



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.

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AGENDA—PLAN COMMISSION MEETING
Tuesday April 11, 2023
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 March 7, 2023.
3. New Business

Business Use Approvals:

- a. Discussion and consideration of a business use for **Two Guys with Balls, LLC** at 1405 W. Silver Spring Drive, in a B-1 L District, Tax Key Number 195-8994-000.
- b. Discussion and consideration of a business use for **Lymphatic Drainage Massage, LLC**, at 6004 N. Port Washington Rd. Ste. 1, in a B-1 “F-1” Business and Commercial District, Tax Key Number 1639000003.

Planned Sign Program:

- c. Discussion and consideration of a Planned Sign Program for the commercial building at **325 W. Silver Spring Drive**, in a B-1 “D1” Business District, Tax Key Number 197-0115-001.

Planned Development District

- d. Discussion and consideration of scheduling a public hearing for a revised general development plan for **AH+S Reality, LLC/Olivia Inc.** (doing business as **Casa de Corazón**) for a proposed daycare and preschool, at 4600 N Port Washington Road, in the Planned Unit Development (PD) zoning classification, Planned Mixed Use land use classification, and Tax Key Number 234-8003-000.

Site Plan and Architectural Review

- e. Discussion and consideration of site plan and architecture review for the proposed Johnson Controls Engineering Center, to be owned and developed by **Weas Development**, at 2100 W. Florist Ave. and 6100 6120 N. Baker Rd., with a future address of 2022 W. Florist Ave, in an M-1 Warehouse, Light Manufacturing, Office and Service District, Tax Key Numbers 160-9017-000, 160-9022-001, and 160-9024-000.

Certified Survey Map

- f. Discussion and consideration of a recommendation to Common Council regarding a certified survey map (CSM) for the proposed Johnson Controls Engineering Center, to be owned and developed by **Weas Development**, at 2100 W. Florist Ave. and 6100 N. Baker Rd., with a future address of 2022 W. Florist Ave, in an M-1 Warehouse, Light Manufacturing, Office and Service District, Tax Key Numbers 160-9017-000, 160-9022-001.
- g. Recommendation to Common Council regarding a Certified Survey Map, for **Glendale Partners, LLC** (Brian Monroe), 4205 North Port Washington Road, M-1 Warehouse, Light Manufacturing, Office, and Service zoning District, Industrial Land Use Classification, Tax Key Number 243-90002-000.

Sign Approval – Institutional Development

- h. Discussion and recommendation for the construction of a new video scoreboard for a new football stadium and relocation of the existing scoreboard to the soccer field for **Nicolet Union High School**, in the S- 1 Special (Institutional) Zoning District, Government and Institutional Land Use Classification, 6701 N Jean Nicolet Rd, and Tax Key Number 128-8966-003.

Zoning Text Amendment

- i. Discussion and recommendation to council an ordinance amending and re-naming Title 13 Article K “Accessory Uses and Structures; Fences and Hedges; Portable Storage Structures and Donation Drop-Off Boxes,” and amending Section 13.1.142, “Fences and Hedges” of Title 13, “Zoning,” and amending Title 8 “Human Health Hazard / Public Nuisance,” Section 8.1.9(d)(13) of the Code of General Ordinances of the City of Glendale

j. Next Meeting Date and Adjournment:

- a. Next Plan Commission Meeting 6:00 p.m., Tuesday, May 2, 2023.

k. 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
5909 North Milwaukee River Parkway
Glendale, Wisconsin 53209

MINUTES—PLAN COMMISSION MEETING

Tuesday March 7, 2023
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)

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised on Thursday March 2, 2023 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.

1. Roll Call and Pledge of Allegiance.

Chairman Mayor Kennedy called the meeting to order at 6:00pm.

Roll Call

Present: Mayor Bryan Kennedy, Alderman Phillip Bailey, Commissioners Amanda Seligman, Frederick Cohn, Shawn Storey, and Traci Storey

Excused: Shauntay Nelson

Other Officials Present: John Fellows, Community Development Director; Ken Smith, Planner

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.

2. Adoption of Minutes of February 7, 2023.

Commissioner Seligman moved adoption of the meeting minutes from the February 7 meeting. Seconded by Commissioner Cohn. Motion carried unanimously.

3. Public Hearings

Zoning Map Amendments

- a) 1. Public Hearing for a zoning map amendment from B-1 "P" Business and Commercial District to a M-1 Warehouse, Light Manufacturing, Office, and Service District, for

Sprecher Property III, LLC at 727 W. Glendale Avenue, in the Planned Mixed Use Land Use Classification, Tax Key Number 233-1170-002.

Appearance: Mark Claus, General Counsel, Sprecher Brewing Co.

Commissioner Cohn moved to close the public hearing. Commissioner Shawn Storey seconded. Motion carried unanimously.

2. Action: Discussion, consideration, and recommendation for a zoning map amendment from B-1 "P" Business and Commercial District to a M-1 Warehouse, Light Manufacturing, Office, and Service District, for **Sprecher Property III, LLC at 727 W. Glendale Avenue, in the Planned Mixed Use Land Use Classification, Tax Key Number 233-1170-002.**

Commissioner Shawn Storey moved to recommend to City Council a zoning map amendment from B-1 "P" Business and Commercial District to a M-1 Warehouse, Light Manufacturing, Office, and Service District, for Sprecher Property III, LLC at 727 W. Glendale Avenue. Seconded by Commissioner Cohn. Motion carried unanimously.

- b) 1. Public Hearing for a Map Amendments for properties owned by the **Milwaukee Metropolitan Sewage District and the City of Glendale** from R-7 to the C-1 Zoning District for 6130 and 6521 N. Sunny Point Road, 6411, 6435, 6459, 6477, 6515, 6573, 6583, 6593, 6595, and 6599 Sunny Point Lane, Single Family and environmental corridor land use classifications, Tax Keys 162-0067-001, 134-0021-001, 134-0018-001, 134-0017-001, 134-0014-003, 134-0013-001, 134-0001-000, 134-0008-000, 134-0008-000, 134-0007-000, 134-0006-000, 134-0003-000, 134-0005-000.

