

CITY OF GLENDALE -- PLAN COMMISSION  
Tuesday, June 5, 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 (arrived a few moments after the meeting commenced). 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, May 31, 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. Cohn, seconded by Comm. Bailey, to approve the minutes of the meeting held Tuesday, May 1, 2018. Mayor Kennedy asked that minutes be clarified on page 4 of 10 to reflect that he meant that while Pick N Save is there, ALDI is a different size, and it is not possible to purchase all of your items at ALDI. 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. 6:00 P.M. Plan Commission Public Hearing: 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, Hospitality). Applicant to present Rezone Request to interested citizens and the Plan Commission, Public Comment, Plan Commission to review, make inquiry, discuss, comment, and recommend to the Common Council.

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).



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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 necessary action by the Plan Commission is to recommend to the Common Council that the petition be granted as requested, modified, or denied.

Mayor Kennedy announced that this evening we have two Public Hearings, the first of which will be for 6701 and 6789 North Port Washington Road, and asked Brian Adamson to come up to the table in front of the Plan Commission.

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.

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Brian Adamson introduced himself as a principal of ICAP Development, and said that they are working with the Nicolet School District and are under contract several months, and are working on design and concepts to try to create something that fits in with the rest of the area, that includes a mix of smaller buildings and sidewalks with connectivity, continuing stating that they are not working on Phase II and that they do not have that now, that they want something that fits in with the community and is complementary in nature, modern glass, metal, and masonry materials. Mr. Adamson said that they have an ALDI design for Glendale, with green space around the outside and at the south end, walkways along North Port Washington Road, complementary uses, and that they anticipate improvements to north Port Washington Road, complementary, prudent. Mr. Adamson said that ALDI could not be present tonight but he does have an ALDI video to share [SEVERAL MINUTES ALDI PROMOTIONAL VIDEO]. Following the ALDI promotional video Mr. Adamson shared that their second user is Associated Bank, and that that will be a relocated from their existing location up the street to a free-standing building. Mr. Adamson said that the big question, what is Phase II, we are not going to know at this time, and that they will come back at that time to Amend the Planned Development District and Agreement. Mr. Adamson then spoke about his understanding of the Glendale Plan which calls for mixed uses and a rural feel, free-standing buildings, and connectivity, and suggested that they feel that these are the right kind of uses to serve the community.

Mayor Kennedy opened the floor to Plan Commission comment and inquiry and offered that there would also be an opportunity for Plan Commission after the Public Hearing.

Comm. Cronwell observed that it looks like they have extended the sidewalk from the intersection at Coventry and that Associated Bank is connected to their facility and the bus stop.

Mr. Adamson said that you were observant of the change.

Comm. Wadzinski said that in the model and fly-thru the main entrance is turned toward Interstate 43 and the truck dock and asked why the main face is not faced toward the local street.

Mr. Adamson stated that the main entrance will be toward the south and that there will be a secondary entrance toward North Port Washington Road.

Mayor Kennedy opened the Public Hearing portion of the meeting, and stated that seven people sign-in for the Public Hearing so they will be allowed to speak first and then any others who would like to speak will be able to do so, and also to please limit remarks to less than three minutes, and if there are other things the developer will still be around and to take that into account.

Robert Cronwell, 7530 North Applewood Lane. Robert Cronwell stated that he has shopped at ALDI and likes it, although does not love it, and said

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that his concerns about the development are with traffic flow, he is glad there will be a STOP light there as increased traffic flows cause back-up on the freeway, and there is limited green space while it is all green space now, there will be all of parking lot and building space, and traffic comes with development and it will be a big change. Mr. Cronwell added that there will be two grocers back-to-back, and that that will be handy, although he questions the long-term viability of two grocery stores, and is concerned about Pick N Save closing in one or two years, and asked if there are any studies of that.

Mr. Adamson said that he does not know of any studies next to a Pick N Save, and suggested that the economics of agglomeration generally support grabbing something in one store and then the other as it is not possible to obtain the same goods in both stores. Mr. Adamson said that as for ALDI and grocery superstores he cannot think of those two together.

