

**CITY OF GLENDALE
COMMUNITY DEVELOPMENT AUTHORITY
5909 N. Milwaukee River Parkway
Glendale, Wisconsin 53209**

This meeting is in person but will also be conducted via Zoom.

Join Zoom Meeting

<https://zoom.us/j/97599686909>

Meeting ID: 975 9968 6909

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AGENDA

Monday, May 9, 2022

5:00 p.m.

The meeting will be held at the Glendale City Hall, located at 5909 North Milwaukee River Parkway. The meeting can also be attended virtually:

1. Call to Order / Roll Call.
2. Adoption of Minutes of the Community Development Authority Meeting Held on April 20, 2022
3. Review and Action on Development Agreement with Weas Development Company for the planned development of a 109,000 square foot office and research building at the intersection of W. Civic Drive and N. Green Bay Avenue.
4. Site Plan, Architecture Review: Discussion and possible action for site and architecture, review for **Weas Development**, in the Planned Mix Use land use classification, the M- 1 (Warehouse, Light Manufacturing Office and Service District) zoning classification, at 5820 and 5812 N. Green Bay Ave. and 1717 W. Civic Drive, Tax Key Number [1689-980-001](#), [1689-981-000](#) , and [1689-982-001](#)
5. Next Meeting To Be Determined.
6. Adjournment.

NOTICE: Although this is NOT a meeting of the Glendale Common Council, a majority of Council members may be in attendance. No action or deliberation by the Council will take place.

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

**CITY OF GLENDALE
COMMUNITY DEVELOPMENT AUTHORITY
MEETING MINUTES
April 20, 2022**

The Community Development Authority held at City Hall, 5909 North Milwaukee River Parkway, Glendale, Wisconsin and via Zoom conference call.

The meeting was called to order by Mayor Kennedy at 5:30 p.m.

Roll Call CDA: Present: Mayor Bryan Kennedy, Peter Brennan, Richard Wiese, and Casey Shorts. Absent: Ald. Tomika Vukovic, Ald. Jim Daugherty, and Danielle Bailey.

Other Officials Present: Darrell Hofland, Interim City Administrator; John Fuchs, CDA Counsel; and Megan Humitz, City Clerk.

Open Meeting Notice.

The Executive Director advised that in accordance with the Open Meeting Law the City's official newspaper was advised on Thursday, April 14, 2022, of the date of this meeting, that the agenda was posted on the official bulletin board of City Hall, the general public in the Municipal Building and the Police Department, and those persons who requested were sent copies of the agenda.

Approval of the minutes of meeting held on March 28, 2022.

Motion was made by Brennan, seconded by Wiese, to approve the minutes of meeting held on March 28, 2022. Ayes: Mayor Kennedy, Mr. Brennan, Ald. Wiese, and Mr. Shorts. Absent: Ms. Bailey, Ald. Daugherty, and Ald. Vukovic. Abstain: None. Motion carried.

Public Hearing regarding the proposed creation of Tax Incremental District No. 9, the proposed boundaries of the District, and the proposed Project Plan for the District.

Consideration and possible action on a "Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 9."

Todd Taves, representative from Ehlers, stated in late 2021, the City of Glendale was approached by a developer, Weas Development Company, who was interested in the redevelopment of several blighted properties at the southeast corner of North Green Bay Avenue and West Civic Drive. Weas Development Company has entered into agreements to purchase 6.37 acres for the planned 2022-2023 construction of a 109,000 square foot office and research building. The development is expected to result in the employment of 200 new employees in Glendale at this new building. A Project Plan has been created by Ehlers, Waukesha, WI. The Project Plan identifies that the estimated taxable value (land and improvements) of the project is \$21.8 million.

The estimated total TID project cost expenditures are approximately \$4.25 million of which:

- \$945,000 in public infrastructure projects
- \$3,100,000 in development incentives,
- \$80,000 in interest on long-term debt, and
- \$123,000 in administrative cost related to the creation and administration of the TID

The \$3.1 million in development incentives is intended to offset extraordinary costs associated with the impact of the site's contaminated and unstable soils. The extraordinary costs involve the building construction, parking lot construction, stormwater management facilities, and removal and property management of contaminated soils. Without the TID projects and related costs including development incentives, the development would not occur. The economic benefits of the development are sufficient to compensate for the estimated project cost expenditures. The benefits outweigh the anticipated tax increments to be paid by the property owner in the district.

