

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

This meeting is in person, but will be broadcast over Zoom

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Meeting ID: 975 9968 6909

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**AGENDA—COMMON COUNCIL MEETING**

Monday, October 28, 2024

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 October 14, 2024
  - b) Approval: Request for extended Holiday hours at Target & Kohl's – Bayshore Town Center
  - c) Approval: Payment 2 to UPI, LLC. In the amount of \$549,290.58 for work completed on the 2024 Watermain Replacement Project.
  - d) Approval: Monthly Reports
4. Unfinished Business:
  - a) Public Hearing: An Ordinance Amending 13.1.37.5 to allow Indoor Self-Storage Facilities as a Conditional Use in the B-5 Zoning District, Repealing Sections 13.1.34 (C) and 13.1.37 (b) of Title 13 of Article C and Creating Section 13.1.41 of Title 13, "Conditional Use Standards"
  - b) Review and Possible Action: An Ordinance Amending 13.1.37.5 to allow Indoor Self-Storage Facilities as a Conditional Use in the B-5 Zoning District, Repealing Sections 13.1.34 (C) and 13.1.37 (b) of Title 13 of Article C and Creating Section 13.1.41 of Title 13, "Conditional Use Standards"
  - c) Public Hearing: An Ordinance Repealing 13.1.34 (C) and 13.1.37 (b) of Title 13 of Article C and Amending 13.1.20(B) to Permit Childcare, day care centers or preschool centers licensed by the State of Wisconsin as a Conditional Use in the B-4 Zoning District, and Creating Section 13.1.41 of Title 13 (2), "Conditional Use Standards"
  - d) Review and Possible Action: An Ordinance Repealing 13.1.34 (C) and 13.1.37 (b) of Title 13 of Article C and Amending 13.1.20(B) to Permit Childcare, day care centers or preschool centers licensed by the State of Wisconsin as a Conditional Use in the B-4 Zoning District, and Creating Section 13.1.41 of Title 13 (2), "Conditional Use Standards"
5. New Business: (The public may speak to the Council prior to the beginning of deliberations on  
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.

these items, provided they have notified their respective Alderperson or the Mayor in advance of this meeting).

a) Review: 2025 Draft Budget Presentation and Budget Public Hearing Schedule

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.

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# 3A-3B

# 10/28/2024

# CONSENT

# AGENDA

- a) [Adoption of Minutes: Meeting held October 14, 2024](#)
- a) [Approval:](#) Bayshore Town Center Holiday Hours
  - [Target](#)
  - [Kohl's](#)
- b) [Approval: 2024 Watermain Replacement Project](#)
- c) [Approval: Monthly Reports](#)

NOTICE OF PUBLIC HEARING

Amendment to the B-5 Zoning Business Office District to include Indoor Self Storage as a permitted conditional use.

City of Glendale Common Council will hold a Public Hearing at Glendale City Hall, 5909 North Milwaukee River Parkway, at 6:00 p.m. Monday, October 28, 2024, in the Common Council Chambers, to consider an amendment to the B-5 Business, Office District. The meeting may be accessed via ZOOM virtual meeting, the link will be located on the posted agenda and accessible from the City of Glendale website. The proposed rezoning documents may be viewed at City Hall or by contacting [cityhall@glendalewi.gov](mailto:cityhall@glendalewi.gov).

Megan Humitz  
City Clerk

Publication Dates  
October 16  
October 23

**SUBJECT:** Zoning Text Amendment to allow Indoor Storage Facilities as a Conditional Use in B-5 Zoning District

**FROM:** Karl Warwick, City Administrator  
Meredith Perks, Community Development Director

**MEETING DATE:** October 28<sup>th</sup>, 2024

**FISCAL SUMMARY:**

|                       |    |
|-----------------------|----|
| Budget Summary:       | NA |
| Budgeted Expenditure: | NA |
| Budgeted Revenue:     | NA |

**STATUTORY REFERENCE:**

|                     |           |
|---------------------|-----------|
| Wisconsin Statutes: | NA        |
| Municipal Code:     | 13.1.37.5 |

**BACKGROUND/ANALYSIS:** Storsafe Ventures has submitted a Planning and Architectural Review Commission Application for a Zoning Text Amendment to permit indoor, self-storage storage facilities as a conditional use in the B-5 zoning district. The B-5 zoning district is generally located on the south side of Mill Road between the City's border with Milwaukee and Willow Glen Lane, across from Glen Hills Middle School. The Glendale Comprehensive Plan Future Land Use Map shows this area as Planned Mixed Use. The Planned Mixed Use future land use category is "intended to facilitate a carefully controlled mix of commercial and residential uses" and "Planned Mixed Use areas are intended as vibrant urban places that should function as community gathering spots. This category advises a carefully designed blend of planned commercial, light industrial, mixed residential, parks and open space, and community facilities land uses."

Storsafe Ventures is proposing to reconstruct the properties known as 2345 and 2401 West Mill Road in accordance with the proposed attachments. The current uses are a power wash equipment sales, self-storage, and a moving rental facility for moving trucks and other moving equipment. None of these "uses" are permitted in the B-5 zoning district.

*Permitted uses in the B-5 zoning district are:*

1. Professional services and administrative offices.
2. General corporate headquarters offices.
3. Medical and dental offices.
4. Sales offices.
5. Financial services, insurance, and real estate offices.
6. Financial institution offices or headquarters without customer banking.
7. General business offices with common accessory uses (light manufacturing) not exceeding 60 percent of the gross floor area of the primary structure.
8. Any other use found to be a similar use by the plan commission upon review of application.

Storsafe is proposing to make improvements to the existing site, including demolition and reconstruction of the existing two-story building. To permit this use, the City must act. Self-storage as a conditional use means the City can intervene to limit its impact.

