



**CITY OF GLENDALE
City Hall
Glendale, Wisconsin 53209**

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AGENDA-PLANNING AND ARCHITECTURAL REVIEW BOARD MEETING

Tuesday, October 7, 2025

6:00 PM

Members: Chairman and Mayor Bryan Kennedy, Alderman Phillip Bailey,
Amanda Seligman, Shauntay Nelson, Fredrick Cohn, Shawn Storey,
Traci Fernandez, and Raymond Carlson (Alternate)

- 1. Roll Call and Pledge of Allegiance**
- 2. Adoption of Minutes**
 - a. Approval of Meeting Minutes: September 2, 2025
- 3. New Business**
 - a. Business Use Approval: Tho Ha, 6010 N Port Washington Road, Tax Key Number 1639000003
 - b. Business Use Approval: Doner Kebab, 138 E Capital Drive, Tax Key Number 2331215000
 - c. Glendale CORP Plan Update Draft #1 Review
- 4. Set the Next Meeting Date**
- 5. Adjournment**

The Planning and Architectural Review Commission currently holds meetings in person at City Hall, or an alternative physical location as allowed by the City Ordinance. As a courtesy to residents, Council meetings will also be made available live on 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.



CITY OF GLENDALE

City Hall

Glendale, Wisconsin 53209

MINUTES- Planning and Architectural Review Board

Tuesday, September 2, 2025

6:00 PM

1. Roll Call and Pledge of Allegiance

Meeting called to order at 6:00 P.M.

2. Adoption of Minutes

- a. Adoption of Minutes: August 5, 2025

Motion made by Commissioner Nelson and Seconded by Commissioner Storey to Adopt Minutes: August 5, 2025.

Motion passed unanimously.

3. Public Hearing

4. New Business

- a. Review and Possible Action: Approval of a Front Yard Fence for Glendale-River Hills School District, 5910 N Milwaukee River Parkway, Taxkey 1689963000

Staff provided a brief overview of the proposed front yard fence at 5910 N Milwaukee River Parkway. Mayor Kennedy inquired as to the reason for the fence. A representative from the school district stated it was to provide a barrier between children outside and the street. Commissioner Seligman inquired if there was plans to install fencing at their other location due to past incidents, the representative stated there are thoughts, but currently it is not in the budget.

Motion made by Commissioner Carlson and Seconded by Commissioner Fernandez to approve a Front Yard Fence for Glendale-River Hills School District, 5910 N Milwaukee River Parkway, Taxkey 1689963000

Ayes: Unanimous Noes: None Abstain: None

Motion passed.

- b. Site Plan and Architectural Review: Bernie's Book Bank, 5235 N Ironwood Drive, Taxkey 1968996000

Staff provided a brief overview of the proposed landscaping changes to 5235 N Ironwood Drive.

Motion made by Commissioner Cohn and Seconded by Commissioner Storey to approve Site Plan and Architecture: Bernie's Book Bank, 5235 N Ironwood Drive, Taxkey 1968996000.

Ayes: Unanimous Noes: None Abstain: None
Motion passed

5. Adjournment

Motion made by Commissioner Cohn and Seconded by Commissioner Carlson to Adjourn.

Ayes: Unanimous Noes: None Abstain: None

Motion passed.

Meeting adjourned at 6:18 P.M.

[MIN_SIGNATURES]

SUBJECT: Business Use Approval: Tho Ha, 6010 N Port Washington Road, Tax Key Number 1639000003

FROM: Benjamin Polony, Assistant to the Administrator

MEETING: October 7, 2025 Planning and Architectural Review Commission

MEETING DATE: October 7, 2025

FISCAL SUMMARY:

Budget Summary: N/a

Budgeted Expenditure: N/a

Budgeted Revenue: N/a

STATUTORY REFERENCE:

Wisconsin Statutes: N/a

Municipal Code: 13.1.20

BACKGROUND & ANALYSIS: The applicant, Tho Ha, is seeking to open a new beauty salon at 6010 N Port Washington Road. The address is located in the B-1, sub F-1, business and commercial district. The district has beauty shops as a permitted use.

RECOMMENDATION: Grant business use approval for Tho Ha at 6010 N Port Washington Road.

ACTION REQUESTED: Motion to grant business use approval for Tho Ha at 6010 N Port Washington Road.

ATTACHMENTS:

Tho Ha BUA

9/8/25 (25)
CC - 311003
\$300.00

GLENDALE BUSINESS USE APPLICATION



City of Glendale, Wisconsin
5909 North Milwaukee River Parkway
414-228-1700
www.glendalewi.gov

Apply for Business Use Approval for review of the Business Use by the City and consideration by the City's Planning and Architectural Review Commission (PARC) at a Public Meeting.

REQUIREMENTS

- Submit via email a Plan of Operation/Business Plan Submission Information to b.polony@glendalewi.gov with PDF documents attached or as a web link to the PDF documents.
- A nonrefundable \$300 application fee, payable as cash or check made out to the City of Glendale.
- Applicant is required to attend PARC meeting to obtain business use approval.
- Concurrently, the applicant must schedule an Occupancy Inspection with the City of Glendale and North Shore Fire.

APPLICANT INFORMATION

Name of Applicant: THO HA
Legal Name of Business: Glendale Nail & Lash
Name of Business Owner (if different from Applicant): _____
Applicant Address (City, State, and Zip Code): 6010 N port washington Rd
Glendale, 53217
Office Phone Number: 312 975 7827 Applicant E-Mail: thanhlongnguyen1711@gmail.com
Applicant's Signature: THO Date: 08/03/2025

PROPERTY INFORMATION

Property Address: 6010 N port washington Rd Tax Key Number: _____ Zoning District: _____
Property Owner (if different from Applicant): Henry Behrendt
Property Owner Address (City, State, and Zip Code): 6000 N port washington Rd
Glendale, WI 53217
Property Owner Phone: 847 525 6558 Property Owner E-Mail: henryb@illumemke.com
Property Owner Signature: CL BBS Date: 9-4-2025

PRIMARY CONTACT

Primary Contact Person for this Project: NHAN NGUYEN
Primary Contact Phone: 616 46 9031 Email: VNUS8889@gmail.com
VNUS8889

SUBJECT: Business Use Approval: Doner Kebab, 138 E Capital Drive, Tax Key
Number 2331215000

FROM: Benjamin Polony, Assistant to the Administrator

MEETING: October 7, 2025 Planning and Architectural Review Commission

MEETING DATE: October 7, 2025

FISCAL SUMMARY:

Budget Summary: N/a

Budgeted Expenditure: N/a

Budgeted Revenue: N/a

STATUTORY REFERENCE:

Wisconsin Statutes: N/a

Municipal Code: 13.1.20

BACKGROUND & ANALYSIS: The applicant, Doner Kebab, is seeking to open a new restaurant at 138 E Capital Drive in the B-1, sub M, business and commercial district. The district has restaurants as a permitted use.

RECOMMENDATION: Grant business use approval for Doner Kebab at 138 E Capital Drive.

ACTION REQUESTED: Motion to grant business use approval for Doner Kebab at 138 E Capital Drive.

ATTACHMENTS:

Doner Kebab BUA



PLANNING AND ARCHITECTURAL REVIEW COMMISSION APPLICATION

FEE SCHEDULE

Application Type	Fee	Application Type	Fee
Standard Application	\$ 300	CSM	\$ 175 + \$15 per lot
Architectural Review:	\$ 50	Plat Review Preliminary	\$ 100 + \$5 per dwelling unit
Zoning Text or Map Amendment	\$ 250	Plat Review Preliminary - Re Application Fee	\$ 50
Zoning Text or Map Amendment - Planned Unit Development	\$ 500	Plat Review Final	\$ 50 + \$5 per dwelling unit
Conditional Use Permit - Minor	\$ 125	Plat Review Final Plat - Reapplication Fee	\$ 25
Conditional Use Permit - Standard	\$ 300	Sign Appeal	\$ 300
Conditional Use Permit - Wetland Areas	\$ 300	Street Renaming	\$ 1,000

APPLICANT INFORMATION

Name of Applicant: Rahman Ramic
Legal Name of Business: Doner Kebab
Name of Business Owner (if different from Applicant): _____
Applicant Address (City, State, and Zip Code): 856 Oak Ridge Cir
Hartford, WI 53027
Office Phone Number: 262 365 9580 Cell: 262 365 9580 Fax: _____
Applicant E-Mail: totalx@gmail.com
Applicants Signature: [Signature] Date: 08/12/25

PROPERTY INFORMATION

Property Address: 188 E Capitol Dr Tax Key Number: 2331215000 Zoning District: B-1M
Project Description: Restaurant
Property Owner (if different from Applicant): Ann Pieper
Property Owner Address (City, State, and Zip Code): 11662 N. Shorecliff Ln Mequon, WI 53092
Property Owner Phone: 414 220 9870 Cell: _____ Fax: _____
Property Owner E-Mail: ann@pieperproperties.com
Property Owner Signature: _____ Date: 8/12/25

PRIMARY CONTACT

Primary Contact Person for this Project: Rahman Ramic
Primary Contact Phone: 262 365 9580 Cell: _____ Fax: _____
Primary Contact E-Mail: totalx@gmail.com

IMPORTANT NOTE: The City of Glendale is not accepting paper document submittals. Plan Commission Review Submittals are required to be submitted via email to b.polony@glendalewi.gov with PDF documents attached or as a web link to the PDF documents. Fee remittals may be delivered to Glendale City Hall, deposited in the drop box in front of City Hall, or mailed to:

City of Glendale, WI, 5909 North Milwaukee River Parkway, Glendale, WI 53209-3815,
Attn: Community Development Department

CITY OF GLENDALE USE ONLY

Application Fee: _____ Date of Application: _____ Time: _____ Received by with date: _____ Tentative Hearing Date: _____
CH-DATA\NCH-SERVER\G:\Community Development Planning Department\0003 Plan Commission Administration (2-4-4-3)\001 PLAN COMMISSION PROCEDURES\09152021 Plan Commission Review Application

SUPPLEMENTARY INFORMATION:

Type of review being requested: Quick serve restaurant

Name of Business and Type of Business/Use (Please be specific): Doner Kebab

Total Building Area: 21, 217 sqft To Be Occupied Area: 1101

Lot Size: Depth: 70 Width: 300' Area: .49 acres

Previous Occupant in To Be Occupied Space: Wing Zone

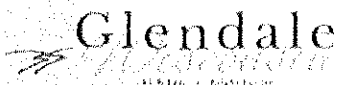
Other Uses of This Site: _____

Total Number of Parking Spaces: 80 Parking Spaces Available to Tenancy: any available

Business Hours (Days and Hours of Operation): Mon-Sun 11am-10pm

Total Number of Employees: 4 Maximum Number of Employees at Site at One Time: 4

For applications regarding approval of a new business please refer to the list of information that should be included with a plan of operation or business plan.



PLANNING AND ARCHITECTURAL REVIEW COMMISSION APPLICATION

FEE SCHEDULE

Application Type	Fee	Application Type	Fee
Standard Application	\$ 300	GSM	\$ 175 + \$15 per lot
Architectural Review	\$ 50	Plat Review Preliminary	\$ 100 + \$5 per dwelling unit
Zoning Text or Map Amendment	\$ 250	Plat Review Preliminary Re Application Fee	\$ 50
Zoning Text or Map Amendment - Planned Unit Development	\$ 500	Plat Review Final	\$ 50 + \$5 per dwelling unit
Conditional Use Permit - Minor	\$ 125	Plat Review Final Plat - Reapplication Fee	\$ 25
Conditional Use Permit - Standard	\$ 300	Sign Appeal	\$ 300
Conditional Use Permit - Wetland Areas	\$ 300	Street Renaming	\$ 1,000

APPLICANT INFORMATION

Name of Applicant: Rahman Ramic
Legal Name of Business: Doner Kebab
Name of Business Owner (if different from Applicant):
Applicant Address (City, State, and Zip Code): 830 Oak Ridge Cir
Hartford, WI 53027
Office Phone Number: 262 365 9580 Cell: 262 365 9580 Fax:
Applicant E-Mail: totalxt@gmail.com
Applicants Signature: [Signature] Date: 08/12/25

PROPERTY INFORMATION

Property Address: 138 E Capitol Dr Tax Key Number: 2331215000 Zoning District: B-1M
Project Description: Restaurant
Property Owner (if different from Applicant): Ann Pieper, Agent for Richard and Shianne Pieper
Property Owner Address (City, State, and Zip Code): 1008 N 26th St, Milwaukee, WI 53204
c/o Pieper Properties 234 W. Florida St. Milwaukee 53204
Property Owner Phone: 414 220 9870 Cell: Fax:
Property Owner E-Mail: ann.pieperproperties.com
Property Owner Signature: [Signature] Date: 8/12/25

PRIMARY CONTACT

Primary Contact Person for this Project: Rahman Ramic
Primary Contact Phone: 262 365 9580 Cell: Fax:
Primary Contact E-Mail: totalxt@gmail.com

IMPORTANT NOTE: The City of Glendale is not accepting paper document submittals. Plan Commission Review Submittals are required to be submitted via email to h.polony@glendalewi.gov with PDF documents attached or as a web link to the PDF documents. Fee remittals may be delivered to Glendale City Hall, deposited in the drop box in front of City Hall, or mailed to:

City of Glendale, WI, 5909 North Milwaukee River Parkway, Glendale, WI 53209-3815,
Attn: Community Development Department

CITY OF GLENDALE USE ONLY

Application Fee: Date of Application: Time: Received by with date: Tentative Hearing Date:

CLC/DNR/CHS SERVICES (2) Community Development Planning & Inspection (2000) Plan Commission Application Submittal Form 4-4 (2000) PLAN COMMISSION REVIEW SUBMITTAL FORM 5/02/10/21 Plan Commission Review Application

Plan of Operation / Business Plan Submission Information

For applications regarding approval of a new business please provide the following information in a written plan of operation or business plan.

1. Name of Business, Address *Doner Kebab*
2. Name of Owner, Address
3. Name of Applicant (if different from owner)
4. Legal Description of Property
5. Tax-Key
6. Zoning of Property
7. Project Description
8. Lot Size (Depth, Width, Area)
9. Dimensions and all levels (floors) of buildings
10. Total Floor Area
11. Specific uses of the entire property and buildings
12. Minimum and maximum numbers of employees
13. Days of Operation
14. Hours of Operation
15. Signage (Type, Lighted?, Wall, Free-Standing, Monuments, Size, Location, etc.)
16. What Conditions has the State or County imposed upon your use of the property?
17. Security Fencing
18. Do you feel there will be any problems such as Noise, Odors, Glare, Potential Fire Hazards, or Smoke resulting from the proposed use?
19. Are you proposing food services?
20. Did the State of Wisconsin approve your interior building plans?
21. What provisions are you making for fire protection and human safety?
22. What are your rules and regulations of the property?
23. List the Timetable for completion of building construction and anticipated opening date.
24. Proposed On-site Security Measures
25. Anticipated maximum number of facility users and viewers at one time (including special events)
26. Any other information you or the Plan Commission may determine is pertinent.
27. Business Plan
28. Entire Grant Application and County Issued Request for Proposal
29. Your Name, Signature, and Date on the Plan of Operation Document

OTHER INFORMATION REQUIRED

In addition to the information above, the following items are also required:

- Complete set of building plans (floor plans, elevation drawings, artistic images).
- Set of any site and landscaping plans.
- Set of any lighting and sign plans.
- Cover correspondence to include a narrative description of the proposed use and operations.

Business Plan Submission Information for City of Glendale.

We are Doner Kebab! Doner Kebabs are German fast food sandwiches which you can find of almost on every street corner in Germany. We are bringing the German flavor to Wisconsin. We have an established restaurant in Hartford, WI and we would like to expand our flavor to the City of Glendale. We are unique and attract people from all over the State and out of State to come and eat an authentic Doner Kebab. We hope to be in your city as well. Thank you.

Business Name: Doner Kebab 138 E. Capitol Dr Milwaukee, WI 53212

Owner: Rahman Ramic 856 Oak Ridge Cir Hartford, WI 53027 262-365-9580
totalxt@gmail.com

Restaurant to be opened at 138 E. Capitol Dr Milwaukee, WI 53212

Tax-Key 2331215000

Zoning of Property

Fast food restaurant serving German Fast Food sandwiches.

One floor approx. 1300 sqft

Restaurant use only.

Min 2 employees' maximum of 4 employees

Monday – Sunday 11am-10pm

Sign on building 14.15 Long & 1.90 Wide, Block letters

Property is in excellent condition and operational

We should have no problems on proposed use such as noise, odors, glare etc.

Yes, food service. Restaurant

State of Wisconsin has approved plans

Fire protections such as fire alarms, fire extinguishers and hood extinguishers

Security on site provided by Outpost

Maximum cap 16 people

Owner

SUBJECT: Glendale Comprehensive Outdoor Recreation Plan (CORP) Plan Update
Draft #1 Review

FROM: Meredith Perks, Vandewalle & Associates

MEETING: October 7, 2025 Planning and Architectural Review Commission

MEETING DATE: October 7, 2025

FISCAL SUMMARY:

Budget Summary:

Budgeted Expenditure:

Budgeted Revenue:

STATUTORY REFERENCE:

Wisconsin Statutes:

Municipal Code:

BACKGROUND & ANALYSIS: The City of Glendale is updating its 2018 Comprehensive Outdoor Recreation Plan (CORP). As the designated steering committee for the update planning process, the PARC is asked to review the Draft CORP and provide feedback and input. The PARC will receive an update presentation highlighting key findings and recommendations from the CORP.

Following the presentation, the input provided by the PARC will be incorporated into the next draft of the CORP. The Draft CORP will then be presented at a Public Open House and future PARC meeting for a recommendation to the City Council for adoption.

RECOMMENDATION: NA

ACTION REQUESTED: NA

ATTACHMENTS:

Glendale_CORP_Draft 1_9.13.25_PARC



2025

City of Glendale

COMPREHENSIVE OUTDOOR RECREATION PLAN

Prepared by:

ACKNOWLEDGEMENTS

City of Glendale
Karl Warwick, City Administrator
Charlie Imig, Director of City Services
Ben Polony, Assistant to the City Administrator

City of Glendale
Planning and Architectural
Review Commission (PARC)
Bryan Kennedy, Mayor
Phillip Bailey
Fredrick Cohn
Shauntay Nelson
Amanda Seligman
Shawn Storey
Traci Fernandez
Ray Carlson

Vandewalle & Associates
Meredith Perks, Project Manager
Kyle Estrada, Assistant Planner
Daniel Eckberg, AICP, GIS Planner
Jeff Maloney, Principal Designer
Elona Bartnick, Associate Designer
Nicole Anderson, Project Assistant

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EXECUTIVE SUMMARY

To be completed in Draft #2

Glendale CORP Key Findings

Based on City staff, Planning and Architectural Review Commission, and public input, the following key findings were identified and are addressed by this Plan's recommended policies and park improvements.

- The Glendale park system is popular and well utilized and residents are generally satisfied with the number of parks in the City and their access to other regional parks.
- The Glendale park system has many assets, including Kletzsch Park, which are owned by other jurisdictions, including Milwaukee County and local School Districts. While residents are able to use these parks and benefit from their accessibility within the city, Glendale is not directly in control for the use, programming, or development of these spaces. Partnerships with the jurisdictions will be essential for accomplishing the goals of this CORP.
- The Milwaukee River is an asset, providing beautiful natural spaces for residents, but its public access points are limited for water recreation.
- Richard E. Maslowski Park is a strong, city-owned asset and is popular with residents. The City should continue to program it to maximize use and enjoyment of the park as a community gathering space. Environmental and land use constraints present some restrictions on the ability to enhance and expand the park's amenities, but the City should study and explore every opportunity to increase residents access and use of the park. Additionally, the City should work with key users of Maslowski Park, such as MSOE and Nicolet Baseball, to address facility engineering concerns.
- The City of Glendale is constrained as a fully-developed, land-locked community, and therefore should focus on infill opportunities for new parkland as well as maintaining and enhancing its existing parks.

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Introduction and Existing Conditions

INTRODUCTION

Communities throughout the world recognize that park lands, recreation trails, and natural areas are key components of high-quality living environments. Open spaces that allow people to connect with nature and provide opportunities for outdoor recreation create many benefits and serve many important functions, including creating and promoting activity within the community, supporting and accommodating healthy lifestyles, enhancing community building through participation in recreational activities, improving the aesthetics of public spaces, increasing property values, attracting visitors and tourists, shaping development patterns, and protecting the natural environment. The park and open space system of every community should be planned and designed to meet the diverse needs of its population. Proper recreation-based planning requires a focus on both the types of facilities needed to meet the needs of the community as well as the geographic distribution of those facilities relative to those who will use them.

The Glendale community's park, recreation, and open space system is one of its many important amenities. The existing system plays a key role in the community's high quality of life, however, there are opportunities for improvement to serve the City's evolving population, protect and maintain its high-quality natural resources, and embrace opportunities for open space preservation and recreation.



