

CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, November 1, 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 JoAnn Shaw, Karn Cronwell, Fred Cohn, Gary Lippow, Robert Pfauth, and Tomika Vukovic. Absent: None.

Other Officials Present: Rachel Reiss, Deputy 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 Thursday, October 27, 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. Cohn, seconded by Comm. Cronwell, to approve the minutes of the meeting held on Tuesday, October 4, 2016, with correction to item I in that Comm. Vukovic stated that she voted No. Roll Call: Ayes: Mayor Kennedy, Commissioners Shaw, Cronwell, Cohn, Lippow, Pfauth, and Vukovic. Noes: None. Abstain: None. Motion carried unanimously.

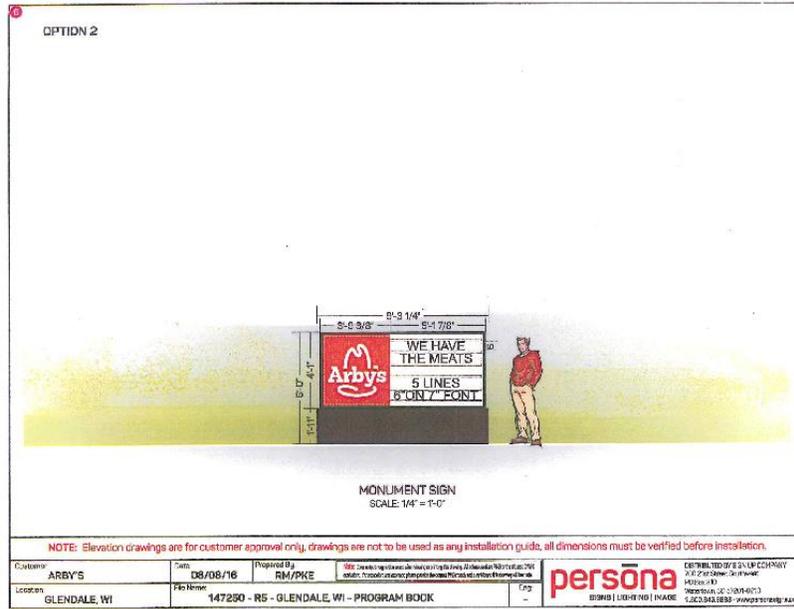
MATTERS FOR CONSIDERATION.

- I. Sign Appeal, Arby's, 5260 North Port Washington Road. Review and approve proposed sign appeal variance.

Arby's representative will present a proposed monument sign (Refer to Exhibit A) that asks for signage that is beyond what is permitted under the Glendale Sign Code. Sign Permits were previously completed for the wall sign and side entry sign (Refer to Photograph A) that have been installed on the under construction building. Signage variances require Plan Commission review and approval.

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Exhibit A: Proposed Monument Sign.



Arby's initially included a pole or pylon type of sign in the signage package, and was informed that such signs are not a permitted type, and that the amount of requested signage was not permitted. The Sign Code provides for either a wall sign or a monument sign.

Note that Burger King had a monument sign (refer to Photograph B) and a small wall sign on the side wall. Over the years Burger King made adjustments to its signage as it became antiquated and changes were made to the Sign Code in the early 1990's.

The proposed Arby's monument sign is proposed to be located in its own front yard, essentially where the prior Burger King Monument sign was located.

Photograph A: Existing Arby's Signage per Permit (Wall Sign and Side Entry Door "Arby's")



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Photograph B: Burger King Monument Sign



Photograph C and D: Arby's, October 24, 2016



Glendale Sign Code Requirements

The Plan Commission may grant a variance to the Sign Code. Per the Sign Code sign variances are intended to allow flexibility to the sign regulations while still fulfilling the purpose of the regulations, with the caveat that it is not intended to permit the erection or maintenance of signs that are prohibited. The Sign Code states that the Plan Commission shall make the final decision using the following criteria:

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- a. The basic rule of thumb should be that there be no public harm and there be a public benefit.
- b. Variance considerations will include proposals for signs which would enhance the overall character of a neighborhood, or to mitigate unusual site conditions.
- c. The sign as proposed will not result in an undue concentration of signage which renders it difficult or confusing to read existing signs.
- d. The effect of a proposed sign may have on depreciating property values of a neighborhood.
- e. The Plan Commission, in its deliberation of an adjustment, may consider the location of the proposed sign, the height, the size, the appearance, number, and location of other signs in the vicinity of the proposed sign, and any other factor the Plan Commission deems appropriate.

The necessary action by the Plan Commission is to grant, require to modify, or to deny the sign variance request.

Dan Nielsen of Flyway signs/Signarama Signs introduced himself as representing Carisch (Arby's franchisee).

The Plan Commission discussed the proposed signage in view of the existing Sign Code and other establishments located within the City of Glendale, and asked Mr. Nielsen the reason that Arby's requires a variance to the Sign Code.

