

CITY OF GLENDALE

NOTE MEETING PLACE:

**The Plan Commission will meet in the
David Hobbs Honda For the People Community Room
Richard E. Maslowski Community Park
2200 West Bender Road
Glendale, Wisconsin 53209**

AGENDA -- PLAN COMMISSION

Tuesday, May 7, 2019

6:00 P.M.

1. Roll Call and Pledge of Allegiance.
2. Adoption of Minutes of Meeting of March 5 and April 9, 2019.
3. a. 6:00 PM Plan Commission Public Hearing: Conditional Use Permit Review, Lupient KIA, 2101 West Bender Road. Review and approve Conditional Use Permit for Accessory Storage of Automobiles per Zoning Code 13.1.39(d)(9) and the Wisconsin Statutes 62.23(7)(de), directly related to the Lupient KIA facility located at 6030 North Green Bay Avenue.
Daniel Gulley, Lupient KIA
- b. Plan Commission Review, Delta Sports Performace, 6758 North Sidney Place (former Genius Supply). Review and approve proposed baseball and softball sport specific skill development and athletic training facility (Not a general health club) use and occupancy.
David Peltz, Delta Sports Performance
- c. Comprehensive Plan Project Status Update.

NOTICE: This is NOT a meeting of the Glendale Common Council. Although a majority of Council Members may be present, Council action will not take place.

-Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals.-

Meeting is 6:00 PM Tuesday

**David Hobbs Honda For the People Community Room
Richard E. Maslowski Community Park
2200 West Bender Road
Glendale, Wisconsin**

City of Glendale Plan Commission

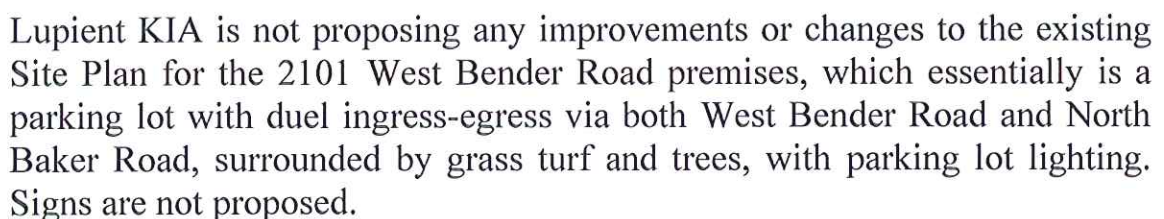
6:00 P.M., Tuesday, May 7, 2019

- Plan Commission Report -



3a. **6:00 PM Plan Commission Public Hearing: Conditional Use Permit Review, Lupient KIA, 2101 West Bender Road.** Review and approve Conditional Use Permit for Accessory Storage of Automobiles per Zoning Code 13.1.39(d)(9) and the Wisconsin Statutes 62.23(7)(de), directly related to the Lupient KIA facility located at 6030 North Green Bay Avenue.

Exhibit Map A : 2101 West Bender Road (Related to 6151 N Baker Road)



Staff Report to the Plan Commission

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Historic Context

The 6151 North Baker Road and 2101 West Bender Road properties are related to each other in that the 2101 West Bender Road property provides the parking lot for the 6151 North Baker Road property. At present the 6151 North Baker Road property is being used for warehouse purposes and does not require use of the parking spaces located at 2101 West Bender Road.

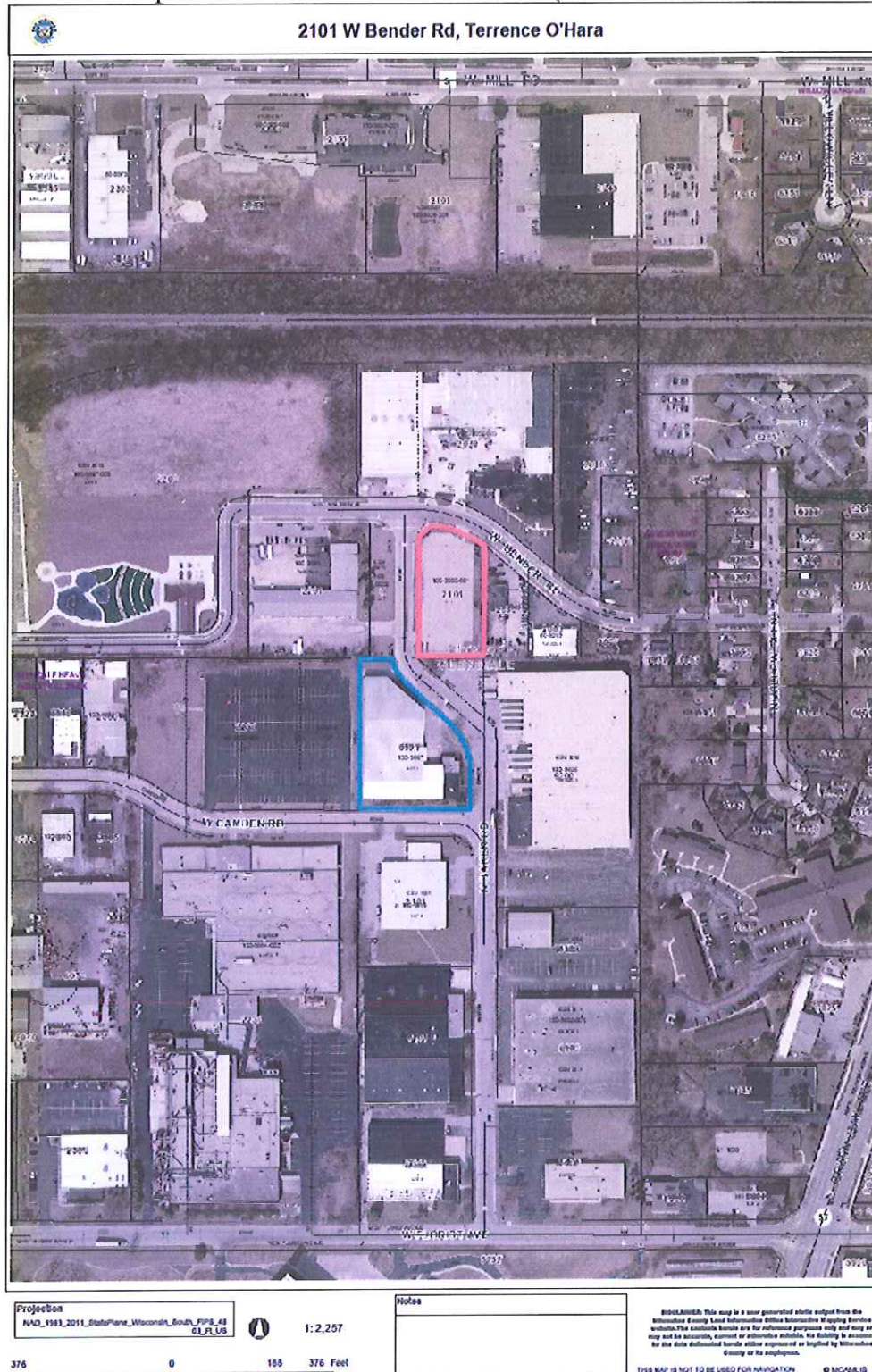
The parking lot setting came to be when Actuant Corporation, which operated for many years from several of the properties located along North Baker Road, acquired 6151 North Baker Road and added onto the building located there, eliminating the existing parking available there and, as such, Actuant acquired the 2101 West Bender Road property from the City of Glendale and constructed the parking lot that is existent today to serve the 6151 building as well as the other Actuant facilities that lined North Baker Road.

