

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.

Topic: Plan Commission Meeting
Time: Nov 2, 2021 06:00 PM Central Time (US and Canada)

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AGENDA—PLAN COMMISSION MEETING

Tuesday, November 2, 2021
6:00 p.m.

1. Roll Call and Pledge of Allegiance.
2. Adoption of Minutes of Meeting held October 5, 2021.
3. Unfinished Business:
 - a. Plan Commission Specific Implementation Plan (SIP), Chick-fil-A, 5201 North Port Washington Road. Review and approve proposed Specific Implementation Plan (SIP) to include architecture, site, landscape, lighting, and signage, traffic plan, and drainage/stormwater management plan.
4. New Business:
 - a. Plan Commission Use and Occupancy Review, True North Counseling, 7929 North Port Washington Road. Review and approve proposed mental health and wellness counseling office use and occupancy.
 - b. Next Plan Commission Meeting 6:00 p.m., Tuesday, December 7, 2021.
5. 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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October 5, 2021

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 6:01 p.m.

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

Other Officials Present: Rachel Safstrom, 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 Thursday, September 30, 2021, 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 September 14, 2021, Plan Commission Meeting.

Motion was made by Commissioner Nelson, seconded by Commissioner Cronwell, to adopt corrected minutes from the September 14, 2021, Plan Commission meeting. Motion carried unanimously.

Plan Commission Review, 5200 North Port Washington Road, Amato Hyundai. Review and approve proposed architecture, site, landscape, lighting, and signage, as well as use and occupancy.

Amato Hyundai is replacing the Amato Nissan, and dealership is now preparing to renovate to become a Hyundai facility.

Mr. Stuebe stated staff recommends that the Plan Commission grant approval of the proposed project plans for Amato Hyundai to modify the architecture, site, landscape, lighting, and signage, as well as approve the use and occupancy with three standard requirements.

Mr. John Amato representing Amato Hyundai and Mr. Peter Ogorek, architect with Perspective Design, were present for the meeting. Mr. Ogorek gave a brief presentation of the proposed project. Mr. Ogorek stated they are making very few changes to the site. A featured display area for vehicles will be added to the southwest corner of the property. An existing Nissan monument sign in the southwest corner of the property will be replaced with a Hyundai sign. The base of the existing monument sign will be used for the new sign.

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Mayor Kennedy questioned if the monument sign will be replaced in the exact same location. Mr. Ogorek confirmed the new sign will be in the same location.

Commissioner Cronwell requested clarification regarding page 11 of Hyundai's plan submittal as the image of the ACM paneling on the exterior of the building appears to offer more contrast than earlier renderings. Mr. Ogorek stated it will be more of a bronze/dark brown color as shown on page 10 of the plan submittal.

Commissioner Seligman raised concerns regarding Hyundai thefts and ensuing car chases and requested information on how the community will be kept safe. Mr. Amato stated that key cars, as opposed to push start cars, are the issue with Hyundai thefts. There will be 24-hour surveillance and key cars will be kept locked inside. Mr. Amato stated the newer cars are push button start. Commissioner Nelson questioned if Amato has the space to lock up key entry cars. Mr. Amato stated they do have the space.

Commissioner Nelson questioned if the parking in front of the building will be straight or angled. Mr. Amato stated it will be straight. Commissioner Atwood questioned whether newer Hyundai key start vehicles have any additional security features. Mr. Amato stated they do not.

Motion was made by Commissioner Rieck, seconded by Commissioner Atwood, to grant approval of the proposed project plans for Amato Hyundai to modify the architecture, site, landscape, lighting, and signage, as well as approve the use and occupancy with the following requirements: 1. Site landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 2. All City of Glendale building, fire, and health codes being fulfilled to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium; 3. Compliance with State of Wisconsin requirements for ADA parking. Motion carried unanimously.

Plan Commission Concept Plan Review, 4400 North Green Bay Avenue, The Opportunity Center. Review and input pertaining to proposed concept for The Opportunity Center, a multi-sport universally designed urban athletic center.

Mayor Kennedy introduced the proposed concept plan for The Opportunity Center, a multi-sport universally designed recreation facility to be located at 4400 North Green Bay Avenue and also within lands located within the City of Milwaukee. Mr. Stuebe stated the Plan Commission is to discuss the concept plan and make inquiries and comment as to support for the contemplated project.

The Opportunity Center concept has the potential to stimulate a transformative change to the lands located North of Hope Avenue and south of the Glen Oaks (Evergreen) Cemetery between North Green Bay Avenue and Interstate Highway 43, as well as the North Green Bay Avenue corridor generally. The project will likely require a rezone to PD-Planned Unit Development District in order to include outside recreation uses and facilities.

