

CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, December 4, 2018

The City Plan Commission convened in the David Hobbs Honda For the People Community Room, Richard E. Maslowski Community Park, 2200 West Bender, Glendale, Wisconsin (Glendale City Hall is being reconstructed), for its regular monthly meeting.

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

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

Other Officials Present: Todd M. Stuebe, Director of Community Development and City Clerk Miranda Etzel.

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised Thursday, November 29, 2018, of the date and time of this meeting, the agenda was posted to 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. Shaw, to approve the minutes of the meeting held Tuesday, November 13, 2018. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cronwell, Cohn, Cole, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

MATTERS TO BE CONSIDERED.

- I. Petition to Rezone 7170 (Kane) and 7158 (Bradley) North Port Washington Road, 419 West Good Hope Road (Scaffidi), and 408 West Sugar Lane (Blankenburg) from R-7 residence District to B-1, G2 Business and Commercial District. Discuss proposal to rezone lands to B-1, G2 District and Schedule Plan Commission Public Hearing.

Tuesday, December 4, 2018

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

The Common Council initially referred this item to the Plan Commission (May 1, 2018, Plan Commission Agenda). Since that time the process of Amendment to the Land Use Plan has been completed with the Common Council approving an Amendment that changes the land use category from Single Family Residential to Commercial land use. Now, pertaining to the specific request, which is to change the zoning classification from R-7 Residence District to B-1, G2 Business and Commercial District, the Plan Commission may consider and formulate its recommendation to the Common Council.

The B-1, G2 Business and Community District essentially provides for offices, permitting the following uses:

1. Professional services and administrative offices.
2. General corporate headquarters offices.
3. Medical and dental offices.
4. Sales offices.
5. Financial, insurance and real estate offices.
6. Any other uses found to be similar by the Plan Commission.

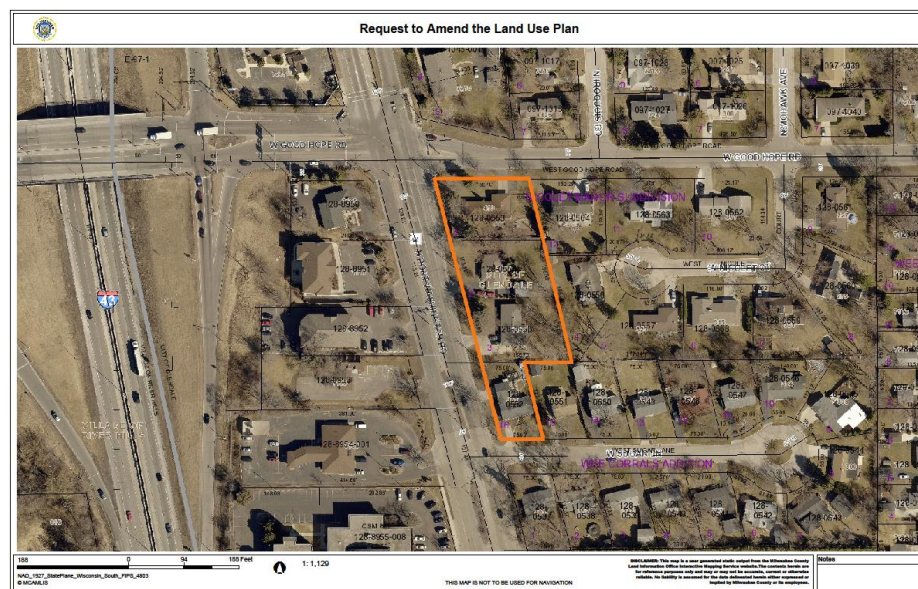
The B-1, G2 District (in each of the B-1 District categories) includes further requirements (per 13.1.34(d), (e), (f), and (g)), which deals with the Special Definition of Retail uses (not applicable in this case), Prohibited Uses, Required Application Materials, and the Site Requirements and Urban Design Standards.

