

CITY OF GLENDALE — PLAN COMMISSION
Tuesday, December 3, 2019

The City Plan Commission convened in the City Hall Council Chambers located at 5909 N. Milwaukee River Parkway, Glendale, for this special meeting.

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

Roll Call: Present: Mayor Bryan Kennedy, Commissioners Kyle Mack, Karn Cronwell, Fred Cohn, Phillip Bailey, Josh Wadzinski, and Amanda Seligman. Absent: None.

Other Officials Present: Rachel Safstrom, City Administrator, Todd M. Stuebe, Director of Community Development

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised Thursday, November 27, 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 September 24, 2019, November 5, 2019 and November 13, 2019 Plan Commission Meetings.

Motion was made by Commissioner Cohn, seconded by Commissioner Bailey, to adopt minutes from September 24, 2019, November 5, 2019 and November 13, 2019 Plan Commission meetings with corrections. Motion carried unanimously.

2040 Comprehensive Plan Progress Update.

Administrator Safstrom stated there has been minimal progress in the past two weeks. There will be a detailed update at the January 15, 2020 special meeting.

Plan Commission Review, City of Glendale Housing Affordability Report: 2019, Milwaukee County, Wisconsin (Southeastern Wisconsin Regional Planning Commission). Review and refer to Common Council for approval.

Ben McKay, Deputy Director of the Southeastern Wisconsin Regional Planning Commission (SEWRPC), presented the "City of Glendale Housing Affordability Report: 2019, Preliminary Draft, October 2019, Milwaukee County Wisconsin).

In 2018 the State of Wisconsin mandated (Wisconsin Statutes 66.10013) that cities and villages with populations of 10,000 people or more prepare two housing related reports

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by January 1, 2020 and post to the City website. These reports include a housing affordability report and a new housing fee report.

Mayor Kennedy questioned the aging population statistics as it related to the entire North Shore area. There are a many senior living facilities in Glendale. Mr. McKay stated SEWRPC did not complete studies for other North Shore Communities; however, this could be a statistic to look at for future reports.

Commissioner Seligman identified an error on page 12 of the date of incorporation for the City. Ms. Seligman also questioned the number of residents in group quarters as it seemed low. Mr. McKay indicated that there are sometimes inaccuracies in the census data used; however, they work with the best information they can obtain at the time. Mayor Kennedy reminded the Plan Commission that a majority of the housing for Cardinal Stritch is located in the Village of Fox Point. This most likely accounts for the perceived inaccuracy.

Motion was made by Commissioner Seligman, seconded by Commissioner Cohn, to recommend the Common Council approved the City of Glendale Housing Affordability Report: 2019, Milwaukee County, Wisconsin (Southeastern Wisconsin Regional Planning Commission) with the addition of aging population in the North Shore. Motion carried unanimously.

Project Plan Sign Modification, Associated Bank, 6745 North Port Washington Road. Review and approve proposed changes to the signage planned at Associated Bank.

Mr. Stuebe reviewed that Associated Bank requests that a monument sign be included in the Planned Unit Development District Project Plan for the Associated Bank project located within the former Nicolet Upper Fields lands now addressed as 6745 North Port Washington Road. During the original presentation of the Specific Implementation Plan (SIP) three wall signs were approved at Associated Bank and, while a monument sign for Associated Bank was mentioned in passing, the sign was not included in the submitted materials.

The proposed sign being added to the Project Plan is not objectionable subject to Plan Commission review and approval for Associated Bank to have a monument sign as proposed at 6745 North Port Washington Road.

Mike Johnson from Graphic House Sign Company stated this is the standard signage plan for Associated Bank.

Motion was made by Commissioner Seligman, seconded by Commissioner Cole, to approve the request for a monument sign in addition to the three wall signs as presented. Motion carried unanimously.

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Plan Commission Review, Modern Touch Dental, 6270, 6290, 6300, and 6310 North Port Washington Road (South). Review and approve proposed architecture, site, landscaping, lighting, and signage plans, as well as use and occupancy, for Modern Touch Dental.

