

CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, May 05, 2015

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

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

Roll Call: Present: Mayor Bryan Kennedy, Commissioners Bruce Cole, Izzy Goldberg, Fred Cohn, Gary Lippow, Robert Pfauth, and Victoria Ross. 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, April 30, 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 Monday, April 6, 2015. Majority approved the motion to approve the minutes of the April 6, 2015, meeting with none opposed.

MATTERS FOR CONSIDERATION.

- I. Plan Commission Review, General Plastics, 2525 and 2609 West Mill Road. Review and approve proposed architectural, site, landscaping, signage, and lighting, 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:

Applicant, Steve Peterman of TWP Architects, on behalf of General Plastics, seeks Plan Commission review and approval for General Plastics to construct a 42,000 square foot addition to the existing building located at 2609 West Mill Road. In order to facilitate the project the 2609 West Mill Road property (about 4.11 acres) will be merged with the vacant 2525 West Mill Road property (about 2.95 acres) located adjacent and to the east of General Plastics. The site is zoned B-5 Business-Office District, the same as the

CITY OF GLENDALE -- PLAN COMMISSION

General Plastics existing facility, and the proposed improvements require the review and approval of the Plan Commission, as well as City approval to merge the two properties (refer to second agenda item).

General Plastics proposes to add 42,000 square feet to the existing 49,274 square foot building, giving a total building footprint of about 91,274 square feet on a 7.06 acre parcel. Building coverage will be about 30 percent of the site. The proposed addition will look similar to the existing building and is described in the plan documents and summarized as follows below.

Site Plan

The development will result in changes that will be located on the 2525 West Mill Road part of the site, will very little change to the existing 2609 West Mill Road part of the site. The proposed addition will extend 350 feet to the east from the existing building, of which the north side of the building is located about 250 feet south of General Plastics north property line and about 268 feet south of the south curb of West Mill Road (refer to Exhibit). An ingress-egress drive lane from east-bound West Mill Road provides access to the parking lot and access to the east side of the building. There is not a median opening to facilitate a direct turning movement from the drive lane to west-bound West Mill Road. A separate drive lane is provided along the south side of the building to provide for movements within the General Plastics facility. The space between the West Mill Road right-of-way and the parking lot will include a field of grass turf with a modest berm with a landscape screen that includes a variety of deciduous and coniferous trees. Rainwater runoff will be managed with a combination of infiltration and a retention (dry) basin to limit runoff from the developed site.

Architecture

The General Plastics building addition utilizes the same architectural look and materials as the existing building. Split-face concrete masonry units (cmu) will be utilized from the base of the building to a height of 8'-8", with 15'-4" of pre-finished metal wall panels from the top of the cmu to the eaves. The building top is pre-finished standing seam roof panels. The total height to the top of the roof line matches that of the existing building and is about 30 feet from the top of the foundation. The metal siding on the east side of the existing building will be replaced to match the newly installed material. Square windows will be evenly spaced along the span of both the north and south sides of the building and will match the look of the existing facility.

Six wall-mount LED light fixtures will be provided along the north and east building elevations.

General Plastics Facility

With growth of the facility operation of General Plastics facility will continue to be very similar to the way it is at the present time. General Plastics anticipates a total of 68 employees with a maximum of 35 on the day shift. General Plastics does have multiple shifts. Employees will park in the parking lot that is located north of and adjacent to the building. General Plastics first shift business hours are Monday through Friday from 8:00 a.m. to 5:00 p.m.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant approval of General Plastics architectural, site, landscaping, and lighting plans, as well as use and occupancy approval, per the following requirements: 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, per approved landscape plans; 3) Dumpster enclosure(s) in compliance with 13.1.144 of the Zoning Code; 4) Code Compliance Inspection Certificate of Compliance, if required; 5) City and MMSD approval of the Stormwater Management Plan; 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 permit(s) required for work in right-of-way; 10) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector and North Shore Fire Department; 11) Written certification by owner of compliance with State of Wisconsin requirements for physically disabled parking prior to issuance of Occupancy Permit.

Bob Porsche introduced himself as Chief Executive Officer and President of General Plastics, and introduced Steve Peterman as architect, and Wes Nosek as project manager.

Steve Peterman presented the project, starting with the site plan, landscape, and stormwater management, and then the architecture and lighting of the facility. Mr. Peterman stated that the existing parking spaces along the east side of the existing parking lot will be moved to the proposed parking lot north of the building addition, and that will facilitate truck movements and access to the three loading docks. Mr. Peterman stated that the proposed parking lot north of the building addition will be for employees, and that the existing parking lot will be for management employees and visitors to the corporate office. Mr. Peterman stated that there is a stormwater management plan that includes a dry detention pond, and that the landscape will include trees along the south and east sides of the site, and a grass turf area. Mr. Peterman talked about the proposed building addition in terms of measurements, exterior materials (metal sheeting and split-face block breast wall painted to match the white metal sheeting color), windows interspersed along the north and south facades, wall-mount cut-off LED light fixtures, internal fire wall, the building being completely sprinklers, and that there is an external connector drive lane along the south side of the building.

