

CITY OF GLENDALE — PLAN COMMISSION  
August 3, 2022

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 Fred Cohn, Phillip Bailey, and Ryan Atwood. Absent: Commissioners Shauntay Nelson, Shawn Storey, Rachel Rieck, and Amanda Seligman.

Other Officials Present: John Fellows, Director of Community Development; Nicole Maurer, Deputy Clerk/Treasurer.

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised on July 28, 2022, 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.

**Public Hearing: Request by Colin Comer for a storage, service and maintenance facility for vintage car collecting at 2035 West Bender Road, land use classification of Industrial, zoning of M-1 Industrial, and a Conditional Use Permit is required for the proposed use per Zoning Code 13.1.39(d)(12), and 13.1.60, Tax Key Number 160-9985-000.**

**Discussion and consideration of scheduling a public hearing for a conditional use permit for a Colin Comer for a storage, service and maintenance facility for vintage car collecting at 2300 West Bender Road, land use classification Industrial, Tax Key Number 160-9985-000 – Schedule Public Hearing at Plan Commission.**

Mr. Comer is a vintage car collector who resides in River Hills and desires an offsite location to store, service, and maintain a few of them. The applicant “desires to use the building for housing collector cars from his private collection and to perform maintenance and repair as needed. All vehicles will be stored inside the building and out of sight.” No employees will be hired for this location. The facility will not be open to the public. Only the applicant, family and invited guests will be at the location. Hours of operation will be approximately 10 hours a week. There will be no signage on the property. Security fencing will be repaired and restored to a functional appearance. Mr. Comer has indicated that he will be making repairs late summer/early fall to the property and is targeting a November 1, 2022, occupancy date.

Prestige Auto service has occupied 2035 West Bender Road for roughly 17 years. The current condition of the building is in a state of decline and disrepair (25 inoperable cars, waste

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drums, used engines, etc.). Mr. Comer intends to purchase the property and remediate the existing conditions. His goal “is to make the property, inside and out, as nice as it can be.”

Mayor Kennedy opened the public hearing for a conditional use permit for Colin Comer for a storage, service, and maintenance facility for vintage car collecting at 2035 West Bender Road, land use classification of Industrial, zoning of M-1 Industrial, Tax Key Number 160-9985-000. Mayor Kennedy called three times for anyone in the Council chambers or on the Zoom call that wished to speak for public comment. No one was present in person or via Zoom for public comment.

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

Motion was made Commissioner Cohn, seconded by Commissioner Bailey, to grant approval of a conditional use permit for Colin Comer for a storage, service, and maintenance facility for vintage car collecting at 2300 West Bender Road, subject to the following conditions: 1) Noise, dust, soot, runoff, and pollution shall be contained to the property and shall not travel to adjacent properties or rights of way; 2) No permanent outdoor storage shall be permitted. Temporary storage of items shall be contained within the fenced area and shall be limited to 5 business days. Such temporary storage items shall not exceed an area more than 10 ft wide and 20 ft long and shall not be taller than the privacy fence; 3) Hazardous, toxic or explosive materials, if stored on site, shall be contained and managed per all applicable building, fire, and other ordinance, and statutes; 4) Outdoor lighting shall be used for security purposes and measure shall be taken mitigate light pollution and impact to neighboring properties. Motion carried unanimously.

**Discussion and possible action for a business use approval for Milwaukee Gun Smith for a firearms repair shop in the M-1 (Warehouse, Light Manufacturing, Office and Service District) zoning classification, at 6651 N Sidney Place Tax Key Number 1361-000-003.**

This item was withdrawn.

**Discussion and possible action for a business use approval for Buffalo Wild Wings BWW GO for a takeout restaurant in the shop in the B-1 “B” (Business and Commercial District) zoning classification, at 5530 North Port Washington Road, Tax Key Number 197-8944-001.**

The applicant is proposing a Buffalo Wild Wings Go restaurant venue. This restaurant is focused on fast dining, predominantly targeting off premise ordering with third party delivery and direct web ordering and walk-in, take-out ordering. The hours of operation are planned to be 11-11 Sunday through Thursday and 11-12 Friday and Saturday. They anticipate a team of 20-25 staff and 5 managers. There will be no exterior storage. Three short term parking spaces will be reserved with signage for customers.

The security plan for the facility will be via an alarm system. The site will have 8 total customer chairs and one waiting bench. The site will not have any TVs for viewing sports or other entertainment. Electronic menu boards will be available for ordering. The restaurant will not serve open bottle alcohol and the site is not intended at this time to sell any alcoholic beverages.

