

CITY OF GLENDALE — PLAN COMMISSION
May 3, 2022

Regular meeting of the City of Glendale Plan Commission convened in the Glendale City Hall Council Chambers, 5909 North Milwaukee River Parkway, and via Zoom.

The meeting was called to order by Mayor Kennedy at 6:00 p.m.

Present: Mayor Bryan Kennedy, Commissioners Shauntay Nelson, Shawn Storey, Fred Cohn, Philip Bailey, Rachel Rieck, and Amanda Seligman.

Other Officials Present: John Fellows, Director of Community Development; Nicole Maurer, Deputy Clerk/Treasurer.

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised on April 28, 2022, 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 of the April 12, 2022, Plan Commission Meeting.

Motion was made by Commissioner Seligman, seconded by Commissioner Nelson, to adopt minutes from the April 12, 2022, Plan Commission meeting. Motion carried unanimously.

Discussion and possible action for an occupancy and use approval for Prolific Realty Group for a real estate office in the Planned Commercial land use classification, B-1 "C1" (Business and Commercial District) zoning classification, at 5205 North Ironwood Rd. Suite 219, Tax Key Number 1968-002-000.

Prolific Realty Group seeks Plan Commission approval for use and occupy for a real estate office at 5205 North Ironwood Road, Suite 219.

Director Fellows gave a brief overview of Prolific Realty Group's proposal to open a real estate office at 5205 North Ironwood Road, Suite 219.

Ms. Tiffany Moore, Ms. Tiffany Griffin, and Ms. Nata Nash from Prolific Realty Group were present for the meeting. Ms. Moore stated Prolific handles residential, commercial, and investment properties.

Motion was made by Commissioner Rieck, seconded by Commissioner Nelson, to approve the use and occupancy for Prolific Realty Group for a real estate office at 5205 North Ironwood Road, Suite 219, with the following five requirements: 1) Signage Permits

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per the existing Planned Sign Program (PSP) and the Glendale Sign Code; 2) Business hours to comply with Glendale Code 7.15.4 and 7.2.15 as applicable; 3) Dumpsters for trash and recycling shall be screened and be in compliance with Section 13.1.144, if dumpsters are not in compliance at the time of occupancy the applicant (tenant) and property owner shall have 60 days to allow for compliance; 4) All City of Glendale building, fire, and health codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Department, and; 5) Compliance with State of Wisconsin requirements for ADA parking. Motion carried unanimously.

Discussion and possible action for an occupancy and use approval for CMJ Electric, LLC for an electrical contractor in the Industrial land use classification and the M- 1 (Warehouse, Light Manufacturing Office and Service District) zoning classification, at 2305 West Camden Road, Tax Key Number 1600-006-000.

CMJ Electric, LLC seeks the Plan Commission to grant use and occupy approval for an electrical contractor office and warehouse at 2305 West Camden Road. Business will be conducted Monday through Friday with a 9.5-hour work day. No signage will be provided at this time. No modifications to the site or exterior of the building will occur at this time. Security measures will consist of security cameras. The maximum number of employees at any one time will be 20 people.

Director Fellows provided a brief overview of CMJ Electric's proposal for an electrical contractor office and warehouse at 2305 West Camden Road. Director Fellows noted there will be no commercial traffic from the general public.

Mr. Bill Langhoff with Longyard Investments was present for the meeting. Mr. Langhoff indicated he is the owner of 2305 West Camden Road was asked to appear on behalf of CMJ Electric. Mayor Kennedy asked if CMJ Electric is moving to Glendale or if it is a new business. Mr. Langhoff stated CMJ Electric is moving to Glendale.

Motion was made by Commissioner Bailey, seconded by Commissioner Cohn, to approve the use and occupancy for CMJ Electric, LLC for an electrical contractor office and warehouse at 2305 W Camden Road with the following five requirements: 1) Signage Permits per the Glendale Sign Code; 2) Business hours to comply with Glendale Code 7.15.4 and 7.2.15 as applicable; 3) Dumpsters for trash and recycling shall be screened and be in compliance with Section 13.1.144 at all times; 4) All City of Glendale building, fire, and health codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Department, and; 5) Compliance with State of Wisconsin requirements for ADA parking. Motion carried unanimously.

