

CITY OF GLENDALE — PLAN COMMISSION
Tuesday, March 3, 2020

Regular meeting of the City of Glendale Plan Commission held in City Hall, 5909 N. Milwaukee River Parkway, Glendale, Wisconsin.

The meeting was called to order by Alderman Wiese at 6:00 p.m.

Roll Call: Present: Alderman Richard Wiese, Commissioners Kyle Mack, Karn Cronwell, Bruce Cole, Phillip Bailey, Josh Wadzinski, and Amanda Seligman. Absent: Mayor Bryan Kennedy.

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

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised on Thursday, February 27, 2020, 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 from the February 4, 2020 Plan Commission Meeting.

Motion was made by Commissioner Cole, seconded by Commissioner Bailey, to adopt minutes from the February 4, 2020 Plan Commission meeting. Motion carried unanimously.

Plan Commission Use and Occupancy Review, GoPuff (GoBrands, LLC), 6120 North Baker Road. Review and approve warehouse and distribution of consumer products use and occupancy.

Community Development Director Todd Stuebe gave a brief review of the applicant request for Plan Commission grant of approval for GoPuff, which describes itself as "...an on-demand delivery service that allows customers to order prepackaged foods and grocery items, for personal use, from a warehouse, using an "mobile app," with delivery directly to the customer." The proposed use at 6120 North Baker Road is essentially a warehouse and distribution of convenience store type consumer products business enterprise use and occupy. The proposed warehouse and distribution use and occupancy is permitted in the M-1 Warehouse, Light Manufacturing, Office, and Service Zoning District with Plan Commission review and approval.

Mr. Stuebe stated the proposed business hours from 12:00 Noon to 4:30 a.m. will make it important that GoPuff activities at the 6120 North Baker Road property not disturb the residents of the multi-tenant residential complex to the east, and that delivery activities not disturb the occupants of single-family homes that are located along West Bender Road along the route between 6120 North Baker Road and North Green Bay Avenue. The GoPuff website suggests that what are described as mature GoPuff facilities operate 24 hours 7 days per week. Staff would recommend that GoPuff deliveries be required to access North Green Bay Avenue from 6120 North Baker Road via West Florist Avenue, with return to 6120 North Baker Road via the

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reverse path, and forgo using the route between 6120 North Baker Road to North Green Bay Avenue via West Bender Road (unless delivering within that street address range

Michael Sannuti, GoPuff Brands, gave a brief overview of the business model. Mr. Sannuti stated this is a warehouse facility. Employees deliver to customers, there are no customers coming to any retail outlet.

Commissioner Seligman questioned if they will be delivering tobacco products. Administrator Safstrom stated they did apply for a tobacco license and must follow the parameters set by the Common Council.

Commissioner Seligman questioned if the parking was adjacent to residential. Will there be a noise concern? Administrator Safstrom stated they will need to adhere to the City's noise ordinances. Mr. Sannuti stated there are approximately 15-25 deliveries per day. The vehicles are loaded with multiple orders to increase efficiencies.

Commissioner Mack questioned the service area. Mr. Sannuti stated the service area is within approximately a half-hour driving distance.

Motion was made by Commissioner Wadzinski, seconded by Commissioner Mack, to grant use and occupancy approval for GoPuff, a convenience store item storage and delivery to the consumer's residence use and occupancy, at 6120 North Baker Road, with the following requirements: 1. For deliveries GoPuff shall encourage delivery travel between 6120 North Baker Road to and from North Green Bay Avenue via North Baker Road and West Florist Avenue, with return to 6120 North Baker Road via the reverse path to the extent possible (Deliveries to residences located along North Bender Road west of North Green Bay Avenue excepted); 2. Retail sales are prohibited within the M-1 District; 3. Storage outside is not permitted; 4. All signs required to conform with the Glendale Sign Code; 5. 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; 6. Compliance with State of Wisconsin requirements for ADA parking. Motion carried unanimously.

Plan Commission Use and Occupancy Review, Sherwin Williams, 6815 North Port Washington Road, Suite B (Phase 2 Multi-Tenant Building). Review and approve proposed Sherwin Williams retail paint store use and occupancy.