Mr. Nielsen said that visibility to the west wall sign is minimal.

Plan Commission asked about the Taco Bell signage.

Director of Community Development stated that the existing monument sign was historically a much taller pylon sign that was converted to a conforming height monument sign when Arby's brought the signage into compliance with the Glendale Sign Code, when Taco Bell renovated they essentially retained the same wall signage as previous, which includes the text "TACO BELL" on the front façade, and the bell logos.

Motion by Comm. Pfauth, seconded by Comm. Cronwell, that the Plan Commission grant a variance to the Sign Code to approve a Sign Permit for the proposed monument sign. Roll Call: Ayes: Mayor Kennedy, Commissioners Cronwell, Lippow, Pfauth and Vukovic. Noes: Comm. Shaw and Cohn. Abstain: None. Motion carried 4-2.

### II. Plan Commission Use and Occupancy Review, Marenzo Construction Group, LLC, 6055 North Flint Road. Review and approve proposed construction management services 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:

Gino Carini seeks Plan Commission use and occupancy approval for Marenzo Construction Group, LLC, a construction management services business, to occupy a 1,650 square-foot tenant space in the multi-tenant structure located at 6055 North Flint Road. The property is owned by Michael Pelant. The site is zoned M-1 Warehouse, Light Manufacturing,

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Office, and Service District, and the proposed use is permitted with Plan Commission review and approval.

Marenzo Construction Group, LLC, will use the tenant space as its offices pertaining to its construction management services. Typical hours of operation are Monday through Friday from 8:00 a.m. to 5:00 p.m. At the present time Marenzo Construction Group, LLC, has three (3) employees. There are three (3) parking stalls available per tenancy, as well as more space within the tenant space. There will be a sufficient number of parking spaces available at the site to accommodate the proposed use.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant use and occupancy approval for Marenzo Construction Group, LLC, a construction management professional services business, to utilize the tenant space at 6055 North Flint Road for its offices, per the following requirements: 1) Outside storage is limited to owner/employee cars during the work day; 2) Signs require a permit per the Glendale Sign Code; 3) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 4) Dumpster enclosure(s) required to comply with 13.1.144 of the Zoning Code; and 5) All City of Glendale building, and fire codes being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department.

Mike Pelant introduced himself as the property owner and landlord.

Gino Carini introduced himself as the owner of Marenzo Construction Group.

Comm. Shaw asked if there would be any chemicals used or stored there.

Mr. Carini said that they are a construction management office and that they are a paper office, not a chemical office, and that there would be nothing like that there.

Motion by Comm. Cohn, seconded by Comm. Lippow, that the Plan Commission grant use and occupancy approval for Marenzo Construction Group, LLC, a construction management professional services business, to utilize the tenant space at 6055 North Flint Road for its offices per the five requirements. Roll Call: Ayes: Mayor Kennedy, Commissioners Shaw, Cronwell, Cohn, Lippow, Pfauth, and Vukovic. Noes: None. Abstain: None. Motion carried unanimously.

- III. Plan Commission Use and Occupancy Review, Auto Spa of the North Shore, 6055 North Flint Road. Review and approve proposed automobile detailing 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:

Elizabeth Swartzberg and Bobby Lemon seeks Plan Commission use and occupancy approval for Auto Spa of the North Shore, LLC, an automobile detailing service business, to occupy a 4,950 square-foot tenant space in the multi-tenant structure located at 6055 North Flint Road. The property is owned by Michael Pelant. The site is zoned M-1 Warehouse, Light

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Manufacturing, Office, and Service District, and the proposed use is permitted with Plan Commission review and approval.

Auto Spa of the North Shore, LLC, will use the tenant space for its automobile detailing services and business office. Typical hours of operation are Monday through Friday from 8:00 a.m. to 5:00 p.m. At the present time Auto Spa of the North Shore, LLC, has three (3) employees. There are three (3) parking stalls available per tenancy, as well as more space within the tenant space. Auto Spa of the North Shore will occupy three tenant spaces, giving them a total of nine (9) parking spaces. Depending on how the Auto Spa of the North Shore and the property owner manage site parking there should be a sufficient number of parking spaces available at the site to accommodate the proposed use.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant use and occupancy approval for Auto Spa of the North Shore, LLC, an automobile detailing service business, to utilize the tenant space at 6055 North Flint Road per the following requirements: 1) Outside storage is limited to owner/employee cars during the work day; 2) Signs require a permit per the Glendale Sign Code; 3) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 4) Dumpster enclosure(s) required to comply with 13.1.144 of the Zoning Code; and 5) All City of Glendale building, and fire codes being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department.

Elizabeth Swartzberg and Bobby Lemon introduced themselves as the owners of Auto Spa of the North Shore, and shared that they do work for Andrew Chevrolet, Lexus North Shore, David Hobbs Honda.

