

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

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

Join Zoom Meeting

<https://zoom.us/j/97599686909>

Meeting ID: 975 9968 6909

+1 312 626 6799 US (Chicago)

AGENDA—COMMON COUNCIL MEETING

Monday, February 10, 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. Presentation/Discussion: Update from the Wisconsin Department of Transportation’s I-43 N/S Project Team on the Project
4. Consent Agenda:
 - a) Adoption of Minutes: Meeting held January 27th, 2024
 - b) Adoption of Closed Session Minutes:
 - A) January 8th, 2024
 - B) February 26th, 2024
 - C) March 11, 2024
 - D) April 8th, 2024
 - E) October 14th, 2024
 - F) November 25th, 2024
 - G) December 9th, 2024
 - H) January 13th, 2025
 - c) Approval: Accounts Payable
 - d) Approval: Payment 2 - MJ Construction Inc. in the amount of \$277,915.55 for work Completed on the 2024 Private Property Inflow and Infiltration (PPII) Reduction Program
5. New Business: (The public may speak to the Council prior to the beginning of deliberations on these items, provided they have notified their respective Alderperson or the Mayor in advance of this meeting).
 - a) Review and Possible Action: *Adoption* – Tax Increment Financing (TIF) District Schedule for 2510 Good Hope Road
 - b) Review and Possible Action: *Approval* – Mayor Bryan Kennedy's Travel Expenses to attend the National League Cities Conference, not to exceed \$2,000 for Zip Code Bills Impacting the City of Glendale
 - c) Review and Possible Action: *Authorization* – Purchase Two Tables at the Milwaukee Historical Society Dinner in an Amount not to Exceed \$2,280

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.

- d) Review and Possible Action: Resolution – Releasing a Watermain Utility Easement granted in 1965 on Lot 9, Block 2, Assessment Subdivision, City of Glendale, Milwaukee County, Wisconsin.
 - e) Review and Possible Action: Resolution – Releasing a Watermain Utility Easement granted in 1965 on Lot 1, Block 4, Assessment Subdivision, City of Glendale, Milwaukee County, Wisconsin.
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.

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.

3A-3B
2/10/2025

CONSENT
AGENDA

a) Adoption of Minutes: Meeting held January 27th, 2024

b) Adoption of Closed Session Minutes:

A) January 8th, 2024

B) February 26th, 2024

C) March 11, 2024

D) April 8th, 2024

E) October 14th, 2024

F) November 25th, 2024

G) December 9th, 2024

H) January 13th, 2025

c) Approval: Accounts Payable

d) Approval: Payment 2 - MJ Construction Inc. in the amount of \$277,915.55 for work Completed on the 2024 Private Property Inflow and Infiltration (PPII) Reduction Program

SUBJECT: Adoption of Tax Increment Financing District Schedule for 2510 Good Hope Road
FROM: Karl Warwick, City Administrator
MEETING DATE: February 10th, 2025

FISCAL SUMMARY:

Budget Summary:	
Budgeted Expenditure:	
Budgeted Revenue:	

STATUTORY REFERENCE:

Wisconsin Statutes:	
Municipal Code:	

BACKGROUND/ANALYSIS: The Glendale Common Council and Glendale Community Development Authority have approved a Planned Unit Development (PD) Plan for multi-family development at 2510 Good Hope Road. The proposed development would be located on the north side of Good Hope Road west of Manchester Village and east of Range Line Road.

The developer is seeking the use of Tax Increment Financing funds to remediate environmental costs associated with this project and to aid in the economic viability of the project.

ACTION REQUESTED: The Council is being asked to consider adopting the schedule for the creation of the tax increment financing district. The decision on the creation of the district would commence with the Joint Review Board, then go to the Community Development Authority and then would be adopted by the Common Council. Legan notices for these meetings have already been posted as required by State Law.

RECOMMENDATION: Adopt the schedule for the adoption of the Tax Increment Financing District for 2510 Good Hope Road.

