

CITY OF GLENDALE -- PLAN COMMISSION
Tuesday, October 02, 2018

The City Plan Commission convened in the David Hobbs Honda For the People Community Room, Richard E. Maslowski Community Park, 2200 West Bender, Glendale, Wisconsin (Glendale City Hall is being reconstructed), 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 Thursday, September 27, 2018, of the date and time of this meeting, the agenda was posted to 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. Cohn, seconded by Comm. Cronwell, to approve the minutes of the meeting held Tuesday, September 4, 2018. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

MATTERS TO BE CONSIDERED.

- I. 6:00 PM Public Hearing, Petition to Amend the Land Use Plan from Single Family Residential to Commercial Use, 7170 (Kane) and 7158 (Bradley) North Port Washington Road, 419 West Good Hope Road (Scaffidi), and 408 West Sugar Lane (Blankenburg). Citizen

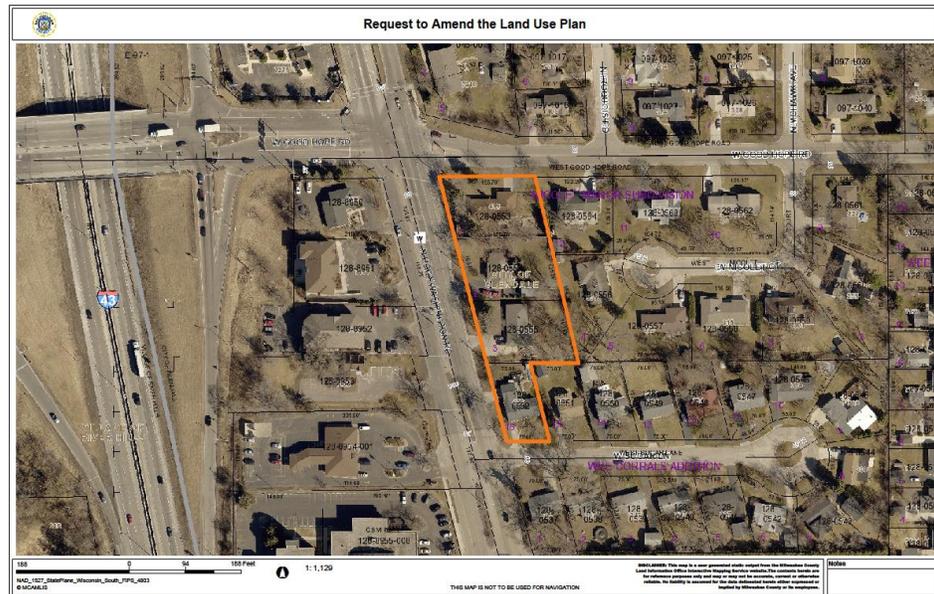
CITY OF GLENDALE -- PLAN COMMISSION
Tuesday, October 02, 2018

comments and Plan Commission to discuss and consider further steps to evaluate the request and public comments in order to formulate a recommendation to Common Council.

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

The Plan Commission scheduled a Public Hearing to receive citizen comments pertaining to the Petition of the four property owners to Amend the Land Use Plan. Following the comment period the Plan Commission will discuss and consider any further steps necessary in order to formulate a recommendation to the Common Council pertaining to a Land Use Plan Amendment.

Lands Included in Initial Property Owner Petition



CITY OF GLENDALE -- PLAN COMMISSION
 Tuesday, October 02, 2018

Lands Included in Notice of Public Hearing



CITY OF GLENDALE -- PLAN COMMISSION
Tuesday, October 02, 2018

Mayor Kennedy commenced the meeting announcing that the Plan Commission will listen to public comments about the Petition to Change the Land Use Plan for West Good Hope Road, North Port Washington Road, and Sugar Lane from Single Family Residential to Commercial.

Lois Praefke, 7183 North Navajo Avenue. Lois Praefke said that she understands heavy traffic, and could see an office with a doctor and similar, but questions how you get in and out of there at Sugar Lane, and with garbage thinks of how many times people come and dump garbage, thinking that a locked up enclosure is required.

Lynn Becker, 357 West Sugar Lane. Lynn Becker said that she would like to add properties to the others for the rezoning.

