

Ideal/Rare Vacant Land Available!

Portion of SEC of Green Bay Ave (Hwy 57) and Civic Drive
Suburban Milwaukee
Glendale, WI 53209



Approx. 5.67 Acres

Asking Price: \$1,800,000

Asking Lease Rate: Negotiable

CONTACT:

Kevin Barry, CCIM
414-272-6728
kbarry@barrycre.com

Property Highlights

- Rare Find!
- High Traffic Volume
- Immediate Proximity to Entire North Shore Marketplace.

Property Specifications

Tax Key: The Property is a portion of Tax Key 168998 2001

Utilities: Municipal



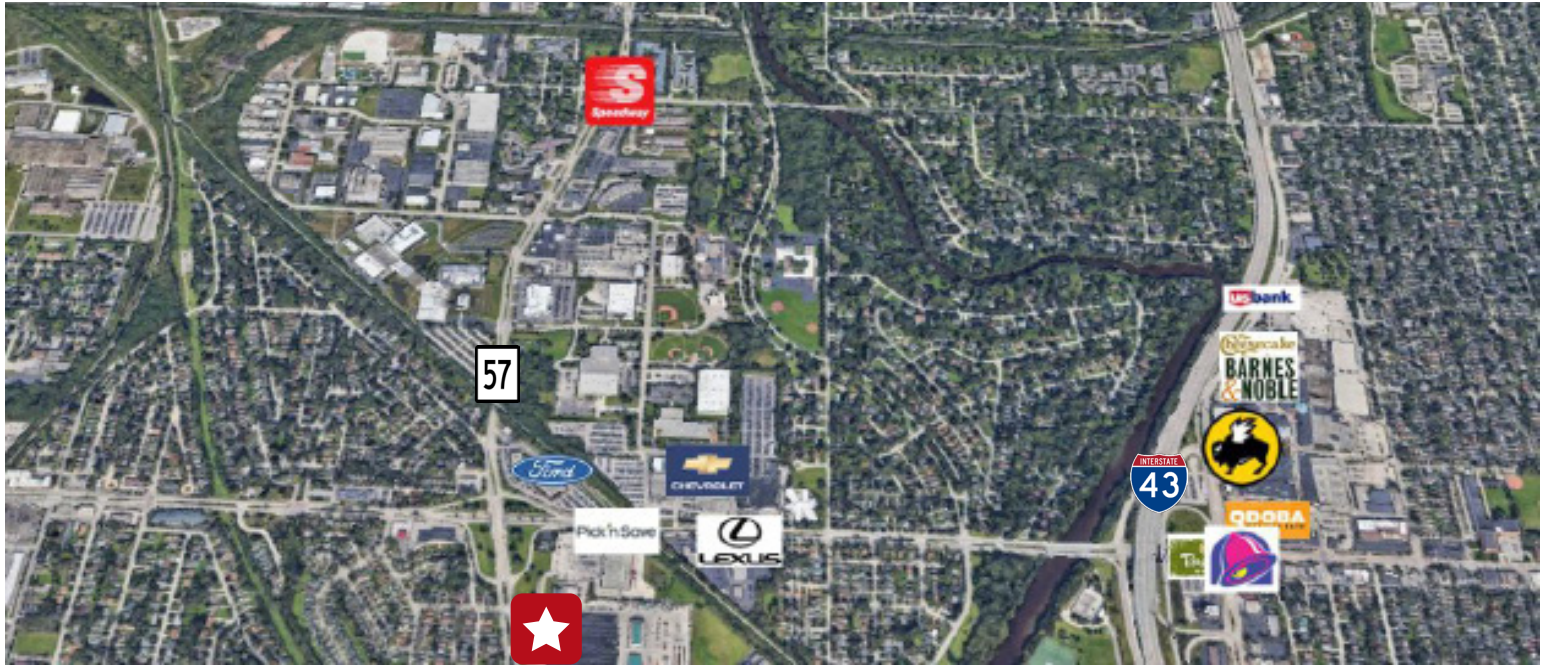
Commercial Real Estate Services
Since 1921

1232 NORTH EDISON STREET | MILWAUKEE, WI 53202 | 414-271-1870 MAIN | 414-271-1478 FAX | WWW.BARRYCRE.COM

The information contained herein was lawfully obtained from sources we consider reliable but may contain errors, omissions, approximations or outdated information. Barry Commercial Real Estate Services, Inc. (The Barry Company), its employees and independent contractors make no representations or warranties whatsoever regarding: (1) the accuracy of the information contained herein and (2) the physical or environmental condition of this property or any part of this property. Prospective purchasers are strongly encouraged to conduct an independent investigation of the condition of this property.

Ideal/Rare Vacant Land Available!

