

CITY OF GLENDALE — PLAN COMMISSION
August 3, 2020

Joint Common Council and Plan Commission Meeting and Regular meeting of the City of Glendale Plan Commission convened via Zoom. The City Hall was open for public that may want to attend the meeting.

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

Plan Commission Roll Call: Present: Mayor Bryan Kennedy, Commissioners Kyle Mack, Fred Cohn, Josh Wadzinski, Bailey, Karn Cronwell, Phillip Bailey, and Amanda Seligman.

Common Council Roll Call: Present: Mayor Bryan Kennedy, Ald. Tomika Vukovic, Jim Daugherty, JoAnn Shaw, John Gelhard, Steve Schmelzling, and Richard Wiese. Absent: None.

Other Officials Present: Rachel Safstrom, City Administrator; Todd M. Stuebe, Director of Community Development; John Fuchs, City Attorney; Megan Humitz, City Clerk.

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised on Thursday, July 30, 2020, 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.

Public Hearing: 2040 Comprehensive Master Plan Vandewalle & Associates will present the 2040 Comprehensive Plan, Citizens may make comments, Plan Commission recommendation that the Common Council adopt the 2040 Comprehensive Master Plan, and Common Council to Adopt same.

Ms. Meredith Perk from Vandewalle & Associates gave a brief review of the highlights of the 2040 Comprehensive Master Plan. The last draft of the Plan was made available for public review and comment, and a few changes were made as part of the virtual open house and last meeting of the Plan Commission. Ms. Perk pointed out some key aspects of the plan, including the 2040 Vision which serves as a snapshot visual reminder of where Glendale wants to go in the future. The comprehensive plan includes nine required elements per State Statute. The targeted investment areas of the plan focus on areas the community may wish to change in the future and those that provide an opportunity to facilitate development. Additionally, the future land use map gives areas of interest and development for the City down the road. The implementation table provides the City with a tool moving forward with plan after approval and provides different recommendations and ties to the vision principle, as well as a basic timeframe and priority level to use as an annual review tool to track progress. After the public hearing, there will be a recommendation to approve the resolution to recommend approval to the Common Council, who would then approve the ordinance. Vandewalle & Associates will work to make the final draft, pending any changes from this meeting, and distribute according to state statute.

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Mayor Kennedy asked if there was anyone at the City Hall for public comment. Administrator Safstrom stated there was no one at the City Hall for comment. Mayor Kennedy asked three times if there was anyone on the Zoom call for public comment. There was no response for public comment.

Motion was made by Commissioner Bailey, seconded by Commissioner Seligman, to close the Plan Commission portion of the Public Hearing: 2040 Comprehensive Master Plan. Motion carried unanimously.

Motion was made by Ald. Daugherty, seconded by Ald. Shaw, to close the Common Council portion of the Public Hearing: 2040 Comprehensive Master Plan. Motion carried unanimously.

Ald. Schmelzling raised a question regarding why senior housing is included in the northern Target Investment Area portion of the plan. Administrator Safstrom clarified that there has been consideration for more senior independent living facilities, which would easily connect to the neighborhood and blend into Fox Point, which is directly across the street. Multi-family residences would be complimentary to a senior living area. Additionally, Ald. Schmelzling questions what is being considered for the Green Bay Avenue/Mill Road area, and if walkable retail is a consideration for that area. Administrator Safstrom stated the concept is very general, with plans to identify a more walkable area to attract more businesses. The thought is that a “downtown” feel will draw attention to slow down traffic, as well as give an image of a safer neighborhood with bicycle and pedestrian paths. Finally, Ald. Schmelzling raised the concern residents have expressed related to traffic on Vera Ave. Administrator Safstrom stated these concerns are addressed in the Bicycle & Pedestrian Plan and should reduce speeds as a whole.

Ald. Wiese and Ald. Daugherty echoed the concerns of Ald. Schmelzling regarding utilizing the Green Bay Avenue/Mill Road area as a city center and expressed concern that this not be the main goal of the Master Plan. The concern over the potential use of this space stems from the area being residential, which would require acquisition of a substantial amount of properties. Administrator Safstrom clarified that possible redevelopment down the road may be considered. The goal was to have design guidelines in place in case a developer would come in and express interest. Mayor Kennedy added there are not funds available on the City’s end to acquire properties, and therefore it would fall onto a developer to do so.

Ald. Gelhard raised the question regarding to what extent the Common Council is obligated to follow-through with what is in the plan if it is adopted. Attorney Fuchs stated if someone proposes something, it should be taken into consideration if it is consistent with the Master Plan. If so, reviews should proceed and if not, it can be used as a basis for denial on inconsistency alone.