Outdoor Recreation In Wisconsin

According to the Wisconsin Office of Outdoor Recreation, Wisconsin is home to over 15,000 inland lakes, 84,000 miles of rivers and streams, the 1,200-mile Ice Age National Scenic Trail, 7.5 million acres of public land, over 25,000 miles of groomed snowmobile trails, the third most ski resorts in the country, and 11 federally recognized Tribal Nations. In 2023, Wisconsin's outdoor recreation industry contributed a record-setting \$11.2 billion to the state's gross domestic product and the outdoor economy grew by over 9.4%. Additionally, the industry supports over 96,000 jobs across various sectors in the state. Overall, outdoor recreation throughout Wisconsin provides a high quality of life for residents, economic opportunity, public health benefits, community identity by highlighting cultural and historic resources, and natural resource preservation and enhancement. (Source: Wisconsin Office of Outdoor Recreation, 2024)

This City of Glendale Comprehensive Outdoor Recreation Plan (CORP) compiles, reviews, and updates information on the physical facilities and lands that make up the existing City park and open space system, in addition to providing guidance for future improvement and expansion of the system. This document serves as an important element of Glendale's overall community planning program. As such, the CORP addresses the long-range park and open space needs of the community over the next decade, with a specific focus on park and recreation action items over the next 5-year period (2025-2030). Five years is generally considered a reasonable horizon in park planning because social, cultural, and political conditions tend to change enough over that time for the goals, objectives, policies, and recommendations that derived from previous plans to be reevaluated.

This CORP has been prepared in accordance with guidelines that will make it certifiable by the State of Wisconsin Department of Natural Resources (WisDNR) and qualify the City of Glendale for matching grant funds through the Federal Land and Water Conservation Fund (LWCF), the Federal Recreation Trails Act (RTA), and the Knowles-Nelson Stewardship Local Assistance Grant Programs (State of Wisconsin). The CORP must be updated every five years to ensure that it reflects the current needs of the community and retains its WisDNR certification. The plan has also been prepared in accordance with Wisconsin Statutes 61.35, 236.29 and 66.0617.

This Plan is intended to build upon and refine the previous analysis and recommendations presented in the City of Glendale 2018 Comprehensive Park and Open Space Plan and other plans and guidelines related to Glendale. Glendale's public parks and open spaces are operated and maintained by the City's Department of Public Works. The Glendale park and open space system also includes facilities owned by the Glendale-River Hills School District, Nicolet High School, and private schools in the City. This CORP was prepared under the direction of City staff, the City of Planning and Architectural Review Commission, and City Council. The purpose of the plan is threefold:

1. To guide the decisions of the City and other providers of open space and recreational lands in the area in order to provide for the increasing demand for recreation facilities.
2. To recommend opportunities for recreation and open space improvements within the community.
3. To maintain Glendale's eligibility for recreation grant funds with updates completed approximately every five years.

Intended Outcomes of This Plan

This Plan was developed as a component of the City of Glendale's proactive, long-term community planning program and is intended to complement and support the community's other long-term planning initiatives. The document has been designed to address Glendale's park and recreational needs over the next 5 – 10 years, with intended outcomes including:

- Utilizing public feedback to guide the development of Plan recommendations.
- Providing both overarching and facility-specific recommendations for improving the City's park system.
- Expanding regional outdoor recreation connections and networks between the City and neighboring communities.
- Identifying community prioritization opportunities to balance land, environmental, and capital resource constraints with the goals of the community.
- Maintaining the high level of park and recreation access in Glendale by preserving existing natural resources in the City and investing resources in existing park and recreation facilities to extend their operation and sustainability.
- Improving resident quality of life by providing equitable access to a variety of recreational programs and facilities.
- Harnessing the power of a well-planned park and recreational system to create better health outcomes for residents, increase opportunities for social interaction and community culture building, and capitalize on recreational resources as activity generators to draw people to the City.

GENERAL REGIONAL CONTEXT

The City of Glendale is located in southeastern Wisconsin in northeastern Milwaukee County. Glendale is about 4 miles north of downtown Milwaukee and approximately 1 mile from the shores of Lake Michigan to the east. Glendale encompasses approximately 5.8 miles and is bordered by Village of River Hills, Village of Fox Point, and Village of Brown Deer to the north, Village of Fox Point and Village of Whitefish Bay to the east, and by the City of Milwaukee to the south and west. The city is highly developed with both residential and commercial uses and is considered a built-out community with limited opportunities to increase parkland or development outside of infill opportunities or redevelopment. There are no major vacant or agricultural areas within the city that could provide growth or greenfield-style development.

The City's location in southeastern Wisconsin and the greater Milwaukee area, it is well connected to regional transportation infrastructure, including Interstate Highway 43 and State Highway 57. The city has four public transit routes operated by the Milwaukee County Transit System. The community is bisected from east to west by Union Pacific rail lines and north to south by Wisconsin & Southern Railroad rail lines.

EXISTING CONDITIONS

According to the 2023 American Community Survey conducted by the United States Census, Glendale is currently home to approximately 13,227 residents, which is a 3% increase in population from 2010. The need for parks and recreational space is driven by the growing population of the community. Predicting how the community's population might grow in the future provides important information about the amount of new parkland and recreational facilities that will be needed to serve the city.

The City of Glendale experienced a 4% population decline between 2000 and 2010; however, it regained most of this population loss by 2020 and has nearly met the recent historical population high in 2000 (13,367). These slight fluctuations in population lead Glendale to have a relatively stable population. Over the last decade, Glendale population growth has outpaced that of Milwaukee County, but lags the growth seen in other North Shore communities like Mequon, Whitefish Bay, Brown Deer, and Shorewood.

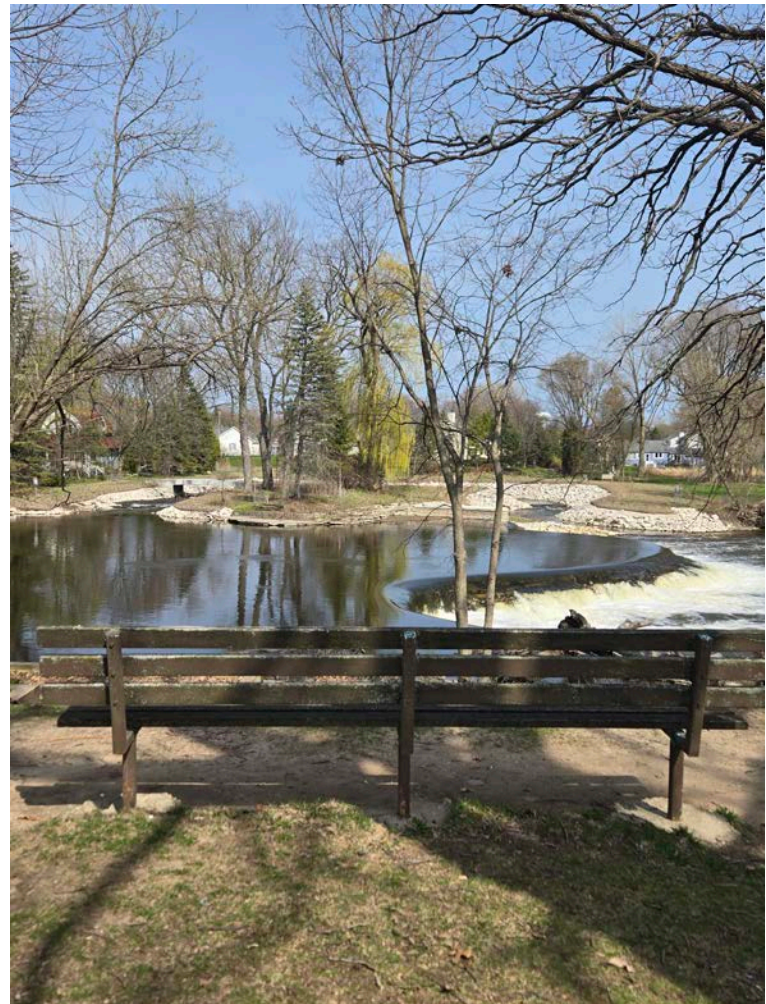


FIGURE 1.1: POPULATION TRENDS

Municipality	2000*	2010	2020	2023	2000-2010	2010-2022
City of Glendale	13,367	12,872	13,357	13,227	-4%	3%
City of Mequon	21,848	23,132	25,142	25,259	6%	9%
Village of Whitefish Bay	14,163	14,110	14,954	14,750	0%	5%
Village of Brown Deer	12,170	11,999	12,507	12,615	-1%	5%
Village of Shorewood	13,763	13,162	13,859	13,682	-4%	4%
Village of Thiensville	3,254	3,235	3,290	3,277	-1%	1%
Milwaukee County	940,164	947,735	939,489	927,656	1%	-2%
Wisconsin	5,363,675	5,686,986	5,893,718	5,892,023	6%	4%

Source: U.S. Census Bureau, American Community Survey, 5-Year Estimates, 2023.

*U.S. Census Bureau, 1990 – 2020 Census.

Predicting future population growth is challenging and somewhat inexact. It should be noted that Glendale’s actual future population will depend on social and economic trends, market conditions, sentiments toward growth, and new, infill development projects. Upcoming multifamily projects, including the 179-unit Arden development, will likely impact future population trends; however, it is difficult to estimate those exact impacts at this time. See the Appendix for more details on the population projection methods analyzed. This set of projections was prepared specifically for this Plan and by the Wisconsin Department of Administration (WisDOA). All are projected through 2045. These forecasts provide the basis for determining future need for parks and open spaces.

For the purposes of this CORP, the City should utilize the Linear Growth 2010-2024 scenario as a reasonable estimate that would result in a total projected population of 14,527 residents by 2035 and 15,190 by 2045. The selected population projection forecast should be used to project future parkland and potential park impact fees needed in the city.

FIGURE 1.2: CITY OF GLENDALE POPULATION PROJECTIONS

	1990	2000	2010	2020	2024*	2025	2035	2045	Change 2025-2045	
WisDOA Projections ³	14,088	13,367	12,872	13,357	13,799	13,431	13,414	13,311	-1%	-120
Linear Growth 1990-2024 ¹	14,088	13,367	12,872	13,357	13,799	13,791	13,706	13,621	-1%	-170
Linear Growth 2000-2024 ¹	14,088	13,367	12,872	13,357	13,799	13,817	13,997	14,177	3%	360
Linear Growth 2010-2024¹	14,088	13,367	12,872	13,357	13,799	13,865	14,527	15,190	10%	1,324
Linear Growth 2020-2024 ¹	14,088	13,367	12,872	13,357	13,799	13,910	15,015	16,120	16%	2,210
Compounded Growth 1990-2024 ²	14,088	13,367	12,872	13,357	13,799	13,791	13,708	13,625	-1%	-165
Compounded Growth 2000-2024 ²	14,088	13,367	12,872	13,357	13,799	13,818	14,005	14,195	3%	377
Compounded Growth 2010-2024 ²	14,088	13,367	12,872	13,357	13,799	13,870	14,600	15,369	11%	1,499
Compounded Growth 2020-2024 ²	14,088	13,367	12,872	13,357	13,799	13,913	15,108	16,405	18%	2,492

Source: U.S. Census Bureau, 1990-2020 Census. *Source: Wisconsin Department of Administration, 2024 population estimate.

1. Extrapolated based on the average annual population change over the given years.

2. Extrapolated based on the average annual percent change over the given years.

3. WI DOA projections. Years ending in 5 are interpolated from the WI DOA projections.

With regard to age, the city reports a higher median age (45) than Milwaukee County (35) and the State overall (40). It has a similar percentage of residents under 18 years of age compared to most comparable suburban neighbors. The city has a higher percentage of residents over age 65 than several other comparable communities. Over a third of the city population consists of 20–44-year-olds. With the average age of first-time homeowners and parents falling within this cohort, this has significant ramifications for future priorities regarding public recreation programming and investment. Regarding race, Glendale is more diverse than many of its suburban neighbors. The 2023 ACS recorded 15.3% of the City’s population as African American. Approximately 6.3% of the city identifies as Asian and 5.1% of the city identifies as Hispanic or Latino as well.

FIGURE 1.3: AGE DISTRIBUTION COMPARISON

	Median Age			Percent Under 18			Percent Over 65		
	2000	2010	2023	2000	2010	2023	2000	2010	2023
City of Glendale	46	48	45	19%	17%	21%	25%	25%	26%
City of Mequon	42	46	47	28%	23%	22%	14%	15%	22%
Village of Whitefish Bay	38	40	40	29%	29%	31%	12%	11%	14%
Village of Brown Deer	42	42	43	20%	21%	20%	19%	17%	19%
Village of Shorewood	38	38	38	21%	19%	19%	14%	15%	16%
Village of Thiensville	43	45	47	21%	23%	17%	21%	21%	21%
Milwaukee County	34	34	35	26%	25%	24%	13%	10%	14%
Wisconsin	36	39	40	26%	21%	22%	13%	14%	18%

Source: U.S. Census Bureau, 2000 Census.

Source: U.S. Census Bureau, 2010-2023 American Community Survey 5-Year Estimates.

FIGURE 1.4: HOUSEHOLD CHARACTERISTICS COMPARISON

	Median Owner-Occupied		Median Gross Rent	Median Household Income	Total Housing Units	Percent Owner Occupied	Average Household Size
	Home Value	Costs per month with a mortgage					
City of Glendale	\$260,300	\$1,915	\$1,354	\$77,096	6,462	60.4%	2.26
City of Mequon	\$485,300	\$2,553	\$2,271	\$147,391	10,013	77.0%	2.97
Village of Whitefish Bay	\$498,700	\$2,821	\$1,348	\$154,255	5,640	78.6%	3.12
Village of Brown Deer	\$221,100	\$1,716	\$1,132	\$91,567	5,865	63.1%	2.19
Village of Shorewood	\$423,600	\$2,662	\$1,291	\$89,135	7,096	45.0%	2.04
Village of Thiensville	\$342,800	\$2,111	\$1,218	\$93,208	1,652	60.6%	2.17
Milwaukee County	\$232,500	\$1,638	\$1,084	\$62,118	424,191	45.7%	2.33
Wisconsin	\$247,400	\$1,652	\$1,045	\$75,670	2,727,726	60.9%	2.35

Source: U.S. Census Bureau, 2017-2023 American Community Survey 5-Year Estimates.

The city's average household size is 2.26 persons per household which is below the Milwaukee County and State of Wisconsin average; this could be connected to the older median age and higher percentage of residents over 65 years old in Glendale. Also, more than half of city residents are homeowners (60.4%). Median home value of \$260,300, as well as the median homeowner costs of \$1,915, are lower than some other North Shore peers, making Glendale a potentially attractive community to potential homeowners.

Utilizing the population projections and methodology described earlier in this plan, the projected number of households were also calculated. By 2045, it is projected that the city could add 953 total new households. This projection methodology continued the 2020 Wisconsin Department of Administration household projections by extrapolating with the 5-year percent change from 2000 to 2020.

Parks and recreation are directly related to the community's overall public health because they provide opportunities for residents to participate in physical activities, get outside, and improve health education. Milwaukee County ranks among the least healthy counties in the state. Among communities within the County, Glendale provides a wide variety of park and recreational facilities and programming, however according to County level health data, there are still public health areas that can be improved in Milwaukee County, including the percentage of adults with obesity, diabetes, and heart disease. This information is important for assessing how healthy the City of Glendale is today, while identifying areas of focus for improvement in the future.

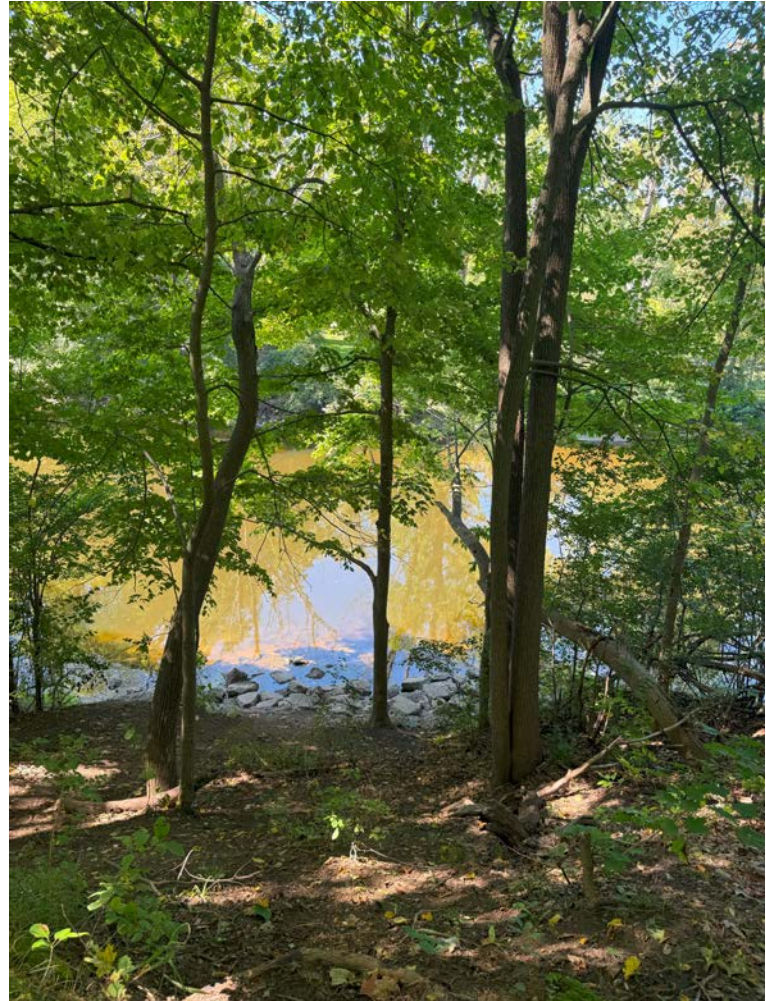
A complete inventory, analysis, and review of Glendale's natural resource components, data trends, and existing plans can be found in the CORP Appendix.

GLENDALE PARK SYSTEM AND CONSTRAINTS

As described above, the City of Glendale is a highly developed and built-out community surrounded by incorporated communities, presenting limitations to the city's ability to grow beyond its borders or increase development through infill. This not only has implications for its land use and population in the future but on the possibilities for the park system as well.

Constraints that could impact the future park system decision-making include:

Land Availability The City of Glendale is 5.8 square miles in area and positioned in the urban and densely populated metro-Milwaukee area of southeast Wisconsin. This regional position provides a number of advantages including accessibility to transportation infrastructure, employment, and cultural amenities. However, it also limits the city's ability to grow beyond its current boundaries and increase its footprint to accommodate demand for new residential or commercial development as well as more open space. Additionally, the highly developed nature of the city means that there are limited open spaces or vacant areas that could be acquired to increase the park and open space system within the city's existing boundaries. Therefore, it is important that the City make the most of its existing park and open space areas. The City can also consider policies that will look to add park and open space areas when redevelopment and infill projects are pursued or when infrastructure and environmental projects present new recreation opportunities.



Environmental Conditions Approximately 54%, or 233.6 acres, of the City park system acreage studied in this Plan is considered environmentally “constrained,” meaning that it is in DNR wetland or SEWRPC Environmental Corridor. Nearly all, or 95%, of the constrained acres are present in the city's County-owned parks. As defined by SEWRPC, environmental corridors are areas in the landscape that contain and connect natural areas, open space, and scenic or other resources, and include floodplain, wetland, woodland, drainageways, and steep slopes. Environmentally constrained areas are often not suitable for highly developed active recreation areas such as athletic fields and sport courts, as they are prone to flooding, poor drainage, or other environmental limitations. These constrained acres are better suited for passive recreation opportunities like nature trails, birding, native plantings, etc. Having such a significant portion of the park and open space system under environmental constraints creates limitations on the useability and developability of the city's parks. While these areas are important to the environmental health of the city and provide great beauty as well as habitat for important species of birds, wildlife, native plant species, and pollinators, when paired with the overall limitation on land in the city, it further constrains improvement and growth potential in the park system.

Regional Jurisdictions As highlighted in this Plan, the majority of Glendale's park acreage is in County- or School District-owned parks. The presence of these facilities and spaces enhances the Glendale park system and is a significant advantage for the community as it expands access to recreational areas without a direct responsibility to the City for the expense of maintenance. While facilities like Kletzsch Park, Lincoln Park, and the Milwaukee River Parkway are critical components of the Glendale recreation system, their ownership by other jurisdictions



means that the City of Glendale is not able to control their programming or development. The City is limited in its ability to implement desired improvements or enhance its overall park system given its limited infill opportunities and jurisdictional constraints in County- and School District-owned properties. All recommendations or opportunities for enhancement of the Glendale park system that include the County- or School District-owned properties will ultimately be to the determination of the appropriate jurisdiction. It is critical that the City of Glendale maintain and enhance its partnerships and cooperative relationships with these jurisdictions to move its park and recreational goals forward.

Capital Resources and Competing Priorities Like many municipalities in the state of Wisconsin, the City of Glendale faces a significant challenge in balancing the competing interests and priorities of a modern community with limited budgets. The cost of providing municipal services continues to increase, stretching municipal budgets, while state-imposed tax levy limits constrain the City's ability to increase its revenue. Therefore, different public interests such as basic service provision, infrastructure improvement, personnel, and community amenities and quality of life features, compete for the same limited capital resources. This requires City staff and elected officials to make difficult decisions regarding project prioritization. Each decision-maker must carefully evaluate projects, including those recommended in the

CORP, on a variety of criteria to determine its feasibility, including timing, project necessity or priority, the demands of other City priorities, and the availability of funding. Under these constraints, it is possible that not all projects referenced in this CORP will be able to move forward or move forward in the timing identified by the Plan.

Instead, the City should use the CORP in discussions about the allocation of resources and the prioritization of different projects and initiatives across the City and its budget planning. To address these funding challenges, the CORP is also intended to assist the City in pursuing other sources of funding, including state, federal, and private grant programs as well as to open conversations about new partnerships with potential sponsors or funding partners, including local corporations, financial institutions, philanthropists, and employers. Other public partnerships could also be explored to increase access to resources, including continued partnerships with Nicolet High School and Milwaukee County as well as local organizations through community-led fundraising campaigns.