Chris Blankenburg, 408 West Sugar Lane. Chris Blankenburg said that about the concern about dumpsters that the businesses on the southeast side have dumpsters and no problems, keep them locked and covered and the way to make sure it is not a problem is to complain and take care of it. Chris said that they are on the corner and are only 30 feet from the road, that they cannot hear the television, that they (people) are up on the lawn, that there is not a fence or a barrier, and that traffic really increases when the freeway is closed to traffic, that they took our turnarounds and they have to go the other way and that adds time, alarms going off at the hotel, that there is no way to sell because they are too close to the road...the noise, and too close for kids, and that they used to have a ditch, a shoulder, two lanes, and she can see why nobody would buy.

Jennifer Scaffidi, 419 West Good Hope Road. Jennifer Scaffidi shared a brief video presentation indicating the traffic and surroundings in the neighborhood. Afterward Jennifer said that is all I have to say.

Don Scaffidi, 419 West Good Hope Road. Don Scaffidi said that he would like to save his til later.

Ludmilla Bollow, 314 West Sugar Lane. Ludmilla Bollow said that they have lived in Glendale since 1954, and are one of the original owners there. Ludmilla said that she says the rezoning was already a done deal and nothing could be done about it, and said that the owner of the Sugar Lane property rents to Carthage College students at \$800 each and that he does not care because he does not live there. Ludmilla also said that in 2007 the request for rezoning was denied and that she has the newspaper articles, and asked can residents rezone, can the City rezone, that this is not an elite area, can they take over their homes for City benefit, when was the last rezoning, was it not permanent, and said that in Fox Point they have trains and others have traffic, should they rezone for businesses for others, and that they should check who parks on the street, and that businesses attract crime, and asked why this was happening so quickly, when they had a sewer problem they received a letter from Mayor Maslowski that promised that it would be corrected and still nothing has been done, concluding that they have been here

CITY OF GLENDALE -- PLAN COMMISSION
Tuesday, October 02, 2018

since 1954 and love it, and believe in a rich past and bright future, that it is true, but the rezone would not make it so.

Marilyn Troy, 335 West Nicolet Court. Marilyn Troy said that her lot is pie shaped, and with this rezone will have garbage, trucks, lights, and floodlights. Marilyn Troy said that she has been there 40 years, and the neighbor 60 years, the other neighbor 55 years, and said that one of the requesting property owners lives in Hawaii and says that they will double their money, more for me, and that there are three in this subdivision along West Good Hope Road, and hopes that this will not go through because there were reasons.

Stanley Altshull, 227 West Nicolet Court. Stanley Altshull said that they live less than one-half block away, that there are people on both sides, that as you get removed you get more, that it is difficult to sell, location and neighborhood, and that he is not in favor, there is traffic flow in the area, and that commercial will affect traffic flow as they come in and turn around, and that he is concerned what it will do about property value, and thinks it a mistake to rezone the community and will have a detrimental effect.

Willis Bradley, 7158 North Port Washington Road. Willis Bradley said that he has been living there since 1976 when it was a two-lane highway and that it is the same nightmare for him as the Blankenburgs, that it is noisy, not a place that Grandkids can play safely, and they should consider rezoning.

An unidentified person in the audience said that if you live close she would like to invite them to spend the night in her house and see how they sleep, and that those further up do not understand.

Jennifer Scaffidi, 419 West Good Hope Road. Jennifer Scaffidi said that the zoning that they are asking for is the same as across the street, like across the street, accountants office...bankers hours, and that they are not asking to sell to some big conglomeration, they sell to small businesses, and that the Plan Commission has approval of dumpsters and access.

Mayor Kennedy stated that this is to amend the Land Use Plan, not to rezone the properties, and that if they amend the Land Use Plan they can do so and still live there, and that this is not a rezone until the property is purchased and they want to use the property as commercial.

Jennifer Scaffidi said that Lindner across the street chose to stay, that they do not have to sell the property, they can continue, and have to petition to rezone then tear down.

Mayor Kennedy said that the Plan Commission will be making a recommendation to the Common Council.

An unidentified person in the audience asked about the property at 357 West Sugar Lane, the second house, and said that two houses in should be included.

