

CITY OF GLENDALE — PLAN COMMISSION

Tuesday, March 5, 2019

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 Vukovic (excused at 6:15 p.m.), Karn Cronwell, Bruce Cole, Philip Bailey, Josh Wadzinski, and JoAnn Shaw. Absent: None.

Other Officials Present: Rachel Safstrom, 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, February 28, 2019, 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. Cole, seconded by Comm. Bailey, to approve the minutes of the meeting held Tuesday, February 5, 2019. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Vukovic, Cronwell, Cole, Bailey, and Wadzinski. Noes: None. Abstain: Comm. Shaw. Motion carried unanimously.

MATTERS TO BE CONSIDERED.

- I. Plan Commission Use and Occupancy Review, Gardner & Associates Real Estate, 1811 West Silver Spring Drive. Review and approve real estate office use and occupancy.

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The following Plan Commission Report was distributed to the Plan Commissioners and Applicant and is incorporated herein as follows:

Charese Gardner seeks Plan Commission approval to maintain a real estate office within the second level of the 1811 West Silver Spring Drive building. The site is zoned PD-Planned Unit Development District and the proposed use and occupancy requires Plan Commission review and approval.

The proposed real estate office tenant space is about 3,000 square feet. The total building square footage is given as about 9,000 square feet. Proposed business hours are Sunday through Saturday, 8:00 a.m. to 8:00 p.m. There will be about five employees.

Photograph. 1811 West Silver Spring Drive



Community Development Director Todd Stuebe stated that Staff recommends that the Plan Commission grant use and occupancy approval for Gardner & Associates Real Estate, Incorporated, a residential real estate office, to use and occupy the tenant space located at 1811 West Silver Spring Drive, with the following requirements: 1) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary, subject to approved

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landscape plans, pursuant to tenant/owner lease responsibilities; 2) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium; and 3) Compliance with State of Wisconsin requirements for ADA parking.

Charese Gardner introduced herself as the owner of Gardner & Associates and also as having the Master Lease for 1811 West Silver Spring Drive. Ms. Gardner stated that she would like to renovate the 1811 Building for office space, like an incubator for office spaces, it was previously used for a renovation business and there were showers and hot tubs and that she wants to remove them.

Mayor Kennedy asked about the real estate business.

Ms. Gardner said that it is a property management and real estate office and that it will be upstairs. Ms. Gardner stated that she is renting the whole building...subleases, that Brett is diamonds and that she is renting the building and will have tenants, and that originally she was only going to rent part of the building, and now she will take care of subletting the whole building.

Mayor Kennedy stated that the building had prior Building Code violations(s).

Ms. Gardner stated that Brett is diamonds, and that she has the foundation, roof, anything a hazard, exits, drywall, water, walkways, and exterior landscape, and that Brett would take care of items such as the furnace and air conditioning, the structure, cosmetics, make-up, and that she is responsible for the fire alarm systems.

Mayor Kennedy stated that she must be sure she is fully briefed on all Code violations.

It was stated that they are not aware of any permits pulled today, and that the owner does all of the Code work.

Ms. Gardner stated that Building Inspector Tod [Doebler] told her to go to the Plan Commission, and then have him go in and inspect the building.

Mayor Kennedy stated that he would like to see the building owner fix all of the Code violations that have to be fixed, and that he would hate to see her occupy the space and have a money pit situation.

Motion by Comm. Wadzinski, seconded by Comm. Shaw, that the Plan Commission grant use and occupancy approval for Gardner & Associates Real Estate, Incorporated, a residential real estate office, to use and occupy the tenant space located at 1811 West Silver Spring Drive, per the three requirements and the added fourth requirement that there be Code compliance prior to occupancy. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cronwell, Cole, Bailey, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

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- II. Referral from Common Council: Petition to Amend the Land Use Plan from Single Family Residential to Commercial Office and to Rezone 357 (Lynn M. Becker Revoc. Trust), 400 (Hua Gao, Liping Zhang), and 405 (Scott & Christina Bretl) West Sugar Lane from R-7 residence District to B-1, G2 Business and Commercial District. Receive Common Council referral, review, consider, and schedule Public Hearing prior to recommend to the Common Council.

The following Plan Commission Report was distributed to the Plan Commissioners and Applicant and is incorporated herein as follows:

