



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.

Current and past agendas may be accessed
along with reports and supporting documents at
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AGENDA—PLAN COMMISSION MEETING

Tuesday January 3, 2022
6:00 PM.

*Members: Chairman and Mayor Bryan Kennedy, Alderman Phillip Bailey,
Amanda Seligman, Shauntay Nelson, Fredrick Cohn, Shawn Storey,
Traci Jean Storey, and Ryan Attwood (Alternate)*

1. Roll Call and Pledge of Allegiance.
2. Adoption of Minutes of Meetings December 6, 2022.
3. New Business:

Business Use Approvals:

- a. Discussion and consideration of business use approval for C² Boutique, for a commercial retail clothing store, **6004 N. Port Washington Rd.** Ste. 1, in the B-1 “F-1” Business and Commercial zoning district and planned commercial land use classification, Tax Key Number 163-9000-003
- b. Discussion and consideration for a business use approval for Foster Funeral and Cremation Trade Services at **2450 W. Silver Spring Dr.**, Planned Commercial Land Use Classification, B-3 Silver Spring Drive Commercial District, and Tax Key Number 169-0170-001.

Business Use Approval / Site and Architectural Approval

- c. Discussion and consideration of architectural, site plan, and business use approval for Bradley Family Dental / Glendale Oral Healthcare Center at **6191 N. Green Bay Ave.** in a B-4 Office-Research-Service Business District, Tax Key Number 1610044000.

Site and Architectural Approval

- d. Discussion and consideration of architectural approval for the proposed renovation of Maglio Companies, **4287 N. Port Washington Rd.**, in the M-1 Warehouse, Light Manufacturing, Office, and Service District, Tax Key Number 243-8988-003.

- e. Discussion and consideration of site plan review for the construction of a fish ladder and repairs of the Kletzsch Dam, for the MMSD, in the Single Family Residential and Environmental Corridor Land Use Classifications, and the C-1 Conservancy Zoning District, Tax Key Number 134-0018-001, 134-0019-000, 161-9942-000, 161-9941-000, 134-0018-001, adjacent areas including the Milwaukee River

2023 Meeting Dates

- f. Discussion regarding 2023 Meeting dates.

Next Meeting Date:

- a) Next Plan Commission Meeting 6:00 p.m., Tuesday, February 7, 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.*



SUBJECT: Plan Commission

Discussion and consideration of business use approval for C² Boutique, for a commercial retail clothing store, **6004 N. Port Washington Rd.** Ste. 1, in the B-1 “F-1” Business and Commercial zoning district and planned commercial land use classification, Tax Key Number 163-9000-003

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

MEETING DATE: January 3, 2023

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	§ 13.1.34(9)

BACKGROUND/ANALYSIS:

C² Boutique is a clothing store that will focus on selling an estimated 75 percent new and 25 percent resale clothing. The applicant will also sell small accessories. In addition to commercial retail, part of the applicant’s business model is premised upon assisting particularly women with different business and casual styles to meet individual needs and desires.

RECOMMENDATION:

Staff recommends the Plan Commission grant a business use approval for C² Boutique, for a commercial retail clothing store, 6004 North Port Washington Road Suite 1.

ACTION REQUESTED:

Motion to Commission to grant a business use approval for C² Boutique, for a commercial retail clothing store, 6004 North Port Washington Road Suite 1.

ATTACHMENTS:

[Attachments: 6004 N Port Washington Road](#)

SUBJECT: Plan Commission
Discussion and consideration for a business use approval for Foster Funeral and Cremation Trade Services at 2450 W Silver Spring Drive, Planned Commercial Land Use Classification, B-3 Silver Spring Drive Commercial District, and Tax Key Number 169-0170-001.

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

MEETING DATE: January 3, 2023

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	§ 13.1.36

BACKGROUND/ANALYSIS:

Existing Zoning:

The existing Zoning in is B-3 Silver Spring Drive Commercial District.

The intent of the B-3 district is:

The intent of the B-3 District is to provide appropriate zoning for the properties along that portion of Silver Spring Drive located in the City. Of Glendale from its corporate boundary on the west to N. Green Bay Avenue on the east. The City has determined that the redevelopment of this corridor, which serves as the principal entry to the City, is important to the protection of the health, safety and general welfare of the City. It is intended that this zoning district only be used in the area specified herein and not be imposed on any other area of the City.

