

CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, October 3, 2017

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 Tomika Vukovic, Karn Cronwell, Fred Cohn, Gary Lippow, Josh Wadzinski, and JoAnn Shaw. Absent: None.

Other Officials Present: Rachel Reiss, City Administrator, Todd M. Stuebe, Director of Community Development, and North Shore Fire Department Battalion Chief John Maydak.

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised on Thursday, September 28, 2017, 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. Shaw, seconded by Comm. Cohn, to approve the minutes of the meeting held on Tuesday, September 05, 2017. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Lippow, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

MATTERS FOR CONSIDERATION.

- I. Specific Implementation Plan, David Hobbs Honda, 1633 West Bender Road (Bender Townhome Southerly Site). Review and approve proposed Specific Implementation Plan for automobile storage yard use and occupancy.

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

Greg Hobbs and his team will formally present the Specific Implementation Plan (SIP) to the Plan Commission for review and approval. The SIP is the precise plan for the proposed Planned Development District project.

The proposed plan includes the paved space to store cars sold by David Hobbs Honda, a six-foot height cedar wood fence enclosure that surrounds the north, east, and south sides of the premises (which includes separating the stormwater pond from the existing residential and City-Owned lands to the east), site lighting, the necessary stormwater management pond (that serves both the Bender Road Townhomes premises and the David Hobbs Honda car storage yard premises), and grass between the paved space and the fence. The pond shape varies slightly from the originally approved Specific Implementation Plan.

Required Action

The necessary action by the Plan Commission is to approve the Specific Implementation Plan for the Davis Hobbs Honda as submitted consistent with the approved General Development Plan. A Development Agreement was previously approved for the Bender Townhomes and David Hobbs Honda project.

Community Development Director Stuebe stated this Specific Implementation Plan is for the south property and this is first time that the Plan Commission is reviewing the plan.

Greg Hobbs introduced himself as representing David Hobbs Honda.

Mustafa Emir introduced himself as project consulting engineer working with Clark-Dietz, continuing stating that they have skinnied up the stormwater pond to lose 5,000 square feet of surface, and that the pavement is about the same as previous, that a cedar fence surrounds the property, although they would like to modify the south side to a chain-link fence as it will not be visible to anybody. Mr. Emir stated that lighting will be 15 feet in height, per City Code, and that it will not spill out to the Bender Townhomes and other neighbor properties.

Mayor Kennedy inquired what an anti-tracking pad is.

Mr. Emir explained that 3-inch stone is placed where trucks enter and exit the construction site to scrub the tires, to catch mud and earth before leaving the premises to keep the streets cleaner, and that is only there while construction is in progress.

Comm. Cohn asked if the fence line will be up to the height and composition up through Bender Road.

Mr. Emir said yes.

Comm. Cronwell observed the family-oriented neighborhood and asked if the pipes on the Hobbs property do not give access to children.

Mr. Emir observed that if they do not have access to the Hobbs property they do not have access to the pond.

Comm. Wadzinski asked if there are photometrics for the lower version of the site illumination.

Mr. Emir stated that the lights will be limited to 15 feet in height.

Motion by Comm. Wadzinski, seconded by Comm. Cohn, that the Plan Commission grant approval of the Specific Implementation Plan for David Hobbs Honda improvements to the south property located at 1633 West Bender Road (to be associated with the David Hobbs Honda automobile dealership located at 6100 North Green Bay Avenue). Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Lippow, Wadzinski, and Shaw. Noes: None. Motion carried 7-0.

II. Specific Implementation Plan, Bender Townhomes, 1633 West Bender Road. Review proposed alterations to the previously approved Specific Implementation Plan.

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

Ted Matkom, Michael Klein, and Bender Townhome project team will formally present the proposed revised Specific Implementation Plan (SIP) as submitted to the Plan Commission for review and approval. The SIP is the precise plan for the proposed Planned Development District project.

