

CITY OF GLENDALE
5909 North Milwaukee River Parkway
Glendale, Wisconsin 53209

The Plan Commission Meeting Will be In-Person.
Attendance via ZOOM virtual meeting is available as well.

Join Zoom Meeting
<https://zoom.us/j/96324827479>

Meeting ID: 963 2482 7479

Dial by your location
+1 312 626 6799 US (Chicago)

AGENDA—PLAN COMMISSION MEETING

Tuesday, May 3, 2022
6:00 p.m.

*Members: Chairman Mayor Bryan Kennedy, Alderman Philip Bailey,
Amanda Seligman, Shauntay Nelson, Fredrick Cohn, Shawn Story,
Rachel Rieck and Ryan Attwood (Alternate)*

1. Roll Call and Pledge of Allegiance.
2. Adoption of Minutes of Meetings April 12, 2022.
3. New Business:
 - a) Occupancy and Use Approval: Discussion and possible action for an occupancy and use approval for **Prolific Realty Group** for a real estate office in the Planned Commercial land use classification, B-1 “C1” (Business and Commercial District) zoning classification, at 5205 N Ironwood Rd. Suite 219, Tax Key Number 1968-002-000.
 - b) Occupancy and Use Approval: Discussion and possible action for an occupancy and use approval for **CMJ Electric, LLC** for an electrical contractor in the Industrial land use classification and the M- 1 (Warehouse, Light Manufacturing Office and Service District) zoning classification, at 2305 W Camden Road, Tax Key Number 1600-006-000.
 - c) Planned Sign Program Amendment: Discussion and possible action for the amendment to a planned sign program for **General Capital** in Planned Development land use classification and the PD (Planned Development District) Zoning

- Classification, at 6960 North Port Washington Road, Tax Key Number 1288-961-003.
- d) Site Plan, Architecture Review: Discussion and possible action for site and architecture review for **Ampco Pumps**, in the Planned Mix Use land use classification, B-5 (Business-Office Zoning District) zoning classification, at 2045 W. Mill Road, Tax Key Number 1609-033-000.
 - e) Plan Commission Site Plan Review – Fence and Landscaping: Discussion and possible action for a Plan Commission site plan review for fencing and landscaping, for **Napleton Lexus of Milwaukee**, 1433 West Silver Spring Drive, Tax Key Number 1951-001
 - f) Conceptual Discussion: Fire Station: Discussion regarding conceptual site and building designs for a future fire station for **North Shore Fire Department** in the Government and Institutional land use classification, S-1 Special (Institutional) District zoning classification, at 5901 N. Milwaukee River Parkway, Tax Key Number 1689-024-000.
 - g) Next Plan Commission Meeting 6:00 p.m., Tuesday, June 7, 2022.

4. Adjournment.

The Regular Plan Commission Meeting is NOT a meeting of the Glendale Common Council. Although a majority of Council Members may be present, Council action will not take place.

Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities.

CITY OF GLENDALE — PLAN COMMISSION
April 12, 2022

Regular meeting of the City of Glendale Plan Commission convened in the Glendale City Hall Council Chambers, 5909 North Milwaukee River Parkway, and via Zoom.

The meeting was called to order by Mayor Kennedy at 6:01 p.m.

Present: Mayor Bryan Kennedy, Commissioners Shauntay Nelson, Karn Cronwell, Fred Cohn, Phillip Bailey, and Amanda Seligman. Absent: Commissioner Rachel Rieck.

Other Officials Present: John Fellows, Director of Community Development; Nicole Maurer, Deputy Clerk/Treasurer.

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised on April 7, 2022, of the date and time of this meeting, the agenda was posted to the official bulletin board of City Hall, the Glendale Police Department, and the North Shore Library; that copies of the agenda were made available to the general public in the Municipal Building and the Police Department, and those persons who 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.

MATTERS TO BE CONSIDERED.

Adoption of Minutes of the February 1, 2022, and March 1, 2022, Plan Commission Meetings.

