

**CITY OF GLENDALE**  
**5909 North Milwaukee River Parkway**  
**Glendale, Wisconsin 53209**

**The Plan Commission Meeting Will be In-Person.**  
**Attendance via ZOOM virtual meeting is available as well.**

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**AGENDA—PLAN COMMISSION MEETING**

Tuesday, April 12, 2022  
6:00 p.m.

1. Roll Call and Pledge of Allegiance.
2. Adoption of Minutes of Meetings held February 2, 2022 and March 1, 2022.
3. New Business:
  - a) 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 W Bender Rd, Tax Key Number 1619-974-000.
  - b) 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.
  - c) 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.
  - d) Certified Survey Map: Discussion and possible recommendation to City Council for a proposed Certified Survey Map (CSM) to assemble the lands into a singular tax parcel for Wisconsin Department of Transportation and Chick-fil-A, 5201 North Port Washington Road and Environs, Tax Key Number 1969-000-001.
  - e) Plan Commission 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.
  - f) Next Plan Commission Meeting 6:00 p.m., Tuesday, May 3, 2022.
4. Adjournment.

The Regular Plan Commission Meeting is NOT a meeting of the Glendale Common Council. Although a majority of Council Members may be present, Council action will not take place.

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

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February 1, 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 6:00 p.m.

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

Other Officials Present: Darrell Hofland, Interim City Administrator, Todd M. Stuebe, 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 January 27, 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 January 4, 2022 Plan Commission Meeting.**

Motion was made by Commissioner Seligman, seconded by Commissioner Cohn, to adopt minutes from the January 4, 2022, Plan Commission meeting. Motion carried unanimously.

**Plan Commission Review, JFD Family Dental, 5623 North Green Bay Avenue. Review proposed exterior changes to building as well as dental office use and occupancy.**

JFD Family Dental requests Plan Commission grant of approval of exterior changes to the 5623 North Green Bay Avenue building, as well as use and occupancy approval for a general dentistry clinic. The 5623 North Green Bay Avenue property is zoned B-1 "O" District, and dental offices are identified as a Permitted Use with Plan Commission review and approval.

The most significant change to the exterior of the building is the addition of six windows within the patient suites located along the south elevation. There will be a remnant 2,003 square-foot space in the west side of the building that the practice may eventually grow, and it may be leased in the interim time to another tenant whose use is permitted and would not overburden the function of the premises.

Director Stuebe stated staff recommends that the Plan Commission grant approval for the proposed exterior changes to the building, as well as the general dentistry office use and

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occupancy, subject to the customary approval of the Glendale Building Inspector, North Shore Fire/Rescue, and the North Shore Health Department.

Mr. Mark Hertzfeldt, project architect with Design 2 Construct, was present for the meeting. Mr. Hertzfeldt stated JFD Family Dentistry will provide general dentistry, preventative, and oral care services. Mr. Hertzfeldt provided an overview of the proposed exterior changes to the building. Mr. Hertzfeldt also noted that landscaping will be cleaned up. A small portion of the building will remain as a vacant tenant space until a compatible tenant is found. Mr. Hertzfeldt stated JFD Dentistry hopes to expand into that space in the future.

Motion was made by Commissioner Cronwell, seconded by Commissioner Nelson, to grant approval for the proposed exterior changes to the 5623 North Green Bay Avenue building, as well as the general dentistry office use and occupancy. Motion carried unanimously.

**Plan Commission Use and Occupancy Review, First Stage Milwaukee, Incorporated, 4180 North Port Washington Road. Review and approve theater set and prop design, set and prop construction, set and prop storage, and production staff office use and occupancy.**

First Stage Milwaukee requests Plan Commission grant of use and occupy approval in order to utilize a 30,200 square-foot warehouse space located in the multi-tenant complex located at 4160-4180 North Port Washington Road (extends along West Olive Street) for the purposes of theater set and prop design, set and prop construction, set and prop storage, and production staff office space. The 4160-4180 property is zoned M-1 Warehouse, Light Manufacturing, Office and Service District, and the proposed use is permitted with Plan Commission review and approval. The largest occupant of the property is the Wisconsin Department of Corrections, and historically several exercise-oriented business enterprises have occupied the second level space. The warehouse has largely been vacant since it was occupied some years ago by WCJ Pilgrim Wire.

