

CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, February 03, 2015

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 Dennis Buettner, Izzy Goldberg, Fred Cohn, Walter Wilson, and Bruce Cole. Absent: Commissioner Dennis Noble.

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 Thursday, January 29, 2015, 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. Cole, to approve the minutes of the meeting held on Tuesday, December 3, 2014. Roll Call: Ayes: Acting Mayor JoAnn Shaw, Commissioners Buettner, Goldberg, Cohn, Wilson, and Cole. Noes: None. Absent: Commissioner Noble. Motion carried unanimously.

MATTERS FOR CONSIDERATION.

- I. 6:00 PM Plan Commission Conditional Use Permit Review, Taco Bell, 5560 North Port Washington Road. Review and approve proposed architectural changes and 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, Caryn Miodzianowski, is seeking Plan Commission review and approval to complete changes to the existing Taco Bell located at 5560 North Port Washington Road. The site is zoned B-1, Sub-area B. Per the Zoning

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Code the proposed changes to the restaurant with drive-through window requires Plan Commission Conditional Use Permit review and approval.

Taco Bell will make changes to both the interior space and the exterior of the facility, as well as modest changes to the existing landscaping. The Plan Commission review pertains to the changes to the exterior, the interior changes are informative. The changes to the exterior are all within the existing building footprint (refer to drawings and existing photographs) and the essentially the same type of materials (EIFS) are utilized. A low parapet wall will be added around the perimeter that will include the Taco Bell sign on the west elevation. The Glendale Sign Code allows only a single sign, as such the Taco Bell signs shown on the north and south elevations are not permitted. The bell logo on the south elevation may remain as on the existing facility. The principle colors of the exterior will be changed to brown shades named "Camel Back" and "Rockwood Clay," with several other minor accent colors that include a purple shade "Clematis" and actual "Purple," and two darker accent shades "Iron Ore, and "Umber." Sconce lights are provided on the west and south elevations. The only other proposed exterior change is the upgrade to the landscaping that surrounds the menu board and order confirmation board and to make the parking spaces ADA compliant.

Interior changes include renovation of the dining room and restrooms. No other changes are proposed to the facility or business hours.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant Conditional Use Permit review approval for Taco Bell (aka Border Patrol, LLC) to complete the proposed improvements at 5560 North Port Washington Road, as well as use and occupancy, per the following conditions: 1) All signs to conform with the Glendale Sign Code; 2) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary, subject to approved landscape plans, and pursuant to tenant/owner lease responsibilities; 3) Dumpster enclosure(s) in compliance with 13.1.144 of the Zoning Code; 4) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department; 5) Written certification by owner of compliance with State of Wisconsin requirements for physically disabled parking prior to issuance of Occupancy Permit.

Mark Sulok introduced himself as representing the owner of Taco Bell, Border Patrol, LLC, and stated that the architect from New York was not able to be present due to weather related flight cancellations on the east coast.

Motion by Comm. Wilson, seconded by Comm. Buettner, that the Plan Commission grant Conditional Use Permit review approval for Taco Bell (aka Border Patrol, LLC) to complete the proposed improvements at 5560 North Port Washington Road, as well as use and occupancy, per the six conditions and specifying that the signage on the north and south elevations be taken care of as relates to the Glendale Sign Code: Roll Call: Ayes: Acting Mayor JoAnn Shaw, Commissioners Buettner, Goldberg, Cohn, Wilson, and Cole. Noes: None. Absent: Commissioner Noble. Motion carried unanimously.

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- II. Plan Commission Review, Lumos Wellness, LLC, 325 West Silver Spring Drive.
Review and approve proposed family counseling/AA psychotherapy 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, Noel L'Esperance, seeks Plan Commission review and approval for Lumos Wellness, a provider of family counseling and AA psychotherapy, to occupy a second level tenant space located at 325 West Silver Spring Drive. The proposed use is a permitted use in the B-1, Sub-Area D1 zoning district with Plan Commission use and occupancy review and approval.