Site Plan and Security

The KIA automobiles are parked at the 2101 West Bender Road site all day and night and there is the potential to attract car thieves, vandals, and/or other opportunists. KIA has shared that there have not been any incidents of any kind since they started parking vehicles there, however, staff would suggest that a sufficient strength wrought-iron style (aluminum typically) or other see-through style metal fence with sufficient lighting will help protect the site and deter undesirable activities there. Security cameras could also be considered by Lupient KIA as an enhanced security measure.

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Exhibit Map B: 2101 West Bender Road (Related to 6151 N Baker Road)



Staff Report to the Plan Commission

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**Photographic Exhibit: Existing Site circa 2010: 2101 West Bender Road
(View south from West bender Road)**



The City completed infrastructure improvements as well as the general area-wide clean-up and improvements to the aesthetic appearance of the entire Glendale Industrial Park area.

Staff Recommendation: Staff recommends that the Plan Commission grant approval of conditional use permit for Lupient KIA Milwaukee (6030 North Port Washington Road) to utilize the parking located at 2101 West Bender Road for accessory storage of automobiles per Zoning Code 13.1.39(d)(9), per the following requirements:

- 1) Install a six-foot or eight-foot height wrought-iron style security fence and gates with sufficient security lighting;
- 2) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary, subject to approved landscape plans, pursuant to tenant/owner lease responsibilities;
- 3) All building and fire codes being carried out to the satisfaction of the Building Inspector, Fire Marshall, and North Shore Health Consortium, respectively.

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- 3b. **Plan Commission Review, Delta Sports Performance, 6758 North Sidney Place (former Genius Supply).** Review and approve proposed baseball and softball sport specific skill development and athletic training facility (Not a general health club) use and occupancy.

Dave Peltz seeks Plan Commission approval for Delta Sports Performance, a baseball and softball sport specific skill development and athletic training facility, to use and occupy the approximately 6,000 square-foot office-warehouse building located at 6758 North Sidney Place. The site is zoned M-1, Warehouse, Light Manufacturing, Office and Service District, and the proposed indoor sports and recreation use and occupancy requires Plan Commission review and approval. Dave Peltz of Delta Sports Performance has acquired the 6758 North Sidney Place property and Delta Sports Performance will be the occupant.

Site and Neighborhood Area.

The exhibit map shows the 6758 North Sidney place building and immediate neighborhood environs.

Aerial View of 6758 North Sidney Place and Environs.



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Proposed Business Hours

Delta Sports Performance business hours are typically 7:00 a.m. to 10:00 p.m. Monday through Friday, 7:00 a.m. to 10:00 p.m. Saturdays, and 8:00 a.m. to 8:00 p.m. Sundays.

Parking, Neighborhood Traffic, and Noise Concerns.

Applicant states that the existing paved space provides for about 15 parking spaces. The neighborhood exhibit map indicates that the two primary ways to access the facility are via West Green Tree Road and North Sidney Place, or via West Mill Road and North Sidney Place. The neighboring single-family residential and Glen Hills Apartments would be the immediate residential area most vulnerable to any traffic and/or noise. Staff are not aware of any issues related to Delta Performance Sports at the predecessor 6583-6585 North Sidney Place location.

Delta Sports Performance has about five (5) employees, and anticipates a typical maximum of about 15 to 20 facility users at any given time except for seminars. Delta has indicated that there will be events held at the 6758 North Sidney Place premises where as many as seventy-five (75) persons would be present, Applicant will elaborate about these types of special events.

Parking should be satisfactory for typical use of the 6758 North Sidney Place premises. Special events will require other arrangements.

Photograph (View from North Sidney Place toward the northeast).



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Food and Beverage

Delta has not indicated that there will be any food preparation and/or prepared foods, vending machines, drinks, or snacks. There are not be any beer, wine, or liquor license(s) proposed.

Signage

Proposed signage includes a small monument sign and indicates murals-logos on the 6758 North Sidney place building.

Staff Recommendation: Staff recommends that the Plan Commission grant use and occupancy approval for Delta Sports Performance, a baseball and softball sport specific skills development and athletic training facility, per the following:

- 1) All parking related to the facility to be accommodated within the 6785 North Sidney Place site or in arrangement with adjacent business property owners;
- 2) Indoor sports and recreational activities other than baseball and softball skills development and athletic training require Plan Commission review and approval;
- 3) Client, employee and delivery truck routes to utilize non-residential streets via a connected route from West Mill Road to North Sydney Place;
- 4) Signs require a Sign Permit per the City of Glendale Sign Code;
- 5) Dumpster enclosure(s) per Section 13.1.144(d) of the Code of Ordinances;
- 6) All landscaping and lighting features being maintained and replaced and/or replenished when necessary;
- 7) All City of Glendale building, health, and fire codes being carried out to the satisfaction of the Building Inspector, the North Shore Health Consortium, and the North Shore Fire Department. Closing time 10:00 p.m.

c. Comprehensive Plan Project Status Update.

City Staff will update the Plan Commission.

CITY OF GLENDALE — PLAN COMMISSION
Tuesday, April 9, 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 Tomika Vukovic, Karn Cronwell, Fred Cohn, 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, April 4, 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.

Mayor Kennedy asked that the March 5, 2019, Meeting Minutes be placed on the next Plan Commission Meeting Agenda as the Plan Commission received the Meeting Minutes just prior to this meeting. There was not any formal action taken by the Plan Commission.

MATTERS TO BE CONSIDERED.

- I. 6:00 P.M. PUBLIC HEARING: 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

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Informational Statement and General Development Plan to Interested Citizens and the Plan Commission, followed with Plan Commission inquiry, discussion, and recommendation to the Common Council.