The B-1, G2 District is the same zoning classification that is in place for the lands located immediately west of the subject lands along North Port Washington Road which includes 7139 (Educator's Credit Union), 7155 (Lakeshore Family Dentistry-Abbey LaManna, DDS), 7161 (Lemel Multi-Tenant Office Building), 7177 (Northland Development Multi-Tenant Offices), and 7195 (Mitz & Rozansky) North Port Washington Road.

CITY OF GLENDALE -- PLAN COMMISSION
Tuesday, December 4, 2018

The Plan Commission should now put in place appropriate zoning regulatory controls consistent both with commercial land use in place and the goals and objectives of the City as relates to commercial development in this area. The B-1, G2 District, requested by the four property owners, provides the City of Glendale with appropriate controls for the use of the properties, changes to the buildings and grounds, and general redevelopment activity.

Aerial View of the Site



Necessary Action

Prior to formulating its recommendation to the Common Council the Plan Commission should schedule a Public Hearing to take public comment and input about the requested change from R-7 Residence District to B-1, G2 Business and Community District.

Community Development Director Todd Stuebe stated that the request of the four property owners is to rezone the four properties from R-7 Residence District to B-1, G2 District. The B-1, G2 District provides for office uses and there are appropriate zoning controls.

Mayor Kennedy stated that Staff are recommending the B-1, G2 District, and that in the Land Use Amendment process there have been Public

Tuesday, December 4, 2018

Hearings at both the Plan Commission and Common Council, and that the Common Council will have a Public Hearing for the rezone, so the action may be to recommend to the Common Council to approve the rezone from R-7 Residence District to B-1, G2 District, and asked Staff to confirm if that is procedurally acceptable.

Director of Community Development Todd Stuebe affirmed that the Plan Commission may make the recommendation to the Common Council.

Motion by Comm. Wadzinski, seconded by Comm. Cronwell, that the Plan Commission recommends that the Common Council approve the rezoning of the four properties from R-7 Residence District to B-1, G2 District. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cronwell, Cohn, Cole, and Wadzinski. Noes: Comm. Shaw. Motion carried 5-1.

- II. Referral from Common Council: Petition to Rezone 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 to include a 48-Unit Apartment Building located proximate to West Good Hope Road and, to the north of the Apartment Building, 41 Townhome Garden Apartments (Note: 7340 North Braeburn Lane, Tax Key Parcel 1009977001, is not included in this Project Plan and will remain as unplatted lands zoned R-3 Residence District. Applicant to present Informational Statement and General Development Plan, Plan Commission to review, discuss, and schedule Public Hearing.

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

New Land Enterprises, LLP, seeks to rezone the 2510 West Good Hope Road from R-3 Residence District to PD Planned Unit Development District for a project that will include a 48-unit apartment building and 41 Townhome Garden Apartments configured as eight (8) buildings to include one four unit building, five five unit buildings, and two six unit buildings. The proposed four-story apartment building is located proximate and parallel to West Good Hope Road, with the Townhome Garden Apartment buildings being located

