

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

AGENDA -- PLAN COMMISSION

Tuesday, December 06, 2016

6:00 P.M.

1. Roll Call and Pledge of Allegiance.
2. Adoption of Minutes of Meeting Held on November 1, 2016.
3. a. 6:00 P.M. Plan Commission Public Hearing, Application to Change Zoning of 2510 West Good Hope Road (Certified Survey Map 8771, Lots 1, 2, 3, and 4, and Lands Previously Intended to be Dedicated for Public Street Purposes but Never Formally Accepted by the City for Public Street Purposes, Tax Key Parcels 1009984002, 1009984003, 1009984004, 1009985005 and the Dedicated Lands) from R-3 Residence District to PD-Planned Unit Development District-Residential for use as a Community Based Residential Facility (CBRF) assisted living facility consisting of two 40-unit buildings. The Planned Unit Development also includes one single-family residential lot (CSM 8772, Lot 1, Tax Key Parcel 1009977001) to remain zoned R-3 Residence District. There are also two possible future single-family residential lots on lands owned by others, also to remain zoned R-3 Residence District. Applicant presentation of informational statement and general development plan, public comment, and Plan Commission review, discussion, and recommendation to Common Council.
Nick and Dr. Simon Donets, Project Developer
Rob Williams, TDI
- b. 6:00 P.M. Plan Commission Public Hearing, Application to Change Zoning of 1633 West Bender Road (Tax Key Parcel 1619992001) from S-1 Special (Institutional) District to PD-Planned Unit Development District-Residential and Commercial for use as 57-units of multi-family residential and David Hobbs Honda New Automobile Storage. Applicant presentation of informational statement and general development plan, Public Comment, and Plan Commission review, discussion, and recommendation to Common Council.
Michael Klein, Klein Development
Jason Korb, Korb + Associates Architects
- c. Referral from Common Council: Application to Change Zoning of 7065 North Port Washington Road (Tax Key Parcel 1288955004) from B-1, G1 Business and Commercial District to PD-Planned Unit Development District-Commercial for an 83-unit Fairfield Inn Hotel and Restaurant/Conference Center. Applicant presentation of informational statement and general development plan to Plan Commission, Plan Commission review and discussion, and schedule Plan Commission public hearing.
Rachit Dhingra, Odyssey Glendale Hotel, LLC
- d. Plan Commission Use and Occupancy Review, Merch and Market, LLC, 6055 North Flint Road. Review and approve proposed eCommerce fulfillment (warehouse/distribution) services use and occupancy.
Bryan Utech, Merch and Market
Mike Pelant, 6055 North Flint Road Property Owner
- e. 7:00 P.M. Plan Commission Review, Addeo Fit, LLC, 5055 North Lydell Avenue. Review and approve proposed fitness studio with class and studio based instructing use and occupancy.
Marti L. Wronski and Sarah J. Addeo, Addeo Fit, LLC
- f. 7:00 P.M. Plan Commission Review, Cousin's Submarines, Incorporated, 5333 North Port Washington Road, Suite 100. Review and approve continuing Cousin's Sub's sandwich shop (with proposal to also serve beer) with continuing drive-in window service use and occupancy in the redeveloped 5333 North Port Washington Road property.
Kim Lesch, Cousin's Submarines

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.-

NOTE:

Meeting Time is 6:00 p.m.

City of Glendale Plan Commission

6:00 P.M., Tuesday, December 06, 2016

- Plan Commission Report -

Glendale

**RICH PAST.
BRIGHT FUTURE.**



Staff Report to the Plan Commission

Meeting of Tuesday, December 06, 2016

- 3a. 6:00 P.M. Plan Commission Public Hearing, Application to Change Zoning of 2510 West Good Hope Road (Certified Survey Map 8771, Lots 1, 2, 3, and 4, and Lands Previously Intended to be Dedicated for Public Street Purposes but Never Formally Accepted by the City for Public Street Purposes, Tax Key Parcels 1009984002, 1009984003, 1009984004, 1009985005 and the Dedicated Lands) from R-3 Residence District to PD-Planned Unit Development District-Residential for use as a Community Based Residential Facility (CBRF) assisted living facility consisting of two 40-unit buildings. The Planned Unit Development also includes one single-family residential lot (CSM 8772, Lot 1, Tax Key Parcel 1009977001) to remain zoned R-3 Residence District. There are also two possible future single-family residential lots on lands owned by others, also to remain zoned R-3 Residence District. Applicant presentation of informational statement and general development plan, public comment, and Plan Commission review, discussion, and recommendation to Common Council.

