

CITY OF GLENDALE — PLAN COMMISSION
June 7, 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 Alderman John Gelhard at 6:00 p.m.

Roll Call: Present: Alderman John Gelhard, Commissioners Shauntay Nelson, Ryan Atwood, Fred Cohn, Phillip Bailey, and Shawn Storey. Absent: Mayor Bryan Kennedy, Commissioners Amanda Seligman and Rachel Rieck.

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 June 2, 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 May 3, 2022, Plan Commission Meeting.

Motion was made by Commissioner Atwood, seconded by Commissioner Bailey, to adopt minutes from the May 3, 2022, Plan Commission meeting. Motion carried unanimously.

Discussion and possible action for an occupancy and use approval for Silver Spring Animal Wellness Center for a Veterinary facility in the B-1 "J" (Business and Commercial District) zoning classification, at 6373 North Jean Nicolet Road, Suite 101, Tax Key Number 1638-001-001.

Silver Spring Animal Wellness Center currently located on Sliver Spring Drive seeks Plan Commission approval for business use approval for a veterinary facility in the B-1 "J" (Business and Commercial District) zoning classification at 6373 North Jean Nicolet Road, Suite 101, Tax Key Number 1638-001-001.

Motion was made by Commissioner Atwood, seconded by Commissioner Storey, to grant use and occupancy approval for Silver Spring Animal Wellness for business use approval for a veterinary facility at 6373 North Jean Nicolet Road, Suite 101, with the following requirements: 1) Signage Permits shall be obtained; 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 the time of occupancy; 4) All City of Glendale building, fire, and health codes being carried out to the satisfaction of

CITY OF GLENDALE — PLAN COMMISSION
June 7, 2022

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 a business use approval for MicroSynergies, LLC for an office and manufacturing business in the M-1 (Warehouse, Light Manufacturing, Office and Service District) zoning classification, at 6661-6665 North Sidney Place, Tax Key Number 1361-000-003.

MicroSynergies seeks Plan Commission approval for business use approval for a headquarters, blending and packaging operations at 6661-6665 North Sidney Place Tax Key Number 1361-000-003. MicroSynergies is a contract manufacturer of microbial products for these business sectors: animal health, companion animals, plant health, aquaculture and environmental remediation.

They plan to relocate their current business to Glendale and have committed to a seven-year lease. MicroSynergies is leasing approximately 10,000 square feet at 6661, 6663 and 6665 North Sidney Place to place the company headquarters and an expanded blending and packing operation. MicroSynergies does not handle any hazardous substances.

Motion was made by Commissioner Bailey, seconded by Commissioner Cohn, to grant business use approval for MicroSynergies, LLC for an office and manufacturing business in the M-1 (Warehouse, Light Manufacturing, Office and Service District) zoning classification, at 6661-6665 North Sidney Place with the following requirements: 1) Signage Permits shall be obtained; 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 the time of occupancy; 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, and; 6) Staff clarify that there is no scent, and should there be there shall be preventative measures added to prevent the distribution of the scent. Motion carried unanimously.

Discussion and possible action for a business use approval and architectural review for Food Ventures North America Inc. dba Wild Fork Foods for a retail grocery in the B-1 “D-2” (Business and Commercial District) zoning classification, at 635 West Silver Spring Drive, Tax Key Number 1968-985-001.

Food Ventures North America Inc. dba Wild Fork Foods is requesting a business use approval and architectural review for a retail grocery in the B-1 “D-2” (Business and Commercial District) zoning classification, at 635 West Silver Spring Drive.

The property is an existing multi-tenant retail development. Wild Fork Foods will occupy an existing tenant space at 635 West Silver Spring Drive. The existing property is comprised of two single story retail buildings. All uses are retail in nature: Pearle Vision, Panera, and Sprint. Wild Fork will occupy 5,060 GSF. Wild Fork will have 7 to 10 full time employees with 3 to 5 employees typically working at any one time. The stores are typically open 7 days per week from 8:00 a.m. to 9:00 p.m. Construction is anticipated to begin July 1, 2022, with completion and store opening on November 7, 2022.

CITY OF GLENDALE — PLAN COMMISSION
June 7, 2022

Architectural changes to the existing structure will be limited to the installation of new storefronts with sliding doors and transoms. In addition, several stormfront openings will have new aluminum and glass storefront systems and new stone sills to match existing. Finish of new storefronts will be anodized aluminum to match existing. In addition, existing awnings will be removed and replaced with black canvas awnings. Signage will be reviewed at the staff level under separate permits.