First Stage indicates that it will typically have between seven and 12 employees working at 4180 North Port Washington Road, ten parking spaces along the west side of the building will always be available for its use, and that the larger site has 150 or more parking spaces within the property. Regular business hours will be Monday through Friday, 8:00 a.m. to 6:00 p.m., with occasional Saturday and evening hours as necessary. The only signage being considered is described as an unlit sign to indicate the place of delivery/entry. Improvements will be in progress until the end of April when the space is occupied.

Director Stuebe stated staff recommends that the Plan Commission grant approval for the proposed First Stage Milwaukee use and occupancy.

Ms. Betsy Corry, First State managing director, was present via Zoom. Ms. Corry noted that First Stage is a professional children's theater and provided an overview of the company. Ms. Corry stated First Stage was thrilled to find the space at 4180 North Port Washington Road in Glendale and noted the space will be used to build sets and props.

Commissioner Seligman inquired whether young people involved in acting will ever be on site. Ms. Corry stated no children will be on-site as it will be a professional workshop with safety protocols.

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Commissioner Atwood questioned if the location will solely be used for building sets. Ms. Corry stated it will be to design, construct, and paint sets. Sets will also be stored on site for future use.

Motion was made by Commissioner Atwood, seconded by Commissioner Cohn, to grant approval for the proposed First Stage Milwaukee use and occupancy at 4180 North Port Washington Road. Motion carried unanimously.

**Common Council Referral to Plan Commission: City of Glendale Rezone of 5812 (Tax Parcel Number 168-9981-000) and 5820 (Tax Parcel Number 168-9980-001) North Green Bay Avenue from B-4 Office-Research-Service Business District to M-1 Warehouse, Light Manufacturing, Office, and Service District. Plan Commission to review the proposed rezone toward making a recommendation to the Common Council as relates to a prospective redevelopment use following the Plan Commission Public Hearing to be scheduled for 6:00 p.m., Tuesday, March 1, 2022.**

Rezoning the 5812 and 5820 North Green Bay Avenue properties from B-4 Office-Research-Service Business District to M-1 Warehouse, Light Manufacturing, Office and Service District will provide for a uniform zoning classification for all the lands located at the southeast corner of North Green Bay Avenue and West Civic Drive, including the 1717 West Civic Drive property, and will provide for uniform zoning for a prospective redevelopment use of some of the lands.

Mayor Kennedy gave a brief overview of the proposed rezoning of 5820 North Green Bay Avenue. Mayor Kennedy stated all surrounding parcels are currently zoned M-1, but the 5820 North Green Bay Avenue parcel is B-4. Mayor Kennedy noted the Glendale Common Council referred this item to the Plan Commission to begin the rezoning process. Mayor Kennedy stated the Plan Commission is to schedule a public hearing for the March 1, 2022 meeting for the rezoning. Mayor Kennedy summarized email communication between the property owner and the members of the Plan Commission.

Motion was made by Commissioner Nelson, seconded by Commissioner Rieck, to schedule the Plan Commission Public Hearing for 6:00 p.m., Tuesday, March 1, 2022, to consider the rezoning of 5812 (Tax Parcel Number 168-9981-000) and 5820 (Tax Parcel Number 168-9980-001) North Green Bay Avenue from B-4 Office-Research-Service Business District to M-1 Warehouse, Light Manufacturing, Office, and Service District. Motion carried unanimously.

Following the motion, Commissioner Cohn noted that the Plan Commission typically has more information regarding what the property is going to be used for prior to scheduling public hearing. Mayor Kennedy stated when Glendale did the master plan review there were several parcels identified by the consultants as spot zoning. The surrounding parcels are all currently zoned M-1. The individual that owns this particular property has a residence at that location and operates a pet care business. The owner can continue to operate the business under M-1. Mayor Kennedy stated the City is trying to clean up its zoning map as it currently contains a number of isolated parcels and state statute does not allow for spot zoning.

Commissioner Cohn questioned whether this parcel will be handled by the CDA as opposed to the Plan Commission. Mayor Kennedy referenced a letter that was sent by an individual

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in negotiations with selling the property. M-1 would be in line with the use of the potential buyer. If the deal does not work out, an M-1 zoning would allow the owner to continue to operate the business. If sold to someone else, there are a number of other businesses that could operate out of M-1 and the residence could continue to be a residence. If there were to be a redevelopment proposal it would go to the CDA, not the Plan Commission. However, the Plan Commission would still be involved in a CDA proposal if it involved a rezoning of the property.

