

CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, June 03, 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, and Fred Cohn. Absent: Ilmar Junge, Larry Appel, 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 29, 2014, 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, May 6, 2014. Roll Call: Ayes: Acting Mayor JoAnn Shaw, Commissioners Buettner, Goldberg, and Cohn. Noes: None. Absent: Junge, Appel, and Noble. Motion carried unanimously.

MATTERS FOR CONSIDERATION.

- I. 7:00 P.M. Plan Commission Review, Milwaukee River Inn, 4700 North Port Washington Road. Review proposed architectural changes and renovation of the hotel and restaurant/conference center.

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:

Nagib Lakhani, representing the owners of Milwaukee River Inn, will present the proposed architecture and renovation plan for the hotel, restaurant, and conference facility located at 4700 North Port Washington Road. The property is zoned B-1, Sub-Area K, (Hotel and Convention Center) Business and Commercial District, and the proposed architectural changes and renovation plan requires Plan Commission review and approval.

CITY OF GLENDALE -- PLAN COMMISSION

The hotel will no longer be operated under the Hilton name. Renovations will be completed in two phases over the course of the remainder of 2014, during which time the hotel will operate as an independent hotel, and it is anticipated that with the renovation improvements the hotel will be transitioned to Holiday Inn.

The proposed architectural image and renovation changes are indicated on the exhibits. Owner will present the latest color artistic images, elevations, and project plans and schedule.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant approval of the proposed architecture and renovation plan for the Milwaukee River Inn hotel, restaurant, and conference facility at 4700 North Port Washington Road, subject to the following conditions: 1) Signs are required to conform with the Glendale Sign Code; 2) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary; 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.

Nagib Lakhani introduced himself as representing the ownership group for the hotel, and introduced John Kedzierski with Dimensions Architects, the architectural group that has been doing all of the architectural work, and are present to help share some of the design and the phases of work.

Mr. Kedzierski stated that Dimensions, Incorporated, specializes in hotel work and have been working with the owner to create a formula for the project, and that he has handed out booklets, the first page being a picture of the existing hotel showing how it sits right now, the left hand is the commercial building, and on the right hand side is the tower where all of the rooms are, turning the page you see what is envisioned for the future of the hotel, the color scheme is totally different, they have gone with a floating roof concept, which is a darker top floor, this line is already designed into the existing building, so they are taking advantage of it, and there will have a darker fifth floor with a red band and a light parapet, creating a floating roof above a darkened area. Mr. Kedzierski stated that the existing commercial area has a pitched roof all around it and they are going to be adding a parapet on top of the existing wall and give it a little more height and presence, remove the peaks that are there, and continue the same columns that they have on the porte-cochere on the commercial building, giving it a little bit more of a cohesive look, that looking back at the commercial building does not really tie in to the hotel tower and they wanted them to tie in a little better. Mr. Kedzierski stated that referring to the next page one of the problems with the existing hotel is that it is virtually invisible at night, and they are going to relight the hotel, there are currently can lights in every other bay along there shooting down and they only reach about four or five feet, and it is a very dark space, on the back side coming down the road you can hardly see it at all, so by creating this floating roof concept and putting some rope light across the top of the parapet they are creating that floating roof, and that will help bring some accent without being annoying, so that the hotel will be much more visible. Mr. Kedzierski stated that in addition they have the Holiday Inn green lights that are part of their requirements, they require that to be on all of their hotels, and they are going to have some upward lighting on the right hand side part of the tower that is on the ground in every other bay and that upward lighting is going to be more powerful than the current upward lighting, again to obtain a little more presence in the hotel. Mr. Kedzierski stated that there is a

light pole in front of the commercial building and they are going to put a light on there to generally illuminate the commercial building, though they want the tower to stand out more.

