

CITY OF GLENDALE
PLAN COMMISSION MEETING MINUTES

Tuesday, September 3, 2019

The City Plan Commission Meeting convened in the David Hobbs Honda for the People Community Room, Richard E. Maslowski Community Park, 2200 West Bender, Glendale, Wisconsin (Glendale City Hall is being reconstructed), for the CDA Meeting and the Plan Commission's regular monthly meeting.

Roll Call Plan Commission: Present: Mayor Bryan Kennedy, Commissioners Kyle Mack, Karn Cronwell, Fred Cohn, Josh Wadzinski, Phillip Bailey, Amanda Seligman.

Other Officials and Staff present: Todd M. Stuebe, Director of Community Development, and Candice Green, Deputy Clerk/Treasurer. Absent: Rachel Safstrom, City Administrator.

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised Thursday, August 29, 2019, of the date and time of this meeting, the agenda was posted to the official bulletin board in City Hall, copies of the agenda were made available to the general public in the Municipal Building and the Police Department, and those persons who have 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 from August 6, 2019 Plan Commission Meeting. Motion was made by Commissioner Seligman, seconded by Commissioner Cronwell to adopt minutes as presented. Approved unanimously.

3a. Specific Implementation Plan (SIP): Apartment Building and Garden Townhomes, 2510 West Good Hope Road (Former Prange Greenhouse). Review and approve Specific Implementation Plan for 48-unit Apartment Building and 41 Townhome Garden Apartments. Present on behalf of New Land Enterprises was Tim Gokhman and presenting the slide show presentation was Jason Korb with Korb and Associates, Architect.

New Land Enterprises, LLP, has submitted the Specific Implementation Plan (SIP) for the Planned Development project located at 2510 West Good Hope Road. With Plan Commission approval of the Specific Implementation Plan the developer may proceed to obtain City of Glendale Building Permits to construct the project.

New Land Enterprises states that acquisition of the real estate is complete. Developer estimates the construction cost at \$13.4 million, and states that construction funds will be provided through New Land Enterprises' established lending partners and private equity investment; with construction loan closing to be completed by the end of 2019. Construction is planned to begin between February and April of 2020 and be completed in April of 2021. Developer states that Construction and Lease-Up will begin on buildings as others are still under demolition and construction.

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Staff recommends that the Plan Commission grant approval of the Specific Implementation Plan (SIP), that includes final architectural, site, landscaping, lighting, and signage plans, for New Land Enterprises to construct the approved project, as well as approval of the proposed use and occupancy, per the following requirements:

- 1.) Signs require a Sign Permit per the City of Glendale Sign code;
- 2.) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities;
- 3.) Light poles are limited to 15 feet in height;
- 4.) All modifications within the public street right-of-way require review and permit(s) issued per the requirements of the City of Glendale Department of Public Works (Right-of-Way; Watermain Tap, Driveway, etc.) and/or Milwaukee County;
- 5.) All costs associated with approved and permitted modifications within the public street right-of-way are the sole responsibility of New Land Enterprises;
- 6.) All public street trees to be maintained per the requirements of the Glendale Landscaping Guidelines and the Director of Public Works.
- 7.) Obtain a stormwater management permit subject to Section 6-5 of the Code of Ordinances and Milwaukee Metropolitan Sewerage District approval;
- 8.) All City of Glendale building and fire codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium.
- 9.) Compliance with State of Wisconsin requirements for ADA parking.

Jason Korb, Architect with Korb & Associates spoke on behalf of the builder stating that nothing has changed structurally in the plans for the development. It is still a 48 Unit Building, 4 stories tall, paving and landscaping is still planned as previously improved. A significant change that Mr. Korb addressed to the Plan Commission was a change in storm water management in 6-unit buildings that were gabled which will now have a flat roof; designed to mitigate water in a controlled fashion. Five of the units remain the same. The units with the flat roofs are all in the back of the complex, out of sight. The roofs can hold up to 9" of water at a time. Mr. Korb also stated that the design team had identified a new darker brick that they were interested in using.

Mayor Kennedy pointed out that although Mr. Korb stated that there were no significant changes; that the information being presented is different than what was presented originally.

Commissioner Wadzinski also pointed out that the color change in the brick was significant. Commissioner Wadzinski also pointed out that there appeared to be a change in the color of the wood on the façade, which went from brown to red and that two of the balconies that were stated to still be on Good Hope appear to have moved to the west side of the building.

Mayor Kennedy expressed his disapproval in what had been proposed in this meeting and said what has been proposed appeared to look a lot like what was initially disapproved in the first quarter.

Consensus is that the Town Homes will remain unchanged with the original plan that has already been approved.

Motion was made by Commissioner Cohn, seconded by Commissioner Bailey to approve request as presented with 9 existing conditions previously mentioned in the first quarter Plan Commission meeting, as well as two additional conditions:

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10. Approval of first façade with 1 set of west side balconies to be moved to the north side of buildings

11. Consistency of design elements and colors between apartment buildings and townhomes.

The motion carried unanimously. All ayes. No noes.

Mayor Kennedy asked when the Construction would begin and end, to which the developer replied 17 months beginning in January 2020 and going until May 2021. State approved plans are expected on September 24th.

Final revisions are to be submitted before any building permits are issued.

