

CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, May 06, 2014

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 7:00 p.m.

Roll Call: Present: Acting Mayor JoAnn Shaw, Commissioners Dennis Buettner, Izzy Goldberg, Fred Cohn, and Larry Appel. Absent: Ilmar Junge and 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, May 1, 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. Buettner, to approve the minutes of the meeting held on Tuesday, March 31, 2014. Roll Call: Ayes: Acting Mayor JoAnn Shaw, Commissioners Buettner, Goldberg, Cohn, and Appel. Noes: None. Absent: Junge and Noble. Motion carried unanimously.

MATTERS FOR CONSIDERATION.

- I. 7:00 P.M. Plan Commission Review, Nicolet High School, 6701 North Jean Nicolet Road. Nicolet High School to present proposed architectural plans to restore windows (energy efficient) to Nicolet High School that were previously replaced with opaque materials to conserve energy.

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:

Nicolet High School, is seeking Plan Commission review and approval for proposed architectural changes to Nicolet High School that involve the reintroduction of window surfaces in facades where opaque insulating materials were installed in the past to fill in windows in order to conserve energy. The property is zoned S-1 Special (Institutional) District. Under

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Section 13.1.38 of the Zoning Code, the proposed architectural changes require Plan Commission review and approval.

The proposed changes are presented in the attached exhibit documents. The opaque window infill material is deteriorating with time and will require maintenance. The proposed window treatments will be more energy efficient, require less maintenance, and will restore the Nicolet High school building to be more aesthetically interesting and attractive.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant approval for Nicolet High School to make the proposed architectural modifications subject to the following conditions: 1) All City of Glendale zoning, building, and fire codes being carried out to the satisfaction of the Director of Community Development, Building Inspector, and the North Shore Fire Department.

Brian Reiels introduced himself as Director of Facility Services with the Nicolet High School District. Mr. Reiels stated that as a result of greatly improved energy technology many of the windows that were covered during the 1970's during the oil embargo era they hope to open up to allow for restoring some of the natural day-lighting by getting rid of some of the insulation panels which have by today's standards very little R-value, and go with high energy efficiency glass, actually there are going to be two different kinds of glass and an accent color at the top of the window sections. Referring to the elevation drawings Mr. Reiels noted that the first, A2-1, gives a good idea what a typical window section will look like and, referring to A3, it gives an idea of the existing aesthetic or lack thereof of the existing window systems, and as a result of the higher efficiency glass right now, all of the glass is single pane, so this is really going to be a tremendous upgrade and also be able to greatly increase the natural daylight in the classrooms and capture energy savings from that as well.

Comm. Cohn asked if this falls under Focus On Energy for savings.

Mr. Reiels stated yes, and that they are also working to do this through the State exemption for energy efficiency grants, so they are working with a performance contractor on this project and right now all of the windows involved are existing installations so they are probably about 60 years old, and they are having allot of operational problems and maintenance problems, getting parts, so it is not only an energy efficiency thing, it is also a necessity from the standpoint of operations.

Comm. Cohn inquired about the cost-wise.

Mr. Reiels stated that the total project is in the neighborhood of \$4 million.

City Administrator Maslowski commented that architecturally and aesthetically the school is being returned to the way it used to look when it was first built.

Mr. Reiels stated that the original architect Fritz Von Grossman was way ahead of his time, and was a big fan and believer in natural day-lighting and unfortunately during the 1970's well over 40 percent of the windows were covered on the idea of trying to save energy at the time, but now with the advent of low e glass, much higher efficiency than what we have, including the insulation panels, we are addressing energy efficiency, improving natural day-lighting, and of course there have been numerous studies to show the impact of natural day-lighting on educational success, so we think that it is a win-win, and obviously we have an ongoing maintenance issue with archaic windows, and frankly most of the windows do not have screens either, and we do open up the windows, and when we get into the fall session we are constantly dealing with allergic reactions and such, and this really solved allot of problems on many fronts and we hope to improve the educational environment for kids.

Comm. Cohn asked if we have a cost savings projected for 10 or 20 years.

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Mr. Reiels stated that to be frank windows are not a great energy saving payback process, it is going to take many, many years, but when we compare the deferred maintenance cost of doing nothing, we include that in our projections, it is about a 30-year payback, not a great payback period but we have already tackled most of the fast-payback projects, this is really more of an energy efficiency and necessity from an operational standpoint.

Acting Mayor Shaw asked what the timeline is on something like this.

