



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

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AGENDA-PLANNING AND ARCHITECTURAL REVIEW COMMISSION MEETING

Tuesday, August 4, 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: July 7, 2026
- 3. New Business**
 - a. Business Use Approval: Pathway 2 Success, 5225 N Ironwood Road
 - b. Architectural Review: WE Energies North Service Center, 5400 North Green Bay Avenue, Tax Key 1959004000
 - c. Review and Possible Action: Ordinance Repealing and Replacing 13.1.210 Pertaining to Drive-throughs
 - d. Presentation: Zoning Code Rewrite Worksession - New Draft Zoning Districts
- 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

5909 North Milwaukee River Parkway

Glendale, WI 53209

MINUTES- Planning and Architectural Review Commission

Tuesday, July 7, 2026

6:00 PM

1. Roll Call and Pledge of Allegiance

Roll Call: Present: PARC Commissioner Shauntay Nelson, PARC Commissioner Amanda Seligman, PARC Commissioner Shawn Storey, PARC Commissioner Fred Cohn, Mayor Bryan Kennedy

Other Officials Present: Assistant to the Administrator Benjamin Polony, Vandewalle & Associates Planner Meredith Perks

2. Adoption of Minutes

- a. Approval of Minutes: May 5, 2026 and June 2, 2026 Meeting Minutes

Motion made by Cohn and Seconded by Nelson to Approve Adoption of May Minutes was Ayes: Unanimous Noes: None Abstain: None

Motion made by Storey and Seconded by Seligman to Approve Adoption of June Minutes with correction that Commissioner Storey only abstained once. Ayes: Unanimous Noes: None Abstain: None

3. New Business

- a. Site Plan and Architectural Review: 5464 North Port Washington Road, Taxkey 1979021000

Vandewalle & Associates Planner Meredith Perks gave an overview of the site plan for a new Raising Canes. Mayor Kennedy asked about visual barriers between the site and the homes behind it, Perks confirmed there is planned landscaping (trees) to act as a buffer. Staff noted that a minor change to the landscaping plan agreed to was the switch of two shade trees on the site to bushes to not interfere with the drive-through cameras. Commissioner Cohn asked about the impact on property taxes with the demolition of the current site to become a new Raising Canes. Assistant to the Administrator Polony provided staff research that showed similar developments of Raising Canes location increased property values significantly more than the current property's value. Commissioner Seligman asked about the relationship between WISDoT and a project such as this. The developer provided background that they have been working with WISDoT on the necessary changes to Port Washington Road to allow for direct access to their site. Mayor Kennedy asked the developer about their timeline for completion. The developer

explained that their goal is to open in 2027. There were a few more questions and answers between the Commission and the Developer.

Motion made by Storey and Seconded by Seligman to Approve Site Plan and Architectural Review; 5464 North Port Washington Road, Taxkey 1979021000. Ayes: Unanimous Noes: None Abstain: None

4. Adjournment

Motion made by Cohn and Seconded by Storey to Adjournment. Ayes: Unanimous Noes: None Abstain: None

Benjamin Polony

Assistant to the Administrator



5909 North Milwaukee River Parkway
Glendale, WI 53209

SUBJECT: Business Use Approval: Pathway 2 Success, 5225 N Ironwood Road

FROM: Benjamin Polony, Assistant to the Administrator

MEETING: August 4, 2026 Planning and Architectural Review Commission

MEETING DATE: August 4, 2026

FISCAL SUMMARY:

Budget Summary:

Budgeted Expenditure:

Budgeted Revenue:

STATUTORY REFERENCE:

Wisconsin Statutes: N/A

Municipal Code:

BACKGROUND & ANALYSIS: The applicant, Pathway2Success, is seeking to obtain business use approval for a new vocational education use within the office building commercial space at 5225 N Ironwood Road.

Pathway2Success is a vocational training provider that provides education and skills for adults seeking accelerated career paths for community hospitals, nursing facilities, group homes, private duty, and home health care agencies. Courses would be offered in-person from morning to evening with a maximum of 8 students and 1 state-certified instructor per course.

5225 N Ironwood Road is located in the B-1, Sub C-1 business district.

RECOMMENDATION: Staff recommend a motion to approve business use approval for Pathway2Success at 5225 N Ironwood Road.

ACTION REQUESTED: Motion to approve business use approval for Pathway2Success at 5225 N Ironwood Road.