CITY OF GLENDALE -- PLAN COMMISSION
Tuesday, October 02, 2018

City Administrator Rachel Reiss stated that in order to add properties to this Petition they have to start the process again.

Rena Szewczuga, 315 West Sugar Lane. Rena Szewczuga identified herself as the person who commented about including Sugar Lane properties two houses in from North Port Washington Road.

Mayor Kennedy stated that there are only four properties included in this petition, and that it would be concerning if it was any deeper than Lynn's house.

Rena Szewczuga said that she wants to know if she can add the property.

Mayor Kennedy stated that this is only the change in land use tonight and asked if there are any other speakers.

An unidentified person in the audience asked how soon the Plan Commission would discuss this item.

Mayor Kennedy stated that the Plan Commission will be evaluating and discussing this as soon as they complete the comments and hearing and will be recommending to the Common Council.

Another unidentified person in the audience asked how other properties can be considered.

Mayor Kennedy stated that they have to submit their own petition.

Comm. Wadzinski said that he suggested 400 West Sugar Lane, which he would consider forms a coherent block of land, and that he thinks it has to look coherent.

An unidentified person in audience asked if Glendale needs money for eminent domain.

Mayor Kennedy replied in the negative, that the City only utilized eminent domain in cases such as widening streets.

Comm. Shaw said that it was also used at Bayshore.

Mike Gerstner, 324 West Good Hope Road. Mike Gerstner asked if there have been any specific inquiries about these properties.

Director of Community Development Todd Stuebe said that his office had not had any inquiries about the properties in a long time.

A motion was made by Comm. Vukovic, seconded by Comm. Shaw, to close the Public Hearing. The motion was unanimously approved.

Mayor Kennedy said that there is not a specific recommendation to the Plan Commission, and that the decision that they need to make is to recommend to the Common Council to approve or to recommend to the Common Council to not approve.

Comm. Cohn said that 10 to 12 years ago the Plan Commission sat through the same discussion, and that they are between a rock and a hard place, the rock being the land to the east, and the hard place being the petitioners, and that

CITY OF GLENDALE -- PLAN COMMISSION
Tuesday, October 02, 2018

was one of the main reasons that it was turned down, and nothing changed...rock and hard place. Comm. Cohn asked how many times they tried to sell.

An unidentified person in the audience replied twice.

Comm. Cohn asked if they have tried renting, and said that he is leaning the same as last time.

Comm. Vukovic said that she lives on a dead-end street that is nice and quiet even though it is near commercial, and that she is leaning toward those four families that are suffering, that their quality of life is suffering now, while the others may have a problem in the future, and said that has not changed in ten years, they are suffering now, and that the Plan Commission wants to protect the people behind, they could look at lights, they could have problems, and that she is leaning the opposite of Comm. Cohn.

Comm. Shaw said then there is not the neighbor to the east objecting or across the street.

Comm. Wadzinski said that the existing zoning classification does not make sense, that he feels that having commercial both sides of the street adds value, that we are not talking about an Arby's, and that the Plan Commission can control the uses, and that he hopes to see the properties to the south, thinks that they can work out the traffic in and out, office with low traffic...landscaped, and that a developer would infuse a lot of money into it, and that he definitely approves.

Comm. Cronwell asked City Staff about continuation of residential use if the Land Use Plan is changed from Single Family Residential to Commercial, and whether two-family or four-family multiple-family residential could go in there.

Director of Community Development Todd Stuebe said that the residential use may continue whether then land is rezoned or not rezoned, and if it is rezoned as long as the residential use is not discontinued for 12 months or more the residential use may continue, also, if the land is rezoned and then use is changed from residential to commercial, then it may not change back to residential use. Mr. Stuebe said that multi-family would not be allowed under the commercial land use classification.

Motion by Comm. Wadzinski, seconded by Comm. Vukovic, that the Plan Commission recommend that the Common Council approve the change to the Land Use Plan from Single Family Residential to Commercial. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Vukovic, Bailey, Wadzinski, and Shaw. Noes: Comm. Cronwell and Comm. Cohn. Motion carried 5-2.

Tuesday, October 02, 2018

- II. Plan Commission Review: Multi-Tenant Retail Center, 6270, 6290, 6300, and 6310 North Port Washington Road. Review and approve proposed architecture, site, landscaping, lighting, and signage plans for a multi-tenant retail and office center.

