

CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, March 12, 2013

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

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

Roll Call: Present: Mayor Jerome Tepper, Commissioners Dennis Buettner, Izzy Goldberg, Fred Cohn, Ilmar Junge, Larry Appel, and Dennis Noble. Absent: None.

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, March 7, 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. Goldberg, seconded by Comm. Appel, to approve the minutes of the meeting held on Tuesday, January 15, 2012. Roll Call: Ayes: Mayor Jerome Tepper, Commissioners Buettner, Goldberg, Cohn, Junge, Appel, and Noble. Noes: None. Abstain: None. Motion carried unanimously.

MATTERS FOR CONSIDERATION.

- I. 7:00 P.M. Plan Commission Review, Lift, Incorporated, 2737 West Mill Road. Review and approve proposed use and occupancy by an overhead materials systems handling equipment design and sales office.

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

Applicant, Lift, Incorporated, is seeking approval for use and occupancy of 2737 West Mill Road for an overhead materials systems handling design and sales office facility. The subject parcel is located in the B-5 Zoning District and, under Section 13.1.37.5 of the Zoning Code, the proposed use and occupancy is subject to review and approval by the Plan Commission.

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The use of the property is professional office with some inside storage of several hobby collector cars owned by Tom Heinrich, who is the owner of Lift, Incorporated, which is purchasing the property from the Milwaukee Metropolitan Sewerage District.

The property has a fenced back yard area that historically has largely been used as a storage yard and construction staging area and access to the back overhead entrance door. A use for this space, other than for access to the building and/or employee parking for Lift, Incorporated, has not been specified. Uses which involve trucking or that otherwise generate traffic that is not consistent with the Mill Road Land Use Plan would not be desirable.

Mr. Stuebe stated that Staff recommends that the Plan Commission grant approval for Tom Heinrich to operate Lift, Incorporated, an overhead materials systems handling equipment design and sales office, subject to the following conditions: 1) All landscaping features being maintained and replaced and/or replenished whenever necessary; 2) All signs to be compliant with the Glendale Sign Code; 3) Dumpster subject to Glendale Zoning Code; 4) Attainment of Certificate of Code Compliance, if required; 5) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector and 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.

Tom Heinrich introduced himself the owner of Lift, Incorporated, a company started by his father and his business partner 50 years ago, in 1963, and that he has been involved with the company since 1981 after graduating from college, and has had a long career and hopes to have a couple of decades more as he enjoys what he does and looks forward to moving into a permanent facility after many years of renting various facilities. Mr. Heinrich stated that he started looking at locations about three months ago and found what he considers an attractive building at 2737 West Mill Road, put in an offer to purchase that was accepted. Mr. Heinrich stated that he sells and designs overhead bridge crane systems which primarily go inside factories although you find them in wastewater treatment plants, they are systems that ride on rails, usually located on the ceilings of buildings, manufacturing plants, fabrication plants, and there are hoists that ride on those rails and are used to pick up heavy materials and move them from location to location inside of manufacturing facilities. Mr. Heinrich stated that he designs and subs out the fabrication and installation of the equipment, and that nothing will be stored at the site in a large way and nothing outside, although Lift may have a small hoist from time to time inside the 3,500 square-foot warehouse of the 6,000 square-foot office-warehouse facility. Mr. Heinrich stated that he has a hobby and will have several cars parked there, however, he has not in the past and has no plans in the future to be engaged in any storage of equipment associated with the business.

Motion by Comm. Goldberg, seconded by Comm. Buettner, that the Plan Commission grant approval for Tom Heinrich to operate Lift, Incorporated, an overhead materials systems handling equipment design and sales office, pursuant to the six stated conditions. Roll Call: Ayes: Mayor Jerome Tepper, Commissioners Buettner, Goldberg, Cohn, Junge, Appel, and Noble. Noes: None. Abstain: None. Motion carried unanimously.

- II. 7:00 P.M. Plan Commission Review, Ampco Pumps Company, 1965, 1971, 1991, and 2015-75 West Mill Road. Review and approve proposed architectural, site, landscaping, 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:

Representatives of Applicant, Ampco Pumps Company, will formally present the architectural, site, landscaping, and lighting plans.

