AGENDA—COMMON COUNCIL MEETING

Monday, January 13, 2020
6:00 p.m.

1. Roll Call and Pledge of Allegiance.

2. Public Comment. Glendale residents, business owners and property owners are invited to speak to the Council on items that are not on the agenda and are within the City's ability to regulate or control.

3. Consent Agenda:
   a) Adoption of Minutes of Meeting held on December 9, 2019 and December 12, 2019.
   b) Approval of Accounts Payable.
   c) Payment 13 to Absolute Construction Enterprises for work completed on the City Hall / Police Garage Project.
   d) Payment 2 to Vinton Construction Co. for work completed on 2019 Green Bay Avenue Watermain Project.
   e) 2020 World Migratory Bird Day (formerly International Migratory Bird Day) Resolution

4. New Business: (The public may speak to the Council prior to the beginning of deliberations on these items, provided they have notified their respective Alderperson or the Mayor in advance of this meeting).
   a) Recommendation of the Legislative, Judiciary & Finance Committee for approval of an Application for Class “A” Beer and Class “A” Liquor license authorizing the retail sale consumption off the premises, filed ALDI, Inc., located at 6825 N. Port Washington Road, Glendale, WI 53217
   b) Recommendation of the Legislative, Judiciary & Finance Committee for approval of an Application to Change Agent for Pick ‘n Save #880, located at 1735 W. Silver Spring Drive, Glendale, WI 53209.
   c) Recommendation of the Plan Commission for approval of a Certified Survey Map Glendale Yards East, 4205 North Port Washington Road.
   d) Recommendation of the Plan Commission for approval of a Certified Survey Map Glendale Yards West, 4400 North Green Bay Avenue.
   e) Recommendation of the Plan Commission for approval of a Certified Survey Map Glendale Yards North, 4444 North Green Bay Avenue.
   f) Review and Approval of Responsible Bidding Process for City contracts.
   g) Richard E. Maslowski Community Park Rental Fee Increase
   h) Appointment of City Clerk.

5. Commission, Committee, Board Reports: (This is an Opportunity for Council Members to Report on their Respective Committees, Commissions, Boards of which they serve as a Member.)

6. The Common Council will convene in Closed Session per Wis. Stats. §19.85(1)(e) for Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session (North Shore Library and MMSD – Floodplain Mapping).

7. Possible Action on Closed Session Items.

8. Adjournment.

– Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals.
Regular meeting of the Common Council of the City of Glendale held in the Municipal Building, 5909 North Milwaukee River Parkway, Glendale, Wisconsin.

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


Other Officials Present: Rachel Safstrom, City Administrator; John Fuchs, City Attorney; and Mark Ferguson, Police Chief.

PLEDGE OF ALLEGIANCE.

The members of the Common Council, City staff, and all those present pledged allegiance to the flag of the United States of America.

OPEN MEETING NOTICE.

Administrator Safstrom advised that in accordance with the Open Meeting Law, the local news media was advised on Thursday, December 5, 2019, of the date of this meeting; that the Agenda was posted on 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.

PUBLIC COMMENT.

No comment was made by the public.

CONSENT AGENDA.

I. File No.
   a. Adoption of Minutes of Meeting held on November 25, 2019.
   b. Approval of Election Inspectors for the 2020-2021 Cycle.
   c. Approval of Accounts Payable.
   d. Payment 14 to Absolute Construction Enterprises for work completed on the City Hall / Police Garage Project.

UNFINISHED BUSINESS.

II. File No. Update on 6369 North Green Bay Avenue—Goody Gourmets.

Administrator Safstrom gave a brief update on the construction at 6369 North Green Bay Avenue. The developer has secured the site with fencing, boarded up the building, and submitted new plans for review. This morning, the City received a copy of the signed contract with the new contractor. The review of the plans will take up to 3 weeks. Weather depending, construction may start in the first quarter of 2020.

NEW BUSINESS.

III. File No. Recommendation from the Legislative, Judiciary & Finance Committee—consideration of application for “Class B” (beer, wine and liquor) retailer license filed by Royal Garden Chinese Restaurant.


Administrator Safstrom stated In 2018 the State of Wisconsin mandated (Wis. Stat. §66.10013) that cities and villages with populations of 10,000 people or more prepare two housing related reports by January 1, 2020. These reports include a housing affordability report and a new housing fee report. Staff has been working with Southeast Wisconsin Regional Planning Commission (SWRPC) to complete this document.

This document was reviewed by the Plan Commission on Tuesday, December 3, 2019. The Plan Commission had recommended some changes to the document. The Plan Commission would like to see further analysis on the aging population as it relates to the entire North Shore. SWRPC will be making some amendments to the document based on these comments.

Ald. Wiese requested the Council receive updated information on the report prior to publication.

The North Shore Library Agreement has been approved by the Village of Bayside and the City of Glendale. Fox Point will take a vote on the agreement on Tuesday, December 10. River Hills has not voted on the Agreement.

Through the process of negotiation, it was anticipated the Village of Bayside would assume the fiscal agent responsibilities. At this time, without an agreement, employees are unable to be sure of their benefits.


Currently, developers need to submit commercial plans to the State of Wisconsin for plan review. This review must be done prior to receiving building permits. At this time, most reviews are taking over 4 months. This is delaying projects or causing challenges with developers insisting on beginning work prior to obtaining permits.

SafeBuilt is the City’s contracted service for inspections. They have a department that is able to complete the State plan review process as a delegated authority if the municipality allows for it. This includes review of the fire suppression plans. The review time is three weeks. The cost is the same to the developer as if the State of Wisconsin had reviewed the plans. The fee is split between SafeBuilt and the City (85/15).


There were several updates from Council members, on the activities of the various Commissions, Committees and Boards on which they serve.

Motion by Ald. Schmelzling, seconded by Ald. Daugherty, to convene in Closed Session per Wis. Stats. §19.85(1)(g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to
litigation in which it is or is likely to become involved (Wirth Litigation), Wis. Stats. §19.85(1)(c) to consider the employment, promotion, compensation or performance evaluation data (2019 Evaluation of City Administrator and Non-represented City employees), and Wis. Stats. §19.85(1)(e) for Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session (North Shore Library and Verizon Wireless). Ayes: Ald. Vukovic, Daugherty, Wiese, and Schmelzling. Noes: None. Absent: Ald. Gelhard and Shaw. Motion carried.

A closed session of approximately 58 minutes was held. The Council discussed the Wirth Litigation, 2019 Evaluation of City Administrator and Non-represented City employees, North Shore Library and Verizon Wireless.


ACTION ON CLOSED SESSION ITEMS.


ADJOURNMENT.

There being no further business, motion was made by Ald. Vukovic, seconded by Ald. Schmelzling, to adjourn the meeting. Ayes: Ald. Vukovic, Gelhard, Wiese, Schmelzling, and Shaw. Noes: None. Absent: Ald. Daugherty. Motion carried and adjournment of the Common Council was ordered at 6:54 p.m., until Monday, December 9, 2019, at 6:00 p.m.

Rachel Safstrom
City Administrator

Recorded: December 10, 2019.
CITY OF GLENDALE COMMON COUNCIL
Meeting Minutes
December 12, 2019

The meeting of the Common Council of the City of Glendale held in the Municipal Building, 5909 North Milwaukee River Parkway, Glendale, Wisconsin.

The meeting was called to order by Mayor Kennedy at 7:01 a.m.


OPEN MEETING NOTICE.