The CORP will present recommendations for the future of the Glendale park system so that it continues to serve residents and provide a critical community amenity. However, it is important to recognize constraints that the future park system, City staff, elected officials, and residents must operate within. With these constraints in mind, the CORP serves as a guiding document presenting a menu of options that the Glendale community may choose to pursue if resources, including capital, land, and community will, are present. The CORP is not a directive or guarantee that the recommendations presented herein will be pursued or accomplished. Following adoption of the CORP, the City should work with its staff, officials, and residents to determine priority projects and initiatives to investigate further and determine if the convergence of land, timing, and resources are present to accomplish the project.

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A photograph of a person sitting on a concrete pier, fishing over a body of water. The person is wearing a red hoodie and grey pants with white stripes. The water is dark and rippled. In the background, there is a grassy bank with some trees and a large pile of brown mulch or leaves. A large blue diagonal graphic element covers the right side of the image, and a white number '2' is in the top right corner.

Existing Park & Open Space Facilities

The City of Glendale provides various opportunities for residents to enjoy the outdoors. As provided below, Glendale’s park, recreation, and open space system consists of a range of facilities including passive recreation areas, playgrounds, pathways and walking trails, and athletic fields. Other publicly owned sites include those owned by the Nicolet High School Recreation Department and the Glendale-River Hills School District. In total, the City, Glendale-River Hills School District, and Nicolet High School Recreation Department own and operate a total of 71 acres of parkland in 11 park and school facilities. The City itself owns or operates 7 park sites while the School District and private schools provide the community with 4 additional facilities. County Parks are also an important supplement to the ecosystem of Glendale parks and recreation, providing an additional 365 acres of open space and amenities.

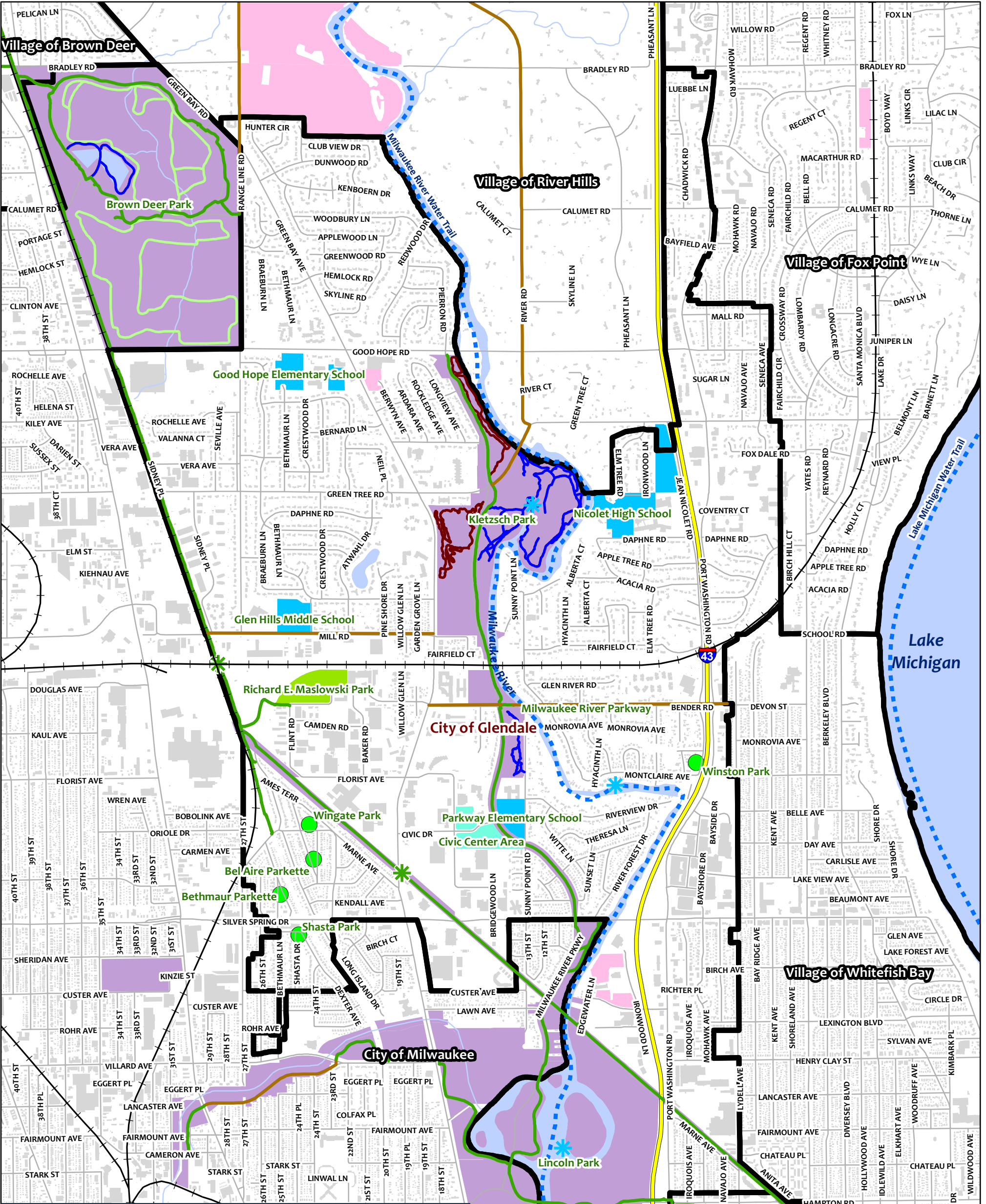
The presence of outdoor recreation sites and open spaces add significant opportunities for dynamic activity, social connection, physical exercise, and numerous other health benefits to a community’s quality of life. They enhance the attractiveness of the community and foster a sense of civic pride and identity. Furthermore, even small green spaces, playgrounds, or parks create a sense of social cohesion and focal point for their surrounding neighborhood.

The City’s Park system includes Neighborhood Parks, Community Parks, Mini Parks, and School Facilities located throughout the community. Glendale has a well-established, well-programmed gem in its Richard E. Mazlowski Glendale Community Park. Because the City is built-out and surrounded by similarly developed municipalities like Whitefish Bay and Fox Point, it does not contain any planned residential growth areas. A few redevelopment and infill opportunities exist in the City. Future improvements to the park and recreation system will primarily need to be in the form of enhancements to existing facilities, strategic infill possibilities, adaptive reuse opportunities, and coordination with adjacent communities and entities to ensure that the recreational needs of Glendale residents are met.



DESCRIPTION OF EXISTING PUBLIC PARK AND RECREATION FACILITIES

A brief description of each of the community’s existing park and open space sites is included on the following pages. A full inventory of parkland and amenities is provided in [Figure 2.1 Park Facility Matrix](#).



DRAFT

Map 1: Existing Facilities

City of Glendale Comprehensive Outdoor Recreation Plan

Municipal Boundaries

Off Road Bike/Pedestrian Route

On Road Bike Lane

Milwaukee Urban River Trail Access Point

Trailhead - Oak Leaf Trail

Hiking Trail

Mountain Bike Trail

Cross Country Ski Trail

Water Trail

Mini Park - City Owned

Neighborhood Park - City Owned

Community Park - City Owned

County Park

Public School Park

Private Recreation

Local Road

Interstate

Rail

0

0.125

0.25

0.5

Miles

N

E

S

W

Glendale

Wisconsin

Rich Past • Bright Future

VANDEWALLE & ASSOCIATES INC.

Shaping places, shaping change

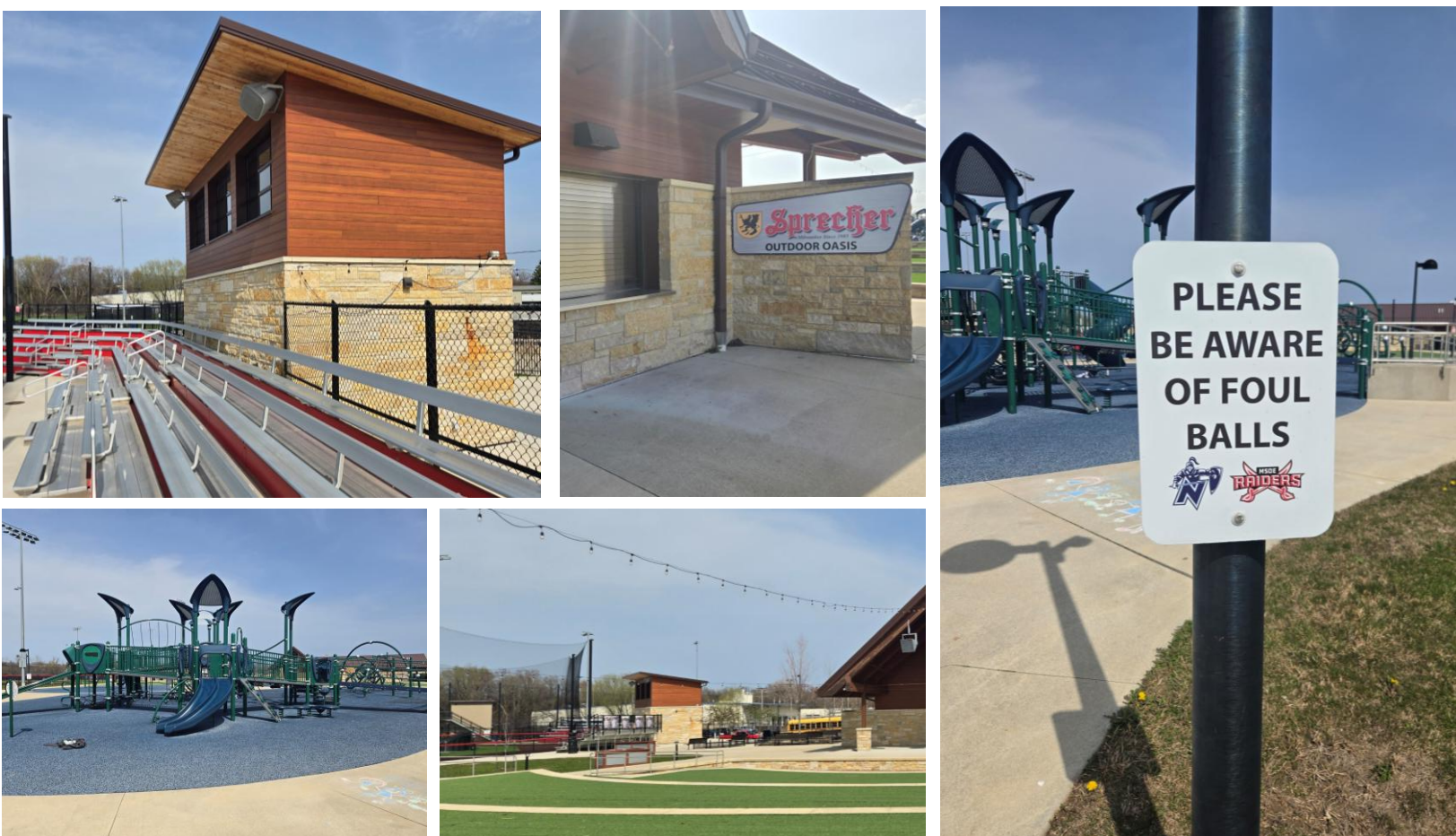
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COMMUNITY PARKS

Richard E. Maslowski Glendale Community Park is 13.2 acres in size and is the most developed park in Glendale. Located on the western edge of the City, within the business park. Often referred to as just Maslowski Park, the park is accessible by car from the entrances at Bender Road to the south. There is also a pedestrian access point on the northwest portion of the site, which connects the Park to the Oak Leaf Trail System. The Park is bordered by railroad tracks to the north and business park to the south and the east. Maslowski Park includes a variety of active and passive recreation amenities and hosts several community events each year.

The park is home to one natural grass baseball field and an artificial turf field developed with Nicolet High School as well as one artificial turf field developed in partnership with the Milwaukee School of Engineering (MSOE). The fields are host to tournaments, baseball and softball practice for Nicolet High School, and the main playing field for the MSOE Raiders Baseball Team. The MSOE artificial turf field also includes high quality, stadium-style seating and an announcer's box.

Next to the MSOE field is a public plaza and a building containing locker rooms, office space, and concessions/beer garden operated by Sprecher Brewing Company called the Sprecher Brewing Outdoor Oasis. The Outdoor Oasis is open throughout the summer and provides concessions during baseball games and community events as well. On the western side of the building, there is an amphitheater that hosts a variety of community events including a summer concert series. Other amenities at Maslowski Park include a playground with accessible equipment and play structures and a veterans memorial.



NEIGHBORHOOD PARKS

Civic Center Area is a special use neighborhood park located adjacent to City Hall and the Civic Center in the south-central portion of the City, covering approximately 11.5 acres. The park has two areas, separated by Civic Drive.

South of Civic Drive is a little league complex that includes two diamonds with grass infields, cyclone backstop and fencing, cement block dugouts, press boxes, a concession stand that serves both diamonds, and four sets of bleachers. There is also a small playset for young children including a slide and swings.

North of Civic Drive is a large area that consists of a baseball diamond with a grass infield. The site includes two fenced in benches, two sets of bleachers, a pitching net, and a combination fence and net backstop.



SCHOOL FACILITIES

The City of Glendale includes three Glendale-River Hills School District schools, Nicolet Union High School (located in its own district), and two private schools. The Glendale-River Hills School District serves the City of Glendale and the Village of River Hills. Nicolet Union High School serves students living in the City of Glendale, Village of River Hills, Village of Fox Point, and Village of Bayside.

The school facilities in the city serve not only their students for sports, recreation, and physical education, but are also a resource to neighbors and residents who often use their outdoor facilities outside of school hours. Nicolet Union High School's Recreation Department also provides robust recreational programming and classes available to residents within the school's district. The City of Glendale also works with Nicolet to use their facilities for indoor and outdoor recreation programming.

Good Hope Elementary School is a 10.5-acre school park located on West Good Hope Road on the City's north side. The school building has been leased out to a childcare facility as well as a private High School. The school's outdoor areas include a hard-surface recreation area, tennis courts, baseball diamonds, and an open field. Access to the site is hindered by West Good Hope Road and North Green Bay Avenue. A large apartment complex directly across the street is severely restricted from use of the area due to heavy traffic.



Parkway Elementary School covers approximately 6.3 acres and is located on Milwaukee River Parkway directly across from City Hall. The area serves as a school park and includes a wood-chip surface tot lot that includes play equipment and structures. The school grounds include two softball diamonds, open play space and hard-surface play space with a painted hard-top games, and four basketball hoops. The service area of Parkway overlaps that of the Civic Center, showing congestion of park space in the area. Development of either of these two facilities should be diverse to avoid duplication of services.

Glen Hills Middle School is located on West Mill Road on the City's east central side. Excluding the actual school building, the site covers approximately 9.4 acres and serves as a school park. The school grounds feature four soccer fields, four tennis courts, a hard top recreational space with basketball hoops, a playground with play equipment and structures, and a nature play space.

Nicolet Union High School serves as the City's Athletic Playfield and covers approximately 18.3 acres. It is located next to I-43 on the City's northeast side and serves as a neighborhood park. The school's athletic facilities were recently renovated and updated. The school grounds include 14 tennis/pickleball courts, a football field with stadium-style bleachers and track and field facilities, a soccer field, and a wooded area with trails and access to the Milwaukee River.

After school hours and during the summer, the athletic facilities are open to the public. The Nicolet Recreation Department is also a major component of the Glendale parks and recreation ecosystem. The department hosts a variety of educational programming and classes for the community, youth and adult sports leagues, fitness classes, and recreational clubs. The department serves residents of Glendale, River Hills, Bayside, and Fox Point.

MINI PARKS

Bel Aire Parkette is a mini park which covers approximately 0.4 acres and is located on the City's southwest side on the corner of Bel Aire Drive and Ames Terrace. There is an open area with two benches and a flagpole. The mini park also features a small arboretum consisting of a handful of trees.

Bethmaur Parkette is a mini park which covers approximately 0.1 acres and is located on the City's southwest side on the corner of Bethmaur Lane and Dexter Avenue. The area is wooded and includes three benches surrounding some aesthetically pleasing landscaping.

Shasta Park is a mini park which covers approximately 0.1 acres and is located on the City's southwest side on the corner of Shasta Drive and Dexter Avenue. The area has flower beds and two benches to enjoy the open space.

Wingate Park is a mini park which covers approximately 0.4 acres and is located on the City's southwest side on West Wingate Street. The area is heavily wooded and includes a picnic table, a playground set, a sandbox, two benches, and a Little Free Library. There are sidewalks on the south side of Wingate Avenue with a crosswalk and median to help safely cross the road. Access to the site is walkable and safe.

Winston Park is a mini park which covers approximately 0.7 acres and is located on the City's west side on North Jean Nicolet Road. The area is currently an empty lot and has room for development.



OTHER RECREATION FACILITIES

Regional and County Parks

Three Milwaukee County Parks located wholly or partially within the City of Glendale and two County Parks directly adjacent to the city. Milwaukee County Parks are an important part of recreation for the City of Glendale with many community events happening at Kletzsch Park.

- **Kletzsch Park (Milwaukee County)** Kletzsch Park is located entirely in the City of Glendale along North Milwaukee River Parkway. The park totals 141 acres and bordered to the east by the Milwaukee River. The park includes open fields, nature trails, mountain biking trails, fishing access on the river, archery, soccer fields, and a waterfall. There are a variety of picnic shelters and a pavillion available for rent as well. Community holiday events such as a 4th of July Parade are hosted at this park.
- **Lincoln Park (Milwaukee County)** Lincoln Park is another regional county park that totals 313 acres in size. A portion of Lincoln Park is located in the City of Glendale. This portion includes access to the Milwaukee River and a 9-hole golf course. Portions of the park not located within City limits also include soccer fields, tennis courts, and an aquatic center with a public pool.
- **Estabrook Park (Milwaukee County)** Bordering a small portion of southern Glendale, Estabrook Park encompasses 125 acres. The park includes play equipment, soccer fields, a softball diamond, a portion of the Oak Leaf Trail, a dog area, and a skate park. It is also home to the Estabrook Beer Garden, which draws a lot of visitors and residents alike in the summer months.
- **Brown Deer Park (Milwaukee County)** Brown Deer is a 367-acre community park located just northwest of the Glendale City boundary. Brown Deer Park includes an 18-hole golf course, driving range, an historic boathouse with fishing access, nature trails, a disc golf course, rentable picnic shelters, and soccer fields.

Bavarian United Soccer Complex is a private, members only, recreational facility located next to I-43 on the southern side of Glendale at 700 W Lexington Blvd. Operated by the Bavarian United Soccer Club, its facilities include one natural grass field and three artificial turf fields of various sizes ranging from youth to professional. The Soccer Club offers coaching, summer camps, youth leagues (U6 to U15), and a youth soccer academy. In addition, the Soccer Club also hosts three men's soccer teams and one women's soccer team.

State of Wisconsin Parks and Trails

State parks and natural areas exist as conservation and recreational areas typically isolated from population centers. These facilities play an important role in providing larger swaths of preserved wilderness that are often accessible for recreational use and encourage regional tourism. Facilities located near Glendale in Milwaukee County act as an important part of the regional recreational system surrounding the City.

- **Lakeshore State Park:** This 22-acre park is located on the shores of Lake Michigan in downtown Milwaukee, making it the only urban state park in all of Wisconsin. The park includes a 1.7-mile paved hiking and bicycling trail, water access for canoes and kayaks, fishing areas, a small beach, boat slips, and a bridge that connects the park to the Summerfest grounds.
- **Kettle Moraine State Forest – Southern Unit:** located in Waukesha County, this portion of the Kettle Moraine State Forest spans more than 22,000 acres, stretching from Dousman to Whitewater. This park features three family campgrounds, horseback riding trails, and several paddling, swimming, and fishing opportunities.
- **Havenwoods State Forest:** Wisconsin's only urban state forest, Havenwoods sits on 237 acres of grasslands, woods.

FIGURE 2.1: PARK FACILITY MATRIX

Existing Park and Recreation Facilities Inventory	Bel Aire Parklette	Bethmaur Parklette	Shasta Park	Wingate Park	Winston Park	Civic Center Area	Richard E. Maslowski Park	Good Hope Elementary	Parkway Elementary	Glen Hills Middle	Nicolet High School	Kletzsch Park	Lincoln Park (Portion)	Milwaukee River Parkway (Portion)	Total	Estabrook Park (Adjacent)	Lincoln Park (Adjacent)	Brown Deer Park (Adjacent)	Total
Pavillion/Shelter							X					X				X	X	X	
Walking, Biking, Hiking Trails							X					X	X	X		X	X	X	
Mountain Bike Trials												X						X	
Woods/Nature Area									X		X	X	X	X		X	X	X	
Open Space	X	X	X		X			X	X	X		X	X	X		X	X	X	
Playground Equipment				X			X		X	X		X				X	X	X	
Baseball/Softball Diamonds						3	3	1	2	1		4			14	1	1	3	5
Soccer Fields								1	1	3	1	4			10	6	5	2	13
Tennis Courts								3		4	14				21		4		4
Pickleball Courts											14				14				
Basketball Hoops									4	3					7		12		12
Sand Volleyball Courts										2		1			3	1		2	3
Football Fields								1			1				2				
Amphitheater							X												
Beer Garden							X									X			
Concession Stand						X	X				X					X			
Paved Activity Area							X		X	X									
Athletic Playfields								X		X	X	X				X	X	X	
Archery												X							
Golf													X					X	
Disc Golf												X				X		X	
Fishing Access												X	X	X		X	X	X	
Boating/Kayak Access													X						
Dog Park																X			
Waterpark/Pool																	X		
Skate Park																X			
Picnic Areas (Tables)				X			X					X	X			X	X	X	
Trash Receptacles				X		X	X	X	X	X	X	X	X			X	X		
Benches	X	X	X	X			X				X	X	X			X	X	X	
Community Garden				X															
Dedicated Parking						X	X	X		X		X	X			X	X	X	

Table Guide: X indicates the presence of an amenity in a park; a number indicates the quantity of an amenity or facility in a park.