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

Plan Commissioners: Chick-fil-A has recently submitted revised project plan documents in digital format that include elevation views, site photometric plan, signage package, and Traffic Impact Analysis. This information will be included in the presentation Tuesday evening by Chick-fil-A. The digital plans will be available at the City of Glendale website as related to the April 9, 2019, Plan Commission (Agenda Center at www.Glendale-WI.org/AgendaCenter). Also, please bring along the packet materials from the March 5, 2019, Plan Commission.

Chick-fil-A will formally present the Planned Unit Development Informational Statement and General Development Plan to interested citizens and the Plan Commission (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.

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.

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Aerial Photograph of Port Washington 5464 LLC Environs



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[illegible]

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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.

Project Architecture and Civil Site Improvements

A monument sign with a space for 6-inch readable changeable copy is proposed at the northwest corner of the premises (Street address 5464 must be added or be added to the front of the building), the Chick-fil-A logo is located above the south entrance, two menu cabinets (one per lane), and a thirty-foot height flag pole proposed for a 40 square-foot (8'x5') United States of America flag. An unspecified number of 32 square-foot (8'x4') banner type signs are indicated to be distributed at unidentified places. A single banner sign is permitted at 30 square feet for two 15-day time periods.

Site Management

Staff are aware that Chick-fil-A occasionally holds special events that attract a larger than typical number of customers, and also anticipates that a Grand Opening may also attract a sizable number of persons, some of whom may be present overnight. These special situations should be broached as to what might be planned and/or expected and how they will be managed in a commercial proximate to residential setting.

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 decide to recommend approval by the Common Council.

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Mayor Bryan Kennedy announced that Chick-fil-A will be presenting the proposed project.

Jennifer Santelli introduced herself as representing Chick-fil-A and the project present team of Mike May, Joe Vavrina, and Danika Anderson were introduced.

Mike May commenced with presenting the traffic impacts.

Mayor Kennedy asked if the person from Drexel Town Center is the operator.

Ms. Santelli replied no since they do not yet know if they have the location, and that the operator of a Chick-fil-A typically would be relocated to Milwaukee within one mile of the store. Ms. Santelli continued with starting presenting about the project traffic, describing the setting, observing the building corner, that there is one entrance from North Iroquois Avenue, the drive-in service wrap-around, and then turned over presenting to Mike May.

John Bieberitz introduced himself as working with TADI, and observed that last time (the previous meeting) there were a lot of concerns, and continued describing the routes, and said that TADI has analyzed the traffic under the what if U-turns were to be allowed, and at West Richter Place, looking strictly at U-turns, the intersection satisfies the signal warrants, and that TADI recommends a traffic signal and realigning the intersection, and concluded that U-turns do work operationally, it does work with the back way to get in and out. Mr. Bieberitz moved on to the Site Plan and queuing and capacity, and to do that looked to the busiest Chick-fil-A locations in the Milwaukee region which are the Brookfield Capitol Drive and Brookfield Brookfield Square locations, and determined that for analyses the Capitol Drive setting on Saturday provides the worst-case scenario and that this store accommodates more than Brookfield. Mr. Bieberitz next talked about traffic to and from the site, and suggested that now there are a lot of illegal U-turns and noted Kopp's left-out turning movements, and suggested that should be eliminated as unsafe, continuing stating that with U-turns legal and traffic signals at West Richter Place would it be physically possible geometrically, and concluded that with a large passenger vehicle and the largest pick-up truck the answer is yes, the answer for West Richter Place is yes.

Mayor Kennedy asked if they had intentionally looked at these two locations because both are located in shopping malls where there is a lot of extra space as Outlot stores, and shared that he intentionally made a U-turn in a Chevy Malibu and could not make it and asked how it is found you can do it with a truck. Mayor Kennedy observed that in the TADI study the recommendations in the Study would require around \$100,000 expense that the City of Glendale does not now need and asked if Chick-fil-A is willing to cover that the costs with the increase of 400 cars per day.

Ms. Santelli replied yes Chick-fil-A would do that.

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Mayor Kennedy observed that there is traffic behind the Chick-fil-A, and noted that the City of Glendale has had a moratorium and that the only places the drive-ins were allowed have been where there were existing drive-ins, there was a Burger King where there is now Arby's, and that the City of Glendale did this because they did not want drive-ins near residential areas, and that the Chick-fil-A has a main in and out to a residential neighborhood, and that he is very uncomfortable with the back drive-in, that delivery is one thing, however, with half of 400 cars is very uncomfortable and recommends closing off this entrance in order to shield the neighborhood.

Mr. Bieberitz stated that it would work.

Ms. Santelli stated that would not work as there are 105 cars per hour and where North Iroquois Avenue goes to 15, so that 90 percent are not going to North Iroquois Avenue.

Comm. Wadzinski reiterated that it was stated that it was suggested to realign the entry to Kopp's Frozen Custard.

Mr. Bieberitz said that the left turn out to the north operationally is a safety issue, and observed the potential to force right-turns and combine the entrances of Kopp's Frozen Custard and the LaQuinta Inn & Suites.

Mayor Kennedy inquired whether Chick-fil-A has talked with them about it as it would seem to be a tough sell for the City of Glendale to approach businesses and ask them to restrict access.

Ms. Santelli said that they know that there are hurdles with the environment, and that they cannot approach them if they do not know that they can be there, and acknowledged that there is a lot of work to do here.

Mayor Kennedy stated that there is another site nearby that has a huge parking lot, next to the LaQuinta Inn & Suites (to the south) that has two lanes each way.

Ms. Santelli stated that their broker is not here tonight, and said that Chick-fil-A is very intentional about where they want to be, that they have a robust specific plan, and will not go anywhere, and that if Glendale this is where we want to be.

Comm. Vukovic asked why the proposed Chick-fil-A is on that corner of the property, and suggested that if the building were in a little bit people can maneuver in and out, make room, and that the restaurant back driveway as proposed goes into her home.

Mayor Kennedy asked if North Port Washington Road is administered by Milwaukee County.

City Administrator Safstrom replied no, and that the City of Glendale works with the State of Wisconsin on the intersections that were constructed by the State.

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Ms. Santelli said that they try to have the largest stack, and with this plan they have 30 cars, and that the Brookfield typical is 18, and concluded stating that the 30 car stack shrinks if the building is moved over.

Comm. Vukovic observed that Chick-fil-A has put so much in and out traffic at North Port Washington Road and that is a congested space.

Ms. Santelli said that they never prototype and explained that the drive-in stack will have a by-pass lane and that their people will be out serving the meals, and that has been really successful and that they really want to do this.

Mr. Bieberitz said 30 width.

