

CITY OF GLENDALE
5909 North Milwaukee River Parkway
Glendale, Wisconsin 53209

AGENDA -- PLAN COMMISSION

Tuesday, March 07, 2017
6:00 P.M.

1. Roll Call and Pledge of Allegiance.
2. Adoption of Minutes of Meeting Held on February 7, 2017.
3. a. 6:00 P.M. Plan Commission Public Hearing: Application to Change Zoning of 7800 North Green Bay Avenue (Tax Key Parcel 0878000001) from PD-Planned Unit Development District-Multi-Family Residential Condominium to PD-Planned Unit Development District-Community Based Residential Facility for a 53-unit (85 resident) Alzheimer's Memory Care CBRF (Silverado Glendale CBRF). Applicant presentation of informational statement and general development plan to interested citizens and the Plan Commission, Public Comment, and Plan Commission review, discussion, and recommendation to Common Council.
Paul Mullins, Silverado
Michael Oates, Architect
- b. 6:00 P.M. Plan Commission Public Hearing: Application to Change Zoning of 5858-5866 and 5900-5910 North Green Bay Avenue (Tax Key Parcels 1689028 and 1689975001) from B-4 Office-Research-Service Business District and M-1 Warehouse, Light Manufacturing, Office, and Service District to PD-Planned Unit Development District-Commercial for a Amato Chrysler, Dodge, Jeep, and Ram auto dealership and corporate offices. Applicant presentation of informational statement and general development plan to interested citizens and the Plan Commission, Public Comment, and Plan Commission review, discussion, and recommendation to Common Council.
John Amato, Amato Automotive Group
Peter Ogorek, Architect
- c. Reschedule Regular April Plan Commission meeting to 6:00 p.m. on MONDAY, APRIL 3, 2017, due to the Tuesday, April 4, 2017, Election.

NOTICE: Although this is NOT a meeting of the Glendale Common Council, a majority of Council members may be in attendance. No action or deliberation by the Council will take place.
-Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals.-

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Tuesday, February 7, 2017

Pursuant to adjournment, the City Plan Commission met in the Common Council Chambers of City Hall, 5909 North Milwaukee River Parkway.

Mayor Kennedy called the meeting to order at 6:00 p.m.

Roll Call: Present: Mayor Bryan Kennedy, Commissioners JoAnn Shaw, Karn Cronwell, Bruce Cole, Gary Lippow, Josh Wadzinski, and Tomika Vukovic. Absent: None.

Other Officials Present: Rachel Reiss, City Administrator, and 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, February 2, 2017, of the date of this meeting, the agenda was posted on 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. Cole, seconded by Comm. Vukovic, to approve the minutes of the meeting held on Tuesday, January 3, 2017. Roll Call: Ayes: Mayor Kennedy, Commissioners Shaw, Cronwell, Cole, Lippow, Wadzinski, and Vukovic. Noes: None. Abstain: None. Motion carried unanimously.

MATTERS FOR CONSIDERATION.

- I. Communication from City Administrator Rachel Reiss: Board, Committee, and Commissions Membership Manual.

City Administrator Rachel Reiss stated that the document was previously to the Common Council and it is being shared for informational purposes only about procedures as relates to committees and commissions, that other items will be developed specifically for the Plan Commission in the near future, and that formal action by the Plan Commission is not required.

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- II. Referral from Common Council: Application to Change Zoning of 7800 North Green Bay Avenue (Tax Key Parcel 0878000001) from PD-Planned Unit Development District-Multi-Family Residential Condominium to PD-Planned Unit Development District-Community Based Residential Facility for a 53-unit (85 resident) Alzheimer's Memory Care CBRF (Silverado Glendale CBRF). Applicant presentation of Informational Statement and General Development Plan to Plan Commission, Plan Commission review and discuss project, and schedule Plan Commission public hearing.

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:

Representatives of Silverado Glendale CBRF will formally present the Informational Statement and General Development plan to the Plan Commission.

The proposed project involves the demolition of the existing 7,600 square foot Masonic Lodge, followed by the construction of a 53-unit (85 residents) Community Based Residential Facility (CBRF).

Project Architecture, Site, and Landscaping Plans

The project architecture, site, landscaping, lighting, and signage plans are included in the Plan Commission materials, as well as other project data. The west building elevation toward North Green Bay Avenue, with the shed roof style along with the dumpster enclosure proximate to the façade, merits possible improvement. The previously approved condominium project plans included underground parking, a feature that would provide for more green space on the property.

Project Value

The project construction cost is estimated to be about \$11,500,000. The existing assessed value of the property prior is \$847,000 (\$842,000 land + \$5,000 improvements = \$847,000), generating about \$23,184 in property taxes today. Under the prior ownership and use as a Masonic Lodge the property was tax exempt for real estate property taxes.

Project Schedule

The Developer would like to commence site construction work June of 2017 and complete the work June of 2018.

