

CITY OF GLENDALE

NOTE MEETING PLACE:

**The Community Development Authority and 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, July 2, 2019

6:00 P.M.

1. Roll Call and Pledge of Allegiance.
2. Adoption of Minutes of Meeting of May 7, 2019, May 29, 2019, and June 4, 2019.
3. a. Certified Survey Map, 1980 West Florist Avenue and 6025 North Green Bay Avenue.
Review and approve Certified Survey Map substantially modifying the 1980 West Florist Avenue and 6025 North Green Bay Avenue properties, and recommend Common Council approval of the Certified Survey Map.
Jason Amrani (6025) and Diane Bernhagen (1980)
- b. Plan Commission Plan Review, Bob and Terry Worth Building, 7929 North Port Washington Road. Review and approve ADA Ramp plan.
Robert and Terry Worth
- c. Comprehensive Plan 2020-2040. Review and approve Public Participation Plan and Resolution Recommending Adoption of a Public Participation Plan for the Update of the Comprehensive Plan, City of Glendale, Wisconsin, also Review and Discuss Pertaining to Key Issues and the Vision for the Comprehensive Plan 2020-2040, and review Draft Plan Commission Topic Schedule.
- d. Schedule Special Joint Plan Commission-Community Development Authority Meeting for 5:30 p.m., MONDAY, AUGUST 19, 2019, Pertaining to Tax Incremental District 8 and as Amended. Reaffirming the approval of the Project Plan for Tax Incremental District Number Eight (8) and as Amended to modify the Financial Plan and Development Incentive Payments and Extension of Life and Boundaries of Tax Incremental District Number 8 and as Amended, subsequent to the approval by the Joint Review Board and approval of the property assessment by the Wisconsin Department of Revenue.

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, July 2, 2019

- Plan Commission Report -



- 3a. **Certified Survey Map, 1980 West Florist Avenue and 6025 North Green Bay Avenue.** Review and approve Certified Survey Map substantially modifying the 1980 West Florist Avenue and 6025 North Green Bay Avenue properties, and recommend Common Council approval of the Certified Survey Map.

The necessary action of the Plan Commission is to recommend that the Common Council approve the Certified Survey Map with requirements of payment of the \$205 (\$175.00 plus 2x\$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.

- 3b. **Plan Commission Plan Review, Bob and Terry Worth Building, 7929 North Port Washington Road.** Review and approve ADA Ramp plan.

Bob and Terry Worth seek Plan Commission grant of approval to construct the proposed ADA Ramp as proposed at 7929 North Port Washington Road. The site is zoned B-1, I2 District, and under the Zoning Code the proposed changes are require Plan Commission review and approval.

The front yard of the 7929 North Port Washington Road property is grass turf, with a significant grass turf area also present within the North Port Washington Road right-of-way. There is not any loss of parking at the 7929 North Port Washington Road property as a result of the proposed ADA ramp.

Staff Recommendation: Staff recommends that the Plan Commission accommodate and grant approval for Bob and Terry Worth to construct the ADA Ramp at 7929 North Port Washington Road per the approved project plans, with the following requirements:

- 1) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and North Shore Health Consortium;
- 2) Compliance with State of Wisconsin ADA requirements.

Staff Report to the Plan Commission

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- 3c. **Comprehensive Plan 2020-2040.** Review and approve Public Participation Plan and Resolution Recommending Adoption of a Public Participation Plan for the Update of the Comprehensive Plan, City of Glendale, Wisconsin, also Review and Discuss Pertaining to Key Issues and the Vision for the Comprehensive Plan 2020-2040, and review Draft Plan Commission Topic Schedule.

The Wisconsin Statutes require a Public Participation Plan that is approved by the Common Council. This is an opportunity for the Plan Commission to input into the proposed plan and recommend that the Common Council approve same.

Vandewalle & Associates personnel will guide the Plan Commission and Staff in a discussion about Key Issues and the Vision for the Comprehensive Plan 2020-2040.

Vandewalle & Associates personnel will present the proposed draft Plan Commission Topic Schedule (Formal Action not required).

- 3d. **Schedule Special Joint Plan Commission-Community Development Authority Meeting for 5:30 p.m., MONDAY, AUGUST 19, 2019, Pertaining to Tax Incremental District 8 and as Amended.** Reaffirming the approval of the Project Plan for Tax Incremental District Number Eight (8) and as Amended to modify the Financial Plan and Development Incentive Payments and Extension of Life and Boundaries of Tax Incremental District Number 8 and as Amended, subsequent to the approval by the Joint Review Board and approval of the property assessment by the Wisconsin Department of Revenue.

Necessary Action: Schedule a Special Joint Plan Commission Community Development Authority Meeting for 5:30 p.m., Monday, August 19, 2019, to be held in the David Hobbs Honda For the People Community Room at Richard E. Maslowski Community Park.

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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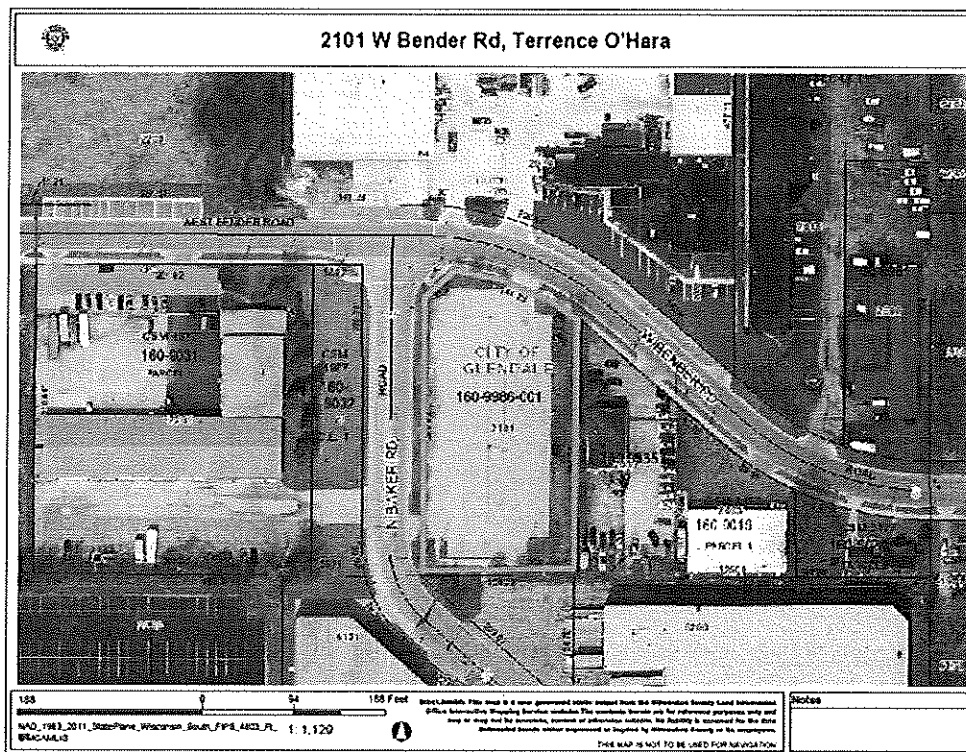
MATTERS TO BE CONSIDERED.

- 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.

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.

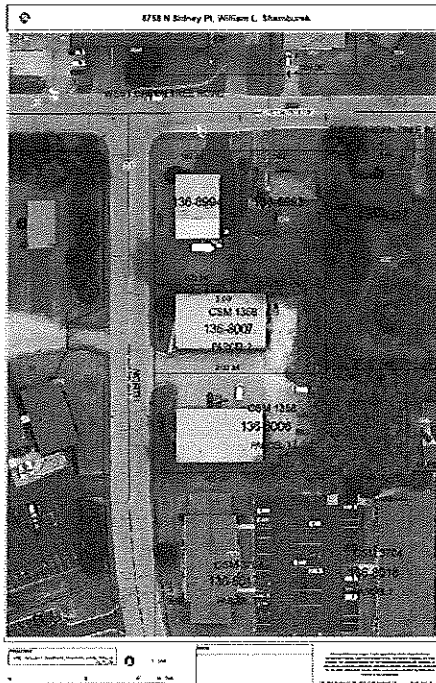
Site and Neighborhood Area.

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

CITY OF GLENDALE — PLAN COMMISSION
Wednesday, May 29, 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 Kyle Mack, Karn Cronwell Josh Wadzinski, Amanda Seligman, Frederick Cohn, and Phillip Bailey.

Other Officials and Staff present: Rachel Safstrom, City Administrator, Todd M. Stuebe, Director of Community Development, and Candice Green, Deputy Clerk/Treasurer.

Guest speakers present: Jolena Presti, Principal-in-Charge, Redevelopment & Implementation and Meredith Perks, Project Manager & Comprehensive Plan Author from Vandewalle & Associates Inc.

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised Wednesday, May 22, 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.

MATTERS TO BE CONSIDERED.

