

CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, June 6, 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, Fred Cohn, Gary Lippow, Josh Wadzinski, and JoAnn Shaw. Absent: Karn Cronwell. Comm. Cole was not able to be present as substitute.

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, June 1, 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 Tuesday, May 2, 2017. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cohn, Lippow, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

MATTERS FOR CONSIDERATION.

- I. Sign Appeal, Residence Inn, 7003 North Port Washington Road. Review and approve proposed sign appeal variance.

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 seeks Plan Commission review and approval to have signage that exceeds what is provided for in the Glendale Sign Code. July 27, 2015, the Plan Commission approved a wall sign on both the south and north façades of the Residence Inn (July 27, 2015). April 3, 2017, the Plan

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Commission also approved a Planned Sign Program for the 7001, 7003, and 7065 North Port Washington Road that also includes an off-premise monument sign that Residence Inn and Fairfield Inn & Suites share that also includes an electronic message (action type) sign.

Mr. Dhingra signage representatives will present the proposed signage (Refer to exhibit). Signage variances require Plan Commission review and approval.

Permitted signage for a commercial establishment corner property includes a wall sign and a monument sign or two wall signs on separate building fronts.

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:

- 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.

Community Development Director Stuebe stated that necessary action by the Plan Commission is to grant, require to modify, or to deny the sign variance request.

Chad Schultz introduced himself as the owner of Innovative Signs and explained the request for variance from the Glendale Sign Code, giving the rationale being that the property owner is removing the old free-standing sign located along the freeway, so that sign being eliminated necessitates visibility from the freeway which the middle sign allows only a glimpse.

Motion by Comm. Vukovic, seconded by Comm. Cohn, that the Plan Commission grant a variance to the Glendale Sign Code to permit the proposed third wall sign to

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be located at the fourth level of the west side of the north side of the Residence Inn located at 7003 North Port Washington Road, the reason being that the developer is removing the existing pylon located adjacent to Interstate Highway 43, and the necessity for visibility of the sign from Interstate Highway 43, of which the existing sign placed at the middle of the fourth level of the north façade only provides a glimpse. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cohn, Lippow, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

II. Sign Appeal, Bavarian Bierhaus, 700 West Lexington Avenue. Review and approve proposed sign appeal variance.

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:

Mike Weiss seeks Plan Commission review and approval for the Bavarian Bierhaus Restaurant & Brewery to have signage that exceeds what is provided for in the Glendale Sign Code.

Mike Weiss of both the Friends of BSC (Bavarian complex property owners) and Brauhaus Milwaukee, LLC (AKA Bavarian Bierhaus), will present the proposed signage (Refer to exhibits) which includes a free-standing (in this case pole mounted) sign that includes a standard sign face with the narrative “Bavarian Bierhaus Restaurant & Brewery” as well as an electronic message (action) sign that presents messages that periodically change. Signage variances require Plan Commission review and approval.

Permitted signage under the Glendale Sign Code for the restaurant and brewery includes a monument sign or a wall sign. In general the maximum height of a monument sign is ten feet and the maximum size of a sign may attain is 150 square feet.

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:

- a. The basic rule of thumb should be that there be no public harm and there be a public benefit.

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- 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.

Community Development Director Stuebe stated that there are two agenda items pertaining to the signage requests of the Bavarian campus complex, the first being a variance as to height and size, the second being a proposed Planned Sign program for the property that will include a campus-wide signage program to include all of the signage serving the property along with the proposed electronic message center included within the proposed free-standing sign. The necessary action by the Plan Commission is to grant, require to modify, or to deny the sign variance request.

Mike Weiss introduced himself as representing the Bavarian Bierhaus and also as a Member of the Friends of BSC, LLC, present owners of the four parcels that comprise the larger 15-acre Bavarian campus. Mr. Weiss presented the story of the Bavarian property and the challenges to the property in that due to the tall freeway embankment the property is invisible from the travelled street network, as well as the view of the property being minimal from Interstate Highway 43, which presents a unique physical and geographic visibility challenge to the property as compared with any other property in the City of Glendale. Mr. Weiss shared that the proposed placement of the sign may not be acceptable to the Wisconsin Department of Transportation (WDOT) as it does not fit perfectly with WDOT rules that do not permit off-premise signage, and suggested that an alternative placement at the southeast corner of the Bavarian Bierhaus parcel (Lot 2) that may also necessitate the signage to be somewhat taller, possibly ten feet taller than being proposed for the northwest intersection of West Lexington Boulevard and North Ironwood Lane.

