

CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, June 02, 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, May 28, 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. Cole, seconded by Comm. Goldberg, to approve the minutes of the meeting held on Monday, May 5, 2015. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cole, Goldberg, Cohn, Lippow, Pfauth, and Ross. Noes: None. Absent: None. Motion carried unanimously.

MATTERS FOR CONSIDERATION.

- I. Plan Commission Review, North Shore Bank, 403 West Silver Spring Drive. 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:

Darrel Eisenhardt, on behalf of North Shore Bank, requests Plan Commission review and approval to demolish the existing building located at the southwest corner of West Silver Spring Drive and North Bayshore Drive, and to construct a one-story bank facility of about 1,290 square feet. The area is zoned B-1, Sub-Area D1, and Plan Commission review and approval is required.

Proposed North Shore Bank

CITY OF GLENDALE -- PLAN COMMISSION

The proposed bank structure is positioned forward toward the north edge of the site. The architectural styling is distinctly modern. Building materials on all four elevations of the building are predominately stone veneer with varying proportions of window glazing in each elevation (Refer to architectural design images). The west elevation, proximate to the existing 407 West Silver Spring Drive building, is predominately stone veneer. The entrance to the bank is located at the southeast corner of the building.

Primary ingress-egress to the bank site is via North Mohawk Avenue to a small parking lot with six parking spaces, which includes one ADA stall (Refer to the site/landscaping exhibit). There is remote teller machine that is located on the south side of the property, and the traffic plan provides for egress via the remote teller lane to North Mohawk Avenue or to the alley. The final design of the ingress-egress along North Mohawk Avenue and the alley will require City engineering review to resolve any issues pertaining to traffic movement and safety. Interior to the bank vestibule is an Automated Teller Machine (ATM). In the south elevation there is a night deposit box.

Landscaping is provided along the north and east facades of the bank building, between North Mohawk Avenue and the parking lot, along the west property line, between the remote teller lane and the alley, and in the planting space in which the remote teller is located.

The preliminary site lighting plan is included in the plan documents.

Signage

North Shore Bank proposes two wall signs, with wall signs along West Silver Spring Drive and North Mohawk Avenue. An architecturally integrated masonry element is proposed in the south façade. The Glendale Sign Code allows two wall signs for corner lots. The masonry wall element proposed within the south façade may be approved if it is determined to be architecturally integrated with the architecture of the building. Directional signs are also included in the proposed signage.

Business Hours and Security

Business hours for the North Shore Bank are Monday through Friday from 9:00 a.m. to 5:00 p.m., and Saturday from 9:00 a.m. to 1:00 p.m. It is anticipated that there would be four employees.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant approval of the architectural, site, landscaping, lighting, and signage plans, for North Shore Bank to construct the proposed bank, as well as approval of the proposed use and occupancy, per the following requirements: 1) Signs require a Sign Permit per the City of Glendale Sign Code; 2) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 3) All modifications within the street right-of-way require review and permit(s) issued per the requirements of the City of Glendale Department of Public Works (Right-of-Way; Watermain Tap, Driveway, etc.) 4) All monetary costs associated with approved and permitted modifications within the street right-of-way are the sole responsibility of North Shore Bank; 5) All street trees to be maintained per the requirements of the Glendale Landscaping Guidelines and the

CITY OF GLENDALE -- PLAN COMMISSION

Director of Public Works. 6) Obtain a stormwater management permit subject to Section 6-5 of the Code of Ordinances and Milwaukee Metropolitan Sewerage District approval, 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 Department of Safety and Professional Services requirements for physically disabled parking prior to issuance of Occupancy Permit.

Darrel Eisenhardt introduced himself and project architect Mike Peine.

Mr. Peine presented the project plans to the Plan Commission.

Mayor Kennedy inquired about the proposed building in relation to the existing building, the former Daniel Kondos Law Office building that will be razed, and what are the nearest branches.

Mr. Peine stated that the proposed building will be smaller and taller as will be viewed from the Bayshore Town Center. Mr. Peine stated that at present the nearest branch was inside the Bayshore Town Center, and that Oakland Avenue is the next nearest branch.

