

CITY OF GLENDALE
5909 North Milwaukee River Parkway
Glendale, Wisconsin 53209

AGENDA -- PLAN COMMISSION

Tuesday, June 5, 2018

6:00 P.M.

1. Roll Call and Pledge of Allegiance.
2. Adoption of Minutes of Meeting of May 1, 2018.
3. a. 6:00 P.M. Plan Commission Public Hearing: Application to Change Zoning of 6701 and 6789 North Port Washington Road (Tax Key Parcels 1288966002 and 1328987) from S-1 Special (Institutional) District to PD-Planned Unit Development District-Mixed Use (Commercial Retail and/or Office (Medical), Residential, Hospitality). Applicant to present Rezone Request to interested citizens and the Plan Commission, Public Comment, Plan Commission to review, make inquiry, discuss, comment, and recommend to the Common Council.
Brian Adamson, ICAP
- b. 6:00 P.M. Plan Commission Public Hearing: Application to Change Zoning of 6270, 6290, 6300, and 6310 North Port Washington Road (Tax Key Parcels 1630045, 1630046, 1630047, and 1630048) from B-1, F2 District to B-1, F1 District, which also permits retail commercial use. Applicant to present Rezone Request to interested Citizens and the Plan Commission, Plan Commission to review, make inquiry, discuss, comment, and recommend to the Common Council.
Tom Schafer, Property Owner
Leah R. Wyant, Attorney Representative
- c. Plan Commission Review, Mobil, 525 West Silver Spring Drive. Review and approve exterior changes to the building, canopy structure and pumps, use and occupancy.
Mike Miller, Roettgers Company, Incorporated
- d. Plan Commission Review, Mobil, 7010 North Port Washington Road. Review and approve exterior changes to the building, canopy structure and pumps, use and occupancy.
Mike Miller, Roettgers Company, Incorporated
- e. Plan Commission Use and Occupancy Review, Glendale Market/Pizza Studio, 6969 North Port Washington Road (former Cartridge World Tenant Space at Glendale Market Multi-Tenant). Review and approve proposed table seating within Glendale Market Common Area for use by Pizza Studio.
Jeff Brown, General Capital Group (Glendale Market) and Aaron Hurvitz, Pizza Studio
- f. Reschedule Regular July Plan Commission meeting (Tuesday, July 3, 2018) to 6:00 p.m. TUESDAY, JULY 10, 2018, due to the Fourth of July (Independence Day) holiday.

NOTICE: Although this is NOT a meeting of the Glendale Common Council, a majority of Council members may be present, although the Council action will not take place.
-Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals.-

NOTE:

Meeting is 6:00 PM Tuesday

City of Glendale Plan Commission

6:00 P.M., Tuesday, June 05, 2018

- Plan Commission Report -

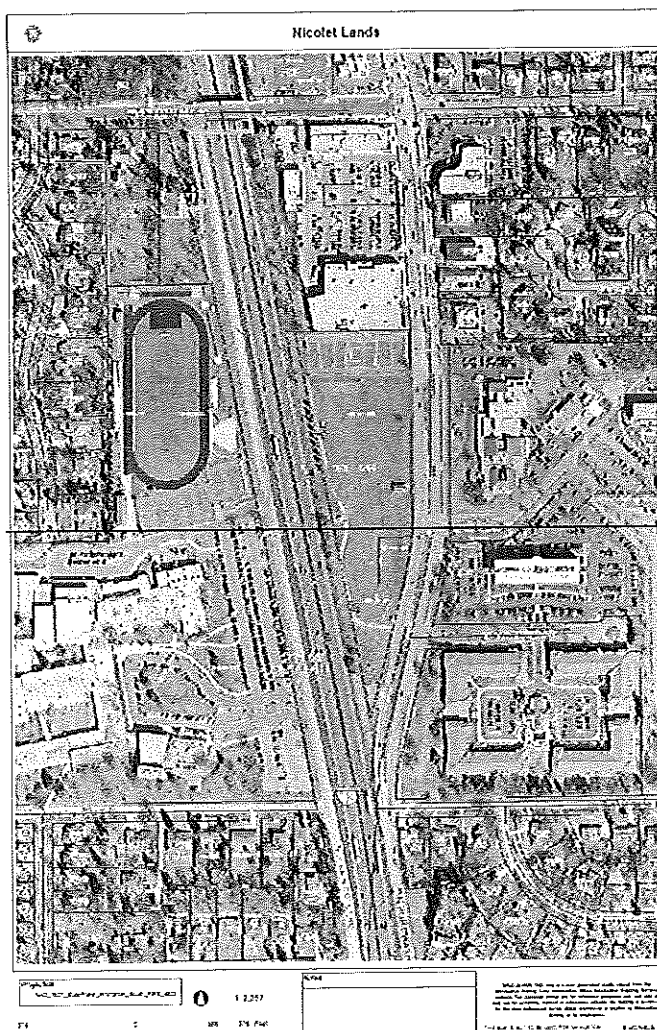


Staff Report to the Plan Commission
Meeting of Tuesday, June 5, 2018

- 3a. 6:00 P.M. Plan Commission Public Hearing: Application to Change Zoning of 6701 and 6789 North Port Washington Road (Tax Key Parcels 1288966002 and 1328987) from S-1 Special (Institutional) District to PD-Planned Unit Development District-Mixed Use (Commercial Retail and/or Office (Medical), Residential, Hospitality).
Applicant to present Rezone Request to interested citizens and the Plan Commission, Public Comment, Plan Commission to review, make inquiry, discuss, comment, and recommend to the Common Council.

Plan Commission: For this Item please bring materials from May 1, 2018.

Brian Adamson of ICAP Development will formally present to the Plan Commission the proposed Rezone Request as relates to the Nicolet Upper Fields playing fields lands located between Interstate Highway 43 and North Port Washington Road with street address number 6701 and 6789 North Port Washington Road (Refer to aerial photograph).



Staff Report to the Plan Commission

Meeting of Tuesday, June 5, 2018

Phase I of the proposed Planned Unit Development (PUD) project involves constructing improvements that include an Associated Bank branch (about 2,900 square-feet) and ALDI grocery store (about 22,000 square feet). The architecture is modern with classic materials such as stone, brick veneer, siding, and vision glass. Phase II improvements are described as complementary uses such as retail, medical, mixed-use housing or hospitality.

Project Architecture and Civil Site Improvements

The project plan items will be reviewed when the owner/developer submits all of the required materials for the Planned Unit Development project.

Supportive exhibits for the rezone include architecture artistic images of the Associated Bank and ALDI Grocery Store. Developer states that the project will include an underground stormwater facility.

Project Schedule

The Developer desires to begin the Phase I improvements in the Fall of 2018 with Phase II to follow.

Required Next Action

The necessary action by the Plan Commission is to recommend to the Common Council that the petition be granted as requested, modified, or denied.

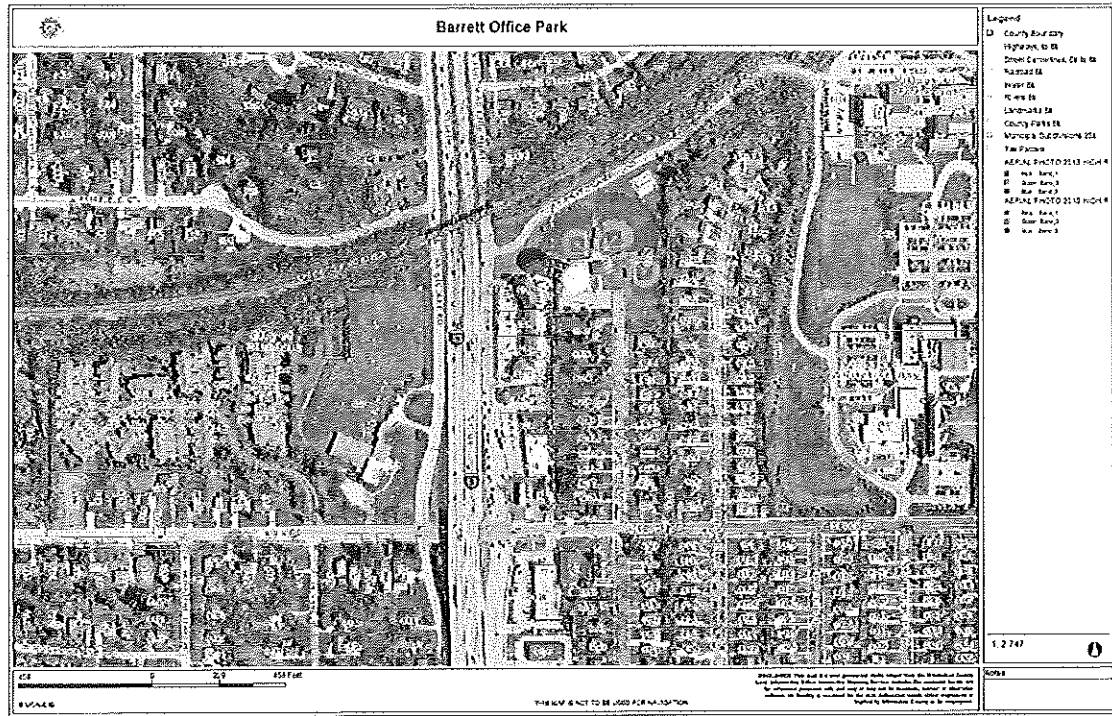
- 3b. **6:00 P.M. Plan Commission Public Hearing: Application to Change Zoning of 6270, 6290, 6300, and 6310 North Port Washington Road (Tax Key Parcels 1630045, 1630046, 1630047, and 1630048) from B-1, F2 District to B-1, F1 District, which also permits retail commercial use.**
Applicant to present Rezone Request to interested Citizens and the Plan Commission, Plan Commission to review, make inquiry, discuss, comment, and recommend to the Common Council.

