

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

The Plan Commission Meeting Will be In-Person.
Attendance via ZOOM Virtual Meeting is Available as Well.

Join Zoom Meeting

<https://us02web.zoom.us/j/88314886232>

Meeting ID: 883 1488 6232

Dial by your location

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AGENDA—PLAN COMMISSION MEETING

Tuesday, June 1, 2021
6:00 p.m.

1. Roll Call and Pledge of Allegiance.
2. Adoption of Minutes of Meeting held May 4, 2021.
3. Schedule Public Hearing. Petition to Rezone, 6076 and 6100 North Port Washington Road (Tax Parcels 163-8993-000 and 163-8992-000). Request submitted by Keyhan Z. Sheikholeslami (Ogden Cleaners) to rezone 6076 North Port Washington Road property from B-1, F2 District to B-1, F1 District. Also, the City of Glendale is initiating the rezone of 6100 North Port Washington Road (Valvoline Instant Oil Change) from B-1 F2 District to B-1, F1 District. The proposed B-1, F1 District zoning classification will permit specialty retail uses in addition to the existing permitted uses.
 - a. Schedule Public Hearing pertaining to the proposed rezoning for 6:00 p.m., Tuesday, July 6, 2021.
4. New Business
 - a. Plan Commission Use and Occupancy Review, Hawthorne Developments, LLC (Tiffany and Michael Hawthorne), 6685 North Port Sidney Place (Hakaduli Multi-tenant Building). Review and approve proposed remodeling business office, shop, and storage garage use and occupancy.
 - b. Next Plan Commission Meeting 6:00 p.m., Tuesday, July 6, 2021.
 - c. Consider rescheduling the Regular Plan Commission meeting of August 3, 2021, due to the National Night Out event held annually the first Tuesday of August.
5. 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 6:00 p.m.

Roll Call: Present: Mayor Bryan Kennedy, Commissioners, Kyle Mack, Fred Cohn, Karn Cronwell, Phillip Bailey, Amanda Seligman, and Imani Ray. Absent: None.

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 29, 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 April 13, 2021 Plan Commission Meeting.

Motion was made by Commissioner Seligman, seconded by Commissioner Cronwell, to adopt minutes from the April 13, 2021 Plan Commission meeting.
Ayes: Commissioners Cohn, Cronwell, Bailey, Seligman, and Ray. Noes: None.
Abstain: Commissioner Mack. Motion carried.

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.

Mr. Stuebe gave a brief overview of the request submitted by 5530 Port Washington, LLC to use the to-be-constructed proposed parking lot at the 5544 North Port Washington Road property for customer and employee parking purposes for the businesses located at 5530 North Port Washington Road. 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 owner of the 5530 North Port Washington Road property seeks to obtain Plan Commission 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. Mr. Stuebe also noted that the property owner of 5530 North Port Washington Road completed acquisition of the 5544 North Port Washington Road property but may own under a different LLC name.

CITY OF GLENDALE — PLAN COMMISSION
May 4, 2021

Mr. Dan Stein representing Stein Management and Mr. Michael Garber, architect for Stein Management, were present for the meeting.

Commissioner Cohn questioned if the 5544 North Port Washington Road property will be contained as a separate lot with separate taxes. Administrator Safstrom stated the properties will remain separate as the applicant has not requested a Certified Survey Map.

Mayor Kennedy opened the hearing up for public comment at 6:12 PM. Mayor Kennedy asked three times if there was anyone on the Zoom call or at City Hall for public comment. There was no response for public comment.

Motion was made by Commissioner Mack, seconded by Commissioner Seligman, to close the public hearing. Motion carried unanimously.

Motion was made by Commissioner Cohn, seconded by Commissioner Mack, to 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: 1) Drainage/Stormwater Management Plan review and approval by the Glendale City Engineer and Public Works; 2) 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; 3) Site landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 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.

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.

Mr. Stuebe provided a brief review of the request submitted by Share My World Children's Academy. Share My World Children's Academy seeks grant of a Conditional Use Permit to have a licensed group childcare center in the 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. Mr. Stuebe recommended the Plan Commission grant approval of the Conditional Use Permit including site plan changes with five requirements. Mr. Stuebe also stated that the revised playground plan includes a proposed 8-foot solid board fence and noted the Commission may want to consider whether this is acceptable or if they would like to see something more like a 4-foot picket fence.

Ms. Tia Goodwin and Ms. Erica Hughes of Share My World Children's Academy were present for the meeting. Ms. Goodwin gave a brief introduction. Ms. Goodwin stated that a fenced in outdoor play area is required by the State of Wisconsin Department of Children and Families, and advised they are looking at constructing the play area on the south side of the building where

CITY OF GLENDALE — PLAN COMMISSION
May 4, 2021

parking spaces currently exist. Ms. Goodwin stated they are willing to build the fence to the City's requirements. Ms. Hughes noted that playground equipment will be added to the area and mulch will be placed on top of the asphalt for safety purposes.

Commissioner Mack stated he would have liked to see a rendering of what the proposed 8-foot fence looks like in relation to the building. Commissioner Mack asked if pick up and drop off will take place on the east side of the building through the front door entrance. Ms. Goodwin stated that is correct. Commissioner Mack asked whether Ms. Goodwin or Ms. Hughes had experience operating a childcare center. Ms. Goodwin stated this is their first time running a childcare center, but it has been a passion of theirs for many years to support and work with children. It was noted that Ms. Goodwin is certified to be the administrator of the childcare center and Ms. Hughes is certified to work there.

Commissioner Seligman questioned if the purpose of the 8-foot fence is to protect the privacy of children or to keep children and traffic apart. Ms. Goodwin stated it is for privacy purposes, but noted they are willing to shorten the fence if 8 feet is too high.

Mayor Kennedy stated because the fence is adjacent to residential properties, he will ask a member of the Commission to amend it to 6 feet to make it uniform with other fences in the area. Ms. Goodwin stated they are fine with 6 feet.

Commissioner Cronwell questioned how many children the play structure in the outdoor area can safely hold. Ms. Goodwin stated they have not decided on a play structure yet and advised that the picture on the submitted site plan is an example. Ms. Goodwin stated the play structure they select will not have swings and said there will also be age-appropriate toys and furniture in the outdoor play area. Commissioner Cronwell questioned if children will ever be outside of the fenced in area. Mayor Kennedy noted that Green Bay Avenue is busy and the residential community behind the facility does not have sidewalks. Ms. Goodwin stated they may access Kletzsch Park. Commissioner Cronwell asked if the capping age for the facility is around toddler age children. Ms. Goodwin stated that is correct. Commissioner Cronwell questioned if the facility immediately abuts the proposed play area. Ms. Goodwin confirmed it does.

Commissioner Cohn asked if the City has requirements regarding types of security fences. Mr. Stuebe stated the City's requirements for fences mostly relate to aesthetics and noted there are no specific requirements for a daycare. Ms. Goodwin stated the fence must be at least 4 feet tall per the State of Wisconsin and added there are no fence type requirements. Administrator Safstrom reiterated the City is only concerned with aesthetics and stated a 6-foot fence will provide security and will also be aesthetically pleasing to the surrounding neighborhood. Mayor Kennedy stated the Commission can recommend a 6-foot wooden fence so it matches an adjacent fence. Commissioner Cohn questioned whether the Commission should require a solid fence or a picketed fence. Administrator Safstrom stated the City has not been that detailed with fences in the past. Mayor Kennedy stated that aspect will be left up to the applicant and noted if the Commission says a 6-foot wooden fence to match those adjacent then that should be sufficient.

Mayor Kennedy opened the hearing up for public comment at 6:37 p.m.

Mr. Elliot Katz of 6772 N. Melissa Court was at City Hall with questions for the applicants.

CITY OF GLENDALE — PLAN COMMISSION
May 4, 2021

Motion made by Commission Bailey, seconded by Commissioner Seligman, to close the public hearing. Motion carried unanimously.

Motion by Commissioner Seligman, seconded by Commissioner Bailey, to 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: 1) Group Child Care license per State of Wisconsin Department of Children and Families requirements; 2) Site landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 3) 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; 4) Compliance with State of Wisconsin requirements for ADA parking; 5) In the event that the facility should close or relocate the site is required to be restored to the prior configuration; 6) Fence is to be wooden and 6-feet in height to match fence on the rear of the property. Motion carried unanimously.

ADJOURNMENT.

There being no further business, motion was made by Commissioner Bailey, seconded by Commissioner Seligman, to adjourn the meeting. Motion carried and adjournment of the Plan Commission was ordered at 6:56 p.m., until Tuesday, June 1, 2021 at 6:00 p.m.

Nicole Maurer, Deputy Clerk

Recorded: May 4, 2021



SUBJECT: Plan Commission Agenda, Item 3a
Petition to Rezone, 6076 and 6100 North Port Washington Road (Tax Parcels 163-8993-000 and 163-8992-000). Request submitted by Keyhan Z. Sheikholeslami (Ogden Cleaners) to rezone of 6076 North Port Washington Road property from B-1, F2 District to B-1, F1 District. Also, the City of Glendale is initiating the rezone 6100 North Port Washington Road (Valvoline Instant Oil Change) from B-1 F2 District to B-1, F1 District. The proposed B-1, F1 District zoning classification will permit specialty retail uses in addition to the existing permitted uses. Plan Commission review and schedule Plan Commission Public Hearing for 6:00 p.m., Tuesday, July 6, 2021.

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

MEETING DATE: June 1, 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 following rezone proposal is to change the zoning of both 6076 and 6100 North Port Washington Road from B-1, Sub-Area F2 to B-1, Sub-Area F1, which will permit specialty retail uses in addition to the existing permitted uses.

Keyhan Z. Sheikholeslami requests to rezone the 6076 North Port Washington Road property to facilitate the relocation of Ogden Cleaners from 6260 North Port Washington Road to 6076 North Port Washington Road. The relocation of the Ogden Cleaners business enterprise is directly related to the Interstate Highway 43 and North Port Washington Road reconstruction projects. Ogden Cleaners is a retail counter service only dry-cleaning specialty service business enterprise, and the actual dry-cleaning processes are completed elsewhere where the dry-cleaning process is permitted.

Continued Next Page.



Item 3a. (Cont.)

Also included with the proposed rezone, at the initiative of the City of Glendale, is 6100 North Port Washington Road, where there is an existing Valvoline Instant Oil Change business. Inclusion of the 6100 North Port Washington Road in the rezone alleviates concerns about spot zoning as both the Ogden Cleaners and existing Valvoline Instant Oil Change business uses will be permitted uses in the district.

RECOMMENDATION:

Schedule Plan Commission Public Hearing for 6:00 p.m., Tuesday, July 6, 2021.

ACTION REQUESTED:

As above.

