

CITY OF GLENDALE — PLAN COMMISSION
January 5, 2021

Regular meeting of the City of Glendale Plan Commission convened via Zoom.

The meeting was called to order by Mayor Kennedy at 6:01 p.m.

Roll Call: Present: Mayor Bryan Kennedy, Commissioners Kyle Mack, Fred Cohn, Karn Cronwell, Phillip Bailey, Amanda Seligman, Josh Wadzinski. Absent: None.

Other Officials Present: Rachel Safstrom, City Administrator; Todd M. Stuebe, Director of Community Development; Nicole Maurer, Deputy Clerk.

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

Adoption of Minutes of the December 1, 2020 Plan Commission Meeting.

Motion was made by Commissioner Cohn, seconded by Commissioner Bailey, to adopt minutes from the December 1, 2020 Plan Commission meeting. Motion carried unanimously.

6:00 P.M. Public Hearing, Connecting Glendale 2020 Bicycle and Pedestrian Plan.

Vandewalle & Associates will present the “Connecting Glendale 2020 Bicycle and Pedestrian Plan,” Interested Citizens may make comments, Plan Commission review, discussion, and recommendation to the Common Council to adopt the Connecting Glendale 2020 Bicycle and Pedestrian Plan.

Ms. Meredith Perks and Mr. Brian Munson with Vandewalle & Associated presented the “Connecting Glendale 2020 Bicycle and Pedestrian Plan.” Ms. Perks stated the memo at the end of the plan describes changes made to the draft plan. The changes reflect comments received from City staff, election officials and members of the public through the virtual open house and public comment opportunities. Both Ms. Perks and Mr. Munson emphasized the plan is a guide to establish a framework to strategically upgrade and fund the bicycle and pedestrian system over many years when construction or funding opportunities arise. Mr. Munson noted the recommendations described in the plan include a range of facilities and will require a detailed design in the future.

Following the presentation, Mayor Kennedy noted the plan appears to connect to existing bike areas in the City of Milwaukee. Mr. Munson confirmed the plan has connections to the Oak Leaf Trail. Commissioner Cronwell questioned what determines recommendations for sidewalks or multi-use pathways. Mr. Munson stated the recommendation depends on the user profile and the function of the connection. Commissioner Cronwell expressed concerns about the accessibility

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of sidewalk and multi-use pathways in winter and the potential for upheaval. Mr. Munson stated sidewalks would require year-round maintenance, which would be the responsibility of the property owner. He stated the long-term replacement of an asphalt path or concrete sidewalk would be determined at the time of design or done in individual street segments. Administrator Safstrom noted sidewalks typically require repairs after 25 years.

In reference to the section concerning North Milwaukee River Parkway from North Sunny Point Road to West Silver Spring Drive, Commissioner Cohn asked what side of the Parkway the proposed sidewalk or multi-use pathway would be on. Administrator Safstrom stated that has not yet been determined as all planning would need to go through Milwaukee County since they own the Parkway. Administrator Safstrom noted the county also owns Good Hope Road as well as the right-of-way.

Administrator Safstrom stated the purpose of the Bicycle and Pedestrian Plan is to identify Glendale's priorities and determine where to begin. The City would then work with the City Engineer to determine project costs and put them into the five-year improvement plan and also look into grants. Administrator Safstrom further noted the council has identified an area along Green Bay Avenue as a major priority, as well as areas along Green Tree Road and Range Line Road.

Mayor Kennedy spoke on the high cost of sidewalk construction as compared to roadway striping, noting the goal is to create spaces with a reduced cost for the City. Commissioner Cohn questioned if residents would be responsible for the cost of sidewalks in the form of special assessments. Mayor Kennedy stated the special assessment ordinance has not been used in over 20 years and noted that residents would be responsible for clearing the sidewalks of snow. Administrator Safstrom confirmed the current Common Council have no desire to special assess.

Commissioner Cronwell questioned how a mixed-use pathway could potentially be added to a segment of North Jean Nicolet Road with limited existing space. Administrator Safstrom advised North Jean Nicolet Road will be reconstructed and expanded as part of the Wisconsin Department of Transportation's Interstate 43 expansion project.

Mr. Jerrold Rousseau of 5671 North Milwaukee River Parkway, Mr. William Gaffney of 5665 North Milwaukee River Parkway, Ald. Jim Daugherty of 801 West Glen River Road, Mr. Ricky Kubicek of 4700 North Milwaukee River Parkway, and Ms. Dianne Schmitt of 6031 North Milwaukee River Parkway expressed opposition to sidewalks or multi-use pathways along the Parkway from North Sunny Point Road to Silver Spring. Mr. Rosseau previously submitted a petition signed by area residents in opposition to the construction of sidewalks or multi-use pathways to the Commission.