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Public Participation

SITE VISIT

On April 28, 2025, planning consultants coordinated with City and staff to conduct a tour of the community and its various park and open space assets to gain further understanding and familiarity with specific sites, the community's characteristics and values, and recreational opportunities. The data gathered in this site visit informed the CORP's existing conditions analysis and recommendation development.

FOCUS GROUP INTERVIEWS

Throughout the months of May and July, planning consultants with the support of City staff conducted 5 stakeholder focus group interviews. Focus groups were organized around common themes, including "Civic and Nonprofit Organizations", "Schools, Students, and Youth", "Schools", "City Staff and Elected Officials", and "Recreation and Frequent User Groups". Each focus group discussion dug deeper into key topics about the current park and recreation system, how it was serving different populations and constituencies, and what members of each group would like to see added or improved about the Glendale park system in the future. Discussions were robust with committed focus group members sharing a variety of insights. A few key themes emerged from these discussions:

- Nicolet has the most recreational facilities within the Glendale city limits and provides a lot of recreational opportunities for residents and students alike.
- Non-profits and community organizations have and have had difficulty communicating with the Milwaukee County Parks Department.
- The section of the Oak Leaf Trail that runs through the city is one of the busiest segments of the entire trail. It could be a great asset for the City to utilize and connect to in the future.
- While it is a County Park, Kletzsch Park is used by many different community entities for educational and recreational purposes.
- While a fairly new park, Richard E. Maslowski Community Park has issues with the land sinking and creates hardships for maintaining structures in the park.
- High school students would like to be more engaged in the Glendale recreation system but note that outreach is minimal and many do not know about offerings and events.

The feedback received from each of these events informed the development of this Plan and its recommendations.



PUBLIC INPUT SURVEY

The City of Glendale conducted an online questionnaire via Survey Monkey from August 14, 2025 to September 1, 2025. This deadline was extended to accommodate the in-person visioning session after the historic flooding that occurred in early August 2025.

Of the 163 survey respondents, 96% were Glendale residents and approximately 42% of respondents have lived in the City for 21 years or more. Nearly 25% of respondents have lived in the City for 21 years or more, although 31% of respondents have lived in Glendale between two and 10 years. Additionally, approximately 50% of respondents were over 50 years of age. Nearly 50% of respondents have at least one minor (age 18 or under) in the household.

Additional highlights of the survey are described below:

- The Glendale park system is well used, with the majority of respondents visiting a park in Glendale weekly to monthly.
- 71% of respondents are satisfied or very satisfied with the appearance and maintenance of Glendale parks.
- 70% of respondents said they feel safe or very safe in Glendale parks
- 66% of respondents feel there are just the right amount of parks in the Glendale park system.
- Most respondents feel that the highest priority for future park resources should be used to maintaining existing spaces in the park system. While most felt that the lowest priority should be acquiring new parkland acreage. 46% of respondents indicated this as their lowest priority.
- The top three most visited parks in the Glendale system, including adjacent north shore parks were:
 1. Kletzsch Park
 2. Estabrook Park (adjacent)
 3. Richard E. Maslowski Park
- The top five facilities or amenities within the parks were:
 1. Walking Paths
 2. Woods and Nature Areas
 3. Bike Trails
 4. Milwaukee River
 5. Maslowski Playground
- When asked about facilities or amenities respondents would like to see in Glendale parks in the future, the top 5 responses were:
 1. Restrooms
 2. A Pool or Water Amenity
 4. Nature Trails
 5. Paved Hiking, Running, Biking Trails
 6. Expansion or Enhancement of the Existing Beer Garden
- 50% of respondents indicated that they have attended a special holiday or seasonal event in Glendale, like the 4th of July or other recreational program event.
- 66% of respondents say they are satisfied or very satisfied with Glendale Recreation programs through Nicolet Recreation Department.
- The top selection for future recreational programs that respondents would like to see in Glendale was for community volunteer opportunities (34%). Additional recommendations included offerings for seniors and adults, repair classes, language lessons, and sports tournaments rather than ongoing leagues.

FIGURE 3.1: PARK USAGE

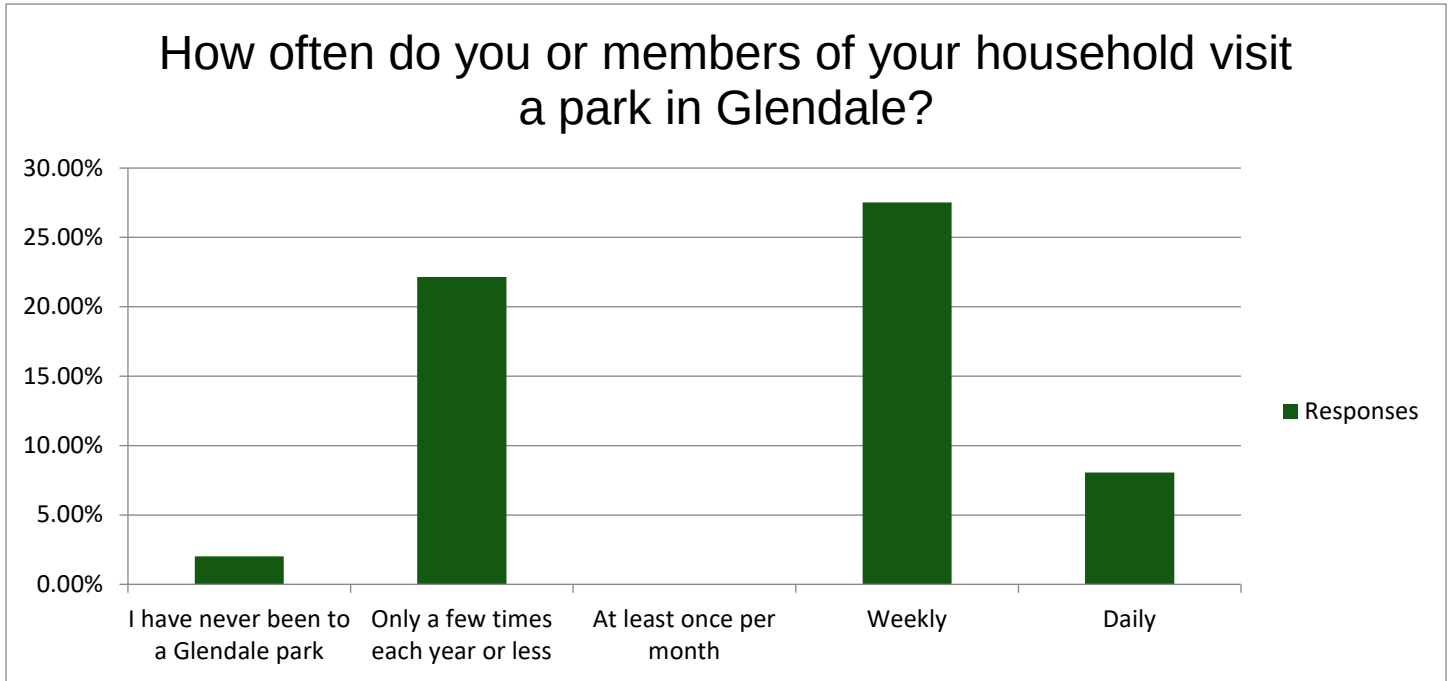


FIGURE 3.2: PARK SATISFACTION

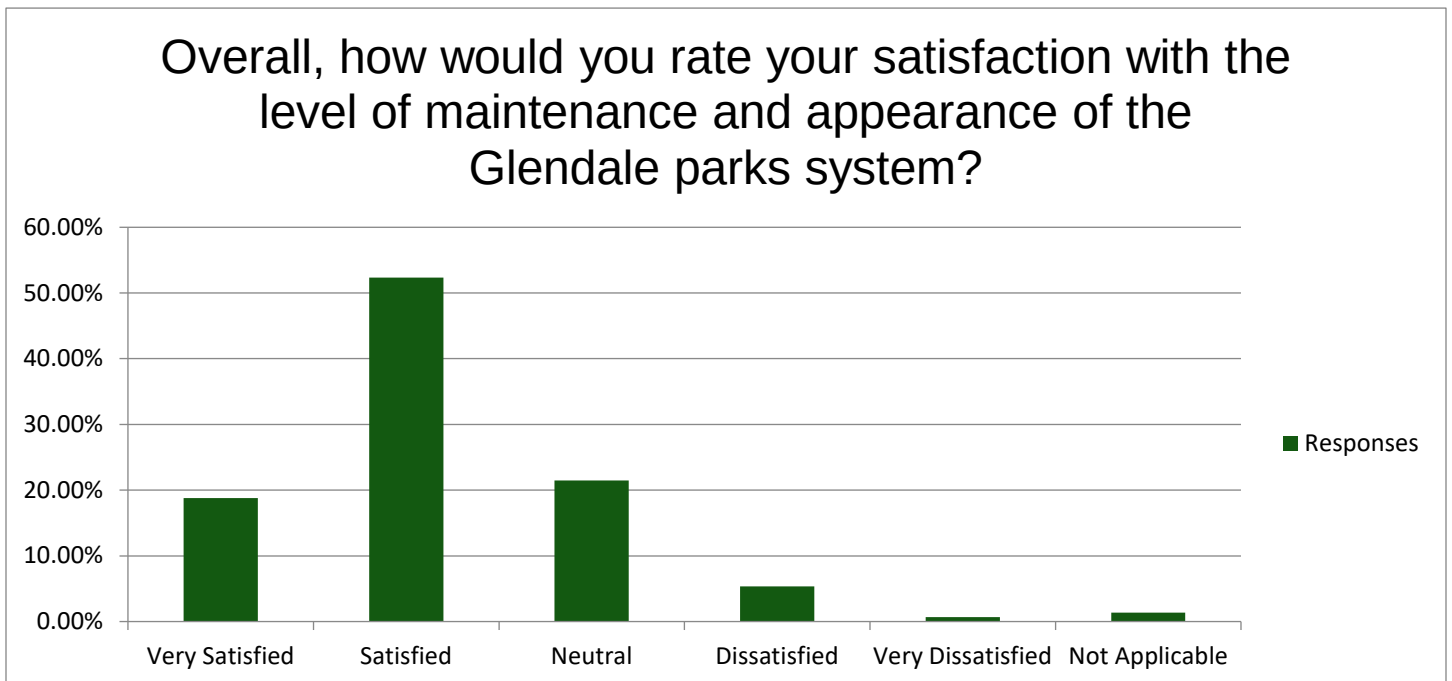


FIGURE 3.3: PARK SYSTEM SIZE

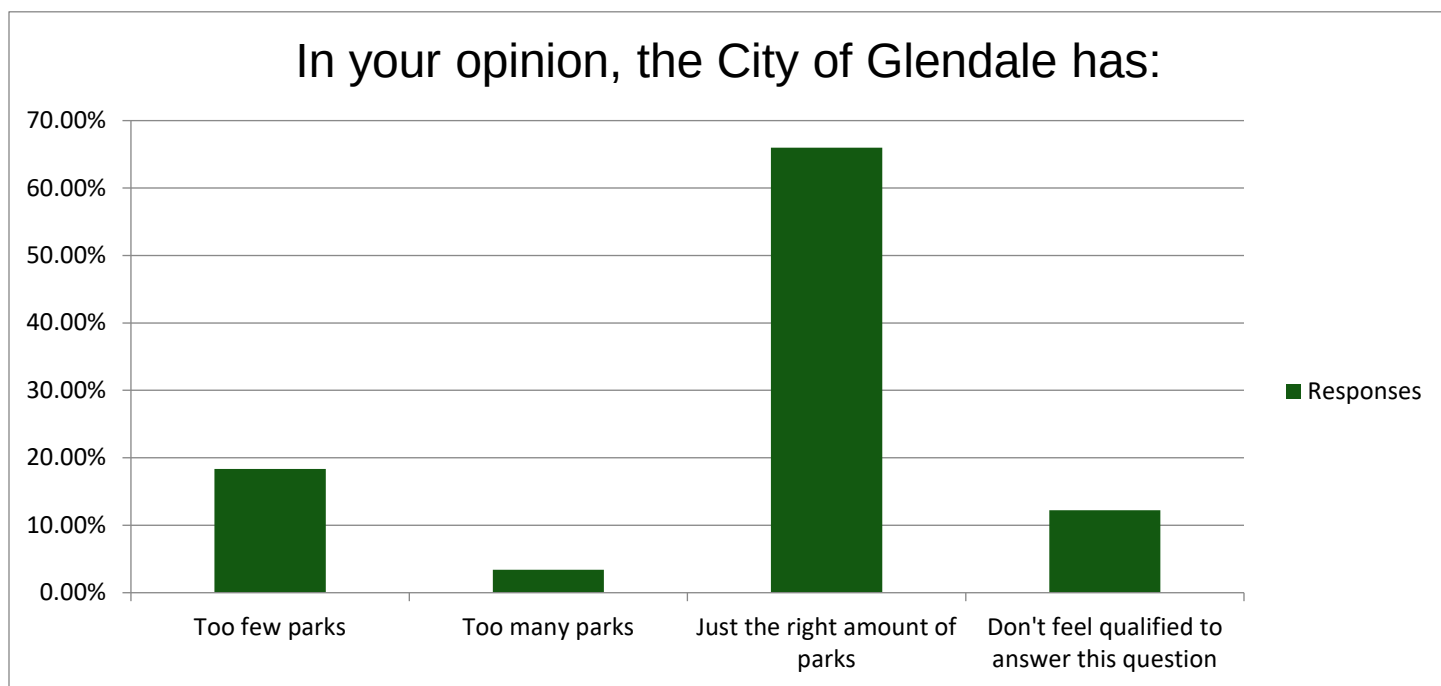


FIGURE 3.4: FUTURE PARK RESOURCE PRIORITIES

	Low Priority	Medium Priority	High Priority	No Opinion	Weighted Average
Focus on upgrading and maintaining existing facilities in the community's parks and public spaces, including Milwaukee County Parks such as Kletzsch.	3.36%	23.49%	69.13%	4.03%	2.69
Continue to develop opportunities to expand the existing trail and pathways systems between parks and City points of interest and activity.	11.49%	39.86%	41.89%	6.76%	2.33
Expand community garden opportunities.	40.14%	39.46%	12.24%	8.16%	1.7
Enhance parkland landscaping to include native planting and pollinator gardens.	21.48%	44.30%	30.20%	4.03%	2.09
Promote more activities and community gathering opportunities (festivals, programming, events, public art, etc.) throughout existing parks.	22.15%	46.31%	26.17%	5.37%	2.04
Expand and improve winter activities, including skating, sledding, snowshoeing, as well as indoor activities.	26.85%	44.30%	21.48%	7.38%	1.94
Acquire or convert additional parkland for natural resource preservation and passive recreational uses.	30.20%	41.61%	20.13%	8.05%	1.89
Establish new public access points for the Milwaukee River.	42.28%	30.87%	18.12%	8.72%	1.74
Acquire additional parkland for small neighborhood parks, parklettes, or tot lots. (ex. playground equipment, shelter, open playfield, etc.)	46.31%	27.52%	18.12%	8.05%	1.69
Other	8.00%	2.00%	26.00%	64.00%	2.5

VISIONING WORKSHOP & ONLINE INPUT

On August 13, 2025, the City hosted a Visioning Workshop. The Workshop was advertised to the public for the weeks prior and approximately 10 individuals attended the workshop and participated in the input exercises. Prior to the previously scheduled Workshop, the City of Glendale experienced flooding that affected many residents. To provide those impacted with the opportunity to provide input, the City put the key Workshop input exercises and prompts in an online format. The City collected an additional 6 online responses. Highlights from the input provided at the Workshop, included:

- Residents are drawn to Glendale's parks to exercise, access nature, gather with friends and family, and because they are clean, safe, and good place to bring children.
- In the future, residents would like to see a dog park, splash pad, additional natural areas, better utilization of the pavilion at Kletzsch Park, and updates to the playgrounds at Glen Hills Middle School and Kletzsch Park.
- Some would like to see more volunteer opportunities and organized social and community events to further enhance the recreational programming offerings in Glendale.

FIGURE 3.5: WHAT DO YOU VALUE MOST ABOUT THE PARK AND RECREATION SYSTEM IN THE CITY OF GLENDALE?



PUBLIC OPEN HOUSE

To be completed in a later draft

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Vision, Goals, & Strategies

This chapter presents a Vision, Goals, and Strategies for the future of the Glendale Park and Recreation System that reflect the community's input and serve as the basis for the recommendations in this Plan.

The **Vision** is the overall desire for the future of the Park and Recreation System that is to be achieved by this Plan.

Goals are broad statements that express general public priorities. Goals are based on the identification of key issues, opportunities, and priorities that affect the park system.

Strategies are more specific than goals and are actions and implementation activities that can be taken to achieve a Goal.

City of Glendale Vision

The City of Glendale Park and Recreation System is safe, accessible, and provides spaces for Glendale's current and future residents to recreate, gather, celebrate, and access nature.

GOALS

1. Maintain parkland, green space, landscaping, and natural resources to keep Glendale's verdant character and accessible natural amenities.
2. Continue to make the Milwaukee River the focal point of the community.
3. Maintain and expand a safe, accessible, and interconnected pedestrian and bicycle network to connect the City's park and recreation system to areas of activity and community neighborhoods.
4. Continue and expand community programming to create opportunities for recreation as well as cultural expression and community development.
5. Build and maintain strong relationships and partnerships with neighboring and overlapping jurisdictions as well as private property owners to maximize opportunities for recreation and park development, particularly in parklands within Glendale and in adjacent communities.



STRATEGIES

1. As opportunities become available and where practical, the City should consider purchasing properties adjacent to existing parks to allow for the expansion of existing parks as well in neighborhoods and new housing development. The City will need to evaluate each opportunity to determine which properties will sufficiently meet the future needs of the park system and the availability of resources for acquisition.
2. Identified neighborhood park improvements should be designed and planned to enhance community and neighborhood cohesion, including the expansion of mini parks in the city.
3. Include a provision in the updated parkland dedication policy that parkland dedication must be unconstrained acreage that allows for active recreation development. Ensure that all departments responsible for providing or maintaining adequate park facilities are involved in development review.
4. Coordinate park system and connectivity improvements and any relevant land acquisitions with local, county, and state agencies to ensure an interconnected system of outdoor recreational facilities within the City and its surrounding area.
5. Master plans should be considered for all future parkland development and existing parkland improvements. These plans should indicate the future use of the facilities, equipment, and park grounds.
6. Work with neighboring jurisdictions, Milwaukee County, and the state to coordinate bicycle and pedestrian planning and planning for potential future alternative transportation corridors.
7. Coordinate and pursue the development of trail connections to the Oak Leaf Trail, Beerline Trail, and other regional trails with local jurisdictions.
8. Partner with the Glendale Police Department, local businesses, or other local interest groups to grow bicycle and pedestrian education programs and other training to increase bicycle safety and the utilization of trails, paths, sidewalks, and streets for active transportation.
9. Continue to coordinate the public use of indoor and outdoor school recreation facilities with the Nicolet Recreation Department and local private schools and facilities.
10. Utilize management practices that protect and enhance the natural features of all City parks. This includes efforts to establish and maintain buffers for sensitive environmental areas, minimize fertilizer and pesticide use, and implement native species plantings in landscaping initiatives, to the extent possible.
11. Work within the existing parkland and recreational facilities to maximize its benefit to the community, enhancing the current park system to meet the needs and desires of Glendale residents and future recreation trends.
12. Continue to market the park system's facilities and programs to the community by utilizing the City, Recreation Department, and other School Districts' websites, social media, email lists, recreational guides, signage, and developing new informational publications either in print or online as needed. Coordinate with the School Districts and local partners to make these resources widely available.



13. Improve wayfinding and identification signage at all Glendale park and recreation facilities, and update City trail maps and signage indicating points of interest within the community at key bicycle and pedestrian network locations.
14. Coordinate with the School Districts to develop educational, cultural and arts programming, events, and activities to further activate the community's parks and recreation facilities and preserve and protect the community's natural resources.
15. Where feasible, develop trails and other facilities to encourage active winter recreational activities such as cross-country skiing and snowshoeing.
16. Continue to fund the modernization of facilities and equipment in older parks, provide new facilities and equipment in undeveloped or partially developed parks, and monitor and maintain existing park equipment to ensure longevity and safety.
17. When planning for facility and equipment improvements, consider incorporation of sustainable building materials, design elements, and renewable resources.
18. Integrate passive and interactive public art features that celebrate and explore Glendale's culture, character, history, and native ecology into existing and new park developments.
19. The City should take measures to ensure that existing park facilities are upgraded to comply with ADA design guidelines. All new park development and amenity improvements should be inclusive, accessible, and to ADA design standards at a minimum. Future parks and amenities should be designed so that they are barrier-free and accessible to persons of all ages and abilities.
20. Utilize grants, fundraising campaigns, and other funding sources as well as the City's 5-year Capital Improvements Plan to pursue and implement the recommendations of this Plan.





