



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

AGENDA— PLANNING AND ARCHITECTURAL REVIEW COMMISSION

Tuesday November 7, 2023

6:00 PM.

YouTube Video [Link](#)

*Members: Chairman and Mayor Bryan Kennedy, Alderman Phillip Bailey,
Amanda Seligman, Shauntay Nelson, Fredrick Cohn, Shawn Storey,
Traci Fernandez, and Ryan Attwood (Alternate)*

1. Roll Call and Pledge of Allegiance.

Chairman Mayor Kennedy called the meeting to order at 6:00pm. Everyone in the Common Council Chambers pledged allegiance to the flag of the United States of America.

Roll Call

Present: Chairman Mayor Kennedy, Alderman Bailey, Commissioners Seligman, Nelson, Cohn, Storey, and Fernandez

Excused: None

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

2. Adoption of Minutes of October 3, 2023.

Motion: Commissioner Seligman moved approval of the previous meeting's minutes. Seconded by Nelson. Motion carried unanimously.

3. Old Business

4. Public Hearing

- a) Public Hearing regarding a specific development plan for a Planned Development District for 4160 N. Port Washington Road, in a PD Planned Development District, Planned Mixed Use land use classification, Tax Key Numbers 242-1198-004 and 242-1198-003.

Motion: Commissioner Cohn moved to close the public hearing after no members of the public came forward in person or virtually. Seconded by Storey. Motion carried unanimously.

Present: Brian Monroe, Earthbound Development LLC

- b) Discussion and consideration of a recommendation to Common Council for a specific development plan for a Planned Development District for 4160 N. Port Washington Road, in a PD Planned Development District, Planned Mixed Use land use classification, Tax Key Numbers 242-1198-004 and 242-1198-003.

Motion: Commissioner Fernandez moved to recommend approval of the Specific Development Plan to the Common Council. Seconded by Cohn. Motion carried unanimously.

5. New Business

Business Use Approvals:

- a) Discussion and consideration of a business use for HoneyBee Games, LLC at 6801 N. Green Bay Avenue, in a B-2 Community Business District, Tax Key Number 126-8988-000.

Motion: Commissioner Nelson moved to approve the business use subject to the applicant closing at 10pm pursuant to [Section 7.15.4\(a\)\(1\)](#) Glendale Code of General Ordinances. Seconded by Storey. Motion carried unanimously.

Present: Ashley Ferns, Proprietor, HoneyBee Games LLC

- b) Discussion and consideration of a business use for AmericInn at 5110 N. Port Washington Road, in a B-1 A1 Business and Commercial District, Tax Key Number 203-8000-001.

Motion: Commissioner Fernandez moved to approve the business use subject to AmericInn maintaining compliance with the landscaping plan for the hotel site. Seconded by Storey. Motion carried unanimously.

- c) Discussion and consideration of a business use for WIPA-A Holdings, doing business as Postal Annex, at 6969 N. Port Washington Road, in a PD Planned Development District, Tax Key Number 128-8961-003.

Motion: Alderman Bailey moved approval. Seconded by Cohn. Motion carried unanimously.

Present: Mike Kodner, Proprietor, WIPA-A Holdings

- d) Discussion and consideration of a business use for Meadowbrook Counseling of Wisconsin at 7101 N. Green Bay Avenue Ste. 11, in a B-4 Office-Research-Service Business District, Tax Key Number 125-9975-001.

Motion: Commissioner Cohn moved to approve subject to Meadowbrook Counseling of Wisconsin complying with full payment of all requisite fees. Seconded by Alderman Bailey. Motion carried unanimously.

Architectural Review

- e) Site plan and architectural review for the addition to a single-family detached home at 860 W. Theresa Lane, in an R-7 Residential District, Tax Key Number 167-0046-000.

Motion: Commissioner Nelson moved approval. Seconded by Fernandez. Motion carried unanimously.

A letter from Ms. Terry Kosharek, neighbor at 850 W. Theresa Lane, regarding concerns about the proposed addition, was distributed to the Plan Commissioners.

- f. Site plan and architectural review for the Brady Corporation's installation of windows at 2230 W. Florist Avenue, in an M-1, Warehouse, Light Manufacturing, Office and Service District, Tax Key Number 160-9004-003.

Motion: Commissioner Seligman moved approval. Seconded by Cohn. Motion carried unanimously.

Site Plan and Architectural Review

- g. Site plan and architectural review for MFC Sports Complex LLC and MOFOCO at 4170 N Lydell Ave for a Sports Training Facility, located at 4170 N Lydell Ave, in the M-1 Warehouse, Light Manufacturing, Office and Service District, Industrial Land Use Classification, Tax Key Number 233-1190-002.

Motion: Commissioner Storey moved approval. Seconded by Cohn. Motion carried unanimously.

Present: Roy Henning, Proprietor, MoFoCo Enterprises Inc.

a. Next Meeting Date and Adjournment:

- a. Next Planning and Architectural Review Commission (PARC) meeting at 6:00 p.m., on Tuesday December 5, 2023.

Motion: Alderman Bailey moved to adjourn the Planning and Architectural Review Commission until Tuesday December 5, 2023 at 6pm. Seconded by Storey. Motion carried unanimously.

b. Adjournment.

Chairman Mayor Kennedy adjourned the meeting at 6:43pm.

Minutes recorded by Ken Smith, Planner.