City Attorney John Fuchs stated that there is a Pick N Save and ALDI in Pewaukee and that both have been there for a long time.

Mr. Cronwell asked if they are under contract or have not yet closed.

Mr. Adamson said that they have not yet closed and that they do have a fully binding contract and can close at any time, that they have a long due diligence.

Lynn Flanagan, 5725 North Ames Terrace. Lynn Flanagan said that any questions that she had have been addressed.

Patricia Lucca, 6440 North Alberta Court. Patti said that she lives in the Clovernook area and has lived in Glendale most of her life, after moving in at age eight, continuing to say that if ALDI is built when would that target date be done and when would they close at night.

Mr. Adamson said that the ALDI will be built next summer and that ALDI is open 8:00 a.m. to 9:00 p.m. seven days per week without any fluxing.

Patti Lucca said that the continuous construction worries her a little bit and the increase in crime here in Glendale what with four stores being hit the other night she is concerned and asked what statistics have been done about another grocery store being put up.

Mr. Adamson said that he did not think of grocery stores as high crime and they are already in the area.

Patti Lucca said that Bayshore started a wonderful property and now she is concerned about what will happen.

Elaine Keller, 1334 West Paradise Court. Elaine Keller said that she will pass.

Steve Schmelzling, 2100 West Green Tree Road. Alderman Schmelzling stated that he is speaking tonight as a resident and said that he would like to see accessibility, and that some of that is addressed with sidewalk, and said that the tunnel there, whether the Wisconsin Department of Transportation and the

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highway work will necessitate removal, and said that his wife brought this up as she grew up in the Mount Royal area and worked at St. Francis Children's Center and the library and went back and forth. Mr. Schmelzling said that without a timeline for Phase II he does not see why the tunnel has to be closed, and also said that he thanks the developer for the traffic lights, and as a taxpayer put into our hopes that it gets done, and asked what the valuation will be for ALDI and Associated Bank.

Mr. Adamson stated that for Phase I he anticipates about \$6.5 million, and that traffic accessibility, just two buildings, parking, multi-story building.

Mr. Schmelzling said that he likes the little park by Associated Bank that he sees on the rendering, and suggested that the tunnel remain until Phase II to keep access across the highway, and that he wanted to highlight those items.

City Administrator Rachel Reiss stated that the tunnel is under the jurisdiction of the Wisconsin Department of Transportation (WDOT) and that in June of 2018 will be filled in with the Green Tree project, although it is not shown on the map it is part of the project, and that even if this Planned Development had something allowing for it will be filled, that they (WDOT) do not want it and will fill it. City Administrator Reiss also stated that as for the crime rate it is declining, that from 2017 to 2017 larceny dropped from 835 to 695, so the crime rate is going down in the City of Glendale.

John Laatsch, 429 West Acacia Road. Mr. Laatsch said that he is an ALDI shopper so he likes that and spoke of the widening of Interstate Highway 43 (I-43).

Mr. Adamson stated that ICAP has been in discussions with the WDOT and that they are keeping the buildings far enough out that current plans will not affect the project, and that the current plan to expand I-43 will not affect the project.

Mr. Laatsch reiterated that he is happy with ALDI.

Ralph Rinehart, 6032 North Sunny Point Road. Mr. Rinehart said thank you for saving my trip to Grafton and that Target is really expensive, he also said that he banks with Associated Bank. Mr. Rinehart stated that he is a father of four and that the sale of the land will help with the facility at the park, to make it the best facility around, and help the school, that he is excited about the expansion, that there are always a few bumps in the road, and that he is really excited about it.

Ellen Redeker, 6601 North Alberta Court. Ms. Redeker stated that she is a member of the Nicolet High School Board and that she is here as a resident, continuing saying that it took a long time to find the right partner and ICAP has the financial resources to make this happen and that not too many developers have the financial capacity, concluding saying that she recommends rezoning.