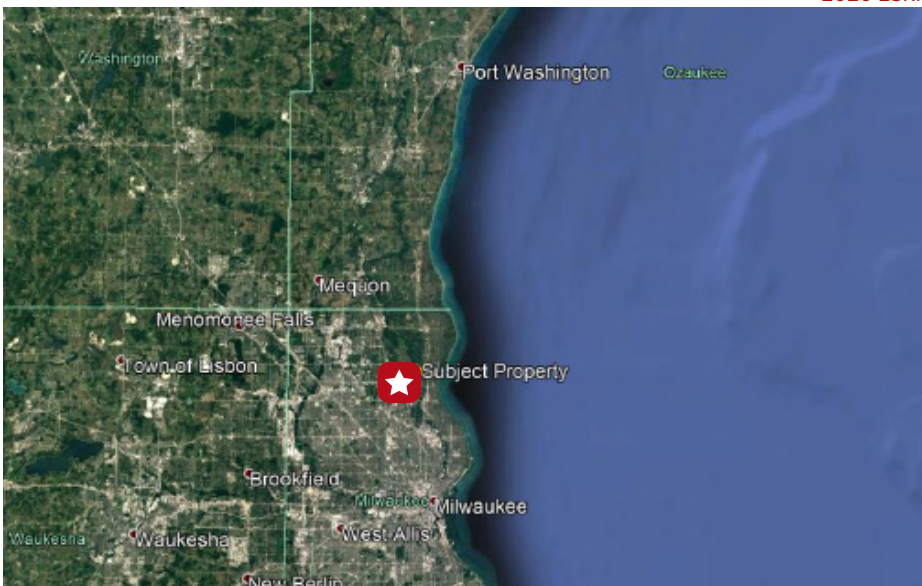
Portion of SEC of Green Bay Ave (Hwy 57) and Civic Prime
Suburban Milwaukee
Glendale, WI 53209



Demographics

	Population	Median HH Income	Employees
1 mile	9,374	\$45,801	8,398
3 miles	111,668	\$44,368	44,008
5 miles	327,435	\$43,326	120,829

2020 ESRI data



Links For More Information:

<https://www.glendale-wi.org/DocumentCenter/View/1623/Glendale-Comprehensive-Plan>

<https://www.glendale-wi.org/DocumentCenter/View/58/Title-13---Zoning-PDF>

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CERTIFIED SURVEY MAP NO. _____

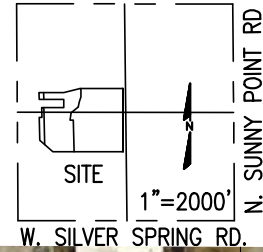
A division of a part of the Northwest 1/4 & Southwest 1/4 of the Southeast 1/4 of Section 30, Town 8 North, Range 22 East, City of Glendale, Milwaukee County, Wisconsin.

All bearings are referenced to the Wisconsin State Plane Coordinate System (South zone) in which the South line of the SE 1/4, Sec. 30 bears N89°59'35"E.

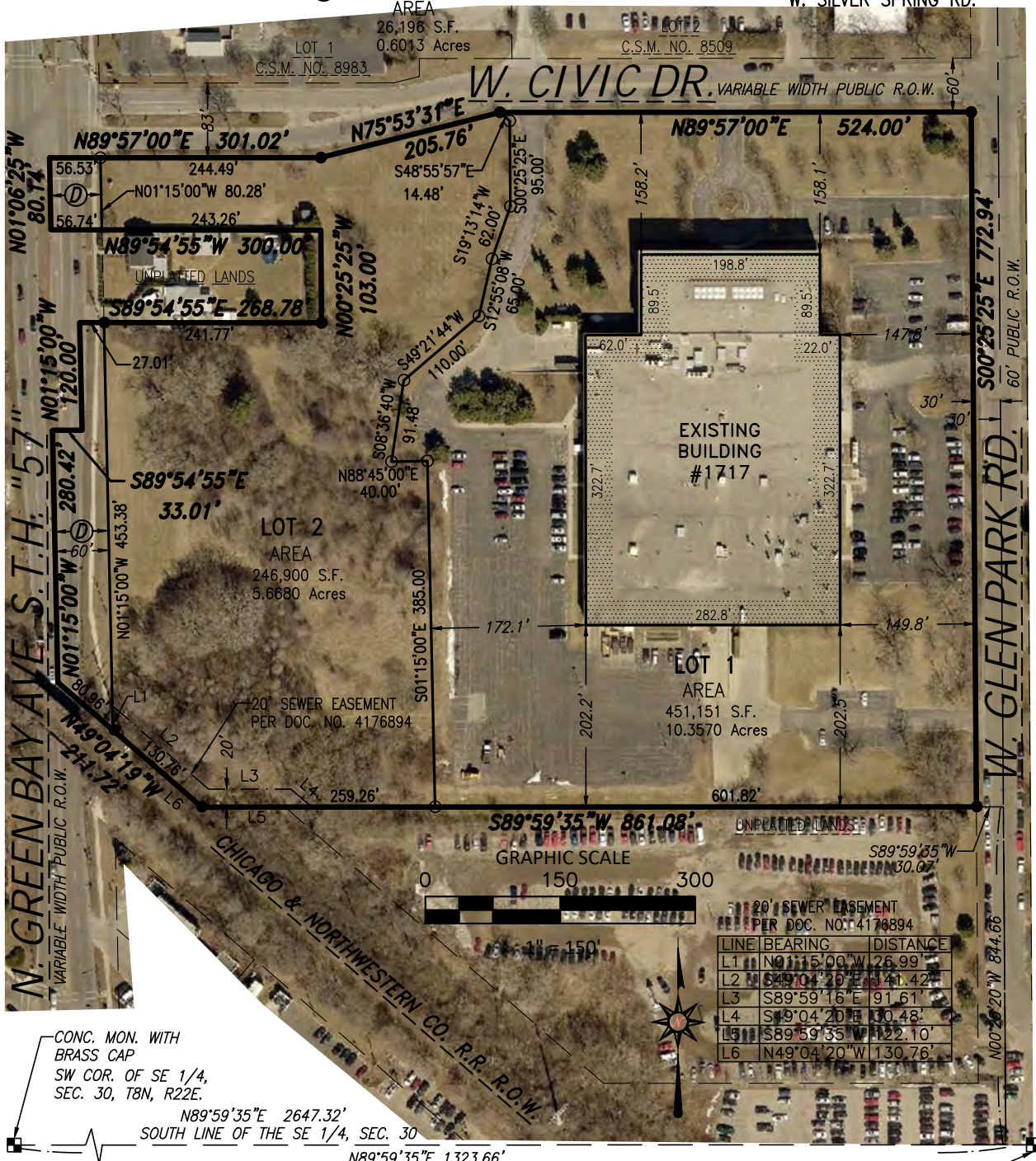
Subdivider:
1717 W CIVIC DRIVE, LLC
1717 W Civic Dr.
Glendale, WI 53209

VICINITY MAP

SE 1/4 SEC.
30, T8N, R22E.



