

CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, January 05, 2016

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

Mayor Kennedy called the meeting to order at 6:00 p.m.

Roll Call: Present: Mayor Bryan Kennedy, Commissioners Bruce Cole, Izzy Goldberg, Gary Lippow, Robert Pfauth, and Tomika Vukovic. Absent: Commissioner Fred Cohn.

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 Wednesday, December 30, 2015, of the date of this meeting, the agenda was posted on the official bulletin board in City Hall, copies of the agenda were made available to the general public in the Municipal Building and the Police Department, and those persons who have requested were sent copies of the agenda.

PLEDGE OF ALLEGIANCE.

The Members of the Plan Commission, City staff and all those present pledged allegiance to the flag of the United States of America.

ADOPTION OF THE MINUTES.

Motion was made by Comm. Cole, seconded by Comm. Goldberg, to approve the minutes of the meeting held on Tuesday, December 1, 2015. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cole, Goldberg, Lippow, Pfauth, and Vukovic. Noes: None. Motion carried unanimously.

MATTERS FOR CONSIDERATION.

- I. Plan Commission Use and Occupancy Review, Designing Works, LLC, 2201 West Bender Road, Units 7 and 8. Review and approve interior design and home staging 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:

Lisa Whitlet seeks approval for Designing Works, LLC, an interior design and home staging business, to occupy a 3,600 square-foot tenant space (former Skyline of Milwaukee Units 7 and 8 tenant space) in the 20,700 square-foot multi-tenant office-warehouse structure located at 2201 West Bender Road. The property is zoned M-1 Warehouse, Light Manufacturing,

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Office, and Service District, and the proposed use is permitted subject to Plan Commission review and approval.

Proposed business hours are Monday through Friday from 7:00 a.m. to 6:00 p.m. Designing Works has a total of four (4) employees and that would also be the most present at 2201 West Bender Road at any given time. There are 12 parking spaces designated for use by Designing Works, and there are 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 Lisa Whitlet to operate Designing Works, an interior design and home staging business, at 2201 West Bender Road, subject to the following conditions: 1) Outside storage is not permitted; 2) Signs require a Sign 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) in compliance with 13.1.144 of the Zoning Code; 5) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector and Fire Marshall, respectively; 6) Compliance with State of Wisconsin requirements for physically disabled parking.

Lisa Whitlet introduced herself as the owner representative for Designing Works and stated that her business is an interior design and home staging business, that she purchase items for projects and will store them there, and also will store items that are utilized for home staging.

Motion by Comm. Goldberg, seconded by Comm. Cole, that the Plan Commission grant use and occupancy approval for Lisa Whitlet to operate Designing Works, an interior design and home staging business, at 2201 West Bender Road, per the six requirements. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cole, Goldberg, Lippow, Pfauth, and Vukovic. Noes: None. Motion carried unanimously.

- II. Plan Commission Review, Realtime Transport, LLC, 2350 West Florist Avenue. Review and approve proposed exterior change and inside storage 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:

Peter Cunningham seeks approval for Realtime Transport, LLC, a transport carrier logistics business, to occupy a 10,000 square-foot tenant space in the 20,000 square-foot multi-tenant office-warehouse building located at 2350 West Florist Avenue. Peter Cunningham is also in the process of becoming the owner of the 2350 West Florist Avenue property. The site is zoned M-1 Warehouse, Light Manufacturing, Office, and Service District, and the proposed storage use is permitted subject to Plan Commission review and approval.

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The proposed exterior change to the building is to install an overhead door in the east side of the south elevation (refer to drawings). There is an existing overhead door on the east side of the building. The proposed overhead door will provide ease of entry for the items that Mr. Cunningham wants to store inside the building.

Mr. Cunningham states that the 2350 West Florist Avenue premises will be used only for inside storage of items such as semi-trailers and specialty automobiles. ADA, a dental products company, is the other long-term tenant of the premises that, until this year, occupied the entirety of the 20,000 square-foot building, and has downsized its occupancy to 10,000 square-feet. ADA will continue to occupy the westerly half of the building, and Peter Cunningham will occupy the easterly half of the building.

There would not be any regular business hours.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant use and occupancy approval for Peter Cunningham to store semi-trailers and specialty automobiles inside the east tenant space located at 2350 West Bender Road, per the following conditions: 1) Outside storage is not permitted; 2) Signs require a Sign 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) in compliance with 13.1.144 of the Zoning Code; 5) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector and Fire Marshall, respectively; 6) Compliance with State of Wisconsin requirements for physically disabled parking.