Administrator Safstrom advised that in accordance with the Open Meeting Law, the local news media was advised on Tuesday, December 10, 2019, of the date of this meeting; that the Agenda was posted on 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.

NEW BUSINESS.

I. File No.
Appointment of City Administrator Rachel Safstrom as City Clerk.


ADJOURNMENT.

There being no further business, motion was made by Ald. Vukovic, seconded by Ald. Daugherty, to adjourn the meeting. Ayes: Ald. Vukovic, Daugherty, Wiese, and Schmelzling. Noes: None. Absent: Ald. Gelhard and Shaw. Motion carried and adjournment of the Common Council was ordered at 7:02 a.m., until Monday, January 13, 2020, at 6:00 p.m.

Shawn Lanser
Deputy City Administrator

Recorded: December 12, 2019.
SUBJECT: Payment 13 to Absolute Construction Enterprises for work completed on the City Hall / Police Garage Project.

FROM: Rachel Safstrom, City Administrator

MEETING DATE: January 13, 2020

FISCAL SUMMARY:

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BACKGROUND/ANALYSIS:
Contract amount for the project is $5,436,000.00. There the total changes orders adjust the contract to $5,891,348.30.

This payment request was lost in submission. We paid Payment 14 on December 9, 2019, with the assumption we had processed Payment 13. Payment 13 had not been approved for payment.

This payment is for work completed on the project.

RECOMMENDATION:
I recommend the following payment of $76,758.80 for work completed on the City Hall / Police Garage Project

There is still a balance owed to the contractor of $48,254.16. This will be requested for payment after some final items are wrapped up.

ACTION REQUESTED:
Motion to approve Payment 13 to Absolute Construction Enterprises for work completed on the City Hall / Police Garage Project in the amount of $76,758.80.

ATTACHMENTS:
1. Application for Payment.
APPLICATION FOR PAYMENT

To:
Glendale, City of
5909 N Milwaukee River Parkway
Glendale, WI 53209

From Contractor:
Absolute Construction Enterprises,
6618 Six Mile Road
P.O. Box 044228
Racine, WI 53404

PROJECT:
18-135 GLENDALE
City Hall and Police Department
5909 N. Milwaukee River Parkway
Glendale, WI 53209

VIA ARCHITECT:
Zimmerman Arch. Studio
2122 W Mt. Vernon
Milwaukee, WI 53233

CONTRACT FOR: City Hall and Police Department

Contractor's Application for Payment
Application is made for payment as shown below, with attached Continuation Sheet.

1. Original Contract Amount: $ 5,436,000.00
2. Net of Change Orders: $ 447,094.14
4. Total Completed & Stored to Date: $ 5,846,626.43
5. Retainage Summary:
   a. 2.50 % of Completed Work $ 147,077.35
   b. 5.00 % of Stored Material $ 0.00
   Total Retainage: $ 147,077.35
6. Total Completed Less Retainage: $ 5,699,548.08
7. Less Previous Applications: $ 5,622,789.28
8. Current Payment Due, This Application: $ 76,758.80
9. Contract Balance (Including Retainage): $ 183,546.06

CHANGE ORDER Activity Additions Subtractions
Total previously approved: 416,093.42 0.00
Total approved this Month: 31,000.72 0.00
Sub Totals: 447,094.14 0.00
NET of Change Orders: 447,094.14

CONTRACTOR'S CERTIFICATION:
The Contractor's signature here certifies that, to the best of their knowledge, this document accurately reflects the work completed in this Application for Payment. The Contractor also certifies that all payments have been made for the work on previous Applications for Payment and also that the Current Payment is Due.

(Authorizing Signature)

(Contractor)

ARCHITECT'S CERTIFICATION:
The Architect's signature here certifies that, based on their own observations, the Contract Documents and the information contained herein, this document accurately reflects the work completed in this Application for Payment. The Architect also certifies the Contractor is entitled to the amount certified for payment.

AMOUNT CERTIFIED:

(Architect's Signature)
SUBJECT: Payment 2 to Vinton Construction Co. for work completed on 2019 Green Bay Avenue Watermain Project.

FROM: Charlie Imig, Director of Public Works

MEETING DATE: January 13, 2020

FISCAL SUMMARY:

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STATUTORY REFERENCE:

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

BACKGROUND/ANALYSIS:
Contract amount for the project is $742,822.75.

RECOMMENDATION:
I recommend the following Payment 2 to Vinton Construction Co. for work completed on 2019 Green Bay Avenue Watermain Project. The engineering, surveying, and inspection costs to date are $73,000.00.

- Original Contract: $742,822.75
- Change Orders: ($132,949.75)
- Revised Contract: $609,873.00
- Work Completed to Date: $609,873.00
- Less Payment 1: $416,751.22
- Less Retainage (1%): $6,098.73

Payment 1: $187,023.05

ACTION REQUESTED:
Motion to approve Payment 2 to Vinton Construction Co. in the amount of $187,023.05.

ATTACHMENTS:
1. Application and certificate for payment.
APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER:  
City of Glendale  
5989 N Milwaukee River Parkway  
Glendale, WI 53209

PROJECT: Green Bay Ave Watermain  
Green Bay Ave (Between Bender and Mill)  
Glendale, WI 53209

FROM CONTRACTOR:  
Vistou Construction Co.  
759 N Milwaukee St  
Milwaukee, WI 53202

VIA ENGINEER: Clark Diets, Inc  
2705 N Rapids Rd.  
Manitowoc, WI 54220

CONTRACT FOR:  
Green Bay Avenue Watermain

CONTACT DATE: March 19, 2019

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract Continuation Sheet, AIA Document G703, is attached

<p>| | |</p>
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<tr>
<td><strong>1. ORIGINAL CONTRACT SUM</strong></td>
<td>$742,822.75</td>
</tr>
<tr>
<td><strong>2. Net change by Change Orders</strong></td>
<td>$-132,949.75</td>
</tr>
<tr>
<td><strong>3. CONTRACT SUM TO DATE (Line 1 + 2)</strong></td>
<td>$609,873.00</td>
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<tr>
<td><strong>4. TOTAL COMPLETED &amp; STORED TO DATE</strong></td>
<td>$609,873.00</td>
</tr>
<tr>
<td><strong>5. RETAINAGE:</strong></td>
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<tr>
<td>a. 1% of Completed Work</td>
<td>$6,098.73</td>
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<td>(Column D + E on G703)</td>
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<td>b. 0% of Stored Material</td>
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<td>(Column F on G703)</td>
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<tr>
<td>Total Retainage (Lines 5a + 5b or Total in Column J of G703)</td>
<td>$6,098.73</td>
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<td><strong>6. TOTAL EARNED LESS RETAINAGE</strong></td>
<td>$603,774.27</td>
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<td>(Line 4 Less Line 5 Total)</td>
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<td><strong>7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)</strong></td>
<td>$416,751.22</td>
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<td><strong>8. CURRENT PAYMENT DUE</strong></td>
<td>$187,023.05</td>
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<td><strong>9. BALANCE TO FINISH, INCLUDING RETAINAGE</strong></td>
<td>$6,098.73</td>
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<td>(Line 5 + Line 6)</td>
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CHANGE ORDER SUMMARY

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<tr>
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<th>ADDITIONS</th>
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<td><strong>Total changes approved in previous months by Owner</strong></td>
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<td><strong>Total approved this Month</strong></td>
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<td><strong>TOTALS</strong></td>
<td>$49,887.50</td>
<td>$182,837.25</td>
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<tr>
<td><strong>NET CHANGES by Change Order</strong></td>
<td>$-132,949.75</td>
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The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

