

CITY OF GLENDALE
5909 North Milwaukee River Parkway
Glendale, Wisconsin 53209

Due to rising cases of COVID-19 this meeting will be conducted via Zoom

Join Zoom Meeting

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AGENDA—PLAN COMMISSION MEETING

Tuesday, May 4, 2021

6:00 p.m.

1. Roll Call and Pledge of Allegiance.
2. Adoption of Minutes of Meeting held April 13, 2021.
3. Public Hearing. Conditional Use Permit, 5530 and 5544 North Port Washington Road. Request submitted by 5530 Port Washington, LLC, for the businesses located at the 5530 North Port Washington Road property to use the to-be-constructed proposed parking lot at the 5544 North Port Washington Road property for customary customer and employee parking purposes. The 5530 and 5544 North Port Washington Road properties are both zoned B-1, B Business and Commercial District.
 - a. Review and approve Conditional Use Permit for 5530 North Port Washington Road to have parking use at 5544 North Port Washington Road, to include Site Plan changes to provide parking per the project plans, per Zoning Code 13.1.34(c)(3) and 13.1.34(c)(3a) B-1, Sub-Area “B” - Conditional Uses and 13.1.60.
4. Public Hearing. Conditional Use Permit, 6801 North Green Bay Avenue. Request submitted by Share My World Children’s Academy, LLC, to have a Licensed Group Child Care Center located at 6801 North Green Bay Avenue (former George Jelich’s Barber Shop tenant space). The 6801 North Green Bay Avenue property is zoned B-2 Community Business District.
 - a. Review and approve Conditional Use Permit for a licensed Group Child Care Center at 6801 North Green Bay Avenue, to include Site Plan changes to provide for outside play area per the project plans, per Zoning Code 13.1.35(b)(2)h and 13.1.60.

Continued Next Page.

Regular Plan Commission Meeting (Cont.)

5. Next Regular Meeting:
 - a. Next Plan Commission Meeting 6:00 p.m., Tuesday, June 1, 2021.
6. Adjournment.

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.

Regular meeting of the City of Glendale Plan Commission convened via Zoom.

The meeting was called to order by Mayor Kennedy at 6:03 p.m.

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

Other Officials Present: Rachel Safstrom, City Administrator; Todd M. Stuebe, Director of Community Development; Nicole Maurer, Deputy Clerk.

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised on Thursday, April 8, 2021, 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 March 2, 2021 Plan Commission Meeting.

Motion was made by Commissioner Seligman, seconded by Commissioner Cronwell, to adopt minutes from the March 2, 2021 Plan Commission meeting.
Motion carried unanimously.

Public Hearing: Petition to Rezone 555 West Estabrook Boulevard (Certified Survey Map No. 6369, SE1/4 SEC. 5-7-22 PARCEL 1, Tax Key Parcel 233-1177-004) from PD-Planned Unit Development District-Forrer Business Interiors Office and Warehouse to PD-Planned Unit Development District-Maglio Food Processing Juice. Applicant to present proposed use and operating plan for the property, Plan Commission review, discussion, approval, and recommend that Common Council approve the rezone. Interested persons may participate via the ZOOM Virtual Meeting or may also come to the Glendale City Hall Common Council Chambers located at 5909 North Milwaukee River Parkway, Glendale, Wisconsin.

Mr. Stuebe gave a brief overview of Maglio Companies' request to rezone the 555 West Estabrook Parkway property to facilitate the purchase and use of the property for refrigerated food production and distribution. The property was formerly occupied by Forrer Business Interiors and is presently zoned PD-Planned Unit Development District specifically for Forrer Business Interiors' use and occupancy. The proposed zoning is PD-Planned Unit Development District specific to Maglio's food production and distribution use and occupancy.

Mr. Sam Maglio from Maglio Companies was also present for the public hearing.

Mayor Kennedy opened the hearing for public comment at 6:06 PM. Mayor Kennedy asked three times if there was anyone on the Zoom call for public comment. There was no response for public comment.

CITY OF GLENDALE — PLAN COMMISSION
April 13, 2021

Motion was made by Commissioner Cole, seconded by Commissioner Bailey, to close the public hearing. Motion carried unanimously.

Motion was made by Commissioner Cohn, seconded by Commissioner Cole, to recommend that the Common Council approve the rezone 555 West Estabrook Boulevard (Certified Survey Map No. 6369, SE1/4 SEC. 5-7-22 PARCEL 1, Tax Key Parcel 233-1177-004) from PD-Planned Unit Development District-Forrer Business Interiors Office and Warehouse to PD-Planned Unit Development District-Maglio Food Processing Juice. Motion carried unanimously.

Plan Commission Use and Occupancy Review, United Tax Service, LLC (Linda Swift), 5464 North Port Washington Road (Worth Multi-tenant Building). Review and approve proposed professional accounting office use and occupancy and signage.

Mr. Stuebe provided a brief overview of United Tax Service's request to use and occupy a tenant space in the Worth multi-tenant building located at 5464 North Port Washington Road. Mr. Stuebe noted United Tax Service is an accounting enterprise and recommended the Plan Commission grant approval for United Tax Service to use and occupy the space.

Ms. Linda Swift, owner of United Tax Service, was also present. Ms. Swift stated United Tax Service is currently located in Milwaukee and she would like to add a second location in Glendale. Ms. Swift stated that she has over 40 years in the accounting industry and is looking forward to joining the Glendale community.

Motion by Commissioner Seligman, seconded by Commissioner Cronwell, to grant approval for United Tax Service, LLC to use and occupy the space in the 5464 North Port Washington Road, with the following stipulations: 1) Signage Permit(s) per Staff review of the Signage Permit submittal materials; 2) Site landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 3) Dumpster enclosure(s) per Zoning Code 13.1.144; 4) All City of Glendale building, fire, and health codes being fulfilled to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium; 5) Compliance with State of Wisconsin requirements for ADA parking. Motion carried unanimously.

Plan Commission Review, AutoZone, 208 East Capitol Drive (Between River Glen Market Place-Outpost Natural Foods and Taco Bell). Review and approve proposed site, landscaping, lighting, and signage plan only for project elements located within the City of Glendale and verify drainage/stormwater management plan compliance.

Mr. Stuebe gave a brief overview of AutoZone's proposal to build an AutoZone retail store at 208 East Capitol Drive. The 208 East Capitol Drive property is about 13,000 square feet in the City of Milwaukee and about 7,600 square feet in the City of Glendale. The AutoZone retail store building will be located within the City of Milwaukee, with ancillary site elements that surround the store to be found within both cities. Mr. Stuebe noted the specific site elements to be located within Glendale are landscaping and parking. Mr. Stuebe further noted the City Engineer confirmed that drainage on the property is southward and did not see any issues with that.

Mr. Carl Helton representing AutoZone and Mr. Christopher Carr, civil engineer on the project, were available to answer questions.

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April 13, 2021

Commissioner Seligman questioned if AutoZone will be repairing vehicles or performing oil changes at the 208 East Capitol Drive property. Mr. Helton stated that AutoZone is a retail store only. Mr. Helton noted they will, however, assist customers with checking batteries and replacing windshield wipers.

Motion by Commissioner Cole, seconded by Commissioner Wadzinski, to grant approval of the various site elements of the proposed AutoZone retail store project plans that are located within the City of Glendale at 208 East Capitol Drive with the following requirements: 1) Property owner/leaseholder to work closely with the property owner to the west (River Glen Market Place-Outpost Natural Foods) to assure that the existing retaining wall will not present a safety issues(s); 2) Site landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 3) Dumpster enclosure(s) per Zoning Code 13.1.144; 4) All City of Glendale building, fire, and health codes being fulfilled to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium; 5) Compliance with State of Wisconsin requirements for ADA parking. Motion carried unanimously.

ADJOURNMENT.

There being no further business, motion was made by Commissioner Wadzinski, seconded by Commissioner Cole, to adjourn the meeting. Motion carried and adjournment of the Plan Commission was ordered at 6:22 p.m., until Tuesday, May 4, 2021 at 6:00 p.m.

Nicole Maurer, Deputy Clerk

Recorded: April 13, 2021



SUBJECT: Plan Commission Agenda, Item 3a
Conditional Use Permit, 5530 and 5544 North Port Washington Road. Request submitted by 5530 Port Washington, LLC, for the businesses located at the 5530 North Port Washington Road property to use the to-be-constructed proposed parking lot at the 5544 North Port Washington Road property for customary customer and employee parking purposes. The 5530 and 5544 North Port Washington Road properties are both zoned B-1, B Business and Commercial District.