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Required Action

The necessary action by the Plan Commission is to schedule a public hearing for 6:00 p.m. on Tuesday, March 7, 2017.

Andrew Alden introduced himself as project representative working with Eppstein-Uhen Architects.

Michael Oates introduced himself as project representative architect also working with Eppstein-Uhen Architects.

Tony Nguyen introduced himself as Director of Acquisitions with Silverado Care, and also said that Jim Hunzinger is in the audience this evening.

Mr. Alden commenced presenting the project, informing the Plan Commission that the Silverado Glendale CBRF will have 85 residents, that the proposed building is located toward the northeast corner of the 7800 North Green Bay Avenue property, about 20 feet from the north line and 15 feet from the east line of the property, and that the property was the former Masonic Lodge. Mr. Alden continued saying that the proposed building is two-story non-combustible, and that the exterior includes stone veneer, fiber cement siding, and asphalt shingles, and that essentially it is intended to mimic a house in Glendale and River Hills. Mr. Alden said that they talked to the North Shore Fire Department (NSFD) and that NSFD is satisfied with access to the property, and that there is a mini-donut internal traffic flow, as well as a secured garden.

Mayor Kennedy said that it reminds him of the JCC, and asked about security, with concern that folks not wander into the streets.

Mr. Alden said that is the nuts and bolts of the building, the human factors, and said that there is delayed egress, and that Silverado Memory Care prevents movements using technology and activity programming, and that they have activity to the sky and delayed egress.

Mayor Kennedy asked about the number of employees.

Mr. Nguyen said that Silverado has five (5) shifts so they stagger the arrivals and departures and have a lower level of traffic. Mr. Nguyen also said that there will be a maximum of 35 employees on a shift, so with 57 parking spaces there will be an average of 35 parking, with the industry average being 0.33 parking this is 0.67 parking. Mr. Nguyen also said that there staffing is kind of professional with doctors visiting, a Registered Nurse (RN), activity aides, as well as good training programming.

Comm. Cronwell asked if there is a play area.

Mr. Nguyen asked if she was referring to intergenerational play, and said that there is not a daycare, although there will be visitors and staff members there.

Mr. Nguyen said that there will be professionals and jobs available in various concentrations, and that there will be an RN for 85, and that he does not know exactly, there will be an RN and nursing aides.

Mr. Nguyen said that he is Senior Director of Acquisitions for Silverado, and that there is a ten (10) member administrative team, two to four nurses, community development operators, caregivers, associates for dining, all blend together, there are Master's level social workers.

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Comm. Cronwell asked about elopement, asked if being a small property will it be a dangerous place, its being a triangle of land it would not be very far to reach the property boundaries.

Mr. Alden Said that they have an Administrative Assistant at each exit and that there are two wander guards, and that the new Building Code requires two multiple in a row, which gives staff time, and that there will be a lady at the courtyard too. Mr. Alden said that they will have landscaping programming.

Comm. Wadzinski expressed concern about the amount of traffic added to very dangerous intersections, and that is the reason that there have been petitions for a stoplight, and that the traffic along North Green Bay Avenue speeds, and asked if there are any inventories.

Mr. Alden stated that the site, with the building on the north side, keeps the view corridor open.

Comm. Wadzinski said that with cars stacked they are ten to twelve deep waiting to turn and this is only going to exacerbate the danger.

District 4 Alderman Wiese, in attendance in the audience, shared that he has had contact with the Wisconsin Department of Transportation several times about the need and that at this time there is not funding for it, and that it would be placed on the upgrade list for road construction.

Mayor Kennedy said that recently the cost of roundabouts has been considerably cheaper.

District 4 Alderman Wiese said that it is just that safety is important as is landscaping.

Mr. Nguyen said that pertaining to emergency vehicles they are prepared, and that most residents sign a waiver for "do not resuscitate" and 80 percent go to hospice care with minimal lights and signals, and said that they have 24 hours a day nursing care, and that they can talk to the fire department about this, and added that there are two to four nurses who can take care of most issues.

Comm. Wadzinski said that he wanted to talk about the design at such a high profile corner, and observed that with the majority of parking south of the building the facility is turning its back on the park (Brown Deer Park), and suggested that if they were to shift the building south and park to the north, and flip it so that the front faces toward the park (Brown Deer Park).

Mr. Alden said that the first basic building block challenges were the south triangle point and that pie-shaped rooms are always a challenge, and shared that the State of Wisconsin Department of Transportation refused a curb cut to North Green Bay Avenue and would not do, so they faced it toward North Range Line Road, and so the view was coming north along North Green Bay Avenue, with the back-of-house dumpster enclosure where they have everything screened and a small long shed roof, and conceded that could use some more work with the traffic count open towards the park and that they need to consider landscape paramount with the parking to the south.