Mr. Stuebe indicated that Reza Fletcher of Sherwin Williams seeks Plan Commission grant of approval for Sherwin Williams, a retail paint store use, to join Starbucks use and occupy within the remaining space (north tenant space) within the building located at 6815 North Port Washington Road. The proposed retail paint store use is permitted in this PD-Planned Unit Development District with Plan Commission review and approval.

Mr. Stuebe stated that in general concerned with Sherwin Williams store use and occupancy at the 6815 North Port Washington Road location, Staff are concerned about the proposed window appliques that will essentially convert three sets of the store window groups into pseudo walls to accommodate the proposed interior shelf arrangement. The appliques are

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not signage and will alter the architectural integrity of the building as presented to and approved by the Plan Commission.

The Commission discussed the window appliques. Concern regarding the height of appliques as well as the possibility of frosted glass. Commissioner Wadzinski he is not generally opposed to the window appliques; however, would like to see a reduced amount and suggested they be allowed on the north end of the building. The Commission concurred that no appliques should be on the east windows.

Motion was made by Commissioner Wadzinski, seconded by Commissioner Cole, to grant use and occupancy approval for Sherwin Williams, a retail paint store use and occupancy, at 6815 North Port Washington Road, Suite B, with the following requirements: 1. Interior product display arrangement be modified in order to maintain the function of windows as windows and maintain the intent and integrity of the building architecture and to limit window appliques to the north end of the building; 2. Storage outside is not permitted; 3. All signs required to conform with the approved Specific Implementation Plan; 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. Motion carried unanimously.

Plan Commission Review, Modern Touch Dental and Athletico Physical Therapy, 6270, 6290, 6300, and 6310 North Port Washington Road (South Development Site). Review and approve proposed architecture, elevations, site plan, landscaping plan, lighting, and signage plan, as well as use and occupancy.

Mr. Stuebe stated Modern Touch Dental returns to the Plan Commission after previously being approved December 3, 2019. Modern Touch Dental does not require all of the originally proposed 5,001 square-feet, and now proposes instead a two-tenant building that will include a 3,200 square-foot space for Modern Touch Dental and a 1,740 square-foot space for a future second tenant such as Athletico Physical Therapy, giving a building total size of 4,940 square-feet, and two occupants.

The proposed architecture is similar to what was presented previously with modest refinements to make the building suitable for two tenants rather than a single tenant. The architecture is modern and includes brick veneer on all four elevations.

Commissioner Cronwell expressed concern with the distance of ADA access parking to the entrance for Athletico Physical Therapy.

Ald. Wiese inquired if the developer has taken into account the proposed changes to Port Washington Road by the Wisconsin Department of Transportation. Mr. Mehring stated they have had discussions with the WDOT on their plans.

Commissioner Wadzinski questioned the type of material being used on the building. Mr. Mehring stated it would be architectural metal and cut stone similar to Modern Touch Dental.

Motion by Commissioner Cronwell, seconded by Commissioner Bailey, to grant approval of the revised architectural, site, landscaping, lighting, and signage plans such

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that LCM Funds 54 Port Road, LLC, may obtain City of Glendale Building Permits to construct the proposed improvements on Lot 2, as well as use and occupancy approval for Modern Touch Dental, with the following requirements: 1. Certified Survey Map (CSM) being recorded with the Milwaukee County Register of Deeds Office that assembles the existing four parcels into two parcels, to include all existing site public utilities and required and necessary Utility Easements related to all of the public utilities; 2. Light pole height is limited to 15-foot height; 3. Signage requires a permits(s) per the Glendale Sign Code; 4. Submit stormwater management analysis and related drainage pattern analyses and grading and drainage plans for review and approval by the City Engineer and the Director of Public Works; 5. Submit erosion control plan satisfactory to Building Inspector and Director of Public Works; 6. Verify condition of existing utilities prior to connections to City of Glendale utility facilities; 7. Submit necessary site civil plans for utilities and ingress-egress street connections to include utility and pavement design and plans satisfactory to the City Engineer and Director of Public Works; 8. City of Glendale and/or Milwaukee County permit(s) required for any work to be completed within the North Port Washington Road public street right-of-way or relating to City of Glendale watermain, sanitary sewer, or storm sewer facilities; 9. 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; 10. Future second tenant requires Plan Commission Use and Occupancy review and approval. Motion carried unanimously.

