

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

<https://zoom.us/j/95459913672>

Meeting ID: 954 5991 3672

+1 312 626 6799 US (Chicago)

AGENDA—COMMON COUNCIL MEETING

Monday, March 13, 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 27th, 2023
 - b) Approval: Accounts Payable
4. Public Forum: No Mow May
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: Proclamation Designating April 2, 2023 as "Education and Sharing Day" in the City of Glendale
 - b) Review and Approval: Ordinance - eliminating the Advisory Committee on Esthetics and Conservation, Floodplain Management Advisory Committee, Marketing Committee, Architectural Review Board, and Board of Public Works Eliminated, and modifying the duties and responsibilities of the Plan Commission, allocating the duties of the Architectural Review Board to staff and the Plan Commission, and renaming the Plan Commission to the Planning and Architectural Review Commission.
 - c) Request for Plan Commission Review: Zoning Text Amendment, Amending and Re-Naming Title 13 Article K "Accessory Uses and Structures; Fences and Hedges; Portable Storage Structures and Donation Drop-Off Boxes," and amending Section 13.1.142, "Fences and Hedges" of Title 13, "Zoning," and amending Title 8 "Human Health Hazard / Public Nuisance," Section 8.1.9(d)(13) of the Code of General Ordinances of the City of Glendale.
 - d) Review and Approval: Recommending the Plan Commission consider a revised general development plan for AH+S Reality, LLC/Olivia Inc. (doing business as Casa de Corazón) for a proposed daycare and preschool, at 4600 N Port Washington Road, in the Planned Unit Development (PD) zoning classification, Planned Mixed Use land use classification, and Tax Key Number 234-8003-000.
 - e) Request to Schedule a Public Hearing: Zoning Map Amendment 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.

- f) Request to Schedule a Public Hearing: Zoning Map Amendment from B-1 “P” Business and Commercial District to a M-1 Warehouse, Light Manufacturing, Office, and Service District, for Sprecher Property III, LLC at 727 W. Glendale Avenue, in the Planned Mixed Use Land Use Classification, Tax Key Number 233-1170-002.
 - g) Request to Schedule a Public Hearing: Zoning Map Amendments for properties owned by the Milwaukee Metropolitan Sewage District and the City of Glendale from R-7 to the C-1 Zoning District for 6130 and 6521 N. Sunny Point Road, 6411, 6435, 6459, 6477, 6515, 6573, 6583, 6593, 6595, and 6599 Sunny Point Lane, Single Family and Environmental Corridor land use classifications, Tax Keys 162-0067-001, 134-0021-001, 134-0018-001, 134-0017-001, 134-0014-003, 134-0013-001, 134-0001-000, 134-0008-000, 134-0008-000, 134-0007-000, 134-0006-000, 134-0003-000, 134-0005-000.
 - h) Request to Schedule a Public Hearing: Zoning Text Amendment creating Section 13.1.18, “Home Occupations, “and Deleting Part (a) (45) of Section 13.1.200, “Home Occupation” of Chapter 1, “Zoning Code,” of Title 13, “Zoning,” of the Code of Ordinances of the City of Glendale.
 - i) Request to Schedule a Public Hearing: Zoning Text Amendment for Title 13 Zoning, Chapter 1 Zoning Code, Section 38 “S-1 SPECIAL (INSTITUTIONAL) DISTRICT,” Subsection (d) “Front Yard requirements” of the Code of Ordinances of the City of Glendale.
- 6. 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)
 - 7. 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 (Performance Evaluation of Deputy City Administrator).
 - 8. Possible Consideration: Resignation Agreement and Release
 - 9. Possible Consideration: Master Service Agreement with Jefferson Wells for Accounting Support Services
 - 10. Adjournment.

3A-3B
3/13/2023

CONSENT AGENDA

- a) [Adoption of Minutes: Meetings held on February 27, 2023](#)
- b) Approval: Accounts Payable



5909 North Milwaukee River Parkway
Glendale, WI 53209

SUBJECT: A Proclamation Designating April 2, 2023 as “Education and Sharing Day” in the City of Glendale.

FROM: Bryan Kennedy, Mayor

MEETING DATE: March 13, 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 attached Proclamation is to recognize and acknowledge the lasting contributions of Lubavitcher Rebbe, Rabbi Menachem Schneerson toward improvements in world education, morality, and acts of charity; as well as call upon residents to reach out within the community to create a better, brighter, and more hopeful future for all.

