

CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, November 7, 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, October 2, 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. Cohn, seconded by Comm. Cronwell, to approve the minutes of the meeting held on Tuesday, October 03, 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. Plan Commission Use and Occupancy Review, 9Round Kickbox Fitness Center (Kickbox Fitness North Shore LLC), 6969 North Port Washington Road (former US Cellular Tenant Space at Glendale Market Multi-Tenant). Review and approve proposed kickboxing health and recreation use and occupancy.

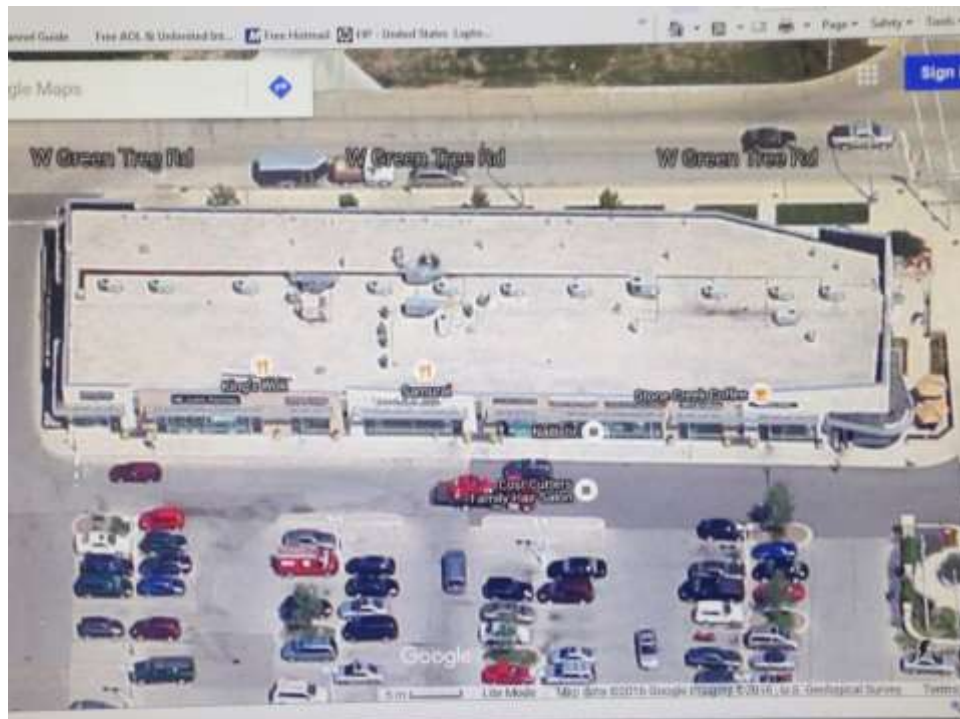
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Mr. Stuebe stated that the Plan Commission Report was distributed to the Plan Commissioners and Applicant and is incorporated herein as follows:

9Round Kickbox Fitness Center seeks Plan Commission approval to use and occupy the former US Cellular 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 1,640 square feet. Proposed business hours are Monday through Friday, 6:00 a.m. to 8:00 p.m. and Saturdays from 8:00 a.m. to noon. There will be between one and four employees with not more than two typically working in the 6969 North Port Washington Road tenant space. There will be 10 to 15 clients in the facility.

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 9Round Kickbox Fitness Center , a kickboxing fitness training facility, to operate within the tenant space located at 6969 North Port Washington Road (Glendale Market), with six requirements: 1) Fitness training activities are not permitted elsewhere on the 6969 North Port Washington Road premises; 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; 5) Written certification by owner of compliance with State of Wisconsin requirements for physically disabled parking prior to issuance of Occupancy Permit; and, 6) Remit \$300 fee for Plan Commission Review and \$105 fee for Occupancy Permit.

Ryan Thomson introduced himself as representing 9Round Kickbox Fitness Center and that they are currently located within the Village of Whitefish Bay, and that they have outgrown the space and are seeking a North Shore location that will draw more clients from all sides, continuing saying that he thinks this will be a better location. Mr. Thomson said that the tenant space will be 700 square feet bigger than the current location which is about 1,000 square feet, and added that their Grafton facility is about 1,400 square feet. Mr. Thomson said that as for class size there concept is an open gym open from 3:00 p.m. to 8:00 p.m., to offer schedule flexibility, and that there are typically between one and 12 persons there and never more than 18 as it gets a bit crowded and they have to double up, and occupancy will be limited to the allowed occupancy for the tenant space. Mr. Thomson shared that the current tenant space is located at 218 West Silver Spring Drive and that they have been there for five years. Mr. Thomson explained that they will be taking down the dividing wall in the former U.S. Cellular tenant space and will soundproof the space, install tile, and paint, and added that their bags will be bolted to an “L” shaped bracket that will absorb any vibration, and continued to clarify that the exhibit is a prototype exhibit and that there is an existing restroom in the rear of the existing tenant space. Mr. Thomson said that they do not have tournaments or competitions such as martial arts have, although they do have an annual anniversary party and participate in Kick for Cancer.