Rob Williams, representing Nick Donets and Dr. Simon Donets, will formally present the Informational Statement and General Development plan to the Plan Commission and interested Glendale citizens (please bring the Plan Commission documents from November 1, 2016).

The Plan Commission indicated some concerns as to the scale of the CBRF facility compared to the original proposal, emergency ingress-egress, and particulars pertaining to the architecture such as the addition of PTAC units, landscape treatments such as the placement of plants and trees and fence requirements, and the project complete schedule.

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-Residential 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 both the CBRF assisted living and the single-family residential components, the developer will complete a revised Certified Survey Map, the City will formalize non-acceptance of or vacate dedicated right-of-way associated with CSM 8771 as may be necessary, 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 1633 West Bender Road (Tax Key Parcel 1619992001) from S-1 Special (Institutional) District to PD-Planned Unit Development District-Residential and Commercial for use as 57-units of multi-family residential and David Hobbs Honda New Automobile Storage. Applicant presentation of informational statement and general development plan, Public Comment, and Plan Commission review, discussion, and recommendation to Common Council.

Michael Klein will formally present the Informational Statement and General Development plan to the Plan Commission and interested Glendale citizens (please bring the Plan Commission documents from November 1, 2016).

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The Plan Commission indicated concerns about the aesthetics of the architecture. Ted Matkom stated that in order for the project to maintain the HOME grant zoning must be in place before year end 2016. In order to facilitate to consider only the zoning component of the property in the 2016, the Common Council has scheduled a public hearing for Monday, December 14, 2016.

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-Residential and Commercial zoning be granted as requested, modified, or denied. Upon Common Council approval of the zoning the developer will work further with the Plan Commission pertaining to project plan concerns, submit the Specific Plan for Plan Commission final plan review and approval pertaining to both the multi-family residential and the David Hobbs Honda components, the developer will complete a Certified Survey Map, and the developer(s) will enter into a Development Agreement(s) with the City of Glendale.

- 3c. **Referral from Common Council: Application to Change Zoning of 7065 North Port Washington Road (Tax Key Parcel 1288955004) from B-1, G1 Business and Commercial District to PD-Planned Unit Development District-Commercial for an 83-unit Fairfield Inn Hotel and Restaurant/Conference Center.** Applicant presentation of informational statement and general development plan to Plan Commission, Plan Commission review and discussion, and schedule Plan Commission public hearing.

Rachit Dhingra, Odyssey Glendale Hotel, LLC, will formally present the Informational Statement and General Development plan to the Plan Commission (Refer to Plan Commission documents).

As initially shared with the Plan Commission November 1, 2016, 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 as follows:

- A. Lot1 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. Images of the proposed Fairfield Inn hotel that the developer is working to finalize with Marriott are attached.
- B. Lot 3 contains the existing restaurant and banquet/convention facilities. Odyssey Glendale Hotel seeks to continue to operate the restaurant and banquet/convention

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facility, however, it will be operated completely autonomously from the Fairfield Inn hotel.

- C. 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, and that its future use will be determined when both the Residence Inn and Fairfield Inn are open.

The only zoning district that provides the flexibility to accommodate the proposed non-conformities (zero yards) is PD Planned Unit Development District. The property owner has submitted to have the 7065 North Port Washington Road property rezoned to PD Planned Unit Development.

The necessary action by the Plan Commission is to schedule a public hearing for 6:00 p.m. on Tuesday, January 3, 2017.

3d Plan Commission Use and Occupancy Review, Merch and Market, LLC, 6055 North Flint Road. Review and approve proposed eCommerce fulfillment (warehouse/distribution) services use and occupancy.

Bryan Utech seeks Plan Commission use and occupancy approval for Merch and Market, LLC, an eCommerce warehouse distribution 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.

Merch and Market, LLC, will use the tenant space for its warehouse distribution business. Typical hours of operation are Monday through Friday from 8:00 a.m. to 6:00 p.m. Merch and Market, LLC, has three to five 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.