Mr. Stuebe explained that LCM Funds 54 Port Road, LLC, seeks Plan Commission review and approval to construct a 5,001 square-foot Modern Touch Dental clinic building at the south part of what is presently 6270, 6290, 6300, and 6310 North Port Washington Road, as well as use and occupancy approval for Modern Touch Dental. October 1, 2019, the Plan Commission approved the Landmark Credit Union project for the north part of the property. The site is zoned B-1, F1 District and the proposed architecture, site, landscaping, lighting, and signage plans require the review and approval of the Plan Commission. The proposed dental office use is permitted in the B-1, F1 District, with Plan Commission approval.

The building placement is in the southeast corner of the property, with the main entrance located at the northwest corner of the building, with a pedestrian sidewalk around the west, north, and east sides of the building, and 38 parking spaces along the north and west sides of the building, of which two are ADA parking spaces.

A single ingress and egress to Lot 2 is proposed which approximates the existing ingress-egress located at the southwest corner of the property. The plan to have a drive lane connecting Lot 1, the Landmark Credit Union property, with Lot 2, the Modern Touch Dental property, has been abandoned, and each property is now proposed to have a separate single point of ingress-egress.

Project Schedule

The stated construction start date is the beginning of construction season 2020 or earlier (early February, 2020) depending on actual weather conditions and related winter weather cost factors, with completion of construction August 2020, to include a Grand Opening also in August 2020.

Mr. Stuebe recommends that the Plan Commission grant approval of the architectural, site, landscaping, lighting, and signage plans such that LCM Funds 54 Port Road, LLC, may obtain City of Glendale Building Permits to construct the proposed improvements on Lot 2, as well as use and occupancy approval for Modern Touch Dental, with conditions.

Commissioner Cohn questioned the use of two entrances for the two properties. With Port Washington Road being very busy, the additional exit from the buildings could be challenging. Mayor Kennedy stated his support for two entrances; however, there should be a connection between the two parking lots to better accommodate fire apparatus.

Mr. Stuebe stated the Plan Commission could add an additional requirement to work with Landmark Credit Union on connecting the two parking lots. Matthew Mehring, LCM Funds 54 Port Road LLC, stated the applicant would be willing to work with Landmark Credit Union to connect the parking lots.

Motion by Commission Bailey, seconded by Commissioner Cole to

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approve the architectural, site, landscaping, lighting, and signage plans such that LCM Funds 54 Port Road, LLC, may obtain City of Glendale Building Permits to construct the proposed improvements on Lot 2, as well as use and occupancy approval for Modern Touch Dental, with the following conditions:

1. Certified Survey Map (CSM) being recorded with the Milwaukee County Register of Deeds Office that assembles the existing four parcels into two parcels, to include all existing site public utilities and required and necessary Utility Easements related to all of the public utilities;
2. Light pole height is limited to 15-feet height;
3. Signage requires a permit per the Glendale Sign Code;
4. Submit stormwater management analysis and related drainage pattern analyses and grading and drainage plans for review and approval by the City Engineer and the Director of Public Works;
5. Submit erosion control plan satisfactory to Building Inspector and Director of Public Works;
6. Verify condition of existing utilities prior to connections to City of Glendale utility facilities;
7. Submit necessary site civil plans for utilities and ingress-egress street connections to include utility and pavement design and plans satisfactory to the City Engineer and Director of Public Works;
8. City of Glendale and/or Milwaukee County permit(s) required for any work to be completed within the North Port Washington Road public street right-of-way or relating to City of Glendale watermain, sanitary sewer, or storm sewer facilities;
9. All City of Glendale building, fire, and health codes applicable to the premises being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium.
10. Applicant to work with Landmark Credit Union on a connection between two parking lots.

Motion was approved unanimously.

Plan Commission Review/Planned Sign Program Amendment, Umansky Mercedes Benz Sprinter Van, 1400 West Silver Spring Drive. Review and approve proposed changes to the use, exterior architecture, and grounds, and modifying the existing Planned Sign Program related to Mercedes Benz Sprinter Van.

Mr. Stuebe reviewed that Umansky Mercedes Benz seeks Plan Commission approval for Umansky Mercedes Benz to modify the use of an area of the main building to be a Mercedes-Benz Sprinter Van (Commercial) sales area, to modify the west and north elevations of the main building, converting side-by-side overhead doors in the west elevation to a double wide overhead door and modifying the signage associated with that service entrance from a Porsche logo sign to a Mercedes-Benz logo sign, replacing a single overhead door entrance in the north elevation with a taller single overhead door, and modifying the use of the north auxiliary building from storage use only to also include service/repair use for Mercedes-Benz Sprinter Vans, including the addition of two overhead doors, giving a total of four. The change to the Site Plan entails eliminating

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about seven to eight parking spaces along the west side of the auxiliary building to allow for vehicles to ingress-egress the three service/repair lifts.

