

CITY OF GLENDALE  
AGENDA – JOINT COMMON COUNCIL AND PLAN COMMISSION  
**Monday, August 3, 2020**  
**6:00 P.M.**

**NOTE MEETING PLACE:**

The Joint Common Council and Plan Commission  
Will Convene via Zoom Virtual Meeting;

Join Zoom Meeting

<https://us02web.zoom.us/j/87561449614>

Meeting ID: 875 6144 9614

Dial by your location

+1 312 626 6799 US (Chicago)

Find your local number: <https://us02web.zoom.us/u/kAYHmtjdb>

For the Public Hearings interested persons may also attend and make Public Hearing  
Comments in the Common Council Chambers at Glendale City Hall  
5909 North Milwaukee River Parkway  
Glendale, Wisconsin 53209

1. Roll Call and Pledge of Allegiance.
2. a. 6:00 P.M. Public Hearing, 2040 Comprehensive Master Plan. Vandewalle & Associates will present the 2040 Comprehensive Plan, Citizens may make comments, Plan Commission recommendation that the Common Council adopt the 2040 Comprehensive Master Plan, and Common Council to Adopt same.  
*Scott Harrington and Meredith Perk, Vandewalle Associates.*
3. Adjournment.

**Commence Regular Plan Commission Meeting**

1. Adoption of Minutes of the Meeting of July 7, 2020.
2. a. 6:00 P.M. PUBLIC HEARING: Petition to Rezone 5100 North Port Washington Road (Certified Survey Map 7636, Lot 2, Tax Key Parcel 203-8000-002) from B-1, A1 Business and Commercial District to PD-Planned Unit Development District-Car Wash. Applicant to present Informational Statement and General Development Plan to Interested Citizens and the Plan Commission, followed with Plan Commission inquiry, discussion, and recommendation to the Common Council.  
*Jon Zimmerman, Jilly's Car Wash*

**Continued Next Page.**

**Regular Plan Commission Meeting (Cont.)**

- b. Plan Commission Use and Occupancy Review, Mickey's Linens, 6591 North Sidney Place (6575-6593 North Sidney Place, Hakaduli Multi-Tenant Building). Review and approve proposed linen storage use and occupancy.  
*Gregory M. Brown*
- c. Plan Commission Use and Occupancy Review, Modern Touch Dental, 7020 North Port Washington Road. Review and approve proposed building changes for a dental office, as well as use and occupancy.  
*Rob Sterr*
- d. Bicycle and Pedestrian Plan Update.

NOTICE: The Regular Plan Commission Meeting is NOT a meeting of the Glendale Common Council. Although a majority of Council Members may be present, Council action will not take place.  
-Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities.-

CITY OF GLENDALE — PLAN COMMISSION  
Tuesday, July 7, 2020

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

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

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

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

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised on Thursday, July 2, 2020, of the date and time of this meeting, the agenda was posted to the official bulletin board of City Hall, the Glendale Police Department, and the North Shore Library; that copies of the agenda were made available to the general public in the Municipal Building and the Police Department, and those persons who requested were sent copies of the agenda.

PLEDGE OF ALLEGIANCE.

The Members of the Plan Commission, City staff, and all those present pledged allegiance to the flag of the United States of America.

MATTERS TO BE CONSIDERED.

**Adoption of Minutes from the June 2, 2020 Plan Commission Meeting.**

Motion was made by Commissioner Seligman, seconded by Commissioner Cohn, to adopt minutes from the June 2, 2020 Plan Commission meetings, as corrected on June 3, 2020. Motion carried unanimously.

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

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

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

Motion was made by Commissioner Cole, seconded by Commissioner Cohn, to recommend to the Common Council approval of the Certified Survey Map subject to payment of the \$75.00 administrative fee, making any required legal and/or technical

CITY OF GLENDALE — PLAN COMMISSION  
Tuesday, July 7, 2020

corrections, and payment of City Attorney and/or Engineer CSM review fees. Motion carried unanimously.

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

Ms. Sara Bayer gave a brief review of her request to seek approval to operate The Chasm, a small-group and individual fitness training studio, in a 3,600 square-foot tenant space located in the multi-tenant facility located at 6575 North Sidney Place. The proposed business hours are 6:00 a.m. to 9:00 p.m. Monday through Thursday, 6:00 a.m. to 8:30 p.m. Friday, 7:30 a.m. to 1:00 p.m. Saturday, and appointment or special classes only on Sundays. Ms. Bayer anticipates there will be between one and four employees.

Mayor Kennedy advised Ms. Bayer of the current North Shore Health Regulations.

Mr. Mack questioned if this is a long-term solution for this space, which Ms. Bayer confirmed.

Mr. Stuebe stated the site is zoned M-1 Warehouse, Light Manufacturing, Office, and Service District and, under the requirements of Section 13.1.39, the proposed use and occupancy are subject to review and approval by the Plan Commission.

Motion was made by Commissioner Cohn, seconded by Commissioner Cole, to grant use and occupancy approval for Sara Bayer to operate The Chasm, a small-group and individual training studio as a recreational type of use, in the tenant space located at 6575 North Sidney Place, with the following requirements: 1) Outside storage is not permitted; 2) Signs to conform with the Glendale Sign Code; 3) All City of Glendale building, fire and health codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium; and 4) State of Wisconsin requirements for ADA parking. Motion carried unanimously.

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

Mr. Eulberg gave a brief review of his request to seek approval to operate What's Poppin' to occupy a 3,000 square foot (two 1,500 square-foot suites) tenant space located at 6161 North Flint Road to prepare and distribute popcorn and fudge confectionary snack treats. This would be moving the current operating business from Milwaukee into Glendale, and is a great opportunity for fundraising at local schools or the library. The proposed business hours are 6:00 a.m. to 10:00 p.m. Mr. Eulberg anticipates there will be three full-time equivalent employees.

Mr. Mack questioned if the business provides any retail sales, which Mr. Eulberg clarified it is production only, with no retail sales.

CITY OF GLENDALE — PLAN COMMISSION  
Tuesday, July 7, 2020

Mr. Stuebe stated the site is zoned M-1 Warehouse, Light Manufacturing, Office, and Service District and, under the requirements of Section 13.1.39, the proposed use and occupancy are subject to review and approval by the Plan Commission.

Motion was made by Commissioner Cole, seconded by Commissioner Cohn, to grant use and occupancy approval for Bret Eulberg to operate What's Poppin', a preparer and distributor of popcorn and fudge confectionary snack treats in the 6161 North Flint Road tenant space, with the following requirements: 1) Outside storage is not permitted; 2) Signs to conform with the Glendale Sign Code; 3) All City of Glendale building, fire and health codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium; and 4) State of Wisconsin requirements for ADA parking. Motion carried unanimously.

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

Mr. David Ewanowski of K.E.E. Architecture, Inc. gave a brief review of the request for approval of the proposed credit improvements to the properties located at 6016 and 6040 North Port Washington Road. The existing UW Credit Union branch facility is located at 6016 North Port Washington Road, a former Pizza Hut building is located on the 6040 North Port Washington Road property. UW Credit Union has acquired the former Pizza Hut property and has obtained City of Glendale approval to assemble the two properties into a single parcel so that a new 5,000 square-foot UW Credit Union may be built and both the existing Pizza Hut and UW Credit Union razed. Mr. Ewanowski anticipates there will be 2-7 staff members, and the total occupancy of the building is less than 50. The current proposed signage includes a monument sign at the site of the existing monument sign, as well as a wall sign and logo, directional signs, two secondary logo marks attached to the drive-in banking canopy and customer message on the wall beneath the canopy, ATM identifiers, and a "logo super graphic" applied to the glass. The current plan is to begin demolition on the site this fall, with construction beginning in Spring 2021. There is full understanding and agreement to comply with the standards and conditions identified

Mr. Stuebe stated the properties are zoned B-1, F2, and the proposed financial institution with drive-in banking window service use is a permitted use.

Mayor Kennedy questioned whether the grading to the pond will be adjusted, as well as the square footage of the existing building. Mr. Ewanowski confirmed there will be a level grade to drain to the pond. The square footage of the existing building is 3,800 square feet.

Commissioner Cole raised concern over the north entrance to the property being too close to Midas. Mr. Ewanowski stated the intention is for most of the traffic at the north entrance to be outbound. There will be 29 parking stalls available, with some reserved for staff.

Commissioner Cohn questioned what materials will be used to construct the new building. Additionally, concern was raised over the amount of signage that will be present on the building and property, and whether it is over the allowed limit. Mr. Ewanowski stated the building will be constructed of dark brick, with metal paneling in a dark gray, and the use of red

CITY OF GLENDALE — PLAN COMMISSION  
Tuesday, July 7, 2020

on the front of the building to serve as a beacon. Mr. Stuebe stated the Plan Commission has latitude to approve or restrict the signage being requested. There will be one monument sign on the property, in addition to the wall sign and logo etched in glass.

Commissioner Seligman raised concern over the ingress and egress at the north end of the property, as this could be an issue with the drive-up traffic leaving the site as others are entering. Additionally, she questioned the availability of a bicycle rack on the property. Mr. Ewanowski identified that this end of the property will primarily be utilized for outgoing traffic. There will be a bicycle rack added at the south side of the building near the entrance.

Motion was made by Commissioner Cohn, seconded by Commissioner Mack, to approve the architectural, site, landscaping, lighting, and signage plans such that UW Credit Union may obtain City of Glendale Building Permits to construct the proposed building for use as a credit union branch office, as well as use and occupancy approval, with the following requirements: 1) Certified Survey Map (CSM) recorded with the Office of the Milwaukee County Register of Deed; 2) Raze existing Pizza Hut building; 3) Raze existing UW Credit Union branch building upon completion of the occupancy of the to-be constructed UW Credit Union building; 4) Light pole height is limited to 15-feet; 5) Signage requires permit(s) per the Glendale Sign Code; 6) Civil and drainage/stormwater management plans satisfactory to the requirements of the City Engineer and Director of Public Works; 7) Erosion control plan satisfactory to Building Inspector; 8) Verify condition of existing utilities prior to connections to City of Glendale utility facilities; 9) Submit necessary site civil plans for utilities and ingress-egress street connections to include utility and pavement design and plans satisfactory to the City Engineer and Director of Public Works; 10) City of Glendale (or other facility owner) permit(s) required for any work to be completed with the North Port Washington Road public street right-of-way or relating to City of Glendale watermain, sanitary sewer, and storm sewer facilities; 11) Abandon existing sanitary and watermain per the requirements of the Director of Public Works and the City Engineer; 12) City of Glendale Building, Fire, and Public Health code requirements per the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium; 13) State of Wisconsin requirements for ADA parking.

**Referral from Common Council: Petition to Rezone 5001 North Port Washington Road (Certified Survey Map 7636, Lot 2, Tax Key Parcel 203-8000-002) from B-1, A1 Business and Commercial District to PD-Planned Unit Development District-Car Wash as a Jilly's Car Wash.** Applicant to present Informational Statement and General Development Plan, Plan Commission to review, discuss, and schedule Public Hearing.

Administrator Safstrom stated Jon Zimmerman has submitted a request to rezone 5100 N Port Washington Road to Planned Unit Development for a Jilly's Car Wash. The current zoning of the property is B-1 A-1, which would not allow for a car wash. Initial review of the request found that the proposed development does not fit within the scope of the land use plan current or proposed for the location. The location has been under review during the Comprehensive Master Plan 2040 as a potential redevelopment area. Traditionally, there has not been a zoning use available for a car wash in Glendale.

Mr. Stuebe reviewed the process for change of zoning. The next step of the process would be for the Plan Commission to schedule a public hearing. There is a public hearing set to

CITY OF GLENDALE — PLAN COMMISSION  
Tuesday, July 7, 2020

review the Comprehensive Master Plan 2040 on August 3.

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

Mayor Kennedy stated this area is one of seven for Master Plan redevelopment. Allowing the rezoning of the property would remove the option of making it a residential development. Mayor Kennedy added the property has been vacant for many years and this would be an opportunity to develop and include the property in the tax roll. He recommended setting the public hearing for the August 3 Plan Commission meeting.

Commissioner Mack questioned if an analysis had been completed in the area indicating a car was necessary. Mr. Zimmerman stated there was no analysis completed.

Commissioner Seligman questioned what happens to the wastewater and what products are being used. Mr. Zimmerman stated all the products are environmentally safe and go into the sewer system.

Commissioner Wadzinski stated he would like to see more landscaping done on the property.

Motion was made by Commissioner Wadzinski, seconded by Commissioner Mack, to schedule the Plan Commission Public Hearing for 6:00 p.m., Monday, August 3, 2020. Motion carried unanimously.

**2040 Comprehensive Plan Progress Update and Schedule to Adopt.**

Meredith Perks, Vandewalle and Associates reviewed the final draft of the Comprehensive Master Plan. There were comments received during the Virtual Open House. Updates have been made to the vision graphic, land use map and implementation chart. The final step of the process is for a public hearing before the Common Council and Plan Commission on Monday, August 3. The Council will be requested to adopt a resolution approving this plan.

This item was for informational purposes only.

CITY OF GLENDALE — PLAN COMMISSION  
Tuesday, July 7, 2020

**Reschedule Regular August Plan Commission meeting to 6:00 p.m. MONDAY, AUGUST 3, 2020, to coincide with and follow the Joint Common Council/Plan Commission Public Hearing to Review and Adopt the 2040 Comprehensive Plan Update, which is scheduled for 6:00 p.m. Monday, August 3, 2020, and to allow Members to participate in the Tuesday, August 4, 2020 National Night Out. Discuss the possible need to reschedule the Regular, September 1, 2020, Plan Commission Meeting date due to Labor Day (September 7, 2020).**

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

Administrator Safstrom stated due to Labor Day, September 7, 2020, the regular September 1, 2020, Plan Commission Meeting date may need to be rescheduled.

Motion was made by Commissioner Cohn, seconded by Commissioner Wadzinski, to reschedule the regular Plan Commission Meeting from August 4, 2020 to August 3, 2020 at 6:00 p.m. Motion carried unanimously.

Motion was made by Commissioner Wadzinski, seconded by Commissioner Cohn, to reschedule the regular Plan Commission Meeting from September 1, 2020 to September 8, 2020 at 6:00 p.m. Motion carried unanimously.

**ADJOURNMENT.**

There being no further business, motion was made by Commissioner Cohn seconded by Commissioner Wadzinski, to adjourn the meeting. Motion carried and adjournment of the Plan Commission was ordered at 7:53 p.m., until Monday, August 3, 2020 at 6:00 p.m.

