

CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, December 02, 2014

Pursuant to adjournment, the City Plan Commission met in the Common Council Chambers of City Hall, 5909 North Milwaukee River Parkway.

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

Roll Call: Present: Acting Mayor JoAnn Shaw, Commissioners Izzy Goldberg, Fred Cohn, Walter Wilson, Bruce Cole, and Dennis Noble. Absent: Dennis Buettner.

Other Officials Present: Richard E. Maslowski, City Administrator, Todd M. Stuebe, Director of Community Development

In accordance with the Open Meeting Law, the Glendale Herald, the City's official newspaper, was advised on Wednesday, November 26, 2014, of the date of this meeting, the agenda was posted on the official bulletin board in City Hall, copies of the agenda were made available to the general public in the Municipal Building and the Police Department, and those persons who have requested were sent copies of the agenda.

PLEDGE OF ALLEGIANCE.

The members of the Plan Commission, City staff and all those present pledged allegiance to the flag of the United States of America.

ADOPTION OF THE MINUTES.

Motion was made by Comm. Noble, seconded by Comm. Cohn, to approve the minutes of the meeting held on Tuesday, November 3, 2014. Roll Call: Ayes: Acting Mayor JoAnn Shaw, Commissioners Goldberg, Cohn, Wilson, Cole, and Noble. Noes: None. Absent: Dennis Buettner. Motion carried unanimously.

MATTERS FOR CONSIDERATION.

- I. 6:00 PM Plan Commission Conditional Use Permit Review, Cable Com, LLC, 6070 North Flint Road (existing United Technologies-Otis Elevator). Review and approve proposed headquarters office with limited outside storage use and occupancy.

Mr. Stuebe stated that the Plan Commission Report was distributed to the Plan Commissioners and Applicant and is incorporated herein as follows:

Plan Commission Report:

Cable Com, LLC (Niksa Ivanevic RE, LLC), proposes to purchase the 6070 North Flint Road property (now owned by United Technologies-Otis Elevator) for Cable Com, a network cable install and construct company, to

CITY OF GLENDALE -- PLAN COMMISSION

occupy the 6070 building for use as a headquarters office and to also have limited outside storage of fiber optic reels. The land is zoned M-1 Warehouse, Light Manufacture, Office and Service District, and the proposed outside storage use element requires Plan Commission Conditional Use Permit review and approval.

Modest changes are proposed to the site as indicated on the submittal documents. A fence enclosed outside storage area will be created in the existing southeast yard space (refer to drawing). An existing outside storage area along the north property line will be converted to parking. United Technologies-Otis Elevator will continue to occupy some of the 6070 premises temporarily as a lease-tenant.

Cable Com has a total of 45 employees and anticipates about 30 employees at the 6070 site. There is ample space available on the site for employees and visitors. The proposed hours of operation are Monday through Friday from 6:00 a.m. to 6:00 p.m., and occasionally on Saturdays.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant Conditional Use Permit approval, as well as use and occupancy approval, for Cable Com, LLC, a network cable install and construct company, to operate at the 6070 North Flint Road, per the following conditions: 1) Outside storage is limited to fiber optic cable reels and closely related materials per the submitted documents; 2) Signage conforming to the Glendale Sign Code; 3) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 4) Dumpster enclosure(s) in compliance with 13.1.144 of the Zoning Code; 5) Obtain Code Compliance Inspection Certificate of Compliance, if necessary; 6) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department; 7) Written certification by owner of compliance with State of Wisconsin Department of Safety and Professional Services requirements for physically disabled parking prior to issuance of Occupancy Permit.

Jim Larkin introduced himself as the commercial real estate broker and apologized on behalf of Teri Severinsen, CFO of Cable Com, and that a freeway accident had backed up traffic and was still trying to be present.

The Plan Commission noted that this item was returning from the November meeting where the matter was considered on a concept level due to the timing of initial contact and submittal to the City, and that at this meeting the procedural requirements for notice of the Conditional Use Permit were satisfied and the item could be considered for approval.

Motion by Comm. Wilson, seconded by Comm. Goldberg, that the Plan Commission grant Conditional Use Permit approval, as well as use and occupancy approval, for Cable Com, LLC, a network cable install and construct company, to operate at the 6070 North Flint Road, per the seven conditions:. Roll Call: Ayes: Acting Mayor JoAnn Shaw, Commissioners Goldberg, Cohn, Wilson, Cole, and Noble. Noes: None. Absent: Buettner. Motion carried unanimously.

CITY OF GLENDALE -- PLAN COMMISSION

- II. 6:00 PM Plan Commission Conditional Use Permit Review, The Fresh Group (dba Maglio & Company), 4287 North Port Washington Road. Review proposed revisions to site/landscaping and architectural plans for a greenhouse tomato growing facility accessory to the tomato processing and distributing facility principle use and occupancy.

