

CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, February 02, 2016

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 Bruce Cole, Izzy Gary Lippow, Robert Pfauth, and Tomika Vukovic. Absent: Commissioners Izzy Goldberg and Fred Cohn.

Other Officials Present: Richard E. Maslowski, City Administrator, Todd M. Stuebe, Director of Community Development

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised on Wednesday, January 28, 2016, 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. Lippow, to approve the minutes of the meeting held on Tuesday, January 5, 2016. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cole, Goldberg, Lippow, Pfauth, and Vukovic. Noes: None. Motion carried unanimously.

MATTERS FOR CONSIDERATION.

- I. Plan Commission Review, Providence Family Medical Clinic, SC, 2500 West Silver Spring Drive. Review and approve proposed medical clinic, pharmacy, and office 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:

Adedapo Okusanya, M.D. seeks approval for Providence Family Medical Clinic, SC, a medical clinic and office, to occupy all of the 6,200 square-foot multi-tenant office building (former Sound Investments/General Electronics and Children's Medical Group Clinic and office) located at 2500 West Silver Spring Drive. The property is zoned B-3 Silver Spring Drive Commercial

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District, and the proposed use is permitted subject to Plan Commission review and approval.

Providence Family Medical Clinic will be a general practice medical facility that includes pediatrics, adult medicine, gynecology, minor medical procedures, on-site medical testing, and services such as therapy, pharmacy, and patient at home services.

Proposed business hours are Monday through Friday from 8:00 a.m. to 6:00 p.m. and Saturday from 9:00 a.m. to 1:00 p.m. Providence will have a total of ten (10) employees and that would also be the most present at 2500 West Silver Spring Drive at any given time. There are 23 parking spaces available at the site to accommodate the proposed use.

Community Development Director Stuebe stated that staff recommends that the grant use and occupancy approval for Adedapo Okusanya, M.D. to operate Providence Family Medical Group, S.C., a general practice medical clinic and office, at 2500 West Silver Spring Drive, subject to the following conditions: 1) Signs require a Sign Permit per the Glendale Sign Code; 2) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 3) Dumpster enclosure(s) in compliance with 13.1.144 of the Zoning Code; 4) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector and Fire Marshall, respectively, and; 5) Compliance with State of Wisconsin requirements for physically disabled parking.

Adedapo Okusanya introduced himself as the owner representative for Providence Family Medical Group, SC, and introduced Mike Amrhein as project manager.

Mayor Kennedy asked if Providence would occupy the entire building.

Mr. Amrhein stated yes, and that there would be interior improvements.

Dr. Okusanya stated that the clinic will be a full family medical clinic serving from babies to elderly, women and children. Dr. Okusanya stated that he was part of a practice for eight years where the owner had passed away and he found himself suddenly looking for a home, so have started this full service clinical practice that will provide full service to include labs, physical therapy, podiatry, and a proposed pharmacy, and this is an excellent location.

Motion by Comm. Cole, seconded by Comm. Lippow, that the Plan Commission grant use and occupancy approval for Adedapo Okusanya, M.D. to operate Providence Family Medical Group, S.C., a general practice medical clinic and office, at 2500 West Silver Spring Drive, per the five requirements. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cole, Lippow, Pfauth, and Vukovic. Noes: None. Motion carried unanimously.

II. Plan Commission Review, My Pets Vet (Ronald P. Beatty, Jr., DVM), 2311 West Good Hope Road. Review and approve proposed professional veterinary clinic and office 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:

Ron P. Beatty proposes My Pets Vet to occupy the building located at 2311 West Good Hope Road (most recently Medical Genetics Institute/Elja,

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Incorporated, Techteriors and prior to that Ruvins Group) for the purpose of operating a professional veterinary clinic and office. The property is zoned B-4 Office-Research-Service Business District and Plan Commission review and approval is a requirement.

The proposed hours of operation are Monday, Tuesday, and Thursday from 8:00 a.m. to 6:00 p.m., Wednesday from 8:00 a.m. to 7:00 p.m., Friday from 8:00 a.m. to 5:30 p.m., and Saturday from 9:00 a.m. to 1:00 p.m. My Pets Vet has a total of two employees and typically one to two patients are at the facility at any given time. The site can park 11 to 12 cars in the parking lot and a detached garage.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant use and occupancy approval for Ronald P. Beatty to operate My Pets Vet, a professional veterinary clinic and office, at 2311 West Good Hope Road, per the following conditions: 1) Signs require a Sign Permit per the Glendale Sign Code; 2) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 3) Dumpster enclosure(s) in compliance with 13.1.144 of the Zoning Code; 4) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector and Fire Marshall, respectively, and; 5) Compliance with State of Wisconsin requirements for physically disabled parking.