Megan Humitz, City Clerk

Recorded: July 8, 2020

# Meeting is 6:00 PM Monday

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

Join Zoom Meeting

<https://us02web.zoom.us/j/87561449614>

Meeting ID: 875 6144 9614

Dial by your location

+1 312 626 6799 US (Chicago)

Find your local number: <https://us02web.zoom.us/u/kAYHmtjdb>

For the Public Hearings interested persons may also attend and make Public Hearing  
Comments in the Common Council Chambers at Glendale City Hall  
5909 North Milwaukee River Parkway  
Glendale, Wisconsin 53209

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City of Glendale Joint Common Council  
And Plan Commission Meeting  
Followed by Regular Plan Commission Meeting  
**6:00 P.M., Monday, August 3, 2020**

- Report -

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## Joint Common Council Plan Commission Public Hearing

- 2a. **6:00 P.M. Public Hearing, 2040 Comprehensive Master Plan.** Vandewalle & Associates will present the 2040 Comprehensive Plan, Citizens may make comments, Plan Commission recommendation that the Common Council adopt the 2040 Comprehensive Plan, and Common Council to Adopt same.

Common Council Members and Plan Commissioners please carefully review the revised 2040 Comprehensive Master Plan documents. The necessary action by the Plan Commission is to adopt, by majority vote of the entire Commission, the resolution approving the 2040 Comprehensive Master Plan (which vote shall be recorded in the meeting minutes), followed by Common Council adopting, by majority vote of the members-elect of the governing body. an ordinance approving the 2040 Comprehensive Master Plan.

- 2a. **Regular Plan Commission Meeting**

**6:00 P.M. PUBLIC HEARING: Petition to Rezone 5100 North Port Washington Road (Certified Survey Map 7636, Lot 2, Tax Key Parcel 203-8000-002) from B-1, A1 Business and Commercial District to PD-Planned Unit Development District-Car Wash.** Applicant to present Informational Statement and General Development Plan to Interested Citizens and the Plan Commission, followed with Plan Commission inquiry, discussion, and recommendation to the Common Council.

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

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

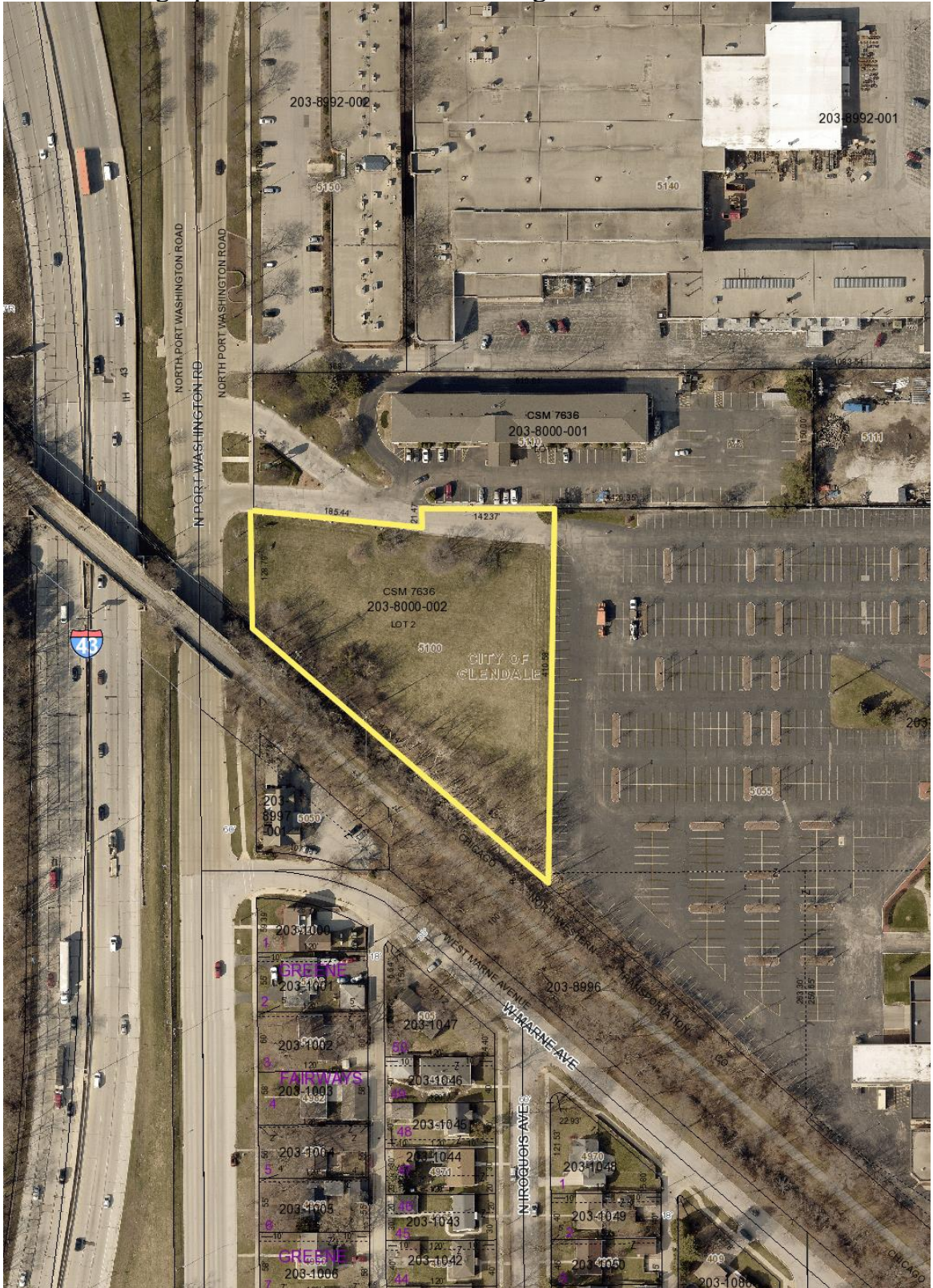
Report The proposed Planned Unit Development (PUD) project involves constructing an express car wash facility within the 85,639 square-foot (1.966 acre) property. Ingress-egress for the LaQuinta, Sunbeam-Oster, and the car wash

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

Aerial Photograph: 5100 North Port Washington Road Environs



Aerial Photograph: 5100 North Port Washington Road



## Proposed Project Artistic Images



### Proposed Site Plan and Architecture

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

Site ingress-egress is via the private road located within the Ingress and Egress Easement that provides access to the LaQuinta property (Refer to Image from CSM 7636), the car wash property, and the former Sunbeam-Oster site. Site traffic flow to access the express car wash functions in a counter-clockwise fashion, there is a seven (7) stall interior parking lot located immediately north



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

Business Hours and Employment

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

Project Value

The project is represented as having an estimated project cost of about \$1.8 million for the building, site, and landscape improvements. Improvements are not indicated to the private roadway that provides ingress-egress to the three properties. A study of the potential for vehicle stacking and traffic movement problems in this area has not been submitted.

Project Schedule

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

Required Next Action

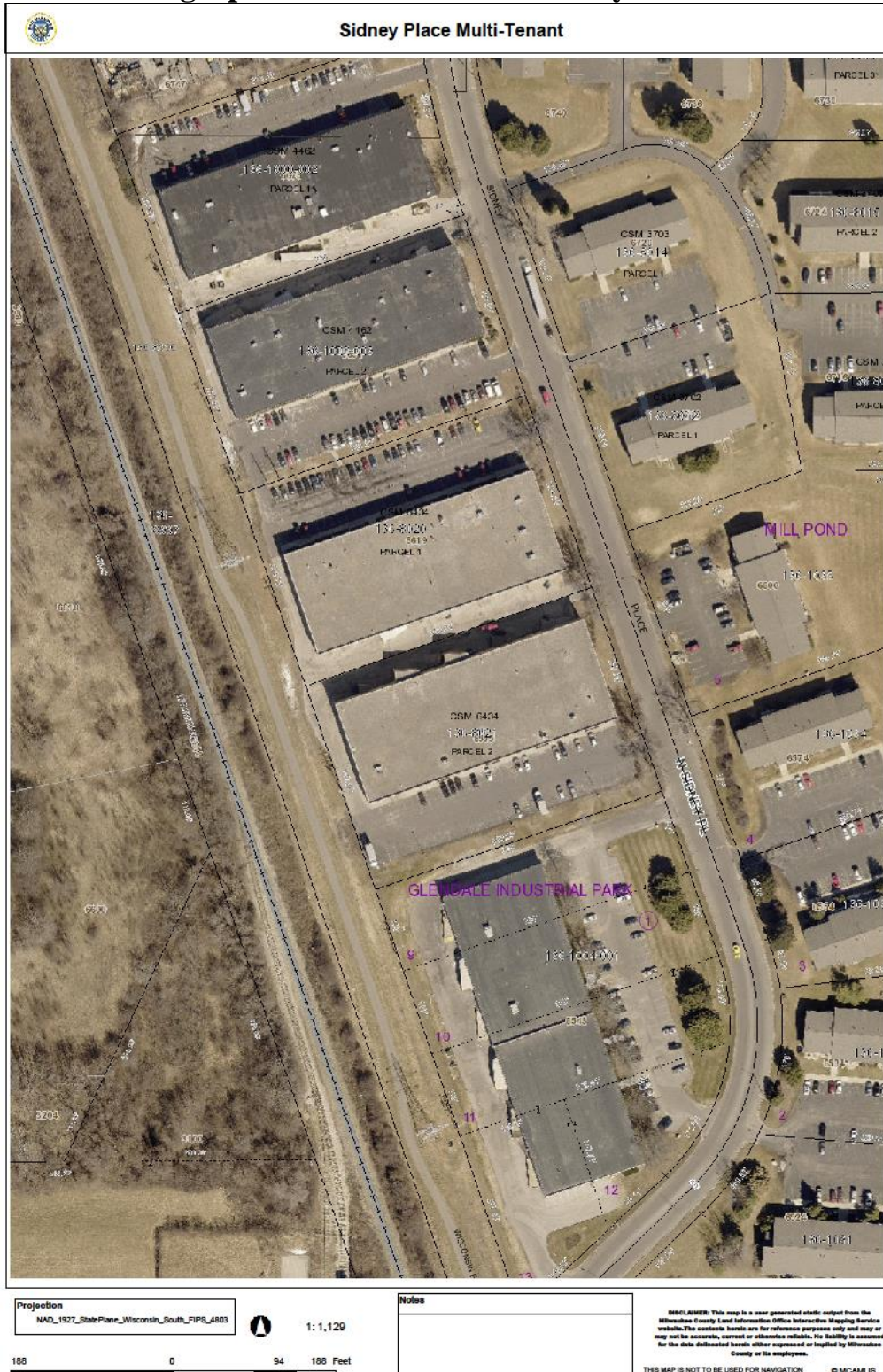
After the Plan Commission holds its Public Hearing(s) and is satisfied with the submitted study and investigation the Plan Commission will make its recommendations to the Common Council.

- 2b. **Plan Commission Use and Occupancy Review, Mickey's Linens, 6591 North Sidney Place (6575-6593 North Sidney Place, Hakaduli Multi-Tenant Building).** Review and approve proposed linen storage use and occupancy.

Mickey's Linens seeks Plan Commission approval to operate Mickey's Linens, which proposes to utilize the space temporarily for linens storage and depot delivery necessitated by fire damage to their 7400 Douglas Avenue facility located in the City of Milwaukee. The 6591 North Sidney Place space is a 14,400 square-foot tenant space located in the multi-tenant facility located at 6575-6593 North Sidney Place. The site is zoned M-1 Warehouse, Light Manufacturing, Office, and Service District and, under the requirements of Section 13.1.39, the proposed use and occupancy are subject to review and approval by the Plan Commission.

Proposed business hours are 5:30 a.m. to 6:00 p.m. Applicant has 15 employees.

**Aerial Photograph. 6575-6593 North Sidney Place Environs.**



City of Glendale and the North Shore Fire Department personnel have been working to facilitate the temporary occupancy, and Staff and recommends that the Plan Commission grant use and occupancy approval for Mickey's Linens, for linen storage and depot delivery, in the tenant space located at 6591 North Sidney Place, with the following requirements:

- 1) Other than the 10 to 12 trucks that will be parked at 6591 North Sidney Place, outside storage is not permitted;
- 2) Signs to conform with the Glendale Sign Code;
- 3) All City of Glendale building, fire and health codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium; and,
- 4) State of Wisconsin requirements for ADA parking.

**2c. Plan Commission Use and Occupancy Review, Modern Touch Dental, 7020 North Port Washington Road.** Review and approve proposed building changes for a dental office, as well as use and occupancy.

Modern Touch Dental returns to the Plan Commission for a third approval after being approved twice previously (December 3, 2019, and March 3, 2020) at the then contemplated facility that was proposed to be constructed at 6280 North Port Washington Road location, immediately south of the Landmark Credit Union that is presently under construction.

Rather than building a new building at the 6280 North Port Washington Road location Modern Touch Dental will instead work with the owner of 7020-7040 North Port Washington Road (what historically was known as the Northeast Corporate Center) to modify the tenant space previously occupied by Associated Bank (Refer to Aerial Photographs). The proposed tenant space will be enlarged to be 3,350 square feet by incorporating the existing drive-in banking window service space into the 7020 North Port Washington Road building (the drive-in banking window service space is under the existing roof). The exterior building surface(s) of the to-be enclosed space will match that of the existing exterior of the Northeast Corporate Center.





### Use and Business Hours

The Modern Touch Dental use involves sedation dentistry, which typically leads to concerns pertaining to any drugs that are kept at the premises, as well as several requirements that are noted by the North Shore Fire Department. There is an existing Modern Touch Dental Clinic located at 105 West Silver Spring Drive in the Village of Whitefish Bay and at 600 Hartbrook Drive in the Village of Hartland, Wisconsin. Introductory information about Modern Touch Dental was included in the Plan Commission materials at the time that the project was previously approved. Modern Touch Dental business hours are Monday 7:30 a.m. to 4:00 p.m., Tuesday 10:30 a.m. to 7:00 p.m., Wednesday 12:30 p.m. to 7:00 p.m., Thursday, 7:30 a.m. to 4:00 p.m., and Friday (every other) 7:30 a.m. to 12:00 Noon.

There will be between eight and fifteen employees working at the site, and from the earlier proposals typically with as many as ten patient clients.

### Project Schedule

The construction completion date is stated to be October of 2020 with the facility also opening in October of 2020.

