



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

The Planning and Architectural Review Commission (PARC) Meeting Will be In-Person.
Attendance via ZOOM virtual meeting is available as well.

Current and past agendas may be accessed
along with reports and supporting documents at
<http://wi-glendale.civicplus.com/agendacenter>

Join Zoom Meeting
<https://zoom.us/j/96324827479>
Meeting ID: 963 2482 7479
Dial by your location
1 312 626 6799 US (Chicago)

AGENDA— PLANNING AND ARCHITECTURAL REVIEW COMMISSION

Tuesday January 2, 2024
6:00 PM.

*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.
2. Adoption of Minutes of December 5, 2023.
3. Old Business
 - a) Public Hearing regarding a conditional use for Wings in Wisconsin LLC, doing business as Wing Zone at 138 E. Capital Drive, in a B-1 M Business and Commercial District, Tax Key Number 233-1215-000.
 - b) Discussion and consideration of a conditional use for Wings in Wisconsin LLC, doing business as Wing Zone at 138 E. Capital Drive, in a B-1 M Business and Commercial District, Tax Key Number 233-1215-000.
4. New Business

Business Use Approvals:

- a) Discussion and consideration of a business use for Kardo Group, doing business as Buffalo Wild Wings, at 6969 N. Port Washington Rd. Ste. B115, in a PD Planned Development District, Tax Key Number 128-8961-0003.

Conditional Use Approvals:

- b) Discussion and consideration of a conditional use for extended hours for Kardo Group, doing business as Buffalo Wild Wings, at 6969 N. Port Washington Rd. Ste. B115, in a PD Planned Development District, Tax Key Number 128-8961-0003.

Site Plan and Architectural Review

- c) Discussion and consideration of a site plan and architecture review for Johnson Controls Engineering Center, for Weas Development, for solar panel and HVAC system modifications at 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.

a. Next Meeting Date and Adjournment:

- a. Next Planning and Architectural Review Commission **(PARC)** Meeting 6:00 p.m., Tuesday, February 6, 2024.

b. Adjournment.

The Regular Planning and Architectural Review Commission (PARC) Meeting is NOT a meeting of the Glendale Common Council. Although a majority of Council Members may be present, Council action will not take place.

Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities.



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

AGENDA— PLANNING AND ARCHITECTURAL REVIEW COMMISSION

Tuesday December 5, 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 (virtually), Cohn, Storey, Fernandez

Other Officials Present: Karl Warwick, City Administrator; John Fellows, Community Development Director; Ken Smith, Planner.

2. Adoption of Minutes of November 7, 2023.

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

3. Old Business

4. New Business

Zoning Text Amendment

- a) Discussion and consideration of a recommendation to Common Council regarding an Ordinance Amending Title 13, Chapter 1 "Zoning Code," Section 13.1.34 "B-1 Business and Commercial District."

Motion: Commissioner Cohn moved to recommend the Common Council adopt the zoning text amendment. Seconded by Fernandez. Motion carried unanimously.

Business Use Approvals:

- b) Discussion and consideration of a business use for Wings in Wisconsin LLC, doing business as Wing Zone at 138 E. Capital Drive, in a B-1 M Business and Commercial District, Tax Key Number 233-1215-000.

Motion: Alderman Bailey moved to approve the business use for Wings in Wisconsin LLC. Seconded by Cohn. Motion carried unanimously.

Conditional Use Approvals:

- c) Discussion and consideration of a conditional use for Wings in Wisconsin LLC, doing business as Wing Zone at 138 E. Capital Drive, in a B-1 M Business and Commercial District, Tax Key Number 233-1215-000.

Motion: Commissioner Cohn moved to direct staff to schedule a public hearing as soon as practicable for the conditional use. Seconded by Fernandez. Motion carried unanimously.

Site Plan and Architectural Review

- d) Discussion and recommendation for the construction of a new sign naming the press box and a new sign naming the stadium 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.

Motion: Commissioner Storey moved to approve the new signage. Seconded by Cohn. Motion carried unanimously.

Present: Chris Sherman, President, Brilliant DPI

5. Future Meeting Dates 2024:

- a) Discussion and possible action regarding the setting of a meeting date for January 2024.
 - i.) Discussion and possible action to set a date for the January 2023 meeting.
 - ii.) Discussion and possible action to adopt the 2024 meeting date schedule for the Planning and Architectural Review Commission.

Motion: Commissioner Cohn moved to approve the proposed 2024 meeting schedule, including January 2, April 9, and November 12, amending August 6 to August 13 for National Night Out. Seconded by Fernandez. Motion carried unanimously.

6. Next Meeting Date and Adjournment:

- a. Next Planning and Architectural Review Commission (PARC) meeting will be as approved in item 6a. above.

7. Adjournment.

Motion: Commissioner Nelson moved to adjourn until January 2, 2024 at 6:00pm. Seconded by Storey. Motion carried unanimously. Chairman Mayor Kennedy adjourned the meeting at 6:21pm.

Minutes recorded by Ken Smith, Planner.