Peter Cunningham introduced himself as the owner representative for RealTime Transport and stated that he has his business in Saukville and that two of their semi-trailers that they have for a tire and car company are kept outside now and that they will use the tenant space to store them inside, and also he has a growing collection of modest collector cars that he will store inside.

Motion by Comm. Cole, seconded by Comm. Goldberg, that the Plan Commission grant use and occupancy approval for Peter Cunningham to store semi-trailers and specialty automobiles inside the east tenant space located at 2350 West Bender Road, per the six requirements. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cole, Goldberg, Lippow, Pfauth, and Vukovic. Noes: None. Motion carried unanimously.

### III. Conditional Use Permit Review, Addeo Fit, LLC, 5235 North Ironwood Road. Review and approve proposed fitness studio with class and studio based instructing 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:

Marti L. Wronski and Sarah J. Addeo seek Plan Commission Conditional Use Permit review and approval for Addeo Fit, LLC, a fitness studio, to use

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and occupy the east 13,580 square-feet of the 30,000 square-foot multi-tenant office-warehouse building located at 5235-37 North Ironwood Road. The site is zoned B-1, Sub-Area C-1, and the proposed use and occupancy requires Plan Commission Conditional Use Permit review and approval.

Addeo Fit, LLC, is a fitness studio that will offer a variety of class studio based fitness instruction to its clients as described in the packet materials. Addeo Fit is not proposed as a health club, and health clubs are not a permitted or conditional use in the B-1, Sub-Area C1 District. The proposed use is being considered as a specialty studio or class based, as well as personal and small group fitness training and athlete performance (speed and agility) programs.

Addeo Fit proposes to be open six to seven days per week with the following proposed business hours;

Monday, Tuesday, Wednesday, and Thursday	5:45 a.m. to 8:30 p.m.
Friday	5:45 a.m. to 6:00 p.m.
Saturday	6:45 a.m. to 12:00 Noon
Sunday (seasonal)	6:45 a.m. to 12:00 Noon

Addeo Fitness will have two to 12 employees, of which two or three will be full-time, and five to ten will be part-time employees. There will be a maximum of sixty (60) facility users inside the 5235 tenant space at any given time.

There will not be food service and food preparation, although there will be accessory sales of prepackaged beverages, energy bars, and fruits.

Parking should be satisfactory for the proposed use.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant approval of the Conditional Use Permit, as well as use and occupancy approval, for Marti L Wronski and Sarah J. Addeo to operate Addeo Fit, LLC, a fitness class and studio based fitness instructing use, per the following conditions: 1) Outside training subject to Plan Commission review and approval; 2) Signs require a Sign 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) in compliance with 13.1.144 of the Zoning Code; 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; 6) Written certification by owner of compliance with State of Wisconsin requirements for physically disabled parking prior to issuance of Occupancy Permit.

Marti Wronski and Sarah Addeo were not able to be present.

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Dir. of Community Development Stuebe stated that the studio based fitness studio is principally individual and small group class with an instructor and a health club is principally individuals exercising on their own, utilizing the various types of health club equipment.

Motion by Comm. Goldberg, seconded by Comm. Cole and Pfauth, that the Plan Commission grant approval of the Conditional Use Permit, as well as use and occupancy approval, for Marti L Wronski and Sarah J. Addeo to operate Addeo Fit, LLC, a fitness class and studio based fitness instructing use, per the six requirements. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cole, Goldberg, Lippow, Pfauth, and Vukovic. Noes: None. Motion carried unanimously.

- IV. Plan Commission Review, The Joint, A Chiropractic Place (The Joint Corporation), 6969 North Port Washington Road (Glendale Market, former U.S. Cellular tenant space). Review and approve proposed walk-in professional chiropractic treatment center 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:

Brent Saul seeks approval for The Joint Corporation, a walk-in professional chiropractic treatment center, to occupy a tenant space in the Glendale Market located at 6969 North Port Washington Road. The property is zoned PD-Planned Unit Development, and all uses and occupancies are subject to Plan Commission review and approval. The proposed tenant space is about 1,640 square feet of the 23,865 square-foot Glendale Market (other than Pick N Save). With occupancy by The Joint the Glendale Market will have only one vacant tenant space, the former Aurora Pharmacy.