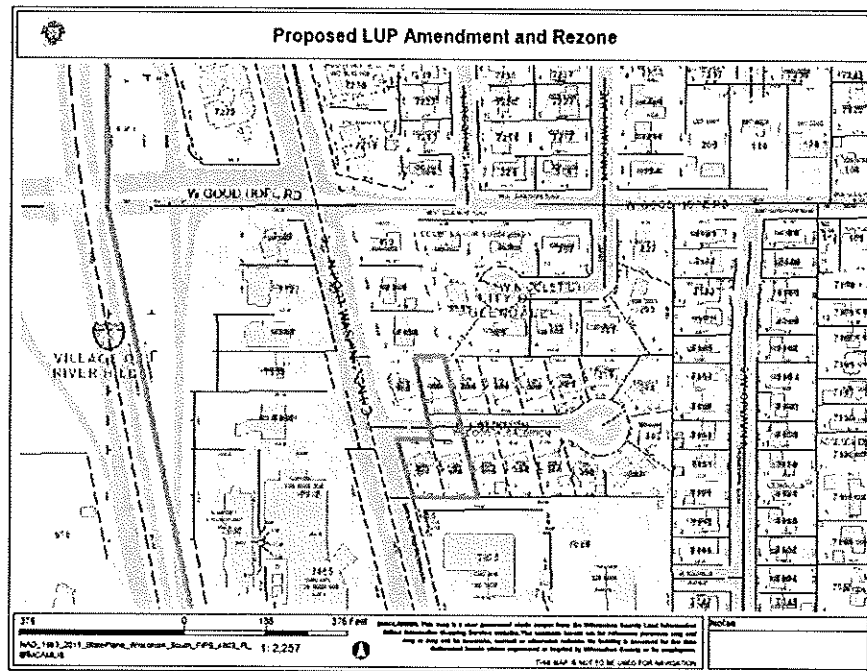
Three additional property owners with properties located along and/or proximate to North Port Washington Road and West Sugar Lane have petitioned the City of Glendale to Amend the Land Use Plan for their properties from Single Family Residential to Commercial use, which is the same use classification as was recently completed for 7170 and 7178 North Port Washington Road, 419 West Good Hope Road, and 408 West Sugar Lane. The four properties were subsequently rezoned from R-7 Residence District to B-1, G2 Business and Commercial District.

Petitioners to Present Request

The Petitioners will present their case to Amend the Land Use Plan to change their properties from Single Family Residential to Commercial Use and to change the zoning from R-7 Residence District to B-1, G2 Business and Commercial (Office) District.

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Exhibit Map



Process to Amend the Land Use Plan

The first task of the Plan Commission is to consider change to the Land Use Plan. The statutory requirement is that the zoning of lands will be consistent with the Land Use Plan. A change to the Land Use Plan requires that the Plan Commission recommend the Amendment to the Land use Plan by a majority vote of the entire Commission approving a Resolution which is then advanced to the Common Council, which is required to hold at least one Public Hearing at which the proposed Resolution or ordinance is discussed, and adopts an Ordinance by majority vote.

If the Plan Commission decides to not Amend the Land Use Plan the request to rezone is concluded without any change to the Land Use Plan or Zoning category.

Process to Change Zoning of Lands

Amendment to the Land Use Plan allows the Zoning category to be changed consistent with the approved Land Use Plan.

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This includes Plan Commission review and recommendation to the Common Council following the process contained within the Wisconsin Statutes.

Necessary Action

Staff suggests that this evening the Plan Commission schedule a Public Hearing for 6:00 p.m., Tuesday, April 9, 2019 or, if it is prepared to do so, to recommend to the Common Council that the Land Use Plan be amended from the Single Family Residential to Commercial use category.

Community Development Director Stuebe stated that the Referral from the Common Council to consider the Petition to Amend the Land Use Plan and to Rezone the four properties is being received this evening, that the Petitioners will have the opportunity to present their Petition to the Plan Commission, and that the Plan Commission will determine how it will consider this item.

Mayor Kennedy stated that this is three more in addition to the four that already completed the process.

Comm. Wadzinski stated that he thought that this will make the properties more salable.

Mayor Kennedy said that this is not a questioning, and that the call is for a Public Hearing one month from today.

Comm. Wadzinski suggested that this really completes the puzzle and makes perfect sense.

Mayor Kennedy stated that North Port Washington Road is commercial then all the way down to West Henry Clay Street.

Motion by Comm. Wadzinski, seconded by Comm. Cole, to send this along to the Common Council for the Public Hearing, and agrees with Comm. Wadzinski that along with the previous four properties this makes perfect sense. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cronwell, Cole, Bailey, and Wadzinski. Noes: Comm. Shaw. Motion carried 5-1.

- III. Referral from Common Council: Petition to Rezone 5464 North Port Washington Road (Certified Survey Map 7498, Lot 2, Tax Key Parcel 197-9021-000) from B-1, B Business and Commercial District to PD-Planned Unit Development District-Fast Food with a Drive-in Window for a Chick-fil-A Restaurant. Applicant to present Informational Statement and General Development Plan, Plan Commission to review, discuss, and schedule Public Hearing.

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The following Plan Commission Report was distributed to the Plan Commissioners and Applicant and is incorporated herein as follows:

Chick-fil-A will formally present to the Plan Commission the proposed Rezone request as relates to the 5464 North Port Washington Road premises (Refer to aerial photographs).

The proposed Planned Unit Development (PUD) project involves constructing a 5,000 square-foot Chick-fil-A restaurant within the 56,039 square-foot (1.287 acre) premises. The architecture is modern with classic materials such as brick veneer and vision glass. The proposed design concept includes drive-in window service (with canopy cover) along the North Port Washington Road street frontage, as well as patio seating with five tables seating 20 customers adjacent to the east side of the building, and includes 64 parking stalls (with three ADA marked spaces).

