CITY OF GLENDALE
5909 North Milwaukee River Parkway
Glendale, Wisconsin 53209

Due to rising cases of COVID-19 this meeting will be conducted via Zoom

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AGENDA—PLAN COMMISSION MEETING

Tuesday, March 2, 2021
6:00 p.m.

1. Roll Call and Pledge of Allegiance.

2. Adoption of Minutes of Meeting held February 2, 2021.

3. Public Hearing - review and comment as to Petition to Amend Zoning Code Text, An Ordinance Creating Section 13.1.34(3a) of the Code of Ordinances of the City of Glendale Pertaining to Parking-Conditional Use in the Business and Commercial District, B-1, Sub-Area "B." The owner of 5530 North Port Washington Road has petitioned for a Zoning Code Text Amendment that will allow parking use at 5544 North Port Washington Road for the adjacent property located at 5530 North Port Washington Road.
   a) Review and recommend to the Common Council a proposed Zoning Code text amendment Ordinance.

4. New Business:
   a) Plan Commission Review, Sprecher Brewing Company, 701, 725, and 727 West Glendale Avenue. Review and approve proposed changes to the 727 West Glendale Avenue building and site plan (Loading Dock), as well as use and occupancy (Warehouse and Distribution).
   b) Petition to Rezone 555 West Estabrook Parkway (Certified Survey Map No. 6369, SE1/4 SEC. 5-7-22 PARCEL 1, Tax Key Parcel 233-1177-004) from PD-Planned Unit Development District-Forrer Business Interiors Office and Warehouse to PD-Planned Unit Development District-Maglio Food Processing Juice. Applicant to present proposed use and operating plan for the property, Plan Commission review and discussion, and schedule Plan Commission Public Hearing for 6:00 p.m., Tuesday, April 13, 2021.
   c) Certified Survey Map, Lexus of Milwaukee (Napleton), 1415, 1433, and 1515 West Silver Spring Drive. Review/approve draft Certified Survey Map (CSM) assembling the 1415, 1433, and 1515 West Silver Spring Drive properties into a single parcel and recommend that Common Council approve CSM.
   d) Reschedule Regular Tuesday, April 6, 2021, Plan Commission meeting to 6:00 p.m., TUESDAY, APRIL 13, 2021, due to the Tuesday, April 6, 2021, Election.

5. Adjournment.

The Regular Plan Commission Meeting 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 persons with disabilities.

CITY OF GLENDALE — PLAN COMMISSION
February 2, 2021

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; Nicole Maurer, Deputy Clerk.

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised on Thursday, January 28, 2021, 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 January 5, 2021 Plan Commission Meeting.

Motion was made by Commissioner Seligman, seconded by Commissioner Cronwell, to adopt minutes from the January 5, 2021 Plan Commission meeting. Motion carried unanimously.

Approve and Recommend to Common Council, Connecting Glendale 2020 Bicycle and Pedestrian Plan as Revised.

Administrator Safstrom spoke on the minor changes made to the North Milwaukee River Parkway segment of the Bicycle and Pedestrian Plan following the January 5, 2021 Public Hearing. The revised plan amended the idea of off-street pathways on the residential sides of the Parkway. Administrator Safstrom stated if there were to be any opportunities for a pathway in the future, the City would ask the County to look at the median area.

Prior to the meeting, Mr. Jerrold Rousseau of 5671 North Milwaukee River Parkway submitted a letter (see attached) to the Plan Commission expressing his concerns about the potential removal of on-street parking in residential areas along the Parkway. Administrator Safstrom stated it was her understanding that parking would be removed on the east side of the Parkway focusing more on the area of Kletzsch Park north of Bender Road, not in front of residential properties. Administrator Safstrom advised this would also be stated when the Common Council addresses the plan and further advised it is not necessary to amend the plan.

Motion was made by Commissioner Baily, seconded by Commissioner Cohn, to approve the revised Connecting Glendale 2020 Bicycle and Pedestrian Plan and recommend that Common Council adopt same. Motion carried unanimously.

Common Council Referral to Plan Commission, Zoning Code Text Amendment Pertaining to Parking, Conditional Use in the Business and Commercial District, B-1, Sub-Area "B." Parking at 5544 North Port Washington Road for 5530 North Port Washington Road. Initial Review and schedule Plan Commission Public Hearing for 6:00 p.m., Tuesday, March 2, 2021.

Mayor Kennedy introduced this item of the agenda and noted the text amendment pertains to action taken by the Plan Commission at the previous meeting held on January 5, 2021.

Administrator Safstrom gave a brief overview of the process to amend the zoning code text, noting the next step in the process is to schedule a hearing for March 2, 2021. Following the hearing, the Plan Commission would make a recommendation to the Common Council, and the Common Council would then address the ordinance change. Administrator Safstrom stated controversy regarding the amendment is not anticipated.

Mr. Dan Stein, the property owner of 5530 North Port Washington Road, was also present for meeting. Mr. Stein stated he appreciated the Commission's consideration. Mr. Stein questioned the request to amend the text that had been submitted to staff. Administrator Safstrom stated City Attorney Fuchs reviewed the language and indicated there was not a need for an adjustment.

Mayor Kennedy questioned if notices will be mailed to property owners surrounding the 5544 North Port Washington Road property. Mr. Todd Stuebe confirmed notices will be sent.

Motion made by Commissioner Cronwell, seconded by Commissioner Mack, to schedule a public hearing for review of the Zoning Code Text Amendment Pertaining to Parking, Conditional Use in the Business and Commercial District, B-1, Sub-Area "B." Parking at 5544 North Port Washington Road for 5530 North Port Washington Road for 6:00 p.m., Tuesday, March 2, 2021. Motion carried unanimously.

ADJOURNMENT.

There being no further business, motion was made by Commissioner Cohn, seconded by Commissioner Mack, to adjourn the meeting. Motion carried and adjournment of the Plan Commission was ordered at 6:09 p.m., until Tuesday, March 2, 2021 at 6:00 p.m.

Date: February 2nd, 2021

To: City Administrator Rachel Safstrom

CC To: Mayor Bryan Kennedy, 2nd District Alderperson James Daugherty, City Clerk Megan Humitz, Milwaukee County District 1 Supervisor Liz Sumner, and Urban Planner Meredith Perks (Vandewalle and Associates).

From: Jerrold B. Rousseau
5671 N. Milwaukee River Parkway
Glendale, WI 53209-4564
414.228.9282 (Phone)
jerroldbrousseau@gmail.com (email)

RE: The *Glendale Bike and Pedestrian Plan Draft – February 2021*

Greetings City Administrator Rachel Safstrom,

In your previous email, you wrote that I could submit comments to you about the *Glendale Bike and Pedestrian Plan Draft – February 2021* and that you would forward them to the commissioners on the Glendale Plan Commission.

I respectfully request that this letter and the accompanying email in its entirety be entered into the public record of the City of Glendale, WI Plan Commission.

I also request that copies of this correspondence be provided to the following members of the City of Glendale, WI Plan Commission prior to the Plan Commission meeting on February 2nd, 2021 as I do not have email addresses for them.

- Phillip Bailey
- Fredrick Cohn
- Bruce Cole
- Karn Cronwell
- Kyle Mack
- Amanda Seligman
- Joshua Wadzinski

I am heartened to hear that the *Glendale Bike and Pedestrian Draft Plan – February 2021* has removed the wording from the previous draft of the proposed plan to build sidewalks on both the East and West residential sides of the Milwaukee River Parkway from N. Sunny Point Road to W. Silver Spring Drive and to focus on building a path on the boulevard median as stated on page 31 under the heading *Milwaukee River Parkway – SEGMENT RECOMMENDATIONS* (copy below) and confirmed to me in your email response to my questions on Friday – January 29th, 2021.

I believe that the 39 residents who signed the petition I previously submitted to Glendale Plan Commission also appreciate that their voices have been heard and acknowledged in the aforementioned change in the proposed plan draft.

- *Explore the feasibility of a multi-use path to serve pedestrians and bicyclists from Silver Spring Drive to North Sunny Point Road, completing the connection to Parkway Elementary. A multi-use path could be accommodated in the Parkway's boulevard median or in excess road right-of-way, following a road diet. The feasibility study would evaluate cross section options while working to avoid existing trees and light poles.*

In my recent conversations with many of the residents living in the forty-three houses on the Milwaukee River Parkway from N. Sunny Point Road to W. Silver Spring Drive, the residents on both the East and West residential sides of the Milwaukee River Parkway told me that they would be ok with on-street bicycle lanes as long as on-street parking would continue as is and uninterrupted.

I have serious concerns with the following wording on page 31 under *Milwaukee River Parkway – SEGMENT RECOMMENDATIONS* that states a proposal to remove the parking on the east side of the N. Milwaukee River Parkway from N. Sunny Point Road to W. Silver Spring Drive as stated below.

- *Construct on-street bike lanes from Silver Spring Drive to Good Hope Road.*
  - *To create space for bike lanes, remove parking on the east side, with an exception for existing parking bump outs.*

I believe that people who reside on both the East and West residential sides of this segment of the Milwaukee River Parkway consider that on-street parking is vital to them for the following reasons.

On-street parking makes it possible for:

- Residents to be able park their cars in front of their homes for convenience in unloading groceries and other purchases as well as accessing their cars during the daytime without having to park off-street in their garage or behind their home.
- Guests of residents (including extended family members) to be able to park their cars in front of the resident's home.
- Overnight guests of residents to be able to park their cars in front of the resident's home (after receiving permission for overnight parking from the Glendale Police Department). The residents may not have the ability to accommodate off-street parking in their garage or behind their home for an extra car belonging to an overnight guest.
- Vehicles from service companies: in-home medical service providers, plumbers, electricians, carpenters, roofers, painters, in-home repair companies, yard-care companies, tree removal companies, moving companies, grocery delivery companies, pharmacy delivery companies, internet providers (ATT, Spectrum, Earthlink, DISH, and others), Amazon, UPS, Fed Ex, the Fire Department, ambulances, and others need to

have a place to park on the street close to where they are providing a service for residents.

I ask you to consider that the elimination of on-street parking on either side of the Milwaukee River Parkway between N. Sunny Point Road and W. Silver Spring Drive will cause a severe inconvenience and hardship for the residents who live there.

I respectfully request that you consider making it possible:

- for continued on-street parking on both the East and West residential sides of the Milwaukee River Parkway between N. Sunny Point Road and W. Silver Spring Drive.
- for removing the aforementioned wording on page 31 that would eliminate on-street parking on the East residential side of this segment of the Milwaukee River Parkway.

Please let me know if you have any questions or concerns related to this letter.

I appreciate you for considering my request.

Jerrold B. Rousseau
5671 N. Milwaukee River Parkway
Glendale, WI
414.228.9282 (Phone)
jerroldbrousseau@gmail.com (Email)

5909 North Milwaukee River Parkway
Glendale, WI 53209

SUBJECT: Plan Commission Agenda, Item 3a
Public Hearing - review and comment as to Petition to Amend Zoning Code Text, An Ordinance Creating Section 13.1.34(3a) of the Code of Ordinances of the City of Glendale Pertaining to Parking-Conditional Use in the Business and Commercial District, B-1, Sub-Area "B." The owner of 5530 North Port Washington Road has petitioned for a Zoning Code Text Amendment that will allow parking use at 5544 North Port Washington Road for the adjacent property located at 5530 North Port Washington Road.

FROM: Todd M. Stuebe, Dir. of Community Development

MEETING DATE: March 2, 2021

FISCAL SUMMARY:

Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statues:	N/A
Municipal Code:	Zoning Code

BACKGROUND/ANALYSIS:
Continuing process commenced with Plan Commission meeting of Tuesday, February 2, 2021. Receive citizen input from Public Hearing.

RECOMMENDATION:
Consider proposed Ordinance text as originally drafted and presented with the Tuesday, February 2, 2021, Plan Commission materials, and review proposed revisions per the request of the Petitioner.

ACTION REQUESTED:
Recommend Common Council approval of the proposed Zoning Text Amendment as approved by the Plan Commission.

ATTACHMENTS:
1. Draft Text Amendment from Plan Commission meeting held February 2, 2021.
2. Proposed revisions per the request of the petitioner.
3. Complete Plan Commission packet materials from February 2, 2021.