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Mayor Kennedy asked whether there was anybody else that would like to speak about the Nicolet Upper Fields. There were none.

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

Mayor Kennedy stated that before us is the request to rezone the Nicolet Upper Fields lands from Institutional to Planned Development for mixed use, and asked the Plan Commission if there were any other comments or questions.

City Attorney John Fuchs stated that because this is a Phased Development he suggests that the recommendation to rezone from S-1 to PD and to implement the PD Agreement impose the condition that when Phase II starts it has to come to the Plan Commission and Common Council for review and approval.

Comm. Cronwell observed that Phase I is going to remain green space.

Mr. Adamson said that with the stormwater runoff ICAP is exploring pretty extensive use of underground with upflow packs which are larger filters so there will not be sheet flowing from the parking lot and that the system will be highly intensive monitoring with the stormwater runoff all underground.

Motion by Comm. Vukovic, seconded by Comm. Cohn, that the Plan Commission recommend to the Common Council that the petition to rezone be granted as requested, to approve a Planned Development Agreement for Phase I of the project, and that Phase II still has to come to the Plan Commission and Common Council for review and approval. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, and Wadzinski. Noes: Commissioner Shaw. Abstain: None. Motion carried 6-1.

- II. 6:00 P.M. Plan Commission Public Hearing: 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 interested Citizens and the Plan Commission, Plan Commission to review, make inquiry, discuss, comment, and recommend to the Common Council.

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

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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).



### 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 necessary action by the Plan Commission is to recommend to the Common Council that the petition be granted as requested, modified, or denied.

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Director of Community Development Todd Stuebe stated that the developer proposes to rezone to permit retail use in addition to the already permitted office use and other specified uses.

Leah Wyant introduced herself as being with the Wyant Law Office representing property owner Tom Schafer, who could not be present this evening, and presented the proposed rezone and project concept to the interested citizens and the Plan Commission. Ms. Wyant stated that they do not have the users yet although they hope to lock in the users and come back to the City of Glendale for Architecture, Site, and Landscape Plan improvements review and approval.

Mayor Kennedy encouraged the possibility of shifting the parking behind the building.

Ms. Wyant responded that they will look at that and that it will depend on the users.

Mayor Kennedy asked if they have the users.

Ms. Wyant replied not yet and that they are looking for the specialty retail and mixed office use looking for the site.

Mayor Kennedy opened the Public Hearing to public comment.

Lynn Flanagan, 5725 North Ames Terrace. Ms. Flanagan asked if there is a Traffic Study and said that getting out to North Port Washington Road is problematic, and that with the previous item there are already two lanes in both directions.

Mayor Kennedy stated that the State of Wisconsin proposal to widen Interstate Highway 43 does involve taking houses and expansion of North Port Washington Road to two lanes in both directions.

Ms. Flanagan said that what she said was just her concern.

Elaine Keller, 1334 West Paradise Court. Ms. Keller said that her comments were just all taken care of.

John Laatsch, 429 West Acacia Road. Mr. Laatsch said that he had the same concern about the last project, Interstate Highway 43 will be widened, Schultz Plumbing will be taken down, and asked why invest millions of dollars, and that he lives on the west side (of the freeway) and is concerned that they may tear down houses on the west side (of the freeway).

Ms. Wyant stated that they understand that WDOT will be taking some land but think that they can work the design.

Mr. Laatsch said that he is suspicious of a problem.

Terry Flanagan, 5725 North Ames Terrace. Mr. Flanagan said that he uses it (North Port Washington Road) every day, and that a lad came out of the Credit Union on a motorcycle and somebody was killed, and that there was a big traffic back-up.

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A.J. Rudnitzki, 1200 West Capitol Drive, Shorewood (Business address). Mr. Rudnitzki asked about specialty retail, and whether the goal or target would be tenants such as Batteries Plus.

Ms. Wyant said that it could be a mix of local and national retailers subject to the Zoning Code, and that their bigger box would total about 10,000 square feet and that their tenants would be up to about 3,000 square-feet and smaller spaces.

