

CITY OF GLENDALE — PLAN COMMISSION
April 12, 2022

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 6:01 p.m.

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

Other Officials Present: John Fellows, 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 April 7, 2022, 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 February 1, 2022, and March 1, 2022, Plan Commission Meetings.

Motion was made by Commissioner Seligman, seconded by Commissioner Nelson, to adopt the minutes from the February 1, 2022, Plan Commission meeting. Motion carried unanimously.

Motion was made by Commissioner Bailey, seconded by Commissioner Cronwell, to adopt minutes from the March 1, 2022, Plan Commission meeting. Ayes: Commissioners Nelson, Cronwell, Bailey. Noes: None. Abstain: Commissioners Seligman and Cohn. Motion carried.

Specific Implementation Plan (SIP): Discussion and possible action for a specific implementation plan for a Planned Unit Development District for Devo Properties / River Park Apartments, 1616 West Bender Road, Tax Key Number 1619-974-000.

River Park Apartments, LLC 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 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. A general development plan was approved by the City on February 14, 2022. Planned Unit Development District requires a three-part process that include a rezoning/general development plan approval, followed by a specific implementation plan, followed by a development agreement.

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The specific development plan submittal includes a detailed site plan, architectural drawings, landscaping plan and lighting plan.

The landscaping plan focused on updating the property specifically along West Bender Road and within both court yards. Architectural drawings provide greater detail as to the modifications and details for the renovations. A lighting plan showing both security and ornamental fixtures has been provided.

Director Fellows gave a brief overview of the specific implementation plan. Director Fellows stated the plan is very similar to the previous submittal but contains more detailed landscaping, lighting, and architectural information.

Mr. Greg Devorkin representing River Park Apartments LLC and Devo Properties was present via Zoom.

Motion was made by Commissioner Cohn, seconded by Commissioner Cronwell, to recommend Common Council approval of the specific development plan for a Planned Unit Development District for Devo Properties / River Park Apartments, 1616 West Bender Road, Tax Key Number 1619-974-000, subject to the following six conditions: 1) Completion and approval of a development agreement between the applicant and the City; 2) All existing water, storm and sanitary pipes, valves and connections to City mains must be tested and/or inspected in regard to their functionality and integrity. If not, developer must remediate; 3) All new and existing underground fire protection mains shall be inspected, tested, flushed and exercised by an approved fire protection vendor and witnessed by the City Water Utility and North Shore Fire/Rescue (NSFR). Proper permits, plans submittals and reviews, and inspections must be submitted, paid, reviewed, and approved prior to doing work; 4) The inspection, testing, maintenance and evaluation of the existing underground fire protection mains, hydrants and valves shall be verified prior to the issuance of construction permits by the City. a. Inspection, Testing and Maintenance shall be done in accordance with NFPA 25 and NFPA 24. b. Where deficiencies are found in the fire protection mains, corrections shall be completed under permits with the City and NSFR; 5) As required by the state fire code, fire protection hydrants and water supplies shall be in place and approved prior to the arrival of combustible construction materials on site: NFPA 1, Chapter 16 – Safeguards During Construction; and specifically in accordance with 16.4.3.1.3; 6) Any minor modifications resulting from design changes required through the plan review process may be approved by the Director of Community Development, major modifications shall be returned to the Plan Commission for architectural review and approval. Motion carried unanimously.

Plan Commission Site Plan Review: Discussion and possible action for a Plan Commission site plan review for the proposal to raze an existing building and install a prairie landscape for Orthopaedic Hospital of Wisconsin, LLC., 575 West River Woods Parkway, Tax Key Number 2348-022-000.

The existing three-story hospital building, owned by the Orthopaedic Hospital of Wisconsin (OHOW) is fully vacated. It is the intentions of OHOW to raze the building and a majority of the parking lot associated with this building and turn it into green space to be used by the staff and patients of the hospital.