**CONTRACTOR:**

By: [Signature]

Date: 11.27.19

State of: WISCONSIN  
County of: MANITOWOC  
Subscribed and sworn to before me this 27th day of NOVEMBER, 2019

Joyce A. Cornils  
Notary Public  
My Commission Expires: 3.20.20

ENGINEER’S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Engineer certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED

**AMOUNT CERTIFIED** $187,023.05

(Attach explanation if amount certified differs from amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

**ENGINEER:**

By: [Signature]

Date: 11.19.19

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are made without prejudice to any rights of the Owner or Contractor under this Contract.
SUBJECT: 2020 World Migratory Bird Day (formerly International Migratory Bird Day) Resolution

FROM: Charlie Imig, Director of Public Works

MEETING DATE: January 13, 2020

FISCAL SUMMARY:

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<th>Description</th>
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STATUTORY REFERENCE:

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BACKGROUND/ANALYSIS:
The attached World Migratory Bird Day (formerly International Migratory Bird Day) Resolution is required for the City’s continued participation in the Bird City Wisconsin Award program. The actual date for World Migratory Bird Day is May 9, 2020. The Friends of Kletzsch Park will coordinate Glendale’s World Migratory Bird Day celebration on date to be determined.

RECOMMENDATION:
This is an annual resolution. The City has participated in World Migratory Bird Day since 2015. Staff recommends the continued support of World Migratory Bird Day Resolution.

ACTION REQUESTED:
Motion to approve the 2020 World Migratory Bird Day Resolution as presented.

ATTACHMENTS:
1. 2020 World Migratory Bird Day Resolution.
RESOLUTION NO:  20-01

A RESOLUTION PROCLAMING
WORLD MIGRATORY BIRD DAY

WHEREAS, migratory birds are some of the most beautiful and easily observed wildlife that share our communities; and

WHEREAS, many citizens recognize and welcome migratory songbirds as symbolic harbingers of spring; and

WHEREAS, these migrant species also play an important economic role in our community, controlling insect pests and generating millions in recreational dollars statewide; and

WHEREAS, migratory birds and their habitats are declining throughout the Americas, facing a growing number of threats on their migration routes and in both their summer and winter homes; and

WHEREAS, public awareness and concern are crucial components of migratory bird conservation; and

WHEREAS, citizens enthusiastic about birds, informed about the threats they face, and empowered to help address those threats can directly contribute to maintaining health bird populations; and

WHEREAS, since 1993 World Migratory Bird Day [“WMBD” (formerly International Migratory Bird Day)] has become a primary vehicle for focusing public attention on the nearly 350 species that travel between nesting habitats in our communities and throughout North America and their wintering grounds in South and Central America, Mexico, the Caribbean, and the southern U.S.; and

WHEREAS, hundreds of thousands of people will observe WMBD, gathering in town squares, community centers, schools, parks, nature centers, and wildlife refuges to learn about birds, take action to conserve them, and simply to have fun; and

WHEREAS, while WMBD officially is held each year on the second Saturday in May, its observance is not limited to a single day, and planners are encouraged to schedule activities on the dates best suited to the presence of both migrants and celebrants; and

WHEREAS, WMBD is not only a day to foster appreciation for wild birds and to celebrate and support migratory bird conservation, but also a call to action.
NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Glendale, Wisconsin, do hereby proclaim May 9, 2020, as World Migratory Bird Day in the City of Glendale, and urge all citizens to celebrate this observance, to support efforts to protect and conserve migratory birds and their habitats in our community, and the world at large.

PASSED AND ADOPTED by the Common Council of the City of Glendale, this 13th day of January 2020.

______________________________
Bryan Kennedy, Mayor

Countersigned:

______________________________
Rachel A. Safstrom, City Clerk
SUBJECT: Review and Consideration of Application for Class “A” Beer and Class “A” Liquor license authorizing the retail sale consumption off the premises, filed ALDI, Inc., located at 6825 N. Port Washington Road, Glendale, WI 53217.

FROM: Rachel Safstrom, City Administrator

MEETING DATE: January 13, 2020

FISCAL SUMMARY:

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BACKGROUND/ANALYSIS:

The State of Wisconsin requires any business selling alcohol to have an Alcohol Beverage License. ALDI, Inc. is requesting a Class “A” license, for beer and liquor to be sold in the original package for off-premises consumption only.

All background checks have been concluded by the City of Glendale Police Department.

RECOMMENDATION:

All applications are on file in the Clerk’s office. The appropriate background checks were completed by the Police Department.

Staff recommends approval of Alcohol Beverage Retailer License.

ACTION REQUESTED:

Motion to recommend the Common Council approve the Class “A” Beer and Class “A” Liquor license authorizing the retail sale consumption off the premises, filed ALDI, Inc., located at 6825 N. Port Washington Road, Glendale, WI 53217.

ATTACHMENTS:

1. None.
SUBJECT: Recommendation of the Legislative, Judiciary & Finance Committee for approval of an Application to Change Agent for Pick ‘n Save #880, located at 1735 W. Silver Spring Drive, Glendale, WI 53209.

FROM: Rachel Safstrom, City Administrator

MEETING DATE: January 13, 2020

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BACKGROUND/ANALYSIS:
The State of Wisconsin requires any business selling alcohol to have an Alcohol Beverage License. The License requires an agent be named to be responsible for all sales. Pick ‘n Save #880, located at 1735 W. Silver Spring Drive has requested a change of agent.

All background checks have been concluded by the City of Glendale Police Department.

RECOMMENDATION:
All applications are on file in the Clerk’s office. The appropriate background checks were completed by the Police Department.

Staff recommends approval of the change of agent.

ACTION REQUESTED:
Motion to approve the Application to Change Agent for Pick ‘n Save #880, located at 1735 W. Silver Spring Drive, Glendale, WI 53209.

ATTACHMENTS:
1. None.
SUBJECT: Recommendation of the Plan Commission for approval of a Certified Survey Map Glendale Yards East, 4205 North Port Washington Road.

Recommendation of the Plan Commission for approval of a Certified Survey Map Glendale Yards West, 4400 North Green Bay Avenue.

Recommendation of the Plan Commission for approval of a Certified Survey Map Glendale Yards North, 4444 North Green Bay Avenue.

FROM: Rachel Safstrom, City Administrator

MEETING DATE: March 11, 2019

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<tr>
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BACKGROUND/ANALYSIS:

Attached are three Certified Survey Maps for 4205 North Port Washington Road, 4400 North Green Bay Avenue, and 4444 North Green Bay Avenue. The maps shows the lot reconfiguration to three separate properties. This is the former Glendale Yards Site.

RECOMMENDATION:

The Plan Commission reviewed the map and recommended the Common Council approve the Certified Survey Maps with the requirements of payment of the $190 administration fee for each map, making the required technical corrections to the document, and payment of City Engineer CSM technical review fees, and any other required fees and ensuring the North lot to have verification of legal access to the parcel via cross easement or ownership interest associated with the to-be-created property.

ACTION REQUESTED:

Motion to approve the Certified Survey Maps for 4205 North Port Washington Road, 4400 North Green Bay Avenue, and 4444 North Green Bay Avenue with the requirement of payment of the $190 administration fee for each CSM, making the required technical corrections to the document, and payment of City Engineer CSM technical review fees, and any other required fees and ensuring the North lot to have verification of legal access to the parcel via cross easement or ownership interest associated with the to-be-created property.