Motion was made by Commissioner Seligman, seconded by Commissioner Nelson, to adopt the minutes from the February 1, 2022, Plan Commission meeting. Motion carried unanimously.

Motion was made by Commissioner Bailey, seconded by Commissioner Cronwell, to adopt minutes from the March 1, 2022, Plan Commission meeting. Ayes: Commissioners Nelson, Cronwell, Bailey. Noes: None. Abstain: Commissioners Seligman and Cohn. Motion carried.

Specific Implementation Plan (SIP): Discussion and possible action for a specific implementation plan for a Planned Unit Development District for Devo Properties / River Park Apartments, 1616 West Bender Road, Tax Key Number 1619-974-000.

River Park Apartments, LLC has acquired the vacant 1616 West Bender Road property, former home to several nursing home businesses dating back to the mid-1960s. Devo Properties, LLC has petitioned the City of Glendale to rezone the property from S-1 Special (Institutional) District to PD-Planned United Development District-Multi-Family Residential for the purpose of transforming the property to a multi-family residential setting. A general development plan was approved by the City on February 14, 2022. Planned Unit Development District requires a three-part process that include a rezoning/general development plan approval, followed by a specific implementation plan, followed by a development agreement.

CITY OF GLENDALE — PLAN COMMISSION
April 12, 2022

The specific development plan submittal includes a detailed site plan, architectural drawings, landscaping plan and lighting plan.

The landscaping plan focused on updating the property specifically along West Bender Road and within both court yards. Architectural drawings provide greater detail as to the modifications and details for the renovations. A lighting plan showing both security and ornamental fixtures has been provided.

Director Fellows gave a brief overview of the specific implementation plan. Director Fellows stated the plan is very similar to the previous submittal but contains more detailed landscaping, lighting, and architectural information.

Mr. Greg Devorkin representing River Park Apartments LLC and Devo Properties was present via Zoom.

Motion was made by Commissioner Cohn, seconded by Commissioner Cronwell, to recommend Common Council approval of the specific development plan for a Planned Unit Development District for Devo Properties / River Park Apartments, 1616 West Bender Road, Tax Key Number 1619-974-000, subject to the following six conditions: 1) Completion and approval of a development agreement between the applicant and the City; 2) All existing water, storm and sanitary pipes, valves and connections to City mains must be tested and/or inspected in regard to their functionality and integrity. If not, developer must remediate; 3) All new and existing underground fire protection mains shall be inspected, tested, flushed and exercised by an approved fire protection vendor and witnessed by the City Water Utility and North Shore Fire/Rescue (NSFR). Proper permits, plans submittals and reviews, and inspections must be submitted, paid, reviewed, and approved prior to doing work; 4) The inspection, testing, maintenance and evaluation of the existing underground fire protection mains, hydrants and valves shall be verified prior to the issuance of construction permits by the City. a. Inspection, Testing and Maintenance shall be done in accordance with NFPA 25 and NFPA 24. b. Where deficiencies are found in the fire protection mains, corrections shall be completed under permits with the City and NSFR; 5) As required by the state fire code, fire protection hydrants and water supplies shall be in place and approved prior to the arrival of combustible construction materials on site: NFPA 1, Chapter 16 – Safeguards During Construction; and specifically in accordance with 16.4.3.1.3; 6) Any minor modifications resulting from design changes required through the plan review process may be approved by the Director of Community Development, major modifications shall be returned to the Plan Commission for architectural review and approval. Motion carried unanimously.

Plan Commission Site Plan Review: Discussion and possible action for a Plan Commission site plan review for the proposal to raze an existing building and install a prairie landscape for Orthopaedic Hospital of Wisconsin, LLC., 575 West River Woods Parkway, Tax Key Number 2348-022-000.

The existing three-story hospital building, owned by the Orthopaedic Hospital of Wisconsin (OHOW) is fully vacated. It is the intentions of OHOW to raze the building and a majority of the parking lot associated with this building and turn it into green space to be used by the staff and patients of the hospital.