SUBJECT: Discussion and consideration of a conditional use for Wings in Wisconsin LLC, doing business as Wing Zone at 138 E. Capital Drive, in a B-1 M Business and Commercial District, Tax Key Number 233-1215-000.

FROM: John Fellows, AICP; Director of Community Development
Ken Smith, MPA, M.S.; Planner

Meeting: Planning and Architectural Review Commission

MEETING DATE: January 2, 2024

FISCAL SUMMARY:

Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	§§ 7.15.4(1)(b)(2) , 13.1.64

LAND DEVELOPMENT REFERENCE:

Land Use:	Commercial: Retail/Quick Food
Zoning:	B-1 "M"
Target Investment Area:	N/A

BACKGROUND:

Wings in Wisconsin LLC wishes to open a Wing Zone restaurant at 138 E. Capital Drive in a B-1 M Business and Commercial District. Wing Zone is a "quick food" restaurant [franchise](#) specializing in serving chicken wings, sandwiches, fries, and soda fountain drinks.

The business would occupy approximately 1,400 square feet of a 21,217 square foot building, a storefront previously occupied by T-Mobile. Wing Zone desires to operate seven days a week, 11am to 10pm on weekdays, and 11am to midnight on weekends. Pursuant to Section 7.15.4(1)(b)(2) Glendale Code of General Ordinances, a Conditional Use permit is required from the Planning and Architectural Review Commission to operate after 10pm to no later than midnight.

ANALYSIS:

A chicken wing franchise would conform with the existing character of the Capital Drive Business District in Glendale and the City of Milwaukee. Restaurants are common along Capital Drive well into the Village of Shorewood. As there is only one Glendale resident in the vicinity, approximately 800 feet to the northeast at 258 E. Fiebrantz Avenue, and the nearest residential subdivision is approximately 1,000 feet away to the southwest in the City of Milwaukee, Staff does not anticipate any nuisances from a Wing Zone restaurant.

Pending Commission action, Staff anticipates holding a public hearing in early January around the same time as when the Common Council may take action on a pending Zoning Text Amendment allowing for restaurants in the B-1 M subdistrict.

RECOMMENDATION:

Staff recommends the Planning and Architectural Review Commission first hold the scheduled public hearing pursuant to Glendale Ordinances.

Staff recommends the Commission grant approval of a conditional use to operate Sunday through Thursday until 11pm and Friday and Saturday evenings until Midnight for Wings in Wisconsin LLC, doing business as Wing Zone, at 138 E. Capital Drive.

ACTION REQUESTED:

Motion to approve a conditional use for Wings in Wisconsin LLC, doing business as Wing Zone at 138 E. Capital Drive, to Sunday through Thursday until 11pm and Friday and Saturday evenings until Midnight pursuant to Section 7.15.4 Glendale Code of General Ordinances.

ATTACHMENTS:

1. [Attachments – 138 E. Capital Drive – CU Wing Zone](#)

SUBJECT: Discussion and consideration of a business use for Kardo Group, doing business as Buffalo Wild Wings, at 6969 N. Port Washington Road Suite B115, in a PD Planned Development District, Tax Key Number 128-8961-0003.

FROM: John S. Fellows, Community Development Director
Ken A. Smith, Planner

MEETING: Planning and Architectural Review Commission

MEETING DATE: January 2, 2024

FISCAL SUMMARY:

Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	§§ 7.15.4(1)(b)(2) , 13.1.50

LAND DEVELOPMENT REFERENCE:

Land Use:	Commercial: Supermarket, Retail, Quick Food, Fast Food, Personal Services
Zoning:	PD Planned Development District
Target Investment Area:	N/A

BACKGROUND:

Kardo Group wishes to open a Buffalo Wild Wings restaurant at 6969 N. Port Washington Road Suite B115 in a PD Planned Development District. Buffalo Wild Wings is a popular nationwide [franchise](#) which specializes in serving chicken wings with different sauces. Unlike many other Buffalo Wild Wing franchises, this concept would specialize in pick-up or to-go “quick service,” and there will be only limited seating for onsite dining.

The business would occupy a storefront of approximately 1,400 square feet in a building of approximately 19,100 square feet. The restaurant would typically have four employees on site with a maximum of six at any time. The applicant does not anticipate having more than 11 people in the storefront at any time. Kardo Group desires to operate the Buffalo Wild Wings seven days a week, 10am to midnight. The Glendale Code of General Ordinances does not allow businesses to operate beyond 10pm except for restaurants “not licensed for the sale and on premise consumption of beer and liquor, not having drive-up windows, may . . . be open until 11:00 p.m. Sunday through Thursday and until 12:00 a.m. Saturday and Sunday mornings. . .” upon obtaining the Commission’s approval for a conditional use, per Section 7.15.4(1)(b)(2) Glendale Code of General Ordinances.

ANALYSIS:

The parcel is in a Planned Development District and has approved similar restaurant services in addition to retailers, pet-related services, and a grocery store.

RECOMMENDATION:

Staff recommends the Commission approve a business use for Kardo Group, doing business as Buffalo Wild Wings, at 6969 N. Port Washington Rd. Ste. B 115.