Mayor Kennedy stated that they can only go northbound, only north to the first opportunity to make a U-turn at the Interstate 43 ramp, which cannot be done legally now, and that I go to West Richter Place to go southbound.

Mr. Bieberitz stated that the U-turn signs must be removed.

Comm. Cronwell observed that exit can be made to North Iroquois Avenue.

Mr. Bieberitz reiterated the routes.

Ms. Anderson stated that Chick-fil-A trained their Oak Creek people in traffic patterns, and that they will have a team member directing for the Grand Opening operations.

Mayor Kennedy asked if the Drexel Avenue site is a larger site.

Ms. Anderson replied that it is off of an internal street, continuing stating that the Brookfield 124th Street and Capitol Drive is among the top five percent in the Chick-fil-A chain, and that none of us are close to what they do there.

Mayor Kennedy observed that there is spillover space there versus no spillover space to Alderman Vukovic's house.

Ms. Anderson stated that the Capitol Drive Chick-fil-A does not spillover, and that how many sales, remarkable what they are doing, and said that they are not spilling over there.

Comm. Vukovic asked how the drive-in works.

Ms. Santelli stated that Chick-fil-A team members hand out orders, and that Chick-fil-A looked at this initiative, and that 60 percent of customers use the drive-in window, 28 percent dine in, and the rest are carry-out, and that being from Duluth, Minnesota, the drive-in more than at other locations.

Comm. Vukovic addressed the landscape, and asked whether the plants will knock the headlights down.

Ms. Santelli said that they would like to keep the existing arborvitae's as a nice stand that create a screen, and that photometric-wise changes to the side, relocated and shields are meeting Code with less than three foot-candles at the property line.

Comm. Vukovic observed she likes the architectural elevations.

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Comm. Cronwell asked about this being a new format that has been rolled out in the north, and asked is the north a reasonable experience for the employees, that Pleasant Prairie was mentioned, but not at -10 degrees Fahrenheit.

Comm. Vukovic said that she has a traffic question, and understanding that this is by my house, you can just have trucks there.

Ms. Santelli stated that at two in the morning they unload and leave.

Comm. Vukovic said that it is harmless from what said, and asked if it works with traffic.

Mr. Bieberitz interjected as long as it is signalized.

Ms. Santelli stated that Chick-fil-A started in 1946, and have Family Nights, Chick-fil-A Spirit Night, and corporate fundraising, that Chick-fil-A has a corporate purpose, and No Runs, No Hits, No Burgers, serving 1.7 million meals, with 27,000 team members, and a Leadership Academy with a \$75 million fund where 53 team members attend college, and that last year \$15.3 million was spent on team members. Ms. Santelli concluded that's it.

Mayor Kennedy stated that there has been political activism and millions spent against LGBT, and that the City of Glendale is an open accepting community, and that Christian Rock in stone and are closed on Sundays, so that there is a social agenda, and that Glendale has a large Jewish community and an ADA population and an LGBT community, and their associated civil rights, and with radio interests it was not only one time in 2012, that is not so, and that is unacceptable in the City of Glendale, and that in 2018 Chick-fil-A was still giving to organizations that discriminate.

Ms. Santelli said that she does not feel that the Plan Commission...

Mayor Kennedy stated that to be part of the City of Glendale every business welcomes everybody that comes in.

Ms. Santelli said that looking at our website the 140,000 team members who work with Chick-fil-A represent everybody regardless of anything, and that they are a chicken sandwich business, continuing to say that Dan Cathy in 2012 did a radio interview and does not understand why it has been such a focus of attention.

Mayor Kennedy said that the company gives millions.

Ms. Santelli said that the organizations that Chick-fil-A supports are the Fellowship of Christian Athletes which was given \$1.6 million, that this is to support kids, and the Salvation Army, \$150,000, and that if there are others that you want her to find about, and said that Chick-fil-A stores are a reflection of the communities they are in and are probably what you see at the store.

Mayor Kennedy asked the Plan Commission if they have any questions at this time. There were none, and Mayor Kennedy added that they may have more questions following the Public Hearing, and stated that he asks those who speak to limit their comments to two minutes.

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Joshua Parkes, 4909 North Mohawk Avenue, identified himself as a 1st Aldermanic District, who resides about one-half mile to the south of the proposed Chick-fil-A store, and said that he is here on behalf of his neighbors as well, and is stating firm opposition, and that they are Jewish and have an LGBT child, that they are concerned about the traffic, and finds the presentation myopic and disregards people who live in this area. Mr. Parks stated that there are illegal U-turns all the time at Kopp's Frozen Custard intersection and they were rear-ended and it almost sent their daughter to the Emergency Room, and questioned how the answer is to make U-turns legal, continuing to say that at the I-43 ramps traffic snarls up to West Silver Spring Drive, and Taco Bell is the problem, and another one is rescinding a moratorium.

Catie Grieger, 5500 North Iroquois Avenue, said that she moved here ten years ago, and lives right next to Tomika, stated that the area already experiences higher traffic, and that there are 9:00 a.m. to 5:00 p.m. businesses Monday through Friday, and that she has deep concerns about our property value, and that adding nights and Friday and Saturday and deliveries, continuing stating that she has a young child that ride bikes, walks with friends, and asked would anybody want this in a neighborhood and keep kids safely.

Michael Elfe, 5722 North Paradise Lane, stated that he lives northwest of the Chick-fil-A site, and that he drives through regularly on his way to work, continuing stating that he has concerns about traffic at the intersection with West Richter Place, and that traffic is already there with Kopp's Frozen Custard and LaQuinta Inn & Suites, concluding his statement saying that he does not have a problem with Chick-fil-A coming to Glendale as long as the traffic is worked out.

Nina Davis, 5560 North Iroquois Avenue, identified herself as a 40 year resident, said that she would like to see the entrance closed off and not more traffic, and that it is a short-cut through Bob's thing, and that they get over to the turn lane and block where I live, a residential area with children, people walking dogs, and concluded her statement saying that before she asked for greenspace back there, and only got Walgreen's and that she would like to see the existing entrance closed off.

Rod Gaspardo, 5425 North Mohawk Avenue, identified himself as the Site Manager for the Clayton Park Homes site, and said that his biggest concern is traffic pulling out into North Iroquois Avenue, adding that Taco Bell creates back-ups into North Port Washington Road, that where there are others that exit to the back, that it is alley-like in the front of the residences, and concluded that they should definitely not have the option to pull into North Iroquois Avenue.