Proposed hours of business are to be determined by appointment only. Aside from the owner Lumos Wellness does not have any employees. The site has a total of about 17 parking stalls, including accessible spaces. Lumos has very limited parking requirements, and parking spaces are available to accommodate the proposed use.

The Plan Commission recently approved Kawa Japanese Restaurant. Other tenants include City Animal Hospital and Grassroots North Shore.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant use and occupancy approval for Lumos Wellness, a family counseling and art psychotherapy use, to occupy 325 West Silver Spring Drive, subject to the following conditions: 1) All signs to conform with the Glendale Sign Code; 2) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary, subject to approved landscape plans, and pursuant to tenant/owner lease responsibilities; 3) Dumpster enclosure(s) in compliance with 13.1.144 of the Zoning Code; 4) Subject to obtaining a Code Compliance Inspection Certificate of Compliance, if required; 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 requirements for physically disabled parking prior to issuance of Occupancy Permit.

Noel L'Esperance introduced herself as representing Lumos Wellness.

The Plan Commission inquired about the family counseling and art psychotherapy practice generally, required certifications, business hours, and whether she can prescribe pharmaceuticals.

Ms. L'Esperance stated that she is State of Wisconsin certified and Board certified, that the business hours will be scheduled by appointment, that her practice is centered on treating naturally through counseling, and that she cannot prescribe pharmaceuticals, although she can refer to have pharmaceuticals in addition to treatment with counseling, and that there would not be any pharmaceuticals kept at the facility.

Motion by Comm. Goldberg, seconded by Comm. Buettner, that the Plan Commission grant use and occupancy approval for Lumos Wellness, a family counseling and art

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psychotherapy use, to occupy 325 West Silver Spring Drive, per the six conditions:. Roll Call: Ayes: Acting Mayor JoAnn Shaw, Commissioners Buettner, Goldberg, Cohn, Wilson, and Cole. Noes: None. Absent: Commissioner Noble. Motion carried unanimously.

- III. Plan Commission Review, Nailistic Spa, 6969 North Port Washington Road (former Fannie May Chocolates). Review and approve proposed nail salon and day spa specialty store 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, Yuri Srisuk, seeks Plan Commission approval to operate Nailistic Spa, a nail salon and day spa specialty store, in the Glendale Market located at 6969 North Port Washington Road. The property is zoned PD-Planned Unit Development, and all uses and occupancies are subject to Plan Commission review and approval. The proposed tenant space is about 1,600 square feet of the 23,865 square-foot Glendale Market (other than Pick N Save). With occupancy by Nailistic Spa the Glendale Market will have only one vacant tenant space, the former Aurora Pharmacy.

The proposed hours of operation are Sunday through Saturday from 9:30 a.m. to 8:00 p.m. Applicant anticipates a total of about ten employees and a maximum of seven employees working at any given time.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant use and occupancy approval for Sonsin Srisuk to operate Nailistic Spa, a nail salon and day spa, in the former Fannie Mae Chocolate store tenant space in the Glendale Market located at 6969 North Port Washington Road, subject to the following conditions: 1) Signs are subject to the Planned Sign Program (PSP) and obtaining a sign permit; 2) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 3) Dumpster enclosure(s) in compliance with 13.1.144 of the Zoning Code; 4) Subject to obtaining a Code Compliance Inspection Certificate of Compliance, if necessary; 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.

Sonsin Srisuk introduced herself as the owner of Nailistic Spa, and stated that she is State licensed and will bring her own experience to bring an upscale nail salon to the City, that business hours were slightly modified to 9:00 a.m. to 9:00 p.m.

The Plan Commission inquired about State certifications and the requirements to recertify periodically, and the day spa services to be provided at Nailistic.

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Ms. Srisuk stated that all of the personnel are required to possess State license and that there are requirements to recertify periodically and, also, that the day spa services include massaging the fingers, hands, and feet, the manicure, pedicure, and artificial nail attachment.