Ronald Beatty introduced himself as the owner representative for My Pets Vet, and that My Pets Vet is a primary care veterinary clinic, that he sees dogs, cats, and other small animals, and that he will provide surgical and dental care along with his two employees. Mr. Beatty stated that the veterinary clinic will not have any detrimental impacts on the neighborhood and will fit in well, that there is parking for twelve cars, and that they will be open from 8:00 a.m. to 6:00 p.m. and the first and third Saturday will be open between 1:00 p.m. and 3:00 p.m. Dr. Beatty said the property is in good shape and they will keep it that way, and observed that it is near the Good Hope School facility, that there will not be any after-hours events, and concluded stating that the location is in the center of his clientele.

Comm. Cole inquired about any overnight lodging.

Dr. Beatty answered that that was mostly the old days, and that if overnight care is necessary the patients go to a facility that has skilled personnel there to care for them 24-hours a day.

Motion by Comm. Cole, seconded by Comm. Lippow, that the Plan Commission grant use and occupancy approval for Ronald P. Beatty to operate My Pets Vet, a professional veterinary clinic and office, at 2311 West Good Hope Road, per the six requirements. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cole, Lippow, Pfauth, and Vukovic. Noes: None. Motion carried unanimously.

- III. 6:00 P.M. Plan Commission Public Hearing, Application to Rezone 7275 North Port Washington Road (Tax Key Parcel 097-8004) from PD Planned Unit Development District-Hotel to PD Planned Unit Development-Multiple Family Residential for use as an apartment complex consisting of twelve (12) existing 8-unit buildings. Jomela Boulder, LLC, to present informational statement and general development plan, public comment, and Plan Commission review, discussion, and recommendation to Common Council.

Mr. Stuebe stated that the Plan Commission Report was distributed to the Plan

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Commissioners and Applicant and is incorporated herein as follows:

Plan Commission Report:

Jomela Boulder, LLC, proposes to change the zoning of 7275 North Port Washington Road, a former Residence Inn Extended Stay Hotel and more recently Suites at North Shore (refer to Photograph 1 and 2) from PD-Planned Unite Development District-Hotel to PD Planned Unit Development District-Multiple-Family Residential.

Developer to Present Informational Statement and General Development Plan

Jomela Boulder, LLC, will present the proposed changes to citizens present and the Plan Commission (Plan Commissioners please bring the Plan Commission documents that were distributed for January 5, 2016) and public comment will be given.

Photographs 1 and 2. Views of 7275 North Port Washington Road.



Required Action

The necessary action by the Plan Commission is to recommend to the Common Council that the rezone petition be granted as requested, modified, or denied.

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Mayor Kennedy stated that the proposal to rezone commenced at the Common Council which referred the rezoning to the Plan Commission for review and recommendation, and that the proposal will now be presented to the citizens and the Plan Commission, that the Plan Commission will then ask questions, public comment will be taken, and the Plan Commission will then determine whether or not to recommend the rezoning to the Common Council.

Robert Schmidt and Scott Lurie presented the proposed rezoning to the audience.

Brian Randall stated that the property was previously a 96 unit cabana-style extended stay hotel.

Mr. Lurie stated that The Glen Luxury Apartments would attract professionals, college students, and corporate clients, and that both furnished and unfurnished apartments would be available. Mr. Lurie told the Commission that Jomela owns 1,400 apartment homes and self-manages only their own assets, that they do not do third party management.

Mr. Schmidt stated that Boulder Venture is a primarily a commercial real estate company and that this is their fifth property in the City of Glendale, where they have been landowners for over ten years.

Mr. Lurie stated (with reference to the aerial photograph of the premises) that there are twelve buildings, each of which contain eight units and that there is a Community Space that includes a variety of healthful amenities for residents including breakfast facilities. Mr. Lurie stated that they provide 24/7/365 management of their properties, that they strive for quality, and that to accomplish that they will have an office at The Glen and support at their corporate offices to help manage the property. Parking has been discussed with the City Attorney and stated that if the prospective tenants require more than allowed they cannot rent there, and that street parking will be a violation and that they will have to rectify the problem. Mr. Lurie said that he thinks that they have a solid plan and that there is a demand for this residential product with these parking restrictions, adding that they do have cars towed away and that guests will have to register their vehicles to park there.

Mr. Schmidt stated that the units are already improved with stainless steel refrigerators and stoves, that there are granite counter-tops, and that five years ago the roofs were re-shingled.

Comm. Vukovic stated that her main concern was answered last month, and that if they target students, and they do not rent the other parts, if they are not corporate, she does not want the whole property to be a campus.

Mr. Lurie stated that he thinks that the property will largely be corporate, perhaps thirty units per night, and that there are other companies, so he thinks it will be heavily corporate.

Comm. Vukovic stated that she does not want students to dominate the population there, that is a concern she has, and though students are often well meaning they are still college kids.

Mr. Lurie stated that the units are not really large and that they would entertain themselves elsewhere.

Comm. Lippow asked if the focus is on corporate and students will it be transient, one year there and gone.

Mr. Lurie stated that single family homes are the longest tenured and a studio apartment the least tenured, and that corporates will enter 1,3,5,7 year leases at \$3,000 per month and will have occupants who have one two three year attritions.

Comm. Lippow asked if Bayshore Place would compete or overlap with The Glen.

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Mr. Lurie stated that is more a Town-home versus the limelight where the action is.