STATE OF WISCONSIN :: CITY OF GLENDALE :: MILWAUKEE COUNTY

* *

NOTICE OF PUBLIC HEARING

Petition to Amend Zoning Code Text
An Ordinance Creating Section 13.1.34(3a) of the Code of Ordinances
of the City of Glendale Pertaining to Parking – Conditional Use in the
Business and Commercial District, B-1, Sub-Area "B"

* *

PLEASE TAKE NOTICE that the City of Glendale Plan Commission will hold a Public Hearing via Zoom Virtual Meeting (Visit City of Glendale Agenda Center Web Link https://www.glendale-wi.org/agendacenter for online access to the March 02, 2021, Plan Commission meeting and materials) where interested citizens may be heard or, alternatively, appear in person at 6:00 p.m., Tuesday, March 2, 2021, in the Common Council Chambers located at Glendale City Hall, 5909 North Milwaukee River Parkway, Glendale, Wisconsin, at which public hearing and meeting the Plan Commission will consider a Petition by the owner of 5544 North Port Washington Road to Amend the Zoning Code text of the B-1, "B" Business and Commercial District (Petition is by the Owner of 5530 North Port Washington Road pertaining to use of 5544 North Port Washington Road, Tax Key Parcel 197-0145-000, Louis Meissner's Subdivision, Lot 3, Block 4) for parking use. The Petition to Amend the Zoning Code text and initial draft Zoning Code text amendment may be viewed at the following City of Glendale Web Link: https://www.glendale-wi.org/AgendaCenter/ViewFile/Agenda/_02022021-582. Contact Director of Community Development Todd Stuebe (414-228-1704) to make further inquiry.

Dated this 5th day of February, 2021.

BY ORDER OF THE CITY OF GLENDALE
PLAN COMMISSION

Megan Humitz
City Clerk

ORDINANCE NO. _____

An Ordinance Creating Section 13.1.34(3a) of the Code of Ordinances of the City of Glendale Pertaining to Parking - Conditional Use in the Business and Commercial District, B-1, Sub-Area "B"

The Mayor and the Common Council of the City of Glendale, Milwaukee County, Wisconsin, do herewith ordain as follows, to-wit:

SECTION I

That Section 13.1.34(3a) of the Code of Ordinances is created to provide as follows:

(3a) B-1, Sub-Area "B" Conditional Use

An owner or occupant of a property may apply for a Conditional Use Permit for an adjacent or nearby property to that which the applicant owns or occupies for the purpose of providing stand-alone parking to serve the applicant's owned or occupied property. Such application and Conditional Use shall be subject to such regulations and restrictions as set forth in Section 13.1.33 of the Glendale Code relating to Parking Districts, and all other procedures and conditions as are applicable to conditional uses under the City of Glendale zoning code, in the discretion of the Plan Commission. In addition, the Plan Commission may impose reasonable restrictions on the duration of the Conditional Use, if granted, pertaining to its termination in the event there is a cessation or change of use as to the parcel being served by such parking.

SECTION II

If any subsection, section or portions of this article or the sections of this ordinance as enacted hereunder is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portions shall be deemed a separate, distinct and independent provision and such holdings shall not effect the validity of the remaining portions hereof.

SECTION III

All ordinances or parts of ordinances contravening the terms and provisions of this ordinance are hereby to that extent repealed.

SECTION IV

This Ordinance shall take effect upon passage and publication as provided by law, and the City Clerk shall so amend the Code of Ordinances of the City of Glendale. The Clerk shall indicate the date and number of this amending ordinance therein.

PASSED AND ADOPTED by the Common Council of the City of Glendale, this _____ day of _____, A.D. 2021.

_____
Bryan Kennedy, Mayor

Countersigned:

_____
Megan Humitz, City Clerk

(3a) B-1, Sub-Area “B” Conditional Use

An owner or occupant of a property may apply for a Conditional Use Permit for the purpose of providing stand-alone parking to serve an adjacent or nearby property to that which the applicant owns or occupies ~~for the purpose of providing stand-alone parking to serve the applicant’s owned or occupied property~~. Such application and Conditional Use shall be subject to such regulations and restrictions as set forth in Section 13.1.33 of the Glendale Code relating to Parking Districts, and all other procedures and conditions as are applicable to conditional uses under the City of Glendale zoning code, in the discretion of the Plan Commission. In addition, the Plan Commission may impose reasonable restrictions on the duration of the Conditional Use, if granted, pertaining to its termination in the event there is a cessation or change of use as to the parcel being served by such parking.

0

Summary report: Litera® Change-Pro for Word 10.10.0.103 Document comparison done on 2/3/2021 11:30:20 AM	
Style name: GKFirm	
Intelligent Table Comparison: Active	
Original DMS: iw://DMS/Active/24793682/1	
Modified DMS: iw://DMS/Active/24793682/2	
Changes:	
Add	0
~~Delete~~	2
~~Move From~~	1
Move To	1
Table Insert	0
~~Table Delete~~	0
Table moves to	0
~~Table moves from~~	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	4

(3a) B-1, Sub-Area “B” Conditional Use

An owner or occupant of a property may apply for a Conditional Use Permit for the purpose of providing stand-alone parking to serve an adjacent or nearby property to that which the applicant owns or occupies. Such application and Conditional Use shall be subject to such regulations and restrictions as set forth in Section 13.1.33 of the Glendale Code relating to Parking Districts, and all other procedures and conditions as are applicable to conditional uses under the City of Glendale zoning code, in the discretion of the Plan Commission. In addition, the Plan Commission may impose reasonable restrictions on the duration of the Conditional Use, if granted, pertaining to its termination in the event there is a cessation or change of use as to the parcel being served by such parking.

ORDINANCE NO. _____

An Ordinance Creating Section 13.1.34(3a) of the Code of Ordinances of the City of Glendale Pertaining to Parking - Conditional Use in the Business and Commercial District, B-1, Sub-Area "B"

The Mayor and the Common Council of the City of Glendale, Milwaukee County, Wisconsin, do herewith ordain as follows, to-wit:

SECTION I

That Section 13.1.34(3a) of the Code of Ordinances is created to provide as follows:

(3a) B-1, Sub-Area "B" Conditional Use

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SECTION II

If any subsection, section or portions of this article or the sections of this ordinance as enacted hereunder is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portions shall be deemed a separate, distinct and independent provision and such holdings shall not effect the validity of the remaining portions hereof.

SECTION III

All ordinances or parts of ordinances contravening the terms and provisions of this ordinance are hereby to that extent repealed.

SECTION IV

This Ordinance shall take effect upon passage and publication as provided by law, and the City Clerk shall so amend the Code of Ordinances of the City of Glendale. The Clerk shall indicate the date and number of this amending ordinance therein.

PASSED AND ADOPTED by the Common Council of the City of Glendale, this _____ day of _____, A.D. 2021.

_____
Bryan Kennedy, Mayor

Countersigned:

_____
Megan Humitz, City Clerk

CITY OF GLENDALE
COMMUNITY DEVELOPMENT DEPARTMENT
5909 NORTH MILWAUKEE RIVER PARKWAY
GLENDALE, WISCONSIN 53209-3815
PHONE: (414) 228-1704 or (414) 228-1742
FAX: (414) 228-1725
WWW.GLENDALE-WI.ORG

APPLICATION FOR CHANGE OF ZONING
Application Fee: $250 ($500 for Planned Development)

APPLICANT INFORMATION

Name of Applicant: Stein Management LLC or Assigns

Name of Business Owner (if different from applicant): _____

Business Name: N/A

Address of Applicant: 1800 E. Capitol Drive

City, State, Zip: Milwaukee, WI 53211

Office Phone Number: 414-332-3131 Cell: N/A Fax: 414-332-2251

Applicant E-Mail: dlstein4130gmail.com&/or betty@steinoffice.com

Applicant Signature: David J. Stein, MEMBER Date: 12/11/2020

PROPERTY INFORMATION

(Please use additional application forms if re-zoning more than one parcel)

Current Zoning of Property: B - 1B Proposed Zoning of Property: _____

Current Use of Property: liquor store/home Proposed Use of Property: parking lot

Property Address (or addresses): 5544 N. Port Washington Rd., Glendale WI 53217

Property Owner (s) (if different from applicant): Daniel Flaugh

Property Owner Address: 5544 N. Port Washington Road

City, State, Zip: Glendale, WI 53217

Property Owner Phone: N/A Cell: 414-629-8401 Fax: N/A

Tax Key Number: 197-0145-000

Lot Size: Depth: 120' Width: 50' 11 7/8" Area: 5,981 SF / 0.14 acres

PROPOSAL INFORMATION

Type of Business: Parking lot adjacent to existing shopping center at 5530 N. Port Washington Rd.

Reason for Seeking a Change In Zoning:

SEE ATTACHED

Who is the Primary Contact for This Project: Michael Garber or Betty Miller

Mike Garber: 414-748-3290 (cell) mikegarber@wi.rr.com
Betty Miller: 414-332-3131 (office) betty@steinoffice.com

Please See Reverse Side of Application for Additional Submittal Requirements

CITY OF GLENDALE USE ONLY

Total Fee: _____ *Application Date:* _____ *Hearing Date:* _____ *Time:* _____

STEIN MANAGEMENT, LLC

ATTACHMENTS FOR APPLICATION FOR CHANGE OF ZONING

PROPERTY INFORMATION

Current Property Owner:

Daniel M. Flaugh
Laura Pavilionis
5544 N. Port Washington Road
Glendale, WI 53217
414-629-8401

Proposed Property Owner:

Stein Management LLC
1800 E. Capitol Drive
Milwaukee, WI 53211
414-332-3131 (phone)
414-332-2251 (fax)

PROPOSAL INFORMTION

Reason for Requesting a Change in Zoning:

We are seeking a change in the zoning requirements to allow 5544 N Port Washington Road to function as a parking lot for 5530 N Port Washington Road. The goal is to create additional parking for the businesses' customers and employees of 5530 N Port Washington Road. Attached is a proposed site plan of the lot.

In addition, due to the existing Reciprocal Easement Agreement between 5530 and the property to the south, we are requesting that the ownership of 5544 be separate from 5530; but are willing to have an agreement with the City to have the two (2) properties (5530 & 5544) linked together for conveyance purposes.

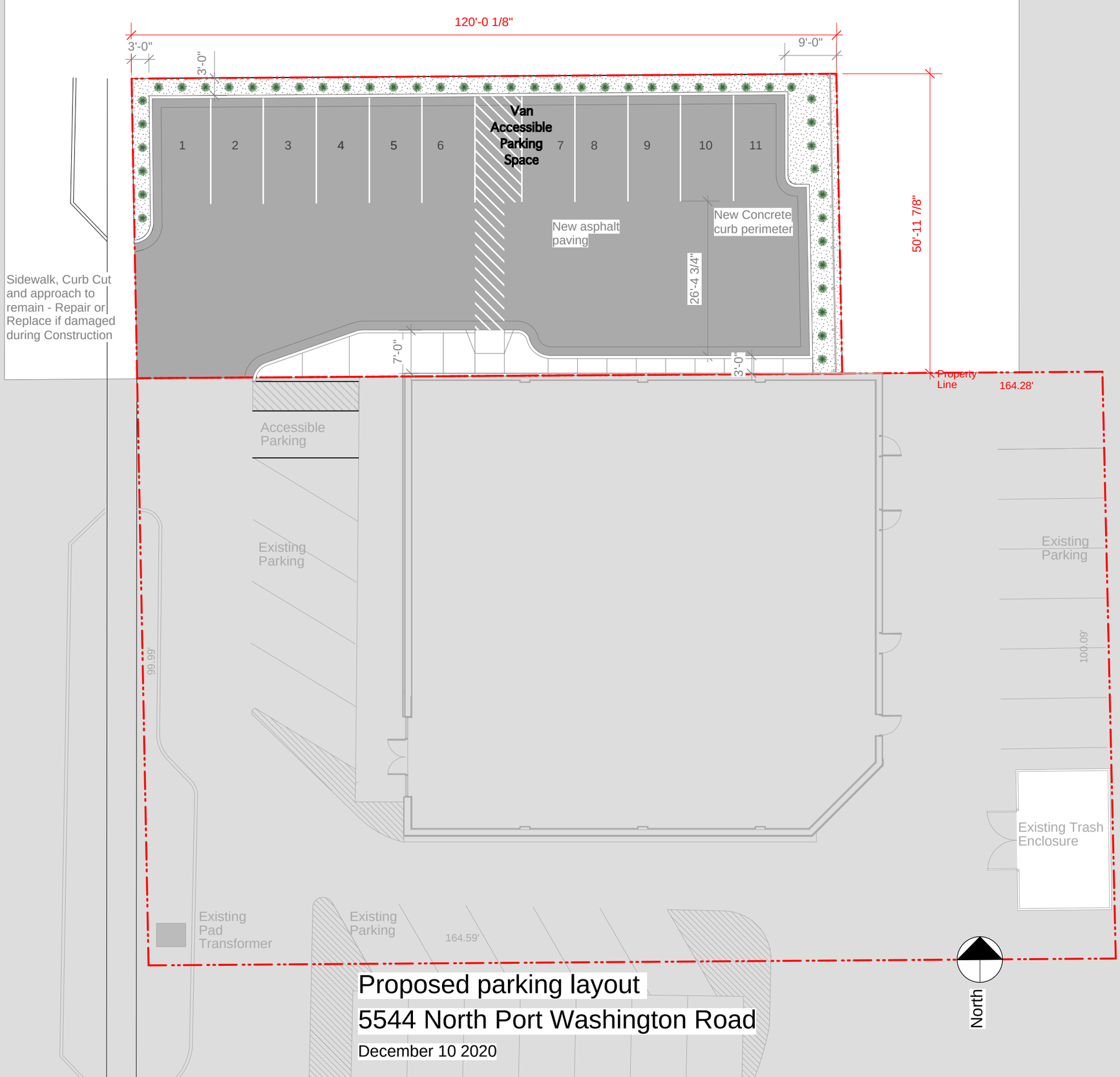
1800 EAST CAPITOL DRIVE
MILWAUKEE, WI 53211-2371
PHONE: (414) 332-3131
FAX: (414) 332-2251