Comm. Wadzinski commented that he likes the materials although the façade is a little flat, that he likes 3-D elements that add punch.

Mayor Kennedy said like the last property in River Hills.

Comm. Cole observed that in the third paragraph, where it says that the CBRF was a condominium, the residents stay in place.

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Mr. Nguyen said that they only do memory care, that it is contractual, and that they do not do any residential.

Comm. Shaw said that in reference to Comm. Wadzinski's comments she thinks that there should be stone all the way around the building and that her thinking is that it is high visibility from the park (Brown Deer Park) area, and that now it looks neglected, and asked if trash containers were not where the fires are.

Mr. Alden said they pick up and go.

Comm. Shaw said that her concern is that they are so close.

Comm. Cole commented about the landscape that he wondered if they had thought of parking underground.

Mr. Alden said that it is cost-prohibitive.

Mayor Kennedy asked if there was a motion to schedule the Plan Commission Public Hearing for 6:00 p.m. March 7, 2017.

Following the motion and second Comm. Wadzinski commented that it looks like the back of the house, that the front is on the back of house, and observed that the Masonic Lodge is a very high profile corner.

Motion by Comm. Vukovic, seconded by Comm. Lippow, that the Plan Commission schedule the Plan Commission Public Hearing for 6:00 p.m., Tuesday, March 7, 2017. Roll Call: Ayes: Mayor Kennedy, Commissioners Shaw, Cronwell, Cole, Lippow, Wadzinski, and Vukovic. Noes: None. Abstain: None. Motion carried unanimously.

III. Plan Commission Review and Recommend to Common Council, 1633 West Bender Road (former Dove Healthcare). Review revised project architectural and site plan and recommend to the Common Council.

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:

Michael Klein and his professional team will present revised architectural drawings and site plan to the Plan Commission. At the meeting held December 12, 2016, among the requirements for approval the Common Council required that the developer make changes to the project to respond to concerns about the safety of surrounding residents and aesthetic compatibility with the surrounding area, more specifically seeking an improved architectural aesthetic, and concern about bedrooms without ingress-egress windows.

The developer has focused the architectural aesthetic improvements where the property is viewable from West Bender Road, Building A, and along the east side of the buildings where viewable from the residential properties to the east, keeping a more plain look to the majority of the Buildings B, C, and D. The parking lots and the promenade between the various buildings are enclosed with a fence, blocking headlights and creating confined spaces. A fence along or parallel to the property line that does not fully enclose the parking lots and promenade might maintain a less confined aesthetic. A

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fence between the proposed project and the commercial properties to the west would mitigate a potential problem with persons parking on the property to access the Speedway and David Hobbs Honda properties.

Required Action

The necessary action of the Plan Commission is to review the revised architectural design program and site plan as presented and, if satisfied with the proposed revisions, make a recommendation as such to the Common Council.

Upon Common Council approval of the revised architecture and site plan, the zoning phase of the proposed project will be complete and in accord with the requirements of the Common Council. Developer will next submit the Specific Implementation Plan (SIP) to the Plan Commission for final plan review and approval, and the developer will enter into a Development Agreement with the City of Glendale.

Community Development Director Stuebe stated that the revised project architecture and Site Plan will be presented to the Plan Commission and the Plan Commission may then recommend that the Common Council accept the revised architecture and site plan, bringing closure to the requirement.

Mayor Kennedy stated that the zoning has already been approved, and this is now the approval of the project plan, continuing stating that what they have done is to break up the long roof line with two heights so it looks like individual town houses, and that he thinks it looks pretty good.

Architect Jason Korb stated that they have made changes based on the previous comments that the architecture was too institutional or monolithic, and presented the revised architecture images and site plan, and explained the decision making rationale for the design changes, and emphasized the improved West Bender Road façade, which breaks the look into four buildings that includes a more traditional gable roof which is instantaneously recognizable as a residential form, and the building is clad in brick and high-quality cement board, and said that the brick is residential scale modular face brick, and the cement board is a wood look forever product.

Comm. Wadzinski asked if the brick is a real brick veneer.

Mr. Korb said yes.

Mayor Kennedy stated that fences have been added along the east, noted the breaking up of the Bender Road roofline, and observed the difficulty of the site and how hard it would be to build there with the environmental history, having to fit within the existing footprint and not being possible to dig at all.

Comm. Wadzinski said that he likes the West Bender Road building look, and has some concerns that the other buildings drop off from what is shown on the north.

Mr. Korb said that they are spending limited resources where it will have the most impact for the City, continuing stating that what is proposed is a better version of what is there

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now, with a steeper roof pitch, and along the east side facing the neighbors, and that they have kept the masonry and the dollars where they make an impact.

Comm. Wadzinski said that he agrees about the public view but also the impact on the residents inside, and suggested that they need to break-up the facades as a gesture that will help.