**Staff Recommendation:** Staff recommends that the Plan Commission grant approval of the modified building architecture, site, landscaping, lighting, and signage plans such that LCM Funds 22 NCC, LLC, and Modern Touch Dental, may obtain City of Glendale Building Permits to construct the proposed interior space and exterior improvements and site changes at 7020 North Port Washington Road, as well as use and occupancy approval for Modern Touch Dental, with the following requirements:

1. Signage requires a permit(s) per the Planned Sign Program and Glendale Sign Code;
2. All City of Glendale building, fire, and public health codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium; and,
3. State of Wisconsin requirements for ADA parking.

### **2d. Bicycle and Pedestrian Plan Update.**

There will be a brief update to include, but not limited to, the proposed schedule and progress of the Bicycle and Pedestrian Plan.

**City of Glendale**  
**Public Hearing on the City of Glendale 2040 Comprehensive Master Plan**

Notice is hereby given that the City of Glendale will hold a public hearing on Monday, August 3, 2020 at 6 p.m. at City Hall, 5909 N. Milwaukee River Parkway, Glendale, WI.

The public hearing will be held to gather public input on the City of Glendale 2040 Comprehensive Master Plan. The Comprehensive Plan is a blueprint for the short-range and long-range growth, redevelopment, and preservation of the City and will be used by City officials as a policy guide to help make decisions regarding the growth and development of the City.

The draft Comprehensive Plan are available for review at City Hall and online at [www.glendale-wi.org](http://www.glendale-wi.org). Written comments on the proposed Comprehensive Plan should be submitted before the public hearing date to the City Clerk. All written comments will be forwarded to the City of Glendale Plan Commission.

Dated this 1st day July, 2020

Publish: 7-1-2020

Megan Humitz, City Clerk



**VANDEWALLE &  
ASSOCIATES INC.**

To: City of Glendale Common Council, Plan Commission, Staff  
From: Meredith Perks, Vandewalle & Associates  
Date: Monday, August 3, 2020  
Re: 2040 Comprehensive Master Plan – Joint Meeting Public Hearing and Adoption

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**Joint Meeting of the Plan Commission & Common Council  
Comprehensive Plan Public Hearing & Adoption**

1. Call the meeting to order for the Plan Commission and Common Council
2. Verification of proper legal notice
3. Presentation of the proposed Plan by the Consultant and City Staff
4. Public Hearing regarding proposed Plan
  - a. Open Public Hearing by Common Council
  - b. Reading of submitted comments
  - c. Statements and questions from the public
  - d. Plan Commission & Common Council questions
  - e. Closing of Public Hearing by Common Council
5. Response to Public Hearing questions by Consultant and City Staff
6. Discussion of proposed Plan by Plan Commission and Common Council
7. Plan Commission consideration of resolution recommending Plan to the Common Council
8. Plan Commission takes recess
9. Common Council consideration of ordinance adopting Plan
10. Common Council adjourns
11. Plan Commission resumes meeting for additional business

# Executive Summary

To achieve its vision over the next 20 years, this Comprehensive Master Plan is intended to serve both as a decision guide and an action-oriented implementation plan for the City of Glendale. The Comprehensive Plan is a document that is required by the State of Wisconsin and guides big picture, long term thinking in communities across the state. The Plan has a twenty-year outlook but is updated every ten years to ensure its effectiveness for the community.

The Comprehensive Master Plan's planning process began in the summer of 2019, drafting was primarily completed in the spring of 2020. This material was prepared amid the COVID-19 pandemic, which had immediate impacts on virtually all sectors of the national economy. This document was prepared with the best information available, recognizing that economic conditions will continue to fluctuate.

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**2040 Vision** | *The North Shore's established hub of commerce, employment, and entertainment that is rich with diversity and offers a bright and sustainable future of friendly neighborhoods, high-quality education, and recreation opportunities.*

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The Vision serves as a motivating implementation tool and a concise set of priorities for the 2040 Comprehensive Plan. Informed by public input and community discussions, the Vision is built on a central, unifying statement and five core priorities for action. These five core priorities are:

- **Build a Unified Glendale Identity**
- **Be a Regional Leader in Sustainability and Resiliency**
- **Capitalize on Glendale's Central Location and its Role in the Region**
- **Cultivate Strong, Connected Neighborhoods**
- **Promote Inclusion, Diversity, and High Quality of Life**

## Targeted Investment Areas

The Comprehensive Master Plan also includes special consideration of areas of change and opportunities in the community for additional planning and investment. These Targeted Investment Areas are highlighted in Chapter Four Land Use. Where land is currently underutilized, there are opportunities for redevelopment and recommendations suggest a change in land use or character. The Targeted Investment Areas identified include:

- **Green Bay Ave and Mill Road** a central intersection that presents connection to community parks and commercial opportunity.
- **Civic Core** Glendale's existing hub of city government and services offer opportunities for public safety, education, and recreation.
- **Glendale Technology Center** redevelopment sites that present potential for increased connections to industrial and employment areas.
- **Lydell Corporate Center** a large employment space (277,000 sf) with underutilized square footage and expansive impervious surface parking presents opportunities for environmental quality improvement.
- **Bayshore** a significant Glendale landmark, Bayshore serves residents and draws visitors from across the region to Glendale. The City should capitalize on Bayshore's redevelopment through pedestrian and intersection improvements and identifying complementary use opportunities.
- **North Port Washington Road** underutilized auto-oriented uses present neighborhood-scale redevelopment opportunity and transportation improvements.



## Plan Recommendations

The Plan is organized into ten chapters, each relating to a different planning element, including, but not limited to issues and opportunities, land use, transportation, housing, economic development, and implementation. Within every chapter is a detailed list of goals, objectives, policies, programs, and recommendations designed to help the City move towards achieving its vision. Analysis of existing conditions and inventory of Glendale facilities and programs is found in Appendix A.

The following is a brief summary of the key recommendations in the Plan, organized by chapter. The City invites you to read the full City of Glendale Comprehensive Master Plan to explore these recommendations in greater detail and the context within which they were prepared.

### *Chapter Two: Natural Resources and Environmental Sustainability*

- Make Sustainability and Resiliency a Community-Wide Priority
- Utilize Technology Across the Public Sector to Lead in Sustainability and Efficiency
- Promote a Compact Development Pattern
- Protect Water Quantity and Quality

### *Chapter Three: Cultural Resources and Community Identity*

- Establish and Promote a Glendale Brand and Identity
- Support and Sponsor City Events that Distinguish Glendale and Celebrate Diversity
- Increase Connections to Art and a More Beautiful Glendale
- Increase Diversity in City Leadership and Representation
- Increase Engagement with Glendale Residents

### *Chapter Four: Land Use*

- Implement the Future Land Use Map (Map 5)
- Develop Detailed Development Plans for Targeted Investment Areas

### *Chapter Five: Housing and Neighborhoods*

- Support High Quality Housing at All Income Levels
- Enact Design Standards for Multiple Family Housing

### *Chapter Six: Economic Development*

- Pursue Redevelopment and Infill of Underutilized Lands
- Keep Bayshore a Strong Glendale Landmark and Destination
- Retain and Expand Existing Local Businesses

### *Chapter Seven: Transportation*

- Maintain a Safe and Efficient Road System
- Complete a Bicycle and Pedestrian Plan

### *Chapter Eight: Utilities and Community Facilities*

- Continue to Include the School District in Future Planning Decisions
- Prepare the City for Future Technologies



City of Glendale  
2040 Comprehensive Master Plan  
Draft Change Memo  
Public Hearing  
August 3, 2020

The information below reflects changes and updates made to the draft Comprehensive Master Plan prior to the Public Hearing. These changes and updates reflect comments received from City staff, elected officials and members of the public through the public comment opportunity.

**Draft Text Changes:**

- Added Executive Summary.
- Added “economic diversity” in discussion of Vision Principle Promote Inclusion, Diversity, and High Quality of Life (Chapter 1)
- Identified Clarios as part of the Johnson Controls, Inc. campus (Chapter 2)
- Updated Economic Development policy (B) to include Port Washington Road: *“Continue to enhance and beautify the streetscapes along major corridors and community gateways, particularly Silver Spring and Port Washington Road.”* (Chapter 6)
- Added the following recommended action to the recommendation to Maintain a Safe and Efficient Road System in Chapter 7 Transportation: *“Review traffic mitigation at Green Tree and Vera Ave, to address increased traffic from commercial businesses.”* (Chapter 7)
- Added Silver Spring Drive and HWY 57 to the recommended action under the recommendation to Maintain a Safe and Efficient Road System in Chapter 7 Transportation: *“Work with Milwaukee County and other regional and state entities on improvements to county- and state-owned roadways, including Port Washington Road, Silver Spring Drive, and HWY 57.”* (Chapter 7)
- Updated language in the recommended action for the recommendation Prepare the City for Future Technologies in Chapter 8 Utilities and Community Facilities: *“Consider developing an open data policy and platform for City data to increase transparency and engage residents through digital media, including posting meetings on the City website.”* (Chapter 8)
- Added the North Shore Municipal Court and North Shore Health Department to the list of regional collaborations in Chapter 9 Intergovernmental Cooperation (Chapter 9)

- Language regarding the lack of transit access for some residents was added to the Transit discussion in the Inventory and Analysis Appendix. The paragraph now reads: *“The Milwaukee County Transit System (MCTS) provides local public transit to the City. A grid of east-west and north-south transit routes provides effective and efficient transit options to City residents. However, a gap in service in the north central portion of the community leaves some residents without access to transit alternative. No additional policy or program is proposed for the City.”* (Appendix A)
- Edits to grammar and other minor corrections in the document.

### **Graphic and Map Changes**

- Updated Vision Graphic icons for consistency (Chapter 1)
- Updated Map 2 Community Asset Analysis Map to include “Light Industry” to the cluster identified as Northwest Health and Recreation (Chapter 1)
- Added MCTS limited service line along Good Hope Road from Teutonia to Green Bay Avenue on Map 7 Transportation and Community Facilities (Chapter 7)
- Removed the “question” category from Map 5 Future Land Use Map (Chapter 4)
- Updated the Implementation Table formatting, including streamlined design for clarity, adjustment of timeframes (Chapter 10). Specific initiative updates:
  - Changed the following initiatives to “medium” timeframe:
    - Update the stormwater management and resiliency plan
    - Complete streetscape and community beautification plan
    - Complete branding and identity planning process
    - Update Comprehensive Outdoor Rec Plan
  - Changed the following initiatives to “ongoing”
    - Increase public art in the City and create opportunities for arts-related uses in vacant storefronts
    - Increase community awareness and education of the Plan

RESOLUTION \_\_\_\_ - \_\_\_\_

RESOLUTION RECOMMENDING THE  
CITY OF GLENDALE 2040 COMPREHENSIVE MASTER PLAN,  
PLAN COMMISSION OF THE CITY OF GLENDALE, WISCONSIN

WHEREAS, Section 66.1001(4), Wisconsin Statutes, establishes the required procedure for a local government to update a comprehensive plan 10 years after it has been initially adopted; and

WHEREAS, the City of Glendale Plan Commission has the authority and responsibility to recommend the Plan to the Common Council, under Section 66.1001(4)(b); and

WHEREAS, on August 3, 2020, the Plan Commission reviewed the proposed draft 2040 Comprehensive Master Plan; and

WHEREAS, the Common Council held a public hearing on the proposed 2040 Comprehensive Plan on August 3, 2020.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of Glendale hereby recommends that the Common Council adopt an ordinance to constitute official City approval of the City of Glendale 2040 Comprehensive Master Plan that the Plan Commission recommended for approval at its August 3, 2020 Plan Commission Meeting.

This Resolution was duly adopted at a regular meeting of the Plan Commission of the City of Glendale on the 3<sup>rd</sup> day of August, 2020.

PLAN COMMISSION

By: \_\_\_\_\_

Bryan Kennedy, Mayor  
Plan Commission Chair

ATTEST:

By: \_\_\_\_\_

Megan Humitz  
City Clerk

ORDINANCE NO. \_\_\_\_\_

**ORDINANCE TO ADOPT THE  
CITY OF GLENDALE 2040 COMPREHENSIVE MASTER PLAN**

---

The Mayor and the Common Council of the City of Glendale, Milwaukee County, Wisconsin, do herewith ordain as follows, to-wit:

**SECTION I**

**WHEREAS**, pursuant to sections 61.35 and 62.23(2) and (3) of Wisconsin Statutes, the City of Glendale is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

**WHEREAS**, the Common Council adopted the original comprehensive plan and has since followed written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan update as required by §66.1001(4)(a) of the Wisconsin Statutes; and

**WHEREAS**, the Plan Commission of the City of Glendale, by a majority vote of the entire Commission recorded in its official minutes, has adopted a resolution recommending to the Common Council the adoption of the City of Glendale Comprehensive Master Plan.

**WHEREAS**, the City of Glendale has, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes, provided opportunities for public involvement per its adopted public participation plan; and

**WHEREAS**, the Common Council held a public hearing on the proposed 2040 Comprehensive Master Plan on August 3, 2020, considered the public comments made and the recommendations of the Plan Commission and staff, and has determined to approve the recommended City of Glendale 2040 Comprehensive Master Plan.

**NOW, THEREFORE**, the Common Council of the City of Glendale, Wisconsin, does ordain that the proposed 2040 Comprehensive Master Plan be adopted pursuant to section 66.1001(4)(c) of Wisconsin Statutes.

**SECTION II**

If any subsection, section or portions of this article or the sections of this ordinance as enacted hereunder is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portions shall be deemed a separate, distinct and independent provision and such holdings shall not effect the validity of the remaining portions hereof.

**SECTION III**

All ordinances or parts of ordinances contravening the terms and provisions of this ordinance are hereby to that extent repealed.

**SECTION IV**

This Ordinance shall take effect upon passage and publication as provided by law, and the City Clerk shall so amend the Code of Ordinances of the City of Glendale and shall indicate the date and number of this amending ordinance therein.

**PASSED AND ADOPTED** by the Common Council of the City of Glendale, this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2020.

\_\_\_\_\_  
Bryan Kennedy, Mayor

Countersigned:

\_\_\_\_\_  
Megan Humitz, City Clerk



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

**FROM:** Rachel Safstrom, City Administrator

**MEETING DATE:** June 22, 2020

**FISCAL SUMMARY:**

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

**STATUTORY REFERENCE:**

Wisconsin Statutes:	N/A
Municipal Code:	13.1.34

**BACKGROUND/ANALYSIS:**

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

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

**Permitted Uses.**

- (1) **B-1, Sub-Area "A-1"—Permitted Principal Uses.** The following uses are permitted within the B-1 sub-area "A-1" district upon review by the Plan Commission for conformance with the standards established in Sections 13.1.34(d), 13.1.34(e), 13.1.34(f), and 13.1.34(g):
  - a. Professional services and administrative offices
  - b. General corporate headquarters offices
  - c. Medical and dental offices
  - d. Research establishments
  - e. Sales offices
  - f. Financial, insurance and real estate offices

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

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

Attached are draft plans.

