

CITY OF GLENDALE -- PLAN COMMISSION
Tuesday, August 07, 2018

The City Plan Commission convened in the Common Council Chambers of City Hall, 5909 North Milwaukee River Parkway for its regular monthly meeting.

Alderman Daugherty called the meeting to order at 6:00 p.m.

Roll Call: Present: Alderman James Daugherty (for Mayor Kennedy), Commissioners Karn Cronwell, Bruce Cole (for Fred Cohn), Phillip Bailey, Josh Wadzinski, and JoAnn Shaw. Absent: Mayor Bryan Kennedy (excused), Tomika Vukovic (excused), and Fred Cohn (excused).

Other Officials Present: Rachel Reiss, City Administrator, and Todd M. Stuebe, Director of Community Development.

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised on Thursday, August 2, 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. Wadzinski, to approve the minutes of the meeting held Tuesday, July 10, 2018. Roll Call: Ayes: Commissioners Cronwell, Cole, Bailey, Wadzinski, and Shaw. Noes: None. Abstain: Alderman Daugherty. Motion carried 5-0, with Alderman Daugherty abstaining.

MATTERS TO BE CONSIDERED.

- I. Referral from Common Council: Petition to Amend the Land Use Plan from Single Family Residential to Commercial and to Rezone 7170 (Kane) and 7158 (Bradley) North Port Washington Road, 419 West Good Hope Road (Scaffidi), and 408 West Sugar Lane (Blankenburg) from R-7 residence District to B-1, G2 Business and Commercial District. Petitioners to present request to the Plan Commission to commence Plan Commission review.

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

Property owners residing along the east frontage of North Port Washington Road between West Good Hope Road and West Sugar Lane have petitioned the City of Glendale to Amend the Land Use Plan from Single Family Residential to Commercial Office and rezone their properties from R-7 Residence District to B-1, G2 District, which is the same zoning class as the properties located among the west side of North Port Washington Road (7139, 7155, 7161, 7177, and 7195 North Port Washington Road).



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Petitioners to Present Request

The Petitioners will present their case to Amend the Land Use Plan to change their properties from Single Family Residential to Commercial Use and to change the zoning from R-7 Residence District to B-1, G2 Business and Commercial (Office) District.

Process to Amend the Land Use Plan

The first task of the Plan Commission is to consider change to the Land Use Plan. The statutory requirement is that the zoning of lands will be consistent with the Land Use Plan. A change to the Land Use Plan requires that the Plan Commission recommend the Amendment to the Land use Plan by a majority vote of the entire Commission approving a Resolution which is then advanced to the Common Council, which is required to hold at least one Public Hearing at which the proposed Resolution or ordinance is discussed, and adopts an Ordinance by majority vote.

If the Plan Commission decides to not Amend the Land Use Plan the request to rezone is concluded without any change to the land Use Plan or Zoning category.

Process to Change Zoning of Lands

Amendment to the Land Use Plan allows the Zoning category to be changed consistent with the approved Land Use Plan. This includes Plan Commission review and recommendation to the Common Council following the process contained within the Glendale Code of Ordinances.

Necessary Action

Referral to the Plan Commission of the Petitioner's Request initializes a process of review by the Plan Commission. Staff suggests that this evening there not be any formal action other than to direct Staff to come back to the Plan Commission next month (September 4, 2018) with the proposed process to consider the Petition.

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Community Development Director Stuebe stated that the Referral from the Common Council to consider the Petition to Amend the Land Use Plan and to Rezone the four properties is being received this evening, that the Petitioners will have the opportunity to present their Petition to the Plan Commission, and that the Plan Commission will determine how it will consider this item.

Alderman Daugherty asked the Petitioners to come forward and speak, being sure to provide their names and property street address.

Chris and Dennis Blankenburg identified themselves as the owners of 408 West Sugar Lane. Chris Blankenburg stated that she has lived at 408 West Sugar Lane since the 1950's, that the house was her parent's house, and that she bought it from them. Chris Blankenburg stated that the distance from the curb to the house is 30 feet, that they cannot hear the television unless it is turned up to the 60 or 70 volume level, that there have been cars on the lawn due to accidents and related to the bank (Educator's Credit Union), one car hit the telephone pole and snapped it in half, that she has had to help bleeding people, and that they are concerned that a car is going to come into the house, also, there are accidents on Interstate 43 and West Good Hope Road, that traffic is getting a lot worse, and that they do not think that anybody will buy the house because it is too close to the road and too noisy, concluding stating that if they had a business zone other people could consider buying the property for that too instead of only as a residence.