**RECOMMENDATION:** Approve a zoning text amendment to permit indoor self-storage storage as a conditional use in the B-5 zoning district. Possible conditions for this use for this could include:

1. The only activities permitted in individual storage units shall be the rental of the unit and the pickup and deposit of goods and/or property in dead storage. Storage units shall not be used for activities such as: residences, offices, workshops, studios, hobby or rehearsal areas or for manufacturing, fabrication, or processing of goods, service or repair of vehicles, engines, appliances or other electrical equipment, or any other industrial activity.
2. Conducting retail sales of any kind, including garage or estate sales or auctions or to conduct any other commercial activity is forbidden.
3. Storage of flammable, perishable or hazardous materials or the keeping of animals is not allowed.
4. Accessory uses such as the rental of trucks, trailers or moving equipment are prohibited unless approved as part of the Conditional Use approval and said areas are in the rear of the subject development and screened appropriately.
5. Self-service storage facilities adjacent to residential zones shall not operate or allow tenant access between the hours of 10:00 p.m. and 6:00 a.m.
6. Outdoor Storage is prohibited. All goods and property stored in a self-service storage facility shall be stored in an enclosed building. Outdoor storage of boats, RVs, vehicles, etc., or storage in outdoor storage pods or shipping containers is not permitted.
7. No electrical outlets are permitted inside or outside for individual storage units. Lighting fixtures and switches shall be of a secure design that will not allow tapping the fixtures for other purposes.
8. Landscape buffers (trees, hedges, plantings, or a combination thereof) shall be installed adjacent to and across from all properties as approved by the Planning and Architectural Review Commission.
9. All areas intended for driving, parking and loading shall be paved with asphalt or concrete.
10. The overall height of light fixtures installed to illuminate parking lots and exterior grounds shall not exceed 15 feet or the height of the principal structure.
11. Fencing around the perimeter along with a gated entrance and security cameras.

**ACTION REQUESTED:** Approve a zoning text amendment to make indoor self-storage, with 11 conditions, a conditional use in the B-5 zoning district.

**ATTACHMENTS:**

1. [Ordinance](#)
2. [Zoning Map](#)

**SUBJECT:** Zoning Text Amendment to allow Daycare Centers as a Conditional Use in B-4 Zoning District

**FROM:** Benjamin Polony, Assistant to the City Administrator

**MEETING DATE:** October 28, 2024

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**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 property at 6045 N Green Bay Road is currently zoned as a B-4 Office-Research-Service business district. Daycares are not listed as a permitted use.

*Permitted uses in the B-4 zoning district are:*

1. Professional services and administrative offices.
2. General corporate headquarters offices.
3. Medical and dental offices and centers.
4. Research establishments.
5. Sales offices.
6. Financial, insurance and real estate offices.
7. Business and office equipment, supplies and services.
8. Restaurants: seated dining, full waiting service (no drive-through service).
9. Studios for photography, painting, music, sculpture, dance or other recognized fine arts.
10. Any other uses found to be similar use by the plan commission or community development authority upon review of application.
11. Motor vehicle sales auto dealerships approved and in existence prior to January 2002.

Glendale Heights Childcare, currently located at 2315 W Good Hope Road, is seeking a zoning text amendment to add daycare as a permitted use to B-4 zoning. Approving this zoning text amendment would permit daycares as a conditional use in the B-4 zoning District. They are currently only permitted in the B-2, Community Business Zoning District and the M-1, Industrial Zoning District as a conditional use.

They desire to occupy the parcel at 6045 N Green Bay. Once/if the zoning text amendment is approved, Glendale Heights would then seek approval through the PARC.

**RECOMMENDATION:**

Approve the zoning text amendment.

**ACTION REQUESTED:**

Approve a zoning text amendment to make childcare, day care or preschool centers licensed by the State of Wisconsin, a conditional use in the B-4 zoning district.

**ATTACHMENTS:**

1. [Ordinance](#)
2. [Glendale Heights Application](#)
3. [Zoning Map](#)



NOTICE OF PUBLIC HEARING

Amendment to the B-4 Zoning Office, Research, Service Business District to include Child care, day care or preschool centers licensed by the State of Wisconsin as a permitted conditional use.

City of Glendale Common Council will hold a Public Hearing at Glendale City Hall, 5909 North Milwaukee River Parkway, at 6:00 p.m. Monday, October 28, 2024, in the Common Council Chambers, to consider an amendment to the B-4 Office, Research, Service Business District. The meeting may be accessed via ZOOM virtual meeting, the link will be located on the posted agenda and accessible from the City of Glendale website. The proposed rezoning documents may be viewed at City Hall or by contacting [cityhall@glendalewi.gov](mailto:cityhall@glendalewi.gov).

Megan Humitz  
City Clerk

Publication Dates  
October 16  
October 23

**SUBJECT:** Review: 2025 Annual Program Budget

Budget Public Hearing, 2025

**FROM:** Karl Warwick, City Administrator

**MEETING DATE:** October 28, 2024

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**FISCAL SUMMARY:**

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

**STATUTORY REFERENCE:**

|                     |     |
|---------------------|-----|
| Wisconsin Statutes: | N/A |
| Municipal Code:     | 3.1 |

**BACKGROUND/ANALYSIS:**

The Common Council is being asked to review the 2025 Proposed City Budget. The public hearing was tentatively scheduled for the November 11<sup>th</sup> meeting. Due to tight scheduling, the notice could not be published to meet that deadline. The Public Hearing and Budget adoption will be scheduled for the November 25<sup>th</sup> Common Council meeting.

**RECOMMENDATION:**

Review the Draft 2025 Budget

**ACTION REQUESTED:**

None

**ATTACHMENTS:**

1. [2025 Proposed Budget and Budget Summary Report](#)