3b. Certified Survey Map, 2510 West Good Hope

Review and recommend to Common Council approval of the proposed Certified Survey Map.

New Land Enterprises, LLP, has resubmitted the Certified Survey Map (CSM) for the project located at 2510 West Good hope Road. Previously dedicated Public Street Right-of-Way and Utility Easements are required by the City of Glendale to be legally vacated.

The necessary action by the Plan Commission is to recommend that the Common Council approve the Certified Survey Map with requirements of payment of the \$175.00 administrative fee, making any required technical corrections to the document, and payment of City Engineer CSM technical review fees, and other required fees related to completing the Certified Survey Map and legally vacating previously dedicated Public Street Right-of-Way and Utility Easements.

Per Mayor Kennedy, Council will do a vacate of the street as part of the Certified Survey Map approval process.

Motion was made by Commissioner Cohn and seconded by Commissioner Wadzinski to recommend Certified Survey Map approval to the Common Council. All ayes. No noes. Motion carried unanimously.

3c. Modify Specific Implementation Plan (SIP), ICAP Center, 6701 and 6789 North Port Washington Road (Former Nicolet High School District Recreation Fields), Resubmittal from March 5, 2019 Meeting. Review and approve proposal to modify the Specific Implementation Plan (SIP) for Phase I of the project which consists of ALDI grocery store and Associated Bank, to include a multi-tenant building with a coffee shop with a drive-thru window within the northerly Phase II pad.

During the first meeting, ICAP Development requested approval of the 3rd building in Phase I. The entire site was rough graded in March when approval of the addition of Phase II was requested.

The building has since been shrunken down from 6700 square feet to 5700 square feet; therefore, the site plan/specific implementation plan needs to be re-reviewed. The drive thru area remains the same and there is some additional landscaping added. There is now a side-loading area for the second tenant, and small monument sign to address aesthetics.

This is a retail space. Parking will be available for a food and beverage retailer and the plan is for this to be a two to three tenant building. Currently, the developer is in talks with two tenants.

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Initial drawings appeared to be too linear and too drab, according to the developer; so, they have since brought the drive thru out more and added awnings to the all-white building. There is now wood wrapped around on the front side of the Starbucks. No other changes will be made to the plan. The footings and foundation will be started as soon as they are able to pull permits. Site work is scheduled to be completed by the beginning of winter.

Commissioner Seligmann asked if there were any plans to put in a traffic light up that would help with the flow of traffic coming from Cardinal Stritch and the Library, and will speed limit on that stretch of road be reduced?

Mayor Kennedy explained that speed limit is up to Milwaukee County and not the City; and he confirmed that there will be a traffic light installed to help with traffic, for which the plans have already been approved and are in the works with Milwaukee County.

The architect on the project also confirmed there will be plenty of pedestrian access with a sidewalk being installed that will connect all the way from Pick-N-Save to the site. The bus stop is being kept in place and there are plans for crosswalks.

Commissioner Seligman asked if there were any plans for bike lanes to which Mayor Kennedy responded that it is a county road and that it could be taken up with the Milwaukee County Commissioner.

Motion was made by Commissioner Bailey and seconded by Commissioner Cohn to approve modifications as presented. All ayes. No noes.

3d. Plan Commission Review, 6030 North Green Bay Ave (Lupient Kia). Review and approve proposal to modify the west elevation of the Lupient Kia dealership (removing Infiniti wing element). Ms. Laura Kroll, Architect, was present to represent Lupient Kia.

Lupient Kia is seeking approval from the Plan Commission to re-brand and modify the previous Infiniti Dealership under the Lupient Kia brand. The requested modifications would be to remove old panels and put up new front elevation. The current silver paneling would become white and the front panels on the façade would also become white; doors and trim will be painted white as well. The signage will be red, but the request for the signage changes would be made separately.

Mayor Kennedy stated that the City of Glendale has already rejected a Russ Darrow Kia Dealership that was pitched to the Council when the previous City Administrator was in office. Mayor Kennedy also stated that this re-branding request would not be supported by him. Mayor Kennedy further stated that if the Kia signs were to be placed on the existing building that it might be approved; however, The City would not be agreeable to the plain, boxy white structure that is being proposed by Kia.

Commissioner Wadzinski stated that the existing building has a higher end feel and the proposed changes would make the building appear very plain and unappealing. Commissioner Wadzinski agreed with Mayor Kennedy and would not support the change either.

Commissioner Bailey asked if there was any leigh way with Kia Motors to keep the building in its existing design. Ms. Kroll stated that she did not believe there was any room to deviate from the plan as it is being presented.

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Commissioner Cohn asked if the plan was not approved what the next steps would be. Director Stuebe stated that this has happened before in the past and the plan commission had rejected a dealership brand. The dealership would just have to make the necessary adjustments. The City is not required to approve the plan.

Motion was made by Commissioner Cohn and seconded by Commissioner Wadzinski to deny approval of the modifications as presented. No ayes. All noes. Motion was denied unanimously.

Motion was made by Commissioner Cronwell and seconded by Commissioner Cohn to adjourn the meeting at 7:00 p.m. Motion carried unanimously.

Candice Green, Deputy Clerk/Treasurer

Respectfully Submitted: Candice S. Green