Park & Open Space Standards



In order to guide the park planning process, it is important to establish a set of minimum standards for park and recreational facilities. Such standards enable a community to quantitatively measure how well its existing facilities are meeting the needs of residents and to plan for future facilities based on projected population growth. As such, park and recreation standards are commonly developed using a ratio of the number of minimum acres recommended per 1,000 residents.

The following section details the local standards for park and recreational facilities. These standards are a combination of National Recreation and Park Association (NRPA) guidelines and best practice for Comprehensive Outdoor Recreation Plans. A calculation of community-specific standards is more likely to identify those park system deficiencies that would not otherwise be captured by universal or national standards. Furthermore, a locally derived standard does a better job of considering the quality of the park system as well as the quantity of park and recreational facilities provided.

For a full description of each park type in the City, see Chapter 2.

NATIONAL GUIDELINES AND COMPARABLE COMMUNITIES

To understand the role that the City's Park and Trail System should play in providing park and recreation services, it is useful to understand the role of a municipal park system in the context of national, state, and county services provided.

- **National Parks** are scattered throughout the United States with massive tracts of land that serve as vacation destinations or wilderness areas. They are run by the Department of Interior of the United States government. There are no National Parks in Milwaukee County.
- **State Parks** exist as conservation areas, scenic drives, or as weekend getaways, typically away from population centers. State Parks are often designed to encourage tourism, but their primary purpose is to serve residents of their respective states. Nearby State Park and Natural Areas include Lakeshore State Park, the Kettle Moraine State Forest –Southern Unit, and Havenwoods State Forest.

- County Parks** function to fill in the gaps that municipal and state governments do not serve. The gaps can include serving a municipal function in portions of a county with municipalities too small to have enough resources to provide parks, conserving large areas of open space that municipalities cannot, or as a tourist venue for people from outside the county. The City of Glendale is well served by County Parks and Trails. Kletzsch Park, a Milwaukee County Park, is located entirely within the city limits. While Lincoln Park and Milwaukee River Parkway, a linear park, are partially located within Glendale. Additionally, Glendale residents are able to access Brown Deer Park and Estabrook Park, which are County Parks immediately adjacent to the city boundaries. County Parks contribute significantly to the active and passive recreation space in the City of Glendale.
- Municipal Parks** exist to serve residents of municipalities, providing passive space for recreation and community gathering as well as facilities for active athletic or recreation programs. The two most common types of municipal parks are Neighborhood and Community parks. Neighborhood parks are usually 1-10 acres in size and have a 1/2-mile service radius. Community parks are generally larger (10+ acres) and typically serve larger portions of the community with a 1-mile service radius.



The National Recreation and Park Association (NRPA) compiles data from around the U.S. on park and recreational departments and services provided. It is important to compare the services that Glendale provides to the national averages as a benchmark for analysis. A few of the most applicable metrics are shown in Figure 5.1.

FIGURE 5.1. PARKLAND STANDARDS

	NRPA Standard (2025)	Glendale Park System
Total Park Acres per 1,000 Residents	10.2	37.7
Average Number of Residents per Park	2,411	945
Full Time Park and Recreation Employees (per 10,000 Residents)	8.9	6

FIGURE 5.2. COMPARABLE COMMUNITY ANALYSIS

Municipality	2023 Population	Number of Municipal, County, & School District Owned Parks	Residents Per Park	Total Acres*	Acres Per 1,000 People
City of Glendale	13,227	14	945	498.3	37.7
Village of Thiensville	3,277	2	1,639	16.6	5.1
Village of Whitefish Bay	14,750	9	1,639	41.5	2.8
City of Mequon	25,259	15	1,684	460	18.2
Village of Brown Deer	12,615	8	1,577	112	8.9
Village of Shorewood	13,682	10	1,368	137	10.0
Average of Comparable Communities	13,802	10	1,475	201	13
NPRA Standards (2023)			2,411		10.2

* Neighborhood, Community Parks as well as outdoor School District facilities and County Parks within Glendale or partially within Glendale are included in the total number of parks and acres shown above.

Source: V&A and City of Glendale, Village of Thiensville, Village of Whitefish Bay, City of Mequon, Village of Brown Deer, Village of Shorewood, and the National Park and Recreation Association, 2025.

Another method in evaluating the existing Glendale Parks System is comparing it to other similar sized municipalities. In Figure 5.2, five other communities were selected that ranged in park system size and total population. Generally, Glendale has more parks and parkland acreage in its recreation system than some other peer communities. Milwaukee County parks primarily account for the significant advantage in parkland and facilities. This surplus of park facilities results in the City surpassing national benchmark standards for number of residents per park and acres of parkland per 1,000 residents.

To note, like Glendale, some communities have significant amounts of their existing total park acres that are constrained by environmental factors such as rivers, streams, steep slopes, natural areas, floodplain, and wetlands. Many do not account for that factor in their park planning, thus total acres shown below could include both constrained and unconstrained land totals for comparison communities.

While it is important to evaluate Glendale based on both national averages and neighboring Wisconsin municipalities, it is difficult to make a one-to-one comparison between parks departments. This is because of the variability in department structure, amenities, distribution of county and state parks, and the number of natural resources in the area. Therefore, this comparison should be taken as context for the Glendale system and not necessarily a judgement or a direct benchmark for performance.

GLENDALE PARK STANDARDS

Overall, the City currently maintains a rate of service of approximately 33.0 total park acres per 1,000 residents. Because of the projected future increase in the population over the next 10-20 years, the acres per resident performance is expected to decrease slightly over the planning period, however, it would still far exceed the national standard of 10.2 acres per 1,000 residents. For the purposes of its park and recreation planning, the City should utilize the national standard of 10.2 acres per 1,000 residents as its community standard. Below, in Figure 5.3, is the breakdown of the total park acres per 1,000 residents rates using Glendale’s 2023 total population.

FIGURE 5.3 CURRENT CITY OF GLENDALE PARK STANDARDS

	2023 Glendale Population	2025 Total Glendale Park Acres	2025 Total Acres Per 1,000 Residents	Glendale CORP Standard: Park Acreage Per 1,000 Residents	Total Acres Needed to Meet Standard	Additional Acres Needed to Meet Standard
Neighborhood Parks, Community Parks, County Parks, and Outdoor School District Facilities	13,227	436.2	33.0	10.2	134.9	0

Note: Total acres are defined as the total land area within all existing Neighborhood Parks, Community Parks, County Parks within Glendale or partially in Glendale, and Outdoor School District Facilities. All figures used in this table are rounded.
 Source: V&A and City of Glendale

SERVICE AREAS

Map 2 depicts the service areas of Neighborhood Parks, Community Parks, and outdoor School District facilities based on their location within the community. This analysis is used to determine the existing service coverage of the City Park and Recreation System, and forms the basis of any recommended new park locations as discussed in Chapter 7.

Park service areas were divided into two different distances based on the size, number of amenities, and ability to serve multiple recreational functions:

- Mini Parks: 1/4 Mile Service Area
- Neighborhood Parks and School District Facilities: 1/2 Mile Service Area
- Community Parks and County Parks: 1 Mile Service Area

In most municipalities, service areas range between 1/4 – 1/2 mile because of the need to accommodate all modes of transportation access, especially people who may not own or be able to operate a vehicle (children, disabled individuals, the elderly, etc.). A 1/4 – 1/2-mile radius is seen as representative distance of mobility or how far most individuals can walk comfortably depending on age, health, and other factors.

An additional consideration in the park service areas are barriers to access such as large roadways, natural features, bridges, etc. and general development density. Glendale has a number of large infrastructure barriers like the highway, arterial roads, and railroad tracks as well as natural barriers like the Milwaukee River. For the purpose of this analysis, the plan recognizes I-43 as the primary barrier to park access.

Given the large presence of Milwaukee County Parks both in Glendale and immediately adjacent to the City as well as the central location of the City's Maslowski Community Park, most of the City is located within a 1-mile service area for one of these parks. However, Map 2 illustrates that I-43 acts as a barrier to access that leaves the eastern side of the City out of a park service area.

While Glendale is limited in its ability to acquire additional parkland, future opportunities to acquire key pieces of land to augment the park system should not be discounted, particularly in areas within or accessible to residential neighborhoods or in areas where natural or infrastructural barriers make safely accessing parks by biking or walking more difficult.

PROGRAMMING AND STAFFING

Recreational programming for the City of Glendale, including sports leagues, lessons, and camps, and arts and personal enrichment classes, are facilitated through the Nicolet Recreational Department (Nicolet Rec). A partnership between Nicolet High School, the City of Glendale and the communities of Bayside, Fox Point, and River Hills. Nicolet Recreation also facilitates the Junior Knights youth sports teams that serve as feeder programs for the Nicolet High School athletic programs including wrestling, swimming, football, basketball, baseball and softball.

Nicolet Recreation Department staff work with other City Departments and local clubs, teams, schools, and civic organizations to provide recreational activities throughout the community's park and recreation facilities throughout the year, including in the other North Shore communities served by Nicolet Rec. Glendale residents and families are also able to access various local sports clubs and teams as well as athletics and recreational activities through private facilities and programs.

Public input throughout the planning process indicated significant positive feedback about the community's existing recreational programming offerings. Residents strongly value Glendale's recreational programs, viewing them as vital amenities that improve residential quality-of-life, promote activity, and create community connections. Community members appreciate the strong variety of programming offered, indicating that there are classes and activities that appeal to many interests and age groups within the community.

Nicolet Rec produces Winter-Spring, Summer, and Fall Bulletins each year, providing various adult, youth, and teen programs including sports, health and wellness activities, arts activities, and aquatics.

The Nicolet Recreation Department is staffed by four full-time employees, including a Recreation Director, Recreation Supervisor, and Aquatics Coordinator. Nicolet Rec also hires seasonal staff, coaches, and program instructors. The City of Glendale also has a full-time Park Supervisor that oversees municipal park facilities and helps facilitate programming and rental spaces within in the park system. Maintenance of park facilities is accomplished in partnership between the Nicolet Recreation Department and Department of Public Works, which has X full-time employees. In order to provide the high level of service that the City desires, it is recommended that



at a minimum the existing ratio of full-time to part-time staff, in addition to the ratio of programming to maintenance staff remain the same over the next five years. However, if new or expanded programming, facilities, or land acquisition takes place, additional staff should be considered in order to maintain the existing level of service. According to the National Recreation and Park Association's 2025 Park and Recreation Agency Performance Benchmarks Field Report, the national average of full-time park employees per 10,000 people in a jurisdiction is 8.6. This translates to approximately 11.8 parks and recreation staff needed to meet the national benchmark based on the City's current population.

COMMUNITY PROGRAMS AND EVENTS

Glendale is home to a number of noteworthy signature events that are staples of resident life that build community and add to the City's quality of life. Numerous local organizations and volunteer groups work to organize these events, providing an important community service. These organizations rely on committed members, sponsors, and coordination among partners to create memorable opportunities to gather in Glendale and often utilize Glendale area parks for hosting these events. Organizations involved in providing community events as well as some of Glendale's annual events and celebrations are listed below:

Citywide and Richard E. Maslowski Community Park

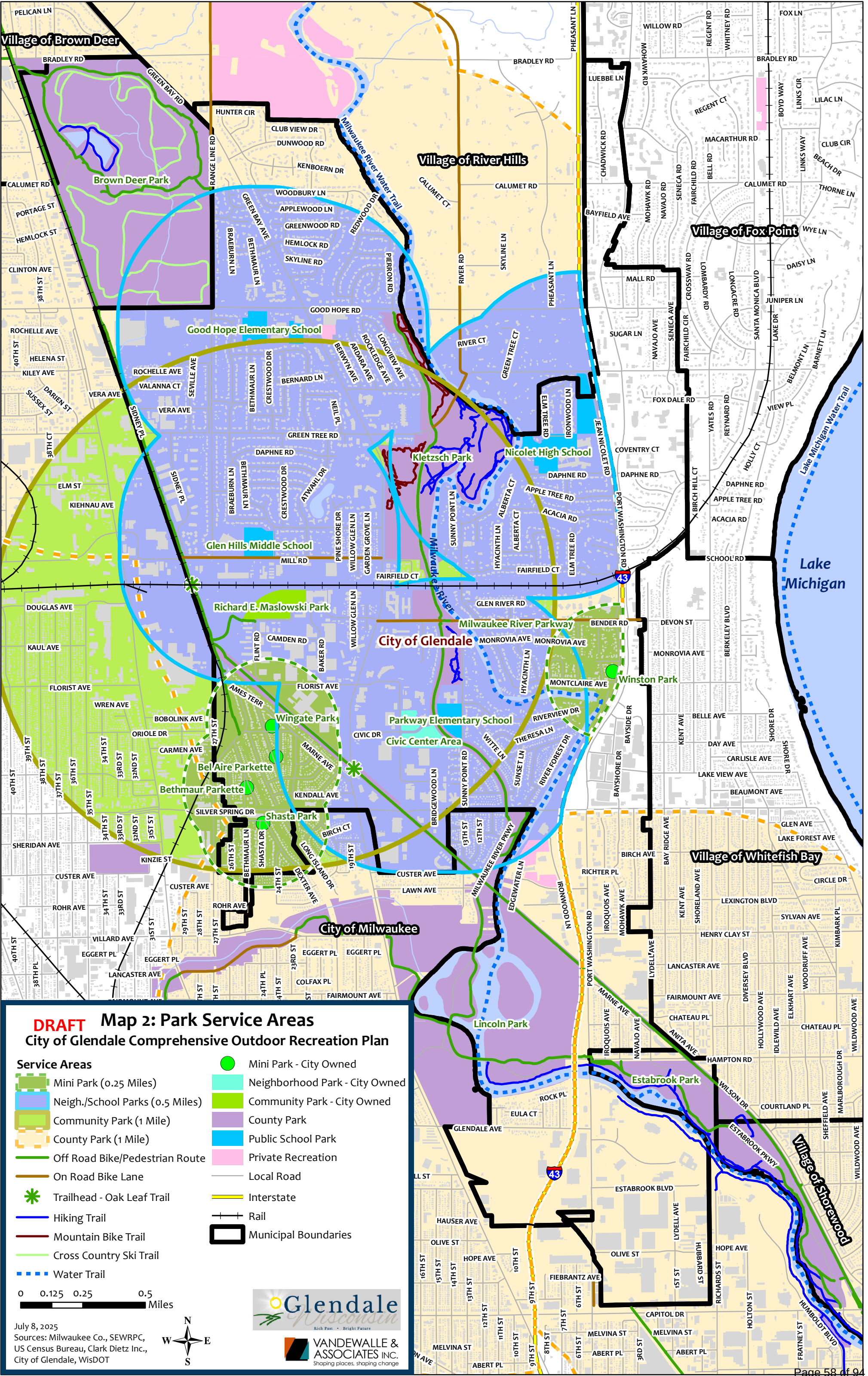
Activities Committee A City of Glendale committee that includes City staff, elected officials, and members of the public and is tasked with organizing the annual Glendale Fourth of July Celebration, as well as other events in Maslowski Parks and other Glendale locations.

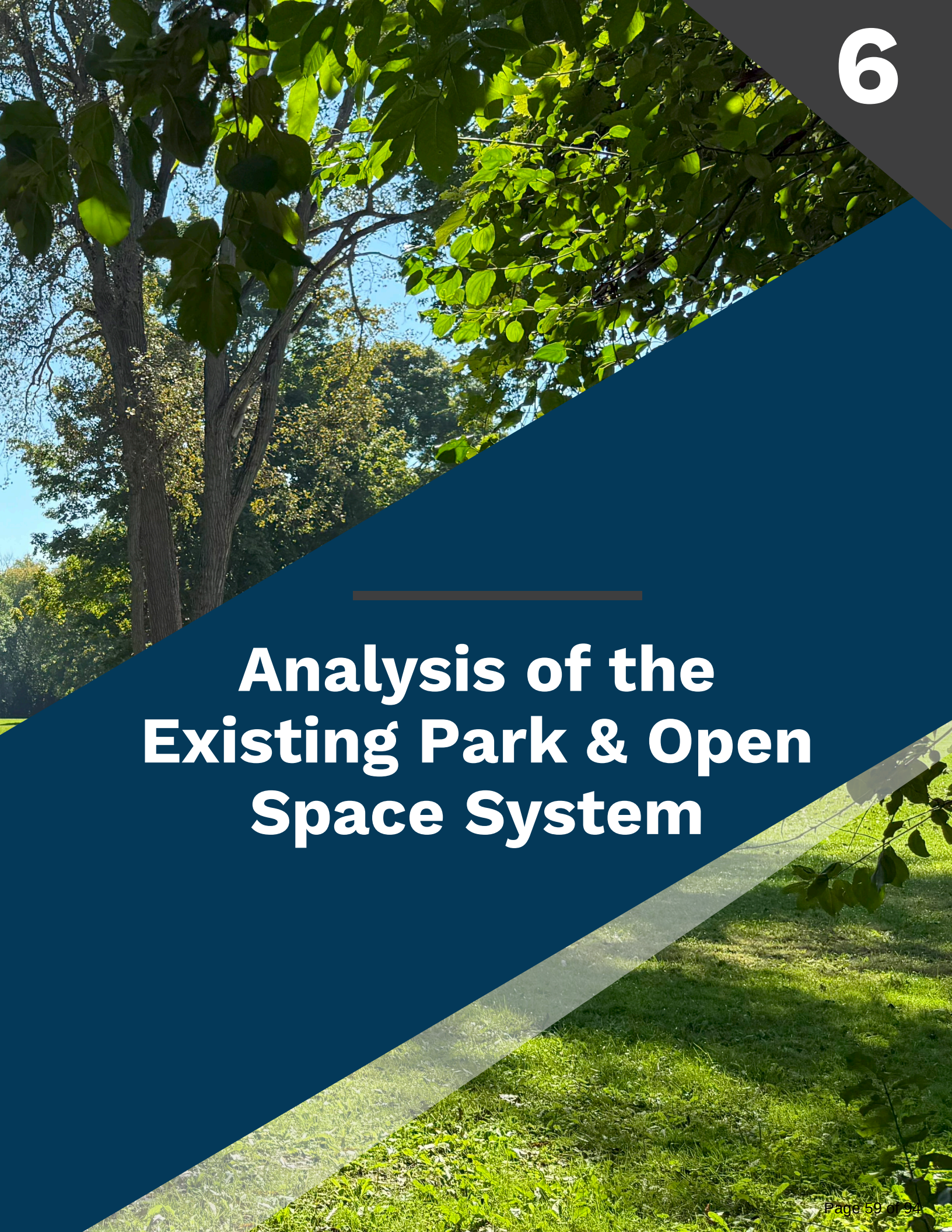
Friends of Kletzsch Park A volunteer organization committed to creating "educational, recreational, and cultural activities that maximize the enjoyment of Kletzsch Park and preserve its benefits for future generations."

Events and activities coordinated by the Friends of Kletzsch Park include clean up events, invasive species removal, nature walks, and seasonal events like Earth Day celebrations, a Halloween hike and costume contest, and a Winter Walk.

Discover the North Shore & North Shore Chamber of Commerce As the North Shore's convention and visitor's bureau as well as the Chamber of Commerce, Discover the North Shore is the area's lead marketing organization and works closely with local businesses and sponsors to promote the area and its many destinations. Discover the North Shore is involved in events like the annual Sprecher Root Beer Bash, Milwaukee's Original Oktoberfest at the Bavarian Bierhaus, and the Live at the Oasis summer concert series at Maslowski Community Park.







Analysis of the Existing Park & Open Space System

This Chapter presents an analysis of how well Glendale’s existing park and recreational facilities meet community needs, evaluating the following components:

- An application of established local and national park and recreational facility service standards to reliable population projections for the City (Chapter 5).
- A qualitative analysis of the City’s park system based on both an understanding of the City’s goals and objectives and an evaluation of the local demand for parkland and recreational facilities.
- An analysis of the geographic distribution and accessibility of each park location.
- A consideration of public input regarding the future of the City’s park and open space system.
- A review of the Wisconsin’s State Comprehensive Outdoor Recreation Plan (SCORP).

The results of this analysis will serve as the basis for the recommendations presented in Chapter 7.

QUANTITATIVE ANALYSIS

As described elsewhere in the Plan, the Glendale park system contains both constrained and unconstrained acreage. Constrained acres are those with environmental limitations that prevent development and are better suited for passive recreation and natural areas. Unconstrained acres are those best suited for recreational development and active recreation such as playfields, courts, and gathering structures. The quantitative analysis below looks at both the constrained and unconstrained acres in the City and how they might impact future service needs.



Existing Facilities

As documented in Chapter 5, Glendale’s existing park acres exceed the CORP standard for a total of 10.2 acres of parkland per 1,000 residents (Figure 6.1). In calculating and analyzing the future park acres needed to accommodate the City’s growing population, the parks areas of all Neighborhood Parks, Community Parks, Special Use Areas, and School facilities were determined.

FIGURE 6.1: TOTAL PARKLAND BY TYPE

Park Type	2025 Total Acres	2025 Total Acres Per 1,000 Residents*
Neighborhood	11.5	0.87
Community	13.2	1.00
Mini Park	1.7	0.13
Total City Owned/Operated	26.3	1.99
School Facilities	44.5	3.36
County Parks	365.3	27.62
Total All Facilities	436.2	32.98

*The City of Glendale’s 2023 population was used to calculate the above (13,227). Total acreage includes both constrained and unconstrained areas within the City of Glendale. Source: V&A and City of Glendale

Future Park System Needs

The future recreation needs of the City are determined by applying the recommended minimum acreage standards to a reasonable population projection for the City in future years. This type of needs assessment is included in part to satisfy Wisconsin Statutes 66.0617 and 236.29 regarding the collection of fees (which the City does not collect), and also to assist the City with planning and budgeting for the development of future parks.