Motion to recommend Council vote to amend contract with Vandewalle & Associates Inc for development of Comprehensive Plan. Discussion involved recommending an increase in funds to cover additional items proposed in Vandewalle & Associates. Additional options proposed by Vandewalle consist of increasing monthly project team meetings to 9 meetings a month, 4 Community Outreach Events, Draft Plan Public Open House, Assets & Opportunities Map & Areas of Focus/Targeted Planning and Redevelopment Map (2 total) and Community Comprehensive Plan Vision Graphic – Marketing/ Communications i.e. Facebook, etc.

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The original proposal was developed to meet ordinance requirements such as industry, economics, transportation, community facilities, and 7 or 8 maps that would be produced from GIS.

Some questions arose during the discussions to increase funding:

Commissioner Seligman asked how the document would be utilized?

City Administrator Safstrom explained that the purpose of the document was to give guidance going forward to staff and to potential developers on how best to fit new developments within the City of Glendale. For example: If someone wanted to come into Glendale and redevelop the building that Johnson Controls currently owns off of Lydell; the Comprehensive Plan could be used to provide constraints/and or areas of opportunity for the redevelopment of the site.

Commissioner Seligman asked a follow-on question in which she wanted to understand the Plan Commission's authority regarding the adopted Comprehensive Plan vs. Zoning and how the document would constrain zoning. City Administrator Safstrom responded that if the Land Use Plan and Zoning do not match, the Land use would need to be changed in order to re-zone a property by obtaining a Land Use Amendment.

Mayor Kennedy stated that Land Use and Re-Zoning could allow homeowners to sell in a more flexible environment for redevelopment and opportunities for home owners to sell their properties could be expanded with the new plan.

Commissioner Cohn asked what type of communication tools were going to be used to get the word out about the Comprehensive Plan because not everyone is on apps such as "Next Door" and "Face Book".

City Administrator Safstrom answered by stating that there would be articles in the City-wide Newsletter as well as in the monthly e-newsletters that would go out to Glendale Residents. Residents would also be able to stop in at City Hall and read documents and ask questions as needed.

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Mayor Kennedy asked what was required of the Plan Commission at this time; to which City Administrator replied that a motion to approve the Amended Vandewalle Contract is what is necessary to move forward with the optional Communication & Out-Reach components of Vandewalle's proposal.

A motion was made by Commissioner Bailey and seconded by Commissioner Cohn to recommend that council approve the plan as Amended to provide additional funding for the Vandewalle Contract.

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

Motion carried unanimously with no additional discussion.

ADJOURNMENT.

Motion to Adjourn was made by Commissioner Bailey and seconded by Commissioner Cohn. Meeting was adjourned at 6:45 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 S. Green

CITY OF GLENDALE — JOINT PLAN
COMMISSION / COMMUNITY DEVELOPMENT
AUTHORITY

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The City Joint Community Development Authority (CDA) and Plan Commission Meetings convened simultaneously 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 the CDA Meeting and the Plan Commission's regular monthly meeting.

Mayor Kennedy called the meeting to order at 6:00 p.m.

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

Roll Call CDA: Present: Mayor Bryan Kennedy, Alderwoman Tonika Vukovich, Commissioners Peter Brennan, Casey Shorts, Don Voight. Absent: Alderman Jim Daugherty.

Mayor Kennedy announced Quorums for both meetings.

Other Officials and Staff present: Rachel Safstrom, City Administrator, City Attorney, John Fuchs, Todd M. Stuebe, Director of Community Development, and Candice Green, Deputy Clerk/Treasurer.

Guest Speakers: Debbie Tomcyk, Attorney representing Bayshore Mall and Kirk Williams of Cypress.

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised Thursday, May 30, 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.

MATTERS TO BE CONSIDERED.

Public Hearing: Plan Commission and Community Development Authority Public Hearing Pertaining to Tax Incremental District 8 Project Plan Amendment #2.

City Attorney Fuchs gave a brief explanation of the need to amend the current Project Plan for Tax Incremental Financing District #8 (TIF). The requests are to extend the boundary of TIF 8 to include the North East corner of North Port Washington Rd and West Silver Spring Drive and to extend the life of the TIF by the maximum 4 years to 2033. The expansion of the TIF is a requirement of the Wisconsin Department of Revenue due to the initial area being split between two separate TIFs. With the closure of TIF 6, it is being required to put the entire Bayshore parcel in TIF 8.

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Attorney Debbie Tomczyk, who represents Bayshore Mall, spoke on behalf of her client thanking the City of Glendale staff on the positive discussions about how to move forward with the Bayshore Development. Ms. Tomczyk talked about the success of the open house that was held on June 3 at the Bayshore Mall Rotunda. She said there were about 200 people there from Glendale. There was significant positive feedback.

Mayor Kennedy stated that new developments that come from this proposal will receive municipal assistance. There will be future investments and future tax revenue.

Commissioner Seligman (Plan Commission) asked what will happen if the TIF was just allowed to expire?

City Attorney Fuchs responded that the indebtedness that was incurred when prior owner walked away from Bayshore; the property was assessed at \$300MM even though it was not worth \$300MM. A stabilization fund was created, but it was not near enough to pay off the debt. Federal bankruptcy and receiverships cut ½ of the debt for the prior owner, however; Glendale would still owe a debt. There is no obligation to reinvest in the area if the property was turned over to AIG.

City Attorney Fuchs explained that there was a \$40MM outstanding obligation in loans that was left when the previous owner of Bayshore walked from the property. AIG, the current owner, is willing to put money into an account that pays off existing bonds. This will also take away the risk to the City of Glendale.

Commissioner Cronwell reconfirmed that the end date of the extension of TIF 8 would be 2023? Afterwards, would residents benefit from the taxes going forward? Mayor Kennedy replied that school districts, the county, etc would benefit and that the max extension is 4 years.

Commissioner Cohn questioned if the City answers to others, i.e. MATC, County, and School Districts. Attorney Fuchs replied the Joint Review Board is the overseeing entity with representatives from each taxing jurisdiction.

Mayor Kennedy opened the Public Hearing.

Rob Cronwell 7530 N. Applewood Lane, stated that he appreciates the plan, but noticed there was no cap on the \$37MM on the four year extension of TID#8. He would like to see a cap on how much the Developer can take out. If things go well TID could close early. He also brought up that Exhibits F&G were missing from the project plan documents.

Debbie Tomczyk addressed the concern about missing exhibits by stating that exhibit G was simply a letter just to the City analyzing TIF property tax values.

Mayor Kennedy replied to Mr. Cronwell by saying that if this was a new bond, he would do a cap on the spending; but since our bonds were paid off up front this is a good deal. No cap is needed because the responsibility lies with the ownership group and not the City. So the Developer can invest as much as they want in Glendale with no indebtedness to the City.

Mr. Cronwell pointed out that the Statute states all that is required is a 2/3 vote on this issue and he was confused as to why the Plan Commission and CDA were both meeting on these issues.

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City Attorney Fuchs explained that the Resolution was adopted and delegated to the Plan Commission. The Plan Commission is covering its bases by including the CDA in a vote; it may be redundant but all bases will be covered.

A second and third call for questions was made by Mayor Kennedy. The audience had no more testimonies.

Plan Commission motion to close the public hearing made by Commissioner Bailey, seconded by Commissioner Cronwell. Ayes: Mayor Bryan Kennedy, Commissioners Cronwell, Wadzinski, Mack, Seligman, Bailey, and Cohn. Noes: None. Motion carried unanimously.

CDA motion to close the public hearing made by Ald. Vukovic, seconded by Mr. Brennan: Ayes: Mayor Bryan Kennedy, Alderwoman Tomika Vukovic, Commissioners Peter Brennan, Casey Shorts, Don Voith, Josh Wadzinski. Absent: Alderman Daugherty. Noes: None. Motion carried unanimously.

There was no further discussion by members of the Plan Commission and CDA.

CDA motion by Mr. Voith, seconded by Ald. Vukovic to recommend Council approve the expansion of the TIF 8 boundary to include additional territory at the NE corner of North Port Washington Rd and West Silver Spring Drive Ayes: Mayor Bryan Kennedy, Commissioners Cronwell, Wadzinski, Mack, Seligman, Bailey, and Cohn. Noes: None. Motion carried unanimously.

Plan Commission motion by Commissioner Wadzinski, seconded by Commissioner Bailey to recommend Council approve the expansion of the TIF 8 boundary to include additional territory at the NE corner of North Port Washington Rd and West Silver Spring Drive Ayes: Mayor Bryan Kennedy, Commissioners Cronwell, Wadzinski, Mack, Seligman, Bailey, and Cohn. Noes: None. Motion carried unanimously.

CDA motion by Mr. Voith, seconded by Mr. Brennan to recommend Council approve the extension of TIF #8 by the maximum 4 years to 2033. Ayes: Mayor Bryan Kennedy, Commissioners Cronwell, Wadzinski, Mack, Seligman, Bailey, and Cohn. Noes: None. Motion carried unanimously.

Plan Commission motion by Commissioner Cohn, seconded by Commissioner Cronwell to recommend Council approve the extension of TIF #8 by the maximum 4 years to 2033. Ayes: Mayor Bryan Kennedy, Commissioners Cronwell, Wadzinski, Mack, Seligman, Bailey, and Cohn. Noes: None. Motion carried unanimously.