Mayor Kennedy noted the landscaping between the buildings, front doors facing the parking lot, back doors facing the green space, and that the developer is taking care to make the units comfortable inside and is spending the money inside.

Mr. Korb said that they did not resubmit the landscape plan, and that it will have patios, trees, and that there will be a fence on the east end to stop or keep light from flowing through, a hard stop, and said that it is not that important back there.

Comm. Wadzinski said that the project has come along well, and that buildings can become backdrops to plants, and that you do not want to rely on the landscaping.

Mayor Kennedy observed that they have plank floors, quartz counters, nice cabinets, stainless steel appliances, a washer and dryer, and two bathrooms.

Mr. Korb said that the units are laid out like homes with the quality of finishes.

Comm. Cole observed that the public has become accustomed to parking there and going to Speedway for coffee.

Mayor Kennedy asked if there will be a full-time manager and that Speedway may not have enough parking.

Comm. Cronwell thanked the developer team for being very receptive to the comments made and said that she appreciates the north view and what that will look like.

Mr. Korb said that there is brick up to the wainscot, siding material above, and that along the east side of the buildings there is brick almost all the way to the top.

Comm. Cronwell asked about the visual depth.

Mr. Korb said that the building reads as 8-inch lap siding, reads as residential material.

Comm. Cronwell asked about the siding overlaps, that she is unfamiliar with the overlap term as she has always lived in brick houses.

Mr. Korb said that it is a long building, move allot, expansion joints, periodic vertical joints, laid out with other features, but up except where intentionally break.

Comm. Shaw said that she does not want it to look like Joe Smith next door, and that now it looks like a nursing home, that it needs definition, that this is where I live, my apartment, and that they need to break it up, even Westlawn has higher and lower.

Mayor Kennedy asked about the budget.

Mr. Korb said that they are changing the roofline, and that they are working with a builder and laying down one truss on a long building, that each gable adds cost in the thousands of dollars, and that there is interior landscaping and stormwater management, and that they have to do lots of it.

Comm. Wadzinski said that he understands but asked about the length.

Mr. Korb said 300 feet.

Comm. Wadzinski observed that it would be monotonous and suggested breaking it into one-thirds, and observed that Building C has a 300-foot continuous roof.

Mr. Korb said that they are willing to explore different dimensions.

Comm. Wadzinski said that he thinks they are so close on this.

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Comm. Vukovic said that she understands what Commissioner Wadzinski is saying, and understands what developer Klein and architect Korb are saying, and that everybody has worked hard, and thinks that the landscaping will suffer, the residents decide if they want to see it.

Comm. Shaw stated that she agrees with Commissioner Vukovic that they have done a tremendous job, the front looks good and that it needs to look good for the people.

Comm. Vukovic stated that they need things there to make it their place.

Mr. Korb said not beyond West Bender Road, and that would be shortchanging people in the back, that materially they are no different inside, and cost just as much as building a building downtown and the rents are less.

Comm. Wadzinski stated that he thought that these were subtle changes that were not a total revamp, and not the kind of things that would add a million dollars, more an overlap of something else.

Comm. Cronwell commented that they have considerably improved Building A, and asked if the rent structure would be the same across the board, with the privacy in the back.

Comm. Lippow said that he still had a question about the third bedroom with a skylight along the west side.

Mayor Kennedy observed east and west.

Comm. Lippow asked between Building A and C what is in the court yard.

Mr. Korb responded that there is one existing with foundation, and added that there are two things, amenities that include management, a community room, and a fitness room, and the second thing is that it is built with a solid basement underneath, and that it also will have a window, continuing stating that they talked to contractors and decided to keep it for storage.

Mayor Kennedy asked if the Plan Commission is ready to recommend this back to the Common Council.

Motion by Comm. Cole, seconded by Comm. Lippow, that the Plan Commission is satisfied with the revised architectural design and site plan as presented and recommends that the Common Council approve to provide closure as to the requirement. Roll Call: Ayes: Mayor Kennedy, Commissioners Cronwell, Cole, Lippow, Wadzinski, and Vukovic. Noes: Comm. Shaw. Abstain: None. Motion carried 6 to 1.

IV. Certified Survey Map, 1633 West Bender Road (former Dove Healthcare). Review and recommend Common Council approval of Certified Survey Map (CSM).

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:

The proposed General Development Plan necessitates that the existing parcel be divided into two separate parcels and, with that, developer seeks approval of the proposed Certified Survey Map to facilitate both the multi-family residential project and, with transfer of proposed Outlot 1 to the adjacent property owner to the west, future development of the remnant Outlot 1 for use as a new automobile storage yard by David Hobbs Honda. The City

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needs to make certain that Outlot 1 will be reasonably improved and maintained whether it will be retained by the owner of Lot 1 or sold for use by David Hobbs Honda.

