

CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, September 10, 2013

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

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

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

Other Officials Present: Richard E. Maslowski, City Administrator, Todd M. Stuebe, Director of Community Development.

In accordance with the Open Meeting Law, the Glendale Herald, the City's official newspaper, was advised on Thursday, September 5, 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. Noble, seconded by Comm. Shaw, to approve the minutes of the meeting held on Tuesday, August 13, 2013. Roll Call: Ayes: Mayor Jerome Tepper, Commissioners Shaw, Goldberg, Cohn, Junge, Appel, and Noble. Noes: None. Abstain: None. Motion carried unanimously.

MATTERS FOR CONSIDERATION.

- I. 7:00 P.M. Plan Commission Review, HofbrauHaus Restaurant, 700 West Lexington Boulevard (formerly Bavarian Inn). Review and approve proposed specialty restaurant use and occupancy, as well as architecture, site, landscaping, lighting and signage.

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

Applicant proposes a Hofbrauhaus Restaurant that will utilize an improved Bavarian Inn Restaurant facility and grounds. The proposed use is a permitted continued use of the site that is located in the B-1, Sub Area C1 zoning district, subject to Plan Commission review and approval.

CITY OF GLENDALE -- PLAN COMMISSION

The Hoffbrauhaus will include dining, beer hall, brewery, bar, gift shop, private dining hall and bar space, outside beer garden area, and also providing customer food, beverage, and entertainment services to the Old Heidelberg Park facility.

The property will be divided to separate the Hofbrauhaus area from lands that will include the Old Heidelberg Park and soccer fields that will remain under the ownership of the Friends of the Bavarian Soccer Club (Friends of BSC, LLC). It is anticipated that the proposed land division will be submitted for the October meeting of the Plan Commission for recommendation to the Common Council.

Improvements will be made to the existing building and grounds as shown on the plans and as described in the submitted documents.

The Hofbrauhaus will be open from 11:00 a.m. to 2:00 a.m. seven days per week. Applicant states that the Hofbrauhaus property will have 230 parking spaces and that there will be an additional 145 parking spaces available on adjacent private lands. Applicant anticipates 100 to 200 employees with a maximum of 50 working at the facility.

Mr. Stuebe stated that Staff recommends that the Plan Commission grant approval for the owner and facility operator to complete the proposed architectural, site, landscape, lighting, and signage improvements, as well as approval of use and occupancy, subject to the following conditions: 1) Annual review; 2) Common Council approval of a Certified Survey Map; 3) City approval of required licenses to include liquor, food, and dance; 4) All parking related to the facility to be accommodated within the Hofbrauhaus site or, in the case of special events, in nearby parking lots under agreements with nearby property owners; 5) Notify the City of Glendale Police Department of special events that will require parking on neighboring properties; 6) Subject to obtaining a Code Compliance Inspection Certificate of Compliance; Signs require a Sign Permit per the City of Glendale Sign Code; 7) Dumpster enclosure(s) per Section 13.1.144(d) of the Code of Ordinances; 8) All landscaping being maintained and replaced and/or replenished whenever necessary; 9) All building and fire codes being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department; 10) Written certification by owner of compliance with State of Wisconsin requirements for physically disabled parking prior to issuance of Occupancy Permit.

Nathan Remitz of Paterra Architects presented the Hofbrauhaus project.

Motion by Comm. Shaw, seconded by Comm. Goldberg, that the Plan Commission grant approval for the owner and facility operator to complete the proposed architectural, site, landscape, lighting, and signage improvements, as well as approval of use and occupancy, per the ten conditions. Roll Call: Ayes: Mayor Jerome Tepper, Commissioners Shaw, Goldberg, Cohn, Junge, Appel, and Noble. Noes: None. Abstain: None. Motion carried unanimously.

II. 7:00 P.M. Plan Commission Conditional Use Permit Review, Wingstop (Kurt Hodermann, Wisconsin Wings, Incorporated), 5326 North Port Washington Road

CITY OF GLENDALE -- PLAN COMMISSION

(FastSigns Center). Review and approve proposed business hours per Section 7.15.4(a)(1)(b)2.