Steve Schmelzling (District 4 Alderman), 2100 West Green Tree Road, said that it is not pretty looking from North Port Washington Road, it is pretty from North Port Washington Road, commented that there are 60 to 80 employees, and would like to know the change fully occupied, that the property is

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valued at \$1.6 million now and that this is a \$2.0 million, and pertaining to traffic he has never seen a restaurant with the exit and entrance at the same space and cannot imagine how that works, and U-turns to get in and out.

Mayor Kennedy asked if there were any others who want to speak.

Terry Worth identified herself as owner of 5464 North Port Washington Road, suggested that if there is anybody that thinks traffic is high should know that when Subway was there it was open seven days per week, and that where there were nine tenants there are now only six tenants, and that traffic is a lot lighter.

Joshua commented that the City of Glendale or the Plan Commission should talk to Cypress Equities to make certain that this use would complement Bayshore Town Center.

Mayor Kennedy said that the City of Glendale is in an ongoing conversation if it has not been talked about with Bayshore.

Bob Worth identified himself as property owner for 40 years and that he ought to know enough, and that Subway was the number one restaurant there for a long time, asked why the City of Glendale never opened up North Iroquois Avenue to the south of West Richter Place, why that was never finished, and suggested that the street going north should have a sign deliveries only. Mr. Worth also stated that Walgreen's cut through my place, which has been there about 100 years, way before the others all of sudden should not be that way, buy the building.

Ms. Santelli stated that TADI is a reputable firm.

Mr. Bieberitz stated that associated with West Richter Place, that there would be left turn arrows for U-Turns.

Director of Community Development Todd Stuebe asked if there will be no right turn on red at westbound West Richter Place turning north onto North Port Washington Road.

Comm. Wadzinski reiterated right turn only out to Iroquois.

Mayor Kennedy asked for a motion to close the Public Hearing. Motion by Comm. Vukovic, seconded by Comm. Cohn, motion was unanimously approved.

Bob Worth stated that the highway is a big problem, and that traffic is not going to change much, and Chick-fil-A is going to have a tremendous amount of traffic.

Terry Worth stated that she is just saying that there was more.

Mayor Kennedy reiterated overnight activities.

Ms. Santelli commented that between 6:00 p.m. and 10:30 p.m. there is a Key Drop, the truck leaves a load on site for the store team to take in the morning, and that it is very quiet.

Mayor Kennedy asked about Grand Opening activities and Special Events.

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Ms. Santelli stated that the first 100 customers get free Chick-fil-A for a year, and customers line up and do not come to camp, and that for the Grand Opening a Chick-fil-A team comes, and also that the second Tuesday in the month of July the customers come to the restaurant dressed as cows and that this is during store hours.

Ms. Santelli said that at the Delta Airlines Plant and the Ford Plant they were closed on Sunday because they were exhausted and spent the day with their families.

Ms. Anderson said that the employees never see each other because they never all have days off together.

Comm. Vukovic stated, because this is across the street from my house, where the drive is now is directly into my driveway, and said that she did canvas the block, knocked on every door, and said that as far as traffic is concerned people said it would not be a problem as long as the traffic did not destroy or disturb North Iroquois Avenue and no constant traffic in and out, and observed that the thinking here today is about traffic now, and what about at Christmastime, and that she has a hard time getting around, and suggested that they have to think about other times of the year, that this is only half-way, and that she understands that Mr. Worth just wants to sell the property, and understands the problems that you will have.

PR stated that people do not want 60 percent against it, that she would almost move so not to have traffic, and that we are affected more than anybody.

Comm. Vukovic stated that you did tell me you have a Petition, you are the people who contacted me.

Terry Worth submitted a Petition document.

Mayor Kennedy stated that the Public Hearing is closed.

Comm. Shaw stated that her biggest concern is traffic, and the leasing of the street lights, electricity.

City Administrator Rachel Safstrom stated that the City of Glendale pays all, and that the City is moving to LED.

Comm. Shaw stated that she has never been to a Chick-fil-A.

Comm. Cohn said that to catch-up, the biggest fear is traffic, and that if the City of Glendale takes away the No U-turns, somebody wants it all, what are we going to do, if I were told there would be an increase in traffic on my street, it is hard. Comm. Cohn asked if Chick-fil-A has approached Bayshore Town Center, the former Sears site, continuing to say that he likes Chick-fil-A, he had it in Colorado at a Zoo, and that their people were all over directing traffic, and did that happen every day, yes it did, so he does not think this is the right spot.

Comm. Vukovic stated that this is a design in a certain spot that they want, and that there are other locations a block away or so where the traffic opens right up, even two blocks down, and said that she knows that Bob Worth wants to

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sell, however, they should move to another space, a bigger lot where there are no residents, and if that is big-headed and they will not look at a site two blocks down, there is a moratorium, lift. Comm. Vukovic inquired whether this item still has to go to thought the Common Council process.

Mayor Kennedy asked if there is a motion to recommend rezoning to the Common Council.

There was not any response.

Mayor Kennedy asked if there is a motion to not recommend rezoning to the Common Council.

Motion by Comm. Cohn, seconded by Comm. Bailey, that the Plan Commission not recommend approval of the Chick-fil-A project rezone to the Common Council.

Comm. Cronwell stated that traffic is the biggest concern, and that North Port Washington Road is a gauntlet to run, and that adding that much traffic is extraordinary if we do this, and that Blue Mound Road is a much bigger environment, and that it is the traffic, the biggest concern for the City of Glendale.

Mr. Bieberitz interjected can we answer.

Mayor Kennedy said that the Plan Commission is engaged in discussion following a motion and second.

Mr. Bieberitz said that the Brookfield store is the worst case scenario, and that the highest level of efficiency requires traffic signalization.

Mayor Kennedy stated that North Port Washington Road and West Silver Spring Drive is one of the most dangerous intersections in Milwaukee County, and had they factored the additional traffic into that area.

Mr. Bieberitz said that of the added traffic half are pass-by, they are already on their way to something else, and that the other half is new traffic, and that they had not included it in the Study Area, and observed that the highest impacts were at the I-43 ramps and West Richter Place.

Motion by Comm. Cohn, seconded by Comm. Bailey, that the Plan Commission not recommend approval of the Chick-fil-A project rezone to the Common Council. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, Wadzinski. Noes: None. Abstain: Comm. Shaw. Motion carried 6-0, with a single abstention.

II. Certified Survey Map, Glendale Yards, 4340 North Green Bay Avenue (Former Railroad Yard). 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:

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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 \$190 (\$175.00 plus 1x\$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.

Attorney James Eby stated that he was present to represent John Bielinski, who could not be present this evening.

Brian Monroe was present in the audience as well.

Community Development Director Todd Stuebe stated that this item pertains to an Agreement between the City of Glendale and John Bielinski, who will acquire land under the ownership entity managed by Brian Monroe, to facilitate installing signage within lands to be owned by the City of Glendale.