Legal Description for 5544 N. Port Washington Road, Glendale WI 53217

Lot 3, in Block 4, in Louis Meissner's Subdivision, being a part of the Northeast ¼ of Section 32, Town 8 North, Range 22 East, in the City of Glendale, County of Milwaukee, State of Wisconsin.

Tax Key No: 197-0145

Address: 5544 N. Port Washington Road



Proposed parking layout

5544 North Port Washington Road

December 10 2020

5544 N Port Washington Rd, North Shore Wine and Spirits



Projection

NAD_1983_2011_StatePlane_Wisconsin_South_FIPS_4803_Ft_US

1: 282

47 0 24 47 Feet

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

© MCAMLIS

5909 North Milwaukee River Parkway
Glendale, WI 53209

SUBJECT: Plan Commission Agenda, Item 4a
Plan Commission Review, Sprecher Brewing Company, 701, 725, and 727 West Glendale Avenue. Review and approve proposed changes to the 727 West Glendale Avenue building and site plan (Loading Dock), as well as use and occupancy (Warehouse and Distribution).

FROM: Todd M. Stuebe, Dir. of Community Development

MEETING DATE: March 2, 2021

FISCAL SUMMARY:

Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statues:	N/A
Municipal Code:	Zoning Code

BACKGROUND/ANALYSIS:

Sprecher Brewing Company proposes to make changes to the existing multi-tenant warehouse building and grounds to construct a loading dock facility and use the building for warehouse and distribution.

RECOMMENDATION:

Staff recommends that the Plan Commission grant approval for Sprecher Brewing Company to complete the proposed changes to the warehouse building west façade and site, as well approval of the warehouse and distribution use, with the following requirements:

a. Site landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities;
b. Dumpster enclosure(s) per Zoning Code 13.1.144 of the Zoning Code;
c. All City of Glendale building, fire, and health codes being fulfilled to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium;
d. Compliance with State of Wisconsin requirements for ADA parking.

ACTION REQUESTED:

Staff recommends that the Plan Commission grant approval for Sprecher Brewing Company to complete the proposed changes to the warehouse building west façade and site, as well as the warehouse and distribution use.

ATTACHMENTS:

1. Project plan submittal materials.

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: Kelia Sprecher

Legal Name of Business: Sprecher Brewing Co.

Name of Business Owner (if different from Applicant): _____

Applicant Address (City, State, and Zip Code): 701 W. Glendale Ave, Glendale WI. 53209

Office Phone Number: 414-964-7837 Cell: 414-520-2337 Fax: _____

Applicant E-Mail: KSprecher@sprecherbrewing.com

Applicant Signature: _____ Date: 11-06-2020

PROPERTY INFORMATION

Property Address: 727 W. Glendale Ave Tax Key Number: _____ Zoning District: B-1

Property Owner (if different from Applicant): Sprecher Brewing Co.

Property Owner Address (City, State, and Zip Code): 701 W. Glendale Ave, Glendale WI. 53209

Property Owner Phone: _____ Cell: _____ Fax: _____

Property Owner E-Mail: _____

Property Owner Signature: _____ Date: _____

PROPOSAL INFORMATION

Name of Business and Type of Business/Use (Please be specific): Sprecher Brewing Co. Brewery

Total Building Area: 65,000 square ft. To Be Occupied Area: _____

Lot Size: Depth: _____ Width: _____ 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: Kelia Sprecher

Primary Contact Phone: _____ Cell: _____ Fax: _____

Primary Contact E-Mail: KSprecher@sprecherbrewing.com

CITY OF GLENDALE USE ONLY

Application Fee: _____ *Date of Application:* _____ *Time:* _____ *Received by with date:* _____ *Tentative Hearing Date:* _____

11/6/2020 Hand-Delivered CG

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.

COMMERCIAL OCCUPANCY APPLICATION

CITY OF GLENDALE
DEPARTMENT OF BUILDING INSPECTION
5909 N. Milwaukee River Parkway
Glendale, WI 53209-3815
Phone: 414.228.1708 **Fax:** 414.228.1725
Email: inspections@glendale-wi.gov

For Office Use Only

Certificate #: _____
Date Entered: _____
Occupancy Class: _____
Zoning Approval Date: _____
Insp. Approval Date: _____
NSFD Approval Date: _____

(PLEASE PRINT CLEARLY)

☒ **Permanent** ☐ **Conditional** ☐ **Temporary – *Expires:*** _____

Date of Application: January 29th, 2021

Business Address: 727 W Glendale Ave.m **Suite #**: _____ Glendale, WI **Zip:** 53209

Trade or Business Name: Sprecher Brewing Company LLC
(Name for which the business will be commonly known)

Legal Name of Business: Sprecher Brewing Company LLC
(As registered with the State of Wisconsin)

Bus. Phone: (414) 964 -7837 **Bus. Fax:** (414) 964 -2462 **Bus. Email:** ksprecher@sprecherbrewery.com

Type of Business: warehouse & shipping **Scope of Business:** distribution of beverages
(Example: Retail, Office, Restaurant, etc.) *(Type of goods sold, manufactured, services provided, etc.)*

Area of Building to be Occupied: First floor - excluding leased areas (north east & south west corners) **Approx. Sq. Ft.:** 30,000 sq.ft.
(Example: Second floor office area incl. basement storage)

Anticipated work or alterations to be performed: Add 3 docks to the east side of the building

Owner/Registered Agent Name: Sprecher Brewing Company LLC **Phone No:** (____) _____-_____

Owner/Registered Agent Email: ksprecher@sprecherbrewery.com

Permanent Mailing Address: 701 W Glendale Ave, Glendale, WI **Zip:** 53209

Contact Person Name *(if other than owner)***:** Kecia Sprecher **Phone:** (414) 964 -5526

Building Owner: Sprecher Brewing Company LLC **Change in ownership of building? Yes**_____ **No** X

Building Owner's Address: 701 W Glendale Ave, Glendale, WI **Zip:** _____

Building Owner's Phone: Home: (_____) _____-_____ **Office:** (414) 964 - 7837 **Cell:** (_____) _____-_____

Certificate of Occupancy will be provided to Occupant, Occupant is responsible for providing copies to building owner/management.

Applicant's Name *(Print clearly)***:** Kecia Sprecher

Applicant's Signature: _____ **Date:** January 29, 2021

ACKNOWLEDGEMENT: By signing above, applicant acknowledges that they have read and understand the form submittal requirements, inspection requirements, and processes outlined on the reverse side of this form and further understand that it is their SOLE RESPONSIBILITY to submit all necessary documents and forms to the appropriate governmental entity.

Glendale Occupancy Permit Fee
Base Fee……$75.00
Administration Fee……$30.00
TOTAL FEE……$105.00

Glendale Use Only

Date Received: _____
Amount: **$105.00**
Payment Type: CA / CH / CC / RCPT
Check/Receipt # _____
Received By: _____

THIS IS NOT AN OCCUPANCY PERMIT

Occupancy may ONLY take place once approval has been granted by the City of Glendale and a valid Certificate of Occupancy has been issued.

**Per City of Glendale Ordinance 5.3.1(c)(2), a permit application for Occupancy Inspection must be submitted to the North Shore Fire Department (NSFD) for occupancy of all residential buildings containing 3 or more housing units, public buildings, places of employment and special events in the City. For questions, call NSFD at (414) 357-0113 x1511 or x1101. Separate payments must be made to the City of Glendale and the North Shore Fire Department.*

Rev: 07/17

CONTINUED ON REVERSE SIDE

Business Occupancy Inspection Compliance Requirements

Dear Business Owner, Agent or Contractor:

If you are engaging in any type of construction, this form must be submitted along with your building permit application. You are provided this notice because you are/have submitted an application for a Certificate of Occupancy for a proposed business in the City of Glendale. If you have not yet submitted a SEPARATE Construction/Occupancy *(Form PF-116)* application to the North Shore Fire Department, you must do so **IMMEDIATELY**.

The process of obtaining a Certificate of Occupancy (CO) requires compliance with various building, plumbing, electrical, HVAC and Life Safety code requirements. Upon completion of any building/renovating and/or PRIOR to occupying any area, the following inspections must occur and permission must be granted to occupy.

1. **Inspection AND approval of all building, plumbing, electrical, HVAC, fire alarm and fire sprinkler installations (where necessary).**
2. **City Occupancy Inspection**
3. **Fire Department Occupancy Inspection**

Each of the inspections is completed by a different person. It is **YOUR RESPONSIBILITY** to submit the necessary applications and related fees for EACH and to SCHEDULE each inspection with the appropriate person. Be aware that availability may be several days or weeks out, so plan accordingly, call immediately.

Any delay in submitting permit application forms, building plans, or scheduling inspections, may result in delaying your project, your opening or the potential for the illegal operation of your business.

It is your (and your contractors) responsibility to ensure that all inspections are completed **PRIOR to occupying, opening or operating** your business.