**RECOMMENDATION:**

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



5909 North Milwaukee River Parkway  
Glendale, WI 53209

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

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

**ACTION REQUESTED:**

**ATTACHMENTS:**

1. Application for rezoning.
2. Draft Plans



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

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

**APPLICANT INFORMATION**

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

**PROPERTY INFORMATION**

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

**PROPOSAL INFORMATION**

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

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

**Please See Reverse Side of Application for Additional Submittal Requirements**

**CITY OF GLENDALE USE ONLY**

Total Fee: \_\_\_\_\_ Application Date: \_\_\_\_\_ Hearing Date: \_\_\_\_\_ Time: \_\_\_\_\_

EXTERIOR PERSPECTIVE  
 LOOKING SOUTHEAST

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

JOB:	5230
DRAWN:	CW
CHECKED:	CW
DATE:	12-11-2019

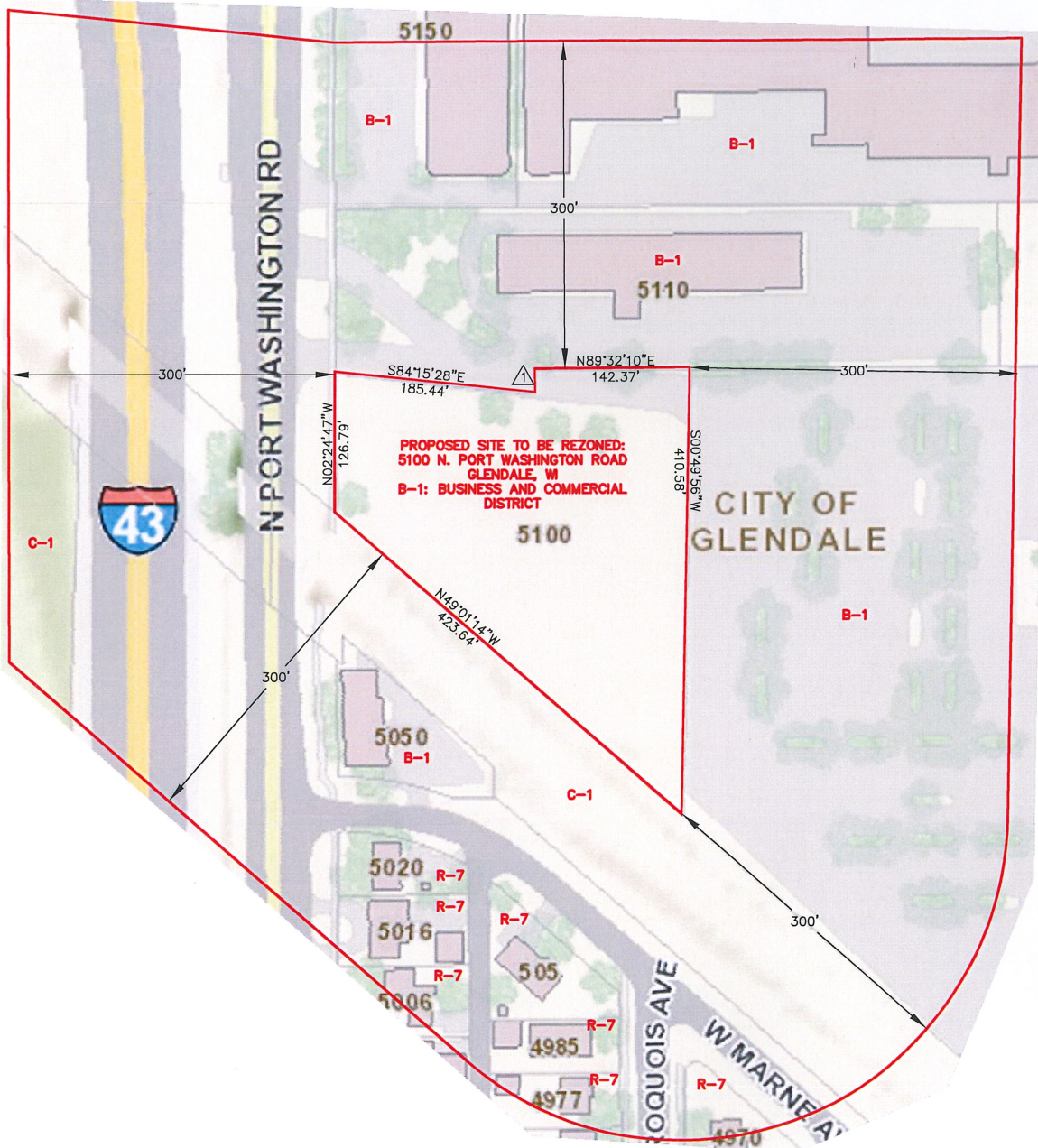
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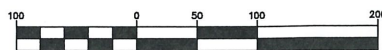


# JILLY'S CAR WASH

5100 N. PORT WASHINGTON ROAD GLENDALE, WI



GRAPHIC SCALE



1 inch = 100 ft

NOTES:

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

ALL ZONING DESIGNATION BASED ON CITY OF GLENDALE ZONING MAP

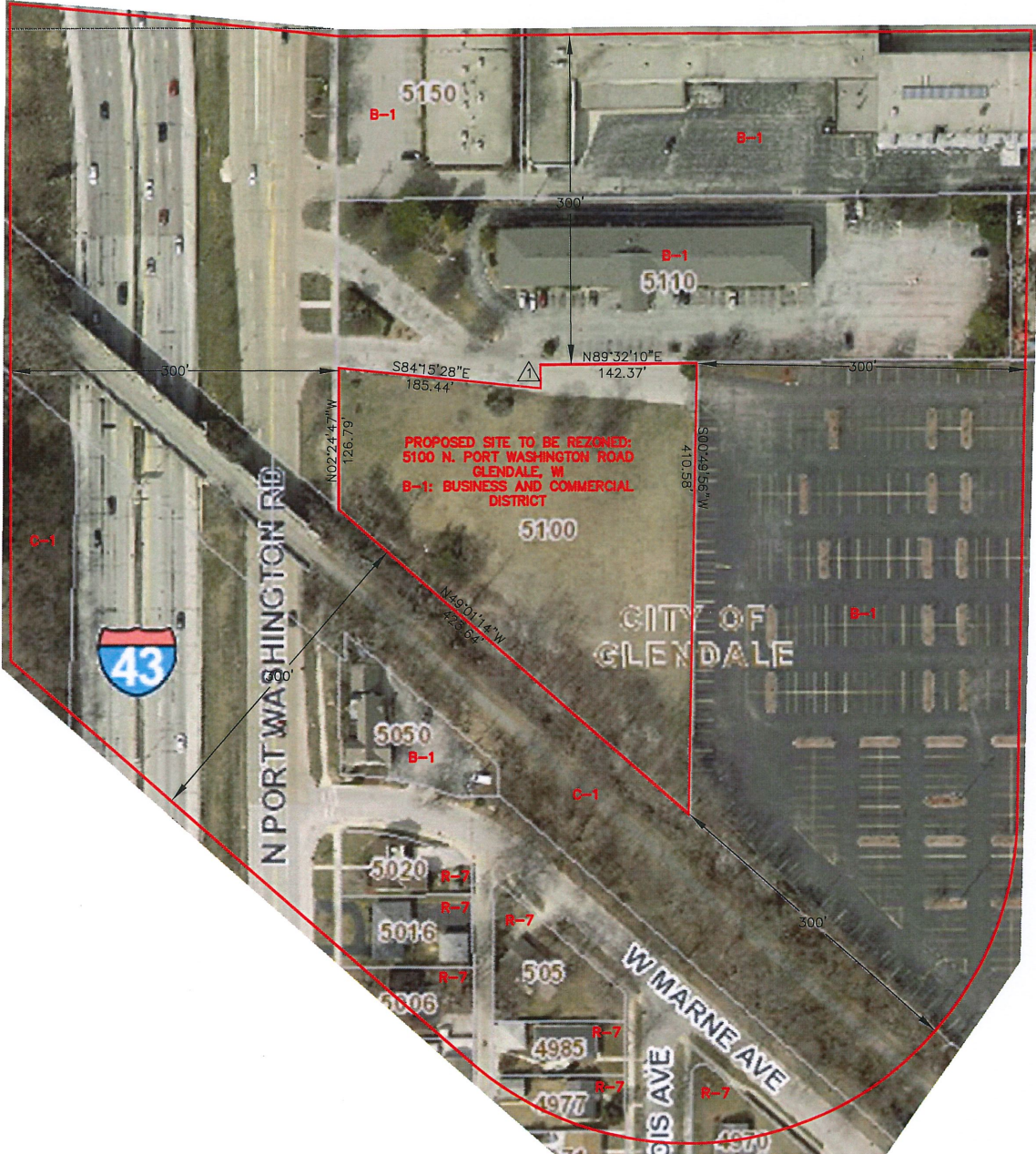
△ = N00°26'05"W - 21.47'

CJE NO.: 2031R0  
MAY 15, 2020

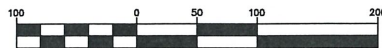
**PLOT PLAN**

# JILLY'S CAR WASH

5100 N. PORT WASHINGTON ROAD GLENDALE, WI



GRAPHIC SCALE



1 inch = 100 ft

NOTES:

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

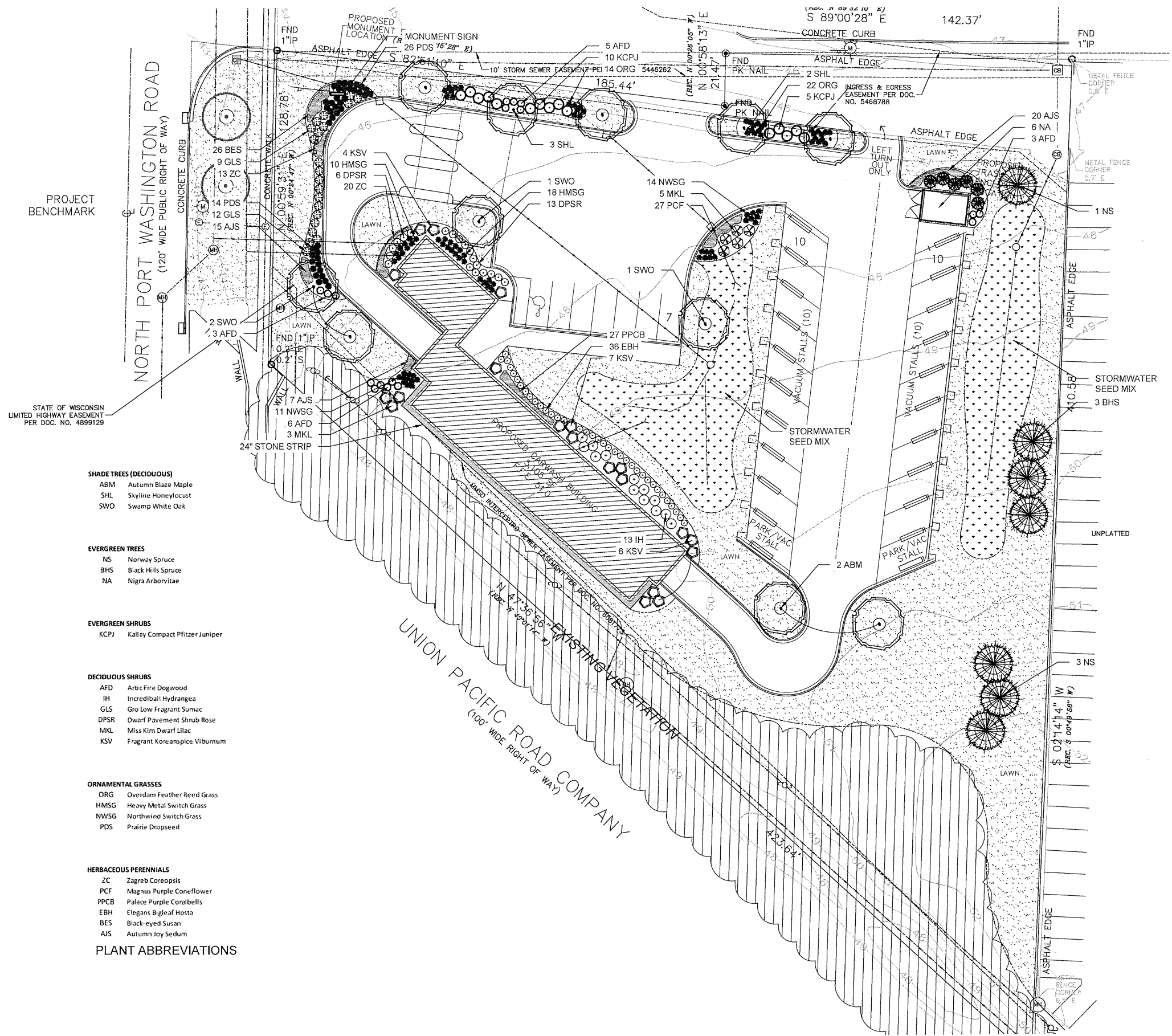
ALL ZONING DESIGNATION BASED ON CITY OF GLENDALE ZONING MAP

$\triangle$  = N00°26'05"W - 21.47'