ATTACHMENTS:

1. Rezone Petition submittal materials.



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

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

APPLICANT INFORMATION

Name of Applicant: Keyhan Z. Sheikholeslami
Name of Business Owner (if different from applicant): same
Business Name: Ogden Cleaners
Address of Applicant: 6260 N. port Rd. clary
City, State, Zip: _____
Office Phone Number: 414-378-4545 Cell: 414-378-4545 Fax: _____
Applicant E-Mail: _____
Applicant Signature: [Signature] Date: 5/3/21

PROPERTY INFORMATION

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

Current Zoning of Property: office Proposed Zoning of Property: Retail
Current Use of Property: Dental office Proposed Use of Property: Dry clean pickup drop off
Property Address (or addresses): 6076 N. port Rd
Property Owner (s) (if different from applicant): Michael A. Nicollef DDS
Property Owner Address: _____
City, State, Zip: _____
Property Owner Phone: 414-962-2100 Cell: _____ Fax: _____
Tax Key Number: 163-8993000
Lot Size: Depth: 275.80 Width: 50 Area: _____

PROPOSAL INFORMATION

Type of Business: Dry clean Drop off / Pick up
Reason for Seeking a Change In Zoning: _____

See Attached Letter

Who is the Primary Contact for This Project: Keyhan Sheikholeslami
Contact Phone Number: 414-378-4545 Cell: 414-378-4545 Fax: _____
Contact E-Mail: KeyhanZia1234@gmail.com

Please See Reverse Side of Application for Additional Submittal Requirements

CITY OF GLENDALE USE ONLY

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

OTHER INFORMATION REQUIRED

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

- ☐ Plot plan, drawn to a scale of one (1) inch equals one hundred (100) feet showing the area proposed to be rezoned, its location, its dimensions, the location and classification of adjacent zoning districts and the location and existing use of all properties within three hundred (300) feet of the area proposed to be rezoned.
- ☐ Owners' names and addresses of all properties lying within two hundred (200) feet of the area proposed to be rezoned.
- ☐ Legal Description of real estate to be rezoned
- ☐ A detailed cover letter outlining your proposal and reasons for rezoning
- ☐ Any other information you feel is necessary

To: Honorable mayor Kennedy and distinguished members of
Glendale city counsel

04/30/2021

With a heavy heart, we would like to inform the city of Glendale that Ogden cleaner's cleaning operation at 6260 N. port Rd will come to an end soon since our building is in eminent domain and part of state road expansion project. We do understand such projects are for the good of general public. We are a bit disheartened that DOT surprised us at March of 2021 with a short notice of departure even though all others were informed earlier and the only business affected by this project was dealt with last. We have since been in talks with DOT and have secured a small extension. We have found a new location to purchase for our business at 6705 N. port road. We find this location to be the only suitable location that will insure survival of our operation in respect to location and financial feasibility.

We are cordially requesting city of Glendale's support in order for us to be able to continue our cleaning services in city of Glendale. This is a unique situation that may never happen again in city of Glendale to another business.

In advance, I would like to thank you for your time and considerations on behalf of myself and my family.

Sincerely ,

Kayhan Z. Sheikholeslami

Ogden cleaners

Owner and operator

A handwritten signature in black ink, appearing to read 'KZ' followed by a stylized flourish.



6076 N Port Washington Rd, KMTL, LLC





6076 N Port Washington Rd, KMTL, LLC

163-8990

95.50'

95.5'

163-8992

278.40'

163-8993

275.80'

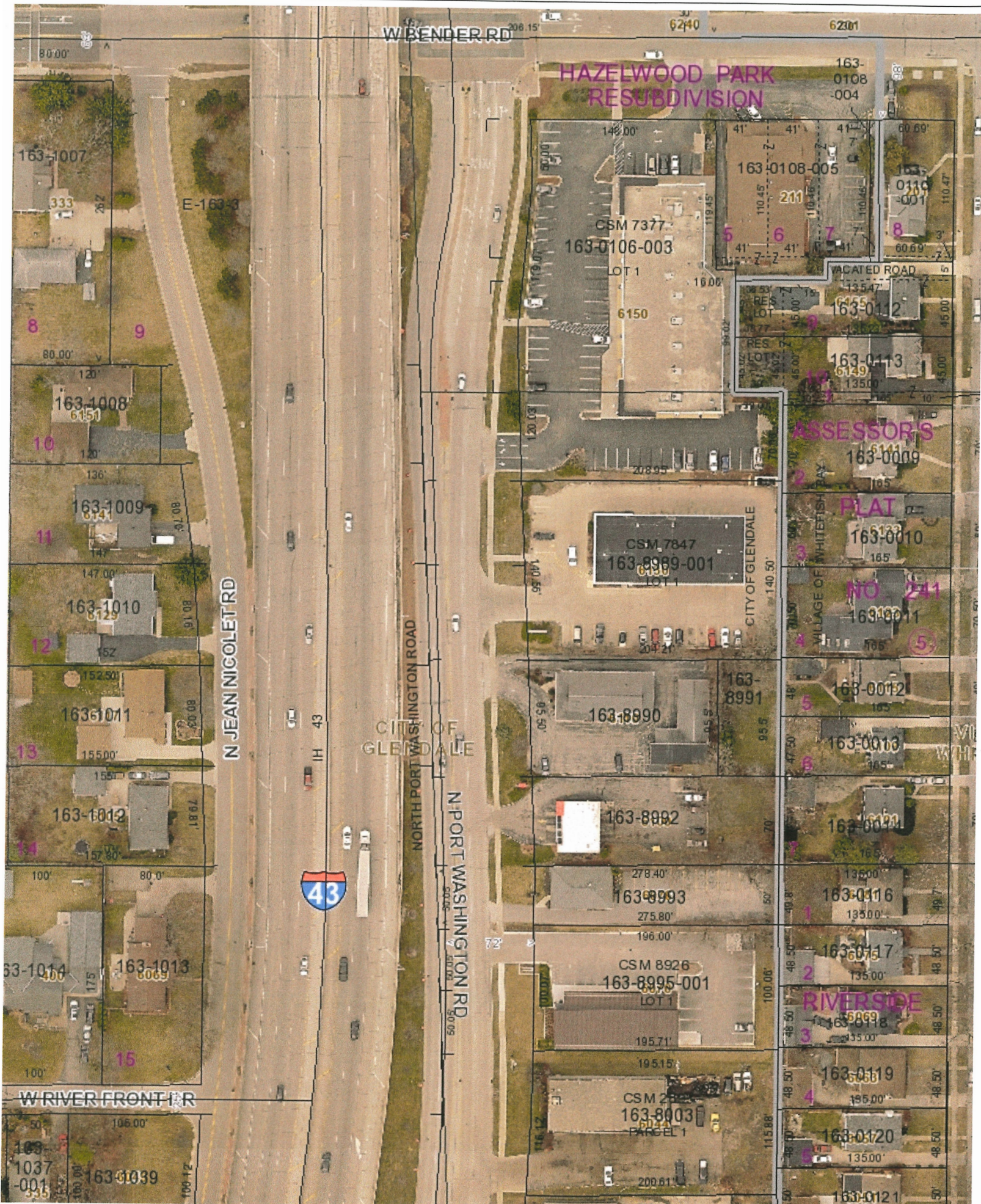
196.00'

72'



CSM 8926

CITY OF
GLENDALE





SUBJECT: Plan Commission Agenda, Item 4a
Plan Commission Use and Occupancy Review, Hawthorne Developments, LLC (Tiffany and Michael Hawthorne), 6685 North Sidney Place (Hakaduli Multi-tenant Building). Review and approve proposed remodeling business office, shop, and storage garage use and occupancy.

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

MEETING DATE: June 1, 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:

Hawthorne Developments, LLC, proposes to use and occupy a tenant space in the Hakaduli Multi-Tenant Building located at 6685 North Sidney Place for a remodeling business office, shop, and storage garage use and occupancy. Outside storage is not a permitted use.

RECOMMENDATION:

Staff recommends that the Plan Commission grant approval for Hawthorne Developments, LLC, to use and occupy the tenant space located at 6685 North Sidney Place, for a remodeling business office, shop, and storage garage use, with the following requirements:

- a. Outside storage is not permitted.
- b. Site landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities;
- c. Dumpster enclosure(s) per Zoning Code 13.1.144;
- d. 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;
- e. Compliance with State of Wisconsin requirements for ADA parking.

ACTION REQUESTED:

As Above.

ATTACHMENTS:

1. Plan Commission Use and Occupancy Review submittal materials.

Glendale

RICH PAST.
BRIGHT FUTURE.

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

PLAN COMMISSION REVIEW APPLICATION

APPLICANT INFORMATION

Name of Applicant: Tiffany Hawthorne
Legal Name of Business: Hawthorne Developments LLC
Name of Business Owner (if different from Applicant): Michael Hawthorne
Applicant Address (City, State, and Zip Code): 7608 N. Longview Dr., Glendale, WI 53209

Office Phone Number: _____ Cell: 414-975-8350 Fax: _____
Applicant E-Mail: tiffgreer414@gmail.com or mshawthorne414@gmail.com
Applicant Signature: [Signature] Date: May 19, 2021

PROPERTY INFORMATION

Property Address: 6685 N Sidney Place Tax Key Number: 136-1000-002 Zoning District: _____
Property Owner (if different from Applicant): _____
Property Owner Address (City, State, and Zip Code): Hakaduli Properties, LLC c/o M|Red Management Inc.