- Indicates set 1.315" iron pipe, 18" in length, 1.68 lbs. per lineal foot.
- Indicates found 1" iron pipe, 18" in length, 1.68 lbs. per lineal foot.
- ⓓ Dedicated for Public R.O.W.



CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

SE COR. OF SE 1/4,
SEC. 30, T8N, R22E.

Date: Sep 9, 2020
Sheet 1 of 3
Drawing No. 3597-far

ALTA/NSPS LAND TITLE SURVEY

CHAPUT LAND SURVEYS

LEGAL DESCRIPTION

PARCEL 1:
THAT PORTION OF THE SOUTH 33 ACRES OF THE SOUTHEAST 58 ACRES OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, IN TOWN 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID 13 ACRES WITH THE EAST LINE OF THE PUBLIC HIGHWAY IN FRONT THEREOF; RUNNING THENCE EAST ALONG THE NORTH LINE OF SAID 13 ACRES, 200 FEET TO A POINT; THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE PUBLIC HIGHWAY ABOVE MENTIONED 120 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID 13 ACRES, 200 FEET TO A POINT IN THE EAST LINE OF SAID PUBLIC HIGHWAY; THENCE NORTH ALONG THE EAST LINE OF SAID PUBLIC HIGHWAY 120 FEET TO THE POINT OF COMMENCEMENT.
AND
THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30 IN TOWN 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT IN THE EAST LINE OF THE WEST 1/2 OF SAID 1/4 SECTION 1269.85 FEET SOUTH 0°31'00" EAST OF THE NORTHEAST CORNER OF SAID WEST 1/2 RUNNING THENCE SOUTH 89°57'00" WEST 734.4 FEET TO A POINT; THENCE NORTH 0°33'30" WEST 235.62 FEET TO A POINT; THENCE NORTH 89°57'00" WEST 754 FEET TO A POINT IN THE EAST LINE OF THE WEST 1/2 OF SAID 1/4 SECTION; THENCE SOUTH 0°33'30" EAST ALONG SAID EASTERLY LINE OF THE WEST 1/2 OF SAID 1/4 SECTION, 234.80 FEET MORE OR LESS TO THE PLACE OF BEGINNING, EXCEPTING THE NORTH 30 FEET AND EAST 30 FEET THEREOF.
AND
THE NORTH 13 ACRES OF THE SOUTH 33 ACRES OF THE SOUTHEAST 58 ACRES OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, IN TOWN 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, EXCEPT THAT PORTION THEREOF CONVEYED TO THE NORTH WESTERN UNION RAILROAD COMPANY BY DEED RECORDED IN VOLUME 126, PAGE 591, AND EXCEPTING ALSO THEREFROM THE FOLLOWING DESCRIBED LAND, TO WIT:
THAT PORTION OF THE NORTH 13 ACRES OF THE SOUTH 33 ACRES OF THE SOUTHEAST 58 ACRES OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, IN TOWN 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID 13 ACRES WITH THE EAST LINE OF THE PUBLIC HIGHWAY IN FRONT THEREOF; RUNNING THENCE EAST ALONG THE NORTH LINE OF SAID 13 ACRES, 200 FEET TO A POINT; THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE PUBLIC HIGHWAY ABOVE MENTIONED 120 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID 13 ACRES, 200 FEET TO A POINT IN THE EAST LINE OF SAID PUBLIC HIGHWAY; THENCE NORTH ALONG THE EAST LINE OF SAID PUBLIC HIGHWAY 120 FEET TO THE POINT OF COMMENCEMENT; AND EXCEPTING ALSO THAT PORTION THEREOF CONVEYED TO MILWAUKEE COUNTY BY HARVEY MARGRAFF BY WARRANTY DEED DATED AUGUST 18, 1932, RECORDED SEPTEMBER 29, 1932 IN VOLUME 1376 OF DEEDS AT PAGE 611, AS DOCUMENT NO. 1591865, AND ALSO EXCEPTING THE EAST 30 FEET THEREOF AND ALSO EXCEPTING THE EASTERLY 27 FEET OF THE WESTERLY 60 FEET THEREOF.
PARCEL 2:
THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30 IN TOWN 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:
COMMENCING 1269.85 FEET SOUTH AND 754 FEET WEST OF THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, IN TOWN 8 NORTH, RANGE 22 EAST; THENCE NORTH 0°14'30" WEST 103 FEET TO BEGINNING; THENCE SOUTH 89°57'00" WEST 300 FEET TO THE CENTER OF NORTH GREEN BAY AVENUE; THENCE NORTH 0°14'30" WEST 82.95 FEET; THENCE NORTH 89°57'00" EAST 304.40 FEET; THENCE SOUTH 0°33'30" EAST 82.62 FEET TO THE PLACE OF BEGINNING.
EXCEPTING THAT PART THEREOF TAKEN FOR HIGHWAY PURPOSES IN QUIT CLAIM DEED RECORDED AS DOCUMENT NO. 588662.
TO BE KNOWN AS:
LOT 2 OF CERTIFIED SURVEY MAP NO. _____, RECORDED AS DOCUMENT NO. 1317715, BEING A PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, IN TOWN 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

PARKING SPACES

There are no parking spaces marked on this site.