Motion was made by Commissioner Nelson, seconded by Commissioner Cohn, to grant business use approval and architectural review for Food Ventures North America Inc dba Wild Fork Foods at 635 West Silver Spring Drive with the following five requirements: 1) Signage Permits shall be obtained; 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 the time of occupancy; 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 consideration of scheduling a public hearing for a change of zoning for a gas station and convenience store from B-1 “H2” Business and Commercial District to PD Planned Unit Development at 7575 North Port Washington Road, land use classification Planned Mixed Use, Tax Key Number 097-8000-000. – Schedule Public Hearing at Plan Commission.

Spring North Corp/Jason Singh (prospective owner) and Joachim Peter and Karlin Peter (current owners) are requesting to rezone 7575 North Port Washington Road from B1 “H2” to PD Planned Development District for a convenience store and gas station. The current use is a gas station. Under the B-1 “H-2” gas stations and convenience stores are not allowed, and expansion of a non-conforming use is prohibited. The applicant has met with staff multiple times to discuss the site design, building design, and other elements of redevelopment.

Motion was made by Commissioner Cohn, seconded by Commissioner Nelson, to direct staff to schedule the Plan Commission Public Hearing for 6:00 p.m., Tuesday, July 5, 2022, for a change of zoning for 7575 North Port Washington Road from B-1 “H2” Business and Commercial District to Planned Unit Development for a gas station and convenience store, and to continue to work with staff prior to the public hearing and meeting in July to address as many items listed within this report. Motion carried unanimously.

Consideration and discussion regarding an application for architectural changes for Umansky Volkswagen for a storefront remodel in the B-1 “L” Business and Commercial District at 1400 West Silver Spring Drive, Tax Key Number 1689-004-001.

Umansky Volkswagen have submitted plans for the storefront remodel of their facility. Changes include glassing and metal panel modifications. Site improvements include the addition of a pavers/concrete/and rubber mulch at the front of the storefront. Modifications will be limited to the VW storefront and interior work. Signage is noted on the plans but will require separate permits and will be revised and issued by staff.

CITY OF GLENDALE — PLAN COMMISSION
June 7, 2022

Motion was made by Commissioner Bailey, seconded by Commissioner Storey, to grant architectural approval for Umansky Volkswagen for a storefront remodel at 1400 West Silver Spring Drive, with the following 5 requirements: 1) Signage Permits shall be obtained; 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 the time of occupancy; 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.

Consideration and discussion regarding an application for architectural changes as for General Capital / Glendale Market Place for landscape modifications and determination that such changes are not substantial in the PD Planned Development District at 6969 North Port Washington Road, Tax Key Number 1288-961-003.

General Capital/Glendale Market Place have submitted plans for the redesign of their landscaping area between North Port Washington Road and the parking area at 6969 North Port Washington Road. Their proposal is to replace the arborvitae with Karl Foerster grasses plus four Ann Magnolia trees that will bookend the grasses. The Karl Foerster grasses have a clumped root system that are good in water retention efforts and will stand approximately four to five feet. The Ann Magnolia is a medium growing broad tree that will stand about ten feet in height and width at maturity with low limb branches placed between the brick pillars at each end. This will provide buffering of vehicles in the parking lot, but greatly improve visibility for tenant signage and storefronts as well as improve visibility for public safety. Plans included with the packet material also include minor details to update and clean up the north planting bed.

This property is located within a PD district. Changes to an approved plan require the Plan Commission to determine if the change is substantial or not substantial. If the determination is not substantial, then upon a recommendation from the Commission the Common Council would then action upon the change. Substantial changes as determined by the Plan Commission would require modifications to the general and specific development plans, two public hearings, and an amendment to the Development Agreement. Staff recommends to the Plan Commission that this modification is not substantial.

Motion was made by Commissioner Cohn, seconded by Commissioner Storey, to determine that the requested changes are not substantial and grant approval for minor modification to a Planned Development District for landscaping upgrades for General Capital/Glendale Market Place at 6969 North Port Washington Road with the following five requirements: 1) Right of Way Permits will be required and a plan for traffic and pedestrian circulation during construction will need to be provided in conjunction with other applicable permits, since the work will be occurring adjacent to the property line and driveway entrances; 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 the time of occupancy; 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.

