

CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, May 2, 2017

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

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

Roll Call: Present: Mayor Bryan Kennedy, Commissioners Tomika Vukovic, Bruce Cole, Fred Cohn, Gary Lippow, and JoAnn Shaw. Absent: Karn Cronwell and Josh Wadzinski.

Other Officials Present: Rachel Reiss, City Administrator, Todd M. Stuebe, Director of Community Development, and North Shore Fire Department Battalion Chief John Maydak.

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised on Thursday, April 27, 2017, of the date of this meeting, the agenda was posted on the official bulletin board in City Hall, copies of the agenda were made available to the general public in the Municipal Building and the Police Department, and those persons who have requested were sent copies of the agenda.

PLEDGE OF ALLEGIANCE.

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

ADOPTION OF THE MINUTES.

Motion was made by Comm. Cohn, seconded by Comm. Lippow, to approve the minutes of the meeting held Monday, April 3, 2017. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cole, Cohn, Lippow, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

MATTERS FOR CONSIDERATION.

- I. Plan Commission Use and Occupancy Review, ACCI-DENT Dents, Bumpers, Touch-Ups, 6043 and 6045 North Flint Road (former James Hoffman Homes tenant space). Review and approve paintless body service and bumper repair service (not a full service auto body repair paint shop) 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:

Nick Sanfilippo seeks Plan Commission review and approval for ACCI-DENT Dents, Bumpers, Touch-Ups, to use and occupy the tenant space

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located within the multi-tenant facility located at 6043 North Flint Road, as a paintless body service and bumper repair service business use. ACCI-DENT is presently located at 2201 West Bender Road, as such, this is an existing tenant located in the City of Glendale relocating. There will not be a paint booth on the premises. The subject site is zoned M-1 Warehouse, Light Manufacturing, Office, and Service District, which as an existing allows for the proposed use with Plan Commission review and approval.

ACCI-DENT anticipates three to five employees in the facility, and presently has a total of three. Hours of operation are Monday through Friday from 9:00 a.m. to 5:00 p.m.

Parking is not expected to be a problem for the proposed use. Applicant does not store vehicles at the property and does not routinely keep customer vehicles overnight.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant use and occupancy approval for Nick Sanfilippo to operate ACCI-DENT, a paintless body service and bumper service repair service use and occupancy, in the tenant space located at 6043 and 6045 North Flint Road, with the following requirements: 1) Signage requires 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 in compliance with 13.1.144 of the Zoning Code; 4) City of Glendale building and fire codes per the Building Inspector and the North Shore Fire Department; 5) Compliance with State of Wisconsin ADA parking requirements.

Nick Sanfilippo introduced himself and talked about ACCI-DENT moving from 2201 West Bender Road (Mike Pelant property owner) to the proposed Flint Road tenant spaces, and that what they do is bumper blending and smoothing out.

Comm. Cohn asked whether ACCI-DENT will have a paint booth.

Mr. Sanfilippo said that they do not have a paint booth now and continued saying that they do not finish cars, that they keep it inside overnight and buff it the next day, although they may have one or two overflow in the fenced and gated yard located at the south side of the property.

Comm. Lippow asked if the nature of the business will be changing.

Mr. Sanfilippo said that it will be 100 percent the same way, and that they are not moving the paint booth, and that Crime Prevention Officer Dhein has his work done there, continuing stating that they are not auto body repair.

Comm. Vukovic asked if they have a paint booth when they move in.

Mr. Sanfilippo said that they will have a paint booth when they move in that is for small repairs, and summarized saying that they do quality repairs for local clients such as Abra Auto Body and Umansky.

Motion by Comm. Lippow, seconded by Comm. Cohn, that the Plan Commission grant use and occupancy approval for Nick Sanfilippo to operate ACCI-DENT, a paintless body service and bumper service repair service use and occupancy, in the tenant space located at 6043

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and 6045 North Flint Road, per the five requirements. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cole, Cohn, Lippow, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

- II. Specific Implementation Plan (SIP), Caddis Heartis Senior Assisted Living and Memory Care Community Based Residential Facility (CBRF), 100 West River Woods Parkway (Estabrook Corporate Center, Former CDA Owned Land, Present Owner Securant Bank). Review and approve Specific Implementation Plan (SIP) for 71 resident room senior assisted living and 34 resident room memory care CBRF.