Proposed business operating hours are 6:00 a.m. to 10:30 p.m. Tuesday to Saturday (Closed Sundays). There will be as many as 15 employees working a single shift.

Project Architecture and Civil Site Improvements

Supportive exhibits for the Chick-fil-A rezone include architecture artistic images, Site Plan, landscape, lighting, and signage plans, along with site civil, stormwater management plan and traffic control study.

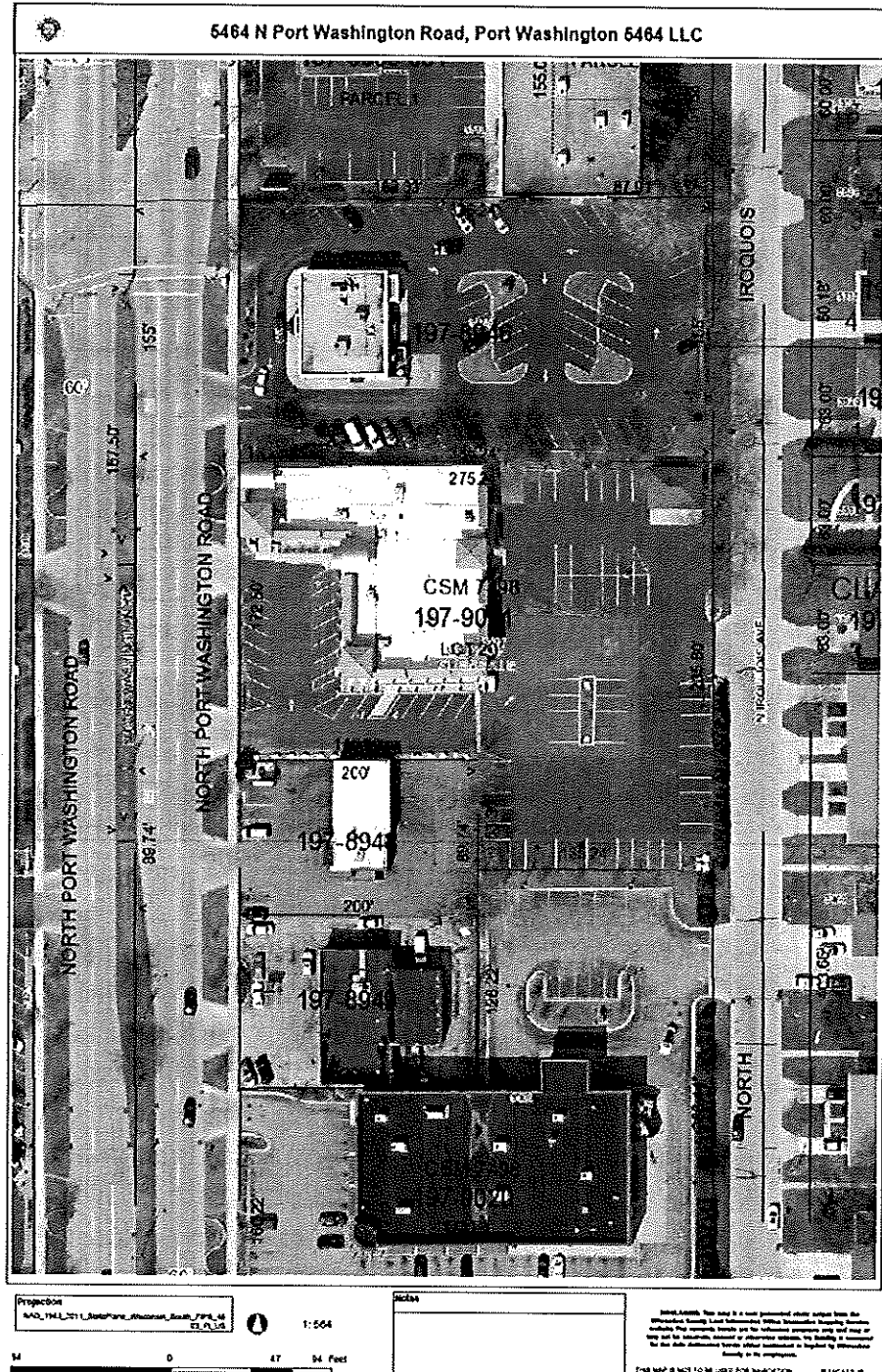
The Glendale Site Requirements and Urban Design states buildings should front on the street with primary architecture elements on that façade. The proposed pick-up window street-side appears to be the only Chick-fil-A in the State of Wisconsin that has the drive-in service window included in the street façade.

Aerial Photograph of Port Washington 5464 LLC Environs



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Aerial Photograph of Port Washington 5464 LLC Environs
(Zoom View)



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Project Value

The project is represented as having a value of about \$2.0 million and as Chick-fil-A self-financing all of their projects.