FROM: Todd M. Stuebe, Dir. of Community Development

MEETING DATE: May 4, 2021

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	Zoning Code

BACKGROUND/ANALYSIS:

The 5530 North Port Washington Road property owner previously worked with the City of Glendale to obtain approval of a Zoning Code text amendment to permit parking on an adjacent property as a Conditional Use Permit within the B-1, Sub Area B District. The 5530 North Port Washington Road property owner is now before the Plan Commission to obtain approval of a Conditional Use Permit for parking within the 5544 North Port Washington Road property, as well as approval of the necessary Site Plan changes to construct a parking lot within the 5544 North port Washington Road property.

RECOMMENDATION:

Staff recommends that the Plan Commission grant approval of a Conditional Use Permit for the owner of 5530 North Port Washington Road to obtain permits to construct the proposed parking lot within the 5544 North Port Washington Road property, as well as to also have the associated 5530 North Port Washington Road customer and employee parking therein, with the following requirements:

- a. Drainage/Stormwater Management Plan review and approval by the Glendale City Engineer and Public Works;
- b. Obtain all necessary City of Glendale approvals and permits pertaining to utility disconnects, connects, and construction activities within the public street right-of-way, as well as being responsible for all associated costs;
- b. Site landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities;
- b. All City of Glendale building, fire, and health codes being fulfilled to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium;
- c. Compliance with State of Wisconsin requirements for ADA parking.

ACTION REQUESTED:

As Above.

ATTACHMENTS:

1. Plan Commission Conditional Use Permit submittal materials.

PLAN COMMISSION
CITY OF GLENDALE, WI

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PLEASE TAKE NOTICE that at 6:00 p.m. Tuesday, May 4, 2021, the City of Glendale Plan Commission will convene via ZOOM Virtual Meeting, at which time the following item will be considered:

1. Public Hearing, Conditional Use Permit. Request submitted by 5530 Port Washington, LLC, for the businesses located at the 5530 North Port Washington Road property to use the to-be-constructed proposed parking lot at the 5544 North Port Washington Road property for customary customer and employee parking purposes. The 5530 and 5544 North Port Washington Road properties are both zoned B-1, B Business and Commercial District and Plan Commission Conditional Use Permit review and approval is required for parking use of the 5544 North Port Washington Road property by the 5530 North Port Washington Road property per Zoning Code 13.1.34(c)(3) and 13.1.34(c)(3a) B-1, Sub-Area "B" - Conditional Uses and 13.1.60.

Interested citizens may appear and be heard at said hearing via ZOOM Virtual Meeting or, alternatively, may appear at the above stated time and date at the Common Council Chambers located at Glendale City Hall, 5909 North Milwaukee River Parkway, Glendale, Wisconsin, for the hearing.

Dated this 14th day of April, 2021.

BY ORDER of the COMMUNITY DEVELOPMENT AUTHORITY
of the CITY OF GLENDALE

Megan Humitz
City Clerk



CITY OF GLENDALE
COMMUNITY DEVELOPMENT PLANNING DEPARTMENT
5909 NORTH MILWAUKEE RIVER PARKWAY
GLENDALE, WISCONSIN 53209-3815
PHONE: (414) 228-1704 or (414) 228-1744
FAX: (414) 228-1725

CONDITIONAL USE APPLICATION

Application Fee: \$300

APPLICANT INFORMATION

Name of Applicant: 5530 Port Washington LLC

Legal Name of Business: (same)

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

Applicant Address (City, State, and Zip Code): 1800 E. Capitol Drive
Milwaukee, WI 53211

Office Phone Number: 414-332-3131 Cell: _____ Fax: 414-332-2251

Applicant E-Mail: betty@steinoffice.com

Applicant Signature: Betty Miller, Agent Date: 3/24/21

PROPERTY INFORMATION

Property Address: 5544 N. Port Washington Road Tax Key Number: 197-0145-000 Zoning District: _____

Property Owner (if different from Applicant): 5544 Port Washington LLC

Property Owner Address (City, State, and Zip Code): 1800 E. Capitol Drive
Milwaukee, WI 53211

Property Owner Phone: 414-332-3131 Cell: _____ Fax: 414-332-2251

Property Owner E-Mail: betty@steinoffice.com

Property Owner Signature: Betty Miller, Agent Date: 3/24/21

PROPOSAL INFORMATION

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

Total Building Area: _____ To Be Occupied Area: _____

Lot Size: Depth: _____ Width: _____ Area: _____

Previous Occupant in To Be Occupied Space: _____

Other Uses of This Site: _____

Total Number of Parking Spaces: _____ Parking Spaces Available to Tenancy: _____

Business Hours (Days and Hours of Operation): _____

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

Primary Contact Person for This Project: _____

Primary Contact Phone: _____ Cell: _____ Fax: _____

Primary Contact E-Mail: _____

Please See Reverse Side of Application for Additional Submittal Requirements

CITY OF GLENDALE USE ONLY

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

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

Plan of Operation Outline for 5544 N Port Washington Rd Parking

Name of Business:

5544 Port Washington LLC
1800 E Capitol Drive Milwaukee WI 53211
(414) Office 332-3131 Fax(414) 332-2251

Business Owner

5530 Port Washington LLC
1800 E Capitol Drive Milwaukee WI 53211
Office (414) 332-3131 Fax(414) 332-2251

Legal description of property: LOUIS MEISSNER'S SUBD NE1/4 SEC 32-8-22E LOT 3 BLK 4

Tax Key 197-0145000

Zoning District is B-1 "B"

Lot Size 51' x 120'

No building will be built on lot - parking lot only

Proposed Use is customer parking for 5530 N Port Washington Rd. Parking lot would be open during 5530 business hours

No employees - Customer Parking

No signage is proposed

The State nor County has imposed conditions

No security fencing - wood fence for screening is planned on east (back) property line

No noise, odors, fire hazards, glare or smoke anticipated.