Mr. Kedzierski stated that turning the page we see the existing plan for the hotel and that what you notice with that is that when you walk in to the existing lobby you walk in and in ten feet there is the registration desk, and that is it, that is the whole lobby, there is no open space, there is no communal area that people can come in and gather in, it is not a very community minded space and, in addition there are office behind it that keep you from seeing the beautiful river that is behind the building, so on the next page you see that the lobby is all open, when you walk into the lobby now there is a large open lobby that is open all of the way through to the back, and they are going to put windows in the back that looks out onto the patio beyond the patio to the river, so that it is now a much more inviting space, there is general seating for people, there is individual seating for people, there are the registration pods on the side, so now it will be much more community, more personable space to be in, and off to the left is a food and beverage area which is more casual dining, there is a bar back there and that is even angled so that you can look out the windows back at the river, so they are opening the whole lobby up making it a lot more friendly of a space for everyone to be in. Mr. Kedzierski stated that in addition they are going to take the existing ballroom and extend it out, currently there is a bar at the end of the ballroom that keeps anything from working with each other, and they are going to take that bar out, which is moved over here into the lobby area, and they are going to have movable wall partitions that if Mr. Lakhani's people rent a nice large banquet then they can open all of that up, the tables and chairs are all reconfigurable, and now the banquet can even look out on the river, but if there is not a banquet that needs that space the restaurant, the Anchorage is still there and the seats are still there, the tables are still there, so there will be the Anchorage back here but they have much more flexibility now with the casual dining, the banquet space, and they have the meeting space, so they have a much more flexible space which allows Mr. Lakhani's people to really optimize the situation that needs to be optimized.

Mr. Kedzierski stated that they are going to build new bathrooms, that now that they have more assembly area they are going to need additional bathrooms, and they spread them out so that different parts of the hotel area can access them. Mr. Kedzierski stated that one of the important things about this lobby (going back one page), they have done extensive work on the phasing, they have met with the Fire Marshal, Mr. Stuebe, and the building inspector, and they have worked out a phasing plan so that all during the construction they will always be 100 percent fire compliant, they will always be 100 percent egress compliant, and they will always meet 100 percent occupancy requirement, everything will always work the whole way through the whole process, it is a very aggressive job in terms of they need to keep the hotel open, so they will be building tunnels people can walk through that will be fire rated, and that will allow them to get around to the places that they need to go and separate them from the workers so that they do not have that danger of workers and guests being in the same space at the same time, concluding that he is not going to go through the whole phasing but just to know that they have worked this all out and the Fire Marshal seems to be very happy with the it, that it has been allot of work, right down to such things such as while they are renovating the banquet hall they are going to build a tunnel between the kitchen and the informal food area so that runners can take the food back and forth, and while they are working on where this tunnel is they are going to build a secondary tunnel back here while we are working on this area where the tunnel used to be, so they are thinking about that the whole way through.

Mr. Kedzierski stated that turning the page there are pictures that show what they are planning the lobby to look like and, turning the page, that they are also going to work on the patio, the patio is very nice but it has limitations so they are going to enlarge it somewhat, there is an existing office area that was added on to the back of the building, they are going to knock

that added on office area back out and that is going to allow them to put the windows in, so that will allow them to enlarge the patio in that area, and although not 100 percent determined yet they are going to place some sort of shading device over some of the patio so that people can use it when it is either super-hot and they will get some shade out of it and maybe when it is lightly raining and still be able to be outside because people love to be outside.

Mr. Kedzierski stated that that turning the page again you will see the restaurant, what the Anchorage will now look like, and you can see the movable partitions so that can be opened up to the banquet hall, and all of the seating, as nice as it is, is all very much movable so it can be rearranged depending on the needs of the situation, but there are allot of different colors here, there are allot of different accents, and the whole point is to create allot of interest, continuing on stating that if you turn the page again you see the banquet hall and notice that there is a similar theme to the colors, and while they are not exactly the same, they are enough the same so that when these walls are open back here it will look cohesive and yet each space still has its own little bit of personality to it, and so they are going to be renovating the existing ceiling, adding some more coffers, renovating the coffers, new wallpaper, new carpet, new FF&E furnishings, and stated that they think that it is going to be a beautiful space, and new lighting.

