AGENDA

Monday, September 23, 2019
5:30 p.m.

1. Call to Order / Roll Call.

2. Adoption of Minutes of the Community Development Authority Meeting Held on August 19, 2019.

3. Review and Approval of Plans submitted by Cypress Equities for Bayshore—5800 North Bayshore Drive.

4. Set Next Meeting Date.

5. 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 disabled individuals.—
CITY OF GLENDALE
JOINT PLAN COMMISSION / COMMUNITY DEVELOPMENT AUTHORITY
MEETING MINUTES
August 19, 2019

The Community Development Authority held in the David Hobbs Honda for the People Community Room, located at Richard E. Maslowski Park, 2200 West Bender Road, Glendale, Wisconsin.

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

Roll Call CDA: Present: Mayor Bryan Kennedy, Tomika Vukovic, Jim Daugherty, Peter Brennan, Casey Shorts, and Donald Voith. Absent: Mr. Joshua Wadzinski

Roll Call Plan Commission: Present: Mayor Bryan Kennedy, Philip Bailey, Fred Cohn, Amanda Seligman, Karn Cronwell, Kyle Mack. Absent Joshua Wadzinski

Other Officials Present: Rachel Safstrom, Executive Director; John Fuchs, City Attorney.

Open Meeting Notice.

The Executive Director advised that in accordance with the Open Meeting Law the City’s official newspaper was advised on Wednesday, August 14, 2019, 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 June 24, 2019.

Motion was made by Ms. Vukovic, seconded by Mr. Daugherty, to approve the minutes of meeting held on July 22, 2019. Ayes: Mayor Kennedy, Mrs. Vukovic, Mr. Daugherty, Mr. Brennan, Mr. Shorts, and Mr. Voith. Absent: Mr. Wadzinski. Motion carried.

Various approvals for the Bayshore Development Agreement

Attorney Fuchs gave a brief overview of the process the City has gone through for this agreement. These will be the final approvals. Incremental Financing District #8 Project Plan Amendment #2, extend the life of Tax Incremental Financing District #8, expand the boundaries and work out a new development agreement.

On June 24, 2019, the Plan Commission and Community Development Authority reviewed and approved the Amendment to the Project Plan as well as the Development Agreement includes provisions that will pay off the CDA debt related to TIF #8. These documents also incorporated an incentive program for the developer to redevelop the site and invest in Glendale’s future.
The Wisconsin Department of Revenue valuations have been published. The Common Council will meet after this meeting to reaffirm their motions made on June 24. The Plan Commission and CDA need to reaffirm the motions as well. Furthermore, the CDA is being asked to terminate the original Development Agreement with Bayshore Town Center.

The Developer has asked that the Council and CDA approve a Consent to the Developer. This is a document their lenders are requiring.

Community Development Authority approval of Resolution Adopting an Amendment to the Project Plan for Tax Incremental District Number Eight of the City of Glendale, Wisconsin to Modify the Boundaries of the District.

Motion by Ald. Vukovic, seconded by Mr. Shorts, to approve the Resolution Adopting an Amendment to the Project Plan for Tax Incremental District Number Eight of the City of Glendale, Wisconsin to Modify the Boundaries of the District. Ayes: Mayor Kennedy, Mrs. Vukovic, Mr. Daugherty, Mr. Brennan, Mr. Shorts, and Mr. Voith. Absent: Mr. Wadzinski. Motion carried.

Plan Commission approval of Resolution Adopting an Amendment to the Project Plan for Tax Incremental District Number Eight of the City of Glendale, Wisconsin to Modify the Boundaries of the District.

Motion by Commissioner Bailey, seconded by Commissioner Cohn, to approve the Resolution Adopting an Amendment to the Project Plan for Tax Incremental District Number Eight of the City of Glendale, Wisconsin to Modify the Boundaries of the District. Ayes: Mayor Kennedy, Commissioners Bailey, Cohn, Seligman, Cronwell, Mack. Absent Commissioner Wadzinski. Motion carried.

Joint Reaffirmation of the original of the Amended Development Agreement between the City of Glendale and Bayshore Shopping Center Property Owner, LLC.

Motion by Ald. Vukovic, seconded by Commissioner Cohn, to reaffirm the original of the Amended Development Agreement between the City of Glendale and Bayshore Shopping Center Property Owner, LLC. Ayes CDA: Mayor Kennedy, Mrs. Vukovic, Mr. Daugherty, Mr. Brennan, Mr. Shorts, and Mr. Voith. Absent CDA: Mr. Wadzinski. Ayes Plan Commission: Mayor Kennedy, Commissioners Bailey, Cohn, Seligman, Cronwell, Mack. Absent Plan Commission: Commissioner Wadzinski. Motion carried.

Community Development Authority approval of Termination Agreement.