No food services are proposed

11 parking stalls are planned

Customer parking for 5530 N Port Washington Rd only

No on site security is planned

Owners Signature

Date

Michael Garber
Architecture LLC

855 East Birch Avenue
Whitefish Bay, Wisconsin
53217
tel: 414.748.3290

email:
mikegarber@wi.rr.com

PROJECT

5544 Port
Washington Parking

5544 N Port Washington Rd
Glendale, WI 53214

OWNER

5544 Port Washington LLC
1800 E Capitol Dr.
Milwaukee, WI 53211

DATE

4/9/2021

PROJECT NUMBER

SEAL

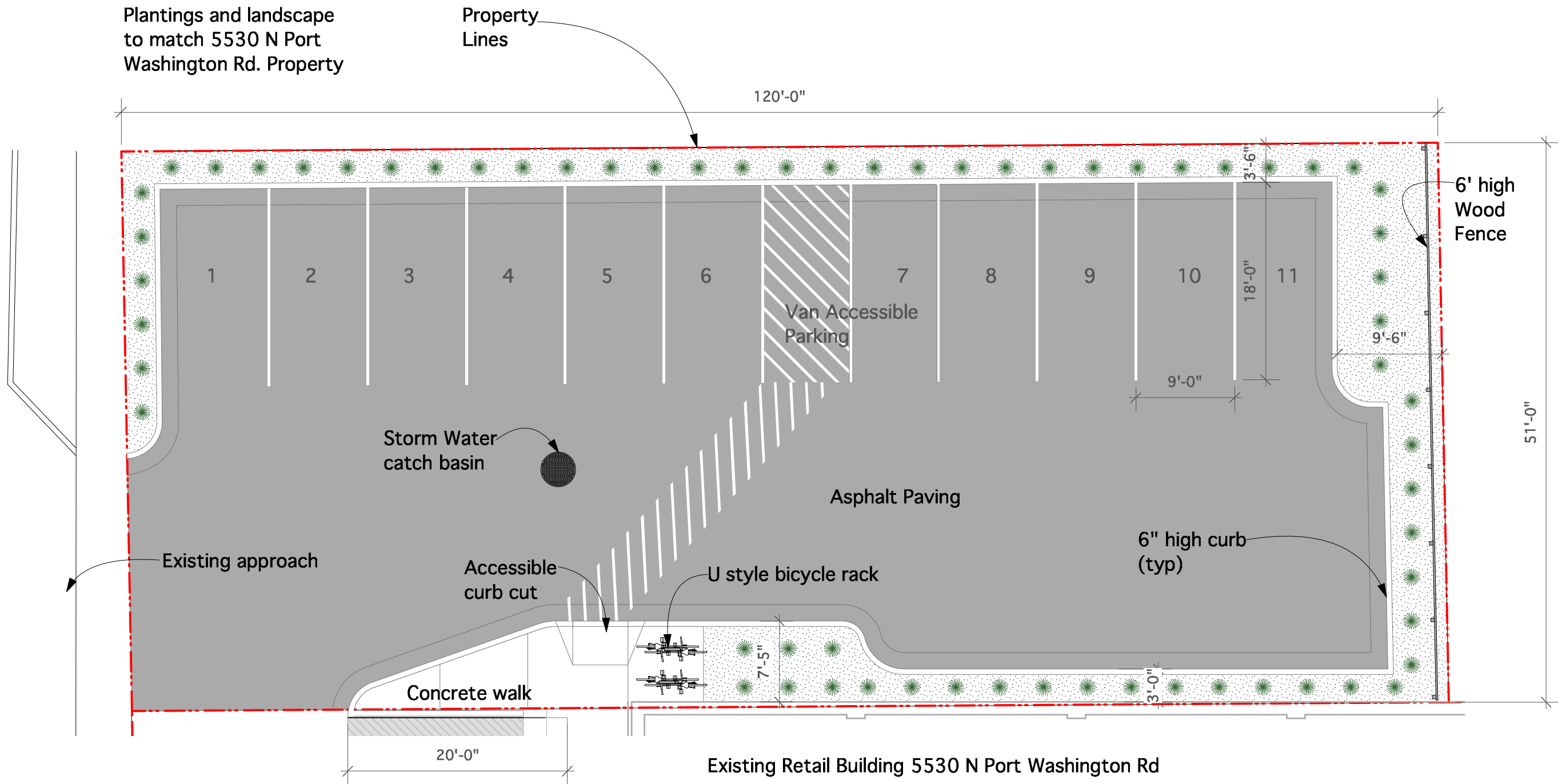
SHEET TITLE

Site Plans

SHEET NUMBER

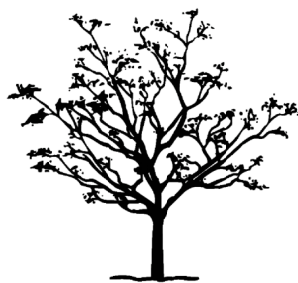
A1.0

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1
A1.0
Site Plan
1" = 10'-0"





David J. Frank
Landscape Contracting, Inc.

N120 W21350 Freistadt Road
P.O. Box 70
Germantown, Wisconsin 53022
(262) 255-4888 office
mail@davidjfrank.com
davidjfrank.com

LANDSCAPE DEVELOPMENT BY

Justin Flynn
Assoc. Landscape Architect

LANDSCAPE DEVELOPMENT FOR

STEIN
GROUP

5544 N Port Washington Rd Parking
Glendale, Wisconsin 53217

REVISIONS

Δ	DATE	DESCRIPTION

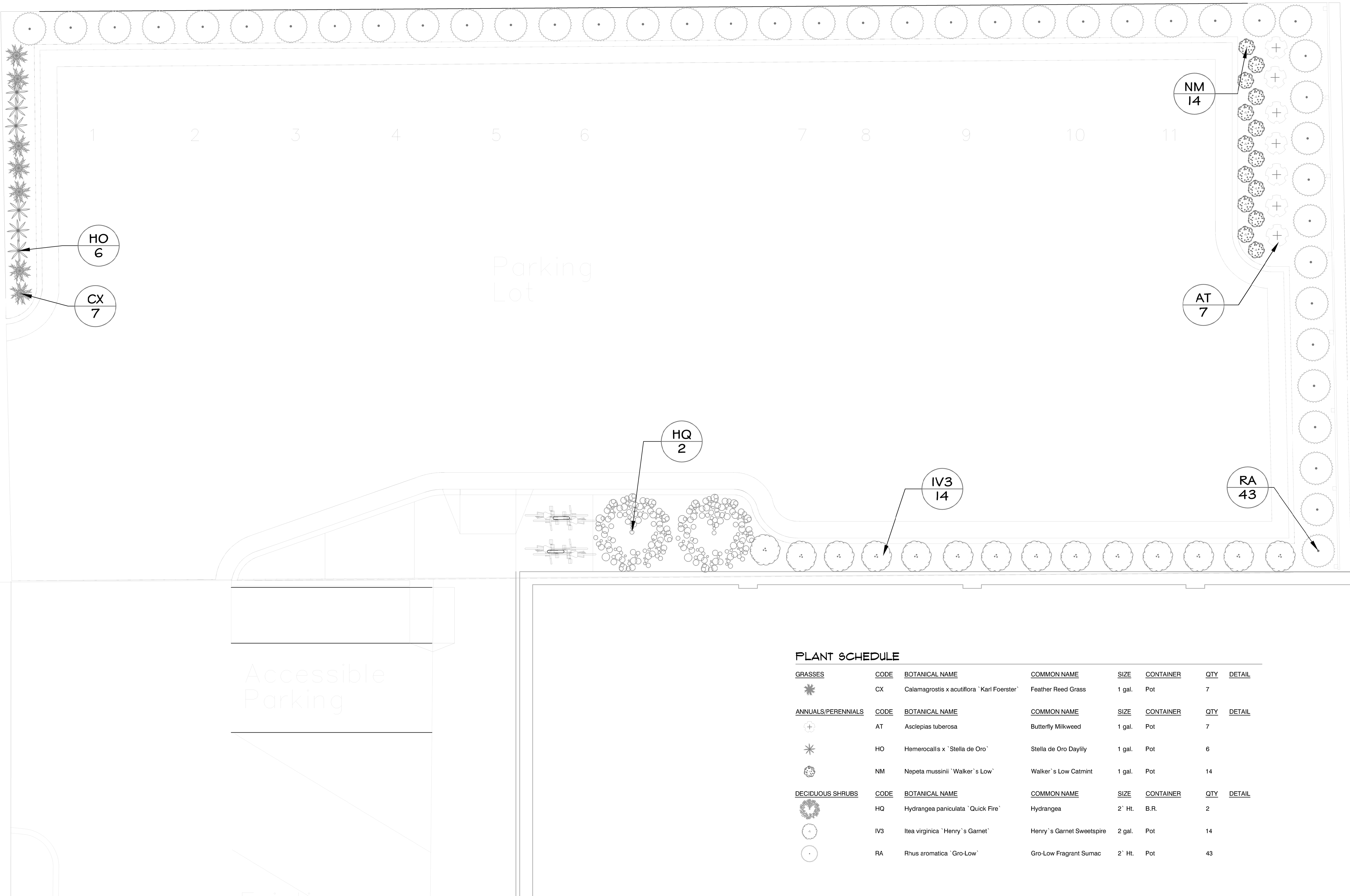
PROJECT NUMBER



SCALE 1" = 4'-0"
DATE 01.01.2019
SHEET 1 of 1

LANDSCAPE
PLAN

L1.0



PLANT SCHEDULE

GRASSES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	DETAIL
	CX	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	1 gal.	Pot	7	
ANNUALS/PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	DETAIL
	AT	Asclepias tuberosa	Butterfly Milkweed	1 gal.	Pot	7	
	HO	Hemerocallis x `Stella de Oro`	Stella de Oro Daylily	1 gal.	Pot	6	
	NM	Nepeta mussinii `Walker's Low`	Walker's Low Catmint	1 gal.	Pot	14	
DECIDUOUS SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	DETAIL
	HQ	Hydrangea paniculata `Quick Fire`	Hydrangea	2` Ht.	B.R.	2	
	IV3	Itea virginica `Henry's Garnet`	Henry's Garnet Sweetspire	2 gal.	Pot	14	
	RA	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	2` Ht.	Pot	43	



SUBJECT: Plan Commission Agenda, Item 4a
Public Hearing. Conditional Use Permit, 6801 North Green Bay Avenue. Request submitted by Share My World Children's Academy, LLC, to have a Licensed Group Child Care Center located at 6801 North Green Bay Avenue (former George Jelich's Barber Shop tenant space). The 6801 North Green Bay Avenue property is zoned B-2 Community Business District.