The proposed changes to the plan are site changes which include changing the northeast stormwater facility from an underground system to an open air stormwater retention pond, relocating all of the trash enclosures away from the existing residential neighborhood, installing fence (Developer to specify height and style) along both the east and west property

boundaries, two more fire hydrants added, creating two landscape elements that facilitate maintaining earth within the premises, removal of landscape planting elements within two parking areas between the buildings, changes to the site landscape plan such as the number of trees, removal of existing trees and brush in the space between the east property line and the west edge of the buildings, and moving the proposed easterly ingress-egress to where it was originally.

Required Action

The necessary action by the Plan Commission is to determine whether the proposed changes to the project plan are a substantial change to the plans and, if not, to approve the revised plan.

Michael Klein introduced himself as representing Bender Townhomes.

Brad Jors introduced himself as project consulting engineer working with Kapur & Associates, continuing stating that they have been working with the North Shore Fire Department, Wisconsin Department of Natural Resources, utility companies, and Waste Management.

Mayor Kennedy said that when he spoke previously with Ted Matkom he did not recall removal of all of the trees.

Michael Klein stated that the fence was initially between the buildings, to keep residents from walking to the east and blocking the headlights, and that changes are proposed so that the trash containers will not be next to the neighbors to the east, so they put the fence along the property line, continuing stating that some of the trees, not all, some are dead, and others not in good shape.

Mr. Jors said that there is some bad stuff (trees) that presents a liability issue.

Mr. Klein said that if they do not have access they cannot maintain and that the fence, relative to the ravine, the fence is east of the ravine, and that if the fence is exactly on the ravine they would not have access to the ravine, so they will mostly clear-cut, plant grass, and make it look nice.

Mayor Kennedy asked if that would provide shade into the yards.

Mr. Klein said that they will keep what they are able to although the brush has to go.

Mr. Jors said that it is pretty clear when there are branches breaking and growing sideways, and that they will keep as many as they are able and not have a liability.

Mayor Kennedy observed that they have changed to an open surface

pond.

Mr. Jors stated that the North Shore Fire Department found that they did not need access around the end of the building so they were able to eliminate some of the pavement and have the pond there.

Mayor Kennedy asked if the Wisconsin Department of Natural Resources would allow digging.

Brad Jors stated that they have the necessary Wisconsin Department of Natural Resources permit reviewed and approved.

Mayor Kennedy asked about how neighbor contact was happening, have they placed flyers on doors, for the changes has there been outreach, have they talked to the neighbors and District Alderman.

Comm. Cohn asked about the stormwater pond, whether it is a no mow.

Comm. Lippow asked what is meant by no mow at the pond.

Comm. Cohn said if the depression that maintains water has high growth it could look bad on Bender, and what depth.

Mr. Jors said that they follow the Wisconsin Department of Natural Resources Technical Standards, and observing some of the contour elevations on the drawing, replied that there would be five feet of water depth, with three feet more to the top of the basin.

Comm. Cohn asked what keep kids from getting in there, and said that he fears kids living in the complex may do so.

Mr. Klein said that there will be signs.

Mr. Jors said that the pond has a safety shelf.

Comm. Cohn asked if there is a way to fence this.

City Administrator Reiss observed that ponds are found all over the region and they are not fenced.

Comm. Lippow observed that the Milwaukee River is not fenced.

Comm. Cronwell asked if they could walk through how they connected to the neighborhood.

Mr. Klein said that Ted Matkom distributed the plans to the neighbors, and that they are finally to this place after none months of working through issues.

Mr. Jors commented that it is a challenging property and that they have been trying to attend to all concerned neighbors.

Mayor Kennedy said that he received five neighbor emails, one about trees and shrubs (just look at fence), the second that it is a home to wildlife, the third that said that trees are not simply grass and that they should replace trees, the fourth that it would be a breeding ground for mosquitos with open water and that brush be cut down, and the fifth that shared many of the same concerns.

Mr. Klein stated that the fence was not inexpensive and that it will

cost about \$95,000, and that it is liability that they cannot get around.

Comm. Cronwell asked if the fence will be the same type as for the Hobbs.

