



**CITY OF GLENDALE
City Hall
Glendale, Wisconsin 53209**

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AGENDA-PLANNING AND ARCHITECTURAL REVIEW COMMISSION MEETING

Tuesday, February 3, 2026

6:00 PM

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

- 1. Roll Call and Pledge of Allegiance**
- 2. Adoption of Minutes**
 - a. Adoption of Minutes: January 6, 2026
- 3. New Business**
 - a. Business Use Approval: Revolution Couples & Sex Therapy, LLC, 5215 N Ironwood Rd, Suite 106, Tax Key Number 1968001000
 - b. Business Use Approval: Klinke Cleaners, 311 W. Silver Spring Drive, Tax Key Number 1970114000
- 4. Adjournment**

The Planning and Architectural Review Commission currently holds meetings in person at City Hall, or an alternative physical location as allowed by the City Ordinance. As a courtesy to residents, Council meetings will also be made available live on Zoom virtual platform for viewing and possible participation. However, the City cannot guarantee the technology supporting the virtual viewing option will operate perfectly and continuously. The only way to guarantee the ability to offer public comment, or view the meeting uninterrupted, is to appear in person. If the Zoom platform fails, the meeting will continue as scheduled.



CITY OF GLENDALE

City Hall

Glendale, Wisconsin 53209

MINUTES- Planning and Architectural Review Commission

Tuesday, January 6, 2026

6:00 PM

1. Roll Call and Pledge of Allegiance

Meeting called to order at 6:00 P.M.

2. Adoption of Minutes

Motion made by Commissioner Seligman and Seconded by Commissioner Storey to Adopt Minutes. Ayes: Unanimous Noes: None Abstain: None

- a. Adoption of Minutes: November 4, 2025

3. New Business

- a. Review and Possible Action: *Business Use Approval:* Next Day Access Greater Milwaukee, 6161 N Flint Road, Unit E, Taxkey Number 1609035000

Staff gave a brief overview of the new business seeking to open at 6161 N Flint Road.

Motion made by None and Seconded by None to Review and Possible Action: *Business Use Approve:* Next Day Access Greater Milwaukee, 6161 N Flint Road, Unit E, Taxkey Number 1609035000 was . Ayes: None Noes: None Abstain: None

- b. Review and Possible Action: *Recommendation to the Common Council - Zoning Map Amendment* — from M-1 to S-1 for 7007 North Range Line Road, Taxkey Number 1248006000

Staff presented an overview, noting this was for the rezoning of the property to the S-2 district that would be created from the first recommendation to the council. Commissioner Seligman asked about the security of the water tower in the area. Administrator Warwick noted the city has an easement agreement in place for it.

Motion made by Commissioner Storey and Seconded by Commissioner Carlson to Approve Review and Possible Action: *Recommendation to the Common Council - Zoning Map Amendment* — from M-1 to S-1 for 7007 North Range Line Road, Taxkey Number 1248006000. Ayes: Unanimous Noes: None Abstain: None

- c. Review and Possible Action: *Recommendation to the Common Council - Zoning Text*

Amendment creating section 13.1.38.1, creating S-2 Special (Institutional) Zoning District, making Community Living Arrangements a Conditional Use

Staff gave an overview of the applicant and action sought. Staff noted that the Council originally forwarded this for a recommendation from the PARC as a planned unit development, but staff review of the code determined the applicant and site were not eligible for a PUD and the recommended action changed to a zoning text amendment to create a new district and a rezoning of the site to that new district. Staff discussed that the new district this text amendment would create would make community-based residential facilities, above the state limitation for ones that can operate in any residential district, a conditional use. Mayor Kennedy mentioned concerns that were originally raised by the council about making it an S-1 which would open it up to potentially being taken off the property tax rolls in the future.