ATTACHMENTS:

None



5909 North Milwaukee River Parkway
Glendale, WI 53209

SUBJECT: Architectural Review: WE Energies North Service Center, 5400 North Green Bay Avenue, Tax Key 1959004000

FROM: Meredith Perks, Vandewalle & Associates

MEETING: August 4, 2026 Planning and Architectural Review Commission

MEETING DATE: August 4, 2026

FISCAL SUMMARY:

Budget Summary:

Budgeted Expenditure:

Budgeted Revenue:

STATUTORY REFERENCE:

Wisconsin Statutes:

Municipal Code: 13.1.50

BACKGROUND & ANALYSIS: The WEC North Service Center Office (NSCO) currently operates in Glendale at 5400 North Green Bay Avenue (Tax Key Number 195-9004-000). The applicant is proposing alterations to the exterior of the office wing facing Green Bay Avenue. As described in their application narrative, alterations will include: “replacement of the existing precast concrete screen walls on the north, west, and south elevations of the office wing, the removal of existing exterior window systems, the installation of new storefront window systems, the installation of new, wood-look fiber cement cladding at recessed wall locations along the three elevations, concrete slab repair and waterproofing on the exterior, and minor electrical work required to enable the scope of work.”

The property is zoned PD – Planned Development District. The application does not require a rezoning. As a minor modification to the building within a PD, the attached application is submitted to the Planning and Architectural Review Commission for recommendation of site plan and architectural approval to the Common Council. Code Section 13.1.55(c) describes the procedural requirements for alterations within PD – Planned Development Districts.

Renderings provided in the attached application include illustrations of the updated window system. Per the Glendale Zoning Code, building materials and design in industrial uses shall “compatibly integrate

architectural style, size, shape, building materials, color, and texture. Buildings shall be designed to be individually pleasing and of a design and material to provide lasting value” (Section 1.13.39(j)). The increased visibility provided by the new storefront window system and the removal of the deteriorating precast concrete will make the building more attractive and modern, providing a lasting value to the building.

RECOMMENDATION: Staff recommends the Planning and Architectural Review Commission recommend site plan and architectural approval for 5400 North Green Bay Avenue to the Common Council as a minor modification.

ACTION REQUESTED: Motion to recommend the site and architectural plan for 5400 North Green Bay Avenue.

ATTACHMENTS:

Entry View, Overall View 1, Overall View 2, Overall View 3









SUBJECT: Review and Possible Action: Ordinance Repealing and Replacing
13.1.210 Pertaining to Drive-throughs

FROM: Benjamin Polony, Assistant to the Administrator

MEETING: August 4, 2026 Planning and Architectural Review Commission

MEETING DATE: August 4, 2026

FISCAL SUMMARY:

Budget Summary:

Budgeted Expenditure:

Budgeted Revenue:

STATUTORY REFERENCE:

Wisconsin Statutes: N/a

Municipal Code: 13.1.210

BACKGROUND & ANALYSIS: Section 13.1.210 of the City of Glendale Zoning Code regulates drive-through facilities, including where such facilities may be located and the development standards that apply to them. This section also currently contains a reference to the permitted hours of operation for drive-through windows.

The City Code separately contains a general business hours of operation ordinance, including a reference to drive-through windows hours of operation as well. The current zoning code reference limits drive-through windows to operate between the hours of 5:00 a.m. and 10:00 p.m. while the business hours of operation ordinance, which was updated last year, allows them to operate until 2:00 a.m. Maintaining an additional hours-of-operation provision within the zoning regulations creates conflicting and inconsistent requirements.

The proposed ordinance would repeal and replace Section 13.1.210 to remove the drive-through-specific reference to hours of operation without changing all other drive-through standards currently established.

RECOMMENDATION: Staff recommend the Planning and Architectural Review Commission recommend approval of the updated drive-through ordinance to the common council following a public hearing.

ACTION REQUESTED: Motion to recommend approval of the zoning code ordinance to the common council.

ATTACHMENTS:

Ordinance Drive-Throughs

ORDINANCE NO. 2026-08-01

An Ordinance, Repealing and Replacing Section 13.1.210 Permitted facilities.