Comm. Lippow said that he sees the brush in the pond and fence as positives, observing that a modern fence is better than bramble, especially if they will be leaving the healthy trees, and the retention pond chronology, if they do not need more asphalt that leaves more open land and space, and continued to ask whether both raised berms are new, that they found that much earth.

Comm. Wadzinski said that he thinks this very positive, the pond treat soils, the relocated dumpsters, the berms help to screen the site, continuing stating that he has two concerns pertaining to the fence and the underbrush, and asked what is to say that it will be Kentucky Bluegrass lawn, and how will they identify which trees to save and remove, and as for the fence, it is really long.

Mr. Klein replied that if it is not a mature healthy tree they are going to clean it up.

Comm. Wadzinski said to protect the mature healthy trees.

Mr. Klein said that if it is a liability he does not have a solution.

Comm. Wadzinski observed that a long fence is monotonous.

Mr. Jors said that the North Shore Fire Department needs to get between the buildings.

Comm. Wadzinski said see or headlights.

Mr. Klein stated that it is more for liability than security, with people cutting through the backyards.

Comm. Shaw observed that the property is technically capped and they are digging for fire hydrants.

Mr. Klein said that the berms are where they keeping the contaminated earth underneath with the cap above on top, which will be maintained.

Mr. Jors said that there is a specific plan that has been reviewed and approved by the Wisconsin Department of Natural Resources and concluded saying that they know what they are doing.

Motion by Comm. Lippow, seconded by Comm. Wadzinski, that the Plan Commission determine that the proposed changes to the Specific Implementation Plan are not a major alteration and grants approval of the changes to the Specific Implementation Plan for Bender Townhomes located at 1633 West Bender Road. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Lippow, Wadzinski, and Shaw. Noes: None. Motion carried 7-0.

III. Plan Commission Review, Woodfashioned, 2006 West Bender Road.
Review and approve proposed creative objects
woodworking/machining use and occupancy.

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

Applicant, Brian King, seeks Plan Commission use and occupancy approval for Woodfashioned, LLC, a creative objects woodworking/machining enterprise, to occupy a 1,000 square-foot tenant space in the 9,000 square-foot multi-tenant building located at 2000-2008 West Bender Road. The property is owned by Kivley Investments, LLC. The site is zoned M-1 Warehouse, Light Manufacturing, Office, and Service District, and the proposed use is permitted with Plan Commission review and approval.

Photograph: 2006 West Bender Road (View Southeast)



Community Development Director Stuebe stated that staff recommends that the Plan Commission grant use and occupancy approval for Brian King to operate Woodfashioned, LLC, a creative objects woodworking/machining enterprise, within the tenant space located at 2006 West Bender Road, with the following requirements: 1) Outside storage is not permitted; 2) Signage Permits per the Glendale Sign Code; 3) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 4) All City of Glendale building and fire codes being carried

out to the satisfaction of the Building Inspector and the North Shore Fire Department.

Brian King introduced himself as a self-innovation hub into making things and, after a fairly exhaustive process, bringing together woodworking and technology he will utilize 3-d design and Computer Aided Design (CAD) and a computer numeric control (CNC) router to produce creative pieces, furniture, and functional art.

Comm. Lippow asked if there will be a showroom where customers come and go.

Mr. King said that he thinks allot of art pieces, his currency, there will not be much of a showroom – it is a concrete room that will be his shop and office, and that he is thinking of other ways to get street visibility.

Comm. Cronwell asked about noise and glue, and how he would contain chemicals used in the finishing process.

Mr. King said that he has been doing allot of thinking about that and that he will mostly use a hand rubbed citrus solution, pure tongue oil (Linseeds), and pine solvent, and continued saying that plywood might not even need finishing and that it is a work in progress, concluding saying that he does not like sitting in a room full of vapors, and that perhaps he will outsource that, taking it one hour north.

Comm. Shaw asked what he plans on doing with the scraps, all the wood scraps.

Mr. King said that he has a family place one hour north for hobbies, a fireplace, and fire pit.

Comm. Shaw asked about dust and particulate.

Mr. King stated that as far as industrial dust collection and air purification he held off on purchasing for this meeting.

