

CITY OF GLENDALE
PLAN COMMISSION MEETING MINUTES

Tuesday, August 6, 2019

The City Plan Commission Meeting 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 the CDA Meeting and the Plan Commission's regular monthly meeting.

Candice Green, Deputy Clerk called the meeting to order at 6:00 p.m. and requested motion to elect a Chair Pro-Tem, as Mayor Kennedy was not present at 6 p.m.

Commissioner Bailey made a motion, seconded by Commissioner Cronwell to elect Commissioner Cole as Chair Pro-Tem. Approved unanimously.

Roll Call Plan Commission: Present: Mayor Bryan Kennedy (6:04 p.m.), Commissioners Kyle Mack, Karn Cronwell, Josh Wadzinski, Amanda Seligman, Bruce Cole, and Phillip Bailey. Absent: Fred Cohn

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

Guest Speakers: Jolena Presti, Principal-In-Charge, Redevelopment and Implementation, and Meredith Perks, Project Manager and 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 Thursday, August 1, 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.

MATTERS TO BE CONSIDERED.

Adoption of minutes from July 2, 2019 Plan Commission Meeting. Motion was made by Commissioner Cronwell, seconded by Commissioner Wadzinski to adopt minutes as presented. Approved unanimously.

3a. Plan Commission Review, CHASE Bank, 209 West Silver Spring Drive.

Review and approve architecture, site/landscaping, signage and lighting plans, as well as use and occupancy. Present on behalf of Chase Bank was Joe Prcela, J.P. Morgan Chase & Company and Tim Meseck, Architect.

Tim Meseck spoke on behalf of CHASE Bank in reference to the redevelopment of the Citgo site at 209 West Silver Spring Drive into a CHASE Bank branch. A market study has been done. There are 8 bankers planned for the site, which is intended to be 3000 square feet, 15 parking spots behind the building with the drive through to the west side of the building. The Architect would like to work with Staff on design guidelines for the decorative aspects of the proposed building, as well as on wall signage plans. For signage, Director Stuebe explained that the bank

CITY OF GLENDALE
PLAN COMMISSION MEETING MINUTES

Tuesday, August 6, 2019

would be allowed two wall signs and one monument sign. 3 wall signs would exceed what is allowable by City Ordinance.

Mayor Kennedy asked specifically about whether a traffic study had been done. Mr. Meseck answered yes, that there was a traffic study completed. Peak hours indicated that 12-17 vehicles would access the corner and that there would be approximately 29 trips through the drive-up bank teller. Saturday would be a peak day with 262 vehicles through the entire day.

Commissioner Cronwell asked if CHASE Bank was prepared for what may come of environmental affects on the property i.e. removal of fuel tanks, etc. Tim Meseck answered that there will be a Phase I & Phase II along with vapor barriers and monitoring of the soil. Hazardous Haul off would be managed per State Requirements. Commissioner Seligman asked where the haul-off would be re-located and the Mr. Meseck responded by saying it would be taken to an acceptable land fill location.

Mayor Kennedy asked what the timeline is on ground-breaking. Mr. Meseck's response was that the bank was going through regulatory steps now and then looking at the permitting with the city along with soil remediation; construction would be within the next year to eighteen months to complete depending on the DNR approvals. It will take a hard 80 days for the remediation portion of the project.

Chase Bank seeks Plan Commission approval to construct a CHASE Bank branch at 209 West Silver Spring Drive. The property is zoned B-1, Sub-Area D1, and Plan Commission review and approval of the project plans is required.

The staff recommendation is that Plan Commission grant approval of the architectural, site, landscaping, lighting, and signage plans, for CHASE Bank to construct the proposed bank, as well as approval of the proposed use and occupancy, per to the following requirements;

- 1.) Signs require a Sign Permit per the City of Glendale Sign code;
- 2.) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities;
- 3.) All modifications within the street right-of-way require review and permit(s) issued per the requirements of the City of Glendale Department of Public Works (Right-of-Way; Watermain Tap, Driveway, etc.)
- 4.) All costs associated with approved and permitted modifications within the street right-of-way are the sole responsibility of CHASE Bank;
- 5.) All street trees to be maintained per the requirements of the Glendale Landscaping Guidelines and the Director of Public Works.
- 6.) Obtain a stormwater management permit subject to Section 6-5 of the Code of Ordinances and Milwaukee Metropolitan Sewerage District approval, if required;
- 7.) 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;
- 8.) Compliance with State of Wisconsin requirements for ADA parking.

