

**CITY OF GLENDALE  
COMMUNITY DEVELOPMENT AUTHORITY  
MEETING MINUTES  
March 4, 2021**

The Community Development Authority held via Zoom Video Conferencing.

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. Vukovic, Peter Brennan, Casey Shorts, Donald Voith, and Danielle Bailey. Absent: None.

Other Officials Present: Rachel Safstrom, Executive Director; John Fuchs, City Attorney; and Megan Humitz, City Clerk.

Open Meeting Notice.

The Executive Director advised that in accordance with the Open Meeting Law the City's official newspaper was advised on Thursday, February 25, 2021, 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 August 18, 2020.

Motion was made by Mr. Daugherty, seconded by Mr. Brennan, to approve the minutes of meeting held on August 18, 2020. Ayes: Mayor Kennedy, Ald. Daugherty, Ald. Vukovic, Mr. Shorts, Mr. Brennan, and Mr. Voith. Absent: None. Abstain: Ms. Bailey. Motion carried.

Review and approval of Residential Development at 5800 N. Bayshore Drive.

Administrator Safstrom gave a brief overview of the residential plans for 5800 N. Bayshore Drive, submitted by Engberg Anderson Architects on behalf of Cypress Equities. There are four residential buildings with 316 units total. The site plan and building space plan layouts along with building elevations and renderings were provided, as well as design guidelines to be followed. The plans have been reviewed by Planning, North Shore Health Department, Building Inspection, and City Engineer. The developer was made aware of concerns identified by staff and requested to comment. Lydell Avenue utility upgrades have been completed. Administrator Safstrom stated the developer and contractors have been made aware of the raw water line that goes through the Bayshore property. It is important to note and for them to take care as they plan and proceed with construction not to damage the raw water line.

Mayor Kennedy stated the Bayshore TIF is fully established, and what is before the CDA is to determine if what has been submitted meets previously agreed upon guidelines.

Kirk Williams of Cypress Equities gave a presentation to the CDA of the building plans and renderings and was available for questions from the committee.

Mr. Voith expressed concern regarding the location of the raw water supply pipeline to the North Shore Water Treatment Plant, and the importance of including language surrounding the pipeline in the conditions of the motion.

Ald. Daugherty raised concern over the rooftop mechanical units and the potential for any additional noise shielding units. Administrator Safstrom added there have been developments in the past which have produced noise that has been bothersome to neighbors, and therefore the hope is to be proactive against potential noise issues. Mayor Kennedy clarified there was a commitment in the development contract that additional screening would be added if noise exceeded the allowable decibel levels. Mr. Williams stated larger pieces of equipment will be screened with landscaping, and there will be follow-through if there are any issues with noise on rooftop units.

Ald. Vukovic raised concerns regarding the traffic pattern and requested assurance it is not being directed onto Lydell Avenue. Mayor Kennedy confirmed the northern units have covered parking area and a surface lot from Lydell Avenue, however the existing structure will have an entrance on Port Washington Road.

Motion by Mr. Voith, seconded by Ald. Vukovic, to approve the residential plans for 5800 N. Bayshore Drive as submitted with the following conditions: 1) Comply with all building and fire codes to the satisfaction of the Building Inspector, North Shore Fire Department, and North Shore Health Consortium; 2) Work with Police and Fire on an emergency vehicle access plan during construction; and 3) Prior to construction, work with staff on a pre-construction meeting to alleviate concerns with construction near raw water line on the property. Ayes: Mayor Kennedy, Ald. Daugherty, Ald. Vukovic, Mr. Shorts, Mr. Brennan, Ms. Bailey, and Mr. Voith. Absent: None. Abstain: None. Motion carried.

Atty Randall, representing the Village of Whitefish Bay, expressed concerns on behalf of the residents and administration of the Village regarding traffic access, stormwater management, and landscape plans. Mayor Kennedy expressed an interest in maintaining open communication with neighboring communities and plans for green infrastructure as the project moves forward, as well as keeping with MMSD standards and guidelines.