Mr. Kedzierski stated that turning the page we go to the tower, the first page is the first floor tower, and here is mostly going to be new finishes, new fixtures, new bedding, new dressers, new desk, new chairs, new wallpaper, they are going to be tearing out the bathtubs, replacing the bathtubs, new vanities, that kind of thing, and so the walls will not change very much, they are going to be adding little wing-walls here, because there are columns that stick out, so they are going to pad out the columns to fit the beds in correctly, but there is not a whole lot of construction there, and that this is a complete renovation in terms of the looks of the rooms, and stated that Mr. Lakhani and the interior designer have spent allot of time making sure that they have the right room mix for your area to maximize providing needed rooms for the clientele that will be coming here, continuing on stating that these plan pages are very simple, they are just the different floor plans going up from the first floor to the fifth floor, there is not a whole lot of difference, and that on the fifth floor is the Milwaukee Suite that is going to be turned into a Board Room, and that is going to have the Board Room table and the typical things that you have in a Board Room. Mr. Kedzierski stated that if you turn several more pages you will find the color rendering of the guest room and, as you can see it is a new scheme, there are some really nice features there, the desk is actually two parts, an upper and a lower, the lower is actually movable so that if somebody actually wants to go sit over in the chair over there they can actually pull the desk over to that chair and work and watch television, or they can just roll it back over and it becomes part of the desk again, that there are some neat features like that, and to help with sounds the panel here will be supporting the television so that the television is not up against the wall to radiate sound into the next room over, things like that, and there is the padded out wall for that bed that creates a nice back-drop for the bed, and that in this case this particular rendering has the couch, sofa, so that is more in a recess, new artwork, new draperies, new carpet, and stated that he thinks that it is going to be a really fabulous place when they are done.

Mr. Kedzierski stated that the last couple of pages of the book are just the architectural drawings of the exteriors, this being a more technical drawing, not a pretty drawing, it tells the contractors what colors to put where and things like that.

Comm. Buettner asked if there are any trees in the parking lot.

Mr. Kedzierski stated that they are not taking any trees down and, in fact, they are adding landscaping, as you see they are adding a landscaping buffer in front of the commercial area, they are re-landscaping the little triangle area, adding new landscaping in the bridge between the commercial building and the tower, so they are adding more landscaping, same

CITY OF GLENDALE -- PLAN COMMISSION

thing back in the patio as well, in the patio rendering you do not see trees between the river, that was just part of the artistic, the trees are there, they are not taking them down, they just wanted to profile the point that you would be able to see the river.

Comm. Buettner stated that on the outside of the Holiday Inn seems to feature the green, and on the inside it all seems to be all red, orange, and beige, is there a reason for not having some green continuity on the inside.

Mr. Kedzierski replied yes.

Mr. Lakhani stated that there is actually quite a diversity within the Holiday Inn family of all of different colors and, in fact, the color scheme that you see there is one of their design themes and they chose that design theme to stay within the design themes so that they could present this to Holiday Inn and get approval quickly because of the lead time that it takes to order all of the furniture and if they wanted to change it would have taken us all of longer to actually get Holiday Inn approval, so the color scheme that you see on the outside is not an uncommon scheme, it is a fairly typical scheme within Holiday Inn, and they have changed it and customized it a great deal, but the palette is very typical, so the green, which is very true, it is not the same palette, but it is actually just part of the very diverse range of colors that Holiday Inn already uses.

Mr. Kedzierski stated that if you look at Holiday Inn's across the world there are all of different looks, but they always have that green and that helps tie it together across the world, so that is really what that green is used for more than tying inside to outside.

Comm. Buettner stated that he has seen a number of Holiday Inn Express, and asked how the Holiday Inn's rank themselves in terms of being middle-of-the-road or high end or low end.