CJE NO.: 2031R0  
MAY 15, 2020

**PLOT PLAN**





PROJECT BENCHMARK

STATE OF WISCONSIN LIMITED HIGHWAY EASEMENT PER DOC. NO. 4899129

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



OVERALL LANDSCAPE PLAN

PROPOSED NEW BUILDING:  
JILLY'S CARWASH  
GLENDALE, WISCONSIN

PROGRESS SET  
NOT FOR CONSTRUCTION

JOB: \_\_\_\_\_ JPP  
DRAWN: \_\_\_\_\_ WDR  
CHECKED: \_\_\_\_\_ WDR  
DATE: 06-05-2020  
SHEET: \_\_\_\_\_

L 1.0





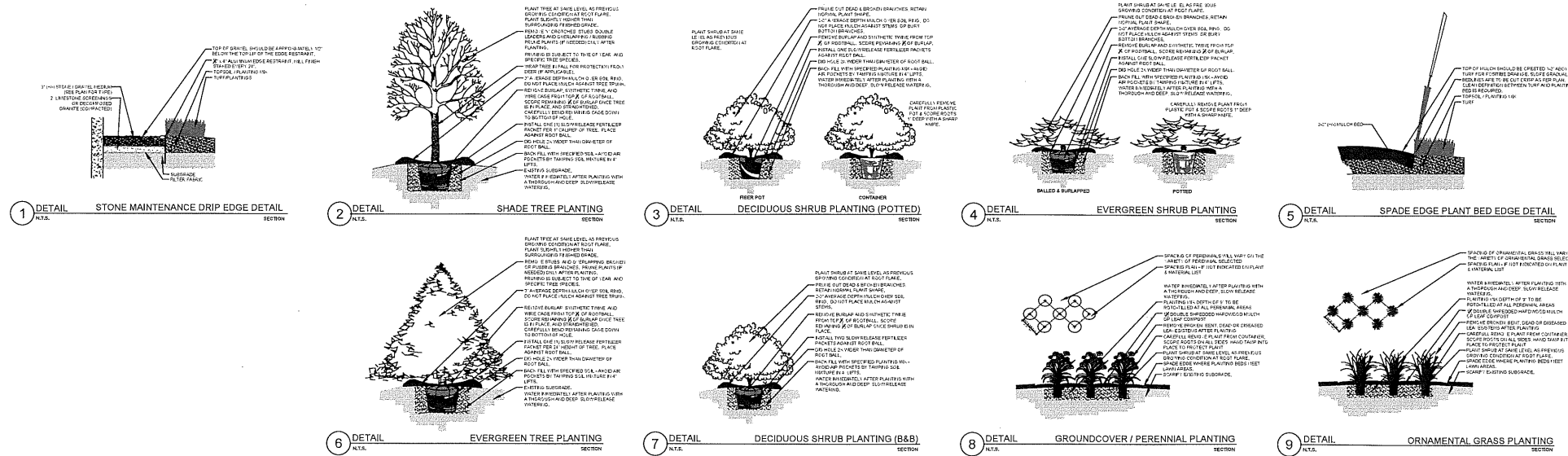
- Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.
- Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.
- All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.
- Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plant must be submitted in writing to the Landscape Architect prior to installation.
- Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.
- Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Remove biodegradable burlap and wire cage (if present) from the top of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining 1/2 of the burlap and remove the twine. Provide three slow release fertilizer for each tree planted.
- Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% plant starter mix. Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is 1/2 full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4"-diameter (see planting details or planting plan) shredded hardwood bark mulch ring around all trees planted in lawn areas. Do not built up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.
- Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 50% mix of plant starter with topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soil (see planting details). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are 3/4 full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rate of 1 per 24" height/diameter of shrub at planting.
- Mulching: All tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All perennial planting areas (groupings) shall receive a 2" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mix annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
- Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.
- Plant bed preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10":
  - Per 100 SF of bed area (Soil Amendment composition):
    - 3/4 CY Peat Moss or Mushroom Compost
    - 3/4 CY blended/pulverized Topsoil
    - 1/2 CY composted manure
  - In roto-filled beds only, also include in above mixture:
    - 2 lbs Starter Fertilizer

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

An acceptable quality seed installation is defined as having:

  - No bare spots larger than one (1) square foot.
  - No more than 10% of the total area with bare areas larger than one (1) square foot.
  - A uniform coverage through all turf areas.
- No-Mow seed areas: "No-Mow" fine fescue seed mix with annual ryegrass seed (available at Cedar Creek Seed Farm 888-313-6807, or Prairie Nursery 608-296-3679) or approved equivalent mix from a reputable seed mix provider. Apply at 220 lbs per acre or at rate recommended by supplier. Prepare seed bed and soil as specified in item #13 above.
- Native Prairie Seed Mix / Stormwater Seed Mix: Native seed mixes as listed on the Plant and Material List or other seeding schedules outlined on the landscape plan set. Seed mixes available from Prairie Nursery 608-296-3679 or JF New 608-648-1789 or approved equivalent mix from a reputable seed mix provider. Apply at rates specified herein, or per supplier recommendation. Prepare soil and seed bed as in item #13 above.
- Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.
- The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.
- Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

## LANDSCAPE GENERAL NOTES

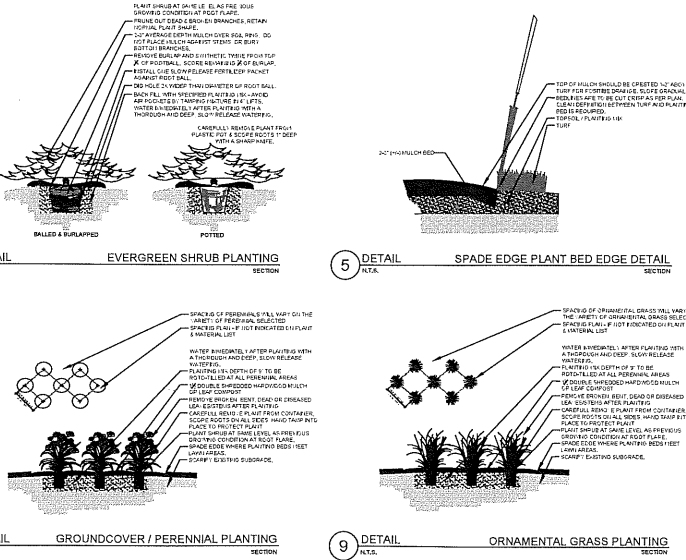


PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CALIPER or HEIGHT	ROOT	SPECIFICATION / NOTES	PLANT SPACING
<b>Proposed Landscape Materials</b>							
<b>SHADE TREES (DECIDUOUS)</b>							
ADM	2	Acer xfreemiana 'Autumn Blaze'	Autumn Blaze Maple	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
SHL	5	Gleditsia tracanthos 'Skyline'	Skyline Honeylocust	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
SWO	4	Quercus bicolor	Swamp White Oak	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
<b>EVERGREEN TREES</b>							
NS	4	Pinus abies	Norway Spruce	8' H	B&B	Evenly shaped tree with branching to the ground	17'
BHS	3	Pinus glauca 'denkota'	Black Hills Spruce	8' H	B&B	Evenly shaped tree with branching to the ground	15'
NA	6	Thuja occidentalis 'Nigra'	Nigra Arborvitae	22' H	B&B	Evenly shaped tree with branching to the ground	60'
<b>EVERGREEN SHRUBS</b>							
KCPJ	15	Juniperus chinensis 'Kailay'	Kailay Compact Pfitzer Juniper	24" w	Cont.	Full rounded well branched shrub	48"
<b>DECIDUOUS SHRUBS</b>							
AFTD	17	Cornus sericea 'Farrow'	Artic Fire Dogwood	42"	Cont.	Full, well rooted plant, evenly shaped	48"
IH	13	Hydrangea arborescens 'Abetwo'	Incredible! Hydrangea	45"	Cont.	Full, well rooted plant, evenly shaped	48"
GLS	21	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	18-24"	Cont.	Full, well rooted plant, evenly shaped	42"
DPSK	19	Rosa rugosa 'Dwarf Pavement'	Dwarf Pavement Shrub Rose	18"	Cont.	Full, well rooted plant, evenly shaped	42"
NML	8	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	36"	Cont.	Full, well rooted plant, evenly shaped	60"
KSV	17	Viburnum carlesii	Fragrant Korean-sage Viburnum	36"	Cont.	Full, well rooted plant, evenly shaped	60"
<b>ORNAMENTAL GRASSES</b>							
ORG	32	Calamagrostis acutiflora 'Overdam'	Overdam Feather Reed Grass	#1	Cont.	Full, well rooted plant	15'
HMSG	28	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	#1	Cont.	Full, well rooted plant	18'
NWSG	25	Panicum virgatum 'Northwind'	Northwind Switch Grass	#1	Cont.	Full, well rooted plant	18'
PDS	40	Sporobolus heterolepis	Prairie Dropseed	#1	Cont.	Full, well rooted plant	18'
<b>HERBACEOUS PERENNIALS</b>							
ZC	33	Carexopsis verticillata 'Zagreb'	Zagreb Carexopsis	#1	Cont.	Full, well rooted plant, evenly shaped	18"
PCF	27	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	#1	Cont.	Full, well rooted plant, evenly shaped	18"
PPCB	27	Heuchera micrantha 'Palace Purple'	Palace Purple Coralbells	#1	Cont.	Full, well rooted plant, evenly shaped	18"
EBH	36	Hosta sieboldiana 'Elegans'	Elegans Bigleaf Hosta	#2	Cont.	Full, well rooted plant, evenly shaped	30"
EES	26	Rudbeckia fulgida 'Goldsturm'	Black-eyed Susan	#1	Cont.	Full, well rooted plant, evenly shaped	18"
AIS	47	Sedum spectabile 'Autumn Joy'	Autumn Joy Sedum	#1	Cont.	Full, well rooted plant, evenly shaped	18"
<b>Hardscape Materials</b>							
LANVH	2505	Lawn Establishment Area / Grading Area			SF	Reinder's Deluxe 50 Seed Mix (800-785-3301)	
SWSM	6520	Stormwater Seed Mix	see plan for area delineation		SF	Cardino Native Plant Nursery (574-586-2412)	
8825		Erosion Matting for sloped seeded areas	see plan for area delineation		SF	EroTex DS75 Erosion Control Blanket (or approved equal)	
4		Heritage River Gravel Mulch (1.0-1.5" sieve)	Area: 300 SF		TN	2" depth	
160		Aluminum Edge Restraint (gravel areas)	Permaloc ProSlide 3/16"x5.5" Black Duraflex Finish		SF		
300		Landscape Fabric			SF		
52		Shredded Hardwood Mulch (3" depth)	Area: 5,625 SF		CY	Bark Mulch; apply Preemergent after installation of mulch	
35		Soil Amendments (2" depth)	Area: 5,625 SF		CY		
7		Pulverized Topsoil (Lawn Area)	Area: 8,825 SF		CY		
35		Pulverized Topsoil (2" over bed areas)	Area: 5,625 SF		CY		

\*Landscape quantities & quantities are provided as a service to the Landscape Contractor. Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan, including the graphics and notations depicted therein, shall govern.

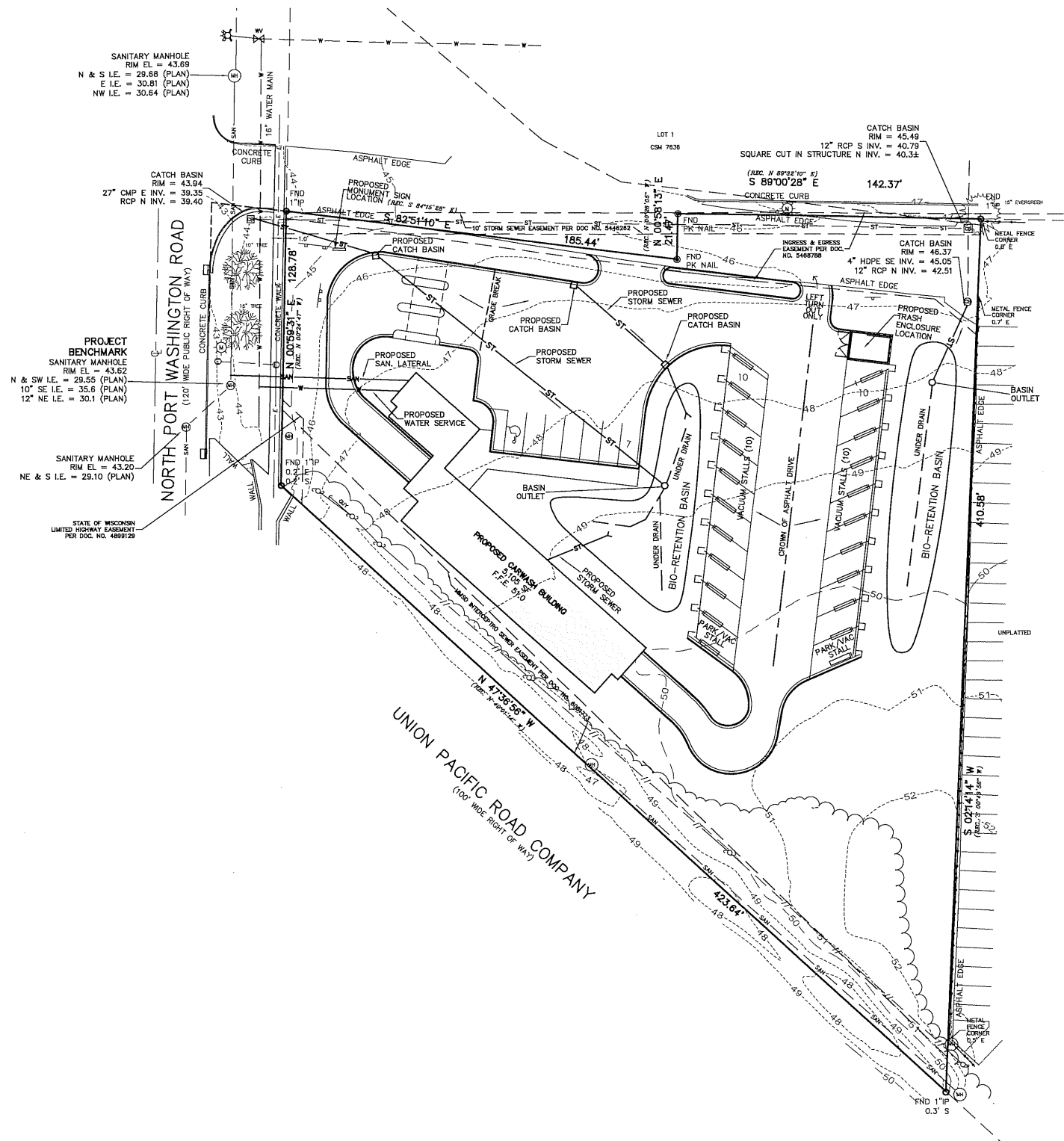
**Seed Compositions:**  
 Reinder's Deluxe 50 Seed Mix (800-785-3301)  
 20% Kentucky Bluegrass (Sod Quality)  
 15% Newport Kentucky Bluegrass  
 15% Ken Blue Kentucky Bluegrass  
 25% Creeping Red Fescue  
 15% Quebec Perennial Ryegrass  
 10% Fiesta III Perennial Ryegrass  
 Seed at rate of 150-200# per acre