Comm. Vukovic inquired what is auto detailing.

Ms. Swartzberg explained that auto detailing is thorough cleaning, restoration, and finishing of the interior and exterior of cars to produce a show-quality level of detail.

Comm. Shaw asked about the chemicals that they utilize for auto detailing as to whether they were harsh chemicals and how are they disposed.

Ms. Swartzberg said that they are not harsh chemicals and do not require special disposal services, there is a floor drain with a clean-out that is easily removed and periodically cleaned.

Comm. Vukovic asked if they are a commercial service.

Ms. Swartzberg said that their business is 90 to 95 percent automobile dealerships and limited walk-up business.

Comm. Shaw asked about the reason for the move from West Mill Road.

Ms. Swartzberg said that the net lease terms are more cost-effective.

Mr. Pelant said that the soon-to-be complete building is well insulated which makes it very cost-effective long term.

Motion by Comm. Cohn, seconded by Comm. Cronwell, that the Plan Commission grant use and occupancy approval for Auto Spa of the North Shore, LLC, an automobile detailing service business, to utilize the tenant space at 6055 North Flint Road per the following five requirements. Roll Call: Ayes: Mayor Kennedy, Commissioners Shaw, Cronwell, Cohn, Lippow, Pfauth, and Vukovic. Noes: None. Abstain: None. Motion carried unanimously.

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- IV. Plan Commission Use and Occupancy Review, Sparkling White Smiles, Incorporated, 6055 North Flint Road. Review and approve proposed dental appliance fabricator and dental supply distributor 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:

Joseph Haffner seeks Plan Commission use and occupancy approval for Sparkling White Smiles, Incorporated, a custom dental appliance fabricator and dental product distributing business, to occupy a 1,650 square-foot tenant space in the multi-tenant structure located at 6055 North Flint Road. The property is owned by Michael Pelant. The site is zoned M-1 Warehouse, Light Manufacturing, Office, and Service District, and the proposed use is permitted with Plan Commission review and approval.

Sparkling White Smiles, Incorporated, will use the tenant space for its custom dental fabricating and distributing business office. Typical hours of operation are Monday through Friday from 8:00 a.m. to 5:00 p.m. At the present time Auto Spa of the North Shore, LLC, has three (3) employees. There are three (3) parking stalls available per tenancy, as well as more space within the tenant space. There will be a sufficient number of parking spaces available at the site to accommodate the proposed use.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant use and occupancy approval for Sparkling White Smiles, Incorporated, a custom dental appliance fabricator and dental product distributing business, to utilize the tenant space at 6055 North Flint Road per the following requirements: 1) Outside storage is limited to owner/employee cars during the work day; 2) Signs require a permit per the Glendale Sign Code; 3) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 4) Dumpster enclosure(s) required to comply with 13.1.144 of the Zoning Code; and 5) All City of Glendale building, and fire codes being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department.

Joe Haffner introduced himself as the owner of Sparkling White Smiles.

Mayor Kennedy asked what Sparkling White Smiles does.

Mr. Haffner state that they make small dental appliances and night guards.

Mr. Pelant said that the building is fully sprinklered.

Mr. Haffner stated that the production is essentially like an office environment.

Motion by Comm. Cronwell, seconded by Comm. Cohn, that the Plan Commission grant use and occupancy approval for Sparkling White Smiles, Incorporated, a custom dental appliance fabricator and dental product distributing business, to utilize the tenant space at 6055 North Flint Road per the following five requirements. Roll Call: Ayes: Mayor Kennedy, Commissioners Shaw, Cronwell, Cohn, Lippow, Pfauth, and Vukovic. Noes: None. Abstain: None. Motion carried unanimously.

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- V. Plan Commission Use and Occupancy Review, Statewide Roofing Group, LLC, 6055 North Flint Road. Review and approve proposed roofing contractor services 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:

Gene Sewalish seeks Plan Commission use and occupancy approval for Statewide Roofing Group, LLC, a roofing contracting business, to occupy a 1,650 square-foot tenant space in the multi-tenant structure located at 6055 North Flint Road. The property is owned by Michael Pelant. The site is zoned M-1 Warehouse, Light Manufacturing, Office, and Service District, and the proposed use is permitted with Plan Commission review and approval.

Statewide Roofing Group, LLC, will use the tenant space for its roofing contractor and business office. Typical hours of operation are Monday through Friday from 8:00 a.m. to 5:00 p.m. There are three (3) parking stalls available per tenancy, as well as more space within the tenant space. There will be a sufficient number of parking spaces available at the site to accommodate the proposed use.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant use and occupancy approval for Statewide Roofing Group, LLC., a roofing contractor business, to utilize the tenant space at 6055 North Flint Road per the following requirements: 1) Outside storage is limited to owner/employee cars during the work day; 2) Signs require a permit per the Glendale Sign Code; 3) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 4) Dumpster enclosure(s) required to comply with 13.1.144 of the Zoning Code; and 5) All City of Glendale building, and fire codes being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department.

