

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

This meeting is in person, but will be broadcast over Zoom

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AGENDA

Tuesday, October 15th, 2024
6:00 p.m.

1. Call to Order / Roll Call.
2. Adoption of Minutes: Community Development Authority (CDA) Meeting Held on July 16, 2024
3. Review and Consideration: Recommendation for the approval of a Certified Survey Map for 2510 West Good Hope Road, Tax Key Numbers, 100-9984-002, 100-9984-003, 100-9984-004, 100-9984-005
4. Review and Consideration: Recommendation for approval of a Specific Implementation Plan for an Amendment to the Planned Development District (PD) zoning at 2510 West Good Hope Road, Tax Key Parcels 100-998-4002, 100-998-4005, 100-998-4004 and 100-998-4003 for a Multi-Family Development Project
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
persons with disabilities.

*The Common Council of Glendale currently holds meetings in person at City Hall, or an alternative physical location as allowed by the City Ordinance. As a courtesy to citizens, Council meetings will also be made available live on the Zoom virtual platform for viewing and possible participation. However, the City cannot guarantee the technology supporting the virtual viewing option will operate perfectly and continuously. The only way to guarantee the ability to offer public comment, or view the meeting uninterrupted, is to appear in person. If the Zoom platform fails, the meeting will continue as scheduled.

**CITY OF GLENDALE
COMMUNITY DEVELOPMENT AUTHORITY
MEETING MINUTES
July 16, 2024**

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 6:00 p.m.

Roll Call CDA: Present: Mayor Bryan Kennedy, Ald. Jim Daugherty, Ald. Tomika Vukovic, Rock Ridolfi, Ald. Bailey, Peter Brennan and Casey Shorts.

Other Officials Present: Karl Warwick, City Administrator; Meredith Perks, Planner

Approval of the minutes of meeting held on October 17, 2023

Motion was made by Ald. Daugherty, seconded by Mr. Shorts, to approve the minutes of meeting held on February 26, 2024. Motion carried.

Public Hearing

The Mayor and City Administrator opened with a presentation of why TIF funding is planned for the 2510 W Good Hope Rd development and how it fits in the City's Master Plan. Representatives from New Land Development, the developer for 2510 W Good Hope Rd, gave their own presentation of the proposed development. Following this there was a public hearing with numerous residents speaking against the development, most notably with regards to the size of the development being too tall, the density being too high, and traffic/parking concerns. A few were in favor due to the additional housing supply it would provide.

Review and Consideration of an Amendment to the General Development Plan at 2510 W Good Hope Rd

There was a general discussion with questions asked by CDA members and answered by New Land representatives.

Motion was made by Mr. Brennan, seconded by Ald. Vukovic to recommend approval of staff's recommendation. Ayes: Ald. Tomika Vukovic, Rock Ridolfi, Ald. Bailey, Peter Brennan and Casey Shorts. Nays: Ald. Daugherty. Abstain: None. Motion carried.

ADJOURNMENT

There being no further business, a motion was made by Mr. Brennan, seconded by Mr. Ridolfi to adjourn the meeting. Motion carried unanimously, and adjournment of the Community Development Authority was ordered at 8:25 p.m.

Benjamin Polony
Assistant to the City Administrator

SUBJECT: Community Development Authority, Review and Recommend to City Council a proposed Certified Survey Map (CSM) for 2510 West Good Hope Road, to Combine Four Lots into a Single Parcel for Multifamily Residential Development, Tax Key Numbers 100-9984-002, 100-9984-003, 100-9984-004, 100-9984-005

FROM: Meredith Perks, City of Glendale Planner

MEETING DATE: October 15, 2024

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	Title 13 – Zoning Code

BACKGROUND/ANALYSIS:

A Certified Survey Map (CSM) is proposed for the lands that include four tax parcels at 2510 West Good Hope Road (Tax Key Numbers 100-9984-002, 100-9984-003, 100-9984-004, 100-9984-005). The proposed CSM will combine the four parcels into a single parcel, owned by 2510 West Good Hope Road for the development of multifamily residential. This parcel is zoned PD-Planned Development District. The need for the CSM is directly related to the redevelopment and remediation of the parcels, which is currently vacant.

RECOMMENDATION:

Staff Recommends the CDA recommend that the Common Council grant approval of a Certified Survey Map (CSM) for 2510 West Good Hope Road as described in Exhibit A.

Staff Comments:

1. The land surveyor is responsible for signing, stamping all pages.
2. The Applicant shall provide the City a signed copy of the approved document following City Council approval.
3. This CSM shall be recorded with the Milwaukee County Register of Deeds office.

ACTION REQUESTED:

Motion – To recommend the Common Council grant approval of a Certified Survey Map (CSM) for 2510 West Good Hope Road, subject to the following:

1. The land surveyor is responsible for signing, stamping all pages.
2. The Applicant shall provide the City a signed copy of the approved document following City Council approval.
3. This CSM shall be recorded with the Milwaukee County Register of Deeds office.