Project Schedule

Chick-fil-A hopes to begin the improvements Spring of 2020.

Required Next Action

The next action by the Plan Commission is to schedule the Plan Commission Public Hearing for 6:00 p.m., April 9, 2019.

Community Development Director Stuebe stated that Chick-fil-A will present the proposed Chick-fil-A project to the Plan Commission. Following the presenting of the project to the Plan Commission the Plan Commission will have inquiries and discuss the proposed project, and will then consider whether to schedule the Plan Commission Public Hearing for 6:00 p.m., Tuesday, April 9, 2019.

Jen Santelli introduced herself as Regional Manager of Chick-fil-A, Danika Anderson with Chick-fil-A, Joe Vavrina with HR Green, Mike May and Andy Stefanich with TADI. Ms. Santelli presented the proposed Chick-fil-A development site and surroundings that include West Richter Place down below, the site, and observed that there will be right-in right-out, and that she would then turn it over to Mike May.

Mr. May of TADI noted the existing site conditions, with traffic signals at West Lexington Avenue and the Interstate. Mr. May said that currently there are no U-turns per the City of Glendale Ordinance, continuing stating that they had checked with the Wisconsin Department of Transportation and that they said that they do not care, and that their database shows it as allowed and that the intersections are not timed for green which results in longer delay.

Mayor Kennedy commented it slows traffic down.

Mr. May said that at West Richter Place, making U-turns, it is hard to find gaps, that there are allot, four, of movements, Kopp's gap, right-in right-out, there is a safety issue, and that in the Highway Safety Improvement Program (HSIP) that may be looked at as part of the application. Mr. May said that with the proposed Chick-fil-A project one driveway will be closed, and they want to look at ideas to improve traffic flow.

Mayor Kennedy stated that currently there are no U-turns, and it should be what to do in terms of traffic safety.

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Mr. May said Disney, and that they removed all of the No U-turn signs along West Bluemound Road, except at traffic signals, and a safety study found that safety improved, and that State of Wisconsin law was changed four to five years ago.

Mayor Kennedy commented explore if North Iroquois Avenue is closed, and observed that Alderman Tomika Vukovic literally lives right there, already coming up there.

Mr. May said that Chick-fil-A will have heavy delivery vehicles, and that if the Iroquois access is closed there is not a place for them to U-turn a delivery truck within the site. Mr. May said that a traffic signal at West Richter Place would be possible if the traffic volume warranted, and that would provide a way to meter traffic and have safety too.

Mayor Kennedy said that they will be concerned with traffic safety at the Common Council, that this should be included in the Study, to incorporate it.

City Administrator Rachel Safstrom said that could be included in the discussions.

Mr. May commented that it be pulled to just short of Lexington.

Comm. Wadzinski stated that he is shocked about encouraging U-turns.

Mr. May said that he once lived at North Lydell Avenue and West Silver Spring Drive in an apartment.

Comm. Wadzinski commented that it is hard to do there, harder turning directions into a residential neighborhood, and suggested the need to step back and take a macro look, and stated that his concern is that traffic flow is not good for the site. Comm. Wadzinski also has a concern about the photometrics, observing that is allot of light with the two to three foot-candles on the property line, and concluded that they won't miss Chick-fil-A, that is for sure. Comm. Wadzinski stated that U-turns seem like a non-option to redirect to residential, two drive-throughs with massive queuing, and while in Brookfield at Capitol Drive and Brookfield Square there is room for 20 and a maximum queue of 18, and observed that at peak times they are going to fill up the queue.

Mayor Kennedy observed that now the first U-turn is at the pet store, and observed that the road widens there to accommodate that easier further down.

Mr. May said that will be included in the next Traffic Study, that they could look at Malibu's and the Lexus SUV, and that it is tight even down there.

Comm. Wadzinski asked about the possibility of a round-about.

Comm. Cronwell commented that she has tremendous concern about traffic on North Iroquois Avenue, and that a five-fold increase is an extraordinary burden, and suggested that the other communities are not really comparable.

Mr. May agreed that the kind of uses are different, however, thought that the site could accommodate it.

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Comm. Shaw observed that they need to look at the one with the big ol' truck.