The proposed hours of operation are Monday through Saturday from 10:00 a.m. to 7:00 p.m. Applicant anticipates a total of about two employees and a maximum of two employees working at any given time.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant use and occupancy approval for The Joint Corporation to operate The Joint, A Chiropractic Place, a walk-in professional chiropractic treatment clinic, in the former U.S. Cellular store tenant space in the Glendale Market located at 6969 North Port Washington Road, per the following conditions: 1) Licensed Chiropractic practitioners per State of Wisconsin requirements; 2) Signage per the approved Planned Sign Program (PSP) requires a Sign 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) in compliance with 13.1.144 of the Zoning Code; 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; 6) Written certification by owner of compliance with State of Wisconsin requirements for physically disabled parking prior to issuance of Occupancy Permit.

Architect Sandy Carr introduced herself as the representatives for The Joint Corporation, and stated that the Joint, A Chiropractic Place, would ne five minute quick clinic

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adjustments for maladies such as minor sore back aches and pains but not chronic back problems that typically require a half-hour to one hour chiropractic appointment.

Comm. Goldberg inquired if there is only one The Joint, A Chiropractic Place, or if it is some kind of chain.

Architect Carr stated that it is a chain with numerous locations as there architecture firm has worked with The Joint, A Chiropractic Place, on many of the facilities in the upper Midwest.

Motion by Comm. Cole, seconded by Comm. Goldberg, that the Plan Commission grant use and occupancy approval for The Joint Corporation to operate The Joint, A Chiropractic Place, a walk-in professional chiropractic treatment clinic, in the former U.S. Cellular store tenant space in the Glendale Market located at 6969 North Port Washington Road, per the six requirements. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cole, Goldberg, Lippow, Pfauth, and Vukovic. Noes: None. Motion carried unanimously.

- V. Plan Commission Review, Evo Development, Incorporated, 5317-5321, and 5333 North Port Washington Road. Review and approve proposed architectural, site, landscaping, lighting, and signage plans, as well as use and occupancy.

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

### Plan Commission Report:

Evo Development proposes to redevelop 5317-21 and 5333 North Port Washington, currently the site of Oriental Medical Plaza, Cousin's Subs, and parking. Cousin's Subs is expected to remain as one of the three tenant occupants. The site is zoned B-1, B and Plan Commission review and approval is required.

### Architecture and Site Plan

The site is about 39,831 square feet or 0.90 acres. The proposed building is about 7,172 square feet in area. Brick veneer, architectural fiber cement wall panel, architectural cast stone, and glass surfaces comprise the majority of all four elevations of the building. The various surfaces are articulated and vary in height. The location of gas meters and a utility door to the Landlord Room facing North Port Washington Road is somewhat unusual (electric meters are located on the south elevation). Window service is proposed for the Cousin's Subs (Cousin Subs currently has a window service) with stacking space for five cars.

Ingress and egress is provided at West Lexington Boulevard at the northwest corner of the site. North Port Washington Road ingress and egress is provided at the southeast corner of the site. North Port Washington Road ingress and egress is also possible via the Perkin's Restaurant and Bakery site.

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The site plan includes 56 parking stalls, of which two are handicapped accessible. Eleven (11) of the parking stalls at the southwest corner of the site need to be verified for availability for use as they relate more to existing the Perkins Restaurant and Bakery. The parking guidelines for restaurants suggest one parking stall for each 50 square feet of tenant space. For Cousin's Subs this would indicate 47 parking spaces ( $2,356/50 = 47.1$ ). For the remaining tenant space as retail store one parking stall per 200 square feet of floor area is suggested, giving 24 parking stalls ( $4,740/200 = 23.7$ ). Historic or typical parking space usage at the Cousin's Subs has been less than the parking guidance indicates. Ultimately, the tenant mix may allow for more efficient use of the available parking.

Typical pole-mounted lighting is proposed with cut-off fixtures. Wall-pak full cut-off fixtures are proposed at unspecified placements on the building. There is landscaping along the east and north edge of the site, and within the several available spaces within the site.