ATTACHMENTS:

1. [Tax Increment Financing District Schedule as prepared by Ehlers](#)

SUBJECT: Travel Request for National League of Cities (NLC) Conference in Washinton DC

FROM: Bryan Kennedy, Mayor

MEETING DATE: February 10, 2025

FISCAL SUMMARY:

Budget Summary:	
Budgeted Expenditure:	\$2,000
Budgeted Revenue:	

STATUTORY REFERENCE:

Wisconsin Statutes:	
Municipal Code:	

BACKGROUND/ANALYSIS: Mayor Kennedy has been invited to participate in a meeting of the various cities that are a part of a congressional bill to establish new ZIP Codes. This meeting will be held in Washington DC and will coincide with the National League of Cities March (NLC) Conference. Motion to approve travel for the Mayor to attend the NLC conference and to meet with members of Congress about this bill. Travel and conference registration costs not to exceed \$2,000

RECOMMENDATION: Approve out of state travel expenses for Mayor Kennedy, not to exceed \$2,000 for the National League of Cities March (NLC) Conference in Washinton DC regarding the City's request for a zip code amendment.

ACTION REQUESTED: Approve out of state travel expenses for Mayor Kennedy, not to exceed \$2,000 for the National League of Cities March (NLC) Conference in Washinton DC regarding the City's request for a zip code amendment.

ATTACHMENTS:

1. None

SUBJECT: Authorization – Purchase Two Tables at the Milwaukee Historical Society Dinner in an Amount not to Exceed \$2,280

FROM: Bryan Kennedy, Mayor

MEETING DATE: February 10th, 2025

FISCAL SUMMARY:

Budget Summary:	N/A
Budgeted Expenditure:	\$2,280
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

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

BACKGROUND/ANALYSIS:

As you know, the City is celebrating its 75th anniversary this year. To mark the occasion, I’m asking the Common Council to approve spending \$2,280 to attend the 72nd annual Milwaukee County Historical Society Awards Dinner. The City of Glendale will be recognized at this awards dinner.

RECOMMENDATION:

Approve the expenditure of \$2,280 for the purchase of two tables at the Milwaukee Historical Society Dinner for Thursday, May 22, 2025.

ATTACHMENTS:

1. None.

RESOLUTION NO. 25 -**A RESOLUTION TO RELEASE WATER MAIN UTILITY EASEMENT**

RE: Release of water main utility easement granted in 1965 on Lot 9, Block 2, Assessment Subdivision, City of Glendale, Milwaukee County, Wisconsin.

WHEREAS, the City of Glendale procured a water main easement near Eula Court (more particularly described in the legal description below) in 1965; and

WHEREAS, due to changes in the location of public utilities, this easement is no longer needed and can be released at this time; and

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Glendale, Wisconsin, as follows:

Pursuant to Wis. Stat. § 236.293, the undersigned, the City of Glendale, Milwaukee County, Wisconsin, hereby release all rights, titles, and interests which it may have in the previously granted easement (attached) for the construction, maintenance, operation, repair, and if necessary, the reconstruction thereof and the required entry and incidental thereto, on, over, under and across the lands hereinafter described for the purpose of installing: water mains and appurtenances, on the following land:

Part of Lot 9, Block 2, Assessment Subdivision No. 75 in the NW $\frac{1}{4}$ of Section 5, Town 7 North, Range 22 East, City of Glendale, Milwaukee County, Wisconsin, described as follows:

Commencing at the Northeast corner of said Lot 9; thence Westerly along the North line 29.0 feet, to a point; thence Southerly and parallel to the East line 6.0 feet to a point; thence Easterly parallel to the North line 23.0 feet to a point; thence Southerly parallel to the East line 34.0 feet to a point in the South line of said Lot 9; thence Easterly along the South line 6.0 feet to the Southeast corner of said Lot 9; thence North along the East line 40.0 feet to the place of commencement.

PASSED AND ADOPTED by the Common Council of the City of Glendale, Milwaukee County, Wisconsin, this 10th day of February 2025.