Property Owner Phone: Brian Parish-rep Cell: 414-708-5631 Fax: _____
Property Owner E-Mail: brian@paradigmre.com
Property Owner Signature: _____ Date: _____

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): office and shop for remodeling business

Total Building Area: 3000 sq ft To Be Occupied Area: _____

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

Previous Occupant in To Be Occupied Space: Elite Remodeling

Other Uses of This Site: other businesses occupy different spaces in this multi-unit building

Total Number of Parking Spaces: 50+ Parking Spaces Available to Tenancy: 20

Business Hours (Days and Hours of Operation): Typically, Mon-Sat, 7-6pm

Total Number of Employees: 1 Maximum Number of Employees at Site at One Time: 20 non-employees

Primary Contact Person for This Project: Tiffany Hawthorne

Primary Contact Phone: 414-975-8350 Cell: 414-975-8350 Fax: _____

Primary Contact E-Mail: tiffgreer414@gmail.com or mshawthorne414@gmail.com

CITY OF GLENDALE USE ONLY

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

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

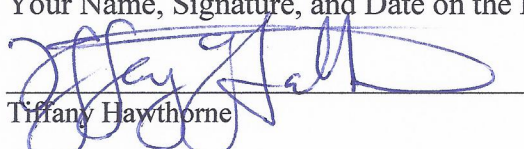
Hawthorne Developments LLC

Plan of Operation Outline

A supplemental document for the Plan Commission Review Application

1. Name of Business, Address
 - Hawthorne Developments LLC, 6685 N. Sidney Place, Glendale, WI 53209
2. Name of Owner, Address
 - Michael Hawthorne, 7608 N. Longview Dr., Glendale, WI 53209
3. Name of Applicant (if different from owner)
 - Tiffany Hawthorne
4. Legal Description of Property
 - The space, commonly known as 6683-6685 N. Sidney Place is situated in the Abbreviated legal description: CERTIFIED SURVEY MAP NO. 4462, SE 1/4 SEC. 24-8-21, PARCEL 1, which contains among other addresses 6575-6693 N. Sidney Place
5. Tax-Key
 - 136-1000-002
6. Zoning of Property
 - Commercial
7. Lot Size (Depth, Width, Area)
 - See attachments
8. Dimensions and all levels (floors) of buildings
 - See building plans for 6683-6685 N Sidney Place
9. Total Floor Area
 - See building plans
10. Specific uses of the entire property and buildings
 - Storage garage and shop for remodeling business
11. Minimum and maximum numbers of employees
 - There are no employees. The owner/operator uses subcontractors who may periodically meet on site for material procurement and general meeting purposes.
12. Days of Operation
 - Generally, the property will be accessed Monday through Saturday, and occasionally on Sundays.
13. Hours of Operation
 - Generally, 7am to 6pm, and other times as needed
14. Signage (Type, Lighted?, Wall, Free-Standing, Monuments, Size, Location, etc)
 - There is an existing multi-tenant sign at the entrance to the driveway. No additional signage is requested by the business owner, who is a tenant.

15. What Conditions has the State or County imposed upon your use of the property
 - Unknown
16. Security Fencing
 - None
17. Do you feel there will be any problems such as Noise, Odors, Glare, Potential Fire Hazards, or Smoke resulting from the proposed use?
 - No
18. Are you proposing food services?
 - No
19. Did the State of Wisconsin approve your interior building plans?
 - This is an existing building
20. What provisions are you making for fire protection and human safety?
 - We are working to comply with the Northshore Fire Department to satisfy code compliance
21. What are your rules and regulations of the property?
 - We will operate in accordance with the lease agreement
22. List the Timetable for completion of building construction and anticipated grand opening date
 - Target date to complete modifications: no later than September 1, 2021
23. Proposed On-site Security Measures
 - Keeping all doors locked and secured, and installing exterior security cameras
24. Anticipated maximum number of facility users and viewers at one time (including special events)
 - 20
25. Any other information you or the Plan Commission feels is pertinent
 - We have been in the remodeling business for 15 years, operating out of a commercial shop in the City of Milwaukee, which we own.
26. Business Plan
 - There is no business plan. We will continue to operate as before, moving our equipment from our existing facility in Milwaukee to Glendale
27. Entire Grant Application and County Issued Request for Proposal
 - Not applicable
28. Your Name, Signature, and Date on the Plan of Operation Document


Tiffany Hawthorne

5/19/2021
Date

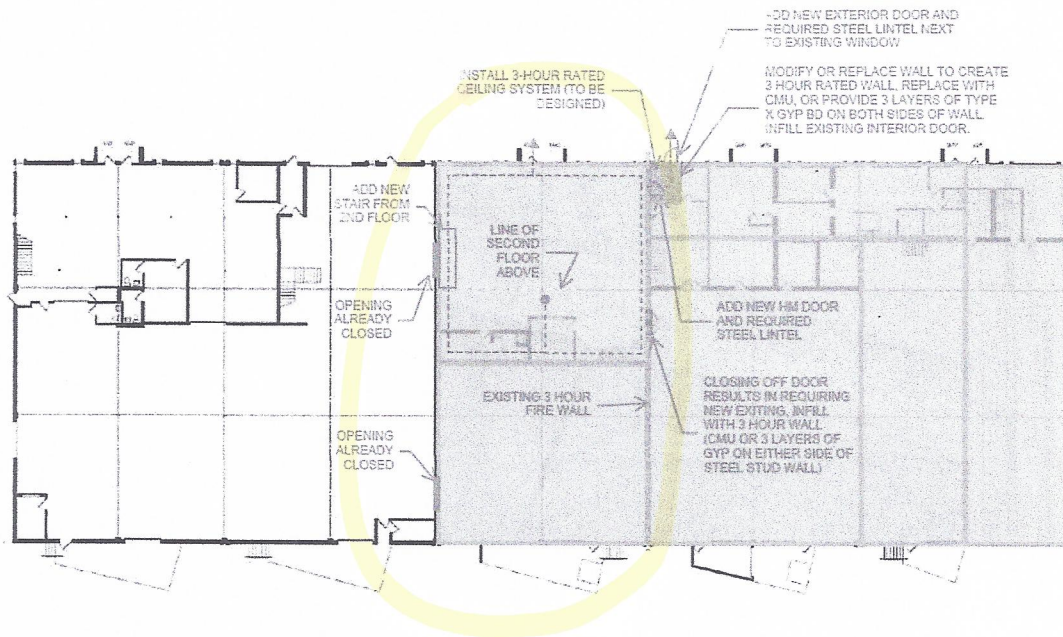


Notes

THIS MAP IS NOT TO BE USED FOR NAVIGATION

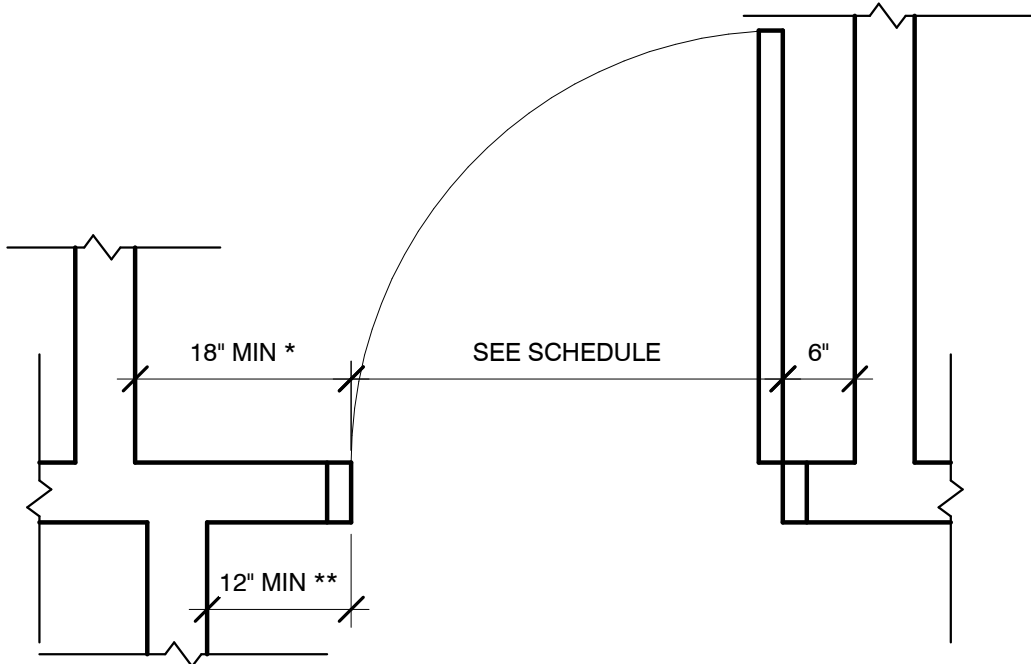
EXHIBIT B

Building and Premises



F:\Stored\in.studio\ACTIVE PROJECTS\Sidney Place\2 Buildings\1\3.11 Projects\Hawthorne Developments - 6685 N Sidney Place\4-Construction Documents\21 0219 Hawthorne Developments CD.rvt
2/24/2021 1:23:32 PM

- GENERAL NOTES:
- A. ALL WORK UNDER THIS CONTRACT SHALL BE PERFORMED IN STRICT COMPLIANCE WITH ALL LOCAL CODES, ORDINANCES AND REGULATIONS OF THE GOVERNMENT AUTHORITIES HAVING JURISDICTION.
- B. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED TO PERFORM WORK IN ACCORDANCE WITH REQUIREMENTS AND PROCEDURES OF ANY AND ALL AUTHORITIES HAVING JURISDICTION.
- C. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND COORDINATES. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS.
- D. CONTRACTOR SHALL REVIEW ALL CONTRACT DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY CONCERNS PRIOR TO STARTING WORK.
- E. DO NOT SCALE THE DRAWINGS. IF A CONTRADICTION OCCURS WITHIN THE CONTRACT DOCUMENTS OR INFORMATION IS UNCLEAR, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION.
- F. CONTRACTOR SHALL COORDINATE WITH THE WORK OF OTHERS NOT INCLUDED IN THE THIS CONTRACT AS DIRECTED BY THE OWNER.
- G. ALL PLAN DIMENSIONS ARE TO FACE OF MASONRY VENEER OR FACE OF WALL FINISH, U.N.O.
- H. ALL VERTICAL DIMENSIONS TO BE ABOVE FINISH FLOOR (A.F.F.) U.N.O.
- I. THE WORD ALIGN AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- J. ALL DOORS USED IN CONJUNCTION WITH EXITS SHALL BE ARRANGED TO READILY OPEN WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE FROM THE SIDE OF EGRESS.
- K. DESIGN/BUILD ELECTRICAL CONTRACTOR IS REQUIRED TO SUBMIT ELECTRICAL PLANS DETAILING THEIR WORK TO THE ARCHITECT AND OWNER FOR THEIR REVIEW PRIOR TO STARTING WORK. THESE DRAWINGS SHOULD INCLUDE ALL ELECTRICAL FIXTURES, SWITCHES AND RELATED COMPONENTS, PANELS, AND OTHER ASSOCIATED ACCESSORIES, ETC WHICH MAY NOT BE EXPLICITLY IDENTIFIED IN THIS CONSTRUCTION DOCUMENT SET.
- L. DESIGN/BUILD MECHANICAL CONTRACTOR IS REQUIRED TO SUBMIT MECHANICAL PLANS DETAILING THEIR WORK TO THE ARCHITECT AND OWNER FOR THEIR REVIEW PRIOR TO STARTING WORK. THESE DRAWINGS SHOULD INCLUDE THERMOSTAT LOCATIONS, HVAC DUCTING DETAILING THE SIZE, SHAPE AND FINISH OF ALL DUCT WORK AND DIFFUSERS AS WELL AS VAV BOXES OR OTHER EXPOSED AND CONCEALED EQUIPMENT REQUIRED FOR THE PROJECT NOT EXPLICITLY IDENTIFIED IN THIS CONSTRUCTION DOCUMENT SET.
- M. PRIOR TO ORDERING/INSTALLATION, G.C. IS REQUIRED TO SUBMIT, AT MINIMUM, THE FOLLOWING SUB CONTRACTOR SHOP DRAWINGS AND/OR SUBMITTALS TO THE ARCHITECT (SOME MAY NOT APPLY TO ALL PROJECTS):
- DOORS, FRAMES, AND HARDWARE
 - GLASS & GLAZING SYSTEMS
 - ALL INTERIOR AND EXTERIOR FINISHES; SUCH AS FLOORING, BASE, PAINT, WALL COVERINGS, CEILINGS, SPECIALTY FINISHES, EXTERIOR CLADDING MATERIALS, ETC.
 - MILLWORK
 - ACCESSORIES/SPECIALTY EQUIPMENT
 - LIGHTING AND DEVICES (SPEC'S, COLORS, ETC.)
 - PLUMBING FIXTURES
- N. ALL INTERIOR PLAN DIMENSIONS ARE TO FACE OF INTERIOR FINISH OR CENTER OF WALL, U.N.O.
- O. ALL FIRE AND LIFE SAFETY DEVICES TO MEET CURRENT CODE.
- P. CONTRACTOR TO PROVIDE ALL WORK AND MATERIALS NOTED ON DRAWINGS, UNLESS NOTED OTHERWISE.
- Q. ALL WORK TO BE PERFORMED DURING REGULAR BUSINESS HOURS, LOUD AND ODOROUS WORK TO BE PERFORMED OUTSIDE OF BUSINESS HOURS.
- R. TYPICAL* (OR TYP.) AS USED IN THESE DOCS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS U.N.O.