CITY OF GLENDALE — PLAN COMMISSION
April 12, 2022

The new green space will be mostly covered in prairie grass plantings. A mowed grass path will meander through the grass space, coming off a central paved area that can be used for benches and picnic tables. There will also be a grass field space that can be utilized by the physical therapy group for catch, throw or run activities.

Director Fellows gave a brief overview of the Orthopaedic Hospital of Wisconsin's proposal to raze the existing building at 575 West River Woods Parkway and turn it into a green space. Director Fellows stated that the assessment of the property will go down within the next year.

Mayor Kennedy stated there will be a reduction in assessed value because the structure will be gone. Mayor Kennedy noted that the Plan Commission normally approves projects that add value to the City but if this project involves trapping rainwater where it falls, on-site stormwater management work, and reducing impervious surfaces, it seems like the right thing to give up tax revenue for.

Motion was made by Commissioner Nelson, seconded by Commissioner Bailey, to approve the demolition of the existing building and approve site and building modifications for Orthopaedic Hospital of Wisconsin, 575 West River Woods Parkway, Tax Key Number 2348-022-000, subject to the following two conditions: 1) If the applicant moves forward with lighting the park area or parking lots, a lighting plan shall be submitted and reviewed by the Community Development Director. If lighting is minimal, staff may approve the lighting. Significant lighting shall be returned to the Plan Commission for review and approval; 2) The applicant shall work with the North Shore Fire/Rescue regarding any controlled burns. Once a controlled burn is scheduled, City of Glendale staff including the Police Department shall be notified as to the dates and times of the controlled burn. Motion carried unanimously.

Plan Commission Site Plan Review, Signage, and Occupancy: Discussion and possible action for a Plan Commission site plan review, signage, and occupancy review for Napleton Lexus of Milwaukee, 1433 West Silver Spring Drive, CSM 9330.

In 2020, Napleton Lexus of Milwaukee began a multi-phased update to their facility located at 1433 West Silver Spring Drive. Prior approvals have included modifications to the exterior of the main showroom, rear parking lot with lighting, and a fence/buffer along the eastern property boundary.

The applicant is proposing to continue these upgrades with the following, which they are seeking approval: connecting link structure, façade modifications to the pre-owned facility, site lighting, rolling gates and Knox Box, fence, and updated signage for the pre-owned facility.

Director Fellows stated this project is both new construction and renovation, as well as site work on the entire property. The Plan Commission saw site work and approvals for the project back in 2020 for fencing, expansion of the parking lot, and lighting. Now Napleton wants to bring that to the front of the property. Director Fellows stated the proposal includes security gates that would be located on the property line. Director Fellows recommended approval all items but not the gates as the City is trying to improve the aesthetic of the commercial corridor. Director Fellows and the applicant are working together to bring back a proposal or options in May.

CITY OF GLENDALE — PLAN COMMISSION
April 12, 2022

Mayor Kennedy stated that area of Silver Spring Drive has its own business code and it does not allow for fencing at the street fronting of the businesses. Fencing at other dealerships in the area is either behind or at a remote location.

Mr. Fred Grier, project architect representing Napleton, was present for the meeting. Mr. Grier provided an overview of the project. Mr. Grier agreed with Director Fellows on tabling the fence and noted that Napleton would like to move forward with the rest of the project.

Commissioner Cohn inquired about the functionality of the canopy structure. Mr. Grier stated the canopy is to showcase specific cars and noted it will have infrared heaters to keep people warm as they walk between the two buildings. The canopy is also a visual connector between the two buildings while still maintaining through traffic.

