

CITY OF GLENDALE — PLAN COMMISSION  
January 3, 2023

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 Alderman John Gelhard at 6:00 p.m.

Roll Call: Present: Alderman John Gelhard, Commissioners Shauntay Nelson, Shawn Storey, Fred Cohn, Ryan Atwood, and Traci Storey. Absent: Mayor Bryan Kennedy, Alderman Bailey and Commissioner Amanda Seligman.

Other Officials Present: John Fellows, Director of Community Development; Ken Smith, Planner; Nicole Maurer, Treasurer.

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised on December 29, 2022, 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.

**Discussion and consideration of business use approval for C<sup>2</sup> Boutique, for a commercial retail clothing store, 6004 North Port Washington Road, Suite 1, in the B-1 "F-1" Business and Commercial zoning district and planned commercial land use classification, Tax Key Number 163-9000-003**

Motion was made by Commissioner Shawn Storey, seconded by Commissioner Cohn, to grant a business use approval for C<sup>2</sup> Boutique for a commercial retail clothing store, 6004 North Port Washington Road, Suite 1. Motion carried unanimously.

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

Motion was made by Commissioner Nelson, seconded by Commissioner Traci Storey, to lay the discussion and consideration for a business use approval for Foster Funeral and Cremation Trade Services at 2450 West Silver Spring Drive over to the next regularly scheduled Plan Commission meeting on Tuesday, February 7, 2023, at 6:00 p.m.

**Discussion and consideration of architectural, site plan, and business use approval for Bradley Family Dental / Glendale Oral Healthcare Center at 6191 North Green Bay Avenue in a B-4 Office-Research-Service Business District, Tax Key Number 161-0044-000.**

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Motion was made by Commissioner Cohn, seconded by Commissioner Shawn Storey, to approve the architectural and business use plan for Bradley Family Dental/Glendale Oral Healthcare Center at 6191 North Green Bay Avenue as amended, 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; and 7) Perennials beds shall be provided with plantings such as the city flower of a stella d'oro day lily, cone flowers, or similar. Motion carried unanimously.

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

Motion was made by Commissioner Shawn Storey, seconded by Commissioner Traci Storey, to approve the renovation project plans as submitted for Maglio Companies, 4287 North Port Washington Road. Motion carried unanimously.

**Discussion and consideration of site plan review for the construction of a fish ladder and repairs of the Kletzsch Dam, for the Milwaukee Metropolitan Sewerage District (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.**

Motion was made by Commissioner Cohn, seconded by Commissioner Atwood, to 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. Motion carried unanimously.

**ADJOURNMENT.**

There being no further business, motion was made by Commissioner Cohn, seconded by Commissioner Atwood, to adjourn the meeting. Motion carried and adjournment of the Plan Commission was ordered at 6:52 p.m., until Tuesday, February 7, 2023, at 6:00 p.m.

Nicole Maurer, Treasurer

Recorded: January 3, 2023