

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

This meeting is in person, but will be broadcast over Zoom to
accommodate residents with COVID concerns.

Join Zoom Meeting

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Meeting ID: 954 5991 3672

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AGENDA—COMMON COUNCIL MEETING

Monday, February 27, 2023

6:00 p.m.

1. Roll Call and Pledge of Allegiance.
2. Public Comment. Glendale residents, business owners and property owners are invited to speak to the Council on items that are not on tonight's agenda but are within the City's ability to regulate or control.
3. Consent Agenda:
 - a) Adoption of Minutes: Meeting held on February 13th, 2023
 - b) Approval: Monthly Reports
 - c) Approval: Spring Newsletter
 - d) Approval: Final Payment to Mid-City in the Amount of \$35,877.08 for the 2021 Watermain Project
 - e) Approval: Payment 4 to UPI, LLC. In the Amount of \$185,931.24 for the I-43 Segment Watermain Replacement Project
4. Recognition: Scout Joseph Jewell for Becoming an Eagle Scout
5. 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) Review and Approval: Resolutions Regarding Black History Month
 - b) Review and Approval: Resolution Repudiating the History of Discriminatory Covenants in Milwaukee County
 - c) Review and Approval: Appointing Karl Warwick to a Vacancy on the North Shore Library Board with a term expiring April 30, 2023
 - d) Review and Approval: Waiver of the City's portion of fees related to demolition, budling, HVAC, plumbing, electrical, erosion control, and other permits issued by the City of Glendale for the redevelopment of Nicolet Union High School and associated facilities at 6701 N Jean Nicolet Road, Tax Key Number 128-8966-003.
 - e) Review and Approval: Revised State/Municipal Financial Agreement (SMFA) for a State-Let Highway Project for Improvements to Green Bay Avenue from Silver Spring to Fairlane at a Local Estimated Share of \$128,750
 - f) Review and Approval: Ordinance Amending the City Code Related to Council Operating Procedures
 - g) Review and Referral to the Plan Commission: Request for Zoning Change from M-1 Warehouse, Light Manufacturing, Office and Services District to PD Planned Development District and a General Development Plan for a Planned Development for 4160 N Port Washington Road, Meta House, Tax Key Number 242-1198-004 and 242-1198-003.

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

- h) Commission, Committee, Board and Staff Reports: (This is an Opportunity for Council Members to Report on their Respective Committees, Commissions, Boards of which they serve as a Member and for Staff and Administrator updates)
- 6. Closed Session: The Common Council will convene in Closed Session per Wis. Stats. §19.85(1)(c) to consider the employment, promotion, compensation, wage ranges or performance evaluation data of public employees over which the Council has jurisdiction or exercises responsibility.
- 7. Adjournment.

3A-3E
2/27/2023

CONSENT AGENDA

- a) [Adoption of Minutes: Meeting held on February 13, 2023](#)
- b) [Approval: Monthly Reports](#)
- c) [Approval: Spring Newsletter](#)
- d) [Approval: Final Payment to Mid-City in the Amount of \\$35,877.08 for the 2021 Watermain Project](#)
- e) [Approval: Payment 4 to UPI, LLC in the Amount of \\$185,981.24 for the I-43 Segment Watermain Replacement Project](#)



5909 North Milwaukee River Parkway
Glendale, WI 53209

SUBJECT: Resolution Recognizing February 2023 as Black History Month in the City of Glendale

FROM: Tomika Vukovic, Alderwoman

MEETING DATE: February 28, 2022

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	N/A

BACKGROUND/ANALYSIS:

The attached Resolution is to recognize February 2023 as Black History Month, and extend appreciation to our residents of African descent for their contributions to the City of Glendale and to the State of Wisconsin.

RECOMMENDATION:

Approve the 2023 Black History Month Resolution.

ACTION REQUESTED:

Motion to approve the Resolution Recognizing February 2023 as Black History Month in the City of Glendale, as presented.