Mr. Reiels stated that they hope to get Phase One done this summer, the areas on the drawing outlined in blue are scheduled for completion by mid-August, and they hope to start effectively June 16, the first Monday after school lets out, it is very aggressive schedule, they have been working with Performance Services, which is the performance contractor they are using on the job, and they are confident that they will be able to meet the timelines. Mr. Reiels added that just for a point of reference, all of the items in red are the areas that they will be tackling next summer, for clarity.

Motion by Comm. Buettner, seconded by Comm. Goldberg, that the Plan Commission grant approval for Nicolet High School to make the proposed architectural modifications subject to all City of Glendale zoning, building, and fire codes being carried out to the satisfaction of the Director of Community Development, Building Inspector, and the North Shore Fire Department. Roll Call: Ayes: Acting Mayor JoAnn Shaw, Commissioners Buettner, Goldberg, Cohn, and Appel. Noes: None. Absent: Junge and Noble. Motion carried unanimously.

- II. 7:00 P.M. Plan Commission Review, Mobi Clean, Incorporated, 2345 West Mill Road. Review and approve proposed pressure wash equipment supply business office 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:

Paul Kassander, on behalf of Mobi Clean, seeks Plan Commission approval for Mobi Clean, a pressure wash equipment supply business office use, to occupy a 6,000 square-foot office and 12,000 square-foot storage tenant space located within the multi-tenant multi-use site located at 2345 West Mill Road (former Birchwood Landscaping offices and Nelson Landscaping offices). The property (owned by Rosewood Property Management, LLC, Paul Kassander) is zoned B-5 Business Office District. Under Section 13.1.37.5 of the Zoning Code, the proposed use and occupancy requires Plan Commission review and approval.

In addition to the Mobi Clean office there will be storage related to the pressure wash equipment. Mobi Clean will utilize United Parcel Service to ship products.

Proposed hours of operation are 8:00 a.m. to 5:00 p.m. Monday through Friday. The Applicant anticipates that there will be a total of five (5) employees working at the facility. There is sufficient parking available to the tenancy.

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Community Development Director Stuebe stated that staff recommends that the Plan Commission grant approval for Paul Kassander to operate Mobi Clean, a pressure wash equipment supply business office, subject to the following conditions: 1) No outside storage; 2) Signs are required to conform with the Glendale Sign Code; 3) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 4) Dumpster enclosure(s) in compliance with 13.1.144 of the Zoning Code; 5) Subject to obtaining a Code Compliance Inspection Certificate of Compliance, if required; 6) All City of Glendale zoning, building, and fire codes being carried out to the satisfaction of the Director of Community Development, Building Inspector, and the North Shore Fire Department; 7) Written certification by owner of compliance with State of Wisconsin requirements for physically disabled parking prior to issuance of Occupancy Permit.

Paul Kassander introduced himself as the owner of Mobi Clean. Mr. Kassander stated that they are using the building facilities for storing their parts, they do office work, working out of the building, everything is kept inside, and they use the facility to operate their business.

Motion by Comm. Goldberg, seconded by Comm. Cohn, that the Plan Commission grant approval for Paul Kassander to operate Mobi Clean, a pressure wash equipment supply business office, per the seven recommendations. Roll Call: Ayes: Acting Mayor JoAnn Shaw, Commissioners Buettner, Goldberg, Cohn, and Appel. Noes: None. Absent: Junge and Noble. Motion carried unanimously.

- III. 7:00 P.M. Plan Commission Review, Better Earth Textile Recycling, 6689 North Sidney Place. Review and approve proposed used clothing and shoes collection and repackaging business 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:

Tim Engel, on behalf of Better Earth Textile Recycling, seeks Plan Commission use and occupancy approval for Better Earth Textile Recycling, a used clothing and shoes collection and repackaging business, to occupy a 4,750 square-foot tenant space in the 32,000 square-foot multi-tenant structure located at 6675-6693 North Sidney Place. The site is zoned M-1 Warehouse, Light Manufacturing, Office, and Service District, and the proposed use is permitted with Plan Commission review and approval.

