

CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, November 03, 2015

Pursuant to adjournment, the City Plan Commission met in the Common Council Chambers of City Hall, 5909 North Milwaukee River Parkway.

Mayor Kennedy called the meeting to order at 6:00 p.m.

Roll Call: Present: Mayor Bryan Kennedy, Commissioners Bruce Cole, Izzy Goldberg, Fred Cohn, Gary Lippow, Robert Pfauth, and Tomika Vukovic. Absent: None.

Other Officials Present: Richard E. Maslowski, City Administrator, Todd M. Stuebe, Director of Community Development

In accordance with the Open Meeting Law, the Glendale Herald, the City's official newspaper, was advised on Thursday, October 29, 2015, of the date of this meeting, the agenda was posted on the official bulletin board in City Hall, copies of the agenda were made available to the general public in the Municipal Building and the Police Department, and those persons who have requested were sent copies of the agenda.

PLEDGE OF ALLEGIANCE.

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

ADOPTION OF THE MINUTES.

Motion was made by Comm. Goldberg, seconded by Comm. Cohn, to approve the minutes of the meeting held on Tuesday, October 6, 2015. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cole, Goldberg, Cohn, Lippow, Pfauth, and Vukovic. Noes: None. Motion carried unanimously.

MATTERS FOR CONSIDERATION.

- I. Plan Commission Review, Bavarian Bierhaus, 700 West Lexington Boulevard. Review and approve proposed architectural, site, landscaping, signage, and lighting, for Bavarian Bierhaus Festival Park (Old Heidelberg Park) tower entrance.

Mr. Stuebe stated that the Plan Commission Report was distributed to the Plan Commissioners and Applicant and is incorporated herein as follows:

Plan Commission Report:

Item continued from June 2, 2015. Brauhaus Milwaukee, LLC, proposes a tower entrance feature for the Old Heidelberg Festival Grounds (known for the annual Bavarian Oktoberfest). The proposed tower will be located on Lot 2 of CSM 8584 (Old Heidelberg Park is Lot 3 of CSM 8584). The site is

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zoned B-1, Sub Area C1 district, and Plan Commission review and approval is required.

The proposed tower feature base structure measures 12'-4" by 12'-4" and is 58 feet in height to the top of the beer stein. Further descriptive narrative is included with the submittal documents. It is not proposed to store any grain within the silo.

A beer stein that includes the Bavarian Bierhaus logo atop the tower would have aesthetically pleasing lighting and is proposed to rotate. Signage on the east side of tower feature includes the name of the Bavarian Bierhaus establishment.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant approval for Brauhaus Milwaukee, LLC, to construct the entrance tower per the approved architectural, site, landscaping, lighting, and signage plan, per the following conditions: 1) Grain shall not be stored in the silo. 2) Signs require a Sign Permit per the City of Glendale Sign Code; 3) All landscaping being maintained and replaced and/or replenished whenever necessary; 4) All building and fire codes being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department.

Mike Weiss introduced himself as the owner representative for the Brauhaus Milwaukee LLC's Bavarian Bierhaus brew pub, and introduced architect Dan Beyers shortly thereafter.

The Plan Commission had inquiries about the proposed concept that Mr. Weiss and Mr. Beyers provided insights and specifics about the proposed tower entrance feature.

Motion by Comm. Pfauth, seconded by Comm. Lippow, that the Plan Commission grant approval for Brauhaus Milwaukee, LLC, to construct the entrance tower per the approved architectural, site, landscaping, lighting, and signage plan per the four requirements. Motion carried by consent of majority.

- II. Certified Survey Maps, Glendale Manor and Braeburn Meadows Planned Unit Development, 2510 West Good Hope Road, 7250 North Range Line Road, and 7310 North Braeburn Lane and Environs. Review and recommend Common Council approval of Certified Survey Maps (CSM's) creating parcels to facilitate the Glendale Manor and Braeburn Meadows project.

Mr. Stuebe stated that the Plan Commission Report was distributed to the Plan Commissioners and Applicant and is incorporated herein as follows:

Plan Commission Report:

GD Rental Properties, LLC (Galina Donets) seeks approval of two Certified Survey Maps to create the seven lots required for the Glendale Manor and Braeburn Meadows Planned Unit Development.

The necessary action by the Plan Commission is to recommend to the Common Council, to approve the Certified Survey Maps subject to payment of the \$220 (Lots 3,4, and 5, \$175.00 plus 3x\$15 = \$220) and \$75

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administrative fees (Lot 8), making the required technical corrections to the documents, and payment of City Engineer CSM technical review fees, if any.

Community Development Director Stuebe stated that Certified Survey Map divides and creates the remaining single-family residential lots necessary to facilitate completing the project as approved by the City.

Rob Williams introduced himself as the developer representative for the project.

City Administrator Maslowski stated that this is a recommendation to the Common Council and that the created lots created will be consistent with and implement what the City has approved.

Motion by Comm. Cole, seconded by Comm. Cohn, that the Plan Commission recommend that the Common Council approve the proposed Certified Survey Maps per the requirements. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cole, Goldberg, Cohn, Lippow, Pfauth, and Vukovic. Noes: None. Motion carried unanimously.

ADJOURNMENT.

Motion by Comm. Cohn, seconded by Comm. Cole, to adjourn the Plan Commission until 6:00 p.m. on Tuesday, December 1, 2015. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cole, Goldberg, Cohn, Lippow, Pfauth, and Vukovic. Noes: None. Motion carried unanimously.

Todd M. Stuebe, Director of Community Development

Recorded: November 4, 2015