Again, for the purposes of this Plan, Glendale should utilize the national standard of 10.2 acres per 1,000 residents. Based upon the analyses provided in this Chapter and in Chapter 5, the City chose to pursue this standard because it accommodates future population growth while recognizing limitations to acquire new parkland. Figures 6.2 and 6.3 show the minimum additional park acreage that would be needed to accommodate the City's projected population in 2035 and 2045.

Figure 6.2 presents the 2035 park acreage needs projection which is a 10-year timeframe. The 2035 projection will be used to determine parkland acquisition and improvement recommendations based on what the City can reasonably expect to accomplish in the 10-year timeframe. Based upon the analysis presented below, Glendale is expected to greatly exceed overall parkland needs by 288 acres in 2035, accommodating the future population and maintain the intended level of service.

FIGURE 6.2: PARK ACREAGE NEEDS, 2035

2025 Total Acres	2025 Recreation Acres Per 1,000 Residents*	Glendale CORP Park Acreage Standard Per 1,000 Residents	2035 Total Acres Needed to Meet Projected Population Standards**	2035 Additional Acres Needed to Meet Standards*
436	33	10.2	148	0

Note: Total acres are defined as the total land area (constrained and unconstrained) within all existing Community Parks, Neighborhood Parks, Mini Parks County Parks, and School facilities within Glendale. All figures used in this table are rounded.

Source: Vandewalle & Associates

***Population projection in 2035: 14,527*

Figure 6.3 shows that, based on the population projections in Chapter 1 and local standards, Glendale is expected to exceed overall parkland needs (including constrained and unconstrained parkland) by 281 acres in 2045.

FIGURE 6.3: PARK ACREAGE NEEDS, 2045

2024 Total Recreation Acres	2025 Recreation Acres Per 1,000 Residents*	Glendale CORP Park Acreage Standard Per 1,000 Residents	2045 Total Acres Needed to Meet Projected Population Standards**	2045 Additional Acres Needed to Meet Standards
436	33	10.2	155	0

Note: Total acres are defined as the total land area (constrained and unconstrained) within all existing Community Parks, Neighborhood Parks, Mini Parks County Parks, and School facilities within Glendale. All figures used in this table are rounded.

Source: Vandewalle & Associates

**Population Projection in 2045: 15,190*

Figure 6.4 describes the amount of constrained acreage within the Glendale park system overall as well as in each park area.

FIGURE 6.4: GLENDALE CONSTRAINED PARKLAND ACREAGE

Glendale Park Facility	Total Acres	Constrained Acres	Percent Constrained
Neighborhood	11.5	1.3	12%
Community	13.2	0.0	0%
Mini Park	1.7	0.0	0%
School Facilities	44.5	10.3	23%
County Parks	365.3	222.0	61%
Total All Facilities	436.2	233.6	54%

Note: Total Acres include the full footprint of the park facility (not including school buildings, etc.). Constrained Acres includes WisDNR wetland and SEWRPC Environmental Corridors

Source: Vandewalle & Associates

When removing the constrained acres from the City Park System acreage, the City meets its standard of 10.2 acres per 1,000 residents at its current population and projected populations in 2035 and 2045. By 2045, the City would exceed its park acreage standard by approximately 48 acres.

FIGURE 6.5: GLENDALE CONSTRAINED PARKLAND ACREAGE

Year	2025 Total Unconstrained Acres	Glendale CORP Park Acreage Standard Per 1,000 Residents	Total Unconstrained Acres Needed to Meet Projected Population Standards	Additional Acres Needed to Meet Standards
2025	203	10.2	135	0.0
2035	203	10.2	148	0.0
2045	203	10.2	155	0.0

Note: Unconstrained Acres are those developable areas not in WisDNR wetland or SEWRPC Environmental Corridors

Constrained Acres includes WisDNR wetland and SEWRPC Environmental Corridors

Source: Vandewalle & Associates

Additionally, the City should explore updating their parkland dedication policy to require that more future residential development and infill projects, especially those that add new residential units, provide open space that is suitable for active outdoor recreation and is accessible to the public. Also, the City should look to work with private property owners and the local School Districts to establish shared use policies that increase public access to additional recreational amenities that may not be City owned. Finally, the City should look for potential property acquisition opportunities to expand unconstrained, developable parkland, particularly in residential neighborhoods, understanding that this is extremely difficult given the developed nature of the City.

QUALITATIVE ANALYSIS

Although quantitative standards provide a good basis for formulating the recommendations, a thorough assessment of the City's existing facilities must include an analysis that takes into consideration those characteristics that make Glendale unique from other communities. This includes:

- Identifying those park system deficiencies and strengths that are not captured by universal standards.
- Ensuring that future parks and recreational facilities are tailored to meet the needs of Glendale residents.
- Allowing for the establishment of a more reasonable and specialized level-of-service standard by which the City can plan its future park system.

Important factors to consider include the following:

- The quantitative analysis presented earlier in this Chapter includes outdoor school recreational facilities even though the Wisconsin Department of Natural Resources does not consider these areas in the calculation of total parkland within a community. While they are prioritized for school district-based activities and can be closed to the public on occasion, Glendale's City-owned and operated facilities and the school facilities are thoroughly intertwined and treated as a cohesive system of park and recreational amenities. Both City-owned and public and private school facilities have been considered cohesively in the calculations and analysis of this Plan.
- There are multiple county-owned outdoor recreational facilities within Glendale's boundaries and immediately adjacent to the city, the amenities of which contribute significantly to the availability and accessibility of park and recreational spaces for area residents. County park acres represent 84% of the City's total park acreage. While the City has a productive relationship with the County, it is not able to unilaterally control the development, maintenance, or use of County facilities.
- As described in Chapter 1, there are a number of constraints that limit the City's ability to grow the park system. These constraints include a lack of land availability as a built-out community, environmental constraints such as floodplain and environmental corridors, overlapping jurisdictions, and capital resources.
- City residents have access to many recreational facilities, however, the survey results (see Appendix) indicate there is interest in some additional facilities and amenities such as:
 - Increased multi-use paths and trails, especially ones that provide connection between neighborhoods and parks.
 - Dog Park.
 - Water amenity or pool.
 - Nature trails and natural areas.
 - Access points on Milwaukee River.
 - Expanded and updated playground equipment that is more modern and more accessible.



GEOGRAPHIC ANALYSIS

The location and distribution of the park and open space facilities in relation to a community's residents is also an important indicator of how well existing facilities meet the needs of the community. Map 2 illustrates how effectively the City of Glendale's parklands serve the various developed areas of the community. These service areas are based on the local standards identified in Chapter 5.

The area served by a park is influenced by several factors. These include the size of the park, location, transportation accessibility, and natural or manufactured barriers. Displaying park service areas based on these factors suggests locations where additional park facilities might be necessary to serve residents.

The development pattern in Glendale is relatively compact, a product of the community's historic development practices and overall size. Richard E. Maslowski Park is the City's primary community park and base for important recreation and community amenities like the MSOE and Nicolet ballfields, amphitheater, and Sprecher Oasis. The park's location in an industrial area can make it difficult to access by neighborhoods, however, its placement Oak Leaf Trail and trailhead connect it to important regional infrastructure. According to some public input, some residents find it difficult to access. The development pattern around the park makes it difficult to identify opportunities to expand the park's footprint unless there is turnover in the surrounding uses and the City deems it prudent to acquire the property.



While the City is well served by parkland overall, in the future, the City could consider opportunities to acquire land within residential areas to create mini parks or could partner with school facilities to help their facilities better orient to the surrounding neighborhood and serve as a neighborhood park. There are currently no mini parks east of the highway and there is only one, undeveloped park area east of the Milwaukee River. These areas should be of particular focus if land for mini parks or neighborhood parks is acquired. Neighborhood parks help plug gaps in areas of the City where access to Maslowski Park or County parks, particularly by foot or bicycle, is more difficult.

As the City continues to grow or if it grows at a greater rate than projected, future gaps in park and recreation facility service areas may need to be addressed. While not required in this Plan at this time, the addition of small amounts of new parkland through infill development or redevelopment projects, will ensure future residents have equitable access to all types of parklands, open space, and recreational opportunities.

REVIEW OF THE WISCONSIN STATEWIDE COMPREHENSIVE OUTDOOR RECREATION PLAN 2024-2028 (SCORP)

The Wisconsin Statewide Comprehensive Outdoor Recreation Plan (SCORP) serves as a blueprint for state and local outdoor recreation planning through support of national initiatives, sets the course for recreation within the state by describing current recreation supply and trends, and provides a framework for future recreation development and focus.

The Statewide Comprehensive Outdoor Recreation Plan has two overarching goals:

- Ensure that all Wisconsinites have equitable opportunities to participate in outdoor recreation, regardless of where they live or their ethnicity, gender, income, abilities, or age.
- Maintain and expand the sustainability of recreational opportunities in our state, ensuring that existing opportunities are well funded and have the support to grow and expand where needed.

The plan also introduces eleven main strategies to achieve the two goals of the plan:

1. Provide more opportunities for outdoor recreation close to home.
2. Provide needed recreation facilities.
3. Improve affordability of participation.
4. Develop and enhance mentoring programs.
5. Create more welcoming outdoor spaces.
6. Improve the distribution of information on recreation opportunities.
7. Expand and diversify funding sources.
8. Adapt to new conditions for outdoor recreation.
9. Adapt management of recreation opportunities and facilities.
10. Mitigate climate change.
11. Create an implementation plan that identifies desired outcomes as well as the group(s) to coordinate and advocate for outdoor recreation throughout Wisconsin.



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A photograph of a residential street scene. In the background, there is a two-story house with a brown roof and light-colored siding. A large, leafless tree stands to the left of the house. In the foreground, a paved road runs horizontally. A yellow diamond-shaped pedestrian crossing sign is visible on the right side of the road, with a smaller rectangular sign below it. The scene is set in a suburban neighborhood with green grass and some small yellow flags in the yard.

Park Facility Recommendations



This chapter provides detailed recommendations to expand and improve Glendale’s existing park and open space system based on current deficiencies and opportunities identified in the preceding chapters of this Plan and collected through public input in the planning process. These recommendations are also guided by the goals, objectives, and policies outlined earlier in this Plan.

Based on the City’s projected population in 2035 (14,527 residents) and 2045 (15,190 residents), and its local standard of 10.2 acres of parkland per 1,000 residents, Glendale would not need to provide additional acres of total parkland (constrained and unconstrained) by 2035 nor 2045, but should consider expansion opportunities when they are presented, particularly for unconstrained acres and as part of infill redevelopment projects. In order to accommodate the current needs and desires of residents and to accommodate the population in the future, it is primarily recommended that improvements and additions to existing parks be made. This Plan also recommends additional trail and pathway connections to existing parklands and City destinations. The timing of any park acquisitions and development should coincide with the actual demand for recreational facilities in the City’s developed and redeveloped areas.

Map 3 shows the approximate locations for future recreational facilities and pathways in the City. More precise boundaries for park expansion should be determined during formulation of specific, detailed site redevelopment plans or when lands are acquired. Proactive identification of lands suitable for active parks or natural areas worthy of conservation is recommended early in all future development processes.

Key Findings

Based on City staff, Planning and Architectural Review Commission, and public input, the following key findings were identified and are addressed by this Plan’s recommended policies and park improvements.

- The Glendale park system is popular and well utilized and residents are generally satisfied with the number of parks in the City and their access to other regional parks.
- The Glendale park system has many assets, including Kletzsch Park, which are owned by other jurisdictions, including Milwaukee County and local School Districts. While residents are able to use these parks and benefit from their accessibility within the city, Glendale is not directly in control for the use, programming, or development of these spaces. Partnerships with the jurisdictions will be essential for accomplishing the goals of this CORP.
- The Milwaukee River is an asset, providing beautiful natural spaces for residents, but its public access points are limited for water recreation.
- Richard E. Maslowski Park is a strong, city-owned asset and is popular with residents. The City should continue to program it to maximize use and enjoyment of the park as a community gathering space. Environmental and land use constraints present some restrictions on the ability to enhance and expand the park’s amenities, but the City should study and explore every opportunity to increase residents access and use of the park. Additionally, the City should work with key users of Maslowski Park, such as MSOE and Nicolet Baseball, to address facility engineering concerns.
- The City of Glendale is constrained as a fully-developed, land-locked community, and therefore should focus on infill opportunities for new parkland as well as maintaining and enhancing its existing parks.

RECOMMENDED IMPROVEMENTS TO EXISTING PARKS

Park improvement recommendations were developed through feedback from the Planning and Architectural Review Commission, City staff, and the public, a review of the goals, strategies, and recommendations of existing plans, and the inventory and analysis of existing park and recreation system conditions within Glendale. This comprehensive analysis led to the following list of existing park recommendations.

Over the next 5 years, it is unrealistic to think that all projects for each park and trail will be implemented. To account for this, the recommendations provide a broad range of projects that can be implemented incrementally in the short, medium, and long term as deemed feasible by the City.

FIGURE 7.2 RECOMMENDED EXISTING PARK & RECREATION FACILITY IMPROVEMENTS

General Improvements for All Facilities

- Improve identification signage at each park facility.
- Improve wayfinding signage and pathway connectivity between parks through an updated City Sign Plan.
- Add bicycle racks at each City-owned park facility via a City Bike Rack and Bike Parking Program.
- Where appropriate, add benches, shade trees, and integrate defined native prairie planting areas, pollinator gardens, and additional walking pathways into existing parks, including mini parks.
- Develop a regular maintenance and replacement schedule and equipment log for all playground equipment and park amenities.
- Implement accessible and universal design features in parks, including when upgrading playground equipment and ground surfaces, shelter, and restroom access, and by providing contiguous paved pathway access to amenities within each park.
- Develop a regular maintenance schedule and perform systematic routine maintenance of the existing parks, including playfields and mini park landscaping.
- Maintain and develop additional pathways to connect park and recreation facilities to surrounding neighborhoods, schools, the commercial destinations, and to neighboring municipal and county trails.
- Publish a park map with available features/amenities to increase awareness of all City-owned parks and the bicycle and pedestrian system.
- Regularly publish park profiles, rental opportunities, and information about the permitted usage of School District-owned facilities in the City newsletter and online to better educate residents about the facilities and programs available.
- Utilize different legal and regulatory techniques to reserve potential acquisition opportunities prior to redevelopment or land use change.
- Update and implement a parkland dedication policy for infill redevelopment projects to include unconstrained parkland for public use.
- Integrate any new neighborhoods or redevelopment projects into the parks and bicycle and pedestrian system by ensuring access to pathways and key destinations and to accommodate any increase in population.
- Work to increase coordination and partnership with school-owned facilities within the City to increase shared public access to indoor and outdoor school facilities. Recommend coordinated outdoor master plans for school facilities, particularly Glen Hills Middle School and Parkway Elementary School.
- Review opportunities to incorporate green infrastructure in City Parks.
- Review opportunities to use sustainable design elements and materials when designing and constructing future park and pathway improvements.
- Maximize use of any Federal and State cost-sharing funds for outdoor recreational planning, acquisition and development.
- Convene a working group of key stakeholders to work with Milwaukee County Parks to address needs and goals for the future of Kletzsch Park, including programming, facilities, uses, pavilion improvements, and maintenance. This working group could include elected or appointed officials, City staff, local civic or volunteer

organizations, and the North Shore Chamber of Commerce/Discover the North Shore. Goal outcomes of this working group would be strategic plans, initiatives, and/or cooperative policies.

- Support efforts of other community groups to improve County- and School District-owned facilities, including the Glendale-River Hills School District Foundation, Friends of Kletzsch Park, North Shore Chamber of Commerce/Discover the North Shore, and others.

Specific Improvements for Existing Parks

Site Name	Recommended Site Improvements
Richard E. Maslowski Park	• Support an engineering/environmental study of the baseball field areas to understand impacts on field quality and safety and identify improvement and maintenance solutions to keep the fields of a high-quality and safe for all users. • Continue to communicate with MSOE and Nicolet High School baseball and softball programs to understand any needs or goals for future field maintenance or improvements, including installing turf on the softball fields to the west side of the park. • Study feasibility of expanding the park community building. • Consider alterations to the Oasis menu, business model, and marketing to establish it as more of a beer garden destination. • Update signage and trailhead amenities on Oak Leaf Trail to connect users to Maslowski Park and the Oasis beer garden. • Investigate shade structures for Oasis and other gathering areas within the park. • Add additional tables and seating options at the Oasis, including gaming tables or chessboard tables. • Study addition of flex basketball court space in parking area, particularly in the northern cul-de-sac. • Establish a lawn game and play equipment library that can be borrowed by park visitors.
Civic Center Area	• Continue to coordinate with Glendale Little League to understand needs and goals for the Civic Center Area fields and building. • Expand and enhance batting cage area to allow public use. • If Glendale Little League determines a reduced demand for field space in the future, develop a master plan for a new use and amenities at the facility, including a potential splash pad, dog park or playground space. • Support Glendale Little League efforts to maintain or expand participation in youth baseball. • Support partnerships between Glendale Little League and local School Districts to utilize School District space for playfields. • Enhance landscaping and plantings on site.

Improvements for Existing Parkettes/Mini Parks

Site Name	Recommended Site Improvements
General Recommendations for All Parkettes / Mini Parks	• Work with neighborhood groups to administer surveys for desired improvements or additional uses for parkettes and mini parks in their area that will make them more welcoming and useable. • Add landscaping and native plantings to parkettes and mini parks to attract and support pollinators. • Work with neighborhood groups and other civic groups to organize invasive species clean ups. • Work with neighborhood groups to add tables, picnic areas, benches, and accessories like bird houses or public art to parkettes and mini parks.

	• Incorporate educational and interpretive signs for tree and plant species and other natural or historical elements of the park or neighborhood. • Develop maintenance and improvement plan for parkettes and mini parks.
Bel Aire & Bethmaur Parkettes	• Enhance Bel Aire landscaping to include shrubbery and pollinator gardens or other updates resulting from survey with neighbors. • Reorient Bel Aire benches and seating to engage with greenspace and landscaping and create a more welcoming gathering area. • Consider enhancements to the Bethmaur seating area to make it more inviting. • Remove invasive species from Bethmaur and restore landscaping with native plantings. • Consider basic play equipment for Bethmaur Parkette.
Shasta Park	• Improve maintenance of benches and seating. • Update and maintain landscaping to remove invasive species and increase native plantings.
Wingate Park	• Add bike racks or other bike parking options. • Create a landscaping maintenance plan to remove brush in the rear of the lot and continue upkeep to maintain cleanliness and safety in the park. • Work with neighborhood to host community events at Wingate Park. • Review playground equipment and establish a maintenance and update plan. Future playground improvements should include ADA accessible design.
Winston Park	• Develop a master plan for Winston Park that considers its use as a playground, dog park or other special use. Investigate the possibility of on-site parking with the use to prevent impacts on neighborhood traffic flow.
Specific Improvements for Existing Outdoor School Facilities*	
Site Name	Recommended Site Improvements
Nicolet High School	• Work with Nicolet Recreation Department to publish information about the availability of Nicolet facilities to the general public, including hours and reservation procedures. • Consider hosting a Nicolet High School Recreation Open House or other event to help residents familiarize themselves with the Nicolet facilities available to the public. • Investigate coordination for a public path and river access point at Nicolet High School. • Continue coordination with Nicolet Recreation and district administration on recreational programming and facility usage, including use of Maslowski Park and maintenance of the playfields.
Good Hope School	• Work with Glendale-River Hills on future plans for the property. Through the updated parkland dedication policy, require any redevelopment concepts to include publicly accessible park space.
Glen Hills Middle School	• Work with Glendale-River Hills School District to create an updated outdoor master plan that could enhance school facilities and orient some spaces toward community use, including enhancements to playground equipment, playfields, hard courts, and outdoor classroom or community garden spaces. • Create a maintenance plan that updates landscaping and shrubbery to promote native plantings, remove invasive species, and attract pollinators and wildlife. This plan could be implemented as part of a coordinated education effort with students and teachers. • Support School District-led fundraising efforts or applications for additional resources to accomplish shared recreation goals and facility enhancements.