WHEREAS, the City of Glendale code already has a business hours of operation ordinance; and

WHEREAS, the existing drive-through facilities ordinance in the zoning code contradicts the hours of operation ordinance; and

WHEREAS, it is necessary to establish consistency in the city code;

WHEREAS, existing businesses that operate drive-throughs comply with the business hours of operation; and

WHEREAS, the City seeks to maintain the existing hours outlined in the business hours of operation ordinance;

NOW, THEREFORE, the Glendale Common Council ordains as follows:

SECTION 1

13.1.210 Permitted facilities.

(a) *Permitted locations for drive-through facilities.*

- (1) On zoning lots designated as a "B-1" business and commercial zoning districts in article C, "Zoning districts"
- (2) On zoning lots in the "B-1" zoning district, where "restaurants" are specifically listed as a permitted use.
- (3) On zoning lots that have a minimum of 25 linear feet of frontage on Port Washington Road, south of West Green Tree Road, and north of West Hampton Avenue.
- (4) No drive-through facility shall be located within 250 feet of an existing drive-through facility, on the same side of Port Washington Road from property line to property line.
- (5) The common council may elect to waive the 250-foot minimum distance requirement for properties abutting I-43 and the if developer produces a long-term lease or easement demonstrating permanent access to a neighboring property permitting the drive-through to allow additional vehicle queuing and parking.

(b) *Development standards.*

- (1) A minimum stacking distance of 180 feet shall be provided to each pick-up window or automated machine.

- (2) A drive-through facility with a separate ordering point and pick-up window shall provide stacking space for at least four vehicles in advance of each ordering point and stacking space for at least four vehicles between each ordering point and pick-up window.
- (3) Entrances to drive-through lanes shall be at least 25 feet from driveways entering a public or private street or alley.
- (4) A drive-through facility shall not be considered as justification for reducing the number of required parking spaces.
- (5) The minimum width of each drive-through lane shall be ten feet and all facilities shall be designed to permit emergency vehicles to navigate through the facility. They shall also be designed to permit motor vehicles to bypass the ordering process.
- (6) The entrance to the lane and the direction of traffic flow shall be clearly designated by signs and pavement marking or raised curbs.
- (7) Public address speakers, on-site lighting, and drive-through lanes shall be designed and located such that noise, exhaust fumes, and lights from motorized vehicles shall not cause an unreasonable impact adjacent properties.
- (8) Clearly marked pedestrian crosswalks shall be provided for walk-in customer access to the facility.
- (9) Drive-through windows shall not be located between the principal building and the street right-of-way.
- (10) The drive-through facility shall be designed so as to not impede or impair vehicular and pedestrian traffic movement or exacerbate the potential for pedestrian/vehicular conflicts.
- (11) Drive-through facilities shall be permitted to have additional signs for the drive-through facilities, but:
 - a. No more than two such signs on a zoning lot, unless the zoning administrator determines that additional signs and sign area is necessary to facilitate the flow of traffic;
 - b. No more than 32 square feet in sign area for each sign; and
 - c. Maximum sign height of six feet;
 - d. Menu boards may be internally illuminated;
 - e. All other signs shall be in compliance with chapter 15.6, regulation of sign, billboard and other advertising media.

SECTION 2

If any subsection, section, or portions of this article or the sections of this ordinance as enacted hereunder are for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portions shall be deemed a separate, distinct, and

independent provision, and such holdings shall not affect the validity of the remaining portions hereof.

SECTION 3

All ordinances or parts of ordinances contravening the terms and provisions of this ordinance are hereby repealed to that extent.

SECTION 4

This Ordinance shall take effect upon passage and publication as provided by law, and the City Clerk shall so amend the Code of Ordinances of the City of Glendale. The Clerk shall indicate the date and number of this amending ordinance therein.

PASSED AND ADOPTED by the Common Council of the City of Glendale, this ____ day of _____, 2026.

Bryan Kennedy, Mayor

Countersigned:

Marcy Granger, City Clerk



5909 North Milwaukee River Parkway
Glendale, WI 53209

SUBJECT: Presentation: Zoning Code Rewrite Worksession - New Draft Zoning Districts

FROM: Meredith Perks, Wandewalle & Associates

MEETING: August 4, 2026 Planning and Architectural Review Commission

MEETING DATE: August 4, 2026

FISCAL SUMMARY:

Budget Summary:

Budgeted Expenditure:

Budgeted Revenue:

STATUTORY REFERENCE:

Wisconsin Statutes:

Municipal Code:

BACKGROUND & ANALYSIS: The City of Glendale is working with Vandewalle & Associates on a full update of its Zoning Code. Tonight's meeting will include a presentation and discussion of the progress so far and seek input on key policy questions to guide further code development.

