

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

*Join Zoom Meeting

<https://zoom.us/j/97599686909>

Meeting ID: 975 9968 6909

+1 312 626 6799 US (Chicago)

***AMENDED 7-7-2023**

AGENDA—COMMON COUNCIL MEETING

Monday, July 10, 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 June 26, 2023
 - b) Approval: Accounts Payable
4. Public Hearing:
 - a) Public Hearing: Public Hearing regarding 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.
 - b) *Public Hearing: Public Hearing and recommendation for a map amendment and 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 Rd., in the Planned Unit Development (PD) zoning classification, Planned Mixed Use land use classification, Tax Key Number 234-8003-000.
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 Possible Action: 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.

- b) *Review and Possible Action: Consideration and recommendation for a map amendment and 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 Rd., in the Planned Unit Development (PD) zoning classification, Planned Mixed Use land use classification, Tax Key Number 234-8003-000.
 - c) Review and Possible Action: Referral to the Planning and Architectural Review Commission for a zoning map amendment from R-7 Residence District to R-7A Residence District at 902 W Eula Court in the R-7 Residence District and Residential Land Use Classification, Tax Key Number 233-1047-000.
 - d) Review and Possible Action: Referral to the Planning and Architectural Review Board for a zoning map amendment from B-1 “A-1” Local Business District to PD Planned Development District, for Phoenix JCR Glendale Industrial Investors LLC, at 5055 North Lydell Ave Residence District and the Mixed-Use Development Land Use Classification, Tax Key Number 203-8995-004
 - e) Review and Possible Action: Authorization to Execute – State/Municipal Maintenance Agreement for the Maintenance of Underdeck Lighting on the I-43 Bridge at Glendale Avenue
 - f) Review and Possible Action: Stop Signs at Intersection of W. Clovernook Lane and N. Bittersweet Lane.
 - g) Review And Possible Action: Approval of Five-year Capital Improvement Plan and Review of American Recovery Plan Act (ARPA) Fund Eligible Projects
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. Adjournment.

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

*The Common Council of Glendale currently holds meetings in person at City Hall, or an alternative physical location as allowed by the City Ordinance. As a courtesy to citizens, Council meetings will also be made available live on the 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.

3A-3B
7/10/2023

CONSENT
AGENDA

- a) [Adoption of Minutes: Meetings held on June 26, 2023](#)
- b) [Approval: Accounts Payable](#)

SUBJECT: Public Hearing regarding 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.

Discussion and recommendation to council 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: Common Council

MEETING DATE: July 10, 2023

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	§§ 8.1.9(d)(13); Title 13, Article K; 13.1.142

LAND DEVELOPMENT REFERENCE:

Land Use:	Residential, Commercial, Mixed Use, and Industrial
Zoning:	Title 13, Article K; 13.1.142
Target Investment Area:	NA

BACKGROUND/ANALYSIS:

City Staff have been reviewing various ordinances and processes and during these reviews staff has made various recommendations to the City Code to provide efficiencies, provide clarification or simply to modify an ordinance to make it consistent with current practice. Staff has reviewed the section of the ordinance related to fences and other accessory structures and is recommending the modifications as previously presented to the City Council and as presented to the Planning and Architectural Review Board (PARC).

Title 13, Article K relates to fences, walls, hedges, and windscreens. These structures reflect the community aesthetic and have the potential to affect the ambience and desirability of the community positively or negatively, and therefore the property values of the City of Glendale.

City staff have worked to reorganize the Ordinance to make it more user friendly and readable for most citizens, developers, and other interested parties.

The proposed text amendments cover several items which include:

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

PLANNING AND ARCHITECTURAL REVIEW BOARD ACTION/ RECOMMENDATION:

On April 11, 2023, the PARC moved to schedule an optional public hearing prior to issuing a recommendation to the Common Council. The Commission further asked staff to revise the Draft Ordinance to strike the first preambular clause and add a proof of notice requirement akin to the current Ordinance permitting the keeping of chickens. Staff revised the draft accordingly.

On June 6, 2023, The PARC held a public hearing and recommended Common Council adopt the ordinance as drafted.