FLOOD NOTE

According to the flood insurance rate map of the County of Milwaukee, Community Panel No. 5507C0081E, effective date of September 26, 2008, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

MUNICIPAL ZONING

The zoning information noted below is taken from the municipal code ordinance. It does not reflect all zoning restrictions that may apply. It is not intended to be used in lieu of a comprehensive zoning report as stated in ALTA Table A Item 6(a) nor to be relied on for site development purposes.

Municipal Code: Sec. 13.1.39.

Site is zoned: M-1 (WAREHOUSE, LIGHT MANUFACTURING, OFFICE AND SERVICE DISTRICT)

- (1) Minimum setback along major thoroughfares one hundred (100) feet or more in width: Fifty (50).
 - (2) Minimum setback along all other streets: Twenty-five (25) feet.
 - (3) Minimum side yard: Ten (10) feet.
 - (4) Minimum rear yard: Ten (10) feet.
- Maximum building height: 60 feet

MUNICIPAL ZONING

The zoning information noted below is taken from the municipal code ordinance. It does not reflect all zoning restrictions that may apply. It is not intended to be used in lieu of a comprehensive zoning report as stated in ALTA Table A Item 6(a) nor to be relied on for site development purposes.

Municipal Code: Sec. 13.1.37.

Site is zoned: B-4 (OFFICE-RESEARCH-SERVICE BUSINESS DISTRICT)

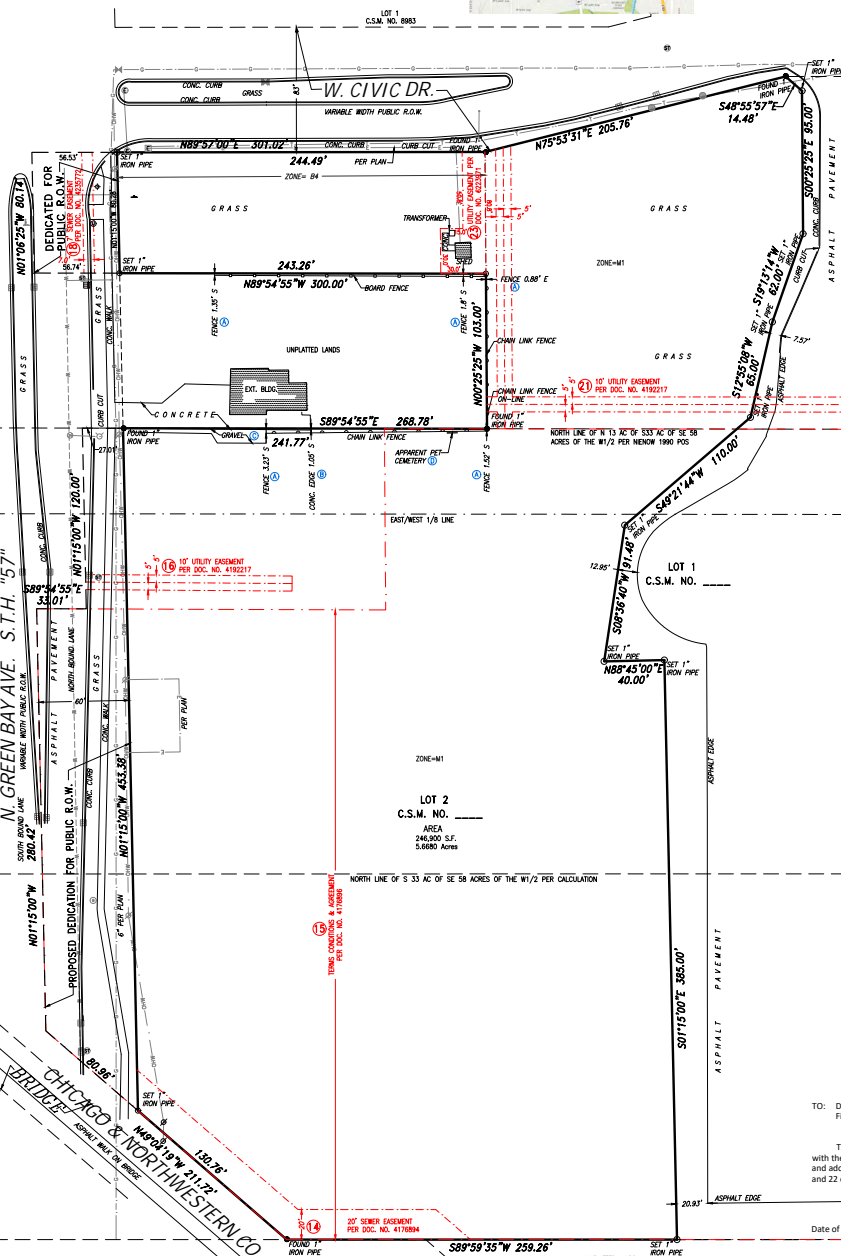
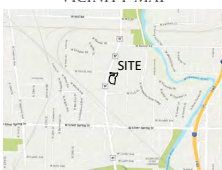
Site requirements related to height, density, set back and parking, and urban design standards, shall be determined from time-to-time by the Common Council, or by the Plan Commission at its designation, through resolution which shall from time-to-time be amended so as to conform with the City of Glendale's comprehensive master plan, the City of Glendale Vision Plan, "Glendale 2021 - Our Vision," and the Land Use Plan for the North Green Bay Avenue Corridor, as adopted and from time to time amended.