Motion to close CDA portion of meeting was made by Ald. Vukovich, seconded by Commissioner Brennan. Ayes: Mayor Bryan Kennedy, Alderwoman Tomika Vukovic, Commissioners Peter Brennan, Casey Shorts, Don Voith, Josh Wadzinski. Absent: Alderman Daugherty. Motion carried unanimously. The CDA was adjourned at 6:40 p.m.

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Plan Commission portion of the meeting re-convened at 6:41PM.

There were 3 items for consideration:

- I. Review and approve architecture, site/landscaping, signage and lighting plans of Andrews Toyota:

Todd Stuebe, Director of Planning and Zoning started the discussion by stating that Staff recommends the approval of proposed exterior changes to 1620 W Silver Spring.

Jeff Strahan, who is the Architect on the Project stated that the current floor plan does not allow for good traffic circulation. The service bay addition will help to create a better flow of traffic between the buildings.

The discussion was opened up to the Plan Commission for questions:

- 1.) Commissioner Cronwell asked if changes are visually contained within the existing building? The answer from the Architect was 'yes'.

Mayor Kennedy asked if there was a motion to approve the request based on Staff Recommendation:

Commissioner Bailey moved to approve request, motion was seconded by Commissioner Cohn.

Plan Commission Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cronwell, Wadzinski, Mack, Seligman, Bailey, and Cohn. Noes: None. Motion carries.

3 Stipulations are made by Staff for approval:

- 1.) Andrew Toyota evaluates and provides site design measures to protect persons proximate to the proposed service exit path.
- 2.) All City of Glendale building and fire codes are carried out to the satisfaction of the Building Inspector, North Shore Fire Dept., and North Shore Health Consortium.
- 3.) Compliance with State of Wisconsin ADA requirements.

CITY OF GLENDALE — JOINT PLAN
COMMISSION / COMMUNITY DEVELOPMENT
AUTHORITY

Tuesday, June 4, 2019

- II. Plan Commission Use and Occupancy Review, Board Game Barrister, 5530 North Port Washington Rd.

Gordon Languaer is requesting approval for the Board Game Barrister to relocate from the Bayshore Town Center Food Court to the tenant space at 5530 North Port Washington Rd. He is proposing serving prepackaged and/or prepared food items and beverages such as soft drinks; and is also potentially proposing a coffee/espresso machine. Mr. Languaer is also proposing at a later date, the possibility of the sale of beer and/or wine.

Staff recommends approval of proposed occupancy with the following requirements:

- 1.) Specify food and beverage to be considered for review and approval.
- 2.) All signs to conform with the Glendale sign code.
- 3.) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary, subject to approved landscape plans, and pursuant to tenant/owner lease responsibilities.
- 4.) Dumpster enclosure(s) per Section 13.1.144(d) of the Code of Ordinances;
- 5.) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector, North Shore Fire Dept., and North Shore Health Consortium.

- III. Use and Occupancy Review Havas & Joy, 7949 North Port Washington Rd.

Jennifer Havas & Jeff Joy are requesting that the Plan Commission grant approval for their law firm, Havas & Joy, S.C., to occupy the property at 7940 North Port Washington Rd. Havas & Joy has six employees; parking will be sufficient with six spaces on the south end of the building and two to four additional parking spaces in the front of the garage.

Staff recommends that the Plan Commission grant use and occupancy for Havas and Joy per the following requirements:

- 1.) All signs to conform with the Glendale Sign Code.
- 2.) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary, subject to approved landscape plans, and pursuant to tenant/owner lease responsibilities.
- 3.) Dumpster enclosure(s) in compliance with 13.1.144 of the Zoning Code, if necessary.
- 4.) 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.

CITY OF GLENDALE — JOINT PLAN
COMMISSION / COMMUNITY DEVELOPMENT
AUTHORITY

Tuesday, June 4, 2019

Motion carried unanimously with no additional discussion.

ADJOURNMENT.

Motion to Adjourn was made by Commissioner Bailey and seconded by Commissioner Cohn. Meeting was adjourned at 6:45 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 S. Green

Memo

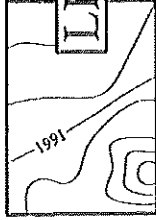
To: City of Glendale, WI Planning Commission

Date: June 17, 2019

From: Diane Bernhagen c/o North Shore Doggy Daycare, LLC
and Jason Amrani, c/o R3JAS2 LLC

Subject: We hereby request the City of Glendale, WI approve the attached Certified Survey Map submitted of 1980 W Florist Avenue Glendale, WI and 6025 N Green Bay Avenue Glendale, WI

CERTIFIED SURVEY MAP NO. 1



BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7686 AND LANDS, BEING IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWN 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN.

○ INDICATES IRON PIPE FOUND

● INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.13 LBS PER LINEAL FOOT, SET.

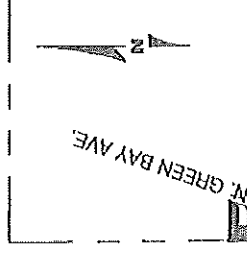
ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL BEARINGS SHOWN ARE REFERENCED TO SOUTH LINE OF THE NORTHEAST 1/4 OF SEC. 30-8-22), WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, AND ALL BEARINGS ARE REFERENCED TO GRID NORTH (JAN. 2019).

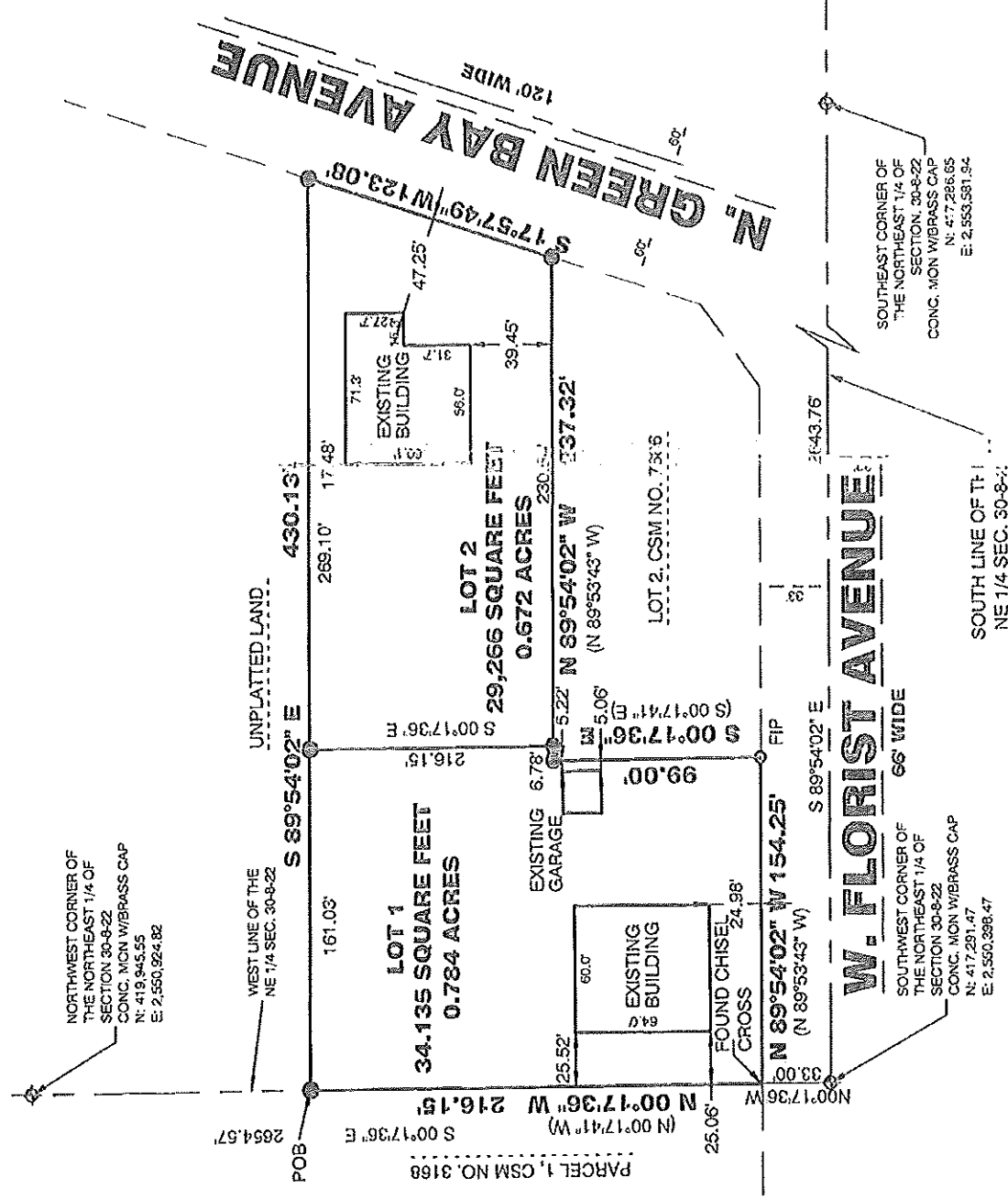
() INDICATES PREVIOUSLY RECORDED INFORMATION.