Appearances:

Justin Kunesh, 6559 N. Sunnypoint Rd.

Tim Wolterstorff, 6597 N. Sunnypoint Rd.

Nick Ginstor, 6523 N. Sunnypoint Rd.

Tom Winkler, 6545 N. Sunnypoint Rd.

Patricia Matusiak, 1124 W. Riverview Dr. (Spoke from the audience but refused to comply with Chairman Mayor Kennedy's requests to come to the podium)

Commissioner Cohn moved to close the public hearing. Seconded by Commissioner Alderman Bailey. Motion carried unanimously.

2. Action: Discussion and Consideration of a recommendation to council for a Map Amendments for properties owned by the **Milwaukee Metropolitan Sewage District and the City of Glendale** from R-7 to the C-1 Zoning District for 6130 and 6521 N. Sunny Point Road, 6411, 6435, 6459, 6477, 6515, 6573, 6583, 6593, 6595, and 6599 Sunny Point Lane, Single Family and environmental corridor land use classifications, Tax Keys 162-0067-001, 134-0021-001, 134-0018-001, 134-0017-001, 134-0014-003, 134-0013-001, 134-0001-000, 134-0008-000, 134-0008-000, 134-0007-000, 134-0006-000, 134-0003-000, 134-0005-000.

Commissioner Cohn moved to recommend approval of the map amendments to the Common Council. Seconded by Commissioner Traci Storey. Motion carried unanimously.

Zoning Text Amendments

- c)1. Public Hearing for an ordinance creating Section 13.1.18, "Home Occupations," and Deleting Part (a) (45) of Section 13.1.200, "Home Occupation" of Chapter 1, "Zoning Code," of Title 13, "Zoning," of the Code of Ordinances of the City of Glendale.

Commissioner Shawn Storey moved to close the public hearing. Seconded by Commissioner Traci Storey. Motion carried unanimously.

2. Action: Discussion, consideration, and recommendation of an ordinance creating Section 13.1.18, "Home Occupations," and Deleting Part (a) (45) of Section 13.1.200, "Home Occupation" of Chapter 1, "Zoning Code," of Title 13, "Zoning," of the Code of Ordinances of the City of Glendale.

Commissioner Cohn moved to recommend approval of the zoning text amendment to the Common Council. Seconded by Commissioner Shawn Storey. Motion carried unanimously.

- d) 1. Public Hearing for a Zoning Text Amendment for Title 13 Zoning, Chapter 1 Zoning Code, Section 38 "S-1 SPECIAL (INSTITUTIONAL) DISTRICT," Subsection (d) "Front Yard requirements" of the Code of Ordinances of the City of Glendale.

Commissioner Cohn moved to close the public hearing. Seconded by Commissioner Shawn Storey. Motion carried unanimously.

2. Action: Consideration of a recommendation to council regarding a Zoning Text Amendment for Title 13 Zoning, Chapter 1 Zoning Code, Section 38 "S-1 SPECIAL (INSTITUTIONAL) DISTRICT," Subsection (d) "Front Yard requirements" of the Code of Ordinances of the City of Glendale.

Commissioner Cohn moved to recommend approval of the zoning text amendment to the Common Council. Seconded by Commissioner Traci Storey. Motion carried unanimously.

4. Business Use Approvals:

- a) Discussion and consideration of business use approval for the Tropical Smoothie Café at 6969 N. Port Washington Rd. Ste. B110, in a PD Planned Development District, Tax Key Number 1288961003.

Appearance: Jim Rodriguez, Proprietor, Tropical Smoothie Café & Jet's Pizza

Commissioner Shawn Storey moved approval of the business use application. Seconded by Commissioner Cohn. Motion carried unanimously.

- b) Discussion and consideration of business use approval for Capital Business Suite at 5205 N. Ironwood Rd. Ste. 204, in a B-1 C1 Business and Commercial District, Tax Key Number 1968002000.

Appearance (virtually): Bill Toombs, Managing Partner, Capital Business Suite

Commissioner Traci Storey moved approval of the business use application. Seconded by Commissioner Cohn. Motion carried unanimously.

- c) Discussion and consideration of business use approval for VHAG Milwaukee, LLC dba Van Horn Honda of Glendale for a Vehicular Sales and Services Facility located at 6100 N Green Bay Avenue, in the B-4 Office-Research - Services Business District and the Planned Commercial Land Use classification, Tax Key number 161-8024-002 and 161-8035-000.

Appearance: Jeff Niesen, President, Van Horn Automotive Group

Commissioner Shawn Storey moved approval of the business use application. Seconded by Commissioner Cohn. Motion carried unanimously.

- d) Discussion and consideration of business use approval for Kalm Wellness Services, LLC., Patrice Green/Catrina Francis, for a Wellness services business with a focus on Massage, energy work, yoga, and classes at 6333 N Green Bay Avenue, in the B-4 Office-Research=Services Business District and the Planned Commercial Land Use classification, Tax Key number 161-9964-001.

Appearances:

Catrina Francis, Chief Operating Officer, Kalm Wellness Services, LLC.

Patrice Green, Chief Operating Officer and Therapist, Kalm Wellness Services, LLC.

Commissioner Seligman moved approval of the business use application. Seconded by Commissioner Shawn Storey. Motion carried unanimously.

Site Plan and Architectural Review

- e) Discussion and consideration of site plan and architecture for the Strattec Security Corporation proposed solar array at 3333 W. Good Hope Rd., in an M-1 Warehouse, Light Manufacturing, Office and Service District, Tax Key Number 1248993000.

Appearance: John Kivlin, President, Convergence Energy, LLC.

Commissioner Cohn moved approval of the business use application. Seconded by Commissioner Shawn Storey. Excused: Traci Storey. Motion carried unanimously.