Mayor Kennedy stated the Joint Review Board met prior to the CDA meeting and asked several questions but had no significant concerns.

Ald. Wiese questioned where in relation to the parcel the bridge on the Oak Leaf Trail requiring replacement is located. Mayor Kennedy clarified the bridge is located on the railroad trestle over Green Bay Road.

Mayor Kennedy opened the public hearing. Glendale resident Robert Cronwell, 7530 N Applewood Lane, questioned why the City is using public funds to build office space when there is plenty of vacant office space already available. Mayor Kennedy stated while there is a lot of office space, there are no locations with over 100,000 square feet available in one location. In addition, it allows for this particular piece of land to be developed and receive necessary environmental cleanup. Mr. Cronwell also questioned why bridge Mr. Wiese mentioned was incorporated into the plans, as it does not seem to fit into the project plans. Mayor Kennedy stated there have been other bridges in the area which have been replaced, and this is the last remaining which will require replacement. It is located at the edge of the property, and it made sense to include this in the TID. Mr. Cronwell questioned why Milwaukee County would not pay for the replacement of this, as it is in a County park. Mayor Kennedy stated that would be under the assumption the County would have Capital Improvement money for the parks. Lastly, Mr. Cronwell questioned if the TID is set go for 27 years, would it need to be the full life of the TID so it cannot get extended indefinitely. Mr. Taves stated a TID cannot be created with a lesser lifespan, but it does not have to be utilized to the full extent of its project life and once the costs are paid it is required to close the TID.

Mayor Kennedy called three times for anyone else on the Zoom call or in the Council Chambers that wished to speak for public comment. Hearing no additional public comment, Mr. Wiese made the motion to close the public hearing, seconded by Mr. Brennan. Ayes: Mayor Kennedy, Mr. Brennan, Ald. Wiese, and Mr. Shorts. Absent: Ms. Bailey, Ald. Daugherty, and Ald. Vukovic. Abstain: None. Motion carried.

Motion was made by Mr. Wiese, seconded by Mr. Shorts, to approve the Resolution Establishing the Boundaries of and Approving the Project Plan for Tax

Incremental District No. 9. Ayes: Mayor Kennedy, Mr. Brennan, Ald. Wiese, and Mr. Shorts. Absent: Ms. Bailey, Ald. Daugherty, and Ald. Vukovic. Abstain: None. Motion carried.

Discussion and possible action for site plan review, architectural review, general signage, and occupancy review for Glendale Retail Management, LLC, 5930 North Port Washington Road, West Silver Spring Drive, CSM 93254 Lot 1.

John Fellows, Community Development Director, stated 5930 North Port Washington Road was created with the land division of CSM 9254. The City and Bayshore management have been working to build out the north end of the Bayshore over the past few of years. The uniqueness of this development is the location adjacent to the cemetery and the easement for the raw water line that provides water to the North Shore Water Treatment Facility, as well as an easement for the circulation of Milwaukee County Transit. The applicant is requesting specific approval for a restaurant located in the southern tenant unit of the structure. This restaurant will be a quick casual facility (Chipotle) with a pickup window for on-line orders, and food delivery services (Uber eats, Grub Hub, etc.) The pick-up window will not function as a drive thru. No menu boards or similar elements are proposed. Outdoor dining will also occur adjacent to the main storefront (SE corner of building). Currently the remainder of the building does not have a specific tenant. This space may remain as one commercial space or can be divided into two or three units. The ownership team is currently looking at retail to fill this space, however personal services and or another restaurant might be options. Signage details are still being worked out and will be brought back to the CDA at a later date, along with the recording of the stormwater maintenance agreement.

Mr. Wiese questioned whether the raw water line was to the north or south of the site, as well as raised concern regarding the MCTS turnaround and the footprint of the building encroaching on the WE Energies easement. Mr. Fellows clarified the raw water line is located at the southern side of the site. Mark Seidl, Pinnacle Engineering Group representative, stated the exterior of the building is against the WE Energies easement, however WE Energies is releasing and replacing their equipment and it will not be an issue. Additionally, Pinnacle has coordinated with MCTS for six to eight weeks and run numerous turnaround simulations to determine there are no issues with the location.