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

Bayside Management, LLC, seeks Plan Commission review and approval to construct a 17,780 square-foot multi-tenant retail/office building at 6270, 6290, 6300, and 6310 North Port Washington Road. The site is zoned B-1, F1 District and the proposed architecture, site, landscaping, lighting, and signage plans require the review and approval of the Plan Commission. Permitted types of uses include specialty retail shops and stores, restaurants, and offices. All uses and occupancies require prior review and approval of the Plan Commission.

Site Plan

There are four existing parcels that need to be assembled into a single parcel. The proposed building will be 240 feet in length and varies between 80 feet (middle of building) and 96 feet (end caps) in width, giving an approximately 17,780 square foot building footprint on a 76,065 square-foot (1.746 acres) site, giving a 23.4 percent building lot coverage. Parking lot and landscape make up the remaining 76.6 percent of the site, of which the project plan notes that green spaces comprises 31 percent of the site ($0.31 \times 76.065 = 23,580$ square feet), giving a computed parking lot coverage of 45.6 percent ($0.456 \times 76,065 = 34,685$ square feet) of the development site.

The building placement is toward the east side of the site elevated and surrounded by a sidewalk, with landscaping mostly around the perimeter of the site with some additional landscape elements along the front of the building. There is sidewalk and landscape between the east edge of the building and the east property line with a measurement of 30 feet from the building to the property line. Parking totals 78 parking

CITY OF GLENDALE -- PLAN COMMISSION
Tuesday, October 02, 2018

spaces, it includes 52 spaces arranged in two rows along the west side (front) of the building (to include four ADA parking spaces), with 19 spaces in two rows along the south side of the building, and seven spaces in a single row along the north side of the site together giving the total of 78 parking spaces (5 parking spaces per 1,000 square-feet or one space per 200 square-feet). There is a loading space proximate to the walkway along the north side of the building, as well as a dumpster enclosure.

Aerial Photograph of the Site



Architecture

The west, south, and north elevations include a variety of surface materials that includes brick veneer, architectural metal panel, and stone veneer, with added elements that includes metal canopies and architectural elements, fabric awnings, and aluminum storefront system with vision glass, and several other materials as enumerated on the elevation images. The rear building elevation is comprised of precast or concrete masonry unit veneer that is the same material that is specified for the base of the building on the other three building elevations.

Proposed signage includes a Master Development Sign (Monument) and storefront wall signs. The storefront signage system should be specified in a Planned Sign Program if the goal is to have property owner quality controls as to storefront signage.

Multi-Tenant Retail/Office Operating Characteristics

The specific tenants and uses have not yet been identified. In the leasing process and as the building is filled the property owner and Plan Commission will have to be mindful of parking lot usage such that there will be a sufficient number of parking spaces available. A fence along the east property line is recommended to control access to the premises from or via the neighbor properties.

Community Development Director Stuebe that the Plan Commission grant approval of the architectural, site, landscaping, lighting, and signage plans such that Bayside Management, LLC, may obtain City of Glendale Building Permits to move forward to construct the proposed improvements located the 6270, 6290, 6300, and 6310 North Port Washington Road, with the following requirements: 1) Complete Certified Survey Map (CSM) assembling the existing four parcels into a single parcel; 2) Submit stormwater management analysis and related drainage pattern analyses and grading and drainage plans for review and approval by the City Engineer and the Director of Public Works (Investigate persistent existing drainage from site); 3) Submit erosion control plan satisfactory to Building Inspector and Director of Public Works; 4) Verify condition of existing

CITY OF GLENDALE -- PLAN COMMISSION
Tuesday, October 02, 2018

utilities prior to connections to City of Glendale utility facilities; 5) Submit site civil plans for utilities and ingress-egress street connections to include utility and pavement design and plans satisfactory to the City Engineer and Director of Public Works; 6) City of Glendale and/or Milwaukee County permit(s) required for any work to be completed within the North Port Washington Road public street right-of-way or relating to City of Glendale watermain, sanitary sewer, or storm sewer facilities; 7) All City of Glendale building, fire, and health codes applicable to the premises being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium, and; 8) Submit Planned Sign Program for review and approval by the Plan Commission.