The necessary action by the Plan Commission is to recommend that the Common Council approve the Certified Survey Map with requirements of payment of the \$190 (\$175.00 plus 1x\$15 = \$190) administrative fee, making the required technical corrections to the document, and payment of City Engineer CSM technical review fees, and any other required fees.

Director of Community Development Stuebe stated that the necessary action of the Plan Commission is to recommend to the Common Council the approval of the Certified Survey Map with requirement of payment of the \$190 administrative fee, making the required technical corrections to the document, and payment of City Engineer CSM technical review fees, and any other required fees.

Motion by Comm. Cronwell, seconded by Comm. Cole, that the Plan Commission recommend that the Common Council approve the Certified Survey Map with requirements of payment of the \$190 (\$175.00 plus 1x\$15 = \$190) administrative fee, making the required technical corrections to the document, and payment of City Engineer CSM technical review fees, and any other required fees. Roll Call: Ayes: Mayor Kennedy, Commissioners Shaw, Cronwell, Cole, Lippow, Wadzinski, and Vukovic. Noes: None. Abstain: None. Motion carried unanimously.

- V. Plan Commission Review, Noodles & Company, 5333 North Port Washington Road, Suite 300. Review and approve restaurant use and occupancy to include the sale of beer and wine to be served in open containers for consumption inside the restaurant only.

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:

Jamie Curtin, Area Manager for Noodles & Company, seeks Plan Commission use and occupancy approval for Noodles & Company to use and occupy 5333 North Port Washington Road, Suite 300. Noodles & Company proposes that the restaurant be open Sunday through Saturday from 11:00 a.m. until 9:00 p.m., and will employ six (6) to eight (8) persons. The restaurant has 48 seats available at 17 tables and two six-seat tables inside the store (giving a total of 60 seats at 19 tables), and there are 22 seats at six (6) tables located within the patio enclosure.

The proposal is to serve beer and wine in open containers to be consumed only inside the restaurant.

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Noodles & Company proposes to commence work March 20, 2017, and to be open June 19, 2017.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant approval for Noodles & Company, a restaurant use and occupancy, at 5333 North Port Washington Road, Suite 300, to include serving beer and wine in open containers for consumption within the restaurant, with the following requirements: 1) Beer and wine shall only be served in open containers to be consumed only within the restaurant inside the building; 2) Signs require a Sign permit per the approved Planned Sign Program at the 5333 North Port Washington Road property; 3) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector; 4) Compliance with State of Wisconsin requirements for physically disabled par

Jamie Curtin introduced himself as representing Noodles & Company, and said that they manage liquor at some of their locations, some of which have a patio.

Motion by Comm. Vukovic, seconded by Comm. Cronwell, that the Plan Commission grant approval for Noodles & Company, a restaurant use and occupancy, at 5333 North Port Washington Road, Suite 300, to include serving beer and wine in open containers for consumption within the restaurant, per the four requirements. Roll Call: Ayes: Mayor Kennedy, Commissioners Shaw, Cronwell, Cole, Lippow, Wadzinski, and Vukovic. Noes: None. Abstain: None. Motion carried unanimously.

- VI. Referral from Common Council: Application to Change Zoning of 5858-5866 and 5900-5910 North Green Bay Avenue (Tax Key Parcels 1689028 and 1689975001) from B-4 Office-Research-Service Business District and M-1 Warehouse, Light Manufacturing, Office, and Service District to PD-Planned Unit Development District-Commercial for a Amato Chrysler, Dodge, Jeep, and Ram auto dealership and corporate offices. Applicant presentation of Informational Statement and General Development Plan to Plan Commission, Plan Commission review and discuss project, and schedule Plan Commission public hearing.

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:

Representatives of Amato Automotive Group will formally present the Informational Statement and General Development plan to the Plan Commission.

Property owner has assembled land and razed the former Harry Kaufman/Land Rover/Maserati and Silver Spring Automotive buildings that were located for many years on the 5858-5866 and 5900-5910 North Green Bay Avenue properties and proposes to construct Amato Chrysler, Dodge, Jeep, and Ram dealership. Amato was previously before the Plan Commission March 1, 2016, with a preliminary project concept. The proposed facility will include new and used vehicle sales, vehicle service and

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maintenance and repair, as well as the Amato corporate offices being located within the facility. There will not be an auto body repair shop facility.

Project Architecture, Site, and Landscaping Plans

The project architecture, site, landscaping, lighting, and signage plans are included in the Plan Commission materials, along with other data. The proposed dealership would be consistent with the other newly constructed dealerships if there were a single row of parking in front. The request for two monument signs is not consistent with what has been allowed the other Glendale automobile dealerships.

Project Value

The project construction cost is estimated to be in a range of \$6,000,000 and \$8,000,000. The existing assessed value of the two properties prior to the buildings being razed totaled \$2,056,000 ($\$1,228,000 + \$828,000 = \$2,056,000$) with the improvements comprising \$313,100 of the total ($\$235,000 + \$78,100 = \$313,100$). The proposed project will result in a significant increase in the assessed value of the assembled property. Prior to the buildings being razed the two properties generated a total of about \$56,314 ($\$33,649 + \$22,665 = \$56,314$) in property taxes.