Motion was made by Commissioner Wadzinski, seconded by Commissioner Cole to approve request as presented with 8 conditions, no inclusion of third wall sign, no monument signs; just 3 30" wall signs. The motion carried unanimously.

CITY OF GLENDALE
PLAN COMMISSION MEETING MINUTES

Tuesday, August 6, 2019

3b. Plan Commission Review/Planned Sign Program Amendment, Umansky Porsche, 1400 West Silver Spring Drive.

Review and approve proposed changes to the exterior architecture and grounds and modifying the existing Planned Sign Program related to Porsche.

Umansky Porsche seeks Plan Commission approval to modify the exterior architecture and grounds and to modify the Planned Sign Program as relates to Porsche. The property is zoned B-1, L District and Plan Commission review and approval is required.

Ben Kronowski was present to speak on behalf of Umansky Motors. Mr. Kronowski stated that Umansky Mercedes, Volkswagen and Porsche are looking to tear off and rebuild the exterior building façade of 1400 W Silver Spring. They will be extending the glass wall on the West end and installing a nano door to let show cars in and Asa Ablo Service doors to let cars in. The exterior will be black in color and they will be replacing the monument sign.

Staff Recommendation: Staff recommends that the Plan Commission grant approval of the proposed architectural, site, landscaping, lighting, and signage plans, as well as approval to modify the Planned Sign Program (PSP), for Umansky Porsche to construct the proposed improvements, per the following requirements:

- 1.) Signs require a Sign Permit per the City of Glendale Sign Code;
- 2.) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities;
- 3.) 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;
- 4.) Compliance with State of Wisconsin requirements for ADA parking.

Motion was made by Commissioner Bailey, seconded by Commissioner Wadzinski to approve the proposed changes to the exterior architecture and grounds and modify the existing Planned Sign Program for the Umansky Porsche dealership. Motion carried unanimously.

3c. Planned Sign Program Amendment, Barnabas Business Center, 4650 North Port Washington Road. Review and approve proposal to modify the existing Planned Sign Program for the Barnabas Business Center.

Cardinal Capital proposes to modify the Planned Sign Program for the Barnabas Business Center to provide for a three tenant directory or monument sign for three anchor tenants (Cardinal Capital, First Weber, and Kohner, Mann & Kailas) in lieu of a single tenant monument sign that was previously approved to be included in the Planned Sign Program but was never installed.

Recommendation from Staff to approve amended plan to remove 2 non-existent wall signs from the Planned Sign Program for Barnabas Business Center. Owner is amenable to this recommendation made by Staff.

Motion was made by Commissioner Wadzinski and seconded by Commissioner Cronwell to approve 3 tenant monument sign and take recommendation of staff and amend plan to remove 2 non-existent wall signs. All ayes. No noes.

CITY OF GLENDALE
PLAN COMMISSION MEETING MINUTES

Tuesday, August 6, 2019

3d. 2040 Comprehensive Plan Progress Update. Jolena Presti and Meredith Perks presented the Plan Commission with the 2040 Comprehensive Plan Progress Update.

City Administrator Safstrom spoke about the memo from Vandewalle & Associates, Inc that was included in the Plan Commission materials. The memo covered topics such as the start of links on the City website where residents can submit photos to staff for uploading to the site, special out-reach sessions such as one planned for Root Beer Bash, Clark Dietz is working on GIS mapping, Stakeholder focus group interviews will be held in August, and a city tour with staff and Land Use review is planned.

3e. Schedule Plan Commission Comprehensive Plan Working Meeting for 6:00 PM, September 24th. Meeting is planned for September 24, 2019. Meeting is scheduled by consensus.

Motion was made by Commissioner Cronwell and seconded by Commissioner Bailey to adjourn the meeting at 7:02 p.m. Motion carried unanimously.

Candice Green, Deputy Clerk/Treasurer

Respectfully Submitted: Candice S. Green