The clothes and shoes that are delivered to the 6689 tenant space will be placed on large bags and when a sufficient amount has been assembled they are delivered by truck to Houston, Texas, where they are distributed worldwide. Typical initial hours of operation are Monday through Friday from 2:00 p.m. to 5:00 p.m. At the present time Tim Engel is the only worker, however, there may as many as three working at the facility. There will be a sufficient number of parking spaces available at the site to accommodate the proposed use.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant use and occupancy approval for Better Earth Textile Recycling,

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Incorporated, a used clothing and shoes repackaging business, to utilize the tenant space at 6689 North Sidney Place, subject to the following conditions: 1) No outside storage; 2) Signs are required to conform with the Glendale Sign Code; 3) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 4) Dumpster enclosure(s) in compliance with 13.1.144 of the Zoning Code; 5) Subject to obtaining a Code Compliance Inspection Certificate of Compliance, if required; 6) All City of Glendale zoning, building, and fire codes being carried out to the satisfaction of the Director of Community Development, Building Inspector, and the North Shore Fire Department; 7) Written certification by owner of compliance with State of Wisconsin requirements for physically disabled parking prior to issuance of Occupancy Permit.

Tim Engel introduced himself as the owner of Better Earth Textile Recycling, and that he is present to get approval for use and occupancy for a small warehouse space at 6689 North Sidney Place. Mr. Engel stated that his company collects clothing and shoes in partnership with the Wisconsin Humane Society through a number of means, they will bring the clothes into the warehouse, repackage them, and export them to developing countries around the world.

Comm. Cohn stated that the application states that they repackage and then ship 40,000 pounds, and asked what does it take to collect 40,000 pounds, what time limit.

Mr. Engel stated that that will depend on the number of events that they have, they have events, they have events through school and church fundraisers, and those will differ, depending on the size of the church or school, how well it is advertised, and stated that they are putting more and more boxes out for offices, businesses, high traffic areas, under the Wisconsin Humane Society logo banner if you will, and those take time to fill because people realize over time that they are there, rather than put their clothes in a dumpster or trash bin, hopefully they will recycle them more and more through the projects and events that they hold, and stated that 40,000 pounds is typically a full semi-load, and that for the first year he is only projecting one semi-load a month, and that hopefully in year two they will get to 80,000 pounds a month, or two semi-loads, they are just getting started so it will not be a whole lot at this point.

Motion by Comm. Buettner, seconded by Comm. Cohn, that the Plan Commission grant use and occupancy approval for Better Earth Textile Recycling, Incorporated, a used clothing and shoes repackaging business, to utilize the tenant space at 6689 North Sidney Place, per the seven recommendations. Roll Call: Ayes: Acting Mayor JoAnn Shaw, Commissioners Buettner, Goldberg, Cohn, and Appel. Noes: None. Absent: Junge and Noble. Motion carried unanimously.

IV. 7:00 P.M. Plan Commission Conditional Use Permit Review, Doering Leasing Company, 6161 North Flint Road. Review and approve proposed automobile leasing company limited lease fleet cleaning and inside storage 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:

Joseph Doering, on behalf of Doering Leasing Company, is seeking Plan Commission Conditional Use Permit approval for Doering Leasing Company to occupy a 1,500 square-foot tenant space located at 6161 North Flint Road for lease automobile cleaning, limited inside storage of the cleaned

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automobiles, and inside storage automobile tires. The property is zoned M-1 Warehouse, Light Manufacturing, Office, and Service District. Under Section 13.1.39 of the Zoning Code, the proposed use and occupancy requires Plan Commission Conditional Use Permit review and approval.

The proposed use is not as a lease automobile storage lot facility, rather it is to prepare and/or stage personal use lease automobiles for delivery to clients, to include light cleaning and inside storage to keep the automobile in clean condition.

Proposed hours of operation are 8:30 a.m. to 4:30 p.m. Sunday through Saturday. There will be one-half to three employees working at the facility.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant Conditional Use Permit approval for Doering Leasing Company to utilize the 6161 North Flint Road tenant space for lease automobile cleaning and automobile tire storage related to care for its clients personal use lease automobiles, subject to the following conditions: 1) No outside storage; 2) No automobile cleaning, lease automobile storage, or tire storage outside of the building; 3) Signs are required to conform with the Glendale Sign Code; 4) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 5) Dumpster enclosure(s) in compliance with 13.1.144 of the Zoning Code; 6) Subject to obtaining a Code Compliance Inspection Certificate of Compliance, if required; 7) All City of Glendale zoning, building, and fire codes being carried out to the satisfaction of the Director of Community Development, Building Inspector, and the North Shore Fire Department; 8) Written certification by owner of compliance with State of Wisconsin requirements for physically disabled parking prior to issuance of Occupancy Permit.

