

CITY OF GLENDALE -- PLAN COMMISSION  
Tuesday, May 1, 2018

The City Plan Commission convened in the Common Council Chambers of City Hall, 5909 North Milwaukee River Parkway for its regular monthly meeting,

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

Roll Call: Present: Mayor Bryan Kennedy, Commissioners Tomika Vukovic, Karn Cronwell, Fred Cohn, Phillip Bailey, Josh Wadzinski, and JoAnn Shaw. Absent: None.

Other Officials Present: Rachel Reiss, City Administrator, Todd M. Stuebe, Director of Community Development, and North Shore Fire Department Battalion Chief John Maydak.

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised on Thursday, April 26, 2018, 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. Vukovic, seconded by Comm. Cronwell, to approve the minutes of the meeting held Tuesday, March 06, 2018. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

MATTERS TO BE CONSIDERED.

- I. Common Council Referral to Plan Commission: Application to Change Zoning of 6701 and 6789 North Port Washington Road (Tax Key Parcels 1288966002 and 1328987) from S-1 Special (Institutional) District to PD-Planned Unit Development District-Mixed Use (Commercial Retail and/or Office (Medical), Residential,

CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, May 1, 2018

Hospitality). Applicant to present Rezone Request to the Plan Commission, Plan Commission to review, make inquiry, discuss, comment, and schedule Public Hearing for 6:00 p.m., Tuesday, June 5, 2018.

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

Brian Adamson of ICAP Development will formally present to the Plan Commission the proposed Rezone Request as relates to the Nicolet Upper Fields playing fields lands located between Interstate Highway 43 and North Port Washington Road with street address number 6701 and 6789 North Port Washington Road (Refer to aerial photograph).



CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, May 1, 2018

Phase I of the proposed Planned Unit Development (PUD) project involves constructing improvements that include an Associated Bank branch (about 2,900 square-feet) and ALDI grocery store (about 22,000 square feet). The architecture is modern with classic materials such as stone, brick veneer, siding, and vision glass. Phase II improvements are described as complementary uses such as retail, medical, mixed-use housing or hospitality.

Project Architecture and Civil Site Improvements

The project plan items will be reviewed when the owner/developer submits all of the required materials for the Planned Unit Development project.

Supportive exhibits for the rezone include architecture artistic images of the Associated Bank and ALDI Grocery Store. Developer states that the project will include an underground stormwater facility.

Project Schedule

The Developer desires to begin the Phase I improvements in the Fall of 2018 with Phase II to follow.

Required Next Action

The next action by the Plan Commission is to schedule the Plan Commission Public Hearing for 6:00 p.m., June 5, 2018.

Mr. Stuebe stated that ICAP Development requests that 6701 and 6789 North Port Washington Road be rezoned from S-1 Special Institutional District to PD Planned Unit Development District, to initially include Associated Bank and ALDI, with a future phase with two as yet undetermined occupants.

Brian Adamson introduced himself as representing ICAP Development, and said that ICAP Development is working on redevelopment of this project which includes excess lands owned by the School District, and that they are completing due diligence, believe it is a great site with proximity to households, and is service based. Mr. Adamson said that they will begin with the intention of a 22,000 square-foot ALDI and 2,500 square-foot Associated Bank, and will come back when they have more uses identified, explaining that it is

CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, May 1, 2018

difficult to do all at once, and that they will come back with the Site Plan for a cluster of buildings, a pocket of single users with parking and buildings. Mr. Adamson said that they have a mix of uses, and referenced the Vision Plan that calls for a mix of uses presented the project concept for the rezone to PD Planned Unit Development District.

Mayor Kennedy observed that Pick 'n Save is there, although a different size and that you cannot get all of your groceries there, and that they are known for their fresh goods and fruit, so there is plenty of room for another grocery store, and that they kind of like to comingle.

Mr. Adamson said that Pick 'n Save is a full-service full-size grocer.

Mayor Kennedy asked if there have been any traffic studies, observing that there are not allot of median cuts or openings.

Mr. Adamson said that there are two traffic cuts, and that they feel pretty good with one aligning with Cardinal Stritch, and that they are working with Milwaukee County.

Mayor Kennedy asked whether significant grading and improving the land with fill would be necessary.

Mr. Adamson replied yes, that is correct, and that they do not intend to lift the entire site to the level of North Port Washington Road, only several feet, and that with their underground stormwater management there will be material available, and that the south end of the site is at grade, and that they have to make sure there are not significant grade changes.

Mayor Kennedy asked whether they are working with the Wisconsin Department of Transportation (WDOT), and if the freeway is lower will there be water going in there.

Mr. Adamson stated that they are in contact with WDOT and have shown them the plan and that they do not have an issue with the site.

Mayor Kennedy asked staff if the site is known to be environmentally impacted.

Director of Community Development Stuebe stated that the available historic aerial photographs going back to the 1930's indicate only agricultural use, a farmhouse, and the subsequent use by Nicolet High School for recreational fields.