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:

Caddis Acquisition Partners, LLC, proposes to construct a senior assisted living and memory care Community Based Residential Facility (CBRF), Heartis Village Glendale, at 100 West River Woods Parkway. The site is zoned PD-Planned Unit Development District and Plan Commission review and approval is required. At the time of creation of the Estabrook Corporate Park, Covenants and Restrictions were established to control the permitted uses and qualitative requirements for development and ongoing maintenance within the Estabrook Corporate Park. The proposed use and project plans have been submitted to and reviewed by the Estabrook Corporate Park Owner's Association and with the non-objection of the Estabrook Corporate Park Owners Association, the proposed use and project plan are deemed to be approved by the Association.

Caddis will oversee the development and construction of the facility, the senior assisted living and memory care facility will be operated by third party entity Pathway Senior Living as a Heartis Village Glendale facility.



Proposed Use

The project includes two principle use components, senior assisted living and memory care. The larger two story element has 71 resident rooms, and the memory care element has 34 resident rooms. Supporting facilities and amenities include the dining rooms where resident eat food prepared in the facility kitchen, and other common areas are provided for activities and lounging.

Site Plan, Architecture, and Landscape Treatment

The property, comprised of about 12 acres of land, is located at the east end of West River Woods Parkway with frontage along the Milwaukee River. West River Woods Parkway intersects with North Port Washington Road, an arterial street, and there is a signalized intersection where North Port Washington Road intersects with West River Woods Parkway. The street system was designed to serve large projects. Neighbor properties include Columbia St. Mary's River Woods Urgent Care Center and Ascension Health (formerly Wheaton Franciscan Healthcare). The Milwaukee River flows north to south along the east boundary of the property, with Estabrook Park to the east and north across the river.

The proposed prairie style building has a footprint of about 96,000 square feet (refer to project plans in the review documents), Exterior building

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materials include brick veneer, horizontal band lap siding, siding panel with horizontal accents, with an asphalt shingle roof.

Even though the proposed facility has a large footprint the size of the property allows ample space for parking along two sides of the building and varied landscapes that will beautify the site overlooking the Milwaukee River. Courtyards Within the building perimeter provide safe environments for residents to enjoy and a pathway east of the building offers space for residents and families to commune with nature.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant approval of the architectural, site, landscaping, lighting, and signage plans, as well as the proposed use and occupancy, for Caddis Acquisition partners, LLC, to construct the proposed project at 100 West River Woods Parkway, consistent with the approved project plans, per the following requirements: 1) Obtain all necessary City of Glendale and other agency permits to connect to the sanitary sewer, watermain, storm sewer and public street systems; 2) Responsible for all costs associated with permitting and constructing the necessary connections to City facilities; 3) Sign Permit per the Glendale Sign Code; 4) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 5) Dumpster enclosure in compliance with 13.1.144 of the Zoning Code; 6) City of Glendale building and fire codes per the Building Inspector and the North Shore Fire Department; 7) Compliance with State of Wisconsin ADA parking requirements; and, 8) Conform to the Estabrook Corporate Park Covenants and Restrictions which also includes the variance permitting the proposed use at 100 West River Woods Parkway.

Eric Reiter introduced himself as representing Caddis, and said that Caddis developed the Heartis brand, and that they now have 15 projects operating or under development now.

Mayor Kennedy asked how they choose the place.

Mr. Reiter said that 99 percent of their clients do not any longer drive and that very few have a car – that it is more rare than typical. Mr. Reiter said that the facility has a van to provide transport for doctor appointments and planned activities, and that an advantage of the 100 West River Woods Parkway site is the proximity to healthcare, with the Urgent Care being a big benefit to the facility. Mr. Reiter noted the architecture image, the landscape amenities such as the patio, walkway, and woods.

Mayor Kennedy asked if there would be access to the Milwaukee River.

Mr. Reiter said that they had not provided a path to the river.

Mayor Kennedy asked about the staffing of the facility.

Mr. Reiter said that there are 15 to 25 persons per shift for the first and second shifts and overnight five. Mr. Reiter said that part-time personnel come in to administrate medications.

Mayor Kennedy asked about nursing and licensed practical nurses (LPN).