Mr. Frank Cumberbatch and Mr. Damian Buchman, founders of The Opportunity Center, were present for the meeting.

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Mr. Buchman described his background as founder of The Ability Center, which gives people of all abilities the opportunity to play together. The Ability Center's goal is to make the Milwaukee area the most universally inclusive recreation destination in the country. Mr. Buchman stated the success of the Ability Center's pilot programs prove this is what people want, and they are ready to do this on a larger scale with The Opportunity Center.

Mr. Frank Cumberbatch, Vice President for Engagement at Bader Philanthropies, described his background and how he and Mr. Buchman developed the idea of The Opportunity Center to give every person, regardless of age or ability, a place to interact, play, get fit and be healthy, and overall make the community a better place.

Commissioner Cronwell stated The Opportunity Center is a very exiting proposition and discussed invisible disabilities with Mr. Cumberbatch and Mr. Buchman. Commissioner Cronwell questioned inquired if The Opportunity Center will have any educational components. Mr. Cumberbatch stated The Opportunity Center will facilitate education and be an asset to teachers as a continuation of education after school, but it will not be a school. Mr. Cumberbatch noted they may possibly look at having a daycare facility in the future.

Commissioner Seligman stated it appears the facility is geared towards participation, not spectatorship. Mr. Cumberbatch stated it will be both and described how The Opportunity Center could potentially be used as a rentable training facility and could also hold athletic events throughout the year. Mr. Cumberbatch described how Glendale could benefit from sports tourism.

Mayor Kennedy raised questions regarding fundraising and the timeline for The Opportunity Center to return with a formal proposal. Mr. Buchman stated they anticipate opening in late fall of 2025.

The Opportunity Center concept was discussed with no action taken.

Plan Commission Planned Sign Program, 5464 North Port Washington Road, Worth Building. Review and approve amendments to Planned Sign Program (PSP) for the property.

This past year the Worth Building has been evolving with the addition of tenants such as Topper's Pizza, United Tax Service, Planet Smoothie, and Rosemeyer Management Group, and the Worths want to modernize the signage program to better serve their tenants. The Planned Sign Program for the Worth building at 5464 North Port Washington Road commenced at a previous Plan Commission meeting.

Mr. Stuebe stated the Worths are presenting a new image for the building in the proposed amendment and stated staff recommends that the Plan Commission approve the revised Planned Sign Program. Mr. Stuebe also noted that United Tax Service signage on the southwest tower was approved at a previous meeting, but it is not shown on the images presented.

Ms. Terry Worth and Mr. Robert Worth were present for the meeting.

Commissioner Seligman requested clarification as to which signs are staying and which will be removed. Ms. Worth stated the Toppers and Planet Smoothie signs are staying. Steel lettering affixed to the west-facing part of the building will be replaced with black panels. This will be more efficient and less expensive for both the tenants and the building.

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Commissioner Cronwell asked if banners currently being used by some tenants will be taken down. Ms. Worth stated the intent is to remove the banners. Administrator Safstrom stated the City of Glendale does not technically allow for the use of banners as it would be outside of the approved Planned Sign Program. Administrator Safstrom advised it would be best if the Plan Commission move forward on the proposed plan and the banners be taken down.

Motion was made by Commissioner Bailey, seconded by Commissioner Rieck, to approve the revised Planned Sign Program. Motion carried unanimously.

Plan Commission Review, 210 West Capitol Drive, Outreach Community Health Center (OCHC). Review and approve architectural, site, landscape, lighting, and signage plan, as well as use and occupancy.

Outreach Community Health Center is proposing to consolidate some of its facilities and grow organizationally with the proposed multi-story addition to the west side of the existing building located at 210 West Capitol Drive.

Mr. Stuebe stated staff recommends that the Plan Commission grant approval of the architectural, site, landscaping, lighting, and signage plans such that Outreach Community Health Center may obtain City of Glendale Building Permits to construct the proposed building addition per the architecture, site, landscaping, lighting and signage plans, as well as use and occupancy approval with 12 listed requirements. Mr. Stuebe stated most of the requirements are related to the inter-municipal nature of some of the infrastructure, public infrastructure, and stormwater management review of the building as part of the property is in the City of Milwaukee and part is in Glendale. Mr. Stuebe stated most of the requirements are for the two municipalities and noted that the majority of the building is in Glendale.

Ms. Connie Palmer, President and CEO of Outreach Community Health Center, was present via Zoom. Ms. Falamak Nourzad and Mr. Wes Brice, architects with Continuum Architects + Planners, and Mr. Michael Emem, representing the owner of Outreach, were also present via Zoom.

Ms. Palmer provided a brief overview of Outreach. Ms. Nourzad presented the proposed site plan. The proposed addition and the existing building will have one consolidated entrance to the facility.