RECOMMENDATION:

Approve the Proclamation.

ACTION REQUESTED:

Motion to approve the Proclamation Designating April 2, 2023 as “Education and Sharing Day” in the City of Glendale.

ATTACHMENTS:

1. [Proclamation.](#)

SUBJECT: City Council
Discussion and Consideration of An Ordinance Amending Title 2 “Government Administration,” Chapter 4 “Boards, Commissions and Committees,” Sections 2.4.4 “City Plan Commission,” 2.4.6 Advisory Committee on Esthetics and Conservation,” 2.4.7 “Floodplain Management Advisory Committee,” 2.4.8 “ Marketing Committee,” 2.4.9 “Architectural Review Board,” and 2.4.13 “Board of Public Works Eliminated” of the Code of General Ordinances of the City of Glendale

FROM: John S. Fellows, Community Development Director
Ken A. Smith, Planner

MEETING DATE: March 13, 2022

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

Wisconsin Statutes:	§ 62.23
Municipal Code:	§§ 2.4.4, 2.4.6, 2.4.7, 2.4.8, 2.4.9 and 2.4.13

BACKGROUND/ANALYSIS:

City Staff have been reviewing various ordinances and processes. Title 2 deals with the powers and responsibilities of the Common Council while Chapter 4 focuses on Boards, Commissions and Committees. A request has been made to remove Boards and Commissions that are no longer operating and eliminate the Architectural Review Board (ARB). The ARB’s duties of reviewing single-family and two-family structures and accessory units would be reassigned to City staff with an appeal process to the Plan Commission. The Resolution with the Ordinance directs the Community Development Director to return to the Common Council with a recommended set of design guidelines for the Council to review and approve.

This Ordinance change focuses on four main changes.

1. Planning Commission language: clarifying language, providing review of single family and duplex units to staff rather than the Architectural Review Board, with an option for Plan Commission review when necessary.
2. Subsequent elimination of the Section 2.4.9 “Architectural Review Board.”
3. Elimination of the following defunct entities from the Code of General Ordinances:
 - a. Section 2.4.6 “Advisory Committee on Esthetics and Conservation”
 - b. Section 2.4.7 “Floodplain Management Advisory Committee”
 - c. Section 2.4.8 “Marketing Committee”
4. Cleaning up Section 2.4.13 “Board of Public Works Eliminated,” which was a Board already abolished some time ago.
5. Changing the name of Plan Commission to the Planning and Architectural Review Commission

RECOMMENDATION:

- Staff recommends the City Council approve this proposed Ordinance.

ACTION REQUESTED:

Motion – To approve the Ordinance.

ATTACHMENT:

[Attachment: Draft Ordinance](#)

SUBJECT: Discussion and Consideration to request review by the plan commission an ordinance amending and Re-Naming Title 13 Article K “Accessory Uses and Structures; Fences and Hedges; Portable Storage Structures and Donation Drop-Off Boxes,” and amending Section 13.1.142, “Fences and Hedges” of Title 13, “Zoning,” and amending Title 8 “Human Health Hazard / Public Nuisance,” Section 8.1.9(d)(13) of the Code of General Ordinances of the City of Glendale

FROM: John S. Fellows, Community Development Director
 Ken A. Smith, Planner

MEETING DATE: March 13, 2023

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	An Ordinance Amending Ar

BACKGROUND/ANALYSIS:

City Staff have been reviewing various ordinances and processes. Title 13, Article K related to fences, walls, hedges, and windscreens. Fence, wall, windbreak, and hedge structures reflect the community aesthetic and have the potential to positively or negatively affect the ambience and desirability, and therefore the property values of the City of Glendale. City Staff has worked to reorganize the ordinance to make it more user friendly and more easily readable by the majority of citizens, developers, and others who might use the Code.

The proposed text amendments cover several items which include:

- Removal of the requirement for waivers to be submitted from neighbors.
- Clarification as to height restrictions in certain neighborhoods and incorporating such requirements into the text, thus eliminating the need for reference to documents that are difficult to obtain.
- Specifying that hedges and windbreaks do not require a permit.
- Clarification of requirements for commercial and industrial vs. single-family districts.
- Providing a maintenance requirement within Title 8 of the Municipal Code.

RECOMMENDATION:

- Staff recommends the City Council request review and a recommendation from the Plan Commission on the requested ordinance.

ACTION REQUESTED:

Motion – To request review and a recommendation from the Plan Commission on the requested ordinance.