ATTACHMENTS:

1. Aerial photo of the area
2. Three CSM documents.
SCHEDULE OF LANDS & INTERESTS REQUIRED

AREAS SHOWN IN THE TOTAL ACREAGE COLUMN MAY BE APPROXIMATE AND ARE DERIVED FROM TAX ROLLS OR OTHER AVAILABLE SOURCES AND MAY NOT INCLUDE LANDS OF THE OWNER WHICH ARE NOT CONTIGUOUS TO THE AREA TO BE ACQUIRED.
OWNERS NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY, AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTEREST TO THE DEPARTMENT.

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<th>OWNER</th>
<th>INTEREST REQUIRED</th>
<th>TOTAL ACRES</th>
<th>RW REQUIRED ACRES</th>
<th>TOTAL REMAINING ACRES</th>
<th>T.L.E. TEMP ACRES</th>
<th>P.L.E. PERM ACRES</th>
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<td>2.079</td>
<td>2.75</td>
<td>4.920</td>
<td>22.670</td>
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CERTIFIED SURVEY MAP NO.

PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 22 EAST, IN THE
CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN

TAX KEY NO. 2438995003
ZONING: M-1

LEGEND

GOVERNMENT CORNER
1" IRON PIPE FOUND
3/4" IRON ROD FOUND
3/4" x 18" REBAR SET (150 LBS/FT)

CENTERLINE
RIGHT-OF-WAY LINE
LOT LINE
SECTION LINE
SETBACK LINE
CHORD LINE
CORPORATE LINE

ALL BEARINGS ARE REFER TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 5,
WHICH HAS A WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) (NA027)
BEARING OF N69°11'35"E (FEB. 2016
REVISION)

ALL MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDREDTH OF A FOOT.

ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE SECOND.

SEE SHEET 2 & 3 FOR LOT DETAILS.
SEE SHEET 4 FOR LINE AND CURVE DETAIL.

CRAIG W. RILEY
S-2264
MILWAUKEE
WIS.

NOVEMBER 25, 2013

VIGNETTE MAP
SCALE: 1"=5000

THIS INSTRUMENT WAS DRAFTED BY CRAIG W. RILEY S-2264.
CERTIFIED SURVEY MAP NO.

PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN

LOT DETAILS

NORTHWEST CORNER, SOUTHWEST 1/4 SECTION 5, TOWN 7N, RANGE 22E
CONCRETE MONUMENT W/BRASS CAP

LOT 1
220,034 S.F.
5.0710 ACRE

NORTHPORT WASHINGTON RD.
100' PUBLIC RIGHT-OF-WAY

CITY OF MILWAUKEE
CITY OF MILWAUKEE
CITY OF MILWAUKEE
CITY OF GLENDALE
CITY OF GLENDALE
CITY OF GLENDALE

MDOT FENO FOUND

SCALE: 1"=200'

THIS INSTRUMENT WAS DRAFTED BY CRAIG W. RILEY S-2284.

NOVEMBER 25, 2019
CRAIG W. RILEY
S-2284
MILWAUKEE WIS.
CERTIFIED SURVEY MAP NO. 

PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN

STATE OF WISCONSIN]

MILWAUKEE COUNTY]

I, CRAIG W. RILEY, PROFESSIONAL LAND SURVEYOR, CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE NORTH 89°11'35" EAST ALONG THE NORTHEAST CORNER OF SAID 1/4 SECTION; THENCE SOUTH 49°03'01"E ALONG THE EAST LINE OF SAID SECTION 883.32 FEET; THENCE S89°24'59"E 33.00 FEET TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE S00°35'01"W 50.00 FEET; THENCE S89°05'39"W 389.13 FEET; THENCE NORTHWESTERLY 207.24 FEET ALONG THE ARC OF A CURVE TO LEFT WHOSE CENTER LIES TO SOUTHWEST, WHOSE RADIUS IS 2781.59 FEET AND WHOSE CHORD BEARS N43°59'03"W 207.19 FEET; THENCE S89°11'35"W 856.69 FEET TO A POINT ON THE EASTERN LINE OF INTERSTATE 94; THENCE NORTHEASTERLY 411.43 FEET ALONG SAID EASTERLY LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER LIES TO THE SOUTHEAST, WHOSE RADIUS IS 1567.02 FEET AND WHOSE CHORD BEARS N19°47'16"E 410.25 FEET; THENCE S89°11'35"W 5.67 FEET; THENCE NORTHEASTERLY 54.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER LIES TO THE SOUTHEAST, WHOSE RADIUS IS 1389.48 FEET AND WHOSE CHORD BEARS N28°12'09"E 54.35 FEET; THENCE N29°11'35"E 63.02 FEET; THENCE SOUTHEASTERLY 372.36 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER LIES TO THE SOUTHWEST, WHOSE RADIUS IS 2901.63 FEET AND WHOSE CHORD BEARS S55°54'29"E 372.10 FEET; THENCE S89°10'57"W 82.28 FEET; THENCE SOUTHEASTERLY 476.28 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER LIES TO THE SOUTHWEST, WHOSE RADIUS IS 2604.93 FEET AND WHOSE CHORD BEARS S48°38'57"E 476.71 FEET; THENCE S89°43'27"E 127.75 FEET; THENCE N89°53'39"E 300.05 FEET TO THE POINT OF BEGINNING.

LANDS CONTAINS 222,284 SQUARE FEET OR 5.029 ACRES.

THAT I HAVE MADE THE SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF GLENDALE PARTNERS, LLC.

THAT THE MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND CHAPTER 14 OF THE GLENDALE CODE OF ORDINANCES IN SURVEYING, DIVIDING AND MAPPING THE SAME.

CRAIG W. RILEY S-2264
WISCONSIN PROFESSIONAL LAND SURVEYOR

NOVEMBER 25, 2019
DATE

LINE TABLE

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<td>N89°53'39&quot;E</td>
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CURVE TABLE

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<tr>
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<td>N28°12'09&quot;E</td>
<td>54.35'</td>
<td>54.35'</td>
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<td>476.28'</td>
<td>S43°53'12&quot;E</td>
<td>S53°24'41&quot;E</td>
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This instrument was drafted by CRAIG W. RILEY S-2264.
CERTIFIED SURVEY MAP NO.

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

GLENDALE PARTNERS, LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAI CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF GLENDALE FOR APPROVAL.

IN CONSIDERATION OF THE APPROVAL OF THE MAP BY THE COMMON COUNCIL AND IN ACCORDANCE WITH CHAPTER 119 OF THE MILWAUKEE CODE, THE UNDERSIGNED AGREES:

A. THAT ALL UTILITY LINES TO PROVIDE ELECTRIC POWER AND TELEPHONE SERVICES AND CABLE TELEVISION OR COMMUNICATIONS SYSTEMS LINES OR CABLES TO ALL LOTS IN THE CERTIFIED SURVEY MAP SHALL BE INSTALLED UNDERGROUND IN EASEMENTS PROVIDED THEREFORE, WHERE FEASIBLE.

THIS AGREEMENT SHALL BE BINDING ON THE UNDERSIGNED AND ASSIGNS.

IN WITNESS WHEREOF THE SAID GLENDALE PARTNERS, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVE THIS _____ DAY OF __________, 20____.