Mr. Flanagan requested to speak again, and said that Johnson Controls built a big parking lot, and asked whether headlights were going to be shining on properties.

Mayor Kennedy observed that the water tower and the ball fields are behind there, and observed that there are three houses behind there, and that they will have to design taking that into consideration.

Kathleen Carry, 5711 North Crestwood Boulevard. Ms. Carry commented that the whole back row is not represented, continuing saying that the Batteries Plus strip mall never has enough parking spaces and that the AT&T store has really high traffic and there are not enough parking spaces.

Mayor Kennedy asked if there was any other testimony and made three calls for any comments. There were none.

Motion by Comm. Bailey, seconded by Comm. Cohn, that the Plan Commission Public Hearing be closed. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

Comm. Vukovic asked whether this rezoning have to be done right now noting that with the previous item we know what is coming.

Ms. Wyant stated that having the permitted uses of the Zoning District in place facilitates their ability to attract tenants and that having uses all lined up is atypical, and that they are only adding specialty retail use.

Comm. Vukovic observed that whatever they want to put there it has to come back to the Plan Commission.

Comm. Cronwell observed the Batteries Plus concept.

Ms. Wyant said that having the zoning in place opens up the opportunity to discuss with those types of users.

Mayor Kennedy asked City Attorney Fuchs if he has a recommendation for the motion, and that the project becomes the zoning, and that the uses will come back to the Plan Commission for review and approval.

City Attorney Fuchs suggested a simple motion to recommend approval or to deny.

Motion by Comm. Cohn, seconded by Comm. Shaw, that the Plan Commission recommend to the Common Council that the petition to rezone be granted as requested. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic,

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Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

City Attorney Fuchs excused himself as he had to also be in Waukesha.

- III. Plan Commission Review, Mobil, 525 West Silver Spring Drive. Review and approve exterior changes to the building, canopy structure and pumps, 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 are responsive to the Plan Commission input given May 1, 2018, providing the existing building modern clean colors and lines, the canopy will be white with blue, with downward directed lighting around the top perimeter of the structure. The indicated Mobil signage affixed to the north end of the west side of the canopy requires a Sign Variance per Item 3d below. The window applications have been eliminated from the proposed changes.

Community Development Director Stuebe stated that the property owner is back from the previous month with revised images for the two buildings (525 west Silver Spring Drive and 7010 North Port Washington Road) and has modified the building design. Mr. Stuebe also shared with the Plan Commission that the property owner is not asking for Mobil signage to be affixed to the canopy structures and that there will only be the blue and white color bands with downward lighting along the top perimeter of the structure. Mr. 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; a Variance is required to have the canopy mounted Mobil signage; 2) All

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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.

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

Mayor Kennedy commented that based on the submitted images the buildings would fit in a little more with the neighborhood.

Mr. Miller stated that they took this back to the architect and that the façade would include galvanized and corrugated steel per the submitted images, and held a sample of the galvanized steel for the Plan Commission to view.

Comm. Wadzinski asked about the materials generally and more specifically the materials of the horizontal bands around the top of the buildings.

Mr. Miller identified the flat material as the galvanized steel.

Comm. Wadzinski said that galvanized steel will rust wherever it is folded or scratched, and likely where cut at the edges, that galvanized steel is zinc on steel – there are all kinds of grades, and that the biggest concern is that this will not have the finishes, and that with galvanized steel there is a significant possibility of rust.

Director of Community Development Stuebe inquired whether an aluminum product would be more appropriate.

Comm. Wadzinski said possibly, however, he is not so much concerned about the material as much as the specific coating for the material, and said that there are far more improved products that include Kynar 500 finish, and that Firestone has a product as well, continuing saying that the problem is not so much the material as the disconnect between what is shown in the images in the Plan Commission materials and what has been presented, and that they need to utilize a metal that is not subject to corrosion, it could be aluminum.

Comm. Cronwell asked whether this could be approved along the lines included in the images with deference to Staff to approve an acceptable material.