The Plan Commission made inquiries, discussed, and considered the request for variance to the Glendale Sign Code to permit the proposed increase in height and size as proposed and agreed that the Bavarian complex properties (Lot 1, 2, 3, and 4) has in fact unique geographic and visual limitations that justify a grant of variance. In response to the request as presented the Plan Commission had some flexibility as to a possible alternative placement at the southeast corner of Lot 2, and the height to remain within ten feet of that as proposed at the preferred placement at the southeast corner of Lot 4.

Motion by Comm. Vukovic seconded by Comm. Wadzinski, that the Plan Commission grant approval of the variance of the Glendale Sign Code to permit the proposed signage as proposed, with the flexibility to permit the alternative placement at the southeast corner of Lot 2 with the height increased within ten feet as well. Roll Call: Ayes: Mayor

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Kennedy, Commissioners Vukovic, Cohn, Lippow, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

III. Planned Sign Program, Bavarian Bierhaus, 700 West Lexington Avenue. Review and approve proposed Planned Sign Program (PSP).

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:

A Planned Sign Program (PSP) is proposed for the Bavarian Bierhaus and the larger Bavarian complex properties as a multiple property, multiple tenant, multiple use, hospitality and recreation campus. The purpose of the PSP is to establish a set of guidelines and criteria for all signs in such a development. The hospitality campus includes four properties within about 15.0 acres (651,516 square feet) of land to form the hospitality and recreation campus.

Proposed changes facilitated by the PSP include the following:

1. Free-Standing sign as proposed under Item 3b to include the electronic message (action) sign (8 feet x 12 feet = 96 feet) with the sign located off-premise from the Bavarian Bierhaus Restaurant & Brewery premises.
2. The grain storage sign at the entrance to Heidelberg Park for which a variance was previously granted.
3. Bavarian Bierhaus Restaurant & Brewery entrance sign.
4. Bavarian complex entrance directional signs.

Based on the intent of the PSP and the nature of the hospitality and recreation campus, Staff recommends that PSP status be approved per the exhibits and as described above.

Community Development Director Stuebe stated that in order to facilitate a Bavarian campus-wide signage program to serve the existing uses located within Lot 1, 2, 3 and 4, that includes the proposed placement of the pole sign within Lot 4, to include an electronic message center element within the proposed pole sign, as well as the above described signage, a Planned Sign Program (PSP) is required.

The Plan Commission reviewed the proposed signage for the Bavarian campus, and approved of a Planned Sign Program for the Bavarian complex to include placement of signage within Lots 1, 2, 3, and 4, to serve the various approved uses within the Bavarian campus, as well as to include the electronic message center that is included in the proposed pole sign.

Motion by Comm. Vukovic, seconded by Comm. Lippow, that the Plan Commission grant approval of a Planned Sign Program (PSP) that will include the proposed electronic message center element with the proposed pole sign and allow the proposed pole sign to be located at Lot 4, as well as incorporating the above described signage and existing Bavarian

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complex signage into the program. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cohn, Lippow, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

- IV. Referral from Common Council, 7575 North Port Washington Road (U.S. Petroleum). Review and recommend to Common Council to change Zoning Code text regulation pertaining to parking use within the B-1, H1 District.

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:

Wisconsin Athletic Club seeks a change to the Zoning Code text regulations to permit parking as a principle use within the B-1, H2 District. More specifically, Wisconsin Athletic Club, located at 7601 North Port Washington Road, seeks to acquire the 7575 North Port Washington Road property (presently a U.S. Petroleum gasoline station, automobile repair shop, and U-Haul and trailer, camper, and boat storage yard), raze the existing building, and construct a parking lot there that will serve the members of the existing Wisconsin Athletic Club facility.

The proposed Zoning text change, along with a preliminary Site Plan exhibit, is included in the documents distributed to the Plan Commission. At this time only the change to the Zoning Code text regulation is under review. If the Common Council approves the change to the Zoning Code text regulation to permit parking as a principle use then Wisconsin Athletic Club submit the Site Plan for Plan Commission review and approval.