Mr. Stuebe stated that the Plan Commission Report was distributed to the Plan Commissioners and Applicant and is incorporated herein as follows:

Plan Commission Report:

Applicant, The Fresh Group (dba Maglio & Company) seeks Plan Commission approval of a Conditional Use Permit to operate a greenhouse tomato growing facility use that is accessory to the existing tomato processing and distributing facility principle use on the 4287 North Port Washington Road site. The land is zoned M-1 Warehouse, Light Manufacture, Office and Service District, and the accessory tomato growing enterprise requires Plan Commission Conditional Use Permit review and approval.

The 4287 North Port Washington Road parcel totals about nine acres, and the proposed greenhouse tomato growing area comprises about two acres in the northwest area of the property. The site plan drawing indicates four rows of greenhouse structures with four greenhouses in each row giving a total of 16 greenhouses (15 at 96' x 20' = 1,920 square-feet and one at 72' x 20' = 1,440 square-feet). The total enclosed greenhouse space totals 30,240 square-feet (0.69 acres). The rows of greenhouse are arranged such that the long side of the greenhouse structures will be oriented east-west with ingress-egress at each end. There is 20 feet provided between each row of greenhouses and 15 feet between each greenhouse in a given row.

In the submittal materials the architect has provided artistic images that include views that include the site with the proposed greenhouses, and the greenhouse structure materials are described in the submittal documents.

It is stated that compost material will be brought into the greenhouses and removed and hauled away at the end of the growing season. Grass turf is indicated between the greenhouses and around the perimeter of the growing area.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant approval of a Conditional Use Permit for The Fresh Group (dba Maglio & Company) to install and operate a greenhouse tomato growing facility accessory to the existing business enterprise operated at the 4287 North Port Washington Road as indicated in the submittal documents, subject to the following conditions: 1) If the greenhouse tomato growing facility use is terminated restore site to prior condition; 2) Outside storage plan required; 3)

CITY OF GLENDALE -- PLAN COMMISSION

Signage conforming to the Glendale Sign Code; 4) Dumpster enclosure(s) in compliance with 13.1.144 of the Zoning Code; 5) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department;

Steve Dasher introduced himself as being with Plunkett Raysich Architects and representing Maglio & Company.

The Plan Commission inquired about the proposal and whether it was organic and hydroponic. Mr. Dasher informed the Plan Commission that the proposal is to grow fruit locally and sell to local stores, and that they will grow in-ground, not hydroponically, and will utilize methods that are organic.

Motion by Comm. Cole, seconded by Comm. Cohn, that the Plan Commission grant approval of a Conditional Use Permit for The Fresh Group (dba Maglio & Company) to install and operate a greenhouse tomato growing facility accessory to the existing business enterprise operated at the 4287 North Port Washington Road as indicated in the submittal documents, subject to the five conditions. Roll Call: Ayes: Acting Mayor JoAnn Shaw, Commissioners Goldberg, Cohn, Wilson, Cole, and Noble. Noes: None. Absent: Buettner. Motion carried unanimously.

- III. 6:00 PM Conditional Use Permit Review, Pub Restaurant, 6343 North Green Bay Avenue (former site of Mini's). Review and approve pub-style restaurant and bar architectural, site, landscaping, signage, and lighting plans, as well as use and occupancy.

Mr. Stuebe stated that the Plan Commission Report was distributed to the Plan Commissioners and Applicant and is incorporated herein as follows:

Plan Commission Report:

Bryan Weiss, (LBW, L.L.C.), proposes to renovate the existing Mini's and operate Pub Restaurant, a family-owned pub-style restaurant and bar. The subject site is zoned B-4 Office Research Service Business District, and Plan Commission Conditional Use Permit review and approval is required for a restaurant and bar use.

Pub Restaurant Concept

The owner states that the proposed use is a restaurant pub that will have a menu that includes, among other items, appetizers, salads, soups, burgers, sandwiches, wraps, and fish fry. The submitted Glendale Tavern Overview describes the proposed business and facility improvements.

Exterior Building, Site and Landscaping

A total renovation of the interior and exterior will be completed prior to opening the facility. Architectural images of the proposed exterior changes and several concept images of Irish pubs are included in the submittal documents. The primary pedestrian ingress-egress to the restaurant will be

CITY OF GLENDALE -- PLAN COMMISSION

from the west via the parking lot that is located on the west side of the building, with alternate ingress-egress at the east side of the building. The inside dining area includes fifteen (15) tables seating 45 persons, with bar seating for 23. Two outside seating areas are proposed, along the east side of the building toward North Green Bay Avenue (nine tables seating 26), and on the west side of the building (nine tables seating 28), giving total inside seating of 68 and outside seating totaling 54, giving a total of 122 persons. An ADA compliant access ramp is provided via the west outside seating area.

Ingress-egress to the property is via drive lanes along the south and north sides of the building. The southerly drive lane provides ingress from the North Green Bay Avenue northbound and southbound travel lanes. The north drive lane provides ingress and egress to and from the North Green Bay Avenue southbound travel lanes. There are sixty-four (64) parking spaces located immediately west of the building, two of which are ADA parking stalls.

Proposed signage includes a wall sign on the east façade, and a secondary wall sign indicating entrance from the parking area to the west. The existing Mini's monument sign will be removed from the public right-of-way.