RECOMMENDATION:

- Staff recommends the Common Council hold the public hearing for the proposed text amendment.
- Staff recommends Common Council, after closure of the public hearing, adopt the revisions as recommended.

ACTION REQUESTED:

Motion to recommend approval of the text amendment as drafted.

ATTACHMENT:

[Attachment: Draft Ordinance](#)

[Attachment: Existing Ordinance](#)

SUBJECT: Public Hearing and recommendation for a map amendment and 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 Rd., in the Planned Unit Development (PD) zoning classification, Planned Mixed Use land use classification, Tax Key Number 234-8003-000.

FROM: John S. Fellows, Community Development Director

MEETING: Common Council

MEETING DATE: July 10, 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

LAND DEVELOPMENT REFERENCE:

Land Use:	Planned Commercial
Zoning:	PD – Planned Development
Target Investment Area:	None

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 realty 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, with the exception of adding solar panels to the southeast flat roof area. Photo images of the existing conditions have been submitted to represent the intent of retaining the existing architectural design and elements. Architectural drawings of the solar panels in relationship to the building have been requested for the specific development plan process.

Accessory Building / Structures:

They plan for an outbuilding to support the gardens and other outdoor activities which would be located in the Northeast portion of the property. Specific architectural plans will be provided at the specific development phase, the intent is to complement the existing architecture of the site.

In addition, they are planning for a wind turbine area in the Southeast area that will provide energy obtained from wind to service the property. The wind turbines they are proposing are manufactured by flower turbines which have a sculptural quality and often placed in public

spaces etc. They should not be confused as being like wind turbines that are used by electric utilities companies. (See attached info).

The applicant is planning solar panels for the southeast portion of the roof, which is flat.

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 of the parking area in the north portion of the rear property. As noted above a wind turbine area is planned for the southeast portion of the property. The applicant intends to use the existing guard house as a chicken coop.

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).

The applicant has indicated a full landscaping plan will be provided with the specific development plan. 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 with the specific development plan application.

PLANNING AND ARCHITECTURAL REVIEW COMMISSION RECOMMENDATION:

The PARC recommend Common Council approval of the general development plan as submitted subject to staff comments.

STAFF COMMENTS:

Planning Comments:

1. The general development plan as submitted has limited information on a number of areas that are typically submitted for new construction, given that this property is already zoned PD and that the structures exist, staff recommends that the plan

commission and council approve the general development plan subject to detailed plans being submitted with the specific development plan for, architecture, solar panels, wind turbines, accessory structure, fencing, chicken coop conversion, dumpster location and corral, landscaping, and lighting.

Public Works:

1. There is a private storm sewer located within this parcel. Owner to ensure all catch basins are inspected and repaired as necessary.
2. Storm sewer appears to be located in the area that is designated "Outdoor Playground, Gardens, Greenspace". Must account for the potential loss of inlets.
3. Subsequent comments may be forthcoming, in regard to plan set revisions.

Engineering:

1. Stormwater Comments:
 - a. Based on the preliminary concept map, it appears there may be added impervious surface. If there will be over 5,000 SF of impervious surface added, stormwater management will be required. Please see the attached Criteria and Review Checklist for applicability.
 - b. Any stormwater management facilities installed on the site to meet requirements must be accompanied by a maintenance agreement. A draft agreement is available upon request.
2. Utility Comments:
 - a. There is a private storm sewer located within this parcel. Owner to ensure all catch basins are inspected and repaired as necessary.
 - b. Storm sewer appears to be located in the area that is designated "Outdoor Playground, Gardens, Greenspace". Must account for the potential loss of inlets
 - c. Utility modification plans must be submitted.

Police:

1. Subsequent comments may be forthcoming.

Fire:

1. Subsequent comments may be forthcoming.

Inspections:

1. Subsequent comments may be forthcoming.

RECOMMENDATION:

Staff recommend the Common Council hold a public hearing.

ACTION REQUESTED:

Motion - To recommend Common Council approval of the general development plan as submitted, subject to staff comments, submission and approval of a specific development plan, and approval of a development agreement.