Staff is supportive of the proposed change to the Zoning Code text regulation to facilitate the proposed use in the B-1, H2 District. The necessary action of the Plan Commission is this review and to recommend to the Common Council that the petition be granted as requested, modified, or denied. This item will then go to the Common Council will have a Public Hearing, and after consideration of the Plan Commission recommendation will vote on the proposed ordinance effecting the proposed change.



Community Development Director Stuebe stated that staff is supportive of the proposed change to the Zoning Code text regulation to facilitate the proposed use in the B-1, H2 District. The necessary action of the Plan Commission is this review and to recommend to the Common Council that the petition be granted as requested, modified, or denied. This item will then go to the Common Council will have a Public Hearing, and after consideration of the Plan Commission recommendation will vote on the proposed ordinance effecting the proposed change.

Mr. Keith Nygren and Ray O'Connor introduced themselves as owners of the Wisconsin Athletic Club (WAC) facility, and said that WAC has now been open at 7601 North Port Washington Road since 2006. Mr. O'Connor stated that the 7575 North Port Washington property is environmentally contaminated and that they will clean-up the ground and the two properties will look as if they are a single continuous property along North Port Washington Road.

Mayor Kennedy observed that Calumet is somewhat secluded, and asked how many parking spaces there will be.

Mr. O'Connor said 90 spaces.

Comm. Lippow observed that his office is right across the street from the U.S. Petroleum and that he thinks it is an eyesore and that landscape would be an advantage, and also observed that there are church jay-walkers.

Mr. O'Connor said that the proposed parking lot would be for WAC Members use, and that since they came to Glendale in 2006 there has been staff parking across North Port Washington Road, and that will continue, although if it is an issue they will talk to staff to use the cross-walk and that they are supportive.

Comm. Shaw said that they had answered her question, they had been in touch with the Wisconsin Department of Natural Resources, and observed that there is a cross-walk at Calumet.

Mr. O'Connor said that they will receive the final analysis next week, and shared that in Menomonee Falls they had \$4.8 million in costs to clean up contamination, and that it would be unusual not to deal with a site that has some contamination.

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Comm. Wadzinski said that he has two concerns, the first being that the property is presently an eyesore and, second, the existing storage there of boats with tarps. Comm. Wadzinski said that to add landscape is all great, although the corner is typically prime real estate, although it is understandable, and inquired about how the cross-walk is being delineated.

City Administrator Reiss interjected that they will come back in July or August, and that this plan exhibit is only preliminary, they will come back to the Plan Commission with the complete plan.

Comm. Shaw asked if there was other B-1 would they be affected.

City Administrator Reiss stated that this item will be with the Common Council for a July 10 hearing and that they will be back in July or August.

Motion by Comm. Cohn, seconded by Comm. Lippow, that the Plan Commission recommends that the Common Council approve the petition for a Zoning Code text regulation amendment to facilitate the proposed parking use within the B-1, H2 District. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cohn, Lippow, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

- V. Plan Commission Use and Occupancy Review, A&J Specialty Services, Incorporated, 6055 North Flint Road (former Statewide Roofing). Review and approve fire and water restoration services contractor 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:

Kent Rawhouser seeks Plan Commission review and approval for A&J Specialty Services, Incorporated, to use and occupy the tenant space formerly occupied by Statewide Roofing that is located within the multi-tenant facility at 6055 North Flint Road, as a fire and water restoration service contractor use. The site is zoned M-1 Warehouse, Light Manufacturing, Office, and Service District, and the proposed use is a permitted use with Plan Commission review and approval. A&J Specialty Services home office is located in DeForest, Wisconsin.

A&J Specialty Services anticipates as many as three employees in the 6055 North Flint Road tenant space. Hours of operation are Monday through Friday from 8:00 a.m. to 5:00 p.m.

Parking is not expected to be a problem for the proposed use. Applicant does not store any items outside other than employee automobiles that are occasionally parked there when A&J responds.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant use and occupancy approval for Kent Rawhouser to operate A&J Specialty Services, Incorporated, a fire and water restoration service contractor use and occupancy, in the tenant space located at 6055 North Flint Road, with the following

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requirements: 1) There will not be any items stored outside; 2) Signage requires a Sign 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 in compliance with 13.1.144 of the Zoning Code; 5) City of Glendale building and fire codes per the Building Inspector and the North Shore Fire Department; and 6) Compliance with State of Wisconsin ADA parking requirements.

