

CITY OF GLENDALE — PLAN COMMISSION

Tuesday, May 7, 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 6:01 p.m.

Roll Call: Present: Mayor Bryan Kennedy, Commissioners Kyle Mack, Karn Cronwell Josh Wadzinski, Amanda Seligman and Frederick Cohn. Absent: Phillip Bailey.

Other Officials and Staff present: Rachel Safstrom, City Administrator, Todd M. Stuebe, Director of Community Development, Candice Green, Deputy Clerk/Treasurer 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 Friday, May 3, of the date and time of this meeting, the agenda was posted to the official bulletin board in City Hall, copies of the agenda were made available to the general public in the Municipal Building and the Police Department, and those persons who have requested were sent copies of the agenda.

PLEDGE OF ALLEGIANCE.

The Members of the Plan Commission, City staff and all those present pledged allegiance to the flag of the United States of America.

ADOPTION OF THE MINUTES.

Motion was made by Comm. Cronwell, seconded by Comm. Wadzinski, to approve the minutes of the meeting held Tuesday, March 5, 2019. There were 3 abstentions in the vote to approve March 5 minutes by Frederick Cohn and the two new commissioners: Amanda Seligman and Kyle Mack. At the same time, motion was made to approve the minutes of the meeting held April 9, which had 2 abstentions from the two new commissioners who were not present: Amanda Seligman and Kyle Mack.

Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cronwell, Wadzinski, Mack, Cohn, and Seligman. Noes: None. Abstain: Comm. Cohn, Seligman, and Mack for March 5 and Seligman and Mack for April 9. Motion carried unanimously.

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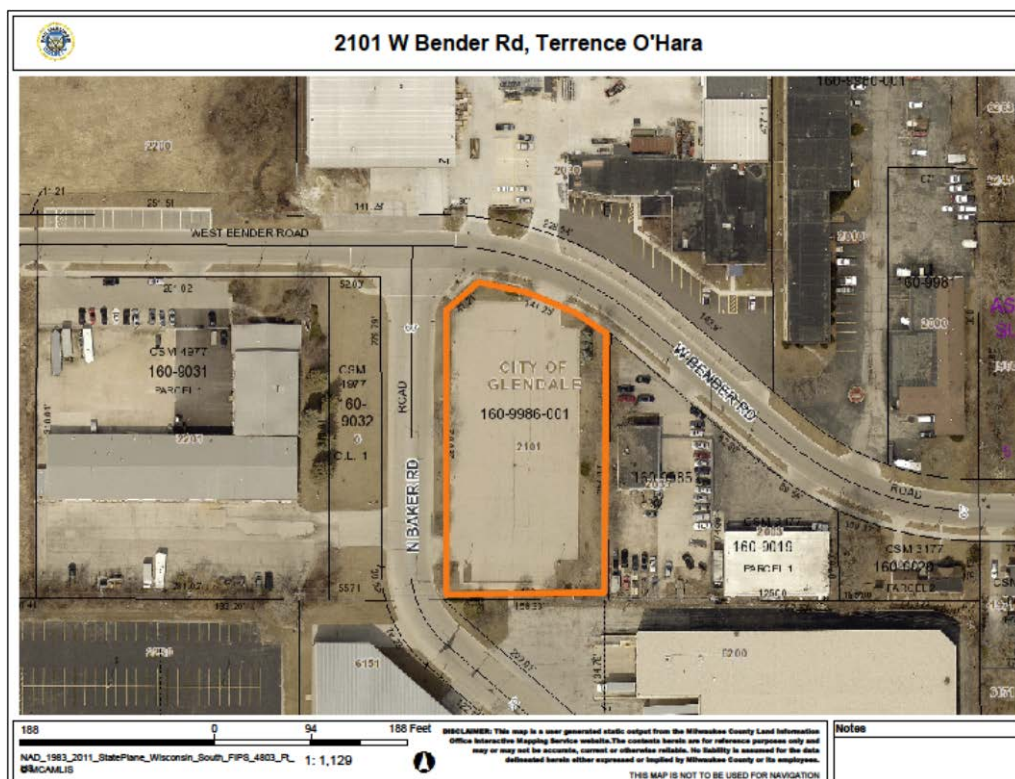
MATTERS TO BE CONSIDERED.

- I. Plan Commission Public Hearing: Conditional Use Permit Review, Lupient KIA, 2101 W 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

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

Dan Gulley of Lupient KIA of Milwaukee seeks Plan Commission review and approval of a Conditional Use Permit to use the parking lot at 2101 West Bender Road for Accessory Storage of Automobiles. The site is zoned M-1 Warehouse, Light Manufacturing, Office and Service District, and the proposed use requires a conditional use permit per 13.1.39(d)(9) that requires a public hearing and review and approval by the Plan Commission.

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



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Lupient KIA is not proposing any improvements or changes to the existing Site Plan for the 2101 West Bender Road premises, which essentially is a parking lot with dual ingress-egress via both West Bender Road and North Baker Road, surrounded by grass turf and trees, with parking lot lighting. Signs are not proposed.

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)



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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.

Dan Gulley, General Manager, Lupient Kia stated that the dealership is seeking to utilize the area as storage for new sales vehicles as they are short on storage.

Mayor Kennedy expressed concern that the high end car dealership of Infiniti was replaced with a lower end vehicle line; but, were not bound in their agreement to do so. Mayor Kennedy also asked if there currently was a fence or gate located on the prospective lot, to which Commissioner Cohn replied there was none currently.