ATTACHMENTS:

1. [2023 Black History Month Resolution.](#)
2. [Resolution](#)

SUBJECT: Resolution Repudiating the history of Discrimination Covenants

FROM: Karl Warwick, City Administrator

MEETING DATE: February 27, 2023

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	N/A

BACKGROUND/ANALYSIS:

The enclosed Resolution repudiates the history of discriminatory covenants in the Bender Subdivisions covenants, which were recorded in 1940.

RECOMMENDATION:

Adopted enclosed resolution.

ACTION REQUESTED:

Adopted enclosed resolution.

ATTACHMENTS:

[Resolution](#)

SUBJECT: North Shore Library Board Member Appointment.

FROM: Karl Warwick, City Administrator

MEETING DATE: February 27, 2023

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	2.4.5

BACKGROUND/ANALYSIS:

Aldерwoman JoAnn Shaw gave her resignation for the Library Board Committee.

RECOMMENDATION:

Mayor Kennedy recommends the appointment of Mr. Karl Warwick to fill the vacant term of Alderwoman JoAnn Shaw ending April 30, 2023.

ACTION REQUESTED:

Motion to confirm the appointment of Mr. Warwick to the North Shore Library Board and thank Alderwoman Shaw for her years of service.

ATTACHMENTS:

None.



SUBJECT: City Council
Discussion and recommendation regarding waiving the City portion of fees related to demolition, budling, HVAC, plumbing, electrical, erosion control, and other permits issued by the City of Glendale for the redevelopment of Nicolet Union High School and associated facilities at 6701 N Jean Nicolet Road, Tax Key Number 128-8966-003.

FROM: Karl Warwick, City Administrator
John S. Fellows, Assoc. AIA, AICP, Director of Community Development

MEETING DATE: February 27, 2023

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

Municipal Code:	Title15- Building Code
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Land Use:	Government and Institutional
Zoning:	S-1 Special (Institutional) District
Target Investment Area:	N/A

BACKGROUND/ANALYSIS:

Nicolet Union High School will be applying for permits and commencing construction of renovations and amenities. The City of Glendale contracts with Safe Built for plan review inspection services. Each permit has a 40/60 Split between the City and Safe Built, where the city retains 40% of the cost for those services provide by municipal staff, while sixty percent of the fees goes to Safe Built for the services that they provide.

City staff is proposing that City Council waive Glendale’s 40% fee.

RECOMMENDATION:

Staff recommends the Common Council grant approval of waiving the 40% portion of various plan review and permits for the construction of the new facility at 6701 N Jean Nicolet Road.

ACTION REQUESTED:

Motion – Grant approval of waiving the 40% portion of various permits for the construction for Nicolet Union High School at 6701 N Jean Nicolet Road.

SUBJECT: Review and Approval of Revised State/Municipal Financial Agreement (SMFA) for a State-Let Highway Project ID: 2565-00-05/25/75 (Improvement of Connecting Highway STH 57 from W Silver Spring Drive to 0.1 MI S of W Fairlane Avenue).

FROM: Charlie Imig, Director of Public Works

MEETING DATE: February 27, 2023

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

Wisconsin Statutes:	§86.25(1)(2)(3)
Municipal Code:	N/A

BACKGROUND/ANALYSIS:

This agreement covers (75% State/25% Local) the preliminary engineering/plan development, as well as any non-participating construction items. Real estate acquisition and participating construction items are covered 100% by the State.

This is a milling and resurfacing of N Green Bay Avenue (STH 57) from just north of W Silver Spring WB on/off ramps to 0.1 MI S of W Fairlane Avenue. Included with the resurfacing are new pavement markings, some ADA ramp improvements and any signal maintenance/updates due to age that are identified.

Additionally, Staff worked with WisDOT to extend this project from W Silver Spring Drive, all the way to 0.1 MI S of W Fairlane Avenue. The project was originally proposed to stop at W Mill Road.

The cost share for this work, as previously written, will be an 75/25 split WisDOT to Glendale, which brings Glendale’s share in terms of today’s dollars to \$128,750. The State Municipal Financial Agreement (SMFA) is with a 75/25 cost share, so that both parties carry the burden of costs increasing or decreasing at the time of the project being LET for construction. Currently, this is not a budgeted item, so funding would need to be committed this year but will not be due, at least, until 2027.