LAND AREA

Net Land Area of the subject property is 246,900 square feet or 5.6680 acres.

Gross Land Area of the subject property is 273,096 square feet or 6.2693 acres.

VICINITY MAP



CLIENT

The Barry Company

SITE ADDRESS

1717 Civic Street, City of Glendale, Milwaukee County, Wisconsin.

BASIS OF BEARINGS

Bearings are referenced to the Wisconsin State Plane Coordinate System (South zone) in which the South line of the SE 1/4, Sec. 30 bears N89°59'35\"/>

TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. NC-1062442-MKE, effective date of August 12, 2020 which lists the following easements and/or restrictions from schedule B:

1, 2, 3, 5 & 10 visible evidence shown, if any.

4, 6, 7, 8, 9, 24, 25 & 26 not survey related.

11. Rights of the public in so much of the subject premises as are affected by ordinance adopted by the Board of Supervisors of Milwaukee County June 29, 1926, and approved by the various towns in said County, establishing the width of Green Bay Avenue Road at 120 feet, and ordaining that said highway be widened to the width so established, together with rights of the public in that portion of the said premises lying within the limits of said road and not affected by said ordinance. A notice and plat etc. in said matter was filed in Milwaukee County, Wisconsin on November 12, 1928 as No. 1410. Does not affect property by location.

12. Agreement upon the terms, conditions and provisions contained therein:

Dated: July 20, 1950

Parties: Anthony Walkiewicz and Sophie Walkiewicz, his wife and Town of Milwaukee

Recorded: July 31, 1950

Instrument No.: 2959252. Affects property by location, general in nature.

13. Agreement upon the terms, conditions and provisions contained therein:

Dated: August 24, 1961

Parties: Anthony Walkiewicz and Sophie Walkiewicz

Recorded: August 31, 1961

Instrument No.: 3901721. Affects property by location, general in nature.

14. Sewer Easement to City of Glendale, dated April 19, 1965, recorded/Filed May 11, 1965 as Document No. 4176894. Affects property by location, shown.

15. Agreement upon the terms, conditions and provisions contained therein:

Dated: April 23, 1965

Parties: Lillydell Corporation

Recorded: May 11, 1965

Instrument No.: 4176896. Affects property by location, shown

16. Utility Easement to Wisconsin Electric Power Company, dated June 30, 1965, recorded/Filed July 16, 1965 as Document No. 4192217. Affects property by location, shown.

Conveyance of Rights in Land recorded on April 22, 1986 as Document No. 5938344. Affects property by location.

17. Sewer Easement to City of Glendale, dated October 12, 1965, recorded/Filed November 16, 1965 as Document No. 4220794. Does not affect property by location, not shown.

18. Sewer Easement to City of Glendale, dated January 17, 1966, recorded/Filed February 04, 1966 as Document No. 4235772. Does not affect property by location, shown.

19. Utility Easement to Wisconsin Electric Power Company and Wisconsin Telephone Company, dated February 15, 1971, recorded/Filed March 05, 1971 as Document No. 4377872. Does not affect property by location, not shown.

20. Utility Easement to Wisconsin Electric Power Company, dated December 17, 1975, recorded/Filed January 15, 1976 as Document No. 4573703.

21. Utility Easement to Wisconsin Electric Power Company, dated July 28, 1977, recorded/Filed September 09, 1977 as Document No. 5139952. Affects property by location, shown.

22. Utility Easement to Wisconsin Electric Power Company, dated May 30, 1979, recorded/Filed June 26, 1979 as Document No. 5231196. Does not affect property by location, not shown.

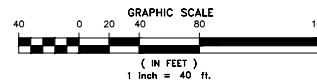
23. Utility Easement to Wisconsin Bell, Inc., dated October 12, 1988, recorded/Filed November 04, 1988 as Document No. 6223971. Affects property by location, shown.

TABLE "A" ITEMS

- (1) A zoning report has not been provided.
- (2) Utility lines are shown from visible surface evidence, municipal plans and from plans and markings provided by Diggers Hotline, the One-call Utility Marking System (Wisconsin State 182.0175), Ticket Number 20203821998, 20203516542, 20203516526.
- (3) There is no visible evidence of earth moving, building construction or building additions within recent months.
- (4) There are no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction. Observable evidence of recent street or sidewalk construction or repairs if any, is shown.
- (5) There is no evidence on site of delineated wetlands areas.
- (6) There were no offsite easements or servitudes benefiting the survey property disclosed in furnished Title Commitment at the time of survey.