FROM: Todd M. Stuebe, Dir. of Community Development

MEETING DATE: May 4, 2021

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	Zoning Code

BACKGROUND/ANALYSIS:

The several tenant spaces located at the south end of Glendale Square, 6801-6823 North Green Bay Avenue, have been vacant for some time. Share My World Children's Academy, LLC, seeks Plan Commission grant of Conditional Use Permit approval to have a licensed Group Child Care Center in the former George Jelich's Barber Shop tenant space at 6801 North Green Bay Avenue, as well as approval to make Site Plan changes to provide the required outside playground area at the south side of the property.

RECOMMENDATION:

Staff recommends that the Plan Commission grant approval of a Conditional Use Permit for Share My World Children's Academy, LLC, to have a licensed Group Child Care Center at 6801 North Green Bay Avenue, including approval of Site Plan changes to provide an outside play area per the project plans, with the following requirements:

- Group Child Care license per State of Wisconsin Department of Children and Families requirements;
- Site landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities;
- All City of Glendale building, fire, and health codes being fulfilled to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium;
- Compliance with State of Wisconsin requirements for ADA parking.
- In the event that the facility should close or relocate the site is required to be restored to the prior configuration.

ACTION REQUESTED:

As Above.

ATTACHMENTS:

1. Plan Commission Conditional Use Permit submittal materials.

PLAN COMMISSION
CITY OF GLENDALE, WI

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

Join Zoom Meeting

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PLEASE TAKE NOTICE that at 6:00 p.m. Tuesday, May 4, 2021, the City of Glendale Plan Commission will convene via ZOOM Virtual Meeting, at which time the following item will be considered:

1. Public Hearing, Conditional Use Permit. Request submitted by Share My World Children's Academy, LLC, to have a Licensed Group Child Care Center located at 6801 North Green Bay Avenue (George Jelic's Barber Shop tenant space). The 6801 North Green Bay Avenue property is zoned B-2 Community Business District, and Plan Commission Conditional Use Permit review and approval is required for Group Child Care Centers per Zoning Code 13.1.35(b)(2)h and 13.1.60.

Interested citizens may appear and be heard at said hearing via ZOOM Virtual Meeting or, alternatively, may appear at the above stated time and date at the Common Council Chambers located at Glendale City Hall, 5909 North Milwaukee River Parkway, Glendale, Wisconsin, for the hearing.

Dated this 13th day of April, 2021.

BY ORDER of the COMMUNITY DEVELOPMENT AUTHORITY
of the CITY OF GLENDALE

Megan Humitz
City Clerk



CITY OF GLENDALE
COMMUNITY DEVELOPMENT PLANNING DEPARTMENT
5909 NORTH MILWAUKEE RIVER PARKWAY
GLENDALE, WISCONSIN 53209-3815
PHONE: (414) 228-1704 or (414) 228-1744
FAX: (414) 228-1725

CONDITIONAL USE APPLICATION

Application Fee: \$300

APPLICANT INFORMATION

Name of Applicant: Tia Goodwin & Erica Hughes

Legal Name of Business: Share My World Children's Academy

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

Applicant Address (City, State, and Zip Code): 11621 W Mill St, Milwaukee, WI 53225

Office Phone Number: NA Cell: 414-405-7997 Fax: _____

Applicant E-Mail: turner.tia@att.net

Applicant Signature: _____ Date: 03/16/2021

PROPERTY INFORMATION

Property Address: 6801 N Green Bay Ave Tax Key Number: 1268988000 Zoning District: B-2

Property Owner (if different from Applicant): HYIF Glendale Square, LLC

Property Owner Address (City, State, and Zip Code): 511 Broadway Denver, CO. 80203

Property Owner Phone: 303-475-2701 Cell: _____ Fax: _____

Property Owner E-Mail: mbradley@bacelinegroup.com

Property Owner Signature: _____

Max Bradley

Date: 3/22/21

PROPOSAL INFORMATION

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

Share My World Children's Academy-Group Childcare Center

Total Building Area: 17,280 SF

To Be Occupied Area:

1459 SF

Lot Size: Depth: 2,220 cpd

Width: 12,600 cpd

Area: 17,280 SF

Previous Occupant in To Be Occupied

Space: George Jelich's

Other Uses of This Site:

Barbershop

Total Number of

Parking Spaces: 110

Parking Spaces Available to Tenancy: 110

Business Hours

(Days and Hours of Operation): Monday-Saturday 6:00am-8:00pm

Total Number

of Employees: 4

Maximum Number of Employees at Site at One Time: 6

Primary

Contact Person for This Project: Tia Goodwin & Erica Hughes

Primary Contact Phone: 414-405-7997

Cell: 414-405-7997

Fax: _____

Primary Contact E-Mail: turner.tia@att.net

Please See Reverse Side of Application for Additional Submittal Requirements

CITY OF GLENDALE USE ONLY

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

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

PLAN OF OPERATION OUTLINE

Submit a detailed cover letter and outline, addressing all applicable items listed below:

1. Name of Business, Address, Telephone Number (Office and Mobile) and Facsimile Number
2. Name of Business Owner, Address, Telephone Numbers (Office and Mobile) and Facsimile Number
3. Name of Applicant (if different from owner)
4. Legal Description of Property
5. Tax-Key Parcel Number
6. Zoning District of Property
7. Lot Size (Depth, Width, Area)
8. Building Dimensions
9. Total Floor Area of Building to be Occupied
10. Specific Proposed Uses and Other Uses of the Property
11. Minimum and maximum numbers of employees at the site at any give time
12. Days of Operation
13. Hours of Operation
14. Signs (type, location(s), materials, lighting, artistic rendering, and dimensioned drawing(s))
15. What Conditions has the State or County imposed upon your use of the property
16. Security Fencing
17. Do you feel there will be any problems such as Noise, Odors, Glare, Potential Fire Hazards, or Smoke resulting from the proposed use?
18. Are you proposing food services?
19. Did the State of Wisconsin approve your interior building plans?
20. What provisions are you making for fire protection and human safety?
21. What are your rules and regulations of the property?
22. List the timetable for completion of building construction and anticipated opening date
23. Proposed On-site Security Measures
24. Anticipated maximum number of facility users and viewers at one time (including special events)
25. Any other information you or the Plan Commission feels is pertinent
26. Business Plan
27. Applicant Signature and Date on the Plan of Operation Outline Document

OTHER INFORMATION REQUIRED

In addition to the completed Conditional Use Application form and Plan of Operation, the following items are also required:

- ☐ 5 Full size and 15 reduced size sets of building plans (elevation drawings, architectural renderings, floor plans)
- ☐ 5 Full size and 15 reduced size sets of any site and landscaping plans
- ☐ 5 Full size and 15 reduced size sets of any lighting
- ☐ 20 Copies of a cover letter to include a detailed description of the proposed use and operations.
- ☐ Any other information required per the Zoning Code (refer to the specific Zoning District) or by the Plan Commission

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

<u>For Office Use Only</u>	
Certificate #:	_____
Date Entered:	_____
Occupancy Class:	_____
Zoning Approval	Date: _____
Insp. Approval	Date: _____
NSFD Approval	Date: _____

(PLEASE PRINT CLEARLY)

☒ **Permanent** ☐ **Conditional** ☐ **Temporary – Expires:** _____

Date of Application: 03/16/2021

Business Address: 6901 N Green Bay Ave **Suite #:** _____ **Glendale, WI Zip:** 53209

Trade or Business Name: Share My World Children's Academy LLC

Legal Name of Business: Share My World Children's Academy LLC
(Name for which the business will be commonly known)
(As registered with the State of Wisconsin)

Bus. Phone: (414) 405-7997 **Bus. Fax:** () - - **Bus. Email:** turner.tia@att.net

Type of Business: Daycare **Scope of Business:** Daycare Services
(Example: Retail, Office, Restaurant, etc.) (Type of goods sold, manufactured, services provided, etc.)