Plan Commissioner Cohn asked about the entry and exits.

Mr. Peterman stated that there will be a new way to the east side parking that will be only automobile parking for employees and that a median opening is not proposed, and that the median opening will be as existing.

Mr. Porsche stated that trucks enter from the west going east and exit to the east, that they are 53 feet typically, that they never go west, and that the east parking lot provides an

CITY OF GLENDALE -- PLAN COMMISSION

employee parking lot totally segregated except for 12 parking spaces in the existing parking lot for company management and visitors. Mr. Porsche stated that along the east side there is a straight path to the back of the building that the fire inspectors want. Mr. Porsche stated that trucks come from Teutonia, travel east, and turn in the site and can make a U-turn inside the property.

Comm. Ross reiterated that median opening in Mill Road being referenced is the existing cut and that there is not a cut at the employee parking lot. Comm. Ross also observed that there is a house drawn on the plan and asked about it.

Mr. Porsche stated that the house has been there longer than the company and that there is no caretaker.

Mr. Nosek shared a material sample with the proposed white color.

Comm. Goldberg inquired about the applicant signature name.

Mr. Porsche stated that he was in Mexico and the signature is that of an office associate.

Mayor Kennedy asked if they work three shifts and whether there would be parking all night long in the parking lot.

Mr. Porsche stated they do have three shifts and that the lights will be on photocell sensors that switch on when the sun goes down.

Mayor Kennedy inquired about the lane at the back of the building.

Mr. Porsche stated that there is a fire wall inside that divides the interior of the building, and the asphalt lane will allow a fork-lift to move between the two spaces,

Mayor Kennedy observed that on the aerial photograph there are trucks at the west end of the site.

Mr. Porsche said they have scavenger recycler trucks that travel to and from a tenant space that they currently have on North Sydney Place and that Sydney traffic will go away.

Mayor Kennedy noted that the primary truck traffic then is at the center entrance.

Comm. Lippow asked if the landscaping is as indicated on the drawing, and would there be additional jobs created.

Mr. Peterman responded yes, and that the plan is indicative, with the trees along the east side being existing.

Mr. Porsche stated that 15 plus jobs would be created over 15 months.

City Administrator Maslowski stated that the City has agreed to Industrial Revenue Bonds being available to finance the project.

Comm. Pfauth asked if all of the existing parking is to go away, and if all of the employee parking could be moved to the east with no interconnect.

Mr. Porsche stated that there is now a curb-cut and that trucks make a U-turn within the property.

Comm. Pfauth inquired about semi's needing to pull across Mill Road and back in.

Mr. Porsche said that he advocates that they do not do so, that good drivers can now turn around within the site, and that with the car parking moved to the east lot they will add more than 20 feet.

Comm. Pfauth confirmed that with the paving in the center lot where it is now they will be allowed enough room to make the turn.

Mr. Peterman stated that there is plenty of radius to make the turn.

Mr. Porsche stated that they do not want to back across Mill Road.

Motion by Comm. Goldberg, seconded by Comm. Cole, that the Plan Commission grant approval of General Plastics architectural, site, landscaping, and lighting

CITY OF GLENDALE -- PLAN COMMISSION

plans, as well as use and occupancy approval, per the 11 requirements: Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cole, Goldberg, Cohn, Lippow, Pfauth, and Ross. Noes: None. Absent: None. Motion carried unanimously.

- II. Certified Survey Map, General Plastics, 2525 and 2609 West Mill Road (Tax Key Parcels 1609976 and 1609977001). 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:

Plan Commission Report:

General Plastics seeks approval of a Certified Survey Map to further the growth of the company on the combined 2525 and 2609 West Mill Road properties.

The necessary action by the Plan Commission is to recommend to the Common Council, to approve the Certified Survey Map subject to payment of the \$75.00 administrative fee, making the required technical corrections to the document, and payment of City Engineer CSM technical review fees, if any.

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. Cole, that the Plan Commission recommend that the Common Council approve the proposal to consolidate the parcels, per the requirements. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cole, Goldberg, Cohn, Lippow, Pfauth, and Ross. Noes: None. Absent: None. Motion carried unanimously.

ADJOURNMENT.

Motion by Comm. Cohn, seconded by Comm. Cole, to adjourn the Plan Commission until 6:00 p.m. on Tuesday, June 2, 2015. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cole, Goldberg, Cohn, Lippow, Pfauth, and Ross. Noes: None. Absent: None. Motion carried unanimously.

Todd M. Stuebe, Director of Community Development

Recorded: May 6, 2015