



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.

Join Zoom Meeting

<https://zoom.us/j/96324827479>

Meeting ID: 963 2482 7479

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AGENDA— PLANNING AND ARCHITECTURAL REVIEW COMMISSION

Tuesday June 4th, 2024

6:00 PM.

1. Roll Call and Pledge of Allegiance.
2. Adoption of May 7, 2024, Meeting Minutes.
3. Old Business
4. New Business

Business Use Approvals:

- a. Discussion and consideration of a Business Use for **Grand Appliance**, at 429 W. Silver Spring Drive, in a B-1 “D1” Business and Commercial District, Tax Key Number 197-8937-002.
 - b. Discussion and consideration of a Business Use for the **North Shore Chamber of Commerce and Discover the North Shore**, at 7929 North Port Washington Road, in a B-1 “I2” Business and Commercial District, Tax Key Number 091-8962-000.
5. Next Meeting Date and Adjournment:
 - a. Next Planning and Architectural Review Commission (PARC) Meeting 6:00 p.m., Tuesday, July 9, 2024.
 6. 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.

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AGENDA— PLANNING AND ARCHITECTURAL REVIEW COMMISSION

Tuesday May 7th, 2024

6:00 PM.

YouTube Video Link: <https://zoom.us/j/96324827479>

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

Roll Call

Present: Chairman Mayor Kennedy, Commissioners Amanda Seligman, Fredrick Cohn, Raymond Carlson, Alderman Phillip Bailey, and Traci Fernandez

Excused: Shauntay Nelson, Shawn Storey

Other Officials Present: Karl Warwick, City Administrator; Meredith Perks, Vanderwalle & Associates Inc. Representative

Approval of Minutes: Commissioner Seligman made a motion to approve the April 9th, 2024 Planning and Architectural Review Commission minutes. Seconded by Alderman Bailey. Motion carried unanimously.

Sign Approval – 5110 North Port Washington Road: There was a general discussion on a sign permit for American Inn for a commercial building located at 5110 North Port Washinton Road. Several questions were asked about the location, design, and landscaping.

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

Site Plan and Architectural Review: 1735 West Silver Spring Drive – There was a general discussion on the site plan and architecture for the Pick N’ Save Store located at 1735 West Silver Spring Drive. The Commission discussed the purpose of the improvement and the impact on the business.

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

Site Plan and Architectural Review: 6701 Jean Nicolet Road – There was a general discussion on the site plan and architecture alteration for Nicolet Union High School located at 6701 Jean Nicolet Road. The

Commission held a general discussion on the solar panels with the applicant, including impacts on I-43 and the neighborhood. The applicant stated that due to the angle of the panels, there would be minimal impact.

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

Certified Survey Map: 5055 Lydell Avenue. The Commission held a discussion regarding a certified survey map (CSM) for the Phoenix Glendale Industries Investors, LLC building, located at 5055 Lydell Avenue.

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

Certified Survey Map: 5055 Lydell Avenue. The Commission held a discussion regarding a certified survey map (CSM) for Bayshore Shopping Center Property Owner LLC located at 5800 Bayshore Drive.

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

The Commission stated that the next meeting is scheduled for June 2nd at 6:00.

Adjournment. Commissioner Traci Storey made a motion seconded by Commissioner Cohen. Motion carried unanimously. Chairman Mayor Kennedy adjourned the meeting at 6:43pm.

Minutes recorded by Abigail Slack, Administrative Assistant.

SUBJECT: Discussion and consideration of a Business Use for Grand Appliance, at 429 W. Silver Spring Drive, in a B-1 “D1” Business and Commercial District, Tax Key Number 197-8937-002.

FROM: Karl Warwick, City Administrator

MEETING: Planning and Architectural Review Commission

MEETING DATE: June 4th, 2024

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	§ 13.1.34(c)(6)

LAND DEVELOPMENT REFERENCE:

Land Use:	Business and Commercial
Zoning:	B-1 D1
Target Investment Area:	N/A

BACKGROUND: Grand Appliance is an appliance store with locations in Illinois, Wisconsin, Iowa, and Indiana. They currently have four locations in the Milwaukee region and fourteen locations in Wisconsin. They plan to renovate 429 West Silver Spring which is the building straight across from Stan’s.

Grand Appliance is a “Specialty retail shops and stores” as listed in the Zoning Code, which is a permitted use in the B-1 D1 zoning district.

ATTACHMENT: [Application](#)

SUBJECT: Discussion and consideration of a Business Use for the **North Shore Chamber of Commerce and Discover the North Shore**, at 7929 North Port Washington Road, in a B-1 “I2” Business and Commercial District, Tax Key Number 091-8962-000.

FROM: Karl Warwick, City Administrator

MEETING: Planning and Architectural Review Commission

MEETING DATE: June 4th, 2024

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	§ 13.1.34 (c)(16)

LAND DEVELOPMENT REFERENCE:

Land Use:	Business and Commercial
Zoning:	B-1 I2
Target Investment Area:	N/A

BACKGROUND:

The North Shore Chamber of Commerce and Discover the North Shore desire to switch offices from their current location in Glendale on Port Washington, south of Silver Spring to a location on Port Washington Road, near Glendale’s most northern point. The use will be the same as their previous location, with this location more economical than their current location.

The business would occupy a portion of the building with other co-tenants. The North Shore Chamber of Commerce and Discover the North Shore operates a “Professional Services and Administrative offices” use which is a permitted use.