Tonight's discussion will include review of the proposed framework of new zoning districts that will form the foundation of the new Zoning Code. The presentation will discuss the recommended districts and how they relate to Glendale's existing zoning districts. We will also discuss the proposed land uses related to each of the new zoning districts. Consultants and staff have prepared specific questions for the PARC to weigh in on. Following input from the PARC, the zoning districts will be further developed and refined and be tested by the draft Zoning Map.

The attached tables illustrate the translation of Glendale's existing Residential, Commercial, Industrial, and Institutional zoning districts into the proposed new framework of zoning districts. The table also contains the corresponding Comprehensive Plan Future Land Use Category and notes on the proposed character and land use of the new districts. This table will be discussed in detail in the meeting presentation.

RECOMMENDATION:

ACTION REQUESTED:

ATTACHMENTS:

Glendale Zoning_PC Check In #1_Zoning Districts & Tables_8.4.26_Translation Table

DRAFT NEW ZONING DISTRICTS : RESIDENTIAL

Existing Zoning District	New Zoning District	Comprehensive Plan Future Land Use Categories	Notes
R-1	Remove	SF-R Single Family Residential	Not Mapped
R-2	SF-1: Low Density	SF-R Single Family Residential	Preservation District for Larger Lots
R-3			
R-4	Remove	SF-R Single Family Residential	Not Mapped
R-5	Remove	SF-R Single Family Residential	Not Mapped
R-6	Remove	SF-R Single Family Residential	Not Mapped
R-7	SF-2: Medium Density	SF-R Single Family Residential	Preservation District for Medium Lots
R-7A	SF-3: High Density	SF-R Single Family Residential	Preservation District for Smaller Lots

DRAFT NEW ZONING DISTRICTS : RESIDENTIAL

Existing Zoning District	New Zoning District	Comprehensive Plan Future Land Use Categories	Notes
R-7A/ New	MF-1: Multi-Family Low Density	TF-R Two Family Residential	Single Family, Two Family, Four-Plex
R-8	MF-2: Multi-Family Medium Density	MF-R Multi-Family Residential TF-R Two Family Residential	Single-family, duplex, twin home, two-flat, townhome, smaller-scale multi-family
NEW	MF-3: Multi-Family High Density	MF-R Multi-Family Residential	Single-family, duplex, twin home, two-flat, townhome, form-based multi-family
NEW	MH-1: Mobile Home	MF-R Multi-Family Residential	Mobile Home Park; Rezone Required

DRAFT NEW ZONING DISTRICTS : MIXED USE

Existing Zoning District	New Zoning District	Comprehensive Plan Future Land Use Categories	Notes
NEW	DMU: Downtown Mixed Use	NC Neighborhood Commercial Planned Commercial Planned Mixed Use	Potential Base District for PUD or Redevelopment
NEW	ComMU: Community Mixed Use	NC Neighborhood Commercial Planned Mixed Use	Neighborhood Scale Commercial & Mixed Use
<i>B-2</i>	<i>ComMU: Community Mixed Use</i>	<i>NC Neighborhood Commercial</i>	
<i>B-5</i>	<i>ComMU: Community Mixed Use or Mixed Industrial?</i>	<i>Planned Mixed Use</i>	
NEW	CorMU: Corridor Mixed Use	NC Neighborhood Commercial Planned Commercial Planned Mixed Use	Corridor Commercial & Mixed Use *Drive Thru Overlay *Vehicle Sales Overlay
<i>B-1</i>	<i>CorMU: Corridor Mixed Use</i>	<i>PC Planned Commercial</i>	
<i>B-3</i>	<i>CorMU: Corridor Mixed Use</i>	<i>PC Planned Commercial</i>	
<i>B-4</i>	<i>CorMU: Corridor Mixed Use</i>	<i>PC Planned Commercial</i>	

DRAFT NEW ZONING DISTRICTS : INDUSTRIAL, INSTITUTIONAL, etc.

Existing Zoning District	New Zoning District	Comprehensive Plan Future Land Use Categories	Notes
<i>P-1</i>	<i>Remove</i>	-	Not Required
S-1	INST: Institutional	GI Governmental & Institutional	Government and Non-profits
NEW	PR: Parks and Recreation	POS Park & Open Space	Park, Recreation, Open Space
C-1	CONS: Conservation & Open Space	EC Environmental Corridor	Open Space, Environmental Corridor
M-1	MI: Mixed Industrial	IND Industrial	Light Industrial
NEW	GI: General Industrial	IND Industrial	Heavier Industrial; Rezone Required
NEW	IA: Intensive Activity	IND Industrial Planned Commercial	Intensive Uses; Rezone Required