LAND INFORMATION SERVICES, INC.
ENGINEERS, SURVEYORS & CONSULTANTS

9110 W. STICKNEY AVENUE
WAUKESHA, WI 53226
TEL: 414-527-9000
WEB: WWW.LISINC.NET



VICINITY MAP
NORTHEAST 1/4
SECTION 30, T8N, R22E
SCALE 1" = 2000'



DRAWN BY: M.D.N.
CHECKED BY: M.L.W.
DATE: 5.16.19
LIS JOB NO.: S19031R0CSM

GRAPHIC SCALE



1 inch = 80' ft.



CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7686 AND LANDS, BEING IN
THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWN 8 NORTH, RANGE 22
EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN.

SURVEYORS CERTIFICATE

STATE OF WISCONSIN }
MILWAUKEE COUNTY } SS

I, MARK L. WERTZ, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7686 AND LANDS, BEING
IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWN 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE,
MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE S 00°17'36" E ALONG THE WEST
LINE OF SAID 1/4 SECTION 2438.42 FEET TO THE POINT OF BEGINNING, SAID POINT BEING N 00°17'36" W 216.15 FEET FROM THE
SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE S 89°54'02" W 430.13 FEET TO A POINT ON THE
WESTERLY LINE N. GREEN BAY ROAD; THENCE S 17°57'49" W ALONG THE WESTERLY LINE OF SAID ROAD 123.08 FEET; THENCE N
89°54'02" W 237.32 FEET TO THE NORTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7686; THENCE S 00°17'36" E 99.00
FEET TO A POINT ON THE NORTH LINE OF W. FLORIST AVENUE AND THE SOUTHEAST CORNER OF SAID LOT 1; THENCE N 89°54'02"
W ALONG THE NORTH LINE OF SAID AVENUE 154.25 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF SAID
SECTION AND THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N 00°17'36" W ALONG THE WEST LINE OF SAID 1/4 SECTION
216.15 FEET AND THE POINT OF BEGINNING

63.400 SQUARE FEET / 1.456 ACRES

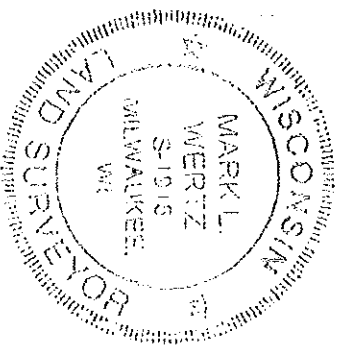
THAT I HAVE MADE SUCH SURVEY AND MAP BY THE DIRECTION OF R3JAS2 LLC AND NORTH SHORE DOGGY DAYCARE, L.L.C.,
OWNER(S) OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN AND
CITY OF GLENDALE THE SAME.

DATED THIS 16 DAY OF May, 2019.


MARK L. WERTZ
PROFESSIONAL LAND SURVEYOR, S-1915
STATE OF WISCONSIN



CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7666 AND LANDS, BEING IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWN 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

STATE OF _____ } SS
COUNTY _____ }

AS OWNER R3JAS2 LLC, A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID LIMITED LIABILITY COMPANY CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THIS MAP.

R3JAS2, LLC, DO FURTHER CERTIFY THAT THIS MAP IS REQUIRED BY S.236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF GLENDALE.

WITNESS THE HAND OF R3JAS2 LLC ON HAS CAUSED THESE PRESENTS TO BE SIGNED BY JASON AMRANI, ITS MEMBER AT _____ ON THIS _____ DAY OF _____, 2019.

JASON AMRANI, MEMBER

STATE OF _____ } SS
COUNTY _____ }

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2019. THE ABOVE JASON AMRANI, OF THE ABOVE NAMED LIMITED LIABILITY COMPANY, TO ME KNOW TO BE SUCH MEMBER OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

PRINT

NOTARY PUBLIC, STATE OF _____ (SEAL)
MY COMMISSION EXPIRES _____
MY COMMISSION IS PERMANENT.



CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7686 AND LANDS, BEING IN
THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWN 8 NORTH, RANGE 22
EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

STATE OF _____ }
COUNTY } SS

AS OWNER NORTH SHORE DOGGY DAYCARE, L.L.C., A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID LIMITED LIABILITY COMPANY CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THIS MAP.

NORTH SHORE DOGGY DAYCARE, L.L.C. DOES FURTHER CERTIFY THAT THIS MAP IS REQUIRED BY S.236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF GLENDALE.

WITNESS THE HAND OF NORTH SHORE DOGGY DAYCARE, L.L.C. ON HAS CAUSED THESE PRESENTS TO BE SIGNED BY DIANE BERNHAGEN, ITS SOLE MEMBER AT _____ ON THIS _____ DAY OF _____, 2019.

DIANE BERNHAGEN, SOLE MEMBER

STATE OF _____ }
COUNTY } SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2019, THE ABOVE DIANE BERNHAGEN, OF THE ABOVE NAMED LIMITED LIABILITY COMPANY, TO ME KNOW TO BE SUCH SOLE MEMBER OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT SHE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

PRINT

NOTARY PUBLIC, STATE OF _____ (SEAL)
MY COMMISSION EXPIRES _____
MY COMMISSION IS PERMANENT.



CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7686 AND LANDS, BEING IN THE SOUTH-WEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWN 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE

US BANK, MORTGAGEE OF THE ABOVE NAMED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING AND MAPPING OF THE LAND DESCRIBED ON THIS MAP, AND DOES HEREBY CONSENT TO THE FOREGOING OWNER'S CERTIFICATE.

DIANE BERNHAGEN, SOLE MEMBER

STATE OF _____ } SS
COUNTY _____ }

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2019, THE ABOVE _____ OF THE ABOVE NAMED CORPORATION, TO ME KNOW TO BE SUCH _____ OF SAID CORPORATION, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

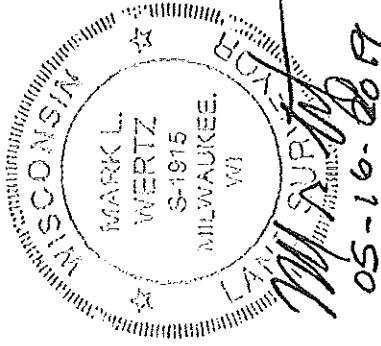
PRINT

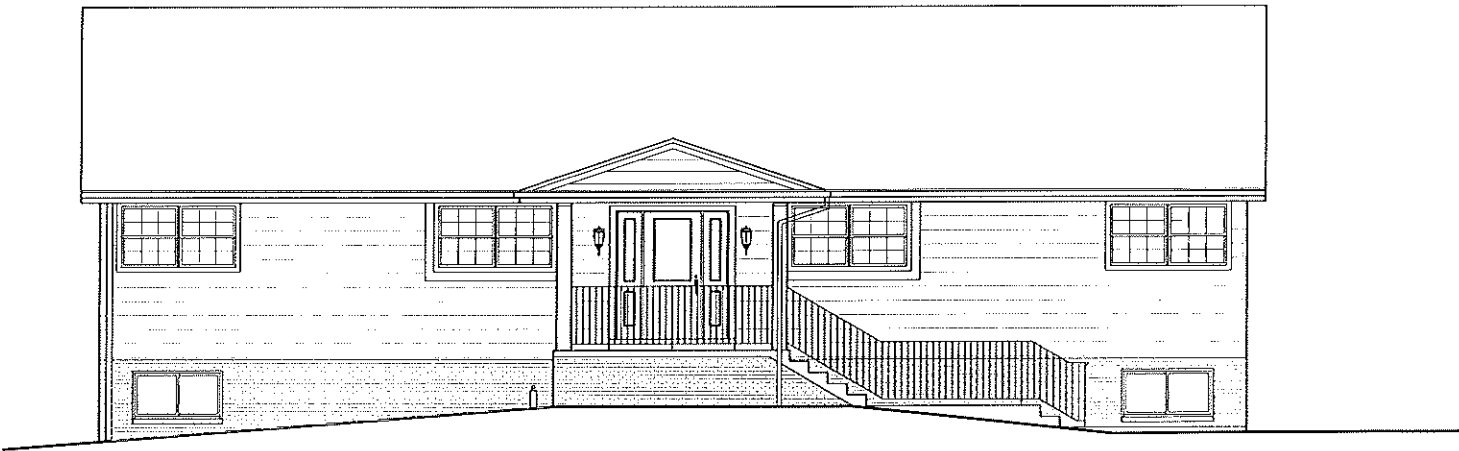
NOTARY PUBLIC, STATE OF _____ (SEAL)
MY COMMISSION EXPIRES _____
MY COMMISSION IS PERMANENT.