Motion by Comm. Vukovic, seconded by Comm. Shaw, that the Plan Commission recommend that the Common Council approve the Certified Survey Map (CSM) per the requirements of Staff. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

III. Plan Commission Use and Occupancy Review, Just One More Ministry, Incorporated, 4180 North Lydell Avenue (former Hood Leather Products). Review and approve food distributing service use and occupancy.

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

Chris Capper seeks Plan Commission approval for Just One More Ministry, Incorporated, a food rescue mission agency that administrates and coordinates the collecting and distributing of food, to use and occupy the approximately 23,760 square-foot office-warehouse building located at 4180 North Lydell Avenue. The site is zoned M-1, Warehouse, Light Manufacturing, Office and Service District, and the proposed distribution center use and occupancy requires Plan Commission review and approval. Just One More Ministry, Incorporated, will acquire the 4180 North Lydell Avenue property and will function there as owner occupant.

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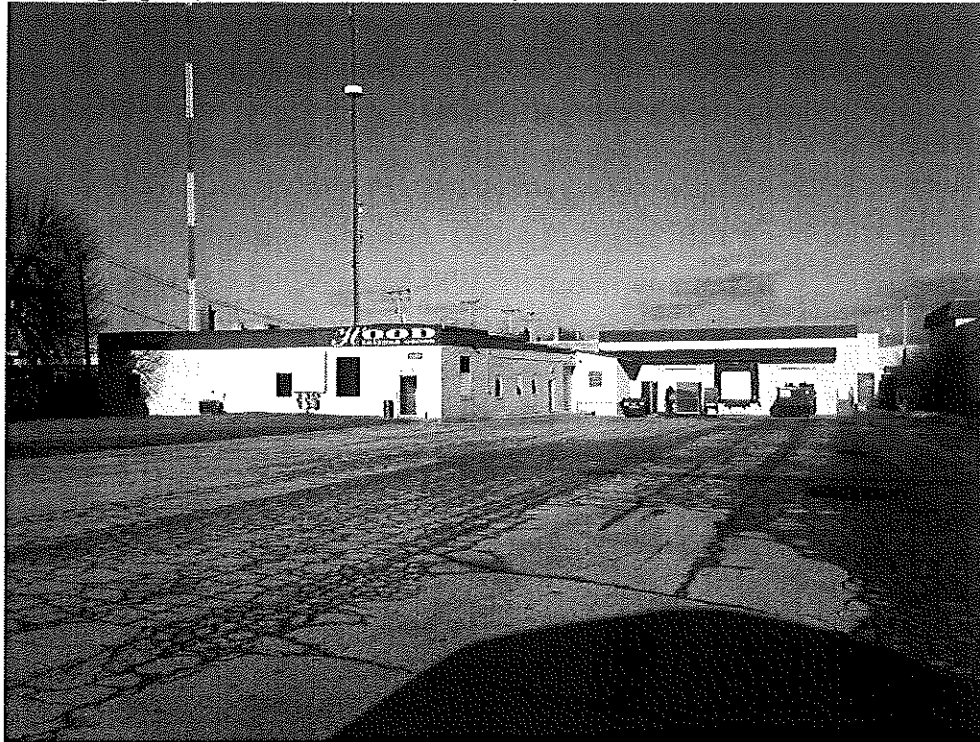
Just One More Ministry, Incorporated, has about seven (7) employees and expects to have as many as ten (10) in the future. The enterprise has a community of more than 400 volunteers that actually pick up food and distribute it. There may be events held at the 4180 North Lydell Avenue premises where as many as thirty (30) persons would be present at the 4180 North Lydell Avenue premises. The existing paved space is about 16,200 square feet (225 feet by 72 feet) which would provide for two rows with 22 parking spaces each with a 24 foot wide drive lane, giving a total of 44 parking stalls. Just One More Ministry, Incorporated, business hours are typically 7:00 a.m. to 3:30 p.m. Monday through Thursday, 7:00 a.m. to 6:00 p.m. Fridays, and 7:00 a.m. to 11:00 a.m. Saturdays.

Parking should be satisfactory for the proposed use.

Aerial View of the 4180 North Lydell Avenue Environs.



Photograph (View toward the east).



Community Development Director Todd Stuebe stated that Staff recommends that the Plan Commission grant use and occupancy approval for Just One More Ministry, Incorporated, a food rescue mission agency that administrates and coordinates collecting and distributing of food, per the following: 1) All landscaping and lighting features being maintained and replaced and/or replenished when necessary; and, 2) All City of Glendale building, health, and fire codes being carried out to the satisfaction of the Building Inspector, the North Shore Health Consortium, and the North Shore Fire Department.

Chris Capper introduced himself as representing Just One More Ministry, Incorporated (JOMM), and talked about the JOMM story and growth of the Ministry, as well as that JOMM works with Feeding America, and that JOMM picks up food from its partners, that JOMM is a faith-based organization that does not discriminate against anybody, children, elderly, and delivers food to shut-ins and 60,000 children, and that they have rescued food that would otherwise have been thrown away, and from day one to now delivering 550,000 meals per year, 80 percent could be fed with what is thrown away in one day. Mr. Capper stated that they do not serve meals and are essentially a small distributor.

Mayor Kennedy stated that was his first question, and confirmed that they are open from 6:00 a.m. to 10:00 a.m. Monday through Friday, and Saturday mornings.

Mr. Capper said that they deliver to homeless villages and feed on weekends, and suggested that the growth is there, and stated that JOMM has over

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400 volunteers per week, 40 to 50 volunteers come to the facility for between one and three hours, and as such traffic should not be affected too much. Mr. Capper concluded that JOMM needs to expand more donations and that they work with businesses such as Reinhart Foods and Johnsonville Sausage Company.

Motion by Comm. Cohn, seconded by Comm. Wadzinski, that the Plan Commission grant use and occupancy approval for Just One More Ministry, Incorporated, a food rescue mission agency that administrates and coordinates collecting and distributing of food, per the two requirements. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

IV. Comprehensive Plan Request for Proposals Update.

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

City Staff will discuss the two submitted proposals and seek Plan Commission input.

City Administrator Rachel Safstrom stated that the request for proposals was sent mid-February with a time to respond, and proposals were submitted by SRF who previously completed the Vision Plan, and Vandewalle, and given the desire for a local consultant the recommend to Common Council will be to contract with Vandewalle and to agree as to the contract amount and supporting opportunities.

Motion by Comm. Bailey, seconded by Comm. Cronwell, that the Plan Commission recommends that the Common Council contract with Vandewalle & Associates for Comprehensive Plan update. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

ADJOURNMENT.