Links to each of the forms are included below:

Glendale Occupancy Application Form:
http://www.glendale-wi.org/DocumentCenter/View/200

NSFD – Construction/Alteration/Occupancy Application Form:
http://www.nsfire.org/cmsAdmin/uploads/Construction-and-Occupancy-PF-116.pdf

Please contact the following with any questions regarding respective applications:

City of Glendale – Building and Occupancy Inspections
Tod Doebler - Building Inspector
Phone: 414.228.1708
Email: inspections@glendale-wi.org

North Shore Fire Dept. (NSFD) – Building, Occupancy, and Fire Alarm/Sprinkler Inspections*
Matt Mertens - Fire Inspector
Office: 414.357-0113 x1511 or x1101 (assistant)
Mobile: 414.788.8183
Email: mmertens@nsfire.org

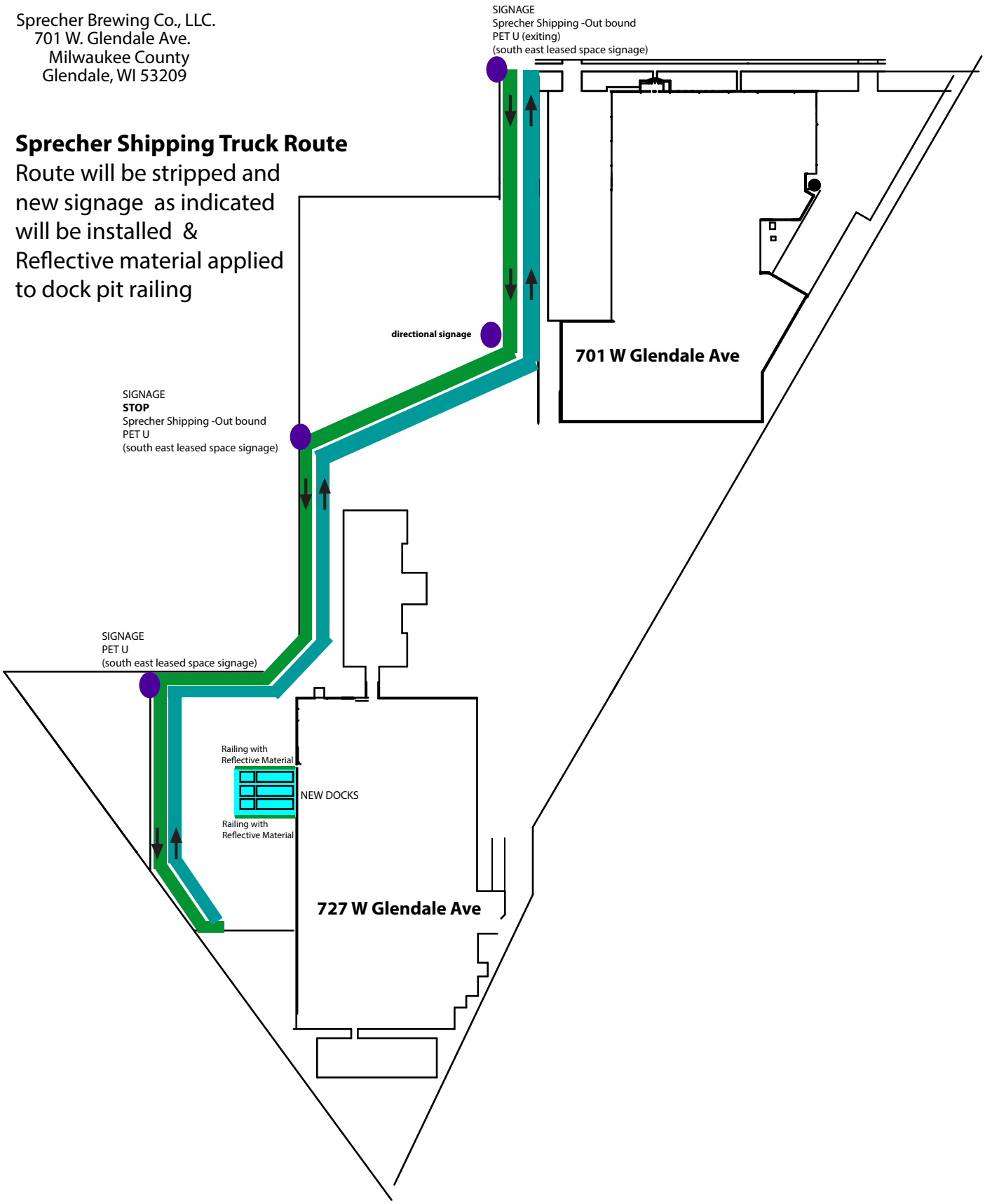
***NOTE:** The NSFD inspects fire alarm systems for conformance with National Fire Protection Association (NFPA) installation and operation requirements ONLY. A licensed Master Electrician who will provide power to and supervise the installation of the fire alarm system must submit an electrical permit to the City of Glendale. The City must also inspect the fire alarm system to ensure compliance with National Electrical Code (NEC) installation requirements.


W GLENDALE AVE
233-1170-002
PARCEL 2

Sprecher Brewing Co., LLC.
701 W. Glendale Ave.
Milwaukee County
Glendale, WI 53209

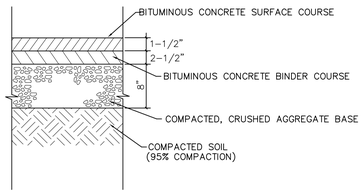
Sprecher Shipping Truck Route

Route will be stripped and new signage as indicated will be installed & Reflective material applied to dock pit railing

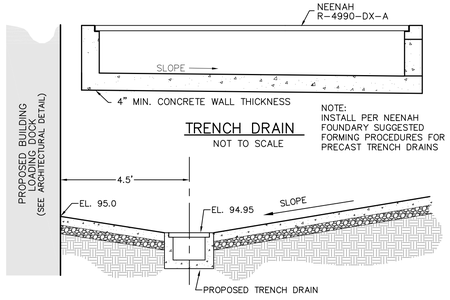


CJ engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
www.cj-engineering.com

SPRECHER BREWING CO.
DOCK DOOR REMODELING
725 W. GLENDALE AVE GLENDALE, WISCONSIN



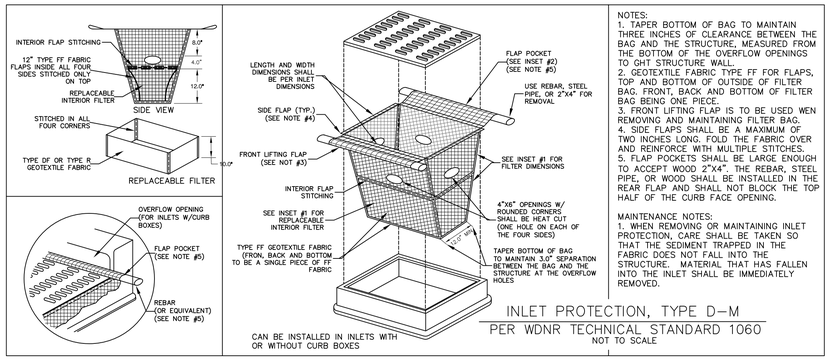
ASPHALT PAVEMENT
NOT TO SCALE



TRENCH DRAIN
NOT TO SCALE

NOTE:
INSTALL PER NEENAH FOUNDARY SUGGESTED FORMING PROCEDURES FOR PRECAST TRENCH DRAINS

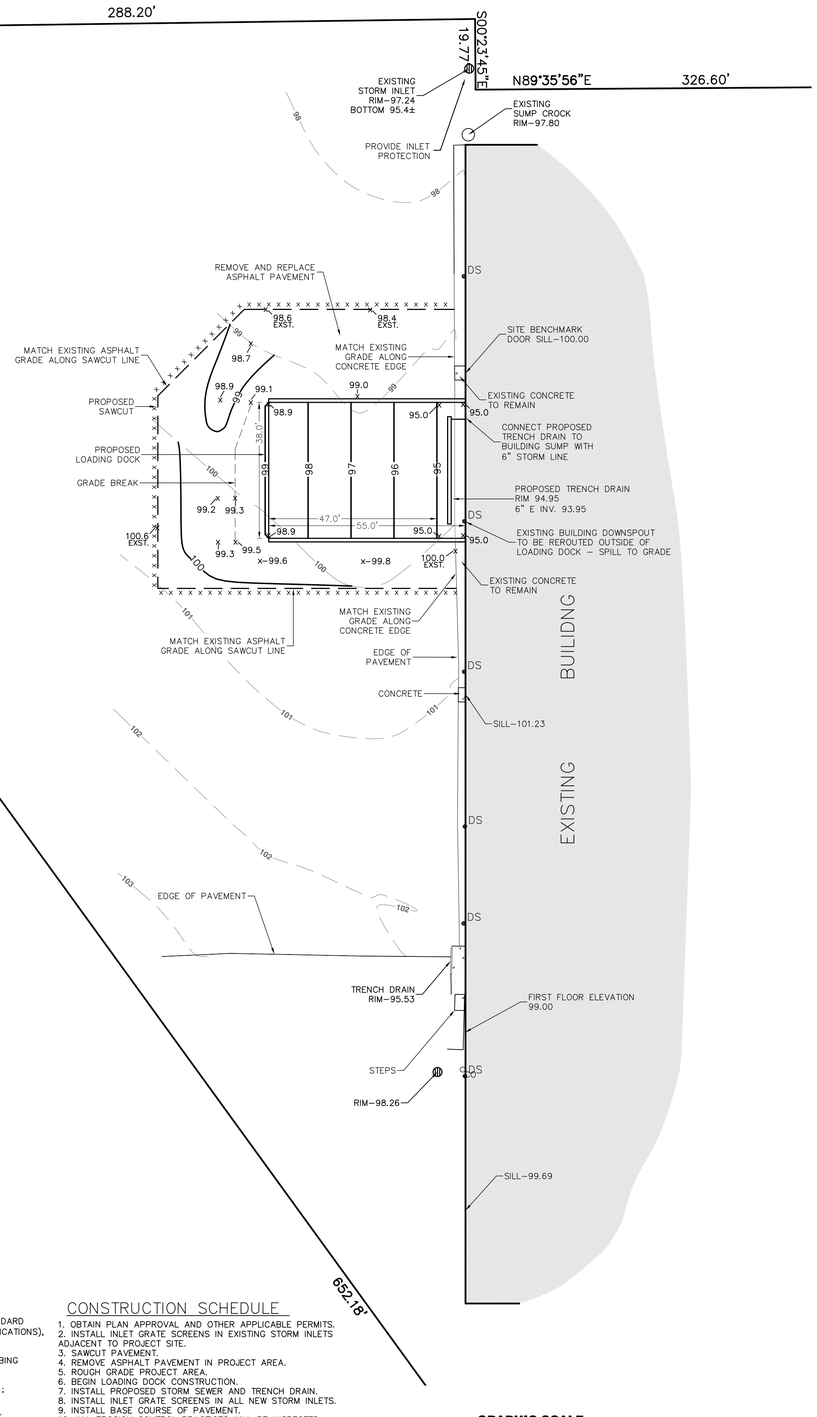
LOADING DOCK DETAIL
NOT TO SCALE

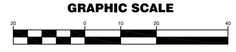


NOTES:
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO OHT STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG, FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"X4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

INLET PROTECTION, TYPE D-M
PER WDNR TECHNICAL STANDARD 1060
NOT TO SCALE





LEGEND

100	EXISTING CONTOUR
100	PROPOSED CONTOUR
X-100.0	PROPOSED ELEVATION
ST	PROPOSED STORM SEWER
ST	EXISTING STORM SEWER
X X X X X X X X X X X X	PROPOSED SAWCUT

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
HRS STATUTE 182.0175(1974) REQUIRES THREE WORKING DAYS NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

NOTES:

1. ALL STORM SEWER, PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (STANDARD SPECIFICATIONS), WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE CITY OF GLENDALE REQUIREMENTS.
2. STORM SEWER CONNECTION FROM PROPOSED TRENCH DRAIN TO BE VERIFIED BY PLUMBING CONTRACTOR
3. STORM SEWER MATERIAL SPECIFICATION: PVC, ASTM D3034 SDR 35 OR ADS DUA; WA;; CPRRUGATED HDPE N-12.
4. EROSION CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE.
5. DIESTURBED AREA: 6,202 S.F. (0.142 ACRES)
6. GRADES/ELEVATION ARE RELATIVE, BASED ON NORTH DOOR SILL BEING 100.0
7. NO CHANGE IN IMPERVIOUS AREA.
8. PROVIDED INLET PROTECTION IN ALL INLETS ADJACENT/DOWNSTREAM OF PROJECT AREA

CONSTRUCTION SCHEDULE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. INSTALL INLET GRATE SCREENS IN EXISTING STORM INLETS ADJACENT TO PROJECT SITE.
3. SAWCUT PAVEMENT.
4. REMOVE ASPHALT PAVEMENT IN PROJECT AREA.
5. ROUGH GRADE PROJECT AREA.
6. BEGIN LOADING DOCK CONSTRUCTION.
7. INSTALL PROPOSED STORM SEWER AND TRENCH DRAIN.
8. INSTALL INLET GRATE SCREENS IN ALL NEW STORM INLETS.
9. INSTALL BASE COURSE OF PAVEMENT.
10. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL, NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.

