

CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, February 11, 2014

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

Mayor Teppner called the meeting to order at 7:00 p.m.

Roll Call: Present: Mayor Jerome Teppner, Commissioners Dennis Buettner, Izzy Goldberg, Fred Cohn, Ilmar Junge, JoAnn Shaw, and Dennis Noble. Absent: None.

Other Officials Present: Todd M. Stuebe, Director of Community Development

In accordance with the Open Meeting Law, the Glendale Herald, the City's official newspaper, was advised on Thursday, February 6, 2013, 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. Shaw, seconded by Comm. Noble, to approve the minutes of the meeting held on Tuesday, January 14, 2014. Roll Call: Ayes: Mayor Jerome Teppner, Commissioners Buettner, Goldberg, Cohn, Junge, Shaw, and Noble. Noes: None. Absent: None. Motion carried unanimously.

MATTERS FOR CONSIDERATION.

- I. 7:00 P.M. Plan Commission Review, North Shore Infiniti, 6030-6050 North Green Bay Avenue. Review proposed concept for Infiniti automobile dealership, 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:

Report to Plan Commission:

Applicant, Brian Merwin, on behalf of International Autos, Incorporated, will present the project concept and seeks comments for an Infiniti automobile dealership to be located at 6030 to 6050 North Green Bay Avenue. The site is zoned B-4 Office-Research-Service Business District, and the proposed

CITY OF GLENDALE -- PLAN COMMISSION

use requires that the land be rezoned from B-4 District to PD Planned Unit Development District.

The proposed site development concept provides an Informational Statement, photographs of the existing buildings and grounds, an aerial photograph overview of the proposed development site, preliminary site and landscaping plans, preliminary building elevations, and an artistic photorealistic perspective view, as well as prospective lighting and signage.

Brian Merwin introduced himself as project architect with Christopher Kidd & Associates.

Ralph Mauro introduced himself as the owner of the proposed dealership.

Tom Dexter introduced himself as being with International Infiniti.

Mr. Merwin stated that they are presenting the conceptual submittal for an Infiniti automobile dealership owned by International Autos, and that all of the drawings that he will present are the same as in the Plan Commissioners packets, and proceeded to present the project, commencing with the site area (aerial photograph) and existing buildings, continuing stating that the project includes the removal of all of the existing buildings on the property. Mr. Merwin described the surrounding uses and building types, continuing presenting the photographs that document the existing development site, followed by the conceptual site plan, describing that there are three main areas in the building, the service and reception area on the south side, the sales area located close to the façade of the building, and the service area on the east side of the building, and that the remainder of the site is predominately parking and green space, and generally described the site plan. Referring to the preliminary landscape plan Mr. Merwin noted that they are maintaining a landscape buffer around the perimeter of the property to soften the edge of the site, and continued stating that they are not indicating any specific planting materials, however, they are indicating the green spaces and interior planting spaces within the parking lot and also around the perimeter of the site and along the front of the building along North Green Bay Avenue, continuing stating that the actual types of plan materials will include a mixture of low shrubbery, perennials, and ornamental grasses, and will likely introduce quite a bit of color within the landscaping and some seasonal interest amongst the various plantings, and that ornamental trees would probably tend more on the low side. Mr. Merwin stated that with the parking there are 127 parking spaces indicated and, with this being a conceptual submittal and they move further along with the design process, they would be refining the exact layout of the site as well as the building plan itself. Mr. Merwin presented the preliminary floor plan of the building, as well as the architectural elevations and artistic image.

Motion by Comm. Shaw, seconded by Comm. Cohn, that the Plan Commission schedule the public hearing for 7:00 p.m. on Tuesday, March 11, 2014. Roll Call: Ayes: Mayor Jerome Tepper, Commissioners Buettner, Goldberg, Cohn, Junge, Shaw, and Noble. Noes: None. Absent: None. Motion carried unanimously.

- II. 7:00 P.M. Plan Commission Review, Spa Aid, Ltd, 6577 North Sidney Place (6575-6593 Multi-Tenant Building). Review and approve proposed spa assembly, distributor, and office use and occupancy.

Mr. Stuebe stated that the Plan Commission Report was distributed to the Plan

CITY OF GLENDALE -- PLAN COMMISSION

Commissioners and Applicant and is incorporated herein as follows:

Report to Plan Commission:

Applicant, Yefim Drozdov, seeks Plan Commission use and occupancy approval for Spa Aid Limited, a manufacturer of pedicure spas for the nail salon and beauty industry, to use and occupy 6577 North Sidney Place. The property is zoned M-1 Warehouse, Light Manufacturing, Office and Service District, and the proposed use and occupancy, as well as the Plan of Operation, requires Plan Commission review and approval.

