

CITY OF GLENDALE, WIS. — PLAN COMMISSION

February 7, 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 Mayor Kennedy at 6:00 p.m.

Roll Call: Present: Mayor Bryan Kennedy, Alderman Phillip Bailey, Commissioners, Shawn Storey, Fred Cohn, Traci Storey, and Amanda Seligman.

Absent: Shauntay Nelson, Ryan Atwood.

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

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

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 December 6, 2022 Plan Commission Meeting.

Motion was made by Commissioner Shawn Storey, seconded by Commissioner Alderman Bailey, to adopt the minutes from the December 6, 2022 Plan Commission meeting. Motion carried 5 in favor, none opposed, with Commissioner Cohn abstaining.

Adoption of Minutes of the January 3, 2023 Plan Commission Meeting.

Motion was made by Commissioner Shawn Storey, seconded by Commissioner Alderman Bailey, to adopt the minutes from the January 3, 2023, Plan Commission meeting. Motion carried unanimously.

NEW BUSINESS:

A. Discussion and consideration of business use approval for Ms. Sarah O'Shea's Good Land Fitness, LLC, at 7020 N. Port Washington Rd. Ste. 200, in a B-4 Office-Research-Service Business District, Tax Key Number 1288007000.

Motion was made by Commissioner Cohn, seconded by Commissioner Shawn Storey, to grant a business use approval for Ms. Sarah O'Shea's Good Land Fitness, LLC, at 7020 N. Port Washington Rd. Ste. 200, in a B-4 Office-Research-Service Business District, Tax Key Number 1288007000. Motion carried unanimously.

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Appearance: Sarah O’Shea, Good Land Fitness, LLC

B. Discussion and consideration of business use approval for Dr. Mirian Boyd Organ’s Women’s Day Spa at 5215 N. Ironwood St. Ste. 108, in a B-1 C1 Business and Commercial District, Tax Key Number 196-8001-000.

Motion was made by Commissioner Cohn, seconded by Commissioner Alderman Bailey, to grant a business use approval for Dr. Mirian Boyd Organ’s Women’s Day Spa at 5215 N. Ironwood St. Ste. 108. Motion carried unanimously.

Appearance: Dr. Mirian Boyd Organ, Women’s Day Spa

C. Discussion and consideration of business use and occupancy approval for Safe Space Therapies, LLC at 5225 N. Ironwood St. Ste. 118, in a B-1 C1 Business and Commercial District, Tax Key Number 1968000000.

Motion was made by Commissioner Shawn Storey, seconded by Commissioner Traci Storey, to grant a business use approval for Safe Space Therapies, LLC at 5225 N. Ironwood St. Ste. 118. Motion carried unanimously.

Appearance (virtually): Kate Sayers, Safe Space Therapies, LLC

D. Discussion and consideration of business use and occupancy approval for Sebastian Family Psychology Practice, LLC at 6025 N. Green Bay Ave. Stes. 2-3, in a B-4 Office-Research-Service Business District, Tax Key Number 1618037000.

Motion was made by Commissioner Cohn, seconded by Commissioner Traci Storey, to grant a business use and occupancy approval for Sebastian Family Psychology Practice, LLC at 6025 N. Green Bay Ave. Stes. 2-3. Motion carried unanimously.

E. Discussion and recommendation to the City Council for a proposed Certified Survey Map (CSM) to modify an existing lot at 5901 and 5909 North Milwaukee River Parkway for North Shore Fire and Rescue and the City of Glendale, in the S-1 Special (Institutional) District, and the Government and Institutional land use classification, Tax Key Numbers 168-9024-000 and 168-9025-000.

Motion was made by Commissioner Shawn Storey, seconded by Commissioner Traci Storey, to recommend the Common Council grant approval of a Certified Survey Map (CSM) for 5901 and 5909 North Milwaukee River Parkway, subject to the following:

1. The land surveyor is responsible for signing and stamping all pages.
2. The developer shall provide the city a signed copy of the approved document following council approval.
3. This CSM shall be recorded with the Milwaukee County Register of Deeds’ office.

Motion carried unanimously.

F. 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.

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Motion was made by Commissioner Cohn, seconded by Commissioner Seligman, to request a public hearing be scheduled for this item at the earliest convenience. Motion carried unanimously.

Appearance: Karl Warwick, City Administrator

G. Ordinance Amending 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.

Motion was made by Commissioner Shawn Storey, seconded by Commissioner Traci Storey, to request a public hearing be scheduled for this item at the earliest convenience. Motion carried unanimously.

H. Discussion and Consideration of a Map Amendment for Sprecher Property III, LLC at 727 W. Glendale Avenue, in the Planned Mixed Use Land Use Classification, B-1 “P” Business and Commercial District to a M-1 Warehouse, Light Manufacturing, Office and Service District, Tax Key Number 233-1170-002.

Motion was made by Commissioner Seligman, seconded by Commissioner Shawn Storey, to request a public hearing be scheduled for this item at the earliest convenience. Motion carried unanimously.

Appearance: Mark Clauss, General Counsel, Sprecher Brewing Company

I. Discussion and Consideration of 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 N. Sunny Point Road, 6411, 6435, 6459, 6477, 6515, 6521, 6573, 6583, 6593, 6595, and 6599 N. Sunny Point Lane, Single Family and Environmental Corridor land use classifications, Tax Key Numbers 162-0067-001, 134-0018-001, 134-0017-001, 134-0014-003, 134-0013-001, 134-0001-000, 134-0021-001, 134-0008-000, 134-0007-000, 134-0006-000, 134-0003-000, and 134-0005-000.

Motion was made by Commissioner Alderman Bailey, seconded by Commissioner Cohn, to request a public hearing be scheduled for this item at the earliest convenience. Motion carried unanimously.

Appearances:

Karl Warwick, City Administrator

J. Discussion and Consideration of a text amendment for Title 15, Chapter 6 – “Regulation of Signs, Billboards and other Advertising Medium” of the Code of Ordinances of the City of Glendale.

Motion was made by Commissioner Shawn Storey, seconded by Commissioner Cohn, to recommend the Common Council adopt staff recommendations to amend the existing ordinance. Motion carried unanimously.

Appearance: Karl Warwick, City Administrator

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K. Adoption a resolution and recommendation to City Council on the written procedures designed to foster public participation regarding an amendment of the Comprehensive Plan as required under Section 66.1001 of Wisconsin Statutes.

Motion was made by Commissioner Alderman Bailey, seconded by Commissioner Traci Storey, to recommend the Common Council approve the staff recommendation on this item. Motion carried unanimously.

I. Discussion and Consideration of an Amendment to the Comprehensive Master Plan 2040: “Glendale Planning a Bright and Sustainable Future for the Hub of the North Shore” from a land use classification of Industrial to a land use classification of Planned Mixed Use, for Meta House, at 4160 N Port Washington Road, Tax Key Number 242-1198-004 and 242-1198-003.

Motion was made by Commissioner Shawn Storey, seconded by Commissioner Traci Storey, to recommend the Common Council modify the land use map of the Glendale Comprehensive Plan. Motion carried unanimously.

ADJOURNMENT.

There being no further business, motion was made by Commissioner Shawn Storey, seconded by Commissioner Traci Storey, to adjourn the meeting. Motion carried and adjournment of the Plan Commission was ordered at 7:10 p.m., until Tuesday, March 7, 2023, at 6:00 p.m.

Ken Smith, Planner

Recorded: February 7, 2023