5:45 p.m. Legislative & Judiciary Committee, re: Review 2016-2017 Liquor Licenses Renewal Applications.

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

AGENDA - COMMON COUNCIL MEETING

Monday, June 13, 2016
6:00 p.m.

1. Roll Call and Pledge of Allegiance.

2. Adoption of Minutes of Meetings Held on May 23, 2016.

3. Mayor Kennedy's Veto of Ordinance Amending Title 7, Chapter 1, Section 25 of the Code of Ordinances of the City of Glendale Pertaining to Keeping of Domestic Animals

4. Public Comment. Glendale residents, business owners and property owners are invited to speak to the Council on items that are not on the agenda and are within the City's ability to regulate or control.

5. Communications, Applications, and Petitions: (The public may speak to the Council prior to the beginning of deliberations on these items, provided they have notified their respective Alderperson or the Mayor in advance of this meeting).
   a) Communication from City Administrator Richard Maslowski, re: 2017 City Budget Preparation and Review Schedule
   b) Communication from City Services Director Dave Eastman, re: Review of Bids and Award Contract for Community Park
   c) Special Gathering Permit Glendale Little League
   d) Notification of Time Warner Cable franchise merger to Charter Communications, Inc.

6. Unfinished Business: (The public may speak to the Council prior to the beginning of deliberations on these items, provided they have notified their respective Alderperson or the Mayor in advance of this meeting).
   a) Scheduling Public hearing for July 11, 2016 at 6:00 p.m. on Lubavitch of Wisconsin, Incorporated request to Rezone 6789-99 N. Green Bay Avenue to PD-Planned Unit Development District – Mixed Use Commercial Office and Institutional Use

7. New Business: (The public may speak to the Council prior to the beginning of deliberations on these items, provided they have notified their respective Alderperson or the Mayor in advance of this meeting).
   a) Schedule groundbreaking date for the new Community Park at 2200 W. Bender Road – June 22 at 9:00 a.m.

8. Approval of Accounts Payable

9. Commission, Committee, Board Reports: (This is an Opportunity for Council Members to Report on their Respective Committees, Commissions, Boards of which they serve as a Member.)

10. The Common Council will convene in Closed Session per Section 19.85(1)(g) of the Wisconsin Statutes to confer with legal counsel concerning strategy to be adopted with respect to litigation in which the City is or is likely to become involved.

11. Adjournment.

- Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals.

CITY OF GLENDALE -- COMMON COUNCIL
May 23, 2016

Regular meeting of the Common Council of the City of Glendale held in the Municipal Building, 5909 North Milwaukee River Parkway.

The meeting was called to order by Mayor Bryan Kennedy at 6:00 p.m.

Roll Call: Present: Ald. Robert Whitaker, James Daugherty, John C. Gelhard, Richard W. Wiese, Izzy Goldberg and JoAnn Shaw. Absent: None.

Other Officials Present: Richard Maslowski, City Administrator; Rachel Reiss, Deputy City Administrator; Tom Czarnyszka, Police Chief; and John Fuchs, City Attorney.

PLEDGE OF ALLEGIANCE.

The members of the Common Council, City staff and all those present pledged allegiance to the flag of the United States of America.

OPEN MEETING NOTICE.

The City Administrator advised that in accordance with the Open Meeting Law, the local news media was advised on Thursday, May 19, 2016, of the date of this meeting; that the agenda was posted on the official bulletin board of City Hall, the Glendale Police Department, and the North Shore Library; that copies of the agenda were made available to the general public in the Municipal Building and the Police Department, and those persons who requested, were sent copies of the agenda.

ADOPTION OF COUNCIL MINUTES.

Motion was made by Ald. Whitaker, seconded by Ald. Daugherty, approving the minutes of the meeting held on May 9, 2016. Ayes: Ald. Whitaker, Daugherty, Gelhard, Wiese, Goldberg and Shaw. Noes: None. Absent: None. Motion carried unanimously.

PUBLIC COMMENT:

One person spoke on the time schedule for the reconstruction of N. Port Washington Road in the 6500 block.

COMMUNICATIONS, APPLICATIONS AND PETITIONS:

I. File No _____
Communication from City Services Director, Dave Eastman, re: Review of bids and award contract for N. Port Washington Road water main replacement and street resurfacing.

City Services Director Eastman stated that American Sewer Services submitted the low bid for the project but included an erroneous bid bond. Due to the incorrect bid bond submittal by American Sewer Services, City Attorney Fuchs recommends rejecting the low bid

from American Sewer Services and award the contract to Globe Contractors, Inc. in the amount of $457,410.00.

Based upon the recommendation of the City Services Director, motion was made by Ald. Whitaker, seconded by Ald. Wiese, to approve the N. Port Washington Road water main replacement, Project number 527-W-16 to Globe Contractors, Inc. in the amount of $457,410.00. On Roll Call: Ayes: Ald. Whitaker, Daugherty, Gelhard, Wiese, Goldberg and Shaw. Noes: None. Absent: None. Motion carried unanimously.