Ms. Angela Krueger of 2185 West Marne Avenue expressed excitement about potential connections on Green Bay Avenue and Silver Spring Drive.

Mr. Justin Rodriguez of 5742 North Sunset Lane commented on potential bicycle and pedestrian safety improvements at the intersections of Silver Spring Drive and North Milwaukee River Parkway and Silver Spring Drive and North Port Washington Road.

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Commissioner Mack stated Mr. Michael Elfe of 5724 North Paradise Lane left a comment in the Zoom chat stating he would like to see a path in the middle of the boulevard along North Milwaukee River Parkway.

Mr. Rosseau questioned if the City could use eminent domain to place sidewalks along the Parkway. Mayor Kennedy stated the City does not have the ability to do that by eminent domain laws.

Following the close of the public hearing, Logan Hietpas of 5684 North Milwaukee River Parkway indicated he wished to voice his concerns regarding the plan. Mr. Hietpas was unable speak as the public hearing was closed; however, Commissioner Seligman stated she would reference Mr. Hietpas' concerns if he left a comment in the Zoom chat. Commissioner Seligman noted Mr. Hietpas' concern about losing parking on the east side of North Milwaukee River Parkway to a bike lane.

Motion made by Commissioner Cohn, seconded by Commissioner Bailey, to close the public hearing. Motion carried unanimously. The public hearing was closed at 7:16 p.m.

The Commission discussed the "Connecting Glendale 2020 Bicycle and Pedestrian Plan." Commissioner Wadzinski noted the North Milwaukee River Parkway section of the plan does not seem to be an area of concern according to residents. Mayor Kennedy stated a city-wide study identified this segment as an area of concern, and while it does not necessarily need a sidewalk, it needs connectivity to other pathways and destinations and something as simple as striping would help bring down speeds. Administrator Safstrom noted that striping would also reduce wrong-way traffic on the Parkway.

Commissioner Seligman asked if the possibility of putting a sidewalk in the boulevard of the Parkway between Sunny Point and Silver Spring is realistic. Mr. Munson stated there is opportunity in the boulevard to accommodate a path. Commissioner Seligman stated she would like the recommendation of off-street paths or sidewalks on both sides of North Milwaukee River Parkway from Sunny Point Road to Silver Spring to be removed from the plan. Commissioner Seligman stated she would like this section rewritten to include recommendations for striping and the possibility of a paved section in the middle of the boulevard instead.

Motion made by Commission Wadzinski, seconded by Commissioner Cohn, to lay the "Connecting Glendale 2020 Bicycle and Pedestrian Plan" over to the February meeting so changes can be incorporated into the final document. Motion carried unanimously.

Petition to Amend Zoning Text, 5544 North Port Washington Road (Louis Meissner's Subd. NE1/4 SEC 32-8-22E Lot 3 Blk 4, Tax Key Parcel 197-0145-000). Review project Concept Plan for parking lot use of 5544 North Port Washington Road to provide parking spaces to serve the adjacent multi-tenant commercial building located at 5530 North Port Washington Road and direct Staff to develop appropriate zoning text for review by the Plan Commission and recommendation to the Common Council.

Mr. Stuebe gave a brief review of Stein Management, LLC, or Assigns' request to change the Zoning Code text regulations to provide for parking as a principle use within a property, in this

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case the property located at 5544 North Port Washington Road, for the particular circumstance of providing parking for the adjacent property at 5530 North Port Washington Road. Mr. Stuebe noted Stein Management owns the property at 5530 North Port Washington Road. This property has a very limited amount of parking spaces available for its multi-tenant use. Subsequently, Stein Management is in the process of purchasing the 5544 North Port Washington Road property with the goal of razing the existing North Shore Wine & Spirits building and constructing a parking lot, with appropriate landscape beautification, to serve their 5530 North Port Washington Road property.

Mr. Stuebe advocated that the 5530 and 5544 North Port Washington Road properties be assembled as a single property in order to facilitate the proposed changes; however, Stein Management has an existing parking agreement with the owner of an adjacent property that would terminate if the 5530 property were to be assembled with the 5544 property. Current Zoning Code text does not provide for parking to be a principal use for a parcel of land, so it would need to be tailored to work with this particular circumstance.

