

**CITY OF GLENDALE
COMMUNITY DEVELOPMENT AUTHORITY
MEETING MINUTES
September 23, 2019**

The Community Development Authority held in the David Hobbs Honda for the People Community Room, located at Richard E. Maslowski Park, 2200 West Bender Road, Glendale, Wisconsin.

The meeting was called to order by Mayor Kennedy at 5:41 p.m.

Roll Call CDA: Present: Mayor Bryan Kennedy, Ald. Tomika Vukovic, Ald. Jim Daugherty, Peter Brennan, Casey Shorts, Joshua Wadzinski, and Donald Voith. Absent: None.

Other Officials Present: Rachel Safstrom, Executive Director; John Fuchs, City Attorney; Miranda Etzel, 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, September 19, 2019, 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 19, 2019.

Motion was made by Mr. Shorts, seconded by Mr. Brennan, to approve the minutes of meeting held on August 19, 2019. Ayes: Mayor Kennedy, Ald. Vukovic, Ald. Daugherty, Mr. Brennan, Mr. Shorts, Mr. Wadzinski, and Mr. Voith. Absent: None. Motion carried.

Review and Approval of Plans submitted by Cypress Equities for Bayshore—5800 North Bayshore Drive.

In August 2019, the CDA and Council approved the Development Agreement with Bayshore. This agreement indicates that the CDA will review submitted plans for the development to ensure the plans adhere to the design guidelines.

Areas to note include:

- The City has not received a Stormwater Management Plan for the development.
- The Fire Department indicated concerns with access to the buildings during construction.
- Signage for Total Wine will be submitted separately.

- The “Entertainment” sign is a placeholder and actual signage will be submitted separately.
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Kirk Williams, Managing Director of Cypress Equities, gave a brief overview of the changes to be made at Bayshore, some of which include demolishing the existing interior mall, a new roadway going east and west, easier access to the East Parking Garage, a new building, reimagining Town Center, improving pedestrian connections, more lighting and signage, as well as improvements along North Bayshore Drive.

Scott Steinkamp, Senior Associate of RSP Architects, stated that the developers are trying to bring art into the project, specifically, art murals, and statues. The building formerly used by Sports Authority, will be refreshed, adding in an art mural to the building.

Mayor Kennedy inquired about the partial second level of the building, and whether it will stay. Mr. Williams stated that they will be staying, and will be used as offices.

Mr. Steinkamp went on to explain that part of the old mall will be demolished, to make way for a new road. Mr. Steinkamp further explained that an entertainment block, including a theater, will be put in the upper level of the mall, and lighting will be integrated. Landscape will be created in the space which includes the East Parking Garage to east of the Rotunda. The Rotunda will be refreshed by increasing the landscaping outside of the Rotunda. The gathering space will be raised up (no longer a depressed area), and green space will be provided for visitors with flexible seating. Mr. Voith inquired about the ice rink. Mr. Williams explained that the ice rink is not permanent; it will be operable December and January.

Ald. Daugherty inquired as to where the new road will be going through, to which Mayor Kennedy explained that the area that is currently used for the children’s play area will be demolished, and a road will be in its place.

Executive Director Safstrom explained that the City has spoken with the North Shore Fire Department, to make sure emergency vehicles can get through the roundabout as well as have access to the streets during construction.

Mr. Steinkamp stated that the storm water plans that are currently in place will be kept, however, some enhancements will be done, for environmental reasons; final documents will go to the City Engineer this week.

Mr. Voith expressed concern with the possibility of 6-8 parcels not being updated by the developer. Mr. Williams stated that the parcels will either self-develop, or will be sold off.

Motion by Mr. Brennan, seconded by Ald. Vukovic to approve the plans with the following conditions was made:

- Obtain a stormwater management permit prior to building permit issuance.

- Comply with all building and fire codes to the satisfaction of the Building Inspector, North Shore Fire Department and North Shore Health Consortium.
- Work with Police and Fire on an emergency vehicle access plan during construction.

Ayes: Mayor Kennedy, Ald. Vukovic, Ald. Daugherty, Mr. Brennan, Mr. Shorts, Mr. Wadzinski, and Mr. Voith. Absent: None.

ADJOURNMENT

There being no further business, motion was made by Mr. Shorts, seconded by Mr. Wadzinski, to adjourn the meeting. Ayes: Mayor Kennedy, Ald. Vukovic, Ald. Daugherty, Mr. Brennan, Mr. Shorts, Mr. Wadzinski, and Mr. Voith. Absent: None. Motion carried unanimously, and adjournment of the Community Development Authority was ordered at 6:03 p.m.

Miranda Etzel
City Clerk

Recorded: September 24, 2019.