

CITY OF GLENDALE — PLAN COMMISSION
June 1, 2021

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, Kyle Mack, Fred Cohn, Karn Cronwell, Phillip Bailey, Imani Ray, and Amanda Seligman. Absent: None.

Other Officials Present: Rachel Safstrom, City Administrator; Todd M. Stuebe, Director of Community Development; Nicole Maurer, Deputy Clerk.

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised on Thursday, May 27, 2021, 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 May 4, 2021, Plan Commission Meeting.

Motion was made by Commissioner Cronwell, seconded by Commissioner Seligman, to adopt minutes from the May 4, 2021, Plan Commission meeting.
Motion carried unanimously.

Petition to Rezone, 6076 and 6100 North Port Washington Road (Tax Parcels 163-8993-000 and 163-8992-000). Request submitted by Keyhan Z. Sheikholeslami (Ogden Cleaners) to rezone of 6076 North Port Washington Road property from B-1, F2 District to B-1, F1 District. Also, the City of Glendale is initiating the rezone 6100 North Port Washington Road (Valvoline Instant Oil Change) from B-1 F2 District to B-1, F1 District. The proposed B-1, F1 District zoning classification will permit specialty retail uses in addition to the existing permitted uses. Plan Commission review and schedule Plan Commission Public Hearing for 6:00 p.m., Tuesday, July 6, 2021.

Mr. Stuebe gave a brief overview of the request submitted by Mr. Keyhan Sheikholeslami, owner of Ogden Cleaners, to rezone 6076 North Port Washington Road from B-1, F2 District to B-1, F1 District. The business is being relocated by the Wisconsin Department of Transportation as part of the Interstate 43 and North Port Washington Road reconstruction projects. Ogden Cleaners is a retail counter service only dry-cleaning specialty service business enterprise; the actual dry-cleaning processes are completed elsewhere.

Also included with the proposed rezone, at the initiative of the City of Glendale, is 6100 North Port Washington Road, where there is an existing Valvoline Instant Oil Change business. Inclusion of 6100 North Port Washington Road in the rezone alleviates concerns about spot zoning

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as both the Ogden Cleaners and the existing Valvoline Instant Oil Change business uses will be permitted uses in the district.

Mr. Sheikholeslami was present for the meeting and gave a brief overview of the business. Mayor Kennedy asked Mr. Sheikholeslami if dry-cleaning will take place on site. Mr. Sheikholeslami stated the business is drop off and pick-up only; the actual dry-cleaning processes are completed off site.

Motion by Commissioner Cohn, seconded by Commissioner Mack, to schedule the Plan Commission Public Hearing for 6:00 p.m., Tuesday, July 6, 2021. Motion carried unanimously.

Plan Commission Use and Occupancy Review, Hawthorne Developments, LLC (Tiffany and Michael Hawthorne), 6685 North Sidney Place (Hakaduli Multi-tenant Building). Review and approve proposed remodeling business office, shop, and storage garage use and occupancy.

Mr. Stuebe gave a brief overview of the request from Hawthorne Developments to use and occupy a tenant space in the Hakaduli multi-tenant building located at 6685 North Sidney Place for a remodeling business office, shop, and storage garage use and occupancy. Mr. Stuebe recommended the Plan Commission grant approval to use and occupy 6685 North Sidney Place with five requirements.

Ms. Tiffany Hawthorne representing Hawthorne Developments was present via Zoom. Ms. Hawthorne gave a brief overview of the business. Ms. Hawthorne stated Hawthorne Developments fixes and flips homes and have been in business for 18 years. Ms. Hawthorne also noted she is a Glendale resident.

Motion by Commissioner Cohn, seconded by Commissioner Bailey, to grant approval for Hawthorne Developments, LLC to use and occupy the tenant space located at 6685 North Sidney Place for a remodeling business office, shop, and storage garage use with the following requirements: 1) Outside storage is not permitted; 2) Site landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 3) Dumpster enclosure(s) per Zoning Code 13.1.144; 4) All City of Glendale building, fire, and health codes being fulfilled to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Consortium; 5) Compliance with State of Wisconsin requirements for ADA parking. Motion carried unanimously.

Consider Rescheduling Regular 6:00 p.m., Tuesday, August 3, 2021, Plan Commission meeting due to the National Night Out event held annually the first Tuesday in August.

Administrator Safstrom stated the annual National Night Out event will be held on Tuesday, August 3, 2021, which is the same day as the regularly scheduled Plan Commission meeting. The North Shore communities are working together to hold the event this year and it will take place in Brown Deer. Administrator Safstrom questioned if members of the Commission would like to attend the event and reschedule the August meeting for Tuesday, August 10, 2021, at 6:00 p.m.

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Motion by Commissioner Cronwell, seconded by Commissioner Cohn to reschedule the next Plan Commission meeting for Tuesday, August 10, 2021, at 6:00 p.m. Motion carried unanimously.

ADJOURNMENT.

There being no further business, motion was made by Commissioner Ray, seconded by Commissioner Mack, to adjourn the meeting. Motion carried and adjournment of the Plan Commission was ordered at 6:18 p.m., until Tuesday, July 6, 2021, at 6:00 p.m.

Nicole Maurer, Deputy Clerk

Recorded: June 1, 2021