Motion was made by Mr. Brennan, seconded by Mr. Wiese, to approve the site plan, architectural, and occupancy for Chipotle tenant space for Glendale Retail Management, LLC, 5930 North Port Washington Road, West Silver Spring Drive, CSM 9254 Lot 1. Subject to the following: 1) Signage shall be returned for approval at a later date; 2) The applicant shall provide additional details regarding signage overall, move the freestanding sign further from the raw water line easement and provide more information regarding footings and excavation for the sign; 3) A stormwater management plan shall be reviewed and approved by the City Engineer and all requirements of the City Engineer shall be met. The recording of a stormwater maintenance agreement shall occur prior to permitting. Ayes: Mayor Kennedy, Mr. Brennan, Ald. Wiese, and Mr. Shorts. Absent: Ms. Bailey, Ald. Daugherty, and Ald. Vukovic. Abstain: None. Motion carried.

ADJOURNMENT

There being no further business, motion was made by Mr. Shorts, seconded by Mr. Wiese to adjourn the meeting. Ayes: Mayor Kennedy, Mr. Brennan, Ald. Wiese, and Mr. Shorts. Absent: Ms. Bailey, Ald. Daugherty, and Ald. Vukovic. Abstain: None. Motion carried unanimously, and adjournment of the Community Development Authority was ordered at 5:50 p.m.

Megan Humitz
City Clerk



5909 North Milwaukee River Parkway
Glendale, WI 53209

SUBJECT: Review and Action on Development Agreement with Weas Development Company for the planned development of a 109,000 square foot office and research building at the intersection of W. Civic Drive and N. Green Bay Avenue.

FROM: Darrell Hofland, Interim City Administrator

MEETING DATE: May 9, 2022

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	N/A

BACKGROUND/ANALYSIS:

Weas Development Company has requested City approval of a planned development of a 109,000 square foot office and research building at the intersection of W. Civic Drive and N. Green Bay Avenue.

The Community Development Authority, at its May 9 meeting, will consider the approval of the site plan for the development.

As part of the development approval, the Community Development Authority and the Common Council reviews and considers action on a development agreement.

The development agreement was drafted by Redevelopment City Attorney John Fuchs.

RECOMMENDATION:

Staff recommends the Common Council and the Community Development Authority approve the development agreement with Weas Development Company for the property located at the intersection of W. Civic Drive and N. Green Bay.

ACTION REQUESTED:

Motion to approve the development agreement with Weas Development Company for the property located at the intersection of W. Civic Drive and N. Green Bay.

ATTACHMENTS:

1. [Development Agreement with Weas Development Company](#)



Plan Commission

SUBJECT: Item 4.) Community Development Authority Site Plan, Architectural, and Occupancy Review.
Discussion and possible action for site plan, architectural, and occupancy review for **Weas Development**, at 1717 W Civic Drive and 5812 and 5820 N Green Bay Avenue

FROM: John S. Fellows, AICP, Community Development Director

MEETING DATE: May 3, 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

MASTER PLAN SUMMARY:

Land Use:	Planned Mixed Use
Zoning:	M-1
Target Investment Area:	#2 Civic Core

BACKGROUND/ANALYSIS:

Weas Development has been working with the city on several items including the creation of Tax Incremental District (TID) No. 9 and consolidation of parcels for the development of a research/laboratory/office facility. The property is located adjacent to W Civic Drive and N Green Bay Avenue as well as the Oak Leaf Trail.

Site:

The site is 5.86 acres, the building will be positioned centrally on the lot with parking for employees and visitors on the north and west sides of the property. The site plan is designed with vehicular access from W Civic Drive; vehicular access from N Green Bay Avenue will not occur. A TIA is provided with the attachments. This TIA indicates that there will not be any significant vehicular traffic impacts to the area. The building will be positioned centrally on the lot with parking for employees and visitors on the north and west sides of the property. Service vehicles will circulate on the east portion of the property. A separate shared service drive entry will be provided from W Civic Drive. The site is designed with 200 parking spaces. The loading area will be located at the southeast corner of the property. Fire Department access has been studied and meets minimum requirements. A CSM will need to be submitted and approved to combine the existing properties into one lot. In addition, a number of easements will need to



be approved for a variety of items such as the public sidewalk along W Civic Drive, which will be placed on private property to allow for the existing street trees to remain.