Motion made by Commissioner Nelson and Seconded by Commissioner Fernandez to Approve: *Recommendation to the Common Council - Zoning Text Amendment creating section 13.1.38.1, creating S-2 Special (Institutional) Zoning District, making Community Living Arrangements a Conditional Use.*

Ayes: Unanimous Noes: None Abstain: None

4. Adjournment

Motion made by Alderman Bailey and Seconded by Commissioner Storey to Adjourn. Ayes: Unanimous Noes: None Abstain: None

Meeting adjourned at 6:15 P.M.

Benjamin Polony

Assistant to the Administrator

SUBJECT: Business Use Approval: Revolution Couples & Sex Therapy, LLC, 5215 N Ironwood Rd, Suite 106, Tax Key Number 1968001000

FROM: Benjamin Polony, Assistant to the Administrator

MEETING: February 3, 2026 Planning and Architectural Review Commission

MEETING DATE: February 3, 2026

FISCAL SUMMARY:

Budget Summary: N/a

Budgeted Expenditure: N/a

Budgeted Revenue: N/a

STATUTORY REFERENCE:

Wisconsin Statutes: N/a

Municipal Code: 13.1.20

BACKGROUND & ANALYSIS: The applicant, Revolution Couples & Sex Therapy, is seeking to open their professional therapy at 5215 N Ironwood Rd. The address is located in the B-1, Sub C-1 business and commercial district. Professional services and medical offices are both listed as permitted uses, either of which the applicant would fall under.

RECOMMENDATION: Grant business use approval for Revolution Couples & Sex Therapy, LLC at 5215 N Ironwood Road, Suite 106.

ACTION REQUESTED: Motion to grant business use approval for Revolution Couples & Sex Therapy, LLC at 5215 N Ironwood Road, Suite 106.

ATTACHMENTS:

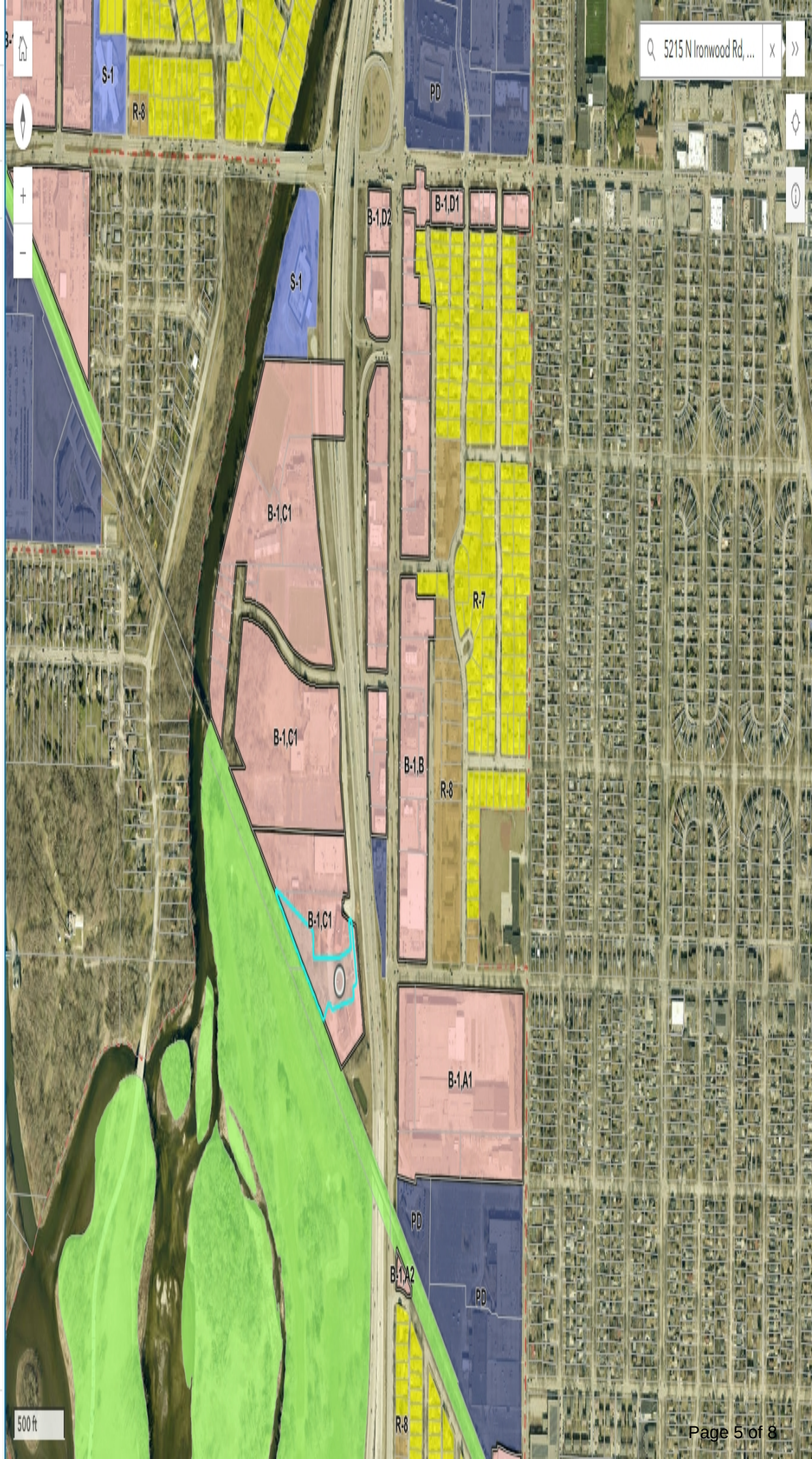
5215 N Ironwood

Info

5215 N IRONWOOD RD

Zoom to

Address	5215 N IRONWOOD RD
Parcel Zip Code	53217
Tax Key	1968001000
Parcel Key	196-8001
Owner Name (1)	ODG IRONWOOD LLC
Owner Name (2)	
Owner Address	6495 S 27TH ST
Owner Address City State	FRANKLIN WI
Owner Address Zip Code	53132-8034
Municipality	Glendale



SUBJECT: Business Use Approval: Klinke Cleaners, 311 W. Silver Spring Drive, Tax Key Number 1970114000

FROM: Benjamin Polony, Assistant to the Administrator

MEETING: February 3, 2026 Planning and Architectural Review Commission

MEETING DATE: February 3, 2026

FISCAL SUMMARY:

Budget Summary: N/a

Budgeted Expenditure: N/a

Budgeted Revenue: N/a

STATUTORY REFERENCE:

Wisconsin Statutes: N/a

Municipal Code: 13.1.20

BACKGROUND & ANALYSIS: The applicant, Klinke Cleaners, has plans to do interior renovations at 311 W Silver Spring Drive to split the building into two spaces, one occupied by the applicant and an additional "white box" space with a future occupant to be determined. Klinke Cleaners would operate as a self-service dry cleaning place, where customers drop off their dry cleaning, which is then taken off site to be cleaned and brought back for pickup. The address is in the B-1, sub D-1 business and commercial district where specialty retail is a permitted use that the applicant would fall under.

RECOMMENDATION: Grant business use approval to Klinke Cleaners at 311 West Silver Spring Drive.

ACTION REQUESTED: Motion to grant business use approval to Klinke Cleaners at 311 West Silver Spring Drive.

ATTACHMENTS:

311 W Silver Spring

Info

311 W SILVER SPRING DR

Zoom to

Address	311 W SILVER SPRING DR
Parcel Zip Code	53217
Tax Key	1970114000
Parcel Key	197-0114
Owner Name (1)	ROBERT SCHMIDT
Owner Name (2)	
Owner Address	172 N BROADWAY STE 300
Owner Address City State	MILWAUKEE WI
Owner Address Zip Code	53202-5809
Municipality	Glendale