ATTACHMENT:

[Attachment: Draft Ordinance](#)

[Attachment: Existing Ordinance for reference](#)



SUBJECT: City Council Agenda
 PD – General Development Plan
 Discussion and consideration of a recommendation to direct the Plan Commission to consider a revised general development plan for AH+S Realty, LLC/Olivia Inc. (doing business as Casa de Corazón) for a proposed daycare and preschool, at 4600 N Port Washington Road, in the Planned Unit Development (PD) zoning classification, Planned Mixed Use land use classification, and Tax Key Number 234-8003-000.

FROM: John S. Fellows, Community Development Director

MEETING DATE: March 13, 2023

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	Title 13 – Zoning Code

BACKGROUND/ANALYSIS:

AH&S Realty, LLC (“Owner”) is or will soon be under contract to sell the Property to Olivia Inc., a Wisconsin closely held corporation (doing business as Casa de Corazón). Accordingly, the intended user is Olivia Inc. (doing business as Casa de Corazón) (“User”).

Process:

The process for the Planned Development District includes three steps.

- Step one: Map amendment and general development plan approval.
- Step two: Approval of a specific development plan.
- Step three: Approval of a development agreement with recording.

Steps are summarized as:

1. Rezoning and General Development Plan Steps:
 - Consideration by City Council - Possible referral to Planning Commission
 - Consideration by Plan Commission – Possible recommendation to move forward to schedule a public hearing.
 - Plan Commission Public Hearing
 - Plan Commission Recommendation to Council
 - Consideration by Council of the Plan Commission recommendation and consideration to move forward and schedule public hearing
 - City Council Public Hearing

- City Council Action
2. Specific Development Plan Approval
 - Plan Commission Review
 - City Council Review
 3. Development Agreement
 - City Council Review
 - Recording

Specific Development Plan Summary:

Operational Information

Casa de Corazón intends to operate the property as a daycare and preschool that serves 188 children per day. It will be a Spanish immersion center (the “Center”) operating under the Casa de Corazón franchise. The Center will have 14 classrooms ranging in age from 6 weeks until children begin traditional five-year-old kindergarten. It will employ three center directors, two administrative assistants, a facilities manager, a kitchen manager, three cooks, 28 teachers, seven substitute staff, and other officers and employees of the User for a total of 50 full time positions created. These positions will predominantly be filled by native Spanish-speaking women, many of whom, historically, are single mothers.

The Casa de Corazón prides itself on being socially responsible and environmentally friendly, this site is to be solar-powered, and manage its runoff water through a project with the MMSD in the parking lot. The User will also create more green space onsite as the User intends to construct a large grass and mulch playground with multiple age-appropriate structures.

Casa de Corazón will also create a garden on-site to incorporate food production into the Center’s curriculum. Additionally, the User will convert the old guardhouse onsite into a chicken coop where the User will raise pasture-raised organic chickens for egg production to feed the children on site as part of our commitment to local and ethical practices. Lastly, the User intends to build a small vehicle garage in the northeast corner to house the Center’s buses and vans when the vehicles are not in use.

Finally, Casa de Corazón plans to house its corporate office in a small section of the existing building on the property.

Potential Operational Options:

As noted above the current owners AH&S reality are planning to sell the property to Olivia Inc./Casa de Corazón. If for some reason the sale were not to proceed, the current owner would like to have the PD District reflect potential other uses such as the following:

- Professional services and administrative offices.
- General corporate headquarters offices.
- Medical and dental offices and centers.
- Research establishments.
- Sales offices.
- Financial, insurance and real estate offices.

- Business and office equipment, supplies and services.
- Studios for photography, painting, music, sculpture, dance and other recognized fine arts; and
- Events and/or community space.
- Business and office equipment, supplies and services.
- Studios for photography, painting, music, sculpture, dance and other recognized fine arts.
- Arts education.
- Events and/or community space.
- Early education/child-care.
- Adult education.
- General retail sales.
- Limited agricultural (as described above in section named “Proposed Use by User”);
 - School-age before and after-school wraparound care; and
 - School-age summer camp.

Main Building:

The main building is an existing colonial revival building that was constructed prior to the founding of the City of Glendale. The applicants do not currently propose any modification of the structure. Photo images of the existing conditions have been submitted to represent the intent of retaining the existing architectural design and elements.