Commissioner Cronwell stated her concern over the Master Plan seemingly considering a “city center” as the city’s goal, as opposed to if this were something proposed the City would work with the proposal. She raised the question as to whether it is necessary to amend the plan so this is not a focused feature. Attorney Fuchs clarified this would not be an amendment, it would need to be amended and then adopted, however that would delay the process.

Motion was made by Commissioner Cohn, seconded by Commissioner Mack, for the Plan Commission to adopt the resolution approving the 2040 Comprehensive Master Plan. Motion carried unanimously.

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Motion was made by Ald. Vukovic, seconded by Ald. Schmelzling, for the Common Council to adopt the ordinance approving the 2040 Comprehensive Master Plan. Motion carried unanimously.

Motion was made by Ald. Vukovic, seconded by Ald. Gelhard to adjourn the Common Council Meeting. Motion carried and adjournment of the Common Council Commission was ordered at 6:45 p.m., until Monday, August 10, 2020 at 6:00 p.m.

The regular Plan Commission meeting proceeded as follows:

Adoption of Minutes of the July 7, 2020 Plan Commission Meeting.

Motion was made by Commissioner Seligman, seconded by Commissioner Cohn, to adopt minutes from the July 7, 2020. Motion carried unanimously.

Public Hearing: Petition to Rezone 5100 North Port Washington Road (Certified Survey Map 7636, Lot 2, Tax Key Parcel 203-8000-002) from B-1, A1 Business and Commercial District to PD-Planned Unit Development District-Car Wash. Applicant to present Informational Statement and General Development Plan to Interested Citizens and the Plan Commission, followed with Plan Commission inquiry, discussion, and recommendation to the Common Council.

Mr. Jon Zimmerman, owner of Jilly's Car Wash, gave a brief overview of Jilly's Car Wash. Mr. Zimmerman owns the business with his wife Jill, and currently have locations in Elm Grove, Pewaukee, and Brookfield. The business has been established for 10 years, and typically a location maintains 3-5 employees on site. The car wash requires guests to stay in their vehicle and offers unlimited packages. The establishment of the business at this location would increase the property value by \$1 million, as well as clean up the area and resolve environmental issues. The property would accommodate up to 28 vehicles at a time, and the operating hours would be 7:00 a.m. to 8:30 p.m. Mr. Zimmerman added opening the business would provide additional job opportunities, perfect for high school students.

Mr. Stuebe stated the 5100 North Port Washington Road property is presently zoned B-1, A1 District, which provides for office type uses, with provisions for multiple-family residential on parcels larger than five acres under the PD-Planned Unit Development District zoning process. The Land Use Plan and the Zoning for the lands were evaluated and decided in a process that provided for consistency in that regard. The proposed Planned Unit Development project involves constructing an express car wash facility within the 85,639 square-foot property. Ingress-egress for the LaQuinta, Sunbeam-Oster, and the car wash property are all provided via an Ingress and Egress Easement across both the LaQuinta and the car wash site connecting to the former Sunbeam-Oster site.

Ald. Vukovic raised a question regarding the plan to open the facility at 7:00 a.m. and any potential disruption this would be to the neighborhood. Mr. Zimmerman indicated that one of the most popular times for car wash businesses is before the traditional workday begins. Administrator Safstrom clarified that all decibel levels are within the required range, based on information submitted from a noise study.

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Commissioner Cronwell asked for clarification on the buffer between the between the business and residential area as a sufficient barrier for noise. Mr. Zimmerman stated a sound engineer came to the Pewaukee site, a replica of the planned Glendale site, and completed a sound study. Outside of the property, all noise is blocked out by traffic, and there have been no noise complaints at the existing Pewaukee or Capitol Drive locations of the car wash.

Motion was made by Commissioner Wadzinski, seconded by Commissioner Mack, to recommend to Common Council rezone 5100 North Port Washington Road (Certified Survey Map 7636, Lot 2, Tax Key Parcel 203-8000-002) from B-a, A1 Business and Commercial District to PD-Planned Unit Development District-Car Wash. Motion carried unanimously.

Plan Commission Use and Occupancy Review, Mickey's Linens, 6591 North Sidney Place (6575-6593 North Sidney Place, Hakaduli Multi-Tenant Building). Review and approve proposed linen storage use and occupancy.

Mr. Stuebe gave a brief review on Mickey's Linens plan to utilize the space temporarily for linens storage and depot delivery necessitated by fire damage to their 7400 Douglas Avenue facility located in the City of Milwaukee. The 6591 North Sidney Place space is a 14,400 square-foot tenant space located in the multi-tenant facility located at 6575-6593 North Sidney Place. The site is zoned M-1 Warehouse, Light Manufacturing, Office, and Service District and, under the requirements of Section 13.1.39, the proposed use and occupancy are subject to Plan Commission review and approval.