LEGEND

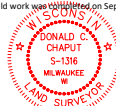
● INDICATES FOUND 1" IRON PIPE	□ TELEPHONE PEDESTAL
● INDICATES SET 1" IRON PIPE	□ CABLE PEDESTAL
● INDICATES FOUND CHISELED CROSS	□ CONTROL BOX
● SANITARY MANHOLE	□ FIBER OPTIC PEDESTAL/SIGN
● SANITARY CLEANOUT OR VENT	□ TRAFFIC LIGHT
● SEPTIC TANK ACCESS COVER	□ COMMUNICATION MANHOLE
● M.I.S. MANHOLE	□ BOLLARD
● UNKNOWN MANHOLE	● SOIL BORING/MONITORING WELL
● STORM MANHOLE	□ WATER SURFACE
● INLET (ROUND)	□ WETLANDS FLAG
● INLET (SQUARE)	□ MARSH
● CURB INLET	□ FLAGPOLE
● STORM SEWER END SECTION	□ PARKING METER
● GAS VALVE	□ SIGN
● GAS METER	□ MAILBOX
● WATER VALVE	□ RAILROAD CROSSING SIGNAL
● HYDRANT	□ HANDICAP SPACE
● WATER MANHOLE	● CONIFEROUS TREE
● WATER SERVICE CURB STOP	● DECIDUOUS TREE
● WELL HEAD	□ SANITARY SEWER
● STAND PIPE	□ STORM SEWER
● WALL INDICATOR VALVE	□ WETLAND
● POST INDICATOR VALVE	□ MARKED GAS MAIN
● LIGHT POLE	□ MARKED ELECTRIC
● SPOT/YARD LIGHT	□ OVERHEAD WIRES
● UTILITY POLE	□ MARKED TELEPHONE
● GUY WIRE	□ MARKED CABLE TV LINE
● ELECTRIC MANHOLE	□ MARKED FIBER OPTIC
● ELECTRIC PEDESTAL	□ BURIED ELECTRIC SERVICE
● ELECTRIC METER	□ ROAD FENCE
● TELEPHONE MANHOLE	□ CHAIN LINK FENCE
	□ WIRE FENCE



TO: Danny Umansky
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 8, 9, 13, 16, 17, 18, 19, 20 and 22 of Table A thereof. The field work was completed on September 30, 2020.

Date of Map: October 6, 2020



Donald C. Chaput
Professional Land Surveyor
Registration Number S-1316

ENCROACHMENT TABLE	
A	FENCE ENCROACHES ON PROPERTY LINE
B	CONC. PAVEMENT ENCROACHES ON PROPERTY LINE
C	GRAVEL ENCROACHES ON PROPERTY LINE
D	PET CEMETERY ENCROACHES ON PROPERTY

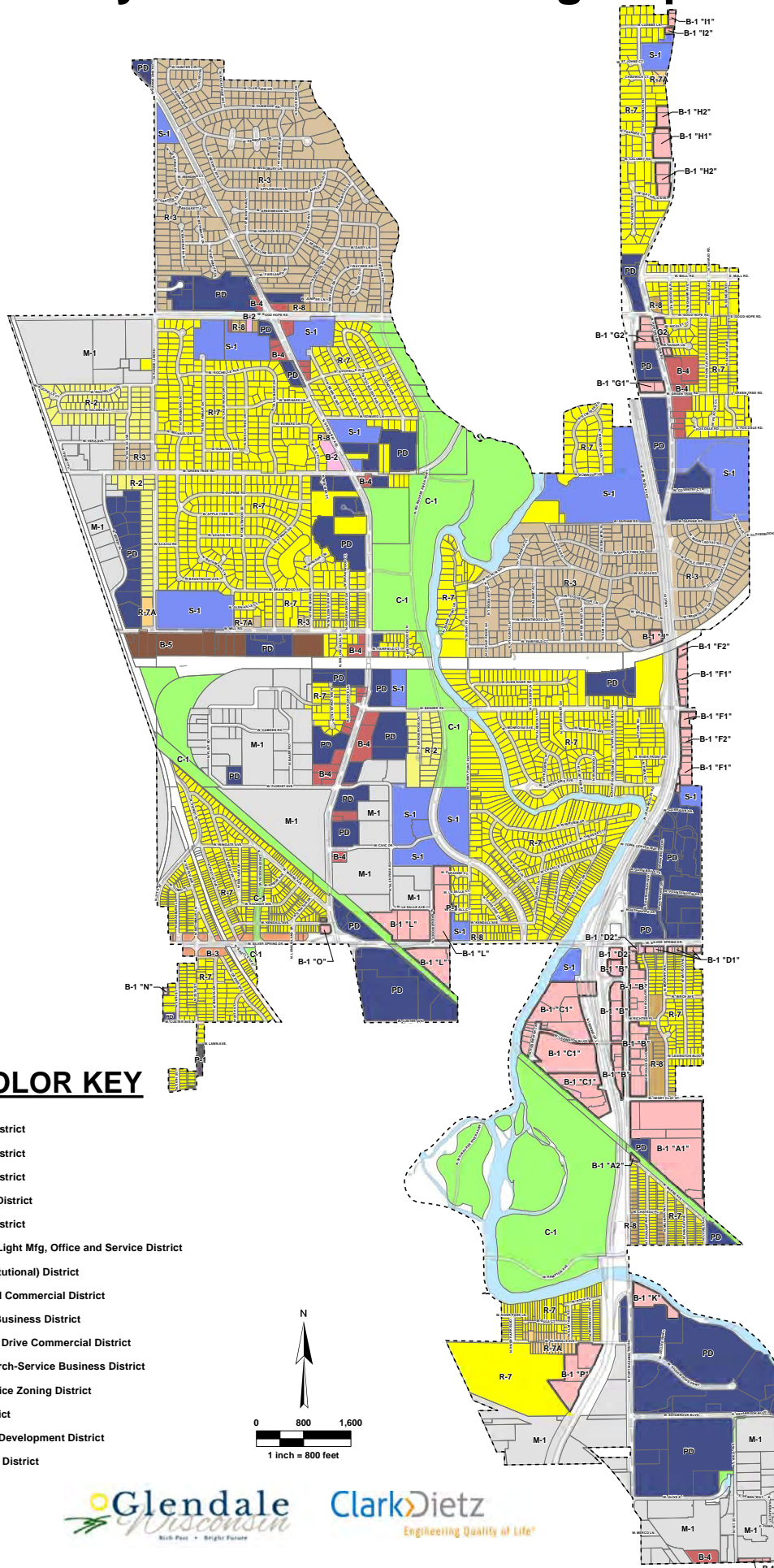
CHAPUT
LAND SURVEYS

114 W. Foster Avenue, Suite 200, Wauwatosa, WI 53226
www.chaputlandsurveys.com

Date	Revision description	
Oct 6, 2020	Additional data and Boundary Stakeout	far
Oct 22, 2020	Exception #19	far
Aug 9, 2021	Land Area	far