Motion by Comm. Cohn, seconded by Comm. Cronwell, that the Plan Commission grant use and occupancy approval for 9Round Kickbox Fitness Center , a kickboxing fitness training facility, to operate within the tenant space located at 6969 North Port Washington Road (Glendale Market), per the six requirements. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic,

Cronwell, Cohn, Lippow, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

- II. Plan Commission Use and Occupancy Review, Pizza Studio, 6969 North Port Washington Road (former Cartridge World Tenant Space at Glendale Market Multi-Tenant). Review and approve proposed specialty pizza palace 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:

Pizza Studio seeks Plan Commission approval to use and occupy the former Cartridge World 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.

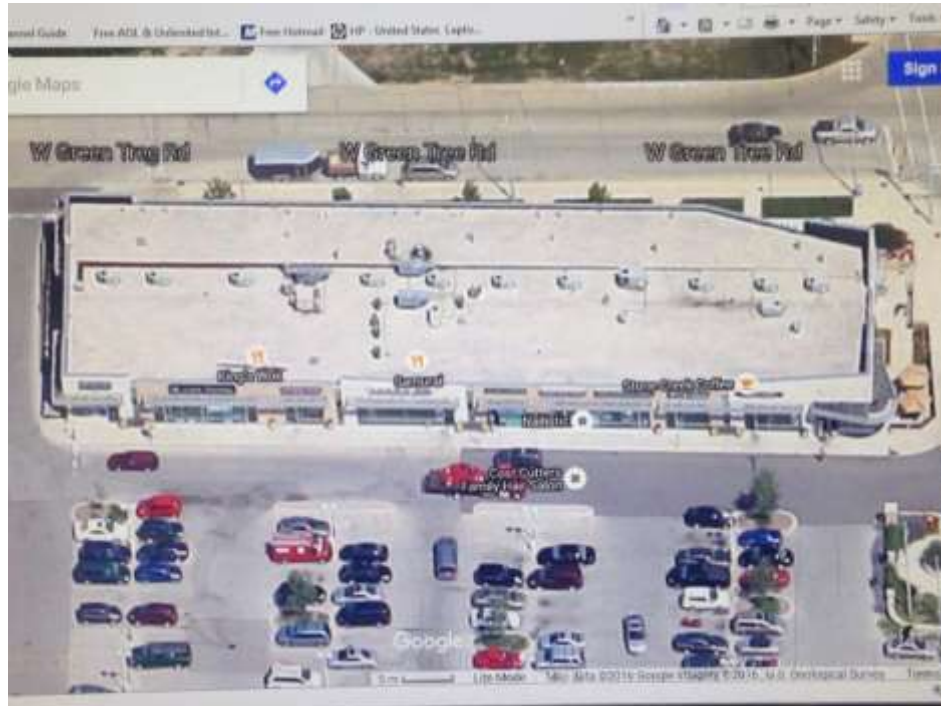
The tenant space is about 1,537 square feet. Proposed business hours are Sunday through Thursday, 11:00 a.m. to 9:00 p.m., and Friday and Saturday 11:00 a.m. to 10:00 p.m. Applicant has now indicated that they want to serve beer and wine within the store in bottles.

The number of employees working at the 6969 North Port Washington Road restaurant will vary based on business patronage patterns, however, the owner predicts from four to eight working within the pizzeria. Pizza will not be delivered by employees; pizza delivery will be delivered via a service called Uber Eats with which Pizza Studio contracts nationally.

Pizza Studio will have seating for 40 or 42 persons at 10 tables including one eight seat table (could serve ten patrons), six four seat tables, and four two-seat tables. Parking should generally be adequate at most times, however, the number of restaurants located at Glendale Market is the highest that it has been since opening (with Studio Pizza joining Stone Creek Coffee, Jimmy John's, Samurai Sushi Hibachi Restaurant, King's Wok, Dickey's Barbecue, and Dr. Dawg). Pizza Studio contemplates space for several tables along the store windows in front of and west of the store.