Plan Commission: For this Item please bring materials from May 1, 2018

Leah R. Wyant will formally present to the Plan Commission the Request to Rezone the former Barrett Office Park, 6270, 6290, 6300, and 6310 North

Staff Report to the Plan Commission
Meeting of Tuesday, June 5, 2018

Port Washington Road (Refer to aerial photograph).



Requested Change

In addition to office and related uses that are currently permitted, the requested change will allow for uses such as retail, restaurant, and various artistic/creative studios such as photography, painting, music, sculpture, dance or other recognized fine arts.

Required Action

This is a rezone only. At this time a project plan review is not on the agenda. The architecture exhibits are supportive only of the prospective rezone and are indicative of what the property owner/developer contemplates for the premises. The necessary action by the Plan Commission is to recommend to the Common Council that the petition be granted as requested, modified, or denied.

Staff Report to the Plan Commission

Meeting of Tuesday, June 5, 2018

- 3c. Plan Commission Review, Mobil, 525 West Silver Spring Drive.** Review and approve exterior changes to the building, canopy structure and pumps, use and occupancy.

Roettgers Company, Incorporated, seeks Plan Commission review and approval to complete exterior changes to the former BP, now Mobil, gasoline station convenience store located at 525 West Silver Spring Drive. The site is zoned B-1, Sub-area D2, and under the Zoning Code the proposed changes are require review and approval by the Plan Commission.

The proposed changes to the exterior are responsive to the Plan Commission input given May 1, 2018, providing the existing building modern clean colors and lines, the canopy will be white with blue, with downward directed lighting around the top perimeter of the structure. The indicated Mobil signage affixed to the north end of the west side of the canopy requires a Sign Variance per Item 3d below. The window applications have been eliminated from the proposed changes.

Staff Recommendation: Staff recommends that the Plan Commission grant approval for Roettgers Company, Incorporated, to complete the proposed façade improvements at 525 West Silver Spring Drive, with the following requirements:

- 1) Signs at the 525 West Silver Spring Drive are required to conform to the Glendale Sign Code; a Variance is required to have the canopy mounted Mobil signage;
- 2) All landscaping and lighting features at the 525 West Silver Spring Drive property being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities;
- 3) Trash enclosure(s) at the 525 West Silver Spring Drive property required to comply with Zoning Code 13.1.144;
- 4) All City of Glendale building and fire codes applicable to the 525 West Silver Spring Drive property being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department.

Staff Report to the Plan Commission
Meeting of Tuesday, June 5, 2018

- 3d. **Plan Commission Review, Mobil, 7010 North Port Washington Road.**
Review and approve exterior changes to the building, canopy structure and pumps, use and occupancy.

Roettgers Company, Incorporated, seeks Plan Commission review and approval to complete exterior changes to the former BP, now Mobil, gasoline station convenience store located at 7010 North Port Washington Road. The site is zoned B-4 Office-Research-Service Business District, and under the Zoning Code the proposed changes are require review and approval by the Plan Commission.

The proposed changes to the exterior are responsive to the Plan Commission input given May 1, 2018, providing the existing building modern clean colors and lines, the canopy will be white with blue, with downward directed lighting around the top perimeter of the structure. Mobil signage is not being proposed for the canopy. The window applications have been eliminated from the proposed changes.

Staff Recommendation: Staff recommends that the Plan Commission grant approval for Roettgers Company, Incorporated, to complete the proposed façade improvements at 7010 North Port Washington Road, with the following requirements:

- 1) Signs at the 7010 North Port Washington Road are required to conform to the Glendale Sign Code;
- 2) All landscaping and lighting features at the 7010 North Port Washington Road property being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities;
- 3) Trash enclosure(s) at the 7010 North Port Washington Road property required to comply with Zoning Code 13.1.144;
- 4) All City of Glendale building and fire codes applicable to the 7010 North Port Washington Road property being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department.

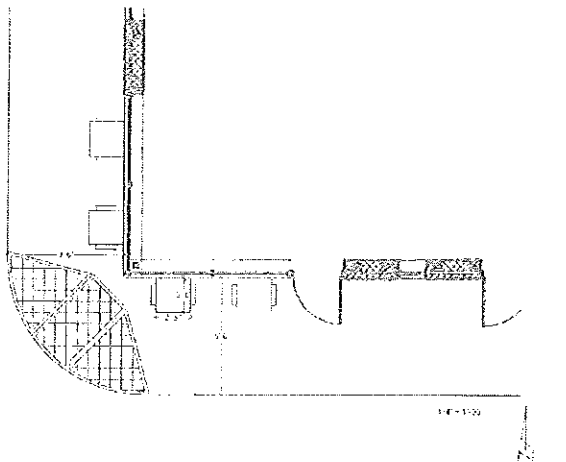
- 3e. **Plan Commission Use and Occupancy Review, Glendale Market/Pizza Studio, 6969 North Port Washington Road (former Cartridge World Tenant Space at Glendale Market Multi-Tenant).** Review and approve proposed table seating within Glendale Market Common Area for use by Pizza Studio.

Glendale Market and Pizza Studio seek Plan Commission approval to have four tables with two seats located within the Glendale Market Common Area as indicated in the drawing.. The site is zoned PD-Planned Unit Development District and the proposed use and occupancy requires Plan Commission review and approval.

Photograph. 6969 North Port Washington Road.



Proposed Glendale Market Pizza Studio Common Area Seating.



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



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



Staff Report to the Plan Commission

Meeting of Tuesday, June 5, 2018

The measurement from the metal window sill ledge to the north edge of the base of the STOP sign pole is about 80 inches. The measurement from the metal window sill ledge to the face of the concrete curb is about 101-1/2 inches (about 8'-6"). Assuming that the 2'-6" square table most proximate to the STOP sign is maintained up against the edge of the building there is 50-inches (4'-2") between the outside edge of the table and the north edge of the base of the STOP sign, exceeding the required minimum of 36-inches for wheelchairs to pass.

Glendale Market has indicated the tenant is required to move the tables and chairs inside Pizza Studio during non-business hours and stored for the inclement season (this should be specified).

Staff recommends that the Plan Commission grant approval for Glendale Market to have the four two-seat tables for use by patrons of Pizza Studio, with the following requirements:

- 1) Beer and wine shall only be served in open containers to be consumed only within licensed restaurant space inside the building;
- 2) The four tables (two-seats each) and seats must be maintained at the proposed placement to allow for pedestrian passage and persons in wheelchairs;
- 3) The tables must be moved inside the Pizza Studio tenant space when Pizza Studio is not open for business, and stored for the season between November 1 and May 1;
- 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.

3f. Reschedule Regular July Plan Commission meeting (Tuesday, July 3, 2018) to 6:00 p.m. TUESDAY, JULY 10, 2018, due to the Fourth of July (Independence Day) holiday.

The required action is for the Plan Commission to reschedule the regular July Plan Commission meeting to 6:00 p.m. TUESDAY, JULY 10, 2018.