Gene Sewalish introduced himself as the owner of Statewide Roofing company, that Statewide has one employee, and that this will be there sales office, and that they will have miscellaneous leftover materials stored inside.

Mr. Pelant stated that there will be tremendous LED lighting front and back, and that he is taking a wait and see approach on the need for a dumpster and enclosure, that they take quite a beating, based on the actual requirements of these tenants going in there.

Motion by Comm. Lippow, seconded by Comm. Cohn, that the Plan Commission grant use and occupancy approval for Statewide Roofing Group, LLC., a roofing contractor business, to utilize the tenant space at 6055 North Flint Road per the following five requirements. Roll Call: Ayes: Mayor Kennedy, Commissioners Shaw, Cronwell, Cohn, Lippow, Pfauth, and Vukovic. Noes: None. Abstain: None. Motion carried unanimously.

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- VI. Certified Survey Map, 7065 North Port Washington Road. 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:

Rachit Dhingra, Odyssey Glendale Hotel, LLC, seeks City of Glendale approval of a Certified Survey Map to divide the 7065 North Port Washington Road property into three parcels in order to facilitate further development of the property.

Odyssey has informed the City of Glendale that the Radisson Hotel Milwaukee North Shore is closing at the end of 2016. With that reality in view the property owner wants to develop a Fairfield Inn on the 7065 North Port Washington Road property.

The purpose of the proposed land division is to allow Odyssey Glendale Hotel to accomplish the following:

Lot 1 will be converted to a Fairfield Inn with 86 guest rooms. The Fairfield Inn is one of the franchise brands of Marriott International. Odyssey Glendale Hotel is presently constructing the Residence Inn by Marriott (83 guest rooms) on the adjacent property located at 7003 North Port Washington Road. The Fairfield Inn development will involve the construction of a lobby space at the south end of the existing building that is located on Lot 1 and complete renovation of the existing hotel guest room building.

Lot 3 contains the existing restaurant and banquet/convention facilities. Odyssey Glendale Hotel seeks to continue to operate the restaurant and banquet/convention facility, however, it will be operated completely autonomously from the Fairfield Inn hotel.

Lot 2 contains the remainder building that includes the atrium with ballroom and swimming pool surrounded by hotel guest rooms. The owner has not yet determined the future use of the Lot 2 building, and has indicated that for the moment it will be operated in concert with the restaurant and banquet/convention center.

The only zoning district that will accommodate the proposed non-conformities (zero yard) is PD Planned Unit Development District. The property owner has made a preliminary submittal to commence having the 7065 North Port Washington Road property rezoned to PD Planned Unit Development, and it is anticipated that the project plans will be presented to the Plan Commission December 6, 2016.

Parking will have to be examined as the development plan evolves. Although the Residence Inn by Marriott will be opening the Radisson will be

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closing. Also, when the time comes that the Fairfield Inn opens for business the newly constructed lobby will result in loss of parking spaces. Odyssey Glendale Hotel has shared parking rights in place that include the Residence Inn site, the PNC Bank site, and the Radisson site.

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 \$220 (\$175.00 plus 3x\$15 = \$220) administrative fee, making the required technical corrections to the document, and payment of City Engineer CSM technical review fees, if any.

Rachit Dhingra presented the reason for the land division being the future Fairfield Inn, continuing that today most hotels are four floors and up, and that this will be three floor, and that the remainder of the existing to be partitioned is the two-story motel. Mr. Dhingra stated that the Fairfield Inn will be connected to the North Shore Event Center which includes the remaining 48 guest rooms. Mr. Dhingra stated that December 6, 2016, he will present the Fairfield Inn to the Plan Commission.

Mayor Kennedy verified that the west building will be renovated and a lobby will be added to the south end of the building.

Mr. Dhingra continued that Centerfield Restaurant and Sports Bar and Grill will replace Zamboni's Sports Bar and Grill.

Mayor Kennedy asked about the northern building.

Mr. Dhingra stated that Radisson will close by the end of 2016, and that the facility will be independent for a couple of months and that they will no longer rent that, and then they will possibly demo the rooms and determine what the options are for the atrium.

Mayor Kennedy asked why they have to subdivide the property.

Mr. Dhingra stated that it is a requirement of the loan structure, that Marriott requires a separate parcel but will allow parking independently as self-sufficient parking. Mr. Dhingra stated that if they lease the event center they have to separate it from the Fairfield Inn parcel.