ATTACHMENTS:

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

SUBJECT: Referral to the Planning and Architectural Review Board for a zoning map amendment from R-7 Residence District to R-7A Residence District at 902 W Eula Court in the R-7 Residence District and Residential Land Use Classification, Tax Key Number 233-1047-000.

FROM: John S. Fellows, Community Development Director

MEETING: Common Council

MEETING DATE: July 10, 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 Article C: 13.1.30 , 13.1.31 , and Article N

LAND DEVELOPMENT REFERENCE:

Land Use:	Single Residential and Environmental Corridor
Zoning:	R-7 Residence District
Target Investment Area:	NA

BACKGROUND/ANALYSIS:

Request:

The applicant is requesting a zoning map amendment for 902 W. Eula Court from R-7 Residence District to R-7A Residence District. The original platting of the property was two narrow lots. In 1939, a structure was built on the two lots with the house straddling both lots. In 2020, the house was razed and has been vacant land ever since.

The applicant is requesting the change of zoning to allow for two separate home structures to be built upon the one parcel and to be developed as condominiums. The current 80-foot lot is not typical of the pattern of development in the neighborhood. One single family home on this 80-foot lot would appear inconsistent with the rest of the streetscape.

Land Use:

The land use plan classifies the property and surrounding area as single family. This land use category is intended for existing and planned groupings of single-family detached residences served by public sanitary sewer and water systems. Small public and institutional uses—such as parks, schools, churches, and stormwater facilities— also may be built on lands within this category. This category is mapped in significant portions of the City of Glendale where the desire is to promote or retain single family character.

Current Zoning:

The current zoning of R-7 includes the following: [R-7 Zoning Text](#)

Uses permitted.

- (1) Single-family detached dwellings.
- (2) Public parks.
- (3) Municipally owned buildings.
- (4) Customary home occupations engaged in by the occupant of a dwelling not involving the conduct of a business on the premises, including also a professional office when situated in the same dwelling occupied by such person as his or her private dwelling.
- (5) Accessory buildings and uses customarily incident to any of the above uses, including private garages. No accessory building shall be erected unless the main building to which the accessory building is an incidental use has been erected or will be erected simultaneously with said accessory building.

The proposed zoning of R-7A includes the following: [R-7A Zoning Text](#)

Uses permitted.

- (1) Single-family detached dwellings.
- (2) Public parks.
- (3) Municipally owned buildings.
- (4) Customary home occupations engaged in by the occupant of a dwelling not involving the conduct of a business on the premises, also including a professional office when situated in the same dwelling occupied by such person as his or her private dwelling.
- (5) Accessory buildings and uses customarily incident to any of the above uses, including private garages. No accessory building shall be erected unless the main building to which the accessory building is an incidental use has been erected or will be erected simultaneously with said accessory building.
- (6) A single-family semi-detached dwelling or a two-family detached dwelling shall be permitted to be erected on any lot of record as of the date of the adoption of this chapter from which there is available a public sanitary sewer connection in the street and conforming to or with one of the following requirements as of the effective date of this chapter

Relationship between land use and zoning:

The land use plan provides for the classifications of single family as well as two family land use classifications. The current Zoning Code provides for an R-7 district that allows only single family on lots with a minimum width of 60ft. In addition, the code provides for the R-7A district to have a minimum width of 60ft. With a lot of 80 feet, it is not able to be subdivided. A minimum of 120 feet is required to be able to create two new lots.

The R-7 district states that one-single family structure may be constructed on a lot, while the R-7A allows for a single-family semi-detached structure, which the applicant desires to construct.

Currently, there are two properties on W. Eula Court that have a land use classification of single-family and a zoning of R-7A. In addition, there are similar properties along the north side of W. Glendale Avenue.