CITY OF GLENDALE -- PLAN COMMISSION
Tuesday, May 1, 2018

The City Plan Commission convened in the Common Council Chambers of City Hall, 5909 North Milwaukee River Parkway for its regular monthly meeting,

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, Phillip Bailey, 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, April 26, 2018, 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. Vukovic, seconded by Comm. Cronwell, to approve the minutes of the meeting held Tuesday, March 06, 2018. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

MATTERS TO BE CONSIDERED.

- I. Common Council Referral to Plan Commission: Application to Change Zoning of 6701 and 6789 North Port Washington Road (Tax Key Parcels 1288966002 and 1328987) from S-1 Special (Institutional) District to PD-Planned Unit Development District-Mixed Use (Commercial Retail and/or Office (Medical), Residential,

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Phase I of the proposed Planned Unit Development (PUD) project involves constructing improvements that include an Associated Bank branch (about 2,900 square-feet) and ALDI grocery store (about 22,000 square feet). The architecture is modern with classic materials such as stone, brick veneer, siding, and vision glass. Phase II improvements are described as complementary uses such as retail, medical, mixed-use housing or hospitality.

Project Architecture and Civil Site Improvements

The project plan items will be reviewed when the owner/developer submits all of the required materials for the Planned Unit Development project.

Supportive exhibits for the rezone include architecture artistic images of the Associated Bank and ALDI Grocery Store. Developer states that the project will include an underground stormwater facility.

Project Schedule

The Developer desires to begin the Phase I improvements in the Fall of 2018 with Phase II to follow.

Required Next Action

The next action by the Plan Commission is to schedule the Plan Commission Public Hearing for 6:00 p.m., June 5, 2018.

Mr. Stuebe stated that ICAP Development requests that 6701 and 6789 North Port Washington Road be rezoned from S-1 Special Institutional District to PD Planned Unit Development District, to initially include Associated Bank and ALDI, with a future phase with two as yet undetermined occupants.

Brian Adamson introduced himself as representing ICAP Development, and said that ICAP Development is working on redevelopment of this project which includes excess lands owned by the School District, and that they are completing due diligence, believe it is a great site with proximity to households, and is service based. Mr. Adamson said that they will begin with the intention of a 22,000 square-foot ALDI and 2,500 square-foot Associated Bank, and will come back when they have more uses identified, explaining that it is

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difficult to do all at once, and that they will come back with the Site Plan for a cluster of buildings, a pocket of single users with parking and buildings. Mr. Adamson said that they have a mix of uses, and referenced the Vision Plan that calls for a mix of uses presented the project concept for the rezone to PD Planned Unit Development District.

Mayor Kennedy observed that Pick 'n Save is there, although a different size and that you cannot get all of your groceries there, and that they are known for their fresh goods and fruit, so there is plenty of room for another grocery store, and that they kind of like to comingle.

Mr. Adamson said that Pick 'n Save is a full-service full-size grocer.

Mayor Kennedy asked if there have been any traffic studies, observing that there are not allot of median cuts or openings.

Mr. Adamson said that there are two traffic cuts, and that they feel pretty good with one aligning with Cardinal Stritch, and that they are working with Milwaukee County.

Mayor Kennedy asked whether significant grading and improving the land with fill would be necessary.

Mr. Adamson replied yes, that is correct, and that they do not intend to lift the entire site to the level of North Port Washington Road, only several feet, and that with their underground stormwater management there will be material available, and that the south end of the site is at grade, and that they have to make sure there are not significant grade changes.

Mayor Kennedy asked whether they are working with the Wisconsin Department of Transportation (WDOT), and if the freeway is lower will there be water going in there.

Mr. Adamson stated that they are in contact with WDOT and have shown them the plan and that they do not have an issue with the site.

Mayor Kennedy asked staff if the site is known to be environmentally impacted.

Director of Community Development Stuebe stated that the available historic aerial photographs going back to the 1930's indicate only agricultural use, a farmhouse, and the subsequent use by Nicolet High School for recreational fields.

Mr. Adamson said that they have completed an Environmental Assessment and that they found nothing, only an agricultural home was there.

Comm. Cronwell commented that it is hard to conceive that it is possible to fit so much on a site, and that there is not as much green space, and would like to see surface permeability and green-friendly.

Mr. Adamson said that there is a landscape buffer, landscape islands, and they are exploring surface infiltration, bio-swales, and said that underground stormwater management is expensive, and that Best Management Practice (BMP)

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outlets would be utilized, and concluded saying that they have a desire for walkability and keeping green space for walking.

Comm. Cronwell observed that there is a sidewalk at Coventry, and that the sidewalk ends at Pick 'n Save.

Mr. Adamson stated that they do anticipate putting in sidewalk.

Comm. Cohn asked if it will be seeded, and observed that right south of the bank, is that the bus stop to the site, and that there is a set of stairs going somewhere.

Mr. Adamson said that is a sidewalk.

Comm. Shaw said that she has a concern about having ALDI's here, and that within a three-mile radius we have two Pick 'n Saves, Trader Joe's, Sendik's, and two ALDI's at Brown Deer Road and Capitol Drive.

Mr. Adamson said that he is not an ALDI representative so cannot speak for them, continuing saying that new ALDI stores have a significantly different feel, and said that any commercial project larger than a single user is usually done in phases, and that all of the infrastructure will be completed in Phase I including the stormwater management facility, so it does not become problematic, and mentioned stalled affordable housing is or is not, adding that a Sendik's closed several years after being built, ran out of money, and that it is an indicator of the operator as well, a concern for market change, and that he trusts a national user who is excited about coming to this area, and that they still think that there is an opportunity here with a lack of a grocery option.

It was observed that there was also a Kohl's and a Sentry.

City Administrator Reiss stated that this is not like a normal Planned Unit Development, it is in phases, and that this is only the rezone and will be coming back and we will be reviewing the architecture and landscaping, and that at the time of Phase 2 it will come back with complete plans and there will be two Development Agreements.

Comm. Cronwell said that this will be referred for Public Hearing, for the rezone.

Comm. Wadzinski stated that it is good to hear as much information up front, and asked if they had considered parking beneath, the building could be raised without fill.

Mr. Adamson said that structured parking is very expensive, and that it is hard to find users other than high-rise residential and office use.

Comm. Wadzinski observed the green color spaces on the Site Plan, and said that he understands there are cost trade-offs, and that this is a prime site for ALDI, and that it has more potential than ALDI.

Mr. Adamson said that he is impressed by the users for this site, and that it is an expensive site, and that they need to put density on to pay the

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acquisition costs and the costs of improvements, and continued saying that they need to keep it dense with three to four lots.

Comm. Wadzinski said that he is not opposed to density, and these are just an idea to consider.

Motion by Comm. Cohn, seconded by Comm. Cronwell, that the Plan Commission schedule a Public Hearing to rezone 6701 and 6789 North Port Washington Road from S-1 Special (Institutional) District to PD Planned Unit Development District) for 6:00 p.m., Tuesday, June 5, 2018. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

II. Common Council Referral to Plan Commission: Application to Change Zoning of 6270, 6290, 6300, and 6310 North Port Washington Road (Tax Key Parcels 1630045, 1630046, 1630047, and 1630048) from B-1, F2 District to B-1, F1 District, which also permits retail commercial use. Applicant to present Rezone Request to the Plan Commission, Plan Commission to review, make inquiry, discuss, comment, and schedule Public Hearing for 6:00 p.m., Tuesday, June 5, 2018.

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

Leah R. Wyant will formally present to the Plan Commission the Request to Rezone the former Barrett Office Park, 6270, 6290, 6300, and 6310 North Port Washington Road (Refer to aerial photograph).



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Tuesday, May 1, 2018

Requested Change

In addition to office and related uses that are currently permitted, the requested change will allow for uses such as retail, restaurant, and various artistic/creative studios such as photography, painting, music, sculpture, dance or other recognized fine arts.

Required Action

This is a rezone only. At this time a project plan review is not on the agenda. The architecture exhibits are supportive only of the prospective rezone and are indicative of what the property owner/developer contemplates for the premises. The next action by the Plan Commission is to schedule the Plan Commission Public Hearing for 6:00 p.m., June 5, 2018.

Director of Community Development Todd Stuebe stated that the developer proposes to rezone to permit retail use in addition to office use, and has a preliminary concept plan to develop a bank and small multi-tenant retail/office center on two parcels or if not a bank then a multi-tenant retail/office center on a single parcel.