ACTION REQUESTED:

Motion to approve a business use for Kardo Group, doing business as Buffalo Wild Wings, at 6969 N. Port Washington Rd. Ste. B115.

ATTACHMENT:

[Attachments – 6969 N. Port Washington Road Ste. B115 - BWW](#)

SUBJECT: Discussion and consideration of a conditional use for extended hours for Kardo Group, doing business as Buffalo Wild Wings, at 6969 N. Port Washington Rd. Ste. B115, in a PD Planned Development District, Tax Key Number 128-8961-0003.

FROM: John Fellows, AICP; Director of Community Development
Ken Smith, MPA, M.S.; Planner

Meeting: Planning and Architectural Review Commission

MEETING DATE: January 2, 2023

FISCAL SUMMARY:

Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	§ 7.15.4(1)(b)(2)

LAND DEVELOPMENT REFERENCE:

Land Use:	Commercial: Retail/Quick Food
Zoning:	PD Planned Development District
Target Investment Area:	N/A

BACKGROUND & ANALYSIS:

Kardo Group desires to operate a Buffalo Wild Wings [franchise](#) seven days a week, 10am to midnight. The Glendale Code of General Ordinances does not allow businesses to operate beyond 10pm except for restaurants “not licensed for the sale and on premise consumption of beer and liquor, not having drive-up windows, may . . . be open until 11:00 p.m. Sunday through Thursday and until 12:00 a.m. Saturday and Sunday mornings. . .” upon obtaining the Commission’s approval for a conditional use, per Section 7.15.4(1)(b)(2) Glendale Code of General Ordinances.

There are some parcels residentially zoned within 500 feet of the building at 6969 N. Port Washington Road, but those dwellings are on the other side of N. Port Washington Road. Staff does not anticipate any noise nuisances from the restaurant, especially as it specializes in having patrons take their food home.

RECOMMENDATION:

Staff recommends the Planning and Architectural Review Commission first schedule a public hearing pursuant to Glendale Ordinances.

ACTION REQUESTED:

Motion to direct staff to schedule a public hearing as soon as practicable for a conditional use for Kardo Group, doing business as Buffalo Wild Wings at 6969 N. Port Washington Rd. Ste. B115, to operate until 11pm Sunday through Thursday nights and midnight on Friday and Saturday nights.

ATTACHMENTS:

1. [Attachments – 6969 N. Port Washington Rd. Ste. B115 – CU BWW](#)

SUBJECT: Discussion and consideration of a site plan and architecture review for Johnson Controls Engineering Center, for Weas Development, for solar panel and HVAC system modifications at 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.

FROM: John Fellows, AICP; Director of Community Development
Ken Smith, MPA, M.S.; Planner

Meeting: Planning and Architectural Review Commission

MEETING DATE: January 2, 2024

FISCAL SUMMARY:

Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	§§ 13.1.39 , 13.1.92

LAND DEVELOPMENT REFERENCE:

Land Use:	Industrial
Zoning:	M-1 Warehouse, Light Manufacturing, Office Service District
Target Investment Area:	#2 Civic Core; p. 36-38, 2040 Glendale Comprehensive Master Plan

BACKGROUND:

Weas Development was founded in 1997 by Douglas Weas and is headquartered in the City of Milwaukee's Historic Third Ward. The firm advertises that it has developed 2.2 million square feet of real estate worth more than \$330 million in value. In the City of Glendale, a recent facility Weas Development has overseen is the 4644 N. Port Washington Road medical facility occupied by Ascension Medical Group.

Johnson Controls International (JCI) was founded as the Johnson Electric Service Company in Milwaukee in 1885. For much of its history it was known as the Johnson Service Company and rebranded as Johnson Controls in 1974. The firm specializes in climate control, facility management, and fire alarms and suppression. Johnson Controls has had a campus in Glendale since construction of its facility at 5757 N. Green Bay Avenue in 1967. It is presently headquartered in Cork, Ireland.

PRIOR APPROVALS:

The Plan Commission at its [meeting on April 11, 2023](#), [approved](#) a plan of operation and site plan and architectural review with conditions.

PROPOSED MODIFICATIONS:

The applicant desires to add solar arrays to the building's roof. In addition, the original building design provided screening to the HVAC systems. The tenant, JCI, has requested the developer not install the screening as approved, so the firm can observe their technology from the upper floors of the headquarters building to the south of the new facility.

The architect has provided drawings showing the solar array locations and patterns as well as the modification to the HVAC screening. The architects have also provided renderings from the opposite side of the adjacent public right of ways showing the visual view of the HVAC units and solar arrays. Based upon the information submitted, the proposed new structure and the HVAC units will not be visible from the public right of way or have minimal views at very specific locations.

RECOMMENDATION:

Staff recommends the Planning Architectural Review Commission grant approval for site plan and architectural review for Weas Development's at 2022 W. Florist Avenue.

ACTION REQUESTED:

Motion to grant approval for site plan and architectural review for Weas Development's at 2022 W. Florist Avenue.

ATTACHMENTS:

1. [2022 W. Florist Ave. – Weas-JCI](#)