Process / Schedule:

A Map Amendment will follow the standard map amendment as outlined in Section [Title 13, Article N](#) of the municipal code. Staff anticipates the following schedule:

Common Council Initial review	July 10, 2023
Plan Commission Review	August 8, 2023
Plan Commission Public Hearing and recommendation	September 5, 2023

Review Comments:

Planning

1. Any future construction will need to be approved for site plan and architectural review.
2. Any future construction will need to comply with zoning and flood plain regulations.
3. Driveways and other work to be done within the public right of way will require approval of right of way permits.
4. Any future construction will need to comply with stormwater regulations.
5. Future development plans will need to provide utility plans for review and approval.

Engineering/Public Works/Utilities

1. Modifications to the building or site in the future would require review and possible stormwater analysis.

RECOMMENDATION:

Staff recommends common council refer the application to the Planning and Architectural Review Commission for a recommendation.

ACTION REQUESTED:

1. Recommend review of the application by the Planning and Architectural Review Commission for a recommendation to council.

ATTACHMENT:

[Attachments – 902 W. Eula Court](#)

SUBJECT: Discussion, consideration, referral to the Planning and Architectural Review Board for a zoning map amendment from B-1 “A-1” Local Business District to PD Planned Development District, for Phoenix JCR Glendale Industrial Investors LLC, at 5055 North Lydell Ave Residence District and the Mixed-Use Development Land Use Classification, Tax Key Number 203-8995-004

FROM: John S. Fellows, Community Development Director

MEETING: Common Council

MEETING DATE: July 10, 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 Article C 13.1.34 , and Article N

LAND DEVELOPMENT REFERENCE:

Land Use:	Mixed Use Development
Zoning:	B-1 “A-1” Local Business District
Target Investment Area:	Lydell Corporate Center

BACKGROUND/ANALYSIS:

Request:

The applicant, Phoenix JCR Glendale Industrial Investors LLC, is seeking to rezone 5055 North Lydell Avenue from B-1 “A-1” to PD – Planned Development. The property owner has owned the building for several years and has unsuccessfully been able to attract uses to the site which are permitted under the B-1 “A-1” standards. The applicant seeks to redevelop the property with modifications to the site, buildings and uses and a PD – Planned Development District will provide them with the flexibility to allow the objectives of the City of Glendale’s Comprehensive Plan to be more fully implemented. In addition, a rezoning to PD will align with the Comprehensive Plan recommendations.

The applicant is in discussions with various users for the site and is asking the City to begin the process to amend the zoning map to assure the potential users that their use would be permitted and this would also expedite the zoning map amendment and development plan process if an end user is interested in the site so that the approval process can be streamlined.

Land Use:

Planned Mixed Use

Description:

This future land use blends a mix of commercial, light industrial, mixed residential, parks and open space, and community facilities land 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 gathering spots.

Recommended Zoning

The City's current PD Planned Development district will accommodate a general mix of future land uses consistent with the development desires of the owner and consistent with the City's Comprehensive Plan.

Policies and Programs of Planned Development Districts as Required in the City Code of Ordinances

- a. Carefully review all projects in Planned Mixed Use areas to ensure an appropriate mix of uses compatible with neighboring properties and the City's vision for the area. The precise mix of uses and zoning districts should be at the City's discretion, rather than that of the property owner.
- b. Grant development approvals only after submittal, public review, and approval of site, landscaping, building, signage, lighting, stormwater, erosion control, and utility plans.
- c. Planned mixed-use areas require the use of high-quality building materials and design objectives.
- d. Adopt a Mixed-Use zoning district to implement this future land use category. This district should allow the desired mix of uses and provide flexibility in layout in exchange for superior design. The zoning is tied to City approval of a specific plan for the project.
- e. Areas mapped Neighborhood Commercial zoning districts should include dense, walkable design and adequate bicycle and pedestrian infrastructure.

Current Zoning:

The current zoning of B-1 "A-1" includes the following permitted uses: [B-1 Zoning Text](#)

- a. Professional services and administrative offices.
 - b. General corporate headquarters offices.
 - c. Medical and dental offices.
 - d. Research establishments.
 - e. Sales offices.
 - f. Financial, insurance and real estate offices.
- Note: Multi-family residences (12—15 units per acre) will be considered only under PD-Planned Development District zoning, with a minimum land area of five acres.
- g. Any other uses found to be a similar use by the Plan Commission or Community Development Authority.