The proposed dealership, service, and office facility is expected to create more than 70 jobs with annual payroll in excess of \$4,200,000.

Project Schedule

The Developer would like to commence site preparation related work with the 2017 construction season.

Required Action

The necessary action by the Plan Commission is to schedule a public hearing for 6:00 p.m. on Tuesday, March 7, 2017.

John Amato introduced himself as project owner.

Peter Ogorek introduced himself as project architect, continuing stating that they were with the Plan Commission about a year ago (March 1, 2016).

Mayor Kennedy observed that there was a Hyundai then.

Mr. Ogorek said that the proposed Chrysler, Dodge, Ram Truck, and Jeep placement is located south of several other dealerships that includes Hobbs Honda, Infiniti North Shore, Umansky BMW, and that the site was once Harry Kaufman Used Cars, and there was also the Silver Spring Automotive Repair. Mr. Ogorek said that all four brands are manufactured by Chrysler, although they want to break out and highlight the Jeep. Mr. Ogorek emphasized that

they previously purchased the properties and that a Certified Survey Map is also on the agenda to assemble all of the properties, which are zoned B-4 and M-1, into a single property that they are asking the City to rezone to Planned Unit Development District, and for the Plan Commission to schedule a Public Hearing, continuing stating that the assembled properties comprise about 4.53 acres of land that will be owned by JAMA, and that the company was formed when they purchased Nissan along North Port Washington Road, and further that the company is celebrating its 51st year in business. Mr. Ogorek stated that the construction cost will be between \$6.0 and \$8.0 million, and shared that the Jeep brand will have its own look around the corner, and that there will be both new and pre-owned, along with service and parts to put in, although there will not be a body shop as they provide that service at the North Port Washington Road Nissan. Mr. Ogorek stated that the proposed facility will provide jobs and will also provide a substantial increase in the real estate property tax base compared to the older short buildings that were there, and said that it would be much more like the Infiniti, and digressed saying that in the original concept they had Hyundai and Chrysler placed in two separate buildings on two separate parcels, with a gap in between, and that it was suggested to them to look at the other developments in the vicinity, and they made changes to the project, that they had two of everything and now the project is consolidated together, and they moved the building to where it is now, and they plan to beautifully landscape the environs and will landscape to the right-of-way, there will be new car inventory behind the building, and they will have a fence along the east property line that spans from the southeast corner to the northeast corner of the property connecting with the Enterprise Rent-a-Car fence, that the proposed fence will be the same as Enterprise which is six feet in height (and is black epoxy coated), noted that there are a couple of power poles, and they will incorporate a boulder climbing feature into the landscape to present the Jeeps. Mr. Ogorek emphasized that there is a recessed Service Entrance and that the car wash is placed further in the back, and that the sales are presented closer to the street. Mr. Ogorek said that they will have underground stormwater management facilities.

Mayor Kennedy asked if there were any environmental issues that might be expected with the former automotive uses of the properties, as the City has many sites that have had to solve environmental problems.

Mr. Amato said that their bank financing required environmental testing and that they are satisfied.

Mr. Ogorek added that they are going to elevate the grade slightly which allows for the soil material to be utilized rather than having to haul material away.

Mr. Amato stated that the John Amato corporate entity will be housed within the second story of the proposed building and that they presently reside within the Hyundai facility that is located along North 76th Street.

Comm. Cole observed that it might be higher, perhaps at the Jeep entrance.

Mr. Ogorek said that is prototype, and brought forward that there is relief happening with the forward and backward movement of the façade, along with the entrance canopy, and also they plan to also utilize nice materials on the back of the building.

Mayor Kennedy stated that it is quintessentially vital to the City not to have the sea of cars visible.

Mr. Ogorek emphasized the retail nature of automobile sales.

Mayor Kennedy observed that with the building forward the cars are seen as trophies in a trophy case.

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Mr. Ogorek responded that it is not a great customer experience to have to walk around to the back to see the new cars and what is proposed is a marketing compromise.

Mayor Kennedy shared that he held listening sessions and that what he heard was that the community wants nursing homes and car dealerships to blend in, and asked how the southbound traffic along North Green Bay Avenue will access the facility.

Mr. Ogorek said that persons driving south along North Green Bay Avenue will access the facility by turning east onto West Civic Drive and then turning north into the facility and then driving to the front, and that it is not the sea of parking.

Comm. Vukovic asked if there is a moratorium on dealerships.

Comm. Shaw said that it is an expansion of an existing.

Comm. Cronwell said that she is thankful that the property is not contaminated and inquired about how green the project is, and if the pavement is porous.