Bryan Kennedy, Mayor

Countersigned:

Megan Humitz, City Clerk

State of Wisconsin)
) ss.
County of Milwaukee)

Personally came before me this ____ day of February 2025, the above-named Bryan Kennedy, Mayor, and Megan Humitz, City Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My Commission Expires:_____

2.40

E A S E M E N T

JAN 28 65 5 6 9 8 7 4 1 5 6 8 8 5

The undersigned, being all of the parties having an interest in the lands hereinafter described, hereby grant unto the CITY OF GLENDALE, Milwaukee County, Wisconsin, a perpetual easement for the construction, maintenance, operation and repair, and, if necessary, the reconstruction thereof and the entry necessary and incidental thereto, on, over, under and across the lands more particularly hereinafter described, for the purpose of installing: Water Mains and Appurtenances, reserving unto themselves, their heirs, executors, administrators, successors and assigns, the right to make such use of the land covered by said easement, as will not disturb the said Water Mains and Appurtenances and prevent access thereto, but not including the erection of buildings or structures thereon. The lands covered by this easement are described as follows, to-wit:

4156885

REGISTRAR'S OFFICE }
Milwaukee County, Wis. }
RECORDED AT 9:55 AM
ON JAN 28 1965 in
Reel 231 Image 406 to
Clyde M. Holmstrom
REGISTRAR OF DEEDS

Part of Lot 9, Block 2, Assessment Subdivision No. 75 in the NW1/4 of Section 5, Town 7 North, Range 22 East, City of Glendale, Milwaukee County, Wisconsin, described as follows: Commencing at the Northeast corner of said Lot 9; thence Westerly along the North line 29.0 ft. to a point; thence Southerly and parallel to the East line 6.0 ft. to a point; thence Easterly parallel to the North line 23.0 ft. to a point; thence Southerly parallel to the East line 34.0 ft. to a point in the South line of said Lot 9; thence Easterly along the South line 6.0 ft. to the Southeast corner of said Lot 9; thence North along the East line 40.0 ft. to the place of commencement.

This easement shall be binding upon the grantors herein, and upon their heirs, administrators, executors, successors in title, and assigns.

THE CITY OF GLENDALE, by its proper officers, agents, servants and employees, shall have the power to enter upon said strip of land covered by this easement, in order to provide for the construction of said Water Main and Appurtenances, and subsequently the operation, maintenance and repair of same.

THE CITY OF GLENDALE, in the acceptance of this easement and in consideration of the granting thereof, obligates itself to repair, maintain and operate, and, if necessary, reconstruct the said Water Main and Appurtenances; that in and during the construction of said Water Main and Appurtenances, and thereafter, in and about its maintenance, operation or repair, so much of the surface, subsurface or superstructures, now or hereafter placed on said land, as may be disturbed, will, at the expense of the CITY OF GLENDALE, be replaced in the same condition as it or they now are, or as nearly the same condition as is reasonable practicable so to do; and to indemnify and save harmless the grantors, and their respective heirs, executors, administrators, successors and assigns from any loss or injury to their property by reason of any negligence on the part of the said City or its agents, servants or employees, in the said construction, operation, maintenance or repair.

IN WITNESS WHEREOF, the undersigned, being all persons, natural or corporate, having an interest in the above described and conveyed premises have, if natural persons, hereunto set their hands and seals, or, if corporations, have caused these presents to be signed by their respective presidents, countersigned by their respective secretaries, and their respective corporate seals to be hereunto affixed.

Dated, this 18th day of December, 1964.

Elaine Stechauner
Elaine Stechauner

Sol Gollman
Sol Gollman

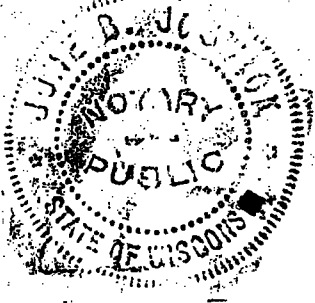
Phyllis Maederer
Phyllis Maederer

Ruth Gollman
Ruth Gollman
G.

This instrument was drafted by George D. Prentice, Attorney at Law/

STATE OF WISCONSIN)
(SS.
MILWAUKEE COUNTY)

Personally came before me, this 18th day of December,
1954, Sol Gollman, President,
and Ruth Gollman, his wife, Secretary, of the
above named corporation, to me known to be the persons who
executed the foregoing instrument, and to me known to be such
President and Secretary of said corporation, and acknowledged
that they executed the foregoing instrument as such officers
as the deed of said corporation, by its authority.



