

CITY OF GLENDALE — PLAN COMMISSION
Tuesday, January 7, 2020

The City Plan Commission convened in the City Hall Council Chambers located at 5909 N. Milwaukee River Parkway, Glendale, for this special meeting.

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

Roll Call: Present: Mayor Bryan Kennedy, Commissioners Kyle Mack, Karn Cronwell, Bruce Cole, Phillip Bailey, Josh Wadzinski, and Amanda Seligman. Absent: None.

Other Officials Present: Rachel Safstrom, City Administrator, Todd M. Stuebe, Director of Community Development

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised Thursday, December 26, 2019, of the date and time of this meeting, the agenda was posted to 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.

MATTERS TO BE CONSIDERED.

Adoption of Minutes from December 3, 2019 Plan Commission Meeting.

Motion was made by Commissioner Bailey, seconded by Commissioner Wadzinski, to adopt minutes from December 3, 2019 Plan Commission meetings. Motion carried unanimously.

2040 Comprehensive Plan Progress Update.

Administrator Safstrom reminded the Commission of the upcoming special meeting on January 15, 2020 at 6:00 p.m. Information on the meeting will be distributed via email to give the Commission time to review items for discussion.

Certified Survey Map (CSM), Glendale Yards East, 4205 North Port Washington Road (Former Milwaukee Road Railroad Yard Lands); Certified Survey Map, Glendale Yards West, 4400 North Green Bay Avenue (Former Milwaukee Road Railroad Yard Lands); and Certified Survey Map, Glendale Yards North, 4444 North Green Bay Avenue (Former Milwaukee Road Railroad Lands). Review and refer to Common Council for approval.

Over a period of about 14 or 15 years Glendale Partners, LLC, has been acquiring and assembling lands, most of which was comprised of a former Milwaukee Road Railroad (CMC Heartland Partners) yard and abandoned railway right-of-way, as well as

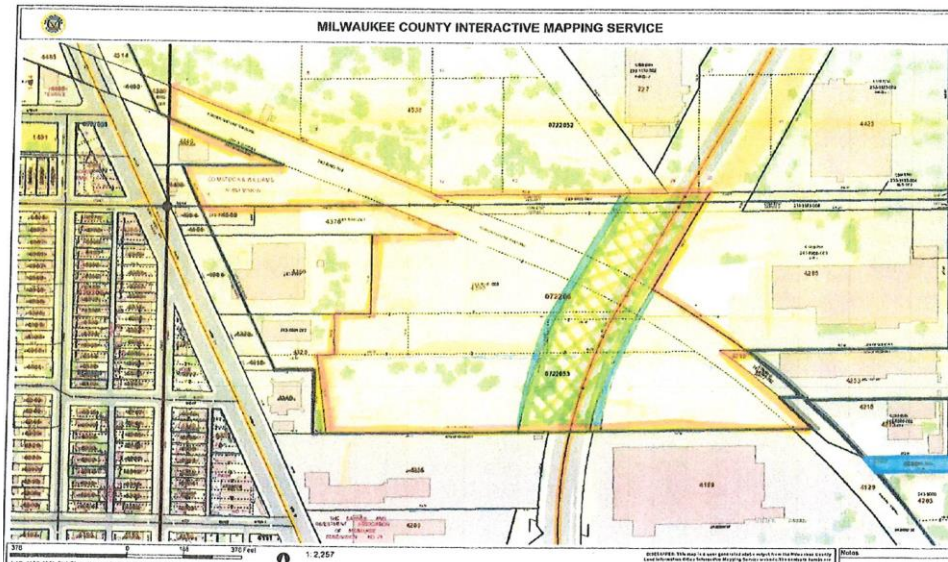
CITY OF GLENDALE — PLAN COMMISSION
Tuesday, January 7, 2020

miscellaneous proximate excess lands, generally located between North Port Washington Road and North Green Bay Avenue, including lands beneath the elevated bridge segment of Interstate Highway 43 (Refer to Aerial photograph and WDOT Exhibit).

Aerial Photograph



Wisconsin Department of Transportation (WDOT) Exhibit



Most recently the Wisconsin Department of Transportation (WDOT) acquired about 4.929 acres of the Glendale Partners, LLC, owned lands that were located beneath and

CITY OF GLENDALE — PLAN COMMISSION
Tuesday, January 7, 2020

proximate (west) of the freeway bridge for transportation improvement purposes. As such, the Glendale Partners lands have now been divided into two separate areas located both east and west of the Interstate 43 right-of-way. Glendale Partners now seeks to formalize the property boundaries of its remaining land holdings with two Certified Survey Maps, and a third Certified Survey Map intends to implement the Agreement for Motion Signage between the City of Glendale and Direct Outdoor, LLC.