Motion was made by Commissioner Cronwell, seconded by Commissioner Nelson, to approve site plan, signage, and occupancy for Napleton Lexus of Milwaukee, 1433 West Silver Spring Drive, CSM 9330, subject to following conditions: 1) A lighting plan, photometric, and lighting details for all new exterior fixtures shall be submitted, reviewed by staff, and approved by staff if the proposal meets ordinances and standards of the district. New lighting shall complement existing fixtures; 2) The stormwater maintenance agreement shall be completed and recorded prior to any issuance of a permits. Documentation of the recording shall be provided by the applicant; 3) The approved CSM that has been flagged by the county for having errors shall be corrected and recorded with a copy of the recording provided to the City prior to issuance of permits; 4) Any minor modifications required through the plan review process may be approved by the Community Development Director unless they find the modification is substantial, then modifications shall be returned for review and approval; 5) Rolling gates and Knox Box are not approved as supporting documentation has not been provided and such elements will detract to the overall environment and the public improvements; 6) All privacy fence designs shall be identical to those previously approved and installed. Details, specifications, and colors shall be reviewed and approved by Community Development Director prior to issuance of permits. All picket fence designs shall have specifications, colors and details approved by the Director of Community Development prior to issuance of permits. Discussion of gates or fencing on the front of the property has been tabled. Ayes: Commissioners Cronwell, Nelson, Bailey, and Seligman. Noes: Commissioner Cohn. Motion carried.

Certified Survey Map (CSM): Discussion and possible recommendation to Common Council for a proposed Certified Survey Map (CSM) to assemble the lands into a singular tax parcel for Wisconsin Department of Transportation (WisDOT) and Chick-fil-A, 5201 North Port Washington Road and Environs, Tax Key Number 1969-000-001.

A Certified Survey Map (CSM) is proposed for the lands that include 5201 North Port Washington Road and Environs, comprising a total of 1.009 acres or 43,967 square feet of land, in order to create one parcel from an existing parcel and excess right of way owned by the WisDOT. The purpose of combining this land will allow for the driveway to align with the intersection.

CITY OF GLENDALE — PLAN COMMISSION
April 12, 2022

Director Fellows provided a brief overview of the CSM and stated it will allow for Chick-fil-A's driveway to be more centered with the intersection. Mayor Kennedy noted that Chick-fil-A purchased the land from the Wisconsin Department of Transportation.

Motion was made by Commissioner Bailey, seconded by commissioner Cohn, to recommend Common Council approval of the CSM for WisDOT and Chick-fil-A, 5201 North Port Washington Road and Environs, Tax Key Number 1969-000-001 with requirements of payment of the \$105 administrative fee, making any required technical corrections to the document as indicated by the City Engineer, payment of City Engineer CSM technical review fees, and other required fees, if any. Ayes: Commissioners Nelson, Cronwell, Bailey, and Cohn. Noes: None. Abstained: Commissioner Seligman. Motion carried.

Architectural Review: Discussion and possible action for an architectural review for modifications to a previously approved design for Milwaukee Rug Company (former Med-Alliance), 309 West Silver Spring Drive, Tax Key Number 1970-113-001.

309 Silver Spring, LLC acquired the 309 West Silver Spring property. Milwaukee Rug Company received Plan Commission approval to make architectural changes to the front and rear building facades and modest site plan changes, as well as use and occupancy approval in August 2021.

The applicant is seeking approval for design modifications to the parapet element and sign band area. These modifications include increased height for the sign band area and a stepped parapet. The proposed changes provide for a more unique architectural design element.

Director Fellows provided a brief overview of Milwaukee Rug Company's proposal. Director Fellows stated the original building design had a very flat roofline and Milwaukee Rug Company would like to add a parapet to increase interest and allow for a larger sign.

Mr. Michael Peine with Michael Peine Architects was present for the meeting. Mr. Peine stated the proposal provides a better space for signage and is a quality project that will add to the overall image of the area.

Motion was made by Commissioner Cohn, seconded by Commissioner Nelson, to approve the design changes to the sign band area and parapet element of the new façade currently under construction for Milwaukee Rug Company, 309 West Silver Spring Drive, Tax Key Number 1970-113-001. Motion carried unanimously.

ADJOURNMENT.