COMMON COUNCIL APPROVAL

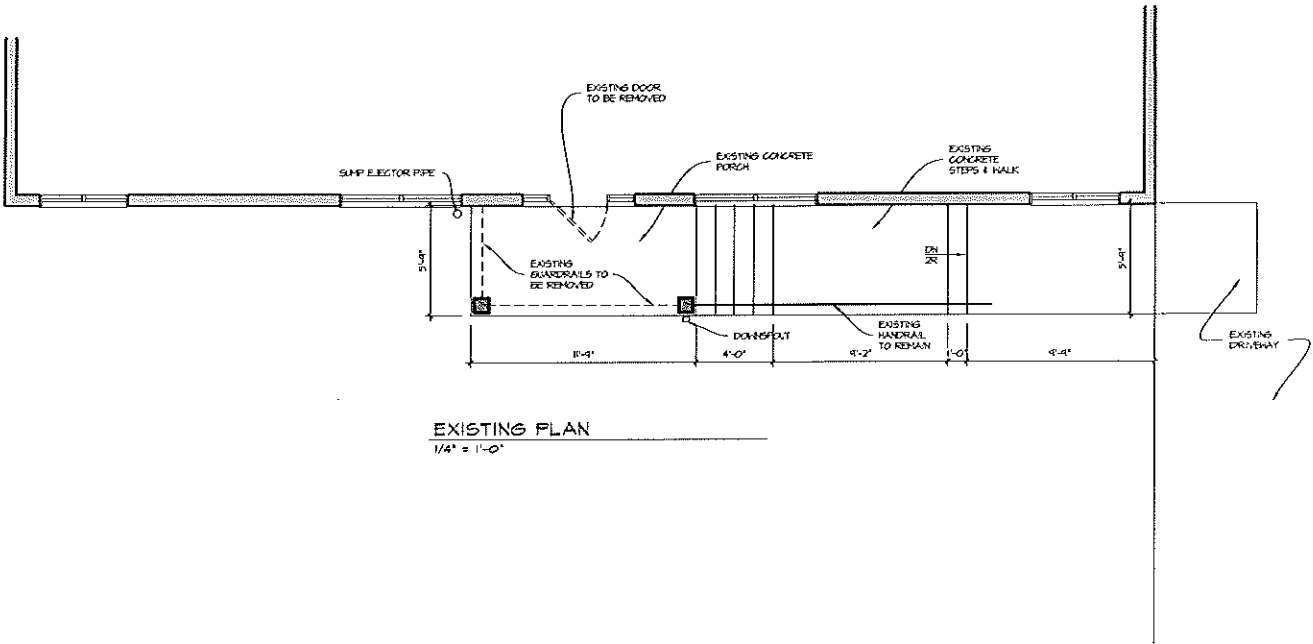
APPROVED BY THE COMMON COUNCIL OF THE CITY OF GLENDALE IN ACCORDANCE WITH RESOLUTION ADOPTED ON _____ OF _____, 2019.

MIRANDA ETZEL / CITY CLERK





EXISTING FRONT ELEVATION
1/4" = 1'-0"



EXISTING PLAN
1/4" = 1'-0"

PATARA LLC

Excellence in Architecture

2601 S. Sunny Slope Rd. • New Berlin, WI 53151

262-786-6776 FAX 262-786-7036



REVISIONS:
-03/21/19
-04/26/19
-05/16/19
-06/03/19 REVISED
-05/11/19 FOR PERMIT

7929 N. PORT WASHINGTON RD.
GLENDALE, WI

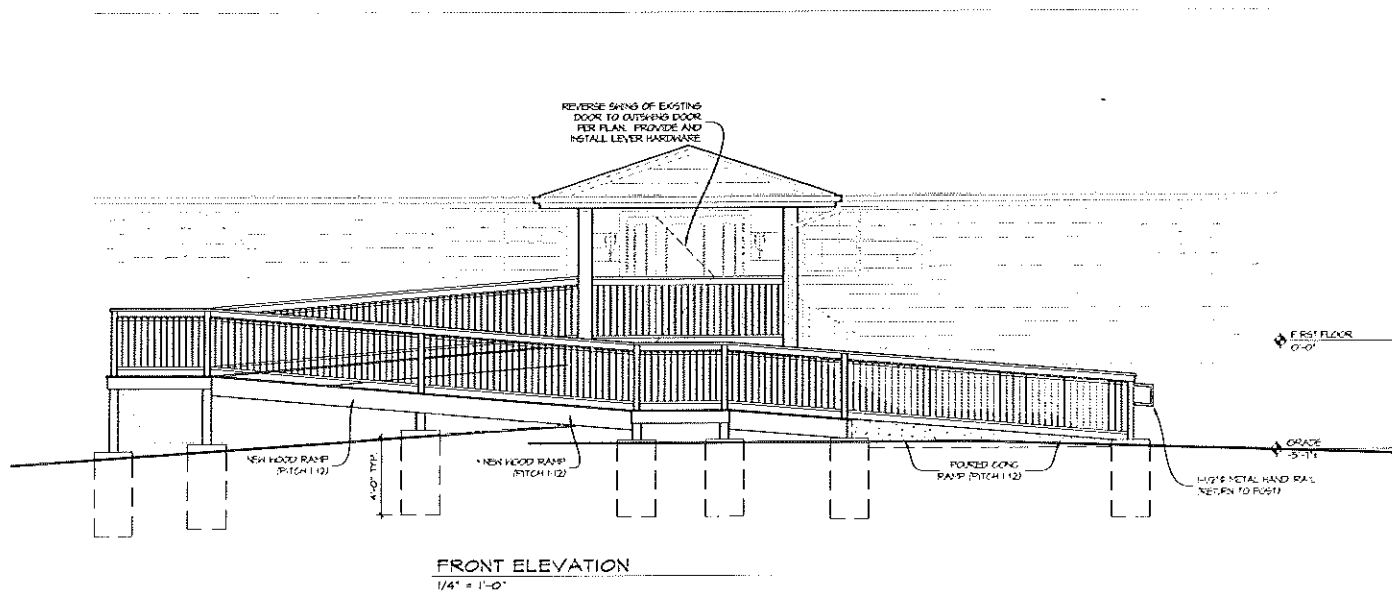
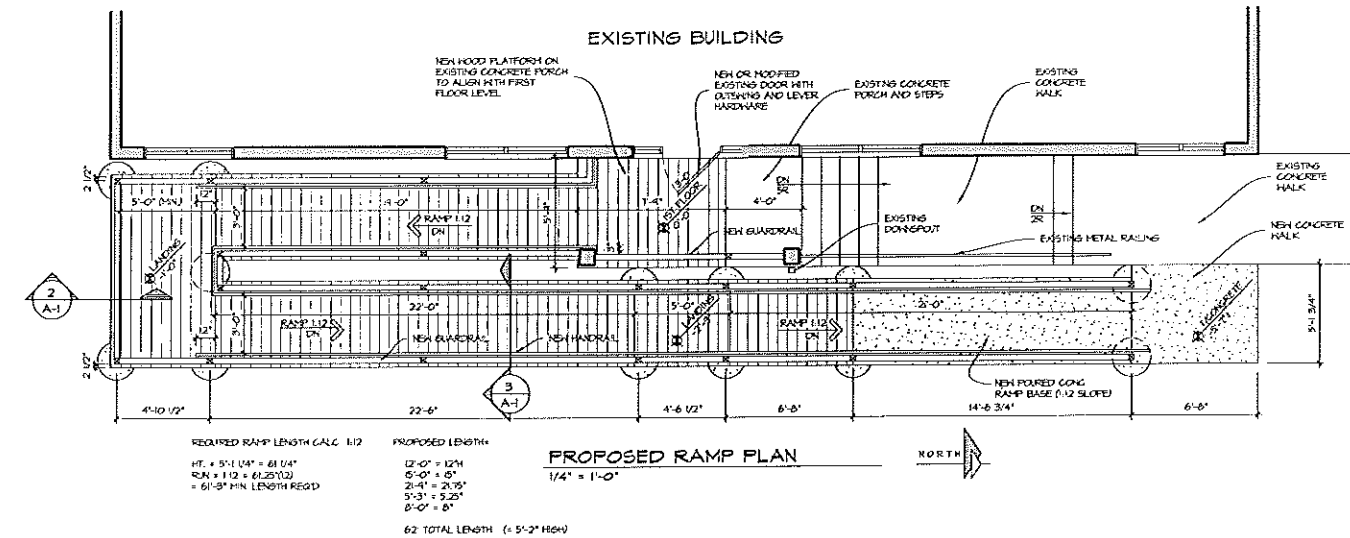
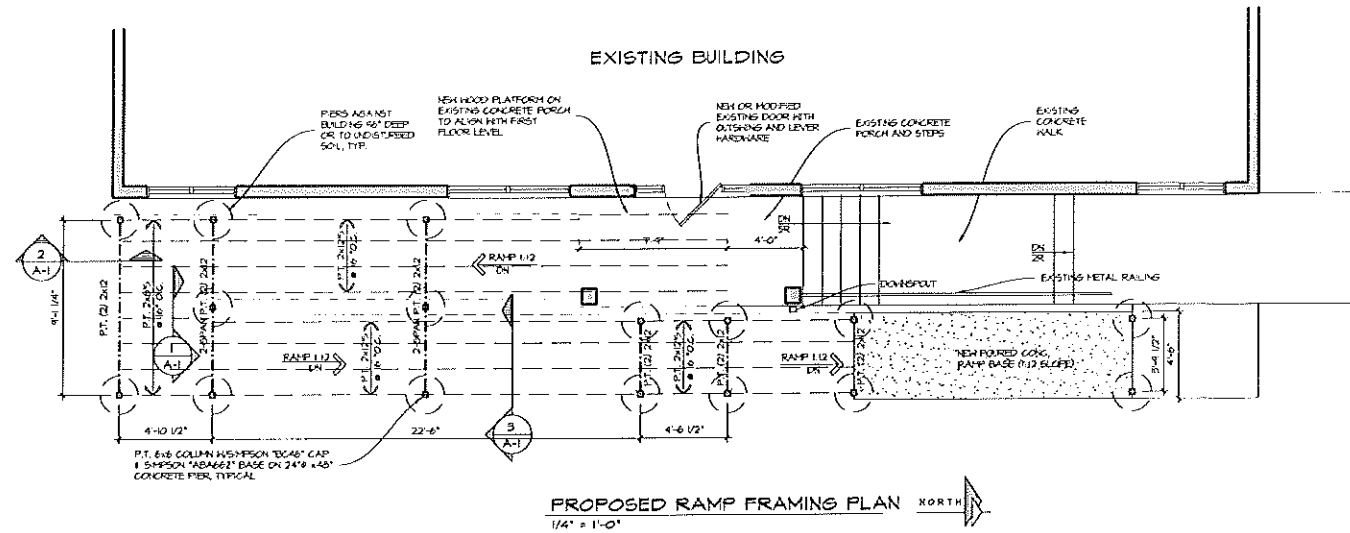
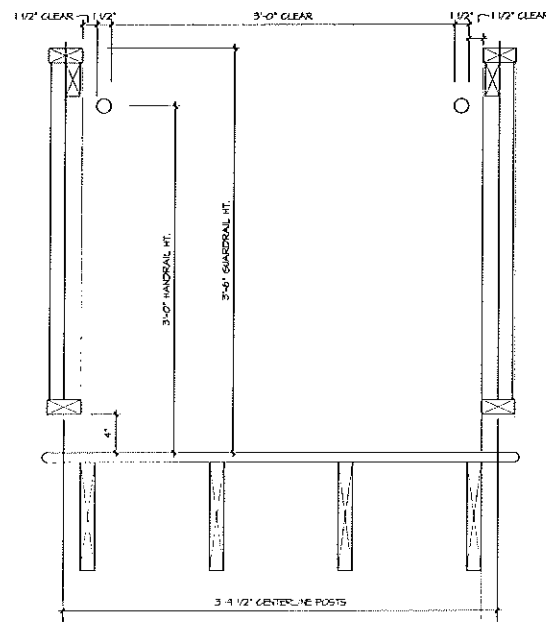
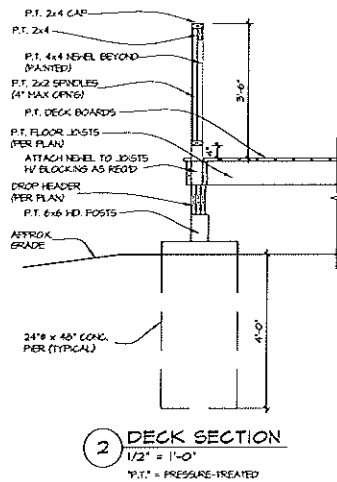
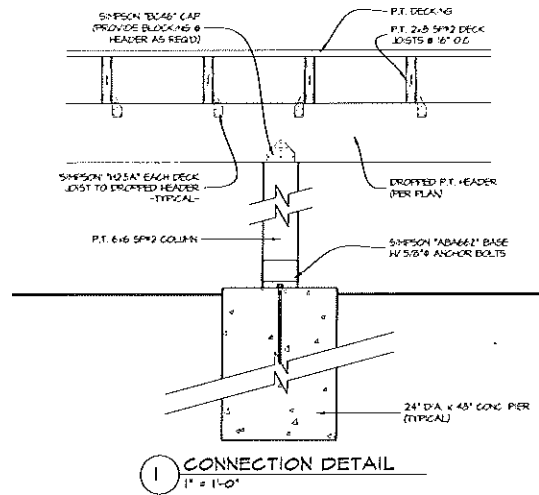
SHEET TITLE:
EXISTING PLAN AND ELEVATION

