

CITY OF GLENDALE — PLAN COMMISSION
July 6, 2021

Regular meeting of the City of Glendale Plan Commission convened in the Glendale City Hall Council Chambers, 5909 North Milwaukee River Parkway, and 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, Karn Cronwell, Fred Cohn, Phillip Bailey, Rachel Rieck, and Amanda Seligman. Absent: None.

Other Officials Present: Rachel Safstrom, City Administrator; 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, July 1, 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 June 1, 2021, Plan Commission Meeting.

Motion was made by Commissioner Cohn, seconded by Commissioner Cronwell, to adopt minutes from the June 1, 2021, Plan Commission meeting. Motion carried unanimously.

Public Hearing. Petition to Rezone, 6076 and 6100 North Port Washington Road (Tax Parcels 163-8993-000 and 163-8992-000). Request submitted by Keyhan Z. Sheikholeslami (Ogden Cleaners) to rezone of 6076 North Port Washington Road property from B-1, F2 District to B-1, F1 District. Also, the City of Glendale is initiating the rezone 6100 North Port Washington Road (Valvoline Instant Oil Change) from B-1 F2 District to B-1, F1 District. The proposed B-1, F1 District zoning classification will permit specialty retail uses in addition to the existing permitted uses.

Mr. Stuebe gave a brief overview of the rezone proposal to change the zoning of both 6076 and 6100 North Port Washington Road from B-1, Sub-Area F2 to B-1, Sub-Area F1, which will permit specialty retail uses in addition to the existing permitted uses.

Keyhan Z. Sheikholeslami requests to rezone the 6076 North Port Washington Road property to facilitate the relocation of Ogden Cleaners from 6260 North Port Washington Road to 6076 North Port Washington Road. The relocation of the Ogden Cleaners business enterprise is directly related to the Interstate Highway 43 and North Port Washington Road reconstruction projects. Ogden Cleaners is a retail counter service only dry-cleaning specialty service business enterprise, and the actual dry-cleaning processes are completed elsewhere where the dry-cleaning process is permitted.

CITY OF GLENDALE — PLAN COMMISSION
July 6, 2021

Also included with the proposed rezone, at the initiative of the City of Glendale, is 6100 North Port Washington Road, where there is an existing Valvoline Instant Oil Change business. Inclusion of the 6100 North Port Washington Road in the rezone alleviates concerns about spot zoning as both the Ogden Cleaners and existing Valvoline Instant Oil Change business uses will be permitted uses in the district.

Mayor Kennedy opened the hearing for public comment at 6:01 p.m. Mayor Kennedy asked three times if there was anyone requesting to speak. There was no response for public comment.

Motion by Commissioner Bailey, seconded by Commissioner Cohn, to close the public hearing. Motion carried unanimously.

Motion by Commissioner Cohn, seconded by Commissioner Seligman, to recommend that the Common Council approve the rezone of 6076 and 6100 North Port Washington Road (Tax Parcels 163-8993-000 and 163-8992-000) from B-1, F2 District to B-1, F1 District. Motion carried unanimously.

Plan Commission Concept Review, 6030 North Green Bay Avenue, Lupient KIA. Review and input pertaining to proposed concept for KIA brand façade enhancements.

Mr. Stuebe gave a brief review of a proposal from Lupient KIA, located at 6030 North Green Bay Avenue, to change the existing dealership façade from what had been Infiniti brand façade elements to KIA brand façade elements. Proposed changes include modifying the Infiniti “sail” element, making it flat, somewhat reducing the height, and utilizing black spandrel glass rather than the existing fritted glass. Other changes include installing black metal panels above the service doors in place of the existing silver metal panels. The natural stone that surrounds the front entrance will remain unpainted. Signage will be silver rather than red.

Attorney Brian Randall and Brannin Gries, project architect, were present to answer questions regarding the proposal. In 2019, Lupient KIA submitted a full project proposal, however the package was voted down by the Plan Commission. The current concept being reviewed provides updated plans and has refined the previous design. Lupient KIA is hoping to submit the plans for approval at the August Plan Commission meeting.

Mayor Kennedy stated this proposal is significantly better than Lupient KIA’s previous submission and provides a much higher end appearance. He also noted his appreciation for the design keeping the natural stone.

Commissioner Bailey questioned the consistency of the logo, as the building signage remains traditional. Attorney Randall stated there is a plan to update the signage, as well. Mr. Gries confirmed the new signage is currently under redesign.

Commissioner Mack raised the question of the entrance tile and whether it will remain unchanged. Mr. Griess stated there will be no changes to this tiling, and it will remain the existing cream color.

CITY OF GLENDALE — PLAN COMMISSION
July 6, 2021

This item was discussed for conceptual purposes only. No action was taken. Given Plan Commission input, Lupient KIA will submit for formal Plan Commission review and approval at the August meeting.