Mr. Vavrina said that he is from McHenry, Illinois, and that while Mike May is looking at the macro, he will be talking about the micro, continuing stating that the site is located at the northwest corner and comprises about 1.2 acres, that deliveries will be to the back, and exit out one side or the other, with off-peak deliveries, with 64 parks (parking stalls), and noted that the Chick-fil-A located at Brookfield Square has 46, and Capitol Drive has 77 parking spaces, and concluded stating that he thinks that 64 is about the magic number for a Chick-fil-A, with about 60 percent of customers using the drive-through, 14 percent park and come in, and 26 percent use the drive-in, with 110 seats inside and 20 patio seats. Mr. Vavrina said that circulation includes the entrance at the east side (from North Port Washington Road), and a drive-in window service that commences as dual and narrows to single, concluding with pass-by pick-up parking, and stated that this design is an innovation that has not been implemented yet at any other store in Wisconsin, and that beneath the canopies will be between four and 16 employees taking orders, mostly lunch and evening, and then at the pick-up point customers will take their orders out of the cockpit, with customers with big orders moving forward to the by-pass lane parking. Mr. Vavrina said that the canopies create a great experience that shields customers from the heat and snow, and that for their employees there will be heaters and fans. Mr. Vavrina said that for those who are familiar with Portillo's, there are amenities for team members and guests, and that the Brookfield Chick-fil-A located on Capitol has the highest volume in the State of Wisconsin, with 18 customers there at peak times in the stack (queue), with 20 from the order point back. Mr. Vavrina commented that there will be a pedestrian connection from the sidewalk into the front door of the Chick-fil-A, and asked the Plan Commission if there are any landscape questions.

Mayor Kennedy said that in 1995 the community zoning was changed to prohibit drive-throughs and that a drive-through has not been approved in 20 years, and commented that they should expect significant public input about the drive-through, and observed that the next Agenda item also includes a drive-through, finally observing that Arby's had to acquire Burger King that already had a drive-through window service to be there, concluding stating that while he does not personally have a problem with North Port Washington Road, where they all are commercial businesses and does not impact residential at others.

Comm. Cronwell said that Walgreen's is significantly different.

Bruce Cole commented that in the 1990's he was a Plan Commissioner, and that the driver for the prohibition was that the Police Department had statistics showing that people were walking up to the drive-through lane, home of operations, and the Police Department's view was not very favorable.

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City Administrator Rachel Safstrom stated that she would talk with the Police Chief.

Mr. Vavrina said that there is not allot of landscape today, and that they take pride in their ADA and host of deciduous trees, and that they would leave mature arbor vitae, and will have juniper and ornamental grasses, and will screen and shield headlights, and suggested that it will look vibrant.

Comm. Wadzinski stated that because this is a larger more national chain have their plans been updated to Wisconsin.

Mr. Vavrina replied yes, and said that he would now present the building elevations, stating that they will be 100 percent masonry brick, both dark and light tan, and while showing a side elevation commented that there will be metal coping in dark bronze, and awnings and canopies, and parapets where screen meets.

Comm. Wadzinski observed that the packet shows mechanicals on the roof and that roof-top mechanicals can be seen on all of the elevations.

Mr. Vavrina stated that you will not see the mechanicals and that the parapets are going to be high enough.

There was discussion about the fans and heaters and that this will be different and new, the P12, maybe this will be at Pleasant Prairie.

Mayor Kennedy asked if all of the building will be tan.

Mr. Vavrina said that there is more of red with the older ones.

Comm. Cole commented that there is a conflict from the anchor sign package, in the anchor package there are only two.

Comm. Bailey commented that what is proposed from the signage package, just the logo...

Comm. Wadzinski observed that the photometric plan as relates to the perimeter, that two foot-candles along the perimeter, maybe something dimmer, and asked if there will be shields and what is the output, concluding suggesting that they work with Staff.

Mayor Kennedy stated that there is less concern west and south than there is east.

Ms. Santelli said that they will now talk about Chick-fil-A, what kind of business we are, continuing saying that they have a local operator who only operates a single restaurant, two or three at the most, and that they will not allow operating another business in the community invested. Ms. Santelli said that Chick-fil-A goes back to 1846, when there were nickel cokes sold from a wagon, and when they wanted to be able to serve them cold it came to be a restaurant that was founded on customer service, and cared for and appreciated that foundation, continuing on saying Chick-fil-A emphasizes quality and engagement in the community to provide first and second mile service, returning to the importance of having a local operator, and mentioned Chick-fil-A fundraising and spirit nights,

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and Daddy and date nights, that is not found at other quick service restaurants, and that Chick-fil-A contributes allot to the community, jobs are created, and \$32 Million goes to team members, 12 of whom receive \$25,000 scholarships, with QSR revenue per store (2016) never closed a restaurant due to poor sales, and with that concluded the presentation.

Mayor Kennedy commented that he went to graduate school in Tennessee in Chapel Hill and left there in 2000, and asked Chick-fil-A to discuss their hiring and political issues, commenting that Glendale is a very diverse community that welcomes people, and to talk about the political things and referenda around the country.

Ms. Santelli stated that on the corporate side in 2012 the CEO in Atlanta talked about his view about marriage being between a man and woman.

Danika Anderson was introduced as the local operator of the Chick-fil-A in the Drexel Town Center in Oak Creek, speaking of hiring started as a Team Member, and talked about hiring practices being legally enforced, and that the Team represents the community, that there is a Leadership Academy, high schools, strong partner schools, the mile from store represents how I do life. Ms. Anderson stated said that she is not speaking for Chick-fil-A, operators, or staff.

Mayor Kennedy asked about Referenda.