II. File No _____

Communication from Police Chief, Thomas Czarnyszka, re: Out of state training.

The Police Chief is requesting approval to allow Lt. Daniel Brauer to attend the National Institute of Justice's Round-Table in Arlington, VA on June 21-23, 2016; Washington DC in September (dates TBD), and the International Association of Chiefs of Police Annual Conference and Expo in San Diego, CA on October 15-18, 2016. Lt. Brauer is a recipient of the National Institute of Justice's practitioner scholarship based on his application and project proposal. The scholarship is all-inclusive, covering the cost of travel, conference registration, per diem expenses and accommodations. The Chief of Police is requesting Council permission to allow Lt. Brauer to attend these conferences pursuant to the grant requirements and federal funding.

Motion was made by Ald. Shaw, seconded by Ald. Whitaker, to approve the request of the Police Chief to allow Lt. Daniel Brauer to attend the National Institute of Justice's Round-Table in Arlington, VA on June 21-23, 2016; Washington DC in September (dates TBD), and the International Association of Chiefs of Police Annual Conference and Expo in San Diego, CA on October 15-18, 2016. Ayes: Ald. Whitaker, Daugherty, Gelhard, Wiese, Goldberg and Shaw. Noes: None. Absent: None. Motion carried unanimously.

III. File No _____

Application for Special Gathering Permit filed by the Glendale Fourth of July Committee.

Motion was made by Ald. Shaw, seconded by Ald. Gelhard, to approve the Application for Special Gathering Permit for the Glendale Fourth of July Celebration to be held on Monday, July 4, 2016 beginning at 10:00 a.m. and ending at 10:00 p.m. Ayes: Ald. Whitaker, Daugherty, Gelhard, Wiese, Goldberg and Shaw. Noes: None. Absent: None. Motion carried unanimously.

UNFINISHED BUSINESS:

IV. File No _____

Permitting or Prohibiting the Keeping of Chickens in the City. (Laid over from April 25th Council Meeting)

1) Option 1: Ordinance Amending Sec 7-1-25 of the Code Pertaining to the Keeping of Domestic Animals (This ordinance would generally prohibit the keeping of chickens within the City.)
2) Option 2: Ordinance Amending Sec 7-1-25 of the Code Pertaining to the Keeping of Chickens in the City (This ordinance would permit, with conditions and limitations, the keeping of chickens within the City).

Alderman Daugherty stated he favored option #2 allowing the keeping of chickens in the City, based on the number of people who had contacted him supporting the keeping of chickens.

Alderman Gelhard also supported option #2. He stated the keeping of chickens should not cause any problems than any other domestic animal currently permitted.

Alderman Wiese supported option #1, the prohibition of keeping chickens in the City. The majority of the people in this district do not want chickens in the City.

Alderman Goldberg also supported option #1. He had talked with many of his residents, most of which did not want chickens.

Motion was made by Ald. Wiese, seconded by Ald. Goldberg, to adopt the ordinance amending Section 7-1-25 of the code pertaining to the keeping of domestic animals. (This ordinance would prohibit the keeping of chickens). Ayes: Ald. Whitaker, Wiese, Goldberg and Shaw. Noes: Ald. Daugherty and Gelhard. Absent: None. Motion carried with a 4-2 vote.

Mayor Kennedy expressed his disappointment with the Council's action.

V. File No _____
Alley Street Lighting at 4864 N. Navajo Avenue.

Per Council request, staff surveyed the area around the alley at 4864 N. Navajo Avenue to determine if an additional street light would be necessary. It was determined that two of the lights in the alley may be obstructed from giving full illumination due to overgrown trees. The Public Works Department will trim the trees to allow for greater illumination in the area. At this time, staff recommends Council not take any action on the request, to see if the addition of motion sensor garage lighting and the tree trimming will be sufficient.

Motion was made by Ald. Wiese, seconded by Ald. Shaw, to table the request for an additional street light in the alley, pending a review of the lighting after the tree trimming and the addition of motion sensor/lighting on private garages. Ayes: Ald. Whitaker, Daugherty, Gelhard, Wiese, Goldberg and Shaw. Noes: None. Absent: None. Motion carried unanimously.

NEW BUSINESS:

VI. File No _____
Ordinance amending Section 6-4-11 of the Code of Ordinances of the City of Glendale pertaining to dangerous, obstructive and infected trees. (City Attorney).

City Attorney Fuchs recommends the amendment to make it clear that while the City will deal with trees or shrubs that appear to be a nuisance, even if they are on private property, the City will only do so as to those on private property which present a danger to persons on public property or public property itself.

Motion was made by Ald. Goldberg, seconded by Ald. Whitaker, to adopt the Ordinance amending Section 6-4-11 of the Code of Ordinances of the City of Glendale pertaining to dangerous, obstructive and infected trees. On Roll Call: Ayes: Ald. Whitaker, Daugherty, Gelhard, Wiese, Goldberg and Shaw. Noes: None. Absent: None. Motion carried unanimously.

RECEIPT OF MONTHLY DEPARTMENTAL REPORTS.