Planned Sign Program Amendment: Discussion and possible action for the amendment to a planned sign program for General Capital in Planned Development land use classification and the PD (Planned Development District) Zoning Classification, at 6960 North Port Washington Road, Tax Key Number 1288-961-003.

General Capital seeks approval of an amendment to their current planned sign program at 6960 North Port Washington Road. The original sign program provided for specific design standards for the main tenant(s) with general standards for the secondary tenants. The current main

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tenant is rebranding the store from Pick n Save to Metro Market. The planned sign program does not allow for staff approval of the proposed signage.

Changes to the planned sign program include the following:

1. The amendment of the planned sign program will allow the main tenant (grocery store) to use the branding sign package as presented in exhibit 1.
2. The amendment of the planned sign program will reinforce the ability of units B200, C100 and C110 all of which have a projecting canopy to be allowed to use channel letter signage that sits on top of the canopy.
3. The original planned sign program allowed for only reverse channel letters. This design was popular 20 years ago and provided minimal illumination. The ownership team would like to over time have the secondary tenant signs be face lit.
4. The colors and returns and other components of the secondary tenant signs are also being requested to be updated.

Director Fellows gave a brief overview of the amendment to the planned sign program for General Capital at 6960 North Port Washington Road. Pick n Save, the current main tenant, is rebranding the store to Metro Market. Director Fellows stated the master sign program is very specific to the anchor's branding.

Mayor Kennedy questioned if this is increasing the number of signs. Director Fellows stated there will be the same number of signs and only the illumination standards are changing. Director Fellows noted there may be additional changes in the future.

Motion was made by Commissioner Cohn, seconded by Commissioner Storey, to approve an amendment to the planned sign program for General Capital at 6960 North Port Washington Road. Motion carried unanimously.

Site Plan, Architecture Review: Discussion and possible action for site and architecture review for Ampco Pumps, in the Planned Mix Use land use classification, B-5 (Business-Office Zoning District) zoning classification, at 2045 West Mill Road, Tax Key Number 1609-033-000.

Ampco Pumps Company has been operating for the past 12 years at 2045 West Mill Road, and is owned by Mike Nicholson. The general contractor is MSI General. The lot size is 4.68 acres, and the current structure is 69,700 square feet. They are proposing an addition of 17,166 square feet which will provide a total of 86,866 square feet.

The building is used for the manufacturing and assembly of industrial pumps. The number of employees totals 97. Typical business hours are Monday through Friday, 3:00 a.m. to 11:00 p.m. No additional signage is planned. No security fencing exists or is proposed. Overall operations will remain unchanged with the addition of the warehouse area. Construction is estimated to be 5 to 6 months. After expansion they estimate the total number of employees at one time will be 125.

The addition will occur at the southwest corner of the existing building. Most of the addition will be at the rear of the building. Modifications to pavement will occur on the west side of the building. Sixteen parking spaces will be removed in this location. The applicant is proposing

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to add 11 new parking spaces in the northeast corner of the site along the existing drive and adjacent to the existing greenspace. The existing stormwater pond will be modified.

The building will be constructed of similar materials (CMU) with banding. The warehouse portion will have a higher height than the existing building, thus the northern wall of the addition will have a prefinished metal panel system. It is expected that limited views of this material will be visible from the right of way at eye level. Fenestration elements will be limited to access doors and clearstory windows locate at the main banding line of the structure.

The applicant is proposing the addition of landscaping near the proposed parking lot. This will consist of expansion of the current plants around the current monument sign.

Six wall packs are planned for the parameter of the warehouse addition. Lighting levels per the submitted photometric plan indicate levels of 2.0 at selected locations along the southern property line with most notations below 0.

Director Fellows provided a brief overview of Ampco's proposal to build a 17,166 square foot addition at 2045 West Mill Road. Director Fellows noted the stormwater management plan is still being reviewed by the city engineer.

Jay Craig with MSI General and Joe Wilde representing Ampco were present for the meeting.