Mr. Reiter said that they have a mix, and also said that they have an executive director who has an Master's in Business Administration (MBA) and have Registered Nurses (RN) on staff, continuing saying that caregivers are not typically college educated, and that they have hospital nursing assistants, nursing assistants, and business management assistants.

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Mayor Kennedy asked if they completed a Market Study of the North Shore, and said that he would not want to find an over bedding situation.

Mr. Reiter said that Caddis believes that there is a large unmet demand, and that they view the primary market area to be within five miles, and reference was made to Harbor Chase in Shorewood, where the assisted living side is at capacity, and that they view that as proof of unmet demand.

Comm. Vukovic commented about Market Analysis, relating the demographics, the penetration rate versus existing supply, and feels that memory care assisted living may have an unmet supply, and asked if this is a chain.

Mr. Reiter said that Heartis is a brand, that this will be their first building in Wisconsin, that they do have a building in Peoria and another in Orland Park, a suburb of Chicago, and that they are looking to complete a development in Brookfield, Wisconsin.

Comm. Cole asked about a Marketing Study, and what their mix of Title 19 is to full-pay residents.

Mr. Reiter said that their target is 100 percent private pay clients.

Comm. Cohn said that years ago there were environmental requirements.

Mr. Reiter said that Caddis has completed Phase I and Phase II and that the site is a closed site now, and that there is a plan for how they will open the site, that there is a six-foot environmental cap, and that below the cap they are required to monitor and properly dispose of properly, and that possible costs are included in their project budget and contingency. Mr. Reiter said that State of Wisconsin approval is required before they can commence to construct.

Comm. Lippow asked how the building will be secured, there is a path and picnic tables.

Mr. Reiter said that with memory care patients there is always a concern of elopement, and that these residents will not really have access to the outside amenities, continuing to say that assisted living clients have all of their mental faculties, are not typically experiencing dementia, and are free to come and go as they please. Mr. Reiter said that they do monitor their client whereabouts, that they have the WanderGuard System and that when they get too close to the door it triggers lockdown, and if close when somebody enters the facility triggers an alarm, although they do not confine them.

Comm. Lippow said that he has a concern about possible market saturation, continuing that there are other facilities in this community, Fox Point, and along North Green Bay Avenue north of West Good Hope Road, and that so many companies see the demographics.

Mr. Reiter said that it is good to be aware, and that Caddis thinks that they are being conservative and have not had any issues with it, continuing saying that Caddis is making a big investment and that they understand the concern, and concluded saying that Caddis is building 34 memory beds and that they do not think that only 34 memory beds are needed and are feeling pretty confident.

Comm. Shaw stated that the proposed development being away from others that may be an advantage, and still has the concern about clients wandering off, and asked if the stormwater pond is fenced.

Mr. Reiter said that they do not have plans for that and that the slope is not very steep, and asked Chris Carr of Sigma Group to comment.

Mr. Carr (Sigma Group) said that it is a typical pond with a three to four foot depth that will have a safety shelf around the perimeter with a slope of one foot per twelve feet, and then a slope to the bottom of the pond of one foot per four feet.

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Mr. Reiter said that for most clients that will live there the only need they they have is help with one aspect of their life, and that Caddis does not want it to be a prison.

Mr. Carr stated that it is not the first time that Sigma has worked with the site, that they are not planning to move any dirt off of the site, and that they are moving dirt around filling.

Comm. Shaw asked if they have met with the North Shore Fire Department and asked what is WanderGuard.

Mr. Reiter said yes to Caddis having met with the North Shore Fire Department, and that WanderGuard is a bracelet or anklet that is only utilized on residents and places the assisted living and memory care on full lock-down, that the bracelet or anklet communicates with the door, and that if the door is occupied an alarm sounds.

Comm. Shaw asked what happens if they swap or take off the bracelet.

Mr. Reiter said that they cannot do that.

Mayor Kennedy asked about fire hydrants.

The response was that there is a fire hydrant at each corner, and that they have met with the Fire Marshal who required either a circular of hammerhead.

Mayor Kennedy, in reference to Market Study, observed that Caddis has 15 other facilities and asked about Caddis' occupancy in other markets, and the total project budget.

Mr. Reiter said that their pro-forma lease-up is three years, and so far Caddis feels good about the markets that Caddis has entered, and said that Caddis' total investment in the property is budgeted at about \$30 million.

Mayor Kennedy asked about the materials inside.