Motion was made by Ald. Whitaker, seconded by Ald. Shaw, to place the monthly departmental reports on file. Ayes: Ald. Whitaker, Daugherty, Gelhard, Wiese, Goldberg and Shaw. Noes: None. Absent: None. Motion carried unanimously.

COMMISSION, COMMITTEE AND BOARD REPORTS.

Several Council members briefly reported on the activities of the various Commissions, Committees and Boards they serve on.

CLOSED SESSION.

Motion was made by Ald. Goldberg, seconded by Ald. Gelhard, to convene in Closed Session per Section 19.85(1)(g) of the Wisconsin Statutes to confer with legal counsel concerning strategy to be adopted with respect to litigation in which the City is or is likely to become involved and Section 19.85(1)(c) of the Wisconsin Statutes to consider the employment, promotion, compensation or performance evaluation data of City employees. Ayes: Ald. Whitaker, Daugherty, Gelhard, Wiese, Goldberg and Shaw. Noes: None. Absent: None. Motion carried unanimously.

REPORT OUT OF CLOSED SESSION.

Motion was made by Ald. Gelhard, seconded by Ald. Whitaker, to reconvene in Open Session. Ayes: Ald. Whitaker, Daugherty, Gelhard, Wiese, Goldberg and Shaw. Noes: None. Absent: None. Motion carried unanimously.

In closed session, a motion was made by Ald. Goldberg, seconded by Ald. Daugherty, to approve the new job description and compensation for the Deputy City Administrator. Rachel Reiss will be the Deputy City Adminstrator. On Roll Call: Ayes: Ald. Whitaker, Daugherty, Gelhard, Wiese, Goldberg and Shaw. Noes: None. Absent: None. Motion carried unanimously.

ADJOURNMENT.

There being no further business, motion was made by Ald. Shaw, seconded by Ald. Whitaker, to adjourn the meeting. Ayes: Ald. Whitaker, Daugherty, Gelhard, Wiese, Goldberg and Shaw. Noes: None. Absent: None. Motion carried unanimously and adjournment of the Common Council was ordered at 6:45 p.m. until Monday, June 13, 2016 at 6:00 p.m.

Richard E. Maslowski
City Administrator

Recorded: May 24, 2016

3a / 6-13-16

CITY OF GLENDALE
ADMINISTRATIVE OFFICES

5909 North Milwaukee River Parkway
Glendale, Wisconsin 53209-3815

May 25, 2016

Karen Couillard, City Clerk
City of Glendale
5909 North Milwaukee River Parkway
Glendale, WI 53209

Re: Veto- Ordinance Amending Title 7, Chapter 1, Section 25 of the Code of Ordinances of the City of Glendale Pertaining to Keeping of Domestic Animals

Dear Ms. Couillard:

Pursuant to Wisconsin State Statute Section 62.09(8)(c), and City Ordinance 2-2-3(c) I hereby veto the action taken by the Glendale Common Council on May 23, 2016 regarding the adoption of the ordinance amending section 7-1-25 of the City Code pertaining to the Keeping of Domestic Animals.

I am vetoing this ordinance due to the following reason:

I disagree that this decision reflects the will of Glendale residents.

By law, you are required to present this veto to the Glendale Common Council at its June 13, 2016 meeting for their review and consideration.

In Community,

CITY OF GLENDALE

Bryan Kennedy
Mayor

ad

Cc: Common Council
City Attorney
City Administrator

5a / 6-13-16

CITY OF GLENDALE
ADMINISTRATIVE OFFICES

Glendale
RICH PAST.
BRIGHT FUTURE.

5909 North Milwaukee River Parkway
Glendale, Wisconsin 53209-3815
(414)228-1705

June 3, 2016

Mayor and Common Council
City of Glendale

Re: 2017 City Budget Preparation and Review Schedule

Dear Council Members:

As you know, the Governor and Legislature adopted permanent tax levy limits allowing the City to increase its property tax levy each year by no more than the percentage of growth in equalized value from net new construction in the previous year. Absent any growth, the tax levy can not be increased.

In addition to the tax levy limitations, the City can anticipate no increase in State revenue; no potential major increases in any existing revenue sources; a minimum increase of 2% to fund the 2017 City portion of the North Shore Fire Department budget; plus the normal inflationary cost increases for items such as fuel, utilities, street salt, insurance and other consumer commodities, and the possible increases in employee fringe benefit costs.

To allow City staff the necessary time to prepare the 2017 City budget, the following schedule is proposed:

- June/July/August - Department heads begin and complete their budget requests, for submission to me by no later than August 12, 2016.
- August/September - City Administrator and Staff prepare proposed 2017 budget for presentation to the Council on September 26, 2016.
- October - Council review of proposed budget.
- November 14, 2016 - Public Hearing and Adoption of the 2017 City Budget.

Staff has been working, and will continue to work, on ways to present alternative options to the Council where such options might be available and fiscally within reason. Any suggestions that you may have regarding the 2017 City Budget would be appreciated.

