

CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, January 14, 2014

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

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

Roll Call: Present: Mayor Jerome Teppner, Commissioners Dennis Buettner, Izzy Goldberg, Fred Cohn, Ilmar Junge, JoAnn Shaw, and Dennis Noble. Absent: None.

Other Officials Present: 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 Thursday, January 9, 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. Buettner, to approve the minutes of the meeting held on Tuesday, December 10, 2013. Roll Call: Ayes: Mayor Jerome Teppner, Commissioners Buettner, Goldberg, Cohn, Junge, Shaw, and Noble. Noes: None. Absent: None. Motion carried unanimously.

MATTERS FOR CONSIDERATION.

- I. 7:00 P.M. Plan Commission Review, International North Shore Infiniti, 6030-6050 North Green Bay Avenue. Review proposed concept for Infiniti automobile dealership, schedule public hearing.

Mayor Teppner announced that applicant requested to withdraw the item to allow time to work on revisions to the plans to be presented at a future meeting.

- II. 7:00 P.M. Plan Commission Review, Milwaukee Center for Independence (MCFI), Incorporated, 6100-6120 North Baker Road (formerly Actuant). Review and approve proposed Milwaukee Center for Independence (MCFI) Employment Services, MCFI Work Services, MCFI iLife General and Professional Offices, and MCFI Solutions 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:

Report to Plan Commission:

CITY OF GLENDALE -- PLAN COMMISSION

Applicant, Jim Hill for Milwaukee Center for Independence (Howard L. Garber, President), seeks Plan Commission use and occupancy approval for 6100 North Baker Road and the parking lot at 6120 North Baker Road. The property is zoned M-1 Warehouse, Light Manufacturing, Office and Service District, and the use and occupancy, as well as the Plan of Operation, requires Plan Commission review and approval.

Milwaukee Center for Independence proposes multiple uses for the building located at 6100 North Baker Road that include MCFI Employment Services, MCFI Work Services, MCFI iLife, and MCFI Solutions, which are described in the submittal documents. MCFI states that there will be 100 to 150 employees working between the hours of Monday through Friday, most between 8:00 a.m. and 5:00 p.m., with some activity between 5:00 a.m. and 7:00 p.m. When the workload is unusually heavy programs may have longer hours that include some Saturdays. Sometimes MCFI iLife and MCFI Solutions schedule Saturday hours and there may be some office personnel working on Sundays. MCFI has provided a statement that through its lease payments MCFI will pay the property taxes (refer to correspondence in the submittal documents).

Traffic to the site includes permanent staff and vocational training participants. It is anticipated that there will be two semi tractor-trailer deliveries and pick-ups at the southwest loading dock, and that there will be about four United States Postal Service, UPS, and/or Fedex deliveries there. Each day about 50 short-time visitors will visit the facility.

MCFI plans are to be open for business on Tuesday, April 1, 2014.

Mr. Stuebe stated that Staff recommends that the Plan Commission grant use and occupancy approval for Milwaukee Center for Independence to locate MCFI Employment Services, MCFI Work Services, MCFI iLIFE, and MCFI Solutions at 6100 North Baker Road, to include the parking lot at 6120 North Baker Road, subject to the following conditions: 1) The properties, 6100 and 6120 North Baker Road, shall not become exempt from real estate property taxes; 2) All signs compliant with the Glendale Sign Code; 3) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary, subject to approved landscape plans, pursuant to tenant/owner lease responsibilities; 4) Dumpster enclosure(s) compliant with Glendale 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; 6) 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 Hill introduced himself as the Vice-President for Government Relations and Housing for the Milwaukee Center for Independence, and that with him was John Wojtalewicz, Director of Facilities, who assists Milwaukee Center for Independence with facilities planning.

Comm. Junge noted plans to have a couple of semi tractor-trailer coming in every day, and asked what those are for.

Mr. Hill stated that they are there to pick up or drop off the assembled packages that go to school districts that include Milwaukee Public Schools (MPS) and others to provide pre-packaged lunches and breakfasts that are assembled by MCFI, that no food preparation is done at the facility, and that the meal packages are shipped to the various school districts or parts

CITY OF GLENDALE -- PLAN COMMISSION

of the assembly are brought in so that the full package can be assembled, that MCFI assembles the meal package at the facility and ships it out.

Comm. Cohn noted 105 that use public transportation, and inquired if Baker Road is part of the route for Milwaukee County Transit.

Mr. Hill replied yes.

Comm. Shaw asked why they are moving.

Mr. Hill stated that the since moving into their main campus headquarters at 20th and Wells in the City of Milwaukee in 2004 they have expanded quite a bit, a testament to the reputation that they have in the community for the quality of the services that they provide, and that the campus building at 20th and Wells is simply not large enough to accommodate the various functions that they are hoping to carry out at this particular address.

Motion by Comm. Cohn, seconded by Comm. Goldberg, that the Plan Commission grant use and occupancy approval for Milwaukee Center for Independence to locate MCFI Employment Services, MCFI Work Services, MCFI iLIFE, and MCFI Solutions at 6100 North Baker Road, to include the parking lot at 6120 North Baker Road, subject to the recommended conditions. Roll Call: Ayes: Mayor Jerome Tepper, Commissioners Buettner, Goldberg, Cohn, Junge, Shaw, and Noble. Noes: None. Absent: None. Motion carried unanimously.

ADJOURNMENT.

Motion by Comm. Cohn, seconded by Comm. Buettner, to adjourn the Plan Commission until 7:00 p.m. on Tuesday, February 11, 2014. Roll Call: Ayes: Mayor Jerome Tepper, Commissioners Buettner, Goldberg, Cohn, Junge, Shaw, and Noble. Noes: None. Absent: None. Motion carried unanimously. Meeting adjourned at 7:10 p.m.

Todd M. Stuebe, Director of Community Development

Recorded: January 17, 2014