GLENDALE PARTNERS, LLC

BY:

STATE OF WISCONSIN) SS
MILWAUKEE COUNTY ) SS

THE ABOVE NAMED __________ OF THE ABOVE NAMED GLENDALE PARTNERS, LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

__________________________
Notary Public, Milwaukee County, Wisconsin My Commission Expires

COMMUN COUNCIL CERTIFICATE OF APPROVAL

THIS CERTIFIED SURVEY MAP AND ITS DEDICATION APPROVED BY THE COMMON COUNCIL OF THE CITY OF GLENDALE ON THIS _____ DAY OF __________, 20____.

RACHEL A. SAFSTROM, CITY ADMINISTRATOR

WISCONSIN LAND SURVEYOR

NOVEMBER 25, 2019

THIS INSTRUMENT WAS DRAFTED BY CRAIG W. RILEY S-2284. SHEET 5 OF 6
CERTIFIED SURVEY MAP No. 

PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN

COMMON COUNCIL CERTIFICATE OF APPROVAL

I, CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED UNDER RESOLUTION FILE NO. __________________
ADOPTED BY THE COMMON COUNCIL OF THE CITY OF MILWAUKEE ON __________________

JAMES R. OWCZARSKI, CITY CLERK

TOM BARRETT, MAYOR

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN
MILWAUKEE COUNTY

I, SPENCER COGGS, BEING THE DULY ELECTED, QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF MILWAUKEE, CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN THE OFFICE OF THE CITY TREASURER OF THE CITY OF MILWAUKEE THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON THE LANDS IN THE CITY OF MILWAUKEE INCLUDED IN THIS CERTIFIED SURVEY MAP.

DATE __________________

SPENCER COGGS, CITY TREASURER

File No. L-2017-18-3226A

THIS INSTRUMENT WAS DRAFTED BY CRAIG W. RILEY S--2264.

SHEET 6 OF 6
CERTIFIED SURVEY MAP NO.

BEING A PART OF LOT 10 IN COMSTOCK & WILLIAMS SUBDIVISION, A PART OF OUTLOT 1 OF CERTIFIED SURVEY MAP No. 7757 AND LANDS IN THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE AND CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

DETAILS AND LINE & CURVE TABLES

LOT 1

NORTHLINE SOUTHWEST 1/4 SECTION 5

NORTHWEST CORNER, SOUTHWEST 1/4 SECTION 5, TIP, REP., CONCRETE MONUMENT.

W/BRASS CAP

NORTH

SCALE: 1" = 5'

LINE TABLE

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CURVE TABLE

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<td>586.77'</td>
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<td>S10°32'12&quot;W</td>
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THIS INSTRUMENT WAS DRAFTED BY CRAIG W. RILEY S-2264.

SHEET 2 OF 6
CERTIFIED SURVEY MAP NO.

BEING A PART OF LOT 10 IN COMSTOCK & WILLIAMS SUBDIVISION, A PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7757 AND LANDS IN THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE AND CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

STATE OF WISCONSIN

MILWAUKEE COUNTY

I, CRAIG W. RILEY, PROFESSIONAL LAND SURVEYOR, CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PART OF LOT 10, COMSTOCK & WILLIAMS SUBDIVISION, A PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7757 AND LANDS IN THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE AND CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE N89°11'35"E ALONG THE NORTH LINE OF SAID 1/4, 816 FEET TO A POINT ON THE EASTERLY LINE OF NORTH GREEN BAY ROAD, BEING THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE N24°23'05"W ALONG SAID EASTERLY LINE 154.77 FEET; THENCE N89°11'35"E 436.54 FEET; THENCE N67°48'36"W 582.03 FEET TO A POINT ON THE EASTERLY LINE SAID GREEN BAY ROAD; THENCE N24°23'05"W ALONG SAID EASTERLY LINE 125.10 FEET; THENCE N21°19'37"W ALONG SAID EASTERLY LINE 19.31 FEET; THENCE S67°48'36"E 1200.42 FEET; THENCE N89°11'35"E 488.52 FEET; THENCE S60°48'25"E 75.00 FEET; THENCE N89°11'35"E 75.00 FEET; THENCE S50°48'25"E 28.57 FEET TO A POINT ON THE WESTERLY LINE OF INTERSTATE "43"; THENCE S29°11'35"W ALONG SAID WESTERLY LINE 193.55 FEET; THENCE SOUTHWESTERLY 86.77 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER LIES TO THE SOUTHEAST, WHOSE RADIUS IS 1602.02 FEET AND WHOSE CHORD BEARS S19°51'54"W 584.18 FEET; THENCE S89°11'35"W 628.88 FEET; THENCE N89°11'35"W 274.14 FEET; THENCE N89°11'35"E 54.40 FEET; THENCE N01°14'40"W 139.92 FEET; THENCE N89°11'35"E 121.70 FEET; THENCE N00°48'07"W 271.27 FEET; THENCE N89°11'35"E 277.13 FEET; THENCE N67°48'36"W 253.38 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST 1/4; S89°11'35"W ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

LANDS CONTAINS 737,561 SQUARE FEET OR 16.9521 ACRES.

THAT I HAVE MADE THE SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF GLENDALE PARTNERS, LLC.

THAT THE MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES, CHAPTER 14 OF THE GLENDALE CODE OF ORDINANCES AND CHAPTER 119 OF THE CITY OF MILWAUKEE CODE OF ORDINANCES IN SURVEYING, DIVIDING AND MAPPING THE SAME.

CRAIG W. RILEY S-2264
WISCONSIN PROFESSIONAL LAND SURVEYOR

NOVEMBER 25, 2016
DATE

CRAGW RILEY S-2264
MILWAUKEE WIS.

THIS INSTRUMENT WAS DRAFTED BY CRAIG W. RILEY S-2264.

SHEET 4 OF 6
CERTIFIED SURVEY MAP NO.

BEING A PART OF LOT 10 IN COMSTOCK & WILLIAMS SUBDIVISION, A PART OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 7797 AND LANDS IN THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE AND CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

GLENDALE PARTNERS, LLC, A CORPORATION DUTY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREFON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF GLENDALE AND CITY OF MILWAUKEE FOR APPROVAL.

IN CONSIDERATION OF THE APPROVAL OF THE MAP BY THE COMMON COUNCIL AND IN ACCORDANCE WITH CHAPTER 119 OF THE MILWAUKEE CODE, THE UNDERSIGNED AGREES:

A. THAT ALL UTILITY LINES TO PROVIDE ELECTRIC POWER AND TELEPHONE SERVICES AND CABLE TELEVISION OR COMMUNICATIONS SYSTEMS LINES OR CABLES TO ALL LOTS IN THE CERTIFIED SURVEY MAP SHALL BE INSTALLED UNDERGROUND IN EASEMENTS PROVIDED THEREFORE, WHERE FEASIBLE.

THIS AGREEMENT SHALL BE BINDING ON THE UNDERSIGNED AND ASSIGNS.

IN WITNESS WHEREOF, THE SAID GLENDALE PARTNERS, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVE THIS _______ DAY OF ________, 20____.

GLENDALE PARTNERS, LLC

BY: __________________________

STATE OF WISCONSIN ) SS
MILWAUKEE COUNTY ) SS

__________________________ PERSONALLY CAME BEFORE ME THIS _______ DAY OF ________, 20____,
THE ABOVE NAMED ___________________ OF THE ABOVE NAMED GLENDALE PARTNERS, LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, MILWAUKEE COUNTY, WISCONSIN

MY COMMISSION EXPIRES

Craig W. Riley
S-2264
Milwaukee, Wis.