Commissioner Seligman questioned why the City of Glendale approved the master plan with isolated parcels if spot zoning is not legal. Mayor Kennedy stated the master plan the City approved indicated there were several questionable properties that needed to be reviewed. This particular parcel is an island when comparing its zoning with that of the surrounding parcels. Mayor Kennedy also stated the Common Council and Plan Commission will need to examine a handful of other parcels to determine whether the zoning is justified or if they need to move forward with rezoning.

Commissioner Seligman questioned if something happened to make this first on the list to rezone. Mayor Kennedy stated there have been inquiries about the property and if the property were to be purchased and developed into something, the parcel should be consistent with the zoning in the area.

Commissioner Cronwell questioned if the City is putting this forward regardless. Mayor Kennedy stated that is correct and noted other rezones will be put forward this year as well.

Commission Seligman commented on the rezoning notification process for surrounding property owners and tenants.

**Next Plan Commission Meeting 6:00 p.m., Tuesday, March 1, 2022.**

**ADJOURNMENT.**

There being no further business, motion was made by Commissioner Rieck, seconded by Commissioner Atwood, to adjourn the meeting. Motion carried and adjournment of the Plan Commission was ordered at 6:23 p.m., until Tuesday, March 1, 2022, at 6:00 p.m.

Nicole Maurer, Deputy Clerk/Treasurer

Recorded: February 1, 2022.

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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 6:00 p.m.

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

Other Officials Present: Darrell Hofland, Interim City Administrator; Todd M. Stuebe, Director of Community Development; John Fellows, Incoming 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 February 24, 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, Plan Commission Meeting.**

Motion was made by Commissioner Atwood, seconded by Commissioner Bailey, to adopt minutes from the February 1, 2022, Plan Commission meeting. Commissioner Cronwell requested more information be added to the minutes regarding a zoning discussion. Mayor Kennedy asked to defer approval of the minutes until the next Plan Commission meeting. Commissioner Atwood and Commissioner Bailey withdrew their motions to adopt the minutes from the February 1, 2022, Plan Commission meeting.

**6:00 PM Public Hearing: City of Glendale Rezone of 5812 (Tax Parcel Number 168-9981-000) and 5820 (Tax Parcel Number 168-9980-001) North Green Bay Avenue from B-4 Office-Research-Service Business District to M-1 Warehouse, Light Manufacturing, Office and Service District. Following the Plan Commission Public Hearing Plan Commission to review the proposed rezone toward making a recommendation to the Common Council as relates to a prospective redevelopment use.**

Rezoning the 5812 and 5820 North Green Bay Avenue properties from B-4 Office-Research-Service Business District to M-1 Warehouse, Light Manufacturing, Office and Service District will provide for a uniform zoning classification for all of the lands located at the southeast corner of North Green Bay Avenue and West Civic Drive, including the 1717 West Civic Drive

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property, and will provide for uniform zoning for a prospective redevelopment use of some of the lands.

Mayor Kennedy introduced the Public Hearing for the Rezone of 5812 and 5820 North Green Bay Avenue from B-4 Office-Research-Service Business District to M-1 Warehouse, Light Manufacturing, Office and Service District. Mayor Kennedy opened the hearing for public comment. Mayor Kennedy asked three times if there was anyone in the council chambers or on the Zoom call for public comment. There was no response for public comment.

Motion was made by Commissioner Cronwell, seconded by Commissioner Atwood, to close the Public Hearing for the Rezone of 5812 and 5820 North Green Bay Avenue from B-4 Office-Research-Service Business District to M-1 Warehouse, Light Manufacturing, Office and Service District. Motion carried unanimously.

Motion was made by Commissioner Bailey, seconded by Commissioner Atwood, to make a recommendation to the Glendale Common Council to approve the proposed rezoning of 5812 and 5820 North Green Bay Avenue from B-4 Office-Research-Service Business District to M-1 Warehouse, Light Manufacturing, Office and Service District. Motion carried unanimously.

**6:00 p.m. Plan Commission Conditional Use Permit Public Hearing: Dog Training Elite-Milwaukee, 2000 West Bender Road. Review proposed dog training school and office use and occupancy.**

Dog Training Elite - Milwaukee (DSDT, LLC) seeks Plan Commission grant of Conditional Use Permit for the Dog Training Elite - Milwaukee to use and occupy the tenant space located within the Glendale Business Center Kivley multi-tenant building, located at 2000 West Bender Road, for a dog training school and its office.