Permitted Uses within the B-3 district are:

Permitted Uses. The following uses are permitted within the B-3 District upon review by the Plan Commission for conformance with the standards established in Sections 13.1.34(d), 13.1.34(e), 13.1.34(f), and 13.1.34(g):

- (1) Professional and administrative offices.
- (2) Banks and financial institutions.
- (3) General corporate headquarters offices.
- (4) Medical and dental offices.
- (5) Research establishments and laboratories.
- (6) Sales offices.
- (7) Office services and supplies, including employment agencies, blueprinting, duplicating and similar functions.
- (8) Real estate, insurance, financial or tax consulting offices.
- (9) Studios for photography, painting, music, sculpture, dance or other recognized fine arts.

- (10) Seated dining, full-service restaurants.
- (11) Multi-family residences.
- (12) Any other use found to be a similar use by the Plan Commission upon review of application.
- (13) Permitted only as an accessory use to uses otherwise granted conditional use approval in this District shall be enclosed as well as screened areas for the storage of materials other than explosive or flammable materials as defined in Section 5.4.2.

Zoning District that allows for undertakers and funeral homes.

The B-2 Zoning district is the only zoning district within the City of Glendale which allows undertakers and funeral homes. The only area mapped in the City for B-2 is the northeast corner of Green Tree and Green Bay Road.

Request

The applicant is requesting that the planning commission consider a funeral trade service a permitted use with plan commission approval as the components of a funeral home includes offices, an embalming area which is similar to a medical facility or laboratory, and a chapel for small gatherings which could be similar to a common area in a studio for photography, music etc.

Business Operation

The proposal is for the use to be a Foster Funeral Trade Service location. What separates a “trade service” from an actual funeral home is that no actual funerals or visitations will take place at this facility. The building is to be used as a body preparation facility by use of an embalming room, arrangement room and body coolers. The intent of this project is to provide funerals and cremation options to the residents of the Greater Milwaukee/Glendale area. All funeral services will be provided outside of this facility and held mostly at local churches in the area. The Glendale Project will indeed have a small chapel, but this is actually mandated by the State of Wisconsin.

Vehicular parking will occur in the exiting parking area. Deliveries of goods, materials, and the deceased will occur from the public alley to the north of the building.

Summary

Additional materials and a preliminary building plan have been provided and are with the attachments. At this time no plans for building modifications or site plan modification have been provided. The applicant is seeking a business use approval prior to completing real estate transactions. If the business use approval is granted and the real estate transaction occur, then modifications to the building and the site would be submitted for review to the Plan Commission.

RECOMMENDATION:

Staff recommends the Plan Commission consider granting a business use approval for a funeral trade service facility to include one embalming room and body cooler area, general offices, retail areas, and a small chapel as required by the state of Wisconsin to not exceed the capacity shown on the submitted plans and with the following stipulations.

1. Only one delivery vehicle shall be in the public alley at any one time and shall be only used for active uses. Parking of unsecured and unoccupied vehicles shall not occur within the public alley.
2. No funeral processions or funeral processions shall be staged in any public alley or street.

3. No overflow parking shall occur within the public streets surrounding the building. the site shall maintain ample parking on site.
4. Any exterior modifications to the building or site modifications shall be returned to the Plan Commission for site plan approval.
5. Signage shall be approved at the staff level per ordinance.
6. All state approval shall be granted prior to operation.

ACTION REQUESTED:

Motion to grant approval of a business use approval for a funeral trade service facility to include one embalming room and body cooler area, general offices, retail areas, and a small chapel as required by the state of Wisconsin to not exceed the capacity shown on the submitted plans and with the following stipulations.

1. Only one delivery vehicle shall be in the public alley at any one time and shall be only used for active uses. Parking of unsecured and unoccupied vehicles shall not occur within the public alley.
2. No funeral processions or funeral processions shall be staged in any public alley or street.
3. No overflow parking shall occur within the public streets surrounding the building. The site shall maintain ample parking on site.
4. Any exterior modifications to the building or site modifications shall be returned to the Plan Commission for site plan approval.
5. Signage shall be approved at the staff level per ordinance.
6. All state approval shall be granted prior to operation.