Ms. Santelli stated that she is not aware of it, that she is in the people business, chicken sandwiches, and being welcoming and inviting, and said that in 2012 during the economic downturn she worked at a Chicago restaurant and that it caused more division, and that there are 142,000 Team Members and there is not one bucket of thought, and that of 65 Team Members four received scholarships from the Chick-fil-A Foundation. Ms. Santelli added that all Chick-fil-A are independently operated and that employees earn between \$9.50 and \$11.00 per hour, and are pretty industrious, and there is competition for the upper edge of the industry.

Comm. Bailey stated that 2012 deeply impacted him, he was in Alabama then and about the \$16 Million, how it is handed out, and noted the supplier diversity element minority, LGBT, and women.

Comm. Shaw said she has a great question, relatively new to corporation, where they get products, accounting, that is absolutely part of corporate culture who provides good service.

Ms. Santelli said that she sits on panels and that the company has learned allot since 2011, adding that Boys Town in Chicago impacted her allot, that the company cares about people, and they have a female operator.

Mayor Kennedy asked if there were any more questions, and with none further called for a Public Hearing to be scheduled for next month where all citizens may speak, and that after that the next step is for the Plan Commission to make a recommendation to the Common Council, where it is heard and there is one

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more Public Hearing, and that a Public Hearing is the only way to get a drive-through, that this is breaking precedent of 20 years.

Comm. Wadzinski reiterated that this evening the Plan Commission is not approving anything, only scheduling a Public Hearing.

Mayor Kennedy stated that the Plan Commission cannot approve anything, we cannot act, that this is a rezone, and that a Development Agreement must be approved at the Common Council.

Comm. Wadzinski stated that he did not want to run the risk, and that it is designed very well and fits the site, although the context is what he has a real problem with.

Motion by Comm. Wadzinski, seconded by Comm. Bailey, that the Plan Commission schedule a Public Hearing 6:00 p.m., Tuesday, April 9, 2019. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cronwell, Cole, Bailey, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

- IV. Modify Specific Implementation Plan (SIP), ICAP Center, 6701 and 6789 North Port Washington Road (Former Nicolet High School District Recreation Fields). Review and approve proposal to modify the Specific Implementation Plan (SIP) for Phase I of the project which includes ALDI grocery store and Associated Bank, to include a multi-tenant building with a coffee store with a drive-in window within the northerly Phase II pad.

The following Plan Commission Report was distributed to the Plan Commissioners and Applicant and is incorporated herein as follows:

Brian Adamson of ICAP Development will formally present to the Plan Commission the proposed modified Specific Implementation Plan for Phase I of the ICAP project as relates to the Nicolet Upper Fields playing fields lands located between Interstate Highway 43 and North Port Washington Road with existing street address numbers 6701 and 6789 North Port Washington Road (Refer to Aerial photograph).

The initially approved Specific Implementation Plan (SIP) included the Phase I construction of the site improvements for an ALDI grocery store (about 20,500 square-feet) and Associated Bank (about 3,156 square-feet), and two vacant building pads to be constructed in Phase II of the project. The proposed change is to incorporate the northerly Phase II building pad into the initial Phase I construction, leaving only

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a single remaining building pad to be built in Phase II of the project. As such, Phase I of the project will now also include a 6,600 square-foot multi-tenant building (two to four retail and/or office tenants) that will include a national coffee shop that will have a drive-in window service and a patio space for patrons. Also, eight parking stalls have been added to the south of the Associated Bank building and drive lane.

Project Architecture and Civil Site Improvements

The project plans for the modified Phase I are included in the Plan Commission materials, which includes architecture for the proposed multi-tenant building, as well as design drawings for the proposed site, landscaping, lighting, and signage, as well as an underground stormwater management facility.

As with the previously approved Phase I project elements, the multi-tenant building architecture is modern with modern materials that includes Nichia Fiber Cement Panel (Wood Series-Vintage Wood), Nichia Fiber Cement Panel (Metallic Series-Ribbed-Mother of Pearl), 8"x16" Burnished CMU Block (County Materials-Galaxy-63 239C (BB-1)), and store front glass wall and door.