Francis Balthazor introduced himself as representing A&J, and that they provide water and fire restoration services, they clean it up, and that they have their main office and warehouse in DeForest, Wisconsin, and that they are increasing their presence within the Milwaukee area.

Comm. Shaw asked if they already do work here, and what chemicals would they have there, and do they have competitors.

Mr. Balthazor said that they already do work in southeastern Wisconsin, they have clients that they serve, and that as for chemicals they do not store any, and that they mainly utilize a natural product called Benefect, and said that Paul Davis is a competitor in the area.

Motion by Comm. Lippow, seconded by Comm. Cohn, that the Plan Commission grant use and occupancy approval for Kent Rawhouser to operate A&J Specialty Services, Incorporated, a fire and water restoration service contractor use and occupancy, in the tenant space located at 6055 North Flint Road, per the six requirements. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cohn, Lippow, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

- VI. Specific Implementation Plan (SIP), Lubavitch Academy and Synagogue, 6789 and 6791-6799 North Green Bay Avenue (Greensquare I and II). Review and approve Specific Implementation Plan (SIP) for mixed use commercial office and institutional uses, specifically the Girls Hillel High School, Synagogue, and Adult Education uses within Greensquare II (West Building).

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:

Rabbi Shmotkin 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.

The Site Plan includes ADA parking near the entrance to the Greensquare II Building (the west building), as well as HVAC equipment at the south end of the building.

The floor plan shows the arrangement of the proposed foyer/coatroom, classrooms, school multi-purpose space, library/weekday sanctuary, office, kitchen, sanctuary space, restrooms, and storage space within the Greensquare II (west) building.

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The Plan Commission documents include the operating characteristics of the proposed facilities. Please note that a Conditional Use Permit (CUP) does not regulate the use and occupancy of the property. The property was rezoned to PD-Planned Unit Development District specifically to facilitate the education and religious use in the Greensquare II (west) building and for commercial office use to continue within the Greensquare I (east) building. The Specific Implementation Plan (SIP) is simply the final formal approval pertaining to the Planned Development District project plan approved for the property.

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. A Development Agreement is in place that has been reviewed and approved by the Common Council.

Jeremy Bartlett introduced himself as project architect representing the project and presented the project saying that they are sticking to what was previously approved by the City, and that Greensquare II will be remodeled, they will modify the entrance and would like to place an HVAC in a small space in the roof, however, they thought it would be better to move it away from the development to the west so placed it at the south end and that this will result in the loss of about two parking spaces.

Mayor Kennedy asked if all of the tenants have moved.

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Mr. Bartlett said that two tenants had moved to the former Kanyakumari tenant space, that the Children's Medical Group office relocated to the facility built in Mequon, and that Hillel Academy will be using the space.

Comm. Cohn asked if they will be using all of the existing sign spaces that are on the façade.

Mr. Bartlett said that they do not anticipate the sign being different, although they do not have a proposal at this time, they will use the existing space, although there will only be a single sign rather than three, and that as an architect he thought it looked better without the signage.

Rabbi Shmotkin said that he does not have the design now and that he thought Greensquare has a Planned Sign Program (PSP), so his thinking is that they will stay within the PSP.

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

VII. Specific Implementation Plan (SIP), Silverado North Shore (FKA Silverado Glendale CBRF), 7800 North Green Bay Avenue (Former Masonic Lodge). Review and approve complete Specific Implementation Plan (SIP) for a 53-unit (85 residents) Alzheimer's 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:

Silverado will formally present the Specific Implementation Plan (SIP) for the Silverado North Shore Alzheimer's memory care Community Based Residential Facility (CBRF) at 7800 North Green Bay Avenue facility as submitted to the Plan Commission for review and approval. The SIP is the precise plan for the proposed Planned Development District project.



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March 7, 2017, the Plan Commission Public Hearing was held pertaining to the Informational Statement and General Development Plan and the Plan Commission recommended that the Common Council approve. May 8, 2017, the Common Council Public Hearing was held and the Common Council approved the Ordinance to rezone the property to PD-Planned Unit Development-Community Based Residential Facility.

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).

Project Architecture, Site, and Landscaping Plans

The project architecture, site, landscaping, lighting, and signage plans are included in the Plan Commission materials, as well as other project data.