Comm. Cole asked about the three signs.

Community Development Director Stuebe stated that the City has been receptive to and accepts architecturally integrated signs.

Comm. Cohn asked about the timing in 2015 and 2016.

Mr. Eisenhardt stated that they have been located in the Bayshore Town Center since the 1970's, and the bank felt that it was time to create their own street identity, and would keep the lights on until the lease expires.

Motion by Comm. Cole, seconded by Comm. Goldberg, that the Plan Commission grant approval of the architectural, site, landscaping, lighting, and signage plans, for North Shore Bank to construct the proposed bank, as well as approval of the proposed use and occupancy per the eight requirements: Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cole, Goldberg, Cohn, Lippow, Pfauth, and Ross. Noes: None. Absent: None. Motion carried unanimously.

II. Plan Commission Review, Anchor Bank, 5520 North Port Washington 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:

Paul Neesam, of AnchorBank FSB, seeks Plan Commission use and occupancy approval for AnchorBank FSB, a bank/financial institution, to occupy the former Radio Shack tenant space (about 2,000 square feet) located in the 12,000 square-foot Men's Wearhouse retail center located at 5520 North Port Washington Road. The property is zoned B-1, Sub-Area B, Zoning District and Plan Commission review and approval is required.

The proposed changes to the exterior include placing an Automatic Teller Machine (ATM) in the front façade and introducing blue accent color into the existing uniform red themed façade of the Men's Wearhouse Center.

The proposed hours of operation are Monday through Friday from 7:30 a.m. to 6:00 p.m., and Saturday from 7:30 a.m. to 12:00 noon. AnchorBank FSB anticipates having (4) employees.

CITY OF GLENDALE -- PLAN COMMISSION

With the AnchorBank FSB occupancy the Men's Wearhouse Center will be at full occupancy. Existing occupancies include Exquisite Threading and Men's Wearhouse. The Men's Wearhouse Center has a total of 53 parking spaces. Parking should not be a problem.

The proposed sign conforms to the Planned Sign program for the Men's Wearhouse retail center.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant use and occupancy approval for AnchorBank FSB, a bank/financial services enterprise, to occupy 5520 North Port Washington Road, per the following requirements: 1) All signs to conform with the Planned Sign Program (PSP) and the Glendale Sign Code and require a Sign Permit per the City of 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) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department; 4) Written certification by owner of compliance with State of Wisconsin requirements for physically disabled parking prior to issuance of Occupancy Permit.

Paul Neesam introduced himself as senior vice-president of branches at Anchor Bank, and introduced Bob Hallbibe, who works across the street at the existing branch at 5555 North Port Washington Road, and stated that the only change really to their operations is that the Automatic Teller Machine (ATM) will not be a drive-through, and stated that they like the Glendale neighborhood and that it will be any easy change for their customers, only that it will be walk-up instead of drive-through.

Mayor Kennedy observed that there were very few ways in and out.

Motion by Comm. Goldberg, seconded by Comm. Cohn, that the Plan Commission grant use and occupancy approval for AnchorBank FSB, a bank/financial services enterprise, to occupy 5520 North Port Washington Road, per the four requirements: Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cole, Goldberg, Cohn, Lippow, Pfauth, and Ross. Noes: None. Absent: None. Motion carried unanimously.

- III. Plan Commission Review, Brauhaus Milwaukee, LLC, 700 West Lexington Boulevard. 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:

Brauhaus Milwaukee, LLC, proposes a tower entrance feature for the Old Heidelberg Festival Grounds (known for the annual Bavarian Oktoberfest). The proposed tower will be located on Lot 2 of CSM 8584 (Old Heidelberg Park is Lot 3 of CSM 8584). The site is zoned B-1, Sub Area C1 district, and Plan Commission review and approval is required.

The proposed tower feature base measures 17'-4' by 13'-8' and is 58'-8" in height. The proposed base material is EIFS, with a pre-finished metal cornice above, and a pre-finished metal roof. The body of the tower is proposed as a nylon fabric material that is stretched taut.