June B. Joswick
Notary Public, Milwaukee County, Wis.
June B. Joswick
My commission expires 4/17/67

RELEASE OF MORTGAGEE

The undersigned, being the owner and holder of a mortgage upon the premises described on Page 1 of the foregoing easement, hereby joins in and consents to the granting of said easement described in the foregoing document to the extent of the interest of the mortgagee therein.

Dated, this _____ day of _____, 196__.

Signed and Sealed
in the presence of:

By: _____
Countersigned:

ACCEPTANCE OF EASEMENT

The CITY OF GLENDALE, by action of its Common Council in resolution adopted the 22nd day of December, 1964, authorized the acceptance of the above and foregoing easement and approved the conditions set forth therein and the obligations placed upon the City as therein recited, and has authorized said approval to be evidenced by the signatures of the Mayor and the City Clerk to be affixed hereto and the seal of the City to be hereunto affixed.

Dated, this 22nd day of December, 1964.

Signed and Sealed
in the presence of:

June B. Joswick
June B. Joswick

CITY OF GLENDALE

By: G. J. Kenefan
G. J. Kenefan Mayor

Jacqueline Eliassen
Jacqueline Eliassen

Countersigned:
Harold G. Richards
City Clerk and ~~Assistant~~ City Comptroller
Harold G. Richards

Approved as to form, this

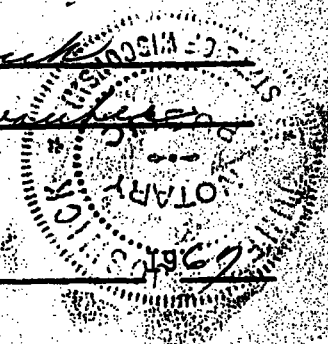
22 day of December, 1964.

George D. Prentice
George D. PRENTICE City Attorney

STATE OF WISCONSIN)
) SS.
MILWAUKEE COUNTY)

Personally came before me, this 2nd day of December, 1964, Gerald J. Kenehan, Mayor, and Harold G. Richards, City Clerk, of the above named City of Glendale, to me known to be the persons who executed the foregoing instrument, and to me known to be such Mayor and City Clerk of said City, and acknowledged that they executed the foregoing instrument as such officers as the deed of said City by authority of the Common Council.

June B. Jasurka
Notary Public,
County, Wisconsin
My commission expires:
April 7



101981424014
101981424014
101981424014

RESOLUTION – _____**A RESOLUTION TO RELEASE WATER MAIN UTILITY EASEMENT**

RE: Release of water main utility easement granted in 1965 on Lot 1, Block 4, Assessment Subdivision, City of Glendale, Milwaukee County, Wisconsin.

WHEREAS, the City of Glendale procured a water main easement near Eula Court (more particularly described in the legal description below) in 1965; and

WHEREAS, due to changes in the location of public utilities, this easement is no longer needed and can be released at this time; and

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Glendale, Wisconsin, as follows:

Pursuant to Wis. Stat. § 236.293, the undersigned, the City of Glendale, Milwaukee County, Wisconsin, hereby release all rights, title and interests which it may have in the previously granted easement (attached) for the construction, maintenance, operation, repair, and if necessary the reconstruction thereof and the required entry and incidental thereto, on, over, under and across the lands hereinafter described for the purpose of installing: water mains and appurtenances, on the following land:

Part of Lot 1, block 4, Assessment Subdivision No. 75 in the NW ¼ of Section 5, Town 7 North Range 22 East, City of Glendale, Milwaukee County, Wisconsin, described as follows: Commencing in a point in the Westerly line of Lot 1, said point being 30 feet Northerly from the Southwest corner of said Lot 1 and in the North line of W. Eula Court; thence Easterly along the North line of W. Eula Court 5.0 feet to a point; thence Northwesterly to a point in the West line of said Lot, said point being 35 feet from the Southwest corner thence Southerly along the West line of said Lot 5.0 feet to the place of commencement.

PASSED AND ADOPTED by the Common Council of the City of Glendale, Milwaukee County, Wisconsin, this 10th day of February, 2025.