Pedestrian access will be provided from N Green Bay Avenue. A new sidewalk will be provided along the southern portion of W Civic Drive. Additional improvements to the intersection for pedestrian access will occur at the intersection of N Green Bay Avenue and W Civic Drive through the TID. Stormwater facilities will be a pond located to the south of the property and pervious pavement within approximately 40% of the paved parking area. Stormwater and engineering comments are provided with the attachments.

Landscape:

The applicant has provided a landscaping plan that consist of traditional plantings with trees and shrubs, landscape areas with a focusing on prairie plantings, and other landscaping area with a focus on woodland edge plantings. Deciduous trees include maples, river birch, ginkgo, honey locust and oaks. More specifics to species and location are indicated on the submitted plans.

Lighting:

The applicants proposed lighting poles with a maximum height of 15 feet. Lights will be mounted at grade. Pole and fixture design are simple in style designed to blend into the landscape. A photometric plan has also been provided which indicated lighting levels at zero near lot lines. Some lighting fixtures will have 1, 2, or 3 fixtures attached to one pole depending upon location. Architectural accent lighting will also be used to illuminate the structure.

Dumpster:

The dumpsters will be in the loading area connected to compactors.

Oak Leaf Trail Access:

Access to the Oak Leaf Trail will be provided at the southwestern corner of the site. Currently the City and the developer are working on conceptual plans to allow for this access point to be a public access point. The intent is to provide both public access and direct access to this development site.

Architecture:

The applicant is proposing a two-story structure with a modern design expression. The building will have two main elements. The larger of the two elements will be the research and lab area which will be primarily located to the east and southern portion of the site. The two-story office element will be in the northwest corner of the site. The main entry to the building will be the two-story element. The two-story element is the architectural highlight of the complex with glass curtain wall, and sunscreen elements. The research and laboratory portion of the building will have minimal fenestration, mostly consisting of clearstory window elements.



Building materials will consist of composite metal panel in white with vision glass with line frit. The glass will be Low E – Clear and spandrel glass components. The remainder of the building will be a manufactured stone product with dimension of 12 inch x 24 inch in a white color.

Occupancy:

The applicant is requesting specific approval for a research facility, laboratory facility, and office facility.

RECOMMENDATION:

Staff recommends that the Community Development Authority approve the site plan, architectural, and occupancy for a research/lab/office facility for Weas Development Company, at 1717 W Civic Drive and 5812 and 5820 N Green Bay Avenue, subject to the following:

1. Signage shall be returned for approval at a later date.
2. The applicant shall work with City staff and or other agencies to determine if a public access point to the Oak Leaf Trail is feasible. If feasible staff shall move forward with any steps necessary including but not limited to agreements, easements etc. Specific designs for the access area of the trail shall be approved by the Director of Community Development and only returned to the CDA if deemed necessary.
3. The applicant shall address all items noted within the letter provided by Clark Dietz on April 28, 2022, as well as any items that may occur during the final review and approval of the stormwater management plan.
4. A final stormwater management plan shall be reviewed and approved by the City Engineer and all requirements of the City Engineer shall be met prior to permitting.
5. Completion, submission, approval and recording of a CSM to combine all parcels, as well as execution easements through the CSM or other documents.
6. A stormwater maintenance agreement shall be executed (signed) prior to permitting and then be recorded.

ACTION REQUESTED:

Motion to approve the site plan, architectural, and occupancy for a research/Lab/Office facility for Weas Development, at 1717 W Civic Drive and 5812 and 5820 N Green Bay Avenue, subject to the following:

1. Signage shall be returned for approval at a later date.
2. The applicant shall work with City staff and or other agencies to determine if a public access point to the Oak Leaf Trail is feasible. If feasible, staff shall move forward with any steps necessary including but not limited to agreements, easements etc. Specific designs for the access area of the trail shall be approved by the Director of Community Development and only returned to the CDA if deemed necessary.
3. The applicant shall address all items noted within the letter provided by Clark Dietz on April 28, 2022, as well as any items that may occur during the final review and approval of the stormwater management plan.



4. A final stormwater management plan shall be reviewed and approved by the City Engineer and all requirements of the City Engineer shall be met prior to permitting.
5. A stormwater maintenance agreement shall be executed (signed) prior to permitting and then be recorded.

ATTACHMENTS:

1. [Weas Development General information, Civil, Architecture, Landscape, Lighting](#)
2. [Weas Development TIA](#)
3. [Weas Development Stormwater Part 1](#)
4. [Weas Development Stormwater Part 2](#)