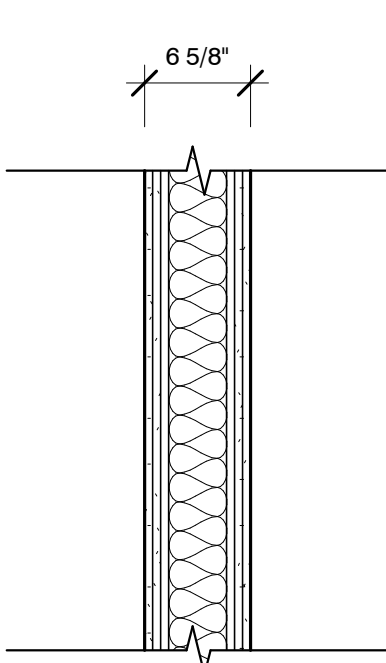


* TYPICAL FRONT APPROACH CLEARANCES, 24" IF LATCH APPROACH, 42" IF HINGE APPROACH

** 12" MIN. IF BOTH CLOSER AND LATCH ARE PROVIDED; 6" MIN. IF BOTH CLOSER AND LATCH ARE NOT PROVIDED

SEE ANSI A117.1.1-2003 (FIG.404.2.3.2) FOR FURTHER INFORMATION

3 TYP. DOOR OFFSET
A1.0 3/4" = 1'-0"



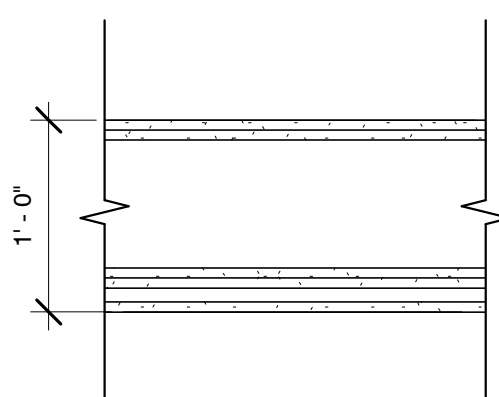
P-1

(2) HOUR FIRE RATED INTERIOR PARTITION

- 1/2" TYPE 'C' GYP. BOARD
- 1/2" TYPE 'C' GYP. BOARD
- 3 5/8" METAL STUD FRAMING @ 16" O.C. W/ 1/2" MINERAL WOOL BATT IN CAVITY
- 1/2" TYPE 'C' GYP. BOARD
- 1/2" TYPE 'C' GYP. BOARD

-EXTEND TO DECK ABOVE

- (2) HOUR FIRE-RATED WALL
UL NO. U419



C-1

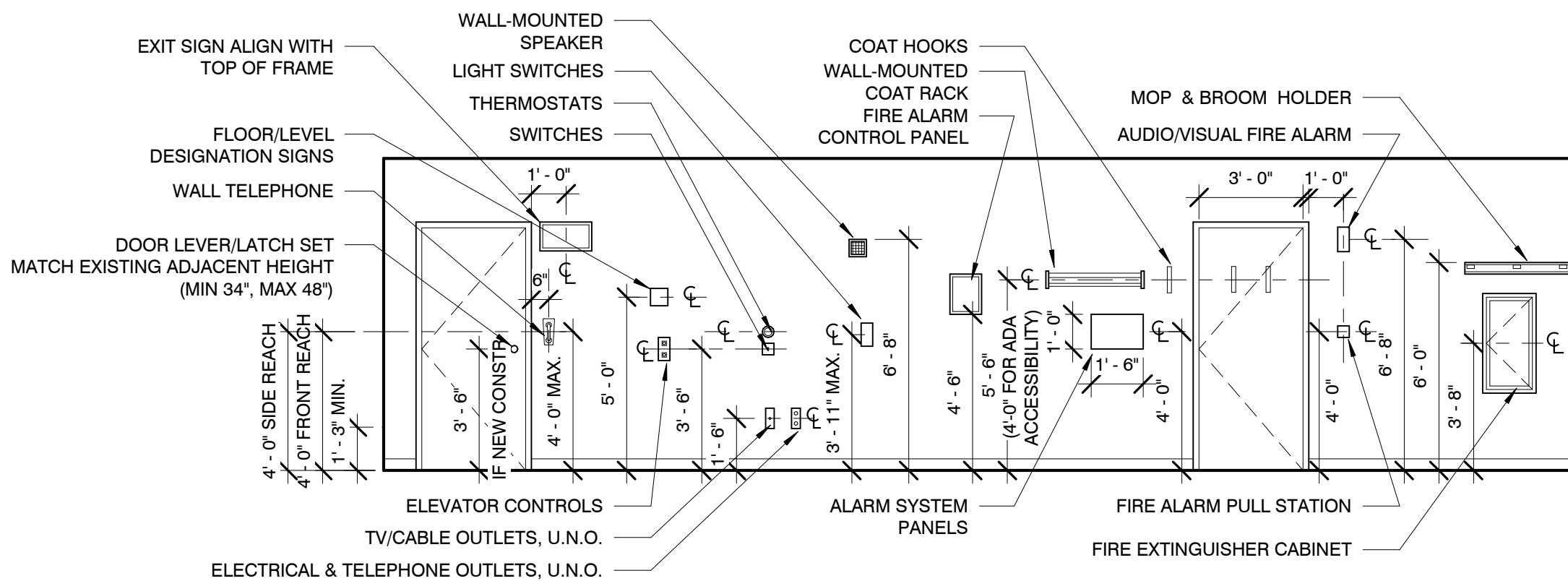
(2) HOUR FIRE RATED CEILING
FINISH RATING: 2HR

- (2) LAYERS TYPE 'X' GYPSUM BOARD
- 8" MIN. CHANNEL JOISTS WITH 1-1/2" FLANGES AND 1/4" STIFFENING FLANGES @ 16" O.C.
- (2) LAYERS TYPE 'X' GYPSUM BOARD
- HAT CHANNELS (25 GA) @ 24" O.C. PERPENDICULAR TO CEILING JOISTS.
- (1) LAYER TYPE 'X' GYPSUM BOARD.

SEE PLANS FOR LOCATION

- (2) HOURS FIRE-RATED CEILING
UL NO. L556

WALL AND CEILING TYPES
1" = 1'-0"



FOR REFERENCE ONLY - DOES NOT INDICATE EQUIPMENT OR FIXTURES TO BE PROVIDED

TYPICAL MOUNTING HEIGHTS

1/4"=1'-0"