Mr. Ogorek replied that it is regular asphalt, although the project will have underground storage as part of the stormwater drainage management, that the insulated concrete panels will reduce energy costs, and that they are interested in keeping the space healthy, adding that there are regulations about disposal of wastes such as spent oil and anti-freeze, and that there will be a room to store the used oil, new oil, anti-freeze, and solvents, and there is strict Fire Code and requirements for containment of any spills.

Comm. Cole stated that the project had been to the Plan Commission a year ago and that they did a good job of breaking up the roofline.

Comm. Wadzinski said that he agrees with Mayor Kennedy and thinks that they should showcase the building, and that in terms of articulating and recessing it was done very well.

Comm. Shaw observed that people are shopping online, and asked how the chemicals are processed.

Mr. Ogorek responded that there is a market for waste oil and that it is also used in waste oil burners, and went on to describe the underground stormwater storage system and how discharge of sediments is contained, and concluded sharing that the car wash will have an oil water separator.

Motion by Comm. Cole, seconded by Comm. Lippow, that the Plan Commission schedule the Plan Commission Public Hearing for 6:00 p.m., Tuesday, March 7, 2017. Roll Call: Ayes: Mayor Kennedy, Commissioners Shaw, Cronwell, Cole, Lippow, Wadzinski, and Vukovic. Noes: None. Abstain: None. Motion carried unanimously

VII. Certified Survey Map, JAMA Corporation (Amato), 5858-5866 and 5900-5910 North Green Bay Avenue. Review and recommend Common Council approval of Certified Survey Map (CSM).

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:

The proposed General Development Plan necessitates that the existing two parcels of land be assembled into a single parcel and, with that, developer

CITY OF GLENDALE -- PLAN COMMISSION

seeks approval of the proposed Certified Survey Map to facilitate the proposed project.

The necessary action by the Plan Commission is to recommend that the Common Council approve the Certified Survey Map with requirement of payment of the \$175 administrative fee, making the required technical corrections to the document, and payment of City Engineer CSM technical review fees, and any other required fees.

Director of Community Development Stuebe stated that the necessary action of the Plan Commission is to recommend to the Common Council the approval of the Certified Survey Map with requirement of payment of the \$175 administrative fee, making the required technical corrections to the document, and payment of City Engineer CSM technical review fees, and any other required fees.

Motion by Comm. Cronwell, seconded by Comm. Cole, that the Plan Commission recommend that the Common Council approve the Certified Survey Map with requirements of payment of the \$175.00 administrative fee, making the required technical corrections to the document, and payment of City Engineer CSM technical review fees, and any other required fees. Roll Call: Ayes: Mayor Kennedy, Commissioners Shaw, Cronwell, Cole, Lippow, Wadzinski, and Vukovic. Noes: None. Abstain: None. Motion carried unanimously.

ADJOURNMENT.

Motion by Comm. Cronwell, seconded by Comm. Lippow, to adjourn the Plan Commission until 6:00 p.m. on Tuesday, March 7, 2017. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Shaw, Cronwell, Cohn, Lippow, Wadzinski, and Vukovic. Noes: None. Motion carried unanimously.

Todd M. Stuebe, Director of Community Development

Recorded: March 2, 2017

NOTE:

Meeting Time is 6:00 p.m.

City of Glendale Plan Commission

6:00 P.M., Tuesday, March 07, 2017

- Plan Commission Report -

Glendale

RICH PAST.
BRIGHT FUTURE.



Staff Report to the Plan Commission
Meeting of Tuesday, March 07, 2017

- 3a. **6:00 P.M. Plan Commission Public Hearing: Application to Change Zoning of 7800 North Green Bay Avenue (Tax Key Parcel 0878000001) from PD-Planned Unit Development District-Multi-Family Residential Condominium to PD-Planned Unit Development District-Community Based Residential Facility for a 53-unit (85 resident) Alzheimer's Memory Care CBRF (Silverado Glendale CBRF).** Applicant presentation of informational statement and general development plan to interested citizens and the Plan Commission, Public Comment, and Plan Commission review, discussion, and recommendation to Common Council.

Representatives of Silverado Glendale CBRF will formally present the Informational Statement and General Development plan to interested citizens and the Plan Commission. (Please bring the Plan Commission documents from February 7, 2017).

During the presentation of February 7, 2017, the Plan Commission indicated some concerns as to traffic at the intersection of North Green Bay Avenue and North Range Line Road, the potential for residents of the facility to wander from building and the property, that there will be a sufficient number of parking spaces to serve the facility, and had comments pertaining to the site plan arrangement and architectural treatments (refer to the draft meeting minutes from the February 7, 2017). In response to the comments made the architect will be presenting some changes.

The proposed project involves the demolition of the existing 7,600 square foot Masonic Lodge, followed by the construction of a 53-unit (85 residents) Community Based Residential Facility (CBRF).