Sincerely,

CITY OF GLENDALE

Richard E Maslowski

Richard E. Maslowski
City Administrator

ad

5b/6-13-16

Memorandum

To: Richard Maslowski, City Administrator

From: Dave Eastman, Director of City Services

Date: June 6, 2016

Re: Bid results for the Glendale Community Recreation Campus Project at Richard E. Maslowski Community Park. Project Number 14.052.

Please find listed below the bid results for the Glendale Community Recreation Campus Project at Richard E. Maslowski Community Park. I recommend awarding the project to Scherrer Contruction, Inc. in the amount of $3,775,619.00.

1.	**Scherrer Construction, Inc.**	**$3,775,619.00**
2.	Absolute Construction Enterprise	$4,155,000.00
3.	J.H. Hassinger	$4,456,651.00

RETTLER
corporation

Bid Recommendation

Memorandum

PROJECT: GLENDALE COMMUNITY RECREATION CAMPUS PROJECT

FROM: John Kneer

TO: Mr. Dave Eastman, Director of City Services

DATE: May 26, 2016

RE: Bid Results – Glendale Community Recreation Campus Project

Mr. Eastman;

The Glendale Community Recreation Campus Project was bid on May 26, 2016.

Bids for General Site Construction, Contract A: Base Bid were received from three (3) contractors. Bids were received from Scherrer Construction, Inc, Absolute Construction Enterprises, Inc, and J.H Hassinger, Inc.

Qualifying Bids, General Site Construction, for Contract "A" are as follows:

Scherrer Construction, Inc.:	*$3,775,619.00*
Absolute Construction Enterprises, Inc.:	*$4,155,000.00*
J.H. Hassinger, Inc.:	*$4,456,651.00*

Scherrer Construction, Inc. is the recommended qualified low bidder for Contract A, Base Bids – General Site Construction.

Please contact us if you have questions concerning the bid results and accompanying recommendations.

Sincerely,

John Kneer, PLA, ASLA
Senior Landscape Architect / Project Manager

Glendale Wisconsin
Rich Past • Bright Future

Glendale Community Recreation Campus Development Project
Bid Summary
5/26/2016

RETTLER corporation
your vision. our design.

COMPANY	ADDENDUM'S	BID BOND	BIDDERS PROOF	CONTRACT "A" BUILDING CONSTRUCTION	CONTRACT "A" GENERAL SITE CONSTRUCTION				CONTRACT "A" BASE BID TOTAL
					Amphitheater and Plaza Construction Items	Playground and Resilient Surface Construction Items	Veterans Memorial Construction Items	Asphalt Parking Lot Construction Items	
Scherrer Construction, Inc.	X	X	X	$1,860,731.00	$924,776.00	$471,580.00	$91,664.00	$426,869.00	$3,775,619.00
Absolute Construction Enterprises, Inc.	X	X	X	$2,026,000.00	$1,244,000.00	$500,000.00	$85,000.00	$300,000.00	$4,155,000.00
J.H. Hassinger, Inc.	X	X	X	$3,021,065.00	$638,494.00	$417,434.00	$106,209.00	$273,449.00	$4,456,651.00

FISCAL IMPACT STATEMENT

Item # : 5b

Amount Requested : $3,775619.00

Budget: $2,500,000.00 -- 2016 Capital Budget
$1,143,813.00 -- Nicolet High School

Comments: Project includes the Community Building, Amphitheater and Plaza, Veterans Memorial, Universal playground and surface , and the Asphalt parking lot.

Recommendation: Award the construction contract to the low bidder, Scherrer Construction , Inc.

Richard Maslowski, City Administrator

June 6, 2016

5c / 6-13-16

STATE OF WISCONSIN

Milwaukee County }
} ss.
City of Glendale }

Permit Fee Paid $ 10 + CIB Receipt # 161706

Date Issued _____ Permit # _____

APPLICATION FOR SPECIAL GATHERING PERMIT

Auxiliary Questionnaire on the reverse side of this application must also be completed!

Note: The Glendale Police Auxiliary no longer provide security services for events licensed under the Special Class "B" provision of the Glendale Code. Event sponsors and organizers should consider contracting with a private security provider after taking into account the time, place, number of persons, impact upon traffic and public safety, and the nature and type of gathering.

THE UNDERSIGNED HEREBY APPLY TO THE CITY OF GLENDALE FOR A SPECIAL GATHERING PERMIT:

Applicant is *(check one)*: ☒ Individual ☐ Partnership ☐ Corporation ☐ L.L.C. ☐ L.L.P. ☐ Other (explain) :

Name(s) of Individual; All Partners; *OR* Corporate Officers *(Full First, Middle & Last Name)*	Title	Home Address	Post Office & Zip Code	Date of Birth	Phone Number
John Detrich	President/ Member	4846 N. Mohawk	53217		
Rodd Schneider	Vice-Pres./ Member	1415 E. Fairy Chasm	53217		
Antonio Joe Wagner	Secretary/ Member	8524 N. Pelham Pkwy	53217		
Mitch Vincent	Treasurer/ Member	8118 N. Poplar	53217		414 559 3800
Arnis Vecitis	Premises Manager	10730 N. Range Line	53209		414 234-9213

Trade Name: Telephone Number:

Address of Licensed Premises: 1401 W. Civic Dr., Glendale

Is the applicant an employee or agent of, or acting on behalf of anyone except the named applicant? ☐ Yes ☐ No

Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business? ☐ Yes ☒ No

Describe building or buildings where alcohol beverages are to be served. You must include all rooms, including living quarters, if used, for the sales, service and/or storage of alcohol beverages are records:
under the overhang of the snack bar.