Phase I Project Value

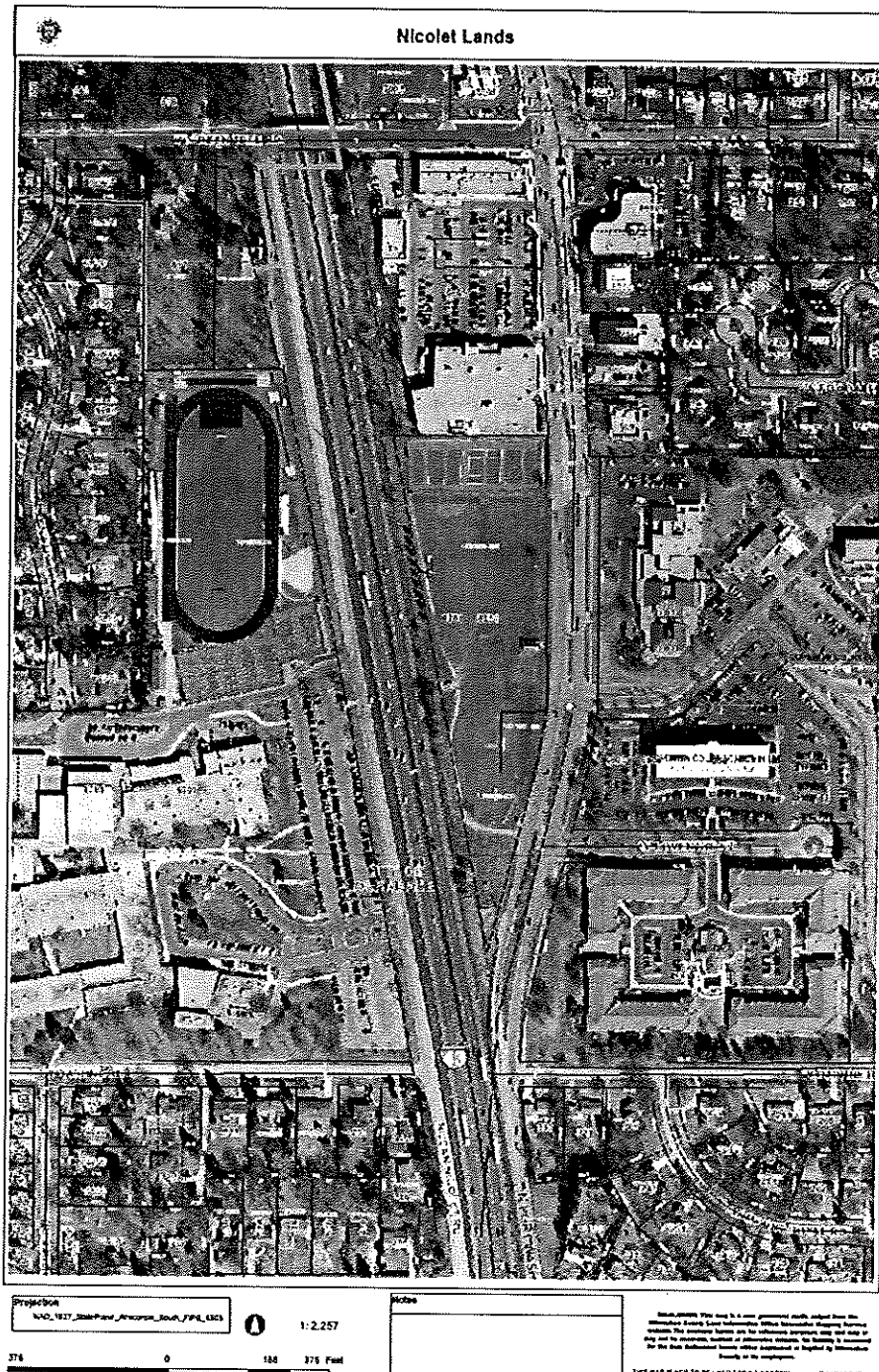
For the originally approved Phase I project the Developer stated that the Phase I project has a total cost of over \$6.0 million. The Developer has stated that the estimated value of the multi-tenant building is about \$1.0 million, giving a revised total project cost of about \$7.0 million.

Project Schedule

The Developer seeks to begin the modified Phase I improvements in the Spring of 2019 with completion by end of 2019, and anticipates that the remaining Phase II pad will be a 2020 project.

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Aerial Photograph of the Nicolet Upper Fields Site and
Environs



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Required Action

The necessary action by the Plan Commission is to approve the Specific Implementation Plan (SIP) for the revised Phase I/ of the ICAP project, with the requirement that remaining Phase II improvements come back to the Plan Commission for review and approval.

Community Development Director Stuebe stated that the necessary action is for the Plan Commission to approve the modified Specific Implementation Plan, with the requirement that the Developer return to the Plan Commission for review and approval of Phase II.

Brian Adamson presented the proposed changes to the Specific Implementation Plan (SIP) first, noting that eight parking stalls will be added to the Associated Bank site, and passed around a Material Board and talked about the Nichia panel product and said that a Nichia is also being used on the ALDI store, cladding, observing that it is a darker storefront, and that it complements the other buildings within the project, and assured that the mechanicals on the roof will be screened by the parapet, and that the building will be 22 feet in height.

Mayor Kennedy asked about the tenants, and suggested that although Mr. Adamson may not be able to disclose the specific company, asked is it a national coffee shop, and that there is a drive-in window service and there should not be any traffic concerns.

Mr. Adamson indicated the proposed arrangement as to how it operates within the Site Plan, that there will be nine stacking spaces, with 18 to 20 all the way around the building, and that they want to keep the stacking out of the interior drive lanes, that it will all be shielded from view from North Port Washington Road, and queue inside the site. Mr. Adamson stated that rather than adding this as Phase II they are adding it now.