Proposed Zoning:

The proposed zoning of PD district includes the following: [PD Zoning Text](#)

Purpose.

The purpose of the PD Planned Unit Development District and the regulations applicable to the same are to encourage and provide means for effecting desirable and quality development by permitting greater flexibility and design freedom than that permitted under the basic district regulations and to accomplish a well-balanced, aesthetically satisfying city and economically desirable development of building sites within a PD planned unit development district.

These regulations are established to permit latitude in the development of the building site if such development is found to be in accordance with the purpose, spirit and intent of this chapter and is found not to be hazardous, harmful, offensive or otherwise adverse to the environment, property values or the character of the neighborhood or the health, safety and welfare of the community. It is intended to permit and encourage diversification, variation and imagination in the relationship of uses, structures, open spaces and heights of structures for developments conceived and implemented as comprehensive and cohesive unified projects. It is further intended to encourage more rational and economic development with relationship to public service and to encourage and facilitate preservation of open lands.

Relationship between land use and zoning:

The land use plan provides for the classifications of Mixed-Use Development, while the existing Zoning Code provides for an B-1 “A-1” classifications with a limited number of uses.

Rezoning to PD will allow for better alignment between the land use and zoning policies.

Process / Schedule:

A Map Amendment will follow the standard map amendment as outlined in Section [Title 13, Article D](#) of the municipal code. In general, if a map amendment to PD is approved, a General Development and Specific Development Plan must be approved in the same process as highlighted below.

Staff anticipates the following schedule:

General Development Plan Approval:

Common Council Initial Review	July 10, 2023
Plan Commission Review	August 8, 2023
Plan Commission Public Hearing and Recommendation	August 8, 2023
City Council Public Review	August 14, 2023
City Council Public Hearing and Action	September 11, 2023

Specific Development Plan Approval

Planning Commission	September 5, 2023
City Council Action	September 11, or September 25, 2023

Development Agreement:

City Council Action	September 11, or September 25, 2023
---------------------	-------------------------------------

Note: Above dates assume timely submission of applications and documents for review, comment, and submission to appropriate boards and commission.

Review Comments:

None at this time.

RECOMMENDATION:

Staff recommends Common Council refer the item to the Planning and Architectural Review Commission for a recommendation.

ACTION REQUESTED:

Recommend review of the application by the Planning and Architectural Review Commission for a recommendation to council.

ATTACHMENT:

Attachments – none at this time.

SUBJECT: Review and Approval of State/Municipal Maintenance Agreement (SMMA) for a State-Let Highway Project ID: 1228-22-71, I-43 North-South Freeway Corridor Project (Capitol Drive to 2100' N of Hampton Avenue).

FROM: Charlie Imig, Director of Public Works

MEETING DATE: July 10, 2023

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

Wisconsin Statutes:	§84.07(1)
Municipal Code:	N/A

BACKGROUND/ANALYSIS:

This State/Municipal Maintenance Agreement (SMMA) for a State-Let Highway Project ID: 1228-22-71, I-43 North-South Freeway Corridor Project (Capitol Drive to 2100' N of Hampton Avenue) is a guarantee that the Municipality (Glendale) shall, at its own cost and expense, maintain all portions within the specified limits of this agreement that lie within its jurisdiction for such maintenance through statutory requirements in a manner satisfactory to the State and shall make ample provisions for such maintenance. Upon completion of construction project, 1228-22-71 the Municipality (Glendale) will assume all maintenance responsibilities.

Under the Agreement, Glendale would be responsible for the maintenance of the underdeck lighting, perform snow and ice control operations, maintain the pedestrian walkways, and signs installed by the State under the I-43 bridge at Glendale Avenue.

RECOMMENDATION:

Approval of the State/Municipal Maintenance Agreement (SMMA) is recommended.

ACTION REQUESTED:

Motion to approve the State/Municipal Maintenance Agreement (SMMA) for a State-Let Highway Project ID: 1228-22-71, I-43 North-South Freeway Corridor Project (Capitol Drive to 2100' N of Hampton Avenue) as presented.