Mayor Kennedy raised questions regarding the project timeline. Ms. Nourzad stated they anticipate submitting drawings for plan review and permitting in early December and hope to start construction as early as spring. Discussions with the City of Milwaukee have started. There has also been one collective meeting with Glendale's Department of Public Works and Mr. Stuebe. Ms. Nourzad stated the stormwater management plan will also need to be reviewed.

Commissioner Rieck asked if there are any plans to update the existing building. Ms. Nourzad stated some attention will be paid to the existing building as the two buildings will be joined, but for the most part it will remain untouched.

Mayor Kennedy noted that the existing building is older and questioned whether it will receive any façade updates to match the new building. Ms. Nourzad stated there have been

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conversations regarding updating the façade, but it is not being addressed in this submittal. Mr. Emem stated they do have monies built into the development budget for minimal improvements to the existing building. Painting and signage modifications are being considered. Mr. Emem stated they intend to improve the existing building to some extent, but they are still working on the final details.

Commissioner Atwood asked if the plans to improve the existing building pertain to the façade or interior. Ms. Palmer stated HRSA funding will cover interior improvements of the existing building.

Commissioner Atwood and Commissioner Seligman expressed approval of the building design.

Motion was made by Commissioner Rieck, seconded by Commissioner Nelson, to grant approval of the architectural, site, landscaping, lighting, and signage plans such that Outreach Community Health Center may obtain City of Glendale building permits to construct the proposed building addition per the architecture, site, landscaping, lighting and signage plans, as well as use and occupancy approval, with the following requirements: 1. Intermunicipal agreement(s) as necessary related to utility connections and stormwater management facilities; 2. Proposed parking plan demonstrated to be sufficient to serve the completed facility; 3. Site landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 4. Signage requires permit(s) per the Glendale Sign Code; 5. Civil and drainage/stormwater management plans satisfactory to the requirements of the City Engineer and Director of Public Works for the municipality having jurisdiction; 6. Erosion control plan satisfactory to Building Inspector; 7. Verify condition of existing utilities prior to connections to utility facilities; 8. Submit necessary site civil plans for utilities and ingress-egress street connections to include utility and pavement design and plans satisfactory to the City Engineer and Director of Public Works for the municipality having jurisdiction; 9. Abandon existing sanitary and watermain per the requirements of the Director of Public Works and the City Engineer for the municipality having jurisdiction; 10. City of Glendale (or other facility owner) permit(s) required for any work to be completed within the any public street right-of-way or relating to City of Glendale and/or City of Milwaukee watermain, sanitary sewer, and storm sewer facilities; 11. City of Glendale Building, Fire, and Public Health code requirements per the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium; 12. State of Wisconsin requirements for ADA parking. Motion carried unanimously.

Plan Commission Review, 700 West Lexington Boulevard, Bavarian Bierhaus/Old Heidelberg Park Grounds Storage Building Replacement. Review and approve architectural, site, landscape, lighting, and signage plan changes, as well as 100-Year Floodplain requirements.

Director Stuebe stated that this past winter the storage building within Old Heidelberg Park was destroyed by wind and then finished off by snowfall, and thus needs to be replaced to approximate what was there previously. The project is required to comply with the requirements of Floodplain Zoning. The City of Glendale does not typically consider metal buildings to be the most desirable for the City of Glendale, however, given the location within the 100-year floodplain the City of Glendale should consider approving the metal building.

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Mr. Stuebe stated staff recommends that the Plan Commission approve the proposed project with the requirement of the Floodplain Zoning review and two additional standard requirements.

Mr. Mike Weiss representing the Bavarian Bierhaus and Mr. Bill Hamm from Walters Buildings were present for the meeting. Mr. Hamm stated the proposed building will be metal clad. The color will match another building on site. Mr. Weiss stated they are looking to construct the new building to replace the storage lost when their previous building collapsed and had to be torn down.

Mayor Kennedy asked when construction would begin. Mr. Hamm indicated concrete would be poured upon all approvals by Glendale Inspections and the building would be constructed in February.

Commissioner Rieck asked if the building will have a steel roof. Mr. Hamm advised it will.

Commissioner Atwood questioned whether the building will be visible to homes in the area. Mr. Hamm stated it will be visible to one or two homes and will have the same visibility as the previous building.

Motion was made by Commissioner Atwood, seconded by Commissioner Cronwell to approve the proposed project with the requirement of the Floodplain Zoning review (document included in Plan Commission agenda), as well as the following requirements: 1. Site landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 2. All City of Glendale building, fire, and health codes being fulfilled to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium. Motion carried unanimously.

Next Plan Commission Meeting 6:00 p.m., Tuesday, November 2, 2021.