Alderman Daugherty asked if they have tried to sell the property.

The Blankenburgs said that they have not tried to sell the property, although they are aware that Willis' tried for a year and had no luck, and that across the street kids lived there.

Alderman Daugherty asked if there were any other questions.

Comm. Cronwell asked about the 2006 Study, was it available for review, and did not think this would be decided by casual conversation.

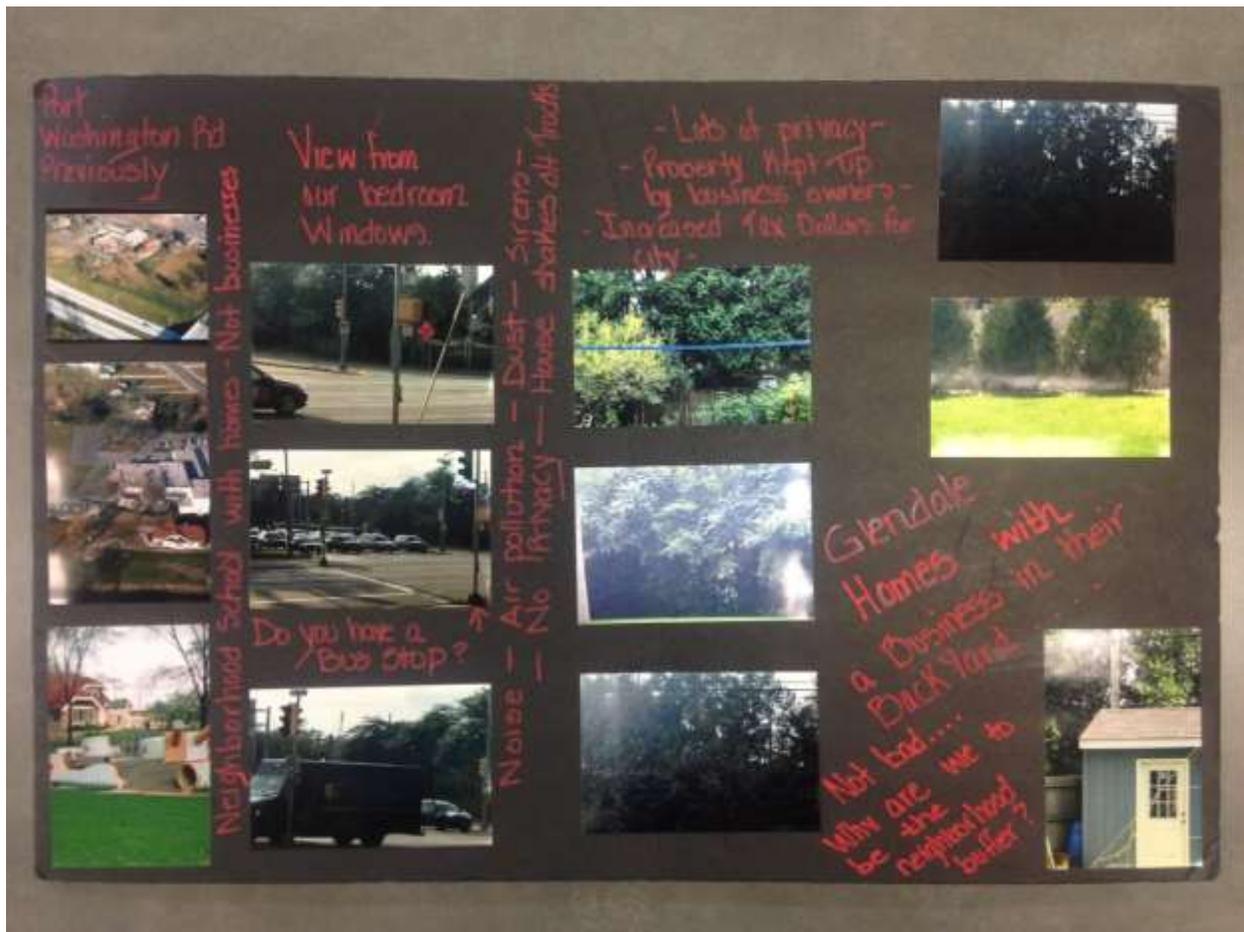
Director of Community Development Stuebe stated that there is a Study that was completed at the time of the previous Petition, although is uncertain whether it is current in all respects.

