

CITY OF GLENDALE -- PLAN COMMISSION
Tuesday, January 8, 2019

The City Plan Commission convened in the David Hobbs Honda For the People Community Room, Richard E. Maslowski Community Park, 2200 West Bender Road, 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, Bruce Cole, Karn Cronwell, Philip Bailey, Josh Wadzinski, and JoAnn Shaw. Absent: None.

Other Officials Present: Rachel Safstrom, City Administrator; Todd M. Stuebe, Director of Community Development; and City Clerk Miranda Etzel.

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised Thursday, January 3, 2019, 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. Cronwell, seconded by Comm. Cole, to approve the minutes of the meeting held Tuesday, December 4, 2018. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Vukovic, Cole, Cronwell, Bailey, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

MATTERS TO BE CONSIDERED.

- I. Plan Commission Use and Occupancy Review, Whitefish Bay Jr. Dukes Baseball Club, Incorporated, 6633 North Sidney Place (6619-6637 Multi-Tenant Warehouse Facility). Review and approve youth baseball organization proposed baseball practice facility recreation use and occupancy.

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

Whitefish Bay Jr. Dukes Baseball Club, Incorporated, seeks Plan Commission approval to have an indoor youth baseball practice use and occupancy located in a tenant space within the 6617-6637 multi-tenant facility. The parcel is zoned M-1 Warehouse, Light Manufacturing, Office, and Service District, and the proposed recreation use and occupancy is permitted with review and approval of the Plan Commission.

An aerial view of the 6619-6637 North Sidney Place premises is found below. The submittal materials indicate that the 6633 tenant space measures 30 feet by 120 feet, giving a total of 3,600 square feet, and that the 6637 tenant space is located toward the west side of the building.

The proposed use and occupancy is limited to youth baseball skills development of the Whitefish Bay Jr. Dukes Baseball Club organization teams. The idea is to provide a facility that will allow for baseball skills development all year-round, with the indoor facility proposed for use in the cold weather months. The baseball club has 12 youth baseball teams with ages ranging from 9 to 14 years of age. The plan is to have at least one or more adult coach/volunteer present to supervise and instruct when youth are practicing there, and that there will be only a single team of not more than 12 youth practicing in the facility at a time, giving 13 to 17 persons as the maximum number of persons present (12 youth and one to five adults), although the submittal suggests that there may also be occasional baseball clinics with as many as 20 youth present. Depending upon the schedule of practice times it would seem possible that there may be members from two teams present.

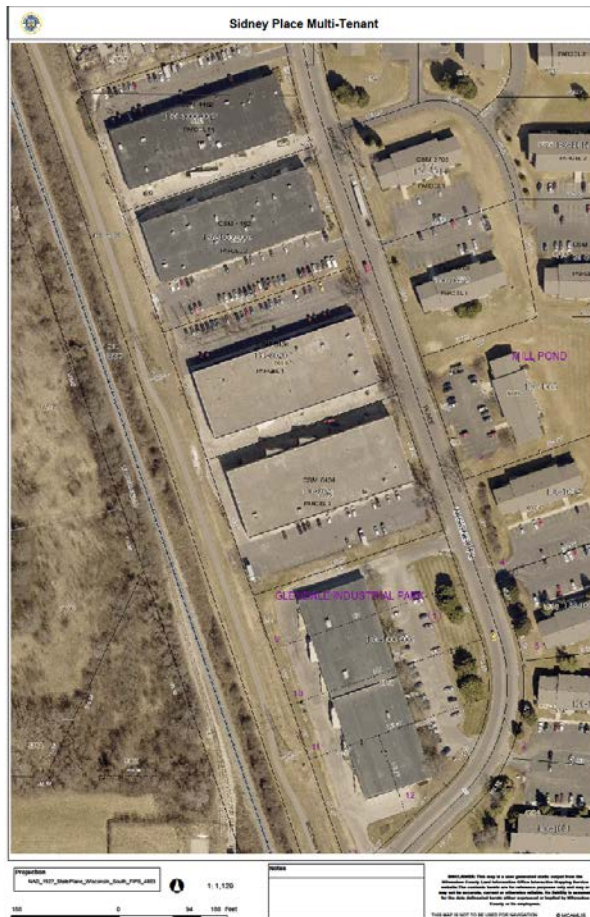
Minimal changes would be made to the interior of the facility such as sport turf and netting for both batting and pitching practice. LED lighting would be installed and electrical outlets would be installed. There would not be any changes to the exterior of the building and there would not be any

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signage. The submittal says that they have a permanent light in the front of the tenant space.