Director Stuebe stated the proposal is to have a dog training school at the Kivley building and noted that staff recommends the Plan Commission grant Conditional Use Permit approval, as well as dog training school and office use with five requirements. Mayor Kennedy asked Director Stuebe if the public hearing was properly noticed to the public. Director Stuebe advised it was properly noticed.

Ms. Mary Stahlman and Mr. Dirk Stahlman representing Dog Training Elite - Milwaukee were present for the meeting. Ms. Stahlman stated Dog Training Elite - Milwaukee is looking to have an indoor location for dogs that have been through obedience training. Ms. Stahlman stated this would be a controlled setting and emphasized it is for dogs that have already been trained.

Mayor Kennedy opened the Conditional Use Permit Public Hearing for Dog Training Elite - Milwaukee to use and occupy the tenant space at 2000 West Bender Road for a dog training school and office. Mayor Kennedy asked three times if there was anyone in the council chambers or on the Zoom call for public comment. There was no response for public comment.

Commissioner Cronwell asked if dogs would ever be off leash. Ms. Stahlman stated dogs will not be off leash and classes will be held indoors. Ms. Stahlman advised that outside classes are held at Kletzsch Park and are also on leash.

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Motion was made by Commissioner Cronwell, seconded by Commissioner Atwood, to close the Conditional Use Permit Public Hearing for Dog Training Elite - Milwaukee to use and occupy the tenant space at 2000 West Bender Road for a dog training school and office. Motion carried unanimously.

Motion was made by Commissioner Cronwell, seconded by Commissioner Atwood, to grant Conditional Use Permit approval for Dog Training Elite - Milwaukee, for use as a dog training school and its office, with the following requirements: 1) All landscaping features being maintained and replaced and/or replenished whenever necessary; 2) All signs to be compliant with the Glendale Sign Code; 3) Dumpster enclosure to be emptied on a regular basis so as not to create a health/sanitation or odor problem; 4) All City of Glendale building, fire, and health codes being carried out to the satisfaction of the Building Inspector, North Shore Fire Department, and North Shore Health Department, and; 5) Compliance with State of Wisconsin Department of Commerce requirements for ADA parking. Motion carried unanimously.

**Plan Commission Use and Occupancy Review, Curry and MoMo House Himalayan Restaurant, 6969 North Port Washington Road, Suite B-120 (former Dickey's Barbeque). Review and approve Himalayan specialty restaurant use and occupancy.**

Curry and MoMo House seeks Plan Commission grant of use and occupy approval in order to utilize a 2,000 square-foot tenant space in the Glendale Market multi-tenant complex located at 6969 North Port Washington Road for a Himalayan (Nepali and Indian) cuisine specialty restaurant.

Director Stuebe stated staff recommends that the Plan Commission grant use and occupancy approval for Curry and MoMo House Himalayan Restaurant to utilize Suite B-120 as a Himalayan cuisine specialty restaurant with six requirements.

Ms. Eku Chhantyal and Mr. Tengche Chhantyal representing Curry and MoMo House Restaurant were present for the meeting. Mr. Chhantyal provided an overview of the restaurant.

Commissioner Bailey inquired if they anticipate the restaurant to be for dine-in or delivery/carry-out. Mr. Chhantyal stated it will be dine-in and to-go.

Motion was made by Commissioner Bailey, seconded by Commissioner Atwood, to grant use and occupancy approval for Curry and MoMo House Himalayan Restaurant, 6969 North Port Washington Road, to utilize Suite B-120 as a Himalayan cuisine specialty restaurant with the following requirements: 1) Common Council review and approval of any request to serve beer and wine, etc.; 2) If such license is approved by the Common Council, beer and wine shall only be served in open containers to be consumed only within the restaurant inside the building; 3) Signage Permits per the existing Glendale Market Planned Sign Program (PSP) and the Glendale Sign Code; 4) Business hours to comply with Glendale Code 7.15.4 and 7.2.15 as applicable; 5) All City of Glendale building, fire, and health codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Department, and; 6) Compliance with State of Wisconsin requirements for ADA parking. Motion carried unanimously.



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**Certified Survey Map, 5820 West Civic Drive and 1717 West Civic Drive. Review/approve proposed Certified Survey Map (CSM) to divide the lands into two tax parcels.**

A Certified Survey Map (CSM) is proposed for the lands that include 1717 West Civic Drive and 5820 North Green Bay Avenue, comprising a total of 16.6263 acres or 724,246 square feet of land, in order to create two parcels of land. Proposed Lot 1 will include the existing Visa Lighting facility that will be 10.1617 acres or 442,643 square feet, and Lot 2 will be essentially vacant land that will be 5.8633 acres or 255,407 square feet.