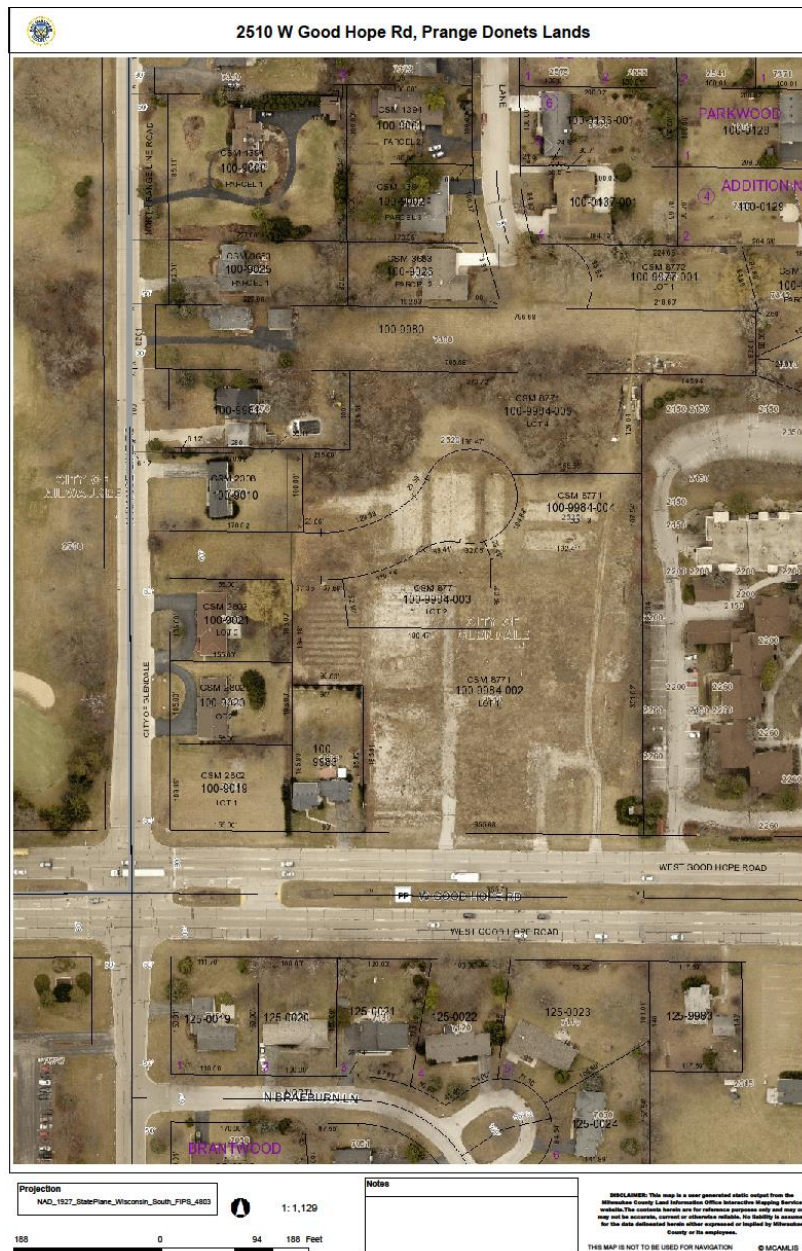
CITY OF GLENDALE -- PLAN COMMISSION
Tuesday, December 4, 2018

within the remaining lands to the north between the apartment building and the north property line.

Necessary Action

Schedule a Public Hearing to take and consider public comment about the proposed Project Plan.

Aerial Photograph of the Site



CITY OF GLENDALE -- PLAN COMMISSION
Tuesday, December 4, 2018

Community Development Director Todd Stuebe stated that 89 living units are proposed as a 48-unit Apartment Building along West Good Hope Road and 41 Townhome Garden Apartments to the north, with a density of about 16 units per acre within the 5.42 acre property, and that Jason Korb is present this evening to present the proposed project to the Plan Commission.

Jason Korb introduced himself as project architect with Korb Associates Architects representing New Land Enterprises (Boris and Tim Gokhman arrived about this time). Mr. Korb walked the Plan Commission through the essential project concept and elements. Mr. Korb stated that the site was greenhouses for many years and as a result there is soil contamination at depth and, as a result, the cost to remediate would not support the previously proposed single-family residential. Mr. Korb said that New Land had done the math and came to the minimum density that would not require City participation was about 80 units, and believes that Glendale residents do not want to leave and not everybody wants to go downtown, and also do not want the maintenance, so they have arrived at this concept that includes townhomes in bundles of 4, 5, and 6, and that appropriately they are not too close to West Good Hope Road, they will have a berm feature to act as a buffer, and they have the density to support the development costs, continuing to present the artistic image views of the project, beginning with the townhomes indicating that there will be a boulevard from North Range Line Road and a single entrance drive from West Good Hope Road, so they will be removing two drive openings, and that as for the four story building there will be 30 feet to allow for utilities along West Good Hope Road where they will maintain a landscape buffer deliberately not develop one to one-1/2 acres.