There being no further business, motion was made by Commissioner Cohn, seconded by Commissioner Cronwell, to adjourn the meeting. Motion carried and adjournment of the Plan Commission was ordered at 6:32 p.m., until Tuesday, May 3, 2022, at 6:00 p.m.

Nicole Maurer, Deputy Clerk/Treasurer

Recorded: April 12, 2022.



5909 North Milwaukee River Parkway
Glendale, WI 53209

SUBJECT: Plan Commission Agenda Item 3a
Occupancy and Use Approval: **Prolific Realty Group** for a real estate office, N Ironwood Rd. Suite 219, Tax Key Number 1968-002-000.

FROM: John S. Fellows, AICP, Dir. of Community Development

MEETING DATE: April 25, 2022

FISCAL SUMMARY:

Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	Zoning Code

Land Use:	Planned Commercial
Zoning:	B-1 "C1" (Business and Commercial District)
Target Investment Area:	NA

BACKGROUND/ANALYSIS:

Prolific Realty Group seeks Plan Commission approval for use and occupy for a real estate office at N Ironwood Rd. Suite 219. Note dumpsters at this property are currently not in complainants as of April 25, 2022.

RECOMMENDATION:

Staff recommends that the Plan Commission grant use and occupancy approval for Prolific Realty Group for a real estate office at N Ironwood Rd. Suite 219, with the following requirements:

- 1) Signage Permits per the existing Planned Sign Program (PSP) and the Glendale Sign Code;
- 2) Business hours to comply with Glendale Code 7.15.4 and 7.2.15 as applicable.
- 3) Dumpsters for trash and recycling shall be screened and be in compliance with Section 13.1.144, if dumpsters are not in compliance at the time of occupancy the applicant (tenant) and property owner shall have 60 days to allow for compliance.
- 4) All City of Glendale building, fire, and health codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Department, and;
- 5) Compliance with State of Wisconsin requirements for ADA parking.

ACTION REQUESTED:

Motion to approve the use and occupancy for Prolific Realty Group for a real estate office at N Ironwood Rd. Suite 219, with the following 5 requirements (noted above).

ATTACHMENTS:

[Prolific Realty Group Submittal Materials.](#)



5909 North Milwaukee River Parkway
Glendale, WI 53209

SUBJECT: Plan Commission Agenda Item 3b
Occupancy and Use Approval: CMJ Electric, LLC for an electrical contractor office/warehouse, 2305 W Camden Road, Tax Key Number 1600-006-000.

FROM: John S. Fellows, AICP, Dir. of Community Development

MEETING DATE: April 25, 2022

FISCAL SUMMARY:

Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	Zoning Code

Land Use:	Industrial
Zoning:	M- 1 (Warehouse, Light Manufacturing Office, and Service District)
Target Investment Area	#2 Civic Core

BACKGROUND/ANALYSIS:

CMJ Electric, LLC seeks the Plan Commission to grant use and occupy approval for an electrical contractor office and warehouse at 2305 W Camden Road. Business will be conducted Monday through Friday from with a 9.5-hour work day. No signage will be provided at this time. No modifications to the site or exterior of the building will occur at this time. Security measures will consist of security cameras. The maximum number of employees at any one time will be 20 people. More information about the business can be found at www.cmjelectric.net

RECOMMENDATION:

Staff recommends that the Plan Commission grant use and occupancy approval for CMJ Electric, LLC for an electrical contractor office and warehouse at 2305 W Camden Road, with the following requirements:

- 1) Signage Permits per the Glendale Sign Code;
- 2) Business hours to comply with Glendale Code 7.15.4 and 7.2.15 as applicable.
- 3) Dumpsters for trash and recycling shall be screened and be in compliance with Section 13.1.144 at all times.
- 4) All City of Glendale building, fire, and health codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Department, and;
- 5) Compliance with State of Wisconsin requirements for ADA parking.

ACTION REQUESTED:

Motion to approve the use and occupancy for CMJ Electric, LLC for an electrical contractor office and warehouse at 2305 W Camden Road, with the following five requirements (noted above).