Jennifer and Don Scaffidi introduced themselves as the property owners at 419 West Good Hope Road and that they have been there since 1962. Jennifer Scaffidi said that her parents (the Engels) purchased the home in 1957 and recalls the surrounding land as farmland and open fields her entire childhood years, and that across the street there was the school and homes, and that they bought the house so that she could take care of mom when she was ill, and now they are stuck, they have tried to sell, and it really makes no sense their being the second busiest corner in the City with a bus stop 30 feet from the house and thousands and thousands of cars passing every day, and would tend to think that the City wants things to fit aesthetically, and does not know how their area got lost in the shuffle

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when other changes were happening and neighbors were bought out, and said that they do not want to have to be the buffers left behind and across the street they do not have a problem.

Don Scaffidi said that last time was more involved, they brought in a medical user for the site, and that today he would not buy a house there next to the busiest thoroughfare, adding that they (the Blankenburgs) said that because they cannot sell they will probably die in the house, however, he does not want to die in the house, and continued saying that the Study says that there are 22,000 vehicles per day and commented that is not residential, so they wrote their letter.



Millie and Willis Bradley identified themselves as the property owners of 7158 North Port Washington Road, and said that when they moved in the area was quiet, that it was not a problem to have the kids go out front to play, and that now they are ready to sell there is traffic and noise and said that they feel like they are being held hostage because they cannot sell, and that if they can have sell as commercial it gives another choice, so asked that the City allow them to rezone to commercial so that they can have peace of mind, that there is a big difference from 40 years ago.

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Larry Kane identified himself as owner of 7170 North Port Washington Road, and that it has been a long time since they have been here, and said that he has a simple humble request of the City, to allow the rezone of their property to B1, G2 District. Mr. Kane distributed a handout which he followed in his comments, referencing the Vision Plan, saying that a lot has changed since 2006, and that the process back then took 18 months, and today traffic seems to have doubled along with Silver Spring, and that they are the last such and such intersection all the way to downtown, that they cannot back out in their driveways to the street, and observed that several years ago the land across the street was rezoned from B-1 District to B-1 G2, and suggested that this location would be ideal for a dentist office or a small veterinarian clinic, and that in regard to the Vision Plan this residential is no longer ideal, and made reference to walkable, safe neighborhoods, peacefulness, safety, qualities. Mr. Kane continued saying that there was a police shooting of a suspect, and that they were chasing a suspect, and that there was property damage when they knocked down his fence, and also that there have been regular ongoing accidents, that there were two lanes and then four lanes, and now there is no entry southbound to their properties, and said that since 1991 they have lost 30 feet of their property, and that Scaffidi also lost property in front, and said that puts them at a serious disadvantage, and noise, noise, noise, and concluded stating that what was residential is no longer residential and thanked the Plan Commission (refer to the Larry Kane written statement below).

Comm. Cole asked City Staff if the Petition was four.

Community Development Director Todd Stuebe said that the Petition to change the Land Use Plan from Single Family Residential to Commercial and Rezone from R-7 Residence District to B-1, G2 does not include any other property owners.

Comm. Shaw asked if once rezoned what about the properties to the east of them.

Alderman Daugherty asked about height.

Director of Community Development Todd Stuebe stated that the City of Glendale has architecture, landscape, and site standards, and that balance of these items are qualitatively reviewed by the Plan Commission.

Comm. Wadzinski stated that the Plan Commission has control as to what gets built when there is something to consider.

City Administrator Rachel Reiss stated that there are requirements for buffers.

Comm. Cronwell stated that there seem to be legitimate concerns, it has become busier, and that there are just these four homes, and that they are a full contingent, and that they accidentally dangle.