Motion was made by Commissioner Cohn, seconded by Commissioner Rieck, to approve site and architectural review for Ampco Pumps, 2015 West Mill Road, Tax Key Number 1609-033-000, subject to the following: 1) Signage Permits per the Glendale Sign Code; 2) Business hours to comply with Glendale Code 7.15.4 and 7.2.15 as applicable; 3) Dumpsters for trash and recycling shall be screened and be in compliance with Section 13.1.144 at all times; 4) All City of Glendale building, fire, and health codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Department; 5) Compliance with State of Wisconsin requirements for ADA parking; 6) Approval of the Stormwater Management Plan from the City Engineer. All requirements of the City Engineer shall be met; 7) Execution and recording of a stormwater management agreement. Motion carried unanimously.

Plan Commission Site Plan Review – Fence and Landscaping: Discussion and possible action for a Plan Commission site plan review for fencing and landscaping, for Napleton Lexus of Milwaukee, 1433 West Silver Spring Drive, Tax Key Number 1951-001

On April 12, 2022, Plan Commission granted approval for site, architecture, and signage for this project with the stipulation that fencing and gates be returned at a future date.

Staff and the applicant have been working to find a plan that will meet the design overlay intent and the desire of the applicant to secure as much of the property with fencing as possible. Below is a summary of the four gates and fence elements.

1. The driveway to the east will have one rolling gate with landscaping placed in front of the gate. The gate will be located 30+ feet from the right of way line and will be behind the front elevation of the main dealership.

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2. The second driveway to the east of the main dealership will have one rolling gate with landscaping placed in front of the gate. The gate will be located 24 feet from the right of way line and will be in line with the front elevation of the main dealership.
3. The third and fourth gates will be located together. The gates will block off the rear portion of the lot and span between the dealership building and the pre-owned building. The gate structures will be located behind the link element by 40 to 50+ feet.

Director Fellows provided a brief overview of Napleton's fencing and gate proposal for 1433 West Silver Spring Drive.

Mr. Fred Grier, project architect representing Napleton, was present for the meeting. Mr. Grier stated he believes the proposal provides safety and security and still provides a welcoming street presence.

Mayor Kennedy questioned if the fencing goes all around the building or just the front side. Mr. Grier stated there are sliding gates in the front and there is fencing between the two gates on the west part.

Commissioner Cohn noted that gates are proposed for the east side of the building and questioned if they are less concerned about the west side. Mr. Grier stated most gates will be open during operation and closed at night. Pre-owned vehicles will be on the west side of the building and any high value vehicles will be moved into the secured area at night.

Commissioner Bailey inquired about the design type of the ornamental fence. Director Fellows advised the image on page four of the submittal materials represents the actual construction. Mr. Grier advised the fence will be the Aberdeen style.

Commissioner Nelson questioned if the Aberdeen fence will be raised as shown in the image. Director Fellows advised the fence will be on the ground and will not have the masonry base as shown in the image.

Motion was made by Commissioner Seligman, seconded by Commissioner Nelson, to approve site plan review for fencing and landscaping, for Napleton Lexus of Milwaukee, 1433 West Silver Spring Drive, Tax Key Number 1951-001 subject to the following: 1) Landscaping in front of the fencing at the two eastern driveways shall be provided. Staff shall work with the applicant to create a landscaping design that will screen 75% of the fence during the growing season and 30% to 50% during the winter season. Plans shall be approved by the Director of Community Development. Plans shall be returned to the Plan Commission at the discretion of the Community Development Director; 2) The applicant shall comply with all requirements of the Northshore Fire Department with regard to FDC connections Knox boxes etc. The NSFD has stated that with the relocated/added FDC location on the West building as shown, and the main building FDC being relocated to the street side/corner, the NSFD will be OK with the proposed fence and gates, Knox boxes shall be provided and maintained as long as the fences exist. The FDC locations and Knox Boxes would be a condition of our support. Ayes:

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Mayor Kennedy, Commissioners Nelson, Storey, Bailey, and Seligman. Noes:
Commissioner Cohn. Motion carried.

Conceptual Discussion: Fire Station: Discussion regarding conceptual site and building designs for a future fire station for North Shore Fire Department in the Government and Institutional land use classification, S-1 Special (Institutional) District zoning classification, at 5901 North Milwaukee River Parkway, Tax Key Number 1689-024-000.