The submittal does not identify existing fire protection systems other than fire extinguisher. Security cameras are planned for the protection of the participants.

Aerial View of the 6619-6637 North Sidney Place Environs



Site and Neighborhood Area.

The Exhibit Map shows the multi-tenant building and grounds, as well as the surrounding neighborhood environs, which includes the Glen Hills Apartment buildings and grounds located to the east of the facility, the neighboring multi-tenant buildings to the north and south, and the Kenco Label and Tag facility further to the south.

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Proposed Facility Hours

The Whitefish bay Jr. Dukes Baseball Club proposes to operate the facility cold weather months Monday through Friday from 5:00 p.m. to 9:00 p.m., and Saturday and Sunday from 8:00 a.m. to 9:00 p.m., with possible sporadic use during the warmer months of the year.

Parking, Neighborhood Traffic, and Noise Concerns.

The submittal indicates that there are 12 to 15 parking spaces available to use. The neighborhood exhibit map indicates that the two primary ways to access the facility are via West Mill Road and North Sidney Place, and West Green Tree Road and North Sidney Place. The neighboring Glen Hills Apartments would be the immediate residential area most vulnerable to any traffic and/or noise.

Food Service

Food service is not proposed.

Staff Recommendation: Staff recommends that the Plan Commission grant use and occupancy approval for the Whitefish Bay Jr. Dukes Baseball Club, Incorporated, a youth baseball organization, as a youth baseball skills development training facility, in the 3,600 square-foot tenant space located at 6633 North Sidney Place, with the following requirements:

- 1) Closing time 9:00 p.m.;
- 2) All parking related to the facility to be accommodated within the 6619-6637 North Sidney Place premises;
- 3) Employee and delivery truck routes to utilize non-residential streets via a connected route from West Mill Road to North Sydney Place;
- 4) Signs require a Sign Permit per the City of Glendale Sign Code;
- 5) Any dumpster enclosure(s) per Section 13.1.144(d) of the Zoning Code;
- 6) All building and fire codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium.

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Community Development Director Todd Stuebe stated that Staff recommends that the Plan Commission grant use and occupancy approval for the Whitefish Bay Jr. Dukes Baseball Club, Incorporated, a youth baseball organization, as a youth baseball skills development training facility, in the 3,600 square-foot tenant space located at 6633 North Sidney Place, with the following requirements: 1) Closing time 9:00 p.m.; 2) All parking related to the facility to be accommodated within the 6619-6637 North Sidney Place premises; 3) Employee and delivery truck routes to utilize non-residential streets via a connected route from West Mill Road to North Sydney Place; 4) Signs require a Sign Permit per the City of Glendale Sign Code; 5) Any dumpster enclosure(s) per Section 13.1.144(d) of the Zoning Code; and 6) All building and fire codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium.

Keith Bruett introduced himself as president of the Club, continuing stating that it is a travel Club, Little League and travel, and that in the past they have leased space. Mr. Bruett stated that inside the tenant space they will put in LED lighting, netting, and that it is a 30-foot by 120-foot warehouse space, and that they will have netting around the entire inside, five cages, and that there are exits at the back and front. Mr. Bruett also said that there are twelve teams ages 9 to 11 years, and that there would be one team there at a time, except at changeover. Mr. Bruett said that they have had temporary occupancy for about three weeks, that most of there traffic is drop-off, and that there would be a minimum of one adult present

Comm Cole asked if occupancy would be limited to baseball or could there be a soccer team there.

Keith Bruett said that their Lease is limited to baseball, and added that occasionally they may use the space in the summer, although not much.

Comm. Cronwell asked for confirmation that they do not have a sign.

Mr. Bruett said that they do not have a large sign, only a door decal, there would be a team decal on the door, and that they do not want a sign.

Mayor Kennedy asked what the source of the proposed hours is.

Director of Community Development Stuebe said that the source is what is requested in the submittal materials.

Mr. Bruett asked if the City would consider 10:00 p.m.

There was not any further discussion.

Motion by Comm. Cole, seconded by Comm. Shaw, that the Plan Commission grant use and occupancy approval for the Whitefish Bay Jr. Dukes Baseball Club, Incorporated, a youth baseball organization, as a youth baseball skills development training facility, in the 3,600 square-foot tenant space located at 6633 North Sidney Place, per the six requirements. Roll Call: Ayes: Mayor

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Bryan Kennedy, Commissioners Vukovic, Cole, Cronwell, Bailey, Wadzinski, and Shaw. Noes: Comm. Shaw. Motion carried unanimously.