A large beer stein atop the tower would have aesthetically pleasing lighting and is proposed to rotate (permissible if there is not any signage on the beer stein).

CITY OF GLENDALE -- PLAN COMMISSION

Signage on the east side of tower feature includes the name of a German brewery/beer hall restaurant establishment and on the north and south sides there will be logos that pertain to the same brewery establishment.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant approval for Brauhaus Milwaukee, LLC, to construct the entrance tower per the approved architectural, site, landscaping, lighting, and signage plan, per the following requirements: 1) Signs require a Sign Permit per the City of Glendale Sign Code; 2) All landscaping being maintained and replaced and/or replenished whenever necessary; 3) All building and fire codes being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department;

Mike Weiss introduced himself as property owner with Friends of BSC, and also introduced architect Dan Beyer. Mr. Beyer presented the project to improve the entrance to the Old Heidelberg Park festival grounds. Mr. Beyer stated that the entrance tower will have a solid base with a nylon fabric material above.

Comm. Cole commented that the tower looked plain and that the signage was less than specific.

Mr. Beyer stated that the plainness was because the graphics are not shown and will be more pleasing, and that the graphics and logo will come back for your review.

Comm. Goldberg commented that the tower was plain below the signage, and asked with the tower what would be next, perhaps a restaurant brewery.

Mr. Beyer stated that they will be changing to blue.

Mr. Weiss stated that they expect to be back next month or the month after that, and that they want to have the entrance in place for Oktoberfest, and that the Soccer Club will operate Oktoberfest this year and that next year will be operated by the new entity.

Comm. Pfauth asked how many trees would be lost with the tower entrance.

Mr. Beyer stated none.

Comm. Lippow inquired about lighting on the entrance tower.

Mr. Beyer stated that it would be possible to see light on the tower and there will be an interior lit beer stein.

Mr. Weiss stated that the brand will have a great deal to say about what they can say.

Comm. Ross asked about the beer stein, would it be rotating all of the time or just during events.

Mr. Beyer stated that there would be no reason for it when not open.

Comm. Cohn commented that the tower has much blank space and asked if they cannot put graphics on there.

Mr. Beyer stated that there would be the logo and they will look at that.

Comm. Ross inquired about the use of nylon material versus stucco all the way.

Mr. Beyer stated that a stucco material would be heavy and would be a maintenance concern.

Motion by Comm. Cohn, seconded by Comm. Goldberg, that the Plan Commission grant approval for Brauhaus Milwaukee, LLC, to construct the entrance tower per the approved architectural, site, landscaping, lighting, and signage plan, per the three requirements, with the proposed final graphics to be reviewed by the Plan Commission: Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cole, Goldberg, Cohn, Lippow, Pfauth, and Ross. Noes: None. Absent: None. Motion carried unanimously.

IV. Plan Commission Review, OnCourse Information Services, Incorporated, Vibrant Graphics, LLC, 6101 North Baker Road. Review and approve proposed records storage and digital printing 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:

CITY OF GLENDALE -- PLAN COMMISSION

Plan Commission Report:

Mike Sewart, of OnCourse Information Services, Incorporated, and Vibrant Graphics, LLC, is seeking Plan Commission use and occupancy approval for both records storage (OnCourse) and digital printing (Vibrant) in the existing building (about 70,000 square feet) located at 6101 North Baker Road. Sewart Holdings, LLC, is the owner of the 6101 North Baker Road property. The site is zoned M-1 Warehouse, Light Manufacturing, Office and Service District and, under the requirements of Section 13.1.39, and Plan Commission review and approval is required.

Proposed Use and Occupancy

OnCourse Information Services, Incorporated, will utilize about 1/3 of the available warehouse space (about 23,300 square feet) for long term storage of medical and business records for their clients. The proposed use is essentially passive as records will be stored on static metal shelving and the facility will be managed remotely. OnCourse Information Services also operates at 4066 North Port Washington Road and was approved by the Plan Commission on August 1, 2006, as an information technology database services use and occupancy.