Accessory Building:

The applicant has provided a site plan with an accessory building at the northeast portion of the site in the rear of the property. Specific architectural drawings have not yet been submitted.

Site Plan:

The applicant has submitted a general site plan. The general plan is to remove the south access drive along the south side of the building and remove the southern portion of parking in the rear of the property for an outdoor play area and gardens. The plan further calls for expansion and reconstruction for the parking area in the north portion of the rear property, and the addition of an outbuilding at the northeast corner of the property.

A second site plan was included within the documents submitted that does not reflect the above noted changes but is more reflective of existing conditions. Staff believe this document should have a title of existing conditions site plan.

Landscaping:

The applicant has not submitted a landscaping plan for the property. The property does have significant mature vegetation in the front portion of the property and the applicant has indicated an interest in installing a rain garden with funding assistance from the Milwaukee Metropolitan Sewerage District (MMSD).

A general landscaping plan showing the general location of the following should be submitted prior to the Plan Commission meeting on April 11, 2023 for the Plan Commission to review. The landscaping elements should include:

- Landscaping buffers surrounding the perimeter of the parking area in the northeast corner of the property.

- Interior landscaping for the parking lot.
- Location and size of the proposed rain garden.
- Landscaping within and around the proposed playground and garden space including any fence designs or locations.
- Landscaping around and near the proposed outbuilding.
- Any modification, removal, additions, or replacement of plantings in the front portion of the property.

Lighting

The applicant has not indicated any changes, additions, or removal of outdoor lighting on the property. If such site features are proposed a lighting plan with specifications and a photometric plan will need to be provided prior to recommendation by the Plan Commission.

Planning Comments:

1. Staff strongly recommends that all accessory uses within the Planned Development District be allowed within the rear portion of the property such as new outbuildings, chicken coops, gardens, playgrounds, and parking.
 - a. Staff is concerned about the proposal for a chicken coop within the front yard setback of the property with the use of the existing gatehouse. This gatehouse is located at the property line immediately adjacent to the public right of way.
 - b. The location is near a busy intersection and control of children near the space or the general public walking up and being directly adjacent to the space where the chickens and children are may create undesirable situations between the public (strangers) and children.
 - c. In addition, if a child were to run quickly or be away from a larger group the child could easily be in the right-of-way within seconds. In addition, the City has a policy to only allow decorative fences within the front yard of properties and a decorative three-foot fence most likely will not secure the chickens.
2. A landscaping plan will need to be submitted with enough time to revise and include within the Plan Commission Packet.
3. If the applicant wishes to include a fence as part of the district, that should be included in the resubmission prior to Plan Commission recommendation.
4. A lighting plan will need to be submitted with enough time to revise and include within the Plan Commission Packet.
5. General architectural intent for the outbuilding will need to be submitted with enough time to revise and include within the Plan Commission packet.
6. Public Works, Police, Fire, Inspections, and Health Department comments will be forthcoming for the Plan Commission review.

RECOMMENDATION:

Staff recommends the City Council recommend requesting the Plan Commission to revise and provide a recommendation regarding the general development plan for a Planned Development District subject to the following:

1. The Chicken coop and chicken yard shall be located in the rear yard of the property with a distance from the public right-of-way to assure minimal access between the public and children.

2. A landscaping plan will need to be submitted with enough time to revise and include within the Plan Commission packet.
3. A lighting plan will need to be submitted with enough time to revise and include within the Plan Commission packet.
4. General architectural intent for the outbuilding will need to be submitted with enough time to revise and include within the Plan Commission packet.
5. Public Works, Police, Fire, Inspections, and Health Department to provide comments to the Plan Commission prior to a Plan Commission recommendation.

ATTACHMENTS:

[Attachments: 4600 N Port Washington Road Rezone](#)

SUBJECT: City Council
 Discussion, consideration to scheduling a public hearing for a zoning map amendment 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: March 13, 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~~ February 27, 2023
~~Planning Commission Recommendation~~ March 7, 2023

City Council

March 13, 2023

City Council Possible Public Hearing and Action

April 10, 2023

Specific Development Plan and
Development Agreement

Dates to be determined.

RECOMMENDATION:

- Staff recommends that the City Council direct staff to schedule a public hearing at the earliest convenience.

ACTION REQUESTED:

- Motion - To recommend direct staff to schedule a public hearing at the earliest convenience.