Hours of Operation

Sunday	11:00 a.m. to 2:00 a.m. Monday
Monday	11:00 a.m. to 2:00 a.m. Tuesday
Tuesday	11:00 a.m. to 2:00 a.m. Wednesday
Wednesday	11:00 a.m. to 2:00 a.m. Thursday
Thursday	11:00 a.m. to 2:00 a.m. Friday
Friday	11:00 a.m. to 2:30 a.m. Saturday
Saturday	11:30 a.m. to 2:30 a.m. Sunday

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant approval of a Conditional Use Permit for Bryan Weiss (LBW. LLC) to make the proposed architectural, site, landscaping, lighting, and signage improvements to the property located at 6343 North Green Bay Avenue, as well as use and occupancy approval, to operate Pub Restaurant, a pub-style restaurant and bar, subject to the following conditions: 1) Liquor license and Beer Garden license both require approval from the Common Council; 2) Signage conforming to the Glendale Sign Code; 3) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 4) Dumpster enclosure(s) in compliance with 13.1.144 of the Zoning Code; 5) Subject to obtaining a Code Compliance Inspection Certificate of Compliance, if necessary; 6) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department; 7) Written certification by owner of compliance with State of Wisconsin Department of Safety and Professional Services requirements for physically disabled parking prior to issuance of Occupancy Permit.

CITY OF GLENDALE -- PLAN COMMISSION

Nathan Gabor introduced himself as project design-build consultant working with owner Brian Weiss on the proposed renovating of the former Mini's to an Irish-style Pub Restaurant.

Bryan Weiss introduced himself as the future owner of the Irish-style Pub Restaurant. Mr. Weiss stated that the proposal is for a pub-style Irish pub theme.

Mr. Gabor stated that the building will receive a complete face-lift and changes to all of the roof-lines, the façade will be changed to stucco with other architectural elements, there will be a refined landscape plan, and there are two proposed outside seating areas.

The Plan Commission asked if State review would be required.

Mr. Gabor stated that they will meet all interior Building Code requirements to include ADA, fire/safety, and that everything would be brought up to State requirements.

City Administrator Maslowski asked if they are aware of the condition of the building.

Mr. Gabor stated that they are.

Comm. Cole asked about the proposed menu.

Bryan Weiss stated that although it is not yet fully determined it would be pub-style to include soups, salads, specials, and that it would not be high-end and would not be a pizza oven only serving pizzas, that it would something in between there, and that there would be televisions in there for sporting events with a television in the dining room with the sound down.

City Administrator Maslowski asked if they understand the requirement that the liquor license requires an approval of Common Council.

Mr. Weiss replied yes.

Comm. Cohn noted the outside seating on the east and west sides of the building, and asked whether the traffic and noise along North Green Bay Avenue would make seating on the east side desirable.

Nathan Gabor stated that they want to have tables there to indicate to travelers that this is a place to eat, and although the railing will not block sound they want that there to attract people, and although that may would not be desirable for everybody there would also be seating in the rear.

Comm. Noble observed that they are likely getting their ducks in order and then work with the State.

Mr. Weiss stated that the Plan Commission approval is a contingency for closing.

Comm. Wilson inquired about the proposed colors of the building exterior.

Mr. Weiss stated that they have an exhibit in color and that the proposed colors are white and black, with the exterior stucco white and the trim elements such as gutters, downspouts, window frames, lights, and sign letters black.

The Plan Commission discussed the requirement for Common Council approval of the liquor license and whether the State review has to be before closing or can it be after closing.

Mr. Weiss stated that the bank was saying that on December 20 the property would be foreclosed.

City Administrator Maslowski stated that there is a license available in the pool and that the Common Council could consider the liquor license on the second Monday in January.

CITY OF GLENDALE -- PLAN COMMISSION

Mr. Weiss stated that without a liquor license the building is essentially worthless, and that he would own a building without a liquor license, and that he would have to get comfortable with that.

Motion by Comm. Wilson, seconded by Comm. Cohn, that the Plan Commission grant approval of a Conditional Use Permit for Bryan Weiss (LBW. LLC) to make the proposed architectural, site, landscaping, lighting, and signage improvements to the property located at 6343 North Green Bay Avenue, as well as use and occupancy approval, to operate Pub Restaurant, a pub-style restaurant and bar, subject to the seven conditions: Roll Call: Ayes: Acting Mayor JoAnn Shaw, Commissioners Goldberg, Cohn, Wilson, Cole, and Noble. Noes: None. Absent: Buettner. Motion carried unanimously.

ADJOURNMENT.

Motion by Comm. Noble, seconded by Comm. Cohn, to adjourn the Plan Commission until 6:00 p.m. on Tuesday, January 6, 2014. Roll Call: Ayes: Acting Mayor JoAnn Shaw, Commissioners Goldberg, Cohn, Wilson, Cole, and Noble. Noes: None. Absent: Buettner. Motion carried unanimously.

Todd M. Stuebe, Director of Community Development

Recorded: December 3, 2014