Director of Community Development Stuebe stated that the requirement for architectural materials is those that have durable and lasting qualities.

Comm. Cohn said that he likes the appearance of the new designs instead of the design with all of the squiggles, although he still does not know what ARC is, understanding it relates to Roettgers Company, however, he said that as a

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suggestion that might help with their merchandising goal to say what it actually stands for.

Mr. Miller likened ARC to Speedway as a brand, and that even Speedway had to start with very few stores and was not generally known as a brand.

Motion by Comm. Wadzinski, seconded by Comm. Cronwell, 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) Submit specific material proposed for Staff review and approval; 2) Signs at the 525 West Silver Spring Drive are required to conform to the Glendale Sign Code; There will not be any canopy mounted signage; 3) 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; 4) Trash enclosure(s) at the 525 West Silver Spring Drive property required to comply with Zoning Code 13.1.144; and 5) 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. 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, canopy structure and pumps, 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 are responsive to the Plan Commission input given May 1, 2018, providing the existing building modern clean colors and lines, the canopy will be white with blue, with downward directed lighting around the top perimeter of the structure. Mobil signage is not

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being proposed for the canopy. The window applications have been eliminated from the proposed changes.

Both the 7010 North Port Washington Road item and the 525 West Silver Spring Drive item (Item III above) were reviewed and discussed together and that the above recorded decision of the Plan Commission is also applicable to the 7010 North Port Washington Road property.

Motion by Comm. Wadzinski, seconded by Comm. Bailey, 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) Submit specific material proposed for Staff review and approval; 2) Signs at the 7010 North Port Washington Road are required to conform to the Glendale Sign Code; There will not be any canopy mounted signage; 3) 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; 4) Trash enclosure(s) at the 7010 North Port Washington Road property required to comply with Zoning Code 13.1.144; and 5) 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. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

- V. Plan Commission Use and Occupancy Review, Glendale Market/Pizza Studio, 6969 North Port Washington Road (former Cartridge World Tenant Space at Glendale Market Multi-Tenant). Review and approve proposed table seating within Glendale Market Common Area for use by Pizza Studio.

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

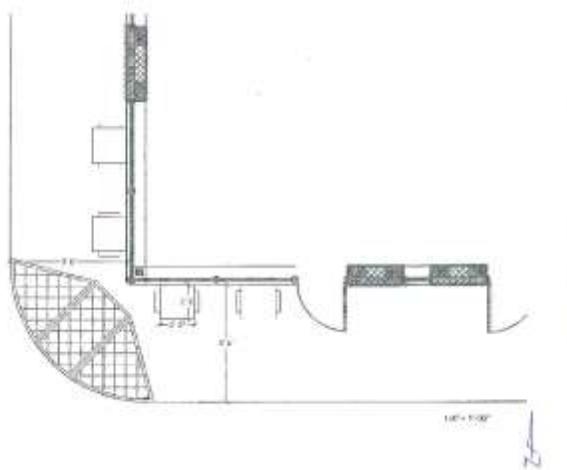
Glendale Market and Pizza Studio seek Plan Commission approval to have four tables with two seats located within the Glendale Market Common Area as indicated in the drawing.. The site is zoned PD-Planned Unit Development District and the proposed use and occupancy requires Plan Commission review and approval.

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Photograph. 6969 North Port Washington Road.



Proposed Glendale Market Pizza Studio Common Area Seating.



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Photograph. 6969 North Port Washington Road (View to West).



Photograph. 6969 North Port Washington Road (View to North).



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The measurement from the metal window sill ledge to the north edge of the base of the STOP sign pole is about 80 inches. The measurement from the metal window sill ledge to the face of the concrete curb is about 101-1/2 inches (about 8'-6"). Assuming that the 2'-6" square table most proximate to the STOP sign is maintained up against the edge of the building there is 50-inches (4'-2") between the outside edge of the table and the north edge of the base of the STOP sign, exceeding the required minimum of 36-inches for wheelchairs to pass.