ATTACHMENT:

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

SUBJECT: Discussion and consideration of a recommendation to staff to schedule a public hearing at the earliest convenience for a zoning map amendment from B-1 “P” Business and Commercial District to a M-1 Warehouse, Light Manufacturing, Office, and Service District, for Sprecher Property III, LLC at 727 W. Glendale Avenue, in the Planned Mixed Use Land Use Classification, Tax Key Number 233-1170-002.

FROM: John S. Fellows, Community Development Director

MEETING: City Council

MEETING DATE: March 13, 2023

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	Zoning Map Amendment 13.1.34, 13.139, and 13.1.182

BACKGROUND/ANALYSIS:

Request:

The applicant is seeking to rezone 727 W Glendale Avenue from B-1 “P” to M-1 Warehouse, Light Manufacturing, Office and Service District. The applicant has indicated that the current occupants will remain which consist of warehousing for Sprecher Brewing, and a printing shop for Mandel Graphic Solutions. The site has approximately 20 parking spaces. They estimate that business hours will be M-F 6am to 6pm with 25 full-time employees and 40 part-time employees. Sprecher is requesting the zoning be returned to industrial zoning which more aligns with the construction of the building from 1953-1964 and will “enable Sprecher to plan for future development optionality.” At this time no modifications to the structures or site have been proposed.

Land Use:

The Planned Mixed Use land use classification is intended to facilitate a carefully controlled mix of commercial and residential uses on public sewer, public water, and other urban services and infrastructure. Planned Mixed Use areas are intended as vibrant urban places that should function as community gather spots. The category advises a carefully designed blend of planned commercial, light industrial, mixed residential, parks and open space, and community facilities land uses.

Current Zoning:

The current zoning is B-1 “P” This district is described as:

B-1, Sub-Area “P”—Permitted Uses. *The following uses are permitted within the B-1 sub-area “P” district upon review by the Plan Commission for conformance with the standards established in Sections 13.1.34(d), 13.1.34(e), 13.1.34(f), and 13.1.34(g):*

- A. Professional services and administrative offices*
- b. General corporate headquarters offices*
- c. Medical and dental offices*
- d. Sales offices*
- e. Financial, insurance and real estate offices*
- f. Specialty breweries with accessory retail sales*
- g. Any other uses found to be similar use by the Plan Commission or Community Development Authority upon review of application*

Note any use approval are to be approved by the Plan Commission.

Recommended Zoning to implement a Planned Mixed Use Land Use Classification

The Comprehensive Plan recommends that a Planned Development District be used to implement this type of mixed use. A more complicated process is to zone various areas of a Planned Mixed Land Use Classification into more traditional zoning districts such as residential, commercial, or industrial.

Proposed Zoning:

The intent of the M-1 Warehouse, Light Manufacturing, Office and Service District is intended to provide for the development of compatible groupings of warehouse, light manufacturing, and office uses. The physical and operational characteristics of uses in this District are based on performance standards which would not be detrimental to the public health, safety or welfare or detrimental to the surrounding area as a result of noise, vibration, external lighting, odor, particulate emissions, other visible emission, hazardous pollutants, traffic, physical appearance, or other similar factors. Note any change of use within the M-1 district occurs at the staff level.

- (b) *Permitted Principal Uses. Except as herein provided, no building, structure, or land in this District shall be used, erected, altered, or enlarged except for the uses specified below:*
- (1) *Uses involving the manufacture and fabrication of goods within the confines of a building and in which any noise, vibration, heat, flash, or odor produced in any process is confined within the building, and in which the manufacture, fabrication, processing or operation does not regularly employ, use, or consume materials as defined in Section 5.4.2 of this Code of Ordinances.*
 - (2) *Buildings for the storage of goods and materials, other than hazardous materials as defined in Section 5.4.2, where such goods or materials are stored inside a building, provided such building is not subdivided into more than three (3) multiple warehouse and storage facilities containing less than one thousand five hundred (1,500) square feet each and are available for sublease.*
 - (3) *Uses providing a service in which noise, vibration, heat, flash, or odor produced on the premises by such service uses is confined within a building.*
 - (4) *Business, professional, clerical, or general offices.*

(5) *Indoor sports and recreational facilities, excepting and excluding any recreational activity involving the use of weaponry, provided adequate off-street parking is available for any customers, users, or employees not accommodated by onsite facilities.*

(6) *Research laboratories.*

(c) *Permitted Accessory Uses.*

(1) *Off-street parking and loading areas for facilities located wholly within the City of Glendale.*