Mr. Lakhani stated that the IHG, the InterContinental Hotels Group, which owns this family of hotels, the InterContinental is their premier flagship hotel, which we have one in downtown, then you get the Crown Plaza, which you have a couple of as well, although the Crown Plaza varies a fair bit in terms of the nature of the hotels themselves, they are very much a conversion brand, so they are going through a revitalization right now, so you have a somewhat mixed group of styles and types of Crown Plaza Hotels, and then you have the Holiday Inn, which is their largest group of hotels by far, it is their flagship, it is their core brand, it is by far the driver for that entire group of hotels, and it has probably undergone the greatest change over the course of the last six to seven years from being what originally was the start of the concept of a hotel, when Kemmons Wilson first started that he was actually the founder of probably what we see today as drive-by motels, and it has evolved immensely since then obviously, but the Holiday Inn family was a family that had matured all of earlier because it started so much earlier, so you had a period of time where the Holiday Inns were fairly tired, there was a very diverse range, there was no consistency, and so Holiday Inn, or IHG, invested an enormous amount of time and effort to completely revive the brand, they essentially terminated almost 30 percent of all of the hotels and their licenses and really imposed some very substantial requirements on all of the others to bring them up to standard, so over the course of the last six to seven years the traditional and typical notion that all of people have of Holiday Inn's has undergone a very vast change and today the performance of Holiday Inn is in fact as a brand is almost as greater than it is for Crown Plaza, and it approaches that, the InterContinental is somewhat of a different level, but it certainly has exceeded the performance levels of even a Crown Plaza, and now just because it has gone through so much change and they imposed such a rapid requirement for change, and that was kind of the reason why we decided to go with Holiday Inn, and it also has a very strong leisure appeal, it is designed very much to allow for a very high leisure, and stated that he thinks that this market, they felt, was going to be particularly appropriate for both the

CITY OF GLENDALE -- PLAN COMMISSION

corporate and the leisure market, and the Holiday Inn provides a really nice blend of attraction for both of those segments.

Comm. Buettner asked when the renovation will be complete.

Mr. Lakhani stated that they are hoping that the Phase One, so to speak, which covers the entire lobby space that John talked about, the exterior that he talked about, and about two to perhaps three floors of rooms, will be completed by October 31, that is their schedule and, at that point in time they are expecting that they will be branded as a Holiday Inn and then from the beginning of November through to the third week of January, they hope, or certainly by the end of January, they will be undertaking the ballroom and the Anchorage as the next phase of renovation, and will be finishing off whatever rooms have not been completed, and they are anticipating those to be done by the end of January, so sort of two major phases, the first phase is the entire lobby, the exterior, the patio, so all of the high guest impact areas have to be completed before they can be branded, and right after the branding they will take off the ballroom and the food and beverage side and complete those renovations, so two primary phases.

Motion by Comm. Buettner, seconded by Comm. Goldberg, that the Plan Commission grant approval of the proposed architecture and renovation plan for the Milwaukee River Inn hotel, restaurant, and conference facility at 4700 North Port Washington Road, per the four approval conditions. Roll Call: Ayes: Acting Mayor JoAnn Shaw, Commissioners Buettner, Goldberg, and Cohn. Noes: None. Absent: Appel, Junge, and Noble. Motion carried unanimously.

II. Planned Sign Program (PSP), Barnabas Business Center, 4650 North Port Washington Road. Review and approve proposed revised PSP for Barnabas Business Center.

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:

A revised Planned Sign Program (PSP) is proposed for the Barnabas Business Center, a multiple building multiple tenant office campus. The purpose of the PSP is to establish a set of guidelines and criteria for all signs in a multi-tenant development. The Barnabas Business Center is a 9.5 acre multi-building multi-tenant office campus (refer to exhibit map).

On February 7, 2012, the Plan Commission approved a PSP for Barnabas Business Center. The existing PSP includes the monument signs along Port Washington Road and one monument sign proximate to Estabrook Lane, two wall signs on the west side of the Washington Building, one wall sign on the west side of the Jefferson Building, one wall sign on the south side of the Jefferson Building, one wall sign on the west side of the Lexington Building (First Weber), and one wall sign on the existing building located at the southeast area of the site (the garage building), and the signage that was already in existence at the time.

The proposed change to the PSP will add a projecting sign on the west side of the garage building for current tenant Groundworks CrossFit, and will remove the west facing wall sign from the program. The owner and tenant

CITY OF GLENDALE -- PLAN COMMISSION

find that this will provide a sign more visible to clients entering from the south on Estabrook Lane and to clients entering from the west internal drive lane (a south facing wall sign would not be visible to those who enter from the west). The second change is to accommodate a second wall sign on the north side of the Lexington Building to help guide clients to the location of Cedarwinds within the Lexington Building.

