

CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, March 7, 2017

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

The meeting was called to order by Alderman John Gelhard at 6:00 p.m.

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

Other Officials Present: Rachel Reiss, City Administrator and North Shore Fire Department Battalion Chief John Maydak.

In accordance with the Open Meeting Law, the local news media was advised on Thursday, March 2, 2017, of the date of this meeting; that the agenda was posted on the official bulletin board of City Hall, the Glendale Police Department, and the North Shore Library; that copies of the agenda were made available to the general public in the Municipal Building and the Police Department, and those persons who requested, were sent copies of the agenda.

PLEDGE OF ALLEGIANCE.

The members of the Plan Commission, City staff and all those present pledged allegiance to the flag of the United States of America.

ADOPTION OF MINUTES.

Motion was made by Commissioner Cole, seconded by Commissioner Cronwell, to approve the minutes of the meeting held on Tuesday, February 7, 2017 as presented. Ayes: Ald. Gelhard, Commissioners Shaw, Cronwell, Cole, Lippow, Wadzinski, and Vukovic. Noes: None. Absent: None. Motion carried unanimously.

MATTERS FOR CONSIDERATION:

Ald. Gelhard requested the Commission review the Public Hearing for 5858-5866 and 5900-5910 North Green Bay Avenue first. There were no objections from the Commission.

- I. 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.

CITY OF GLENDALE -- PLAN COMMISSION

Plan Commission Report:

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 concern pertaining to the site plan arrangement (refer to the draft meeting minutes from the February 7, 2017 meeting).

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.

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.

Peter Ogorek, Architect for the project, reviewed the location of the site on the property. The building will be located on the Northeast corner of Green Bay Avenue and Civic Road. The service component will be on the East side of building. The project will be a Chrysler, Jeep, Dodge, Ram Dealership.

Mr. Ogorek reviewed the renderings of the building.

The Public Hearing commenced.

Dan Hess, 2055 West Green Tree, questioned the time frame of the project.

Mr. Ogorek stated the construction would start this summer and continues for 9 months until late winter 2017; however, it could be early spring 2018.

Motion by Comm. Vukovic, seconded by Comm. Cole, to close the Public Hearing. Roll Call: Ayes: Ald. Gelhard, Commissioners Shaw, Cronwell, Cole, Lippow, Wadzinski, and Vukovic. Noes: None. Motion carried unanimously.

Motion by Comm. Vukovic, seconded by Comm. Lippow, that the Plan Commission recommends that the Common Council approve the rezone of 5858-5866 and 5900-5910 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 as presented and agreed. Roll Call: Ayes: Ald. Gelhard, Commissioners Cronwell, Cole, Lippow, Wadzinski, and Vukovic. Noes: Commissioner Shaw. Abstain: None. Motion carried 6-1.

CITY OF GLENDALE -- PLAN COMMISSION

- II. 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.

Plan Commission Report

Representatives of Silverado Glendale CBRF will formally present the Information 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 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).

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 Development Agreement with City of Glendale.

Tony Nguyen, Senior Director of Acquisitions for Silverado, reviewed the Business Plan presented to the Commission. Silverado is an industry leader to provide care for residents with memory care needs. Silverado currently is located in 38 communities throughout 8 states. Mr. Nguyen stated Silverado is working towards being the best care in the industry. Silverado has a holistic approach to taking care of the needs of its patients.

Pam Preston, Director of Strategic Alliances has met with neighbors and Council members. She described Silverado as clinical care with a home feel. There are currently facilities in Brookfield and Menomonee Falls. The average transfer rate from care to hospital for the industry is 34.6 percent. The transfer rate from care to hospital at Silverado is 2.9 percent.

CITY OF GLENDALE -- PLAN COMMISSION

Mike Oates, architect with Eppstein-Uhen Architects, reviewed the plans and the location of the project. Mr. Oates explained there would be a closed entry point on North Green Bay Avenue. Mr. Oates also reviewed the building elevations. Changes were made to the plans at the request of Plan Commission members. The landscaping was increased on the west side of the building. Additional brick was added to the west side of the building. The enhancements were to address the concern of the view from North Green Bay Avenue.

The Public Hearing commenced.

Shelly Boehm, 7530 North Range Line Road. Ms. Boehm raised concern about traffic, stating last Friday there was an accident at Range Line Road and Green Bay Avenue.

Tony Nguyen, stated that the Wisconsin DOT has been involved in process. Mr. Nguyen stated from the community perspective Silverado will be low impact use. There will be staggered staffing with 5 shifts to reduce the impact on traffic. Silverado is also careful to adjust shift times to non-peak hours.

Barbara Joseph, 2204 West Kenboern Drive. Ms. Joseph questioned about the south bound traffic, Range Line Road to Green Bay Avenue. Ms. Joseph questioned how many employees would be working at Silverado.

Ms. Preston stated staffing would consist of 85 associates in general. This includes all shifts.

Mr. Nguyen added the max count is 35 at most, during peak hours and most visitors would be on weekends.

Dan Hess, 2055 West Green Tree Road. Mr. Hess questioned if the ingress and egress of the property could handle 50-foot trailer.

Mr. Nguyen stated this issue has been addressed. The food delivery trucks are about that size and will be able to enter the property.

Mr. Hess also questioned the levels of care and what the costs were.