Project Value

The project construction cost is estimated to be about \$11,500,000. The existing assessed value of the property prior is \$847,000 (\$842,000 land + \$5,000 improvements = \$847,000), generating about \$23,184 in property taxes today. Under the prior ownership and use as a Masonic Lodge the property was tax exempt for real estate property taxes.

Project Schedule

The Developer would like to commence site construction work June of 2017 and complete the work June of 2018.

Required Action

The necessary action by the Plan Commission is to approve the Specific Implementation Plan as submitted consistent with the approved Informational Statement and 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 Staff recommends that the Plan Commission grant approval of the Specific Implementation Plan (SIP), for Silverado North Shore to construct the proposed project at 7800 North Green Bay Avenue, consistent with the approved project plans, with the following eight 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) Storm Water Management Plan review and approval per Glendale Code of Ordinances; 4) Sign Permit per the Glendale Sign Code; 5) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 6) Dumpster enclosure in compliance with 13.1.144 of the Zoning Code; 7) City of Glendale building and fire codes per

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the Building Inspector and the North Shore Fire Department, and 8) Compliance with State of Wisconsin ADA parking requirements.

Michael Oates and Andrew Alden of Eppstein-Uhen Architects introduced themselves as project architect representing the project this evening.

Tom Gilgenbach introduced himself as being project engineer with JSD Engineers.

Mayor Kennedy observed that the proposed building has exposure from three sides.

Comm. Shaw asked if there will be temporary markings and re-lined so that a person is able to better visualize traffic.

City Administrator Reiss informed the Plan Commission that the line marking or posts will be completed by September, and that the intersection is on the Wisconsin Department of Transportation list of intersections that require improvements.

Comm. Wadzinski said there is a brand new sign up, although he views this as a Band-Aid on a major wound, and encourages Staff to keep pressing the State.

Comment was made that Silverado offered to help. There was an inquiry about talking to the neighbor to the east of the project.

Comm. Cohn said that he was not present for the first meeting about the project, and that he does have a concern, the City turned down a project with a 26-foot tall building, while this project is 48-feet tall and more dense than the Good Hope project, also here there is a concern about access, while not so for Good Hope, and wonders how it is that the City turned that project down.

Comm. Wadzinski stated that they are completely different projects, there was significant neighborhood push-back at the Good Hope project that he does not see with this project, and that he views it as traffic mostly.

Comm. Cohn observed that they were from six blocks away.

City Administrator Reiss stated that the project has been approved and that this is the final project plan.

Mayor Kennedy observed that the Donet's project was surrounded while this site is on its own.

Comm. Vukovic stated that her differences are that the Good Hope project was not nearly as pleasing to the eye, that there was nothing for the neighbors to see while, Silverado has created a screen, and noted that transportation was raised at the meeting.

Comm. Lippow took note of the North Shore Fire Department (NSFD) comments and asked Battalion Chief John Maydak to go over NSFD concerns.

Battalion Chief Maydak said that mostly they want to have the pre-construction meeting to solve concerns early in the process.

Motion by Comm. Wadzinski, seconded by Comm. Lippow, that the Plan Commission approve the Specific Implementation Plan for Silverado to construct the proposed project at 7800 North Green Bay Avenue, consistent with the approved project plans, per the eight requirements: Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Lippow, Wadzinski, and Shaw. Noes: Comm. Cohn. Abstain: None. Motion carried 5-1.

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- VIII. Specific Implementation Plan (SIP), Amato Chrysler, Dodge, Ram, and Jeep, 5858-5866 and 5900-5910 North Green Bay Avenue. Review and approve complete Specific Implementation Plan (SIP) for auto dealership and corporate offices.

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:

JAMA Corporation (John Amato) team will formally present the Specific Implementation Plan (SIP) for the Amato Chrysler, Dodge, Ram, and Jeep facility at 5858-5866 and 5900-5910 North Green Bay Avenue facility as submitted to the Plan Commission for review and approval. The SIP is the precise plan for the proposed Planned Development District project.



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March 7, 2017, the Plan Commission Public Hearing was held pertaining to the Informational Statement and General Development Plan and the Plan Commission recommended that the Common Council approve. April 24, 2017, the Common Council Public Hearing was held and the Common Council approved the Ordinance to rezone the property to PD-Planned Unit Development-Community Based Residential Facility.

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 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.

Project Architecture, Site, and Landscaping Plans

The project architecture, site, landscaping, lighting, and signage plans are included in the Plan Commission materials, along with other data.