Parkway Elementary School	• Work with Glendale-River Hills School District to create an updated outdoor master plan that could enhance school facilities and orient some spaces toward community use, including enhancements to playground equipment, playfields, hard courts, and outdoor classroom or community garden spaces. • Create a maintenance plan that updates landscaping and shrubbery to promote native plantings, remove invasive species, and attract pollinators and wildlife. This plan could be implemented as part of a coordinated education effort with students and teachers. • Support School District-led fundraising efforts or applications for additional resources to accomplish shared recreation goals and facility enhancements.
Specific Improvements for Existing County Facilities*	
Site Name	Recommended Site Improvements
Kletzsch Park	• Convene a working group of key stakeholders to work with Milwaukee County Parks to address needs and goals for the future of Kletzsch Park, including programming, facilities, uses, pavilion improvements, and maintenance. This working group could include elected or appointed officials, City staff, local civic or volunteer organizations, and the North Shore Chamber of Commerce. Goal outcomes of this working group would be strategic plans, initiatives, and/or cooperative policies. • Communicate with Milwaukee County Parks regarding desired park improvements and share resident survey input regarding improvements and access to the pavilion, playground, fishing and river access points, and trail maintenance. • Work with Milwaukee County Parks to study the feasibility of a dog park in Kletzsch Park. • Work with Milwaukee County Parks and local user groups to expand, enhance, program, and publicize the mountain bike trails in Kletzsch Park. • Work with Milwaukee County and local civic groups to expand programming in Kletzsch Park, including volunteer opportunities, clean up and invasive species removal events, and winter activities. • Work with Milwaukee County Parks to promote use of Kletzsch Park's underutilized areas, including fields on the park's north sides and river access point at the Kletzsch Park Sluiceway (picnic area #5). • Connect local groups, including civic groups and private schools, with Milwaukee County Parks to discuss specific facility needs, including playfields or equipment on the park's north side.
Lincoln Park	• Work with Milwaukee County Parks to promote use of Lincoln Park by Glendale residents, particularly the trails and boat launch.
Milwaukee River Parkway	• Work with Milwaukee County Parks to promote use of Milwaukee River Parkway as a linear park space, including hosting events that utilize the green space along the trail segments. • Work with Milwaukee County Parks to establish public art in the Parkway that creates a linear art trail through the community.

*All recommendations for School and County Facilities are in willing partnership with the Glendale School Districts and Milwaukee County Parks Department. Recommendations do not suggest City action or intervention without full property owner cooperation.

RECOMMENDED NEW PARKS

Future infill development and population growth in the City may result in the need for the addition of park space to the overall park system in the coming decades. No new parks are recommended as part of this plan. However, the City should consider adding park acreage where possible when opportunities for unconstrained acres become available while also enhancing the useability of its natural areas that are constrained for development. Additional neighborhood parks and mini parks should be prioritized if acquisition opportunities are presented. This additional parkland could include smaller lots or greenspace in residential areas. Continuing to pursue opportunities for green corridor and bike and pedestrian connections and making the Milwaukee River more accessible for recreation, potentially through corridor acquisition and development, could also expand the park system for residents in the future. The City should work with private property owners, particularly businesses with additional greenspace on their campuses, to establish publicly accessible recreation and natural spaces as well as trail connections.

Targets for acquisition or parkland expansion should consider geographic distribution within the City and focus on areas that currently do not have access to a neighborhood or mini park, particularly those residential areas on the east side of the City that are disconnected from the park system by the interstate and other natural and infrastructure barriers. When considering parkland expansion, the City should communicate with neighbors to understand their desire for a park and potential uses and programming. Existing City-owned lands present some of the most promising locations for new parks, including on Silver Spring Drive near Crestwood Boulevard and Argyle Avenue and on Montclair Avenue.

The 2018 Glendale CORP outlined criteria for parkland acquisition, including requiring feasibility studies prior to acquisition. The City should continue this practice. The specific principles for land acquisition and feasibility studies have been included in the Appendix to this Plan.

Steps to Acquire Additional Parklands and Reconfigure Existing Parks

There are several key steps to expanding existing parks and redesigning facilities to make the most efficient use of space that allows for the development of additional playfields. These include:

1. **Identification of land suitable for expansion.** There are many factors that should be considered in the identification of land for the park including, but not limited to, size, location, accessibility, topography, proximity to utilities, buildability, and constraints. An investigation of all land within the City and directly adjacent to the City and School Districts' existing facility boundaries should be evaluated. During this investigation, a feasibility study should be done to ensure identified properties are adequate to facilitate the desired size, facilities, layout, etc.
2. **Property negotiation and acquisition.** The vast majority of lands identified in step one will most likely yield sites that are privately held. Through property owner outreach, the City can determine willingness to sell, land price, and donation opportunities to narrow the pre-identified sites into one or a select few best-fit options. Property acquisition will require several steps including fundraising, grant procurement, or budgeting; negotiation of land sale price; property transfer; entitlements; and potentially Comprehensive Plan Amendments.
3. **Park master planning.** In advance of major improvements to existing parks or after an existing park has been expanded, it is recommended that a Park Master Plan be developed to determine its future programming, amenities, layout, and facility makeup. This process will include detailed engineering plans for park development, community, and stakeholder engagement, estimated costs, implementation strategies, and City adoption.
4. **Bidding, awards, and construction.** Utilizing the Park Master Plan, the City will need to acquire and/or allocate funds toward the construction of the new park. This can come in form of donations, grant procurement, sponsorships, budgeting, or more likely a combination of each. The project will then need to be bid out for construction and contractors will need to be selected to complete the work. Following bid awards, construction can commence.

PARKLAND DEDICATION

The City of Glendale Subdivision Code includes a parkland dedication policy (Article H). Triggered by the subdivision of land for development, the policy indicates a portion of land that must be dedicated by private developers for a playground, park, school site, or other public land. The policy provides a formula for the appropriate amount of land to be dedicated for each project.

This CORP recommends that the City of Glendale update its parkland dedication policy to better apply it to infill and redevelopment projects that are more likely to occur in the City. The City can explore different details of the policy most appropriate for Glendale and its potential redevelopment sites, but the policy could include:

- Parkland dedication requirement for redevelopment and infill projects that add units to residential Glendale.
- Standards for mixed use or non-residential projects that may vary for residential projects.
- Requirements that land dedicated is unconstrained and available for park developments such as courts, playfields, and special use facilities.
- Requirement that dedicated parkland is incorporated into the Planned Unit Development process and is not limited to projects that meet the Traditional Neighborhood Development Design Standards.
- A clear procedure for negotiation and approval of the dedication by City officials.
- Clear policies regarding a fee-in-lieu of parkland dedication option, if desired.



SPECIAL USE FACILITIES RECOMMENDATIONS

Through the planning process, unique recreational opportunities were identified. In the future development and upgrades of existing parks, it is recommended that the City consider the following special use facilities, amenities, and partnerships as population and demand increases:

Dog Park

The public survey revealed that many community members would like the option of using a dog park within Glendale. A dog park with appropriate dog runs and small and large dog areas, would provide a new space for City dog owners to enjoy. The City should further study the possibility of a dog park within the City, potentially at Kletzsch Park or Winston Park. A feasibility study for the dog park would need to carefully look at suitability of areas within Glendale for a dog park and should be completed in coordination with Milwaukee County Parks, particularly if Kletzsch Park could be the final recommended location.

Splash Pad

A splash pad has become a very popular alternative to community swimming pools because they are far less expensive to build and maintain, and because they are safer and do not require constant lifeguard supervision. Splash pads can also function as interesting features of community public spaces.

The City should study potential locations within the City of Glendale for a splash pad or community water amenity. The City should coordinate with Milwaukee County Parks to investigate if Kletzsch Park could be a potential location for a splash pad, along with Maslowski Park, Winston Park, or a long term future use of Parkway Elementary or Civic Center parkland.

When planning for the development of a splash pad, it is important to consider the intended size of the facility, its proposed location in relationship to water and stormwater infrastructure, and long-term operating expenses. There are two common types of splash pads, flow-through and recirculation. A flow-through facility draws through new water each day and then drains that water into stormwater sewers. This type of facility is less expensive to construct and operate (approximately \$350,000-\$400,000) but is limited in size to 2,400-3,000 square feet because the maximum water capacity of a flow-through system is 50,000 gallons per day. A recirculation facility brings water through the features splash pad's features, recollects the water used, filters the water, and then recirculates it through the system. This type of facility is more expensive to construct and operate long-term (approximately \$600,000-\$700,000) because it is required to meet the state pool code and requires regular County and City staff inspections. However, it does provide greater flexibility in overall size and number of features. Most often, a recirculation splash pad makes the most sense for a larger planned facility with lots of infrastructure. Flow-through splash pads are commonly used in smaller settings such as a neighborhood park.

What Makes a Great Dog Park?

Many communities across the country have tackled the question of how to develop a dog park that best fits the needs of the population. While it is unlikely that it will be feasible to include every one of the following amenities in any given dog park, it is recommended that each of these attributes be considered in the development of any new dog park in the community.

- 5 to 10 acres in size.
- Water source for both humans and dogs.
- On-site parking.
- Relatively flat land with some naturally shaded areas (or shade structure).
- Clearly posted guidelines and rules for the park users.
- Designated walking path in addition to an open space area.
- Separate small and large dog areas.
- Benches, waste containers, and bag holders are dispersed throughout the park.
- Perimeter fencing and double-gated entryway.
- On-site restrooms.
- Partnership with the Humane Society, nonprofit, private entity, or volunteer organization to help operate, maintain, and sustain the park long-term.

Community Gardens

Community gardens provide benefits to both the environment and the health and wellbeing of community members. Community gardens increase the availability of nutritious food, providing increased access to fresh produce to help residents create healthier lifestyles. They also strengthen community ties, reduce environmental hazards, and water runoff, and contribute to the creation of more sustainable food systems. Opportunities to grow food locally reduce the environmental and financial costs of transporting food to stores, helping to improve air quality. The installation of gardens creates additional habitat, increasing local biodiversity of both plants and animals. Community gardens also play a role in waste reduction, allowing neighborhood residents to compost their food waste.

Establishing community gardens in existing or future City parks is a great way to activate underutilized park areas. A community garden currently exists in Glendale on Sydney Place. The City should work with Glendale Gardens, neighborhood groups, and the City's schools to establish community gardens on school properties or in residential neighborhoods through mini parks. The City could work with its volunteer organizations to establish a community garden program and set guidelines for creating community gardens on non-City property.

ADA Accessibility & Universal Playground Design

It is recommended that as upgrades and improvements are made to each playground in the City, whether City-owned or on public or private school property, ADA accessibility standards are incorporated into designs and implemented incrementally over the planning period. Focus should be placed on making improvements based on similar types of projects (sidewalks, pavement stripping, signage, etc.) as part of an annual line item in the City's Capital Improvement Plan. Additionally, with any new facility upgrades, replacements, or construction, special attention should be placed on creating an equitable and fully ADA accessible facility that reflects all federal guidelines, and when possible, goes beyond these standards.

ADA accessibility considerations include ensuring that there are accessible paved or rubberized surface pathways from public sidewalks to the various amenities within each park that are easily navigable for all park users. The design of new park equipment and playground features should also incorporate the principles of universal design. Universally designed facilities are thoughtfully designed to be usable by all people to the greatest extent possible without the need for adaptation or specialization. Playground design should be inclusive and accommodate and challenge users at their own developmental levels so that as many children as possible can enjoy the community's playgrounds. Universally designed playgrounds include equity and flexibility in use and provide assorted sizes and spaces to allow for individuals of varying abilities to use assistive devices or personal assistance. Key design strategies include:

- Use different modes (pictorial, verbal, tactile) for redundant presentation of essential information.
- Provide facilities that are compatible with and present options for a variety of techniques or devices used by people with sensory limitations.
- Eliminating unnecessary complexity.
- Providing choice and flexibility in methods of use of various playground features.
- Providing adequate space for the use of assistive devices or personal assistance.





Other Recommendations



This chapter provides detailed recommendations on other key components that play a role in the community’s park and open space offerings including natural resources, bicycle and pedestrian facilities, and programming. These recommendations are also guided by the goals, objectives, and policies outlined earlier in this Plan.

NATURAL AND OPEN SPACE AREAS RECOMMENDATIONS

The City of Glendale is extraordinarily green and lush with many areas of mature trees and neighborhoods with full tree canopies. For more than 20 years, Glendale has been recognized as a Tree City, highlighting its excellent maintenance and care for its urban forest. The City also holds national designations as a Bird City (2019), which recognizes its abundance of bird habitat. Through multiple departments, the City works with passionate community members and volunteer groups to achieve and maintain these designations and do the hard work of keeping the City’s commitment to sustainable, wildlife, and environmentally friendly practices.

In addition to the City’s substantial forestlands, the City also has wetland, environmental corridor, and floodplain areas that make proper stormwater management and flood control practices important. Some of the City’s recreation space or publicly-owned property was acquired through the Federal Emergency Management Agency (FEMA) Flood Mitigation program. This limits the amount of development permitted in these areas, but does create space for natural beauty and passive recreation. Similar environmentally sensitive pathway projects should be considered by the City where permissible in its wetland and environmental corridor areas.

FIGURE 8.1 NATURAL AND OPEN SPACE AREA GENERAL RECOMMENDATIONS

Recommended Improvements	
General Improvements	- Establish more passive trails and strategically acquire adjacent properties, if possible, to expand connections to existing parks and to provide an expanded trail network. - Continue to remove invasive species, restore native species, continue ongoing maintenance programs. - Work with the Milwaukee Metropolitan Sewerage District (MMSD) to enhance stormwater management and green infrastructure throughout the City and in City parks. - Continue forestry and wildlife habitat management programs to maintain City designations. - Investigate opportunities and criteria to enhance City designations tied to the promotion and conservation of natural resources and wildlife habitat, including Bee City USA, Monarch City, USA, and Bicycle Friendly certification. - Establish identification signage for natural areas and along pathways to educate passersby about the wildlife habitat or native plant species. - Create and publicize guidelines and resources for native planting recommendations for residential and privately owned properties as well as parks and recreational areas. - Continue the City Tree Program to update the City Tree Inventory and assess current tree canopy health. - Establish an Invasive Species Task Force that can mobilize volunteers to conduct invasive species projects in the City’s parks and natural areas. - Work with Nicolet Recreation to create or enhance recreational or social activities that engage residents with nature and wildlife habitats, like birding or botanical classes.

BICYCLE AND PEDESTRIAN RECOMMENDATIONS

The Glendale bicycle and pedestrian trails are very popular with residents, particularly the Zip Line and Milwaukee River Line segments of the Oak Leaf Trail. In fact, of the survey respondents, 65% indicated that they had walked or jogged and 50% indicated they had biked to a park in the last year. Additionally, only 11% of respondents felt that expanding the bicycle and pedestrian trail system to connect parks to neighborhoods and other destinations should be a low priority for the city in the future; more than 80% of respondents felt it should be a high or medium priority. The popularity of these responses and experiences indicates the importance of having a safe, well-marked, and well-connected trail and pathway system in the City. In particular, connecting the trail system to important destinations like parks, neighborhoods, and commercial areas helps reduce the community's dependence on cars, reducing traffic and improving safety and air quality in the City. Recommendations to accomplish these goals were included in the City's Bicycle and Pedestrian Plan.

In 2021, the City of Glendale adopted the Connecting Glendale Bicycle and Pedestrian Plan. The recommended facilities and trails from this plan that have not been implemented are integrated into the recommendations for this CORP and are represented in Map 3. Map 3 also includes additional recommendations for bicycle and pedestrian improvements, not included in the Connecting Glendale Plan, including intersection improvements and trailhead upgrades.

All bicycle and pedestrian recommendations will require future design and engineering to confirm feasibility, appropriateness for the road segment, and resource availability. It is also recommended that the City implement, where appropriate, other pedestrian safety treatments that enhance the active transportation experience, such as buffer areas between sidewalks and roadways, curb bump-outs, and pedestrian islands in medians on heavily traveled roads. All improvements must be designed and constructed in accordance with the requirements of the Federal Americans with Disabilities Act.

Types of Bicycle and Pedestrian Facilities

This plan discusses a number of options for types of bicycle and pedestrian facilities. Figure 8.2 on the following page outlines the common features of various on- and off-street bicycle and pedestrian facilities. This facility typology can be used as a starting place for community discussions on Pathway System connections and future engineering studies on the feasibility of these facilities in the City of Glendale.

Community-Wide Benefits of Trails

Trails and paths provide tangible benefits to communities across the country as they promote physical and mental health, offer inclusive and equitable outdoor recreation opportunities, stimulate economic development, and provide sustainable transportation infrastructure. Together, these benefits increase the local quality of life for all residents and visitors of the community.

Physical and Mental Health: A 2014 study by the American Journal of Public Health found that there is a direct and significant, measurable correlation between how close people live to bicycling and pedestrian infrastructure and the amount of weekly exercise people get. Additionally, a 2011 study by the American Heart Association found that every \$1 invested in building trails is a direct correlation to \$3 of saved medical costs. Finally, a 2019 study by University of Exeter published in the Scientific Report found that 2 hours a week in the outdoors has a measurable impact on mental health. Proximity also matters, as most people studied lived within 2 miles of trail.

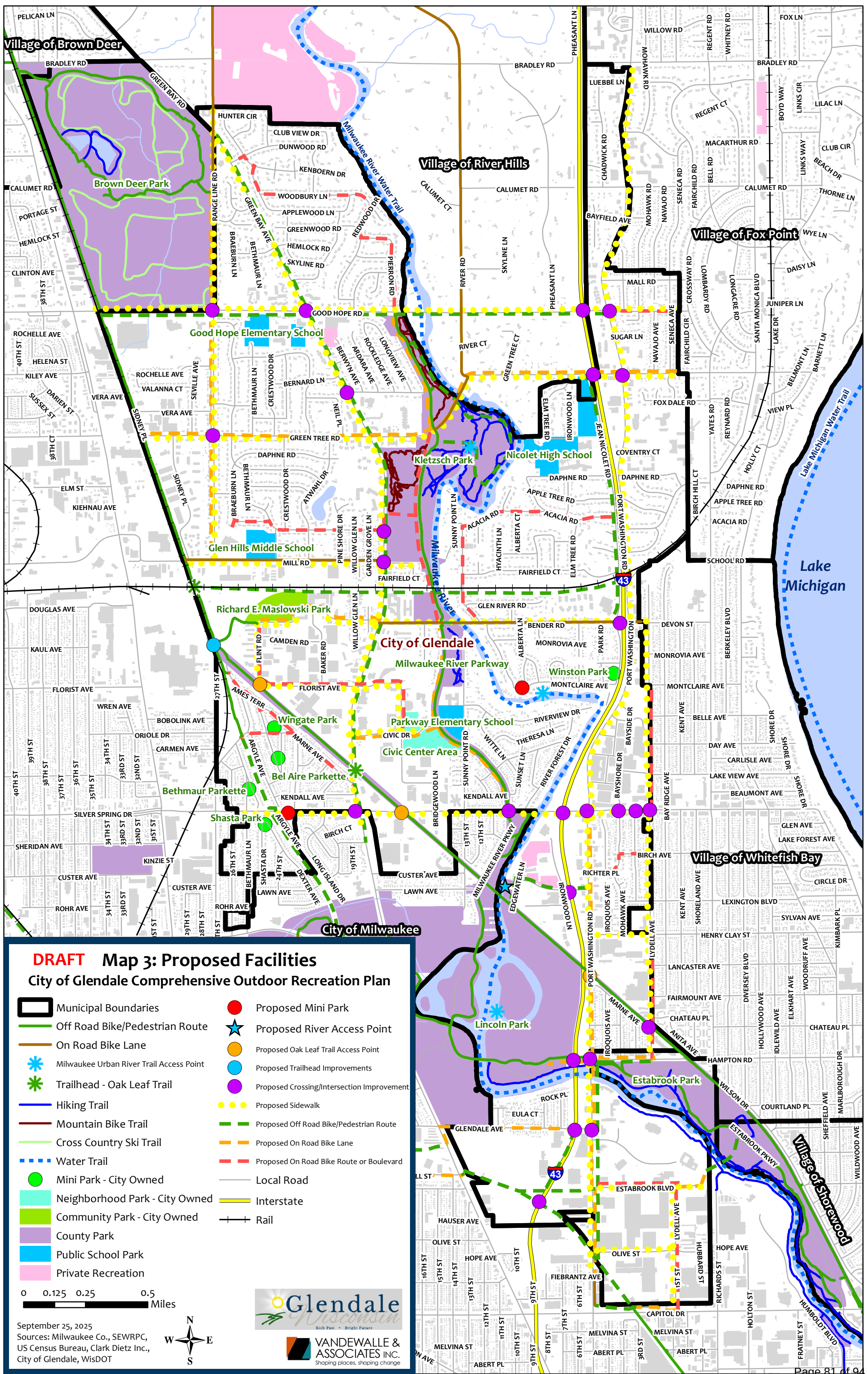
Equity: Trails promote social, racial, gender, and economic equity through strengthening the community, building sustainable interactions and outdoor recreation opportunities, and improving quality of life. Trails are the most potent tools in maintaining and improving urban viability and appealing to a broad range of demographic groups in choosing where they live, work, and play.

Sustainable Transportation: Trails are truly infrastructure that enhances quality of life through connecting communities and destinations, spurring economic development locally and regionally, reducing our collective carbon footprint, and preserving the natural environment.