Product components are manufactured and stored at supplier locations until Spa Aid requires delivery for final assembly at the 6577 North Sidney Place facility. No fabrication, machining, or other processes involving the use of chemicals other than household cleaning products takes place at the facility. Spa Aid will have two to seven employees working between 8:00 a.m. and 5:00 p.m. Monday through Friday.

Traffic to and from the site includes staff, supplier deliveries, and product deliveries to clients. It is anticipated that there will be one daily United Parcel Service delivery to the site and two semi tractor-trailer pick-ups per week at the loading dock.

Mr. Stuebe stated that Staff recommends that the Plan Commission grant use and occupancy approval for Yefim (Gene) Drozdov to operate Spa Aid, Ltd, a pedicure spa marketing, assembly, distribution, and office use, at 6577 North Sidney Place, subject to the following conditions: 1) Outside storage prohibited; 2) Signs are required to conform with 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(s) in compliance with 13.1.144 of the Zoning Code; 5) Subject to obtaining a Code Compliance Inspection Certificate of Compliance, if required; 6) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department; 7) Written certification by owner of compliance with State of Wisconsin requirements for physically disabled parking prior to issuance of Occupancy Permit.

Gene Drozdov introduced himself as representing Spa Aid, Ltd.

Motion by Comm. Shaw, seconded by Comm. Cohn, that the Plan Commission grant use and occupancy approval for Yefim (Gene) Drozdov to operate Spa Aid, Ltd, a pedicure spa marketing, assembly, distribution, and office use, at 6577 North Sidney Place, subject to the recommended conditions. Roll Call: Ayes: Mayor Jerome Tepper, Commissioners Buettner, Goldberg, Cohn, Junge, Shaw, and Noble. Noes: None. Absent: None. Motion carried unanimously.

- III. 7:00 P.M. Plan Commission Review, Hot4Lax Lacrosse, 7963 North Port Washington Road. Review and approve proposed lacrosse equipment specialty shop and lacrosse sport promotion, player development, league and clinic coordinator office use and occupancy.

CITY OF GLENDALE -- PLAN COMMISSION

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

Report to Plan Commission:

Applicant, Robert Buckley, seeks Plan Commission use and occupancy approval for Hot4Lax Lacrosse, a lacrosse equipment specialty shop and lacrosse sport promotion, player development, league and clinic coordinator office, to use and occupy 7963 North Port Washington Road (Previous occupancy was Frank Allen Gallery, an art and framing shop). Applicant proposes to utilize the existing building and site without exterior modification. The site is zoned B-1, Sub-Area I-1, and the proposed use may be approved by the Plan Commission.

Mr. Stuebe stated that Staff recommends that the Plan Commission grant use and occupancy approval for Hot4lax Lacrosse, subject to the following conditions: 1) Outside storage prohibited; 2) Signs are required to conform with 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(s) in compliance with 13.1.144 of the Zoning Code; 5) Subject to obtaining a Code Compliance Inspection Certificate of Compliance, if required; 6) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector and the North Shore Fire Department; 7) Written certification by owner of compliance with State of Wisconsin requirements for physically disabled parking prior to issuance of Occupancy Permit.

Robin Buckley introduced himself as owner of Hot4Lax Lacrosse.

Motion by Comm. Cohn, seconded by Comm. Noble, that the Plan Commission grant use and occupancy approval for Hot4lax Lacrosse, subject to the recommended conditions. Roll Call: Ayes: Mayor Jerome Tepper, Commissioners Buettner, Goldberg, Cohn, Junge, Shaw, and Noble. Noes: None. Absent: None. Motion carried unanimously.

- IV. Referral from Common Council: Application to Change Zoning of part of 2510 West Good Hope Road (Tax Key Parcel 1009984001), 7250 West North Range Line Road (Tax Key Parcel 100-9985-003) and adjacent lands (Tax Key Parcel 1009982001) from R-3 Residence District to PD-Planned Unit Development District for a Community Based Residential Facility (CBRF) Glendale Manor, and also to subdivide existing R-3 Residence District zoned unplatted lands to create Braeburn Meadows Subdivision, a ten lot single-family residence subdivision. Applicant presentation of informational statement and general development plan to Plan Commission, Plan Commission review and discussion, and schedule Plan Commission public hearing.