TENANT IMPROVEMENT FOR: HAWTHORNE DEVELOPMENTS

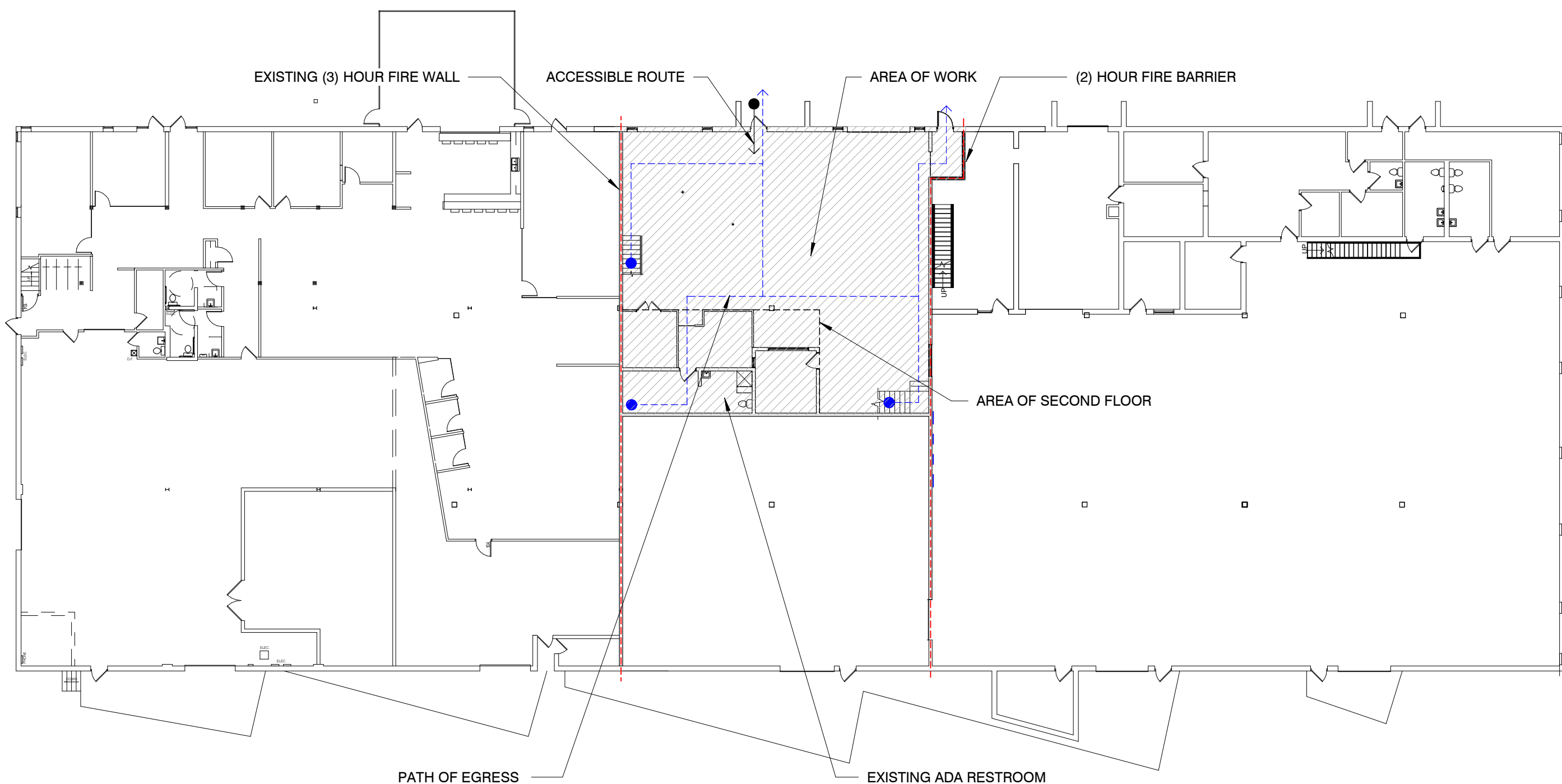
6685 N. SIDNEY PLACE
GLENDALE, WI

SHEET INDEX

- A1.0 TITLE SHEET, SHEET INDEX, OVERALL BUILDING PLAN, GENERAL NOTES, WALL AND CEILING TYPES, AND TYPICALS
- A3.0 DEMOLITION PLAN
- A3.1 CONSTRUCTION PLANS, STAIR ELEVATION, DETAILS, AND DOOR/FRAME TYPES

PROJECT INFORMATION:

OCCUPANCY:	S-1
CONSTRUCTION TYPE	IIIB
SQUARE FOOTAGE: AREA OF WORK	3,585 SF
NUMBER OF FLOOR LEVELS	2
FULLY SPRINKLERED	NO



5 OVERALL BUILDING PLAN
A1.0 3/64" = 1'-0"

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TENANT IMPROVEMENT FOR:

**HAWTHORNE
DEVELOPMENTS**

6685 N. SIDNEY PLACE
GLENDALE, WI

REVISIONS

NO. REV. DATE DESCRIPTION

PROJECT INFO

Original Issue Date

2/24/2021

Project No.

21121

Drawn By

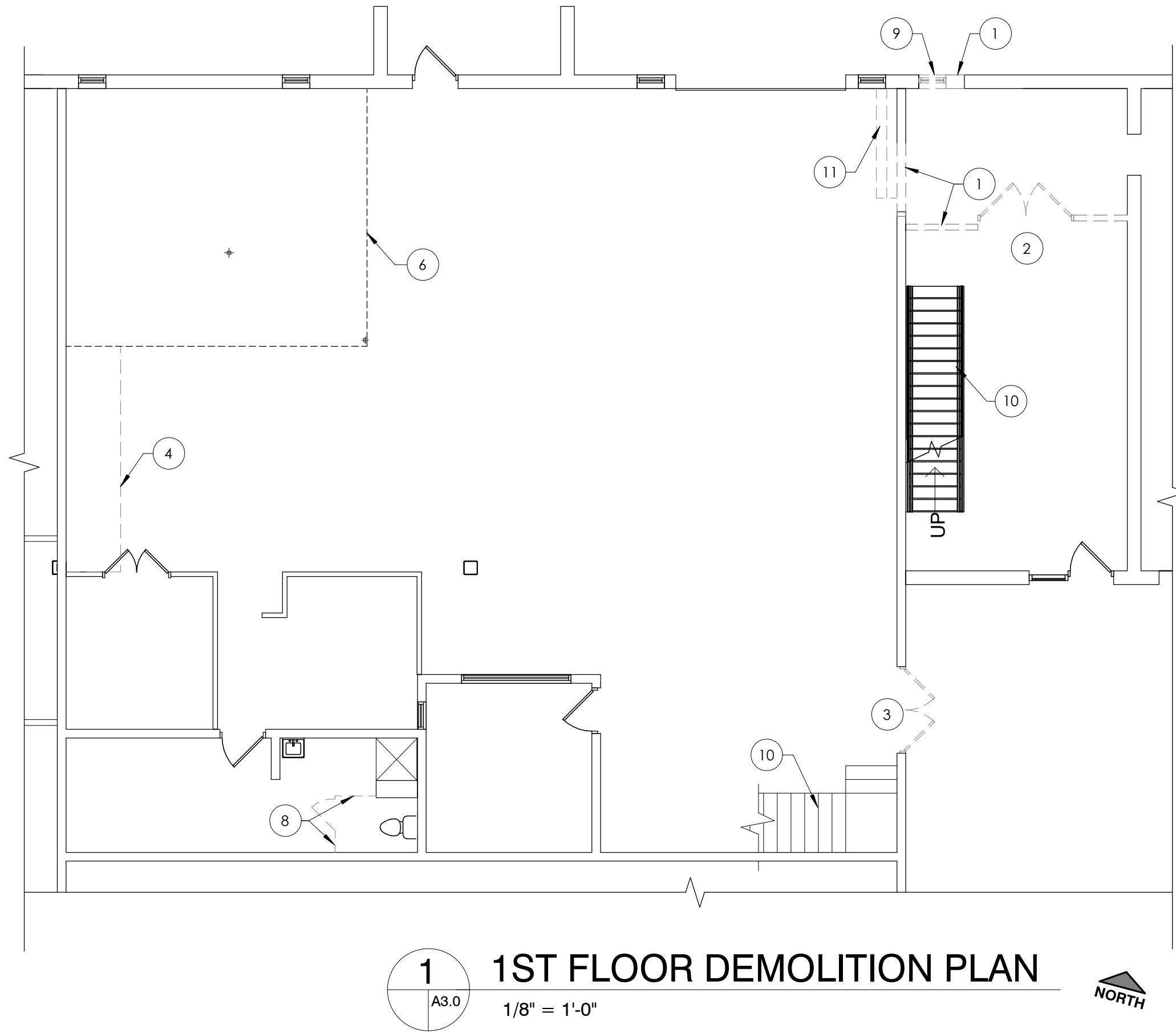
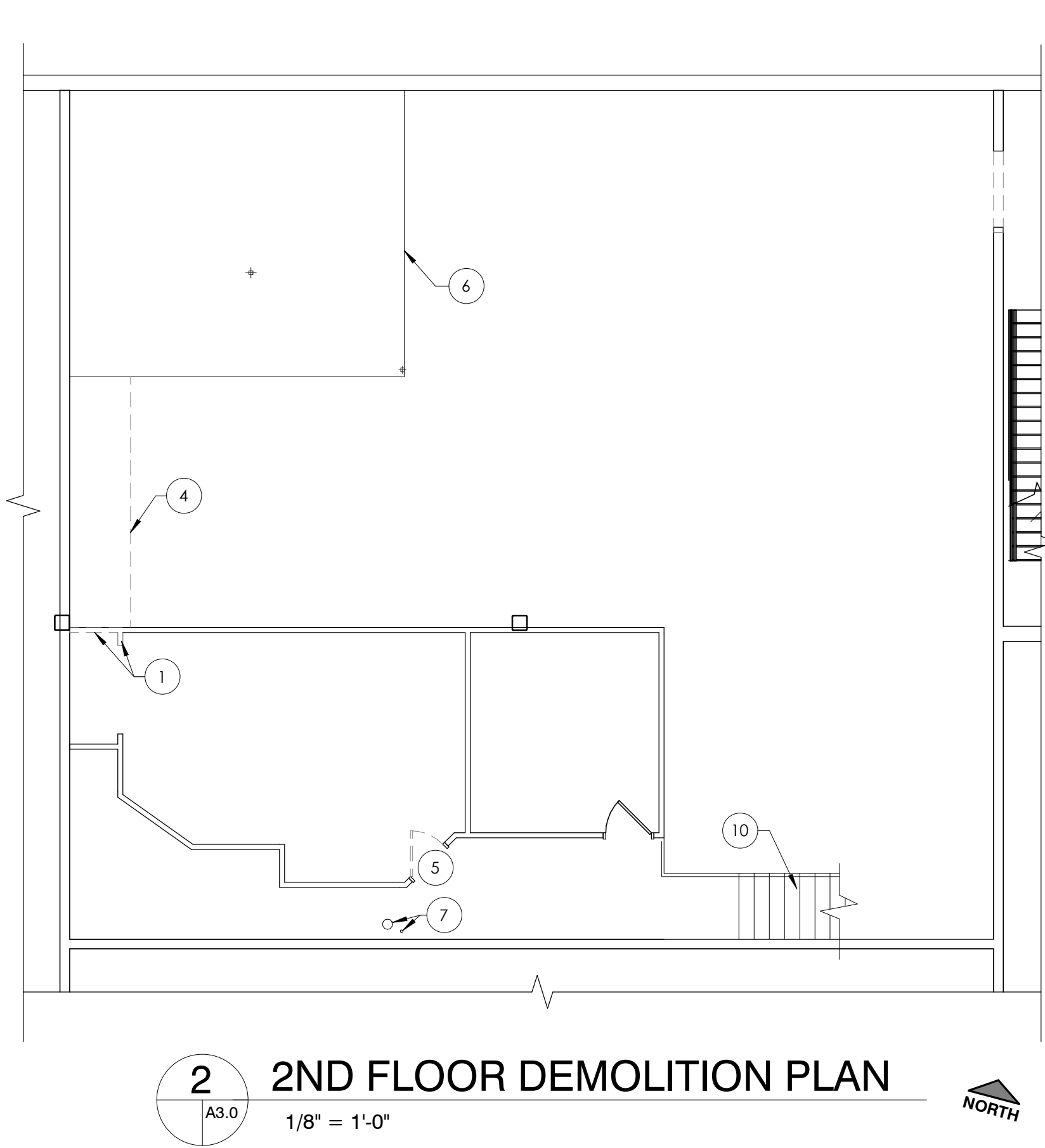
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SHEET TITLE

TITLE SHEET, SHEET INDEX,
OVERALL BUILDING PLAN, GENERAL
NOTES, WALL AND CEILING TYPES,
AND TYPICALS

A1.0

FOR CONSTRUCTION



DEMOLITION PLAN GENERAL NOTES:

- A. CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING BUILDING AMENITIES NOT SLATED FOR DEMOLITION OR REMODELING.
- B. SALVAGE EXISTING DOORS AND HARDWARE FOR REUSE, RETURN EXCESS DOORS AND HARDWARE TO OWNER.
- C. SALVAGE EXISTING CASEWORK FOR REUSE, RETURN EXCESS CASEWORK TO OWNER.
- D. NOT USED
- E. NOT USED
- F. SALVAGE EXISTING LIFE SAFETY EQUIPMENT, FIRE EXTINGUISHERS, EXIT SIGNS, ETC. FOR REUSE, RETURN EXCESS EQUIPMENT TO OWNER.
- G. SALVAGE EXISTING HVAC GRILLES AND LOUVERS FOR REUSE, RETURN EXCESS TO OWNER.
- H. SALVAGE EXISTING OUTLETS AND SWITCHES AND LIGHT FIXTURES FOR REUSE, PULL ALL ABANDONED WIRE FROM CONDUIT, RETURN EXCESS MATERIAL TO OWNER.