#### Review and approval of Lot 2 Bayshore Development – Culver's Restaurant.

Administrator Safstrom stated Kimley Horn, engineering consultant, has submitted on behalf of Neo Gen II for a development at Lot 2 of Bayshore for a Culver's Franchise. The Culver's will be open seven days a week with standard operation from 10 a.m. – 10 p.m. Concerns identified by staff were forwarded to the developer. A site plan and building space plan layouts along with building elevations and renderings were provided. The

plans have been reviewed by the North Shore Health Department, Building Inspection, North Shore Fire Department, and City Engineer.

Dimitri Dimitropoulos of Neo Gen II, Inc. and Kirk Williams of Cypress Equities were present to answer questions from the CDA. Mr. Dimitropoulos is working with Cypress Equities on the Culver's project for guidelines to ensure it is within the City's scope, and previously worked on the design of the Shorewood Culver's location. Mr. Joe Mayer of Kimley-Horn and Associates gave a presentation to the CDA of the building plans and renderings and was available for questions from the committee.

Motion by Mr. Brennan, seconded by Ald. Vukovic, to approve the Lot 2 of Bayshore – Culver's Restaurant as submitted with the following conditions: 1) Comply with all building and fire codes to the satisfaction of the Building Inspector, North Shore Fire Department and North Shore Health Consortium; 2) Work with Police and Fire on an emergency vehicle access plan during construction; and 3) Prior to construction, work with staff on a pre-construction meeting to alleviate concerns with construction near raw water line on the property. Ayes: Mayor Kennedy, Ald. Daugherty, Ald. Vukovic, Mr. Shorts, Mr. Brennan, Mr. Wadzinski, and Mr. Voith. Absent: None. Abstain: None. Motion carried.

Initial Review and schedule of Public Hearing for a Conditional Use Permit for 4425 N. Port Washington Road (East Lake Towers Corporate Center) for Nurturing Nook, Inc. – Childcare facility.

Administrator Safstrom stated Nurturing Nook, Inc. is looking to relocate their operations to 4425 N. Port Washington Road. As this property is in an active Tax Incremental Financing District (#7-Technology), the Community Development Authority acts as the Plan Commission for the proposed project. The property is currently zoned M-1 Warehouse, Light Manufacturing, Office, and Service District. In the M-1 District, Child Care facilities require the Conditional Use Permit. A conditional use request requires a public hearing. The public hearing will be noticed in the newspaper as well as the surrounding property owners within 100 feet of the property.

Staff has reviewed the proposal. There is minimal change to the exterior of the building. There is a small addition of a cement fenced area for outdoor play for the facility. They will have to make certain they are able to obtain the necessary State of Wisconsin Department of Children and Family Licensed Group Child Care Center License. Nurturing Nook has been in business for many years and likely knows how to navigate the childcare licensing requirements.

Bradley Spencer of East Lake Towers Corporate Center and Jill Niebler, Nurturing Nook, Inc. business owner were present to answer question from the CDA.

Motion by Mr. Voith, seconded by Ald. Daugherty, to schedule a public hearing for the review of the request for a conditional use permit for 4425 N. Port Washington Road (East Lake Towers Corporate Center) for

Nurturing Nook, Inc. - Childcare facility. Ayes: Mayor Kennedy, Ald. Daugherty, Ald. Vukovic, Mr. Shorts, Mr. Brennan, Ms. Bailey, and Mr. Voith. Absent: None. Abstain: None. Motion carried.

#### ADJOURNMENT

There being no further business, motion was made by Mr. Shorts, seconded by Ald. Daugherty to adjourn the meeting. Ayes: Mayor Kennedy, Ald. Daugherty, Ald. Vukovic, Mr. Shorts, Mr. Brennan, Mr. Wadzinski, and Mr. Voith. Absent: None. Abstain: None. Motion carried unanimously, and adjournment of the Community Development Authority was ordered at 7:32 p.m. until April 8, 2021 at 6:00 p.m.

Megan Humitz  
City Clerk

Recorded: March 5, 2021.