Based on the intent of the PSP and the scale of the Barnabas Business Center office campus, staff recommends that the PSP amendment be approved subject to the exhibits being incorporated into the PSP document.

Janet Menz introduced herself as the property manager at Barnabas Business Center and that she works for the owners Linda and Vick Hunter. Ms. Menz stated if you are familiar with the campus it is a large nine acre campus with three connected buildings and a stand-alone building, they have usually about usually between ten and fifteen tenants, they have multiple entrances, and their signage program is very important to the property because they have as many as 25 exterior entrances, not all of them used on a regular basis by visitors and clients but about half of those are, so it is important for their tenants to have visible signage that their clients can see to get to the tenant spaces, and their existing Planned Sign Program was approved about two years ago and they one current tenant and one new tenant who made requests that would require modification to the Planned Sign Program. Ms. Menz stated that their new tenant, CrossFit Groundworks is a tenant in the stand-alone, it is an industrial (garage) building that kind of sits back in the back parking lot, off of Port Washington Road, it is a 5,500 square-foot industrial building, and one third of that building has been renovated into a personal training area, and she has done quite a few renovations to it and really has dressed up the building, and she has requested a protruding sign that you have included in your information, and the reason that she requested a protruding sign, instead of on the building, is there are two routes to get to that building, either you can take the private drive through the campus or you can come off of River Woods Parkway to the south of the building and come north on Estabrook Lane, and with a protruding sign she felt that her visitors could find her location better.

Ms. Menz stated that there was one other request for an amendment to the program, they have an existing tenant, Cedarwinds Investment Management, they have been a tenant for about seven years, and they are located in the Lexington Building, which is the single-story building that First Weber Group anchors, and that building has six entrances, and there are currently six tenant spaces, and Cedarwinds Investment clients have been having a difficult time finding their entrance, so they requested a building sign that would be on the north face of the Lexington Building, which is the same face that First Weber Group has their main entrance and also has their applied lettering, so it would be located further to the east on the building, and that is the only applied lettering on the building currently, and they do have as part of the existing Planned Sign Program an opportunity to put some applied lettering on the west end of the building which would be along Port Washington Road.

Motion by Comm. Cohn, seconded by Comm. Buettner, that the Plan Commission grant approval of the proposed changes to the Planned Sign Program. Roll Call: Ayes: Acting Mayor JoAnn Shaw, Commissioners Buettner, Goldberg, and Cohn. Noes: None. Absent: Junge, Appel, and Noble. Motion carried unanimously.

III. 7:00 P.M. Plan Commission Review, Canni Painting, 6047 North Flint Road. Review and approve proposed painting contractor use and occupancy.

CITY OF GLENDALE -- PLAN COMMISSION

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, Giuseppe Cannizzo, seeks Plan Commission use and occupancy approval for Canni Painting Services, LLC, a painting contractor business, to occupy a 1,600 square-foot tenant space in the 15,000 square-foot multi-tenant building located at 6041-49 North Flint Road. The property is owned by Longyard Investments I, L.L.C. (Bill Langhoff). 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.

Canni Painting Services, LLC, will use the space for inside storage of painting business vehicle, ladders, tarps, and hand tools. All painting related work is completed at client locations and the tenant space will be accessed at beginning and end of work day. Typical hours of operation are Monday through Saturday from 7:00 a.m. to 6:00 p.m. At the present time Canni Painting Services, LLC, does not have any employees. Previous applicants have indicated that there are about 42 parking stalls available at the site and 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 Canni Painting Services, LLC, a residential home remodeling business, to utilize the tenant space at 6041-49 North Flint Road for storage of painting business vehicle, ladders, tarps, and tools, subject to the following conditions: 1) Outside storage is limited to owner/employee cars during the work day and company vehicles in the south fenced portion of the 6041-49 Flint Road lot; 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 tenant/owner lease responsibilities; 4) Dumpster enclosure(s) required to comply 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;

Giuseppe Cannizzo introduced himself as president of Canni Painting Services, and that he is a painting contractor and rented a small space along Flint Road for storage.

