

CITY OF GLENDALE -- PLAN COMMISSION
Tuesday, July 10, 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, July 5, 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. Cronwell, seconded by Comm. Cohn, to approve the minutes of the meeting held Tuesday, June 5, 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. Plan Commission Review, Perkin's Restaurant & Bakery, Façade Improvements, 5265 North Port Washington Road. Review and approve proposed façade improvements to the existing Perkin's Restaurant & Bakery.

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

Perkin's Restaurant & Bakery seeks Plan Commission review and approval to complete façade changes to existing Perkin's Restaurant & Bakery located at 5265 North Port Washington Road. The site is zoned B-1, Sub-area B, and under the Zoning Code the proposed changes require review and approval by the Plan Commission.

The proposed exterior façade changes are non-complex and will include affixing stone (Quick Stack LedgeStone by Coronado) to the two front columns with decorative sconces as well. A curved aluminum canopy will be installed above the entrance, a replacement Perkins Restaurant & Bakery entrance sign will be installed, and existing awnings will be replaced and awning light fixtures installed. Various other exterior surface maintenance and repair will be completed such as scraping and painting the existing green metal awning across the front façade. Various interior renovation work items will also be completed not subject to review by the Plan Commission.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant approval for Perkin's Restaurant & Bakery to complete the proposed exterior façade improvements at 5265 North Port Washington Road, with the following requirements: 1) Signs at the 5265 North Port Washington Road are required to conform to the Glendale Sign Code; 2) All landscaping and lighting features at the 5300 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 5300 North Port Washington Road property required to comply with 13.1.144 of the Zoning Code; and 4) All City of Glendale building and fire codes applicable to the 5300 North Port Washington Road property being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium.

Pat Correll introduced himself as being a partner with Bluegrass Restaurant Holdings and representing Perking Restaurant and Bakery this evening. Mr. Correll described what improvements will be included in the project, and said that these are long overdue, a corporate mandate, that includes exterior changes that include a new sign and awnings to brighten up the building, and added that

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they also have restaurant projects in Kenosha and West Allis, and that these projects have been well received, adding that inside they will be improving the booths and carpets, and shared sample materials.

Mayor Kennedy asked if they will be changing the layout inside.

Mr. Correll said no, it is cosmetic.

Comm. Vuckovic commented that she is pleased that they are cleaning up her district.

Mr. Correll said that they are improving the parking lot as well, concluding saying that they plan to start the third week in August, and that this will be the third in a row after Delafield.

Motion by Comm. Cole, seconded by Comm. Bailey, that the Plan Commission grant approval for Perkin's Restaurant & Bakery to complete the proposed exterior façade improvements at 5265 North Port Washington Road, per the four requirements. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cole, Lippow, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

II. Sign Appeal Variance, Strattec Security Corporation, 3333 West Good Hope Road. Review and approve proposed Sign Appeal Variance for Direction Signs into the Strattec Security Corporation Facility.

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

Strattec, Incorporated, seeks Plan Commission review and approval to have signage that exceeds what is provided for in the Glendale Sign Code.

A FASTSIGNS representative will present the proposed signage (Refer to exhibits) which includes four 20 square-foot direction signs into the Strattec Security Corporation premises at the indicated placements. The Glendale Code of Ordinances limits the size of direction signs to six square-feet. Signage variances require Plan Commission review and approval.

Glendale Sign Code Requirements

The Plan Commission may grant a variance to the Sign Code. Per the Sign Code sign variances are intended to allow

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flexibility to the sign regulations while still fulfilling the purpose of the regulations, with the caveat that it is not intended to permit the erection or maintenance of signs that are prohibited. The Sign Code states that the Plan Commission shall make the final decision using the following criteria:

- a. The basic rule of thumb should be that there be no public harm and there be a public benefit.
- b. Variance considerations will include proposals for signs which would enhance the overall character of a neighborhood, or to mitigate unusual site conditions.
- c. The sign as proposed will not result in an undue concentration of signage which renders it difficult or confusing to read existing signs.
- d. The effect of a proposed sign may have on depreciating property values of a neighborhood.
- e. The Plan Commission, in its deliberation of an adjustment, may consider the location of the proposed sign, the height, the size, the appearance, number, and location of other signs in the vicinity of the proposed sign, and any other factor the Plan Commission deems appropriate.

The necessary action by the Plan Commission is to grant, require to modify, or to deny the sign variance request. Given the physical setting along West Good Hope Road, the large parcel size and limited number of other properties fronting along West Good Hope Road, and the relatively high volume and speed of traffic travelling along West Good Hope Road, staff does not object to the signage as proposed.

Director of Community Development Todd Stuebe stated that this is a Sign Appeal Variance request and that the size of the type of signage that Strattec proposes to install is permitted to be six square feet in area and that 20 square-feet is requested, continuing stating that given the location of the Strattec facility along West Good Hope Road and the high pace of traffic, as well as the large frontage of the properties along West Good Hope Road, Staff are comfortable that the proposed signage is necessary and beneficial to persons trying to identify the appropriate entrance and are comfortable with approval of this request, and that it is the decision of the Plan Commission to grant approval or deny the proposed signage variance.

