



CITY OF GLENDALE
5909 North Milwaukee River Parkway
Glendale, Wisconsin 53209

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.

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

Roll Call

Present: Chairman Mayor Bryan Kennedy, Alderman Phillip Bailey, Commissioners Amanda Seligman, Fredrick Cohn, Shawn Storey, Traci Storey, and Ryan Attwood

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 March 7, 2023.

Chairman Mayor Kennedy noted Commissioner Cohn’s given name was spelled incorrectly in the previous meeting minutes and asked a correction be made. Commissioner Seligman moved adoption of the meeting minutes from the March 7 meeting, with Commissioner Cohn’s name corrected.

Seconded by Commissioner Cohn. Motion carried unanimously.

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.

Appearance: Lashan Wanigatunga, Proprietor, Two Guys with Balls, LLC

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

- 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.

Appearance: Donna Beal, Proprietor, Lymphatic Drainage Massage, LLC

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

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.

Appearances (virtually): Krista Buckenberger, Portfolio Manager, Kivley Investments; Abby Mydlowski, Office Coordinator, Kivley Property Management

Commissioner Cohn moved approval of the Planned Sign Program as submitted. Seconded by Commissioner Alderman Bailey. Motion carried unanimously.

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.

Appearance: Nick Plummer, Franchise Owner and Operator, Casa de Corazón

Commissioner Seligman moved for staff to schedule a public hearing as early as convenient. Seconded by Commissioner Shawn Storey. Motion carried unanimously.

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.

Appearances: Tom Stacey, AIA, Senior Project Manager, Eppstein Uhen Architects; Doug Weas, Founder and Principal, Weas Development

Commissioner Cohn moved to approve the site plan and architectural review. Seconded by Commissioner Traci Storey. Motion carried unanimously.

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.

Appearance: Doug Weas, Founder and Principal, Weas Development

Commissioner Cohn moved 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. Seconded by Commissioner Shawn Storey. Motion carried unanimously.

- 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.

Appearance: Brian Monroe, Managing Partner, Glendale Partners, LLC

Commissioner Seligman moved to recommend approval of the Certified Survey Map to the Common Council subject to the applicant make all corrections requested by the City Attorney and/or City Engineer prior to signature and recording. Seconded by Commissioner Attwood. Motion carried unanimously.

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.

Appearance: Greg Kabara, PhD, Superintendent, Nicolet Union High School

Robert Cronwell, Resident, 7530 N. Applewood Ln.; submitted a letter to the Commissioners prior to the proceedings expressing concerns regarding the proposed scoreboard.

Commissioner Cohn moved to recommend approval of the new scoreboard for the new stadium at Nicolet Union High School and relocate the existing scoreboard to the new soccer field, subject to obtaining all permits prior to construction. Seconded by Commissioner Bailey. Motion carried unanimously.

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

Chairman Mayor Kennedy asked staff revise the Ordinance text by adding a proof of notice requirement to the Ordinance and striking the first preambular clause of the accompanying resolution. There was no objection from the Commission.

Commissioner Attwood moved to schedule an optional public hearing as soon as practicable. Seconded by Commissioner Alderman Bailey. Motion carried 5-1 (Cohn).

j. Next Meeting Date and Adjournment:

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

k. Adjournment.

Commissioner Alderman Bailey moved to adjourn the Plan Commission until Tuesday May 2, 2023, at 6pm. Seconded by Commissioner Shawn Storey. Motion carried unanimously. Chairman Mayor Kennedy adjourned the Plan Commission at 7:16pm.