

CITY OF GLENDALE — PLAN COMMISSION  
March 1, 2022

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 Karn Cronwell, Phillip Bailey, and Ryan Atwood. Absent: Commissioners Shauntay Nelson, Fred Cohn, Rachel Rieck, and Amanda Seligman.

Other Officials Present: Darrell Hofland, Interim City Administrator; Todd M. Stuebe, Director of Community Development; John Fellows, Incoming 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 February 24, 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.

**Adoption of Minutes of the February 1, 2022, Plan Commission Meeting.**

Motion was made by Commissioner Atwood, seconded by Commissioner Bailey, to adopt minutes from the February 1, 2022, Plan Commission meeting. Commissioner Cronwell requested more information be added to the minutes regarding a zoning discussion. Mayor Kennedy asked to defer approval of the minutes until the next Plan Commission meeting. Commissioner Atwood and Commissioner Bailey withdrew their motions to adopt the minutes from the February 1, 2022, Plan Commission meeting.

**6:00 PM Public Hearing: City of Glendale Rezone of 5812 (Tax Parcel Number 168-9981-000) and 5820 (Tax Parcel Number 168-9980-001) North Green Bay Avenue from B-4 Office-Research-Service Business District to M-1 Warehouse, Light Manufacturing, Office and Service District. Following the Plan Commission Public Hearing Plan Commission to review the proposed rezone toward making a recommendation to the Common Council as relates to a prospective redevelopment use.**

Rezoning the 5812 and 5820 North Green Bay Avenue properties from B-4 Office-Research-Service Business District to M-1 Warehouse, Light Manufacturing, Office and Service District will provide for a uniform zoning classification for all of the lands located at the southeast corner of North Green Bay Avenue and West Civic Drive, including the 1717 West Civic Drive

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property, and will provide for uniform zoning for a prospective redevelopment use of some of the lands.

Mayor Kennedy introduced the Public Hearing for the Rezone of 5812 and 5820 North Green Bay Avenue from B-4 Office-Research-Service Business District to M-1 Warehouse, Light Manufacturing, Office and Service District. Mayor Kennedy opened the hearing for public comment. Mayor Kennedy asked three times if there was anyone in the council chambers or on the Zoom call for public comment. There was no response for public comment.

Motion was made by Commissioner Cronwell, seconded by Commissioner Atwood, to close the Public Hearing for the Rezone of 5812 and 5820 North Green Bay Avenue from B-4 Office-Research-Service Business District to M-1 Warehouse, Light Manufacturing, Office and Service District. Motion carried unanimously.

Motion was made by Commissioner Bailey, seconded by Commissioner Atwood, to make a recommendation to the Glendale Common Council to approve the proposed rezoning of 5812 and 5820 North Green Bay Avenue from B-4 Office-Research-Service Business District to M-1 Warehouse, Light Manufacturing, Office and Service District. Motion carried unanimously.

**6:00 p.m. Plan Commission Conditional Use Permit Public Hearing: Dog Training Elite-Milwaukee, 2000 West Bender Road. Review proposed dog training school and office use and occupancy.**

Dog Training Elite - Milwaukee (DSDT, LLC) seeks Plan Commission grant of Conditional Use Permit for the Dog Training Elite - Milwaukee to use and occupy the tenant space located within the Glendale Business Center Kivley multi-tenant building, located at 2000 West Bender Road, for a dog training school and its office.

Director Stuebe stated the proposal is to have a dog training school at the Kivley building and noted that staff recommends the Plan Commission grant Conditional Use Permit approval, as well as dog training school and office use with five requirements. Mayor Kennedy asked Director Stuebe if the public hearing was properly noticed to the public. Director Stuebe advised it was properly noticed.

Ms. Mary Stahlman and Mr. Dirk Stahlman representing Dog Training Elite - Milwaukee were present for the meeting. Ms. Stahlman stated Dog Training Elite - Milwaukee is looking to have an indoor location for dogs that have been through obedience training. Ms. Stahlman stated this would be a controlled setting and emphasized it is for dogs that have already been trained.

Mayor Kennedy opened the Conditional Use Permit Public Hearing for Dog Training Elite - Milwaukee to use and occupy the tenant space at 2000 West Bender Road for a dog training school and office. Mayor Kennedy asked three times if there was anyone in the council chambers or on the Zoom call for public comment. There was no response for public comment.

Commissioner Cronwell asked if dogs would ever be off leash. Ms. Stahlman stated dogs will not be off leash and classes will be held indoors. Ms. Stahlman advised that outside classes are held at Kletzsch Park and are also on leash.

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Motion was made by Commissioner Cronwell, seconded by Commissioner Atwood, to close the Conditional Use Permit Public Hearing for Dog Training Elite - Milwaukee to use and occupy the tenant space at 2000 West Bender Road for a dog training school and office. Motion carried unanimously.