Date of Event:	Starting Time:	Ending Time:	# of Persons Expected to Attend
6/11/16	11 am	8:00 pm	1300

Subscribed and sworn to before me this 1st day of June, 2016

Notary Public: [signature]

My commission expires: 6/1/19

Signature of President, Partner or Individual: Mitch Vincent

Signature of Secretary or Partner:

Signature of Agent or Additional Partner:

5d / 6-13-16

Charter
COMMUNICATIONS

May 31, 2016

Mayor Jerome Tepper
City of Glendale
5909 North Milwaukee River Parkway
Glendale, WI 53209

Dear Mayor Tepper:

As part of a national transaction, Charter Communications, Inc. ("Charter") combined with Time Warner Cable Inc. ("TWC") and Bright House Networks, LLC ("BHN") into a single company, "New Charter." Prior to the close of the transaction, the entity that held the cable franchise in your community was an indirect, wholly owned subsidiary of TWC. Upon completing the merger on May 18, 2016, your cable franchisee is now an indirect, wholly owned subsidiary of New Charter. New Charter has assumed the name Charter Communications, Inc.

Charter markets its products and services under the brand name "Spectrum." In the coming weeks and months, you will learn more about Charter and its Spectrum services. Spectrum is the fastest-growing TV, Internet, and Voice provider in the United States, serving more than 24 million customers nationwide in 41 states across the country. As the second largest cable company in America, we have over 90,000 employees working every day to deliver the highest-quality products, more value, and better service to our customers. Charter is well known for its customer-focused and friendly operational practices, network investment, and product and pricing strategies.

While ultimate ownership and control of your cable franchisee has changed, the actual entity that holds the cable franchise in your community remains the same and no further action is required on your part. All of us at Charter are excited about serving your community and we look forward to working with you closely in the future to bring many new service enhancements to your residents. If you have any questions please give me a call at 414-277-4193 or send an email to me at celeste.flynn@charter.com. Thank you.

Sincerely,

Celeste M. Flynn

Celeste Flynn
Vice President, Government Affairs

Cc: Gary Underwood, Midwest Region Vice President
Government Affairs, Charter Communications

6a/6-13-16

CITY OF GLENDALE
ADMINISTRATIVE OFFICES

5909 North Milwaukee River Parkway
Glendale, Wisconsin 53209-3815
(414) 228-1705

June 8, 2016

Mayor and Common Council
City of Glendale

Re: Plan Commission Recommendation

Council Members:

The Plan Commission is recommending approval of the application to rezone 6789-6799 North Green Bay Avenue (Tax Key Parcel 134-9002-000) from B-4 Office-Research-Service Business District to PD Planned Unit Development-Mixed Use Commercial and Institutional Use.

The proposal will modify the permitted use of the Greensquare II building from commercial office use to provide for the previously approved Hillel High School (Girls only school) and also provide for religious use within the Greensquare II building. Commercial office and alternative healthcare uses will continue to be permitted uses within the Greensquare I building, with the religious use offices also occupying some of the space. City of Glendale real estate property taxes are proposed to be prorated between the remaining commercial use and the religious use(s).

The Council will need to schedule a Public Hearing on this rezoning request. Suggested date and time for that hearing is Monday, July 11, 2016 at 6:00 p.m.

Sincerely,

CITY OF GLENDALE

Richard E. Maslowski

Richard E. Maslowski
City Administrator

ad

CITY OF GLENDALE
COMMUNITY DEVELOPMENT DEPARTMENT
5909 NORTH MILWAUKEE RIVER PARKWAY
GLENDALE, WISCONSIN 53209-3815
PHONE: (414) 228-1704 or (414) 228-1742
FAX: (414) 228-1725
WWW.GLENDALE-WI.ORG

Glendale
RICH PAST. BRIGHT FUTURE.

APPLICATION FOR CHANGE OF ZONING
Application Fee: $250 ($500 for Planned Development)

APPLICANT INFORMATION

Name of Applicant: Rabbi Mendel Shmotkin

Name of Business Owner (if different from applicant): Armin Nankin

Business Name: Lubavitch of Wisconsin

Address of Applicant: 3109 N. Lake Drive

City, State, Zip: Milwaukee, WI 53211

Office Phone Number: 414.961.6100 Cell: 414.477.7717 Fax: 262.364.2149

Applicant E-Mail: rms@chabadwi.org

Applicant Signature: _____ Date: 4/20/16

PROPERTY INFORMATION

(Please use additional application forms if re-zoning more than one parcel)

Current Zoning of Property: B4 Proposed Zoning of Property: PD

Current Use of Property: Office Proposed Use of Property: Office, Institutional, Religious

Property Address (or addresses): 6789-6791 N. Green Tree Rd., Glendale, WI 53209

Property Owner (s) (if different from applicant): Greensquare LLC

Property Owner Address: 6789 N. Green Tree Rd.