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Motion was made by Commissioner Bailey, seconded by Commissioner Cohn, to grant a business use approval Buffalo Wild Wings BWB GO for a takeout restaurant at 5530 North Port Washington Road, Tax Key Number 197-8944-001, with the following requirements: 1) Signage permits shall be obtained; 2) Business hours to comply with Glendale Code 7.15.4 and 7.2.15 as applicable; 3) Dumpsters for trash and recycling shall be screened and be in compliance with Section 13.1.144, at the time of occupancy; 4) Compliance with State of Wisconsin requirements for ADA parking; 5) All City of Glendale 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 Department. Motion carried unanimously.

**Discussion and possible action for site and architectural review for the redevelopment of the North Shore Fire and Rescue station at 5901 North Milwaukee River Parkway, S-1 Special Institutional Zoning District, Tax Key Number 169-9024-000.**

The North Shore Fire and Rescue Service is looking to build a new facility at their current Glendale location. This facility will provide service to Glendale but also serve as a main headquarters. The North Shore Health Department will also have their main headquarters at the facility. The building will be generally located similar to the existing facility with the vehicle bays facing Civic Drive and the administrative and private areas of the fire station facing North Milwaukee River Parkway. The main entry to the building will be located on the north façade. This entry will serve as an entry point to the Fire Department and the Health Department. The two departments will share some elements of the building such as conference rooms. Public Parking will be located off a new entry from the Parkway. Parking will loop behind the historic Town Hall. Circulation for the public will be prohibited to the western portion of the property which will be reserved for fire department personal, police and public works vehicles. Stormwater facilities will consist of a biofilter and a dry pond.

Director Fellows stated condition 11 will be an outstanding issue as some of the work will cross onto city property. This will be resolved with a CSM or an easement.

Motion was made by Commissioner Atwood, seconded by Commissioner Cohn, to grant site plan and architectural approval for North Shore Fire and Rescue station at 5901 North Milwaukee River Parkway, S-1 Special Institutional Zoning District, Tax Key Number 169-9024-000, with the following requirements: 1) Signage Permits shall be obtained; 2) Dumpsters for trash and recycling shall be screened and be in compliance with Section 13.1.144, at the time of occupancy, location of the dumpsters shall be approved by planning staff prior to issuance of a building permit; 3) All City of Glendale 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 Department; 4) Compliance with State of Wisconsin requirements for ADA parking; 5) The stone masonry on the building shall be identical to that of the newly built City Hall or as close a match possible; 6) All lighting (parking lot and pedestrian lighting) shall be identical to or closely match that of City Hall, shall not exceed 15ft in height from grade, including all footings, details to be deferred to staff; 7) All landscaping shall compliment the landscaping of City Hall, with details to be deferred to staff; 8) Access from the City Hall to the fire station shall be ADA compliant. Specific designs for ramps, etc. shall be approved by planning staff prior to issuance of a building permit and all ADA related codes shall be complied with; 9) Minor architectural and site changes may be addressed at the staff level, if staff determined such changes are

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substantial then such changes shall be returned to the Plan Commission; 10) The applicant shall work with the City Engineer and Public Works Department to address all outstanding items and any items that may occur during the permitting or construction phases; 11) Prior to issuance of any permits a CSM shall be submitted, approved by City Council. Motion carried unanimously.

**Discussion and possible action for site and architectural review for Johnson Controls International at 5757 North Green Bay Avenue, M-1 Light Industrial Zoning District, Tax Key Number 168-9967-001.**

Johnson Control Corporate Campus at 5757 North Green Bay Avenue submitted plans that will enhance and expand the walking trail system with landscaping and gathering spaces for the employees. When complete, the proposed trail system will provide a complete loop around the 33-acre campus along with several new outdoor patio areas. In addition, the driveway and entry to the employee entrance will be heightened with expanded landscaping, drop off improvements, and safer access routes for the employees to the entrance.

The existing Plan of Operation will not change with the proposed improvements. No interior work is included with this phase of the project. Hours of operation will remain the same. Signage will remain internal to the property and will be traffic related only. The existing security fencing will remain unchanged. There should be no issues with noise, odors, glare, or fire hazards as a result of these improvements.