Motion was made by Commissioner Cronwell, seconded by Commissioner Atwood, to grant Conditional Use Permit approval for Dog Training Elite - Milwaukee, for use as a dog training school and its office, with the following requirements: 1) All landscaping features being maintained and replaced and/or replenished whenever necessary; 2) All signs to be compliant with the Glendale Sign Code; 3) Dumpster enclosure to be emptied on a regular basis so as not to create a health/sanitation or odor problem; 4) All City of Glendale building, fire, and health codes being carried out to the satisfaction of the Building Inspector, North Shore Fire Department, and North Shore Health Department, and; 5) Compliance with State of Wisconsin Department of Commerce requirements for ADA parking. Motion carried unanimously.

**Plan Commission Use and Occupancy Review, Curry and MoMo House Himalayan Restaurant, 6969 North Port Washington Road, Suite B-120 (former Dickey's Barbeque). Review and approve Himalayan specialty restaurant use and occupancy.**

Curry and MoMo House seeks Plan Commission grant of use and occupy approval in order to utilize a 2,000 square-foot tenant space in the Glendale Market multi-tenant complex located at 6969 North Port Washington Road for a Himalayan (Nepali and Indian) cuisine specialty restaurant.

Director Stuebe stated staff recommends that the Plan Commission grant use and occupancy approval for Curry and MoMo House Himalayan Restaurant to utilize Suite B-120 as a Himalayan cuisine specialty restaurant with six requirements.

Ms. Eku Chhantyal and Mr. Tengche Chhantyal representing Curry and MoMo House Restaurant were present for the meeting. Mr. Chhantyal provided an overview of the restaurant.

Commissioner Bailey inquired if they anticipate the restaurant to be for dine-in or delivery/carry-out. Mr. Chhantyal stated it will be dine-in and to-go.

Motion was made by Commissioner Bailey, seconded by Commissioner Atwood, to grant use and occupancy approval for Curry and MoMo House Himalayan Restaurant, 6969 North Port Washington Road, to utilize Suite B-120 as a Himalayan cuisine specialty restaurant with the following requirements: 1) Common Council review and approval of any request to serve beer and wine, etc.; 2) If such license is approved by the Common Council, beer and wine shall only be served in open containers to be consumed only within the restaurant inside the building; 3) Signage Permits per the existing Glendale Market Planned Sign Program (PSP) and the Glendale Sign Code; 4) Business hours to comply with Glendale Code 7.15.4 and 7.2.15 as applicable; 5) All City of Glendale building, fire, and health codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Department, and; 6) Compliance with State of Wisconsin requirements for ADA parking. Motion carried unanimously.

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**Certified Survey Map, 5820 West Civic Drive and 1717 West Civic Drive. Review/approve proposed Certified Survey Map (CSM) to divide the lands into two tax parcels.**

A Certified Survey Map (CSM) is proposed for the lands that include 1717 West Civic Drive and 5820 North Green Bay Avenue, comprising a total of 16.6263 acres or 724,246 square feet of land, in order to create two parcels of land. Proposed Lot 1 will include the existing Visa Lighting facility that will be 10.1617 acres or 442,643 square feet, and Lot 2 will be essentially vacant land that will be 5.8633 acres or 255,407 square feet.

Director Stuebe stated staff recommends that the Plan Commission recommend the Common Council approve the Certified Survey Map for 1717 West Civic Drive and 5820 North Green Bay Avenue. Mayor Kennedy noted the recommendation is to refer the Certified Survey Map back to the Common Council.

Motion was made by Commissioner Cronwell, seconded by Commissioner Bailey, to recommend that the Glendale Common Council approve the Certified Survey Map, 5820 West Civic Drive and 1717 West Civic Drive, with requirements of payment of the \$205 administrative fee, making any required technical corrections to the document, and payment of City Engineer CSM technical review fees, and other required fees, if any. Motion carried unanimously.

**Reschedule Regular Tuesday, April 5, 2022, Plan Commission meeting to 6:00 p.m., TUESDAY, APRIL 12, 2022, due to the Tuesday, April 5, 2022, Election.**

Motion was made by Commissioner Cronwell, seconded by Commissioner Bailey, to reschedule the regular Tuesday, April 5, 2022, Plan Commission meeting to 6:00 p.m. on Tuesday, April 12, 2022, due to the April 5, 2022, election. Motion carried unanimously.

**ADJOURNMENT.**

There being no further business, motion was made by Commissioner Atwood, seconded by Commissioner Cronwell, to adjourn the meeting. Motion carried and adjournment of the Plan Commission was ordered at 6:20 p.m., until Tuesday, April 12, 2022, at 6:00 p.m.

Nicole Maurer, Deputy Clerk/Treasurer

Recorded: March 1, 2022.