Motion by Comm. Pfauth, seconded by Comm. Cohn, that the Plan Commission recommend to the Common Council to approve the Certified Survey Map subject to payment of the \$220 (\$175.00 plus 3x\$15 = \$220) administrative fee, making the required technical corrections to the document, and payment of City Engineer CSM technical review fees, if any. Roll Call: Ayes: Mayor Kennedy, Commissioners Shaw, Cronwell, Cohn, Lippow, Pfauth, and Vukovic. Noes: None. Abstain: None. Motion carried unanimously.

- VII. Referral from Common Council: Application to Change Zoning of part of 2510 West Good Hope Road (Tax Key Parcel 1009984001), 7250 West North Range Line Road (Tax Key Parcel 100-9985-003) and adjacent lands (Tax Key Parcel 1009982001) from R-3 Residence District to PD-Planned Unit Development District for a Community Based Residential Facility (CBRF) Glendale Manor, and also to include three single-family parcels in the Planned Unit Development project area that will remain zoned R-3 Residence District. Applicant presentation of informational statement and general development plan to Plan Commission, Plan Commission review and discussion, and schedule Plan Commission public hearing.

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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:

### Plan Commission Report:

Nick Donets and Dr. Simon Donets, will formally present the Informational Statement and General Development plan to the Plan Commission. The previously approved project has been withdrawn due to the perceived environmental status and estimated cost to remediate the land that was for many years greenhouse and orchard use for single-family residential use.

The developer has submitted a revised project. The proposed project includes two Community Based Residential Facilities (CBRFs), each of which will house 43 residents (37 single and 3 two-person sleeping quarters) per building, giving a total of 86 residents. The single-family residential component of the project will include three possible lots, one of which is essentially the former 7310 North Braeburn Lane parcel, and two possible future single-family lots on adjacent lands. As such, five of the original eight single-family residential lots have been eliminated from the project. The stormwater retention pond will be relocated further to the south from where it was originally contemplated.

All of the land containing the CBRFs will be rezoned to PD Planned Unit Development District, and the remainder of the land will remain zoned R-3 Residence District. The developer will need to complete a Certified Survey Map to consolidate the properties.

In the intervening time between the initiation of the original project and the submittal of the revised proposed project all of the buildings that were located on the property were razed and the demolition debris hauled away, leaving the site ready for development.

Developer has noted that the each of the two proposed CBRFs will have large and small living rooms with a fireplace, kitchen, dining room, an activities room, a small library, laundry facilities, and a beauty parlor/barbershop.

### Site Plan and Landscaping

Site development and landscape plans are included with the packet materials. The subject parcel has about 355 feet of frontage along the north side of West Good Hope Road, and the proposed development extends north to the existing south end of North Braeburn Lane. The development site totals about seven acres of land, with the CBRF/assisted living facility occupying about 5.6 acres, and the three single-family parcels the remainder. The two CBRF buildings, each about twice as large as previously proposed, have been moved further to the north and the stormwater retention pond shifted to the south.

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Site ingress-egress is provided via West Good Hope Road and North Range Line Road, and the interior site drives lanes are all private as the cul-de-sac from Range Line Road is not necessary. Eighty parking stalls are provided.

The property is fenced along the perimeter of approximately the north half of the property. A gazebo is provided near the pond. Landscaping is fairly generous, however, there is none indicated around the perimeter of the buildings or framing the North Range Line Road entrance drive.

The revised stormwater management plan for the project has not been submitted.

### Proposed Project and Architectural Design

Images of the architectural elevations are included in the packet materials. Exterior building materials are intended to be high quality and low maintenance, including brick veneer, durable siding material, and architectural grade shingles. PTAC units are indicated along the façade. The buildings are long and rhythmic with entrances located in the center of each wing, with a service entrance located in the middle.

### Population

Developer anticipates 2.9 residents per single-family dwelling unit, giving a single-family residential population of 9 residents. The CBRF facility will have 74 single person sleeping units and 6 two person sleeping units, giving a total of 86 residents, with an 80 space parking lot to accommodate employees, visitors, vendors, and deliveries to the facility (residents do not have automobiles).

### Project Schedule

The Developer will commence site preparation related work in the summer of 2017, and will proceed to complete the first CBRF building, drive lanes, parking, and landscaping. It will take about twelve months to construct the first building. Construction of the second building will commence twelve months after the first building is completed and is also expected to take about twelve months to complete.

### Project Value

Developer's estimated construction cost is \$3.8 million, and the value of the three single-family residential homes at \$875,000. The existing real estate property taxes total less than \$10,000.

### Required Action

The necessary action by the Plan Commission is to schedule a public hearing for 6:00 p.m. on Tuesday, December 6, 2016.

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Dr. Simon Donets introduced himself and Rob Williams introduced himself as the project representatives presenting the project, and presented the revised project to the Plan Commission.

Director of Community Development Stuebe informed the Plan Commission that Nick Donets was away from the region due to the serious health condition of a relative on the east coast and as such could not be present this evening.