Motion by Comm. Cohn, seconded by Comm. Cronwell, that the Plan Commission grant use and occupancy approval for Brian King to operate Woodfashioned, LLC, a creative objects woodworking/machining enterprise, within the tenant space located at 2006 West Bender Road, per the four requirements. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Lippow, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

IV. Plan Commission Review, Office of DeLeers, Construction, Incorporated, 6969 North Port Washington Road (Glendale Market). Review and approve proposed DeLeers project management office use and occupancy.

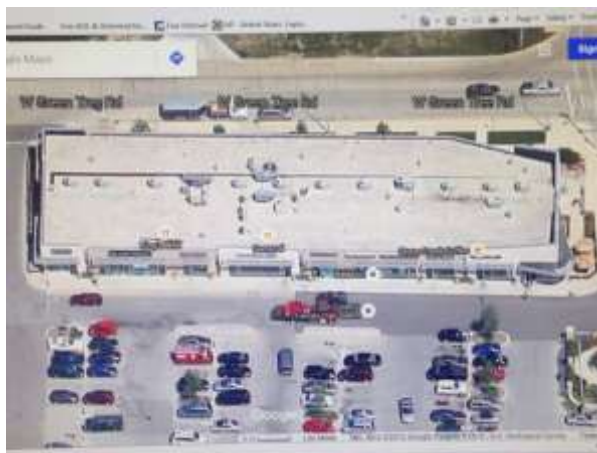
Mr. Stuebe stated that the Plan Commission Report was distributed to

the Plan Commissioners and Applicant and is incorporated herein as follows:

DeLeers Construction seeks Plan Commission approval to maintain an office within the remainder of the former Aurora Pharmacy tenant space located at 6969 North Port Washington Road (Glendale Market). The site is zoned PD-Planned Unit Development District and the proposed use and occupancy requires Plan Commission review and approval.

The tenant space is about 1,500 square feet. Proposed business hours are Monday through Friday, 7:30 a.m. to 5:30 p.m. There will be two to six employees

Photograph. 6969 North Port Washington Road (View to North).



Community Development Director Stuebe stated that staff recommends that the Plan Commission grant use and occupancy approval for DeLeers Construction, Incorporated, a project management company, to operate within the tenant space located at 6969 North Port Washington Road (Glendale Market), per the five requirements: 1) Outside storage is not permitted; 2) Signage Permits per the existing Glendale Market Planned Sign Program (PSP) and the Glendale Sign Code; 3) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary, subject to approved landscape plans, pursuant to tenant/owner lease responsibilities; 4) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department; and 5) Written certification by owner of compliance with State of Wisconsin requirements for physically disabled parking prior to issuance of Occupancy Permit.

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Jamie Hart introduced herself as representing DeLeers, a general contractor headquartered in Green Bay, Wisconsin, who have been doing a lot of work down this way, continuing stating that what they will be doing in the office there is project management, sales, design, estimating, and have superintendents working in the field come in there for meetings, and will have customer meetings by appointment, there will not be any construction activities there, and that they will have herself there and hire up to six within a few years. Ms. Hart said that DeLeers does both commercial and residential work, and have completed work for a dentist in Brookfield, Fresenius in Brookfield, another dentist in Greenfield, and homes in Bayside and Burlington working with architects.

Comm. Lippow asked about the choice of location.

Ms. Hart said that DeLeers has worked with property owner General Capital Group, and they have helped them get started and the location has high visibility.

Motion by Comm. Cohn, seconded by Comm. Cronwell, that the Plan Commission grant use and occupancy approval for DeLeers Construction, Incorporated, a project management company, to operate within the tenant space located at 6969 North Port Washington Road (Glendale Market) per the five requirements. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Lippow, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

ADJOURNMENT.

Motion by Comm. Cohn, seconded by Comm. Lippow, to adjourn the Plan Commission until 6:00 p.m., Tuesday, November 7, 2017. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Vukovic, Cronwell, Cohn, Lippow, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

Todd M. Stuebe, Director of Community Development

Recorded: Tuesday, October 31, 2017