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Comments of Larry Kane, 7170 North Port Washington Road

Plan Commission Meeting
August 7, 2018

8/7/2018
Larry Kane

Good evening, ladies and gentlemen. It has been along time since our families have been here to again request an amendment. I see many new faces, so I am hopeful that we can see a positive outcome in this process. So, I appreciate this opportunity to talk about our simple and humble request to amend the Land Use plan to change (modify) our properties from Single Family Residential R-7, Residential District to B-1, G-2 Business and Commercial Office District. As we understand it the statutory, requirement is that the zoning of land, that is 7170 & 7158 N Port Washington Rd, and 408 Sugar Lane and 419 W Good Hope Rd, (our collective properties) must be consistent with the Land Use Plan and Comprehensive Plan adopted by the common council in August 2011, which includes an extensive narrative entitled the Vision Plan and Smart Growth Plan. I realize that often in life, what we seek out, work towards, even wish for does not come to fruition because of other factors that get in the way of what should become reality. Change is sometimes met with fear, indifference, false starts, policy & political road blocks, ego, & powerplays, etc.

Ultimately, a reasonable, fair and distinctive decision can be agreed upon that will become a small cornerstone building block (literally) as people enter Glendale from Hwy 43 from Good Hope Rd. I believe an amendment to B-1, G-2 only enhances the Vision plan philosophy on many fronts. I believe the Master Plan was originally created in 1976, with the current plan being amended in 2011 with the addition of the 2000/2001 Glendale Vision 2021.

I thank the staff here in Glendale for accepting our application and materials submitted by the Scaffidi family to amend the Land Use Plan and getting our petition on the agenda. Hence, I provide the reasons, ideas and rationale for requesting the amendment & recommendation to adopt an ordinance for our properties.

A lot has changed since were here 2006-2008. That process then took 18 months. I am hopeful that the Commission read over the petition and written narrative that was submitted on May 27, 2018 and that the process this time will be less cumbersome than 10+ years ago.

Some things I'd like to highlight are:

- Traffic - I am sure that it has increased tremendously in the last 10 years. The study done then concluded that there was 22K cars going by our homes, in all probability, it most likely has doubled. Aside from the Silver Spring intersection, we are the busiest in Glendale and maybe all of the North Shore. We are the last remaining residential properties on such an intersection almost all the way to downtown! We can no longer back out of our driveway because of the volume of traffic and many times cannot even make it to the left turn lane and must go north thru the intersection and come back to go west on Good Hope.
- Twelve + years ago the City of Glendale amended the Plan to allow our neighbors across the street to rezone to B-1, G-2. Those homes were just like ours and they did not have much issue with the City at all. Some neighbors objected, some will most likely object to our request. Mr. Scaffidi and I have spoke to several neighbors and they are all positive about our request and even willing to voice their opinion to the Common Council. Our properties are meant for small businesses, i.e. Dentists, CPA, real estate, attorneys, veterinary etc...
- It is no longer conducive to residential living. It is not at all what the Master Plan or the Vision 2021 describes as Glendale residential living. In the Vision under "Things Glendale Citizens

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Comments of Larry Kane, 7170 North Port Washington Road (Cont.)

Commonly Value" "are walkable, safe neighborhoods; stability of neighborhoods" The Master Plan includes "Our Strengths – Maintaining & Enhancing", "Quality of neighborhoods – The peacefulness, safety, friendliness & quality of our neighborhoods." Under Section 1.2A2 of the Master Plan states: "Retain the suburban environment without sidewalks, street lighting & curbs, unless residents desire these amenities." Our properties do not fit into any of these mentioned neighborhood descriptions! It is no longer suitable or safe to raise a family in our area.