Zoning Map Amendment

- f) Discussion, consideration and recommendation to council for a Zoning map amendment from M-1 Warehouse, Light Manufacturing, Office and Services District To PD Planned

Development District and a General Development Plan for a Planned Development for 4160 N Port Washington Road, Meta House, Tax Key Number 242-1198-004 and 242-1198-003.

Commissioner Alderman Bailey moved to recommend approval to the Common Council of the zoning map amendment. Seconded by Commissioner Cohn. Excused: Traci Storey. Motion carried unanimously.

5. Next Meeting Date and Adjournment:

- a. Next Plan Commission Meeting 6:00 p.m., Tuesday, April 4, 2023.

Commissioner Cohn moved to reschedule the next Plan Commission meeting to 6:00pm on Tuesday April 11, 2023. Seconded by Commissioner Shawn Storey. Excused: Traci Storey. Motion carried unanimously.

6. Adjournment.

There being no further business, Commissioner Alderman Bailey moved to adjourn until 6:00pm on Tuesday April 11, 2023. Seconded by Commissioner Cohn. Excused: Traci Storey. Motion carried unanimously. Chairman Mayor Kennedy ordered adjournment at 7:53pm.

Ken Smith, Planner
Recorded: March 7, 2023

SUBJECT: Discussion and consideration of a business use for Two Guys with Balls, LLC at 1405 W. Silver Spring Drive, in a B-1 L District, Tax Key Number 195-8994-000.

FROM: John Fellows, AICP; Director of Community Development
Ken Smith, MPA, M.S.; Planner

Meeting: Plan Commission

MEETING DATE: April 11, 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(c)(19)

BACKGROUND:

Mr. Lashan Wanigatunga, managing partner of the Two Guys Holdings, LLC, holding company, is leasing the building at 1405 W. Silver Spring Drive in a B-1 L District. The property has a total floor area of 2,726 square feet. Wanigatunga and his partner seek business use approval for their Two Guys with Balls, LLC online retail of used golf balls business. Two Guys with Balls, LLC wishes to use the property “for storing golf balls, sorting, grading and order fulfillment.” Two Guys with Balls, LLC may wish to open the location for in-person retail sales in 2024.

The business would operate seven days a week primarily from 8am to 5pm with additional work performed at night primarily during the golf season. Two to five employees will be on site during working hours.

The applicant has submitted a plan indicating employee rest areas for two upper-level rooms. The property was originally designed as a living unit and for the past few decades has operated as a veterinary clinic. The zoning ordinance does not allow residential units within this district and there is no continuation of a non-conforming use going forward. It should be noted that these employee rest areas may not be used as living quarters for any occupants, team members, or as a sublease.

ANALYSIS:

Two Guys with Balls, LLC can qualify as a permitted use in a B-1 L District as a “General corporate headquarters offices,” “Sales offices,” or “Any other uses found to be a similar use by the Plan Commission or Community Development Authority upon review of application.”

RECOMMENDATION:

Staff recommends the Plan Commission grant a business use approval for Two Guys with Balls, LLC at 1405 W. Silver Spring Drive as a corporate headquarters office / sales office.

ACTION REQUESTED:

Motion to recommend approval for a business use for Two Guys with Balls, LLC at 1405 W. Silver Spring Drive as a corporate headquarters office / sales office.

ATTACHMENTS:

1. [Attachments – 1405 W. Silver Spring Dr. – Two Guys with Balls, LLC](#)

SUBJECT: Discussion and consideration of a business use for Lymphatic Drainage Massage, LLC, at 6004 N. Port Washington Rd. Ste. 1, in a B-1 “F-1” Business and Commercial District, Tax Key Number 1639000003.

FROM: John Fellows, AICP; Director of Community Development
Ken Smith, MPA, M.S.; Planner

Meeting: Plan Commission

MEETING DATE: April 11, 2023

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

Wisconsin Statutes:	Chapter 460
Municipal Code:	§§ 11.2.21, 13.1.34(9)

BACKGROUND:

Ms. Donna Beal wishes to open her Lymphatic Drainage Massage, LLC business at 5004 N. Port Washington Rd. Ste. 1 in a B-1 “F-1” Business and Commercial District. The firm advertises itself as a “Retail/Medical” establishment and will replace the space previously occupied by Vision Tax Solutions. The firm’s [website](#) indicates patrons can purchase various types of corsets and massage services for lymphatic drainage and massages relating to post-cosmetic surgeries.

The applicant indicates there will be one to two employees on site at any time. The hours of operation will be noon to 8pm Wednesday to Sunday. A maximum of four patrons are estimated at any given time.

ANALYSIS:

In B-1 “F-1” districts, “Specialty retail shops and stores,” “Professional services,” and “Medical and dental offices” are expressly permitted within the Zoning Code.

Pursuant to [Chapter 460](#) of the Wisconsin Statutes, [Section 11.2.21](#) of the City of Glendale [Code of General Ordinances](#) (GCGO) has requirements relating to Wisconsin massage or bodywork licensure. The act of performing and advertising massage or bodywork therapy requires a license pursuant to [Wis. Stat. § 460.03\(3\)](#) and Section 11.2.21 GCGO. As noted in Section 11.2.21(e) GCGO, “Each person who is licensed pursuant to Chapter 460, Wis. Stat., shall conspicuously display the license in the place of business where he or she practices massage therapy or bodywork therapy so that the license can easily be seen and read.”

RECOMMENDATION:

Staff recommends the Plan Commission grant a business use approval for Lymphatic Drainage Massage, LLC at 6004 N. Port Washington Rd. Ste. 1 under the condition that all aspects of Section 11.2.21 GCGO are followed.

ACTION REQUESTED:

Motion to recommend approval for a business use for Lymphatic Drainage Massage, LLC at 6002 N. Port Washington Rd. Ste. 1 subject to the firm following all requirements laid out in Section 11.2.21 of the City of Glendale Code of General Ordinances.