ATTACHMENTS:

[Attachments: 2450 W Silver Spring Drive,](#)

SUBJECT: Plan Commission
Discussion and consideration of architectural, site plan, and business use approval for Bradley Family Dental / Glendale Oral Healthcare Center at **6191 N. Green Bay Ave.** in a B-4 Office-Research-Service Business District, Tax Key Number 1610044000.

FROM: John Fellows, AICP; Director of Community Development

MEETING DATE: January 3, 2023

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	§§ 13.1.37; 13.1.92

BACKGROUND/ANALYSIS:

The applicant proposes establishing a general dental office named the Glendale Oral Health Center at the site of the former Johnson’s Green 7 Bar and Grill, which operated for more than 60 years prior to its closure on December 26, 2021. The business will be owned by Bradley Family Dental. A dental office is permitted within a B-4 Office-Research-Service Business District under the Municipal Code.

The applicant proposes modifying and expanding the existing structure to accommodate a dental office. The applicant indicates the greatest number of employees at once would be nine, with a maximum of 25 facility users at any given time. The structure would expand by 1,227 square feet to a total of 3,628 square feet by reducing the size of the parking lot. The expansion would be composed of two additions which would conform to the original roof line and retain the Tudor style for the new gable. However, it would have more window exposure to allow for enhanced interior natural light.

Under the new site plan, approximately 35 public parking spots would decline to 16. Employee stalls behind the structure would grow to nine stalls. The number of total stalls would be consistent with dental clinics approved in the City of Glendale within the past five or so years. In modifying the parking lot, the applicant would add landscaping, repave the lot, and re-paint the stalls.

The landscaping plan submitted indicates three species of shrubbery along the parcel perimeter and adjacent to the building. City ordinances require screening of the parking areas totaling a minimum of 10% of the surface parking area. Screening is lacking along the parking area adjacent to Bender Rd, and Garden Grove Lane. Staff recommends that a revised landscaping plan be submitted for review and approval by staff with the conditions indicated under the “Recommendations” section below.

The applicant does not propose any exterior lighting. Maximum light pole height under the Municipal Code is 15 feet and would require supplemental Plan Commission review and approval.

RECOMMENDATION:

Staff recommends approval of the proposed project plans subject to the following:

A revised landscaping plan be submitted for review and approval by staff that provides the following:

1. Foundation plantings along the east and south areas of the building.
2. Defined planting beds and turf areas defined.
3. Evergreen screening between the parking area and Garden Grove Lane to provide year-round screening of at least 80% screening at maturity and to have a planting height of not less than 4 ft. to screen head lights from the adjacent residential areas.
4. Provide more diversity of plant materials to minimize monoculture plantings.
5. Provide deciduous shade trees along Green Bay, Bender, and Garden Grove, approximately one tree every 20-30 ft. depending upon location and species selected.
6. Parking lot screening shall be provided along Green Bay Avenue and Bender Road with year-round screening of 50% or more.
7. Perennials beds shall be provided with plantings such as the city flower of a stella d ore day lily, cone flowers, or similar.

ACTION REQUESTED:

Motion to recommend approval subject to a revised landscaping plan being submitted prior to permitting to be approved by staff addressing the following items:

1. Foundation plantings along the east and south areas of the building.
2. Defined planting beds and turf areas defined.
3. Evergreen screening between the parking area and Garden Grove Lane to provide year-round screening of at least 80% screening at maturity and to have a planting height of not less than 4 ft. to screen head lights from the adjacent residential areas.
4. Provide more diversity of plant materials to minimize monoculture plantings.
5. Provide deciduous shade trees along Green Bay, Bender, and Garden Grove, approximately one tree every 20-30 ft. depending upon location and species selected.
6. Parking lot screening shall be provided along Green Bay Avenue and Bender Road with year-round screening of 50% or more.
7. Perennials beds shall be provided with plantings such as the city flower of a stella d ore day lily, cone flowers, or similar.

ATTACHMENTS:

1. [Attachments – 6191 N. Green Bay Ave.](#)

SUBJECT: Plan Commission
Discussion and consideration of architectural approval for the proposed renovation of Maglio Companies, 4287 N Port Washington Road, in the M-1 Warehouse, Light Manufacturing, Office, and Service District, Tax Key Number 243-8988-003.