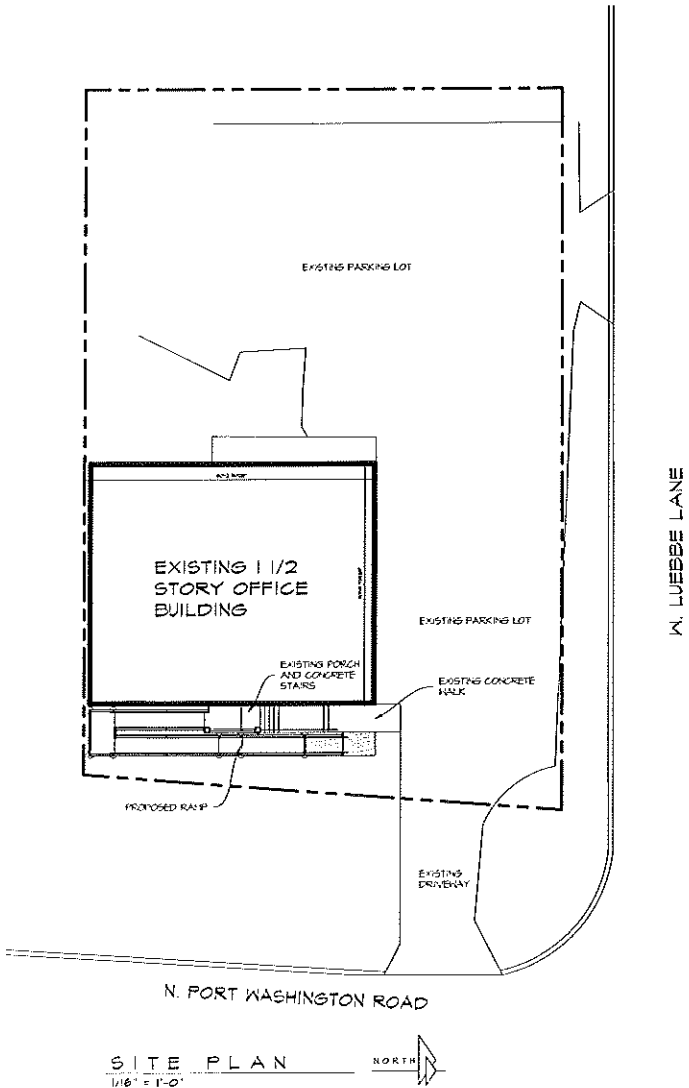
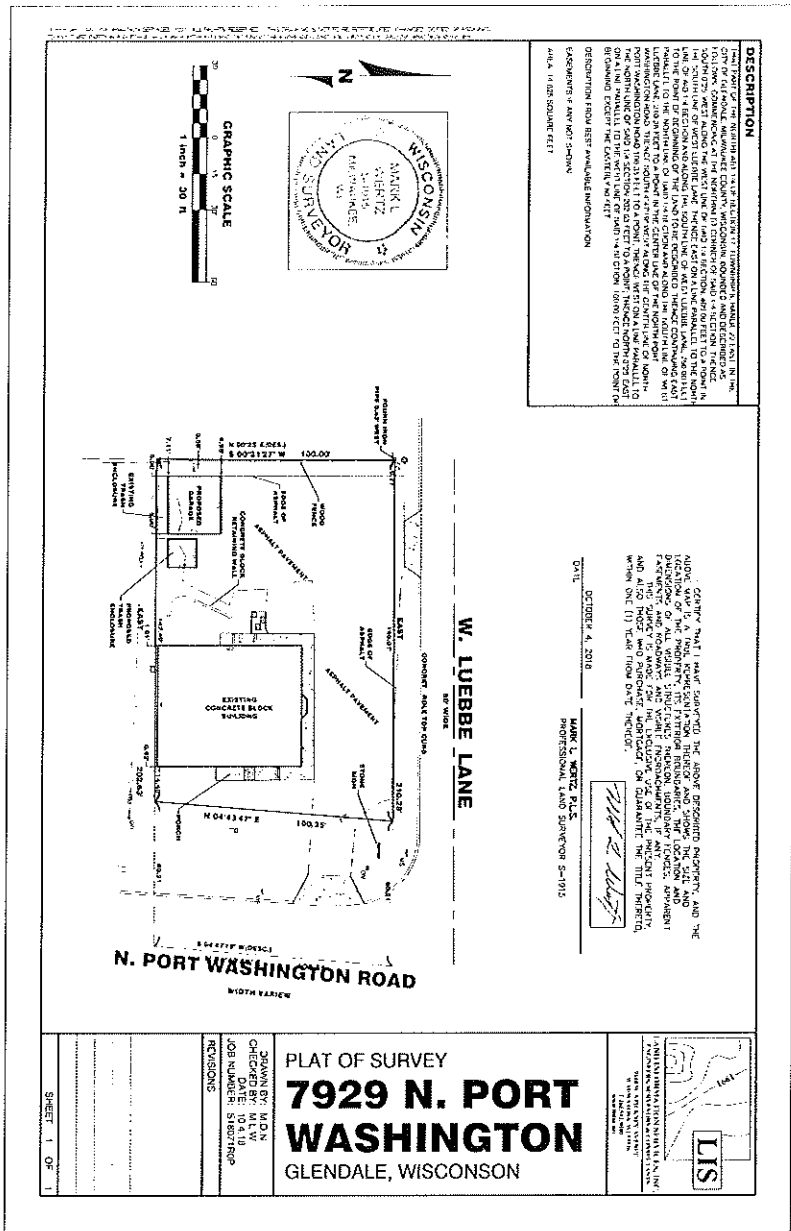
EX-1