Referral from Common Council. Petition to Rezone, 5201 North Port Washington Road (Tax Parcels 196-9000-001). Request submitted by Chick-fil-A to rezone 5201 North Port Washington Road property from B-1, B District to PD-Planned Unit Development – Chick-fil-A Fast Service Drive-In Service Only District.

Mr. Stuebe gave a brief review of the request from Chick-fil-A to rezone the 5201 North Port Washington Road property to provide for the development of a Chick-fil-A fast service drive-in service only restaurant. The previous Plan Commission approval occurred Tuesday, July 2, 2002, when Plastic Surgery Associates was approved to make architectural improvements to an existing building and to operate a plastic surgery and laser surgery facility with ancillary retail sales of healthcare products. Historic prior uses located at the 5201 North port Washington Road property have included a Denny's Restaurant, which was granted a Certificate of Occupancy that is dated October 27, 1983, and Barnaby's restaurant, with a Certificate of Occupancy dated March 10, 1971. The 5201 property is presently zoned B-1, B District and the PD-Planned Unit Development District will specifically permit the proposed Chick-fil-A use and occupancy, that will be a fast service drive-in service only restaurant. There will be a single place of ingress-egress to and from the 5201 North Port Washington Road property via the intersection of North Port Washington Road and West Henry Clay Street, and the northerly ingress-egress serving the property will be permanently closed. There are tentative plans for Chick-fil-A to obtain some additional land from the Wisconsin Department of Transportation (WDOT) to improve the alignment of the ingress-egress in relationship to the intersection of North Port Washington Road and West Henry Clay Street, and also building a turning lane from northbound North Port Washington Road west into the Chick-fil-A premises. Lighting height is generally limited to 15 feet.

Jason Hill, Chick-fil-A representative, was present to give a presentation and answer questions from the Plan Commission. Mr. Hill provided an overview of the location, and an explanation of the search for a property on Port Washington Road that took into consideration maximization of parking counts and circulation within the site. The location will be a drive-through, curbside pickup, and third-party delivery only site; this is a new concept for them which requires maximizing the front area for more service channels and better efficiency. The canopy of the building will be for six car lengths for employee protection from the weather, and the architecture will be different for the drive-through only location. The location will not offer a public restroom, as there is not a dine-in option. The traffic study has been completed, which recommended a turn lane on Henry Clay, which Chick-fil-A will be investing in this recommendation.

Mayor Kennedy expressed his gratitude to Mr. Hill for working with staff to look into a variety of options to make this a viable plan for the City. Mayor Kennedy questioned if there will be signage on all four walls, or it would be reduced to only two. Mr. Stuebe stated there is flexibility to look at the signage and will include this in the plan. Mayor Kennedy also questioned if there could be plantings to assist with the stormwater. Mr. Hill indicated a willingness to assist with this where possible.

CITY OF GLENDALE — PLAN COMMISSION
July 6, 2021

Commissioner Seligman questioned if there is a modification to the lighting or the street, who is responsible for the cost of this. Mr. Hill stated Chick-fil-A would be responsible for these costs. Commissioner Seligman also raised concern over the possibility of protests on site and questioned if there have been any experiences with this at other locations. Mr. Hill indicated he has heard about this; however, this has not been an issue at locations in the Midwest in his experience. Chick-fil-A respects people's rights to protest if it is not disruptive to business.

Commissioner Cohn raised the question of keeping in mind with Chick-fil-A's goal of #1 customer satisfaction, if this establishment is drive-through and curbside only, will there be tables outside for eating, a walk-up window, or the ability to get out of line. Mr. Hill stated there will not be a walk-up window, however there is the ability to place an order through the online app for curbside pickup. For cars who wish to get out of line, that will be an option up to a certain point. The forecast for guests is 600-800 cars per day.

Motion by Commissioner Mack, seconded by Commissioner Cohn, to Schedule Plan Commission Public Hearing for 6:00 p.m., Tuesday, August 10, 2021. Motion carried unanimously.

Plan Commission Site Plan Change and Use/Occupancy Review, 6333 and 6343 North Green Bay Avenue. Review and approve proposed site plan change to create a parking lot within the 6343 North Green Bay Avenue property that will be connected to the parking lot within the 6343 North Green Bay Avenue property, parking use for the 6343 North Port Washington Road property (The Brick Pub and Grill).