Mayor Kennedy stated that there is a development complex to the north with similar traffic, this development will have ALDI, ALDI is a national company and that there will be a bank as well, and that adding this building to Phase I fits in with the environment and will also fit in with the Phase II, and is like the Cousin's stores.

Comm. Wadzinski stated that his concern is not with the Site Plan or building size, but that the other buildings in the site are monumental and that the added building is not in context at all, that the highway can block the façade, and suggested that there be more developed thought from an architecture perspective. Comm. Wadzinski stated that he likes the Nichia material, more so when it looks like weathered wood, the concern being that the design does not look like it is far enough along, acknowledging that the Nichia is an expensive material, but that it

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looks under-developed, it is contemporary, brutally stark, certainly the signage will pop, the concern being with the overall building, not the site or concept, it is a prime location in Glendale.

Mr. Adamson suggested that we can disagree on the architecture, and that he likes it, suggesting that they can incorporate the Nichia product on the back of the building, and that it is the biggest building that they are able to fit on the site.

Comm. Wadzinski stated that his concern is not with the site layout or the size of the building.

Mayor Kennedy stated that it looks as if this ties things together.

Comm. Wadzinski stated that it is not monumental, different materials, looks plain, flat, continuing stating that he is not trying to be the designer of the building, and the view from the freeway is just dark and black color, and the front looks as though it is for signage and is devoid of articulation

Brian Adamson stated that we can look at the back, doing something.

Comm. Wadzinski commented that that can probably be taken care of with the landscape design, however, these thin bands, proportions, and lack of articulation, acknowledging that it is contemporary, but is concerned with what the building looks like on the site.

Mr. Adamson said that we can disagree about that.

Comm. Wadzinski stated that his concern is not with site issues, his concern is with the architecture.

Comm. Cronwell asked for clarification as to what are we approving, and observed that we are approving the layout.

Comm. Wadzinski stated that the library design had a lot of glass look.

Comm. Shaw suggested that it is flat.

City Administrator Rachel Safstrom observed that what we are approving is the Site Plan and Architecture.

Mr. Adamson articulated that we have a bifurcate...that the Site helps, and that they are able to move forward with the Site Plan approval and the CSM, and will come back with a revised architecture for the building.

Comm. Wadzinski emphasized that he is not trying to slow progress, and that this is the first time he is seeing these items.

Comm. Cronwell suggested that the problem is context, the broader picture.

Comm. Wadzinski stated that what he would like to see is more of a monumental building, and to jump in with both feet and make it so.

Motion by Comm. Cole, seconded by Comm. Wadzinski, that the Plan Commission approve the modified Specific Implementation Plan (SIP) Site Plan with the requirement to return to the Plan Commission for review and approval of the proposed Lot 2 building architecture redesign and to return to the Plan

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Commission for review and approval of Phase II. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cronwell, Cole, Bailey, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

- V. Certified Survey Map, ICAP Center, 6701 and 6789 North Port Washington Road (Former Nicolet High School District Recreation Fields). Review and recommend to Common Council approval of the proposed CSM.

The following Plan Commission Report was distributed to the Plan Commissioners and Applicant and is incorporated herein as follows:

The necessary action by the Plan Commission is to recommend that the Common Council approve the Certified Survey Map with requirements of payment of the \$235 (\$175.00 plus 4x\$15) administrative fee, making any required technical corrections to the document, and payment of City Engineer CSM technical review fees, and other required fees, if any.

Community Development Director Stuebe stated that the necessary action is for the Plan Commission is to recommend that the Common Council approve the Certified Survey Map with requirements of payment of the \$235 (\$175.00 plus 4x\$15) administrative fee, making any required technical corrections to the document, and payment of City Engineer CSM technical review fees, and other required fees, if any.

Motion by Comm. Bailey, seconded by Comm. Cole, that the Plan Commission recommends the Common Council approve the Certified Survey Map per the requirements. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cronwell, Cole, Bailey, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

- VI. Reschedule Regular April Plan Commission meeting to 6:00 p.m. TUESDAY, APRIL 9, 2019, due to the Tuesday, April 2, 2019, Election.

The following Plan Commission Report was distributed to the Plan Commissioners and Applicant and is incorporated herein as follows:

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The necessary action is for the Plan Commission to reschedule the regular Plan Commission meeting to 6:00 p.m. TUESDAY, APRIL 9, 2019.

Motion by Comm. Cronwell, seconded by Comm. Cole, that the Plan Commission reschedule the regular April Plan Commission meeting to 6:00 p.m. Tuesday, April 9, 2019. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cronwell, Cole, Bailey, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

ADJOURNMENT.

Motion by Comm. Wadzinski, seconded by Comm. Cronwell, to adjourn the Plan Commission until the next regular meeting to be held at 6:00 p.m., Tuesday, April 9, 2019, 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 Cronwell, Cole, Bailey, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

Todd M. Stuebe, Director of Community Development

Respectfully Submitted: April 8, 2019.