FROM: John Fellows, AICP; Director of Community Development

MEETING DATE: January 3, 2023

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	§§ 2.4.4, 2.4.9, 13.1.174

BACKGROUND/ANALYSIS:

Maglio Companies is a private firm with locations in McAllen, Texas, Glendale, New Berlin, and Plymouth, Wisconsin. It specializes in fresh produce food processing and logistics. The company was originally founded in Chicago but has been present in Milwaukee since the 1940s when it added a retail grocery store. Maglio has been headquartered in Glendale since it acquired its current facility in 1998. The facility is used for cold storage, ripening, sorting, and packaging of produce.

Maglio’s current building dates to 1947 with many of the original windows. Maglio Companies is currently upgrading its facility for food grade operations which urges the removal of any glass from fixtures, windows, etc. whenever possible., pursuant to Section 4.9.3.1 of the British Retail Consortium (BRC) Global Standard (BRCGS), an industry benchmark. Maglio Companies also desire to enhance the building’s energy efficiency through the proposed renovation.

Maglio Companies propose to remove the original windows and replace them with insulated metal panels to comply with BRCGS standards and enhance energy efficiency. The change will modify the exterior appearance of the factory and have the window sections more closely resemble the firm’s cold storage building on the facility’s western end. The cold storage building is of the same material.

RECOMMENDATION:

Staff recommends approval of the proposed project plans as submitted.

ACTION REQUESTED:

Motion to approve the proposed project plans a submitted.

ATTACHMENTS:

- [Attachments – 4287 N Port Washington Road](#)



SUBJECT: Plan Commission

Discussion and consideration of site plan review for the construction of a fish ladder and repairs of the Kletzsch Dam, for the MMSD, in the Single Family Residential and Environmental Corridor Land Use Classifications, and the C-1 Conservancy Zoning District, Tax Key Number 134-0018-001, 134-0019-000, 161-9942-000, 161-9941-000, 134-0018-001, and adjacent areas including the Milwaukee River

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

MEETING DATE: January 3, 2023

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

Wisconsin Statues:	N/A
Municipal Code:	§ 13.1.40

BACKGROUND/ANALYSIS:

The MMSD is requesting a site plan approval for the creation of a new fish passage around the Kletzsch Dam and repairs to Kletzsch Dam. This project has been discussed and planned for a while and final approval and permits are the last step in the process. The attachments to this report will provide background and information regarding this application. The attachments include:

- A fact Sheet about the project
- FAQ
- Information regarding construction
- Plans

City Departments have reviewed the application and have the following comments:

- Engineering and Public Works: The utilities are appropriately shown in the cul de sac. The floodplain modeling has been reviewed. We had no comments. The project has applied for a chapter 31 DNR permit for the dam repairs. The Chapter 31 DNR review is not complete, and we recommend that any approval be conditions upon receiving approval from the DNR.

RECOMMENDATION:

Staff recommends the Plan Commission grant approval of a site plan review for the creation of a fish passage and repairs to the Kletzsch Dam with the following conditions:

1. Prior to any permits being issued by the city the DNR shall issue related permits.
2. Upon receipt of the Chapter 31 permit a copy shall be provided to the inspection’s office for record purposes.
3. Prior to construction the development team shall request a pre con meeting with city staff prior to issuance of permits.



5909 North Milwaukee River Parkway
Glendale, WI 53209

ACTION REQUESTED:

Motion to grant approval of a site plan review for the creation of a fish passage and repairs to the Kletzch Dam with the following conditions:

1. Prior to any permits being issued by the city the DNR shall issue related permits.
2. Upon receipt of the Chapter 31 permit a copy shall be provided to the inspection's office for record purposes.
3. Prior to construction the development team shall request a pre con meeting with city staff prior to issuance of permits.

ATTACHMENTS:

[Attachments: Fish Passage and Dam Repair](#)



Plan Commission Meeting Schedule 2023

Regular Meeting Date
January 3, 2023
February 7, 2023
March 7, 2023
April 11, 2023 *
May 2, 2023
June 6, 2023
July, 11, 2023 **
August 1, 2023
September 5, 2023
October 3, 2023
November 7, 2023
December 5, 2023
January 2, 2023

* Date Moved due to April Election Day

** Date moved due to Independence Day

Application Deadline

Approximately 45 Days prior to meeting Date
When an application deadline falls on a Saturday or Sunday
the application deadline is the following Monday.