ATTACHMENTS:

Exhibit A: [2510 West Good Hope Road CSM](#)
Appendix B: [City Service Comments](#)

SUBJECT: Community Development Authority, Review and Approve Proposed Specific Implementation Plan (SIP) for 2510 West Good Hope Road

FROM: Meredith Perks, City of Glendale Planner

MEETING DATE: October 15, 2024

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:

New Land Enterprise (the Applicant) is returning to the Community Development Authority (CDA) with the SIP for the redevelopment of 2510 West Good Hope Road. The approval of the SIP is one of the final steps in the Planned Development District (PD) review and approval process. [The Applicant submitted a detailed general development plan that was recommended by the CDA on July 16th and approved by the Common Council on August 26th.](#) The remaining steps in the PD rezoning process include the approval of the SIP by the CDA and the approval of a Development Agreement by the Common Council.

Section [13.1.55\(b\)](#) of the Glendale Zoning Code details the required SIP submittal materials. The Applicant's General Development Plan included many of the SIP requirements, including the precise plan of development, final plan, arrangement of building groups, architectural drawings and sketches. The Applicant also submitted a Traffic Impact Study as required in the approval of the General Development Plan. The Applicant has submitted updated documents that are attached to this report including:

- Detailed development schedule
- Fire protection plans
- Electrical documents
- Plumbing documents
- Construction document sets
- Letter confirming scheduled testing of the Emergency Radio Communication Signal
- Updated site plan

ANALYSIS:

The Applicant worked with Traffic Analysis and Design Inc. (TADI) to conduct a Traffic Impact Analysis on the planned redevelopment project. The Traffic Impact Analysis includes a review of existing conditions on Good Hope Road and Range Line Road as well as a projection of the impacts of the full project build out and makes recommendations for any modifications that may be needed. The Analysis concludes that the addition of the residential development will not adversely impact traffic volumes on Good

Hope Road or Range Line Road and that all movements that the intersections included in the study are expected to operate safely and efficiently. The Analysis recommends the access drive to Good Hope Road include a southbound right turn only lane with a stop sign. Similarly, it is recommended that the Range Line Road access drive include a left/right turn lane westbound out of the property with a stop sign.

Since the submission of the General Development Plan, the site plan has been updated to shift the entry drive along Good Hope Road to the east. This change was made in consultation with Milwaukee County to ensure that the entry drive meets their signal distance standards. The adjustment does not substantially change the design or impact of the project.

The Specific Implementation Plan submission includes detailed technical documents. These documents have been reviewed by Glendale City Services, including North Shore Fire and Glendale Public Works and Engineering. Comments from the City Services are found in Appendix A. City Services, including Public Works and Engineering, provided comments on the Applicant's utility and stormwater plans. At this time, the Applicant has not provided updated plans. Therefore, the Applicant will need to provide final utility and stormwater plans for review and approval by the City prior to permitting.

The required fire maintenance agreement was not included in the SIP submittals. The Applicant will be required to confirm this agreement prior to occupancy permit.

Additionally, the applicant did not provide proof of financial capability as described in the City Code. The Applicant is pursuing financing through lenders and/or private equity as well as discussing potential Tax Increment Financing with the City. Confirmation of financing is unlikely prior to confirmation of a TIF agreement. Therefore, the approval of the SIP would be conditional on the proof of financial capability prior to construction permitting.

Agreements related to the management and operation of the project will be addressed in the Development Agreement reviewed and approved by the Glendale City Council.

RECOMMENDATION:

CDA approval of the Specific Implementation Plan with the requirement to complete the PD process with entry into a Development Agreement with the City of Glendale to be approved by the Common Council, and to complete the following:

1. Work with Glendale City Services to receive approval of final utility and stormwater management plans.
2. Work with Glendale City Services to address comments from the NSFD and Glendale Inspections provided in Appendix A.
3. Provide proof of the required fire maintenance agreement prior to issuance of an occupancy permit.
4. Provide proof of financial capability prior to construction permitting.

ATTACHMENTS:

1. [Appendix A: City Service Comments](#)
2. [HVAC Plans](#)
3. [Fire Protection Documents](#)
4. [Electrical Documents](#)
5. [Architectural](#)
6. [Plumbing Documents](#)
7. [Development Schedule](#)
8. [Emergency Radio Communication Signal Testing](#)
9. [Traffic Impact Study](#)

13.1.55

- Recording and implementation plan.

b. Specific implementation plan after approval of zoning. The applicant shall file with the plan commission:

1. A precise plan of development.
2. Proof of financing capability.
3. A scale map of the area.
4. A final plat of the entire development are showing detailed lot layout and the intended use of each lot or parcel of land, public dedications, public and private streets, driveways, walkways and parking facilities.
5. The location and treatment of open space areas and recreational or other special amenities.
6. The arrangement of building groups, other than single family residences and all final landscape plans.
7. Architectural drawings and sketches illustrating the design and character of proposed structures.
8. Location of all utility installations.
9. A development schedule indicating:
 - a) The approximate date when construction of the project can be expected to begin;
 - b) The stages in which the project will be built and the approximate date when construction of each stage can be expected to begin;
 - c) The anticipated rate of development;
 - d) The approximate date when the development of each of the stages will be completed; and
 - e) The area and location of open space that will be provided at each stage.
10. Agreements, bylaws, provisions or covenants which govern the organizational structure, use, maintenance and continued protection of the planned unit development and any of its common services, open areas or other facilities.
11. Any other plans, documents or schedules required by the plan commission or common council.