Mr. Adamson said that they have completed an Environmental Assessment and that they found nothing, only an agricultural home was there.

Comm. Cronwell commented that it is hard to conceive that it is possible to fit so much on a site, and that there is not as much green space, and would like to see surface permeability and green-friendly.

Mr. Adamson said that there is a landscape buffer, landscape islands, and they are exploring surface infiltration, bio-swales, and said that underground stormwater management is expensive, and that Best Management Practice (BMP)

CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, May 1, 2018

outlets would be utilized, and concluded saying that they have a desire for walkability and keeping green space for walking.

Comm. Cronwell observed that there is a sidewalk at Coventry, and that the sidewalk ends at Pick 'n Save.

Mr. Adamson stated that they do anticipate putting in sidewalk.

Comm. Cohn asked if it will be seeded, and observed that right south of the bank, is that the bus stop to the site, and that there is a set of stairs going somewhere.

Mr. Adamson said that is a sidewalk.

Comm. Shaw said that she has a concern about having ALDI's here, and that within a three-mile radius we have two Pick 'n Saves, Trader Joe's, Sendik's, and two ALDI's at Brown Deer Road and Capitol Drive.

Mr. Adamson said that he is not an ALDI representative so cannot speak for them, continuing saying that new ALDI stores have a significantly different feel, and said that any commercial project larger than a single user is usually done in phases, and that all of the infrastructure will be completed in Phase I including the stormwater management facility, so it does not become problematic, and mentioned stalled affordable housing is or is not, adding that a Sendik's closed several years after being built, ran out of money, and that it is an indicator of the operator as well, a concern for market change, and that he trusts a national user who is excited about coming to this area, and that they still think that there is an opportunity here with a lack of a grocery option.

It was observed that there was also a Kohl's and a Sentry.

City Administrator Reiss stated that this is not like a normal Planned Unit Development, it is in phases, and that this is only the rezone and will be coming back and we will be reviewing the architecture and landscaping, and that at the time of Phase 2 it will come back with complete plans and there will be two Development Agreements.

Comm. Cronwell said that this will be referred for Public Hearing, for the rezone.

Comm. Wadzinski stated that it is good to hear as much information up front, and asked if they had considered parking beneath, the building could be raised without fill.

Mr. Adamson said that structured parking is very expensive, and that it is hard to find users other than high-rise residential and office use.

Comm. Wadzinski observed the green color spaces on the Site Plan, and said that he understands there are cost trade-offs, and that this is a prime site for ALDI, and that it has more potential than ALDI.

Mr. Adamson said that he is impressed by the users for this site, and that it is an expensive site, and that they need to put density on to pay the

CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, May 1, 2018

acquisition costs and the costs of improvements, and continued saying that they need to keep it dense with three to four lots.

Comm. Wadzinski said that he is not opposed to density, and these are just an idea to consider.

Motion by Comm. Cohn, seconded by Comm. Cronwell, that the Plan Commission schedule a Public Hearing to rezone 6701 and 6789 North Port Washington Road from S-1 Special (Institutional) District to PD Planned Unit Development District) for 6:00 p.m., Tuesday, June 5, 2018. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

- II. Common Council Referral to Plan Commission: Application to Change Zoning of 6270, 6290, 6300, and 6310 North Port Washington Road (Tax Key Parcels 1630045, 1630046, 1630047, and 1630048) from B-1, F2 District to B-1, F1 District, which also permits retail commercial use. Applicant to present Rezone Request to the Plan Commission, Plan Commission to review, make inquiry, discuss, comment, and schedule Public Hearing for 6:00 p.m., Tuesday, June 5, 2018.

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

Leah R. Wyant will formally present to the Plan Commission the Request to Rezone the former Barrett Office Park, 6270, 6290, 6300, and 6310 North Port Washington Road (Refer to aerial photograph).



CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, May 1, 2018

Requested Change

In addition to office and related uses that are currently permitted, the requested change will allow for uses such as retail, restaurant, and various artistic/creative studios such as photography, painting, music, sculpture, dance or other recognized fine arts.

Required Action

This is a rezone only. At this time a project plan review is not on the agenda. The architecture exhibits are supportive only of the prospective rezone and are indicative of what the property owner/developer contemplates for the premises. The next action by the Plan Commission is to schedule the Plan Commission Public Hearing for 6:00 p.m., June 5, 2018.

Director of Community Development Todd Stuebe stated that the developer proposes to rezone to permit retail use in addition to office use, and has a preliminary concept plan to develop a bank and small multi-tenant retail/office center on two parcels or if not a bank then a multi-tenant retail/office center on a single parcel.

Leah Wyant introduced herself as project representative on behalf of property owner Tom Schafer, who could not be present this evening, and presented the project concept for the rezone to B-1, F1 District, stating that they are planning two parcels to include a stand-alone financial use and a second straight-line shopping center.