Joseph Doering introduced himself as president of Doering Leasing Company, and that they operate a business on the west side of Milwaukee, and that they are interested in taking a white box space with a cement floor of about 1,500 square feet to use on the east side, which would be Flint Road, for the convenience of their company, to save their drivers time moving cars from the west side of Milwaukee to the east side, primarily delivering or, for lack of a better term, staging vehicles for high net worth clients and corporations on the North Shore, and also stated that they are currently doing this out of a corporate office on the west side, and that they are only using this for convenience, that they are not going to have any signage, that it will be very light use, employing one-half an employee will be using the facility and storing a few tires, as they switch tires, on a formal tire rack, not selling out of the place, and really is just a staging area, and that they give out a very high level of service to their clients, and that one of their big problems is through a winter like we just had they need to change the license plates on some cars, vacuum out a car, change some windshield wipers, and that you can only really store probably three or four cars indoors, that occasionally they keep a car indoor for three or four or five days, for a weekend, or if they are returning a Range Rover to a client and they cannot take delivery on a Thursday or Friday it might sit indoors over the weekend, just some convenience things for their business, and that they are not really going to operate a business out of there, just a very quiet area to keep a couple of cars.

Comm. Buettner asked how many cars do you turn over.

Mr. Doering stated that it varies, that locally on a Friday it might be one car, if any, on a Tuesday you might have four to seven, depending on what is going on, not every car is going to go through that facility, in many cases the car will go right from Concours Motors to a

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garage in River Hills, for example, it is for convenience, and that they have been existing without it for 25 years and they try to not ever take possession of these cars, drive them right from a dealership into the driveways of their clients, but in the cases where they cannot for whatever reason and they need to keep the car for two hours to two days, they would be taking them to this facility, again it for convenience, versus having one of our employees drive it 25 minutes in traffic to the west side and then have the car sit out there in the open elements, and have to clean the car and get it back to the client on the east side again the next day, so they believe that their time savings will easily offset any of their minimal costs in this small facility.

Comm. Buettner asked how many employees they have.

Mr. Doering stated that they have 10-½ employees right now, and they have a building that they are moving into that they own in Brookfield, and they are currently operating out of a building on the west side of Milwaukee, and the employees doing the service, only one dedicated service person, and then they have two part-time drivers that drive cars, they will head to Minnesota and Indiana, but occasionally help us in local drives, and that where they get most of their help is from the local dealers where one of their guys would drive to the client, pick up the clients car, and end up at Concours Motors, and then Concours shuttle van would drive their driver either back to their office or, in this case, to Flint Road, it is what they are doing regularly, and that it is really a small operation locally, they do have cars in all different states, and that they are only talking about a tiny percentage of what they are doing for some clients on the East Side.

Comm. Buettner asked if this is a franchise.

Mr. Doering stated no, that this is a company that he started 25 years ago that their product is financial services to companies like Quad Graphics, Marquette University, Goodwill, Mark Travel Corporation, those would be their clients, and then allot of their primary shareholders would be personal clients, so they run a big business and then we take really good care of the executives, dropping off and picking up the cars and so forth, and continued on stating nothing more than cleaning, that they do not do any service themselves, all of the dealerships do all of the service, and that they do not even change a tire, it is all done at the dealerships.

Motion by Comm. Cohn, seconded by Comm. Buettner, that the Plan Commission grant Conditional Use Permit approval for Doering Leasing Company to utilize the 6161 North Flint Road tenant space for lease automobile cleaning and automobile tire storage related to care for its clients personal use lease automobiles, per the seven recommendations. Roll Call: Ayes: Acting Mayor JoAnn Shaw, Commissioners Buettner, Goldberg, Cohn, and Appel. Noes: None. Absent: Junge and Noble. Motion carried unanimously.

- V. 7:00 P.M. Plan Commission Review, Stohler Endodontics, LLC, 350 West Green Tree Road. Review and approve proposed professional endodontic (root canal) dental office 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:

Rebecca Stohler, on behalf of Stohler Endodontics, seeks Plan Commission review and approval for Stohler Endodontics, a dental office that specializes in endodontics (root Canal), to occupy a 1,430 square-foot tenant space located in the multi-tenant office building. The proposed law office use is a

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permitted use in the B-4 zoning district, subject to Plan Commission use and occupancy review and approval.

