

CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, December 10, 2013

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

Mayor Teppa called the meeting to order at 7:00 p.m.

Roll Call: Present: Mayor Jerome Teppa, Commissioners Dennis Buettner, Izzy Goldberg, Fred Cohn, Ilmar Junge and Larry Appel. Absent: Commissioner Dennis Noble.

Other Officials Present: Richard E. Maslowski, City Administrator.

In accordance with the Open Meeting Law, the Glendale Herald, the City's official newspaper, was advised on Thursday, December 5, 2013, 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. Cohn, seconded by Comm. Junge, to approve the minutes of the meeting held on Tuesday, November 12, 2013. Roll Call: Ayes: Mayor Jerome Teppa, Commissioners Buettner, Goldberg, Cohn, Junge and Appel. Noes: None. Absent: Comm. Noble. Motion carried unanimously.

MATTERS FOR CONSIDERATION.

- I. 7:00 P.M. Plan Commission Review, NuVision Window Films, Incorporated, 2006 West Bender Road. Review and approve proposed window film installer use and occupancy.

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

Applicant, Scott Mack, seeks Plan Commission approval for NuVision Window Films, an installer of automotive window film and commercial, residential, and governmental window films, to occupy a 1,000 square-foot tenant space in the multi-tenant facility located at 2006 West Bender Road. The site is zoned M-1 Warehouse, Light Manufacturing, Office, and Service District, and the proposed use is permitted subject to Plan Commission review and approval.

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NuVision's business involves two services, the installation of 3M Crystalline Window Film as an add-on primarily to new car dealers (the installation of the automotive window film and the proposed use is a specialty service use and is not considered to be an automotive service, repair, body shop, or similar use). The second element is dealer/installer of window films serving residential, commercial, and government, with products that include sun control, safety/security, and decorative window films that are applied at the customer location.

As proposed all of NuVision's use of the 2006 West Bender Road premises will be kept within the structure, with no outside storage of materials or equipment other than daytime parking of employee cars and vehicles scheduled for installation of automotive window film (estimated at 5 to 10 per week). NuVision will typically have one or two employees at the 2006 West Bender Road facility, with a maximum of five. Work is scheduled by appointment only with regular business hours Monday through Friday from 9:00 a.m. to 5:00 p.m.

Mr. Maslowski stated that Staff recommends that the Plan Commission grant approval for Scott Mack to operate NuVision Window Films, an installer of 3M Crystalline automotive window films and as an installer window films for residential, commercial, and government clients, at 2006 West Bender Road, subject to the following conditions: 1) No outside storage except client automobiles (daytime business hours only); 2) All signs to be compliant with the Glendale Sign Code; 3) Attainment of Certificate of Code Compliance, if required; 4) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector and North Shore Fire Department; and 5) Written certification by owner of compliance with State of Wisconsin requirements for physically disabled parking prior to issuance of Occupancy Permit.

Motion by Comm. Goldberg, seconded by Comm. Cohn, that the Plan Commission grant use and occupancy approval for NuVision Window Films, Incorporated, an installer of 3M Crystalline automotive window films and as an installer window films for residential, commercial, and government clients, at 2006 West Bender Road subject to the recommended conditions. Roll Call: Ayes: Mayor Jerome Tepper, Commissioners Buettner, Goldberg, Cohn, Junge and Appel. Noes: None. Absent: Comm. Noble. Motion carried unanimously.

II. 7:00 P.M. Plan Commission Review, Toellner Systems, Incorporated, 6037 North Baker Road (Dairy State Foods). Review and approve proposed manufacturing automation systems machining and assembly use and occupancy.

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

Applicant, Jim Rankin, is seeking Plan Commission approval for Toellner Systems, Incorporated, a manufacturing automation systems machining and

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assembly company, to use and occupy a tenant space located at 6037 North Baker Road. The proposed use is permitted in the M-1 Warehouse, Light Manufacturing, Office, and Service Zoning District subject to Plan Commission review and approval.

The proposed hours of operation are Monday through Friday from 7:30 a.m. to 4:30 p.m. Toellner Systems anticipates having a total of four (4) employees with a maximum of four (4) employees working at any given time.

Mr. Maslowski stated that Staff recommends that the Plan Commission grant use and occupancy approval for Toellner Systems, Incorporated, a manufacturing automation systems machining and assembly use and occupancy, at 6037 North Port Washington Road, subject to the following conditions: 1) No outside storage; 2) All signs to be compliant with the Glendale Sign Code; 3) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department; and 4) Written certification by owner of compliance with State of Wisconsin requirements for physically disabled parking prior to issuance of Occupancy Permit.

Motion by Comm. Cohn, seconded by Comm. Junge, that the Plan Commission grant use and occupancy approval for Toellner Systems, Incorporated, a manufacturing automation systems machining and assembly company, to use and occupy a tenant space located at 6037 North Baker Road, subject to the recommended conditions. Roll Call: Ayes: Mayor Jerome Tepper, Commissioners Buettner, Goldberg, Cohn, Junge and Appel. Noes: None. Absent: Comm. Noble. Motion carried unanimously.