Mr. Dan Stein from Stein Management was present to answer Plan Commission questions. Mr. Stein stated the project would be a beautification of the area and beneficial to both the neighborhood.

Mr. Stuebe reviewed the process for amending zoning text. The next step would be for the Plan Commission to indicate clear support for the Concept Plan and to direct Staff to draft the appropriate changes and to return to the Plan Commission with same for review of the proposed changes.

Motion made by Commissioner Cohn, seconded by Commissioner Mack, to direct staff to draft the appropriate changes and to return to the Plan Commission with same for review of the proposed changes. Motion carried unanimously.

Petition to Rezone 555 West Estabrook Parkway (Certified Survey Map No. 6369, SE1/4 SEC. 5-7-22 PARCEL 1, Tax Key Parcel 233-1177-004) from PD-Planned Unit Development District-Forrer Business Interiors Office and Warehouse to PD-Planned Unit Development District-Maglio Food Processing Juice. Applicant to present proposed use and operating plan for the property, Plan Commission review and discussion, and schedule Plan Commission Public Hearing for 6:00 p.m., Tuesday, February 2, 2020.

Mr. Stube advised that the applicant, The Maglio Family, LLC, is still in the process of purchasing the property at 555 West Estabrook Parkway. Therefore, this item has been withdrawn by the applicant.

No action was taken on this item.

Plan Commission Review, Lexus of Milwaukee (Napleton Northshore Imports, LLC), 1415, 1433, and 1515 West Silver Spring Drive. Review and approve proposed changes to site plan and use of the southeast area of the larger Napleton property holdings.

Mr. Stuebe gave a brief review of the request from Lexus of Milwaukee (Napleton Northshore Imports, LLC) to make changes to the existing site plan and use of the southeast area of the Napleton property holdings that include 1415, 1433, and 1515 West Silver Spring Drive.

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Napleton proposes to modify the site to provide more parking space for inventory. The property is zoned B-1, L District and new automobile dealership use is permitted with the review and approval of the Plan Commission.

Mr. Stube provided a brief description of the proposed site design, noting the proposed site lighting height of 26 feet (2-foot base plus 24-foot height pole/fixture) exceeds the City of Glendale height limit of 15 feet.

Mr. Robert Bowman of Napleton Northshore Imports was present and gave a brief statement indicating that due to growing demand, additional parking is needed to expand inventory and increase sales.

Commissioner Cohn questioned if Napleton agrees to the lighting height limit of 15 feet. Mr. Bowman indicated Napleton agrees to Glendale's height limit.

Motion made by Commissioner Cohn, seconded by Commissioner Wadzinski, to grant approval to modify the site use and site plan for the Lexus of Milwaukee (Napleton Northshore Imports, LLC) dealership located at 1415, 1433, and 1515 West Silver Spring properties with the following requirements: 1) Comply with City of Glendale requirements concerning drainage/stormwater management per the review and approval of the City Engineer and Director of Public Works; 2) Assemble the 1415, 1433, and 1515 West Silver Spring Drive properties with a Certified Survey Map (CSM) such that the principle use and accessory automobile inventory storage is located within the same parcel; 3) Proposed site lighting is limited to 15 feet height including the base; Include operational controls to minimize impact to the nearby residential properties; 4) Specify fence type (material and style) and height; 5) All building, fire, and health codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium; 6) Compliance with State of Wisconsin ADA parking requirements. Motion carried unanimously.

Plan Commission Use and Occupancy Review, Vishay Dale Electronics, LLC (Milwaukee Resistor), 6585-6591 North Sidney Place. Review and approve proposed specialty resistor manufacturer use and occupancy.

Mr. Stuebe gave a brief review of the request from Vishay Dale Electronics to have a specialty resistor manufacturer use and approval to occupy a 14,000 square-foot tenant space located at 6585-6591 North Sidney Place. The property is zoned M-1 Warehouse, Light Manufacturing, Office, and Service District and the proposed use and occupancy requires Plan Commission review and approval.

Vishay Dale business hours are Monday through Friday from 5:30 a.m. to 4:30 p.m. and 6:00 a.m. to noon Saturdays. Vishay Dale will employ 21 persons at this Vishay facility. Parking should not be a problem.

Mr. Brian Jonas, Operations Manager at Vishay, was present to answer Plan Commission questions and provided a brief overview of the company. Commissioner Seligman asked Mr. Jonas to describe the manufacturing process that would take place. Mr. Jonas clarified that the facility at

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6585-6591 North Sidney Place will be for assembling resistors, not manufacturing. Mr. Jonas also noted that a kiln may be used as part of the assembly process.