Leah Wyant introduced herself as project representative on behalf of property owner Tom Schafer, who could not be present this evening, and presented the project concept for the rezone to B-1, F1 District, stating that they are planning two parcels to include a stand-alone financial use and a second straight-line shopping center.

Mayor Kennedy stated that the City has been trying have the parking to the back along North Port Washington Road, this has been for the past 20 years, having the stores at the street and the parking behind, and that the developer will come back for architecture approval and the Certified Survey Map.

Ms. Wyant said that she appreciates that the City does not want to see nothing but parking lot after parking lot, and will take that back to the architect.

Motion by Comm. Cohn, seconded by Comm. Wadzinski, that the Plan Commission schedule a Public Hearing to rezone 6270, 6290, 6300, and 6310 North Port Washington Road from B-1, F2 District to B-1, F1 District for 6:00 p.m., Tuesday, June 5, 2018. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

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- III. Plan Commission Review, Mobil, 525 West Silver Spring Drive.
Review and approve exterior changes to the building, 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:

Roettgers Company, Incorporated, seeks Plan Commission review and approval to complete exterior changes to the former BP, now Mobil, gasoline station convenience store located at 525 West Silver Spring Drive. The site is zoned B-1, Sub-area D2, and under the Zoning Code the proposed changes are require review and approval by the Plan Commission.

The proposed changes to the exterior include fresh paint which includes some playful panache, and to clad some of the 525 West Silver Spring Drive convenience store with and horizontal architectural corrugated metal veneer. The owner would also like to utilize window covers within the indicated windows, not necessarily those shown on the exhibit.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant approval for Roettgers Company, Incorporated, to complete the proposed façade improvements at 525 West Silver Spring Drive, with the following requirements: 1) Signs at the 525 West Silver Spring Drive are required to conform to the Glendale Sign Code; 2) All landscaping and lighting features at the 525 West Silver Spring Drive property being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 3) Trash enclosure(s) at the 525 West Silver Spring Drive property required to comply with Zoning Code 13.1.144; and 4) All City of Glendale building and fire codes applicable to the 525 West Silver Spring Drive property being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department.

David Roettgers introduced himself as representing Roettgers Company and presented the proposed projects for both 525 West Silver Spring Drive and 7010 North Port Washington Road to the Plan Commission.

The Plan Commission had many inquiries and comments pertaining to the design and decided, after a lengthy review, to postpone the item to allow the Roettgers Company to revise the design to fit in better with the nearby buildings.

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Motion by Comm. Shaw, seconded by Comm. Vukovic, that the Plan Commission postpones this item and for Roettgers to come back to the Plan Commission June 5, 2018, with revised project design plans. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

IV. Plan Commission Review, Mobil, 7010 North Port Washington Road. Review and approve exterior changes to the building, 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:

Roettgers Company, Incorporated, seeks Plan Commission review and approval to complete exterior changes to the former BP, now Mobil, gasoline station convenience store located at 7010 North Port Washington Road. The site is zoned B-4 Office-Research-Service Business District, and under the Zoning Code the proposed changes are require review and approval by the Plan Commission.

The proposed changes to the exterior include fresh paint which includes some playful panache. The owner would also like to utilize window covers within the indicated windows, not necessarily those shown on the exhibit.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant approval for Roettgers Company, Incorporated, to complete the proposed façade improvements at 7010 North Port Washington Road, with the following requirements: 1) Signs at the 7010 North Port Washington Road are required to conform to the Glendale Sign Code; 2) All landscaping and lighting features at the 7010 North Port Washington Road property being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 3) Trash enclosure(s) at the 7010 North Port Washington Road property required to comply with Zoning Code 13.1.144; 4) All City of Glendale building and fire codes applicable to the 7010 North Port Washington Road property being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department.

Both the 7010 North Port Washington Road item and the 525 West Silver Spring Drive item (Item III above) were reviewed and discussed together

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and that the above recorded decision of the Plan Commission is also applicable to the 7010 North Port Washington Road property.

- V. Plan Commission Review, Paul M. Sandvick, DDS & Associates, 6070 North Port Washington Road. Review and approve property owner request to change the previously approved landscape plan for the premises.

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

Dr. Paul M. Sandvick, DDS, & Associates propose to change the previously approved landscape plan. Staff recommends approval of the proposed landscape plan.

Community Development Director Stuebe stated that staff recommends that the Plan Commission approve the proposed Flagstone landscape plan in place of the previously approved landscape plan.

Kip Lindsay introduced himself as the landscape representative of Paul M. Sandvick, DDS, & Associates, and presented the proposed project change to the Plan Commission.

Motion by Comm. Cohn, seconded by Comm. Wadzinski, that the Plan Commission approves the proposed landscape plan. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

ADJOURNMENT.

Motion by Comm. Cronwell, seconded by Comm. Cohn, to adjourn the Plan Commission until the date of its rescheduled regular meeting to be held at 6:00 p.m., Tuesday, June 5, 2018. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

Todd M. Stuebe, Director of Community Development

Respectfully Submitted: Friday, May 4, 2018, and Thursday, May 31, 2018.

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CITY OF GLENDALE
COMMUNITY DEVELOPMENT DEPARTMENT
5909 NORTH MILWAUKEE RIVER PARKWAY
GLENDALE, WISCONSIN 53209-3815
PHONE: (414) 228-1704 or (414) 228-1742
FAX: (414) 228-1725
WWW.GLENDALE-WI.ORG

APPLICATION FOR CHANGE OF ZONING
Application Fee: \$250 (\$500 for Planned Development)

APPLICANT INFORMATION

Name of Applicant: ICAP Development LLC
Name of Business Owner (if different from applicant): _____
Business Name: _____
Address of Applicant: 833 E Michigan Street, Suite 540
City, State, Zip: Milwaukee, WI 53202
Office Phone Number: 414-278-6873 Cell: _____ Fax: _____
Applicant E-Mail: brian.adamson@icap-dev.com
Applicant Signature: [Signature] Date: April 18, 2018

PROPERTY INFORMATION

(Please use additional application forms if re-zoning more than one parcel)

Current Zoning of Property: S-1 Special Institutional Proposed Zoning of Property: Planned Unit Development
Current Use of Property: Athletic Fields Proposed Use of Property: Mixed-use of commercial
Property Address (or addresses): 6701 & 6789 North Port Washington Road
Property Owner (s) (if different from applicant): Nicolet Union High School District
Property Owner Address: Attn: Robert Kobylski, Ed. D. 6701 Jean Nicolet Road
City, State, Zip: Glendale, WI. 53217
Property Owner Phone: _____ Cell: _____ Fax: _____
Tax Key Number: 1288966002 & 1328987001
Lot Size: Depth: Varies 358' - 0' Width: Approx 1215' Area: Approx 5.98 acres

PROPOSAL INFORMATION

Type of Business: See narrative included with submittal
Reason for Seeking a Change In Zoning: See narrative included with submittal

Who is the Primary Contact for This Project: Brian R Adamson
Contact Phone Number: 414-278-6873 Cell: _____ Fax: _____
Contact E-Mail: brian.adamson@icap-dev.com

Please See Reverse Side of Application for Additional Submittal Requirements

CITY OF GLENDALE USE ONLY

Total Fee: Fee Paid Application Date: 4/18/2018 Hearing Date: TBD Time: N/A



April 18, 2018

Todd Stuebe
City of Glendale
Community Development Department
5909 North Milwaukee River Parkway
Glendale, Wisconsin 53209

SUBJECT: General Development Plan & Rezone Submittal
6701 & 6789 North Port Washington Road

Project Location:

The land commonly known as 6701 & 6789 North Port Washington Road, which is currently owned and used by the Nicolet School District as soccer fields and tennis courts. The site is 5.9 acres (260,333 SF) and includes two legal parcels. A Legal Description is included on the survey provided with this submittal (the "Property"). The Applicant has the Property under contract for purchase.

Project Description:

ICAP Development seeks to redevelop the Property described above for multiple commercial uses. The first phase of the proposed redevelopment ("Phase I") includes a 22,000+ sq. ft. grocery store operated by Aldi Inc. and a 2,900 sq. ft. branch bank facility operated by Associated Bank.

Conceptual renderings for both buildings are included with this submittal.

The Aldi store will employ approximately ten (10) employees with hours of operation anticipated to be 8AM – 9PM, Monday through Sunday. An average of eight (8) truck deliveries per week is anticipated.