- III. 7:00 P.M. Plan Commission Conditional Use Permit Review, Jacobson's Seasonal Services/Ray Jacobson & Son, Incorporated, 2014 West Bender Road. Review and approve Conditional Use Permit for landscaping business, as well as painting business use and occupancy.

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

Applicant, Eric, Christine, and Harvey Jacobson, owners of Jacobson's Seasonal Services and Ray Jacobson & Son, Incorporated, seek Plan Commission approval of a Conditional Use Permit to use and occupy a tenant space located at 6037 West Bender Road. The property is zoned M-1 Warehouse, Light Manufacturing, Office and Service District, and Jacobson's Seasonal Services, a landscaping business use, requires Plan Commission Conditional Use Permit review and approval.

There are not any proposed improvements or changes to the building or grounds.

Mr. Maslowski stated that Staff recommends that the Plan Commission grant Conditional Use Permit approval for Eric, Christine, and Harvey Jacobson to operate Jacobson's

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Seasonal Services, a landscaping company, and use and occupancy approval for Ray Jacobson & Sons, Incorporated, a painting business, to utilize the tenant space located at 6037 West Bender Road, subject to the following conditions: 1) No outside storage; 2) All signs to be compliant with the Glendale Sign Code; 3) Certificate of Code Compliance; 4) All City of Glendale building and fire codes being carried out to the satisfaction of the and Building Inspector and North Shore Fire Department; and 5) Written certification by owner of compliance with State of Wisconsin requirements for physically disabled parking prior to issuance of Occupancy Permit.

Motion by Comm. Buettner, seconded by Comm. Junge, that the Plan Commission grant Conditional Use Permit approval for Eric, Christine, and Harvey Jacobson to operate Jacobson's Seasonal Services, a landscaping company, and use and occupancy approval for Ray Jacobson & Sons, Incorporated, a painting business, to utilize the tenant space located at 6037 West Bender Road, subject to the recommended conditions. Roll Call: Ayes: Mayor Jerome Tepper, Commissioners Buettner, Goldberg, Cohn, Junge and Appel. Noes: None. Absent: Comm. Noble. Motion carried unanimously.

- IV. 7:00 P.M. Plan Commission Review, University of Wisconsin-Milwaukee, Site Modifications, 111 East Reindl Way. Review and approve proposed site modifications for a proposed distributed energy resources system (DERS)/Microgrid that includes a wind energy turbine, solar photovoltaic array, and related electrical generation, storage, and control equipment pertaining to UW-Milwaukee academic research use and occupancy.

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

University of Wisconsin-Milwaukee seeks Plan Commission approval to modify the site for academic research purposes. Professor Adel Nasiri presented the proposed research project scope and schedule to the Plan Commission. The proposed site modifications include installing a wind turbine, solar photovoltaic array, and other electrical generation storage, and system control equipment to implement the advanced DERS (Distributed Energy Resources System/Microgrid Testbed Facility).

The proposed wind turbine is classified as "small wind" at 10 kW, with a Bergey 10kW wind turbine mounted on a 100-foot height monopole with a 23 foot turbine rotor diameter.

Mr. Maslowski stated that Staff recommends that the Plan Commission grant approval for Professor Adel Nasiri of the University of Wisconsin-Milwaukee to install the proposed DERS/Microgrid Testbed Facility, at 111 East Reindl Way, subject to the following conditions: 1) No outside storage; 2) All signs to be compliant with the Glendale Sign Code; and 3) All City of Glendale zoning, building, and fire codes being carried out to the satisfaction of the Director of Community Development, Building Inspector and North Shore Fire Department.

Commission members expressed concerns on the impact the wind turbine would have on birds.

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Motion by Comm. Cohn, seconded by Comm. Goldberg, that the Plan Commission grant approval for Professor Adel Nasiri of the University of Wisconsin-Milwaukee to install the proposed DERS/Microgrid Testbed Facility, at 111 East Reindl Way, subject to the recommended conditions. In addition, the placement and use of outside generators must be reviewed and approved by the North Shore Fire Department. Roll Call: Ayes: Mayor Jerome Tepper, Commissioners Buettner, Goldberg, Cohn, Junge and Appel. Noes: None. Absent: Comm. Noble. Motion carried unanimously.

ADJOURNMENT.

Motion by Comm. Cohn, seconded by Comm. Junge, to adjourn the Plan Commission until 7:00 p.m. on Tuesday, January 14, 2014. Roll Call: Ayes: Mayor Jerome Tepper, Commissioners Buettner, Goldberg, Cohn, Junge and Appel. Noes: None. Absent: Comm. Noble. Motion carried unanimously. Meeting adjourned at 7:40 p.m.

Richard E. Maslowski
City Administrator

Recorded: December 11, 2013