

CITY OF GLENDALE -- PLAN COMMISSION
Tuesday, November 13, 2018

The City Plan Commission convened in the David Hobbs Honda For the People Community Room, Richard E. Maslowski Community Park, 2200 West Bender, Glendale, Wisconsin (Glendale City Hall is being reconstructed), 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, Bruce Cole, 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 Thursday, November 8, 2018, of the date and time of this meeting, the agenda was posted to 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. Cronwell, seconded by Comm. Wadzinski, to approve the minutes of the meeting held Tuesday, October 2, 2018. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Vukovic, Cronwell, Cole, Bailey, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

MATTERS TO BE CONSIDERED.

- I. Plan Commission Review: Multi-Tenant Office Warehouse Facility (Phoenix Richards, LLC), 4041 North Richard's Street. Review and approve proposal to modify existing office warehouse building to include architecture, site, landscaping, lighting, grading and drainage

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plans to provide a loading dock with four overhead doors at 4041 North Richard's Street.

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

Phoenix Richards, LLC, seeks Plan Commission review and approval to install a loading dock to include four overhead doors in the north elevation of the existing warehouse. The site is zoned M-1 Warehouse, Light Manufacturing, Office, and Service District. The proposed architecture, site, landscaping, lighting, and grading and drainage plans require the review and approval of the Plan Commission.

Architecture and Site Plan

The project includes installing four overhead doors in the north façade of the building, installing a retaining wall, modifying the grading and drainage and pavement to provide the proper grade to utilize the loading docks, and landscape plantings along the embankment.

Staff Recommendation: Staff recommends that the Plan Commission grant approval of the changes to the architectural, site, landscaping, lighting, grading and drainage plans such that Phoenix Richards, LLC, may obtain City of Glendale Building Permits to move forward to construct the proposed improvements at 4041 North Richard's Street, with the following requirements:

All City of Glendale building, fire, and health codes applicable to the premises being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium.

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Aerial Photograph of the Site



Community Development Director Todd Stuebe stated that Staff recommends that the Plan Commission grant approval of the changes to the architectural, site, landscaping, lighting, grading and drainage plans such that Phoenix Richards, LLC, may obtain City of Glendale Building Permits to move forward to construct the proposed improvements at 4041 North Richard's Street,

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with the following requirements: 1) All City of Glendale building, fire, and health codes applicable to the premises being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium.

John Peret introduced himself as representing the proposed project on behalf of Phoenix Richards, LLC, and introduced Bob Borchard as the project contractor.

Mr. Peret briefly spoke about the goals of Phoenix as relates to attracting the best tenants to the property, and continued adding that they have found it difficult to market with only two loading docks off North Lydell Avenue to serve the 140,000 square-foot warehouse, and following an overview of the possible places to add the loading docks Phoenix arrived at the proposed placement in the north elevation as the best and least disruptive plan.

Comm. Wadzinski asked how the drainage will be handled.

Mr. Peret said that there are storm inlets and since there will be the same square footage of parking lot that should not present any problem. Mr. Peret stated that the existing warehouse floor is four feet above the elevation of the existing pavement so they will adjust the grade and will also add landscape plants and trees.

Motion by Comm. Bailey, seconded by Comm. Cole, that the Plan Commission grant approval of the changes to the architectural, site, landscaping, lighting, grading and drainage plans such that Phoenix Richards, LLC, may obtain City of Glendale Building Permits to move forward to construct the proposed improvements at 4041 North Richard's Street, per the sole requirement. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cronwell, Cole, Bailey, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

ADJOURNMENT.

Motion by Comm. Shaw, seconded by Comm. Cronwell, to adjourn the Plan Commission until the regular meeting to be held at 6:00 p.m., Tuesday, December 4, 2018, in the David Hobbs Honda For the People Community Room at Richard E. Maslowski Community Park, 2200 West Bender Road, Glendale, Wisconsin. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Vukovic, Cronwell, Cole, Bailey, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

Todd M. Stuebe, Director of Community Development

Respectfully Submitted: Wednesday, November 14, 2018.