

CITY OF GLENDALE
5909 North Milwaukee River Parkway
Glendale, Wisconsin 53209

The Plan Commission Meeting Will be In-Person.
Attendance via ZOOM virtual meeting is available as well.

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AGENDA—PLAN COMMISSION MEETING

Tuesday, January 4, 2022

6:00 p.m.

1. Roll Call and Pledge of Allegiance.
2. Adoption of Minutes of Meeting held December 7, 2021.
3. New Business:
 - a) 6:00 PM Public Hearing: Petition to Rezone 1616 West Bender Road (Tax Parcel 161-9974-000) from S-1 Special (Institutional) District to PD-Planned Unit Development District-Multi-Family Residential. Applicant to present Informational Statement and General Development Plan, Public Comment, Plan Commission to review and recommend to the Common Council.
 - b) Plan Commission Site Plan Review, American Transmission Company, Tax Parcel 159-8998-001, (Proposed 2743) West Mill Road. Review and approve proposed changes to electric substation facility.
 - c) Next Plan Commission Meeting 6:00 p.m., Tuesday, February 1, 2022.
4. Adjournment.

The Regular Plan Commission Meeting is NOT a meeting of the Glendale Common Council. Although a majority of Council Members may be present, Council action will not take place.

Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities.

CITY OF GLENDALE — PLAN COMMISSION
December 7, 2021

Regular meeting of the City of Glendale Plan Commission convened in the Glendale City Hall Council Chambers, 5909 North Milwaukee River Parkway, and via Zoom.

The meeting was called to order by Mayor Kennedy at 6:00 p.m.

Roll Call: Present: Mayor Bryan Kennedy, Commissioner Atwood, Karn Cronwell, Fred Cohn, Phillip Bailey, Rachel Rieck, and Amanda Seligman. Absent: Commissioner Shauntay Nelson.

Other Officials Present: Rachel Safstrom, City Administrator; Todd M. Stuebe, Director of Community Development; Nicole Maurer, Deputy Clerk/Treasurer.

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised on Thursday, December 2, 2021, of the date and time of this meeting, the agenda was posted to the official bulletin board of City Hall, the Glendale Police Department, and the North Shore Library; that copies of the agenda were made available to the general public in the Municipal Building and the Police Department, and those persons who requested were sent copies of the agenda.

PLEDGE OF ALLEGIANCE.

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

MATTERS TO BE CONSIDERED.

Adoption of Minutes of the November 2, 2021, Plan Commission Meeting.

Motion was made by Commissioner Seligman, seconded by Commissioner Cronwell, to adopt minutes from the November 2, 2021, Plan Commission meeting. Motion carried unanimously.

Common Council Referral to Plan Commission, Petition to Rezone 1616 West Bender Road (Tax Parcel 161-9974-000) from S-1 Special (Institutional) District to PD-Planned Unit Development District-Multi-Family Residential. Applicant to present Informational Statement and General Development Plan, Plan Commission to review and schedule Public Hearing for 6:00 p.m., Tuesday, January 4, 2022.

River Park Apartments, LLC (Greg Devorkin) has acquired the vacant 1616 West Bender Road property, former home to several nursing home businesses dating back to the mid-1960s. Devo Properties, LLC (also Greg Devorkin) has petitioned the City of Glendale to rezone the property from S-1 Special (Institutional) District to PD-Planned United Development District-Multi-Family Residential for the purpose of transforming the property to a multi-family residential setting. The existing building will remain but will be converted into apartment living units with the exterior repaired and enhanced, repair to the parking lot, and revitalizing the landscape beautification. In the submittal materials the project is generally presented to include 50 to 55 apartment living units and there is discussion of adding garages. The apartments will include studios, one-bedroom (about 875 square-feet), and two-bedroom (about 1,100 square-feet). The submittal states that there are 103 parking spaces (about two parking spaces per unit with 50 apartments), however, qualifies that figure with the addition of the future garages.