ATTACHMENTS:

1. [Attachments – 6004 N. Port Washington Rd. Ste. 1 – Lymphatic Drainage Massage, LLC](#)

SUBJECT: Discussion and consideration of a Planned Sign Program for the commercial building at 325 W. Silver Spring Drive, in a B-1 “D1” Business District, Tax Key Number 197-0115-001.

FROM: John Fellows, AICP; Director of Community Development
Ken Smith, MPA, M.S.; Planner

Meeting: Plan Commission

MEETING DATE: April 11, 2023

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	§§ 15.6.9-10

BACKGROUND:

Section 15.6.9(d-e) of the City of Glendale Code of General Ordinances requires “Office Buildings” and “Retail Establishments and Shopping Centers” with three or more tenants to apply for a Planned Sign Program. Section 15.6.10(a) states, “The intent of the Planned Sign Program is to set forth a theme as to placement, lettering style, color and related design considerations of signs, while at the same time reducing sign clutter.”

Mark Kivley, owner of the commercial building at 325 W. Silver Spring Drive is applying for a Planned Sign Program as the building there presently has three tenants but has capacity for four tenants, two upper and two lower.

ANALYSIS:

It is the opinion of staff that the Planned Sign Program, by which Mark Kivley has applied for, meets the criteria specified in the Glendale Code of General Ordinances as codified. The design criteria create uniformity while also allowing flexibility.

RECOMMENDATION:

Staff recommends the Plan Commission grant approval for the Planned Sign Program designed for the commercial structure at 325 W. Silver Spring Drive.

ACTION REQUESTED:

Motion to recommend approval for the Planned Sign Program designed for the commercial structure at 325 W. Silver Spring Drive.

ATTACHMENTS:

- [Attachments – 325 W. Silver Spring Dr.](#)



SUBJECT: PD Rezoning and General Development Plan
Discussion and consideration of scheduling a public hearing for a revised general development plan for AH+S Realty, LLC/Olivia Inc. (doing business as Casa de Corazón) for a proposed daycare and preschool, at 4600 N Port Washington Road, in the Planned Unit Development (PD) zoning classification, Planned Mixed Use land use classification, and Tax Key Number 234-8003-000.

FROM: John S. Fellows, Community Development Director

Meeting: Plan Commission

MEETING DATE: April 11, 2023

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	Title 13 – Zoning Code, Article D

BACKGROUND/ANALYSIS:

AH&S Realty, LLC (“Owner”) is or will soon be under contract to sell the Property to Olivia Inc., a Wisconsin closely held corporation (doing business as Casa de Corazón). Accordingly, the intended user is Olivia Inc. (doing business as Casa de Corazón) (“User”).

Process:

The process for the Planned Development District includes three steps.

Step one: Map amendment and general development plan approval.

Step two: Approval of a specific development plan.

Step three: Approval of a development agreement with recording.

Steps are summarized as:

1. Rezoning and General Development Plan Steps:
 - Consideration by City Council - Possible referral to Planning Commission
 - Consideration by Plan Commission – Possible recommendation to move forward to schedule a public hearing.
 - Plan Commission Public Hearing
 - Plan Commission Recommendation to Council
 - Consideration by Council of the Plan Commission recommendation and

consideration to move forward and schedule public hearing

- City Council Public Hearing
- City Council Action

2. Specific Development Plan Approval

- Plan Commission Review
- City Council Review

3. Development Agreement

- City Council Review
- Recording

Specific Development Plan Summary:

Operational Information

Casa de Corazón intends to operate the property as a daycare and preschool that serves 188 children per day. It will be a Spanish immersion center (the “Center”) operating under the Casa de Corazón franchise. The Center will have 14 classrooms ranging in age from 6 weeks until children begin traditional five-year-old kindergarten. It will employ three center directors, two administrative assistants, a facilities manager, a kitchen manager, three cooks, 28 teachers, seven substitute staff, and other officers and employees of the User for a total of 50 full time positions created. These positions will predominantly be filled by native Spanish-speaking women, many of whom, historically, are single mothers.

The Casa de Corazón prides itself on being socially responsible and environmentally friendly, this site is to be solar-powered, and manage its runoff water through a project with the MMSD in the parking lot. The User will also create more green space onsite as the User intends to construct a large grass and mulch playground with multiple age-appropriate structures.

Casa de Corazón will also create a garden on-site to incorporate food production into the Center’s curriculum. Additionally, the User will convert the old guardhouse onsite into a chicken coop where the User will raise pasture-raised organic chickens for egg production to feed the children on site as part of our commitment to local and ethical practices. Lastly, the User intends to build a small vehicle garage in the northeast corner to house the Center’s buses and vans when the vehicles are not in use.

Finally, Casa de Corazón plans to house its corporate office in a small section of the existing building on the property.

Potential Operational Options:

As noted above the current owners AH&S reality are planning to sell the property to Olivia Inc.,/Casa de Corazón. If for some reason the sale were not to proceed, the current owner

would like to have the PD District reflect potential other uses such as the following:

- Professional services and administrative offices.
- General corporate headquarters offices.
- Medical and dental offices and centers.
- Research establishments.
- Sales offices.
- Financial, insurance and real estate offices.
- Business and office equipment, supplies and services.
- Studios for photography, painting, music, sculpture, dance and other recognized fine arts; and
- Events and/or community space.
- Business and office equipment, supplies and services.
- Studios for photography, painting, music, sculpture, dance and other recognized fine arts.
- Arts education.
- Events and/or community space.
- Early education/child-care.
- Adult education.
- General retail sales.
- Limited agricultural (as described above in section named “Proposed Use by User”);
- School-age before and after-school wraparound care; and
- School-age summer camp.

Main Building:

The main building is an existing colonial revival building that was constructed prior to the founding of the City of Glendale. The applicants do not currently propose any modification of the structure, with the exception of adding solar panels to the southeast flat roof area. Photo images of the existing conditions have been submitted to represent the intent of retaining the existing architectural design and elements. Architectural drawings of the solar panels in relationship to the building have been requested for the specific development plan process.