Motion made by Commissioner Seligman, seconded by Commissioner Cronwell, to grant use and occupancy approval for Vishay Dale (Milwaukee Resistor), a manufacturer of electrical power resistors, to use and occupy the 6585-6591 North Sidney Place tenant space, with the following requirements: 1) Signs are required to conform with the signage program approved for the property and the Glendale Sign Code; 2) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 3) Dumpster enclosure(s) per Zoning Code 13.1.144 of the Zoning Code; 4) All City of Glendale building, fire, and health codes being fulfilled to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium; 5) Compliance with State of Wisconsin requirements for ADA parking. Motion carried unanimously.

Plan Commission Review, Illume Cosmetic Surgery & MedSpa (Plastic Surgery Associates, SC), 6000-6010 North Port Washington Road. Review and approve proposed building façade changes, as well as cosmetic surgery medical office and surgical suite use and occupancy.

Mr. Stuebe provided a brief description of Illume Cosmetic Surgery & MedSpa's request seeking approval of building façade changes, as well as use and occupancy approval to occupy a 10,744 square-foot tenant space located at 6000-6010 North Port Washington Road. The property is zoned B-1, F1 District, and the proposed façade changes and use and occupancy requires Plan Commission review and approval. The 6000-6010 North Port Washington Road property will be acquired by a related entity. Construction will commence in early 2021 and will be completed December 24, 2021.

The proposed building façade changes includes Nichiha panels in a black and gray color motif intended to match the color of the Illume logo, as well as the placement of the storefront glass system.

The clinic employs 25 persons and there will be as many as 40 or 50 people at the clinic. The property has 73 parking spaces which should be sufficient for Illume. Proposed business hours at 7:00 a.m. to 6:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. Saturday.

Mr. Dan Eckerman with Illume was present to answer Plan Commission questions. Mr. Eckerman noted the business is currently located at 5201 North Port Washington Road in Glendale. Commissioner Mack questioned what prompted the move to the new location. Mr. Eckerman stated they were unable to come to terms of lease extension.

Commissioner Cronwell questioned how many suites will be in the new facility. Mr. Eckerman provided a description of the layout. Commissioner Cohn questioned what the four sets of doors on the west side of the building are for. Mr. Eckerman indicated the southernmost set of doors is Illume's entrance and the remaining are for other businesses. Mayor Kennedy asked if the existing tenants will remain, and Mr. Eckerman confirmed they will.

Motion made by Commissioner Cronwell, seconded by Commissioner Bailey, to grant approval of the proposed exterior improvements, as well as use and

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occupancy approval, for Illume Cosmetic Surgery & MedSpa, with the following requirements: 1) Signage per the approved signage program for the property and the Glendale Sign Code; 2) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 3) Dumpster enclosure(s) per Zoning Code 13.1.144; 4) All City of Glendale building, fire, and health codes being fulfilled to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium; 5) Compliance with State of Wisconsin requirements for ADA parking. Motion carried unanimously.

Signage Review, Cardinal Stritch University, 6801 North Yates Road. Review and approve proposed signage within the Special (Institutional) District internal to the Cardinal Stritch University campus.

Mr. Stuebe gave a brief description of the proposed sign to be installed at Cardinal Stritch University, noting the sign will not be visible from any public streets and will not require sign permits.

Motion by Commissioner Cohn, seconded by Commissioner Seligman, to grant approval of the proposed sign at Cardinal Stritch University. Motion carried unanimously.

Planned Sign Program Amendment, Worth Building, 5464 North Port Washington Road. Review and approve proposed Planned Sign Program Amendment.

Mr. Stuebe provided a brief overview of the Worth's request to modify the existing Worth Building Planned Sign Program to permit each business to install illuminated signage based on corporate requirements at the various prescribed locations on the building façade. Mr. Stuebe noted the existing Worth Building Planned Sign Program allows for non-illuminated signs.

Mr. Stuebe stated staff are not prepared to recommend the proposed changes to the existing sign program, but recommended the Plan Commission approve signage for Topper's Pizza and Planet Smoothie, noting that staff will continue to work with the owners to conclude a revised Planned Sign Program for the building.

Motion by Commissioner Wadzinski, seconded by Commissioner Cohn, to grant approval of two internally illuminated Toppers Pizza wall signs on the main tower of the Worth Building and an internally illuminated Planet Smooth wall sign in the location of the former Bronson Insurance wall sign.

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 8:26 p.m., until Tuesday, February 2, 2021 at 6:00 p.m.