NOVEMBER 25, 2019

THIS INSTRUMENT WAS DRAFTED BY CRAIG W. RILEY S-2264.

Sheet 5 of 6
CERTIFIED SURVEY MAP NO.

BEING A PART OF LOT 10 IN COMSTOCK & WILLIAMS SUBDIVISION, A PART OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 7757 AND LANDS IN THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE AND CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

COMMON COUNCIL CERTIFICATE OF APPROVAL

THIS CERTIFIED SURVEY MAP AND ITS DEDICATION APPROVED BY THE COMMON COUNCIL OF THE CITY OF GLENDALE ON THIS __________ DAY OF __________, 20__. 

RACHEL A. SAFSTROM, CITY ADMINISTRATOR

COMMON COUNCIL CERTIFICATE OF APPROVAL

I, ________________________, CITY CLERK

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF MILWAUKEE ON __________

JAMES R. OWCZARSKI, CITY CLERK

TOM BARRETT, MAYOR

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN

MILWAUKEE COUNTY

I, SPENCER COGGS, BEING THE DULY ELECTED, QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF MILWAUKEE, CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN THE OFFICE OF THE CITY TREASURER OF THE CITY OF MILWAUKEE THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON THE LANDS IN THE CITY OF MILWAUKEE INCLUDED IN THIS CERTIFIED SURVEY MAP.

DATE __________

SPENCER COGGS, CITY TREASURER

NOVEMBER 25, 2019

THIS INSTRUMENT WAS DRAFTED BY CRAIG W. RILEY S-2284.

CRAIG W. RILEY
S-2284
MILWAUKEE, WS.
CERTIFIED SURVEY MAP NO.

A REDIVISION OF PART OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 7757 RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 9243114 AND LANDS IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF NORTHWEST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF OLENDALE, MILWAUKEE COUNTY, WISCONSIN

ALL BEARINGS ARE REFER TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 5, WHICH HAS A WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) (NAD27) BEARING OF N9°11'35"E. (FEB. 2018 REVISION)

ALL MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDREDTH OF A FOOT.

ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE SECOND.

NORTHWEST CORNER, SOUTHWEST 1/4 SECTION 5, T6N, R22E
CONCRETE MONUMENT
W/BRASS CAP
H. 426.623.83
E. 2,686,454.94

LOT 1
6,623.55
019'-00"

NORTHERN LINE OF 5
50'-00"

SOUTHWEST CORNER
SOUTHEAST 1/4
SECTION 5, T6N, R22E
CONCRETE MONUMENT
W/BRASS CAP
H. 426.623.83
E. 2,686,454.94

LEGEND

FIND PLB MONUMENT
FOUND 1" IRON PIPE
CONTROL POINT
SET 1/2" IRON ROC
WEIGHING 163.15 LBS

THIS INSTRUMENT WAS DRAFTED BY MICHAEL J. PIEIRNO, S-2521.

SURVEYED BY
GROEDEMANN & CO.
GENOA Partners, LLC.
PROJECT NO: 16-8335
FILE NO: N-6
DRAWN BY
M.P.

FIELDBOOK/PG:
CHECKED BY
C.N.

SHEET NO: 1 OF 3
APPROVED BY: J.R.

SCALE: 1"=150'

T. ROSS MILLER COURT
RENNON, MI 49613
PROFE: (269)315-0918

0-75-150

CERTIFIED SURVEY MAP NO. __________

A REDIVISION OF PART OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 7767 RECORDED IN THE MILWAUKEE COUNTY
REGISTER OF DEEDS AS DOCUMENT NO. 924314 AND LANDS IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4
AND THE SOUTHEAST 1/4 OF NORTHWEST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF
GLENDALE, MILWAUKEE COUNTY, WISCONSIN.

STATE OF WISCONSIN)
MILWAUKEE COUNTY

I, MICHAEL J. PIERING, PROFESSIONAL LAND SURVEYOR, CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A REDIVISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO.
7767 RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 924314 AND THAT PORTION
OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY
OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE NORTH 89°11'35"
EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, 1383.74 FEET TO THE POINT OF BEGINNING; THENCE
NORTH 00°48'25" WEST, 33.00 FEET TO THE NORTH LINE OF THE AFORESAID OUTLOT 1; THENCE NORTH 89°11'35"
EAST ALONG SAID NORTH LINE, 333.64 FEET TO THE WESTERLY RIGHT OF WAY OF INTERSTATE HIGHWAY 43 PER
STATE R/W PROJECT NUMBER 1228–22–21; THENCE SOUTH 29°11'35" WEST, 117.28 FEET; THENCE NORTH
00°48'25" WEST, 28.57 FEET; THENCE SOUTH 89°11'35" WEST, 75.00 FEET; THENCE NORTH 00°48'25" WEST, 42.00
FEET TO THE AFORESAID NORTH LINE OF THE SOUTHWEST 1/4 AND THE POINT OF BEGINNING.

LANDS CONTAINS 8,603 SQUARE FEET OR 0.1975 ACRES.

THAT I HAVE MADE THE SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF GLENDALE PARTNERS, LLC.

THAT THE MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE
LAND DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH CHAPTER 238.34 OF THE WISCONSIN STATUTES AND CHAPTER 14 OF THE
GLENDALE CODE OF ORDINANCES IN SURVEYING, DIVIDING AND MAPPING THE SAME.

MICHAEL J. PIERING
WISCONSIN PROFESSIONAL LAND SURVEYOR S–2521

DATE: DECEMBER 12, 2019

PREPARED BY: ISD Environmental Services, Inc.
1710 WISCONSIN AVENUE
HUBBARD, WISCONSIN 53033
PHONE: (414) 301-5650

THIS INSTRUMENT WAS DRAFTED BY MICHAEL J. PIERING, S–2521.

SHEET 2 OF 3
CERTIFIED SURVEY MAP NO. 

A REVISION OF PART OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 7757 RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 924314 AND LANDS IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF NORTHWEST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

GLENDALE PARTNERS, LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF GLENDALE FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID GLENDALE PARTNERS, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _______ DAY OF _______, 20____.

GLENDALE PARTNERS, LLC

BY: __________________________

STATE OF WISCONSIN) SS
MILWAUKEE COUNTY ) SS

__________ PERSONALLY CAME BEFORE ME THIS _______ DAY OF _______, 20____, THE ABOVE NAMED __________ OF THE ABOVE NAMED GLENDALE PARTNERS, LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

________________________
NOTARY PUBLIC, MILWAUKEE COUNTY, WISCONSIN MY COMMISSION EXPIRES

COMMON COUNCIL CERTIFICATE OF APPROVAL

THIS CERTIFIED SURVEY MAP APPROVED BY THE COMMON COUNCIL OF THE CITY OF GLENDALE ON THIS _______ DAY OF _______, 20____.

RACHEL A. SAFSTROM, CITY ADMINISTRATOR

PREPARED BY
JSD

THIS INSTRUMENT WAS DRAFTED BY MICHAEL J. FIERING, S-2521. SHEET 3 OF 3
SUBJECT: Review and Approval of Responsible Bidding Process for City contracts.