Project Value

The project construction cost is estimated to be in a range of \$6,000,000 and \$8,000,000. The existing assessed value of the two properties prior to the buildings being razed totaled \$2,056,000 ($\$1,228,000 + \$828,000 = \$2,056,000$) with the improvements comprising \$313,100 of the total ($\$235,000 + \$78,100 = \$313,100$). The proposed project will result in a significant increase in the assessed value of the assembled property. Prior to the buildings being razed the two properties generated a total of about \$56,314 ($\$33,649 + \$22,665 = \$56,314$) in property taxes.

The proposed dealership, service, and office facility is expected to create more than 70 jobs with annual payroll in excess of \$4,200,000.

Project Schedule

The Developer would like to commence site preparation related work with the 2017 construction season.

Required Action

The necessary action by the Plan Commission is to approve the Specific Implementation Plan as submitted consistent with the approved Informational

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Statement and 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 Staff recommends that the Plan Commission grant approval of the Specific Implementation Plan (SIP), for JAMA Corporation (John Amato) to construct the proposed Amato Chrysler, Dodge, Ram, and Jeep project at 5858-5866 and 5900-5910 North Green Bay Avenue, consistent with the approved project plans, with 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) Storm Water Management Plan review and approval per Glendale Code of Ordinances; 4) Sign Permit(s) per the Glendale Sign Code; 5) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 6) Dumpster enclosure in compliance with 13.1.144 of the Zoning Code; 7) City of Glendale building and fire codes per the Building Inspector and the North Shore Fire Department; and 8) Compliance with State of Wisconsin ADA parking requirements.

John Amato introduced himself again as project developer and said that they will go over the final project plans.

Peter Ogorek introduced himself as project architect and said that he will talk about the project and any changes, continuing saying that the project will provide significant property tax revenue to the City and jobs within the community, and offered that this will be one of the first Jeep specialized showrooms, and noted the stormwater management plan for the project, that the car wash and trash enclosure are located behind the building, and that they have rooftop screening of the HVAC equipment. Mr. Ogorek also commented that pertaining to site improvements they have changed the plan to have a single monument rather than two, and that necessitates having Jeep also on the sign, and that the sign is proposed to be 15 feet in height to make that work. Mr. Ogorek said that they would have a wood fence in place of chain-link, that they removed a couple of light poles from inventory, added a flag pole, have provided access via a pedestrian walkway from the sidewalk to the building entrance, have made way for the vision triangle at the intersection of North Green Bay Avenue and West Civic Drive, have some directional signs, and have reduced the amount of signage on the building and accomplished an overall reduction to the number of signs.

Comm. Shaw asked how tall is the fence.

Mr. Ogorek said four feet.

Mayor Kennedy observed that there are five-foot height posts.

Motion by Comm. Vukovic, seconded by Comm. Wadzinski, that the Plan Commission grant approval of the Specific Implementation Plan (SIP), for JAMA Corporation (John Amato) to construct the proposed Amato Chrysler, Dodge, Ram, and Jeep project at 5858-5866 and 5900-5910 North Green Bay Avenue, consistent with the approved project plans, per the eight requirements: Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cohn, Lippow, and Wadzinski. Noes: Comm. Shaw. Abstain: None. Motion carried 5-1.

CITY OF GLENDALE -- PLAN COMMISSION

- IX. Reschedule Regular July Plan Commission meeting to 6:00 p.m., TUESDAY, JULY 11, 2017, due to Independence Day being Tuesday, July 4, 2017.

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:

The required action is for the Plan Commission to reschedule the regular July Plan Commission meeting to 6:00 p.m. on TUESDAY, JULY 11, 2017, due to Independence Day being the day of Tuesday, July 4, 2017.

Motion by Comm. Shaw, seconded by Comm. Wadzinski, that the Plan Commission reschedule the regular July meeting to 6:00 p.m. for Tuesday, July 11, 2017, due to Tuesday, July 4, 2017, being Independence Day. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cohn, Lippow, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

ADJOURNMENT.

Motion by Comm. Lippow, seconded by Comm. Cohn, to adjourn the Plan Commission until 6:00 p.m., Tuesday, July 11, 2017. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Vukovic, Cohn, Lippow, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

Todd M. Stuebe, Director of Community Development

Recorded: July 7, 2017