II. Plan Commission Review, BMW of Milwaukee North, 5990 North Green Bay Avenue. Review and approve proposed changes to building and grounds, as well as signage.

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

BMW of Milwaukee North seeks Plan Commission review and approval to make changes to the 5990 North Green Bay Avenue building and grounds. The proposed project is principally an interior renovation, which is not subject to review by the Plan Commission, and changes to the exterior signage and a modest landscape pavement element at the east (rear) entrance. The property is zoned PD Planned Unit Development and the minor exterior changes require review and approval of the Plan Commission.

Necessary Plan Commission Action

The necessary action is for the Plan Commission to consider approval of the proposed changes to the signage and site plan. Staff recommends that the pylon sign not be approved if in fact it is proposed to be changed from 10 feet to 25 feet in height (conflicting notations between two exhibits).

Community Development Director Todd Stuebe stated that BMW is going to renovate the entire interior of the BMW facility, which is not subject to Plan Commission review, and proposed to make several changes to the exterior signage, as well as make a modest change to the material of the entrance at the rear of the building, both of which require Plan Commission review and approval. Mr. Stuebe stated that the proposed change to the signage includes the addition of a logo sign to the west façade, addition of a second wall sign along West Florist Avenue (north façade), and general update to all of the existing signage and, also, the change of pavement material at the east entrance is a modest change, and that Staff do not object to the proposed changes except that the pylon sign be limited in height.

Bob Murphy, Umansky Motorcars Director of Facility Operations, introduced himself, briefly described the changes that Umansky proposes to the

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BMW dealership, and agreed that the appropriate exhibit for the pylon sign is for a ten-foot height sign (refer to the submitted drawings for the proposed signage).

Motion by Comm. Bailey, seconded by Comm. Cronwell, that the Plan Commission grant approval of the proposed signage and landscape changes. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Vukovic, Cole, Cronwell, Bailey, Wadzinski, and Shaw. Noes: Comm. Shaw. Motion carried unanimously.

III. Planned Sign Program (PSP), Worth Multi-Tenant Office Building, 7929 North Port Washington Road. Review and approve proposed Planned Sign Program (PSP).

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

Robert Worth (R.W. Realty, DBA Worth Realty) seeks Plan Commission review and approval of a Planned Sign Program (PSP) that was conceptually supported by the Plan Commission December 4, 2018.

Necessary Plan Commission Action

The necessary action is for the Plan Commission to approve the proposed Planned Sign Program (PSP) to include the two wall signs with the remittal of the required \$150 fee for a Planned Sign Program and Sign Permit fees for each sign.

Mayor Kennedy asked if Bob and Terry Worth or a representative were present.

Community Development Director Todd Stuebe stated that the Worth's have informed City Staff that they would not be able to be present this evening, and suggested that given that this item is the same as was conceptually acknowledged at the December 4, 2018, Plan Commission meeting, that City Staff would not object to Plan Commission approval of the proposed Planned Sign Program should the Plan Commission find the proposal acceptable.

Motion by Comm. Wadzinski, seconded by Comm. Cole, that the Plan Commission grants approval of the Planned Sign Program to include the two wall signs with two tenants each. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Vukovic, Cole, Cronwell, Bailey, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

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- IV. Plan Commission Review (Specific Implementation Plan), Hampton Inn, 7065 North Port Washington Road (CSM 8771, Lot 2 and Part of Lot 3). Review and approve proposed Hampton Inn (Hilton) architecture, site, landscaping, signage, lighting, and drainage/stormwater management, as well as use and occupancy.

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

Plan Commission Report:

Odyssey Outlot, LLC, seeks Plan Commission review and approval to construct a Hampton Inn by Hilton at Lot 2 and Part of Lot 3 (See Item 3e. below) as it continues toward completing the Planned Unit Development project at the former Midway Motor Lodge site.

Aerial Photograph of the Site



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Staff Recommendation: Staff recommends that the Plan Commission grant approval for ANR Outlot, LLC, to construct the Hampton Inn by Hilton per the architectural, site, landscaping, lighting, grading and drainage plans, with the following requirements:

- 1) 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;
- 2) Private water supply per the requirements of the State of Wisconsin and the Building Code;
- 3) Certified Survey Map being recorded at the Milwaukee County Register of Deeds office.