FROM: Rachel Safstrom, City Administrator

MEETING DATE: January 13, 2020

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

| Wisconsin Statues: | N/A |
| Municipal Code: | N/A |

BACKGROUND/ANALYSIS:

There have been instances in the recent past that the low bid on a project may not have been the best contractor for the project. At the time of renewal for the engineering contract, Engineer Emir informed the Council of the procedure staff would like to have in place to qualify contractors prior to allowing them to bid.

RECOMMENDATION:

Attached is a copy of the procedure and application form for responsible bidding.

ACTION REQUESTED:

Motion to approve the procedure as presented.

ATTACHMENTS:

1. Responsible Bidding Process
Wisconsin Statute 66.0901.

(2) **Bidder’s Proof of Responsibility.** A municipality intending to enter into a public contract may, before delivering any form for bid proposals, plans, and specifications to any person, except suppliers, and others not intending to submit a direct bid, require the person to submit a full and complete statement sworn to before an officer authorized by law to administer oaths. **The statement shall consist of information relating to financial ability, equipment, experience in the work prescribed in the public contract, and other matters that the municipality requires for the protection and welfare of the public in the performance of a public contract.** The statement shall be in writing on a standard form of a questionnaire that is adopted and furnished by the municipality. The statement shall be filed in the manner and place designated by the municipality. The statement shall not be received less than 5 days prior to the time set for the opening of bids. The contents of the statement shall be confidential and may not be disclosed except upon the written order of the person furnishing the statement, for necessary use by the public body in qualifying the person, or in cases of actions against, or by, the person or municipality. The governing body of the municipality or the committee, board, or employee charged with, or delegated by the governing body with, the duty of receiving bids and awarding contracts shall properly evaluate the statement and shall find the maker of the statement either qualified or unqualified.

(3) **Proof of Responsibility, Condition Precedent.** No bid shall be received from any person who has not submitted the statement as provided in sub. (2), provided that any prospective bidder who has once qualified to the satisfaction of the municipality, committee, board or employee, and who wishes to become a bidder upon subsequent public contracts under the same jurisdiction, need not separately qualify on each public contract unless required so to do by the municipality, committee, board or employee.
Responsible Bidding Process

Purpose
The purpose of this qualification process is to verify the ownership, financial ability, equipment, experience including past job performance, and personnel to successfully bid and construct projects for the City.

Prequalification Process
The Contractor shall be responsible for providing proof of responsibility including qualifications for the company or entity preparing and submitting a bid for a public works construction project within the City of Glendale. A Contractor shall be deemed nonresponsive if it submits a bid on a construction project for which they have not been submitted the required proof or responsibility a minimum of five (5) business days before submittal of any competitive bid.

The City or assigned agent shall review Contractors proof of responsibility. A Contractor’s responsibility and qualifications will be based on the following items.

Ownership: Provide the organizational structure and list of the full legal names of all owners, officers, partners, or individuals authorized to represent or conduct business for and/or sign legal documents for the firm.

Principle Place of Business: Provide the Contractor Primary State of business and state of incorporation. Provide a copy of or proof of licensure to do business in the State of Wisconsin.

Financial Ability: Provide evidence of financial resources and stability to perform the work. A statement of financial condition, including current assets and current liabilities, dated within six (6) months of application shall be provided. A balance sheet prepared and audited by an accountant is acceptable.

Disclosure: Provide disclosure of any ongoing investigations or violations of law (local, state, federal). If there are events that have occurred, and if those events have been resolved, include documentation to describe how events were resolved and controls put in place to assure there will not be a repeat of noted event.

Substance Abuse Prevention: Pursuant to Wisconsin Statute 103.503 provide proof of ongoing and active substance abuse prevention programs for participation in public works and public utility projects.

Safety: Provide proof of training, equipment training, safety training, company safety policy, and ongoing safety programs.

Job Performance: Provide evidence of satisfactory performance of construction for work within areas the Contractor will bid. Including projects of scope and magnitude that best represent the Contractors abilities to perform work, within the past three (3) years. Inclusive in this evidence shall be a minimum of four (4) projects, date awarded, award
amount, and complete contact information for the owner or design professional familiar with the work for each of the projects. Include contact for reference on past projects.

**Personnel:** Provide a list of likely supervisory personnel to be engaged on City projects. This list shall include the name, job title, years of experience, equipment certifications (if applicable) and training (if applicable).

**Equipment:** Provide list of equipment available companywide to perform various construction tasks involving public works projects. Limit the list of equipment to equipment owned by the Contractor.

**Review of Qualifications**
The qualification of a contractor will be reviewed and either excepted or denied by the City based upon that review. The Qualifications will be evaluated based on the following criteria:

- Submittal of a complete application;
- Inaccurate or Fraudulent information;
- Financial abilities;
- Disclosures (if applicable);
- Being listed as debarred, suspended, or ineligible by the Wisconsin Department of Transportation;
- Substance Abuse Program;
- Safety Program;
- Personnel availability;
- Bonding capacity;
- Past job performance. Evaluation of past projects may include and may not be limited to:
  1. Contractor understanding of contract documents
  2. Adherence to construction schedule
  3. Quality and timeliness of communications
  4. Attendance at job meetings
  5. Cooperation or willingness to resolve problems
  6. Job supervision and/or project management
  7. Quality of work
  8. Claims for additional work
  9. Interaction with public
  10. Time to complete punch list items
  11. Overall performance

**Acceptance/Denial**
The City and or designated agent shall provide the contractor with a written notice delivered via email for either acceptance or denial of qualifications. The contractor will be given seven (7) days to request an appeal of a denial determination with the City Administrator. The City Administrator shall provide an opportunity for the contractor to submit a written argument regarding the denial prior to making a final decision.
Qualification Statement

<table>
<thead>
<tr>
<th>Name of Organization:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
</tr>
<tr>
<td>Telephone:</td>
</tr>
<tr>
<td>Ownership Structure:</td>
</tr>
<tr>
<td>State of Incorporation:</td>
</tr>
<tr>
<td>Years in Business:</td>
</tr>
</tbody>
</table>

Provide the following documentation as attachments to this form:

- [] Copy of licensure to conduct business in Wisconsin
- [] Organizational Chart
- [] List of owners, officers, partners, or individuals authorized to represent the company
- [] Financial Statement (balance sheet)
- [] Disclosures – attach documentation describing events
- [] Substance Abuse Program
- [] Safety Program and Training
- [] Personnel - list of personnel likely to work on project
- [] Equipment – list of equipment owned by the Contractor
- [] Bonding Capabilities
- [] Four (4) Examples of Completed Work with References

The signatory of this application guarantees, as evidence by the affidavit required herein, the truth and accuracy of all statements and of all answers to interrogatories hereinafter made. The undersigned hereby authorize(s) any person, firm or corporation to furnish any pertinent information requested by the City of Glendale deemed necessary to verify the statements made in this application or regarding the ability, standing and general reputation of the applicant.

Dated this _________day of ______________________, 20______

By: ____________________________

Title of Person Signing
(If Corporation, Affix Seal)
Organization Name: __________________________________________________________

Contractor Job Performance Evaluation

The City, a designated agent, or third-party inspector/engineer may provide an evaluation of a Contractor’s Proof of Responsibility using firsthand knowledge of actual work product. Firsthand knowledge can be personal experience of the Bid Agent, Bid Agent staff, City staff, or project references provided by the contractor.