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

Report to Plan Commission:

CITY OF GLENDALE -- PLAN COMMISSION

Representatives of Applicant, Nick Donets and Dr. Simon Donets, will formally present the Informational Statement and General Development plan to the Plan Commission.

The proposed project involves the demolition of various buildings including one former residence and the remaining greenhouse related structures, to be followed by the construction of the two 20-unit Community Based Residential Facilities (CBRF)/assisted living facilities, and subdivision of the land area to the north of the CBRF/assisted living facilities into ten (10) single-family residential lots that will remain zoned R-3 Residence District. All of the to-be-demolished buildings are antiquated.

Site Plan and Landscaping

Site development and landscape plans are included in the presentation booklet. The subject parcel has about 355 feet of frontage along the north side of West Good Hope Road, and the proposed development extends north to the existing south terminus of North Braeburn Lane. The development site totals about seven acres of land, with the CBRF/assisted living facility occupying about 2.6 acres, and the ten single-family parcels the remainder. The two CBRF/assisted living facilities are located adjacent to West Good Hope Road with primary ingress-egress via West Good Hope Road, and a secondary ingress-egress drive lane connected to North Range Line Road.

The ten (10) proposed single-family parcels are located on the north part of the site and front on the southward extension of North Braeburn Lane.

Proposed Project and Architectural Design

The proposed planned development project includes two 20-unit one-story buildings located adjacent to the north edge of West Good Hope Road. Images depicting the architectural elevation concept are presented in the presentation booklet. Exterior building materials are intended to be high quality and low maintenance, including brick veneer, durable siding material, and architectural grade shingles.

Population

Developer anticipates 2.9 residents per single-family dwelling unit, giving a population of 29 residents. The CBRF/assisted living facility will have 40 bedrooms, with a 47 space parking lot to accommodate employees, visitors, vendors, and deliveries to the facility (residents do not have automobiles).

CITY OF GLENDALE -- PLAN COMMISSION

Project Schedule

The Developer would like to commence site preparation related work in the summer of 2014, and upon completion of the site preparation work commence construction of the first CBRF/assisted living building, which is anticipated to take twelve months to complete. Construction of the second CBRF/assisted living building will commence twelve months after the first building is completed, with construction expected to take twelve months to complete.

Project Value

Developer estimates that the combined CBRF/assisted living facilities and the single-family residential development value at \$5,000,000, and projects future real estate property taxes at \$98,000 per year, as compared with existing real estate property taxes that total less than \$10,000.

Required Action

The necessary action by the Plan Commission is to schedule a public hearing for 7:00 p.m. on Tuesday, March 11, 2014.

Nick Donets introduced himself as developer.

Dr. Simon Donets introduced himself also as the developer.

Mr. Donets stated that he is a businessman who has developed several CBRF assisted living facilities in the North Shore, including Fox Point, two in Bayside, in Brown Deer, and there is also one facility in Jefferson, Wisconsin. Mr. Donets stated that they are developing two twenty bed CBRF's, Community Based Residential Facilities, and up to ten single-family residential lots at 2510 West Good Hope Road. Mr. Donets stated that they have had a neighborhood meeting and several questions were addressed to them that they are considering, continuing stating that the advantage of the project is the increase to the tax roll from about \$8,500 per year to almost \$100,000 per year when complete, and ten single-family homes will be built for the younger family in the neighborhood, and he sincerely thinks that this is a good addition to the City of Glendale.

Rob Williams of TDI Associates introduced himself, continuing describing the existing Prange Greenhouse property generally, and described what they are looking at doing on the south side of the site is two twenty bed CBRF's, an assisted living care facility, and also extending North Braeburn Lane southward as a cul-de-sac with ten single-family lots conforming with the existing R-3 Zoning District. Mr. Williams stated that they have a secondary access drive lane for the CBRF for emergency safety purposes from North Range Line Road where you have a current right-of-way dedication.

City Administrator Maslowski stated that for your information purposes this area has been planned for the City's Master Plan since 1976 for these types of uses, and as the developer and architect have indicated this is the former Prange family greenhouse, and the Prange family has owned this property for close to 100 years, and they have decided to sell and move their operations further north, and what this project does is fully implements the city's