Area of Building to be Occupied: 6801 N Green Bay Rd. (space closest to Green Tree Rd) **Approx. Sq. Ft.:** 1459
(Example: Second floor office area incl. basement storage)

Anticipated work or alterations to be performed: Outdoor fenced in play area, possibly add bathroom and 2 additional rooms

Owner/Registered Agent Name: HYIF Glendale Square LLC (Max Bradley) **Phone No:** (303) 475-2701

Owner/Registered Agent Email: mbradley@baselinegroup.com

Permanent Mailing Address: 511 Broadway Denver, CO **Zip:** 80203

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

Building Owner: HYIF Glendale Square LLC (Max Bradley) **Change in ownership of building?** Yes No

Building Owner's Address: 511 Broadway Denver, CO **Zip:** 80203

Building Owner's Phone: **Home:** (303) 475-2701 **Office:** () - - **Cell:** () - -

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

Applicant's Name (Print clearly): Tia N. Goodwin

Applicant's Signature:  **Date:** 03/24/21

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

Glendale Occupancy Permit Fee
Base Fee.....\$75.00
Administration Fee.....\$30.00
TOTAL FEE.....\$105.00

THIS IS NOT AN OCCUPANCY PERMIT
Occupancy may **ONLY** take place once approval has been granted by the City of Glendale and a valid Certificate of Occupancy has been issued.

<u>Glendale Use Only</u>	
Date Received:	_____
Amount:	\$105.00
Payment Type:	<u>CA / CH / CC / RCPT</u>
Check/Receipt #	_____
Received By:	_____

*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.

Business Occupancy Inspection

Compliance Requirements

Dear Business Owner, Agent or Contractor:

If you are engaging in any type of construction, this form must be submitted along with your building permit application. You are provided this notice because you are/have submitted an application for a Certificate of Occupancy for a proposed business in the City of Glendale. If you have not yet submitted a SEPARATE Construction/Occupancy (*Form PF-116*) application to the North Shore Fire Department, you must do so **IMMEDIATELY**.

The process of obtaining a Certificate of Occupancy (CO) requires compliance with various building, plumbing, electrical, HVAC and Life Safety code requirements. Upon completion of any building/renovating and/or PRIOR to occupying any area, the following inspections must occur and permission must be granted to occupy.

1. **Inspection AND approval of all building, plumbing, electrical, HVAC, fire alarm and fire sprinkler installations (where necessary).**
2. **City Occupancy Inspection**
3. **Fire Department Occupancy Inspection**

Each of the inspections is completed by a different person. It is **YOUR RESPONSIBILITY** to submit the necessary applications and related fees for EACH and to SCHEDULE each inspection with the appropriate person. Be aware that availability may be several days or weeks out, so plan accordingly, call immediately.

Any delay in submitting permit application forms, building plans, or scheduling inspections, may result in delaying your project, your opening or the potential for the illegal operation of your business.

It is your (and your contractors) responsibility to ensure that all inspections are completed **PRIOR to occupying, opening or operating** your business.

Links to each of the forms are included below:

Glendale Occupancy Application Form:

<http://www.glendale-wi.org/DocumentCenter/View/200>

NSFD – Construction/Alteration/Occupancy Application Form:

<http://www.nsfire.org/cmsAdmin/uploads/Construction-and-Occupancy-PF-116.pdf>

Please contact the following with any questions regarding respective applications:

City of Glendale – Building and Occupancy Inspections

Tod Doeblor - Building Inspector

Phone: 414.228.1708

Email: inspections@glendale-wi.org

North Shore Fire Dept. (NSFD) – Building, Occupancy, and Fire Alarm/Sprinkler Inspections*

Matt Mertens - Fire Inspector

Office: 414.357-0113 x1511 or x1101 (assistant)

Mobile: 414.788.8183

Email: mmertens@nsfire.org

***NOTE:** The NSFD inspects fire alarm systems for conformance with National Fire Protection Association (NFPA) installation and operation requirements ONLY. A licensed Master Electrician who will provide power to and supervise the installation of the fire alarm system must submit an electrical permit to the City of Glendale. The City must also inspect the fire alarm system to ensure compliance with National Electrical Code (NEC) installation requirements.

RE: Conditional Use Application
Share My World Children's Academy
March 24th, 2021

City of Glendale,

Share My World Children's Academy (SMWCA) would like to lease the retail space located at 6801 N. Green Bay Ave. in the Glendale Square Retail Center. The plan would be to operate a group child daycare center that would service a maximum of 20 children (final number to be determined by Wisconsin Department of Children & Families.) SMWCA will focus on the growth and development of infants and toddlers ranging between the ages of 6 weeks to 5 years old. Afterschool care would be available as well.

SMWCA plan is as follows:

- Lease space 6801 N. Green Bay Ave. (Glendale Square)
- Changes to exterior: Fenced in play area (see below), no other exterior changes
- Inside of building will be used for Group Daycare Center

Fenced in Play Area:

Before lease agreement is signed, SMWCA would like to understand if the fenced in area will be permitted by the city (see attachment). The Wisconsin Department of Children & Families requires a fenced in outdoor play area that is a minimum of 750 SF. The fence must be at least 4 feet high for the safety of the children. We would be looking to add a fenced in play area to the side of the building that faces Green Tree Rd. (photo of location of fence is included) The fence would be wooden and professionally installed. Please let us know as soon as possible if the fenced in play area will be permitted

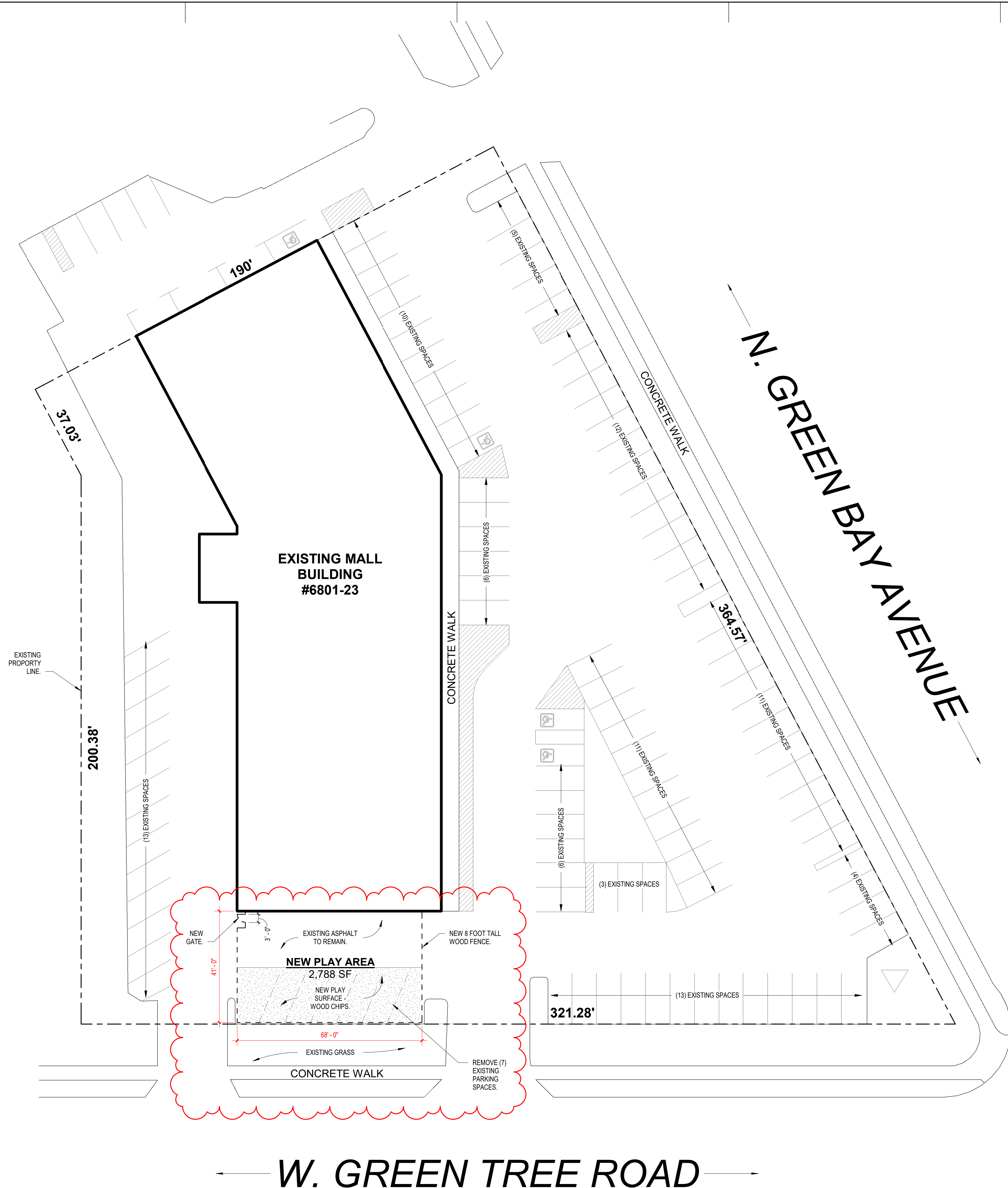
As a former Glendale resident who grew up in the city for over 25 years and parents who currently live in Glendale for over 40 years, I am committing to the development of the city. With the reimagining of the Bayshore Town Square, I am confident the new daycare facility will provide quality childcare services as Bayshore will continue to create more jobs & opportunities. We look forward to servicing and giving back to the community of Glendale and surrounding areas.