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Property and building size data is included with the cover transmittal. The anticipated total investment is stated to be greater than \$5,000,000. Construction will start in Spring 2022 with occupancy to commence in mid-2023.

Director Stuebe stated that Devo Properties is represented by Mr. Greg Devorkin. Director Stuebe noted the Plan Commission will make inquiries and comments and schedule a public hearing for January 4, 2022.

Mr. Devorkin was present via Zoom. Mr. Devorkin presented the proposed project to rezone the 1616 West Bender Road property and convert the existing building into 50 to 55 apartment units. A rendering of the proposed project was presented. The project would also include landscape beautification, parking lot repairs, and exterior repairs and enhancements. If acceptable to the City, parking garages would also be added.

Mayor Kennedy asked how close the presented plans are to what they will look like, as what the Commission approves and what goes to the public hearing must be pretty close. Mr. Devorkin stated the plans are accurate.

Commissioners Cronwell, Seligman, and Atwood discussed the proposed landscaping with Mr. Devorkin.

Commissioner Cronwell questioned if the market is comparable with regards to the proposed detached garage. Mr. Devorkin noted there is currently a significant demand for units with detached garages. Commissioner Seligman questioned whether additional paving would be required for the proposed parking garage. Mr. Devorkin stated the proposed garage would go on an already paved area; they are not proposing any additional paving.

Commissioner Cohn asked Mr. Devorkin if they considered gating/fencing off the entire parking garage area. Mayor Kennedy stated that security may be a concern and noted that fencing may be something to consider. Mr. Devorkin stated he believes fencing is a good idea.

Commissioner Cohn inquired about the project timeline if approved. Mr. Devorkin stated they would aim for completion in early 2023.

Motion was made by Commissioner Cohn, seconded by Commissioner Atwood, to schedule a public hearing for 6:00 p.m. on Tuesday, January 4, 2022. Motion carried unanimously.

Following the motion, Commissioner Cronwell requested to have mockups presented at the public hearing to display project specifics and ensure plans are finalized with details.

Plan Commission Use and Occupancy Review, Great Oaks Behavioral Health, 305 West Silver Spring Drive. Review and approve proposed medical clinic specializing in mental health use and occupancy.

Great Oaks Behavioral Health seeks Plan Commission grant of use and occupancy approval to have a medical clinic that specializes in mental health at 305 West Silver Spring Drive. The transmittal correspondence included with the submittal materials describes the services that Great Oaks Behavioral Health will provide.

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Director Stuebe stated the applicants are looking to acquire the 305 West Silver Spring Drive property and noted that staff recommends the Plan Commission grant use and occupancy approval for Great Lakes Behavioral Health to use and occupy 305 West Silver Spring Drive to provide professional mental health services as described in the submittal materials.

Dr. Van Valkenburgh was present via Zoom. Dr. Van Valkenburgh stated she is proposing a small, strictly outpatient behavioral health clinic. Medication management services will be provided as well as group and individual therapy. Dr. Van Valkenburgh stated she is proposing to have three therapists.

Mayor Kennedy questioned if the building requires significant renovations. Dr. Van Valkenburgh stated the building is already set up to her needs and only furniture needs to be replaced.

Motion was made by Commissioner Bailey, seconded by Commissioner Cohn, to grant use and occupancy approval for Great Oaks Behavioral Health to use and occupy 305 West Silver Spring Drive to provide professional mental health services as described in the submittal materials. Motion carried unanimously.

Next Plan Commission Meeting 6:00 p.m., Tuesday, January 4, 2022.

ADJOURNMENT.

There being no further business, motion was made by Commissioner Cohn, seconded by Commissioner Seligman, to adjourn the meeting. Motion carried and adjournment of the Plan Commission was ordered at 6:38 p.m., until Tuesday, January 4, 2022, at 6:00 p.m.