Comm. Goldberg asked if this would be for strictly storage, and nothing will be stored outside, everything is in the warehouse.

Mr. Cannizzo replied correct.

Acting Mayor Shaw asked if there are any chemicals involved.

Mr. Cannizzo replied no, nothing, all the paint that he uses for his clients and does not stay in his storage facility at all.

Motion by Comm. Goldberg, seconded by Comm. Buettner, that the Plan Commission grant use and occupancy approval for Canni Painting Services, LLC, a residential home remodeling business, to utilize the tenant space at 6041-49 North Flint Road for storage of painting business vehicle, ladders, tarps, and tools, per the six approval conditions. Roll Call: Ayes: Acting Mayor JoAnn Shaw, Commissioners Buettner, Goldberg, and Cohn. Noes: None. Absent: Junge, Appel, and Noble. Motion carried unanimously.

CITY OF GLENDALE -- PLAN COMMISSION

- IV. 7:00 P.M. Plan Commission Review, Scape Massage Events and Relaxation, LLC, 7545 North Port Washington Road (Washington office Building). Review and approve proposed massage 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:

Katrina Ceasar, seeks Plan Commission use and occupy approval for S'cape Massage Events and Relaxation Services, LLC, to occupy a tenant space in the multi-tenant office building located at 7545 North Port Washington Road. The property is zoned B-1, Sub-Area H2 Business and Commercial District, and the proposed use and occupancy requires Plan Commission review and approval.

In addition to the owner S'cape, Massage Events and Relaxation will have up to two employees who are licensed massage therapists. Massage treatments are scheduled by appointment only with no unscheduled walk-in service. Business hours are Monday through Friday from 8:00 a.m. to 9:00 p.m. and Saturday and Sunday from 8:00 a.m. to 5:00 p.m.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant approval for Katrina Ceasar to operate S'cape Massage Events and Relaxation Services, LLC, a therapeutic massage service business, at 7545 North Port Washington Road, subject to the following conditions: 1) Signs are subject to a permit per the Glendale Sign Code; 2) Subject to obtaining a Code Compliance Inspection Certificate of Compliance, if required; 3) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector and Fire Marshall, respectively; 4) Dumpster enclosure(s) required to comply with 13.1.144 of the Zoning Code; 5) Written certification by owner of compliance with State of Wisconsin requirements for physically disabled parking prior to issuance of Occupancy Permit.

Katrina Ceasar introduced herself and stated that she is a licensed massage therapist, licensed since 2010, and that her service will offer relaxation service through massage therapy, there will only be scheduled appointments to preserve the current clients ability to relax, and that the services that she will offer are Swedish massage, foot reflexology, chair massage, hot towel face shoulder, the scalp, hot towel on the back, the arms, the shoulder, the scalp, sideline, which is for clients that are pregnant or claustrophobic, aromatherapy, and more, all professional service.

Motion by Comm. Buettner, seconded by Comm. Cohn, that the Plan Commission grant approval for Katrina Ceasar to operate S'cape Massage Events and Relaxation Services, LLC, a therapeutic massage service business, at 7545 North Port Washington Road, per the four approval conditions. Roll Call: Ayes: Acting Mayor JoAnn Shaw, Commissioners Buettner, Goldberg, and Cohn. Noes: None. Absent: Junge, Appel, and Noble. Motion carried unanimously.

- V. 7:00 P.M. Plan Commission Review, Kul Brewing, LLC, 6591 North Flint Road (6575-6593 North Sidney Place, Hakaduli Multi-Tenant Center). Review and

CITY OF GLENDALE -- PLAN COMMISSION

approve proposed Kul Brewing, LLC, main office and beer beverage distributing business.

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:

Michael Morello, on behalf of Kul Brewing, LLC, is seeking Plan Commission use and occupancy approval for Kul Brewing, LLC, to occupy a 14,400 square-foot tenant space located at 6591 North Sydney Place. Kul will utilize the tenant space both as a business office and for beer beverage distributing (no retail sales). The property is zoned M-1 Warehouse, Light Manufacturing, Office, and Service District and the proposed use and occupancy requires Plan Commission review and approval.