DATE: MARCH 21, 2019

PROJECT NUMBER: 19-155

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262-786-6776 FAX 262-786-7036

REVISIONS:

-03/21/19

-04/26/19

-05/14/19

-06/03/19 REVISED

-06/11/19 FOR PERMIT

7929 N. PORT WASHINGTON RD.
GLENDALE, WI

SHEET TITLE:
SITE PLAN & PROJECT INFORMATION

T-1

DATE: OCTOBER 24, 2018
PROJECT NUMBER: 19-155



7890 N Port Washington Rd

7929 N Port Washington Rd

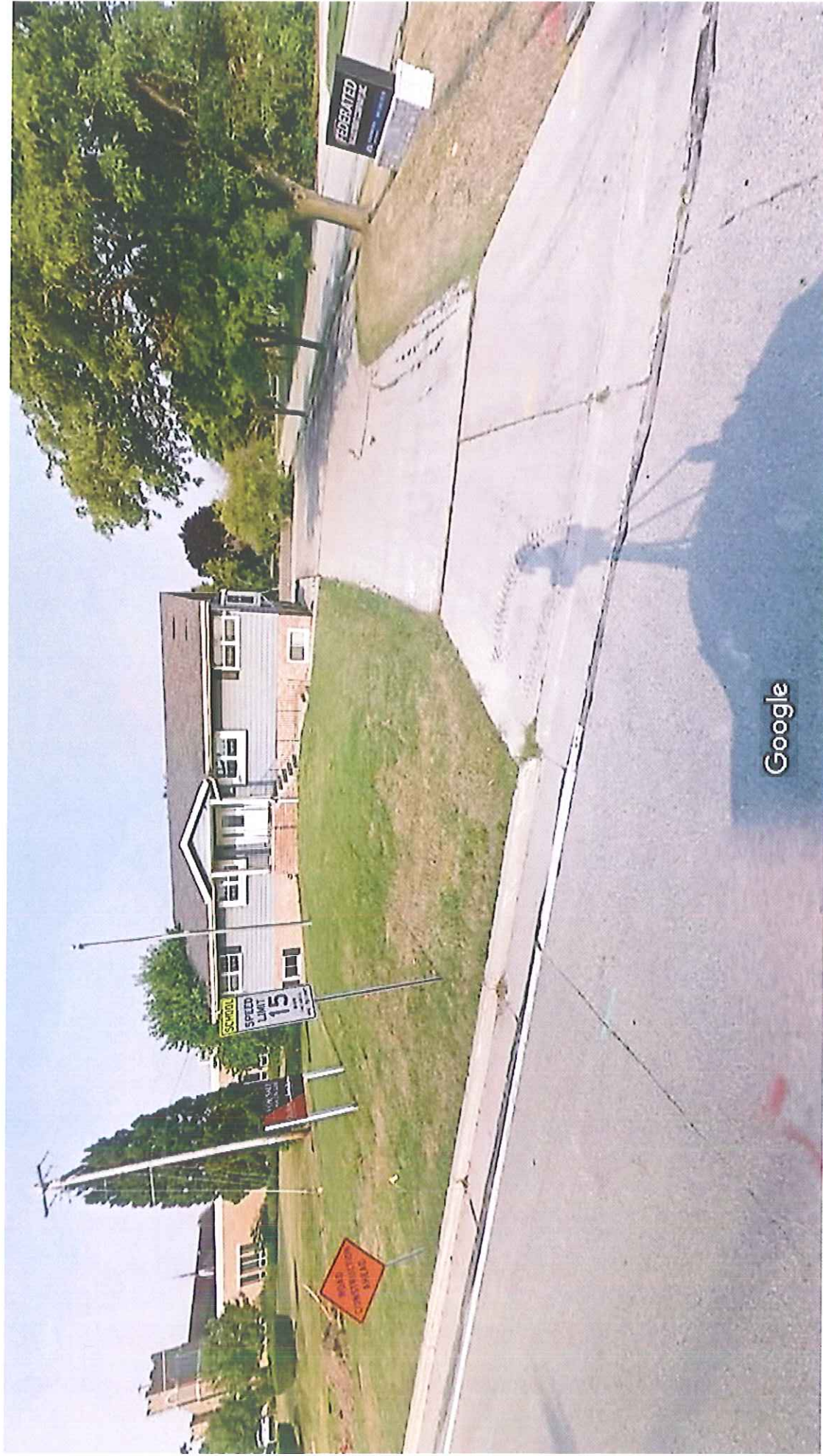


Image capture: Aug 2018 © 2019 Google



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

Application Fee: \$300

APPLICANT INFORMATION

Name of Applicant: Robert Worth
Legal Name of Business: _____
Name of Business Owner (if different from Applicant): PT RD 7929 LLC
Applicant Address (City, State, and Zip Code): 8048 N. Santa Monica Blvd
Fox Point, WI 53217
Office Phone Number: 414-963-1600 Cell: 414-254-0400 Fax: 414-964-5647
Applicant E-Mail: robertworth@worthrealtymi.com
Applicant Signature: Robert L. Worth Date: 6/19/19

PROPERTY INFORMATION

Property Address: 7229 N. Port Washington Tax Key Number: 0918962000 Zoning District: B1-12
Property Owner (if different from Applicant): _____
Property Owner Address (City, State, and Zip Code): _____

Property Owner Phone: _____ Cell: _____ Fax: _____
Property Owner E-Mail: _____
Property Owner Signature: Robert L. Worth Date: 6/19/19

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): This is for an
ADA Handicap Ramp.
Total Building Area: 6000 Sq. ft To Be Occupied Area: _____
Lot Size: Depth: 210 Width: 100 Area: _____
Previous Occupant in To Be Occupied Space: _____
Other Uses of This Site: _____
Total Number of Parking Spaces: _____ 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: Terry Worth
Primary Contact Phone: 414-964-0400 Cell: 414-687-6406 Fax: 414-964-5647
Primary Contact E-Mail: terryworth@worthrealtymi.com

CITY OF GLENDALE USE ONLY

Application Fee: \$300 Date of Application: 6/21/19 Time: _____ Received by with date: _____ Tentative Hearing Date: July 2, 2019
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

Please submit a detailed cover letter outlining all applicable items provided in the list below.

1. ✓ Name of Business, Address
2. ✓ Name of Owner, Address
3. ✓ Name of Applicant (if different from owner)
4. ✓ Legal Description of Property
5. ✓ Tax-Key
6. ✓ Zoning of Property
7. ✓ Lot Size (Depth, Width, Area)
8. Dimensions and all levels (floors) of buildings
9. Total Floor Area
10. Specific uses of the entire property and buildings
11. Minimum and maximum numbers of employees
12. Days of Operation
13. Hours of Operation
14. Signage (Type, Lighted?, Wall, Free-Standing, Monuments, Size, Location, etc)
15. What Conditions has the State or County imposed upon your use of the property
16. Security Fencing
17. Do you feel there will be any problems such as Noise, Odors, Glare, Potential Fire Hazards, or Smoke resulting from the proposed use?
18. Are you proposing food services?
19. Did the State of Wisconsin approve your interior building plans?
20. What provisions are you making for fire protection and human safety?
21. What are your rules and regulations of the property?
22. List the Timetable for completion of building construction and anticipated grand opening date
23. Proposed On-site Security Measures
24. Anticipated maximum number of facility users and viewers at one time (including special events)
25. Any other information you or the Plan Commission feels is pertinent
26. Business Plan
27. Entire Grant Application and County Issued Request for Proposal
28. Your Name, Signature, and Date on the Plan of Operation Document

OTHER INFORMATION REQUIRED

In addition to the information above, the following items are also required:

- ☐ 5 Full size and 15 reduced size sets of building plans (floor plans, elevation drawings, renderings, etc)
- ☐ 5 Full size and 15 reduced size sets of any site and landscaping plans
- ☐ 5 Full size and 15 reduced size sets of any lighting and/or sign plans
- ☒ 20 Copies of a cover letter to include a detailed description of the proposed use and operations.

CONSTRUCTION OF A HANDICAP RAMP

We are looking for approval to add a handicap ramp in the front of the building at 7929 N Port Washington Rd. The attached architectural drawing is the layout of the ramp. We are expecting Studio C hair salon to occupy the building around August 1, 2019.