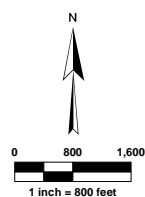
Drawing No. 20210809AL3597-far

City of Glendale Zoning Map



ZONING COLOR KEY

- R-2 Residence District
- R-3 Residence District
- R-7 Residence District
- R-7A Residence District
- R-8 Residence District
- M-1 Warehouse, Light Mfg, Office and Service District
- S-1 Special (Institutional) District
- B-1 Business and Commercial District
- B-2 Community Business District
- B-3 Silver Spring Drive Commercial District
- B-4 Office-Research-Service Business District
- B-5 Business-Office Zoning District
- P-1 Parking District
- PD Planned Unit Development District
- C-1 Conservancy District



Updated:
June 2022, Clark Dietz, Inc.
March 2022, Clark Dietz, Inc.
May 2021, Clark Dietz, Inc.
June 2019, Clark Dietz, Inc.
November 2017, Clark Dietz, Inc.

Date Printed: Monday, June 27, 2022

Document Path: R:\Client Data\G058-Glendale\GISMXD\Glendale Zoning.mxd



M-1 WAREHOUSE, LIGHT MANUFACTURING, OFFICE AND SERVICE DISTRICT.

- (a) **Intent.** The M-1 Warehouse, Light Manufacturing, Office and Service District is intended to provide for the development of compatible groupings of warehouse, light manufacturing, and office uses. The physical and operational characteristics of uses in this District are based on performance standards which would not be detrimental to the public health, safety or welfare or detrimental to the surrounding area as a result of noise, vibration, external lighting, odor, particulate emissions, other visible emission, hazardous pollutants, traffic, physical appearance, or other similar factors. All uses in this District must comply with applicable local, state and federal codes and standards. Uses in the M-1 District are also intended to provide ample off-street parking and loading areas, and landscaped planting screens in those areas adjacent to or abutting residential or other non-commercial uses, to prevent adverse effects upon the adjoining areas.
- (b) **Permitted Principal Uses.** Except as herein provided, no building, structure, or land in this District shall be used, erected, altered, or enlarged except for the uses specified below:
- (1) Uses involving the manufacture and fabrication of goods within the confines of a building and in which any noise, vibration, heat, flash, or odor produced in any process is confined within the building, and in which the manufacture, fabrication, processing or operation does not regularly employ, use, or consume materials as defined in Section 5.4.2 of this Code of Ordinances.
 - (2) Buildings for the storage of goods and materials, other than hazardous materials as defined in Section 5.4.2, where such goods or materials are stored inside a building, provided such building is not subdivided into more than three (3) multiple warehouse and storage facilities containing less than one thousand five hundred (1,500) square feet each and are available for sublease.
 - (3) Uses providing a service in which noise, vibration, heat, flash, or odor produced on the premises by such service uses is confined within a building.
 - (4) Business, professional, clerical, or general offices.

- (5) Indoor sports and recreational facilities, excepting and excluding any recreational activity involving the use of weaponry, provided adequate off street parking is available for any customers, users, or employees not accommodated by onsite facilities.
- (6) Research laboratories.
- (c) **Permitted Accessory Uses.**
 - (1) Off-street parking and loading areas for facilities located wholly within the City of Glendale.
 - (2) Sales of products integral to the service or manufacturing business, which sales promote the product as manufactured, and are limited to not more than 10% of gross receipts and 20% of the total interior building space on the premises. Such retail sales shall further be limited to not more than 40 hours per week, and shall not emit any noise, odor, or emissions of any nature, or spillover lighting as otherwise prohibited by the Glendale Code.
 - (3) Garages or buildings used for the storage of vehicles used in conjunction with the operation of a warehouse or industrial use which are located wholly within the City of Glendale.
- (d) **Conditional Uses.** The following uses may be permitted only if approved by the Plan Commission in accordance with the provisions of Sections 13.1.38(a)(2) through (4) and Article E of this Chapter, which provisions are standards to guide the Plan Commission in determining whether or not to grant approval of such uses:
 - (1) Caretaker or guard's quarters.
 - (2) Contractor's yards and the outdoor storage of construction equipment.
 - (3) Child care, day care centers or preschool centers licensed by the State of Wisconsin and in continuous compliance with all applicable state and local regulations, and counseling centers, indoor recreational or fitness centers, instructional clinics, study centers or similar institutional uses which serve the needs of the work force of an industrial or commercial use within the M-1 Zoning District, and which are located within or upon the premises occupied by such existing industrial or commercial use.
 - (4) Light rail facilities and stations.
 - (5) Landscape contractors and landscape services.
 - (6) Medical clinics.
 - (7) Restaurants with inside seating only.
 - (8) Veterinary offices and small animal hospitals.
 - (9) The accessory storage of new automobiles, provided all areas employed for storage are within one thousand (1,000) feet from any boundary to the nearest boundary of the location of operation, and provided the principal user is a new car dealership in the City of Glendale, a new car dealership being a business involved in the retail sale of new automobiles, not previously titled, and which sales involve a transfer of title as opposed to leasing.
 - (10) Commercial radio, television towers or wireless communication towers, and antennas whether requiring an independent mounting system or affixed to an existing structure.

