



**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