Glendale Market has indicated the tenant is required to move the tables and chairs inside Pizza Studio during non-business hours and stored for the inclement season (this should be specified).

Community Development Director Stuebe stated the Plan Commission asked that at the time that Pizza Studio submits a request for table seating outside the Pizza Studio tenant space that it be brought to the Plan Commission for their review and approval, that Pizza Studio has requested table seating within the Common Area of the Glendale Market, and that for that reason Jeff Brown of General Capital Group is present as well as Aaron Hurvitz of Pizza Studio. Mr. Stuebe continued stating that the proposal is for four two-seat tables to be placed as indicated, and that the drawing submitted by General Capital Group along with measurements made indicate that there is sufficient space between the tables and the STOP sign and curb to have the tables and seating as shown and satisfy Americans with Disability Act requirements. Mr. Stuebe stated that staff recommends that the Plan Commission grant approval for Glendale Market to have the four two-seat tables for use by patrons of Pizza Studio, with the following requirements: 1) Beer and wine shall only be served in open containers to be consumed only within licensed restaurant space inside the building; 2) The four tables (two-seats each) and seats must be maintained at the proposed placement to allow for pedestrian passage and persons in wheelchairs; 3) The tables must be moved inside the Pizza Studio tenant space when Pizza Studio is not open for business, and stored for the season between November 1 and May 1; and, 4) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department.

Jeff Brown introduced himself and Aaron Hurvitz of Fast Casual (Pizza Studio) introduced himself. Mr. Hurvitz took the opportunity to mention Chalk Fest being held to raise funds to support the Police Canine Unit, as Boomer

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is going to retire, and the cost to supply the new canine totals about \$60,000 and this is all privately funded.

Comm. Cronwell stated that she has some particular concerns with the outdoor seating, and asked if the space there for a wheelchair and a walker and the curb creates a precarious condition.

Mr. Hurvitz suggested that the placement complies with somebody in a wheelchair and somebody pushing it.

Mayor Kennedy asked how many tables and chairs they have inside.

Mr. Hurvitz stated they have 38 total inside, so there will be eight more at Pizza Studio.

Comm. Cohn asked what the age requirement and older is to serve beer and wine, and who would police this.

City Administrator Rachel Reiss stated 18.

Mr. Hurvitz stated that they will have signage and that the manager in charge will make sure that they stay inside the premises, and that he had noticed that at Blaze Pizza they have such signage.

Comm. Cohn asked how they are going to be maintaining bringing the tables inside every night.

Mr. Hurvitz replied that he went to Burbank for training and thinks of this as a mini Stone Creek.

Motion by Comm. Wadzinski, seconded by Comm. Vukovic, that the Plan Commission grant approval for Glendale Market to have the four two-seat tables for use by patrons of Pizza Studio per the four requirements. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Bailey, Wadzinski, and Shaw. Noes: Commissioner Cohn. Abstain: None. Motion carried 6-1.

VI. Reschedule Regular July Plan Commission meeting (Tuesday, July 3, 2018) to 6:00 p.m. TUESDAY, JULY 10, 2018, due to the Fourth of July (Independence Day) holiday.

The required action is for the Plan Commission to reschedule the regular July Plan Commission meeting to 6:00 p.m. TUESDAY, JULY 10, 2018.

Mayor Kennedy stated that it would be difficult to have staff present there the evening of the Fourth of July celebrations and that is the reason that it is proposed to schedule the regular July 3 meeting date to 6:00 p.m., Tuesday, July 10, 2018.

Motion by Comm. Cronwell, seconded by Comm. Vukovic that the Plan Commission reschedule the regular July Plan Commission meeting to 6:00 p.m. Tuesday, July 10, 2018. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cole, Bailey, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

CITY OF GLENDALE -- PLAN COMMISSION  
Tuesday, June 5, 2018

ADJOURNMENT.

Motion by Comm. Cohn, seconded by Comm. Wadzinski, to adjourn the Plan Commission until the date of its rescheduled regular meeting to be held at 6:00 p.m., Tuesday, July 10, 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, June 8, 2018.