CJE NO.: 2102R0
JANUARY 20, 2021

SITE GRADING, STORM SEWER AND EROSION CONTROL PLAN

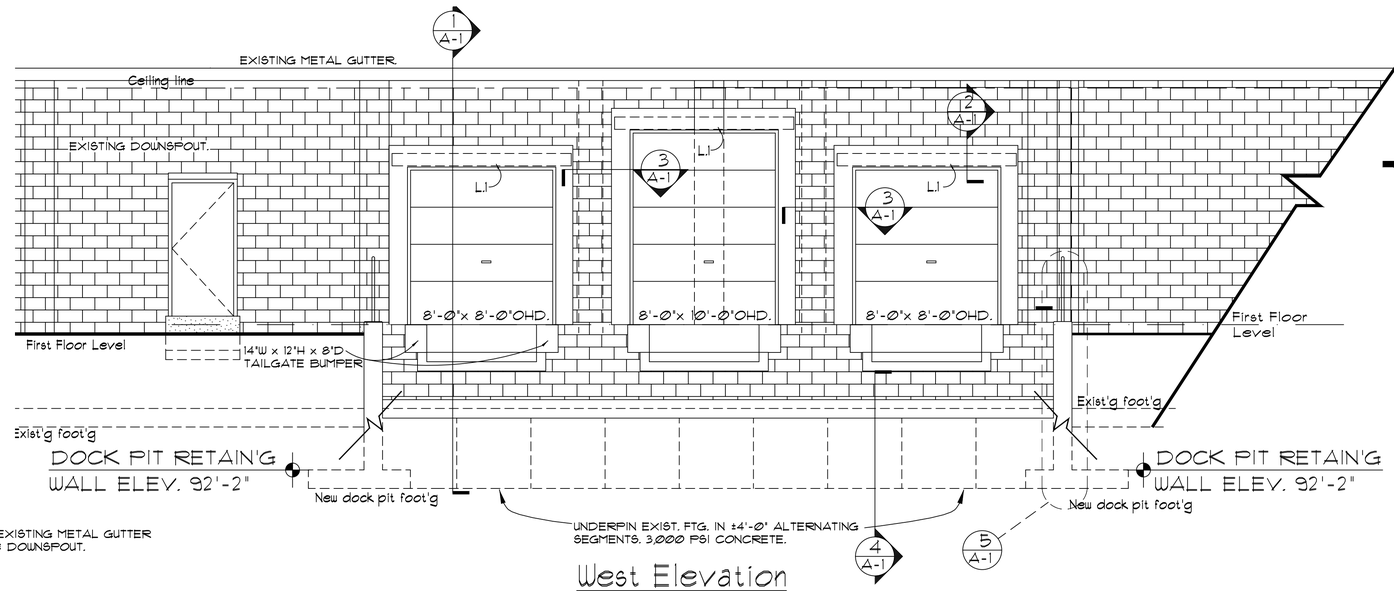
C1.0
SHEET 1 OF 1

	Revisions	By
	01.07.21	mdh
	00.00.00	mdh
	00.00.00	mdh
	00.00.00	mdh

3350 Burlawn Parkway
Brookfield, WI 53005
262 . 781 . 4449
Voice & Fax
mdh@asbuiltsurvey.com

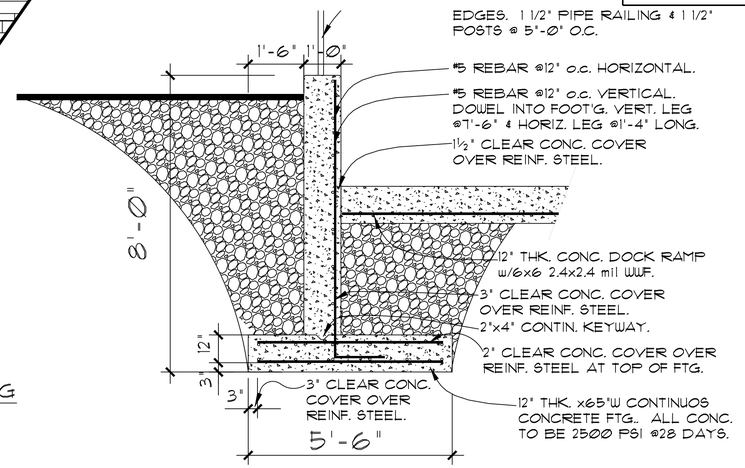
As Built Survey, UNLIMITED
Michael Healy, AIA
Owner/Architect

THIS PLAN IS THE PROPERTY OF AS BUILT SURVEY, UNLIMITED LLC. IT IS NOT TO BE USED BY ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF AS BUILT SURVEY, UNLIMITED LLC.



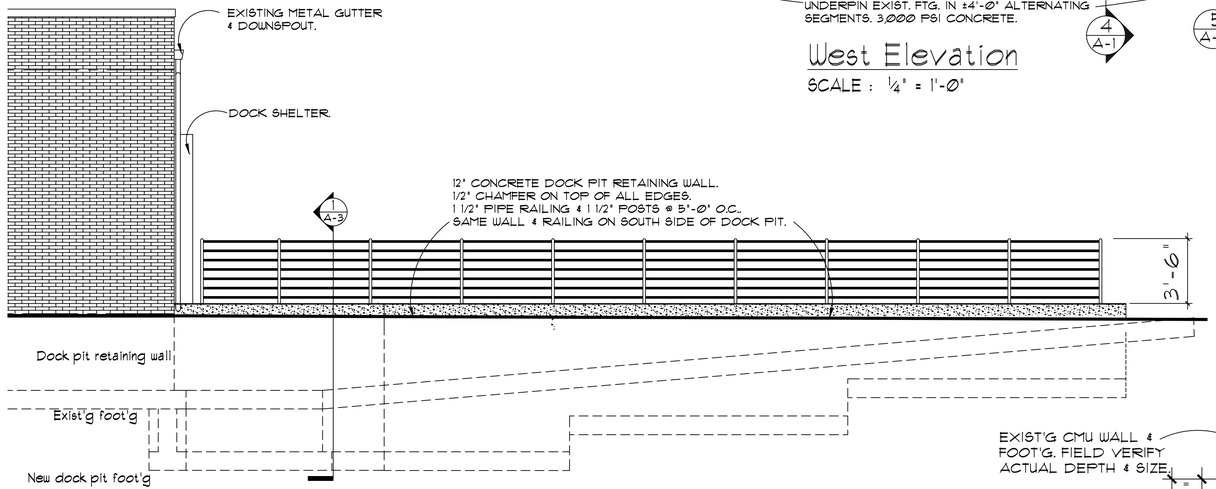
West Elevation

SCALE : ¼" = 1'-0"



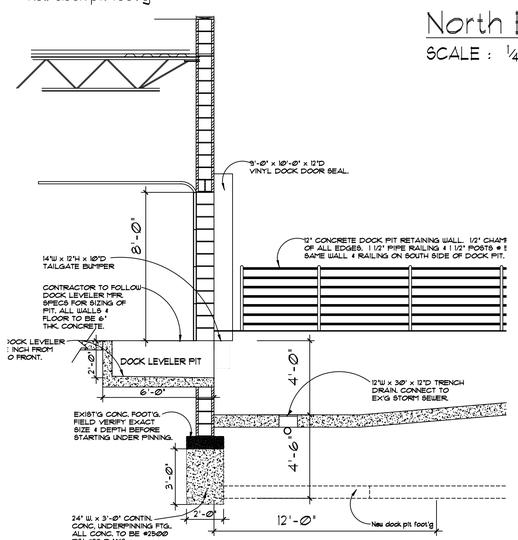
5 Dock Pit Retaining Wall

SCALE : 3/8" = 1'-0"



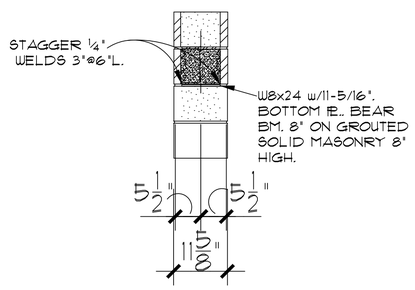
North Elevation

SCALE : ¼" = 1'-0"



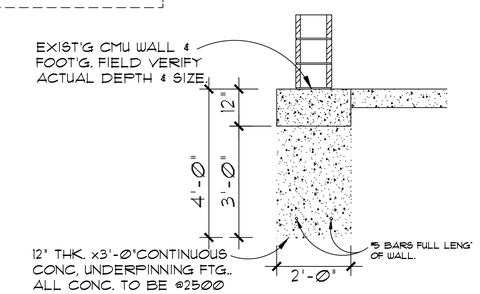
1 Dock Pit Section

SCALE : ¼" = 1'-0"



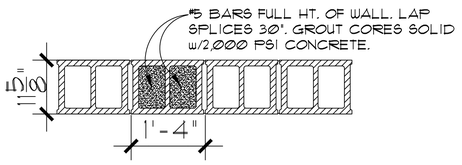
2 Dock Door Lintel Detail

SCALE : 1" = 1'-0"



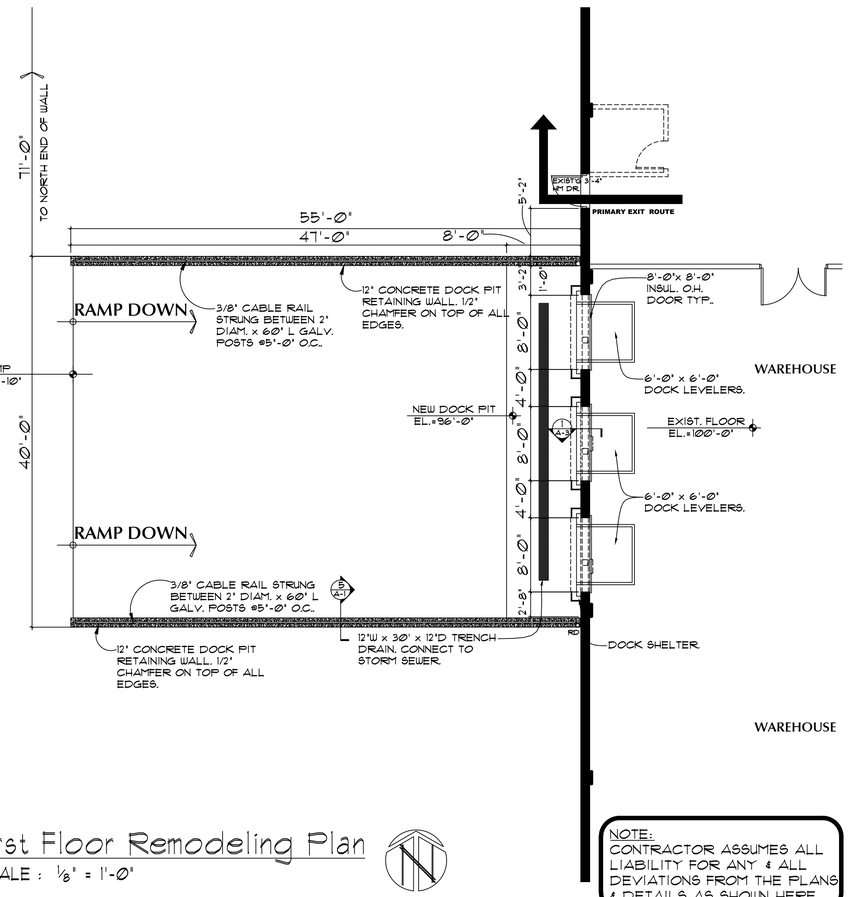
4 Under Pinned Footing Detail

SCALE : ½" = 1'-0"



3 Flush Pilaster Detail

SCALE : 1" = 1'-0"



First Floor Remodeling Plan

SCALE : ⅛" = 1'-0"

NOTE:
CONTRACTOR ASSUMES ALL LIABILITY FOR ANY & ALL DEVIATIONS FROM THE PLANS & DETAILS AS SHOWN HERE.

Dock Door Remodeling Plans for:

Sprecher Brewing Co.
121 W. Glendale Ave.
Glendale, Wisconsin 53209-6509

Date	01.20.21
Scale	As Noted
Drawn	MDH
Project No	2020.07
Sheet	A-1
Of	1 Sheets

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PETU
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AYCARE
RAINING
OARDING
ROOMING
ww.Pet-U.net
SUITE
500
600
SUITE
700

PETU
K9 HIGHER EDUCATION
DAYCARE
TRAINING
BOARDING
GROOMING
www.Pet-U.net
SUITE 500 600
SUITE 700


SHIPPING/
RECEIVING
ENTRANCE

ALTA/ACSM LAND TITLE SURVEY

KNOWN AS 725 W. GLENDALE AVENUE, CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN

PARCEL A
PARCEL 2 OF CERTIFIED SURVEY MAP NO. 6084 RECORDED APRIL 12, 1995 ON REEL 3520, IMAGE 730 TO 732, INCLUSIVE, AS DOCUMENT NO. 7070812, BEING PART OF LOTS 17, 18, 24, 25, 26, 27 AND 29 IN COMSTOCK & WILLIAMS SUBDIVISION, ALL BEING PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

PARCEL B
NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL A CREATED BY AN INSTRUMENT DATED APRIL 13, 1995 AND RECORDED AS DOCUMENT NO. 7072036 FOR INGRESS AND EGRESS AS PROVIDED FOR THEREIN.