RECOMMENDATION:

Approval of the State/Municipal Financial Agreement (SMFA) is recommended.

ACTION REQUESTED:

Motion to approve the State/Municipal Financial Agreement (SMFA) for a State-Let Highway Project ID: 2565-00-05/25/75 (Improvement of Connecting Highway STH 57 from W Silver Spring Drive to 0.1 MI S of W Fairlane Avenue) as presented.

ATTACHMENTS:

1. [State/Municipal Financial Agreement \(SMFA\) for a State-Let Highway Project ID: 2565-00-05/25/75](#)
2. [Project overview map](#)

SUBJECT: Ordinance Amending the City Code Pertaining to Council Operational Procedures

FROM: Karl Warwick, City Administrator

MEETING DATE: February 27, 2023

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	2.2.16

BACKGROUND/ANALYSIS:

The City Code has procedures that requires that “all items for placement on a Council agenda must be received by the City Administrator no later than 12:00 noon the Wednesday prior to the Council meeting date”. There are times when items arrive after this deadline, are time sensitive and should be placed on an agenda but cannot be included because of this section of the Code. Amending this section of the Code would provide staff the flexibility to add items to the agenda if the materials are not received by Wednesday at noon.

If adopted, the practice would continue to require that items be received by noon on the Wednesday prior to the City Council meeting. Staff is asking for the flexibility to add items to the agenda is they come in later due to time constraints or waiting on the delivery of materials from an outside source.

Being that the agenda must be posted 24 hours prior to the meeting, the agenda typically would not be amended past Friday.

RECOMMENDATION:

Approve ordinance amending Title 2, Chapter 2, Section 16 of the City Code pertaining to Council Operational Procedures.

ACTION REQUESTED:

Adopted enclosed ordinance.

ATTACHMENTS:

[Ordinance](#)

SUBJECT: City Council
 Discussion and Consideration of a request for Zoning Change from M-1 Warehouse, Light Manufacturing, Office and Services District To PD Planned Development District and a General Development Plan for a Planned Development for 4160 N Port Washington Road, Meta House, Tax Key Number 242-1198-004 and 242-1198-003.

FROM: John S. Fellows, Community Development Director

MEETING DATE: February 27, 2023

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

WI Statutes	N/A
Municipal Code:	Chapter 13, Zoning Ordinance

BACKGROUND/ANALYSIS:

Request:

Meta House is looking to relocate to the properties located at Tax Key Number 242-1198-004 and 242-1198-003 generally known as 4160 N Port Washington Road. These facilities will consist of office, outpatient and inpatient facilities. The property is currently classified as Industrial with a zoning of M-1.

The applicant is in the process of requesting a land use change to Map 5 on Page 52 of the comprehensive plan to Planned Mixed Use.

The applicant is requesting to rezone to PD - Planned Development. The land use plan must be updated prior to any final rezoning action of zoning. The two requests are being processed concurrently.

The applicant is also requesting approval of a general development plan for the Planned Development.

A specific Plan and Development agreement will be presented after rezoning and the general development plan is approved.

Process / Schedule:

The rezoning process is anticipated to have the following schedule:

General Development Plan and Rezoning
 Common Council Initial Review
 Planning Commission

February 27, 2023
 March 7, 2023

Plan Commission Possible Public Hearing and Action	April 4, 2023
City Council	April 10, 2023
City Council Possible Public Hearing and Action	May 8 or May 22, 2023

<u>Specific Development Plan and Development Agreement</u>	Dates to be Determined.
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RECOMMENDATION:

Staff recommends that City Council refer the request to the Plan Commission for a recommendation.

ACTION REQUESTED:

Motion - To request the Plan Commission review the zoning map amendment from M-1 to PD and the general development plan and provide a recommendation on both items.

ATTACHMENT:

[Attachment – Zoning Map Amendment / General Development Plan – 4160 N Port Washington Road](#)