Vibrant Graphics is a digital label printing and converting enterprise that is relocating from a tenant space located on North Sydney Place, and will also occupy about 1/3 of the warehouse space (about 23,300 square feet) and all of the office space.

Proposed Building Modifications

Exterior building modifications are not proposed. Interior modifications will be made to provide the required separation wall(s) and other improvements pertaining to the Vibrant Graphics production space.

Site/Landscaping Modifications

Site modifications are not proposed.

Proposed Business Hours

Vibrant Graphics operates two shifts Monday through Friday from 7:00 a.m. to 11:00 p.m. Vibrant has a total of 15 employees. OnCourse will not have any employees based at the facility. The site has limited parking and arrangements will likely need to be made with neighboring property owners to provide off-street parking.

Signage

Signage is not proposed.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant approval for OnCourse Information Services, Incorporated (passive storage of medical and business records), and Vibrant Graphics, LLC (digital printing and business office), to complete the proposed improvements, and to use and occupy 6101 North Baker Avenue, per the following requirements: 1) Provide off-street parking on the 6101 North Baker Road property or with arrangements with nearby property owners; 2) Signs are subject to a permit per the Glendale Sign Code; 3) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to

CITY OF GLENDALE -- PLAN COMMISSION

tenant/owner lease responsibilities; 4) Dumpster enclosure(s) in compliance with 13.1.144 of the Zoning Code; 5) 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 Department of Safety and Professional Services requirements for physically disabled parking prior to issuance of Occupancy Permit.

Mike Sewart introduced himself as the property owner and business owner and presented the proposed use and occupancies. OnCourse will maintain their 4066 Port Washington Road facility, however, the proposed use and occupancy allows OnCourse to grow and to consolidate Vibrant Graphics into the 6101 North Baker Road facility.

Motion by Comm. Goldberg, seconded by Comm. Cohn, that the Plan Commission grant approval for OnCourse Information Services, Incorporated (passive storage of medical and business records), and Vibrant Graphics, LLC (digital printing and business office), to complete the proposed improvements, and to use and occupy 6101 North Baker Avenue, per the seven requirements:. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cole, Goldberg, Cohn, Lippow, Pfauth, and Ross. Noes: None. Absent: None. Motion carried unanimously.

- V. Plan Commission Review, Barnabas Business Center, 4650 North Port Washington Road. Review and approve proposed architectural (doors) and site plan changes (connection to North Port Washington Road) 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:

Representatives of Barnabas Business Center will formally present the proposed improvements. The facility will be modified as follows, 1) four (4) exterior doors will be added to the south elevation of the Lexington Building for the Montessori School and, 2) the site plan will be changed to provide a drive lane with an egress-only connection to northbound North Port Washington Road. The internal traffic pattern within the Barnabas site will be modified such that traffic along the south side of the Lexington Building will be reversed from the existing west to east traffic flow to east to west traffic flow, encouraging exit to northbound North Port Washington Road without the need to circulate around the entire Barnabas horseshoe lane.

Plan Commission approval of the revised concept as a minor change will allow the developer to finalize the various design plans for City review and move forward with the project.

Project Schedule

The proposed work will be completed in 2015.

Required Action

The necessary action by the Plan Commission is to approve the proposed improvements as a non-substantive change to the existing Planned Unit Development. The review and approval of the Department of Public Works and obtaining all necessary City permits is required. Barnabas is responsible for all monetary costs related to proposed changes within the City right-of-way.

CITY OF GLENDALE -- PLAN COMMISSION

Community Development Director Stuebe stated that the necessary action by the Plan Commission is to approve the proposed improvements as a non-substantive change to the existing Planned Unit Development, and with the requirement for the review and approval of the Department of Public Works and obtaining all necessary City permits, and that Barnabas is responsible for all monetary costs related to proposed changes within the City right-of-way.

Steve Peterman of TWP Architects presented the proposed project.

Motion by Comm. Cole, seconded by Comm. Cohn, that the Plan Commission grant approval per the three 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. Goldberg, to adjourn the Plan Commission until 6:00 p.m. on Tuesday, July 7, 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: June 30, 2015