Mr. Stuebe gave a brief overview of the request from the Brick Pub and Grill, 6343 North Green Bay Avenue, which requires additional parking spaces to accommodate its clientele and employees. The 6333 North Green Bay Avenue property owner has lands available that are presently being used as grass turf, the remnant of the backyard of the historic single-family residential use there prior to the property transforming to commercial use with the historic renovation completed by then owner/occupant Gabor Design. Subsequently the 6333 North Green Bay Avenue property was sold to John Stewart, who for a time operated JSF Food Service there. Senior Helpers and Miller & Miller Law, LLC, are the present tenant occupants of the 6333 North Green Bay Avenue property. The proposed parking lot will be separate from the existing parking lot that serves the 6333 North Green Bay Avenue property and will be physically connected to the existing parking lot that serves the 6343 North Green Bay Avenue property. The parking is for the use of The Brick Pub and Grill.

Tim and Chelsea Hren, owners of The Brick Pub and Grill, were present to answer questions from the Plan Commission. Mr. Hren stated a large part of the parking challenges have arisen since COVID, as more employees have begun driving themselves which resulted in a need for more space. Ms. Hren stated the intention is for the additional space to primarily serve as staff parking and overflow parking for patrons.

Commissioner Seligman requested confirmation that the new parking location does not have any violations of impervious surfaces. Mr. Stuebe clarified they will need to provide a plan per approval requirements.

Commissioner Seligman inquired as to the available of bicycle parking on the property. Mr. Hren stated there is currently a bicycle rack, but it is not utilized.

CITY OF GLENDALE — PLAN COMMISSION
July 6, 2021

Motion by Commissioner Cohn, seconded by Commissioner Cronwell, to grant approval of the proposed plans to change to the site plans of both the 6333 and 6343 North Green Bay Avenue properties to accommodate the proposed parking lot, and also approve the use of the proposed parking lot by the operator of The Brick Pub and Grill, with the following requirements: 1) Drainage/Stormwater Management Plan review and approval by the Glendale City Engineer and Public Works; 2) 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; 4) Compliance with State of Wisconsin requirements for ADA parking.

Plan Commission Site Plan Review, 700 West Lexington Boulevard, Bavarian United Soccer Club. Review and approve proposed site plan change to convert the southeast field (Ramon Field) from natural grass turf to artificial grass sport turf with marginal changes to the existing surrounding parking, and proposed field lighting to replace the existing antiquated field lighting.

Mr. Stuebe gave a brief overview of the request from the Bavarian United Soccer Club, which operates at the Bavarian Complex located at 700 West Lexington Boulevard, which proposes to convert the existing natural grass soccer field to artificial turf. The proposed changes will impact the parking and drive lanes that immediately surround the proposed soccer field. Field lighting is proposed to replace the existing antiquated field lighting.

Mr. Ryan Heckman, Co-President of Bavarian United Soccer Club, and Scott, Civil Engineer on the project, were both present to answer questions from the Plan Commission.

Commissioner Seligman raised the question of the Soccer Club's Stormwater Management Plans. Mr. Stuebe clarified they will need to provide a plan per approval requirements.

Mayor Kennedy asked for clarification regarding the height of the lights at the stadium, as he is concerned of any impact on the freeway. Mr. Heckman stated he is unsure of the current height, and noted they worked to contain the light in the field. The lighting will not affect anything outside of the property and will not flow to I-43 past the property line.

Motion by Commissioner Cohn, seconded by Commissioner Mack, to grant approval of the proposal to modify the Site Plan to change the southeast soccer field from natural grass turf to artificial grass, with the following requirements: 1) Drainage/Stormwater Management Plan review and approval by the Glendale City Engineer and Public Works; 2) Parking spaces and drive lanes per the requirements of the Zoning Code and/or established parking lot design standards; 3) Obtain all necessary City of Glendale approvals and permits pertaining to underground pipelines and utilities, utility disconnects, connects, and construction activities within the public street right-of-way, as well as being responsible for all associated costs; 4) Site landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 5) 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; 6) Compliance with State of Wisconsin requirements for ADA parking; 7) Grant of variance from the lighting height requirements at 70 feet. Motion carried unanimously.

CITY OF GLENDALE — PLAN COMMISSION
July 6, 2021

Next Plan Commission Meeting 6:00 p.m., Tuesday, August 10, 2021 (rescheduled due to the National Night Out event held annually the first Tuesday of August).

Administrator Safstrom stated the annual National Night Out event will be held on Tuesday, August 3, 2021, which is the same day as the regularly scheduled Plan Commission meeting. The North Shore communities are working together to hold the event this year and it will take place in Brown Deer. At the previous Plan Commission meeting, it was determined that the meeting would be rescheduled for Tuesday, August 10, 2021 at 6:00 p.m. This item was for discussion purposes only. No action was taken.

ADJOURNMENT.

There being no further business, motion was made by Commissioner Cronwell, seconded by Commissioner Rieck, to adjourn the meeting. Motion carried and adjournment of the Plan Commission was ordered at 7:00 p.m., until Tuesday, August 10, 2021, at 6:00 p.m.

Rachel Safstrom, City Administrator

Recorded: July 7, 2021