The submittal materials state that the Auxiliary Building will be sprinklered in both the repair/service and storage sides of the building. The change to the signage is limited to replacement of the existing Porsche sign above the west overhead service door with a Mercedes-Benz logo signage.

The City of Glendale's understanding is that the Umansky multi-brand dealership businesses located at 1400 West Silver Spring Drive is generally maintaining the same hours of operation as previously. Hours of operation are Monday through Friday from 8:30 a.m. to 8:00 p.m., and Saturday 8:30 a.m. to 6:00 p.m.

The project work is scheduled to be completed in of January, 2020.

Mr. Stuebe recommends the Plan Commission grant approval of the proposed changes to the use, architecture, site, and signage plans as submitted in order for Umansky Automotive Group to obtain building permits, as well as granting use and occupancy approval of the proposed use changes for Umansky Automotive Group, a multi-brand automobile dealership use located at 1400 West Silver Spring Drive, subject to conditions.

Commissioner Mack questioned if this approval would include a van display. Mr. Stuebe indicated it would.

Mayor Kennedy commended the applicant on the continued improvements on the property. The investment in Glendale is appreciated.

Motion by Commissioner Cole, seconded by Commission Cohn to grant approval of the proposed changes to the use, architecture, site, and signage plans as submitted in order for Umansky Automotive Group to obtain building permits, as well as granting use and occupancy approval of the proposed use changes for Umansky Automotive Group, a multi-brand automobile dealership use located at 1400 West Silver Spring Drive, subject to the following conditions:

- 1) Signs require a permit under the modified Planned Sign Program for the property per the Glendale Sign Code;
 - 2) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary;
 - 3) All City of Glendale building, fire protection, and health 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.
- The motion was approved unanimously.

Plan Commission Review, Great Lakes Rubber, 6150 North Flint Road. Review and approve proposed architecture, site, landscaping, lighting, and signage plans, as well as use and occupancy.

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Great Lakes Rubber & Supply, Incorporated, an existing manufacturer located at 6150 North Flint Road, seeks Plan Commission grant of approval to make architectural, site, and landscape plan changes to the building and grounds located at 6150 North Flint Road. The property is zoned M-1 Warehouse, Light Manufacturing, Office and Service District and the proposed changes require Plan Commission review and approval.

The proposed project includes complete remodeling of the interior office space and, as a result, relocating the building main entrance to the north and installing a canopy, relocating several parking spaces to provide for the change to the entrance, and landscaping to beautify the main entrance space (Refer to submittal materials).

Mr. Stuebe recommends the Plan Commission grant approval of the proposed changes to the architecture, site, and landscape plans, for Great Lakes Rubber & Supply, Incorporated, to obtain a building permit(s) required to complete the improvements as proposed, as well as approval of the use and occupancy at 6150 North Flint Road, subject to conditions.

Commissioner Cohn questioned if the applicant had seen the requirement to submit plans to the North Shore Fire Department. Mr. Stensberg stated plans will be submitted to the Glendale Inspection Department and the North Shore Fire Department simultaneously.

Motion by Commissioner Bailey, seconded by Commissioner Cohn to grant approval of the proposed changes to the architecture, site, and landscape plans, for Great Lakes Rubber & Supply, Incorporated, to obtain a building permit(s) required to complete the improvements as proposed, as well as approval of the use and occupancy at 6150 North Flint Road, subject to the following conditions.

- 1) All signs to conform with the Glendale Code of Ordinances;
- 2) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary;
- 3) All City of Glendale building, fire protection, and health 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.

The motion was approved unanimously.

ADJOURNMENT.

Motion by Comm. Seligman, seconded by Comm. Cohn, to adjourn the Plan Commission until the regular meeting to be held at 6:00 p.m., Tuesday, December 3, 2019, in the City Hall Council Chambers located at 5909 N. Milwaukee River Parkway, Glendale. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Mack, Cronwell, Cohn, Bailey, Wadzinski, and Seligman. Noes: None. Motion carried unanimously.

Rachel A. Safstrom, City Administrator

Respectfully Submitted: Thursday, December 5, 2019.