Mayor Kennedy stated that the City has been trying have the parking to the back along North Port Washington Road, this has been for the past 20 years, having the stores at the street and the parking behind, and that the developer will come back for architecture approval and the Certified Survey Map.

Ms. Wyant said that she appreciates that the City does not want to see nothing but parking lot after parking lot, and will take that back to the architect.

Motion by Comm. Cohn, seconded by Comm. Wadzinski, that the Plan Commission schedule a Public Hearing to rezone 6270, 6290, 6300, and 6310 North Port Washington Road from B-1, F2 District to B-1, F1 District for 6:00 p.m., Tuesday, June 5, 2018. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

Tuesday, May 1, 2018

- III. Plan Commission Review, Mobil, 525 West Silver Spring Drive.  
Review and approve exterior changes to the building, 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:

Roettgers Company, Incorporated, seeks Plan Commission review and approval to complete exterior changes to the former BP, now Mobil, gasoline station convenience store located at 525 West Silver Spring Drive. The site is zoned B-1, Sub-area D2, and under the Zoning Code the proposed changes are require review and approval by the Plan Commission.

The proposed changes to the exterior include fresh paint which includes some playful panache, and to clad some of the 525 West Silver Spring Drive convenience store with and horizontal architectural corrugated metal veneer. The owner would also like to utilize window covers within the indicated windows, not necessarily those shown on the exhibit.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant approval for Roettgers Company, Incorporated, to complete the proposed façade improvements at 525 West Silver Spring Drive, with the following requirements: 1) Signs at the 525 West Silver Spring Drive are required to conform to the Glendale Sign Code; 2) All landscaping and lighting features at the 525 West Silver Spring Drive property being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 3) Trash enclosure(s) at the 525 West Silver Spring Drive property required to comply with Zoning Code 13.1.144; and 4) All City of Glendale building and fire codes applicable to the 525 West Silver Spring Drive property being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department.

David Roettgers introduced himself as representing Roettgers Company and presented the proposed projects for both 525 West Silver Spring Drive and 7010 North Port Washington Road to the Plan Commission.

The Plan Commission had many inquiries and comments pertaining to the design and decided, after a lengthy review, to postpone the item to allow the Roettgers Company to revise the design to fit in better with the nearby buildings.



CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, May 1, 2018

Motion by Comm. Shaw, seconded by Comm. Vukovic, that the Plan Commission postpones this item and for Roettgers to come back to the Plan Commission June 5, 2018, with revised project design plans. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

IV. Plan Commission Review, Mobil, 7010 North Port Washington Road. Review and approve exterior changes to the building, 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:

Roettgers Company, Incorporated, seeks Plan Commission review and approval to complete exterior changes to the former BP, now Mobil, gasoline station convenience store located at 7010 North Port Washington Road. The site is zoned B-4 Office-Research-Service Business District, and under the Zoning Code the proposed changes are require review and approval by the Plan Commission.

The proposed changes to the exterior include fresh paint which includes some playful panache. The owner would also like to utilize window covers within the indicated windows, not necessarily those shown on the exhibit.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant approval for Roettgers Company, Incorporated, to complete the proposed façade improvements at 7010 North Port Washington Road, with the following requirements: 1) Signs at the 7010 North Port Washington Road are required to conform to the Glendale Sign Code; 2) All landscaping and lighting features at the 7010 North Port Washington Road property being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 3) Trash enclosure(s) at the 7010 North Port Washington Road property required to comply with Zoning Code 13.1.144; 4) All City of Glendale building and fire codes applicable to the 7010 North Port Washington Road property being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department.

Both the 7010 North Port Washington Road item and the 525 West Silver Spring Drive item (Item III above) were reviewed and discussed together

CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, May 1, 2018

and that the above recorded decision of the Plan Commission is also applicable to the 7010 North Port Washington Road property.

- V. Plan Commission Review, Paul M. Sandvick, DDS & Associates, 6070 North Port Washington Road. Review and approve property owner request to change the previously approved landscape plan for the premises.

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

Dr. Paul M. Sandvick, DDS, & Associates propose to change the previously approved landscape plan. Staff recommends approval of the proposed landscape plan.

Community Development Director Stuebe stated that staff recommends that the Plan Commission approve the proposed Flagstone landscape plan in place of the previously approved landscape plan.

Kip Lindsay introduced himself as the landscape representative of Paul M. Sandvick, DDS, & Associates, and presented the proposed project change to the Plan Commission.

Motion by Comm. Cohn, seconded by Comm. Wadzinski, that the Plan Commission approves the proposed landscape plan. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

ADJOURNMENT.

Motion by Comm. Cronwell, seconded by Comm. Cohn, to adjourn the Plan Commission until the date of its rescheduled regular meeting to be held at 6:00 p.m., Tuesday, June 5, 2018. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

Todd M. Stuebe, Director of Community Development

Respectfully Submitted: Friday, May 4, 2018, and Thursday, May 31, 2018.