Please see the Plan of Operation Outline for the rental space at 6801 N Green Bay Avenue.

1. Name of Business, Address, Telephone Number (Office and Mobile) and Facsimile Number
 - a. Share My World Children's Academy, 11621 W Mill St. Milwaukee, WI 53225
2. Name of Business Owner, Address, Telephone Numbers (Office and Mobile) and Facsimile Number
 - a. Tia Goodwin 11621 W Mill St. Milwaukee, WI 53225
 - b. Erica Hughes 5175 N 67th St. Milwaukee, WI 53218
3. Name of Applicant (if different from owner) N/A
4. Legal Description of Property

- a. Glendale Square-Retail Property
5. Tax-Key Parcel Number
 - a. 1268988000
6. Zoning District of Property
 - a. B-2
7. Lot Size (Depth, Width, Area)
 - a. Depth: 2,000 cpd
 - b. Width: 12,600 cpd
8. Building Dimensions
 - a. 17,280 SF
9. Total Floor Area of Building to be Occupied
 - a. 1459 SF
10. Specific Proposed Uses and Other Uses of the Property
 - a. Group Child Daycare Facility
11. Minimum and maximum numbers of employees at the site at any given time
 - a. Minimum: 2 Maximum: 6
12. Days of Operation
 - a. Monday-Saturday
13. Hours of Operation
 - a. 6:00am-8:00pm
14. Signs (type, location(s), materials, lighting, artistic rendering, and dimensioned drawing(s))
 - a. Standard signage used by current tenants
15. What Conditions has the State or County imposed upon your use of the property
 - a. N/A
16. Security Fencing
 - a. No security fencing needed. A fence will be needed for enclosed play area.
17. Do you feel there will be any problems such as Noise, Odors, Glare, Potential Fire Hazards, or Smoke resulting from the proposed use?
 - a. No
18. Are you proposing food services?
 - a. No
19. Did the State of Wisconsin approve your interior building plans?
 - a. Department of Children & Family requires a building inspection and approval
20. What provisions are you making for fire protection and human safety?
 - a. Once in space, a detail fire escape will be outlined and documented.
21. What are your rules and regulations of the property?
 - a. Rules & Regulation of property will be based on requirements outlined by the Department of Children & Families.
22. List the timetable for completion of building construction and anticipated opening date
 - a. 4 months from date lease is signed.
23. Proposed On-site Security Measures
 - a. Security cameras will be installed on premises
24. Anticipated maximum number of facility users and viewers at one time (including special events)
 - a. Anticipate servicing 20 infants & toddlers
25. Any other information you or the Plan Commission feels is pertinent
 - a. NA
26. Business Plan
 - a. Business plan is being finalized by business consultant

27. Applicant Signature and Date on the Plan of Operation Outline Document



① SITE PLAN
1" = 20'-0"



DREAM BUILDERS, LLC

ARCHITECTURE, PLANNING & EDUCATION

MILWAUKEE, WI
PHONE (414) 731-7184
EMAIL: INFO@DREAMBUILDERSMKE.COM

Seal



Client

TIA GOODWIN &
ERICA HUGHES

Project

**SHARE MY WORLD
CHILDREN'S ACADEMY**

6801 N. GREEN BAY AVE.
MILWAUKEE, WI 53209

Sheet Title

SITE PLAN

Revisions

Item Date By

**NOT FOR
CONSTRUCTION**

Project Manager N. ROBINSON

DrawnBy/Chk By -

Project No. 21-115

Date APRIL 28, 2021

Sheet No.

A001

RE: 6801 N Green Bay Rd-Proposed Site Plan
Share My World Children's Academy
April 28th, 2021

Greetings Todd Stuebe,

Per your request, we have updated our proposed site plan to address your questions regarding the retail space at 6801 N. Green Bay Rd. Please see the outlined detail below:

Fenced in Play Area:

Attached is a drawing of our proposal for the site. Please the details below for playground:

- Fence- Wooden Solid-8 ft. (will be built to City of Glendale fence guidelines)
- Asphalt/Woodchips- The asphalt will be removed where there will be woodchips. The area will be professionally landscaped to add woodchips under the areas where there will be swings/slides or moving play equipment.
- Playground Equipment- We will be adding playground equipment (similar Playground Equipment shown below)



- Additional Information-The plan is for the fence to be built off the side of the building, to the end of the parking lot, stopping at the grass (approximately 2,788 SF). For the safety of the children, this would allow for the children to exit the side door of the building and go directly to the playground. We would remove the parking spaces along the side of the building. Traffic would still be able to access the back of the building by entering the driveway area on Green Tree Rd. that leads directly to the back of the building. The sidewalk and curb would remain in tack.

As mentioned to you during our phone conversation on 4/27, we are completely flexible and willing to build the fenced in area so that it will adhere to the City of Glendale guidelines/regulations. If you have any additional questions, please do not hesitate to reach out to me at 414-405-7997.

Thanks,

Tia N. Goodwin
Turner.tia@att.net
(414) 405-7997

Erica Hughes
enhughes832@gmail.com
(262) 674-0018

LEASE AVAILABLE

GLENDALE SQUARE

6801 N GREEN BAY AVENUE, GLENDALE, WI 53209

FOUNDERS **3**
REAL ESTATE SERVICES



Specifications

AVAILABLE SPACE	1,459 SF up to 7,365 SF
Lease Rate	Negotiable
Center Size	17,280 SF
Lease Term	5 Years
Add'l Charges	CAM, Ins., Taxes: \$7.06 PSF
Buildout	Negotiable

Traffic Counts

Green Bay Ave.	10,900 cpd
Green Tree Rd.	2,000 cpd

Demographics

	1 Mile	3 Miles	5 Miles
Pop.	6,153	73,745	242,389
Daytime Pop.	6,266	42,324	102,093
Median HH Inc.	\$76,218	\$53,960	\$44,756

Contact

Garrett Warner	Matthew Beadle
Retail Broker	Retail Broker
414.249.2219	414.249.2217
gwarner@founders3.com	mbeadle@founders3.com



