

CITY OF GLENDALE — PLAN COMMISSION
April 13, 2021

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

The meeting was called to order by Mayor Kennedy at 6:03 p.m.

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

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 Thursday, April 8, 2021, 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 March 2, 2021 Plan Commission Meeting.

Motion was made by Commissioner Seligman, seconded by Commissioner Cronwell, to adopt minutes from the March 2, 2021 Plan Commission meeting. Motion carried unanimously.

Public Hearing: Petition to Rezone 555 West Estabrook Boulevard (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, discussion, approval, and recommend that Common Council approve the rezone. Interested persons may participate via the ZOOM Virtual Meeting or may also come to the Glendale City Hall Common Council Chambers located at 5909 North Milwaukee River Parkway, Glendale, Wisconsin.

Mr. Stuebe gave a brief overview of Maglio Companies' request to rezone the 555 West Estabrook Parkway property to facilitate the purchase and use of the property for refrigerated food production and distribution. The property was formerly occupied by Forrer Business Interiors and is presently zoned PD-Planned Unit Development District specifically for Forrer Business Interiors' use and occupancy. The proposed zoning is PD-Planned Unit Development District specific to Maglio's food production and distribution use and occupancy.

Mr. Sam Maglio from Maglio Companies was also present for the public hearing.

Mayor Kennedy opened the hearing for public comment at 6:06 PM. Mayor Kennedy asked three times if there was anyone on the Zoom call for public comment. There was no response for public comment.

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Motion was made by Commissioner Cole, seconded by Commissioner Bailey, to close the public hearing. Motion carried unanimously.

Motion was made by Commissioner Cohn, seconded by Commissioner Cole, to recommend that the Common Council approve the rezone 555 West Estabrook Boulevard (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. Motion carried unanimously.

Plan Commission Use and Occupancy Review, United Tax Service, LLC (Linda Swift), 5464 North Port Washington Road (Worth Multi-tenant Building). Review and approve proposed professional accounting office use and occupancy and signage.

Mr. Stuebe provided a brief overview of United Tax Service's request to use and occupy a tenant space in the Worth multi-tenant building located at 5464 North Port Washington Road. Mr. Stuebe noted United Tax Service is an accounting enterprise and recommended the Plan Commission grant approval for United Tax Service to use and occupy the space.

Ms. Linda Swift, owner of United Tax Service, was also present. Ms. Swift stated United Tax Service is currently located in Milwaukee and she would like to add a second location in Glendale. Ms. Swift stated that she has over 40 years in the accounting industry and is looking forward to joining the Glendale community.

Motion by Commissioner Seligman, seconded by Commissioner Cronwell, to grant approval for United Tax Service, LLC to use and occupy the space in the 5464 North Port Washington Road, with the following stipulations: 1) Signage Permit(s) per Staff review of the Signage Permit submittal materials; 2) Site 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.

Plan Commission Review, AutoZone, 208 East Capitol Drive (Between River Glen Market Place-Outpost Natural Foods and Taco Bell). Review and approve proposed site, landscaping, lighting, and signage plan only for project elements located within the City of Glendale and verify drainage/stormwater management plan compliance.

Mr. Stuebe gave a brief overview of AutoZone's proposal to build an AutoZone retail store at 208 East Capitol Drive. The 208 East Capitol Drive property is about 13,000 square feet in the City of Milwaukee and about 7,600 square feet in the City of Glendale. The AutoZone retail store building will be located within the City of Milwaukee, with ancillary site elements that surround the store to be found within both cities. Mr. Stuebe noted the specific site elements to be located within Glendale are landscaping and parking. Mr. Stuebe further noted the City Engineer confirmed that drainage on the property is southward and did not see any issues with that.

Mr. Carl Helton representing AutoZone and Mr. Christopher Carr, civil engineer on the project, were available to answer questions.

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Commissioner Seligman questioned if AutoZone will be repairing vehicles or performing oil changes at the 208 East Capitol Drive property. Mr. Helton stated that AutoZone is a retail store only. Mr. Helton noted they will, however, assist customers with checking batteries and replacing windshield wipers.

Motion by Commissioner Cole, seconded by Commissioner Wadzinski, to grant approval of the various site elements of the proposed AutoZone retail store project plans that are located within the City of Glendale at 208 East Capitol Drive with the following requirements: 1) Property owner/leaseholder to work closely with the property owner to the west (River Glen Market Place-Outpost Natural Foods) to assure that the existing retaining wall will not present a safety issues(s); 2) Site 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.

ADJOURNMENT.

There being no further business, motion was made by Commissioner Wadzinski, seconded by Commissioner Cole, to adjourn the meeting. Motion carried and adjournment of the Plan Commission was ordered at 6:22 p.m., until Tuesday, May 4, 2021 at 6:00 p.m.

Nicole Maurer, Deputy Clerk

Recorded: April 13, 2021