The North Shore Fire Rescue is seeking a preliminary discussion with regard to site and architectural design of the proposed North Shore Fire Rescue (NSFR). A number of design concepts related to site design and site circulation have been discussed between the NSFR and City staff over the past eight weeks. Staff of both organizations believe a well thought out site plan has been developed. Staff of both organizations is seeking Plan Commission input at this time.

The site plan includes the full removal of the existing facility. The new facility will be a 29,300 square foot one story structure with an optional future Health Rescue addition. The apparatus bays will enter and exit from Civic Drive. The apparatus bay will not be a drive through facility. Public parking will be located in parking areas located to the north of the proposed structure and south of City Hall. A new access driveway is proposed south of the Historic Town Hall structure. Access from the public parking areas to the North South access drive for public works and police will not connect. Parking on the west side of the building will be reserved for NSFR staff. Bio swales will be located between the building and the Parkway with a design similar to those at City Hall.

Building materials will consist of Lannon Stone, either new or reusing the existing stone, and two types of precast panels. Stone is proposed for the lower 1/3 of the building. One with a smooth texture and a second with a texture these materials would be in a buff color to compliment the stone. The middle portion of the building will consist of banding of windows, while the upper 1/3 would be precast panels either smooth or textured. Precast concrete panels with a dark red color are proposed for the apparatus entry, public entry, and other accent elements.

The architectural information is limited at this time. Staff recommends that a study of proportion be conducted to better understand how all three buildings (Fire, City Hall, Police) will relate to one another with regard to proportion, façade articulation, distribution of similar materials, proportions of solids and voids, etc.

At this time lighting, landscaping, dumpsters and other site features have not been developed into design concepts.

Director Fellows provided a brief overview of the rebuilding of the fire station at 5901 North Milwaukee River Parkway. Director Fellows noted the architectural renderings are conceptual and subject to change, but they do represent the current thought as to the concepts and materials. The purpose of the presentation is for the Plan Commission to discuss and provide as much feedback as possible to the design team to assist them in moving forward with the plans.

Chief Whitaker of the North Shore Fire Department and Mr. Jon Wallenkamp from Kueny Architects were present for the meeting. Mr. Wallenkamp presented the conceptual site and building designs for the future fire station. The existing fire station would be completely removed. The existing parking lot would remain as asphalt and landscaping would be introduced. Mr.

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Wallenkamp advised they will work with staff to try to eliminate vehicle traffic along the west access drive. The west access drive is to primarily be used by the fire department, police, and city hall staff.

The garages on the west side of the building would be for non-emergency response vehicles. All emergency response vehicles will exit the south side of the building.

Mayor Kennedy inquired about the square footage of the existing building. Mr. Wallenkamp advised it is just under 20,000 square feet. The new building would be around 40,000 square feet and also includes the health department and emergency operations center.

Mr. Wallenkamp gave an overview of the building renderings and materials. Mayor Kennedy inquired if the image of the precast stone is to model the existing stone on City Hall. Mr. Wallenkamp stated that is correct and the intent is to have a uniform look for the campus.

Commissioner Cohn inquired about the project timeline. Mr. Wallenkamp advised the timeline is 10 to 12 months.

Mayor Kennedy inquired if the teal circles on the proposed site plan represent bio swales. Mr. Wallenkamp confirmed they are proposed bioswales. Mayor Kennedy questioned if there will be permeable pavers in the parking lot. Mr. Wallenkamp advised that is in the hands of the civil engineer and they are looking at the areas they need to meet in terms of quantity and quality of water management. Mayor Kennedy noted the City has set high green goals and would like to make sure the fire department building matches City Hall.

Commissioner Rieck questioned the potential future growth of the fire department. Mr. Wallenkamp advised the station is designed to double in capacity.

This item was for discussion purposes only. No action was taken.

Next Plan Commission Meeting 6:00 p.m., Tuesday, June 7, 2022.

ADJOURNMENT.

There being no further business, motion was made by Commissioner Cohn, seconded by Commissioner Rieck, to adjourn the meeting. Motion carried and adjournment of the Plan Commission was ordered at 6:41 p.m., until Tuesday, June 7, 2022, at 6:00 p.m.

Nicole Maurer, Deputy Clerk/Treasurer

Recorded: May 3, 2022