Community Development Director Todd Stuebe stated that Staff recommends that the Plan Commission grant approval for ANR Outlot, LLC, to construct the Hampton Inn by Hilton per the architectural, site, landscaping, lighting, grading and drainage plans, with the following requirements: 1) 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; 2) Private water supply per the requirements of the State of Wisconsin and the Building Code; 3) Certified Survey Map being recorded at the Milwaukee County Register of Deeds office, and also there be a fourth requirement that there will an onsite design professional present at the site throughout the construction of the project as required by the State of Wisconsin and, further, given that the two projects are proximate to each other along North Port Washington Road, that each of the requirements for the 7155 North Port Washington Road project (Item 3f below) also be applicable to this project, which includes the following requirements: 5) All modifications within the right-of-ways, disconnections or connections to City infrastructure (driveways, sanitary sewer, watermains, storm sewers, etc.) require prior review and approval and permits from the City of Glendale Department of Public Works; 6) All costs associated with modifications and connections within the right-of-way are the sole responsibility of the applicant; 7) Obtain a stormwater management permit per Glendale Code of Ordinances 6-5, and Milwaukee Metropolitan Sewerage District approval, if required; 8) Signage requires a Sign Permit per the Glendale Sign Code; 8) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary, and 9) Dumpster enclosure in compliance with 13.1.144 of the Zoning Code, and 10) that there will be a sidewalk.

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Jason Day presented the project, it will have 90 guest rooms, four story, will include a porta cochere, talked about a ground sign, signage on the east, west and south facades, as well as a monument sign, that the signage would have to be brought to the Plan Commission for review and approval.

Rachit Dhingra asked about the requirement of a design professional.

The Plan Commission said that it is a requirement of the State.

Mr. Day stated that they are working with the stormwater management reviewer.

Mayor Kennedy asked about the future use of the remaining lot.

Rachit Dhingra said hat for the remaining parcel they have had discussion with Starbucks and that also a fast-food restaurant was a possibility.

Motion by Comm. Bailey, seconded by Comm. Vukovic, that the Plan Commission grant approval for ANR Outlot, LLC, to construct the Hampton Inn by Hilton per the architectural, site, landscaping, lighting, grading and drainage plans, per the requirements stated by Staff and that signage be brought to Plan Commission for review and approval. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cole, Cronwell, Bailey, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

- V. Certified Survey Map (CSM), Hampton Inn, 7065 North Port Washington Road. Review and approve proposed CSM to modify CSM 8771, Lot2 and Part of Lot 3, for Hampton Inn project.

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 by the Plan Commission is to recommend to the Common Council, to approve the Certified Survey Map subject to payment of the \$175 (\$175.00) administrative fee, making the required technical corrections to the document, and payment of City Engineer CSM technical review fees, if any.

Motion by Comm. Cronwell, seconded by Comm. Shaw, that the Plan Commission recommends the Common Council approve the Certified Survey Map per the given requirements. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cole, Cronwell, Bailey, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

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- VI. Plan Commission Review, Lakeshore Family Dentistry, 7155 North Port Washington Road. Review and approve proposed changes to architecture, site, landscaping, signage, lighting, and drainage/stormwater management, as well as use and occupancy.

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

Plan Commission Report:

Lakeshore Family Dentistry proposes to add to and renovate the existing Lakeshore Family Dentistry office located at 7155 North Port Washington Road. The site is zoned B-1, G2 and Plan Commission review and approval is required.

Architecture and Site Plan

The architecture and site plan are included in the Plan Commission materials. The submittal materials indicate that the existing premises is about 0.57 acres (24,611 square feet) and describes the project as a 1,500 square-foot addition to include matching exterior improvements to the existing building that includes stone veneer and siding accents. The parking lot will be modified to accommodate future parking requirements and traffic movements within the site without any change to the existing North Port Washington Road egress-ingress. The site plan includes 25 parking stalls, three more than existing, with a single ADA accessible space.

Proposed site lighting includes pole-mounted lights with cut-off fixtures. The landscaping plan is included with the submittal documents.