Source: American Trails, 2022

FIGURE 8.2 BICYCLE AND PEDESTRIAN FACILITY TYPOLOGY

On-Street Facilities	
Bike Routes, Bike Boulevards, and Sharrows	<u>General Description:</u> • Preidentified and preferred routes for bicycle travel on existing streets. • Low-speed and low-volume streets under 2,000 vehicles per day.
	<u>Elements:</u> • Signage. • Speed and volume management measures to discourage through trips by motor vehicles. • Painted pavement markings (Sharrows).
Bike Lanes	<u>General Description:</u> • Defined portion of the roadway designed and designated for one-way bicycle travel only. • Must be a minimum of 5 feet wide on roadways of at least 32 feet in width. • When used with on-street parking, must be a minimum of 12 feet wide combined.
	<u>Elements:</u> • Signage. • Stripping, painted lanes, or bicycle symbols. • Painted buffer stripping, bollards, or on-street parking buffer (sometimes).
Intersection Improvements	<u>General Description:</u> • Design features to increase safety when crossing roadways for pedestrians and bicyclists. • Typically, customized per intersection.
	<u>Elements:</u> • Bump-out curbs or painted bike boxes. • Crosswalk paint, raised surface, or alternative materials used on roadway surfaces to call attention to the crosswalk. • Signaled crossings, pedestrian-activated flashing beacons and signage. • Pedestrian crossing islands. • Mid-block crossings.
Off-Street Facilities	
Multi-Use Paths	<u>General Description:</u> • Dedicated off-road facility for two-way bicycle and pedestrian travel on a paved or crushed rock surface. • Safest facility for recreational users of all ages and abilities. • Typically, 10-14 feet wide.
	<u>Elements:</u> • Paved or crushed rock surface. • Typically, within its own dedicated right-of-way.
Trailheads	<u>General Description:</u> • Direct access points to major off-street paths and trails. • Helps connect on-street facilities with off-street facilities.
	<u>Elements:</u> • Signage. • Vehicle and bike parking area. • Maps, kiosk, or other information materials are provided. Restrooms, picnic tables, benches, or shelters (sometimes).
Sidewalks	<u>General Description:</u> • Off-street, pedestrian-oriented facilities. • Minimum of 4 feet wide.
	<u>Elements:</u> • Paved surface. • Accessible and marked intersection crossings. • Typically, a portion of the right-of-way.



Regional Trail Connections

Glendale is positioned to access a number of trail systems that connect the city to surrounding municipalities as well as the Southeast Wisconsin region. Providing safe bicycle and pedestrian connections to these trails allows Glendale residents to plug in to a network of regional destinations, providing the kinds of recreational and active transportation opportunities that make Glendale an attractive place to live for current and future residents.

Surrounding regional trails include:

Oak Leaf Trail (Milwaukee County) The Oak Leaf Trail provides over 135 miles of recreational trail across Milwaukee County. The trail takes users from the shores of Lake Michigan, through the heart of the Glendale as well as the City of Milwaukee and suburbs to the north, south, and west. The Milwaukee River Line and Zip-Line segments of the Oak Leaf Trail run through Glendale. The Bradley Connector can also connect Glendale to the Menomonee Line and other regional trails to the west.

Beerline Trail (City of Milwaukee) The Beerline Trail is owned by the City of Milwaukee and is a former rail line that has been converted to 3-mile multiuse trail from North Bremen Street to West Capitol Drive where it abuts the Glendale city boundary. The Beerline Trail also features gardens, public art, performance spaces, and connections to neighborhood businesses and restaurants.

Mountain Bike Trails (Milwaukee County) Kletzsch Park features some of the few urban mountain bike trails in the region. The Bog Loop and River Glen Loop compose 2.5 miles of mountain bike trails that are suitable for all skill levels. The Bog Loop entwines the Kletzsch Park bog and sledding hill. The River Glen loop winds beside the Milwaukee River. Both loops provide scenic views and unique biking experiences. The Kletzsch Park mountain bike trails are utilized by a number of local clubs as well as Nicolet High School.

Milwaukee Urban River Trail (Milwaukee County) The Milwaukee Urban River Trail provides a designate route for canoes, kayaks, and small non-motorized boats on the region's three rivers: the Milwaukee River, Menomonee River, and Kinninnic River. There are several access points in Milwaukee County Parks including near picnic area #5 in Kletzsch Park and the Lincoln Park fishing pier.

Wayfinding and Pathway Identification System

The ability to navigate a community safely and effectively is just as important as providing infrastructure to facilitate travel. A key to improving bicycle and pedestrian navigation throughout Glendale can be accomplished by increased signage, particularly through wayfinding signage that directs users to key destinations and better identifies destinations and amenities in the City. Bicycle and pedestrian-oriented signage assists not only users in finding and navigating bike routes, bike lanes, and pathways, it also helps notify drivers of areas where those users are more prevalent. Additionally, providing important destination-oriented signage gives all people the ability to find key locations within the City, which increases safe travel along designated routes, boosts economic activity at key locations, and provides the community with opportunities to brand itself through unique signage. Signage updates can also include signage at playgrounds and other recreation facilities about the safe and age-appropriate usage of equipment and facilities. The City should establish a community-wide Sign Plan that highlights key locations, connections to regional trails, and emphasizes awareness and safety for both bicyclists and pedestrians and drivers.

RECREATIONAL PROGRAMMING RECOMMENDATIONS

The public input survey conducted among City residents as part of this planning process confirmed a high level of satisfaction with the recreational programming provided by the City. More than 66% of respondents indicated they were “satisfied” or “very satisfied” with the quality of the City’s recreation programming. Approximately 40% of respondents participated in youth sports programs, while 47% participated in an adult enrichment or fitness program. More than 50% of respondents indicated they had attended a community event at Maslowski Park or a seasonal/holiday event. These survey results not only speak to the value that residents place on the Recreation Department and the programming they provide but to the popularity of these programs among Glendale residents and families.

The survey also identified some opportunities for improvements to recreational programming that could enhance the experience for residents, both in the variety and quantity of programming and the condition of the facilities where programming is held. As Glendale’s population continues to grow and change and the desire for more recreational programming increases, the City should explore opportunities to develop new programming. Input from both the survey and Visioning Workshops on recreational programs residents would like to see in the future included:

- Community volunteer opportunities
- Outdoor winter activities
- Repair classes
- Language lessons
- Board game clubs
- Robotics
- Social events for adults that are not centered on alcohol

The City could also consider national trends in sports, fitness, and leisure activities as described below in the Topline Participation Report (2024) when considering new programming and facilities. In exploring these opportunities, it is recommended that the City and Nicolet Recreation Department consult with other established community organizations to avoid any duplication of offerings. Additionally, the City should pursue new partnerships to develop new programming and to find new facilities for indoor programming to expand the capacity and resources of the Recreation Department’s staff and facilities, particularly if the demands for programming begin to extend beyond the current capacity of staff.

Sport and Fitness Industry Association Sports, Fitness, and Leisure Activities Topline Participation Report, 2024

The Sport and Fitness Industry Association conducted a national survey in 2023 of a random sample of over 18,000 Americans. The findings help to provide large trends related to inactivity, demographics, and participation. A few data points that are important for the City to consider over the next five years are:

- 22% of the US population, or 68.6 million people, is inactive, meaning that they do not participate in any level of calorie burning activities in an average week. While a striking number, the rate of inactivity has been on the decline since 2018 with more and more Americans participating sports and activity.
- Team Sports, Water Sports, and Winter Sports each saw an increase in participation from 2023.
- Pickleball continues to be the fastest-growing sport over the past 3 years, with participation seeing a 51.8% increase in participation from the prior year.
- The most popular activities by age group:
 - o Baby Boomers are participating in more team sports than in years past.
 - o Gen Xers have high participation rates in fitness and outdoor sports but have seen an increase in team sport participation.
 - o Millennials prefer to participate in a diverse set of activities across many different types.
 - o Gen Zers are the most active generation in outdoor sports like hiking, rock climbing, kayaking, etc.

Figure 8.4 Recreation Programming Recommendations

General Recommendations	
City Recreation Programming	• Explore expanding recreational programming offerings to include more programs for young children, teens as well as for adults and seniors. • Explore expanding programming to include additional crafts, arts and photography, robotics, board game, repairs and mending, and other requested programs. • Establish more partnerships to expand recreation programming content, including finding specialist instructors in the community like local artists, craftspeople, or business professionals. • Explore partnerships with the local School Districts to utilize their indoor recreational facilities for recreational programming. • Work with local non-profit groups to identify and promote more volunteer opportunities. • Work with local groups to provide public birding, apiary, and native plant education and participation events. • Work with local schools and civic organizations, including scouting programs and other youth enrichment groups, to expand youth volunteer opportunities and help students meet volunteer hours requirements for things like National Honors Society. • Create a volunteer task force of the Citywide & Richard E. Maslowski Community Park Activities Committee to develop and facilitate volunteer opportunities in Glendale. • Explore opportunities and partnerships to create a community mini-grant program for youth-led community development programs. • Look to expand community gathering opportunities that incorporate short-term or drop-in class opportunities, like weekend-long kickball tournaments or outdoor yoga classes. • Expand outdoor winter activities, including winter nature walks or night sky classes. • Publicize regional recreational facilities and programs across the North Shore to expand residents' access to opportunities not available in Glendale or through Nicolet Recreation. • Utilize all City communication channels to share information about recreational opportunities. • Work with local schools and students to better publicize parks, programs, and events to youth, including using communication channels and materials that young people utilize most often. • Publish the seasonal Recreation Guides in large print and in digital and hard copy formats. • Support the expansion of membership in the Friends of Kletzsch Park and other efforts to increase community involvement in Kletzsch Park maintenance and use.

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CITY OF GLENDALE - NICOLET HIGH SCHOOL

RICHARD E. MASLOWSKI COMMUNITY PARK

Implementation Action Plan



In striving to achieve the vision and goals of this Comprehensive Outdoor Recreation Plan, specific follow-up actions will be required. This final chapter is intended to provide a roadmap for these implementation actions by identifying priority programs and actions. This Chapter, in combination with Chapter 7 and 8, should be utilized to help guide project implementation by the City of Glendale over the next 5 years.

PLAN UPDATES

The Plan was prepared in accordance with guidelines that will make it certifiable by the Wisconsin Department of Natural Resources (WisDNR) and will qualify the City for matching grant funds through the Federal Land and Water Conservation Fund (LAWCON) and State of Wisconsin Stewardship Funds. In order to remain eligible, the Plan must be updated every five years to ensure that it reflects the current needs of the community and retains its WisDNR certification. Based on this deadline, Glendale should update this Comprehensive Outdoor Recreation Plan in 2030 (i.e., five years after 2025), at the latest. A year prior to the update, the City should review the CORP's implementation progress and determine the need for a full update and if use of a consultant is required. The City should continue to monitor any changes to state or federal regulations related to grant eligibility over the next five years.

CAPITAL IMPROVEMENTS PLANNING

After the adoption of this Plan, the City should consider creating a new Park Improvement Capital Plan for 2026 and onward. The City's new Park Improvement Capital Plan should be redesigned to incorporate and address the recommended park improvements found throughout this Plan.

For each recommended park improvement identified as part of this study, each project has a wide variety of variables associated with their implementation in each individual site where they are recommended to be developed. To estimate budgeting for each project, more detailed analysis related to the individual park site and accurate cost estimates for specific projects is recommended. Bicycle and pedestrian improvements should be proactively planned to align with the CIP road improvement schedule. Figure 9.1 outlines high-level estimated costs for various facilities referenced in this Plan.

Figure 9.1 Estimated Facility Costs

Projects Estimated Between \$100,000 or Less	
Proposed Project Type	Estimated Cost Range
Park Master Plan	\$10,000-\$20,000
Playground Equipment (new or replacement)	\$70,000-\$600,000
Playground Surface (replacement)	\$50,000-\$150,000 (\$5/sf Engineered Wood Fiber, \$25/sf Poured-in-Place Rubber Surfacing)
Open Air Shelter (new or replacement)	\$50,000-\$100,000
Outdoor Lighting on Courts	\$100,000/4 courts
Paved Trail*	\$40/lf
Unpaved Trail (Walking or Mountain Bike)*	\$15/lf
Boardwalk Trail	\$250/lf
Bike Rack (Paved Platform)	\$1,500/each
Bike Repair Station (Paved Platform)	\$5,000/each
Bocce Ball Court	\$25-\$40/sf
Stormwater or Environmental Restoration Plan	\$25,000-\$45,000
Upgrades to Baseball/Softball Fields	\$50,000-\$125,000 (not including lighting)
New Soccer Fields	\$25,000-\$50,000 (not including lighting or stands)
On-Site Parking (replace or expand)	\$2,000/parking stall
Benches and Picnic Tables	\$1,200/each
Wayfinding System (Planning & Design)	\$25,000-\$40,000
Wayfinding Signage	\$800/each

*City currently plans for 6ft paths, could potentially be expanded to 10ft where needed/feasible

Projects Estimated Between \$100,000 and \$1,000,000	
Proposed Project Type	Estimated Cost Range
New Baseball/Softball Fields	\$180,000-\$250,000
New Baseball Field Lighting	\$150,000-\$175,000 (each field)
New Soccer/Football Field Lighting	\$150,000-\$165,000 (each field)
Permanent Bathrooms (new or replacement)	\$250,000-\$500,000 (\$250/sf)
Permanent Bathrooms and Showers (new or replacement)	\$350,000-\$700,000 (\$280/sf)
Concession Buildings (new or replacement)	\$350,000-\$700,000 (\$280/sf)
Skate Park	\$250,000-\$500,000 (10,000 sf)
Sport Court, Tennis Court, Pickleball Court, Futsal Court (new or replacement)	\$50,000 per court w/ lighting \$180,000 (4 courts no lighting) \$250,000 (4 courts w/ lighting)
Pedestrian Bridge	\$500,000-\$1,000,000

Source: Vandewalle & Associates and Parkitecture + Planning, 2024

Following adoption of this Plan, the City, including staff, the Planning and Architectural Review Commission, the City Council, and other relevant groups, can consider a few steps to prepare for implementation of the plan. These include:

Community Project Prioritization Utilize the Plan’s recommendation and Action Plan Matrix to confirm City priorities on projects it is most interested in exploring further.

Community Fundraising Infrastructure Work with City boards, committees, and citizen groups to identify fundraising opportunities and create or mobilize community fundraising campaign development and communication strategies.

Grant Exploration City staff, boards, and committees can begin identifying potential grant sources that match project priorities to determine application requirements and timelines. A list of common grant sources is included in the Appendix.

Plan Promotion and Awareness Creating excitement and public interest in the CORP and its recommendations is important to the successful implementation of its recommendations. The City should work with its boards and committees as well as citizen organizations to raise awareness of the Plan following its adoption. Community ownership of the Plan, particularly from residents, is often critical in ultimately having the support needed to make investments in the Plan’s implementation.

ACTION PLAN MATRIX

Figure 9.2 provides a detailed list and timeline of the major actions that the City intends to complete in implementing this Plan. Often, such actions will require substantial cooperation with other City Departments, the local School Districts, Milwaukee County Parks, state and local governments, non-profits and volunteer groups, and local organizations and entities throughout the area. This list is not exhaustive, but includes actions that if taken over the next five years can accomplish the recommendations found in Chapters 7 and 8 of the CORP. The recommendations of this Plan and the actions described in Figure 9.2 are meant to provide guidance to the City and its decision makers. Adoption of this Plan does not indicate that all of these recommendations will be pursued, but indicates the vision and opportunities for the future of the City park and recreation system. The City Council may choose to pursue additional actions or prioritize other actions as conditions change. Such determining factors include timing, public interest, and available resources.

Action Plan Matrix

The table has three different columns of information, described as follows:

Action Item: The first column lists the actual steps, strategies, and actions recommended to implement key aspects of the Plan.

Potential Partners: The second column assumes City staff would take the lead on each action item, but also lists City committees, agencies, or other groups who would be a great partner in the pursuit of accomplishing the Action Item.

Implementation Timeframe: The third column is the suggested timeframe for the completion of each recommendation. It reflects the priority attached to the recommendation. Each timeframe is defined as follows:

- Ongoing means that the Action Item may be underway or will take place throughout and beyond the planning period and it remains a priority moving forward. These Action Items should be continuously reevaluated to make sure that progress is being made.
- Short means that the Action Item should be pursued over the next 1-2 years, following the adoption date of this Plan.
- Medium means that the Action Item should be pursued over the next 3-5 years, following the adoption date of this Plan.
- Long means that the Action Item should be pursued 5+ years, following the adoption date of this Plan.

There are a number of potential funding sources available to help finance implementation, including state and federal grant programs. These funding sources are included in the Appendix. It should be noted that funds from many of these grant programs are subject to change due to fluctuations in federal, state, and local budgets

Figure 9.2 Action Plan Matrix

Action Item	Potential Partners	Timeframe
Update and implement a parkland dedication policy for infill redevelopment projects to include unconstrained parkland for public use.	PARC, City Council	Short
Convene a working group of key stakeholders to work with Milwaukee County Parks to address needs and goals for the future of Kletzsch Park, including programming, facilities, uses, pavilion improvements, and maintenance.	City, County, North Shore Chamber/Discover the North Shore, Friends of Kletzsch Park, others	Short
Initiate a Sign Plan update to create a unified signage program for park identification as well as wayfinding.	City, County	Medium
Develop a city-wide bike rack and bike parking program for public spaces, including an implementation plan.	PARC	Medium
Develop a regular maintenance and replacement schedule and equipment log for all playground equipment and park amenities.		Short
Develop a regular maintenance schedule and perform systematic routine maintenance of the existing parks, including playfields and mini park landscaping.		Short
Implement the Bicycle and Pedestrian Plan, focusing on path connections to parks from residential areas, schools, commercial destinations and regional trails.	City, County, Neighboring Municipalities, private developers	Ongoing
Publish a park map with available features/amenities to increase awareness of all City-owned parks and the bicycle and pedestrian system.	City, Nicolet Recreation, School Districts	Short
Regularly publish park profiles, rental opportunities, and information about the permitted usage of School District-owned facilities in the City newsletter and online to better educate residents about the facilities and programs available.	City, Nicolet Recreation, School Districts	Short
Work with local school districts on facility master plans for improvements and enhanced coordination, starting with Glen Hills Middle School.	City, Nicolet Recreation, School Districts	Short
Monitor and apply for federal and state grants to advance CORP and Bicycle and Pedestrian Plan recommendations.	City, County, Nicolet Recreation, School Districts	Ongoing
Study feasibility of expanding the Maslowski Park community building to provide additional space for storage, changing areas, and other needs.	City, Nicolet Recreation, MSOE	Medium
Continue to communicate with MSOE and Nicolet High School baseball and softball programs to understand any needs or goals for future field maintenance or improvements.	City, Nicolet Recreation, MSOE	Ongoing
Update signage and trailhead amenities on Oak Leaf Trail to connect users to Maslowski Park and the Oasis beer garden.	City, County	Short

Action Item	Potential Partners	Timeframe
Initiate a marketing study for the Oasis beer garden to make it more of a destination.	City, Discover the North Shore, private partners	Medium
Investigate shade structures for Oasis and other gathering areas within Maslowski Park.	Citywide & Richard E. Maslowski Community Park Activities Committee, Nicolet Recreation, MSOE, Discover the North Shore	Medium
Add additional tables and seating options at the Oasis, including gaming tables or chessboard tables.	Citywide & Richard E. Maslowski Community Park Activities Committee, Nicolet Recreation, MSOE, Discover the North Shore	Medium
Study addition of flex basketball court space in the Maslowski Park parking area, particularly in the northern cul-de-sac.	Citywide & Richard E. Maslowski Community Park Activities Committee, Nicolet Recreation	Short
Establish a lawn game and play equipment library that can be borrowed by park visitors.	Citywide & Richard E. Maslowski Community Park Activities Committee, Nicolet Recreation	Short
Continue to coordinate with Glendale Little League to understand needs and goals for the Civic Center Area fields and building.	Glendale Little League, Nicolet Recreation	Ongoing
Work with neighborhood groups to administer surveys for desired improvements or additional uses for parkettes and mini parks in their area that will make them more welcoming and useable.	Neighborhood groups, residents	Ongoing
Develop maintenance and improvement plan for parkettes and mini parks, including invasive species removal.		Short
Review Wingate Park playground equipment and establish a maintenance and update plan. Future playground improvements should include ADA accessible design.	Neighborhood groups, residents	Medium
Develop a master plan for Winston Park that considers its use as a playground, dog park or other special use. Investigate the possibility of on-site parking with the use to prevent impacts on neighborhood traffic flow.		Short
Work with Nicolet Recreation Department to publish information about the availability of Nicolet facilities to the general public, including hours and reservation procedures.	Nicolet Recreation	Short
Investigate coordination for a public path and river access point at a Nicolet High School.	Nicolet Union School District	Short
Work with Milwaukee County Parks to study the feasibility of a dog park in Kletzsch Park.	County, Friends of Kletzsch Park	Medium

Action Item	Potential Partners	Timeframe
Work with Milwaukee County Parks and local user groups to expand, enhance, program, and publicize the mountain bike trails in Kletzsch Park.	County, Friends of Kletzsch Park	Medium
Work with Milwaukee County and local civic groups to expand programming in Kletzsch Park, including volunteer opportunities, clean up and invasive species removal events, and winter activities.	County, Friends of Kletzsch Park	Medium
Work with Milwaukee County Parks to establish public art in the Milwaukee River Parkway that creates a linear art trail through the community.	County	Medium
Investigate opportunities and criteria to enhance City designations tied to the promotion and conservation of natural resources and wildlife habitat, including Bee City USA, Monarch City, USA, and Bicycle Friendly certification.	Citywide & Richard E. Maslowski Community Park Activities Committee, Friends of Kletzsch Park	Ongoing
Establish an Invasive Species Task Force that can mobilize volunteers to conduct invasive species projects in the City's parks and natural areas.	Citywide & Richard E. Maslowski Community Park Activities Committee, Friends of Kletzsch Park, School Districts, civic groups	Short
Create a volunteer task force of the Citywide & Richard E. Maslowski Community Park Activities Committee to develop and facilitate volunteer opportunities in Glendale.	Citywide & Richard E. Maslowski Community Park Activities Committee, Friends of Kletzsch Park, School Districts, civic groups	Short
Explore opportunities and partnerships to create a community mini-grant program for youth-led community development programs.	Citywide & Richard E. Maslowski Community Park Activities Committee, Friends of Kletzsch Park, School Districts, civic groups	Short

CITY COUNCIL ADOPTION ORDINANCE

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