Mr. Reiter said that the exterior has nice quality materials, and that the interior will have granite countertops, that the refrigerator is stainless steel, that there is a kitchenette without a range, and said that in general they try to make a mix between a hospitality hotel and a residential feel – not institutional, and concluded saying that private pay 100 percent use what he considers high-end facilities.

Mayor Kennedy asked about deliveries such as laundry.

Mr. Reiter said in the kitchen area there is an entry and that the facility has a commercial laundry onsite.

Comm. Vukovic asked Staff if there have been any other proposals, whether this was perhaps jumping the gun, whether there had been any other proposals for the property.

Dir. of Community Development Stuebe said that the Community Development Authority previously owned the property and that from about the late 1990's there had been several development proposals that completed for the site, Sunstone Financial, Baird corporate headquarters search, Ruvin Group RiverTech offices, various inquiries for medical clinic/offices (Williams Development), United States federal government office facility, without inquiry activity with the real estate crash between about 2008 and 2012, and then several independent living/assisted living facility inquiries such as New Perspective's Lighthouse brand facility, which proposed a 140 unit senior living concept that was scheduled to be reviewed by the Plan Commission and withdrew due to problems with closing the land purchase.

Comm. Cohn asked about the site environmental and would the City want to be informed about any environmental problems.

Dir. of Community Development Stuebe said that the Wisconsin Department of Natural Resources has jurisdiction over the environmental status of the property and that the project will not be able to proceed without their review and approval as relates to State requirements, and that the City will want to be informed of any issues that are encountered.

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Motion by Comm. Vukovic, seconded by Comm. Lippow, that the Plan Commission grant approval of the architectural, site, landscaping, lighting, and signage plans, as well as the proposed use and occupancy, for Caddis Acquisition partners, LLC, to construct the proposed project at 100 West River Woods Parkway, consistent with the approved project plans, per the eight requirements. Comm. Cohn moved for a friendly amendment to the motion to have a requirement that the City be contacted if there are any environmental conditions, with the motion seconded by Comm. Cole, and unanimously approved, with the following vote on the original motion as amended. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cole, Cohn, Lippow, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

III. Specific Implementation Plan (SIP), Bender Townhomes, 1633 West Bender Road (Former Dove Health Care). Review and approve complete Specific Implementation Plan (SIP) for 57-units of multi-family residential and David Hobbs Honda New Automobile Storage.

Mr. Stuebe stated that the Plan Commission Report was distributed to the Plan Commissioners and Applicant and is incorporated herein as follows:

Plan Commission Report:

Michael Klein and his team will formally present the Specific Implementation Plan (SIP) as submitted to the Plan Commission for review and approval. The SIP is the precise plan for the proposed Planned Development District project.

Required Action

The necessary action by the Plan Commission is to approve the Specific Implementation Plan as submitted consistent with the approved General Development Plan. A Development Agreement is required that will be reviewed and approved by the Common Council.

Director of Community Development Stuebe stated that the necessary action of the Plan Commission is to approve the Specific Implementation Plan (SIP) consistent with the approved Informational Statement General Development Plan.

Michael Klein introduced himself as project developer.

Jason Korb introduced himself as project architect. Mr. Korb stated that there are more dormers.

Comm. Lippow asked what changes were made.

Mr. Korb said that there were additional gables and that those were the only changes.

Comm. Cohn asked about the dividing line between the Hobbs property and the property.

Mr. Korb said that the Hobbs property starts about 50 feet south of Building D, that the Hobbs component of the site development will come to the Plan Commission and that there will be fence.

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Comm. Lippow Asked about the project timeline.

Mr. Klein said that abatement will commence within the next several weeks with the buildings being razed shortly after, and also said that there will be fence around the whole property, and that there will be four weeks abatement that will be completed building by building, and concluded stating that they will have Building A complete February, 2018, with another building being complete every three weeks, and that they will have a model open end of 2017, and that while they are completing leases for Building A they will be completing Building D.

City Administrator Reiss commented that Building D has an entrance that is very near the drive lane and could something be done about that.

Motion by Comm. Cohn, seconded by Comm. Lippow, that the Plan Commission approve the Specific Implementation Plan. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cole, Cohn, Lippow, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

ADJOURNMENT.

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

Todd M. Stuebe, Director of Community Development

Recorded: May 31, 2017