## PLANT & MATERIAL SCHEDULE



## PLANTING & HARDSCAPE DETAILS

APPLICABLE TO ALL PLAN VIEWS

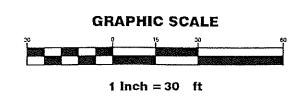


**JILLY'S CAR WASH**  
 5100 N. PORT WASHINGTON ROAD GLENDALE, WI

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

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

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



PRELIMINARY  
 SITE STORM WATER  
 AND UTILITY PLAN  
**C1.0**

CJE NO.: 2031R0  
 JUNE 04, 2020

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

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

2038000001  
REGENCY HOTELS INC  
4726 E. WASHINGTON AVE

2038995004  
ASSET ACQUISITIONS, INC.  
445 W OKLAHOMA AVE

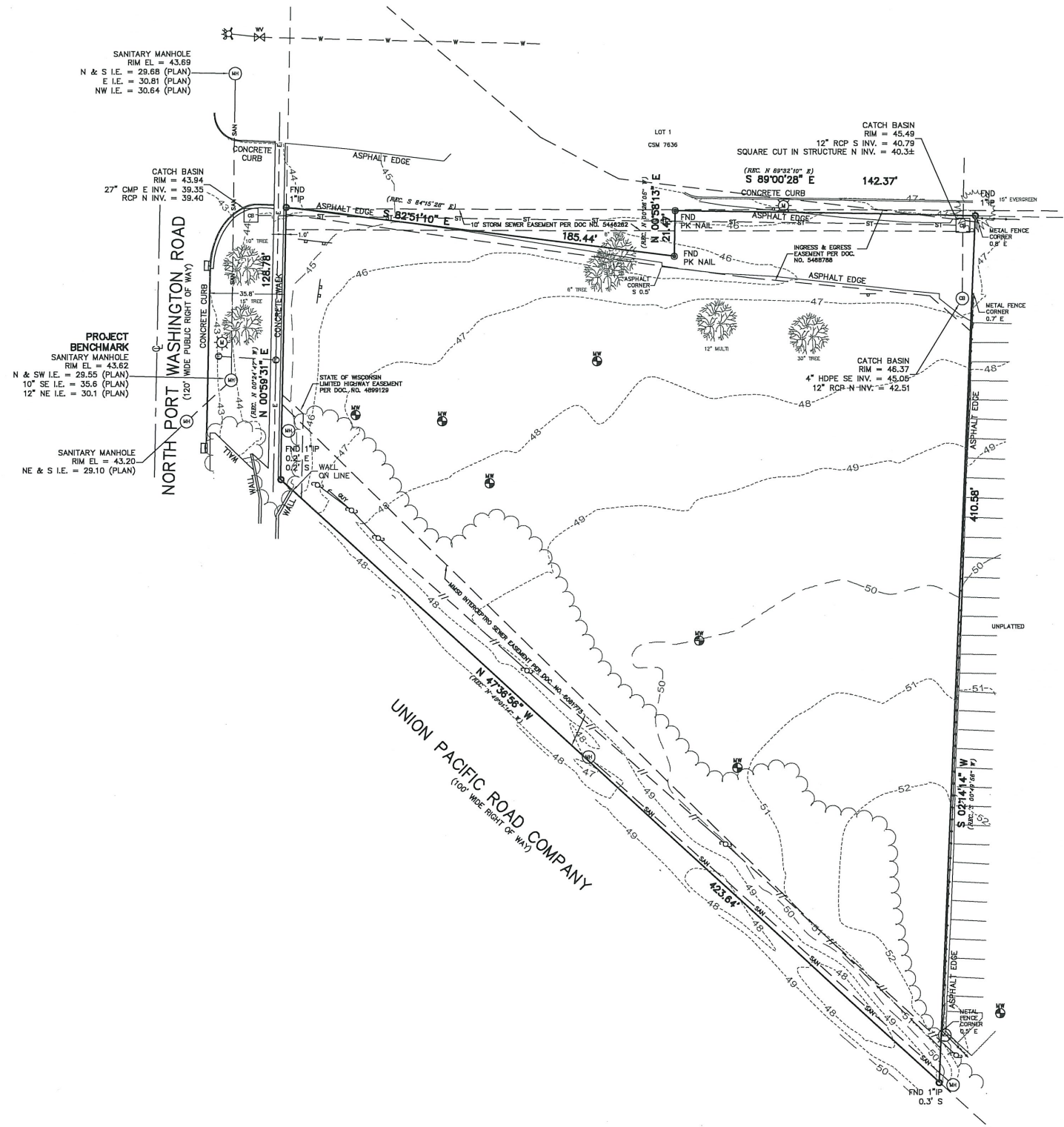
2038997001  
ALAN FREYSINGER  
5050 N PORT WASHINGTON RD

2031000000  
MILW. SEWERAGE DISTRICT  
PO BOX 2079

2031001000  
VICENTE ALVAREZ  
5016 N PORT WASHINGTON RD

2031047000  
RICHARD J. KIRWIN TRUST  
505 W MARNE AVE

2031046000  
MARJORIE P. PIECHOWSKI  
4985 N IROQUOIS AVE



**LEGAL DESCRIPTION:**  
 A REVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3989, BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 32, TOWN 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN.  
 CONTAINING: 85,650 SQUARE FEET OR 1.9662 ACRES.

- NOTES**
- LEGAL DESCRIPTION BASED ON INFORMATION FROM CLIENT
  - THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
  - SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 5507900081E, WITH A DATE OF IDENTIFICATION OF 9/26/2008, IN COMMUNITY NO. CITY OF GLENDALE, 550275, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.
  - PROJECT/SITE BENCHMARK - NORTH MANHOLE RIM OF SANITARY MANHOLE AS SHOWN HEREON, EL = 43.62
  - ELEVATIONS BASED ON INFORMATION FROM HNTB SURVEY DATED MARCH 19, 1996 AVAILABLE ON RECORD FROM THE COUNTY OF MILWAUKEE AND ARE AT CITY OF GLENDALE DATUM.
  - SURVEY DATUM: COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), MILWAUKEE COUNTY, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83(2011)).

**LEGEND**

— SAN —	SANITARY SEWER	⊠	ELECTRIC TRANSFORMER	⊠	HYDRANT
— ST —	STORM SEWER	⊠	ELECTRIC METER	⊠	WATER VALVE
— W —	WATER MAIN	⊠	ELECTRIC PEDISTAL	⊠	GAS VALVE
— G —	BURIED GAS LINE	⊠	ELECTRIC BOX AT GRADE	⊠	MANHOLE
— TEL —	BURIED TELEPHONE LINE	⊠	TELEPHONE BOX AT GRADE	⊠	STORM MANHOLE
— E —	BURIED ELECTRIC LINE	⊠	TELEPHONE PEDISTAL	⊠	CATCH BASIN
— FD —	BURIED FIBER OPTIC LINE	⊠	TV PEDISTAL	⊠	GAS METER
— CATV —	BURIED CABLE TELEVISION LINES	⊠	AIR CONDITIONER	⊠	CURB INLET
— COMB —	COMBINATION SEWER	⊠	UTILITY POLE	⊠	METAL LIGHT POLE
— WOOD FENCE —	WOOD FENCE	⊠	WOOD SIGN	⊠	CONCRETE LIGHT POLE
— METAL FENCE —	METAL FENCE	⊠	METAL SIGN	⊠	FLAG POLE
— EDGE OF TREES AND BRUSH —	EDGE OF TREES AND BRUSH	⊠	WOOD LIGHT POLE	⊠	BOLLARD LIGHT
— FIRE DEPARTMENT CONNECTION —	FIRE DEPARTMENT CONNECTION	⊠	BOLLARD LIGHT	⊠	MAIL BOX
		⊠	THIRD LIGHT	⊠	FIBER OPTIC MARKER
		⊠		⊠	GLY WIRE

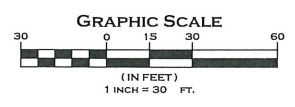
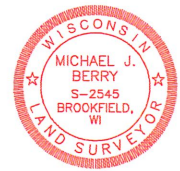
**PLAT OF SURVEY WITH TOPOGRAPHY**  
 FOR  
**JILLY'S CAR WASH**  
 5100 N PORT WASHINGTON ROAD  
 GLENDALE, WI

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

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

MAY 28, 2020  
 DATE

*Michael J. Berry*  
 MICHAEL J. BERRY, L.S.,  
 REGISTERED LAND SURVEYOR S-2545





## Jilly's Car Wash

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

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

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



## Jilly's Operation Plan

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

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

Hours of operation will be:

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

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

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

Sincerely,

Jon Zimmerman

President



## Legal Description:

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

## BRIOHN DESIGN GROUP

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

# Jillys Car Wash PUD Submittal

**To:** City of Glendale

**From:** Christopher Wenzler, AIA

**Attn:**

**Firm:** Briohn Design Group, LLC

**Phone:** 414-228-1704

**Date:** 06-05-2020

**Re:**

**CC:** Jon Zimmerman, Mike Miksich

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

### (1) Informational Statement.

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

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

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

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

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

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

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

All cars are treated by an employee and hand prepped.

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

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

Hours of operation will be:

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

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

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

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

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

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

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

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

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

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

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

(f) Front Yard Requirements.

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

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

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

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

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

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

**-This is not applicable to our proposed commercial development.**

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

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

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

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

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

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

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

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

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

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

**-Please see the attachments**

**(2) A General Development Plan Including:**

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

**-See the attached Plot Plan sheets**

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

**-See the attached Site Plan sheets**

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

**-See the attached Site Plan sheets**

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

**-See the attached Site Plan sheets**

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

**-See the attached Site Plan sheets**

f. General landscape treatment.

**-See the attached Landscape Plan sheets**

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

**-See the attached Site survey, and Site Plan sheets**

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

**-See the attached Site survey, and Site Plan sheets**

i. Characteristics of soils related to contemplated specific uses.

**-See the attached Site Plan sheets**

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

**-See the attached Site survey, and Site Plan sheets**

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

**-See the attached Site survey, and Site Plan sheets**

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

**-This is not applicable to the project.**

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

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

Please contact us with any questions.

Thank you,

Christopher Wenzler, AIA  
Director of Design  
Briohn Design Group, LLC  
262-790-0500



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: Gregory M Brown  
 Legal Name of Business: Mickey's Linen & Towel Supply Inc.  
 Name of Business Owner (if different from Applicant): Gregory M Brown & Chris Brown  
 Applicant Address (City, State, and Zip Code): 4601 W. Addison Chicago IL 60641  
 Office Phone Number: 773 545-7261 Cell: 312 805-7272 Fax: \_\_\_\_\_  
 Applicant E-Mail: gmbrown@cate-tex.com  
 Applicant Signature: [Signature] Date: 6/25/2020

### PROPERTY INFORMATION

Property Address: 6575-6593 Sidney Pl Tax Key Number: 136-8021-00 Zoning District: M-1  
 Property Owner (if different from Applicant): Hakaduli Properties, LLC c/o MRED  
 Property Owner Address (City, State, and Zip Code): 13890 Bishops Dr. #205  
Brockfield, WI 53005  
 Property Owner Phone: 262-439-4220 Cell: 262-227-7403 Fax: 262-439-4201  
 Property Owner E-Mail: ascrobert@mghi.net  
 Property Owner Signature: [Signature] Date: 6/25/20

### PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): To be used as a depot delivery storage  
location. No equipment will be added 1012 trucks maybe parked overnight in parking lot  
 Total Building Area: 36,000 SF To Be Occupied Area: 14,400 SF  
 Lot Size: Depth: 350 Width: 248 Area: 86,771 SF  
 Previous Occupant in To Be Occupied Space: KUL Brewing, LLC  
 Other Uses of This Site: Office, warehousing and light manufacturing  
 Total Number of Parking Spaces: 60 Parking Spaces Available to Tenancy: 20  
 Business Hours (Days and Hours of Operation): 5:30 am - 6:00 pm  
 Total Number of Employees: 15 Maximum Number of Employees at Site at One Time:  10  
 Primary Contact Person for This Project: Greg Brown  
 Primary Contact Phone: \_\_\_\_\_ Cell: 312 805-7272 Fax: \_\_\_\_\_  
 Primary Contact E-Mail: gmbrown@cate-tex.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)\04 Conditional Uses\01 CU Procedures\CU Application.doc

June 25, 2020

To Whom it May concern:

My name is Greg Brown and I'm one of the owners of Mickey's Linen & Towel Supply Inc, our corporate office is located at 4601 W Addison Chicago Illinois 60641. We are a textile rental company, We lease uniforms, table linen towels and aprons to the hospitality industry and uniforms, bed linen and toweling to the medical industry. We have been in business since 1930 and are a fourth-generation business.

Our service works as follows; we sign customers up with a service agreement, we lease them their products, we deliver to them the products and we pick up the used soiled products from them and clean them in our laundry facilities. Once cleaned, we deliver to the customer again per the delivery schedule we have agreed to. Our typical days of delivery are Monday to Friday. Our delivery vehicles usually leave the building between 6:00am and return around 4:00pm. The building is opened around 5:30am and closed by 6:00pm.

We would be temporally using the building located at 6575-6593 N Sidney Place as a distribution center. There will be no processing equipment or production people in the building. We will not be processing anything at this location. The building will only be used to store our textiles for distribution, There will be about 9/12 delivery personnel and about a total of 12 to 15 people which would include an office staff of one and a few sales people. We will have about 10 to 12 trucks at the building and would be kept outside overnight. There would be no more than 10/12 cars at the building at any one time. Our textiles will be stored until the next day when a truck from another location will pick up those textiles for processing.

We do not require any building alterations; the building is fine as is. There will not be any food processing at the building. We will not be using any additional utilities since we are only using this as a distribution location. There will be no chemicals or hazardous materials stored at the location. We do not have any items that should create any odors fire hazards or noise. We do not require any building signage.

Safety is our number one concern. The building is sprinkled, and our people are aware of all safety concerns. We would also a fire extinguisher in the building. For six hours of the day there will only be one or two people in the building,

If you have any questions please let us know right away. We want to start moving into the building next week.

Respectfully

Greg Brown



Building I

**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

<i>For Office Use Only</i>	
<b>Certificate #:</b>	<u>OF20-0023</u>
<b>Date Entered:</b>	<u>6-24-20</u>
<b>Occupancy Class:</b>	_____
<b>Zoning Approval Date:</b>	_____
<b>Insp. Approval Date:</b>	_____
<b>NSFD Approval Date:</b>	_____

*(PLEASE PRINT CLEARLY)*

**Permanent**    **Conditional**    **Temporary – Expires:** \_\_\_\_\_

**Date of Application:** June 24, 2020

**Business Address:** 6585-6591 N. Sidney Place   Suite #: \_\_\_\_\_   Glendale, WI Zip: 53209

**Trade or Business Name:** Mickey's Linen & Towel Supply, Inc.  
(Name for which the business will be commonly known)

**Legal Name of Business:** Mickey's Linen & Towel Supply, Inc.  
(As registered with the State of Wisconsin)

*Storage Only*

**Bus. Phone:** (414) 438 - 4800   **Bus. Fax:** (778) 545 - 9111   **Bus. Email:** SStanchina@mickeyslinen.com

**Type of Business:** Linen Rental Services   **Scope of Business:** Rental Of Linens, Towels and Uniforms  
(Example: Retail, Office, Restaurant, etc.)   (Type of goods sold, manufactured, services provided, etc.)