Ampco Pumps Company is returning to the Plan Commission with its plans to add to its existing facility. The plans are substantially the same as what has been presented previously in the rezone process, with more specifics as to the architecture and site features. Ampco proposes to add 17,550 square feet of shop space and 8,430 square feet of office space onto their existing 37,511 square foot building, giving a total building size of 63,491 square feet on the 4.684 acre site (building coverage is 31 percent). Green space totals about 71,000 square feet (about 35 percent) of the site. The site plan for the west side of the site is largely unchanged except for pulverizing and reshaping the existing asphalt pavement and repaving same. The west side of the site, which includes 28 parking spaces (of which one is an ADA compliant parking space), is primarily for deliveries and shipments. The principal and formal access to the building for employees and visitors is from the east side of the building. The site plan for the east side of the building includes an ingress-egress drive and 95 parking spaces (of which four spaces are ADA compliant parking spaces). A stormwater retention pond is located at the northeast corner of the site.

The addition utilizes the same split-face cmu material as the existing building, with two bands of smooth-face cmu block along the top. Seven window openings are equally spaced across the north façade, the change to the façade being the removal of the aluminum eyebrow features and the addition of more window openings with a design that includes square smooth face cmu and EIFS materials. Three similar window opening are provided in the east elevation within the proposed shop area. In the office area of the east elevation office area is the formal entrance and 13 window units are provided, continuing around the south elevation with five more windows. The existing metal exterior treatment in the remainder of the south elevation remains unchanged.

Lighting changes at the site are limited to four wall sconces along the east elevation of the building and three pole-mounted light fixtures along the east side of the site.

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Perimeter landscaping is provided along the north and east side of the site, incorporating existing material and new plant materials. Plant materials are provided along the east edge of the building and within the parking area. An open grass lawn area is provided in the area between the street and the east parking area.

A stormwater detention pond is provided on the southeast corner of the site.

A monument sign is proposed proximate to the east ingress-egress drive. The existing monument sign will need to be removed as the Glendale Sign Code only permits one monument sign.

Mr. Stuebe stated that Staff recommends that the Plan Commission grant approval of Ampco Pumps Company architectural, site, landscaping, and lighting plans, as well as use and occupancy approval, subject to the following conditions: 1) All landscaping features being maintained and replaced and/or replenished whenever necessary; 2) Pallet storage needs to be screened and maintained in an organized arrangement; 3) Signs compliant with the Glendale Sign Code; 4) Dumpster compliant with the Glendale Zoning Code; 5) City and MMSD stormwater management plan and permit approval; 6) City of Glendale right-of-way permit required for water lateral; 7) City of Glendale watermain tap permit required to connect to watermain; 8) City of Glendale driveway permit required for driveway opening; 9) Milwaukee County right-of-way permit required for water lateral; 10) Milwaukee County driveway permit required for driveway opening; 11) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector and North Shore Fire Department; 12) Written certification by owner of compliance with State of Wisconsin requirements for physically disabled parking prior to issuance of Occupancy Permit.

Mike Nicholson introduced himself as the president of Ampco Pumps Company, and briefly refreshed the Plan Commission about Ampco Pumps Company given their previous appearances pertaining to the rezone of the property, and that they are making a 25,000 square-foot addition to their 37,000 square-foot building, and he also introduced Joe Maluca as being with MSI general, their general contractor, who is there to answer any specific questions about their proposal.

Comm. Buettner commented that they should not use prairie fire crab, that there are some better varieties that are more disease resistant, also red barberry as that is now considered an invasive species, and pachysandra in the traffic islands in the parking lot is not particularly salt tolerant, and for those reasons he suggested that the landscape architect select other plant varieties that are less costly in terms of replacement.

Motion by Comm. Cohn, seconded by Comm. Goldberg, that the Plan grant approval of Ampco Pumps Company architectural, site, landscaping, and lighting plans, as well as use and occupancy approval, pursuant to the twelve conditions, with the further landscaping plan requirement that the pachysandra, red barberry, prairie fire crab varieties be changed to varieties more conducive to the particular landscape setting. Roll Call: Ayes: Mayor Jerome Tepper, Commissioners Buettner, Goldberg, Cohn, Junge, Appel, and Noble. Noes: None. Abstain: None. Motion carried unanimously.