KEYED DEMOLITION PLAN NOTES	
TAG #	DESCRIPTION
1	REMOVE PORTION OF EXISTING STUD FRAME/BLOCK WALL, PATCH AND REPAIR AS REQUIRED.
2	REMOVE EXISTING DOOR, FRAME, AND HARDWARE. PATCH AND REPAIR GYP. BOARD AS REQUIRED.
3	REMOVE EXISTING DOUBLE DOOR AND INFILL WALL. WALL INFILL TO MATCH SURROUNDING (3) HOUR FIRE RATED WALL TYPE AND MATERIALS.
4	REMOVE PORTION OF EXISTING MEZZANINE LEVEL FOR NEW STAIR, PATCH AND REPAIR BLOCK WALL AS REQUIRED.
5	REMOVE EXISTING DOOR AND HARDWARE. EXISTING FRAME TO REMAIN.
6	MAIN PORTION OF THE MEZZANINE TO REMAIN
7	EXISTING PIPE AND DUCT TO REMAIN
8	REMOVE EXISTING TOILET PARTITIONS, PATCH AND REPAIR WALLS, AS REQUIRED.
9	REMOVE EXISTING EXTERIOR WINDOW
10	EXISTING STAIR TO REMAIN
11	REMOVE AND SALVAGE EXISTING MILLWORK FOR OWNER

SHEET TITLE
DEMOLITION PLAN

PROJECT INFO
Original Issue Date
2/24/2021
Project No.
21121
Drawn By
CK

REVISIONS
NO. REV. DATE DESCRIPTION

TENANT IMPROVEMENT FOR:

HAWTHORNE
DEVELOPMENTS

6685 N. SIDNEY PLACE
GLENDALE, WI

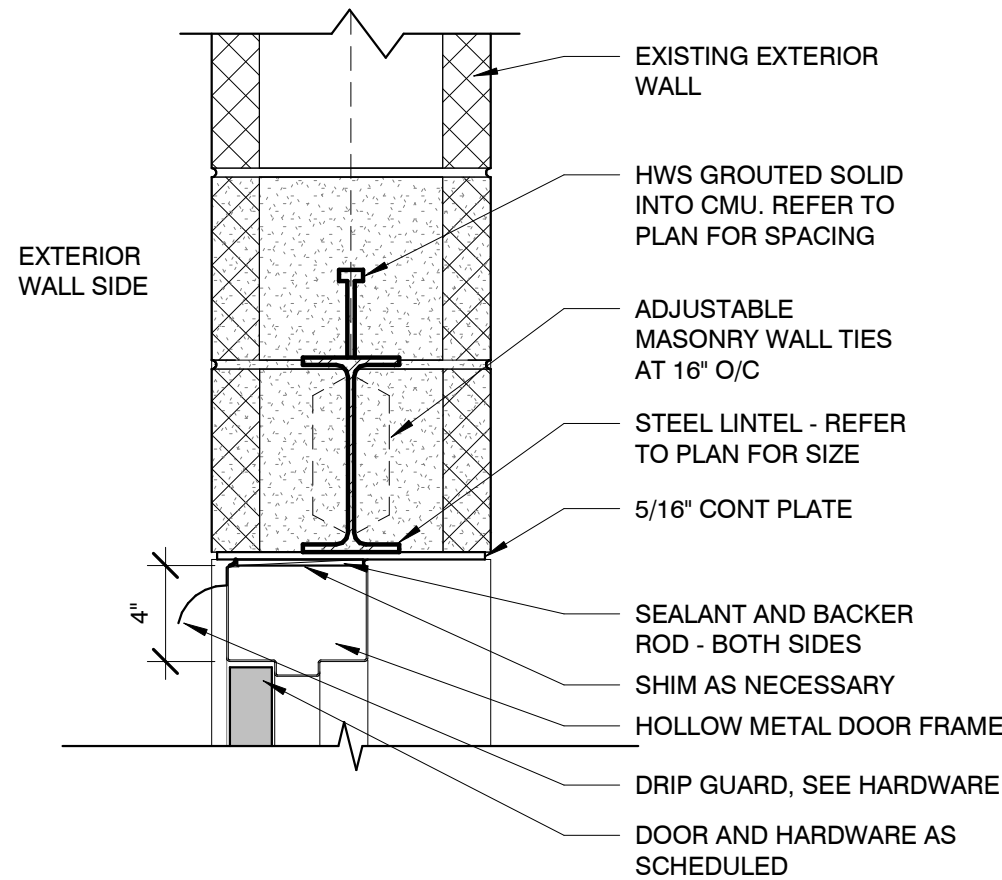
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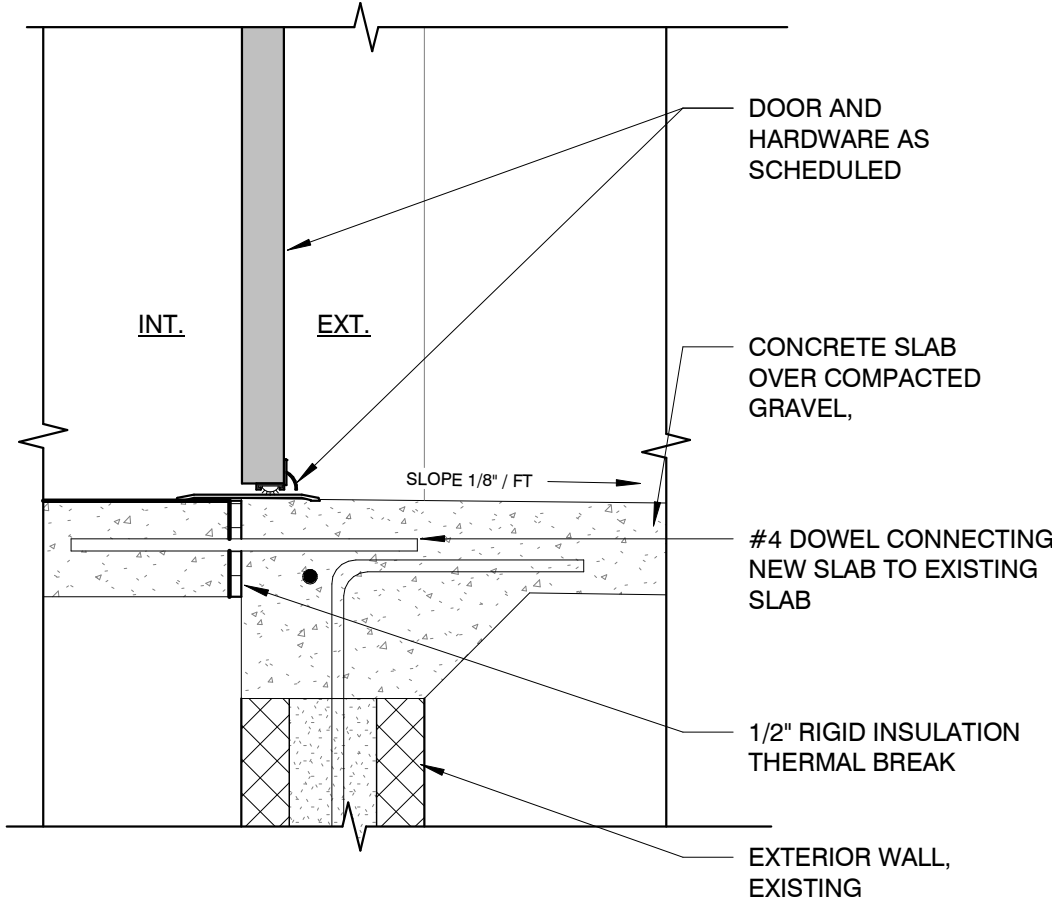
A3.0

FOR CONSTRUCTION

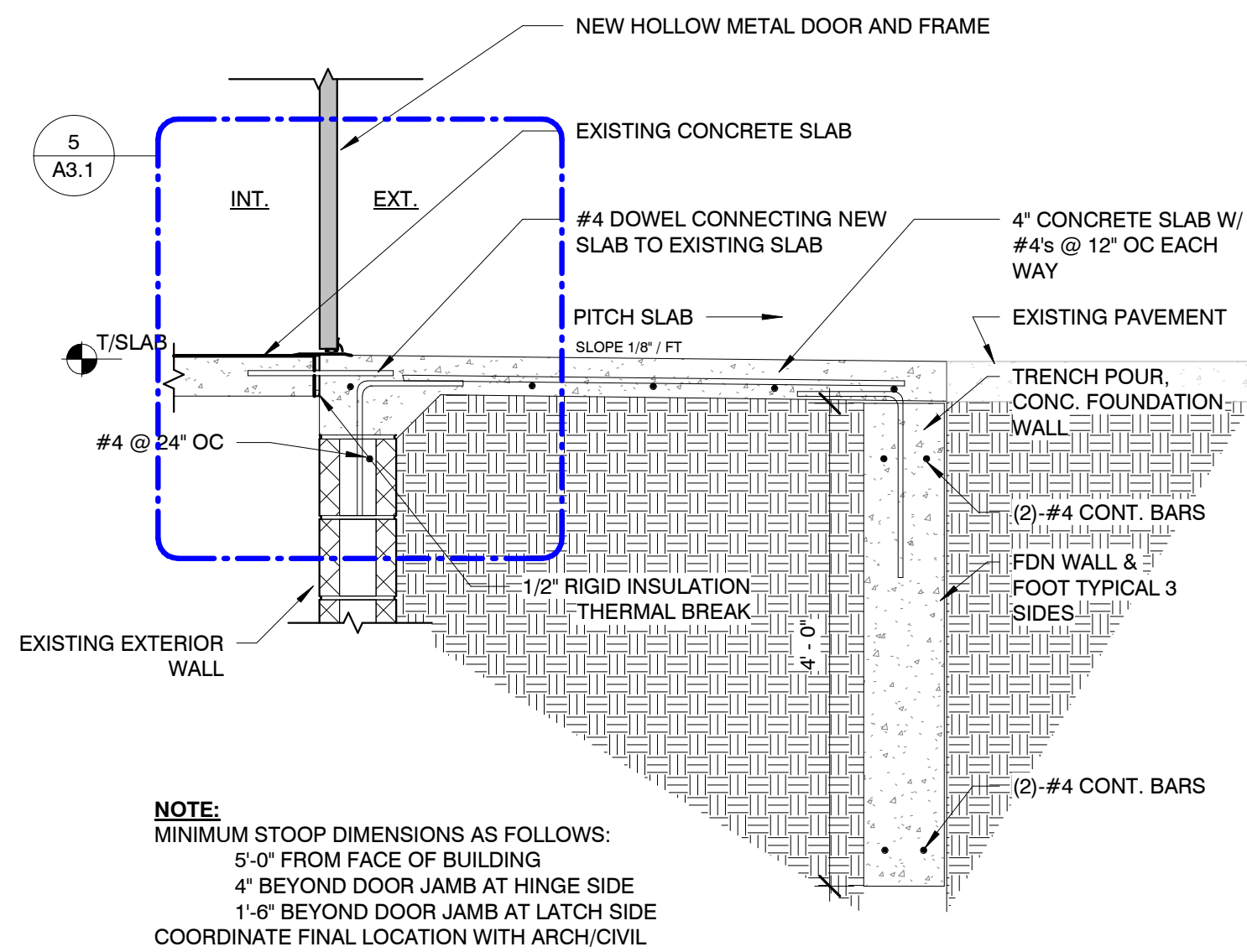
F:\Shared\in.studio\ACTIVE PROJECTS\Sidney Place\2 Buildings\Hawthorne Developments - 6685 N Sidney Place\4-Construction Documents\21 0219 Hawthorne Developments CDS.rvt
2/24/2021 1:23:32 PM