City, State, Zip: Glendale, WI 53209

Property Owner Phone: 414.247.1625 Cell: 414.208.1628 Fax: 414.292.3901

Tax Key Number: 134-9002-000

Lot Size: Depth: 252.68' Width: 390.20' Area: 81,657

PROPOSAL INFORMATION

Type of Business: Bader Hillel High School

Reason for Seeking a Change In Zoning: Property is currently zoned B4, which is zoned for Office - Research - Service Business. Would like to have the property rezoned to PD, Planned Development District, which would have the flexibility to accommodate Institutional and Religious use along with Office or Commercial use.

Who is the Primary Contact for This Project: Rabbi Mendel Shmotkin

Contact Phone Number: 414.961.6100 Cell: 414.477.7717 Fax: 262.364.2149

Contact E-Mail: rms@chabadwi.org

Please See Reverse Side of Application for Additional Submittal Requirements

CITY OF GLENDALE USE ONLY

Total Fee: 500.00 *Application Date:* 4.20.16 *Hearing Date:* TBD *Time:* _____

Adam Voltz
Allen Washatko
Ariel Steuer
Chris Murphy
Chris Socha
Erik Hancock
Ethan Bartos
Jacki Kinney
Joel Krueger
Joe Miletta
Justin Racinowski
Karen Hancock
Kirk Lundgren
Laura Gainer
Leta Flom
Mark Lefebvre
Matt Frydach
Rich Hepner
Tom Kubala
Vicki Yurske
Vince Micha
Wayne Reckard

April 20, 2016

City of Glendale
5909 North Milwaukee River Parkway
Glendale, WI 53209

The proposed project comprises a change of use to include the operations of institutional, religious and commercial enterprises within two existing buildings (Greensquare I and Greensquare II) at the southwest corner of Green Tree Road and Green Bay Avenue. The property is currently zoned B4, which is zoned for Office, Research, and Business. To accommodate the proposed change of use, the property will need to be rezoned to PD, Planned Development District. This type of zoning will have the flexibilty to include Institutional and Religious uses along with Commercial or Office use.

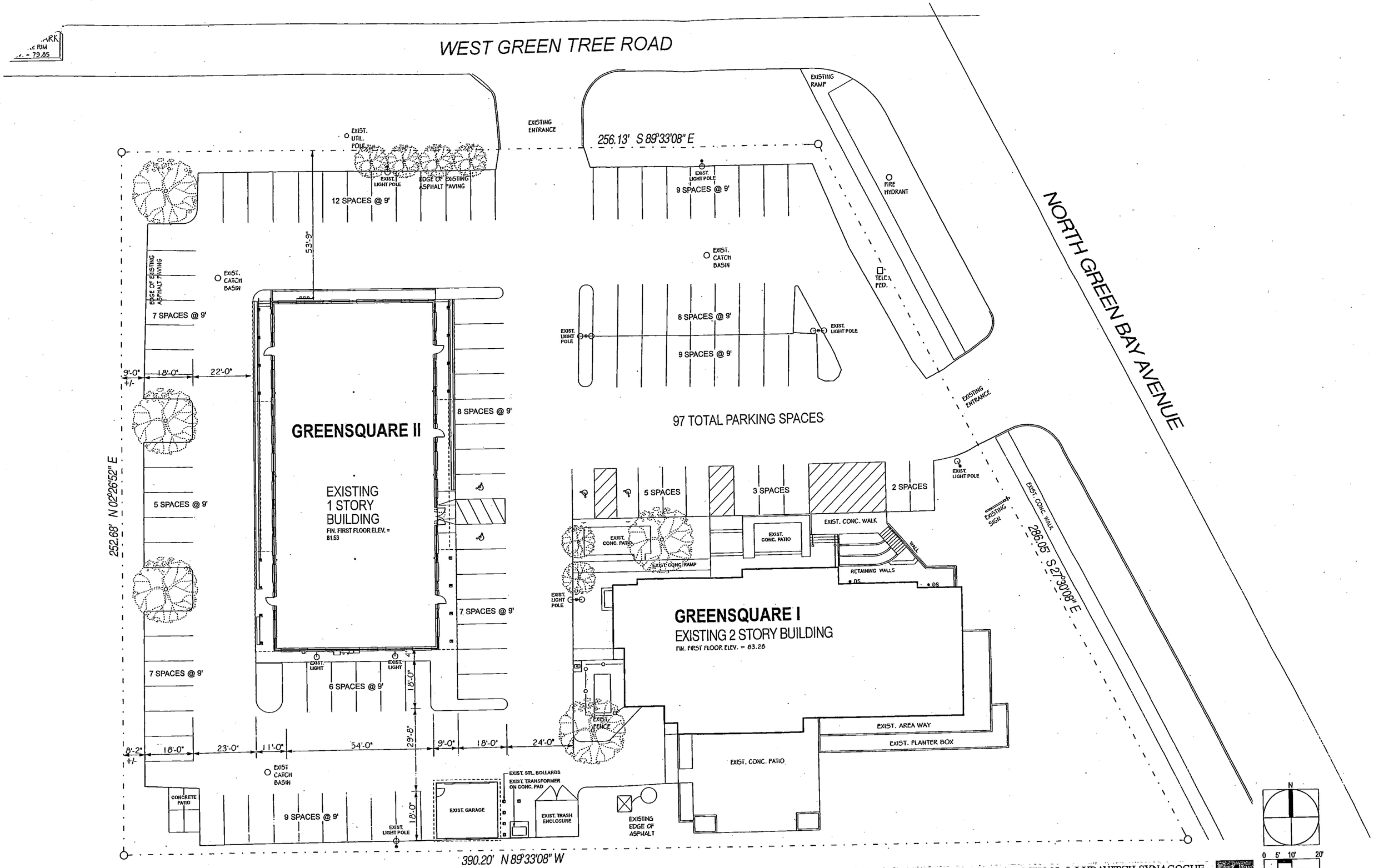
Lubavitch of Wisconsin, located at 3109 N. Lake Drive, Milwaukee, WI 53012, is considering purchasing both the Greensquare I and Greensquare II buildings located at 6789-91 N. Green Tree Road. The Greensquare II building is 7560 gross square feet and is a single story structure. Currently, there are three tenants in the Greensquare II building, two are used for office space, and one is an exercise facility.

