

CITY OF GLENDALE — PLAN COMMISSION
September 8, 2020

Joint Common Council and Plan Commission Meeting and Regular meeting of the City of Glendale Plan Commission convened via Zoom.

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

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

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

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised on Thursday, September 3, 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.

Adoption of Minutes of the August 3, 2020 Plan Commission Meeting.

Motion was made by Commissioner Cohn, seconded by Commissioner Cronwell, to adopt minutes from the August 3, 2020 Plan Commission meetings, as corrected on August 3, 2020. Motion carried unanimously.

Plan Commission Use and Occupancy Review, Spirit Halloween, 6010 North Port Washington Road (former Pier 1 space). Review and approve proposed temporary seasonal specialty costume store use and occupancy.

Mr. Stuebe gave a brief review of Spirit Halloween, LLC's request to seek approval for shop use to operate a seasonal costume specialty shop, and temporarily occupy the former Pier 1 store space located at the south half of the 6000-6010 North Port Washington Road building. Spirit Halloween operated the past two years in the former Sports Authority sporting goods retail space in Bayshore. The proposed use is a permitted use in the B-1, F1 District with Plan Commission review and approval.

Spirit Halloween will occupy about 8,200 square feet. There is a total of 75 parking spaces available at the property. As the date of Halloween approaches, access to the site during peak hours may present some challenges. Proposed hours of operation are 8:00 a.m. to 11:00 p.m. daily. The applicant anticipates that there will be a total of 10 to 18 employees with as many as eight employees working at the site at any given time.

Motion was made by Commissioner Cohn, seconded by Commissioner Mack, to grant use and occupancy approval for Spirit Halloween, LLC, a seasonal costume specialty shop, to occupy the former Pier 1 Store space located at 6010 North Port

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Washington Road, per the following requirements: 1) Time period for temporary occupancy through Sunday, November 15, 2020; 2) No outside displays, activities, or distractions of any kind; 3) Property to be regularly policed to maintain a litter-free condition; 4) Signs require a Sign Permit per the Glendale Sign Code; 5) 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 6) Compliance with State of Wisconsin requirements for ADA parking. Motion carried unanimously.

Plan Commission Use and Occupancy Review, Pixel Visionaries Studios, 2837 West Green Tree Road. Review and approve proposed multimedia production house use and occupancy.

Mr. Stuebe gave a brief review of Pixel Visionaries Studios, LLC's request to seek approval for a multimedia production house, to occupy the 3,700 square-foot building located at 2837 West Green Tree Road. The site is zoned M-1 Warehouse, Light Manufacturing, Office and Service District, and the proposed use is permitted with Plan Commission review and approval.

Pixel Visionaries Studios, LLC (PVS), use of the 2837 West Green Tree Road premises will be kept within the structure, without any storage yard like use. PVS will typically have two to four office employees at the property, with regular business hours Monday through Saturday from 9:00 a.m. to 10:00 p.m. There are a sufficient number of parking spaces presently available at the site for the proposed use and occupancy, with space available within the premises should more parking be required with the growth of the company.

Mr. Shun Powell gave a brief introduction. Pixel Visionaries Studios, LLC is currently based out of the Lincoln Warehouse on South 1st Street in Milwaukee. Due to issues with the current building owner, the company began their search for a new location. Currently, PVS has a contract with MPS for graduation and picture day photos and are currently working to secure other projects. Mr. Powell has experience in production of fundraising videos as well.

Commissioner Seligman raised the question of sound and noise levels produced by the sound stage. Mr. Powell clarified that the sound levels will become condensed as the space is updated and sound barriers are installed. Sound is not an issue outside of the building, but for the quality of their business PVS intends to make the building more soundproof. Condensing the sound will also provide better production quality, as opposed to letting the noise travel.

Motion was made by Commissioner Bailey, seconded by Commissioner Seligman, to grant approval for Pixel Visionaries Studios, LLC (PVS), a multimedia production studio as specified in the submittal materials, at 2837 West Green Tree Road, with the following requirements: 1) Storage outside is not permitted; 2) All signs required to conform with the Glendale Sign Code; 3) 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 4) Compliance with State of Wisconsin requirements for ADA parking. Motion carried unanimously.

ADJOURNMENT.

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There being no further business, motion was made by Commissioner Cronwell, seconded by Commissioner Cohn, to adjourn the meeting. Motion carried and adjournment of the Plan Commission was ordered at 6:07 p.m., until Tuesday, October 6, 2020 at 6:00 p.m.

Megan Humitz, City Clerk

Recorded: September 9, 2020