ADJOURNMENT.

There being no further business, motion was made by Commissioner Bailey, seconded by Commissioner Rieck, to adjourn the meeting. Motion carried and adjournment of the Plan Commission was ordered at 7:21 p.m., until Tuesday, November 2, 2021, at 6:00 p.m.

Nicole Maurer, Deputy Clerk/Treasurer

Recorded: October 5, 2021



SUBJECT: Plan Commission Agenda, Item 3a
Plan Commission Specific Implementation Plan (SIP), Chick-fil-A, 5201 North Port Washington Road. Review and approve proposed Specific Implementation Plan (SIP) to include architecture, site, landscape, lighting, and signage, traffic plan, and drainage/stormwater management plan.

FROM: Todd M. Stuebe, Dir. of Community Development

MEETING DATE: November 2, 2021

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:

Chick-fil-A is returning to the Plan Commission with the Specific Implementation Plan (SIP) for the drive-in service only Chick-fil-A. The SIP is one of the last steps in the PD-Planned Unit Development District review and approval process, where the project is presented to the Plan Commission in essentially final form (a precise plan of development), proof of financing capability, the project plans including the architectural drawings and the location of all utilities, a project schedule that includes the approximate date when construction of the project can be expected to begin and the approximate date when the work will be completed, along with any of the other plans that are required.

A Summary of Plan Changes is included with the submitted refined Plan Commission materials, a revised Stormwater Report, as well as a statement pertaining to project financing and schedule. There are tentative plans for Chick-fil-A to obtain some additional land from the Wisconsin Department of Transportation (WDOT) to improve the alignment of the ingress-egress in relationship to the intersection of North Port Washington Road and West Henry Clay Street, and also building a turning lane from northbound North Port Washington Road west into the Chick-fil-A premises.

Lighting height is generally limited to 15 feet.

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Item 3a (Cont.)

RECOMMENDATION:

Plan Commission approval of the Specific Implementation Plan with the requirement to complete the PD-Planned Unit Development District process with the entry into a Development Agreement with the City of Glendale to be approved by the Common Council, and to return to the Plan Commission to initiate review and approval of any changes related to acquisition of lands from the Wisconsin Department of Transportation and any redesign of the property ingress-egress.

ACTION REQUESTED:

Same as above.

ATTACHMENTS:

[3a02 10272021 Project Financing and Schedule](#)

[3a03 Project Narrative](#)

[3a04 Project Location Map](#)

[3a05 10192021 Summary of Plan Changes](#)

[3a06 Building Elevations and Perspectives](#)

[3a07 Signage Package](#)

[3a08 Photometric Plan](#)

[3a09 Lighting Spec Sheets](#)

[3a10 Auto Turn Exhibits](#)

[3a11 Left Turn Lane Exhibit](#)

[3a12 Civil & Landscape Plans](#)

[3a13 ALTA Survey](#)

[3a14 Traffic Study](#)

[3a15 REV 10272021 Stormwater Report](#)



SUBJECT: Plan Commission Agenda, Item 4a.
Plan Commission Use and Occupancy Review, True North Counseling, 7929 North Port Washington Road. Review and approve proposed mental health and wellness counseling office use and occupancy.

FROM: Todd M. Stuebe, Dir. of Community Development

MEETING DATE: November 2, 2021

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:

True North Counseling seeks Plan Commission grant of use and occupancy approval to provide professional counseling services at the Worth multi-tenant building (North) located at 7929 North Port Washington Road. True North Counseling provided the following statement pertaining to its counseling services:

Providing individual, couples and family counseling.

Treatment specialization includes:

Therapy for Depression, Anxiety and Trauma; Counseling for children, prenatal through 18; Couples Counseling: Gottman-Approved and trained clinicians (Best Practice: www.gottman.com); Family Counseling; Parenting Support; Grief Counseling; Work and Career issues; Stress Management; Addiction & Recovery issues; Conflict Resolution; Eye Movement Desensitization Reprocessing (EMDR) Therapy;

We work with a wide range of emotional and behavioral issues providing services that span from therapy for depression and grief counseling to parenting support, couples counseling and beyond. In a comfortable and supportive atmosphere, we offer a highly personalized approach tailored to each of our clients individual needs to help attain the personal growth they're striving for.



4a/11.2.2021

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Item 4a (Cont.)

RECOMMENDATION:

Staff recommends that the Plan Commission grant use and occupancy approval for True North Counseling to use and occupy the tenant space located within the Worth multi-tenant building located at 7929 North Port Washington Road to provide professional counseling services.

ACTION REQUESTED:

As above.

ATTACHMENTS:

[True North Counseling PC and CoO Submittal Forms](#)