I have attached a sample picture below of what it will look like aesthetically, however we will not have the stainless railing. We will be using brown treated lumber for the ramp, rails, and spindles. The posts will be painted to match the current posts on the existing porch.

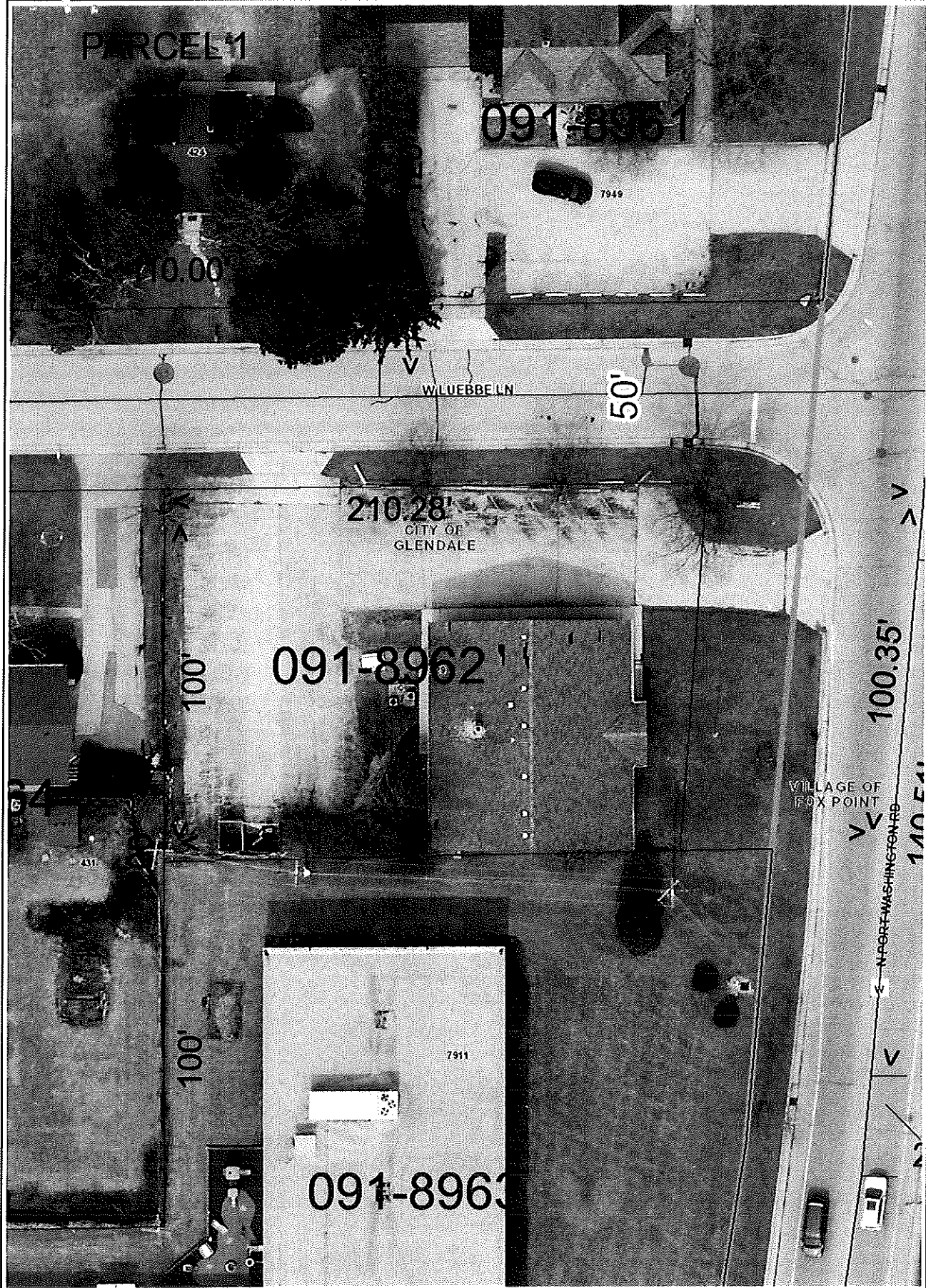


8:31 PM Tue Apr 23





7959 N Port Washington Rd, Robert L. Worth



Projection
NAD_1927_StatePlane_Wisconsin_South_FIPS_4803



1:282

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 © MCAMUIS

47 0 24 47 Feet

PUBLIC PARTICIPATION STRATEGY AND PROCEDURES
FOR THE CITY OF GLENDALE
COMPREHENSIVE PLAN UPDATE
2019

Introduction

A key required component of Section 66.1001 of Wisconsin Statutes—the State’s comprehensive planning legislation—is actively involving community stakeholders as each local comprehensive plan is being developed, updated, or amended. Public participation helps to ensure that the resulting comprehensive plan accurately reflects the vision, goals, and values of citizens of the community.

Section 66.1001(4)(a) of Wisconsin Statutes requires the City of Glendale to adopt, by resolution, written procedures designed to foster public participation at every stage in the preparation, update, or subsequent amendment of its comprehensive plan. The written procedures must provide for wide distribution of the comprehensive plan, an opportunity for the public to submit written comments on the plan, and provisions for local response to such comments.

This document meets this statutory requirement. It serves as the procedures that will be used to guide the required ten-year update to the City’s Comprehensive Plan, the Smart Growth Update to the Comprehensive Plan was adopted August 8, 2011.

Major Goals of Public Participation Strategy

- Provide opportunities for members of the public to participate in processes to consider and adopt a complete update to the City’s Comprehensive Plan.
- Adopt an updated plan that reflects the ideas, desires, and objectives of most residents and property owners.
- Meet both the letter and spirit of Wisconsin’s Comprehensive Plan legislation.
- Use the City’s Plan Commission as a foundation for guiding the plan update process.
- Recognize that the goals expressed above must be balanced with the need to complete the Comprehensive Plan update within a reasonable timeframe.

Selected Public Participation Techniques

The City will, at a minimum, use the following techniques to obtain public input during the plan update process:

- Assure that all Plan Commission and City Council meetings to consider and adopt the updated plan are open to the public and are noticed as required by State open meeting regulations.
- Public comments will be solicited and responded to at every stage of planning process.
- The City will hold a Community Engagement Workshop that is open to the public and facilitated to develop and solicit input and ideas for the direction and priorities of the Comprehensive Plan Update
- Hold one public open house to review the draft plan. This meeting will be open to the public and advertised in advance.
- Engage residents at existing community events, including local music events, school events, and community fundraisers and celebrations.

PLAN COMMISSION RESOLUTION 2019-____
RECOMMENDING THE ADOPTION OF A PUBLIC PARTICIPATION PLAN
FOR THE UPDATE OF THE COMPREHENSIVE PLAN
CITY OF GLENDALE, WISCONSIN

WHEREAS, the City of Glendale on August 8, 2011, adopted the City of Glendale Smart Growth Update to the Comprehensive Plan, under the authority of and procedures established by §66.1001(4), Wisconsin Statutes; and

WHEREAS, that Comprehensive Plan document advises both the regular Plan Commission review of the Comprehensive Plan, as well as the ability to respond to unique circumstances which arise in relation to the Comprehensive Plan which are distinct from the regular plan review process, and to enable the City's consideration of potential amendments and updates where the Plan becomes irrelevant or contradictory to emerging policy or trends; and

WHEREAS, §66.1001(4)(a), Wisconsin Statutes, requires that the governing body of the local governmental unit adopt written procedures designed to foster public participation at every stage of the comprehensive plan preparation or update process, and that such written procedures shall provide for wide distribution of draft plan materials, an opportunity for the public to submit written comments on the plan materials, and a process for the governing body to respond to such comments; and

WHEREAS, the City of Glendale believes that meaningful public involvement in processes designed to consider and update its Comprehensive Plan is important to assure that the resulting Plan meets the wishes and expectations of the public; and

WHEREAS, the attached "Public Participation Strategy and Procedures for the City of Glendale Comprehensive Plan Update" includes procedures to foster public participation, ensure distribution of draft plan materials, provide opportunities for written comments on such materials, and provide mechanisms to respond to such comments.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of Glendale hereby recommends that the City Council adopt a resolution to constitute official City approval of the attached "Public Participation Strategy and Procedures for the City of Glendale Comprehensive Plan Update" as required under §66.1001(4)(a), Wisconsin Statutes.

Adopted this 2nd day of July, 2019.

Brian Kennedy, Mayor and Plan Commission
Chair

Miranda Etzel, City Clerk

City of Glendale
Comprehensive Plan Update
Project Team Meeting
June 25, 2019

Plan Commission Topic Schedule – Draft

1. July: Current Issues and Building on the Vision
2. August: City Tour/Inventory Data
3. September: Economic Development, Opportunity Analysis Map
4. October: Project Status Check-In
5. November: Vision Graphic and Targeted Area Map
6. December: Draft Review (1st Half)
7. January: Draft Review (2nd Half)
8. February: Implementation Strategies
9. April: Draft Plan Recommendation (w/Public Open House)

We will hold Project Team meetings the week prior to each Plan Commission meeting to discuss the topic and agenda.