ATTACHMENTS:

[CMJ Electric, LLC Submittal Materials.](#)



5909 North Milwaukee River Parkway
Glendale, WI 53209

SUBJECT: Plan Commission Agenda Item 3c
Planned Sign Program Amendment:
Discussion and possible action for the amendment to a planned sign program for
General Capital, at 6960 North Port Washington Road, Tax Key Number 1288-961-003.

FROM: John S. Fellows, AICP, Dir. of Community Development

MEETING DATE: April 25, 2022

FISCAL SUMMARY:

Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	Zoning Code

Land Use:	Planned Development
Zoning:	PD (Planned Development District)
Target Investment Area:	NA

BACKGROUND/ANALYSIS:

General Capital seeks approval of an amendment to their current planned sign program. The original sign program provided for specific design standards for the main tenant(s) with general standards for the secondary tenants. The current main tenant is rebranding the store (Pick n Save to Metro Market), thus the planned sign program does not allow for staff approval of the proposed signage.

There are three main changes to the planned sign program.

1. The amendment of the planned sign program will allow the main tenant (grocery store) to use the branding sign package as presented in exhibit 1. See section 2) a).
2. The amendment of the planned sign program will reinforce the ability of units B200, C100 and C110 all of which have a projecting canopy to be allowed to use channel letter signage that sits on top of the canopy. See section 2) b).
3. The original planned sign program allowed for only reverse channel letters. This design was popular 20 years ago and provided minimal illumination. The ownership team would like to over time have the secondary tenant signs be face lit.2) b) i) and v)
4. The colors and returns and other components of the secondary tenant signs are also being requested to be updated. See 2) iv)

RECOMMENDATION:

Staff recommends that the Plan Commission grant approval of an amendment to the Planned Sign Program for General Capital, at 6960 North Port Washington Road.

ACTION REQUESTED:

Motion to approve an amendment to the Planned Sign Program for General Capital, at 6960 North Port Washington Road.

ATTACHMENTS:

[General Capital Submittal Materials.](#)



SUBJECT: Plan Commission Agenda Item 3d
Site Plan, Architecture Review:
Discussion and possible action for site and architecture review for Ampco Pumps,
2045 W. Mill Road, Tax Key Number 1609-033-000.

FROM: John S. Fellows, AICP, Director of Community Development

MEETING DATE: April 25, 2022

FISCAL SUMMARY:

Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	Zoning Code

Land Use:	Planned Mix Use
Zoning:	B-5 (Business-Office Zoning District)
Target Investment Area:	NA

BACKGROUND/ANALYSIS:

Ampco Pumps Company has been operating for the past 12 years at 2045 W Mill Rd, Glendale, WI 53209, and is owned by Mike Nicholson. The general contractor is MSI General. The lot size is 4.68 acres, and the current structure is 69,700 s.f. They are proposing an addition of 17,166 s.f. which will provide a total and will be 86,866 s.f.

The building is used for the manufacturing and assembly of industrial pumps. The number of employees totals 97. Typical business hours are Monday thru Friday 3.00 a. m. to 11.00 p.m. No additional signage is planned. No security fencing exists or is proposed. Overall operations will remain unchanged with the addition of the warehouse area. Construction is estimated to be 5 to 6 months. After expansion they estimate the total number of employees at one time will be 125.

Ampco Pumps Company manufactures centrifugal and positive displacement pumps, mixing and blending equipment, and sells these products worldwide into sanitary, marine and industrial markets. Ampco had 19 employees when they moved to Glendale in 2007 and have grown to 128 worldwide currently. Ampco continues to expand product lines for food and beverage processing and expects that growth to continue.

Site Planning:

The addition will occur at the southwest corner of the existing building. Most of the addition will be at the rear of the building. Modifications to pavement will occur on the west side of the building. Sixteen parking spaces will be removed in this location. The applicant is proposing to add 11 new parking spaces



in the northeast corner of the site along the existing drive and adjacent to the existing greenspace. The existing stormwater pond will be modified.