(2) *Sales of products integral to the service or manufacturing business, which sales promote the product as manufactured, and are limited to not more than 10% of gross receipts and 20% of the total interior building space on the premises. Such retail sales shall further be limited to not more than 40 hours per week, and shall not emit any noise, odor, or emissions of any nature, or spillover lighting as otherwise prohibited by the Glendale Code.*

(3) *Garages or buildings used for the storage of vehicles used in conjunction with the operation of a warehouse or industrial use which are located wholly within the City of Glendale.*

Planning Commission Recommendation

The Plan Commissions recommended

Process / Schedule:

A Map Amendment will follow the standard map amendment as outlined in Section 13.1.182 of the municipal code. Staff anticipates the following schedule

Common Council Initial review	January 9, 2023
Plan Commission Review	February 7, 2023
Plan Commission Public Hearing and recommendation	March 7, 2023
City Council Public Review	March 13, 2023
City Council Public Hearing and Action	April 10, 2023

Review Comments:

Planning

1. Staff recommends approval of this current rezoning request as the area indicated within the Comprehensive Plan as planned mixed use would still be met with the area split between M-1 on the south and B-1 "P" on the northern parcels. If in the future a rezoning request were to be made for the northern parcels to be rezoned to M-1 the intent of the Planned Mixed Use land use classification would not be met. Staff at such time would recommend denial of such a rezoning or suggest alternative zoning or amendment to the comprehensive plan be amended. Note State Statutes require rezonings to concur with the land use plan after 2010.
2. The tenant currently has a temporary sign that is not compliant with ordinances. The tenant has been notified.
3. This property is a land locked property. In order to allow this property to function into the future if adjacent parcels were to ever change hands staff recommends that an easement be provided

to allow for the circulation of vehicles, deliveries, and pedestrians to access this property from Glendale Ave.

Engineering/Public Works/Utilities

1. No comments currently. Modifications to the building or site in the future would require review and possible stormwater analysis.

Police:

1. No comments currently.

RECOMMENDATION:

Staff recommends City Council direct staff to schedule a public hearing at the earliest convenience.

ACTION REQUESTED:

Motion to - Direct staff to schedule a public hearing at the earliest convenience.

ATTACHMENT:

[Attachments – 727 W. Glendale Avenue](#)

SUBJECT: Discussion and Consideration of a recommendation to staff to schedule a public hearing at the earliest convenience for Map Amendments for properties owned by the Milwaukee Metropolitan Sewage District and the City of Glendale from R-7 to the C-1 Zoning District for 6130 and 6521 N. Sunny Point Road, 6411, 6435, 6459, 6477, 6515, 6573, 6583, 6593, 6595, and 6599 Sunny Point Lane, Single Family and Environmental Corridor land use classifications, Tax Keys 162-0067-001, 134-0021-001, 134-0018-001, 134-0017-001, 134-0014-003, 134-0013-001, 134-0001-000, 134-0008-000, 134-0008-000, 134-0007-000, 134-0006-000, 134-0003-000, 134-0005-000.

FROM: John S. Fellows, Community Development Director

MEETING: City Council

MEETING DATE: March 13, 2023

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

Wisconsin Statutes:	N/A
Municipal Code:	Ordinance Amending Title 13 Zoning, Chapter 1 Zoning Code

BACKGROUND/ANALYSIS:

Request:

Over the last decade, several parcels have been purchased through a program with the Milwaukee Metropolitan Sewage District (MMSD). At the time of purchase these properties included various residential structures that have been or are in the process of being removed. Under our agreement with MMSD, these properties have restrictions on them that limit uses and essentially prohibit redevelopment opportunities. Two similar parcels 134-0019-000 and 161-0092-000 were rezoned to C-1 to have the zoning map better represent development potential on these properties. These properties within the Comprehensive Land Use Map are classified as single family residential with environmental corridors.

Because these properties are within the floodplain or floodway and the structures were removed to prevent further flooding, staff is recommending that they be rezoned to C-1 or Conversation. As the City obtains additional properties over the years, staff will work to present similar zoning map amendments. Staff has also been working with MMSC to provide a plan for these properties such as additional forestation, trails and/or stormwater retention.

Plan Commissions recommended on March 7, 2023 to rezone the properties from R-7 to C-1.