- The close proximity to the interstate has us witnessing high speed chases on a regular basis, a major police shooting with the suspect being shot right outside our doors and number of other times the police came running thru our yards chasing suspects. We have even had property damage that we were not reimbursed for when the suspect and police came running through. We also witness several accidents.
- Port Washington Rd has expanded considerable over the last 20 + years. Starting with 2 lanes, then 4 lanes and no more available entry into our drives from the southbound land. And now 6 lanes at the intersection. We have lost nearly 30 ft of our property along Port Washington Rd. The Scaffidi's have also lost property in the front of their home on Good Hope.
- The value of our homes has been diminished because of all the changes and developments around us and our properties not fitting in or keeping up with these developments has put us all at a serious disadvantage.
- Noise, Noise, Noise. All four of our homes have our bedrooms on the side facing Port Washington Rd. Two are within 30 ft of the curb, I think it has affected our health due to the challenge to get a fit-full healthy REM3-REM4 sleep...not only physical, but our emotional and spiritual well-being has taken a toll.

All said, the four property owners have lived in this neighborhood for 27+ years...with the Scaffidi's (Engel's) being there since the 1950's. I believe with this kind of history, we the residents truly can be objective to what was residential is no longer residential and these properties are not on purpose as residential property.

I thank you & the city's time and attention to this matter.

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City Administrator Rachel Reiss stated that they should schedule a Public Hearing and allow the neighbor property owners to state their case, have their #Me Too Movement.

Alderman Daugherty asked that the Plan Commission schedule a Public Hearing.

Lynn Becker (357 West Sugar Lane) commented that the property next door, 400 West Sugar Lane, were renters, and probably would not object to be included.

Inquiry was made about the status of the property, were the owners trying to sell?

Comm. Wadzinski commented that for some kind of redevelopment it would make sense not to have a key-shaped site.

Alderman Daugherty asked if other properties were to be included in the prospective changes would it impact them.

Director of Community Development Stuebe stated that if the property status is changed to Commercial Land Use and rezoned to B-1,G2, if the house burns down the property owner may not be able to construct as residential.

Jennifer Scaffidi said the person who lived there.

Following the initial motion and second Comm. Shaw asked for a friendly Amendment to the motion to ask that the previous Study requested by Comm. Cronwell be sent along to the Plan Commissioners for review. This motion passed unanimously and was included in the original motion as follows below.

Comm. Cronwell asked that the Public Hearing Notice boundary include as many as it possibly can, to the 7600 block of Iroquois.

Motion by Comm. Wadzinski, seconded by Comm. Bailey, that the Plan Commission schedule a Public Hearing to hear everybody for 6:00 p.m., Tuesday, October 2, 2018, and for City Staff to advance along the previous Study requested earlier by Comm. Cronwell to the Plan Commission for review. Roll Call: Ayes: Alderman James Daugherty, Commissioners Cole, Lippow, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

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- II. Specific Implementation Plan (SIP), ICAP Center, 6701 and 6789 North Port Washington Road (Former Nicolet High School District Recreation Fields). Review and approve Specific Implementation Plan (SIP) for Phase I of the project which includes ALDI grocery store and Associated Bank.

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 Specific Implementation Plan for Phase I of the ICAP project 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).

Phase I of the proposed project includes constructing an Associated Bank branch (about 3,156 square-feet) and ALDI grocery store (about 20,500 square feet). The architecture is modern with classic materials such as stone, brick veneer, siding, and vision glass. ICAP anticipates that Phase II improvements will be brought forward to the City of Glendale in 2019.

Project Architecture and Civil Site Improvements

The project plans for Phase I are included in the Plan Commission materials, which includes architecture for the proposed ALDI grocery store and Associated Bank, as well as design drawings for the proposed site, landscaping, lighting, and signage, as well as an underground stormwater management facility.

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Aerial Photograph of the Nicolet Upper Fields Site and Environs



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Site ingress and egress is available at the intersection of North Port Washington Road and the existing entrance to Cardinal Stritch University, which will be changed to a signalized intersection (Milwaukee County right-of-way jurisdiction), with a second right in right out only ingress-egress to the ALDI connected to southbound North Port Washington Road.

There are 196 parking spaces provided to serve the ALDI site and the two Phase II uses, and 12 more parking spaces are provided within the contemplated Associated Bank site. Lighting is limited to 15 feet tall. Proposed ALDI signage includes three wall signs and a 12-foot height monument, proposed Associated Bank signage includes three wall signs and a directional. The Glendale Market development, located immediately north of and adjacent to the north, was limited to two wall signs per tenancy, including Pick 'n Save. Landscape is ample. The Stormwater Management Plan is submitted and in review with the City Engineer. Comments from the North shore Fire Department are included in the packet materials. There were not any other comments.