Date: ________________________________

Organization being evaluated: ______________________________________________________

Evaluator name: ___________________________________________________________________

Interviewee name: __________________________________________________________________

Specific project reference, if applicable: ________________________________________________

Rate each of the following factors as [CIRCLE ONE] unacceptable or acceptable:

1. Understanding of contract documents .......................Unacceptable ...... Acceptable
2. Adherence to construction schedule ..........................Unacceptable ...... Acceptable
3. Quality and timeliness of communications ................Unacceptable ...... Acceptable
4. Attendance at job meetings ........................................Unacceptable ...... Acceptable
5. Cooperation or willingness to resolve problems .......Unacceptable ...... Acceptable
6. Job supervision or project management .....................Unacceptable ...... Acceptable
7. Quality of work ..........................................................Unacceptable ...... Acceptable
8. Claims for additional work ........................................Unacceptable ...... Acceptable
9. Interaction with the public .........................................Unacceptable ...... Acceptable
10. Time to complete punch list items .............................Unacceptable ...... Acceptable
Bid Agent Check Sheet

The Bid Agent shall verify each of the following items and affirm completion of each task by checking each item indicated.

☐ A completed application has been submitted including:
  ○ Qualification Statement form
  ○ Copy of licensure to conduct business in Wisconsin
  ○ Organizational Chart
  ○ List of owners, officers, partners, or individuals authorized to represent the company
  ○ Financial Statement (balance sheet)
  ○ Disclosures – attach documentation describing events
  ○ Substance Abuse Program
  ○ Safety Program and Training
  ○ Personnel - list of personnel likely to work on project
  ○ Equipment – list of equipment owned by the Contractor
  ○ Bonding Capabilities
  ○ Four (4) Examples of Completed Work with References

☐ Company and Owners(s) have been checked against the Department of Transportation debarred, suspended, or ineligible listing dated: _____________________________

☐ Financial condition statement reflects total assets of: _____________________________

☐ Financial condition statement reflects total liabilities of: __________________________

☐ Reviewer confirms that Assets exceed Liabilities [CIRCLE ONE] yes / no

☐ Reviewer has performed a Contractor Job Performance Evaluation for _________(how many) references?
  ○ Reference 1: Unacceptable / Acceptable
  ○ Reference 2: Unacceptable / Acceptable
  ○ Reference 3: Unacceptable / Acceptable
  ○ Reference 4: Unacceptable / Acceptable

☐ Past job performance has been found [CIRCLE ONE] Unacceptable / Acceptable

☐ Reviewed supervisory personnel and found personnel to be [CIRCLE ONE] Unacceptable / Acceptable
Organization Name:________________________________________________________

☐ Reviewer’s opinion [CIRCLE ONE]:  Qualified / Not qualified

If Qualified, approval expires on December 31, [YEAR] _______________________

Reviewer Signature:___________________________________________________________

Reviewer Printed Name:_______________________________________________________

Date:________________________________________
SUBJECT: Richard E. Maslowski Community Park Rental Fee Increase

FROM: Charlie Imig, Director of Public Works

MEETING DATE: January 13, 2020

FISCAL SUMMARY:

<table>
<thead>
<tr>
<th></th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Budget Summary:</td>
<td></td>
</tr>
<tr>
<td>Budgeted Expenditure:</td>
<td></td>
</tr>
<tr>
<td>Budgeted Revenue:</td>
<td></td>
</tr>
</tbody>
</table>

STATUTORY REFERENCE:

<table>
<thead>
<tr>
<th></th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wisconsin Statutes:</td>
<td></td>
</tr>
<tr>
<td>Municipal Code:</td>
<td>8.4</td>
</tr>
</tbody>
</table>

BACKGROUND/ANALYSIS:
The City of Glendale’s Richard E. Maslowski Community Park has associated fees for three (3) locations at the park that are available to rent: the Johnson Controls Community Amphitheater, Sprecher Brewing Outdoor Oasis Beer Garden Patio, and David Hobbs Honda for the People Community Room. The fees for these areas were reviewed and compared to several neighboring and other Milwaukee County municipal facilities. As part of the fee review, it was noted that the City of Glendale’s fees are low in comparison to the neighboring facilities. Additionally, the amenities and services Glendale offers are not matched.

Regarding the staffing of the rentals, the City typically pays staff anywhere from $42.32/hour for the manager to $11.03/hour for part time personnel. No other comparable facility offers staffing for rentals. As well, staff time is not effectively covered by the current fee structure.

RECOMMENDATION:
Staff recommends raising the fees to be more in line with neighboring facilities and help to offset personnel time. Attached is the fee survey with proposed increase.

ACTION REQUESTED:
Motion to approve the Richard E. Maslowski Community Park Rental Fee increase schedule as presented.

ATTACHMENTS:
1. Fee survey with proposed increase.
<table>
<thead>
<tr>
<th>FACILITY</th>
<th>Capacity</th>
<th>Fees</th>
<th>Non-Res Fees</th>
<th>Each Addl. Hour</th>
<th>Deposit/Downpayment</th>
<th>Minimum Rental Time</th>
<th>Kitchenette</th>
<th>Room Setup</th>
<th>Outdoor Area</th>
<th>Amphitheater/Bandshell</th>
<th>WiFi Access</th>
<th>AC/Ceiling Fans</th>
<th>Fireplace</th>
<th>Electric Available</th>
<th>Staff for Hire</th>
<th>Rate/hour</th>
</tr>
</thead>
<tbody>
<tr>
<td>MKE COUNTY PARKS</td>
<td>Max of 60</td>
<td>Oct-Apr($295.68); May-Sep($385.68)</td>
<td>N/A</td>
<td>$73.92</td>
<td>N/A</td>
<td>4 hours (10am to 11pm)</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>CITY OF ST. FRANCIS</td>
<td>50</td>
<td>Oct-Apr($295.68); May-Sep($385.68)</td>
<td>N/A</td>
<td>$73.92</td>
<td>N/A</td>
<td>4 hours (10am to 11pm)</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>Ceiling fans</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>VILLAGE OF BROWN DEER</td>
<td>75</td>
<td>Jan-Dec($363.60 stage only)</td>
<td>N/A</td>
<td>$105.60</td>
<td>N/A</td>
<td>4 hours (10am to 11pm)</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td>N/A</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>MKE COUNTY PARKS</td>
<td>N/A</td>
<td>Jan-Dec($363.60 stage only)</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>6 hours (10am to 11pm)</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>MKE COUNTY PARKS</td>
<td>150+</td>
<td>1-75($325); 76-150($400); 150+(+$425)</td>
<td>N/A</td>
<td>$100.00</td>
<td>N/A</td>
<td>N/A (park closes at 10pm)</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>MKE COUNTY PARKS</td>
<td>100</td>
<td>&lt;50($198); 51-75($250.80); 76-100($303.60)</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>Up to 5 hours (9am to 11pm)</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
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SUBJECT:  City Hall Position Appointment - City Clerk.
FROM:  Rachel Safstrom, City Administrator

MEETING DATE:  January 13, 2020

FISCAL SUMMARY:

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STATUTORY REFERENCE:

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BACKGROUND/ANALYSIS:
City Clerk Etzel resigned from office effective December 20, 2019. The position was advertised with the League of Wisconsin Municipalities and the Wisconsin Municipal Clerk’s Association.

RECOMMENDATION:
As applications have come in, interviews and background checks were conducted. As of the publication of the packet, we have made an offer to an applicant. If accepted by the meeting, I will ask that the Council approve the appointment.

If the offer is not accepted, we will continue the search for a City Clerk.

ACTION REQUESTED:
Motion to accept the appointment of a City Clerk.

ATTACHMENTS:
1. None