Three Certified Survey Maps are proposed to create three lots, two of which will be retained by Glendale Partners, with ownership of the third to be transferred to Direct Outdoor, LLC. The proposed east Certified Survey Map creates a lot located between North Port Washington Road and Interstate Highway 43 which will be comprised of 5.0719 acres (220,934 square feet) of land. The proposed west Certified Survey Map creates a lot located between North Green Bay avenue and Interstate Highway 43 which will be comprised of 16.9321 acres (737,561 square feet) of land. The proposed third Certified Survey Map, referred to as the Signage CSM, creates a lot located between North Green Bay avenue and Interstate Highway 43 which will be comprised of 0.1975 acres (8,603 square feet) of land. Legal access to the signage CSM property will have to be confirmed.

Motion was made by Commissioner Cole, seconded by Commissioner Wadzinski, to recommend the Common Council approve the East Certified Survey Map with requirements of payment of the \$190 (\$175.00 plus 1x\$15) administrative fee, making any required technical corrections to the document, and payment of City Engineer CSM technical review fees, and other required fees, if any; the West Certified Survey Map with requirements of payment of the \$190 (\$175.00 plus 1x\$15) administrative fee, making any required technical corrections to the document, and payment of City Engineer CSM technical review fees, and other required fees, if any; and the Signage Certified Survey Map with requirements of payment of the \$190 (\$175.00 plus 1x\$15) administrative fee, verifying legal access to the parcel via cross easement or ownership interest associated with the to-be-created property, making any required technical corrections to the document, and payment of City Engineer CSM technical review fees, and other required fees, if any. Motion carried unanimously.

Plan Commission Use and Occupancy Review, Granite Countertops, LLC, 6037 North Baker Road (Dairy State Foods, Incorporated, Building). Review and approve proposed granite and quartz countertop fabricator and installer use and occupancy.

Housseem Chemsy seeks Plan Commission grant of approval for Glendale Counters (Granite Countertops, LLC), a granite and quartz countertop fabricator and installer, to use and occupy a tenant space located at 6037 North Baker Road. The proposed use is permitted in the M-1 Warehouse, Light Manufacturing, Office, and Service Zoning District subject to Plan Commission review and approval.

CITY OF GLENDALE — PLAN COMMISSION
Tuesday, January 7, 2020

The proposed hours are Monday through Friday from 8:00 a.m. to 6:00 p.m. Monday through Friday, 8:00 a.m. to Noon Saturday, and anticipates having a total of two (2) employees with a maximum of five (5) at any given time.

Motion was made by Commissioner Cronwell, seconded by Commissioner Cole, to approve use and occupancy approval for Glendale Counters (Granite Countertops, LLC), a granite countertop fabricator and installer use and occupancy, at 6037 North Baker Road, with the following requirements: 1. Storage outside is not permitted; 2. All signs required to conform with the Glendale Sign Code; 3. All City of Glendale building, fire, and public health codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium; 4. Compliance with State of Wisconsin requirements for ADA parking, as presented. Motion carried unanimously.

Plan Commission Use and Occupancy Review, NuVision Window Film and Graphics (NuVision Marketing, LLC), 5623 North Green Bay Avenue. Review and approve proposed window film design/production and installer use and occupancy.

Danelle and Scott Mack seek Plan Commission grant of approval for NuVision Window Film and Graphics (NuVision Marketing, LLC), a window film design/production and installer for both commercial (90 percent) and residential (10 percent) facilities, to occupy the 5,800 square-foot building located at 5623 North Green Bay Avenue. The site is zoned B-1, Sub-Area O District, and the proposed use is permitted subject to Plan Commission review and approval.

NuVision's use of the 5623 North Green Bay Avenue premises will be kept within the structure, without any storage yard like use of the premises. NuVision will typically have three office employees working at the 5623 North Green Bay Avenue property, with other employees commuting to complete projects at client properties. Regular business hours are Monday through Friday from 8:00 a.m. to 5:00 p.m.

There are a sufficient number of parking spaces available at the site for the proposed use and occupancy. NuVision may request to beautify the premises in the future by converting some of the paved parking lot surface space to planting space.

Motion by Commissioner Bailey, seconded by Commissioner Wadzinski to grant approval for Danelle and Scott Mack to operate NuVision Window Film and Graphics, a design/fabricator and installer of window films for residential and commercial clients, at 5623 North Green Bay Avenue, with the following requirements: 1. Storage outside is not permitted; 2. All signs required to conform with the Glendale Sign Code; 3. All City of Glendale building, fire, and public health codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium; 4. Compliance with State of Wisconsin requirements for ADA parking. Motion was approved unanimously.

CITY OF GLENDALE — PLAN COMMISSION
Tuesday, January 7, 2020

ADJOURNMENT.

Motion by Commissioner Bailey, seconded by Commissioner Wadzinski, to adjourn the Plan Commission Meeting at 6:14 p.m. until the regular meeting to be held at 6:00 p.m., Tuesday, February 4, 2020 in the City Hall Council Chambers located at 5909 N. Milwaukee River Parkway, Glendale. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Mack, Cronwell, Cole, Bailey, Wadzinski, and Seligman. Noes: None. Motion carried unanimously.

Rachel A. Safstrom, City Administrator

Respectfully Submitted: Thursday, January 9, 2020.