Staff Recommendation: **Staff recommends that the Plan Commission grant use and occupancy approval for Merch and Market, LLC, an eCommerce fulfillment (warehouse and distributing) use, 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;

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- 4) Dumpster enclosure(s) required to comply with 13.1.144 of the Zoning Code;
- 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;

3e. **7:00 P.M. Plan Commission Review, AddeoFit, LLC, 5055 North Lydell Avenue.**
Review and approve proposed fitness studio with class and studio based instructing use and occupancy.

Marti L. Wronski and Sarah J. Addeo seek Plan Commission review and approval for AddeoFit, LLC, a fitness studio, to use and occupy about 13,000 square feet of the former Sunbeam/Oster facility located at 5055 North Lydell Avenue. The site is zoned B-1, Sub-Area A1, and the proposed use and occupancy requires Plan Commission review and approval.

AddeoFit, LLC, is a fitness studio that will offer a variety of class studio based fitness instruction to its clients as described in the packet materials. AddeoFit is not proposed as a health club, and health clubs are not a permitted or conditional use in the B-1, Sub-Area A1 District. The proposed use is being considered as a specialty studio or class based, as well as personal and small group fitness training and athlete performance (speed and agility) programs, without a swimming pool, tennis courts, or sauna facilities.

AddeoFit proposes to be open six to seven days per week with the following proposed business hours;

Monday, Tuesday, Wednesday, and Thursday	5:30 a.m. to 8:30 p.m.
Friday	5:30 a.m. to 8:30 p.m.
Saturday	6:00 a.m. to 4:00 p.m.
Sunday	6:45 a.m. to 12:00 Noon (seasonal)

AddeoFit will have two or three full-time employees, and five to ten employees who will be part-time. There will be a maximum of sixty (60) facility users inside the 5055 tenant space at any given time. Parking will be satisfactory for the proposed use.

There will not be food service and food preparation, although there will be accessory sales of prepackaged beverages, energy bars, and fruits.

AddeoFit proposes to be open February 2, 2017.

Staff Recommendation: **Staff recommends that the Plan Commission grant use and occupancy approval for Marti L Wronski and Sarah J. Addeo to operate AddeoFit, LLC, a fitness class and studio based fitness instructing use, within the tenant space located at 5055 North Lydell Avenue, per the following requirements:**

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- 1) Outside training subject to Plan Commission review and approval;
- 2) Signs require a Sign Permit per the Glendale Sign Code;
- 3) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department;
- 4) Compliance with State of Wisconsin requirements for physically disabled parking.

- 3f. **7:00 P.M. Plan Commission Review, Cousin's Submarines, Incorporated, 5333 North Port Washington Road, Suite 100.** Review and approve continuing Cousin's Sub's sandwich shop (with proposal to also serve beer) with continuing drive-in window service use and occupancy in the redeveloped 5333 North Port Washington Road property.

May 2, 1989, the Plan Commission approved Cousin's Building Permit for 5333 North Port Washington Road, which included a drive-in window service. January 5, 2016, the Plan Commission reviewed and approved the project plans for the development of the reconfigured 5317 and 5333 North Port Washington properties anticipating that the existing Cousin's would temporarily close and then occupy the south tenant space in the multiple tenant building being constructed this year. Cousin's continuing operation was anticipated as continuing a legal non-conforming use, with the only significant change being the recent request to also serve beer.

The new Cousin's is proposed to be open seven days per week from 10:00 a.m. until 10:00 p.m., will employ fifteen persons with as many as 10 present. The restaurant has 50 seats available at 11 tables and booths and four counter seats.

The proposed sale of beer is to serve in an open container for consumption within the restaurant, and will not be served via the drive-in service window or via delivery service. Cousin's plans to open January 2, 2017.

Staff Recommendation: Staff recommends that the Plan Commission grant approval for Cousin's to continue their historic sandwich shop use and occupancy at the 5333 North Port Washington Road location, with continuing drive-in window service of food, and serving beer in open containers for consumption within the restaurant, with the following requirements:

- 1) Beer shall only be served in open containers and consumed within the restaurant, and will not be served through the drive-in window or via delivery;
- 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 parking.