Motion by Comm. Cole, seconded by Comm. Cohn, that the Plan Commission grant use and occupancy approval for Sonsin Srisuk to operate Nailistic Spa, a nail salon and day spa, in the former Fannie Mae Chocolate store tenant space in the Glendale Market located at 6969 North Port Washington Road, per the six conditions, with business 9:00 a.m. to 9:00 p.m.: Roll Call: Ayes: Acting Mayor JoAnn Shaw, Commissioners Buettner, Goldberg, Cohn, Wilson, and Cole. Noes: None. Absent: Commissioner Noble. Motion carried unanimously.

- IV. Plan Commission Review, Coughlan's Irish Imports, 6045 North Green Bay Avenue (former Magnum Heating and Ventilating). Review and approve proposed specialty Irish dance shoe storage and accessory Irish dance shoe sales 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, Anne-Marie Papageorge, seeks Plan Commission approval for Coughlan's Irish Imports to occupy a tenant space located in the multi-tenant Tabak Building for storage of Irish dance shoes and accessory sales of Irish dance shoes. The site is zoned B-4 Office-Research-Service Business District and, under the requirements of Section 13.1.37, the proposed use and plan of operation are subject to review and approval by the Plan Commission.

Coughlan's will occupy part of (13' x 24' = 312 square feet) the former Magnum Heating and Ventilating tenant space, the remainder of which will become part of the existing Beglan Academy of Irish Dance. The proposal is to store Irish dance shoes and have them available to the students of the dance school there and at Irish dance festivals rather than having to place each order from Ireland. The Tabak Building encompasses about 14,800 square feet on a parcel that is about 69,600 square feet (1.60 acres) in area. Coughlan's joins the Tabak Law Firm, Rawhide, Chocolate Factory, Heidi bird Design, and Beglan Academy of Irish Dance as tenants.

Coughlan's does not have any employees. The site has a total of about 35 parking stalls, including handicapped accessible spaces, and three are designated for Coughlan's and, as such, there are an ample number of parking spaces available to accommodate the existing and proposed uses. Proposed business hours are by appointment only.

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Community Development Director Stuebe stated that staff recommends that the Plan Commission grant use and occupancy approval for Anne-Marie Papageorge to operate Coughlan's Irish Imports, for the storage of Irish dance shoes and accessory sales of Irish dance shoes, in a tenant space located at 6045 North Green Bay Avenue, per the following conditions: 1) All signs to conform with the Glendale Code of Ordinances; 2) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 3) Dumpster enclosure(s) in compliance with 13.1.144 of the Zoning Code; 4) Subject to obtaining a Code Compliance Inspection Certificate of Compliance, if necessary; 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.

Anne-Marie Papageorge conveyed that she is in Scotland and not able to be present.

The Plan Commission decided that due to the limited amount of tenant space and the limited impact they would consider the matter,

Motion by Comm. Cohn, seconded by Comm. Goldberg, that the Plan Commission grant use and occupancy approval for Anne-Marie Papageorge to operate Coughlan's Irish Imports, for the storage of Irish dance shoes and accessory sales of Irish dance shoes, in a tenant space located at 6045 North Green Bay Avenue, per the six conditions: Roll Call: Ayes: Acting Mayor JoAnn Shaw, Commissioners Buettner, Goldberg, Cohn, Wilson, and Cole. Noes: None. Absent: Commissioner Noble. Motion carried unanimously.

ADJOURNMENT.

Motion by Comm. Cohn, seconded by Comm. Cole, to adjourn the Plan Commission until 6:00 p.m. on Tuesday, March 3, 2015. Roll Call: Ayes: Acting Mayor JoAnn Shaw, Commissioners Buettner, Goldberg, Cohn, Wilson, and Cole. Noes: None. Absent: Commissioner Noble. Motion carried unanimously.

Todd M. Stuebe, Director of Community Development

Recorded: February 4, 2015