

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

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

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Meeting ID: 975 9968 6909

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AGENDA—COMMON COUNCIL MEETING

Monday, January 27, 2025

6:00 p.m.

1. Roll Call and Pledge of Allegiance.
2. Public Comment. Glendale residents, business owners, and property owners are invited to speak to the Council on items not on tonight's agenda but within the City's ability to regulate or control.
3. Public Hearing:
  - a) Review: *Zoning Code Text Amendment* - To make "Beauty Shops" a Permitted Use in the B-1 (subarea) and B-3 Zoning Districts
  - b) Review and Possible Action: *Ordinance* - Amending 13.1.20 to allow Beauty Shops as a Permitted Use in the "B-1" and "B-3" Zoning Districts, Repealing and Replacing Section 13.1.20 (b) of Title 13 of Article C
  - c) Review: *Zoning Code Text Amendment* - Title 13, Article K "Accessory Uses and Structures; Fences and Hedges; Portable Storage Structures and Donation Drop-Off Boxes," and Section 13.1.142, "Fences and Hedges" of Title 13
  - d) Review and Possible Action: Referral to the Planning and Architectural Review Commission for a Public Hearing and Recommendation - *Ordinance* - Amending and Re-Naming Title 13, Article K "Accessory Uses and Structures; Fences and Hedges; Portable Storage Structures and Donation Drop-Off Boxes," and Section 13.1.142, "Fences and Hedges" of Title 13
4. Consent Agenda:
  - a) Adoption of Minutes: Meeting held January 13, 2025
  - b) Approval: Accounts Payable
  - c) Approval: Monthly Reports
5. New Business: (The public may speak to the Council before the beginning of deliberations on these items, provided they have notified their respective Alderperson or the Mayor in advance of this meeting).
  - a) Review and Possible Action: *Proclamation* - Declaring January 11, 2025 as Eagle Scout Recognition Day in the City of Glendale
  - b) Review and Possible Action: *Ordinance* - Repealing and Replacing Section 7.4.7 regarding Transient Merchant Food Establishments

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

\*The Common Council of Glendale currently holds meetings in person at City Hall, or an alternative physical location as allowed by the City Ordinance. As a courtesy to citizens, Council meetings will also be made available live on the Zoom virtual platform for viewing and possible participation. However, the City cannot guarantee the technology supporting the virtual viewing option will operate perfectly and continuously. The only way to guarantee the ability to offer public comment, or view the meeting uninterrupted, is to appear in person. If the Zoom platform fails, the meeting will continue as scheduled.

6. Commission, Committee, Board, and Staff Reports: (This is an opportunity for Council Members to Report on their Respective Committees, Commissions, and Boards of which they serve as a Member and for Staff and Administrator updates)
7. Adjournment.

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**SUBJECT**            Zoning Text Amendment to allow “Beauty Shops” as a Permitted Use in B-1 & B-3  
  
                              Zoning Districts

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

**MEETING DATE**    January 27<sup>th</sup>, 2025

**FISCAL SUMMARY:**

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

**STATUTORY REFERENCE:**

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

**BACKGROUND/ANALYSIS:**

Two “Beauty Salons” are currently seeking to open at locations in the B-1 zoning district. In reviewing the zoning code, staff concluded that “Beauty Salons” are not permitted in any zoning district. Several of these uses are in various “B” zoning districts. Staff is proposing a zoning text amendment to make them a permitted use as indicated in the enclosed ordinance.

The PARC made a favorable recommendation, and the Common Council is being asked to hold a public hearing on the zoning text amendment and consider approving the ordinance amendment.

*Permitted uses in the B-1 zoning district are divided into numerous sub-sections and vary, but some common permitted uses are:*

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

Once/if the zoning text amendment is approved, the beauty salons would seek final business-use approval from the PARC.

**RECOMMENDATION:**

Hold a public hearing and approve a zoning text amendment to make Beauty Salons in various “B” zoning districts as indicated in the enclosed ordinance and consider adoption of the enclosed ordinance.