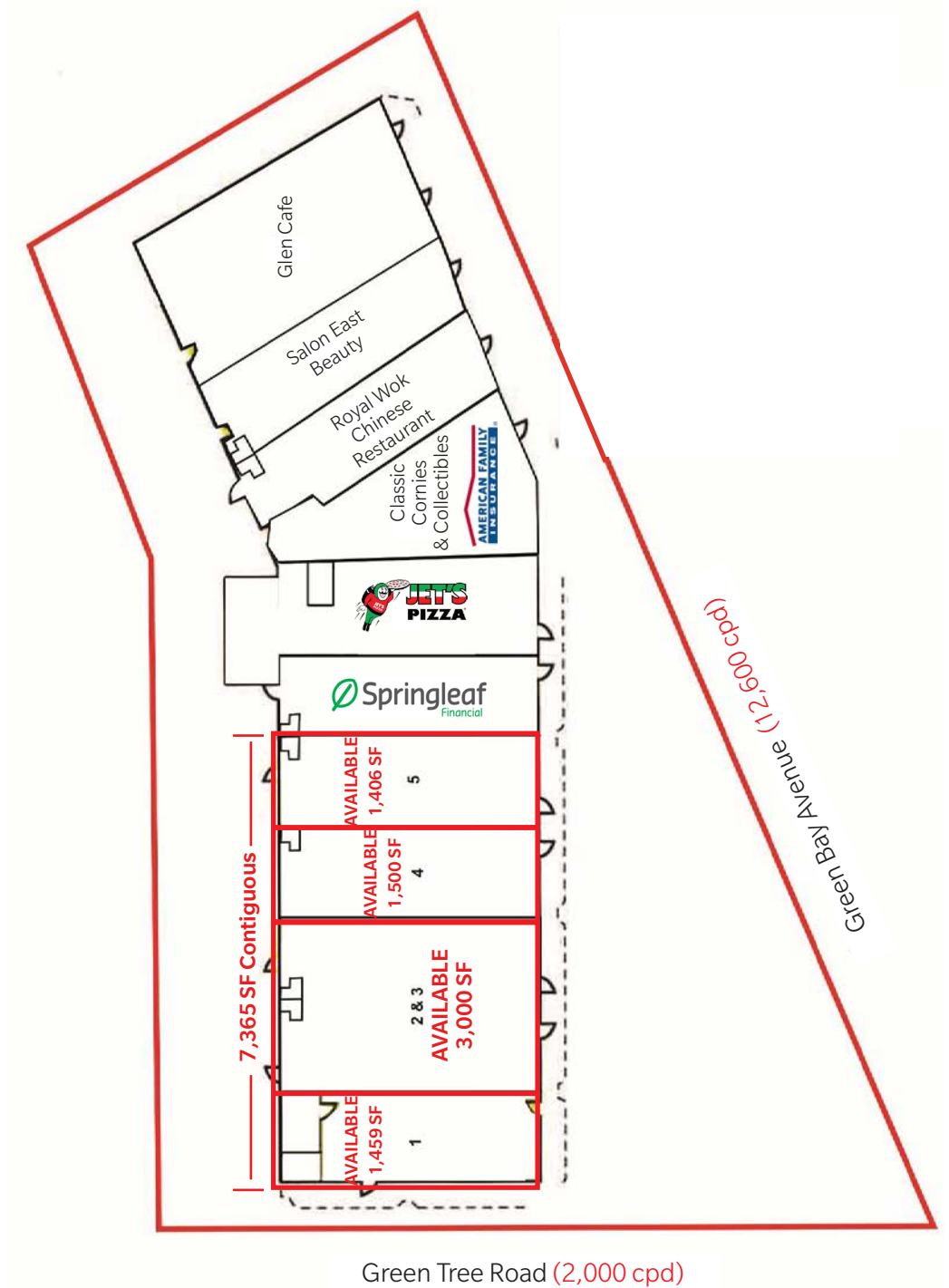
414.271.1111 | www.founders3.com

Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.

GLENDALE SQUARE
6801 N GREEN BAY AVENUE, GLENDALE, WI 53209

SITE PLAN

AVAILABLE SPACE 1,459 SF up to 7,365 SF



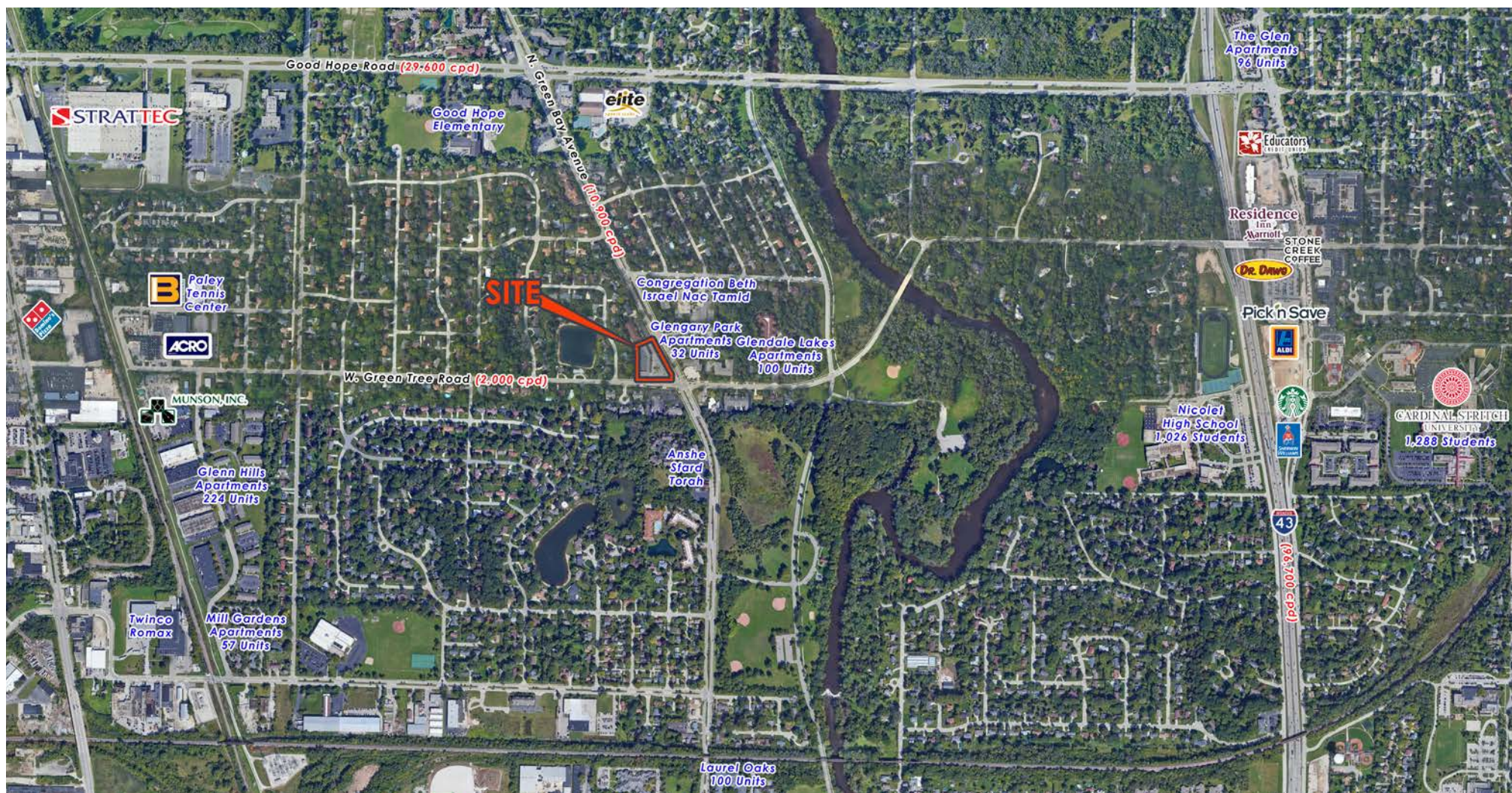
LEASE AVAILABLE

GLENDALE SQUARE

6801 N GREEN BAY AVENUE, GLENDALE, WI 53209

FOUNDERS **3**
REAL ESTATE SERVICES

AERIAL



414.271.1111 | wwwFOUNDERS3.com

Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.

SURVEY BASED ON FIRST AMERICAN - STEWART TITLE GUARNTY COMPANY, TITLE COMMITMENT FILE No. 01040-21149 WITH AN EFFECTIVE DATE: OCTOBER 12, 2016.

SCHEDULE B-II EXCEPTIONS:

10. - TERMS AND CONDITIONS OF EASEMENT DATED MAY 7, 1942, FILED MAY 28, 1942, AS DOCUMENT NO. 2372885. - LOCATION VAGUE IN NATURE, NOT SHOWN ON SURVEY.

11. TERMS AND CONDITIONS OF DECLARATION OF RESTRICTIONS DATED FEBRUARY 2, 1960, FILED FEBRUARY 10, 1960, AS DOCUMENT No. 3791426. - SHOWN ON SURVEY.

-TERMS AND CONDITIONS OF AGREEMENT AMENDING DEED RESTRICTIONS, AS TO THE ABOVE, DATED JUNE 9, 1964, FILED JULY 28, 1964, AS DOCUMENT No. 4119130.

-TERMS AND CONDITIONS OF AGREEMENT AMENDING DEED RESTRICTIONS, AS TO THE ABOVE, DATED SEPTEMBER 22, 1964, FILED OCTOBER 9, 1964, AS DOCUMENT No. 4135916.

-TERMS AND CONDITIONS OF AGREEMENT AMENDING DEED RESTRICTIONS, AS TO THE ABOVE, DATED AUGUST 9, 1988, FILED SEPTEMBER 1, 1988, AS DOCUMENT No. 6205265 - SHOWN ON SURVEY.

12. -TERMS AND CONDITIONS OF EASEMENT DATED JULY 21, 1962, FILED AUGUST 3, 1962, AS DOCUMENT No. 3966168. - SHOWN ON SURVEY.

13. -TERMS AND CONDITIONS OF EASEMENT DATED JULY 21, 1962, FILED AUGUST 3, 1962, AS DOCUMENT No. 3966169 - SHOWN ON SURVEY.