Process / Schedule:

An amendment to this ordinance will follow the standard map amendment to the Zoning Code as outlined in Section 13.1.182. Staff anticipates the following schedule:

Common Council Initial review	January 9, 2023
Plan Commission Review and Recommendation	February 7, 2023
Plan Commission Public Hearing and recommendation	March 7, 2023
City Council Review	March 13, 2023
City Council Public Hearing and Action	April 10, 2023

RECOMMENDATION:

Staff recommends the City Council direct staff to schedule a public hearing at the earliest convenience.

ACTION REQUESTED:

Motion to direct staff to schedule a public hearing at the earliest convenience.

ATTACHMENT:

[Attachment: Map R-7 to C-1 Properties](#)

[Attachment: Draft Ordinance](#)

SUBJECT: City Council
 Discussion and Consideration of a recommendation to staff to schedule a public hearing at the earliest convenience for an ordinance creating Section 13.1.18, “Home Occupations,” and Deleting Part (a) (45) of Section 13.1.200, “Home Occupation” of Chapter 1, “Zoning Code,” of Title 13, “Zoning,” of the Code of Ordinances of the City of Glendale.

FROM: John S. Fellows, Community Development Director

MEETING DATE: March 13, 2022

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	Ordinance Amending Title 13 Zoning, Chapter 1 Zoning Code 13.1.200 and creating Title 13 Zoning, Chapter 1 section 13.1.18.

BACKGROUND/ANALYSIS:

City Council has been discussing possible revisions to the Home Occupation ordinance to better address concerns and have an ordinance that is easier to understand by the public. The Council discussed the proposed draft at the January 9th and January 23rd City Council meetings. The Council has recommended review of the ordinance by Plan Commission and is seeking a recommendation from the Plan Commission.

Based upon comments from Council at the January 23, 2022, it appears that a number of the City Council would like an ordinance that better allows residents to perform work from home with less residents, but still allow enforcement of items that cause a disruption to the residential neighborhood. The City Council is asking that the Plan Commission review this and make a recommendation to the City Council.

The Plan Commission recommended approval of the changes at their March 7, 2023, meeting.

RECOMMENDATION:

Staff recommends the City Council direct staff to schedule a public hearing at the earliest convenience.

ACTION REQUESTED:

Motion to direct staff to schedule a public hearing at the earliest convenience.

ATTACHMENT:

[Draft Ordinance Amending 13.1.200 and creating 13.1.18.](#)

SUBJECT: City Council
Discussion and Consideration of a recommendation to staff to schedule a public hearing at the earliest convenience regarding a Zoning Text Amendment for Title 13 Zoning, Chapter 1 Zoning Code, Section 38 “S-1 SPECIAL (INSTITUTIONAL) DISTRICT,” Subsection (d) “Front Yard requirements” of the Code of Ordinances of the City of Glendale.

FROM: John S. Fellows, Community Development Director

MEETING DATE: March 13, 2023

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	Ordinance Amending Title 13 Zoning, Chapter 1 Zoning Code, Section 38 “S-1 SPECIAL (INSTITUTIONAL) DISTRICT,” Subsection (d) “Front Yard requirements” of the Code of Ordinances of the City of Glendale

BACKGROUND/ANALYSIS:

Request:

The S-1 Special (Institutional) District currently allows for decreased setbacks for structures that are not recreational or educational in nature. Staff is recommending that the same flexibility be provided to Front yard requirements within the S-1 District. The side yards and rear yards allow for a 10-foot setback. Staff is recommending that the 15-foot setback be established for front yard requirements. This flexibility will allow for reactional facilities elements such as fencing, security gates, and other features commonly found on a school property to be placed at 15 feet rather than the 35 foot as currently required.

Plan Commissions recommended on March 7, 2023 to the ordinance text changes regarding the S-1.

Process / Schedule:

Amendment to this ordinance will follow the standard text amendment to the Zoning Code as outlined in Section 13.1.182 of the municipal code. Staff anticipates the following schedule:

Common Council Initial review	January 9, 2023
Plan Commission Review	February 7, 2023
Plan Commission Public Hearing and Action	March 7, 2023
City Council Review	March 13, 2023
City Council Public Hearing and Action	April 10, 2023.

RECOMMENDATION:

Staff recommends the City Council direct staff to schedule a public hearing at the earliest convenience.

ACTION REQUESTED:

Motion to direct staff to schedule a public hearing at the earliest convenience.

ATTACHMENT:

[Attachment: Draft Council Ordinance Amending S-1 Zoning District Regulations](#)

[Attachment: Exhibit Text Amendment S-1 Redline](#)