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

Applicant, Wingstop (Wisconsin Wings, Incorporated, Kurt Hodermann), seeks Conditional Use Permit approval by the Plan Commission per 7.15.4(a)(1)b.2. to be open until 11:00 p.m. on Sunday through Thursday, and to be open until 12:00 a.m. on Saturday and Sunday mornings (refer to packet materials). Without the grant of approval the Code of Ordinances applicable to retail businesses located within 500 feet of a district zoned residential requires the business be closed between the hours of 10:00 p.m. and 6:00 a.m.

Kurt Hodermann presented the request for longer Wingstop business hours.

Motion by Comm. Appel, seconded by Comm. Jung, that the Plan Commission grant approval of Conditional Use Permit status for Wingstop to be open until 11:00 p.m. on Sunday through Thursday, and to be open until 12:00 a.m. on Saturday and Sunday mornings the Conditional Use Permit as provided for in 7.15.4(a)(1)b.2. of the Glendale Code of Ordinances. Roll Call: Ayes: Mayor Jerome Tepper, Commissioners Shaw, Goldberg, Cohn, Junge, Appel, and Noble. Noes: None. Abstain: None. Motion carried unanimously.

III. 7:00 P.M. Plan Commission Signage Review, Halloween Extreme, 200 West Silver Spring Drive. Review and approve proposed Halloween costume shop specialty 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:

Applicant, Jim Petersen, seeks Plan Commission review and approval for Halloween Extreme, a seasonal costume specialty shop use, to temporarily occupy the former Betty Johnson Interiors space located at the east side of the site. Last year the same individual operated Halloween Extreme in the same space. The proposed use is a permitted use in the B-1, Sub Area E zoning district, subject to Plan Commission review and approval.

Halloween Extreme will occupy about 7,000 square feet. Based on the previous occupancy of the 200 West Silver Spring Drive tenant space by Halloween Extreme and Express, it is anticipated that the site will accommodate the proposed temporary use by Halloween Extreme. As the date of Halloween approaches access to the site during peak hours may present some challenges.

CITY OF GLENDALE -- PLAN COMMISSION

Proposed hours of operation are 10:00 a.m. to 9:00 p.m. Sunday through Saturday. The Applicant anticipates that there will be a total of twenty (20) employees and a maximum of six (6) employees working at the site at one time

Mr. Stuebe stated that Staff recommends that the Plan Commission grant use and occupancy approval for Jim Petersen to operate Halloween Extreme, a seasonal costume specialty shop, in the former Betty Johnson Interiors tenant space located at 200 West Silver Spring Drive, subject to the following conditions: 1) Time period for temporary occupancy through Saturday, November 14, 2013; 2) No outside displays of any kind; 3) Property to be regularly policed to maintain a litter-free condition; 4) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 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 Fire Marshall, respectively; 7) Written certification by owner of compliance with State of Wisconsin Department of Commerce requirements for physically disabled parking prior to issuance of Occupancy Permit.

Jim Petersen was present as owner of Halloween Extreme.

Motion by Comm. Noble, seconded by Comm. Cohn, that the Plan Commission grant use and occupancy approval for Jim Petersen to operate Halloween Extreme, a seasonal costume specialty shop, in the former Betty Johnson Interiors tenant space located at 200 West Silver Spring Drive, per the seven conditions. Roll Call: Ayes: Mayor Jerome Tepper, Commissioners Shaw, Goldberg, Cohn, Junge, Appel, and Noble. Noes: None. Abstain: None. Motion carried unanimously.

ADJOURNMENT.

Motion by Comm. Shaw, seconded by Comm. Cohn, to adjourn the Plan Commission until 7:00 p.m. on Tuesday, October 15, 2013. Roll Call: Ayes: Mayor Jerome Tepper, Commissioners Shaw, Goldberg, Cohn, Junge, Appel, and Noble. Noes: None. Abstain: None. Motion carried unanimously.

Todd M. Stuebe, Director of Community Development

Recorded: September 13, 2013