



MINUTES- Common Council

Monday, June 9, 2025

6:00 PM

1. Roll Call and Pledge of Allegiance

Mayor Bryan Kennedy called the Common Council Meeting to order at 6:21 PM.

Roll Call: Present: Mayor Bryan Kennedy, Ald. Vukovic, Ald. Daugherty, Ald. Gelhard, Ald. Bailey, Ald. Schmelzling, and Ald. Shaw.

Other Officials Present: City Administrator; Karl Warwick, Deputy Clerk; Abigail Slack

Absent: None.

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.

Robert Cronwell (7530 N Applewood Ln) - Mentioned how the Agenda Packet was not posted. City Administrator, Karl Warwick, confirmed that the Agenda Packet has been posted as of June 9, 2025.

3. Consent Agenda

Motion made by Ald. Gelhard, and seconded by Ald. Bailey to approve the Consent Agenda.

Ayes: All. Noes: None. Abstain: None.

- a. Adoption of Minutes: Meetings held on May 12th, 2025, and May 23rd, 2025
- b. Approval: Accounts Payable
- c. Approval: \$2,000 for July 4th and Juneteenth Parade Expenses
- d. Pay Application 1: 2025 Alley Reconstruction Project - \$237,216.21 to All-Ways Contractors, Inc.
- e. Approval: Change Order 1 - 2025 Alley Reconstruction Project

4. Unfinished Business

- a. Review and Possible Action: Waiver of City Code Requirement – Section 13.1.210 Distance Requirements for Drive-Through Facility Located at 5256 Port Washington Road

City code prohibits drive-through facilities within 250 feet of each other on the same side of Port Washington Road. However, the Common Council can waive this rule for properties next to I-43, if the developer provides a long-term lease or easement for shared access and queuing space with a neighboring property.

7 Brew is requesting such a waiver because their proposed location is closer than 250 feet to existing drive-throughs at Chick-fil-A and Cousins Subs. They are a drive-through-only coffee business and plan to demolish the existing sit-down restaurant on the site (currently under 5,000 sq. ft.) and build a new 530 sq. ft. drive-through facility.

The site is zoned B-1 B, which allows restaurants and drive-throughs. The 2040 Comprehensive Plan designates the area as commercial. The current assessed property value is about \$1.1 million; other Wisconsin 7 Brew sites are assessed at \$1.6 to \$1.85 million.

To move forward, the Common Council must approve the waiver. If approved, 7 Brew would need to conduct a traffic analysis to show that the drive-through will not disrupt traffic or pedestrian flow. Once the waiver is granted, the use is permitted by right under current zoning, but additional review of site plan, architecture, and engineering is still required.

While the project may slightly raise property taxes, the new building would significantly reduce the built area on the lot—from 18% to about 1.8%. Though the zoning code doesn't mandate a minimum building size for B-1 zones, such low site utilization may conflict with the City's goals for denser, less auto-oriented commercial development.

The proposed plan also exceeds the allowed parking. For up to 12 employees, only 5–7 stalls are required. However, the plan includes 33 spaces and shared access to 8 more on adjacent state-owned land. 7 Brew also intends to lease about 30 spaces from a neighboring business.

City staff recommend the Council consider granting the waiver. 7 Brew representatives were present to explain their proposal.

Glendale resident Robert Cronwell expressed concerns about traffic and believes the applicant doesn't meet the waiver requirements. He also questioned whether the 2024 ordinance restricting drive-throughs was properly published and enforceable.

Motion made by Ald. Daugherty, and seconded by Ald. Bailey to approve Waiver of City Code Requirement – Section 13.1.210 Distance Requirements for Drive-Through Facility Located at 5256 Port Washington Road. Ayes: Phillip Bailey, JoAnn Shaw, James Daugherty, John Gelhard. Noes: Tomika Vukovic, Steven Schmelzling. Abstain: None. Absent: None.
Motion passed.

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: Proclamation - Recognizing Juneteenth Day

Motion made by Ald. Vukovic, and seconded by Ald. Gelhard to approve the Proclamation - Recognizing Juneteenth Day. Ayes: All. Noes: None. Abstain: None.

Motion passed.

b. Review and Possible Action: Proclamation - Recognizing June as LGBTQ+ and Pride Month in the City of Glendale

Motion made by Ald. Bailey, and seconded by Ald. Schmelzling to approve the Proclamation - Recognizing June as LGBTQ+ and Pride Month. Ayes: All. Noes: None. Abstain: None.

Motion passed.

c. Authorization: Amend Agreement with City Water - 3-Year Water Data Analytic Software Platform

Motion made by Ald. Daugherty, and seconded by Ald. Bailey to approve the Amended Agreement with City Water - 3-Year Water Data Analytic Software Platform. Ayes: All. Noes: None. Abstain: None. Motion passed.

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.

Mayor Kennedy discussed the ICC meeting that he attended. Administrator Karl Warwick discussed the upcoming park events: Touch-A-Truck and the 4th of July. Ald. Schmelzling discussed the Veterans' Salute, which he is now coordinating.

7. Adjournment

Motion made by Ald. Gelhard, and seconded by Ald. Shaw to adjourn the June 9, 2025 Common Council Meeting at 7:18 PM. Ayes: All. Noes: None. Abstain: None.

Motion passed.

[MIN_SIGNATURES]