There would be a proposed change of use for the Greensquare II building. The primary use of the facility would be for a small school for high school age girls. Lubavitch of Wisconsin operates an LLC called Hillel High School. HHS is a wraparound program for high school age students to enable them to use external on-line school products in a controlled environment with facilitators available to help guide their learning. In addition, through partnerships with other high schools they are able to offer credits for Judaic students which can be applied towards a high school diploma. They have separate divisions for boys and girls. They are looking to have the girls division use the facility for the 2017-18 school year. This space would consist of both individual learning areas where students will each work with their on-line classes, then study the general subjects where the facilitators and Judaic teachers will instruct. By the 2017-18 school year it is anticipated there will be 20 students with a minimum of 2 teachers. During the next 4-5 years enrollment could increase to a maximum of 50 students, with 5 teachers. The school hours of operation will be Monday through Friday, 8AM to 4PM. The school will always be single gender.

They are anticipating some time in the future the prospect of a secondary use of the facility for the purposes of religious services. The synagogue would hold services on Saturday from 9AM to 2PM, which includes time for communal gathering and a meal after the service. There would also be a service on Sunday morning from 8AM to 9:30AM. Initially, there would be 40-60 members with the ability to grow to 100 members. Many of the families attending are from the neighborhood and walk to the services. All modifications to the Greensquare II building would be limited to interior remodeling. There are no proposed exterior changes other than new signage which will fit the general aesthetics of the facility. Interior demolition could begin in January 2017 after existing tenant leases expire, possibly sooner as tenants vacate the building.

In addition to the proposed changes to the Greensquare II building Lubavitch of Wisconsin would be moving administrative offices into the lower level of the Greensquare I building. No physical changes would be necessary for this move. The tenants on the ground floor and second floor of the Greensquare I building would remain as is. As the office needs of Lubavitch of Wisconsin grow, they may expand into other office space as tenants vacate. There are no other current plans for the Greensquare I building.

The site has a total of 97 parking spaces, 4 of which are ADA accessible. No changes are anticipated to the parking layout. The number of existing parking spaces provided exceeds the number required for the proposed changes of use to the Greensquare II building per the Glendale Zoning Code, Article G, Chapter 13.1.92 (g).