Staff Recommendation: Staff recommends that the Plan Commission grant approval for Lakeshore Family Dentistry to construct the proposed professional dental office improvements at 7155 North Port Washington Road site, all in conformance with the architectural, site, landscape, lighting, and signage plans, as well as granting approval of the use and occupancy, per the following requirements:

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- 1) All modifications within the right-of-ways, disconnections or connections to City infrastructure (driveways, sanitary sewer, watermains, storm sewers, etc.) require prior review and approval and permits from the City of Glendale Department of Public Works;
- 2) All costs associated with modifications and connections within the right-of-way are the sole responsibility of the applicant;
- 3) Obtain a stormwater management permit per Glendale Code of Ordinances 6-5, and Milwaukee Metropolitan Sewerage District approval, if required;
- 4) Signage requires a Sign Permit per the Glendale Sign Code;
- 5) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary;
- 6) Dumpster enclosure in compliance with 13.1.144 of the Zoning Code;
- 7) City of Glendale building and fire codes per the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium;
- 8) Compliance with State of Wisconsin ADA parking requirements.

Community Development Director Todd Stuebe stated that Staff recommends that the Plan Commission grant approval for Lakeshore Family Dentistry to construct the proposed professional dental office improvements at 7155 North Port Washington Road site, all in conformance with the architectural, site, landscape, lighting, and signage plans, as well as granting approval of the use and occupancy, per the following requirements: 1) All modifications within the right-of-ways, disconnections or connections to City infrastructure (driveways, sanitary sewer, watermains, storm sewers, etc.) require prior review and approval and permits from the City of Glendale Department of Public Works; 2) All costs associated with modifications and connections within the right-of-way are the sole responsibility of the applicant; 3) Obtain a stormwater management permit per Glendale Code of Ordinances 6-5, and Milwaukee Metropolitan Sewerage District approval, if required; 4) Signage requires a Sign Permit per the Glendale Sign Code; 5) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary; 6) Dumpster enclosure in compliance with 13.1.144 of the Zoning Code; 7) City of Glendale building and fire codes per the Building Inspector, the North Shore Fire Department, and the North Shore Health

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Consortium, and 8) Compliance with State of Wisconsin ADA parking requirements.

Jordon O'Connor introduced himself as architect and presented the project.

Motion by Comm. Cole, seconded by Comm. Bailey, that the Plan Commission grant approval for Lakeshore Family Dentistry to construct the proposed professional dental office improvements at 7155 North Port Washington Road site, all in conformance with the architectural, site, landscape, lighting, and signage plans, as well as granting approval of the use and occupancy, per the eight requirements. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cole, Cronwell, Bailey, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

- VII. Petition to Rezone 2510 West Good Hope Road (Certified Survey Map 8771, Lots 1, 2, 3, and 4, and Lands Previously Intended to be Dedicated for Public Street Purposes, Tax Key Parcels 1009984002, 1009984002, 1009984004, and 1009984005 and the Dedication Lands) from R-3 Residence District to PD-Planned Unit Development District-Multi-Family Residential, to Include a 48-Unit Apartment Building located proximate and parallel to West Good Hope Road and, to the north of the Apartment Building, 41 Townhome Garden Apartments (Note: 7340 North Braeburn Lane, Tax Key Parcel 1009977001, is not included in this Project Plan and will remain as unplatted lands zoned R-3 Residence District. Reschedule Public Hearing for 6:00 p.m. Tuesday, February 5, 2019

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

Plan Commission Report:

New Land Enterprises, LLP, informed the City that they will require some time to respond to Plan Commission comments made at the meeting of December 4, 2018, and also Tim Gokhman will be out of the country January 8, 2019. As such New Land asked that the Plan Commission Public Hearing date be changed to Tuesday, February 5, 2019.

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Necessary Action

Schedule Public Hearing for 6:00 p.m. Tuesday, February 5, 2019, in the David Hobbs Honda For the People Community Room at Richard E. Maslowski Park, 2200 West Bender Road, Glendale, Wisconsin, in order to take and consider public comment about the proposed Project Plan.

Motion by Comm. Cronwell, seconded by Comm. Shaw, that the Plan Commission grant approval of the New Land Enterprise request to change the Rezone Public Hearing date and time to 6:00 p.m., Tuesday, February 5, 2019. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cole, Cronwell, Bailey, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

ADJOURNMENT.

Motion by Comm. Bailey, seconded by Comm. Cronwell, to adjourn the Plan Commission until the next regular meeting to be held at 6:00 p.m., Tuesday, February 5, 2019, 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, Cole, Cronwell, Bailey, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

Todd M. Stuebe, Director of Community Development

Respectfully Submitted: January 31, 2019.