Director Stuebe stated staff recommends that the Plan Commission recommend the Common Council approve the Certified Survey Map for 1717 West Civic Drive and 5820 North Green Bay Avenue. Mayor Kennedy noted the recommendation is to refer the Certified Survey Map back to the Common Council.

Motion was made by Commissioner Cronwell, seconded by Commissioner Bailey, to recommend that the Glendale Common Council approve the Certified Survey Map, 5820 West Civic Drive and 1717 West Civic Drive, with requirements of payment of the \$205 administrative fee, making any required technical corrections to the document, and payment of City Engineer CSM technical review fees, and other required fees, if any. Motion carried unanimously.

**Reschedule Regular Tuesday, April 5, 2022, Plan Commission meeting to 6:00 p.m., TUESDAY, APRIL 12, 2022, due to the Tuesday, April 5, 2022, Election.**

Motion was made by Commissioner Cronwell, seconded by Commissioner Bailey, to reschedule the regular Tuesday, April 5, 2022, Plan Commission meeting to 6:00 p.m. on Tuesday, April 12, 2022, due to the April 5, 2022, election. Motion carried unanimously.

**ADJOURNMENT.**

There being no further business, motion was made by Commissioner Atwood, seconded by Commissioner Cronwell, to adjourn the meeting. Motion carried and adjournment of the Plan Commission was ordered at 6:20 p.m., until Tuesday, April 12, 2022, at 6:00 p.m.

Nicole Maurer, Deputy Clerk/Treasurer

Recorded: March 1, 2022.



## Planning Commission

**SUBJECT:** Item 3a. 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.

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

**MEETING DATE:** April 12, 2022

### FISCAL SUMMARY:

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

### STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	Chapter 13, Article D

### BACKGROUND/ANALYSIS:

River Park Apartments, LLC (Greg Devorkin) 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 (also Greg Devorkin) 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.

The existing building will remain but will be converted into apartment living units with the exterior repaired and enhanced, repair to the parking lot, and revitalizing the landscape beautification. In the submittal materials the project is generally presented to include 50 to 55 apartment living units and there is discussion of adding garages. The apartments will include studios, one-bedroom (about 875 square-foot), and two-bedroom (about 1,100 square-foot). The submittal states that there are 103 parking spaces (about two parking spaces per unit with 50 apartments); however, qualifies that figure with the addition of the future garages.

The anticipated total investment is stated to be greater than \$5,000,000. Construction will start in Spring 2022 with occupancy to commence in mid-2023.

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.

**RECOMMENDATION:**

Staff recommends the Plan Commission recommend Common Council approval of the specific development plan, subject to the following:

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.

**ACTION REQUESTED:**

Motion to recommend the 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 six conditions listed above.

**ATTACHMENTS:**

[1616 West Bender Road Supporting Documents](#)



**Plan Commission**

**SUBJECT:** Item 3b. 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.

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

**MEETING DATE:** April 12, 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 Subdivision Regs.

**BACKGROUND/ANALYSIS:**

Summary

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.

Greenspace Design

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.

Generator Building

The original 750 square foot generator building just to the west of the planned razed building is going to remain. The equipment and louvers will be removed, and an overhead door will be added. It will be utilized by the hospital for general equipment storage. It will also house the equipment to power an existing to remain security guard tower (currently powered through the razed building) on the property and the potential site path lighting. This building will not be an occupied building, only storage. A portion of the parking lot along the north side and the west/southwest sides of the site will be maintained.



#### Signage and Lighting

There is no planned signage or fencing planned for the site. Bollard path lighting is currently being reviewed by the owner as an alternate to the project. Lighting would be minimal to ensure some security to the site during the evening.

#### Greenspace Maintenance

The new green space will be maintained by OHOW through their current landscaping company. Discussions and general future approval conversations have been had with the North Shore Fire/Rescue (NSFR) regarding controlled burns for the prairie grass in the future. These burns are necessary for the health of the grasses. At that time, coordination will be had with the NSFR and OHOW to ensure all safety measure are taken.

#### Current Assessed Values

The current assessed value for the parcel is \$645,500. The current assessed value of the parcel improvements is \$2,549,500.

