



CITY OF GLENDALE
5909 North Milwaukee River Parkway
Glendale, WI 53209
MINUTES- Common Council

Monday, June 8, 2026

6:00 PM

1. Roll Call and Pledge of Allegiance

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

Other Officials Present: City Administrator Karl Warwick, City Attorney Nathan Beyer, Chief of Police Rhett Fugman, City Administrator Assistant Ben Polony, and City Clerk Marcy Granger

2. Public Comment

Glendale residents, business owners, and property owners are invited to speak to the Council on items that are not on tonight's agenda but are within the City's ability to regulate or control.

Kathlynn Flanagan, 5725 N. Ames Terrace. Dangerous conditions following the closing of the Green Bay Ave ramp. Increase of fast electric bikes/scooters.

John Mulcahy, 243 W. Mount Royal Rd. Wheelies in Bayshore Mall parking lot. Concern regarding whether e-bikes should be licensed.

Dan Neesley, 922 W. Riverview Dr. Bicycle license. Before passing regulations, understand the three types of e-bikes ridden by adults. Many use e-bikes as assist bikes.

3. Council Presentations & Discussion

a. Presentation & Discussion: Regulations of Residential Dwelling Rental

Attorney Nathan Beyer presented regarding laws and ordinances. City Administrator Karl Warwick presented regarding the establishment of programs with other North Shore communities to regulate electronic bikes.

b. Presentation & Discussion: Police License Plate Reader System (FLOCK)

Chief of Police Rhett Fugman presented regarding FLOCK data in Glendale.

c. Presentation & Discussion: Port Washington Improvements & Capital Plan

City Administrator Karl Warwick presented regarding the Capital Plan and Port Washington Road improvements.

4. Consent Agenda

Motion by Ald. Shaw, second by Ald. Schmelzling to approve the Consent Agenda. Ayes: Ald. Vukovic, Ald. Daugherty, Ald. Gelhard, Ald. Franklin, Ald. Schmelzling, Ald. Shaw. Noes: None. Motion passed.

a. Approval: Accounts Payable

- b. Approval: May 11, 2026, Common Council Meeting Minutes
- c. Approval: *Proclamation* — Recognizing June as LGBTQ+ Pride Month in the City of Glendale
- d. Approval: *Proclamation* — Recognizing June 19, 2026, as Juneteenth Day in the City of Glendale
- e. Approval: *Proclamation* — Recognizing June 27, 2026, as Juneteenth Gospel Fest Day
- f. Approval: 2026 Renewal Alcohol Beverage License Applications
- g. Approval: 2026 Used Vehicle Dealer's and Secondhand/Pawnbroker's License Applications.

5. Police Station Renovation Consent Agenda

6. Public Hearing

Meredith Perks from Vandewalle & Associates presented regarding the re-zoning of Coventry Commons. Scott Yauck from Cobalt Partners, in partnership with La Macchia Holdings, LLC, presented regarding the proposed mixed-use development of Coventry Commons.

Laura Felix, Executive Director of St. Francis Children's Center, 6700 N. Port Washington Rd. Opposed proposed storage facility in Zone 3 of proposed mixed-use development of Coventry Commons.

John Mulcahy, 243 W. Mount Royal Rd. Residential and commercial real estate broker for over 45 years. Concerned about the size of the proposed concept.

Karn Cronwell, 7530 N. Applewood Ln. Concerned about the theoretical components of the proposed development. Against the proposed concept.

Robert Cronwell, 7530 N. Applewood Ln. Asked the Council Members to vote "no" if they had any qualms about the proposed plan. Concerned about the follow-through of the developers.

Scott Yauck from Cobalt Partners. Addressed concerns brought up by previous speakers.

Motion by Ald. Daugherty, second by Ald. Vukovic to close the Public Hearing. Ayes: Ald. Vukovic, Ald. Daugherty, Ald. Gelhard, Ald. Franklin, Ald. Schmelzling, Ald. Shaw. Noes: None. Motion passed.

- a. Review & Possible Action: *Ordinance 2026-06-01* — Comprehensive Plan Amendment for 6800 North Port Washington Road — Tax Key Number 128114300 — Coventry Commons

Motion by Ald. Vukovic to accept the recommendation from staff and to approve Ordinance 2026-06-01. No second. Motion failed.

- b. Review & Possible Action: *Ordinance 2026-06-02* - Zoning Map Amendment - PD-Planned Unit Development for a General Development Plan for 6800 North Port Washington Road — Tax Key Number 128114300 — Coventry Commons

Motion failed due to the failure of Ordinance 2026-06-01.

7. New Business

The public may speak to the Council prior to the beginning of deliberations on these items, provided they have notified their respective Alderperson or the Mayor in advance of this meeting.

- a. Review & Possible Action: *Ordinance 2026-06-03- Amending Chapter 7.17, "Prohibiting Residential Dwelling Rentals of Less than Seven Days, and Establishing Guidelines for Residential Dwelling Rentals Between Seven and Thirty Consecutive Days."*

Motion by Ald. Franklin, second by Ald. Gelhard to adopt the ordinances presented for Chapter 7.17.

Ald. Gelhard discussed concerns regarding parking restrictions.