Comm. Lippow asked about visitor parking spaces, there being only ten spaces.

Mr. Lurie stated that there will be ten spaces for registered guests, and that it would be The Glen versus a gathering site.

Mayor Kennedy stated that it was now time for Public Comment, and asked that citizens come up to the microphone, state their name and street address before making their comments.

Sheri Beispiel, 439 West Mall Road, stated that she has lived there for 38 years, and asked what do they mean by affordable.

Mr. Lurie stated that means being price competitive to the market, affordable to the market, not affordable housing.

Ms. Beispiel asked how many students would be there, and commented that the space between the buildings is not large.

Mr. Schmidt said that he thinks that the windows face out.

Ms. Beispiel asked what this will do to her structure.

Mayor Kennedy stated that the property is currently a hotel, and that the units were occupied from one night to three years, so the people living there will be less transient and living in the community, and concluded stating that the property is currently assessed and pays property taxes, and that it will continue to do so.

Ms. Beispiel asked how confident they were that it will be geared toward corporate tenants.

Mr. Lurie stated that the lease with The Glen saves significant money for the corporates.

Cheryl Cunningham, 7177 North Port Washington Road, stated that she has the office building there, commented that the people staying at the Residence Inn tended to walk in the street to Pic-N-Save, and observed that sidewalks would help stop that walking in the street, continuing stating that there are a lot of people cutting through their office and the tax office, and that she has safety concerns.

Mayor Kennedy observed that there are unique development issues due to the street jurisdiction with the freeway and both the State and County, and that with the apartments across the street it is an underserved area.

Cheryl Cunningham inquired in reference to the Codes are the proposed apartments sprinkled, and whether they would keep the sport court.

Mr. Schmidt replied yes.

Mr. Lurie stated that Jomela Boulder is now evaluating the pool and commented as relates to green space being more amenity rich.

Marvin Walker, 250 West Coventry Court, stated that he thought that Coventry has about 190 units, a recreation building, and partnership options, and stated that Cardinal Stritch can branch out as they do not have enough room now this will meet some of their needs, that there is access to Interstate "43," and that he views the proposal as an asset.

JoAnn Shaw, Alderman, District 6, 5792 North Argyle Avenue, stated that there is a branding problem as "The Glen Café" has been there for ten to fifteen years as food for thought.

Richard Haddey, 7307 North Port Washington Road, Apartment 107, stated that with regard to parking there are not any visitor parking spaces with thirty percent students, and that with 96 units and ten visitor parking spaces that is less than ten percent of the parking spaces available to visitors, continuing stating that old people will be calling, and that there is an older lady with an electric scooter down the street, and that with Interstate "43" expansion the freeway

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will be widened, the timing of reconstructing being five to seven years in the future, and questioned whether there would be illegal parking in the future and that you cannot tell.

Mr. Lurie stated that it will be affordable for students, and that market value for studios and one-bedrooms with dual occupancy or one person is at \$900, and that they utilize a matrix.

Mr. Haddey stated that in his experience in Chicago and Tennessee ten percent is not enough parking.

Mr. Lurie stated that people go to family rather than family to us.

Mr. Haddey stated that he understands the viewpoint although his experience is contrary to that.

Mr. Lurie stated that they have experience with people coming and going and thinks that there is ample parking as they require that guests be registered.

Mr. Haddey inquired about Sunday night through Friday.

Mr. Lurie stated that corporate clients staying there one year are home during the week.

Mayor Kennedy closed the public hearing.

Comm. Lippow stated that there is a dilemma, that if the property were vacant they would not approve of 96 units on 2.97 acres of land and that the property is also untenable as a hotel, so the Plan Commission is confronted with an apartment plan, though not ideal, and are faced with leaving the property vacant or razing them, although razing is not an alternative.

Mr. Lurie stated that he believes that as a hotel there is no way to control, as a hotel there could be four cars and overnight guests there 24 hours a day, and that he believes that the proposed project works with management and a Development Agreement, and that a tenant with five cars cannot be a tenant there and they will have to struggle through to manage the property so that there will not be any adverse impact on the City of Glendale.

Comm. Vukovic asked if there is anything that you see in the future that that would rectify the parking.

Mr. Lurie answered that there is not any additional land.

Mr. Schmidt said that looking at the parking plan they are adding 20 spots, and also that they have looked at eliminating the swimming pool to add spots but want the property to be amenity rich, and that there has been some thought of a Concordia shuttle.

Comm. Vukovic stated that she thinks that helps with the argument.

Motion by Comm. Cole, seconded by Comm. Vukovic, that the Plan Commission recommends the rezoning to the Common Council. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cole, Lippow, Pfauth, and Vukovic. Noes: None. Motion carried unanimously.

ADJOURNMENT.

Motion by Comm. Lippow, seconded by Comm. Pfauth, to adjourn the Plan Commission until 6:00 p.m. on Tuesday, March 1, 2016. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cole, Lippow, Pfauth, and Vukovic. Noes: None. Motion carried unanimously.

Todd M. Stuebe, Director of Community Development

Recorded: February 24, 2016