The proposed signage for the property relates to the proposed four-sided architecture, however, two signs per tenant would be indicated as appropriate similar to the Cornerstone development located at the southwest corner of North Port Washington Road and West silver Spring Drive, and the Glendale Market north building, located at the southwest corner of North Port Washington Road and West Green Tree Road. The Master identification monument sign would be eligible for the name of the center and not more tenant identification. A Planned Sign Program (PSP) will be required for the property.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant approval for Evo Development to construct the proposed project in conformance with the architectural, site, landscape, lighting, signage plans, as well as use and occupancy approval for the proposed retail center located at 5317-5333 North Port Washington Road, per the following conditions: 1) Certified Survey Map (CSM); 2) All modifications within the right-of-ways or connections to City infrastructure (driveways, sanitary sewer, watermains, storm sewers, etc.) require prior review and approval and permits from the City of Glendale Department of Public Works; 3) All costs associated with modifications and connections within the right-of-way are the sole responsibility of the applicant; 4) Obtain a stormwater management permit per Glendale Code of Ordinances 6-5, and Milwaukee Metropolitan Sewerage District approval, if required; 5) Two signs per tenant space and obtain Sign Permits per the Glendale Sign Code; 6) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 7) Dumpster enclosure(s) in compliance with 13.1.144 of the Zoning Code; 8) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector and Fire Marshall, respectively; 9) Compliance with State of Wisconsin requirements for physically disabled parking.

John Holborow and Brad Kropp introduced themselves as the developer and architect of record representatives for the project, and that owner Warren Blumenthal was not able to present. Mr. Holborow stated that the project has Cousin's and is in final negotiations with an end-cap fast casual restaurant anchor tenant. Mr. Holborow stated that the developer

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requests that the Plan Commission not include approval requirement five at this time as relates to the signage concept indicated on the drawings and that they would rather come back to the Plan Commission with a more cohesive sign package for Plan Commission review and approval. Mr. Holborow emphasized that Cousin's, as the existing corner tenant has an existing pole sign, and their prospective end-cap tenant both will want signage as well. Mr. Holborow and Mr. Kropp presented the project plans and material and color samples to the Plan Commission.

Motion by Comm. Cole, seconded by Comm. Goldberg, that the Plan Commission grant approval for Evo Development to construct the proposed project in conformance with the architectural, site, landscape, lighting, signage plans, as well as use and occupancy approval for the proposed retail center located at 5317-5333 North Port Washington Road, per requirement one to four, and requirement five to nine, with the developer to come back with the signage program for Plan Commission review and approval. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cole, Goldberg, Lippow, Pfauth, and Vukovic. Noes: None. Motion carried unanimously.

- VI. Referral from Common Council: Application to Change the Zoning of 7275 North Port Washington Road (Tax Key Parcel 0978004), from PD-Planned Unit Development-Hotel to PD-Planned Unit Development District-Multiple-Family Residential. Present proposed change of zoning use and project plans to the Plan Commission, Plan Commission review and discussion, and Plan Commission to schedule public hearing.

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:

Jomela Boulder, LLC, proposes to change the zoning of 7275 North Port Washington Road, a former Residence Inn Extended Stay Hotel and now North Shore Suites, (refer to Photograph 1 and 2) from PD-Planned Unit Development District-Hotel to PD Planned Unit Development District-Multiple-Family Residential.

Developer to Present Informational Statement and General Development Plan

Jomela Boulder, LLC, will present the proposed changes to the Plan Commission (Refer to submittal documents).

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Photographs 1 and 2. Views of 7275 North Port Washington Road.



Required Action

The necessary action by the Plan Commission is to schedule a public hearing for 6:00 p.m. on Tuesday, February 2, 2016. Jomela Boulder will present the proposed project to interested citizens and public comment will be taken to be considered by the Plan Commission in formulating its recommendation(s) to the Common Council.

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Community Development Director Stuebe stated that Jomela Boulder will present the proposed project to the Plan Commission this evening and that the necessary Plan Commission action is to schedule the Plan Commission Public Hearing for 6:00 p.m. on Tuesday, February 2, 2016.

Robert Schmidt and Joe Devorkin introduced themselves as the developer representatives for the proposed rezone and continued to describe the change in the use of the existing hotel buildings and grounds as a multiple-family residential project.

The Plan Commission made several inquiries about parking, density, and experience with similar conversions of hotel properties to multiple-family residential.

Motion by Comm. Cole, seconded by Comm. Lippow, that the Plan Commission schedule the Plan Commission Public Hearing for 6:00 p.m. on Tuesday, February 2, 2016. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Goldberg, Cohn, Lippow, Pfauth, and Vukovic. Noes: None. Motion carried unanimously.

ADJOURNMENT.

Motion by Comm. Goldberg, seconded by Comm. Lippow, to adjourn the Plan Commission until 6:00 p.m. on Tuesday, February 2, 2016. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cole, Goldberg, Lippow, Pfauth, and Vukovic. Noes: None. Motion carried unanimously.

Todd M. Stuebe, Director of Community Development

Recorded: January 13, 2016