Architecture:

The building will be constructed of similar materials (CMU) with banding. The warehouse portion will have a higher height than the existing building, thus the northern wall of the addition will have a prefinished metal panel system. It is expected that limited views of this material will be visible from the right of way at eye level. Fenestration elements will be limited to access doors and clearstory windows locate at the main banding line of the structure.

Landscape:

The applicant is proposing the addition of landscaping near the proposed parking lot. This will consist of expansion of the current plants around the current monument sign.

Lighting:

Six wall packs are planned for the parameter of the warehouse addition. Lighting levels per the submitted photometric plan indicate levels of 2.0 at selected locations along the southern property line with most notations below 0.

RECOMMENDATION:

Staff recommend approval of site and architectural review for Ampco Pumps, 2045 W. Mill Road, Tax Key Number 1609-033-000, subject to the following:

1. Signage Permits per the Glendale Sign Code.
2. Business hours to comply with Glendale Code 7.15.4 and 7.2.15 as applicable.
3. Dumpsters for trash and recycling shall be screened and be in compliance with Section 13.1.144 at all times.
4. All City of Glendale building, fire, and health codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Department.
5. Compliance with State of Wisconsin requirements for ADA parking.
6. Approval of the Stormwater Management Plan from the City Engineer. All requirements of the City Engineer shall be met.
7. Execution and recording of a stormwater management agreement.

ACTION REQUESTED:

Motion to approve site and architectural review for Ampco Pumps, 2045 W. Mill Road, Tax Key Number 1609-033-000, subject to the following: (seven items listed above).

ATTACHMENTS:

[Ampco Pumps, Submittal Materials.](#)



SUBJECT: Plan Commission Agenda Item 3e
 Plan Commission Site Plan Review – Fence and Landscaping:
 Discussion and possible action for a Plan Commission site plan review for fencing and landscaping, for **Napleton Lexus of Milwaukee**, 1433 West Silver Spring Drive, Tax Key Number 1951-001

FROM: John S. Fellows, AICP, Dir. of Community Development

MEETING DATE: April 25, 2022

FISCAL SUMMARY:

Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	Zoning Code

Land Use:	Government and Institutional
Zoning:	S-1 Special District
Design Overlay	W Silver Spring District
Target Investment Area:	NA

BACKGROUND/ANALYSIS:

On April 12, 2022 Plan Commission granted approval for site, architecture, and signage for this project with the stipulation that fencing and gates be returned at a future date.

Staff and the applicant have been working to find a plan that will meet the design overlay intent and the desire of the applicant to secure as much of the property with fencing as possible. Below is a summary of the four gates and fence elements.

1. The driveway to the east will have one rolling gate with landscaping placed in front of the gate. The gate will be located 30+ feet from the right of way line and will be behind the front elevation of the main dealership.
2. The second driveway to the east of the main dealership will have one rolling gate with landscaping placed in front of the gate. The gate will be located 24 ft feet from the right of way line and will be in line with the front elevation of the main dealership.
3. The third and fourth gates will be located together. The gates will block off the rear portion of the lot and span between the dealership building and the pre-owned building. The gate structures will be located behind the link element by 40 to 50+ feet.

The fence design will be an Aberdeen style fence, for details see attachments.

RECOMMENDATION:

Staff recommends the Plan Commission approve the request for fencing and gates with the following conditions:

1. Landscaping in front of the fencing at the two eastern driveways shall be provided. Staff shall work with the applicant to create a landscaping design that will screen 75% of the fence during the growing season and 30% to 50% during the winter season. Plans shall be approved by the Director of Community Development. Plans shall be returned to the Plan Commission at the discretion of the Community Development Director.
2. The applicant shall comply with all requirements of the Northshore Fire Department with regard to FDC connections Knox boxes etc. The NSFD has stated that with the relocated/added FDC location on the West building as shown, and the main building FDC being relocated to the street side/corner, the NSFD will be OK with the proposed fence and gates, Knox boxes shall be provided and maintained as long as the fences exist. The FDC locations and Knox Boxes would be a condition of our support.