SEPTEMBER 13, 2005 | SUN CLEANING SYSTEMS, INC. REVISED CERTIFICATE AND NOTE #16 | SURVEY NO. 162643-MHK REVISION NO. 1 - THD

NOTES:

A. BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 5 RECORDED AS SOUTH 00°23'30" EAST ON CERTIFIED SURVEY MAP NO. 6084.

B. THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 1204344, EFFECTIVE DATE OF JULY 28, 2005, WHICH LISTS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS:

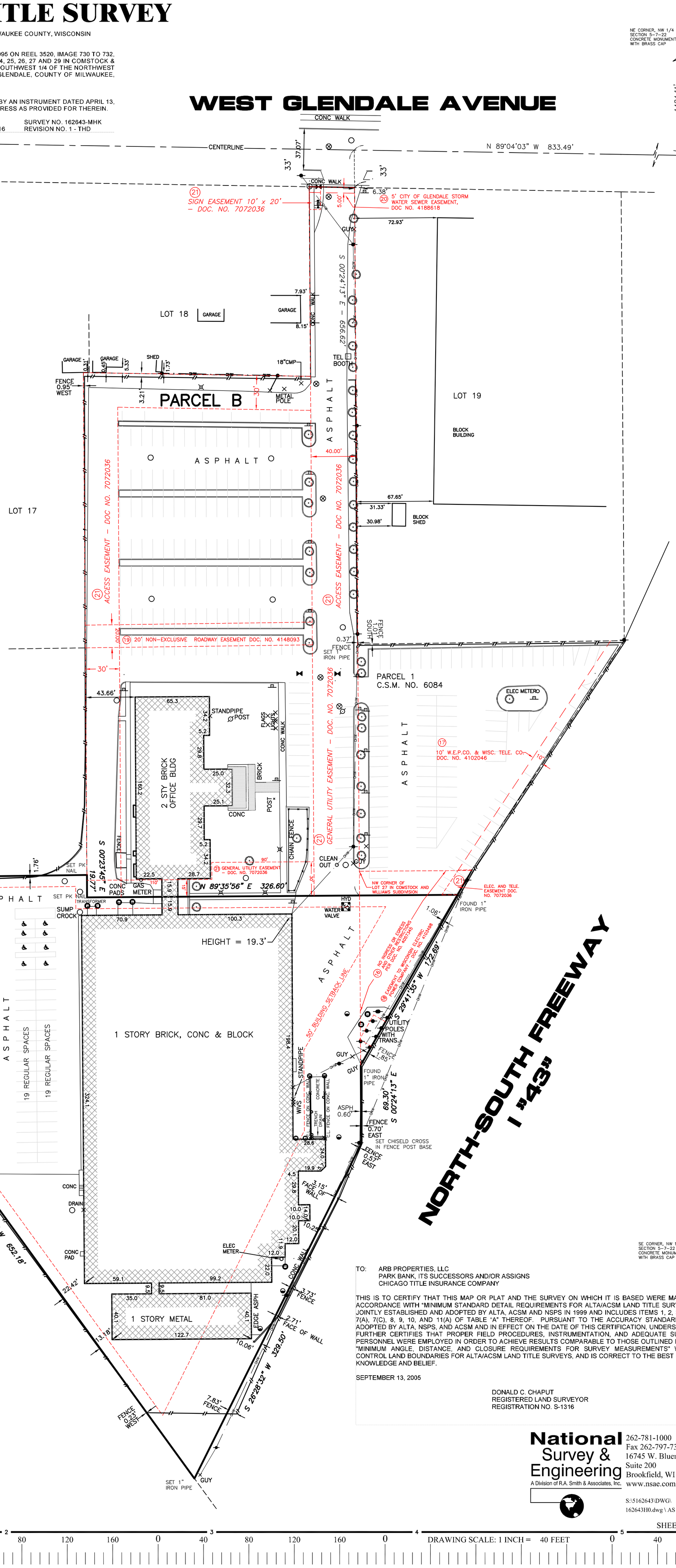
12. EASEMENT RECORDED AS DOCUMENT NO. 3131812. AFFECTS SITE BY LOCATION – GENERAL IN NATURE, CANNOT BE PLOTTED
13. EASEMENT RECORDED AS DOCUMENT NO. 3765061. AFFECTS SITE BY LOCATION – GENERAL IN NATURE, CANNOT BE PLOTTED
14. EASEMENT RECORDED AS DOCUMENT NO. 3843049. AFFECTS SITE – NOT SHOWN – CANNOT BE PLOTTED
15. EASEMENT RECORDED AS DOCUMENT NO. 3883524. AFFECTS SITE – NOT SHOWN – CANNOT BE PLOTTED
16. COVENANTS, CONDITION AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS) SET FORTH IN QUIT DEED CLAIM RECORDED AS DOCUMENT NO. 4057345, PROVIDING FOR NO FORFEITURE OR REVERSION OF TITLE IN CASE OF VIOLATION. AFFECTS SITE – ACCESS RESTRICTION NOTE
17. EASEMENT RECORDED AS DOCUMENT NO. 4102046. DOES NOT AFFECT SITE BY LOCATION – SHOWN
18. EASEMENT RECORDED AS DOCUMENT NO. 4103498. AFFECTS SITE – NOTED ON PLAT
19. RESERVATION FOR EASEMENT RECORDED AS DOCUMENT NO. 4148093. DOES NOT AFFECT PARCEL A – SHOWN
20. EASEMENT RECORDED AS DOCUMENT NO. 4188618. AFFECTS PARCEL B – SHOWN
21. DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 7072036. BENEFITS PARCEL A – EASEMENTS SHOWN
22. COVENANTS, CONDITION AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS) SET FORTH IN DEED RESTRICTION, RECORDED AS DOCUMENT NO. 8881110, PROVIDING FOR NO FORFEITURE OR REVERSION OF TITLE IN CASE OF VIOLATION. USE RESTRICTION – CANNOT BE PLOTTED

C. ACCORDING TO FLOOD INSURANCE RATE MAP OF THE CITY OF GLENDALE, COMMUNITY PANEL NO. 550275 0005C, EFFECTIVE DATE OF JUNE 19, 1981, THIS SITE FALLS IN ZONE C (AREAS OF MINIMAL FLOODING)

D. THERE ARE 83 REGULAR AND 8 HANDICAPPED PARKING SPACES MARKED ON PARCEL A

F. THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT ALL REGULATIONS THAT MAY APPLY – SITE IS ZONED M-1 WAREHOUSE, LIGHT MANUFACTURING, OFFICE AND SERVICE DISTRICT

FRONT SETBACK – 50' ALONG MAJOR THOROUGHFARES
SIDEYARD SETBACK – 10'
REARYARD SETBACK – 10'
MAXIMUM HEIGHT – 60'



LEGEND
- GAS VALVE
- TREE
- BOLLARD
- UTILITY POLE
- LIGHT POLE
- SIGN
- INLET OR
- SANITARY MH

N

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

TO: ARB PROPERTIES, LLC
PARK BANK, ITS SUCCESSORS AND/OR ASSIGNS
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999 AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 7(C), 8, 9, 10, AND 11(A) OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS" WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SEPTEMBER 13, 2005

DONALD C. CHAPUT
REGISTERED LAND SURVEYOR
REGISTRATION NO. S-1316

National Survey & Engineering
A Division of R.A. Smith & Associates, Inc.
262-781-1000
Fax 262-797-7373
16745 W. Bluemound Road
Suite 200
Brookfield, WI 53005-5938
www.nsae.com

S:\5162643\DWG\162643H0.dwg \ AS111D40red

SHEET 1 OF 1

DRAWING SCALE: 1 INCH = 40 FEET

National Survey & Engineering

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5909 North Milwaukee River Parkway
Glendale, WI 53209

SUBJECT: Plan Commission Agenda, Item 4b
Petition to Rezone 555 West Estabrook Parkway (Certified Survey Map No. 6369, SE1/4 SEC. 5-7-22 PARCEL 1, Tax Key Parcel 233-1177-004) from PD-Planned Unit Development District-Forrer Business Interiors Office and Warehouse to PD-Planned Unit Development District-Maglio Food Processing Juice. Applicant to present proposed use and operating plan for the property, Plan Commission review and discussion, and schedule Plan Commission Public Hearing for 6:00 p.m., Tuesday, April 13, 2021.

FROM: Todd M. Stuebe, Dir. of Community Development

MEETING DATE: March 2, 2021

FISCAL SUMMARY:

Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statues:	N/A
Municipal Code:	Zoning Code

BACKGROUND/ANALYSIS:

The Maglio Family, LLC (dba The Fresh Group, Ltd., Maglio Companies) requests to rezone the 555 West Estabrook Parkway property, formerly occupied by Forrer Business Interiors, to facilitate the purchase and use of the 555 West Estabrook Parkway property by Maglio for refrigerated food production and distribution, more specifically to produce fresh juices. The building and grounds have been vacant since Forrer Interiors ceased to operate.

The 555 property is presently zoned PD-Planned Unit Development District specifically for the Forrer Business interiors use and occupancy, and the proposed zoning is PD-Planned Unit Development District specific to the Maglio food production and distribution use and occupancy. Maglio's specific changes to the use are articulated in the submitted narrative. Contemplated future changes to the building and grounds including, but not limited to, rooftop HVAC units and screening requirements, will require future Plan Commission review prior to permitting.

Continued Next Page.

5909 North Milwaukee River Parkway
Glendale, WI 53209

Item 4b (Cont.)

RECOMMENDATION:
Same as Action Requested.

ACTION REQUESTED:
Schedule Plan Commission Public Hearing for 6:00 p.m., Tuesday, April 13, 2021 (or the date that Plan Commission reschedules due to the April 6, 2021, Election (See Item 4d).

ATTACHMENTS:
1. Rezone Petition submittal materials.

CITY OF GLENDALE
COMMUNITY DEVELOPMENT DEPARTMENT
5909 NORTH MILWAUKEE RIVER PARKWAY
GLENDALE, WISCONSIN 53209-3815
PHONE: (414) 228-1704 or (414) 228-1742
FAX: (414) 228-1725
WWW.GLENDALE-WI.ORG

APPLICATION FOR CHANGE OF ZONING
Application Fee: $250 ($500 for Planned Development)

APPLICANT INFORMATION

Name of Applicant: The Maglio Family, LLC

Name of Business Owner (if different from applicant): The Fresh Group, Ltd.

Business Name: Maglio Companies

Address of Applicant: 4287 N. Port Washington Rd.

City, State, Zip: Glendale, WI 53212

Office Phone Number: 414-906-8800 Cell: 262-671-2129 Fax: 414-906-8810

Applicant E-Mail: sjm@maglioproduce.com

Applicant Signature: [signature] Date: 12/16/2020

PROPERTY INFORMATION

(Please use additional application forms if re-zoning more than one parcel)

Current Zoning of Property: PD Proposed Zoning of Property: PD

Current Use of Property: Office Furniture Whse Proposed Use of Property: Fresh Food Facility

Property Address (or addresses): 555 W. Estabrook Blvd

Property Owner (s) (if different from applicant): URSF WI GLENDALE, LLC

Property Owner Address: 10350 Bren Rd W

City, State, Zip: Minnetonka, MN 55343

Property Owner Phone: 952-656-4642 Cell: _____ Fax: _____

Tax Key Number: 233-1177-004

Lot Size: Depth: _____ Width: _____ Area: 6.8 acres

PROPOSAL INFORMATION

Type of Business: Refrigerated food production and distribution

Reason for Seeking a Change In Zoning: Change of use from office furniture showroom and warehouse to refrigerated food production and distribution.

"PD Planned Unit Development-Forrer Interiors Office and Warehouse" to

"PD-Planned Unit Development District-Maglio Office and Food Processing Juice."