Comm. Vukovic asked why they were changing the project now.

Mr. Williams stated that to start with the originally approved project the Wisconsin Department of Natural Resources informed them that all of the contaminated soils had to be cleaned up and removed from the site, the reason being the concerns related to the likelihood in a single-family residential setting of human contact with the lead arsenic present in the soils, that there cannot be contact, whereas, there are provisions for commercial development of the land where the soil can remain in place with physical barrier controls to prevent human contact with the soils.

Comm. Pfauth asked why they were going from 22 to 44 residents per building.

Mr. Williams stated that they were proposing each building to have twenty sleeping rooms with 46 residents, giving a total of 92 residents, there will still be the one to three single-family parcels along North Bethmaur Lane, and that the utilities will be installed, continuing saying that the CBRF's will be single story with a ranch-style look with brick and siding.

Comm. Pfauth asked about the resident population that they will serve.

Dr. Donets stated that it will be a step above independent living and will not be a nursing home, and that for residents to live there is a limit of less than four hours of skilled nursing, otherwise they have to be cared for at a nursing home, and that it is not restricted based on age, only the need for skilled nursing services.

Mayor Kennedy observed that Master Plan called for the road connecting and asked if the project is a change to the Master Plan.

Director of Community Development Stuebe stated that the Land Use Plan for the neighborhood is for a connecting road with single-family residential with some multi-family residential fronting along West Good Hope Road, and that the proposed project is absolutely a change from single-family to multiple-family residential, continuing that the Planned Development District zoning and project review is project specific and involves quite a bit of process and public involvement and opportunity for public input that includes two public hearings, and that the City probably does not want to formally change the Master Plan until the end of the project, the reason being that if the Master Plan is changed and then the specific project does not move forward the City will have a Master Plan for the neighborhood that is multi-family residential, and may not want to entertain other multi-family projects there, so perhaps it is best for the City if it is necessary to formally amend the Master Plan after the specific project is completed.

Comm. Pfauth asked whether there is a density requirement.

Director of Community Development Stuebe state that all of the land is presently zoned R-3 Residence District with a minimum lot size of 15,000 square feet and a minimum lot width of 100 feet.

Comm. Cohn asked if emergency access for the Fire Department will be a problem, for example if an emergency vehicle, say an ambulance, enters the parking lot between the two buildings and fire trucks follow in behind chaotically such as may happen in an emergency response setting, how do they get out if they cannot back-up, would they be blocked in, the concern being ingress-egress out.

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Mr. Williams stated that they would be happy to meet with the North Shore Fire Department, and that they had not yet talked with them.

Comm. Shaw asked how long it will take to complete.

Dr. Donets stated that it will take about six months to build the first building and that to be economically sound three years to complete the project.

Comm. Cohn expressed concern about it being a construction zone for three years and asked if there was a market assessment of the project.

Dr. Donets said that they have four facilities located within the North Shore and that they have been 95 percent full, although they have not completed a formal market analysis, they feel confident based on their historic level of occupancy.

Mayor Kennedy asked if there are similar facilities located in the City of Glendale.

Community Development Director Stuebe said that Homestead Ridge on North Green Bay Avenue and North Port Village on North Port Washington Road are both facilities each with two buildings and about fifteen to twenty residents in each building.

Comm. Vukovic asked why is it changing.

Mayor Kennedy asked why they had not done the environmental work before in the earlier proposal.

Mr. Williams said that there were not any alarms with Key Engineering and that they only received the letter 14 months ago and that there has been a very slow evolution and development, and that they only heard from the Wisconsin Department of Natural Resources this summer.

Mayor Kennedy asked why they did not get the Wisconsin Department of Natural Resources approval before the prior approval.

Mr. Williams said that there is a cost to the developer to do the final report and remedial action plan and due diligence to see the levels of contamination, and that they changed environmental engineers, there is grant money for brownfields, and that they were going to pull the plug, continuing that there were going to be five single family residences, and with the change of powers that be.

Mayor Kennedy said that he spoke with the previous power that be and that the Master Plan desire of the residents was to have the area single-family, with the multi-family along Good Hope with the single family in back and not to look at a large complex.

Dr. Donets said that they have done their best to make it friendly and said that with the environmental he does not think that they are going to get anything better, and that the neighbors were not objecting at the neighborhood meeting, and talked about the aesthetic, jobs, parking, and traffic, and that it will be a quiet environment.

Comm. Vukovic inquired about the Master Plan change, that if they do not do this and then change this.

Doctor Donets said that they would not change this, and that the reason that they did not sign the earlier Development Agreement was due to the single family residential, and the single-family residential would sit.

Comm. Cronwell reiterated that it can then be a CBRF.

Dr. Donets said that the residents do not have cars and that some will use bus service, and that the owners have transport to church, jobs simple, and that they have alarms.