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The new green space will be mostly covered in prairie grass plantings. A mowed grass path will meander through the grass space, coming off a central paved area that can be used for benches and picnic tables. There will also be a grass field space that can be utilized by the physical therapy group for catch, throw or run activities.

Director Fellows gave a brief overview of the Orthopaedic Hospital of Wisconsin's proposal to raze the existing building at 575 West River Woods Parkway and turn it into a green space. Director Fellows stated that the assessment of the property will go down within the next year.

Mayor Kennedy stated there will be a reduction in assessed value because the structure will be gone. Mayor Kennedy noted that the Plan Commission normally approves projects that add value to the City but if this project involves trapping rainwater where it falls, on-site stormwater management work, and reducing impervious surfaces, it seems like the right thing to give up tax revenue for.

Motion was made by Commissioner Nelson, seconded by Commissioner Bailey, to approve the demolition of the existing building and approve site and building modifications for Orthopaedic Hospital of Wisconsin, 575 West River Woods Parkway, Tax Key Number 2348-022-000, subject to the following two conditions: 1) If the applicant moves forward with lighting the park area or parking lots, a lighting plan shall be submitted and reviewed by the Community Development Director. If lighting is minimal, staff may approve the lighting. Significant lighting shall be returned to the Plan Commission for review and approval; 2) The applicant shall work with the North Shore Fire/Rescue regarding any controlled burns. Once a controlled burn is scheduled, City of Glendale staff including the Police Department shall be notified as to the dates and times of the controlled burn. Motion carried unanimously.

Plan Commission Site Plan Review, Signage, and Occupancy: Discussion and possible action for a Plan Commission site plan review, signage, and occupancy review for Napleton Lexus of Milwaukee, 1433 West Silver Spring Drive, CSM 9330.

In 2020, Napleton Lexus of Milwaukee began a multi-phased update to their facility located at 1433 West Silver Spring Drive. Prior approvals have included modifications to the exterior of the main showroom, rear parking lot with lighting, and a fence/buffer along the eastern property boundary.

The applicant is proposing to continue these upgrades with the following, which they are seeking approval: connecting link structure, façade modifications to the pre-owned facility, site lighting, rolling gates and Knox Box, fence, and updated signage for the pre-owned facility.

Director Fellows stated this project is both new construction and renovation, as well as site work on the entire property. The Plan Commission saw site work and approvals for the project back in 2020 for fencing, expansion of the parking lot, and lighting. Now Napleton wants to bring that to the front of the property. Director Fellows stated the proposal includes security gates that would be located on the property line. Director Fellows recommended approval all items but not the gates as the City is trying to improve the aesthetic of the commercial corridor. Director Fellows and the applicant are working together to bring back a proposal or options in May.

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Mayor Kennedy stated that area of Silver Spring Drive has its own business code and it does not allow for fencing at the street fronting of the businesses. Fencing at other dealerships in the area is either behind or at a remote location.

Mr. Fred Grier, project architect representing Napleton, was present for the meeting. Mr. Grier provided an overview of the project. Mr. Grier agreed with Director Fellows on tabling the fence and noted that Napleton would like to move forward with the rest of the project.

Commissioner Cohn inquired about the functionality of the canopy structure. Mr. Grier stated the canopy is to showcase specific cars and noted it will have infrared heaters to keep people warm as they walk between the two buildings. The canopy is also a visual connector between the two buildings while still maintaining through traffic.