Proposed hours of operation are Monday through Friday from 8:00 a.m. to 5:00 p.m., with occasional extended and weekend hours. The typical number of facility users will be three to four employees with two clients.

Parking should be satisfactory for the proposed use.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant use and occupancy approval for Stohler Endodontics, LLC, a specialty dental endodontic (root canal) office, to operate in the multi-tenant office building located at 350 West Green Tree Road, subject to the following conditions: 1) Signs are subject to a permit through Community Development Department staff under the Glendale Sign Code; 2) 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; 3) Dumpster enclosure(s) to be reviewed and approved by the Planning and Zoning Administrator; 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 Commerce requirements for physically disabled parking prior to issuance of Occupancy Permit

Dr. Rebecca Stohler introduced herself as owner of Stohler Endodontics, L.L.C., and that she is an endodontist, which is a root canal specialist, and that she is opening up a practice from scratch at this location, and that she is there seeking use and occupancy approval.

Motion by Comm. Goldberg, seconded by Comm. Cohn, that the Plan Commission grant use and occupancy approval for Stohler Endodontics, LLC, a specialty dental endodontic (root canal) office, to operate in the multi-tenant office building located at 350 West Green Tree Road, per the six recommendations. Roll Call: Ayes: Acting Mayor JoAnn Shaw, Commissioners Buettner, Goldberg, Cohn, and Appel. Noes: None. Absent: Junge and Noble. Motion carried unanimously.

- VI. 7:00 P.M. Plan Commission Conditional Use Permit Review, Moro Performance, LLC, 5235 North Ironwood Road. Review and approve Conditional Use Permit for athletic team group and individual/small group sport specific training enterprise (not a health club) 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:

Anthony J. Moro seeks Plan Commission Conditional Use Permit approval for Moro Performance, LLC, an appointment based sport specific team group and small group/individual athletic training enterprise, to use and occupy a 20,000 square-foot tenant space in the 30,000 square-foot multi-tenant office-warehouse building located at 5235 North Ironwood Road. The site is zoned B-1, Sub-Area C-1, and the proposed use and occupancy requires Plan Commission Conditional Use Permit review and approval.

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Moro Performance is not proposed as a health club, and health clubs are not a permitted or conditional use in the B-1, Sub-Area C1 District. The proposed use is being considered as a specialty sport specific team group training and small group/individual athletic training facility where trainers employed by Moro Performance work closely with a group or individual. Moro Performance has long-term plans to grow within the facility, possibly own the property, and utilize outside space for training purposes. Moro performance will have to return to the Plan Commission for review and approval with specific plans for growth within the 5235 building and for outside training facilities and use of the premises.

Proposed hours of operation are Monday through Friday by appointment between 5:00 a.m. to 10:00 p.m., and Saturday and Sunday by appointment between the hours of 6:00 a.m. and 6:00 p.m. Initially the typical number of facility users will include up to ten (10) employees and between one and as many as 44 to 46 clients inside of the facility.

Parking should be satisfactory for the proposed use.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant Conditional Use Permit approval, as well as use and occupancy approval for Moro Performance, LLC, an appointment based specialty sport specific team group athletic training and small groups/individual athletic training facility, subject to the following conditions: 1) No outside storage; 2) Outside training subject to Plan Commission review and approval; 3) Signs are required to conform with the Glendale Sign Code; 4) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 5) Dumpster enclosure(s) in compliance with 13.1.144 of the Zoning Code; 6) Subject to obtaining a Code Compliance Inspection Certificate of Compliance, if required; 7) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department; 8) Written certification by owner of compliance with State of Wisconsin requirements for physically disabled parking prior to issuance of Occupancy Permit.

Joseph Moro introduced himself as a recent graduate of Concordia University, and introduced his brother Anthony as a combat and disabled veteran, and that he is also studying at Concordia, and stated that they both played football there.

Anthony Moro stated that they are starting up a gym, a personal training studio for whole teams at a time, at 5235 North Ironwood Road, and that they are looking for Plan Commission approval.

City Administrator Maslowski reiterated that this is not a health club.

Mr. Anthony Moro said no sir, absolutely not.

City Administrator Maslowski inquired as to the difference.

Mr. Anthony Moro stated that it is by appointment only, that it will be focusing on groups instead of just letting people come in there and do what they want, they will be overseen.

Comm. Goldberg stated that he just had one question over here, the Monday through Friday hours are between 5:00 a.m. and 10:00 p.m., is that correct, so at 10:00 p.m. everybody is out, or it lingers for another hour, hour and one-half, what happens.