Accessory Building / Structures:

They plan for an outbuilding to support the gardens and other outdoor activities which would be located in the Northeast portion of the property. Specific architectural plans will be provided at the specific development phase, the intent is to complement the existing architecture of the site.

In addition, they are planning for a wind turbine area in the Southeast area that will provide energy obtained from wind to service the property. The wind turbines they are proposing are manufactured by flower turbines which have a sculptural quality and often placed in public spaces etc. They should not be confused as being like wind turbines that are used by electric utilities companies. (See attached info).

The applicant is planning solar panels for the southeast portion of the roof, which is flat.

Site Plan:

The applicant has submitted a general site plan. The general plan is to remove the south access drive along the south side of the building and remove the southern portion of parking in the rear of the property for an outdoor play area and gardens. The plan further calls for expansion and reconstruction of the parking area in the north portion of the rear property. As noted above a wind turbine area is planned for the southeast portion of the property. The applicant intends to use the existing guard house as a chicken coop.

Landscaping:

The applicant has not submitted a landscaping plan for the property. The property does have significant mature vegetation in the front portion of the property and the applicant has indicated an interest in installing a rain garden with funding assistance from the Milwaukee Metropolitan Sewerage District (MMSD).

The applicant has indicated a full landscaping plan will be provided with the specific development plan. The landscaping elements should include:

- Landscaping buffers surrounding the perimeter of the parking area in the northeast corner of the property.
- Interior landscaping for the parking lot.
- Location and size of the proposed rain garden.
- Landscaping within and around the proposed playground and garden space including any fence designs or locations.
- Landscaping around and near the proposed outbuilding.
- Any modification, removal, additions, or replacement of plantings in the front portion of the property.

Lighting

The applicant has not indicated any changes, additions, or removal of outdoor lighting on the property. If such site features are proposed a lighting plan with specifications and a photometric plan will need to be provided with the specific development plan application.

STAFF COMMENTS:

Planning Comments:

1. The general development plan as submitted has limited information on a number of areas that are typically submitted for new construction, given that this property is already zoned PD and that the structures exist, staff recommends that the plan commission and council approve the general development plan subject to detailed plans being submitted with the specific development plan for, architecture, solar panels, wind turbines, accessory structure, fencing, chicken coop conversion, dumpster location and corral, landscaping, and lighting.

Public Works:

1. There is a private storm sewer located within this parcel. Owner to ensure all catch basins are inspected and repaired as necessary.
2. Storm sewer appears to be located in the area that is designated "Outdoor Playground, Gardens, Greenspace". Must account for the potential loss of inlets.
3. Subsequent comments may be forthcoming, in regard to plan set revisions.

Engineering:

1. Stormwater Comments:
 - a. Based on the preliminary concept map, it appears there may be added impervious surface. If there will be over 5,000 SF of impervious surface added, stormwater management will be required. Please see the attached Criteria and Review Checklist for applicability.
 - b. Any stormwater management facilities installed on the site to meet requirements must be accompanied by a maintenance agreement. A draft agreement is available upon request.
2. Utility Comments:
 - a. There is a private storm sewer located within this parcel. Owner to ensure all catch basins are inspected and repaired as necessary.
 - b. Storm sewer appears to be located in the area that is designated "Outdoor Playground, Gardens, Greenspace". Must account for the potential loss of inlets c. Utility modification plans must be submitted.

Police:

1. Subsequent comments may be forthcoming.

Fire:

1. Subsequent comments may be forthcoming.

Inspections:

1. Subsequent comments may be forthcoming.

RECOMMENDATION:

Staff recommend the plan commission direct staff to schedule a public hearing at the earliest convenience.

ACTION REQUESTED:

Motion - To direct staff to schedule a public hearing at the earliest convenience.

ATTACHMENTS:

[Attachments: 4600 N Port Washington Road Rezone](#)

SUBJECT: Discussion and consideration of site plan and architecture review for the proposed Johnson Controls Engineering Center, to be owned and developed by Weas Development, at 2100 W. Florist Ave. and 6100 6120 N. Baker Rd., with a future address of 2022 W. Florist Ave, in an M-1 Warehouse, Light Manufacturing, Office and Service District, Tax Key Numbers 160-9017-000, 160-9022-001, and 160-9024-000.

FROM: John Fellows, AICP; Director of Community Development
Ken Smith, MPA, M.S.; Planner

Meeting: Plan Commission

MEETING DATE: April 11, 2023

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	§§ 13.1.39, 13.1.92

BACKGROUND:

Weas Development was founded in 1997 by Douglas Weas and is headquartered in the City of Milwaukee’s Historic Third Ward. The firm advertises it has developed 2.2 million square feet of real estate worth more than \$330 million in real estate value. In the City of Glendale, a recent facility Weas Development has overseen is the 4644 N. Port Washington Rd. medical facility occupied by Ascension Medical Group.

Johnson Controls International (JCI) was founded as the Johnson Electric Service Company in Milwaukee in 1885. For much of its history it was known as the Johnson Service Company and rebranded as Johnson Controls in 1974. The firm specializes in climate control, facility management, and fire alarms and suppression. Johnson Controls has had a campus in Glendale since completion of its facility at 5757 N. Green Bay Ave. in 1967. It is presently headquartered in Cork, Ireland.

PLAN OF OPERATION:

Weas Development proposes developing the JCI Engineering Center. Weas Development’s 2022 Florist, LLC would own the property with JCI as a long-term tenant at the three parcels presently addressed as 2100 W. Florist Ave. and 6100 6120 N. Baker Rd., and will be assigned an address of 2022 W. Florist Ave., in an M-1 Warehouse, Light Manufacturing, Office and Service District. Weas Development is working toward merging the three parcels into a single 5.501-acre tract, demolishing the structures on the northern and southern parcels, and expanding and renovating the larger one-story middle structure into a facility covering 65,325 square feet with 105,116 square feet of floor area. New parking lots would be to the north and south of the modified structure surrounded by new landscaping retaining the existing trees along W. Florist Avenue. At the new facility, JCI “will test a

variety of products prior to launching manufacturing efforts elsewhere around the world” where the company will experiment with products “highly confidential for industry trade secrets.”