**Area of Building to be Occupied:** 6585-6591 N. Sidney Place, Glendale, WI 53209   **Approx. Sq. Ft.:** 14,400  
(Example: Second floor office area incl. basement storage)

**Anticipated work or alterations to be performed:** Install Storage Shelving / Racks and Furnish Small Office

**Owner/Registered Agent Name:** Gregory M. Brown, President   **Phone No:** (773) 481 - 7202

**Owner/Registered Agent Email:** GMBrown@mickeyslinen.com   (312) 805-7272

**Permanent Mailing Address:** 4601 W. Addison Street, Chicago, IL   **Zip:** 60641

**Contact Person Name (if other than owner):** Scott Stanchina   **Phone:** (414) 238 - 8128

**Building Owner:** Hakaduli Properties, LLC C/O: M|Red Mgmt   **Change in ownership of building?** Yes \_\_\_\_\_ No  **X**

**Building Owner's Address:** 13890 Dishops Drive, Suite 205, Brookfield, WI   **Zip:** 53005

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

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

**Applicant's Name (Print clearly):** Gregory M. Brown

**Applicant's Signature:** \_\_\_\_\_   **Date:** 06/24/2020

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

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

*6/24/2020 - 2625  
paid via  
credit  
card*

**THIS IS NOT AN OCCUPANCY PERMIT**  
Occupancy may **ONLY** take place once the City of Glendale and a valid Certificate of Occupancy is issued.

<i>Glendale Use Only</i>	
<b>Date Received:</b>	<u>6-24-20</u>
<b>Amount:</b>	<u>\$105.00</u>
<b>Payment Type:</b>	<u>CA / CH (C) / RCPT</u>
<b>Check/Receipt #</b>	<u>69487203</u>
<b>Received By:</b>	<u>N.M.</u>

\*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.



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

**PLAN COMMISSION REVIEW APPLICATION**

**Application Fee: \$300**

**APPLICANT INFORMATION**

Name of Applicant: Rob Sterr  
 Legal Name of Business: Anderson Ashton Design/Build  
 Name of Business Owner (if different from Applicant): Modern Touch Dental  
 Applicant Address (City, State, and Zip Code): 2746 S. 166th Street  
New Berlin, WI 53151  
 Office Phone Number: 262-786-4640 Cell: 262-719-8850 Fax: \_\_\_\_\_  
 Applicant E-Mail: Rsterr@andersonashton.com  
 Applicant Signature: *Rob Sterr* Date: 7/13/2020

**PROPERTY INFORMATION**

Property Address: 7020 N. Port Washington Road Tax Key Number: 128-8007 Zoning District: \_\_\_\_\_  
 Property Owner (if different from Applicant): LCM Funds 22 NCC, LLC  
 Property Owner Address (City, State, and Zip Code): 247 W. Freshwater Way, Suite 300  
Milwaukee, WI 53204  
 Property Owner Phone: 414-271-2520 Cell: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Property Owner E-Mail: davidw@lcmfunds.com  
 Property Owner Signature: *David W. ...* Date: 7/13/2020

**PROPOSAL INFORMATION**

Name of Business and Type of Business/Use (Please be specific): \_\_\_\_\_  
Modern Touch Dental Clinic  
 Total Building Area: 12,246 square feet To Be Occupied Area: 3,350 square feet  
 Lot Size: Depth: 418 feet Width: 300 Area: 2.93 acres  
 Previous Occupant in To Be Occupied Space: Associated Bank  
 Other Uses of This Site: Medical, Office, Legal  
 Total Number of Parking Spaces: 70 Parking Spaces Available to Tenancy: 30  
 Business Hours (Days and Hours of Operation): See attached  
 Total Number of Employees: 15 Maximum Number of Employees at Site at One Time: 15  
 Primary Contact Person for This Project: Rob Sterr  
 Primary Contact Phone: 262-786-4640 Cell: 262-719-8850 Fax: \_\_\_\_\_  
 Primary Contact E-Mail: Rsterr@andersonashton.com

**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

07/14/2020

- 1) **Name of Business Address**  
Modern Touch Dental  
7270 N. Port Washington Road  
Glendale, WI 53217
- 2) **Name of Owner, Address**  
LCM Funds 22 NCC, LLC  
PO Box 1602  
Milwaukee, WI 53201
- 3) **Name of Applicant**  
Matthew Mehring  
Anderson Ashton, Inc.  
2746 S. 166<sup>th</sup> Street  
New Berlin, WI 53151
- 4) **Legal Description of Property**  
CERTIFIED SURVEY MAP NO. 5883, NE1/4 SEC. 20-8-22, PARCEL 1 EXC: COM ON W LI SD C.S.M.  
84.47 FT FROM NW COR SD C.S.M. TH NE 15.00 FT TO P.O.B., TH NW 50.00 FT E 5.14 FT SE  
48.80 FT TH SW 5.00 FT TO P.O.B.
- 5) **Tax-Key**  
1288007000
- 6) **Zoning of Property**  
PD
- 7) **Lot Size (Depth, Width, Area)**  
300' x 418' (main area)  
129,160+/- square feet or 2.93 acres
- 8) **Dimensions and all levels (floors) of buildings**  
1 Level  
Footprint 63.2' x 53'
- 9) **Total Floor Area**  
3,350 square feet



**10) Specific uses of the entire property and buildings**

Free standing dental clinic

**11) Minimum and maximum numbers of employees**

Minimum employees: 8

Maximum employees: 15

**12) Days of operation**

Monday - Friday

**13) Hours of operation**

Monday 7:30am – 4:00pm

Tuesday 10:30am – 7:00pm

Wednesday 12:30pm – 7:00pm

Thursday 7:30am – 4:00pm

Friday (every other) 7:30am – 12:00pm

**14) Signage (type, lighted, wall, free-standing, monuments, size, location)**

Wall Sign: TBD for a future meeting

**15) What conditions has the State or County imposed upon use of the property**

None

**16) Security Fencing**

None

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

None

**18) Are you proposing food services?**

None

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

No. The State review is forthcoming.

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

The proposed building addition has been designed in accordance with the 2015 IBC and will be equipped with a fire alarm system. The existing building is already served by an automatic sprinkler system. All plans to be reviewed by the NSFD.

**21) What are your rules and regulations of the property?**

None

**22) List the timetable for completion of building construction and anticipated grand opening date**

Construction completion October 2020  
Grand Opening October 2020

**23) Proposed on-site security measures**

Industry standards for safety and security

**24) Anticipated maximum number of facility users and viewers at one time**

Employees: 15

Viewers (patients): 10

**25) Any other information you or Plan Commission feels is pertinent**

This is a renovation of the former Associated Bank building into a dental facility with the former covered bank drive-thru being converted into additional dental space.

**26) Business Plan**

Modern Touch Dental intends to renovate the existing building formerly known as Associated Bank to support existing patients and future growth

**27) Entire grant application and county issued request for proposal.**

None

**28) Your name, signature, and date on the plan of operation document**

Date 07/14/2020

Matthew Mehring



## Plan of Operation Outline

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

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

### **OTHER INFORMATION REQUIRED**

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

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

**COMMERCIAL OCCUPANCY APPLICATION**

CITY OF GLENDALE  
DEPARTMENT OF BUILDING INSPECTION  
5909 N. Milwaukee River Parkway  
Glendale, WI 53209-3815  
Phone: 414.228.1708 Fax: 414.228.1725  
Email: inspections@glendale-wi.gov

*For Office Use Only*  
Certificate #: \_\_\_\_\_  
Date Entered: \_\_\_\_\_  
Occupancy Class: \_\_\_\_\_  
Zoning Approval Date: \_\_\_\_\_  
Insp. Approval Date: \_\_\_\_\_  
NSFD Approval Date: \_\_\_\_\_

(PLEASE PRINT CLEARLY)

Permanent  Conditional  Temporary - Expires: \_\_\_\_\_

Date of Application: 7/14/2020

Business Address: 7020 N. PORT WASHINGTON RD. Suite #: \_\_\_\_\_ Glendale, WI Zip: 53217

Trade or Business Name: MODERN TOUCH DENTAL  
(Name for which the business will be commonly known)

Legal Name of Business: SAME  
(As registered with the State of Wisconsin)

Bus. Phone: (414) 964-0681 Bus. Fax: ( ) - \_\_\_\_\_ Bus. Email: \_\_\_\_\_

Type of Business: DENTISTRY Scope of Business: DENTAL SERVICES FOR PATIENTS  
(Example: Retail, Office, Restaurant, etc.) (Type of goods sold, manufactured, services provided, etc.)

Area of Building to be Occupied: FIRST FLOOR Approx. Sq. Ft.: 3,350  
(Example: Second floor office area incl. basement storage)

Anticipated work or alterations to be performed: ALTER EXISTING OFFICES TO FIT A DENTAL USE. IN-FILL FORMER BANK DRIVE TARP

Owner/Registered Agent Name: Kory Wegner Phone No: (414) 964-0681

Owner/Registered Agent Email: drkkwl@gmail.com

Permanent Mailing Address: 105 W. SILVERSPRING DR. WHITEFISH BAY, WI Zip: 53217

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

Building Owner: LCM FUNDS 22 NCC, LLC Change in ownership of building? Yes \_\_\_\_\_ No

Building Owner's Address: PO BOX 1602 MILW. WI Zip: 53201

Building Owner's Phone: Home: ( ) - \_\_\_\_\_ Office: (414) 271-2520 Cell: (414) 271-2520

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

Applicant's Name (Print clearly): Brian Fisher

Applicant's Signature: Brian Fisher Date: 7/14/20

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

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

*Glendale Use Only*  
Date Received: \_\_\_\_\_  
Amount: \$105.00  
Payment Type: CA/CH/CC/RCPT  
Check/Receipt #: \_\_\_\_\_  
Received By: \_\_\_\_\_