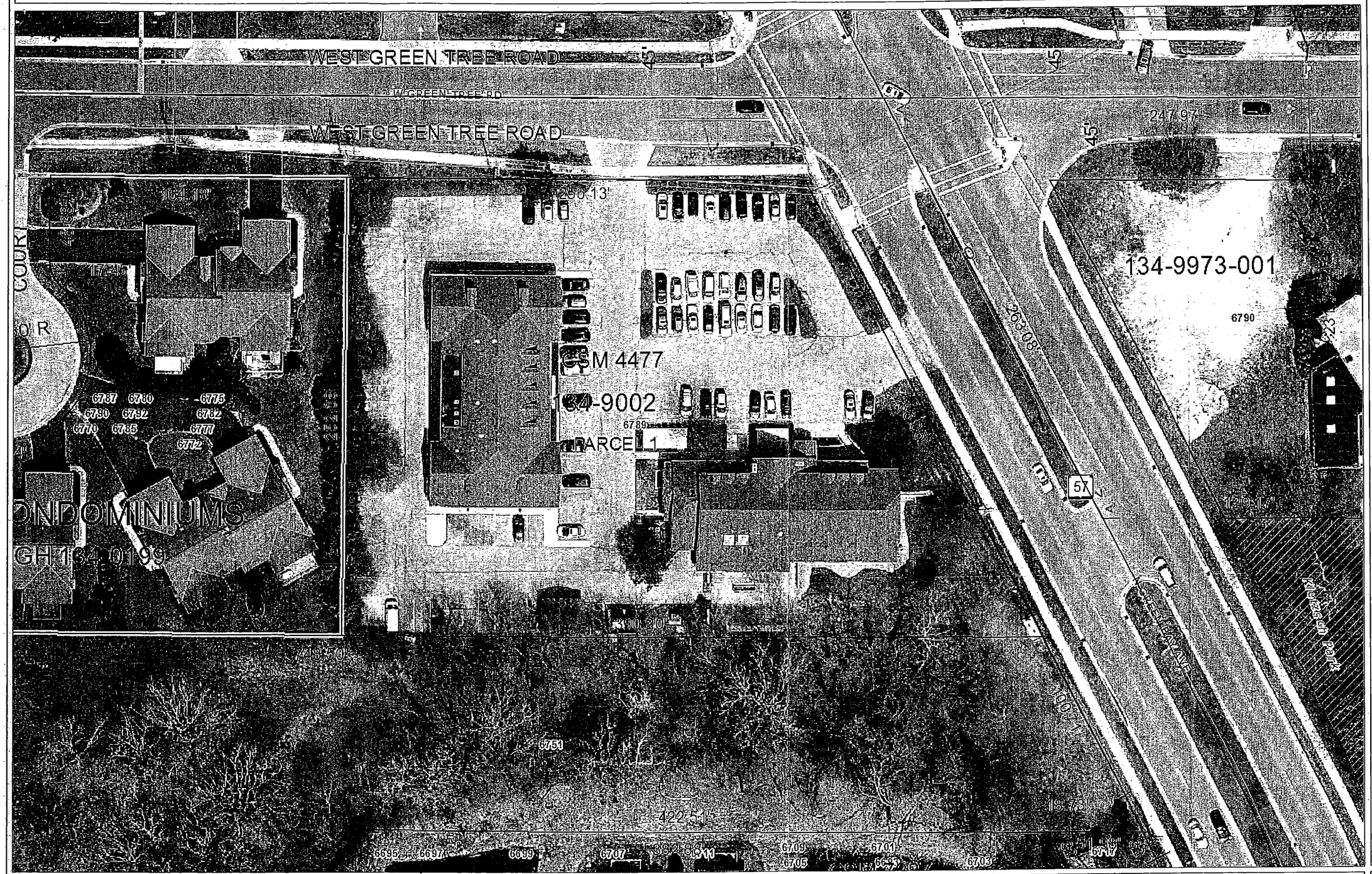


HILLEL HIGH SCHOOL & LUBAVITCH SYNAGOGUE
Glendale, Wisconsin
04.20.2016

1

The Kubala Washatko Architects, Inc.
W61 N617 Mequon Avenue, Cedarburg, WI 53012

Greensquare



Legend

- Taxparcel Boundary
  - ParcelLine
  - ExtParcelLine
- ROW
  - Right of Way
  - Railway
- Carto Line
  - Extended Tie Line, Hook, or PT
  - Dimension, Identification, or Note A
  - TieLine
  - Easement
  - MeanderLine
  - CivilDivision
- Subdivision
- Water
- County Boundary
- Highways, to 8k
- Street Centerlines, 0k to 8k
- Railroad 8k
- Water 8k
- Rivers 8k
- Landmarks 8k
- County Parks 8k
- Municipal Subdivisions 25k
- Tax Parcels
- AERIAL PHOTO 2013 HIGH R
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3
- AERIAL PHOTO 2010 HIGH R
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3

1: 625

104 0 52 104 Feet

© MCAMLIS

THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is a user generated static output from the Milwaukee County Land Information Office Interactive Mapping Service website.The contents herein are for reference purposes only and may or may not be accurate, current or otherwise reliable. No liability is assumed for the data delineated herein either expressed or implied by Milwaukee County or its employees.

Notes

CITY OF GLENDALE
OFFICE OF THE CITY TREASURER
5909 N. Milwaukee River Parkway
Glendale, Wisconsin 53209-3815
Telephone (414) 228-1701
Facsimile (414) 228-1724

May 4, 2016

Mayor and Common Council
City of Glendale

Re: Accounts Payable Register

Council Members:

This is to certify that the Accounts Payable Register, for your approval on May 9, 2016, has been reviewed and checked as to the dollar amount and vendor name on the register and the checks. Both have been found to be correct and ready for your approval for payment. This certification is for checks numbered 36974 to 37029 totaling $222,359.69 and for prepaid checks numbered 36830 to 36973and 864 to 890 totaling $22,616,205.96.

Upon your approval, I will complete final processing of the Accounts Payable Register and issue the checks.

Sincerely,

CITY OF GLENDALE

Linda DiFrances

Linda DiFrances
City Treasurer

Attachments