Consideration and discussion regarding an application for site modification for We Energies/WEC Energy Group, for a fence and landscaping modifications and determination that such changes are not substantial in the PD Planned Development zoning district at 5400 North Green Bay Avenue, Tax Key Number 195-9004-000.

We Energies is seeking approval to modify the site plan for the Planned Development District approval at 5400 North Green Bay Avenue. The facility services until as a natural gas and electrical power services center. There is currently a fenced yard for operations. A parking lot for visitors and employees is located on the west side of the building facing Green Bay Avenue. Over the last number of years there have been increased issues with theft from vehicles, homeless sleeping near the building, and individuals wandering on foot through the parking area. We Energies is seeking to put in a fence and landscaping to improve the safety of those working at and visiting the facility as well as using the construction process to provide additional plantings. The parking area is divided between the City of Milwaukee and City of Glendale. The applicant is planning a black ornamental fence to surround the parking area. They are providing a series of trees and plantings all of which will be located in the city of Milwaukee.

This property is located within a PD district. Changes to an approved plan require the Plan Commission to determine if the change is substantial or not substantial. If the determination is not substantial, then upon a recommendation from the Commission the Common Council would then action upon the change. Substantial changes as determined by the Plan Commission would require modifications to the general and specific development plans, two public hearings and an amendment to the Development Agreement. Staff recommends to the Plan Commission that this modification is not substantial.

Motion was made by Commissioner Bailey, seconded by Commissioner Cohn, to determine that the site changes are not substantial and to approve modifications to the site plan for a fence and landscaping for We Energies/WEC Energy Group at 5400 North Green Bay Avenue with the following requirements: 1) Ongoing coordination of access to all gates on the property shall occur between the applicant and Northshore Fire and Rescue and City of Glendale Police; 2) Ongoing coordination with the City of Glendale Police for coordination of opportunities to reduce crime in the area; 3) Dumpsters for trash and recycling shall be screened and be in compliance with Section 13.1.144, at the time of occupancy; 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 a business use approval for Milwaukee Gun Smith for a firearms repair shop in the M-1 (Warehouse, Light Manufacturing, Office and Service District) zoning classification, at 6651 North Sidney Place, Tax Key Number 1361-000-003.

Milwaukee Gun Smith (MGS) is currently located in Brookfield, WI and is seeking a larger space and looking to move to Glendale, specifically 6651 North Sidney Place. Milwaukee Gun Smith will be subleasing space from Brilliant DPI, Inc. Brilliant DPI, Inc will continue to occupy the space. Milwaukee Gun Smith will occupy 1700 square feet of the Brilliant DPI, Inc space. No exterior alteration to the building or site is planned.

CITY OF GLENDALE — PLAN COMMISSION
June 7, 2022

MGS, LLC repairs, customizes, and cleans firearms. MGS, LLC also does firearm transfers after a background check has been completed and the DOJ or the FBI approved the transfer. MGS, LLC does not sell any firearms or ammunition. The main uses for Milwaukee Gun Smith are a gunsmith workshop and office space. The company expects to employ 2-4 people Wednesday through Saturday. Hours are 10:00 a.m. to 6:00 p.m. Wednesday through Friday, and Saturday 10:00 a.m. to 4:00 p.m. The only signage proposed at this time will be on the entry door. Security will be via cameras.

Director Fellows stated this item was placed onto the agenda late the previous week. A few hours prior to the Plan Commission meeting the City Clerk's Office informed Director Fellows that the business licensing section does regulate gun sales. Director Fellow stated he had a discussion with the applicant and the applicant reiterated that he does not sell guns. However, staff from the Clerk's Office, North Shore Fire Department, and legal would like more information regarding the specific uses. A meeting has been coordinated and this item is to be tabled until the next Plan Commission meeting on Tuesday, July 5, 2022, at 6:00 p.m.

Motion was made by Commissioner Storey, seconded by Commissioner Cohn, to table the item for business use approval for Milwaukee Gun Smith for a firearms repair shop and office space in the M-1 (Warehouse, Light Manufacturing, Office and Service District) zoning classification at 6651 North Sidney Place until the next Plan Commission meeting on Tuesday, July 5, 2022, at 6:00 p.m.

ADJOURNMENT.

There being no further business, motion was made by Commissioner Cohn, seconded by Commissioner Nelson, to adjourn the meeting. Motion carried and adjournment of the Plan Commission was ordered at 6:59 p.m., until Tuesday, July 5, 2022, at 6:00 p.m.

Nicole Maurer, Deputy Clerk/Treasurer

Recorded: June 7, 2022