Tim Gokhman responded to inquiries about the project and explained the design in terms of the perceived market for these units, explaining that they are not aware of anything else offering this concept with private two car garages and indoor heated parking, an interior lot, as well as scattered street parking.

Mayor Kennedy said that previously they have been shown landscape that looks really nice and asked of there will be this level of lush landscape.

Mr. Korb said that he agrees about Bender and that in a project like this...(Tim Gokhman commenced to speak).

Tim Gokhman said that if anybody is not familiar with their work to jump on their website and consider their 25 year portfolio which speaks for itself, and continued saying that the reason that the project has the scale that it does is they have to take care of the soil contamination and also they include on premise staff, that at this scale relates to having a different level of service and amenities, and that the job cannot be done at less, and suggested going to their properties, and that he is happy to schedule tours, and that they have all their own tools and trucks, and that they do both property development and management.

CITY OF GLENDALE -- PLAN COMMISSION
Tuesday, December 4, 2018

Comm. Cronwell suggested that she has to admit that it is appropriate to crunch the numbers, although the density gives some concern, and that it does seem like a lovely proposal, that the boulevards look lovely, if it is to scale.

Mr. Korb stated that the images are absolutely to scale, and that all the views which includes the artistic views are built from the Site Plan drawing.

Comm. Cronwell said that they are beautiful images not to scale.

Tim Gokhman said that the goal is to be consistent with the development to the east, and going north on scale with the single-family homes and leaving one acre.

Comm. Wadzinski said that the townhomes look great and inviting with contemporary materials, although has concerns with the four-story building, the articulation and three floors of fiber cement lap siding covering the entire building, and that he would like to look at more articulation of the apartment building, and would like to see views from eye level street view, that from above it looks great.

Mr. Korb said that he thought that they had that but they may not have it with them.

Comm. Wadzinski said the density is a concern, a problem you have, that it is not your lot, in fill around there, and that there is a golf course and park but not sidewalks, continuing that there are City, State, and County interests, one sidewalk connection along the street to the park, and that the last project had not left to West Good Hope Road, a boulevard straight west to North Range Line Road, and going to the north there is North Range line Road and North Green Bay Avenue coming in at funny angles, and a new development at the corner there adding traffic will dump traffic morning and night bother, already allot of accidents and fast-moving traffic along North Green Bay Avenue, and want to bring it to your attention now, the cut-through from North Range Line Road along Wending to North Green Bay Avenue, have to solve with a light to the north, it is expensive, complicated with State, County, and City, and this is a tremendous development, which needs to deal with.

Mayor Kennedy observed that they will add 60 to 80 cars per day.

Tim Gokhman said that they can have a look at it and have done traffic engineering studies before to make educated decisions, although every time they do a study they find that it does not make that much difference, that it is a goofy corner, and that where there is a will there is a way, and explains in terms of economics, marketability, who will live there, with the goals being to capture more than a single market segment, people in Shorewood and Whitefish Bay are looking to sell the homes, empty nesters, who want to stay, and the in-bound looking for the school system who are testing the market who are new to the community, and for those seeking non-steps the townhomes are not a solution, so two bedrooms without stairs mean a multi-story building, although all two-bedrooms is a mistake,

and the divorced, so diverse multiple housing types are more popular with one and two and three bedrooms, only the townhome limits.

Comm. Wadzinski thinks zoo with kids traffic patterns.

Tim Gokhman said they would complete the traffic engineering study.

Comm. Cohn said that he agrees with Comm. Wadzinski theory that the front building is a rectangular box with a flat roof, that is a sticking point, and although they have parking in the two car garages he does not see the parallel parking with each unit.

Mr. Korb said that they are wide enough to parallel park behind each unit, they do block the garage.

Comm. Cohn said that he does not see the entrances and asked if there is a central parking lot.