Ms. Preston stated patients with early stages to late stages of Alzheimer's would be cared for at the facility. The cost would start at \$7,000 per month.

Ald. Wiese, 7505 North Berywn Avenue. Ald. Wiese stated he had been in contact with the Wisconsin Department of Transportation (WDOT). The WDOT has indicated this intersection will be addressed when funding is available. At this time, there will be some temporary measures taken to increase the safety of the intersection.

Ald. Wiese questioned what the distance from corner of entrance the entry would be.

Mr. Nguyen stated it would be 180 feet to North Green Bay Avenue.

Ald. Wiese stated there may be a problem with backed up cars on Rang Line Road. He expressed his concern about the physical size of the building.

Mr. Oates stated that the building is currently a second story building and the previous approval was a three story building.

Dee Dee Gelin, 7354 North Braeburn Lane. Ms. Gelin stated she went to New Perspective on Brown Deer Road and the facility has 35 memory patients. She expressed her concern about the building being empty, and few apartments being rented.

Ms. Preston stated unfortunately Alzheimer's is a growing problem and there is a need more facilities. Silverado specializes in memory care and local occupancy ranges from 95 to 100 percent.

Motion by Comm. Cole, seconded by Comm. Lippow, to close the Public Hearing.
Ayes: Ald. Gelhard, Commissioners Shaw, Cronwell, Cole, Lippow, Wadzinski, and Vukovic.
Noes: None. Motion carried unanimously.

Ald. Shaw raised the concern about trash against the building including that trash would start fires.

CITY OF GLENDALE -- PLAN COMMISSION

Mr. Oates stated the trash enclosure is large enough and that trash would not go against the building.

Ald. Shaw questioned if the drop off area would be big enough for a fire truck.

Mr. Oates stated it will accommodate an ambulance. The North Shore Fire Department has reviewed the plans and have indicated that they would be able to access the building in case of a fire from Range Line Road.

Comm. Cronwell questioned how the emergency vehicles leave the property.

Mr. Oates stated there will be full site access to an ambulance. The ambulance will be able to turn around on the far west side of the parking lot.

Comm. Wadzinski thanked the presenters for addressing many of the concerns raised at the last meeting. Comm. Wadzinski expressed concern about the west side of the building not having as much stone as the east side. Comm. Wadzinski commented that the plantings and berms around the building will need to be mature in order to have an immediate effect on the aesthetics. Comm. Wadzinski also questioned if flipping the building an option. Possibly changing the layout so the west side of the building was on the east side of the property.

Mr. Oates explained this is the best solution for safety and maximizing the site. There is a 60-foot set-back on Green Bay Avenue from the WDOT on Green Bay which inhibits the ability to adjust the building on the site.

Ald. Gelhard questioned if there would be 45 parking spaces.

Mr. Oates stated there would be 57 parking spaces all together.

Ald. Gelhard stated that 35 of the parking space would be for staff. That does not leave a lot of space. He questioned if there was any way more parking could be added.

Mr. Oates stated that the site was already maximized.

Ald. Gelhard questioned if there was potential for a traffic light.

Mr. Nguyen stated they had not reached out to the WDOT.

Ald. Gelhard suggested the developer contact the Legislature.

Comm. Cronwell stated that the City already has many care facilities. She questioned if Silverado did a needs analysis.

Mr. Nguyen stated that statistical software was utilized for the needs analysis.

Comm. Wadzinski discussed questioned which location would be dispatched by the North Shore Fire Department in the event of an emergency.

Battalion Chief Maydak stated this particular location would be dispatched from the Brown Deer station first. If Brown Deer was on another call, the Glendale station would be dispatched.

Motion by Comm. Lippow, seconded by Comm. Vukovic, that the Plan Commission recommend the Common Council approve the rezone of 7800 N. Green Bay Ave. from PD-Planned Unit Development District-Multi-Family Residential Condominium to PD-Planned Unit Development District-Community Based Residential Facility. Roll Call: Ayes: Ald. Gelhard, Commissioners Shaw, Cole, Lippow, Wadzinski, and Vukovic. Noes: None. Abstain: Commissioner Cronwell. Motion carried unanimously.

CITY OF GLENDALE -- PLAN COMMISSION

III. Reschedule Regular April Plan Commission meeting to 6:00 p.m. on Monday, April 3, 2017, due to the Tuesday, April 4, 2017, Election

Required Action

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 election.

Motion by Comm. Shaw, seconded by Comm. Cronwell, that the Plan Commission reschedule the regular April meeting to 6:00 p.m. for Monday, April 3, 2017, due to Tuesday, April 4, 2017 being Election Day. Roll Call: Ayes: Ald. Gelhard, Commissioners Cronwell, Cole, Lippow, Wadzinski, and Vukovic. Noes: Commissioner Shaw. Abstain: None. Motion carried unanimously.

ADJOURNMENT.

Motion by Comm. Shaw, seconded by Comm. Lippow, to adjourn the Plan Commission until 6:00 p.m. on Monday, April 3, 2017. Roll Call: Ayes: Ald. Gelhard, Commissioners Cronwell, Cole, Lippow, Wadzinski, and Vukovic. Noes: Commissioner Shaw. Abstain: None. Motion carried unanimously.

Rachel A. Reiss, City Administrator

Recorded: March 8, 2017