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- III. Certified Survey Map, Ampco Pumps Company, 1965, 1971, 1991, and 2015-75 West Mill Road (Tax Key Parcels 1618019, 1618018, 1618017, and 1609967). Review and recommend Common Council approval of Certified Survey Map (CSM) combining parcels.

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

Ampco Pumps Company seeks approval of a Certified Survey Map to combine parcels of land located at 1965, 1971, 1991, and 2015-75 West Mill Road. The consolidated parcel will total 4.684 acres (204,018 square feet).

The proposal to consolidate the parcels is consistent with what has been presented previously and the necessary action by the Plan Commission is a recommendation to the Common Council to approve the Certified Survey Map subject to payment of the \$75.00 administrative fee, making any required legal and/or technical corrections to the document, and payment of City Attorney and/or Engineer CSM review fees.

City Administrator Maslowski stated that the necessary Plan Commission action is to recommend that the Common Council approve the proposal to consolidate the parcels, per the following conditions: 1) payment of the \$75.00 administrative fee; 2) making any required legal and/or technical corrections to the document; and, 3) payment of City Attorney and/or Engineer CSM review fees.

Motion by Comm. Cohn, seconded by Comm. Junge, that the Plan Commission recommend that the Common Council approve the proposal to consolidate the parcels, per the three conditions. Roll Call: Ayes: Mayor Jerome Tepper, Commissioners Buettner, Goldberg, Cohn, Junge, Appel, and Noble. Noes: None. Abstain: None. Motion carried unanimously.

- IV. 7:00 P.M. Plan Commission Review, J&R Industrial Sales, Incorporated, 4929 North Lydell Avenue (former Robert's Roofing). Review and approve proposed use and occupancy by a sales office with storage and distribution.

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

Applicants, Christopher Spinelli and Joseph Camillo, of J&R Industrial Sales, Incorporated, seek Plan Commission approval to use and occupy the existing 4929 North Lydell Avenue building. The property is zoned B-1, Sub-Area A1 Business and Commercial District, and the proposed use and occupancy requires Plan Commission review and approval.

J & R Industrial Sales sells, stores, and distributes abrasive products for use by industry. The facility would house J&R's corporate headquarters sales office, and the company will store non-hazardous dry abrasive

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products for distribution in small quantities several times per day via delivery services such as United States Postal Service, UPS, Fedex, and occasionally the customer will come to the site. Maintenance repairs and improvements will be made to the existing structure, fence enclosure/gate, and grounds as necessary to meet City Code requirements and standards. J&R has four employees and anticipates a maximum of ten employees. Business hours are Monday through Friday from 8:00 a.m. to 5:00 p.m.

Applicant is not certain at this time about the specific use of the existing cold storage building that is located on the north side of the site. Applicant contemplates possible use for storage of its products, which can be accommodated under this approval. Other contemplated uses including storage of cars, boats, and motorcycles, or an indoor baseball batting facility, require separate review and approval by the Plan Commission.

Mr. Stuebe stated that Staff recommends that the Plan Commission grant approval for Christopher Spinelli and Joseph Camillo to operate J&R Industrial Sales, a headquarters corporate sales office, including storage and distribution of non-hazardous abrasives products, at 4929 North Lydell Avenue, subject to the following conditions: 1) All landscaping features being maintained and replaced and/or replenished whenever necessary; 2) All signs to be compliant with the Glendale Sign Code; 3) Dumpster subject to Glendale Zoning Code; 4) Attainment of Certificate of Code Compliance, if required; 5) All City of Glendale building and fire codes being carried out to the satisfaction of the and Building Inspector and the North Shore Fire Department; and, 6) Written certification by owner of compliance with State of Wisconsin requirements for physically disabled parking prior to issuance of Occupancy Permit.

Christopher Spinelli introduced himself as the owner and president of J&R Industrial Sales, that he has been in the business for 30 years, and the J&R business has been in existence since 1963. Mr. Spinelli stated that J&R is a specialty distributor of abrasives, so they are very focused on what they do, and that their product is purchased throughout the United States and warehoused in their facility. They would like to locate J&R in Glendale and look forward to being part of the Glendale business community.

Comm. Cohn inquired about the other mentioned uses that require separate approvals.

Mr. Spinelli stated that there have been inquiries, however, at this time he is not able to say with certainty. Mr. Spinelli stated nothing is manufactured at the facility, what comes to site comes in boxes and leaves in boxes.