Kul Brewing, LLC, will not utilize the to-be occupied tenant space to brew beer, it will utilize the tenant space as a business office and to warehouse pallets of beer for pick-up by contracted carriers for delivery to licensed retailers. Most of the beer distributing will be direct from brewing facility located in western Wisconsin to licensed retailers such as grocery stores. Kul anticipates that initially there will be one semi-tractor trailer delivery to the Glendale facility per week and with that 20 box truck (20-24 foot) deliveries from the facility and, with future growth, there would perhaps be two semi-tractor trailer deliveries to the site per week and 40 box truck deliveries from the site.

Business operating hours are Monday through Friday from 7:00 a.m. to 5:00 p.m. Kul anticipates from one to six employees. Parking should not be a problem. 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 use and occupancy approval for Kul Brewery, LLC, to utilize the tenant space for a business office, beer storage and distributing pallets of beer, subject to the following conditions: 1) No retail sales; 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 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.

Michael Morello introduced himself and stated that their business is called Kul Brewing, LLC, and that his family has been involved in the industry for quite some time and that they are affiliated with what used to be the Heilman Brewery, now called the City Brewery up in La Crosse, Wisconsin, and that is where the product is going to be brewed, and the majority of it will be sold directly out of the brewery, but there will be a nominal amount that they will bring

CITY OF GLENDALE -- PLAN COMMISSION

down here to the City of Milwaukee, and then light intermodal carriers will come and pick it up and deliver it directly to licensed retail accounts.

Motion by Comm. Goldberg, seconded by Comm. Buettner, that the Plan Commission grant use and occupancy approval for Kul Brewery, LLC, to utilize the tenant space for a business office, beer storage and distributing pallets of beer, per the seven approval conditions. Roll Call: Ayes: Acting Mayor JoAnn Shaw, Commissioners Buettner, Goldberg, and Cohn. Noes: None. Absent: Junge, Appel, and Noble. Motion carried unanimously.

- VI. 7:00 P.M. Plan Commission Conditional Use Permit Review, Kujawa Enterprises, Incorporated (KEI), 5901 North Glen Park Road. Review and approve proposed Conditional Use Permit for seasonal outside vehicle storage for landscape business.

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 Kujawa, on behalf of Kujawa Enterprises, Incorporated (KEI), seeks Plan Commission Conditional Use Permit review and approval for KEI, a landscape service company, to use and occupy about 0.9 acres (about 310'x125'=38,750 square feet) of the 4.0 acre site for temporary outside storage of five (5) landscape service rigs, two (2) dumpsters, and a storage pod. The proposed use may be approved in the M-1 Warehouse, Light Manufacturing, Office, and Service District, subject to Plan Commission Conditional Use Permit review and approval.

The 5901 North Glen Park Road site is currently approved (Plan Commission meeting of October 3, 2006) as a Conditional Use Permit for use as a Concours Motors vehicle preparation center (inside the existing building) and outside automobile storage by Glendale based automobile dealerships. The use of the site by KEI is very limited in that KEI proposes to utilize the site for several months (typical landscape season is April 15 through November 15), a limited number of employees (approximately 15 @ 3 employees per service rig) come to the site at 6:15 a.m. (park their personal vehicles), and at 6:45 a.m. the five service rigs are driven to client locations for the 8 to 10 hour work day and are then driven back to the site and parked. A service rig consists of a pick-up truck or mini dump truck and an enclosed trailer. KEI states that an Account Manager would also visit the site. Workdays are Monday through Saturday, with a shorter work day on Saturdays. Employee vehicles are required to be parked on the 5901 North Glen Park Road lease site.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant approval of a Conditional Use Permit for Kujawa Enterprises, Incorporated (KEI), subject to the following conditions: 1) Outside storage to include five (5) KEI landscape service rigs, two (2) dumpsters, and a pod on the 5901 North Glen Park Road site per the approved site exhibit. 2) Conditional Use Permit expires November 15, 2014; 3) Signs require a permit per the Glendale Sign Code; 4) All landscaping and lighting features being

CITY OF GLENDALE -- PLAN COMMISSION

maintained and replaced and/or replenished whenever necessary, subject to approved landscape plans, pursuant to tenant/owner lease responsibilities; 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;

Joseph Kujawa introduced himself and dad Ron Kujawa, and stated that they are a third generation family owned business serving the greater Milwaukee area including Johnson Controls and Concours Motors here in Glendale, amongst other accounts, and that they are looking to establish a remote parking facility for their company, and that it would be third such location that they operate besides their headquarters location.