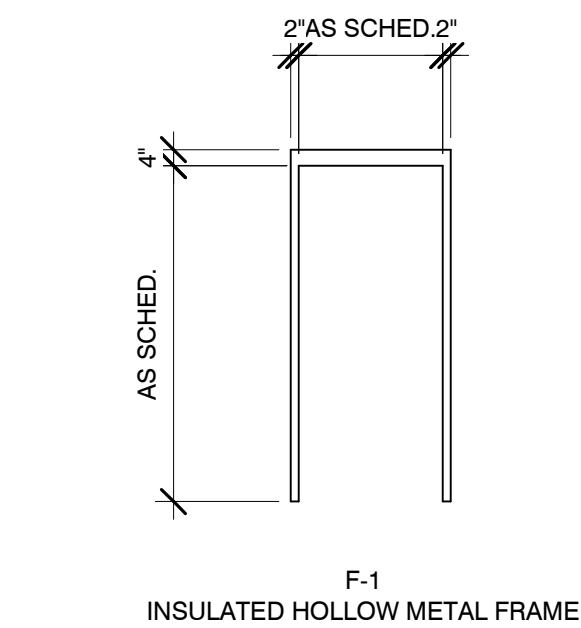
4 DOOR HEAD - EXTERIOR WALL
1 1/2" = 1'-0"



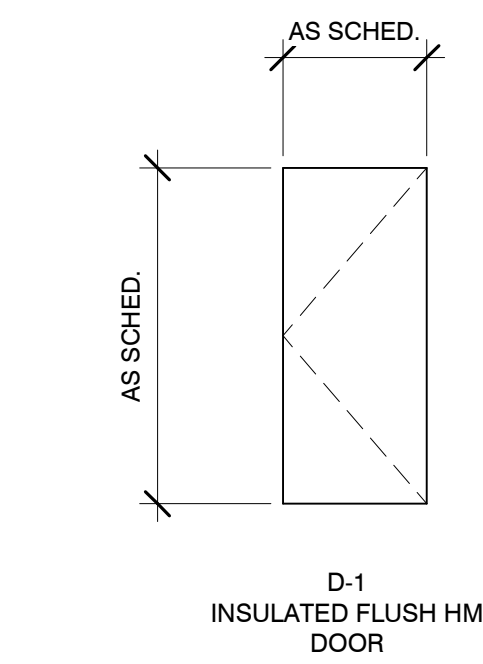
5 CONCRETE STOOP CALLOUT
1 1/2" = 1'-0"



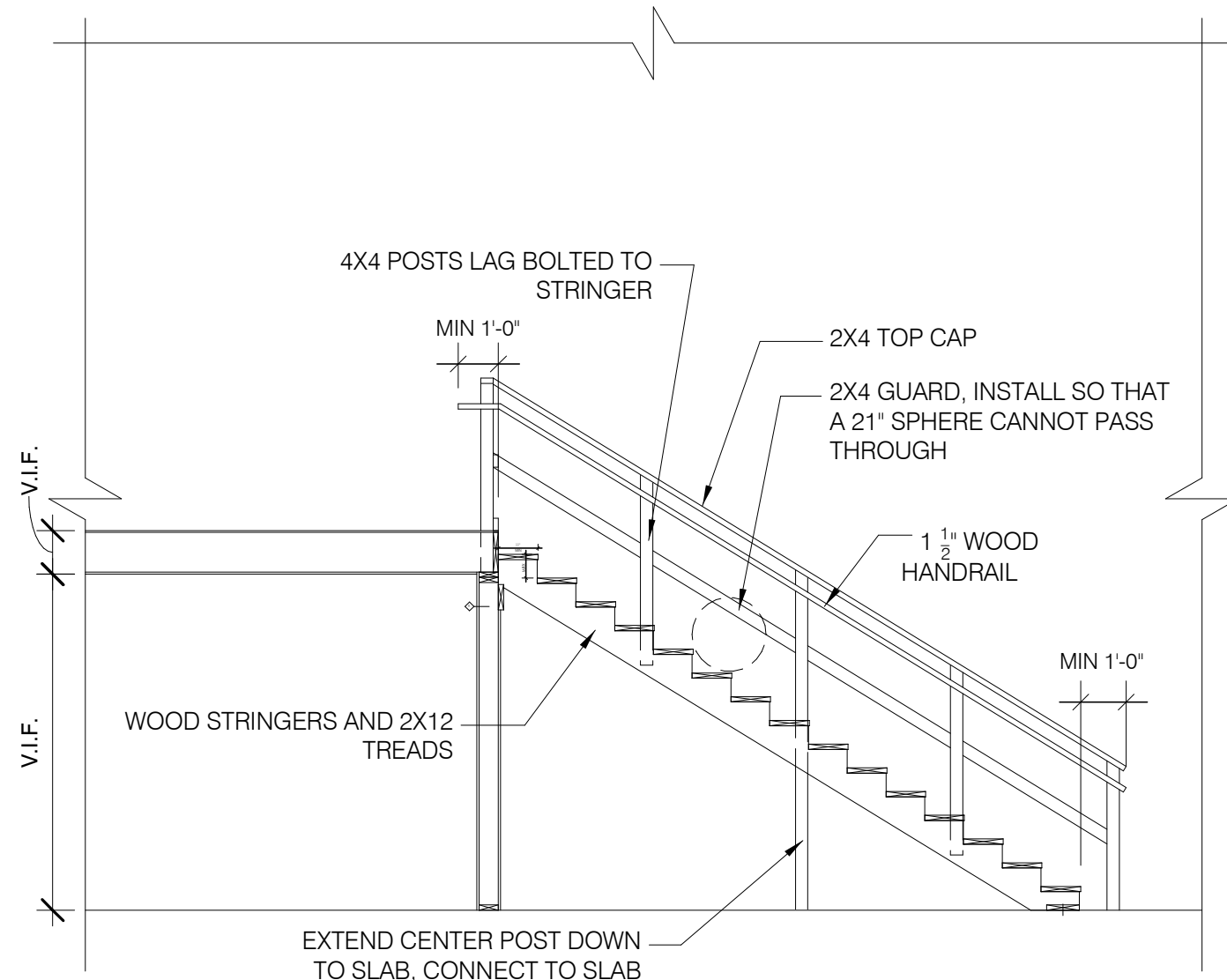
6 CONCRETE STOOP SECTION
3/4" = 1'-0"



FRAME TYPES
1/4" = 1'-0"

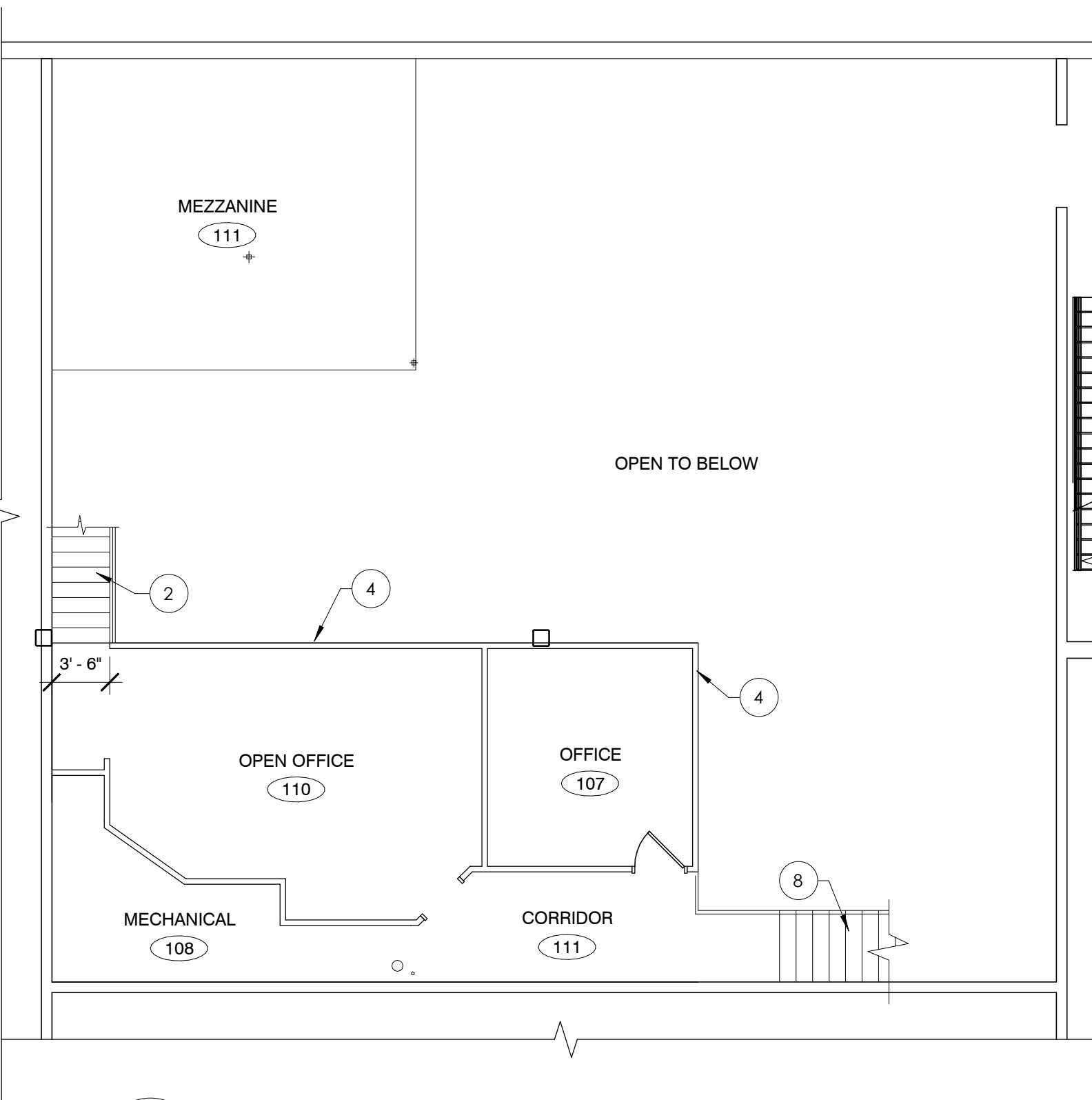


DOOR TYPES
1/4" = 1'-0"



