

CITY OF GLENDALE — PLAN COMMISSION  
Tuesday, February 4, 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, Bruce Cole, Phillip Bailey, Josh Wadzinski, and Amanda Seligman. Absent: Karn Cronwell.

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, January 30, 2020, 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 January 7, 2020 and the January 15, 2020 Plan Commission Meetings.**

Motion was made by Commissioner Cole, seconded by Commissioner Bailey, to adopt minutes from January 7, 2020 and January 15, 2020 Plan Commission meetings. Motion carried unanimously.

**Plan Commission Use and Occupancy Review, GoPuff (GoBrands, LLC), 6120 North Baker Road.** The item was tabled at the request of the developer.

**Plan Commission Use and Occupancy Review, Signature Holdings Group, LLC, 6161 North Flint Road (Multi-Tenant Building).** Review and approve proposed automotive detailing and office use and occupancy.

Shelly DeRuyter of Signature Holdings Group, LLC, reviewed the request for approval for Signature Holdings Group, an automobile detailing and office use, to use and occupy a tenant space located at 6161 North Flint Road. The proposed automobile detailing and office use is permitted in the M-1 Warehouse, Light Manufacturing, Office, and Service Zoning District with Plan Commission review and approval.

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The tenant space is indicated to be about 2,000 square feet in area. The proposed hours are Monday through Friday from 8:00 a.m. to 5:00 a.m. and anticipates having a single (1) employee, with a maximum of (3) present at any given time. A majority of the clients are off site.

Motion was made by Commissioner Bailey, seconded by Commissioner Wadzinski, to grant use and occupancy approval for Signature Holdings, LLC, an automobile detailing and office use and occupancy, at 6161 North Flint Road, with the following requirements: 1. Retail sales prohibited; 2. Storage outside is not permitted; 3. All signs required to conform with the Glendale Sign Code; 4. 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; 5. Compliance with State of Wisconsin requirements for ADA parking. , as presented. Motion carried unanimously.

**Plan Commission Use and Occupancy Review, General Capital Management, Incorporated, 2006 West Bender Road (Multi-Tenant Building).** Review and approve proposed property management storage and minor repair/project shop use and occupancy.

Jeff Brown of General Capital Management, Incorporated, reviewed his request for approval for General Capital Management, a development and property management company, to use and occupy a tenant space located at 2006 West Bender Road. The proposed property management storage and minor repair/project shop use is permitted in the M-1 Warehouse, Light Manufacturing, Office, and Service Zoning District with Plan Commission review and approval.

The tenant space, most recently occupied by Woodfashioned, is indicated to be about 1,000 square feet in area. The proposed hours are Monday through Friday from 7:00 a.m. to 5:00 p.m., with some weekend use, and anticipates having a single (1) employee there at any given time. Of the 84 plus available parking spaces four will be available to the tenancy.

Motion by Commissioner Cole, seconded by Commissioner Mack to grant use and occupancy approval for General Capital Management, Incorporated, a property management storage and minor repair/project shop use and occupancy, at 2006 West Bender 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. . Motion was approved unanimously.

**Planned Sign Program Amendment, Umansky Mercedes Benz AMG Performance Center, 1400 West Silver Spring Drive.** Review and approve proposed Planned Sign Program Amendment to include Mercedes Benz AMG High Performance Center signage element.

Mr. Stuebe reviewed the request of Mercedes-Benz of Milwaukee North for review and approval to make a modest change to the Planned Sign Program for 1400 West Silver Spring Drive. The proposed change is to add the AMG sign to the south facade.

The sign company representative has shared that AMG is the high performance division of

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Mercedes-Benz, and that about 98 of the 368 Mercedes Benz dealerships in the United States, or just over 25 percent, are designated to be able to identify themselves as AMG High Performance Centers.

Umansky Mercedes Benz AMG High Performance Sign



Motion by Commissioner Cole, seconded by Commissioner Bailey to approve the proposed amendment to the planned sign program to permit the AMG signage element as presented. . Motion was approved unanimously.

**Certified Survey Map, 208 East Capitol Drive.** Review and recommend Common Council approval of the proposed CSM.

Mr. Stuebe stated the property owner David Church has submitted a Certified Survey Map (CSM) to the City of Glendale that will divide the existing 208 West Capitol Drive into two parcels of land. The proposed land division will create two parcels of 0.5398 acres (23,514 square-feet) and 0.5553 acres (24,189 square-feet) from the single existing 1.0951 acre (47,703 square-feet) parcel. Of the existing 1.0951 acre parcel 37.1 percent (0.4064 acres or 17,704 square-feet) of the property is located within the City of Glendale, and 62.9 percent (0.6886 acres or 29,999 square-feet) the south two-thirds of the property is located within the City of Milwaukee, which necessitates approval from both cities

The property owner is tentatively indicating that a Taco Bell franchisee will acquire the east parcel and build a Taco Bell. In order for the Taco Bell (or other project) to be constructed the existing building located on the 208 West Capitol Drive property will first have to be razed and the site prepared for construction. Any proposed development would need to be presented before the Glendale Plan Commission for approval.

Motion by Commissioner Wadzinski, seconded by Commissioner Cole to recommend the Common Council approve the Certified Survey Map with the requirement that pending City of Glendale review and approval of redevelopment plans for the properties, plans be submitted and Building Permits be completed to

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raze and restore the existing building and site, payment of the \$205 (\$175.00 plus 2x\$15) administrative fee, making any required technical corrections to the document, and payment of City Engineer CSM technical review fees, and other required fees, as presented. Motion was approved unanimously.

ADJOURNMENT.

Motion by Commissioner Bailey, seconded by Commissioner Wadzinski, to adjourn the Plan Commission Meeting at 6:17 p.m. until the regular meeting to be held at 6:00 p.m., Tuesday, March 3, 2020 in the City Hall Council Chambers located at 5909 N. Milwaukee River Parkway, Glendale. Motion carried unanimously.

Rachel A. Safstrom, City Administrator

Respectfully Submitted: Thursday, February 6, 2020.