Motion was made by Commissioner Cronwell, seconded by Commissioner Nelson, to approve site plan, signage, and occupancy for Napleton Lexus of Milwaukee, 1433 West Silver Spring Drive, CSM 9330, subject to following conditions: 1) A lighting plan, photometric, and lighting details for all new exterior fixtures shall be submitted, reviewed by staff, and approved by staff if the proposal meets ordinances and standards of the district. New lighting shall complement existing fixtures; 2) The stormwater maintenance agreement shall be completed and recorded prior to any issuance of a permits. Documentation of the recording shall be provided by the applicant; 3) The approved CSM that has been flagged by the county for having errors shall be corrected and recorded with a copy of the recording provided to the City prior to issuance of permits; 4) Any minor modifications required through the plan review process may be approved by the Community Development Director unless they find the modification is substantial, then modifications shall be returned for review and approval; 5) Rolling gates and Knox Box are not approved as supporting documentation has not been provided and such elements will detract to the overall environment and the public improvements; 6) All privacy fence designs shall be identical to those previously approved and installed. Details, specifications, and colors shall be reviewed and approved by Community Development Director prior to issuance of permits. All picket fence designs shall have specifications, colors and details approved by the Director of Community Development prior to issuance of permits. Discussion of gates or fencing on the front of the property has been tabled. Ayes: Commissioners Cronwell, Nelson, Bailey, and Seligman. Noes: Commissioner Cohn. Motion carried.

Certified Survey Map (CSM): Discussion and possible recommendation to Common Council for a proposed Certified Survey Map (CSM) to assemble the lands into a singular tax parcel for Wisconsin Department of Transportation (WisDOT) and Chick-fil-A, 5201 North Port Washington Road and Environs, Tax Key Number 1969-000-001.

A Certified Survey Map (CSM) is proposed for the lands that include 5201 North Port Washington Road and Environs, comprising a total of 1.009 acres or 43,967 square feet of land, in order to create one parcel from an existing parcel and excess right of way owned by the WisDOT. The purpose of combining this land will allow for the driveway to align with the intersection.

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Director Fellows provided a brief overview of the CSM and stated it will allow for Chick-fil-A's driveway to be more centered with the intersection. Mayor Kennedy noted that Chick-fil-A purchased the land from the Wisconsin Department of Transportation.

Motion was made by Commissioner Bailey, seconded by commissioner Cohn, to recommend Common Council approval of the CSM for WisDOT and Chick-fil-A, 5201 North Port Washington Road and Environs, Tax Key Number 1969-000-001 with requirements of payment of the \$105 administrative fee, making any required technical corrections to the document as indicated by the City Engineer, payment of City Engineer CSM technical review fees, and other required fees, if any. Ayes: Commissioners Nelson, Cronwell, Bailey, and Cohn. Noes: None. Abstained: Commissioner Seligman. Motion carried.

Architectural Review: Discussion and possible action for an architectural review for modifications to a previously approved design for Milwaukee Rug Company (former Med-Alliance), 309 West Silver Spring Drive, Tax Key Number 1970-113-001.

309 Silver Spring, LLC acquired the 309 West Silver Spring property. Milwaukee Rug Company received Plan Commission approval to make architectural changes to the front and rear building facades and modest site plan changes, as well as use and occupancy approval in August 2021.

The applicant is seeking approval for design modifications to the parapet element and sign band area. These modifications include increased height for the sign band area and a stepped parapet. The proposed changes provide for a more unique architectural design element.

Director Fellows provided a brief overview of Milwaukee Rug Company's proposal. Director Fellows stated the original building design had a very flat roofline and Milwaukee Rug Company would like to add a parapet to increase interest and allow for a larger sign.

Mr. Michael Peine with Michael Peine Architects was present for the meeting. Mr. Peine stated the proposal provides a better space for signage and is a quality project that will add to the overall image of the area.

Motion was made by Commissioner Cohn, seconded by Commissioner Nelson, to approve the design changes to the sign band area and parapet element of the new façade currently under construction for Milwaukee Rug Company, 309 West Silver Spring Drive, Tax Key Number 1970-113-001. Motion carried unanimously.

ADJOURNMENT.

There being no further business, motion was made by Commissioner Cohn, seconded by Commissioner Cronwell, to adjourn the meeting. Motion carried and adjournment of the Plan Commission was ordered at 6:32 p.m., until Tuesday, May 3, 2022, at 6:00 p.m.

Nicole Maurer, Deputy Clerk/Treasurer

Recorded: April 12, 2022.