Plan Commission Site Plan Review, Con Edison Battery, 6691 North Sidney Road (Hakaduli 6675-6693 Multi-Tenant Building). Review and approve proposed site plan change to utilize parking lot space as an enclosed patio use.

Mr. Stuebe explained Hank Schneider and Andrea Scrobel seek Plan Commission approval to modify the Site Plan of the property located at 6675 to 6693 North Sidney Place to include a patio element for use associated with Con Edison Battery, which is increasing its occupied space at 6691 North Sidney Place.

The property owner proposes that approval be granted to provide an exterior patio space (Refer to the project plan submittal) as an amenity for the use and benefit of the Con Edison Battery tenancy. The proposed patio enclosure includes a six-foot height fence, twelve (12) bollards around the exterior of the fence enclosure, and six (6) tables, in a space designated as Room 112. It is not clear whether the two (2) indicated gates at the concrete walks are included in the project or not as they are not indicated in the artistic view of the proposed patio enclosure.

The Plan Commission discussed the condition in the staff recommendation which referred to the removal of the patio amenity if the tenant terminates the agreement. Several members of the Commission felt this could be a burden on the property owner.

Motion by Commissioner Wadzinski, seconded by Commissioner Cronwell, to grant Hakaduli Properties, LLC, approval of the modified Site Plan for the 6675-6691 North Sidney Place property, with the following requirements: 1. That the recommendations of Staff are require to be followed to the extent that the Plan Commission sees as necessary and appropriate; 2. That the patio be maintained whenever necessary, per tenant/owner lease responsibilities; 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. Motion was approved unanimously.

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Plan Commission Review, Taco Bell, 208 East Capitol Drive (East Development Site).
Review and approve proposed architecture, elevations, site plan, landscaping plan, lighting, and signage plan, as well as use and occupancy.

Administrator Safstrom reminded the Commission this parcel is split. The north end of the parcel is in Glendale and the south end of the parcel is in the City of Milwaukee. The commission is essentially reviewing the parking lot and drive thru area.

Commissioner Cronwell questioned truck movement on the property. Mr. Lawrence stated that there is an agreement with the adjacent property allowing for proper flow of delivery truck traffic.

Motion by Commissioner Cole, seconded by Commissioner Seligman, to grant approval for Taco Bell (ETD Bells, LLC/Pacific Bells, LLC) to complete the proposed improvements at 208 East Capitol Drive, with the following requirements: 1. City of Milwaukee approval of the Taco Bell development plan; 2. Complete Certified Survey Map that was approved by the City of Glendale; 3. Plans for restoration of the west development site be completed simultaneous to the Taco Bell improvements; 4. All City of Glendale signs to conform with the Glendale Sign Code; 5. All City of Glendale landscape and lighting features being property maintained; 6. Dumpster enclosure(s) in compliance with 13.1.144 of the Zoning Code; 7. 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. Motion was approved unanimously.

Plan Scope of Work and Proposed Professional Fee and Recommend to the Common Council to Contract with Vandewalle & Associates to proceed with Bicycle and Pedestrian Plan.

Administrator Safstrom gave a brief overview of the proposal for the bicycle and pedestrian plan. Since the Plan Commission has had a good working relationship with Vandewalle & Associates, Inc. and much of the background information has been reviewed, staff is requesting the Plan Commission recommend the Council approve a contract with Vandewalle & Associates, Inc., for the creation of a bicycle and pedestrian plan for the City.

Motion by Commissioner Cronwell, seconded by Commissioner Cole, to recommend the Council approve a contract with Vandewalle & Associates, Inc., for the creation of a Bicycle and Pedestrian Plan with optional task B for the City. Motion was approved unanimously.

ADJOURNMENT.

There being no further business, motion was made by Commissioner Cronwell, seconded by Commissioner Seligman, to adjourn the meeting. Motion carried and adjournment of the Plan Commission was ordered at 7:01 p.m., until Tuesday, April 7, 2020 at 6:00 p.m.

Megan Humitz, City Clerk

Recorded: March 3, 2020