Mr. Korb said that there is a surface parking lot immediately north of the apartment building for the apartment building. And that they can also enjoy green space.

Comm. Cohn asked what the target price is for rentals.

Tim Gokhman said that for a one bedroom \$1,500, two bedroom just below \$2,000 to \$2,300 per month.

Comm. Cohn asked what the big difference is between the apartment and the townhome.

Tim Gokhman said yes and no, the townhomes are bigger, the per square foot is higher in the apartment building.

Comm. Cole said that Comm. Wadzinski did a good job on the front building plan, regardless the density needs to go east, and that it is difficult to look at that density until you look at the traffic side.

Tim Gokhman said that in the Riverwest they have data points, they split the traffic into two egress-ingress points.

Comm. Shaw said that the entire project is rental property, with the townhome versus the row house, think of in England, and that she did not see the trash area for the project..

Mr.. Korb reiterated row house.

Tim Gokhman suggested it is more like condo versus apartment, that there will be multi-family in the building, apartment house with inside garage, pick-up car and then out, contract staff multi-family, townhome renters, 60 to 90 percent are still doing landscaping and snow removal, fire department access.

Mr. Korb said that there would be dedicated storage areas for snow, and that people spending that much money do expect things.

Motion by Comm. Cole, seconded by Comm. Cronwell, that the Plan Commission schedules a Public Hearing for 6:00 p.m., January 8, 2019. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cronwell, Cohn, Cole, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

CITY OF GLENDALE -- PLAN COMMISSION
Tuesday, December 4, 2018

- III. Plan Commission Review, Multi-Tenant Office Building (Robert Worth), 7929 North Port Washington Road. Review and approve proposed changes to building and grounds, signage, as well as three uses and occupancies.

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

Robert Worth (R.W. Realty, DBA Worth Realty) seeks Plan Commission review and approval to make changes to the 7929 North Port Washington building and grounds, as well as use and occupy the premises, and also seeks approval for two other tenants to use and occupy the 7929 North Port Washington Road premises. In late 2018 Robert Worth acquired ownership of the 7929 premises.

Aerial Photograph of the Site



Tuesday, December 4, 2018

The 7929 North Port Washington Road premises are zoned B-1, I2 District. Architecture, site, landscaping, lighting, signage, and grading and drainage plans, as well as uses and occupancies, require the review and approval of the Plan Commission.

In 1970 Jack Mikkelsen obtained the Building Permit for Fred E. Mikkelsen, Incorporated, to construct the multi-tenant office building at 7929 North Port Washington Road. Recent occupants prior to temporary vacancy have included Federated Adjustment Company, a Farmers Insurance office, and Pelligrini Chiropractic. Historically, North Port Associates had an office there and the Beauty Box salon was operated there by Bernice Lillge.

The proposed uses under review include Worth Realty, a real estate office use, Bronson Insurance, an insurance office use, and Studio C, a by-appointment-only non-walk-in hair salon retail service use, all three businesses are presently tenant occupants of the Worth Building located at 5464 North Port Washington Road. The two office type uses are ordinary office building uses, and Studio C would be considered as a type of use that has historically been located within the 7929 North Port Washington Road building.

Proposed changes to the building and grounds include change of color (from blue to ivory), the addition of a detached two stall 24x24 foot garage in the southwest corner of the premises.

The proposed signage includes use of an existing monument sign and two wall signs. There are several problems to be resolved as related to the existing and proposed signage that will require a Variance to the Sign Code and/or a Planned Signage Program (PSPS) for the multi-tenant office building with three or more tenants located at 7929 North Port Washington Road.

Staff Recommendation: Staff recommends that the Plan Commission grant approval of the changes to the architectural, site, landscaping, lighting, grading and drainage plans such

Tuesday, December 4, 2018

that Bob Worth may obtain City of Glendale Building Permits to move forward to construct the proposed improvements at 7929 North Port Washington Road, and then obtain Certificates of Occupancy for Worth Realty, Bronson insurance, and Studio C, with the following requirements: 1) All City of Glendale building, fire, and health codes applicable to the premises being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium.