#### **RECOMMENDATION:**

Staff recommend approval of the demolition, new site work, parking, landscaping, and building improvements subject to the following items being addressed:

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.

#### **ACTION REQUESTED:**

Motion 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 two conditions listed above.

#### **ATTACHMENTS:**

[OHOW Documents](#)



## Plan Commission

**SUBJECT:** Item 3c. 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.

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

**MEETING DATE:** April 12, 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 Subdivision Regs.

### BACKGROUND/ANALYSIS:

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.

1. Connecting link structure.
2. Façade modifications to the pre-owned facility
3. Site lighting
4. Rolling gates and Knox Box
5. Fence
6. Updated signage for the pre-owned facility.

#### Connecting Link

A three-part connecting link is proposed to architecturally unify the main showroom and the pre-owned vehicle show room. The link has three canopy components of varying size and heights. The structure is open air. Architectural metal panels are designed to complement the existing show room and the updated pre-owned vehicle show room.

#### Pre-Owned Vehicle Show Room Façade Modifications

The pre-owned vehicle show room structure will be remodeled inside and out. Exterior improvements will include the removal of EFIS and replacement with a metal panel system, painting of exiting features such as doors and roofing elements will also occur. Replacement of select items such as downspouts and similar elements are also planned.



### New Site Lighting

Two lighting poles each with four fixtures are proposed within the front parking area. These new fixtures are replacing existing fixtures that do not align with proposed circulation. Specifications and details have not been provided. See recommendations below.

### Canopy Lighting

Canopy lighting will be provided under the link. Specifics regarding the lighting as to fixture type, illumination levels have not been provided. See recommendations below.

### Rolling Gate and Knox Box

The submitted plans indicate metal rolling gates with Knox Box at each entry to the property. See staff recommendation below.

Currently, there are no facilities in Glendale with rolling gates and Knox Boxes at entry gates. The City has over the past two decades spent considerable effort improving the Silver Spring Drive corridor. Such gates will send a visual message that does not complement these public efforts.

### Fence

The applicant is proposing to extend the fence along the easterly property line. A portion of the expanded fence will match the existing (prior-approved) fence designs while the fence going towards Silver Spring Drive will be a picket fence. Specific details with regard to material, color, and details have not been provided.

### Signage

The applicant is proposing three new signs for the pre-owned vehicle show room structure. These include a logo and two other identification signs. The total square feet of all three signs are under the maximum square footage requirements.

### **RECOMMENDATION:**

Staff recommends the Plan Commission approve the request with the 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.

**ACTION REQUESTED:**

Motion to approval site plan, signage, and occupancy for Napleton Lexus of Milwaukee, 1433 West Silver Spring Drive, CSM 9330, subject to the six conditions listed above.

**ATTACHMENTS:**

[Supporting Documents – Napleton Lexus of Milwaukee](#)





**Plan Commission**

**SUBJECT:** Item 3d. 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.

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

**MEETING DATE:** April 12, 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 Subdivision Regs.

**BACKGROUND/ANALYSIS:**

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.

**RECOMMENDATION:**

The necessary action of the Plan Commission is to recommend that the Common Council approve the CSM with requirements of payment of the \$105 administrative fee, making any required technical corrections to the document as indicate by the City Engineer, payment of City Engineer CSM technical review fees, and other required fees, if any.

**ACTION REQUESTED:**

Motion to recommend the 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 indicate by the City Engineer, payment of City Engineer CSM technical review fees, and other required fees, if any.

**ATTACHMENTS:**

- [Draft CSM Submittal Document](#)



## Plan Commission

**SUBJECT:** Item 3e. 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.

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

**MEETING DATE:** April 12, 2022

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### FISCAL SUMMARY:

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

### STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	Zoning Code

### BACKGROUND/ANALYSIS:

309 Silver Spring, LLC (Tony Dehbod), 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. Originally approved plans are attached as well as proposed plans for consideration. Proposed changes provide for a more unique architectural design element.

### RECOMMENDATION:

Staff recommends that the Plan Commission grant approval of the proposed architectural change to the sign band area and parapet detail.

### ACTION REQUESTED:

Motion to approve the design changes to the sign band area and parapet element of the new façade currently under construction for Milwaukee Rug Company (former Med-Alliance), 309 West Silver Spring Drive, Tax Key Number 1970-113-001.

### ATTACHMENTS:

[Milwaukee Rug materials.](#)