14. - TERMS AND CODITIONS OF COVENANT AND AGREEMENT DATED APRIL 3, 1963, FILED APRIL 15, 1963, AS DOCUMENT No. 4015884 - SHOWN ON SURVEY.

15. - TERMS AND CONDITIONS OF EASEMENT DATED NOVEMBER 23, 1964, FILED DECEMBER 11, 1964, AS DOCUMENT No. 4148697 - SHOWN ON SURVEY.

16. - TERMS AND CONDITIONS OF EASEMENT DATED NOVEMBER 23, 1964, FILED DECEMBER 11, 1964 AS DOCUMENT No. 4148698 - SHOWN ON SURVEY.

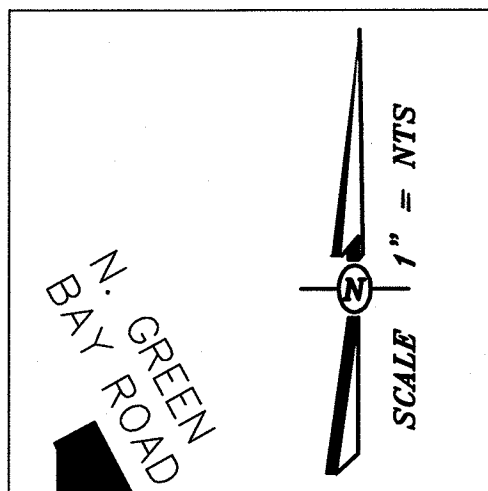
17. - TERMS AND CONDITIONS OF RIGHT-OF-WAY GRANT DATED OCTOBER 10, 1974, FILED OCTOBER 11, 1974 AS DOCUMENT No. 4875907 - SHOWN ON SURVEY.

18. - TERMS AND CONDITIONS OF EASEMENT FOR SEWER AND WATER PURPOSES DATED MAY 20, 1975, FILED MAY 21, 1975, AS DOCUMENT No. 4916734 - SHOWN ON SURVEY.

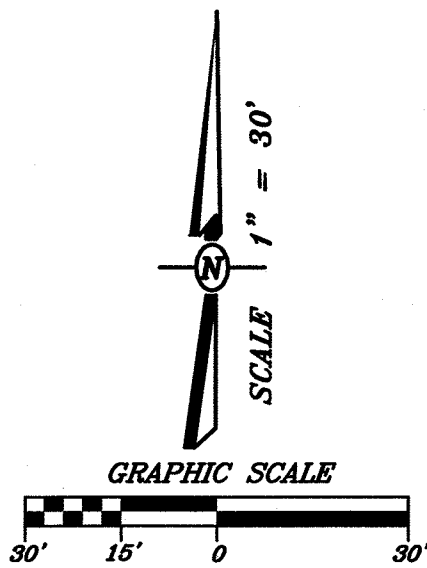
19. - TERMS AND CONDITIONS OF EASEMENT DATED JULY 21, 1962, FILED AUGUST 3, 1962, AS DOCUMENT No. 872148 - REFERENCES POWER POLES ALONG GREEN BAY AVE.

Surveyor's Notes:

- 1) Basis of Bearings for this Survey is the South Line of NE 1/4 Section 19, T8N, R22E - Having an Assumed Bearing of East.
- 2) Property has direct access to N. Green Bay Ave. a dedicated public road, thru existing drive at Northeast corner of property.
- 3) Utilities shown per field observation. No attempt to verify underground connections as part of this survey
- 4) Property is located in Zone X: Areas determined to be outside the 0.2% annual chance floodplain. Per Map No. 55079C0043E, with an effective date of 09/26/2008.
- 5) Address of property 6801-6823 Green Bay Ave, Glendale, WI.
- 6) Land Area: Gross-111,223.97 Sq. Ft. (2.55± Ac.)
Net - 70,343.63 Sq. Ft. (1.62± Ac.)
Net-exclusive of road ROW's
- 7) Parking stalls -Parcel 1 - 101 regular, 3 Handi-Capped
Parcel 2 - 8 regular, 1 Handi-Capped
- 8) There is no observable evidence of recent construction or earth moving on site.
- 9) There are no known proposed Right-of-Way changes.
- 10) There is no observable evidence of the site being used as a waste dump or sanitary landfill.



VICINITY MAP
NE 1/4 OF
SECTION 19-8-22



ALTA/NSPS LAND TITLE SURVEY

Parcel 1

That part of the Northeast One-quarter (1/4) of Section Nineteen (19), in Township Eight (8) North, Range Twenty-two (22) East, in the City of Glendale, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at a point in the South line of said 1/4 Section, 286.0 feet East of the Southwest corner of said 1/4 Section; running thence North at right angles to the South line of said 1/4 Section, 245.38 feet to a point; thence North 27°56'00" West and parallel to the center line of North Green Bay Avenue, 37.03 feet to a point; thence North 62°04'00" East 250.00 feet to a point in the center line of North Green Bay Avenue; thence South 27°56'00" East along the center line of North Green Bay Avenue, 447.31 feet to a point in the South line of said 1/4 Section; thence West along the South line of said 1/4 Section, 413.06 feet to the place of beginning.

Parcel 2

Together with a nonexclusive-easement recorded in Volume 4246, Page 10 as Document No. 3952617 to construct and maintain a driveway and parking facilities for automobiles over and upon the premises described as: That part of the Northeast One-quarter (1/4) of Section nineteen (19), in Township Eight (8) North, Range Twenty-two (22) East, in the City of Glendale, Milwaukee County, Wisconsin, bounded as follows: Commencing at a point in the South line of said 1/4 Section, 286.00 feet East of the Southwest corner of said 1/4 Section; running thence North at right angles to the South line of said 1/4 Section 250.35 feet to a point; thence North 27°56'00" West and parallel to the center line of North Green Bay Avenue, 42.00 feet to the place of beginning of the land about to be described; running thence North 62°04'00" East 230.00 feet to a point in the center line of North Green Bay Avenue; thence North 27°56' West along the center line of North Green Bay Avenue, 25.0 feet to a point; thence South 62°04'00" West 150.00 feet to a point; thence North 88°11'18" West 40.31 feet to a point; thence South 62°04'00" West 45.00 feet to a point; thence South 27°56'00" East 45.00 feet to the place of beginning.

14. - COVENANT AND AGREEMENT RECORDED AS DOCUMENT NO. 4015884 - NO VEHICULAR ASSESS SOUTH-EASTERNLY OF THIS POINT FOR DRIVEWAY PURPOSES (POINT BEING 360° APPROXIMATELY NORTH ALONG THE CENTER LINE OF GREENBAY AVE., NORTH OF THE NORTH RIGHT-OF-WAY LINE OF GREEN TREE ROAD.)

SYMBOL LEGEND	
	SECTION CORNER MONUMENT
	TELEPHONE PEDESTAL
	UTILITY POLE
	FIRE HYDRANT
	CATCH BASIN
	GAS VALVE
	CATCH BASIN
	WATER VALVE
	SANITARY MANHOLE COVER
	MANHOLE
	CATCH BASIN
	SIGN
	GAS METER
	GUY WIRE
	ELECTRIC METER
	ELECTRIC HAND HOLE OR VAULT
	GUARD POST
	OVER HEAD UTILITY LINES
	DENOTES LIGHT POLE
	DENOTES FOUND RE-BAR
	DENOTES FOUND 2" IRON PIPE
	TRAFFIC SIGNAL POLE
	TELE, CABLE PEDESTAL

SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 19-8-22

EAST

286.00'

286.00'

SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 19-8-22

W. GREEN TREE ROAD
WEST 90' WIDE 413.06'

SURVEYOR'S CERTIFICATE:

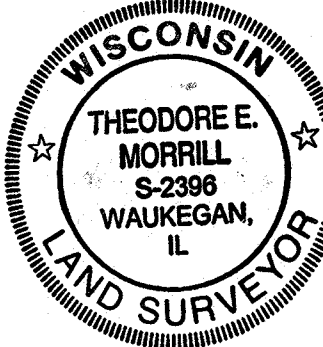
TO: Buckmann, LLC a Wisconsin Limited Liability Company, Baseline Investments, LLC, a Colorado Limited Liability Company, and First American Title Insurance Company:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 16, and 17, OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON November 17, 2016.

DATE: November 21, 2016

SIGNED: Theodore E. Morrill



Theodore E. Morrill, RLS-S2386
McClure Engineering Assoc.
2728 Grand Ave.
Waukegan, IL. 60085
847-336-7100
t.morrill@mcclureengineering.com