JCI anticipates a maximum of 250 employees would occupy the site at any time. However, there would likely be fewer due to “flexible work schedules.” While the facility will primarily be active Monday to Friday from 7am to 6pm, JCI anticipates at least a minimal staff presence at all hours every day of the year, for overnight testing and onsite security.

ORDINANCE ANALYSIS

In Section 13.1.39(b)(6) of the City of Glendale Code of General Ordinances, “Research laboratories” are an expressly permitted use applicable based on the application.

Section 13.1.92(g) for “Manufacturing and processing plants (including meat and food processing), laboratories and warehouses,” the requirement is “1 stall for every 3 employees; number of employees shall be construed to mean the maximum number on the premises at one time.” Assuming a maximum of 250 employees on site, the Zoning Code requires 84 spots. The diagrams indicate there will be 96 stalls in the southern parking lot and 147 in the northern parking lot for a total of 243 stalls, well above the Code’s mandatory minimum requirement.

SITE DESIGN

The site will be organized with the public entry and office portions of the building towards W. Florist Ave., while the service and “back of house” area will be on the northern portion of the property. Currently there is one loading dock with direct access to the public street on N. Baker Rd. and this loading dock will remain.

The site currently has zero to limited stormwater facilities. The new site design will accommodate stormwater facilities within the open space areas of the landscaping plan.

ARCHITECTURAL DESIGN

The building will have two main massings: the office massing and the manufacturing/research massing. Both will have similar materials and fenestration designs. The current manufacturing building has minimal natural light. New windows will be placed into the structure allowing for more natural light into the facility.

The building will be clad with insulated architectural metal panel finished white and composite metal panels with three color finishes of white, taupe, and gold/brown. The building will also feature glass curtain walls with vision glass and extended wall mullions.

HVAC units will be screened with a cityscape equipment screen or equivalent.

LANDSCAPING AND LIGHTING DESIGN

Additional landscaping will be provided on the site to bring the level of landscaping to current standards. Parking lot screening and interior landscaping will be provided at the northern parking area. Foundation plantings will be provided along the building’s north, south, and west elevations.

The southern parking lot will be substantially screened and have a significant internal planting area. Stormwater facilities are integrated into the landscaping at the parcel's southern portion.

The lighting plan calls for both parking lot lighting, landscape or architectural lighting elements, and building wall security lighting.

STAFF REVIEW

Engineering

Stormwater Comments:

- 3.a.c Include contours extending 100 ft. minimum into adjacent parcels and include time of travel and time of concentrations applicable. Each discharge location from the site should be delineated separately.
- 4.h. The design computations for stormwater conveyance should be provided.
- 4.e. Provide the proposed peak discharge rates from 2- and 100-year storms to show no increase from existing conditions.
- 4.k. Provide appropriate cross-section details for permeable pavers and bio-basins. How will they drain?
5. Provide a stormwater practice installation schedule.
6. Provide a maintenance plan developed for the life of each stormwater management practice, including the required maintenance activities.
7. Provide a cost estimate for the construction, operation, and maintenance of the practices.
9. The SWMP and the Civil Plans shall be stamped by a licensed professional engineer.
- 12./13. The computed peak runoff rates for each location where runoff leaves the site shall be provided.
16. Describe any changes and conveyance capacities for stormwater discharge points from and to the site concerned.
17. Adequacy of receiving storm sewer shall be given consideration. Overland flow paths and emergency overflow for the bioswale shall be shown.

Public Works

- Glendale utilities must be accurately located prior to starting the project.
- In addition to plumbing and demolition permits, DPW requires excavation permits to abandon the water and sanitary sewer laterals for the proposed demolished buildings.
- Any taps and abandonments must be made in accordance with the following:
 - Water
 - Abandonment – must be made at the corp (main). The lateral should be cut back enough to provide for disconnection. Curb stop box must be removed down to valve.
 - Tap – permit and right-of-way (ROW) excavation permits must both be submitted with necessary, required documents and payment.
 - Coordination for both tap and abandonment must be made with both Glendale Water Department and Glendale Inspections.
 - Sanitary

- Abandonment – An existing private sanitary sewer lateral or its connection which is to be abandoned shall be removed at the City sanitary sewer (“Y”) and shall be sealed with a permanent, watertight plug at the connection to the sanitary sewer main.
- Coordination for both tap and abandonment must be made with both Glendale Water Department and Glendale Inspections.
- Must provide reason as to why current sanitary lateral cannot be used for new building.
- Storm
 - The storm sewer pipe or its connection which is to be abandoned shall be removed at the City storm sewer catch basin and shall be sealed with a permanent, watertight plug at the connection to the storm sewer catch basin.
 - Coordination for the abandonment must be made with both Glendale Water Department and Glendale Inspections.
 - On the east side of the properties, there is the City’s 98x63 inch box culvert. Extra caution must be made when working around it.
 - No plantings, pipes, lighting, or any other excavated items are allowed within the 15’ storm sewer easement for its protection.
 - The setback for trees, from the watermain easement, must be 2 to 3 times the radius of the canopy, and up to 5 times the radius of the tree canopy to account for more in dry conditions.
- Trees
 - Per WDNR Urban Forestry grant requirements the city must follow, the following species cannot be planted:
 - Maples
 - Malus (apple)
 - Honey locust
 - Buckeye
 - Horse chestnut
 - Crabapple
 - All trenches excavated under pavement shall be backfilled with slurry up to existing surface.
 - Any work within the City’s ROW requires a permit. Specifically, any removal and replacement drive approaches
 - Subsequent comments may be forthcoming regarding ROW permits or questions received.