Comm. Cronwell asked if there is community access inside.

Mr. Williams said that there is common space, and patios in the back.

Comm. Cronwell asked if it is divided from the perimeter of other properties.

Dr. Donets said if adamantly requested.

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Mr. Williams said that they do have fence on the plan at this point (pointing to where fence is indicated on the exhibit).

Mayor Kennedy asked whether they will make a good faith effort to acquire the land.

Dr. Donets said that they think that there is a reverse mortgage that is income.

Comm. Shaw commented that when it comes to fences it is often said that good fence make good neighbors, so why no fence along Good Hope.

Mr. Williams said that they have pine trees along there and they can add it.

Comm. Lippow commented that despite the Master Plan it is unfeasible to put single-family on the property if we insist on the first version, the question is rhetorical, are there other options other than doubling the CBRF, continuing asking are CBRF's the best neighbors, and said he thinks so himself.

Dr. Donets said that this is what we do, and that they do not really have experience with multi-family.

Comm. Lippow said that the green space is substantially more than the other CBRF.

Comm. Shaw commented that there is not allot of green space.

Comm. Pfauth commented that they can be a good neighbor of delivery service traffic in and out.

Dr. Donets said that most deliveries are done with vans which does not indicate a need for a loading dock for box trucks.

Comm. Pfauth asked what the likelihood was that they would not build all four phases and that it could be two with green space.

Dr. Donets said that he is a podiatrist working with a number of 80 to 100 year-olds, and that the number of 88 year-olds is exploding.

Comm. Pfauth asked what the funding source is and whether it is private pay?

Dr. Donets said no, that it is a mix with Milwaukee County Family Care.

Comm. Shaw inquired if there is a concern of it not being built.

Comment was made that there would be a Development Agreement.

Motion by Comm. Cohn, seconded by Comm. Lippow, that the Plan Commission schedule a public hearing for 6:00 p.m. on Tuesday, December 6, 2016. Roll Call: Ayes: Mayor Kennedy, Commissioners Shaw, Cronwell, Cohn, Lippow, Pfauth, and Vukovic. Noes: None. Abstain: None. Motion carried unanimously.

- VIII. Referral from Common Council: Application to Change Zoning of 1633 West Bender Road (Tax Key Parcel 1619992001) from S-1 Institutional District to PD-Planned Unit Development District for a 57-unit multi-family residential development (approximately the north 3/4 of the 1633 property), as well as a new automobile storage yard (approximately the south 1/4 of the 1633 property). Applicant presentation of informational statement and general development plan to Plan Commission, Plan Commission review and discussion, 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:

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Plan Commission Report:

Michael Klein will formally present the Informational Statement and General Development plan to the Plan Commission.

Dove Healthcare previously occupied the property as a nursing home use. The property has been vacant for a number of years and has been deteriorating over that time period.

Historically the property was used as a landfill and because of that factual situation presents environmental limitations to typical site development. The proposed project involves removal of the existing building to the existing slab, and then constructing 57 units of multi-family housing utilizing the existing building foundation system.

Site Plan and Landscaping

There will be minimal change to the existing building footprint, with most of the changes to site required to provide drive lanes, parking, and landscaping. The other significant change is the south quarter of the property will be acquired for use by David Hobbs Honda for new automobile storage directly related to the David Hobbs Honda automobile dealership. The connection to the existing David Hobbs Honda property is not fully presented. Stormwater management and utility plans have not yet been submitted.

Proposed Architectural Design

Five new one story buildings are proposed to be constructed on the existing foundation system. The proposed unit mix and typical rents are as follows:

Bedrooms Occupants (Est.)	Units	Typical	Rent
One	2	\$ 950	3
Two	44	\$ 1,350	110
Three	11	\$ 900	39
Total	57		152

The architecture includes a mix of materials that includes unspecified brick masonry, cement board panel, fiberglass windows, and vinyl siding. The windows are not specified. Developer will present building materials to the Plan Commission.

There are some problems with some of the floor plans that will require further attention by the developer and architect in that some are drawn without any provision for windows.

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### Population

Developer did not provide any population projections for the project. Assuming 1.5 people occupying each of the one bedroom units, 2.5 people occupying each of the two bedroom units, and 3.5 people occupy each of the three bedroom units, the estimated development population would total about 152 persons (2 units x 1.5 people/unit + 44 units x 2.5 people/unit + 11 units x 3.5 people/unit = 152 persons) at full occupancy.

The development includes 133 parking spaces which gives 2.3 parking spaces per unit, which is almost enough parking spaces to provide a parking space for two adults and one child per unit. Glendale's parking guidelines suggest 1.5 parking stalls for each dwelling unit, or 86 parking spaces.

### Project Schedule

The Developer would like to commence construction in 2017 with the goal of having the project ready for occupancy in 2018.