Community Development Director Todd Stuebe stated that Staff recommends that the Plan Commission grant approval of the changes to the architectural, site, landscaping, lighting, grading and drainage plans such that Bob Worth may obtain City of Glendale Building Permits to move forward to construct the proposed improvements at 7929 North Port Washington Road, and then obtain Certificates of Occupancy for Worth Realty, Bronson insurance, and Studio C, with the following requirement: 1) All City of Glendale building, fire, and health codes applicable to the premises being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium

Mayor Kennedy asked about changes to the building interior.

Terry Worth said that it is essentially paint and carpeting, and that there was a salon there with plumbing there, and that they would carpet and paint until there are more tenants.

Mayor Kennedy asked how many tenants and if they all had electric.

Terry Worth said that they each have their own electric and that there are four separate air conditioning units and furnaces.

Mayor Kennedy asked if the cobbler/tailor had made up their mind.

Terry Worth said that they had sold himself a house and that he was still getting settled, and that when he looked at the place previously it was full of stuff, that was three years ago and now it has been cleaned out so he can see it now.

Comm. Cole asked if there was a ramp for wheel chairs access.

Terry Worth said that is what they are doing now.

Director of Community Development Todd Stuebe stated that the Plan Commission may approve the uses and occupancies together with the proposed changes to the building and grounds, which includes constructing a detached garage, and then as to the signage the Plan Commission has to recognize that the existing monument sign is located within the public street right-of-way and that the City of Glendale Sign Code prohibits commercial signs within the public street right-of-way (or off-premise) and for that reason a Signage Permit for the

Tuesday, December 4, 2018

monument signage is not viable. For office buildings with three or more tenants such as this building the Plan Commission can qualitatively review and approve a Planned Sign Program, and if it finds the proposed wall signs acceptable the Plan Commission can give the property owner conceptual acknowledgement that it finds the signs acceptable such that at the Plan Commission January 8, 2019, it can grant approval of same as a Planned Sign Program for the 7929 North Port Washington Road property.

Motion by Comm. Cronwell, seconded by Comm. Cole, that the Plan Commission approves the three proposed uses and occupancies, as well as the proposed changes to the building and grounds, which includes the proposed detached garage. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cronwell, Cohn, Cole, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

Motion by Comm. Wadzinski, seconded by Comm. Cole, that the Plan Commission finds acceptable the concept for the proposed wall signage and the item will be formally reviewed as a Planned Sign Program at the Plan Commission meeting to be held January 8, 2019. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cronwell, Cohn, Cole, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

IV. Reschedule Regular January Plan Commission meeting to 6:00 p.m. TUESDAY, JANUARY 8, 2019, due to New Year's Day.

Mr. Stuebe stated that the required action is for the Plan Commission to reschedule the regular January 1, 2019 (New Year's Day) Plan Commission meeting to 6:00 p.m. TUESDAY, JANUARY 8, 2019, due to the New Year's Day Holiday.

Motion by Comm. Cohn, seconded by Comm. Cole that the Plan Commission change the date and time of the January Plan Commission meeting to be held at 6:00 p.m., Tuesday, January 8, 2019, due to the New Year's Day Holiday. Roll Call: Ayes: Mayor Kennedy, Commissioners Cronwell, Cohn, Cole, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

ADJOURNMENT.

Motion by Comm. Cohn, seconded by Comm. Cole, to adjourn the Plan Commission until the rescheduled regular meeting to be held at 6:00 p.m., Tuesday, January 8, 2019, in the David Hobbs Honda For the People Community Room at Richard E. Maslowski Community Park, 2200 West Bender Road, Glendale, Wisconsin. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners

CITY OF GLENDALE -- PLAN COMMISSION
Tuesday, December 4, 2018

Cronwell, Cohn, Cole, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

Todd M. Stuebe, Director of Community Development

Respectfully Submitted: December 5, 2018, and January 4, 2019.