Who is the Primary Contact for This Project: Sam Maglio

Contact Phone Number: 262-671-2129 Cell: _____ Fax: 262-671-2129

Contact E-Mail: sjm@maglioproduce.com

Please See Reverse Side of Application for Additional Submittal Requirements

CITY OF GLENDALE USE ONLY

Total Fee: _____ *Application Date:* _____ *Hearing Date:* _____ *Time:* _____

555 W. Estabrook Blvd.
(former Forrer building)

The building at 555 W. Estabrook Blvd was originally built in 1997 for Forrer Business Interiors. Forrer abruptly closed the business on August 2, 2019 and vacated the facility. It has been empty since.

The facility was designed with a working showroom of 19,175 square feet facing Port Washington Rd. To the rear is a warehouse space of 58,775 square feet with 26' high ceilings and six loading docks. This combination of high bay warehouse with 25% class A office space is rarely seen in the industrial real estate market. The current Covid situation exacerbates the excessive office space.

Maglio Companies has occupied the building directly across the street since 1997. It has steadily expanded its reach throughout the Midwest, supplying primarily the foodservice market. In a strategic initiative [pre-covid], the Company made investment into retail oriented product lines (cold pressed juice, packaged salsa, and freshcut fruits and vegetables). The demand for those items has risen faster than anticipated in 2020.

Maglio desires to remain in Glendale and expand its operations in a prudent manner. The opportunity to move the office function to the 555 site as well as build out refrigerated manufacturing and storage within the high bay warehouse will quickly provide the additional space needed to satisfy the consumer demand for fresh products.

We are seeking approval from the City of Glendale to rezone the subject property from "PD Planned Unit Development-Forrer Interiors Office and Warehouse" to "PD-Planned Unit Development District-Maglio Office and Food Processing Juice." The property is further described as Certified Survey Map No. 6369, SE1/4 SEC. 5-7-22 PARCEL 1 (section 5, town 7N, range 22E).

With that approval Maglio will need to make interior revisions to the warehouse area, creating refrigerated manufacturing space where fruits and vegetables will be sliced, diced, pressed, mixed and blended. Refrigeration condensing units (similar to the outdoor AC units at a residence, but larger) will be placed on the rooftop and the remaining exterior of the building will be left as is. As with our current operations, there will be no negative impacts to the neighborhood (sound, smell, noise). All equipment brought into the site will be specifically designed for our exact operation and installed by professionals trained in such work.

The facility will operate with our office staff of approximately 20 plus a manufacturing team of approximately 40 working over 2 shifts. There are 119 automobile stall available and 6 loading doors. We would envision limited truck traffic of 3-5 units per day of which 50% would be arriving from our building across the street.

555 W Estabrook Pkwy



188 0 94 188 Feet

1: 1,129

NAD_1983_2011_StatePlane_Wisconsin_South_FIPS_4803_Ft_US

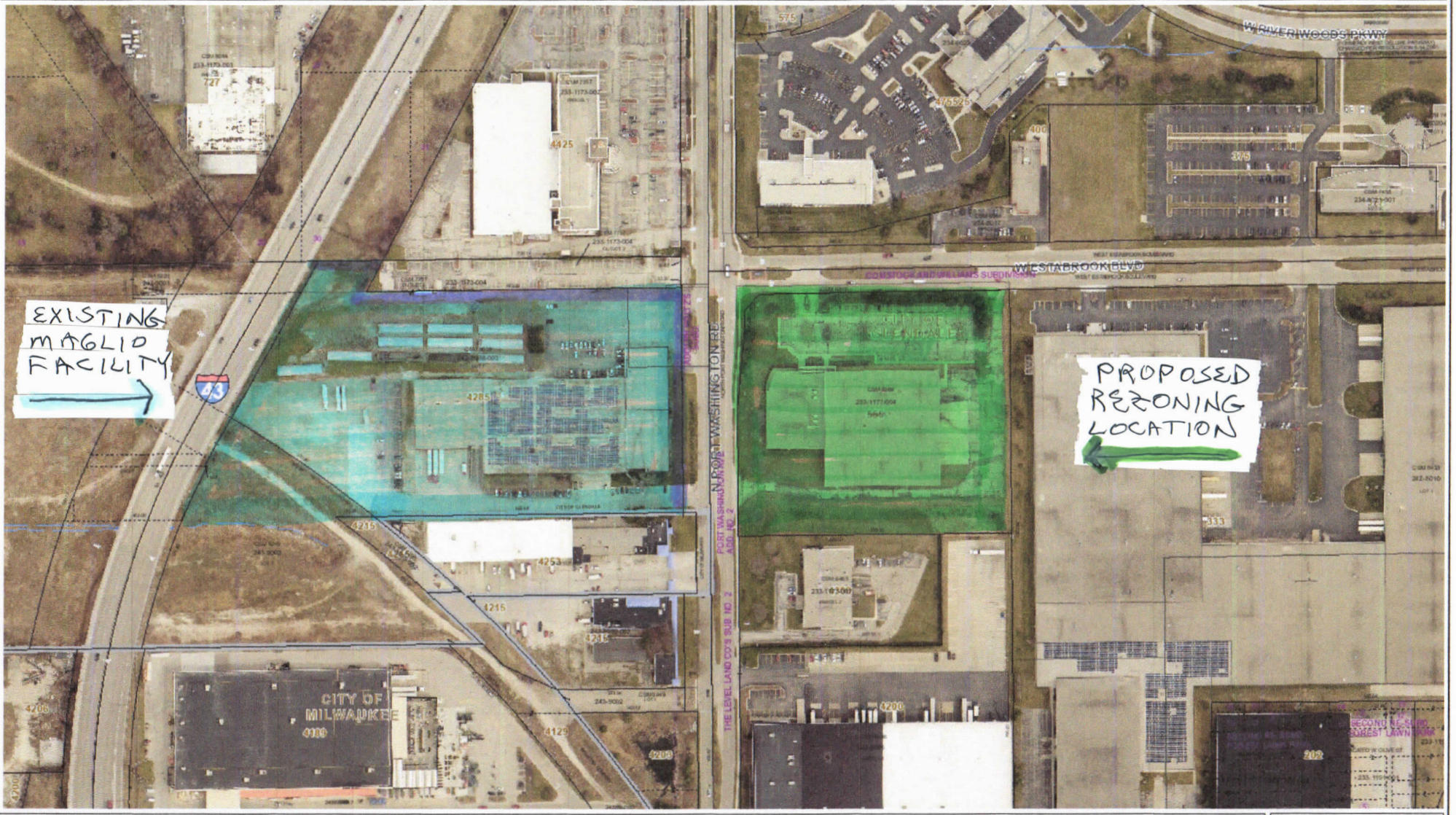
© MCAMLIS

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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.

Notes

555 W Estabrook Pkwy



376 0 188 376 Feet

1:2,257

NAD_1983_2011_StatePlane_Wisconsin_South_FIPS_4803_Ft_US

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

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.

Notes

5909 North Milwaukee River Parkway
Glendale, WI 53209

SUBJECT: Plan Commission Agenda, Item 4c
Certified Survey Map, Lexus of Milwaukee (Napleton), 1415, 1433, and 1515 West Silver Spring Drive. Review/approve draft Certified Survey Map (CSM) assembling the 1415, 1433, and 1515 West Silver Spring Drive properties into a single parcel and recommend that Common Council approve CSM.

FROM: Todd M. Stuebe, Dir. of Community Development

MEETING DATE: March 2, 2021

FISCAL SUMMARY:

Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statues:	N/A
Municipal Code:	Zoning Code Subd. Control Ord.

BACKGROUND/ANALYSIS:
The proposed Certified Survey Map assembles three existing parcels, 1415, 1433, and 1515 West Silver Spring Drive, into a single parcel of about 6.429 acres (280,052 square feet). The assembly of the three parcels into a single parcel will make the new automobile storage use conforming with regard to the use of the east parcel.

RECOMMENDATION:
Same as Action Requested below.

ACTION REQUESTED:
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 $190 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.

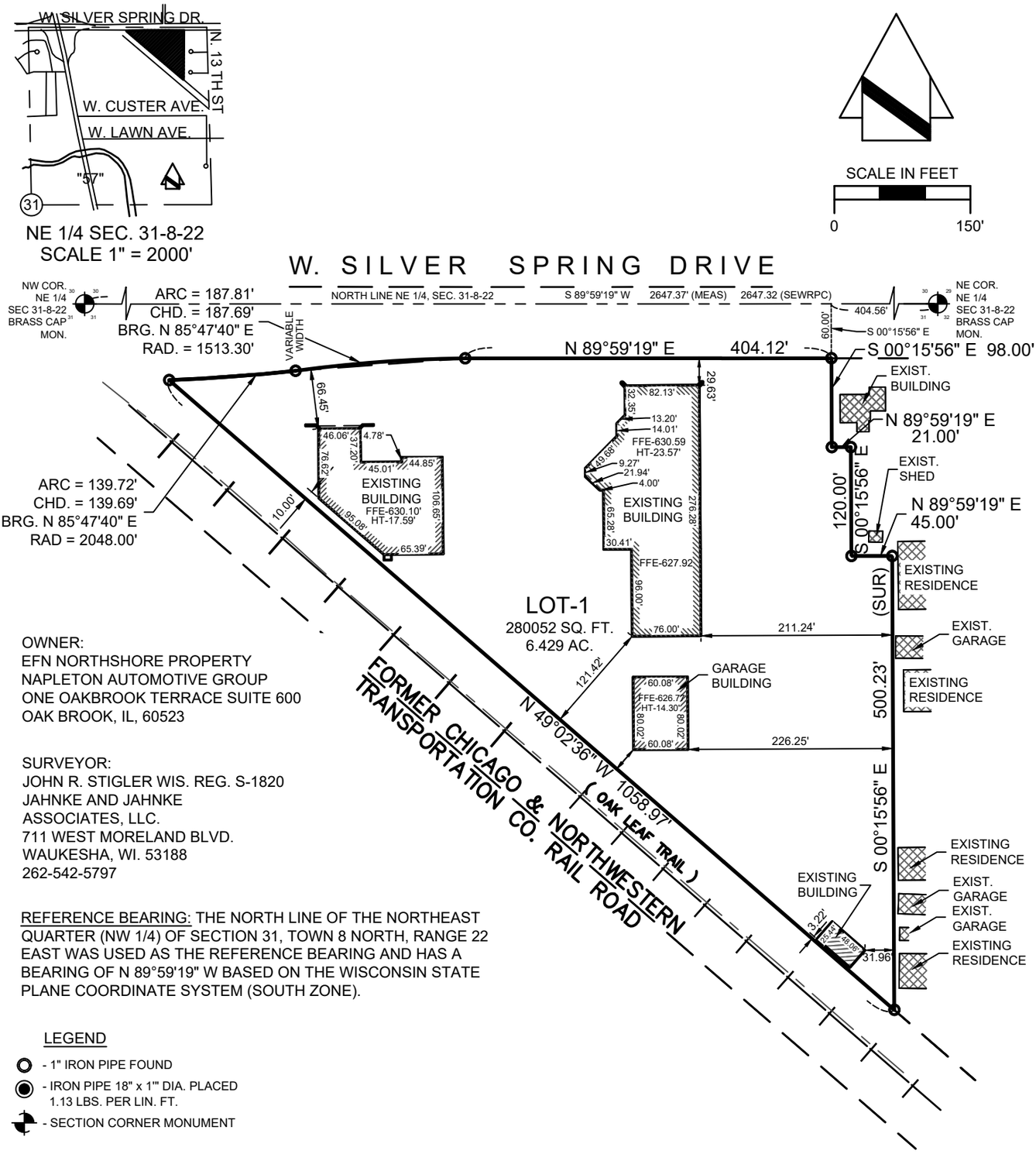
ATTACHMENTS:
1. Draft Certified Survey Map (CSM) document.

CERTIFIED SURVEY MAP NO._____ Sheet 1 of 4

Being part of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 31, Town 8 North, Range 22 East, City of Glendale, MILWAUKEE COUNTY, WISCONSIN

LOCATION MAP

NE 1/4 SEC. 31-8-22
SCALE 1" = 2000'



OWNER:
EFN NORTHSHORE PROPERTY
NAPLETON AUTOMOTIVE GROUP
ONE OAKBROOK TERRACE SUITE 600
OAK BROOK, IL, 60523

SURVEYOR:
JOHN R. STIGLER WIS. REG. S-1820
JAHNKE AND JAHNKE
ASSOCIATES, LLC.
711 WEST MORELAND BLVD.
WAUKESHA, WI. 53188
262-542-5797

REFERENCE BEARING: THE NORTH LINE OF THE NORTHEAST QUARTER (NW 1/4) OF SECTION 31, TOWN 8 NORTH, RANGE 22 EAST WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF N 89°59'19" W BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE).