The Associated Bank shall provide drive-through and counter-service to bank customers Monday through Saturday, with ATM service 24/7.

The second Phase of the proposed redevelopment (shown as Phase II on the site plan) shall consist of one or two additional building structures and appurtenant parking and greenspace areas. While building design, site layout and uses are not identified for Phase II, the Applicant anticipates uses that are complimentary to Phase I and the surrounding parcels which may include retail, medical, mixed-use housing or hospitality.

Zoning & Use:

The Property is currently zoned S-1 Special Institutional and is used by the Nicolet School District as athletic fields. In order to facilitate a redevelopment of the Property for commercial use, the Property must be rezoned to PD Planned Unit Development District. The Applicant believes the retail uses proposed in Phase I are complimentary to the surrounding properties. The Property is located in a highly-visible location along I-43 and Port Washington Road and is surrounded by several differing types of commercial uses, including commercial (retail and health-care immediately and further to the north along Port Washington Road), residential (Coventry Apartments), and institutional (Nicolet High School, North Shore Library, Cardinal Stritch University). As such, the Applicant believes that additional commercial uses, especially users that can service and complement the surrounding institutions, is a positive addition to the area.

Access and Traffic:

The current development plan anticipates two (2) access points servicing the property from Port Washington Road. Both access points are designed to match with existing median openings. The northern access point to the Property is located approximately 320 feet from the access point to 6969



N. Port Washington Road (Pick N Save shopping center). The southern access point to the Property matches the main entrance to Cardinal Stritch University. By matching existing median openings and drive-ways, this design will help eliminate traffic conflicts when vehicles enter/exit Port Washington Road. Building footprints are also being held back from the Port Washington Road right-of-way to help maintain visibility and site-lines for motorists in the area. Truck deliveries are anticipated to access the Property through the northern access drive and to circulate the Property via the drive aisle along I-43.

Environmental Considerations:

No wetland and floodplain areas exist on the Property. Additionally, no Recognized Environmental Conditions were identified during Applicant's investigation.

Applicant recognizes the need for stormwater management facilities on the property and will work with all authorities having jurisdiction to adhere to stormwater management requirements. Applicant anticipates utilizing an underground storage facility for stormwater management.

Schedule:

Concurrently with this submittal for rezone, Applicant continues to refine and expand the detail of the General Development Plan. Applicant intends to proceed with additional City submittals, specifically the Specific Implementation Plan and Development Agreement, in the upcoming months.

Applicant desires to commence construction on Phase I of the project in fall 2018 with Phase II following shortly thereafter pending identification of additional quality users for the Property.

Request: ICAP Development is very excited to present this development plan to the City of Glendale Common Council and respectfully requests Council's approval to forward this rezone application for the Glendale Plan Commission.

The following documents are included with this submittal:

- Dimensional Site Plan of the Project
- Greenspace Plan for the Project
- Conceptual renderings of the Aldi
- Conceptual rendering of the Associated Bank
- Alta Survey of the Property

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Brian R. Adamson", with a stylized flourish at the end.

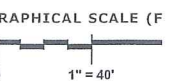
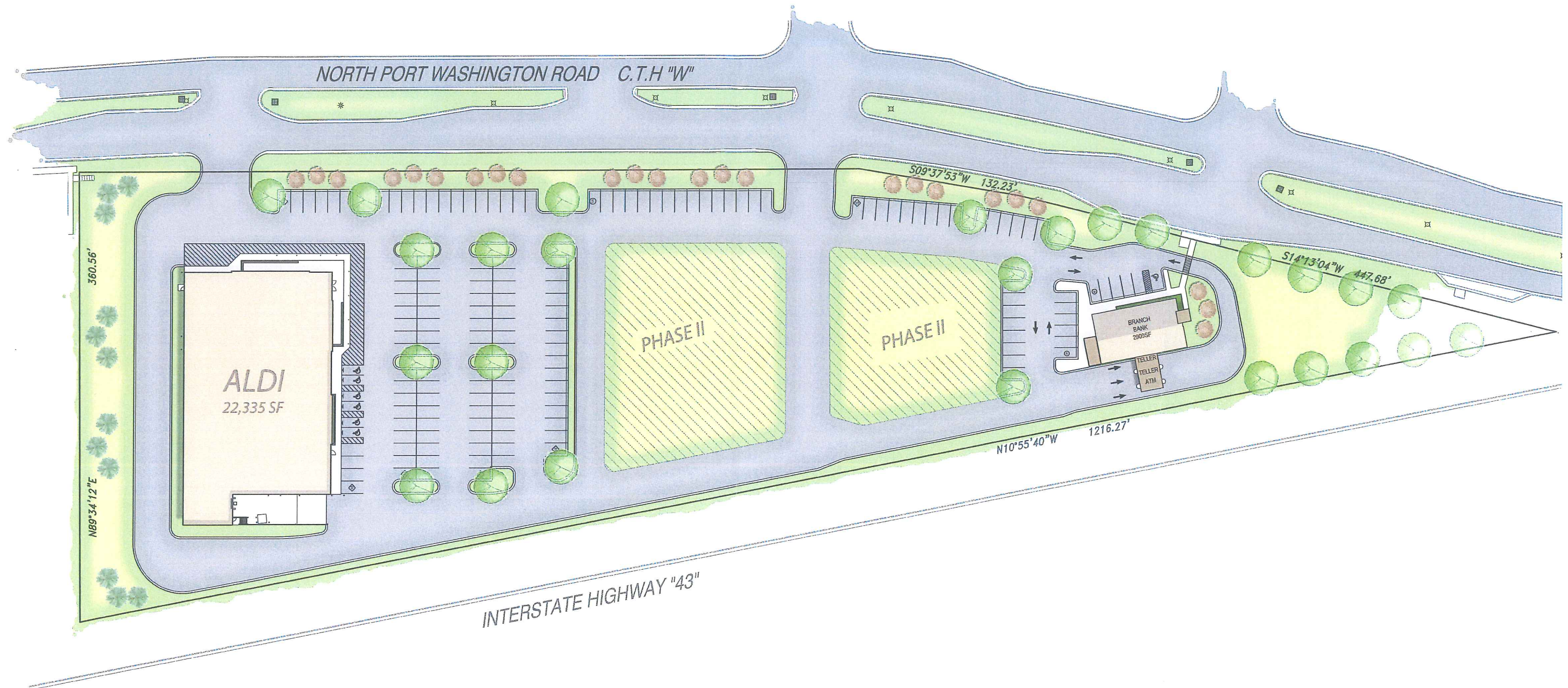
Brian R Adamson
ICAP Development LLC

Conceptual Rendering



Conceptual Rendering





3b



CITY OF GLENDALE
COMMUNITY DEVELOPMENT DEPARTMENT
5909 NORTH MILWAUKEE RIVER PARKWAY
GLENDALE, WISCONSIN 53209-3815
PHONE: (414) 228-1704 or (414) 228-1742
FAX: (414) 228-1725
WWW.GLENDALE-WI.ORG

APPLICATION FOR CHANGE OF ZONING
Application Fee: \$250 (\$500 for Planned Development)

APPLICANT INFORMATION

Name of Applicant: 6310 LLC
Name of Business Owner (if different from applicant): Thomas Schafer, sole member of 6310 LLC
Business Name: _____
Address of Applicant: 2551 North Wahl Avenue
City, State, Zip: Milwaukee, WI 53211
Office Phone Number: _____ Cell: 414-840-6667 Fax: _____
Applicant E-Mail: tschafer1@wi.rr.com
Applicant Signature: _____ Date: 4-4-2018

PROPERTY INFORMATION

(Please use additional application forms if re-zoning more than one parcel)

Current Zoning of Property: B-1, F2 Proposed Zoning of Property: B-1, F1
Current Use of Property: vacant land Proposed Use of Property: mixed use office and retail
Property Address (or addresses): 6270, 6290, 6300 and 6310 North Port Washington Road
Property Owner (s) (if different from applicant): same as applicant
Property Owner Address: same as applicant
City, State, Zip: _____
Property Owner Phone: _____ Cell: _____ Fax: _____
Tax Key Number: _____
Lot Size: Depth: _____ Width: _____ Area: _____

PROPOSAL INFORMATION

Type of Business: Please see attached Petition for Rezoning
Reason for Seeking a Change In Zoning: To facilitate redevelopment of the Property. Please see additional information in the attached Petition for Rezoning.

