

CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, October 15, 2013

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

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

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

Other Officials Present: Richard E. Maslowski, City Administrator, and 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, October 10, 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. Cohn, seconded by Comm. Goldberg, to approve the minutes of the meeting held on Tuesday, September 10, 2013. Roll Call: Ayes: Mayor Jerome Teppner, Commissioners Buettner, Goldberg, Cohn, Junge, Appel, and Noble. Noes: None. Abstain: None. Motion carried unanimously.

MATTERS FOR CONSIDERATION.

- I. 7:00 P.M. Plan Commission Review, Putterman and Watchmaker, Ltd., 6944 North Port Washington Road (Greentree Professional Building). Review and approve proposed certified public accountants and tax preparation office use and occupancy.

Applicant requested that the item be withdrawn from the agenda. No Plan Commission action required.

- II. 7:00 P.M. Plan Commission Review, Kenco Label & Tag Company, LLC, 6543 North Sidney Place (6523-6545 North Sidney Place). Review and approve proposed label and tag related manufacturer, warehouse, distributor, and office use and occupancy.

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

Applicants, Aaron and Kenneth Karan, are seeking Plan Commission approval for Kenco Label & Tag (Kenco) to use and occupy the entire 43,440 square-foot multi-tenant building located 6523-6545 North Sidney Place. The property will be acquired from First Industrial Realty Trust for use by Kenco. The site is zoned M-1 Warehouse, Light Manufacturing, Office and Service District and, under the requirements of Section 13.1.39, the proposed use and occupancy are subject to review and approval by the Plan Commission.

Proposed Use and Occupancy

Kenco will utilize the facility for all of its business operations that are currently located within part of the multi-tenant building located at 6585 North Sidney Place (6575-6593 North Sidney Place).

Proposed Building Modifications

Kenco describes the proposed changes to the interior of the building in their cover correspondence.

Site/Landscaping Modifications

No site/landscaping changes are proposed.

Proposed Business Hours

Kenco operates Monday through Friday from 5:00 a.m. to 12:00 a.m. (midnight), with office business hours between 8:30 a.m. and 5:00 p.m. The company has a total of 34 employees and anticipates that there will be a maximum of 30 present at the site. There are 66 parking spaces available.

Mr. Stuebe stated that Staff recommends that the Plan Commission grant use and occupancy approval for Aaron Karan and Kenneth Karan to operate Kenco Label & Tag Company, LLC, a label and tag manufacturer, warehouse, distributor, and office use, to occupy the entirety of the building located at 6543 (6523-6545) North Sidney Place, subject to the following conditions: 1) Annual review; 2) Outside storage prohibited; 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.

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Aaron Karan was present as owner of Kenco Label and Tag Company, LLC. Mr. Karan stated that the interior of the building will be completely renovated and new, with little no change required to the exterior or grounds.

Motion by Comm. Cohn, seconded by Comm. Noble, that the Plan Commission grant use and occupancy approval for Aaron Karan and Kenneth Karan to operate Kenco Label & Tag Company, LLC, a label and tag manufacturer, warehouse, distributor, and office use, to occupy the entirety of the building located at 6543 (6523-6545) North Sidney Place, subject to the eight conditions. Roll Call: Ayes: Mayor Jerome Tepper, Commissioners Buettner, Goldberg, Cohn, Junge, Appel, and Noble. Noes: None. Abstain: None. Motion carried unanimously.

ADJOURNMENT.

Motion by Comm. Buettner, seconded by Comm. Noble, to adjourn the Plan Commission until 7:00 p.m. on Tuesday, November 12, 2013. Roll Call: Ayes: Mayor Jerome Tepper, Commissioners Buettner, Goldberg, Cohn, Junge, Appel, and Noble. Noes: None. Abstain: None. Motion carried unanimously.

Todd M. Stuebe, Director of Community Development

Recorded: October 16, 2013