

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: Dec 7, 2021 06:00 PM Central Time (US and Canada)

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AGENDA—PLAN COMMISSION MEETING

Tuesday, December 7, 2021
6:00 p.m.

1. Roll Call and Pledge of Allegiance.
2. Adoption of Minutes of Meeting held November 2, 2021.
3. New Business:
 - a) Common Council Referral to Plan Commission, Petition to Rezone 1616 West Bender Road (Tax Parcel 161-9974-000) from S-1 Special (Institutional) District to PD-Planned Unit Development District-Multi-Family Residential. Applicant to present Informational Statement and General Development Plan, Plan Commission to review and schedule Public Hearing for 6:00 p.m., Tuesday, January 4, 2022.
 - b) Plan Commission Use and Occupancy Review, Great Oaks Behavioral Health, 305 West Silver Spring Drive. Review and approve proposed medical clinic specializing in mental health use and occupancy.
 - c) Next Plan Commission Meeting 6:00 p.m., Tuesday, January 4, 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.

CITY OF GLENDALE — PLAN COMMISSION
November 2, 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 6:00 p.m.

Roll Call: Present: Mayor Bryan Kennedy, Commissioners Shauntay Nelson, Karn Cronwell, Fred Cohn, Phillip Bailey, Rachel Rieck, and Amanda Seligman. Absent: None.

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, October 28, 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 October 5, 2021, Plan Commission Meeting.

Motion was made by Commissioner Seligman, seconded by Commissioner Nelson, to adopt minutes from the October 5, 2021, Plan Commission meeting. Ayes: Commissioners Nelson, Cronwell, Bailey, Rieck, and Seligman. Noes: None. Abstain: Commissioner Cohn. Motion carried.

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.

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.

There are tentative plans for Chick-fil-A to obtain additional land from the Wisconsin Department of Transportation to improve the alignment of the ingress-egress in relationship to the intersection of North Port Washington Road and West Henry Clay Street, and to build a turning lane from northbound North Port Washington Road west into the Chick-fil-A premises.

Mr. Joe Vavrina with HR Green was present for the meeting. Mr. Jason Hill with Chick-fil-A was present via Zoom.

CITY OF GLENDALE — PLAN COMMISSION
November 2, 2021

Director Stube stated that Chick-fil-A's submitted Plan Commission materials contained a summary of relatively minor plan changes.

Motion was made by Commissioner Rieck, seconded by Commissioner Cohn, to grant 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. Ayes: Commissioner Nelson, Cronwell, Cohn, Bailey, and Rieck. Noes: None. Abstain: Commissioner Seligman. Motion carried.

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.

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.

Director Stuebe stated 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.

Ms. Christine Ellis with True North Counseling was present via Zoom. Ms. Ellis stated True North provides counseling services with a wellness focus. They currently have locations in Wausau and Stevens Point and are excited to have the opportunity to expand in Glendale.

Motion was made by Commissioner Bailey, seconded by Commissioner Cronwell, to grant use and occupancy approval for True North Counseling to use and occupy the tenant space within the Worth multi-tenant building located at 7929 North Port Washington Road to provide professional counseling services. Motion carried unanimously.

Next Plan Commission Meeting 6:00 p.m., Tuesday, December 7, 2021.

ADJOURNMENT.

There being no further business, motion was made by Commissioner Cohn, seconded by Commissioner Rieck, to adjourn the meeting. Motion carried and adjournment of the Plan Commission was ordered at 6:07 p.m., until Tuesday, December 7, 2021, at 6:00 p.m.

Nicole Maurer, Deputy Clerk/Treasurer

Recorded: November 2, 2021



SUBJECT: Plan Commission Agenda Item 3a
 Common Council Referral to Plan Commission, Petition to Rezone
 1616 West Bender Road (Tax Parcel 161-9974-000) from S-1 Special
 (Institutional) District to PD-Planned Unit Development District-
 Multi-Family Residential. Applicant to present Informational
 Statement and General Development Plan, Plan Commission to review
 and schedule Public Hearing for 6:00 p.m., Tuesday, January 4, 2022.

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

MEETING DATE: December 7, 2021

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

| | |
|---------------------|------------|
| Wisconsin Statutes: | N/A |
| Municipal Code: | 13.1.50-55 |

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. 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-feet), and two-bedroom (about 1,100 square-feet). 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. Property and building size data is included with the cover transmittal.

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.

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Item 3a (Cont.)

Devo Properties will present the proposed project to the Plan Commission

RECOMMENDATION:

Initial presentation of Petition to Rezone, Plan Commission inquiries and comments, and schedule the Plan Commission Public Hearing for 6:00 p.m., Tuesday, January 4, 2021.

ACTION REQUESTED:

The necessary action by the Plan Commission is to schedule a Public Hearing for 6:00 p.m., Tuesday, January 4, 2022.

ATTACHMENTS:

[3a02 1616 W Bender Rd Submittal Materials](#)



SUBJECT: Plan Commission Agenda, Item 3b.
Plan Commission Use and Occupancy Review, Great Oaks Behavioral Health, 305 West Silver Spring Drive. Review and approve proposed medical clinic specializing in mental health use and occupancy.

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

MEETING DATE: December 1, 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:

Great Oaks Behavioral Health seeks Plan Commission grant of use and occupancy approval to have a medical clinic that specializes in mental health at 305 West Silver Spring Drive. The transmittal correspondence included with the submittal materials describes the services that Great Oaks Behavioral Health will provide.

RECOMMENDATION:

Staff recommends that the Plan Commission grant use and occupancy approval for Great Lakes Behavioral Health to use and occupy 305 West Silver Spring Drive to provide professional mental health services as described in the submittal materials.

ACTION REQUESTED:

As above.

ATTACHMENTS:

[3a02 305 W Silver Spring Dr PC Submittal Materials](#)