Who is the Primary Contact for This Project: Leah R. Wyant, Wyant Law Offices, S.C.
Contact Phone Number: 262-456-2391 Cell: 414-391-7263 Fax: _____
Contact E-Mail: lwyant@wyantlaw.com

Please See Reverse Side of Application for Additional Submittal Requirements

CITY OF GLENDALE USE ONLY

Total Fee: _____ Application Date: _____ Hearing Date: _____ Time: _____

6310 LLC

Petition to Rezone 6270, 6290, 6300 and 6310 North Port Washington Road, Glendale, Wisconsin

1. Contact Information of Applicant/Owner.

6310 LLC

Attn: Thomas Schafer

2551 North Wahl Avenue

Milwaukee, WI 53211

Phone: 414-840-6667

Email: tschafer1@wi.rr.com

and

Wyant Law Offices, S.C.

Attn: Leah R. Wyant, Esq.

601 Lake Avenue

Racine, WI 53403

Phone: 414-391-7263

Email: lwyant@wyantlaw.com

2. Overview. 6310 LLC ("Developer") owns the properties located at 6270, 6290, 6300 and 6310 North Port Washington Road, Glendale, Wisconsin, as more particularly described on the attached Exhibit A (the "Site"). The Site currently consists of four separate tax parcels, containing, collectively, approximately 1.746 acres.

The Site previously contained four older buildings used for office purposes. All structures that were previously on the Site have been demolished by the Developer to enable redevelopment of the Site.

The Site is currently zoned B-1, F2. To facilitate redevelopment of the Site, Developer is requesting a rezoning of the Site to B-1, F1. To the south, the Site is bounded by several properties that are also zoned B-1, F1. Uses on these properties include: North Shore Kitchen & Bath, Village Paint & Design, Village Ace Hardware and Elite Nutrition. Properties zoned B-1, F1 continue south of West Bender Road.

To the west, the Site is bounded by North Port Washington Road and Interstate 43. To the east, the Site is bounded by the Village of Whitefish Bay. To the north, the Site is separated from residential uses by Karl Campus Road and the Chicago Northwestern Railway line.

3. Uses. The B-1, F1 zoning permits the same uses in the B-1, F2 zoning, but also permits specialty retail shops and stores, restaurants (seated dining, full waiting service) and studios for photography, painting, music, sculpture, dance and other recognized fine arts. Consistent with the B-1, F1 zoning and the properties to the south of the Site, the Site will be

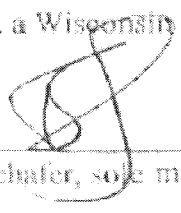
developed for office and retail uses, and other uses as permitted by the zoning. Specific users at this point are not finalized, but Developer is in discussions with several potential users. The rezoning will facilitate these discussions and the redevelopment of the Site. Developer will submit for site plan and architectural approval at a later date.

Developer's intent is to submit for certified survey map approval combining the current parcels that comprise the Site into either one or two lots. One lot would be intended for a standalone user, such as a financial institution. The second lot would be intended for a building with a mix use of retail, office space and other uses consistent with the B-1, F1 zoning district.

4. Design Standards. Please see the enclosed renderings. The buildings will be constructed with high quality materials, such as cast stone base courses with rocked face, brick veneer field courses, cast stone band courses with smooth face and ledgerstone piers at the entrances to the buildings.

Dated April 4, 2018

6310 LLC, a Wisconsin limited liability company

By: 

Thomas Schaefer, sole member

EXHIBIT A

6270 North Port Washington Road, Tax Parcel Number 1630045000

6290 North Port Washington Road, Tax Parcel Number 1630046000

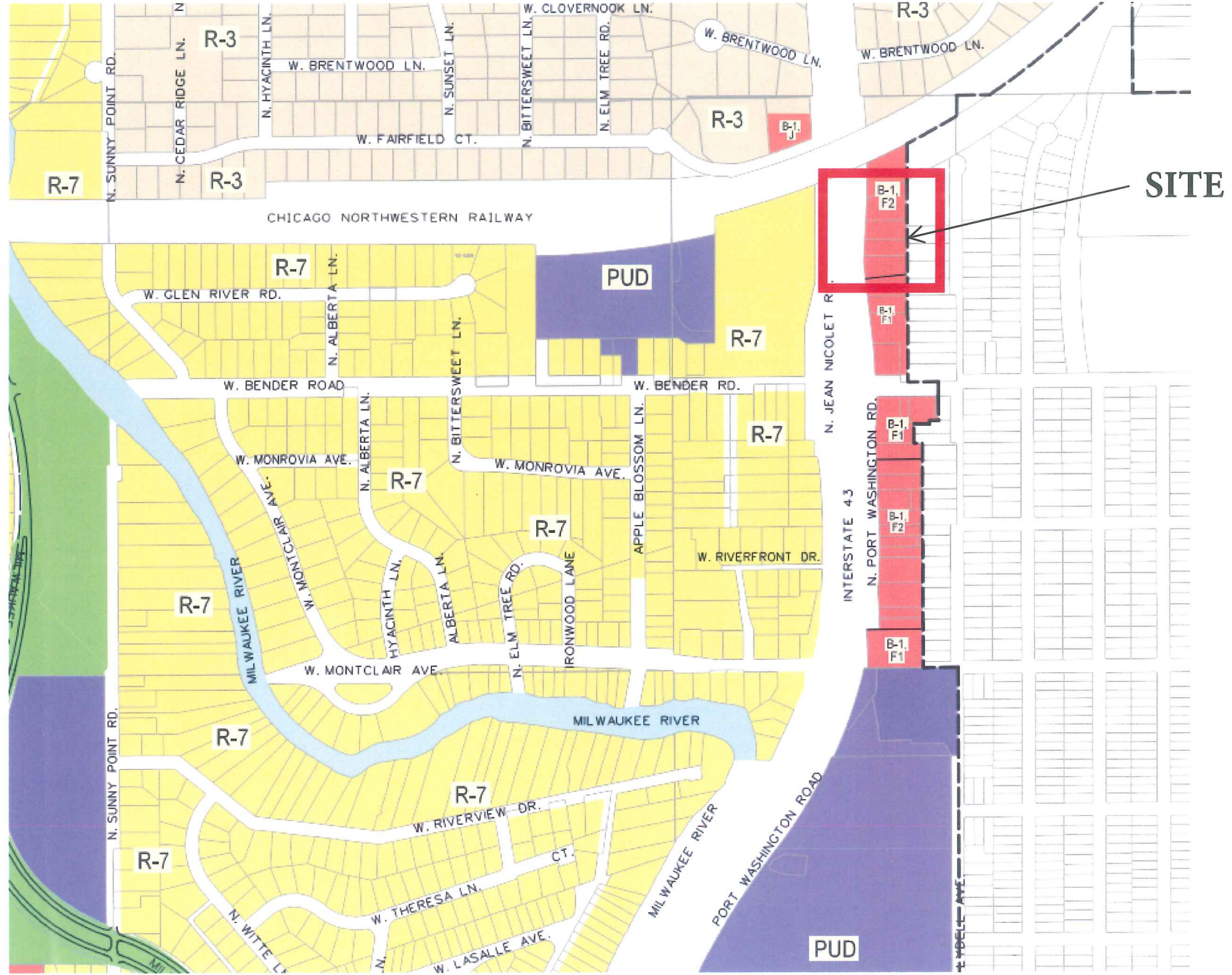
6300 North Port Washington Road, Tax Parcel Number 1630047000