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Mr. Joseph Moro stated absolutely not, at 10:00 p.m. people are done, out the door, and they are locking the doors, it is done within the parking lot at 10:00 p.m.

Mr. Anthony Moro stated that is not a regular thing either, they are available until then, so unless they have a client schedule at that time, there is a chance that they will not be open that late.

Comm. Goldberg stated that he had another question, you are not going to serve any food inside or anything like that, nothing.

Mr. Anthony Moro stated water.

Comm. Goldberg stated that somebody is going to call you up and make an appointment to rent this space, so that will be at all different hours during this time, obviously.

Applicant replied yes.

Comm. Cohn asked if they are presently doing this now somewhere.

Mr. Anthony Moro replied no sir.

Comm. Cohn asked how they recruit who they train, is there a program that they have out there.

Mr. Anthony Moro stated that they have hired trainers that already have clients with them, that he himself already has clients as well, and that they are doing this by appointment, team only type, they have not started yet, and that they are waiting on the Plan Commission.

Acting Mayor Shaw asked about when they say team only, what is the minimum team number and what is the largest team number.

Mr. Anthony Moro stated that they can do two teams at twenty (20) at the same time in the facility, that is what they have planned for, plus personal trainers doing one-on-one training sessions as well.

Mr. Joseph Moro stated that it can be as small as two, if they want to do speed and agility training for high school athletes, as small as two, as big as twenty-five or thirty for high school.

Acting Mayor Shaw asked if it matters what kind of sport.

Mr. Joseph Moro stated absolutely not, that they are just interested in athletic development.

Motion by Comm. Buettner, seconded by Comm. Cohn, that the Plan Commission grant Conditional Use Permit approval, as well as use and occupancy approval for Moro Performance, LLC, an appointment based specialty sport specific team group athletic training and small groups/individual athletic training facility, per the eight recommendations. Roll Call: Ayes: Acting Mayor JoAnn Shaw, Commissioners Buettner, Goldberg, Cohn, and Appel. Noes: None. Absent: Junge and Noble. Motion carried unanimously.

VII. 7:00 P.M. Plan Commission Review, Gabor Design Build, 6333 North Green Bay Avenue. Review and approve proposed professional design-build residential general contracting business office and limited inside garage storage 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:

Nathan Gabor, on behalf of Gabor Design Build, seeks Plan Commission use and occupancy approval for Gabor Design Build, a professional design-build

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residential general contracting business, to use and occupy 6333 North Green Bay Avenue. The site is zoned B-4 office-Research-Service Business District and the proposed use is permitted with Plan Commission review and approval.

The existing single-family residence and garage will be utilized as the office on the first and second levels and storage in the basement, with maintenance and repair improvements to the exterior and interior (refer to plan documents). Changes to the site include addition of a parking area for 13 cars, including one handicapped accessible parking space, landscaping maintenance, revitalization, and upgrades, an enclosure area for waste disposal receptacles, and addition of a sign. Existing landscaping will need to be maintained and revitalized to maintain the existing neighborhood buffers. The existing garage will include two inside parking spaces, and includes replacement of two garage doors and installation of a glass block window.

Proposed hours of operation are Monday through Friday from 7:30 a.m. to 5:30 p.m., with occasional extended and weekend hours. Initially there are a total of eight (8) employees with five typically present in the office.

The proposed monument sign will require a variance from the required 10-foot right-of-way setback (See necessary separate Plan Commission decision below).

Sign Appeal. The sign appeal involves the request to reduce the setback from the right-of-way line from ten (10) feet to zero feet. The proposed sign placement and style is shown in the plan documents. The necessary action of the Plan Commission is to approve, approve with modification, or to deny the requested sign variance.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant approval for Gabor Design Build, a professional design-build residential general contracting business office, to complete the proposed improvements, as well as use and occupancy, subject to the following conditions: 1) Outside storage prohibited; 2) Signs are required to conform with the Glendale Sign Code; 3) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 4) Dumpster enclosure(s) in compliance with 13.1.144 of the Zoning Code; 5) Subject to obtaining a Code Compliance Inspection Certificate of Compliance, if required; 6) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department; 7) Written certification by owner of compliance with State of Wisconsin requirements for physically disabled parking prior to issuance of Occupancy Permit.

Community Development Director Stuebe also stated that pertaining to the Sign Appeal the necessary action of the Plan Commission is to approve, approve with modification, or to deny the requested sign variance.