Tom Schafer introduced himself as representing the proposed project on behalf of Bayside Management, LLC.

Adam Almquist introduced himself as being project architect with Pure Architecture.

Leah Wyant introduced herself as project legal representative.

Mr. Almquist observed that the existing ingress-egress is via two existing curb cuts and that there is a significant grade change upon entry, as such if the building were to be constructed street side is would be challenging and also, with the future widening of Interstate Highway 43 and North Port Washington Road, it is easier to make modest adjustments to the parking lot than it would be to change the building.

Ms. Wyant said that they heard what you said so there is somewhat less parking.

Mayor Kennedy said the tenants can share the parking, not the building, and that we do have places of very similar character along North Port Washington Road.

Mr. Almquist observed there is a contextual difference, continuing saying that he will now move on to the Site Plan which includes a neighbor buffer of 30 feet from the rear property line, and then spoke about the monument sign located near the southwest entrance, and stated that they are reducing the amount of impervious surface, increasing the green space, as well as increasing the landscaping and shrubs. Mr. Almquist showed the building footprint, talked about the measurements, and observed that the demising walls may vary from the drawing. Mr. Almquist reviewed the architecture observing that the architecture accentuates the north and south end caps, went through the various material and signage plates, and referred to the anodized aluminum storefront system.

Mayor Kennedy asked about the plan for stormwater drainage.

Mr. Almquist said that they did not have those yet and would work with their civil engineer and staff.

City Administrator Rachel Reiss interjected City Engineer and MMSD.

CITY OF GLENDALE -- PLAN COMMISSION
Tuesday, October 02, 2018

Comm. Cohn observed that there are seven tenants in the middle and two at the ends.

Adam Almquist said that the 20 feet by 60 foot tenant space is standard, and that it not likely that they would be a lesser width, so there might be bigger tenants.

Comm. Cohn asked if there is an eligible candidate.

Leah Wyant said that they are in discussions and not under contract so they cannot discuss although there is interest.

Comm. Shaw observed that she thought that it looks so much like down the block with AT&T Store and that it looks too identical, that it looks like the same thing.

Mr. Almquist said that he does not think that it mimics although he would have to have a look.

Mayor Kennedy said that the other is brick.

Comm. Wadzinski stated that in his opinion the proposed building is contemporary and designed quite well.

Motion by Comm. Cohn, seconded by Comm. Bailey, that the Plan Commission grant approval of the architectural, site, landscaping, lighting, and signage plans such that Bayside Management, LLC, may obtain City of Glendale Building Permits to move forward to construct the proposed improvements located the 6270, 6290, 6300, and 6310 North Port Washington Road, per the eight requirements. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: Comm. Vukovic. Motion carried 6-1.

Comm. Cronwell asked if there would be light spillage to the neighbors behind.

Mr. Almquist said there would not be any light spilling and that their photometric view shows they are satisfactory along the edge of the premises.

Director of Community Development Todd Stuebe said that the lights would be shielded such that the light source would not be directly viewed.

III. Reschedule Regular November Plan Commission meeting to 6:00 p.m., TUESDAY, NOVEMBER 13, 2018, due to the Tuesday, November 6, 2018, Election.

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

The necessary action of the Plan Commission to reschedule the regular November Plan Commission meeting to 6:00 p.m. TUESDAY, NOVEMBER 13, 2018, due to the Tuesday, November 6, 2018 election.

CITY OF GLENDALE -- PLAN COMMISSION
Tuesday, October 02, 2018

Motion by Comm. Cohn, seconded by Comm. Cronwell, that the Plan Commission reschedule the regular November Plan Commission meeting to 6:00 p.m., Tuesday, November 13, 2018, due to the Tuesday, November 6, 2018, Election. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Bailey, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

ADJOURNMENT.

Motion by Comm. Bailey, seconded by Comm. Wadzinski, to adjourn the Plan Commission until the rescheduled regular meeting to be held at 6:00 p.m., Tuesday, November 13, 2018, in the David Hobbs Honda For the People Community Room at Richard E. Maslowski Community Park, 2200 West Bender Road, Glendale, Wisconsin. 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, October 4, 2018.