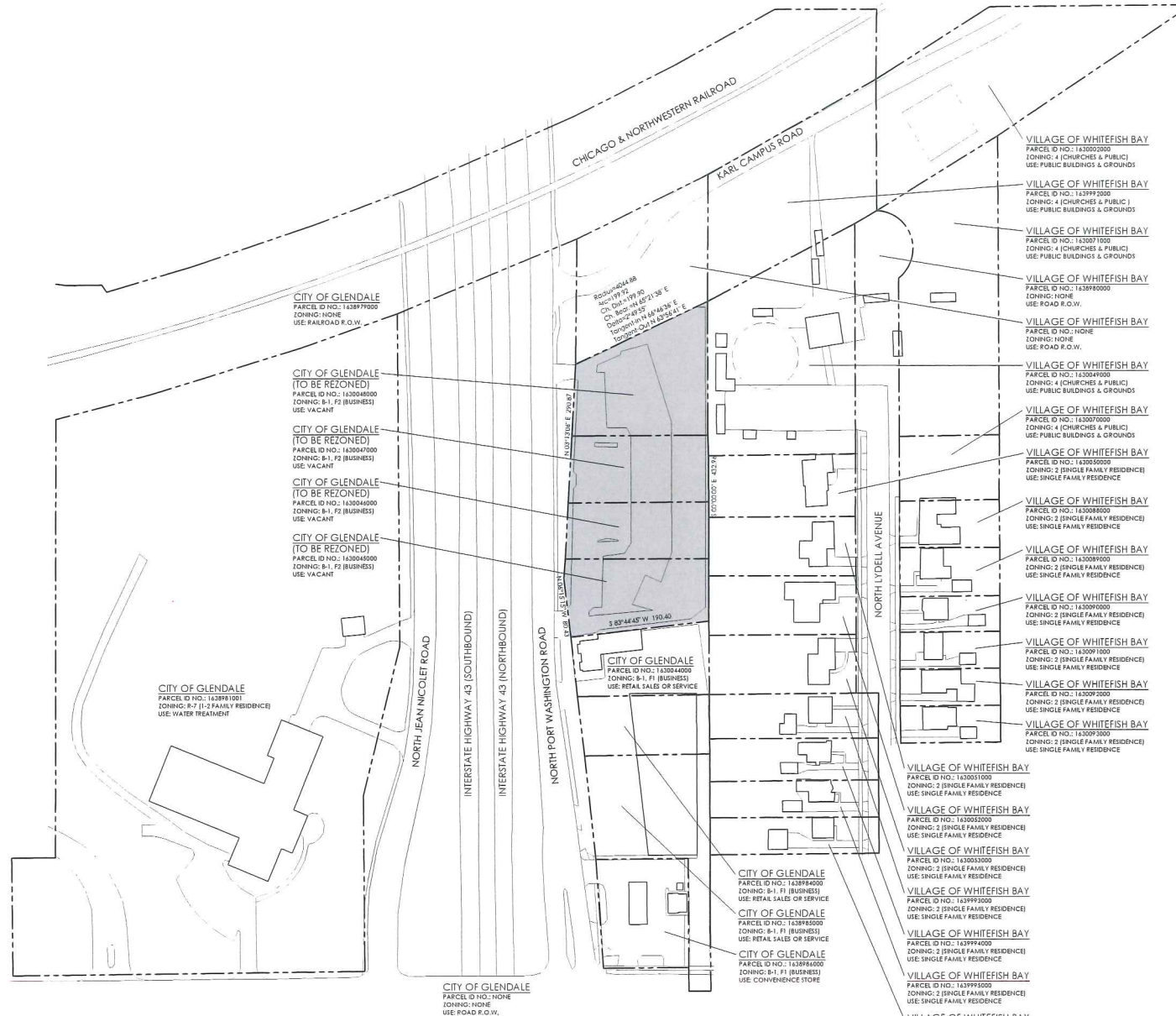
6310 North Port Washington Road, Tax Parcel Number 1630048000











APRIL 3, 2018

PROPOSED ZONING MAP AMENDMENT

6270-6310 NORTH PORT WASHINGTON ROAD, GLENDALE, WISCONSIN 53217
 PROJ. NO. 2017-8.2

SITE MAP
 SCALE: 1" = 100'-0"



NOTE:
 ALL GRAPHICS AND WRITTEN DESCRIPTIONS
 BASED ON INFORMATION PROVIDED BY
 VALUAVEE COUNTY INTERACTIVE MAPPING.



April 3, 2018

Proposed Zoning Map Amendment
6270, 6290, 6300 and 6310 N. Port Washington Road
Glendale, Wisconsin 53217

Abacus Proj. No. 2017-8.2

List of Owner's Names and Addresses

(all properties within two hundred feet of area proposed to be rezoned)

Parcel ID No. 1638979000

Parcel Address: None
Owner Name: Chicago & North Western Railroad
Owner Address: 1400 Douglas, Stop 1640, Omaha, NE 68179

Parcel ID No. 1638980000, Parcel ID No. 1639992000, Parcel ID No. 1630049000

Parcel Address: None
Owner Name: Village of Whitefish Bay
Owner Address: 5300 N. Marlborough Drive, Whitefish Bay, WI 53217

Parcel ID No. 1630050000

Parcel Address: 6301 N. Lydell Ave., Whitefish Bay, WI 53271
Owner Name: Tom and Marissa Sullivan
Owner Address: 6301 N. Lydell Ave., Whitefish Bay, WI 53271

Parcel ID No. 1630051000

Parcel Address: 6275 N. Lydell Ave., Whitefish Bay, WI 53271
Owner Name: John Lanke and Jessica Lieberman
Owner Address: 6275 N. Lydell Ave., Whitefish Bay, WI 53271

Parcel ID No. 1630052000

Parcel Address: 6265 N. Lydell Ave., Whitefish Bay, WI 53271
Owner Name: Douglas Moore
Owner Address: 6265 N. Lydell Ave., Whitefish Bay, WI 53271

Parcel ID No. 1630053000

Parcel Address: 6255 N. Lydell Ave., Whitefish Bay, WI 53271
Owner Name: Mark and Lynn Leonard
Owner Address: 6843 N. Seville Avenue, Glendale, WI 53209

Parcel ID No. 1639993000

Parcel Address: 6249 N. Lydell Ave., Whitefish Bay, WI 53271
Owner Name: David and Alexis Deblitz
Owner Address: 6249 N. Lydell Ave., Whitefish Bay, WI 53271

Parcel ID No. 1639994000

Parcel Address: 6241 N. Lydell Ave., Whitefish Bay, WI 53271
Owner Name: Richard and Allison Jaworski
Owner Address: 6241 N. Lydell Ave., Whitefish Bay, WI 53271

Parcel ID No. 1630044000

Parcel Address: 6260 N. Port Washington Rd., Glendale, WI 53217
Owner Name: 6260, LLC
Owner Address: 6240 N. Port Washington Rd., Glendale, WI 53217

Parcel ID No. 1638984000

Parcel Address: 6250 N. Port Washington Rd., Glendale, WI 53217
Owner Name: Kivley Investments, LLC
Owner Address: 1200 E. Capital Dr., Ste. 310, Milwaukee, WI 53211

Parcel ID No. 1638985000

Parcel Address: 6240 N. Port Washington Rd., Glendale, WI 53217
Owner Name: 6240, LLC
Owner Address: 6240 N. Port Washington Rd., Glendale, WI 53217





Bayshore



Bayshore



RTGR5051818RW

****THIS PERMIT PACK IS NOT AN INSTALLATION GUIDE****



PROJECT OVERVIEW

- A** Site Configurations
- B** Aperture Specifications
- C** Dispenser Visuals

approval signature
I have reviewed the visuals within this document and I approve the designs and scope of work listed within.

525 W. SILVER SPRING DR
GLENDALE, WI 53217
43.118392, -87.916157



Site Map **A** Gate **D** Main ID



Existing



Proposed

Branded Wholesaler:

Site Operator:

Forecourt Installer:

Sign Installer:

Project Name	PBL #	Customer	Created by	Permit Pack BIG RED ROOSTER FLOW 2 Northfield Plaza, Ste 211 Northfield, IL 60093 P: (847) 441-1518 F: (847) 592-9564
ExxonMobil	323603	ExxonMobil	H. Ferro	
Revision #	Date	Scale	Page #	
Original	06 27 2017	NA	1 OF 11	

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Glendale sheet metal fascia



Glendale sheet metal fascia



****THIS PERMIT PACK IS NOT AN INSTALLATION GUIDE****



PROJECT OVERVIEW

- A** Site Configurations
- B** Aperture Specifications
- C** Dispenser Visuals

approval signature
I have reviewed the visuals within this document and I approve the designs and scope of work listed within.