Project Architecture, Site, and Landscaping Plans

The project architecture, site, landscaping, lighting, and signage plans are included in the Plan Commission materials, as well as other project data. The west building elevation toward North Green Bay Avenue, with the shed roof style along with the dumpster enclosure proximate to the façade, merits possible improvement. The previously approved condominium project plans included underground parking, a feature that would provide for more green space on the property.

Project Value

The project construction cost is estimated to be about \$11,500,000. The existing assessed value of the property prior is \$847,000 (\$842,000 land + \$5,000 improvements = \$847,000), generating about \$23,184 in property taxes today. Under the prior ownership and use as a Masonic Lodge the property was tax exempt for real estate property taxes.

Project Schedule

The Developer would like to commence site construction work June of 2017 and complete the work June of 2018.

Staff Report to the Plan Commission
Meeting of Tuesday, March 07, 2017

Required Action

Based on the proposed Informational Statement and the General Development Plan, and pursuant to 13.1.182 of the Zoning Code, the necessary action of the Plan Commission is to recommend to the Common Council that the proposed PD-Planned Unit Development District-Commercial zoning be granted as requested, modified, or denied. Upon Common Council approval of the zoning the developer will submit the Specific Plan for Plan Commission final plan review and approval pertaining to the proposed project plans, and the developer will enter into a Development Agreement with the City of Glendale.

- 3b. **6:00 P.M. Plan Commission Public Hearing: Application to Change Zoning of 5858-5866 and 5900-5910 North Green Bay Avenue (Tax Key Parcels 1689028 and 1689975001) from B-4 Office-Research-Service Business District and M-1 Warehouse, Light Manufacturing, Office, and Service District to PD-Planned Unit Development District-Commercial for a Amato Chrysler, Dodge, Jeep, and Ram auto dealership and corporate offices.** Applicant presentation of informational statement and general development plan to interested citizens and the Plan Commission, Public Comment, and Plan Commission review, discussion, and recommendation to Common Council.

Representatives of Amato Automotive Group will formally present the Informational Statement and General Development plan to interested citizens and the Plan Commission. (Please bring the Plan Commission documents from February 7, 2017).

During the presentation of February 7, 2017, the Plan Commission indicated some concerns pertaining to the site plan arrangement (refer to the draft meeting minutes from the February 7, 2017).

Property owner has assembled land and razed the former Harry Kaufman/Land Rover/Maserati and Silver Spring Automotive buildings that were located for many years on the 5858-5866 and 5900-5910 North Green Bay Avenue properties and proposes to construct Amato Chrysler, Dodge, Jeep, and Ram dealership. Amato was previously before the Plan Commission March 1, 2016, with a preliminary project concept. The proposed facility will include new and used vehicle sales, vehicle service and maintenance and repair, as well as the Amato corporate offices being located within the facility. There will not be an auto body repair shop facility.

Project Architecture, Site, and Landscaping Plans

The project architecture, site, landscaping, lighting, and signage plans are included in the Plan Commission materials, along with other data. The proposed dealership would be consistent with the other newly constructed dealerships if there were a single row of parking in front. The request for two monument signs is not consistent with what has been allowed the other Glendale automobile dealerships.

Staff Report to the Plan Commission
Meeting of Tuesday, March 07, 2017

Project Value

The project construction cost is estimated to be in a range of \$6,000,000 and \$8,000,000. The existing assessed value of the two properties prior to the buildings being razed totaled \$2,056,000 ($\$1,228,000 + \$828,000 = \$2,056,000$) with the improvements comprising \$313,100 of the total ($\$235,000 + \$78,100 = \$313,100$). The proposed project will result in a significant increase in the assessed value of the assembled property. Prior to the buildings being razed the two properties generated a total of about \$56,314 ($\$33,649 + \$22,665 = \$56,314$) in property taxes.

The proposed dealership, service, and office facility is expected to create more than 70 jobs with annual payroll in excess of \$4,200,000.

Project Schedule

The Developer would like to commence site preparation related work with the 2017 construction season.

Required Action

Based on the proposed Informational Statement and the General Development Plan, and pursuant to 13.1.182 of the Zoning Code, the necessary action of the Plan Commission is to recommend to the Common Council that the proposed PD-Planned Unit Development District-Commercial zoning be granted as requested, modified, or denied. Upon Common Council approval of the zoning the developer will submit the Specific Plan for Plan Commission final plan review and approval pertaining to the proposed project plans, and the developer will enter into a Development Agreement with the City of Glendale.

- c. **Reschedule Regular April Plan Commission meeting to 6:00 p.m. on MONDAY, APRIL 3, 2017, due to the Tuesday, April 4, 2017, Election.**

The required action is for the Plan Commission to reschedule the regular April Plan Commission meeting to 6:00 p.m. on MONDAY, APRIL 3, 2017, due to the Tuesday, April 4, 2017.