Pizza Studio plans to complete construction January, 2018, with the pizza restaurant opening by February/March, 2018.

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 Pizza Studio, a pizza palace, to operate within the tenant space located at 6969 North Port Washington Road (Glendale Market), with the following requirements: 1) Beer and wine shall only be served in open containers to be consumed only within the restaurant inside the building; 2) Obtain Common Council approval for a liquor license to serve beer and wine; 3) Signage Permits per the existing Glendale Market Planned Sign Program (PSP) and the Glendale Sign Code; 4) 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; 5) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department; 6) Written certification by owner of compliance with State of Wisconsin requirements for physically disabled parking prior to issuance of Occupancy Permit; and, 7) Pizza Studio come back to the Plan Commission with specific plans for any outside seating.

Aaron Hurvitz introduced himself as representing Pizza Studio, a fast casual pizzeria similar to Blaze with a different crust and oven, continuing that Studio Pizza originated in Los Angeles and sprouted to Minnesota, and now the first franchise in Wisconsin, and that he plans a February, 2018, soft opening and grand opening in March. Mr. Hurvitz said that Studio Pizza would like to have outside seating and that property owner General Capital Group is agreeable as long as pedestrian flow is maintained, and that Pizza Studio was thinking two two seat tables along the south side and perhaps another two two seat tables along the west side. Mr. Hurvitz said that they would not be able to access the west tables from the back door as they use the back door for deliveries from the kitchen area, and would have to access the tables via the front entrance.

Comm. Cronwell inquired about acting on this given there was not a specific plan for the outside seating.

Comm. Lippow said that he has concerns about the west side tight space, while he likes the idea there is limited physical space, and could not envision more than a couple of tables.

North Shore Fire Department Battalion Chief John Maydak stated that he was unsure about the space layouts, and noted that the occupancy will be limited to 49 or less.

The Plan Commission agreed that Pizza Studio must come back with the specifics of patio seating.

Motion by Comm. Cohn, seconded by Comm. Cronwell, that the Plan Commission grant use and occupancy approval for Pizza Studio, a pizza palace, to operate within the tenant space located at 6969 North Port Washington Road (Glendale Market), per the seven requirements, which includes the requirement that Pizza Studio come back to the Plan Commission for outside seating. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Lippow, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

III. Planned Sign Program, Riverwoods Medical Office (Irgens), 377 West River Woods Parkway. Review and approve proposed Planned Sign Program (PSP).

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

A Planned Sign Program (PSP) is proposed for the Riverwoods Medical Office Building, a multiple tenant medical office building with three or more tenants. The purpose of the PSP is to establish a set of guidelines and criteria for all signs in such a development.

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The 375 and 377 West River Woods Parkway properties already participate in a Planned Sign Program with Columbia St. Mary's for way finding related to the Columbia St. Mary's Medical Campus facilities and the attached Irgens Medical Office Building.

Aerial Photograph. 375/377 West River Woods Parkway.



Based on the intent of the PSP, Staff recommends that the Plan Commission grant PSP status for the proposed tenant signage at the 377 West River Woods Parkway multi-tenant office building per the submitted exhibits.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant PSP status for the proposed tenant signage at the 377 West River Woods Parkway multi-tenant office building per the submitted exhibits.

Karin Boerger introduced herself as representing building owner Irgens, and briefly explained that only six months ago 41 percent of the building was occupied and now they have increased occupancy to 75 percent now, and then described the requested signage program as two signs at the placements indicated on the exhibits, the first of which will be for Fresenius, a tenant taking about

10,000 square feet, along the top of the west side of the building, and that the second sign will be for another significant future tenant.

Mayor Kennedy asked if what is proposed satisfies the requirements for a Planned Sign Program.

Comm. Cronwell asked how many tenants they have now.

Ms. Boerger stated that there are eight occupancies with three vacancies.

Comm. Shaw asked what about the other tenants.

Ms. Boergers said that they will not have exterior signage and will be named on the directory signage, with the approved signage available to the two primary tenants.

Director of Community Development Stuebe stated that multi-tenant office buildings with three or more tenants are permitted to have an approved Planned Sign Program with signage for approved tenants with separate exterior entrances, of which there are two.

Motion by Comm. Cohn, seconded by Comm. Lippow, that the Plan Commission grant PSP status for the proposed tenant signage at the 377 West River Woods Parkway multi-tenant office building per the submitted approved exhibits. 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. Cronwell, to adjourn the Plan Commission until 6:00 p.m., Tuesday, December 5, 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: Thursday, November 22, 2017