Motion by Mr. Voith, seconded by Mr. Brennan, to approve the Termination Agreement of the original Development Agreement with Bayshore Town Center dated June 14, 2004. Ayes: Mayor Kennedy, Mrs. Vukovic, Mr. Daugherty, Mr. Brennan, Mr. Shorts, and Mr. Voith. Absent: Mr. Wadzinski. Motion carried.

Joint Reaffirmation of the original Resolution Approving Escrow Agreements, Authorizing The Transfer Of Funds, The Establishment Of An Escrow Account With Respect To And The Defeasance Of Outstanding Obligations Of The Community Development Authority Of The City Of Glendale Related To TID No. 8.

Motion by Ald. Vukovic, seconded by Commissioner Cronwell, to reaffirm
the original Resolution Approving Escrow Agreements, Authorizing The Transfer Of Funds, The Establishment Of An Escrow Account With Respect To And The Defeasance Of Outstanding Obligations Of The Community Development Authority Of The City Of Glendale Related To TID No. 8. Ayes CDA: Mayor Kennedy, Mrs. Vukovic, Mr. Daugherty, Mr. Brennan, Mr. Shorts, and Mr. Voith. Absent CDA: Mr. Wadzinski. Ayes Plan Commission: Mayor Kennedy, Commissioners Bailey, Cohn, Seligman, Cronwell, Mack. Absent Plan Commission: Commissioner Wadzinski. Motion carried.

Community Development Authority approval Resolution Authorizing the Conveyance of Property Owned by the City of Glendale CDA to Developer and executing any necessary closing documents to effectuate the sale.

Motion by Ald. Vukovic, seconded by Mr. Voith to approve the Resolution Authorizing the Conveyance of Property Owned by the City of Glendale CDA to Developer and executing any necessary closing documents to effectuate the sale. Ayes: Mayor Kennedy, Mrs. Vukovic, Mr. Daugherty, Mr. Brennan, Mr. Shorts, and Mr. Voith. Absent: Mr. Wadzinski. Motion carried.

Community Development Authority approval of Consent to the Developer.

Motion by Ald. Vukovic, seconded by Mr. Brennan, to approve the Consent of the City of Glendale and the Community Development Authority. Mayor Kennedy, Mrs. Vukovic, Mr. Daugherty, Mr. Brennan, Mr. Shorts, and Mr. Voith. Absent: Mr. Wadzinski. Motion carried.

ADJOURNMENT

There being no further business, motion was made by Ald. Vukovic, seconded by Mr. Bailey, to adjourn the meeting. Ayes CDA: Mayor Kennedy, Mrs. Vukovic, Mr. Daugherty, Mr. Brennan, Mr. Shorts, and Mr. Voith. Absent CDA: Mr. Wadzinski. Ayes Plan Commission: Mayor Kennedy, Commissioners Bailey, Cohn, Seligman, Cronwell, Mack. Absent Plan Commission: Commissioner Wadzinski Motion carried and adjournment of the Community Development Authority was ordered at 5:53 p.m.

Rachel A. Safstrom
Executive Director

Recorded: August 20, 2019.
SUBJECT: Review and Approval of Plans submitted by Cypress Equities for Bayshore—5800 North Bayshore Drive.

FROM: Rachel Safstrom, Executive Director of the CDA

MEETING DATE: September 23, 2019

FISCAL SUMMARY:

<table>
<thead>
<tr>
<th></th>
<th>Budget Summary</th>
<th>Budgeted Expenditure</th>
<th>Budgeted Revenue</th>
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<tr>
<td>Wisconsin Statues:</td>
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<td>N/A</td>
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<tr>
<td>Municipal Code:</td>
<td>N/A</td>
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BACKGROUND/ANALYSIS:
In August 2019, the CDA and Council approved the Development Agreement with Bayshore. This agreement indicates that the CDA will review submitted plans for the development to ensure the plans adhere to the design guidelines.

Attached is the first set of plans received for the redevelopment. As a reminder, the design guidelines are attached.

RECOMMENDATION:
The plans conform to the design guidelines.

Areas to note include:
- The City has not received a Stormwater Management Plan for the development.
- The Fire Department indicated concerns with access to the buildings during construction.
- Signage for Total Wine will be submitted separately.
- The “Entertainment” sign is a placeholder and actual signage will be submitted separately.

ACTION REQUESTED:
Motion to approve the plans with the following conditions:
- Obtain a stormwater management permit prior to building permit issuance.
- Comply with all building and fire codes to the satisfaction of the Building Inspector, North Shore Fire Department and North Shore Health Consortium.
- Work with Police and Fire on an emergency vehicle access plan during construction.