LEGEND

- 1" IRON PIPE FOUND
- IRON PIPE 18" x 1'" DIA. PLACED 1.13 LBS. PER LIN. FT.
- SECTION CORNER MONUMENT

JOHN R. STIGLER - Wis. Reg. No. S -1820
DATED this 18th DAY of January, 2021

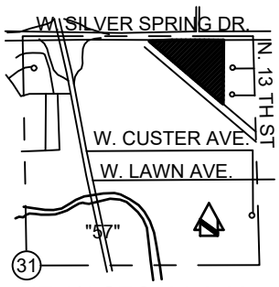
INSTRUMENT DRAFTED BY JOHN R. STIGLER

P.S. MILWAUKEE 1691
FILE NAME: S:\PROJECTS\20-9176\DWG\20-9176 CSM.DWG

Being part of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 31, Town 8 North, Range 22 East, City of Glendale, MILWAUKEE COUNTY, WISCONSIN

EASEMENT DETAILS

LOCATION MAP



NE 1/4 SEC. 31-8-22
SCALE 1" = 2000'

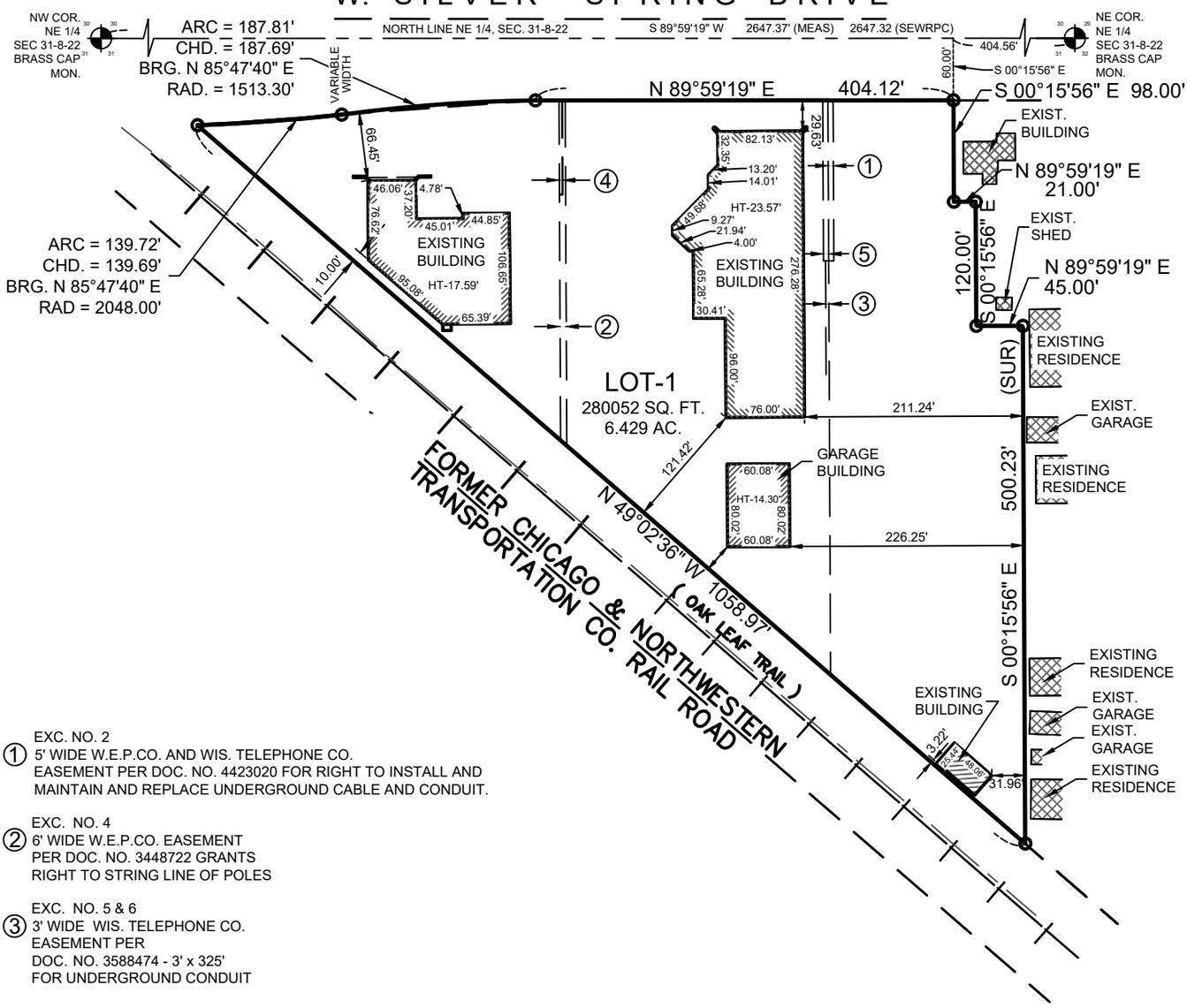
LEGEND

- 1" IRON PIPE FOUND
- IRON PIPE 18" x 1"" DIA. PLACED 1.13 LBS. PER LIN. FT.
- SECTION CORNER MONUMENT

OWNER:
EFN NORTHSHORE PROPERTY
NAPLETON AUTOMOTIVE GROUP
ONE OAKBROOK TERRACE SUITE 600
OAK BROOK, IL, 60523

SURVEYOR:
JOHN R. STIGLER WIS. REG. S-1820
JAHNKE AND JAHNKE
ASSOCIATES, LLC.
711 WEST MORELAND BLVD.
WAUKESHA, WI. 53188
262-542-5797

SCALE IN FEET
0 150'



① EXC. NO. 2
5' WIDE W.E.P.CO. AND WIS. TELEPHONE CO.
EASEMENT PER DOC. NO. 4423020 FOR RIGHT TO INSTALL AND MAINTAIN AND REPLACE UNDERGROUND CABLE AND CONDUIT.

② EXC. NO. 4
6' WIDE W.E.P.CO. EASEMENT
PER DOC. NO. 3448722 GRANTS
RIGHT TO STRING LINE OF POLES

③ EXC. NO. 5 & 6
3' WIDE WIS. TELEPHONE CO.
EASEMENT PER
DOC. NO. 3588474 - 3' x 325'
FOR UNDERGROUND CONDUIT

④ EXC. NO. 6
3' WIDE WIS. TELEPHONE CO.
EASEMENT PER DOC. NO. 3588475
FOR UNDERGROUND CONDUIT

⑤ EXC. NO. 7
5' WIDE W.E.P.CO. AND WIS. TELEPHONE CO.
EASEMENT PER DOC. NO. 4432044 FOR
UNDERGROUND CABLE - EAST 5' OF THE NORTH 155'

REFERENCE BEARING: THE NORTH LINE OF THE NORTHEAST QUARTER (NW 1/4) OF SECTION 31, TOWN 8 NORTH, RANGE 22 EAST WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF N 89°59'19" W BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE).

JOHN R. STIGLER - Wis. Reg. No. S -1820
DATED this 17th DAY of February, 2021

INSTRUMENT DRAFTED BY JOHN R. STIGLER

P.S. MILWAUKEE 1691
FILE NAME: S:\PROJECTS\20-9176\DWG\20-9176 CSM.DWG

Being part of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of
Section 31, Town 8 North, Range 22 East
CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:
STATE OF WISCONSIN)ss
MILWAUKEE COUNTY)

I, John R. Stigler, professional land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed and mapped the following land bounded and described as follows:

All that part of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 31, Town 8 North, Range 22 East, City of Glendale, Milwaukee County, Wisconsin further described as; Commencing at the above said Northeast corner of the Northeast Quarter (Ne ¼); thence South 89°59'19" West 525.76 feet along the North line of said Northeast Quarter (NE ¼); thence South 00°15'56" East 60.00 feet to an existing iron pipe and the South right-of-way line of W. Silver Spring Drive and the place of beginning of the land hereinafter described; thence Continuing South 00°15'56" East 98.00 feet and parallel to the East lines of said Northeast Quarter (Ne ¼); thence North 89°59'19" East 21.00 on parallel to the North line of said Northeast Quarter (NE ¼); thence South 00°15'56" East 120.00 feet parallel to the East line of said Northeast Quarter (NE ¼); thence North 89°59'19" East 45.00 parallel to the North line of said Northeast Quarter (NE ¼); thence South 00°15'56 East 501-35 feet (Deed & 500.23 feet Survey) to the North right-of-way line of the Oak Leaf Trail formerly the Chicago & Northwestern Transportation Company Rail Road; thence North 49°02'36" West 1058.97feet along the North right-of-way line of said Oak Leaf Trail to the intersection with the South right-of-way line of W. Silver Spring Drive; thence easterly 139.72 feet along said Southerly right-of-way line and the arc-of-a-curve, center radius of 2048.00 feet chord bears North 85°47'40" East 139.69 feet; thence easterly 187.81 feet along said Southerly right-of-way and the arc-of-a-curve, center lies to the South with a radius of 1513.30 feet, chord bears North 85°47'40" East 187.69 feet; thence North 89°59'19" East 404.12 feet along said Southerly right-of-way line to the place of beginning. Containing a gross area of 280,052 of square feet of land or 6.429 acres of land.

_____
JOHN R. STIGLER – Wis. Reg. No. S-1820
Dated this _____ day of _____, 2021

STATE OF WISCONSIN)ss
WAUKESHA COUNTY)
The above certificate subscribed and sworn to me this _____ day of _____, 2021.

My commission expires July 5, 2023.

_____
PETER A. MUEHL – NOTARY PUBLIC

OWNER: EFN BLUEMOUND PROPERTY, LLC

This instrument was drafted by John R. Stigler P.S. Milwaukee 1691

Being part of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of
Section 31, Town 8 North, Range 22 East
CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

EFN BLUEMOUND PROPERTY, LLC, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that they caused the land described on this map to be surveyed, divided, and mapped as represented on this map.

IN WITNESS WHEREOF, the said EFN BLUEMOUND PROPERTY, LLC has caused these presents to be signed by _____, its _____, this _____ day of _____, 2021.

EFN BLUEMOUND PROPERTY, LLC

_____
_____ MEMBER

STATE OF WISCONSIN)ss
WAUKESHA COUNTY)

Personally came before me this _____day of_____, 2021, the above named _____, to me known to be the MEMBER of EFN BLUEMOUND PROPERTY, LLC and the person who executed the foregoing instrument and acknowledged the same.

My commission expires_____. _____
NOTARY PUBLIC –

COMMON COUNCIL CERTIFICATE OF APPROVAL

Approved and dedication accepted by the Common Council of the City of Glendale on this _____ day of _____, 2021.

_____
MEGAN HUMITZ, CITY CLERK
CITY OF GLENDALE

_____
JOHN R. STIGLER – Wis. Reg. No. S-1820
Dated this _____ day of _____, 2021

OWNER: EFN BLUEMOUND PROPERTY, LLC

This instrument was drafted by John R. Stigler P.S. Milwaukee 1691

5909 North Milwaukee River Parkway
Glendale, WI 53209

SUBJECT: Plan Commission Agenda, Item 4d
Reschedule Regular 6:00 p.m., Tuesday, April 6, 2021, Plan Commission meeting to 6:00 p.m., TUESDAY, APRIL 13, 2021, due to the Tuesday, April 6, 2021, Election.

FROM: Todd M. Stuebe, Dir. of Community Development

MEETING DATE: March 2, 2021

FISCAL SUMMARY:

Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statues:	N/A
Municipal Code:	N/A

BACKGROUND/ANALYSIS:
None.

RECOMMENDATION:
Same as Action Requested below.

ACTION REQUESTED:
The necessary action of the Plan Commission is to reschedule the regular April 6, 2021, Plan Commission meeting to 6:00 p.m., Tuesday, April 13, 2021, due to the Election to be held Tuesday, April 6, 2021.

ATTACHMENTS:
None.