

CITY OF GLENDALE — PLAN COMMISSION
November 10, 2020

Regular meeting of the City of Glendale Plan Commission convened via Zoom.

The meeting was called to order by Mayor Kennedy at 6:00 p.m.

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

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

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised on Thursday, November 5, 2020, of the date and time of this meeting, the agenda was posted to the official bulletin board of City Hall, the Glendale Police Department, and the North Shore Library; that copies of the agenda were made available to the general public in the Municipal Building and the Police Department, and those persons who 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 of the October 6, 2020 Plan Commission Meeting.

Motion was made by Commissioner Cronwell, seconded by Commissioner Cohn, to adopt minutes from the October 6, 2020 Plan Commission meeting. Ayes: Commissioners Mack, Cohn, Cronwell, Bailey, and Wadzinski. Noes: None. Abstain: Commissioner Seligman. Motion carried.

Specific Implementation Plan (SIP): Jilly's Car Wash, 5100 North Port Washington Road.
Review and approve Specific Implementation Plan for Jilly's Car Wash.

Mr. Stuebe gave a brief review of Jon Zimmerman's request for review and approval of the Specific Implementation Plan (SIP) for Jilly's Car Wash Planned Unit Development District project that will be built at 5100 North Port Washington Road. The site zoning and general development plan for the project have already been approved by the City. Jon Zimmerman and his project design team have presented the SIP to the Plan Commission. As the name implies, the SIP is a precise plan of development and it includes the final project design plans and any remaining project design and management specifics, proof of financing capability, and the project schedule and, upon review, will include any further City requirements.

The proposed Planned Unit Development (PUD) District project includes constructing an express car wash facility within the 85,639 square-foot property. Ingress-egress for the LaQuinta, Sunbeam-Oster, and the car wash property are all provided via an Ingress and Egress Easement across both the LaQuinta and the car wash site connecting to the former Sunbeam-Oster site. The architecture is modern with classic materials such as brick veneer and vision glass. The proposed design concept includes a 5,100 square-foot car wash building, parking, a central vacuum corral, and two bio-retention basins. A monument sign is proposed at the northwest corner of the property, and a wall sign is indicated on the car wash building toward North Port Washington Road.

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The proposed business operating hours are 7:00 a.m. to 8:30 p.m. Monday to Saturday and 8:00 a.m. to 7:00 p.m. Sundays. Jilly's Car Wash expects to employ 15 people at the Glendale location. The project has previously been represented as having an estimated project cost of about \$1.8 million for the building, site, and landscape improvements. Construction is expected to commence in February of 2021 and will be complete in late July of 2021.

Mr. Jon Zimmerman of Jilly's Car Wash stated the proposed Specific Implementation Plan is nearly identical to the original plans submitted for review. The Glendale location is a copy of the existing Pewaukee location, with no significant changes.

Commissioner Cohn raised the question of any costs that will be incurred by the City of Glendale in relation to curb cuts or road improvements. Mayor Kennedy and Mr. Stuebe indicated there is no median present or changes to the City street, only to private property, which will not mean any costs for the City on the project.

Motion was made by Commissioner Cronwell, seconded by Commissioner Bailey to approve the Specific Implementation Plan for Jilly's Car Wash to be constructed at 5100 North Port Washington Road in the City of Glendale per the following requirements: 1) A Development Agreement to complete the car wash facility improvements and to maintain the property per the requirements of Zoning Code 13.1.55(c) to be reviewed and approved by the Common Council; 2) All modifications within Right-of-Ways or Utility Easements, any disconnections or connections to City infrastructure systems (driveways, sanitary sewer, watermain, storm sewers, etc.), require prior review and approval by the City engineer, Director of Public Works, and Building Inspector, as well as required City of Glendale permits; 3) All costs associated with modifications within Right-of-Ways or Utility Easements, connections or disconnections with City infrastructure systems are the sole responsibility of the developer; 4) Obtain a stormwater management permit per Glendale Code of Ordinances 6-5, and Milwaukee Metropolitan Sewerage District approval, if required; 5) Lights are limited to 15 feet in height; 6) Signage requires a Sign Permit(s) per the Glendale Sign Code; 7) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary; 8) Dumpster enclosure per Zoning Code 13.1.144; 9) All City of Glendale building, fire, and public health codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium; and 10) Compliance with State of Wisconsin requirements for ADA parking. Motion carried unanimously.

Plan Commission Use and Occupancy Review, Whitefish Bay Jr. Dukes Basketball, Incorporated, 6619 North Sidney Place (6619-6637 Multi-Tenant Warehouse Facility).
Review and approve youth basketball organization proposed basketball practice facility indoor recreation use and occupancy.

Mr. Stuebe gave a brief review of the request from Jr. Dukes Basketball, Incorporated to have an indoor youth basketball practice and training recreation use and occupancy located in the 6619 North Sidney Place tenant space within the 6619-6637 multi-tenant facility. The parcel is zoned M-1 Warehouse, Light Manufacturing, Office, and Service District, and the proposed indoor recreation use and occupancy is permitted with review and approval of the Plan Commission. The tenant space is stated to measure 95 feet by 110 feet, giving a stated total of

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about 10,800 square feet. The tenant space is located toward the east side of the building closest to North Sidney Place. The proposed use and occupancy is limited to youth basketball practice and training for teams of the Jr. Dukes Basketball, Incorporated. The organization has a volunteer Board of Directors and coaches, and basketball player members, and does not have any employees.

It is stated in the submittal materials that there will be rules put in place for safety as well as COVID-19 precautions, and the space will be cleaned up to two times per week and monitored continuously by supervising coaches and adults. There will be as many as thirty persons present, and there will not be any typical hours other than weekday afternoons and evenings and weekends throughout the day. Improvements are not proposed to the interior or exterior of the facility, and no signage is proposed.

Motion was made by Commissioner Cohn, seconded by Commissioner Mack, to grant use and occupancy approval for the Jr. Dukes Basketball, Incorporated, a youth basketball organization, as an indoor youth basketball practice facility, in the approximately 10,800 square-foot tenant space located at 6619 North Sidney Place, with the following requirements: 1) Opening Time: 5:00 a.m., Closing time 9:00 p.m.; 2) All parking related to the facility to be accommodated within the 6619-6637 North Sidney Place premises; 3) Jr. Dukes Basketball, Incorporated, should encourage members and others that access the facility to utilize non-residential streets via a connected route from West Mill Road to North Sydney Place rather than via West Green Tree Road; 4) Signage requires a Sign Permit(s) per the Glendale Sign Code; 5) Dumpster enclosure per Zoning Code 13.1.144; 6) All building, fire, and health codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium; 7) Compliance with State of Wisconsin ADA parking requirements. Motion carried unanimously.

Bicycle and Pedestrian Plan Update.

Ms. Safstrom gave a brief update on the Bicycle and Pedestrian Plan. There is an Open House event scheduled for Thursday, November 12, 2020, after which another draft of the plan will be presented. The Open House will be an opportunity for residents to provide additional feedback on the project.

This item was for informational purposes only. No action was taken.

ADJOURNMENT.

There being no further business, motion was made by Commissioner Bailey, seconded by Commissioner Cohn, to adjourn the meeting. Motion carried and adjournment of the Plan Commission was ordered at 6:10 p.m., until Tuesday, December 1, 2020 at 6:00 p.m.

Megan Humitz, City Clerk

Recorded: November 11, 2020