Ald. Vukovic discussed a consistent rental from Monday through Friday and the impact of the 7-day rental ordinance.

Becca Petrillo, President of Discover the North Shore. Expressed concerns regarding a minimum number of days for short-term rentals and the impact on the tourism budget and hotel tax dollars.

Jeff Stuck, 1050 W. Riverview Dr. Lives next to a VRBO house. Expressed concerns regarding safety, quality of life, and use of city/state resources.

John Mulcahy, 243 W. Mount Royal Rd. Discussed his experience with major businesses buying properties, as well as his time on a Board of Directors for a community that went to a minimum of 30 days for rentals.

Janice Staral, 1220 W. Riverview Dr. Confirmed her understanding of the proposed ordinance.

Christine Gaffney, 511 W. Montclair Ave. Lives next to an AirBNB house. Expressed concerns regarding lack of coordination between departments, accountability for renters, and work being done on floodplain properties.

Roll call: Ald. Vukovic: No. Ald. Daugherty: Yes. Ald. Gelhard: Yes. Ald. Franklin: Yes. Ald. Schmelzling: Yes. Ald. Shaw: No. Motion passed.

- b. Review and Possible Action: *Ordinance 2026-06-04 — Amending Chapter 3.4, Increasing the Tax on Residential Dwelling Rentals from 7% to 8%*

Motion by Ald. Daugherty, second by Ald. Gelhard to amend Chapter 3.4 to increase the tax on residential dwelling rentals from 7% to 8%. Ayes: Ald. Daugherty, Ald. Gelhard, Ald. Franklin, Ald. Schmelzling. Noes: Ald. Vukovic, Ald. Shaw. Motion passed.

- c. Review and Possible Action: *Ordinance 2026-06-05 — Repealing and Replacing Section 7.1.3 Issuance of dog and kennel licenses, subsection (a)(7) and Repealing and Replacing Section 12.1.3 Richard E. Maslowski Community Park, subsection (c) – Animals in the park*

Motion by Ald. Daugherty, second by Ald. Franklin to repeal and replace Section 7.1.3, subsection (a)(7) and Section 12.1.3, subsection (c). Ayes: Ald. Vukovic, Ald. Daugherty, Ald. Gelhard, Ald. Franklin, Ald. Schmelzling, Ald. Shaw. Noes: None. Motion passed.

- d. Review & Possible Action: *Authorization to Execute — Agreement for Land Acquisition Services for Green Bay Road Resurfacing Project (2565-00-75) with Southern Wisconsin Appraisal not to exceed \$180,350.00.*

Motion by Ald. Schmelzling, second by Ald. Gelhard to authorize the agreement for land acquisition services for Green Bay Road Resurfacing Project. Ayes: Ald. Vukovic, Ald. Daugherty, Ald. Gelhard, Ald. Franklin, Ald. Schmelzling, Ald. Shaw. Noes: None. Motion passed.

8. Commission, Committee, Board, and Staff Reports

This is an Opportunity for Council Members to Report on their Respective Committees, Commissions, Boards of which they serve as a Member and for Staff and Administrator updates.

City Clerk Marcy Granger discussed Open Book, which starts on June 16th from 2:00 p.m. to 6:00 p.m., and June 17th from 10:00 a.m. to 1:00 p.m. Board of Review is on July 22nd from 4:00 p.m. to 6:00 p.m. The Dropbox for ballots has been ordered and is hopefully going to be ready before June 25th. City Administrator Karl Warwick discussed the Bender Bridge Road reconstruction project and the delayed start date to after the 4th of July. Ald. Vukovic discussed Live @ the Oasis, which starts on Wednesday, June 10th, highlighted other events, such as Salute to the Veterans on the 24th, and urged community members to look at the events calendar on the City of Glendale website. City Administrator Karl Warwick also mentioned the new beers being offered at the Richard E. Maslowski Park. Mayor Bryan Kennedy discussed Juneteenth and the Intergovernmental Cooperation Council (ICC), which met today and discussed intersection takeovers and what other states are doing about them. There was also a Preserve Our Parks presentation.

9. Closed Session

The Common Council will convene in Closed Session per Wis. Stat. § 19.85(1)(c) to discuss compensation, wage ranges, or performance evaluation data of public employees over which the Council has jurisdiction or exercises responsibility (City Administrative Positions).

Motion by Ald. Shaw, second by Ald. Gelhard to convene in closed session. Ayes: Ald. Vukovic, Ald. Daugherty, Ald. Gelhard, Ald. Franklin, Ald. Schmelzling, Ald. Shaw. Noes: None. Motion passed.

10. Return to Open Session

Motion by Ald. Schmelzling, second by Ald. Shaw to reconvene in open session. Ayes: Ald. Vukovic, Ald. Daugherty, Ald. Gelhard, Ald. Franklin, Ald. Schmelzling, Ald. Shaw. Noes: None. Motion passed.

11. Adjournment

Motion by Ald. Shaw, second by Ald. Gelhard to adjourn. Ayes: Ald. Vukovic, Ald. Daugherty, Ald. Gelhard, Ald. Franklin, Ald. Schmelzling, Ald. Shaw. Noes: None. Motion passed.

Marcy Granger
City Clerk