Motion by Comm. Buettner, seconded by Comm. Junge, that the Plan Commission grant approval for Christopher Spinelli and Joseph Camillo to operate J&R Industrial Sales, a headquarters corporate sales office, including storage and distribution of non-hazardous abrasives products, at 4929 North Lydell Avenue, per the six stated conditions. Roll Call: Ayes: Mayor Jerome Tepper, Commissioners Buettner, Goldberg, Cohn, Junge, Appel, and Noble. Noes: None. Abstain: None. Motion carried unanimously.

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- V. 7:00 P.M. Plan Commission Conditional Use Permit Review, G&S Lawn & Landscape, 6125 North Flint Road (Former American Gasket Company). Review and approve proposed use and occupancy by a landscape business.

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

Applicant, Scott Gieringer, of G&S Lawn & Landscape, L.L.C., seeks Plan Commission approval to use and occupy 6125 North Flint Road. The property is zoned M-1 Warehouse, Light Manufacturing, Office and Service District, and a landscaping business use requires Plan Commission conditional use permit review and approval

As proposed all of G&S Lawn and Landscape's use of the 6125 North Flint Road premises will be contained within the existing structure, with no outside storage of materials or equipment other than daytime parking of employee cars. G&S has twelve employees. Business hours are Monday through Friday from 7:00 a.m. to 5:00 p.m.

Proposed changes to the building include restoring two overhead doors that were previously removed from the east elevation, and restoring the building exterior (paint the surfaces and provide material replacements where required to match the existing structure). Also, applicant will provide a fence with rolling gate to control access to the site behind the front of the building. Site landscaping will be brought into good repair and maintenance.

Mr. Stuebe stated that Staff recommends that the Plan Commission grant approval for Scott Gieringer to operate G&S Lawn & Landscape, a landscape and lawn maintenance business, at 6125 North Flint Road, subject to the following conditions: 1) No outside storage; 2) Submit Equipment and Materials Storage Plan subject to Staff review and approval; 3) Subject to adhering to the Equipment and Materials Storage Plan; 4) All landscaping features being maintained and replaced and/or replenished whenever necessary; 5) All signs to be compliant with the Glendale Sign Code; 6) Dumpster subject to Glendale Zoning Code; 7) Attainment of Certificate of Code Compliance, if required; 8) 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, 9) Written certification by owner of compliance with State of Wisconsin requirements for physically disabled parking prior to issuance of Occupancy Permit.

Scott Gieringer introduced himself as owner of G&S Lawn and Landscape, and that he has been in the landscape business almost all of his life, that his grandparents had a greenhouse in the vicinity of where the Exel Inn (now Baymont Inn) is located.

City Administrator Maslowski stated that the Gieringer name is one of the founding family names of the City of Glendale, continuing stating that it is important to keep in mind that in the past history of the City there were two landscape companies in the that area that the City was forced to condemn because of a lack of adherence to Code requirements,

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particularly outside storage, so as a friendly reminder it is important to be consistent with compliance.

Mr. Gieringer stated that most of his work is for new home construction so it is on the site.

Motion by Comm. Noble, seconded by Comm. Junge, that the Plan Commission grant approval for Scott Gieringer to operate G&S Lawn & Landscape, a landscape and lawn maintenance business, at 6125 North Flint Road, per the nine conditions. Roll Call: Ayes: Mayor Jerome Tepper, Commissioners Buettner, Goldberg, Cohn, Junge, Appel, and Noble. Noes: None. Abstain: None. Motion carried unanimously.

VI. Land Division Concept Review, 7225 North Seneca Avenue. Review proposed land division concept.

Mr. Stuebe stated that this item was withdrawn for the time being due to Mr. Handals health.

ADJOURNMENT.

Motion by Comm. Cohn, seconded by Comm. Buettner, to adjourn the Plan Commission until 7:00 p.m. on Tuesday, April 9, 2013. Roll Call: Ayes: Mayor Jerome Tepper, Commissioners Buettner, Goldberg, Cohn, Junge, Appel, and Noble. Noes: None. Abstain: None. Motion carried unanimously.

Todd M. Stuebe, Director of Community Development

Recorded: April 2, 2013