7010 N Port Washington Rd
Glendale, WI 53217
[43.144326.87.912694](tel:43.144326.87.912694)



Site Map **A** Gate **D** Main ID



Existing



Proposed

Branded Wholesaler

Site Operator:

Forecourt Installer:

Sign Installer:

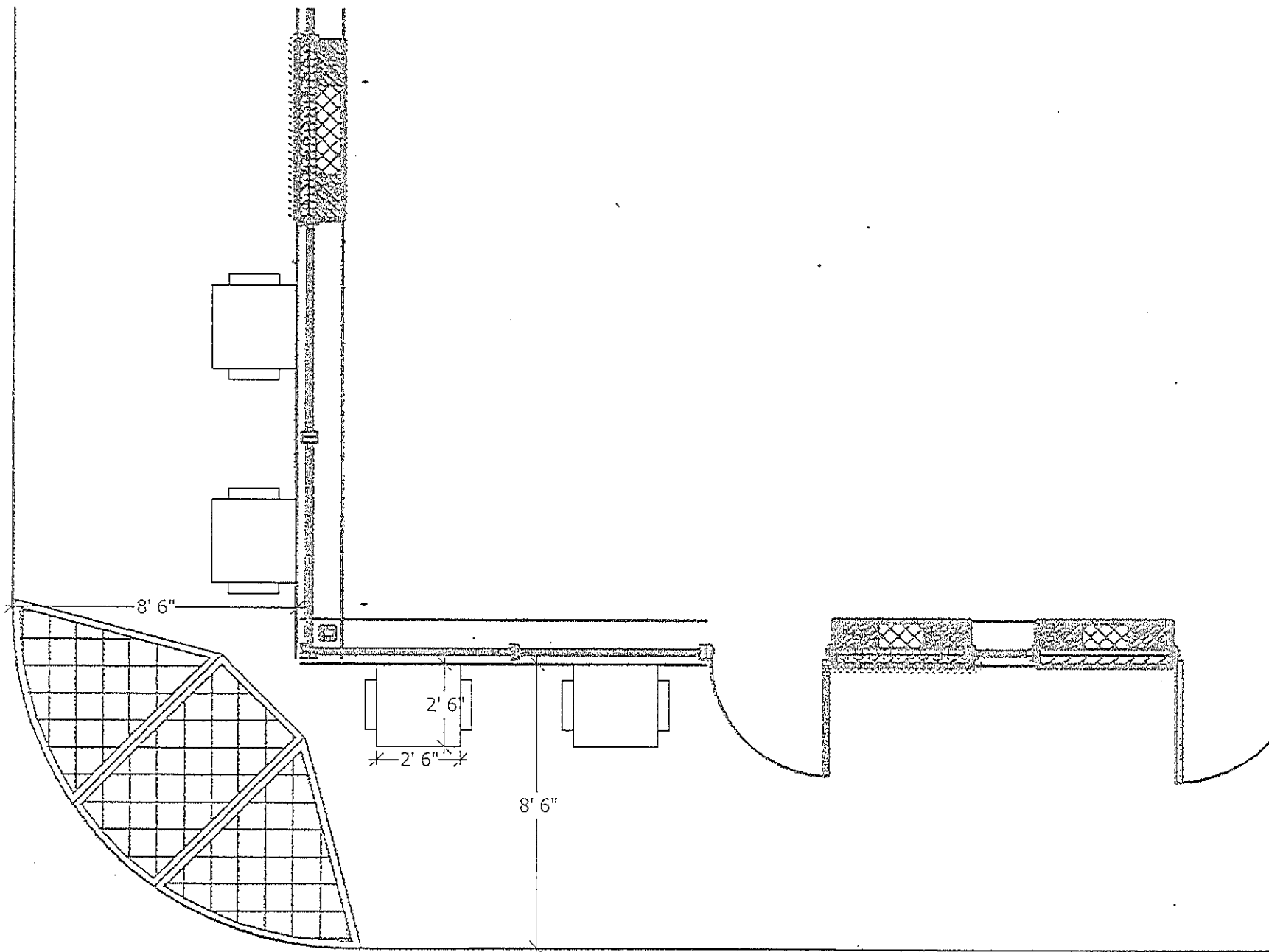
Project Name ExxonMobil	PBL # 323599	Customer ExxonMobil	Created by A.Gildenberg	Permit Pack BIG RED ROOSTER FLOW 2 Northfield Plaza, Ste. 211 Northfield, IL 60093 P: (847) 441-1618 F: (847) 592-9564
Revision # Original	Date 06_29_2017	Scale NA	Page # 1 OF 10	

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3e

3e





1/4" = 1'-00"

1/4"

1/4"

5/3/2018 4:00pm
SBA

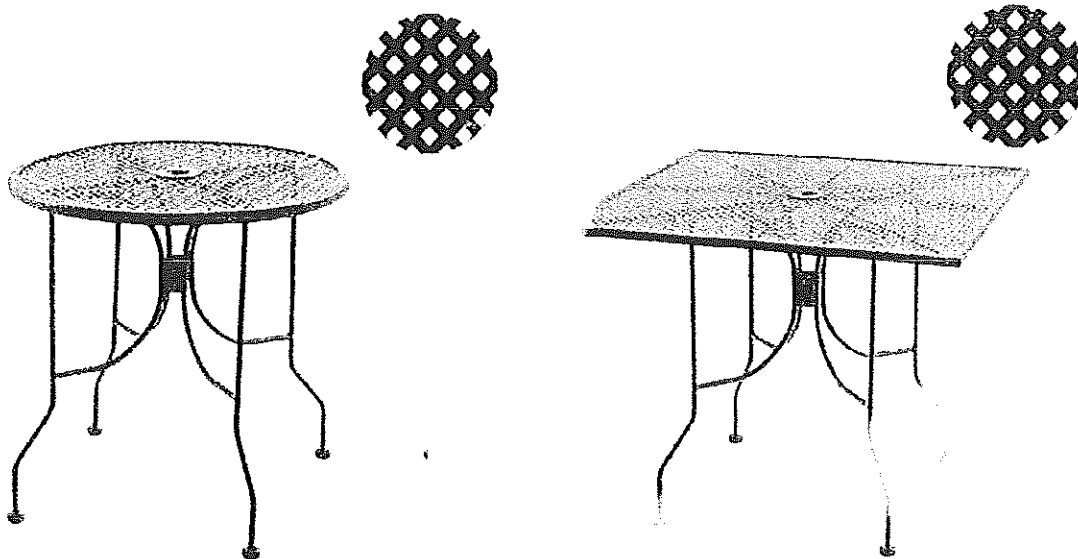
255 Welter Drive
Monticello, IA 52310
Phone: (877) 465-4344
Fax: (877) 465-4042



www.oakstreetmfg.com

OUTDOOR TABLES: OD SERIES

- Available in both standard and bar height
- Punched steel mesh top with black finish
 - Reinforced 2" umbrella hole
- Solid steel base construction (not tubular) for added stability in outdoor conditions
 - Table top and base ship unassembled (simple assembly is required)
- F.O.B. Monticello, Iowa and Rancho Cucamonga, California



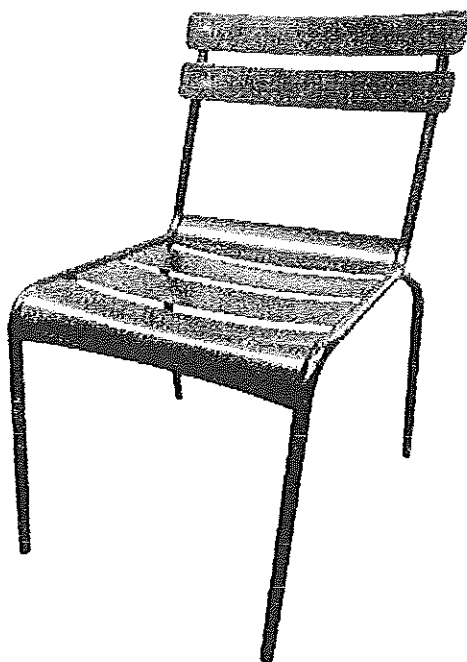
Description	Standard Height	Weight	Bar Height	Weight
24" x 30" Rectangle	OD2430-STD	44	OD2430-BAR	78
30" Round	OD30R-STD	40	OD30R-BAR	81
30" x 30" Square	OD3030-STD	45	OD3030-BAR	81
36" Round	OD36R-STD	50	OD36R-BAR	86
36" x 36" Square	OD3636-STD	55	OD3636-BAR	86
30" x 48" Rectangle	OD3048-STD	60	OD3048-BAR	91

255 Welter Drive
Monticello, IA 52310
Phone: (877) 465-4344
Fax: (877) 465-4042



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NEWPORT OUTDOOR DINING CHAIR: CM-824



- Metal construction with black matte finish
- Features wide stance for stability in outdoor applications
- Overall depth: 16.25"
- Overall height: 33.375"
- Barstool weight: 16 lbs.
- F.O.B. Monticello, Iowa

—17.25"—

METAL SEAT DIMENSIONS:
17" width x 16.25" depth

—17.875"—

—33.375"—