ATTACHMENTS:
1. Bayshore plans.
2. Design Guidelines.
BAYSHORE
RECREATING THE DESTINATION
ENTERTAINMENT BLOCK

BAYSHORE-CDA DESIGN PACKAGE
BAYSHORE TOWN CENTER
GLENDALE, WI 53217
2845.003.00  
09.09.19
LEGEND

ROTUNDA - EAST ENTRANCE
TOWN CENTER WALKWAY
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BUILDING N - PARKING LINK
### MATERIAL SCHEDULE:

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<thead>
<tr>
<th>MATERIAL</th>
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<tr>
<td><strong>BRK-1:</strong> NEW BRICK TO MATCH EXISTING BRICK ON BUILDING “R”</td>
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<tr>
<td><strong>EIFS-1:</strong> NEW EIFS - PAINT COLOR SW 7078 (CYBERSPACE)</td>
</tr>
<tr>
<td><strong>EIFS-2:</strong> NEW EIFS - PAINT COLOR SW 8510 (LOYAL BLUE)</td>
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<tr>
<td><strong>EIFS-3:</strong> NEW EIFS - PAINT COLOR SW 7064 (PASSIVE)</td>
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<tr>
<td><strong>EIFS-4:</strong> NEW EIFS - PAINT COLOR SW 7004 (SNOWBOUND)</td>
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<tr>
<td><strong>FCP-1:</strong> NICHIA PANEL - MIRAIA SERIES, COLOR GLACIER</td>
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<tr>
<td><strong>FCP-2:</strong> NICHIA PANEL - RIBBED SERIES, COLOR GUNSMOKE</td>
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<tr>
<td><strong>FCP-3:</strong> NICHIA PANEL - RIBBED SERIES, COLOR MOTHER OF PEARL</td>
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<tr>
<td><strong>FCP-4:</strong> NICHIA PANEL - ILLUMINATION SERIES, COLOR SW 6905 (GOLDFINCH)</td>
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<td><strong>FCP-9:</strong> NICHIA PANEL - ILLUMINATION SERIES, COLOR SW 7076 (CYBERSPACE)</td>
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<td><strong>FCP-11:</strong> VIROC PANEL - UN-SANDED BLACK VIROC</td>
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<td><strong>FCP-12:</strong> VIROC PANEL - UN-SANDED YELLOW VIROC</td>
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<tr>
<td><strong>MTL-1:</strong> NEW PREFABRICATED, PERFORATED METAL SCREEN</td>
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<td><strong>MTL-2:</strong> ARMSTRONG CEILING SOLUTIONS, EFFECTS OAK</td>
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<tr>
<td><strong>PT-1:</strong> EXISTING EIFS - PAINT COLOR SW 7078 (CYBERSPACE)</td>
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<td><strong>PT-2:</strong> EXISTING EIFS AND BRICK - PAINT COLOR SW 7071 (GRAY SCREEN)</td>
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<td><strong>PT-3:</strong> EXISTING EIFS - PAINT COLOR SW 7064 (PASSIVE)</td>
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<td><strong>PT-4:</strong> EXISTING EIFS AND STONE - PAINT COLOR SW 7100 (ARCADE WHITE)</td>
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<td><strong>PT-5:</strong> EXISTING METAL - PAINT COLOR SW 7073 (ONLINE GRAY)</td>
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<td><strong>PT-6:</strong> EXISTING BRICK - PAINT COLOR SW 6084 (MODEST WHITE)</td>
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<td><strong>PT-7:</strong> EXISTING EIFS - PAINT COLOR SW 6510 (LOYAL BLUE)</td>
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<td><strong>PT-8:</strong> NEW STEEL - PAINT COLOR BENJAMIN MOORE 2120-10 (JET BLACK)</td>
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<td><strong>SSM-1:</strong> FIRESTONE UNA-CLAD UC-3 - CHARCOAL GRAY</td>
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<tr>
<td><strong>STN-1:</strong> NEW CAST STONE UNITS - COLOR AND FINISH TBD</td>
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<tr>
<td><strong>VWG-1:</strong> VINYL WALL GRAPHIC OR PAINTED MURAL - ACTUAL CONTENT TBD BY FUTURE ARTIST</td>
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BUILDING Q ELEVATIONS

NORTH ELEVATION
BUILDING H ELEVATIONS
SOUTH ELEVATION
EAST ELEVATION
BUILDING K ELEVATIONS

SOUTH ELEVATION - WEST END

WEST ELEVATION

BAYSHORE-CDA DESIGN PACKAGE

BAYSHORE TOWN CENTER
GLENDALE, WI 53217
2845.003.00
09.09.19

CYPRESS

BUILDING K ELEVATIONS

GRAEFS

PG 48
BAYSHORE-CDA DESIGN PACKAGE
BAYSHORE TOWN CENTER
GLENDALE, WI 53217
2845.003.00  
09.09.19

EAST GARAGE STAIR ELEVATIONS

SOUTH STAIR - SOUTH ELEVATION
SOUTH STAIR - WEST ELEVATION
SOUTH STAIR - NORTH ELEVATION

NORTH STAIR - SOUTH ELEVATION
NORTH STAIR - WEST ELEVATION
NORTH STAIR - NORTH ELEVATION

BRK-1
PT-7
VWG-1
EIFS-2

BAYSHORE-CDA DESIGN PACKAGE
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EAST GARAGE STAIR ELEVATIONS