ACTION REQUESTED:

Motion to approval for site plan review for fencing and landscaping, for **Napleton Lexus of Milwaukee**, 1433 West Silver Spring Drive, Tax Key Number 1951-001 subject to the following:

1. Landscaping in front of the fencing at the two eastern driveways shall be provided. Staff shall work with the applicant to create a landscaping design that will screen 75% of the fence during the growing season and 30% to 50% during the winter season. Plans shall be approved by the Director of Community Development. Plans shall be returned to the Plan Commission at the discretion of the Community Development Director.
2. The applicant shall comply with all requirements of the Northshore Fire Department with regard to FDC connections Knox boxes etc. The NSFD has stated that with the relocated/added FDC location on the West building as shown, and the main building FDC being relocated to the street side/corner, the NSFD will be OK with the proposed fence and gates, Knox boxes shall be provided and maintained as long as the fences exist. The FDC locations and Knox Boxes would be a condition of our support.

ATTACHMENTS:

[Supporting Documents – Napleton Lexus of Milwaukee](#)



SUBJECT: Plan Commission Agenda Item 3f
 Conceptual Discussion:
 Discussion regarding conceptual site and building designs for a future fire station for North Shore Fire Rescue , at 5901 N. Milwaukee River Parkway, Tax Key Number 1689-024-000.

FROM: John S. Fellows, AICP, Dir. of Community Development

MEETING DATE: April 25, 2022

FISCAL SUMMARY:

Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	Zoning Code

Land Use:	Government and Institutional
Zoning:	S-1 Special District
Target Investment Area:	#2 Civic Core

BACKGROUND/ANALYSIS:

The North Shore Fire Rescue is seeking a preliminary discussion with regard to site and architectural design of the proposed North Shore Fire Rescue (NSFR). A number of design concepts related to site design and site circulation have been discussed between the NSFR and City staff over the past eight weeks. Staff of both organizations believe a well thought out site plan has been developed. Staff of both organizations is seeking Plan Commission input at this time.

Site Plan:

The site plan includes the full removal of the existing facility. The new facility will be a 29,300s.f. one story structure with an optional future Health Rescue addition. The apparatus bays will enter and exit from Civic Drive. The apparatus bay will not be a drive through facility. Public parking will be located in parking areas located to the north of the proposed structure and south of City Hall. A new access driveway is proposed south of the Historic Town Hall structure. Access from the public parking areas to the North South access drive for public works and police will not connect. Parking on the west side of the building will be reserved for NSFR staff. Bio swales will be located between the building and the Parkway with a design similar to those at City Hall.

Architecture:

Two architectural renderings, one focused on the north public entry element and a second focused on the south elevation from Civic Drive have been provided. These images are intended to provide general information as to the current thought about the massing, building materials, and colors.

Building Materials will consist of Lannon Stone, either new or reusing the existing stone, and two types of precast panels. Stone is proposed for the lower 1/3 of the building. One with a smooth texture and a second with a texture these materials would be in a buff color to compliment the stone. The middle portion of the building will consist of banding of windows, while the upper 1/3 would be precast panels either smooth or textured. Precast concrete panels with a dark red color are proposed for the apparatus entry, public entry, and other accent elements.



The architectural information is limited at this time. Staff recommends that a study of proportion be conducted to better understand how all three buildings (Fire, City Hall, Police) will relate to one another with regard to proportion, façade articulation, distribution of similar materials, proportions of solids and voids, etc.

Lighting, Landscaping, Dumpsters, and other site features:
At this time these items have not been developed into design concepts.

RECOMMENDATION:

Staff recommends that the Plan Commission provide as much feedback as possible to the design team to assist them in moving forward with plans.

ACTION REQUESTED:

This is an informal discussion. No action is required.

ATTACHMENTS:

[North Shore Fire Rescue Submittal Materials.](#)