Motion by Comm. Shaw, seconded by Comm. Cohn, to adjourn the Plan Commission until the next regular meeting to be held at 6:00 p.m., Tuesday, May 7, 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 Vukovic, Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

Todd M. Stuebe, Director of Community Development

Respectfully Submitted: May 2, 2019.

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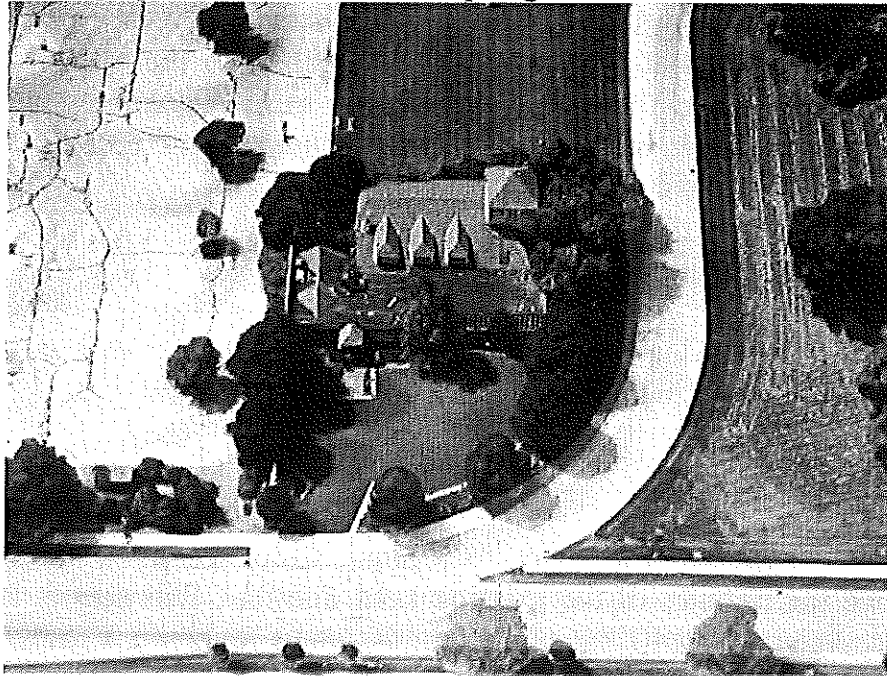
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The following Plan Commission Report was distributed to the Plan Commissioners and Applicant and is incorporated herein as follows:

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:

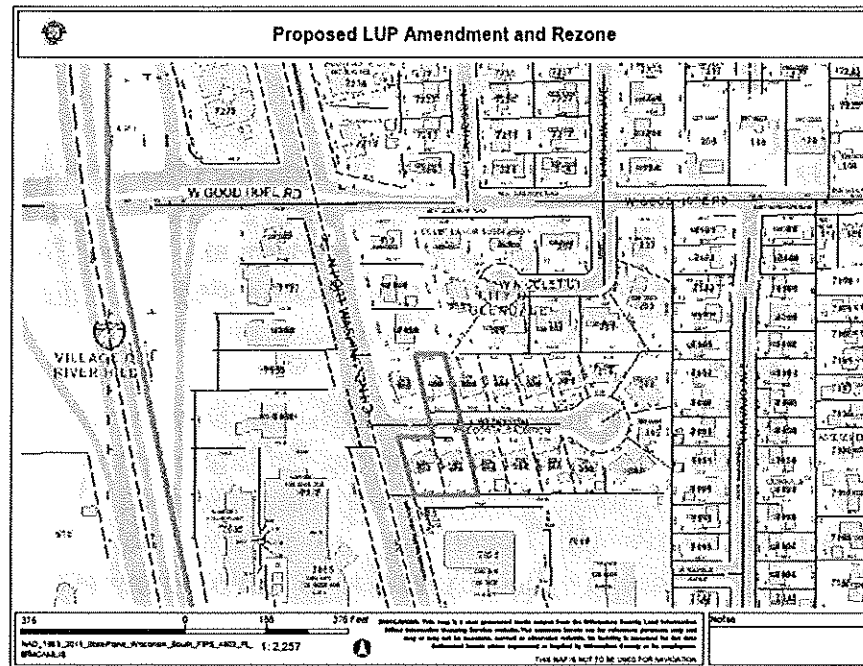
Three additional property owners with properties located along and/or proximate to North Port Washington Road and West Sugar Lane have petitioned the City of Glendale to Amend the Land Use Plan for their properties from Single Family Residential to Commercial use, which is the same use classification 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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Tuesday, March 5, 2019

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



Tuesday, March 5, 2019

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

CITY OF GLENDALE — PLAN COMMISSION

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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:

CITY OF GLENDALE — PLAN COMMISSION
Tuesday, March 5, 2019

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.

3a.



CITY OF GLENDALE
COMMUNITY DEVELOPMENT PLANNING DEPARTMENT
5909 NORTH MILWAUKEE RIVER PARKWAY
GLENDALE, WISCONSIN 53209-3815
PHONE: (414) 228-1704 or (414) 228-1744
FAX: (414) 228-1725

CONDITIONAL USE APPLICATION

Application Fee: \$300

APPLICANT INFORMATION

Name of Applicant: WRIENT KIM MILWAUKEE
Legal Name of Business: WRIENT MILWAUKEE, INC.
Name of Business Owner (if different from Applicant): _____
Applicant Address (City, State, and Zip Code): 1030 N. GREEN BAY AVE
GLENDALE WI 53209
Office Phone Number: 414-351-3000 Cell: 620-247-2141 Fax: _____
Applicant E-Mail: DAWN.GULLY@WRIENT.COM
Applicant Signature: [Signature] Date: _____

PROPERTY INFORMATION

Property Address: 2101 W. BENDER Tax Key Number: 160-9986-01 Zoning District: _____
Property Owner (if different from Applicant): MILANA TEA FBO TERENCE OHARA
Property Owner Address (City, State, and Zip Code): 602 COURT LAND AVE
PARK RIDGE IL 60068
Property Owner Phone: MILANA TEA Cell: 847-225-1435 Fax: _____
Property Owner E-Mail: tohara@SBCGLOBAL.NET
Property Owner Signature: [Signature] Date: 2/16/2015