Motion was made by Commissioner Bailey, seconded by Commissioner Cohn, to grant site plan and architectural approval for Johnson Controls International at 5757 North Green Bay Avenue, M-1 Light Industrial Zoning District, Tax Key Number 168-9967-001, with the following requirements: 1) Signage Permits shall be obtained; 2) Dumpsters for trash and recycling shall be screened and be in compliance with Section 13.1.144, at the time of occupancy, location of the dumpsters shall be approved by planning staff prior to issuance of a building permit; 3) All City of Glendale building, fire, and health codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire and Rescue Department, and the North Shore Health Department; 4) Compliance with State of Wisconsin requirements for ADA parking; 5) Minor architectural, site, and landscaping changes may be addressed at the staff level, if staff determined such changes are substantial then such changes shall be returned to the Plan Commission; 6) Compliance with all NSFR requirements related to driveway configuration, circulation, and other fire related codes and any other requirements that may occur through review during the permitting process; 7) Compliance with all requirements of the City Engineer and Director of Public Works as detailed in the letter of July 7, 2022, and any other requirements that may occur through review during the permitting process. Motion carried unanimously.

**Discussion and possible action for site and architectural review for Elite Fitness for the installation of paddle courts, associated amenities (structure and lighting), and a recommendation to amend the development agreement to City Council, at 2001 West Good Hope Road, S-1 Special (Institutional) District, Tax Key Number 125-9970-000.**

Elite Sports Clubs plans to develop an outdoor paddle tennis facility at our location on Good Hope Road in Glendale, WI. Paddle tennis (also known as platform tennis) is a sport that is

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growing rapidly and is popular amongst some of the private golf/tennis clubs in the Milwaukee suburbs.

Paddle tennis courts are like miniature tennis courts (roughly 30 feet by 60 feet versus a tennis court that is roughly 70 feet by 120 feet of terrain) and enclosed on the sides and back by a wire fence which balls can be played off of. Paddle is played outdoors, predominantly during the winter months, and is almost exclusively doubles. Paddle courts themselves are made out of aluminum decking material with a sandpaper like finish to allow feet and balls to grip. Rain and melted snow pass between the aluminum deck boards like they do for most normal decks. The boards are heated by blowers when needed to dry the courts in the event of rain or snow.

They intend to level and grade a section of lawn adjacent to the existing tennis courts so the paddle courts will be at grade. They will then install 4 paddle tennis courts and a warming hut. Because of the proximity between the paddle tennis area and the swimming pool, the warming hut will double as a summer pool house. This facility will provide food service as well as bathrooms and space to warm up for the winter paddle players. The entire area will be landscaped to feel a part of our overall club experience.

The paddle tennis courts need to be lit because the sport is often played at night or in the afternoon in the winter when there is not enough natural light. Elite chose to position the courts as far away from residences as possible and the modern LED light technology, they do not expect the lights to have any impact on neighbors. They are submitting the appropriate information on the lighting plan which indicates virtually no impact. However, because of the original Covenant and Agreement that was entered into when the property was developed as a tennis club in 1969 contains a provision which does not allow for lighting of outdoor tennis courts, Elite is requesting to modify the Agreement.

Motion was made by Commissioner Cohn, seconded by Commissioner Atwood, to approve a site plan and architectural approval for Elite Fitness for the installation of paddle courts, associated amenities (structure and lighting), and a recommendation to amend the development agreement to City Council with following requirements: 1) Signage Permits shall be obtained; 2) Dumpsters for trash and recycling shall be screened and be in compliance with Section 13.1.144, at the time of occupancy, location of the dumpsters shall be approved by planning staff prior to issuance of a building permit; 3) All City of Glendale building, fire, and health codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire and Rescue Department, and the North Shore Health Department; 4) Compliance with State of Wisconsin requirements for ADA parking; 5) Minor architectural, site, and landscaping changes may be addressed at the staff level, if staff determined such changes are substantial then such changes shall be returned to the Plan Commission; 6) Compliance with all NSFR requirements; 7) Compliance with all requirements of the City Engineer and Director of Public Works; 8) The landscaping plan shall increase the number of evergreen trees by twelve additional trees with two groupings of six trees with one to the north and one to the south of the utility easement to provide better screening of the illuminated courts from Berwyn Avenue. A revised landscaping plan shall be submitted and reviewed by the Community Development Director prior to issuance of permits. Such landscaping plan shall include information regarding species of plants. Evergreen groupings shall include at least two types of evergreens; 9) The Development Agreement shall be placed into a format approved by the City Attorney. Motion carried unanimously.

**Consideration and discussion regarding an application for site design changes for the Metropolitan Milwaukee Sewage District MMSD and a determination that such changes are not substantial in the PD Planned Development District at 100-300 West River Woods Parkway, Tax Key Number 234-8015-006.**

The project consists of work necessary to remove PCB impacted sediments from approximately two miles of sewer lines belonging to the Milwaukee Metro Sewerage District. Sewer cleaning trucks will access the sewers from various manholes between manhole 01804 which is located east of Richards Street approximately 1,000 feet southwest of the water treatment area and extending south to manhole 01524 located east of Auer Avenue approximately 1.6 miles farther south as the crow flies.

