

CITY OF GLENDALE — PLAN COMMISSION
March 2, 2021

Regular meeting of the City of Glendale Plan Commission convened 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, 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 Thursday, February 25, 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 February 2, 2021 Plan Commission Meeting.

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

Public Hearing - review and comment as to Petition to Amend Zoning Code Text, An Ordinance Creating Section 13.1.34(3a) of the Code of Ordinances of the City of Glendale Pertaining to Parking-Conditional Use in the Business and Commercial District, B-1, Sub-Area "B." The owner of 5530 North Port Washington Road has petitioned for a Zoning Code Text Amendment that will allow parking use at 5544 North Port Washington Road for the adjacent property located at 5530 North Port Washington Road.

Mayor Kennedy introduced the public hearing to amend zoning code text, an Ordinance Creating Section 13.1.34(3a) of the Code of Ordinances of the City of Glendale Pertaining to Parking-Conditional Use in the Business and Commercial District, B-1, Sub-Area "B." Mayor Kennedy noted the hearing pertains to action taken by the Plan Commission at the previous meeting held on February 2, 2021.

Per the request of the petitioner, proposed revisions were made to the Draft Text Amendment that was originally presented at the February 2, 2021 Plan Commission meeting. The proposed revisions identify the applicant as the owner of the parking lot parcel rather than the owner of the store parcel. Per Administrator Safstrom, the intent of the revision is to avoid the possible creation of a paid parking lot in the future if the two parcels were to be owned by two separate entities.

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Commissioner Seligman noted the Glendale Master Plan encourages bicycling and questioned if bicycle parking could be a requirement. Administrator Safstrom stated that would not necessarily be a requirement for a text amendment.

Mr. Dan Stein, the property owner of 5530 North Port Washington Road, was also present for the meeting. Mayor Kennedy asked Mr. Stein if a bicycle rack would be installed, noting it may be particularly beneficial for Board Game Barrister. Mr. Stein stated he would be glad to entertain the idea and stated he would see what he could do to work towards the installation of a bicycle rack.

Mayor Kennedy opened the hearing up for public comment at 6:06 PM, noting that letters were sent to property owners within 200 feet. Mayor Kennedy asked three times if there was anyone on the Zoom call for public comment. There was no response for public comment.

Motion was made by Commissioner Cohn, seconded by Commissioner Bailey, to close the Public Hearing. Motion carried unanimously.

Motion was made by Commissioner Cohn, seconded by Commissioner Cronwell to recommend Common Council amend zoning code text, an Ordinance Creating Section 13.1.34(3a) of the Code of Ordinances of the City of Glendale Pertaining to Parking-Conditional Use in the Business and Commercial District, B-1, Sub-Area “B.” Motion carried unanimously.

Plan Commission Review, Sprecher Brewing Company, 701, 725, and 727 West Glendale Avenue. Review and approve proposed changes to the 727 West Glendale Avenue building and site plan (Loading Dock), as well as use and occupancy (Warehouse and Distribution).

Mr. Stuebe gave a brief review of Sprecher’s request. Sprecher Brewing Company proposes to make changes to the existing multi-tenant warehouse building and grounds to construct a loading dock facility and use the building for warehouse and distribution. Mr. Stuebe recommended the Plan Commission grant approval of the façade changes and use.

Vice President Kecia Sprecher and Attorney Mark Clauss from Sprecher were also present. Ms. Sprecher advised that Sprecher Brewing Company is comprised of three adjacent properties. The main facility, located at 701 West Glendale Avenue, is at capacity with no room to ship product in and out. Ms. Sprecher stated that adding extra docks to the 727 West Glendale Avenue property would allow Sprecher to ship everything out of one building and it would also bring semi-trucks off the street.

Motion by Commissioner Cohn, seconded by Commissioner Mack, to grant approval for Sprecher Brewing Company to complete the proposed changes to the warehouse building west façade and site, as well as approval of the warehouse and distribution use with the following requirements: 1) Site landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 2) Dumpster enclosure(s) per Zoning Code 13.1.144 of the Zoning Code; 3) 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. 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, April 13, 2021.

Mr. Stuebe spoke first on Maglio's request to rezone 555 West Estabrook Parkway, noting his recommendation that the Plan Commission schedule a Public Hearing as the next step in the process. Maglio requests to rezone the 555 West Estabrook Parkway property, formerly occupied by Forrer Business Interiors, to facilitate the purchase and use of the 555 West Estabrook Parkway property by Maglio for refrigerated food production and distribution, more specifically to produce fresh juices. The 555 property is presently zoned PD-Planned Unit Development District specifically for the Forrer Business Interiors use and occupancy, and the proposed zoning is PD-Planned Unit Development District specific to the Maglio food production and distribution use and occupancy.

Mr. Sam Maglio from Maglio Companies gave a brief overview of the company and their rezoning request, noting Maglio currently occupies the building at 4287 North Port Washington Road, which is located directly across the street from 555 West Estabrook Parkway. Due to growing demand, Maglio is in need of more space and would like to use the 555 West Estabrook Parkway property for food production and distribution. Maglio would also like to move the company's office function to 555 West Estabrook Parkway as well. Mr. Maglio stated the proximity of the 555 West Estabrook Parkway property to their current facility on North Port Washington Road is ideal and will allow the company to increase production and capacity.

Motion by Commissioner Bailey, seconded by Commissioner Cohn, to schedule the Plan Commission Public Hearing for 6:00 p.m., Tuesday, April 13, 2021. Motion carried unanimously.

Certified Survey Map, Lexus of Milwaukee (Napleton), 1415, 1433, and 1515 West Silver Spring Drive. Review/approve draft Certified Survey Map (CSM) assembling the 1415, 1433, and 1515 West Silver Spring Drive properties into a single parcel and recommend that Common Council approve CSM.

Mr. Stuebe stated the proposed Certified Survey Map assembles the three existing parcels of 1415, 1433, and 1515 West Silver Spring Drive into a single parcel. The assembly of the three parcels into a single parcel will make the new automobile storage use conforming with regard to the use of the east parcel.

Motion by Commissioner Cohn, seconded by Commissioner Mack, to recommend that the Common Council approve the Certified Survey Map with requirements of payment of the \$190 administrative fee, making any required technical corrections to the document, and payment of City Engineer CSM technical review fees, and other required fees, if any. Motion carried unanimously.

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Reschedule Regular 6:00 p.m., Tuesday, April 6, 2021, Plan Commission meeting to 6:00 p.m., TUESDAY, APRIL 13, 2021, due to the Tuesday, April 6, 2021, Election.

Mr. Stube stated he recommended the Plan Commission reschedule the regular April 6, 2021 Plan Commission meeting to 6:00 p.m., Tuesday, April 13, 2021 due to the Spring Election to be held on Tuesday, April 6, 2021.

Motion by Commission Cronwell, seconded by Commissioner Seligman, to reschedule the regular April 6, 2021, Plan Commission meeting to 6:00 p.m., Tuesday, April 13, 2021. Motion carried unanimously.

ADJOURNMENT.

There being no further business, motion was made by Commissioner Cohn, seconded by Commissioner Mack, to adjourn the meeting. Motion carried and adjournment of the Plan Commission was ordered at 6:24 p.m., until Tuesday, April 13, 2021 at 6:00 p.m.

Nicole Maurer, Deputy Clerk

Recorded: March 2, 2021