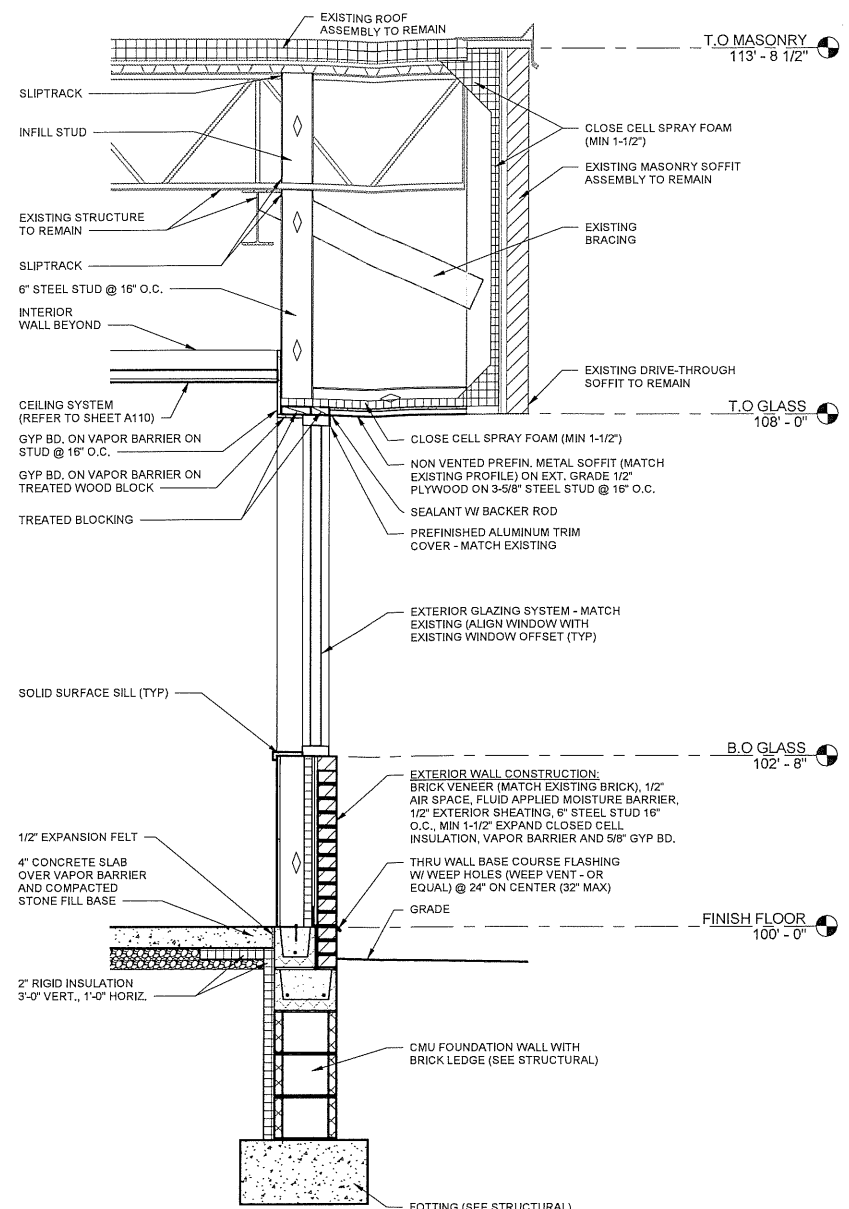
**THIS IS NOT AN OCCUPANCY PERMIT**

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

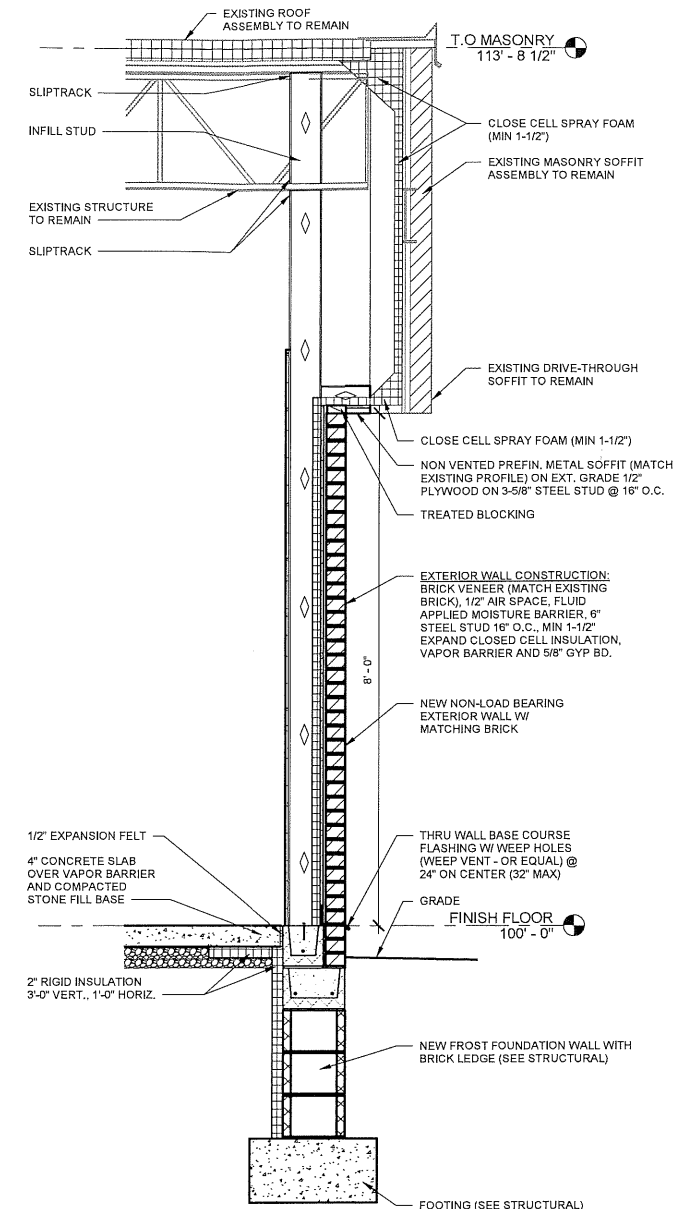
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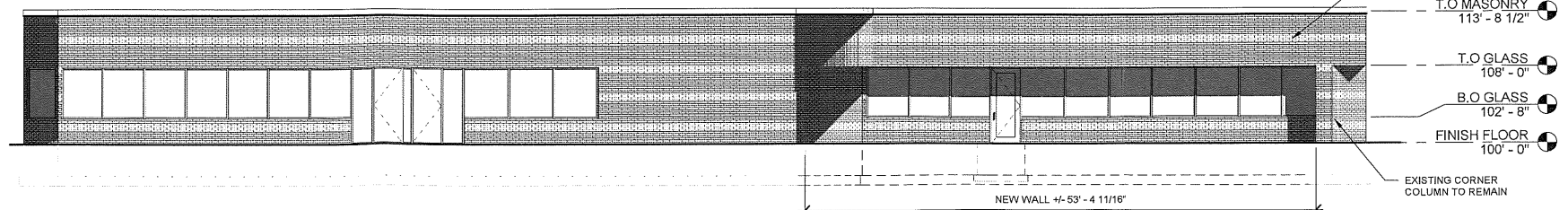




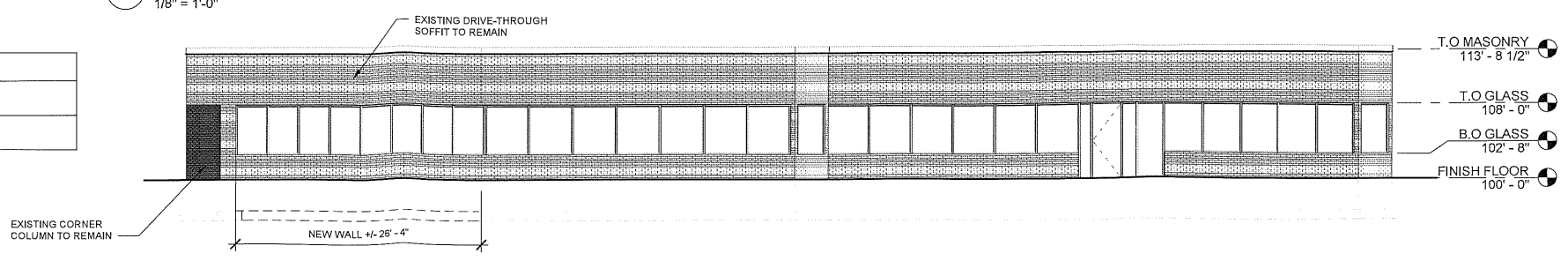
4 WALL SECTION @ WINDOW 1  
3/4" = 1'-0"



3 WALL SECTION @ MASONRY  
3/4" = 1'-0"



2 EAST ELEVATION  
1/8" = 1'-0"



1 NORTH ELEVATION  
1/8" = 1'-0"

ELEVATION KEY	MATERIAL / MANUFACTURER	COLOR (T.B.V)
◇ NEW BRICK - MATCH ADJACENT MATERIAL	--	--
◇ NEW GLAZING - MATCH ADJACENT MATERIAL	--	--

REVISIONS

ANDERSON ASHTON DESIGN / BUILD  
2748 South 18th Street  
New Berlin, WI 53151  
Phone: (262) 786-4660  
www.andersonashton.com



PROPOSED REMODEL FOR:  
**MODERN TOUCH 7020 PORT WASH**  
7020 N. PORT WASHINGTON RD. GLENDALE, WI 53217

DRAFTED BY: UH  
DESIGNER: SLW  
ISSUE: 7/14/2020 1:02:16 PM  
SUBMITTAL DATE: XX-XX-XX  
DESIGN NO.: P-20204  
CONSTRUCTION NO.:

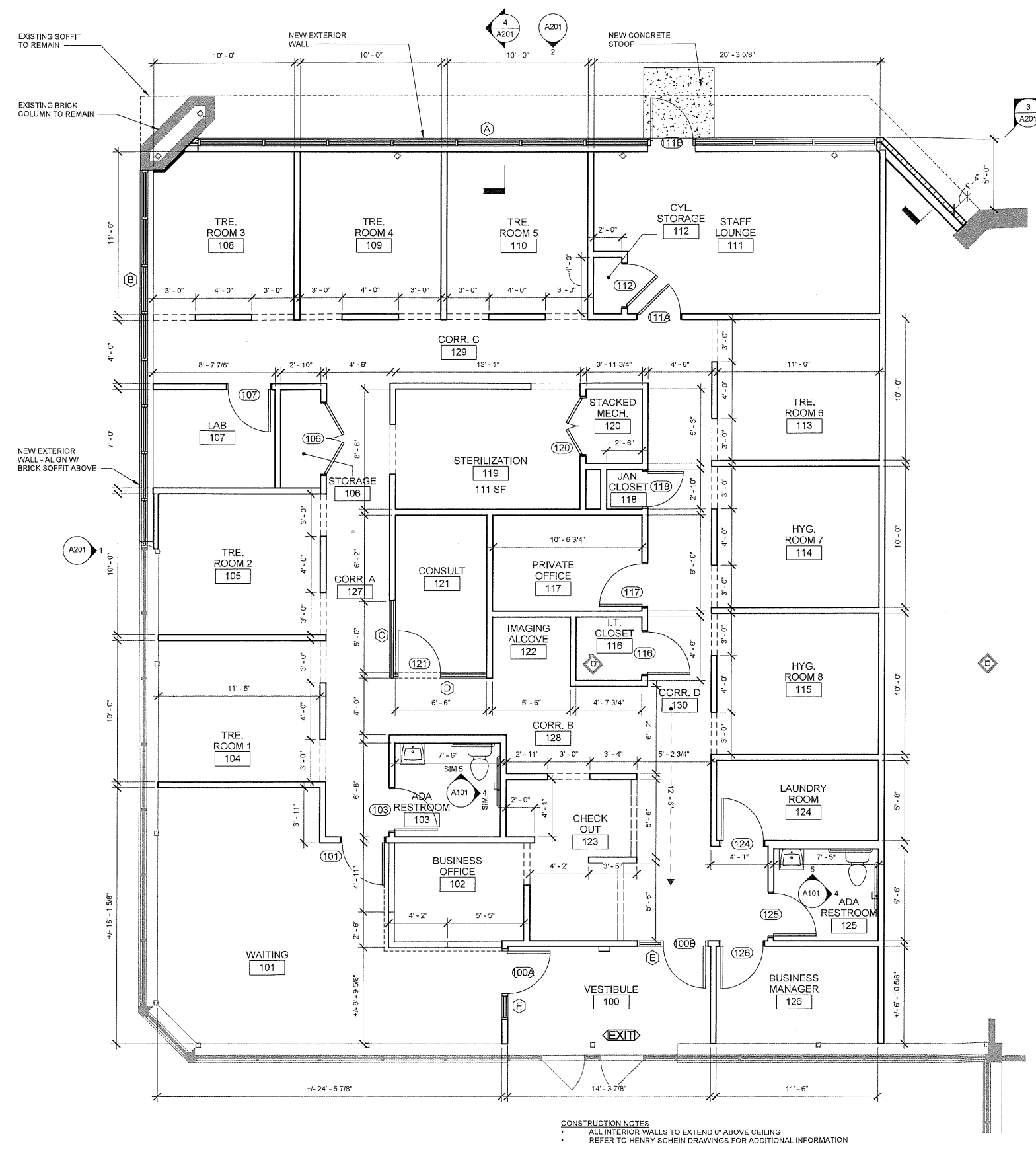
ELEVATIONS & SECTIONS

A201

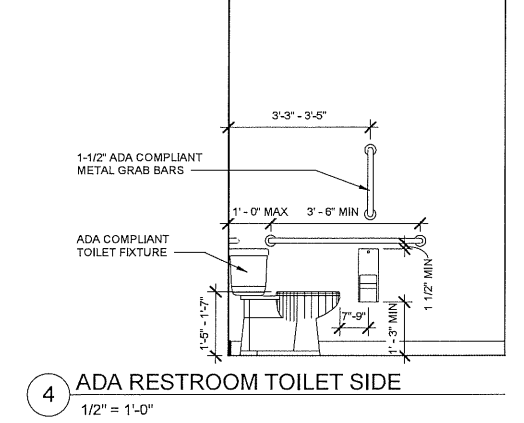
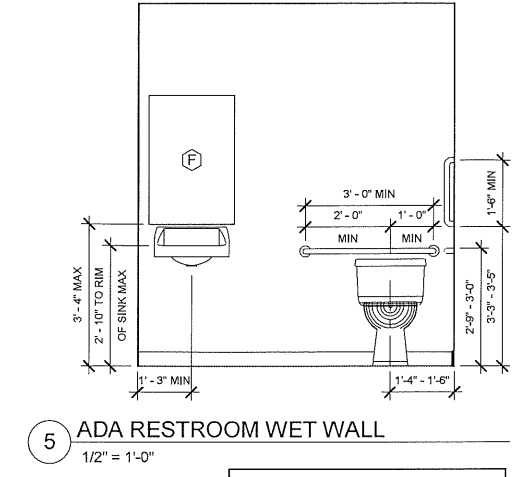
COPYRIGHT PROTECTED 2020



COPYRIGHT PROTECTED 2020

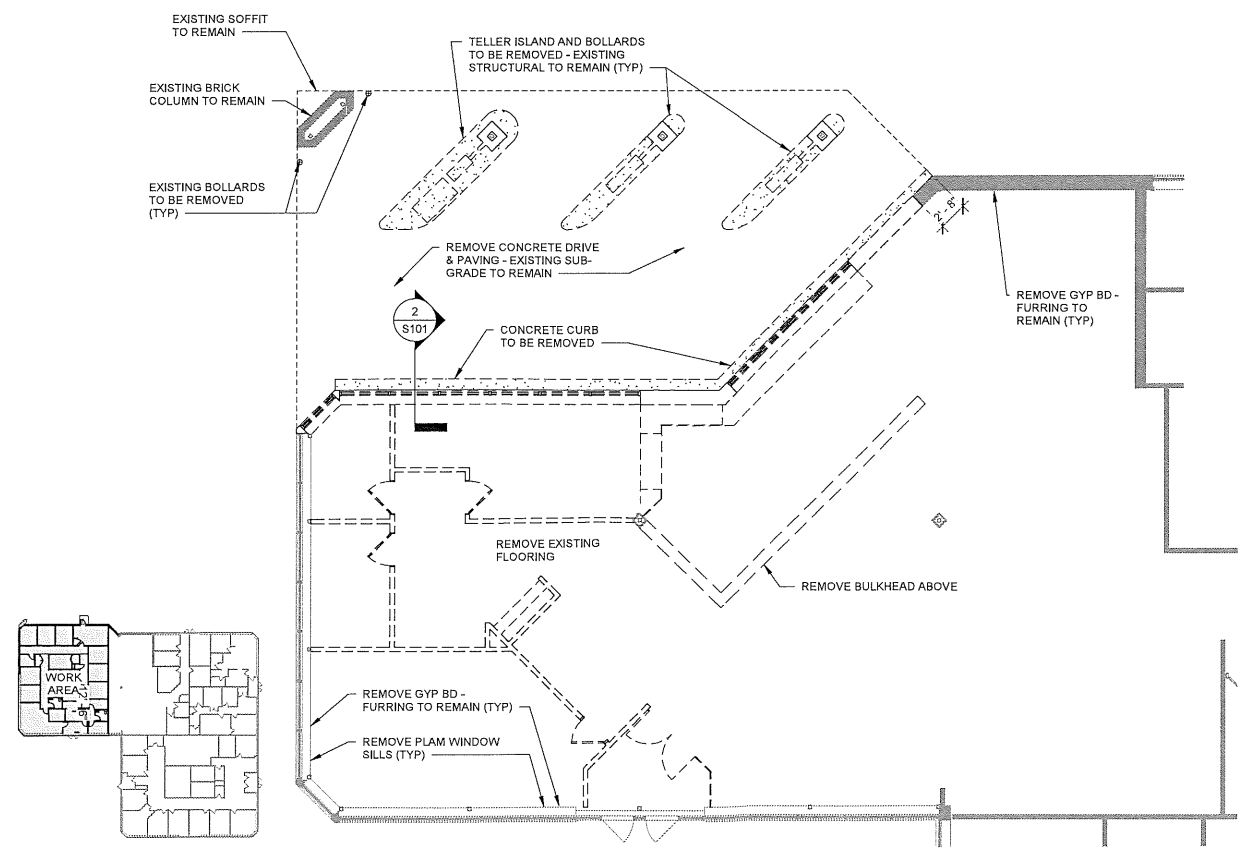


2 SCHEMATIC REMODEL FLOOR PLAN  
 1/4" = 1'-0"



**DEMOLITION LEGEND:**

	EXISTING TO REMAIN
	EXISTING DOOR TO REMAIN
	DOOR & FRAME TO BE REMOVED
	EXISTING WALL TO BE REMOVED W/ ASSOC. ELEC & UTILITIES WITH IN WALL - CAP AS NEEDED
	DEMO UNLESS NOTED OTHERWISE



KEY PLAN

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