____ Amount: _____ Date: _____ Rec'd by: _____

7/25/2020



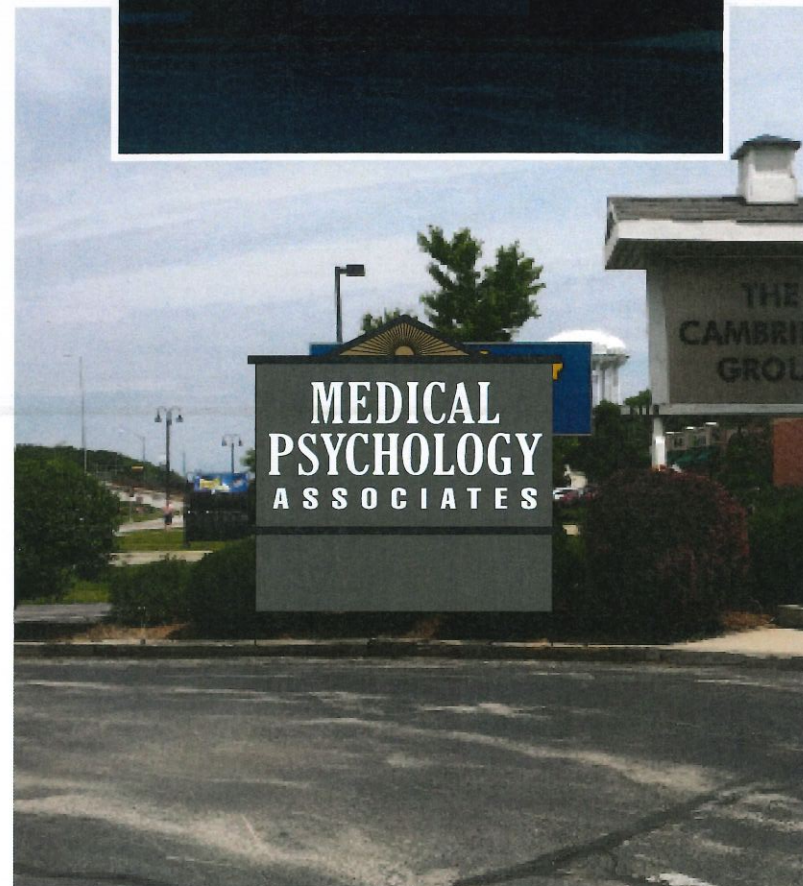
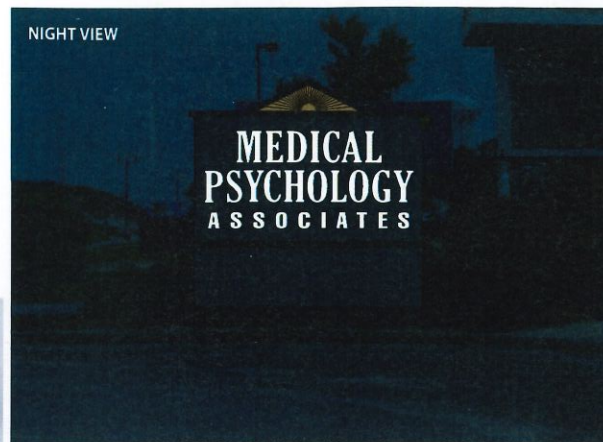
www.Innovative-Signs.com