ATTACHMENTS:

1. [State/Municipal Maintenance Agreement \(SMMA\) for a State-Let Highway Project ID: 1228-22-71](#)

SUBJECT: Stop Signs at Intersection of W. Clovernook Ln. and N. Bittersweet Ln.

FROM: Chief Ferguson

MEETING DATE: July 10, 2023

FISCAL SUMMARY:

Budget Summary:	
Budgeted Expenditure:	\$1,238
Budgeted Revenue:	

STATUTORY REFERENCE:

Wisconsin Statutes:	346.46(1)
Municipal Code:	§ 10.1.14

BACKGROUND/ANALYSIS: Alderman Gelhard received a request from residents to install traffic control signs at the intersection of W. Clovernook Lane and N. Bittersweet Lane for safety reasons. This is a 3-way uncontrolled intersection and Alderman Gelhard has requested that stop signs be erected to make it a three-way stop. There have been no accidents or other traffic safety concerns associated with this intersection. The estimated cost for the DPW to purchase three stop signs, three posts, and installation is \$1,238.

Signage is to conform with Wis. Stat. § 346.46(1) and Glendale Ordinances Section 10.1.14. Stop signs would need to be included in Schedule D of Glendale Ordinance 10.1.14.

RECOMMENDATION: Recommend approval to install 3-way stop signs at the intersection of W. Clovernook Ln. and N. Bittersweet Ln.

ACTION REQUESTED: Motion to approve installation of stop signs at above intersection at a cost of \$1,238.00 and to amend Schedule D of Glendale Ordinance 10.1.14.

ATTACHMENTS:

SUBJECT: Review and Approval of the 2024-2028 Capital Improvement Program

FROM: Karl Warwick, City Administrator

MEETING DATE: July 10, 2023

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND/ANALYSIS:

The City has amended the five-year Capital Improvement Plan (CIP) based on changing costs and conditions and the addition or deletion of capital improvement projects. In addition, staff amended the CIP to better categorize the projects.

Staff has also provided additional supporting documents:

1. Supplemental Capital Plan:

Staff has provided a supplemental Capital Plan that:

- a. Provides further descriptions of certain projects included in the 5-Year Capital Improvement Plan.
- b. Summarizes and provides costs estimates for projects included in the Glendale Bike and Pedestrian Plan.
- c. Provides a description and cost estimates for park improvements that could be included in a future Capital Improvement Plan.
- d. Provides a description and cost estimates for other capital improvements that could be included in a future Capital Improvement Plan.
- e. Summarizes eligible projects for the American Recovery Plan Act (ARPA) Fund.

2. Subscription, Equipment, and Information Technology Plan:

Staff has included a five-year plan for major operational subscriptions, Equipment Replacement Plan, and Technology Replacement Plan. These items were included because they are a major cost to the City and staff requests that the Common Council review these items and begin to allocate funds in future budgets for these subscriptions and replacements. An example is that all City computers were purchased in 2019, with an average lifespan of five years. The plan would set aside funds to replace a percentage of computers on an annual basis rather than allocate significant funds every five years for these replacements.

3. Squad Car Replacement Program:

Staff has included the background information on the calculations for the squad car replacement program.

Staff did not have the opportunity to complete similar plans to provide additional information on watermain replacement program, road resurfacing program or the Public Works Fleet Replacement Program. These will be provided to you in the future and will include an analysis on the funding levels necessary to replace these assets prior to the end of their lifespan, rather than relying on a fixed amount.

RECOMMENDATION:

Recommend the Common Council approve the 2024-2028 Capital Improvement Program per attachment.

Recommend that the Common Council adopt a plan to formally allocate ARPA funds by December 30, 2024.

ACTION REQUESTED:

Motion to approve the 2024-2028 Capital Improvement Program as recommended.

Recommend that the Common Council adopt a plan to formally allocate ARPA funds by December 30, 2024.

ATTACHMENTS:

- [Capital Improvement Plan](#)
- [Supplemental Capital Improvement Plan](#)