Removed sediment will be transported back to the dewatering area and water treatment area of Estabrook Blvd. Sediments will be offloaded into settling tanks with the decanted water being drawn off and treated to remove any potential contaminants. The treated water will then be discharged back into the sanitary sewer. Dewatered sediments will be loaded into trucks and hauled offsite for disposal at a disposal facility licensed to accept PCB impacted sediments. The water treatment and dewatering facility will be housed in a temporary sprung structure 125 feet by 75 feet placed on MMSD property off Estabrook Blvd. Work is scheduled to begin August 1, 2022, with clearing and site preparation at the site of the treatment facility. Trees will be cleared and gravel placed to provide proper work surface for the equipment and trucks. The entire sprung structure will be underlain by an impermeable liner to prevent any possible spills from impacting the local environment. The sprung structure is designed to minimize storm water contact with the potentially impacted materials and minimize water collected on the liner. The liner will be contoured to allow for infiltrating water to be directed to collection sumps for recovery and treatment through the water treatment system. Also, onsite will be two temporary office facilities for management and oversight personnel.

Motion was made by Commissioner Cohn, seconded by Commissioner Atwood, to grant approval for site design changes for the Metropolitan Milwaukee Sewage District MMSD and make a determination that such changes are not substantial in the PD Planned Development District at 100-300 West River Woods Parkway, Tax Key Number 234-8015-006, subject to the following: 1) All City of Glendale 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 Department, and; 2) Compliance with State of Wisconsin requirements for ADA parking. 3) Compliance with City of Glendale Public Works and Engineering Comments noting the location of the existing city utilities and all utilities must be marked prior to work beginning and must remain marked throughout construction, and any subsequent comments, may be forthcoming, in regard to plan set revisions; 4) The work shall not last more than 24 months once work begins; 5) Planting and landscaping plan shall be submitted to staff. Motion carried unanimously.

**Consideration and discussion regarding an application for Devo Properties / River Park Apartments for site design changes for the 1616 West Bender Road and a determination that such changes are not substantial in the PD Planned Development District at 1616 West Bender, Tax Key Number 1619-974-000.**

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Approvals were granted in April of 2022 for a Specific Development Plan and Development Agreement. Original plans provided for architectural bump outs or hung bays at each of the window units. Once on site and beginning construction the details were reevaluated and a determination was made that a hung bay at every other window system would provide a more diverse articulation of the façade and allow for some of the existing brick details to remain visible.

Motion was made by Commissioner Atwood, seconded by Commissioner Cohn, to make a determination that the architectural modifications are not significant and recommend to the City Council approval of the minor modification for Devo Properties / River Park Apartments, 1616 West Bender subject to the following: 1) Revised building plans shall be submitted as soon as possible; 2) Any small modifications resulting from design changes required through the plan review process may be approved by the Director of Community Development, however they may refer any such request to the Plan Commission for review and approval. Motion carried unanimously.

**Consideration and discussion regarding an application for change of zoning for 6100 North Green Bay Avenue, Tax Key Number 161-803-5000, Land Use classification Planned Commercial, from PD to B-4 Community Business District –Schedule a Public Hearing at Plan Commission**

David Hobbs Honda is requesting to rezone the property at 6100 North Green Bay Avenue from PD to B-4 Community Business District. Prior to 2017 this property was zoned S-1 Special Institutional District. In 2017 the property was rezoned in conjunction with the housing development at 1633 West Bender which was converting from a senior housing facility to market rate housing. The PD district allows this subject parcel to be used for automobile parking in association with the auto dealership located at 6100 North Green Bay Avenue, parcel number 161-8024-002.

The applicant is requesting to rezone the property to B-4 to allow for a future expansion of the dealership. The first step will be to rezone the property, followed by a CSM to combine lots, and then site and architectural approvals for a new dealership building and remodeling of the exiting dealership. The applicant has met with staff multiple times to discuss zoning options, the proposed CSM, and the site design, building design and other elements of development/redevelopment.

Motion was made by Commissioner Atwood, seconded by Commissioner Bailey, to schedule a public hearing for Tuesday, September 6, 2022, at 6:00 p.m. Motion carried unanimously.

**ADJOURNMENT.**

There being no further business, motion was made by Commissioner Cohn, seconded by Commissioner Atwood, to adjourn the meeting. Motion carried and adjournment of the Plan Commission was ordered at 6:53 p.m., until Tuesday, September 6, 2022, at 6:00 p.m.

Nicole Maurer, Deputy Clerk/Treasurer

Recorded: August 3, 2022