Nicole Maurer, Deputy Clerk/Treasurer

Recorded: December 7, 2021.



SUBJECT: Plan Commission Agenda Item 3a
6:00 PM Public Hearing: Petition to Rezone 1616 West Bender Road (Tax Parcel 161-9974-000) from S-1 Special (Institutional) District to PD-Planned Unit Development District-Multi-Family Residential. Applicant to present Informational Statement and General Development Plan, Public Comment, Plan Commission to review and recommend to the Common Council.

FROM: Todd M. Stuebe, Dir. of Community Development

MEETING DATE: January 4, 2022

FISCAL SUMMARY:

Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	13.1.50-55

BACKGROUND/ANALYSIS:

River Park Apartments, LLC (Greg Devorkin) has acquired the vacant 1616 West Bender Road property, former home to several nursing home businesses dating back to the mid-1960s. Devo Properties, LLC (also Greg Devorkin) has petitioned the City of Glendale to rezone the property from S-1 Special (Institutional) District to PD-Planned United Development District-Multi-Family Residential for the purpose of transforming the property a multi-family residential setting.

The Plan Commission Report based on the initial submittal materials was that the existing building will remain but will be converted into apartment living units with the exterior repaired and enhanced, repair to the parking lot, and revitalizing the landscape beautification. In the submittal materials the project is generally presented to include 50 to 55 apartment living units and there is discussion of adding garages. The apartments will include studios, one-bedroom (about 875 square-feet), and two-bedroom (about 1,100 square-feet). The submittal states that there are 103 parking spaces (about two parking spaces per unit with 50 apartments), however, qualifies that figure with the addition of the future garages. Property and building size data is included with the cover transmittal.

The anticipated total investment is stated to be greater than \$5,000,000. Construction will start in Spring 2022 with occupancy to commence in mid-2023.

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**Item 3a (Cont.)**

Revised submittal materials were submitted Tuesday, December 21, 2021. The drawings are included with this Plan Commission Report and include a Conceptual Site Plan, an ALTA/NSPS Land Title Survey, Concept Architectural Images, and Preliminary Second Floor and First Floor Plans. The Conceptual Site Plan notes 26 one-bedroom units at 700-900 square-feet, and 24 two-bedroom units at 1,000-1,200 square-feet, giving a total of 50 units, with a total of 98 parking stalls, of which 73 are surface parking stalls and 25 are single stall parking garages. The parking ratio is stated as 1.96 stalls per apartment. The Parking Guidelines call for 1.5 stalls per dwelling unit. The Concept Architectural Images includes the various exterior building materials.

Devo Properties will present the proposed project to interested citizens and the Plan Commission

RECOMMENDATION:

There are several policy decisions to be considered by the Plan Commission, the change to the PD-Planned Unit Development District will effectively modify the underlying land use from Governmental and Institutional to Multi Family Residential, as well as change the underlying zoning classification from S-1 Special (Institutional) District to PD-Planned Unit Development District, Multi-Family Residential. The proposed use will allow for the reuse/repurposing of the existing building rather than possibly being razed and some other unknown project forthcoming. Property ownership has legally transferred to the developer from the prior ownership entity. The Plan Commission should consider the public comments and its own review of the project submittal to form a recommendation to the Common Council that the Petition be granted as requested, modified, or denied.

ACTION REQUESTED:

The necessary action by the Plan Commission is to make a recommendation to the Common Council that the Petition to rezone the property from S-1 Special (Institutional) District to PD Planned Unit Development District-Multi Family Residential be granted as requested, modified, or denied.

ATTACHMENTS:

[1 1616 W Bender Rd, PC Submittal-Revised](#)

[2 1616 W Bender Rd, Original Rezone Submittal](#)



SUBJECT: Plan Commission Agenda, Item 3b.
Plan Commission Site Plan Review, American Transmission Company, Tax Parcel 159-8998-001, (Proposed 2743) West Mill Road. Review and approve proposed changes to electric substation facility.