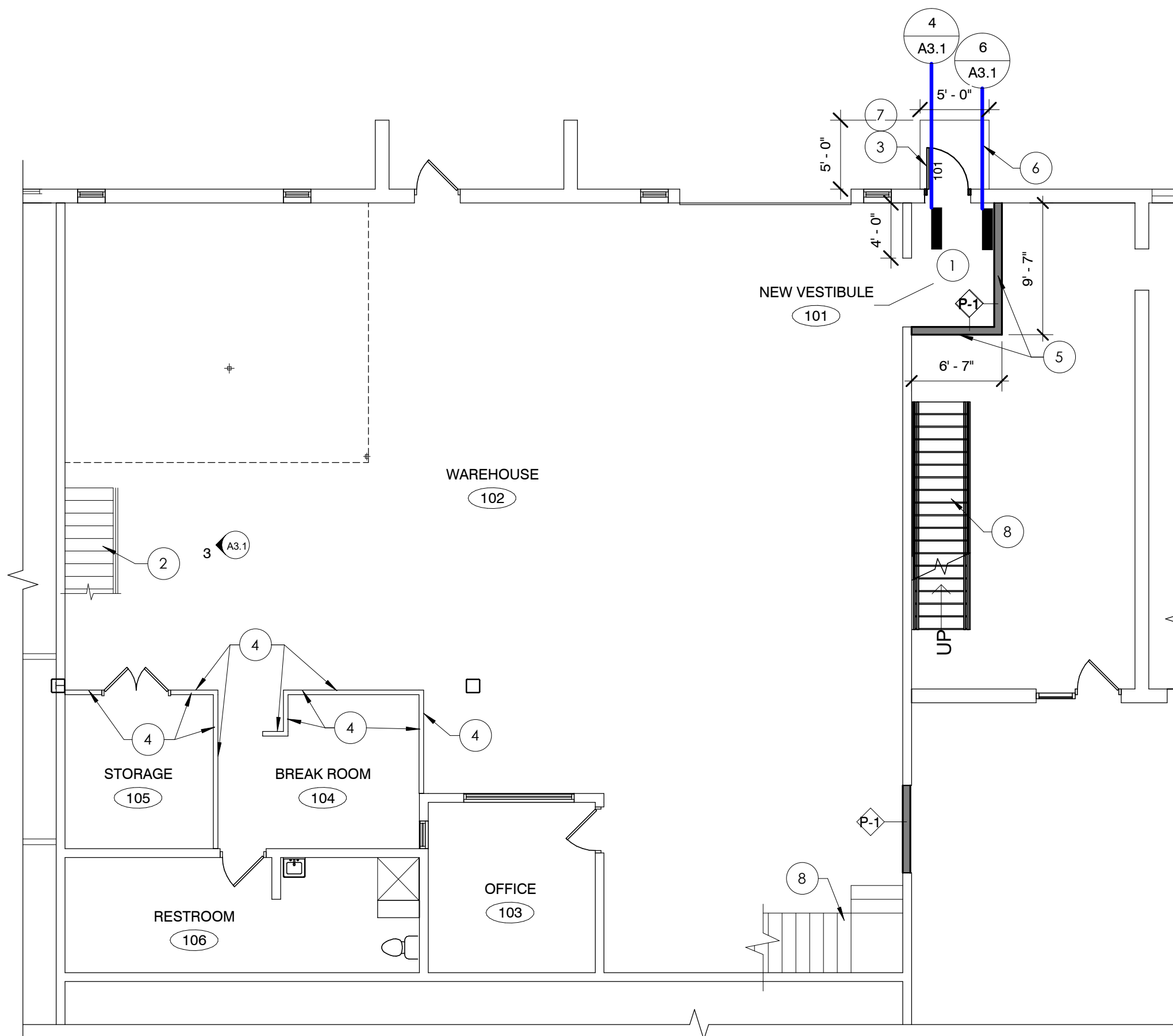
3 STAIR ELEVATION
1/4" = 1'-0"

KEYED FLOOR PLAN NOTES	
TAG #	DESCRIPTION
1	NEW (2) HOUR FIRE RATED CEILING (C-1). INSTALL AS HIGH AS POSSIBLE, 7'-6" A.F.F. MINIMUM. SEE WALL AND CEILING TYPES A1.0
2	NEW WOOD STAIR, SEE ELEVATION 3/A3.1
3	NEW INSULATED HOLLOW METAL DOOR AND FRAME. PROVIDE NEW HARDWARE SET TO MATCH EXISTING BUILDING STANDARD. SEE HEADER DETAIL 4/A3.1
4	PROVIDE NEW GYP. BOARD ON UNFINISHED WOOD STUD WALL
5	NEW (2) HOUR FIRE RATED WALL (P-1). SEE WALL AND CEILING TYPES A1.0
6	NEW 5x5' CONCRETE STOOP. SEE DETAIL 5/A3.1 & 5/A3.1
7	PROVIDE NEW LINTEL: W8X15 W/ 5/16" X 11" PLATE BELOW. PROVIDE 3/8" DIA X 6" HWS AT 24" O/C GROUTED SOLID INTO CMU ABOVE.
8	EXISTING STAIR TO REMAIN



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

- FLOOR PLAN GENERAL NOTES:
- (P-1) INDICATES WALL TYPE. SEE WALL SCHEDULE FOR WALL ASSEMBLY INFORMATION. NOTE: SEE SECTIONS AND ELEVATIONS FOR CHANGES IN MATERIALS/WALL TYPES/ACCENT-ELEMENTS THAT MAY NOT BE INDICATED @PLAN CUT.
 - SEE A1.0 FOR TYPICAL DIMENSIONS OF DOOR OPENING FROM ADJACENT WALL.
 - PROVIDE FIRE TREATED BLOCKING AT MILLWORK AND WALL HUNG ELEMENTS IN RATED WALLS.
 - (FE-#) INDICATES FIRE EXTINGUISHER LOCATION. SEE SPEC FOR DIFFERENT TYPES.
 - PROVIDE ROOF PATCHING AT ALL REQUIRED MECHANICAL PENETRATIONS PER ROOF MANUFACTURER'S RECOMMENDATIONS TO MAINTAIN WARRANTY.
 - ALL WORK UNDER THIS CONTRACT SHALL BE PERFORMED IN STRICT COMPLIANCE WITH ALL LOCAL CODES, ORDINANCES AND REGULATIONS OF THE GOVERNMENT AUTHORITIES HAVING JURISDICTION.
 - CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED TO PERFORM WORK IN ACCORDANCE WITH REQUIREMENTS AND PROCEDURES OF ANY AND ALL AUTHORITIES HAVING JURISDICTION.
 - CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND COORDINATES. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS.
 - CONTRACTOR SHALL REVIEW ALL CONTRACT DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY CONCERNS PRIOR TO STARTING WORK.
 - DO NOT SCALE THE DRAWINGS. IF A CONTRADICTION OCCURS WITHIN THE CONTRACT DOCUMENTS OR INFORMATION IS UNCLEAR, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION.
 - CONTRACTOR SHALL COORDINATE WITH THE WORK OF OTHERS NOT INCLUDED IN THE CONTRACT AS DIRECTED BY THE OWNER.
 - ALL INTERIOR PLAN DIMENSIONS ARE TO FACE OF INTERIOR FINISH OR CENTER OF WALL, U.N.O.
 - ALL VERTICAL DIMENSIONS TO BE ABOVE FINISH FLOOR (A.F.F.) U.N.O.
 - THE WORD ALIGN AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
 - ALL DOORS USED IN CONJUNCTION WITH EXITS SHALL BE ARRANGED TO READILY OPEN WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE FROM THE SIDE OF EGRESS.
 - ALL EXTERIOR DIMENSIONS ARE FROM EXTERIOR FINISH FACE TO EXTERIOR FINISH FACE U.N.O.
 - A THERMAL BREAK IN THE CONCRETE FLOOR SLAB IS REQUIRED AT ALL EXTERIOR DOOR LOCATIONS: SEE DOOR DETAILS FOR MORE INFORMATION.
 - ALL WALLS TO EXTEND TO UNDERSIDE OF FLOOR/ROOF DECK U.N.O.
 - 'TYPICAL' (OR TYP.) AS USED IN THESE DOCS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS U.N.O.
 - ALL PARTITION PENETRATIONS SHALL BE FIELD VERIFIED & BRACED & SEALED AS REQUIRED.
 - PROVIDE PROPER PREPARATION TO ALL SURFACES TO RECEIVE NEW FINISHES.
 - GO RESPONSIBLE FOR VERIFYING NEW WALLS DO NOT INTERFERE WITH ANY EXISTING ABOVE CEILING MEP UNITS/DEVICES AND MAINTENANCE ACCESS TO THEM, IF A CONFLICT ARISES, IMMEDIATELY CONTACT THE ARCHITECT AND BUILDING MANAGEMENT/ENGINEERING BEFORE FRAMING WALLS.



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



4c/6.1.2021

5909 North Milwaukee River Parkway
Glendale, WI 53209

SUBJECT: Plan Commission Agenda, Item 4c
Consider Rescheduling Regular 6:00 p.m., Tuesday, August 3, 2021,
Plan Commission meeting due to the National Night Out event held
annually the first Tuesday in August.

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

MEETING DATE: June 1, 2021

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	N/A

BACKGROUND/ANALYSIS:

None.

RECOMMENDATION:

See below.

ACTION REQUESTED:

Consider rescheduling the Regular Plan Commission meeting of August 3, 2021, due to the National Night Out event held annually the first Tuesday of August.

ATTACHMENTS:

None.