Fire

No comments at this time, additional comments will be forthcoming during other steps and approval processes.

Police

No comments at this time, additional comments will be forthcoming during other steps and approval processes.

Inspections

No comments at this time, additional comments will be forthcoming during other steps and approval processes.

Planning

The Community Development Department has the following comments:

- Signage – the setback for the monument sign is 10 ft.
- Signage – Separate sign applications are required for staff review and approval.
- Landscaping – There are three maples that will need to be substituted for a tree that is not on the DNR do-not-plant list for Glendale.
- Curb ramps, Crosswalk, and Driveways – A right-of-way permit will need to be applied for and received prior to any work in the right-o- way.
- Driveway on Florist Drive: Since a sidewalk will be installed along W. Florist Drive in the near-future, a drive-approach with continuous through-sidewalk shall be installed at the Florist entrance/exit to allow for proper connection in the future.
- Lighting: The maximum height of a light is 15 feet, measured from grade to top of pole, this includes any base. The developer’s team will need to confirm the dimensions prior to permitting.
- Sidewalks: The City Pedestrian and Bike Plan calls for future sidewalks along Florist. Please provide one section of sidewalk at top of ramp to allow for future connection to future sidewalk and future ramp towards the west.

RECOMMENDATION:

Staff recommends the Plan Commission grant approval for site plan and architectural review for Weas Development’s proposal at 2100 W. Florist Avenue and 6100 6120 N. Baker Road subject to the staff comments noted within the report prior to permitting and the CSM being recorded prior to issuance of a building permit.

ACTION REQUESTED:

Motion to recommend approval for site plan and architectural review for Weas Development’s proposal at 2100 W. Florist Avenue and 6100 6120 N. Baker Road, subject to the staff comments noted within the report being resolved prior to permitting and the CSM being recorded prior to issuance of a building permit.

ATTACHMENTS:

1. [Attachment 1 – 2200 W. Florist Ave. – Weas-JCI](#)
2. [Attachment 2 – 2200 W. Florist Ave. – Weas-JCI](#)

SUBJECT: Discussion and consideration of a recommendation to Common Council regarding a certified survey map (CSM) for the proposed Johnson Controls Engineering Center, to be owned and developed by Weas Development, at 2100 W. Florist Ave. and 6100 N. Baker Rd., with a future address of 2022 W. Florist Ave, in an M-1 Warehouse, Light Manufacturing, Office and Service District, Tax Key Numbers 160-9017-000, 160-9022-001.

FROM: John Fellows, AICP; Director of Community Development
Ken Smith, MPA, M.S.; Planner

Meeting: Plan Commission

MEETING DATE: April 11, 2023

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	Title 14

BACKGROUND:

Weas Development was founded in 1997 by Douglas Weas and is headquartered in the City of Milwaukee’s Historic Third Ward. The firm advertises it has developed 2.2 million square feet of real estate worth more than \$330 million in real estate value. In the City of Glendale, a recent facility Weas Development has overseen is the 4644 N. Port Washington Rd. medical facility occupied by Ascension Medical Group.

Johnson Controls International (JCI) was founded as the Johnson Electric Service Company in Milwaukee in 1885. For much of its history it was known as the Johnson Service Company and rebranded as Johnson Controls in 1974. The firm specializes in climate control, facility management, and fire alarms and suppression. Johnson Controls has had a campus in Glendale since completion of its facility at 5757 N. Green Bay Ave. in 1967. It is presently headquartered in Cork, Ireland.

CERTIFIED SURVEY MAP (CSM) SUMMARY

Weas Development proposes developing the JCI Engineering Center. Weas Development’s 2022 Florist, LLC would own the property with JCI becoming a long-term tenant at the three parcels presently addressed as 2100 W. Florist Ave. and 6100- 6120 N. Baker Rd., and will be assigned an address of 2022 W. Florist Ave. Weas Development is working toward merging the two parcels of 2100 W. Florist Ave and 6100 N Baker Rd. 6120 N Baker (TMN 1609024000) will remain at this time a separate parcel.

ORDINANCE ANALYSIS

CSM requires a recommendation from the Planning Commission to the Common Council, which at such time the Common Council is required to provided formal approval.

STAFF REVIEW

Engineering

1. Show building to be razed with black and white hatch.
2. All monuments shall be erected, corners, and other points established in the field in their proper places. The existing legend shows dots indicating found and set monuments, but none are visible on the plan.
3. This CSM shall be recorded with the Milwaukee County Register of Deeds office within 90 days of execution.

Public Works

- No comments at this time.

Fire

- No comments at this time.

Police

- No comments at this time.

Inspections

- No comments at this time.

Planning

- No comments at this time.

RECOMMENDATION:

Staff recommends the Plan Commission recommend approval of the Certified Survey Map to the Common Council subject to addressing the concerns of the City Engineer prior to signature and recording.

ACTION REQUESTED:

Motion - To recommend approval of the Certified Survey Map to the Common Council subject to the applicant addressing the concerns of the City Engineer prior to signature and recording.

ATTACHMENTS:

1. [Attachments – CSM](#)



SUBJECT: Recommendation to Common Council regarding a Certified Survey Map, for Glendale Partners, LLC (Brian Monroe), 4205 North Port Washington Road, M-1 Warehouse, Light Manufacturing, Office, and Service zoning District, Industrial Land Use Classification, Tax Key Number 243-90002-000.

FROM: John S Fellows, Dir. of Community Development

Meeting: Plan Commission

MEETING DATE: April 22, 2023

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	Zoning Code Subdivision Regs.

BACKGROUND/ANALYSIS:

Glendale Partners, LLC, returns to the Plan Commission with a request for multiple refinements to the previously approved Certified Survey Map (CSM). The requested changes include adding a nominal land area from the property to the north, allowing an ingress-egress easement over the Glendale Partners ingress-egress lane, and two Outlots, one of which is contemplated to provide for a mobile wireless antenna structure, the other which is contemplated as a billboard placement.