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Mark Van Ermen of FASTSIGNS introduced himself as representing Strattec Security Corporation in this request.

Comm. Cohn asked if with traffic down the hill, the sign at the eastern edge would affect the Good Hope Clinic.

Mr. VanErmen said that the sign location is much farther down the road.

Comm. Cronwell asked what the visual impact would be of a 20-foot sign, if they could quantify that.

Mr. VanErmen said that they measure four feet by five feet, and are oriented east-west, and are double-sided.

Motion by Comm. Wadzinski, seconded by Comm. Shaw, that the Plan Commission grant approval for grant approval of the signage variance request as proposed, given the physical setting along West Good Hope Road, the large parcel size and limited number of other properties fronting along West Good Hope Road, and the relatively high volume and speed of traffic travelling along West Good Hope Road. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cole, Lippow, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

III. Plan Commission Review, North Shore Bank, 403 West Silver Spring Drive. Review and approve property owner request to modify the previously approved landscape plan at the 403 West Silver Spring Drive premises.

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

North Shore Bank proposes to change the previously approved landscape plan. North Shore Bank security personnel found that the earlier approved plan included some plant varieties that due to their height and girth might allow for a person to conceal themselves. Staff recommends approval of the proposed modified landscape plan.

Community Development Director Stuebe stated that the

Mr. Stuebe stated that staff recommends that the Plan Commission grant approval of the proposed modified landscape plan.

Mike Piene introduced himself as well as Dave Kane, North Shore Bank Vice-President. Mr. Piene described the reason for the proposed changes as

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being related to internal review by North Shore Bank security to eliminate a security concern and input from other bank personnel as well.

Mr. Peine stated that the bank security and other personnel thought that the arbor vitae proposed along the Pet Apothecary allowed for possible concealment near the bank and thus they propose birch trees whose trunk structure is less screening at ground level, and also said that they felt that the other plantings were too choppy, that they have used myrtle on their other projects and, punctuated with grasses, the revised landscape will be easier to maintain and will look better through the seasons, and that they used the same fence structure at their facility located along 108th Street in West Allis.

Comm. Shaw asked about the birch trees, commenting that a neighbor is now replacing some birch trees due to their messiness and required maintenance service to keep up with, and that she thought that was a two-trunk tree, however, mostly her comments go to the messiness, and that they lost half of a double-trunk tree.

Mr. Peine said that shows the importance of having a good specimen to begin with and how well they connect at the base, adding that they typically will live about 20 years and that arbor vitae will live about 20 years as well, that they get extremely bushy, and are prone to freeze burn, adding that he thinks that they will be able to keep up with the maintenance and have a strategy for working with the landscapes, and concluded saying that the banks concerns were with camping, and that the comments from the people from the bank have resulted in a more thoughtful present.

Motion by Comm. Cronwell, seconded by Comm. Cohn, that the Plan Commission grant approval for North Shore Bank to complete the project per the approved modified landscape plan. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

- IV. Certified Survey Map (CSM), Kapur Multi-Occupant Office Building Premises, 7665 North Port Washington Road and Adjacent Unplatted Lands. Review and recommend to Common Council to approve the proposed Certified Survey Map to modify property boundaries to assemble 7665 North Port Washington Road and adjacent Unplatted Lands (Tax Key Parcels 091-8019-000 and 091-8996-001).

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

In order to facilitate moving forward with its plan to modify the existing parking lot RCKLP proposes to assemble two

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existing parcels of land, 7665 North Port Washington Road and the adjacent parcel to the north, into a unified parcel and, as such, seeks approval of the proposed Certified Survey Map to facilitate the change.

It has come to the attention of the City that there are various underground utility easements that encumber the north adjacent parcel, with a drainage easement, and WEPCO (WE Energies)/Wisconsin Bell easements(s) as well. The City of Glendale is currently reviewing what type and size underground drainage pipeline, if any, is installed there and the ownership and maintenance responsibilities that exist.

The necessary action by the Plan Commission is to recommend that the Common Council approve the Certified Survey Map with requirements of payment of the \$190 (\$175.00 plus 1x\$15 = \$190) administrative fee, making any required technical corrections to the document, determining the size, type, ownership and maintenance responsibilities for any existing drainage facilities (and possible related requirements), and payment of City Engineer CSM technical review fees, and other required fees, if any.

Community Development Director Stuebe stated that the Kapur Associates has submitted the Certified Survey Map (CSM) in order to complete the requirement for their parking lot project. Mr. Stuebe stated that staff recommends that the Plan Commission recommend that the Common Council approve the Certified Survey Map with requirements of payment of the \$190 (\$175.00 plus 1x\$15 = \$190) administrative fee, making any required technical corrections to the document, determining the size, type, ownership and maintenance responsibilities for any existing drainage facilities (and possible related requirements), and payment of City Engineer CSM technical review fees, and other required fees, if any.

Gary Schneider introduced himself as being with Kapur Associates.

Motion by Comm. Bailey, seconded by Comm. Cohn, that the Plan Commission recommends the Common Council approve the Certified Survey Map per the given requirements. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

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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, August 7, 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: Wednesday, July 11, and Thursday, August 2, 2018.