Operating Plans

ALDI is open from 9:00 a.m. to 8:00 p.m. seven days per week. Deliveries to the site 6701 and 6789 North Port Washington Road site arrive in eight truckloads.

Associated Bank offices are typically open for business Monday to Thursday 9:00 a.m. to 6:00 p.m. and Saturdays 9:00 a.m. to 1:00 p.m., with window service being similar with some modest variation among Associated Bank locations within metropolitan Milwaukee.

Phase I Project Value

Developer states that the Phase I project has a total cost of over \$6.0 million.

Project Schedule

The Developer seeks to begin the Phase I improvements in the Fall of 2018 with Phase II contemplated to follow in 2019.

Required Action

The necessary action by the Plan Commission is to approve the Specific Implementation Plan (SIP) for Phase I of the ICAP project, with the requirement that Phase II improvements come back to the Plan Commission for review and approval.

Director of Community Development Todd Stuebe stated that ICAP Development will present the Specific Plan for Phase I of the 6701 and 6789 North Port Washington Road or Nicolet Upper Fields site to the Plan Commission this evening.

Brian Adamson stated that ICAP Development has submitted a full set architecture and civil plans that he will present by highlighting the material changes from what has been presented previously presented for Phase I that include an ALDI grocery store and an Associated Bank branch office. Adamson emphasized the Associated Bank footprint at the south end of the site in place of the earlier future development pad. There was some discussion about the elevation of the site as it relates to the elevation of North Port Washington Road, that it is up three to three and one-half feet, and that it drops six to two feet, and that it is deeper near the tennis courts.

Comm. Wadzinski asked if the ALDI artistic image was mirrored.

Mr. Adamson said that it is and that he had caught it twice now.

At the conclusion of the presentation the Plan Commission took on questions for ALDI and Associated Bank.

Comm. Shaw asked about the signage, what is permitted, observing that the man looks rather small in comparison to the ALDI monument sign.

Director of Community Development Stuebe informed the Plan Commission that the Plan Commission has flexibility within the Planned Unit Development District to approve excellence in design quality, and that the Glendale Market, located immediately adjacent to the north of this site, which has four-sided architecture in terms of architectural surfaces, as well as close proximity to West Green Tree Road, allowed each tenant two signs per tenancy, although Glendale Market did not ask for a Master identification sign as well. Director Stuebe added that the Sign Code requirement for monument signs limits the height to ten feet.

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Comm. Shaw noted that the PDD was its own zoning category, and also asked if there was a reason for the 12 feet, whether it was related to the elevation.

Mr. Adamson said that the land elevation is a little bit lower than the elevation of North Port Washington Road, however, they would adjust if necessary.

Comm. Bailey observed that there are three signs per building and that is outside what has previously been permitted.

Mr. Adamson said that they have three-sided four-sided architecture and quality materials.

Director of Community Development Stuebe stated that it is up to the Plan Commission to determine whether or not the proposed signage is acceptable for their approval.

Comm. Shaw said that she had one more question pertaining to the drive-thru.

Director of Community Development Stuebe advised that there is not any prohibition on window service for financial institutions such as bank branches.

Comm. Cole offered that is provided that the building allowed for it and also asked whether Associated Bank was open Fridays.

Director of Community Development Stuebe stated that he researched typical Associated Bank business hours and that they are open for business Fridays as well.

Motion by Comm. Cronwell, seconded by Comm. Wadzinski, that the Plan Commission grant approval of the proposed Phase I Project Plan as submitted. Roll Call: Ayes: Alderman Daugherty, Commissioners Cronwell, Cole, Lippow, and Wadzinski. Noes: Shaw. Abstain: None. Motion carried 5-1.

ADJOURNMENT.

Motion by Comm. Cronwell, seconded by Comm. Bailey, to adjourn the Plan Commission until the regular meeting to be held at 6:00 p.m., Tuesday, September 4, 2018. Roll Call: Ayes: Alderman James Daugherty, Commissioners Cronwell, Cole, Bailey, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

Todd M. Stuebe, Director of Community Development

Respectfully Submitted: Wednesday, August 8, 2018.