### Project Value

Developer states in the narrative document that the estimated project construction cost at \$7.5 million.

### Required Action

The developer needs to review and modify some of the drawings, which may also impact the number of proposed living units. In addition to the noted discrepancies, there should be a plan exhibit that indicates the context for the project as relates to the properties and uses that surround the development site, and clarifies the connections to properties such as the David Hobbs Honda property, which is a significant element of the proposed project. Based on the above comments staff recommend that the Plan Commission require that the developer and architect review the plans and modify the plans as necessary in response to the identified items prior to the presentation at the public hearing.

The necessary action by the Plan Commission is to schedule a public hearing for 6:00 p.m. on Tuesday, December 6, 2016.

Director of Community Development Stuebe stated that the project was originally introduced to the City about two years ago and has moved forward not very rapidly.

Michael Klein introduced himself as the developer and Jason Korb introduced himself as the project architect.

Mr. Korb said that the problem is the old landfill, and that the foundation pilings go down 40 feet and that a high-rise could be built on them, and it would cost \$2.0 million to rip out, continuing that they originally planned to build a two-story with 88 units, however, it was decided to leave it as it is and build on the existing slabs, and that there would be two one-

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bedrooms, 44 two-bedrooms, and 11 three-bedrooms. Mr. Korb also said that they had met with the North Shore Fire Department and that they did not want a loop road, and that the site has about ten acres, and each site has two separate entrances but not two separate addresses, continuing that David Hobbs Honda will purchase the south three acres.

Mayor Kennedy stated that the parcel will be divided in two and that there will be separate Development Agreements for each of the respective uses.

Comm. Cronwell commented that the street view from West Bender Road is of Hardie Plank and yellow brick whereas there is nice material on the sides that would be nice to see from the street, and the reality is that they park and enter through the back door, though it would be nicer if the nicer facades faces the street.

Mr. Korb stated that there are four arms that have a fancy side and a plain side.

Comm. Cohn noted that the write-up has one bedrooms, two bedrooms, and three bedrooms and asked about the rents that have the three bedrooms with lower rents than the one and two bedrooms,

Mr. Klein stated that the affordable component keeps the three bedroom rents between \$940 and \$1,040, and stated where the mailboxes would be located.

Comm. Cohn observed that the staff write-up said something about for bedrooms without windows and what are the Code requirements for egress.

Mr. Klein stated that the target is empty nesters who seek something new and nice, and said that Bayshore has 95 percent occupancy.

Mayor Kennedy observed that it is not very pretty.

Comm. Cronwell said that there is a need for rentals, and that they also want rentals to meet certain standards, and commented that as it is it looks like army barracks, and that more is being spent on the interior than the exterior, that it is hyper amentized.

Mr. Klein said that they never had anybody walk up to their places and say they do not like it, and that they go inside and like the curb appeal.

Mayor Kennedy observed that there is a complex to the southwest that is old and not attractive, and asked how they would manage and maintain the property.

Mr. Klein stated that they are training property managers now, and that with their financing they plan to own the property for a very long time, that it runs at least 20 years, and that they would not let it go to what other ones are.

Mr. Korb said that the Hardie has a wood texture and that the brick is a steel gray, and that there are fiberglass window frames with all low e glass that are transparent, not opaque.

Comm. Cohn asked what other concept is there, it looks like a barracks.

Comm. Vukovic observed that it is not very plain.

Comm. Pfauth commented they varied the heights and asked what is to the south, and observed that it looks like a college age place.

Comm. Shaw observed that the three bedrooms are less costly and asked is it restricted.

Mr. Klein said that a family of three can earn no more than \$50,000.

Ted Matkom (from audience) stated that it is due to the HOME funds which have a requirement that by the end of the year, they can build 57, the HOME grant subsidizes the construction cost so that they can have lower rent, and that they can only have 11 of those, and that they need to rezone by the end of the year to remain eligible to receive the grant.

Mayor Kennedy observed that the neighbors fit the Master Plan, and that the Common Council can consider the zoning, and that they have aesthetics work to do and that he does not want to replace what is there with blight, and suggested that the City wants to beautify the area, and that there is a allot of roof there and to break it up a little. Mayor Kennedy said that the Common Council would meet with a recommendation to consider the rezoning.

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Motion by Comm. Vukovic, seconded by Comm. Lippow, that the Plan Commission schedule a public hearing for 6:00 p.m. on Tuesday, December 6, 2016. Roll Call: Ayes: Mayor Kennedy, Commissioners Cronwell, Lippow, and Vukovic. Noes: Comm. Shaw, Cohn, and Pfauth. Abstain: None. Motion carried 4-3 with Mayor Kennedy breaking the tie.

ADJOURNMENT.

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

Todd M. Stuebe, Director of Community Development

Recorded: Sunday, December 4, 2016