FROM: Todd M. Stuebe, Dir. of Community Development

MEETING DATE: January 4, 2022

FISCAL SUMMARY:

Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	Zoning Code

BACKGROUND/ANALYSIS:

American Transmission Company (ATC) seeks Plan Commission grant of Site Plan approval to make proposed changes to the existing ATC substation facility site located south of West Mill Road near the west edge of the City of Glendale (Tax Parcel 159-8998-001). The parcel is presently zoned C-1 Conservancy District (prior zoning was M-1 Warehouse, Light Manufacturing, Office, and Service District) and the existing electric substation use is a permitted Accessory Use as “essential services and utilities.” The electric substation facility has been in existence since the early 1970s. Originally owned by the Wisconsin Electric Power Company, in early 2002 parcel ownership was deeded to the American Transmission Company, LLC.

The existing ATC electric substation facility comprises about 1.78 acres (about 33 percent) of the larger ATC parcel that comprises about 5.41 acres of land. The existing electric substation is situated on a gravel pad enclosed by a fence.

ATC states that the proposed changes to the facility are for the purposes of reliability and site security, and includes replacement of circuit breakers, disconnect switches, and other equipment upgrades, as well as replacement of the existing control building with a 60-foot by 24-foot building. The footprint of the gravel area is proposed to be increased about 13,274 square-feet (0.30 acres), resulting in the modified electric substation encompassing about 2.08 acres (about 38 percent) of the ATC parcel.

The enlarged footprint will be enclosed with a 10-foot height metal fence that will include a camera system, lighting, and one-way communications system that will be utilized to monitor and address potential threats to the facility. The lighting would also be utilized during electrical emergencies.

ATC has submitted a Drainage/Stormwater Management Plan that is under review by City Engineer. The Drainage/Stormwater Management Plan includes a retention pond that includes an overflow discharge to nearby wetland.

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**Item 3b (Cont.)**

ATC retained a consultant to delineate the areas that might typically be categorized as wetlands. The Wisconsin Department of Natural Resources (WDNR) rendered a decision pertaining four of the five of these areas as being exempt from state wetland regulations. The fifth wetland area was not included in the request to WDNR and is identified in the WDNR correspondence as not be impacted at this time.

The work is proposed to be completed between April, 2022, and December, 2022, typically with about seven construction workers present at the ATC parcel during typical construction hours. ATC has broached the topic of the Control Building being transported to the site rather than being constructed upon the site. At present the City of Glendale does not know all of the specifics pertaining to said building being moved to the site. Compliance with Building Code 15.1.9 Regulations for Moving Buildings will be required, as well as protection, repair, and/or replacement of any affected City of Glendale facilities. Construction activity will typically take place between the hours of 6:30 a.m., and 4:30 p.m. Upon being completed the facility is generally not occupied aside from periodic site visits by ATC maintenance technicians.

RECOMMENDATION:

Staff recommends that the Plan Commission grant approval for ATC to modify the electric substation facility within the ATC parcel with the requirement of complying with all Federal, State, and local reviews, requirements, and regulations, as well as obtaining all required approvals and permits from said agencies and authorities, compliance with the requirements of Glendale Building Code 15.1.9, Regulations for Moving Buildings, as well as protection, repair, and/or replacement of any affected City of Glendale facilities.

ACTION REQUESTED:

As above.

ATTACHMENTS:

- [1 ATC PC Review Application](#)
- [2 ATC Cover Letter, Plan of Operation](#)
- [3 ATC Environs Aerial Photograph](#)
- [4 ATC Civil](#)
- [5 ATC Control House](#)
- [6 ATC Typical Fence Enclosure](#)
- [7 ATC Drainage SMP](#)
- [8 ATC Drainage SMP Checklist](#)
- [9 ATC WDNR Correspondence](#)
- [10 ATC EC Permit Application](#)