PROJECT INFORMATION

Name of Business and Type of Business/Use (Please be specific): NEW VEHICLE STORAGE
FOR WRIENT KIM MILWAUKEE
Total Building Area: 60 To Be Occupied Area: _____
Lot Size: Depth: 257' Width: 180' Area: 46,459 sq ft
Previous Occupant in To Be Occupied Space: JOHNSON CONTROLS
Other Uses of This Site: ONLY FOR NEW VEHICLE STORAGE
Total Number of Parking Spaces: 140 Parking Spaces Available to Tenancy: _____
Business Hours (Days and Hours of Operation): _____
Total Number of Employees: _____ Maximum Number of Employees at Site at One Time: _____
Primary Contact Person for This Project: DANIEL GULLY
Primary Contact Phone: 414-351-2000 Cell: 620-247-2141 Fax: _____
Primary Contact E-Mail: DANI.GULLY@WRIENT.COM

Please See Reverse Side of Application for Additional Submittal Requirements

CITY OF GLENDALE USE ONLY

Application Fee: \$300 Date of Application: 3/27/15 Time: _____ Received by with date: CG Tentative Hearing Date: TBD
COMMON: Community Development Planning Department (Plan Commission Administration (2-4-4)) 04 Conditional Uses 01 CU Procedures CU Application.doc

Notice Required

original



2101 W Bender Rd, Terrence O'Hara



Projection

NAD_1983_2011_StatePlane_Wisconsin_South_FIPS_48
03_Ft_US



1:2,257

Notes

DISCLAIMER: This map is a user generated static output from the Milwaukee County Land Information Office Interactive Mapping Service website. The contents herein are for reference purposes only and may or may not be accurate, current or otherwise reliable. No liability is assumed for the data delineated herein either expressed or implied by Milwaukee County or its employees.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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376 0 188 376 Feet

36



CITY OF GLENDALE
COMMUNITY DEVELOPMENT DEPARTMENT
5909 NORTH MILWAUKEE RIVER PARKWAY
GLENDALE, WISCONSIN 53209-3815
PHONE: (414) 228-1704 or (414) 228-1744
FAX: (414) 228-1725
WWW.GLENDALE-WI.ORG

PLAN COMMISSION REVIEW APPLICATION

APPLICANT INFORMATION

Name of Applicant: DAVID PELTZ
Legal Name of Business: DELTA SPORTS PERFORMANCE
Name of Business Owner (if different from Applicant): _____
Applicant Address (City, State, and Zip Code): 5766 N. BELAIRE DR
GLENDALE, WI 53209
Office Phone Number: _____ Cell: 414 349 0056 Fax: _____
Applicant E-mail: deltasportsdave@gmail.com
Applicant Signature: David Peltz Date: 4-14-19

PROPERTY INFORMATION

Property Address: 6758 N Sydney Pl Tax Key Number: 136-8407 Zoning District: M-1
Property Owner (if different from Applicant): _____
Property Owner Address (City, State, and Zip Code): 5766 N. BELAIRE DR, GLENDALE 53209
Property Owner Phone: 414 352-6283 Cell: 414-349-0056 Fax: _____
Property Owner E-Mail: deltasportsdave@gmail.com
Property Owner Signature: David Peltz Date: 4-14-19

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): DELTA SPORTS PERFORMANCE
ATHLETIC TRAINING

Total Building Area: 6000 sq ft To Be Occupied Area: 6000 sq ft
Lot Size: Depth: 200.34' Width: 103' Area: 0.47 ACRE
Previous Occupant in To Be Occupied Space: GENIUS SUPPLY / BILL SHAMBURER
Other Uses of This Site: RETAIL/WHOLESALE SUPPLY & STORAGE
Total Number of Parking Spaces: 15 Parking Spaces Available to Tenancy: 15
Business Hours (Days and Hours of Operation): M-F 7am-10pm SAT 7am-10pm SUN 8am-8pm
Total Number of Employees: 5 Maximum Number of Employees at Site at One Time: 5
Primary Contact Person for This Project: DAVID PELTZ
Primary Contact Phone: _____ Cell: 414 349 0056 Fax: _____
Primary Contact E-Mail: deltasportsdave@gmail.com

CITY OF GLENDALE USE ONLY

Date of Application: 4/11 Time: _____ Received by with date: 4/15 Tentative Hearing Date: 4/16
G:\COMMON\Community Development Planning Department\Plan Commission Administration (2-4-4)\04 Conditional Uses\01 CU Procedures\CU Application.doc

Plan of Operation Outline

Delta Sports Performance
6585 N Sidney Place
Glendale WI 53209

Current Location

Delta Sports Performance
6758 N Sidney Place
Glendale, WI 53209

New Location

Delta Sports Performance has been operating as a top recognized baseball/softball training and development facility for the past 5 years. We train male and female athletes ages 7 through the professional level. We have recently purchased our own building location, and would be moving from our current lease space within the next few months. We are pleased to have found a suitable location within Glendale to continue our relationship with the community as well as with neighboring communities already dedicated to our products and services and familiar with our location.

Business Name: Delta Sports Performance

Name Of Owner: Dave Peltz
5766 N Bel Aire Dr
Glendale, WI 53209

Property: 6758 N Sidney Place
Glendale, WI 53209

Tax Key: 136-8007

Zoning: M-1

Lot Size: @200.34 feet x 103.00 feet

Dimensions of Building: 60 feet x 100 feet

Levels: single

Total Floor Area: 6000 sq/ft

Specific Uses: Athletic Training, Development and Consultation

Min/Max Number employees: 1-5

Days of Operation: Sunday through Saturday

Hours of operation: 6:00a.m. to 10:00 p.m. M-F
8:00a.m. to 8:00 p.m. Sat-Sun

Signage:	Small free standing sign near street Painted logo on front and south side of building.
State imposed Conditions:	None
Security fencing:	None
Potential Problems from Proposed use:	None
Food Services:	No
State approved interior Plans:	No
Fire Protection/safety:	Well marked exits, open floor plan with easy access to 3 separate doors on 3 different walls, emergency lighting, 3 fire extinguishers.
Rules and regulations:	No smoking, no seeds or gum
Construction timetable Grand re-opening:	April/May construction, June re-opening date.
On site security:	Multiple cameras (interior/exterior), break-in warning and monitoring. Updated exterior lighting.
Max number of users:	75

No significant changes to current operations or needs. New space allows greater efficiency due to no inside vertical poles (area is clear span). Also, greater ease of monitoring of athletes due to wide open floor plan.

David L Peltz

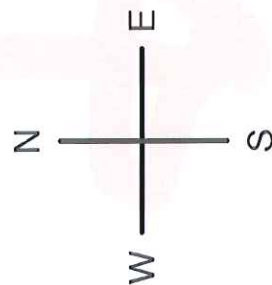


April 16, 2019



Delta Sports Performance

Delta Sports Performance



Delta Sports Performance
6758 N Sidney Place









GENIUS SUPPLY CO.

FOR SALE
202-777-5151
PARADIGM.com