- (11) Enclosed as well as screened areas for the storage of materials other than explosive or flammable materials as defined in Section 5.4.2.
 - (12) Auto Repair Shops in existence in the City of Glendale as of January 1, 2009.
 - (13) Resale shops, in which fifty percent (50%) or more of the gross volume of sales is derived from the sale of used, trade-in, or consigned merchandise in existence in the City of Glendale as of January 1, 2009.
- (e) **Prohibited Uses.** The following uses are specifically prohibited in the M-1 District:
- (1) Automobile wrecking yards, junk yards, storage or salvage yards, gasoline and vehicle service stations, auto or boat or vehicle repair shops, body shops, or similar uses, except as provided above under conditional uses in subsection (d)(12).
 - (2) Churches, synagogues, schools, or similar institutional uses or places of religious worship, unless such use is consistent with and secondary to such uses contained in Section 13.1.39(b)(d).
 - (3) Drop forges, foundries, grain elevators, refineries, tanneries, or similar use.
 - (4) Dairies, cheese factories, stockyards, and rendering plants.
 - (5) Fertilizer storage or packaging.
 - (6) Uses involving the storage, utilization, or manufacture of materials or products which decompose by detonation.
 - (7) All retail uses and wholesale buying clubs, except as allowed by subsection (c)(2).
 - (8) Drive-in and fast food restaurants.
 - (9) All waste disposal, dumping, incineration and related or similar waste management uses.
 - (10) All types of residential uses, except caretaker or guard's quarters as a conditional use.
 - (11) Buildings for the storage of goods and materials, other than hazardous materials as defined in Section 5.4.2, where such buildings are subdivided into more than three (3) multiple warehouse and storage facilities containing less than one thousand five hundred (1,500) square feet each and are available for sublease.
 - (12) Buildings for the storage, manufacture, fabrication, processing or regular use of goods and materials, which materials are hazardous materials as defined in Section 5.4.2 of this Code of Ordinances.
 - (13) Use by or for the benefit of municipalities, political corporations, governmental entities or subdivisions thereof when such use shall serve to exempt the property from real or personal property taxation, unless such use shall be for the substantial direct benefit of the City of Glendale.
 - (14) Pawn shops, and any retail sales operation deriving its merchandise primarily from lending operations in exchange for consigned collateral.
 - (15) Check cashing institutions which are not part of a state or federally licensed and regulated bank, thrift, savings and loan or credit union.

- (16) Resale shops, in which fifty percent (50%) or more of the gross volume of sales is derived from the sale of used, trade-in or consigned merchandise, except as provided under conditional uses in subsection (d)(13).
- (17) All Organizations or uses exempt from property taxation as set forth in Wis. Stats. §70.11.
- (18) Agricultural use, farming, raising crops, or any other form of farming or agricultural use.
- (f) **Performance Standards.** Uses in the M-1 District shall comply with the provisions for performance standards set forth in Article I of this Chapter.
- (g) **Dimensional and Area Requirements.**
 - (1) Minimum setback along major thoroughfares one hundred (100) feet or more in width: Fifty (50) feet.
 - (2) Minimum setback along all other streets: Twenty-five (25) feet.
 - (3) Minimum side yard: Ten (10) feet.
 - (4) Minimum rear yard: Ten (10) feet.
 - (5) For side and rear yards on lots abutting a more restrictive district, see Section 13.1.12.
 - (6) Maximum lot coverage by buildings (of total lot area): Eighty percent (80%).
 - (7) Maximum building height: Sixty (60) feet.
 - (8) Minimum lot area and minimum lot width are as required in Section 13.1.17.
- (h) **Parking and Loading Requirements.** Parking and loading areas shall be provided in accord with provisions in Article G which establishes design guidelines and standards for such facilities.
- (i) **Outdoor Storage.** Any outdoor storage area shall occupy no larger an area than permitted by the Plan Commission and shall be screened from view by an approved solid wall, opaque fence, or evergreen landscaped planting screen as described in Section 13.1.15.
- (j) **Building Materials and Design.** Principal and accessory buildings proposed for construction in the M-1 District presented for review shall be designed so as to compatibly integrate architectural style, size, shape, building materials, color, and texture. Buildings shall be designed to be individually pleasing and of a design and material to provide lasting value.
- (k) **Site Plan Approval Required.** Before a building permit is issued for any use in the M-1 District, a site plan shall be submitted to and approved by the Plan Commission and the applicant is required to submit the following data as part of the site plan approval:
 - (1) Evidence of all environmental permits and approvals required by applicable state or federal agencies.
 - (2) Proposed use of the site.
 - (3) Certified survey map or plat.
 - (4) Building plan.
 - (5) Parking and loading areas.
 - (6) Lighting.
 - (7) Signs.

- (8) Driveway location.
- (9) Highway access.
- (10) Traffic pattern.
- (11) Outside storage areas.
- (12) Landscaping plan.
- (13) Drainage plan.
- (14) Public utilities available.
- (15) Grades.
- (16) Proposed operational plan.
- (17) Long-range development plan.
- (18) Additional pertinent data required by the Plan Commission.
- (19) Economic impact on City operations and services.
- (20) Fencing.
- (21) Security plans, including the existence or location of camera systems, alarm systems, deterrent or safety devices, safety mechanisms, and security personnel, if any.