Dan Gulley mentioned that he would have to check with the owner of Lupient Kia, as he was unable to make the Public Hearing due to a conflict in his schedule. Mr. Gulley also mentioned he felt that by putting a fence up it would be an invitation for criminal activity where Lupient has not experienced much criminal activity currently.

Commissioner Seligman stated that fencing is used to deter thieves and wanted to know what Lupient Kia's insurance requires. Mr. Gulley answered that each vehicle is insured separately. Commissioner Seligman also posed the question to Director

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Stuebe wanting to know the City of Glendale's requirements for overflow parking.

Director Stuebe informed Commissioner Seligman that fences are required by the City for overflow parking. The same issue came up with the Heiser dealership, where their overflow parking lot request was reviewed by the Plan Commission and fencing was required. It is also a requirement for a new parking lot planned by David Hobbs Honda.

The Staff recommendation for Lupient Kia's overflow parking lot is that some type of aesthetically acceptable fencing be used. The Chief of Police is in agreement. Conditional approval is made with the understanding that the fence be done in 90 days; Commissioner Wadzinski recommended 120 days due to the fact that it takes time for projects such as wrought iron/metal fences to be put into place.

Mayor Kennedy opened public hearing for anyone wishing to speak on the subject of the Lupient Kia overflow parking lot. First, second, and final request for anyone who wanted to speak was made by Mayor Kennedy. There were no respondents.

Motion by Commissioner Mack, seconded by Commissioner Cronwell to close Public Hearing on subject. Motion approved unanimously.

Mayor Kennedy asked if any Committee Members had any follow on questions. Comm. Cohn asked whether or not there were any lighting requirements. Director Stuebe responded that our Police Chief wants for there to be enough light so that any officers on patrol can see into the lot and would be able to notice if there were any individuals on the lot.

Staff recommended 3 requirements for the lot: that there be a 6 or 8' metal fence, landscaping and lighting fixtures. The fence must be a see through type of metal so that the police officers patrolling can see into the lot.

Motion by Comm. Cohn, seconded by Comm. Wadzinski to approve Lupient Kia's request for change of use permit.

Conditions as follows:

- 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;

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- 3) All building and fire codes being carried out to the satisfaction of the Building Inspector, Fire Marshall, and North Shore Health Consortium, respectively.

Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cronwell, Wadzinski, Mack, Seligman, and Cohn. Noes: None. Motion carried unanimously.

- II. 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.  
*David Peltz, Delta Sports Performance*

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.

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**Aerial View of 6758 North Sidney Place and Environs.**



Mayor Kennedy began discussions by asking David Peltz to give some information about the purpose of his move to the new facility. Mr. Peltz illustrated that they were only moving to a different type of layout, not a larger layout; but one that was more conducive to the type of business he is running. He is moving 4 or 5 buildings away from where he is located now to less space that is more efficient that has no beams on the inside of the building.

Commissioner Cronwell brought up the issue of there only being 15 parking spots at the new facility and wanted to know if this would present an issue for the business. Mr. Peltz replied that the 15 parking spots will be ample parking as most of their customers carpool or get dropped off since many do not drive and many travel together as a team. No large crowds are expected and usually if it is a group it is comprised of 15 players and 2 coaches. So this is just a continuance of the previous plan.

Commissioner Wadzinski asked about the signage and whether or not it would be metal and if it was not, what type of paint would be used; as he has seen some companies with paint chipping off of their signage and wanted to ensure that this would not be an issue for Mr. Peltz. Mr. Peltz responded that Tony Spolar Graphics is the company he is working with and there would be no issues with his signage.

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Community Development Director Stuebe stated that Staff would recommend occupancy with the 7 existing conditions that would be identical to the previous location on North Sidney Place for moving into the new facility. The Staff is highly favorable of this occupancy request.

Motion by Comm. Cohn, seconded by Comm Wadzinski to:  
Conditions as follows:

- 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.

Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cronwell, Wadzinski, Mack, Seligman, and Cohn. Noes: None. Motion carried unanimously.

### III. Comprehensive Master Plan Status Update

City Administrator Safstrom spoke to the Comprehensive Master Plan Update stating that Common Council approved the contract with Vandewalle & Associates. Representatives from Vandewalle & Associates are looking to meet with the Plan Commission to find out what their expectations are. The Comprehensive Master Plan should take approximately 12 months to complete. Meetings should be separate meetings focusing on a single item each time so that meetings don't go 5 hours at a time. City Administrator Safstrom would like to keep the length of the meetings to around 2 hours.

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Commissioner Cronwell asked if this is the first time the Plan Commission has been involved in these type of meetings to which City Administrator Safstrom responded that yes. Last plan was done in 1976 and there were many addendums. One document/plan is desired for the City.

Mayor Kennedy brought up the point that 1000 residents gave input through focus groups and surveys. They were asked what type of businesses they want in the City and what they want the City to look like.

Initial meeting with Vandewalle & Associates would be very informal and last about an hour long. The Commission decided to meet at 6:00 p.m. on May 29, 2019.

ADJOURNMENT.

Motion to Adjourn was made by Commissioner Cohn and seconded by Commissioner Wadzinski. Meeting was adjourned at 6:43 PM; until the Tuesday, June 4, 2019 meeting at 6:00 PM, in the David Hobbs Honda For the People Community Room at Richard E. Maslowski Community Park, 2200 West Bender Road, Glendale, Wisconsin.

Candice Green, Deputy Clerk/Treasurer

Respectfully Submitted: Candice Green