**ATTACHMENTS:**

1. [Ordinance Amending the Zoning Code to make “Beauty Shops” a Permitted Use.](#)

**SUBJECT:** Ordinance Amending and Re-Naming Title 13, Article K “Accessory Uses and Structures; Fences and Hedges; Portable Storage Structures and Donation Drop-Off Boxes,” and Section 13.1.142, “Fences and Hedges” of Title 13, “Zoning,” of the Code of General Ordinances of the City of Glendale

**FROM:** Meredith Perks, Glendale City Planner

**MEETING DATE:** January 27, 2025

**FISCAL SUMMARY:**

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

**STATUTORY REFERENCE:**

Wisconsin Statutes:	N/A
Municipal Code:	<a href="#">13.1.142</a> , <a href="#">8.1.9(d)(13)</a>

**BACKGROUND/ANALYSIS:** Section [13.1.142](#) includes various regulations regarding the permitting, designing, and constructing fences and hedges in residential, commercial, and industrial-zoned areas. In reviewing the fence and hedge standards, the staff is recommending the fence regulations to:

1. Rename Title 13 Article K to “Accessory Uses and Structures: Fences, Walls, Windbreaks, and Hedges; Portable Storage Structures and Donation Drop-Off Boxes.”
2. Rename Section 13.1.142 titled “Fences, Walls, Windbreaks, and Hedges.”
3. Update the definition of “fence” to include permanent and temporary structures that are erected for security, privacy, and decoration.
4. Update the fence regulation to require a permit for all fences 3 feet or less in height and in excess of 20 linear feet. This differs from the existing regulation that only requires a permit for fences in excess of 3 feet in height.
5. Update regulation to require that all front yard fences in a residential zoned area must extend the length of the property frontage and enclose the full area of the front yard while allowing for required breaks such as driveways and easements.
  - a. Enclosed fences, defined as fences on at least 3 sides of an open area, may not enclose an area less than the full front yard, including fencing areas such as gardens, play areas, and pet areas.
6. Update regulation to allow fence structures that identify a corner with a center fence post with up to two sides of fence segments no greater than 20 linear feet.

**RECOMMENDATION:**

Staff recommends that the Common Council refer the proposed Text Amendment regarding fence regulations to the Planning and Architectural Review Commission for a public hearing and recommendation.

**ACTION REQUESTED:** Refer the proposed Text Amendment regarding fence regulations to the Planning and Architectural Review Commission for a public hearing and recommendation.

**ATTACHMENTS:**

1. [Draft Ordinance Repealing and Replacing Section 13.1.142 "Fence and Hedges"](#)
2. [Redlined Ordinance Amendment](#)

3A-3B  
1/27/2025

# CONSENT AGENDA

1. Adoption of Minutes: Meeting held January 13, 2025
2. Approval: Accounts Payable
3. Approval: Monthly Reports
  - a. November 2024
  - b. December 2024



5909 North Milwaukee River Parkway  
Glendale, WI 53209

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**SUBJECT:** Boy Scout Proclamation

**FROM:** Karl Warwick, City Administrator

**MEETING DATE:** January 27<sup>th</sup>, 2025

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**BACKGROUND/ANALYSIS:** The Common Council is being asked to consider approval of a Proclamation dedicating January 11<sup>th</sup> as Eagle Scout Recognition Day in the City of Glendale.

**ATTACHMENTS:**

1. [Proclamation](#)

**SUBJECT:** Ordinance Update – Transient Food Merchants  
**FROM:** Karl Warwick, City Administrator  
**MEETING DATE:** January 27<sup>th</sup>, 2025

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**FISCAL SUMMARY:**

Budget Summary:	
Budgeted Expenditure:	
Budgeted Revenue:	

**STATUTORY REFERENCE:**

Wisconsin Statutes:	
Municipal Code:	7.4.7

**BACKGROUND/ANALYSIS:** The Common Council directed staff at the January 13<sup>th</sup> Common Council meeting to revise this ordinance to permit transient merchant food establishments at private residents, under certain circumstances and upon the issuance of a Street Use Permit (such as a block party).

**RECOMMENDATION:** Consider the adoption of an ordinance amending section 7.4.7 of the City code related to Transient Food Merchants.

**ACTION REQUESTED:** Consider the adoption of an ordinance amending section 7.4.7 of the City code related to Transient Food Merchants.

**ATTACHMENTS:**

1. [Ordinance Transient Merchant](#)