The proposal for the two Outlots has been framed as future site elements that the property owner will come back to the City of Glendale in the future for City of Glendale reviews and approvals. Staff do not object to the proposed addition of a nominal land area to the Glendale Partners, LLC, property from the property to the north. The proposed ingress-egress easement is not anticipated to be problematic in terms of the overall functionality of either of the two properties or in relation to North Port Washington Road.

In addition, the CSM notes an easement area for the Beer Line Trail. A future easement to allow for the alignment from the southern property boundary to the DOT tunnel will need to be coordinated in the near future once the location of the trail and the wireless communication structure has been determined.

RECOMMENDATION:

Staff recommends the Plan Commission recommend to Common Council to approve the Certified Survey Map with the requirement of making all corrections requested by the City Attorney and/or Engineer prior to recording.

ACTION REQUESTED:

Motion – To recommend to Common Council the approve of the Certified Survey Map with the requirement of making all corrections requested by the City Attorney and/or Engineer prior to recording.

ATTACHMENTS:

[Submittal materials.](#)

SUBJECT: Discussion and recommendation for the construction of a new video scoreboard for a new football stadium and relocation of the existing scoreboard to the soccer field for Nicolet Union High School, in the S- 1 Special (Institutional) Zoning District, Government and Institutional Land Use Classification, 6701 N Jean Nicolet Rd, and Tax Key Number 128-8966-003.

FROM: John S. Fellows, Community Development Director
Ken A. Smith, Planner

MEETING: Plan Commission

MEETING DATE: April 11, 2023

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	§ 15.6.9(b)

BACKGROUND/ANALYSIS:

The applicant is proposing to items which are summarized as follows:

Video Score Board – Football Stadium:

- Size: The scoreboard is 18 feet wide and 12.5 feet tall.
- Total Height: The total Height of the sign and structure will be 43 feet tall.
- Location: The applicant is proposing to locate the structure in the Northwest corner of the stadium.
- Score Board: The scoreboard will be 24ft by 8ft high with a navy-blue background, white digital color with white intelligent caption color.
- LED Video Display: The display will be 13.5 ft 5inches high by 22.5 feet wide. The display will have a 240 x 240-pixel matrix.
- Sound: The scoreboard will have a sound system with printable scrim area with a background of Blue and imprint color of white.
- Decorative Arch: The score board will have a decorative arch on the top with the school logo.

Relocation of existing scoreboard to soccer field:

- Size: The current score board is 18 feet wide and 12.5 feet tall.
- Total Height: The total Height of the sign and structure will be 22'5"

- Location:** The applicant is proposing to relocate the existing scoreboard from the old football stadium to the new soccer field. The proposed location is the Northeast Corner of the field. The Scoreboard would face south.
- Color:** The sign will have a background of blue with white lettering. The scoring displays will be back when not illuminated and yellow/orange when illuminated.

Ordinance:

Section 15.6.9 Permitted Signs by Use. states:

(b) *Public Uses, Institutional Uses, Schools and Churches.*

- (1) The total permanent sign area allowed for public uses, institutional uses, schools, and churches, shall be determined by the Plan Commission.
- (2) Traffic directional signs are allowed.
- (3) Landscaping is required at the base of all freestanding/monument signs.

RECOMMENDATION:

- Staff recommend approval of a new score board for the new stadium for Nicolet Union High School and recommend approval to relocate the exiting score board to the new soccer field, subject to obtaining all permits prior to construction.

ACTION REQUESTED:

Motion – To recommend approval of a new score board for the new stadium for Nicolet Union High School and recommend approval to relocate the exiting score board to the new soccer field, subject to obtaining all permits prior to construction.

ATTACHMENT:

[Attachment: Nicolet HS Sign](#)

SUBJECT: Discussion and recommendation to council an ordinance amending and re-naming Title 13 Article K “Accessory Uses and Structures; Fences and Hedges; Portable Storage Structures and Donation Drop-Off Boxes,” and amending Section 13.1.142, “Fences and Hedges” of Title 13, “Zoning,” and amending Title 8 “Human Health Hazard / Public Nuisance,” Section 8.1.9(d)(13) of the Code of General Ordinances of the City of Glendale

FROM: John S. Fellows, Community Development Director
Ken A. Smith, Planner

MEETING: Plan Commission

MEETING DATE: April 11, 2023

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	§§ 8.1.9(d)(13); Title 13, Article K; 13.1.142

BACKGROUND/ANALYSIS:

City Staff have been reviewing various ordinances and processes. Title 13, Article K relates to fences, walls, hedges, and windscreens. These structures reflect the community aesthetic and have the potential to affect the ambience and desirability of the community positively or negatively, and therefore the property values of the City of Glendale. City staff have worked to reorganize the Ordinance to make it more user friendly and readable for most citizens, developers, and other interested parties.

The proposed text amendments cover several items which include:

- Removal of the requirement for “waivers” to be submitted from neighbors.
- Clarification regarding height restrictions in certain subdivisions and incorporating such requirements into the Ordinance, thus eliminating the need for reference to documents that are difficult to obtain.
- Specifying that hedges and windbreaks do not require a permit.
- Clarifying requirements for commercial and industrial vs. single-family residential districts.
- Providing a maintenance requirement within Title 8 of the Municipal Code.

RECOMMENDATION:

- Staff recommends the Plan Commission review the proposed ordinance and determine if they would like to have an optional public hearing at the earliest convenience.

- If the Plan Commission determines not to request an optional public hearing, then staff recommends the Plan Commission recommend approval of the Text Amendment to the Common Council.

ACTION REQUESTED:

Action 1: Motion – To request an optional public hearing at the earliest convenience.

OR

Action 2: If an optional public hearing is not requested then a Motion – To recommend approval of the text amendment to Common Council as drafted.

ATTACHMENT:

[Attachment: Draft Ordinance](#)

[Attachment: Existing Ordinance](#)