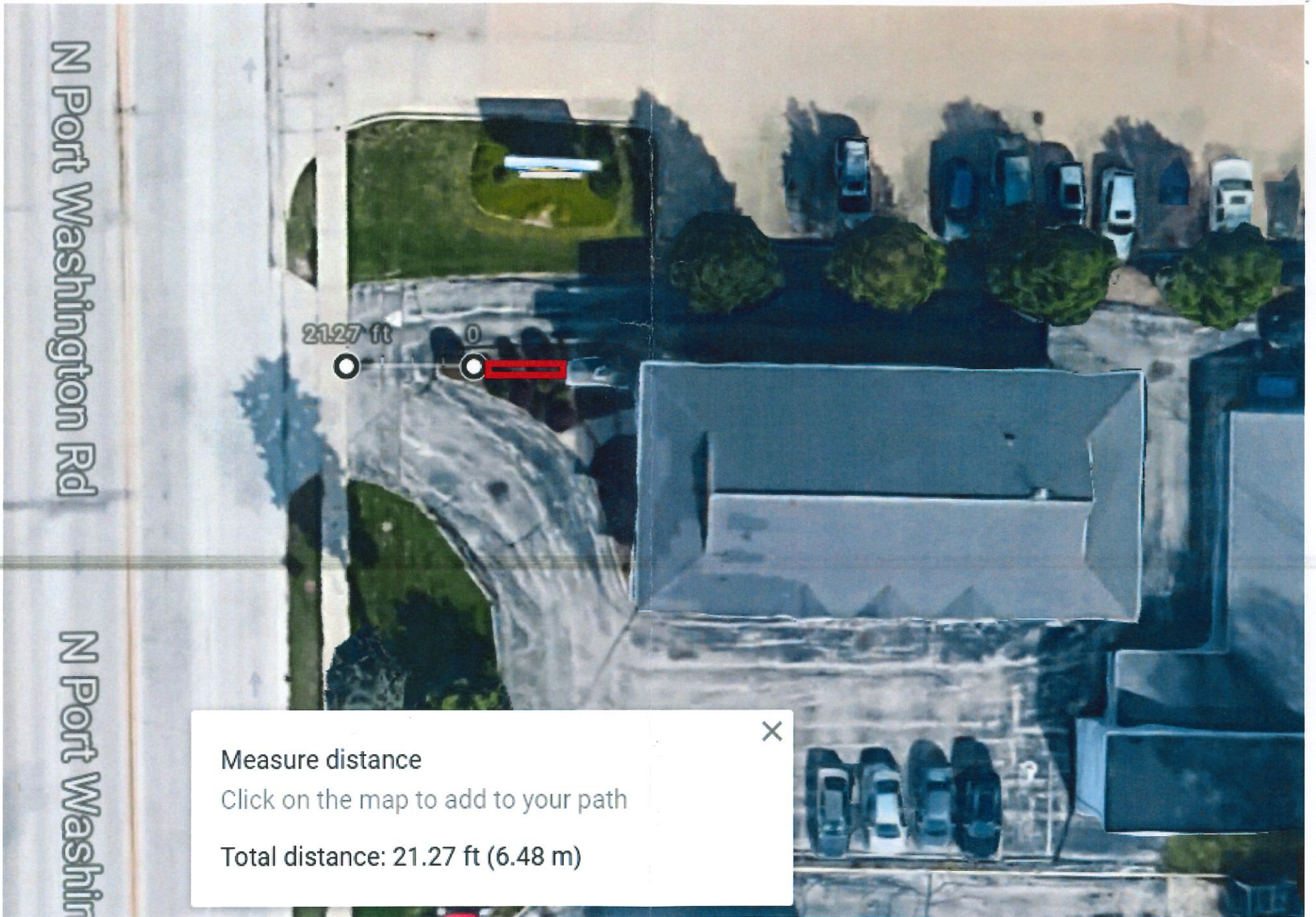
Client
Medical Psychology Assoc. Glendale, WI
QT/OR #
EST-385
Size
See Right
Quantity
☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 88
Materials & Specs
Monument Sign
Double Sided Routed Face - Lexan Backed White LED Illumination
Gold Vinyl Top Detail
Colors
☒ Black ☐ Cool Gray 3c ☐ Cool Gray 8c ☐ Gold Translucent
Representative
Beth D. Designer
Nick Mason Date: 04/24/2018



*Production cannot begin until we receive your authorization the proof is accurate. Delays in receiving your approval will delay production times.

DISCLAIMER:
Artwork is the property of Innovative Signs, Inc. Design charges will be applied to artwork shared and/or completed without the consent of Innovative Signs, Inc.





Measure distance

Click on the map to add to your path

Total distance: 21.27 ft (6.48 m)



Landscape Plan by Trimborn Landscaping