Mr. Greg Brown of Mickey's Linens stated the company is a fourth-generation business that operates out of Illinois, Wisconsin, and Indiana. A fire on the loading dock required all employees to remain out of the building for cleaning and restoration. The property at 6591 North Sidney Place would be utilized as a service distribution center, with an estimated tenancy of six to eight months.

Commissioner Seligman questioned the cause of the fire in the previous building, as there could be concern of something similar occurring at their new temporary location. Mr. Brown stated the insurance company believes the fire was caused by spontaneous combustion in a bag of salt from a customer. More than likely materials were inadvertently thrown into a bag following recent restaurant closures, and due to a lack of pick-up and delivery it was a fluke accident.

Commissioner Cohn raised the question of the company's potential to remain in Glendale once the lease has ended for the Milwaukee location. Mr. Brown stated the current location will be used for distribution needs only, however if they begin processing in Wisconsin, they will require a much larger facility than what is available in Glendale.

Motion was made by Commissioner Bailey, seconded by Commissioner Cohn, to grant use and occupancy approval for Mickey's Linens, for linen storage and depot delivery, in the tenant space located at 6591 North Sidney Place, with the following requirements: 1) Other than the 10 to 12 trucks that will be parked at 6591 North Sidney Place, outside storage is not permitted; 2) Signs to conform with the Glendale Sign Code; 3) All City of Glendale building, fire, and public health codes being carried out to the

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satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium; and 4) State of Wisconsin requirements for ADA parking. Motion carried unanimously.

Plan Commission Use and Occupancy Review, Modern Touch Dental, 7020 North Port Washington Road. Review and approve proposed building changes for a dental office, as well as use and occupancy.

Mr. Stuebe gave a brief review of Modern Touch Dental's return to the Plan Commission for a third approval, after being approved twice previously at the then contemplated facility that was proposed to be constructed at 6280 North Port Washington Road location. Rather than building a new building at the 6280 North Port Washington Road location, Modern Touch Dental will instead work with the owner of 7020-7040 North Port Washington Road to modify tenant space previously occupied by Associated Bank. The proposed tenant space will be enlarged to 3,350 square feet by incorporating the existing drive-in banking window space into the 8020 North Port Washington Road building. The exterior building surfaces of the to-be enclosed space will match that of the existing exterior of the Northeast Corporate Center.

Mr. Matt Mehring of Modern Touch Dental stated the location at 7020-7040 North Port Washington Road works well for the business as well as provides a better re-use of an existing building, as opposed to continuing with new construction costs.

Commissioner Wadzinski raised a question regarding Modern Touch Dental's proximity to an existing dental office, and if this will be complimentary or competition. Mr. Mehring clarified the businesses will be complimentary, as they provide different types of dental services.

Motion was made by Commissioner Cohn, seconded by Commissioner Seligman, to grant approval of the modified building architecture, site, landscaping, lighting, and signage plans such that LCM Funds 22 NCC, LLC and Modern Touch Dental may obtain City of Glendale Building Permits to construct the proposed interior space and exterior improvements and site changes at 7020 North Port Washington Road, as well as used and occupancy approval for Modern Touch Dental, with the following requirements: 1) Signage requires a permit(s) per the Planned Sign Program and Glendale Sign Code; 2) All City of Glendale building, fire, and public health codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium; and 3) State of Wisconsin requirements for ADA parking. Motion carried unanimously.

Bicycle and Pedestrian Plan Update

Administrator Safstrom gave a brief update on the proposed schedule and progress of the Bicycle and Pedestrian Plan. The Plan was originally to be considered for May, however due to COVID-19, plans were delayed. Vandewalle Associates has a signed contract and work has begun on the project. There is a potential for the work to still be completed in 2020, which will begin with managing information from the Comprehensive Master Plan. Vandewalle Associates has taken a bike tour to determine how the city currently works for bicycles and pedestrians. In August, there is a plan for public participation with stakeholder interviews and workshops via Zoom. Additionally, there will be preliminary documents to work through in August and more

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concrete information will be provided for planning the public hearing after September. A draft of conditions has been mapped and will be distributed to Commissioners.

Commissioner Seligman raised the question regarding travel from River Hills to Glendale on the trails, and how the plan will coordinate with other communities. Meredith Perk of Vandewalle Associates stated there will be conversations taking place with neighboring communities as the project moves forward.

No action was taken on this item.

ADJOURNMENT.

There being no further business, motion was made by Commissioner Bailey seconded by Commissioner Cohn, to adjourn the meeting. Motion carried and adjournment of the Plan Commission was ordered at 7:13 p.m., until Tuesday, September 8, 2020 at 6:00 p.m.

Megan Humitz, City Clerk

Recorded: August 4, 2020