Acting Mayor Shaw stated that her one question is that looking at the everything is fenced in it looks like or will be.

Mr. Joseph Kujawa stated that it is currently fenced by Concours Motors as the entire yard fenced, and stated that one question he has is they are contemplating fencing off a portion of that, and his request is pertaining to one of the recommendations is for only one year, and because of the cost involved in the fencing was wondering if that would be amendable to just the growing season for two or more years or extending that so that they could distribute that cost and justify that cost of the fencing over more than one year.

Acting Mayor Shaw stated that they would just have to contact City Staff to make sure that at the time everything is acceptable and in order and there is nothing out of line, to make sure that everything flows accordingly because if there is a problem outstanding wants to make sure that City personnel are aware of it.

Mr. Joseph Kujawa asked if they would have to apply for something every year for this, that that is his concern.

City Administrator Maslowski stated that not necessarily to apply, but what you need to do on a yearly basis is make contact with Todd Stuebe, make sure there have not been any problems, none that the City is aware of or that Kujawa is aware of and call to our attention and, assuming there are no problems, and the property owner has no problems, it will all be handled staff wise.

Mr. Joseph Kujawa stated that the other question or concern he had was the other condition was it goes to November 15, which is basically fine, they are requesting it for their growing season, which we all know Wisconsin weather is variable, and he asks that it coincide with whatever that growing season is which is typically November 15, some years it is earlier and some years it is a little later, winter does not come so quickly.

Acting Mayor Shaw stated that they should notify Staff, to let them know exactly what is going on, make sure there is nothing out of the ordinary.

Mr. Joseph Kujawa replied O.K.

Motion by Comm. Buettner, seconded by Comm. Cohn, that the Plan Commission grant approval of a Conditional Use Permit for Kujawa Enterprises, Incorporated (KEI), per the six approval recommendations. Roll Call: Ayes: Acting Mayor JoAnn Shaw, Commissioners Buettner, Goldberg, and Cohn. Noes: None. Absent: Junge, Appel, and Noble. Motion carried unanimously.

VII. Scheduling Public Hearing for Operating Plan Changes Proposed for In-Bounds Training, Inc., 2920 West Vera Avenue and Part of 3026 West Vera Avenue (Lot 4 of CSM 901). Schedule public hearing time and date.

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:

The necessary Plan Commission action is to schedule a public hearing at 7:00 p.m. on Tuesday, July 1, 2014, to review the proposed changes to the Operating Plan for In-Bounds Training.

City Administrator Maslowski stated that we are recommending that the public hearing be scheduled for the Plan Commission meeting in July 1 at 7:00 p.m.

Comm. Cohn asked what kind of changes.

City Administrator Maslowski stated that the changes primarily hours of operation and there are other details which you will get in your packet.

Motion by Comm. Goldberg, seconded by Comm. Buettner, that the Plan Commission schedules a public hearing at 7:00 p.m. on Tuesday, July 1, 2014, to review the proposed changes to the Operating Plan for In-Bounds Training. Roll Call: Ayes: Acting Mayor JoAnn Shaw, Commissioners Buettner, Goldberg, and Cohn. Noes: None. Absent: Junge, Appel, and Noble. Motion carried unanimously.

ADJOURNMENT.

Motion by Comm. Cohn, seconded by Comm. Goldberg, to adjourn the Plan Commission until 7:00 p.m. on Tuesday, July 1, 2014. Roll Call: Ayes: Acting Mayor JoAnn Shaw, Commissioners Buettner, Goldberg, and Cohn. Noes: None. Absent: Junge, Appel, and Noble. Motion carried unanimously.

Todd M. Stuebe, Director of Community Development

Recorded: June 27, 2014