CITY OF GLENDALE -- PLAN COMMISSION

Master Plan by continuing with multi-family along Good Hope Road just west of Manchester Village, with the two single-story Community Based Residential Facilities that are licensed by the State of Wisconsin, so the actual CBRF business operation, staffing, is regulated through the State of Wisconsin, and that the City does not have regulatory authority over that, however, the City does have jurisdiction over architectural design, landscaping, ingress-egress, public safety issues, but not the facility or operation, that is all through the State of Wisconsin, and that the CBRF area is the area that is planned for rezoning to Planned Development District. City Administrator Maslowski stated the area to the north, where the single-family homes are indicated, that is to complete the Braeburn Lane cul-de-sac, that is currently zoned R-3 residence District, the City's highest residential zoned area, there is no need to do any rezoning there, the zoning is in place, and it will eventually be for the Plan Commission and Common Council to approve the new subdivision plat for up to ten single-family homes, and those ten homes would carry the same deed restrictions as the existing single-family homes to the north in terms of architectural design and building materials, so the purpose tonight it is simply for the Plan Commission to understand what is being proposed, if you have any initial questions, but more importantly tonight to schedule the Public Hearing for 7:30 p.m. on Tuesday, March 11, 2014.

Comm. Cohn stated that he only has one minor question, is there any difference between CBRF and nursing home.

Dr. Simon Donets stated that CBRF stands for Community Based Residential Facility.

Nick Donets stated that in terms of licensing it is one of the licenses for assisted living, which is generally three licenses, between your home and the nursing home, because a nursing home is a skilled nursing facility, and they are still an assisted living facility.

Dr. Donets stated that it is important to clarify because the level of care and the patients that are going to be there, the patients are not really patients, they do not have to be concerned that the residents need extra care to watch out for them.

Comm. Cohn observed that in the submittal documents they have the time frame for the two buildings up front, 2014-2015, and asked what the plan is for the ten properties behind timetable-wise.

Mr. Donets stated 2015-2016, 2015 and 2016.

Comm. Cohn asked if the houses will all be different, meaning you are not going to put up ten identical houses.

City Administrator Maslowski stated that by Code they have to be different.

Mr. Donets stated that all of them are going to be different.

Comm. Cohn noted that the estimated market value is \$2.75 million for the ten properties for buildings, and asked if we are to assume that the average price is \$275,000, or will there be a scan.

Mr. Donets stated that the average price is \$275,000 and that some are probably going to be close to \$300,000 and some of them \$250,000, but on average that is what they calculated, \$275,000.

Comm. Noble stated that he wants to get this CBRF, so there is nursing home, assisted living, and where does this fit.

Dr. Donets stated that he thought that you would be closest to an assisted living situation, but there is something called independent living, there is assisted living, and then CBRF is closest to assisted living where you do have some care, although not nurses on staff 24 hours, per day seven days per week, but you do have people that are trained but they are not

CITY OF GLENDALE -- PLAN COMMISSION

nurses, and they can administer medication and that is about it, residents are not able to live on their own, they need people to help take care of them, but at the same time there are no nurses on staff, there is no mechanism for restraining, these things are not in place because they are not required and they are not necessary for this type of clientele.

Comm. Noble stated that his red flag is when he looked at the floor plan and it says resident room, but the room layout includes a commode and a sink, what is missing.

Dr. Donets stated that the shower is missing because they do need assistance in care, so back to assisted living, you are closest to assisted living, but an assisted living is typically a construction where you have two levels of care even within a large assisted living facility, there will be independent living, and there will be assisted living where you will have a floor or two or section of the building that has advanced care, and this proposal is effectively assisted living under one roof for twenty beds.

City Administrator Maslowski stated that these are good questions but keep in mind that when it comes to the interior design, facility, spacing, plumbing, the rest of it, it is all dictated and controlled by the State of Wisconsin.

Comm. Junge inquired about the ten lots if they are developing the houses also or are you going to sell the individual lots individually.

Mr. Donets stated that he is planning to sell individual lots.

Mr. Junge stated that you are developing all of the sewer and lateral and all of the infrastructure.

Mr. Donets said that is correct.

Motion by Comm. Noble, seconded by Comm. Cohn, that the Plan Commission schedule the public hearing for 7:30 p.m. on Tuesday, March 11, 2014. Roll Call: Ayes: Mayor Jerome Tepper, Commissioners Buettner, Goldberg, Cohn, Junge, Shaw, and Noble. Noes: None. Absent: None. Motion carried unanimously.

ADJOURNMENT.

Motion by Comm. Junge, seconded by Comm. Buettner, to adjourn the Plan Commission until 7:00 p.m. on Tuesday, March 11, 2014. Roll Call: Ayes: Mayor Jerome Tepper, Commissioners Buettner, Goldberg, Cohn, Junge, Shaw, and Noble. Noes: None. Absent: None. Motion carried unanimously. Meeting adjourned.

Todd M. Stuebe, Director of Community Development

Recorded: March 5, 2014