Nathan Gabor introduced himself as the owner of Gabor Design Build, we are a design-build company for residential remodeling and construction, and that they are seeking approval for occupancy at 6333 North Green Bay Road, to put their offices and there is also an

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existing garage for storing their vehicles, and they are looking for occupancy permits for that, and also approval of a Sign Appeal variance for their sign to be located at the property line rather than the ten (10) foot setback.

Comm. Buettner stated he has driven by the site frequently, is the sign where they want it now or is that a temporary situation, is that 10 feet off.

Nathan Gabor stated that is actually a temporary sign and is not ten feet back, that is a temporary construction sign, however, if you look at the plans that we have provided it shows where the sign would be located, it will look very similar to that with a white border and their logo in the middle.

Comm. Buettner asked how long they have been in the remodeling business.

Mr. Gabor stated since 2000.

Comm. Cohn stated that looking at the design that was provided where the driveway is coming in, and seeing where the sign is placed, and looking at the picture there is a fire hydrant there, and there is space behind it, and there are bushes behind that, looking at this picture where would that sign approach, the sign is going near the fire hydrant.

Mr. Gabor stated that the sign is to the south of the fire hydrant, and the fire hydrant is out in the right-of-way, and he was not aware of any distance that they would have to be away from that, the fire hydrant is quite a ways behind the fire hydrant, west of the fire hydrant, the fire hydrant is on the plan so it shows approximately how far away it is.

Comm. Appel asked if they are going to be doing any remodeling of that building.

Mr. Gabor stated that they are currently remodeling it, they have a permit to do that interior work, and they are not altering the building, just remodeling, replacing some of the windows at the exact location where they are, they are replacing the siding, currently there is vinyl siding and they are going to go back to wood siding, the house was built in 1870 so they are trying to restore it back to some of the original architecture that it had, and have already been given building permits to do all of that work.

Motion by Comm. Cohn, seconded by Comm. Buettner, that the Plan Commission grant approval for Gabor Design Build, a professional design-build residential general contracting business office, to complete the proposed improvements, as well as use and occupancy, per the seven recommendations. Roll Call: Ayes: Acting Mayor JoAnn Shaw, Commissioners Buettner, Goldberg, Cohn, and Appel. Noes: None. Absent: Junge and Noble. Motion carried unanimously.

Motion by Comm. Buettner, seconded by Comm. Cohn, that the Plan Commission grant approval of the request to reduce the setback requirement from the right-of-way line from ten (10) feet to the placement (zero foot setback) and style shown on the plan documents. Roll Call: Ayes: Acting Mayor JoAnn Shaw, Commissioners Buettner, Goldberg, Cohn, and Appel. Noes: None. Absent: Junge and Noble. Motion carried unanimously.

VIII. Plan Commission Review, Certified Survey Map, North Shore Infiniti, 6030, 6034, 6044 and 6050 North Green Bay Avenue. Review and recommend Common Council approval of Certified Survey Map (CSM) changing parcel boundaries.

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:

CITY OF GLENDALE -- PLAN COMMISSION

North Shore Infiniti seeks approval of a Certified Survey Map to combine four existing parcels of land into one parcel for the future site of North Shore Infiniti. The net area of the parcel will total 2.0492 acres (89,265 square feet). Zoning and use have been approved for the North Shore Infiniti.

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.

Community Development Director Stuebe stated that the required action is a recommendation to the Common Council.

City Administrator Maslowski stated that the Certified Survey Map document meets all requirements of the City and State, so it is our recommendation that the CSM be recommended to the Common Council for final approval.

Motion by Comm. Cohn, seconded by Comm. Goldberg, that the Plan Commission recommend that the Common Council approve the Certified Survey Map per the requirements. Roll Call: Ayes: Acting Mayor JoAnn Shaw, Commissioners Buettner, Goldberg, Cohn, and Appel. Noes: None. Absent: Junge and Noble. Motion carried unanimously.

ADJOURNMENT.

Motion by Comm. Cohn, seconded by Comm. Appel, to adjourn the Plan Commission until 7:00 p.m. on Tuesday, June 3, 2014. Roll Call: Ayes: Acting Mayor JoAnn Shaw, Commissioners Buettner, Goldberg, Cohn, and Appel. Noes: None. Absent: Junge and Noble. Motion carried unanimously.

Todd M. Stuebe, Director of Community Development

Recorded: May 29, 2014