Bryan Kennedy, Mayor

Countersigned:

Megan Humitz, City Clerk

State of Wisconsin)
) ss.
County of Milwaukee)

Personally came before me this ____ day of February, 2025, the above named Bryan Kennedy, Mayor, and Megan Humitz, City Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My Commission Expires: _____

E A S E M E N T

The undersigned, being all of the parties having an interest in the lands hereinafter described, hereby grant unto the CITY OF GLENDALE, Milwaukee County, Wisconsin, a perpetual easement for the construction, maintenance, operation and repair, and, if necessary, the reconstruction thereof and the entry necessary and incidental thereto, on, over, under and across the lands more particularly hereinafter described, for the purpose of installing:

Water Mains and Appurtenances, reserving unto themselves, their heirs, executors, administrators, successors and assigns, the right to make such use of the land covered by said easement, as will not disturb the said Water Mains and Appurtenances and prevent access thereto, but not including the erection of buildings or structures thereon. The lands covered by this easement are described as follows, to-wit:

Part of Lot 1, Block 4, Assessment Subdivision No. 75 in the NW1/4 of Section 5, Town 7 North, Range 22 East, City of Glendale, Milwaukee County, Wisconsin, described as follows: Commencing at a point in the Westerly line of Lot 1, said point being 30 ft. Northerly from the Southwest corner of said Lot 1 and in the North line of W. Eula Court; thence Easterly along the North line of W. Eula Court 5.0 ft. to a point; thence Northwesterly to a point in the West line of said Lot, said point being 35 ft. from the Southwest corner thence Southerly along the West line of said Lot 5.0 ft. to the place of commencement.

REGISTER'S OFFICE } SS.
Milwaukee County, Wis. }
RECORDED AT 2 05 P.M.

4168347

on MAR 31 1965 in
Reel 239 Image 2078 to
Clyde M. Holman 2081
REGISTER OF DEEDS *inc*

MAR-31-65 6 15 7 07 4168347
Lst A Rec

This easement shall be binding upon the grantors herein, and upon their heirs, administrators, executors, successors in title, and assigns.

THE CITY OF GLENDALE, by its proper officers, agents, servants and employees, shall have the power to enter upon said strip of land covered by this easement, in order to provide for the construction of said Water Main and Appurtenances, and subsequently the operation, maintenance and repair of same.

THIS INSTRUMENT WAS DRAFTED BY GEORGE D. PRENTICE

240
2.40

The CITY OF GLENDALE, in the acceptance of this easement and in consideration of the granting thereof, obligates itself to repair, maintain and operate, and, if necessary, reconstruct the said Water Main and Appurtenances; that in and during the construction of said Water Main and Appurtenances, and thereafter, in and about its maintenance, operation or repair, so much of the surface, subsurface or superstructures, now or hereafter placed on said land, as may be disturbed, will, at the expense of the CITY OF GLENDALE, be replaced in the same condition as it or they now are, or as nearly the same condition as is reasonably practicable so to do; and to indemnify and save harmless the grantors, and their respective heirs, executors, administrators, successors and assigns from any loss or injury to their property by reason of any negligence on the part of the said City or its agents, servants or employees, in the said construction, operation, maintenance or repair.

IN WITNESS WHEREOF, the undersigned, being all persons, natural or corporate, having an interest in the above described and conveyed premises have, if natural persons, hereunto set their hands and seals, or, if corporations, have caused these presents to be signed by their respective presidents, countersigned by their respective secretaries, and their respective corporate seals to be hereunto affixed.

Dated, this 5th day of March, 1965.

Signed and Sealed
in the presence of:

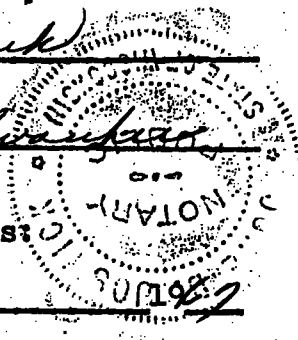
Elaine Stechauner
Elaine Stechauner
Delores C. Kline
Delores C. Kline

Herbert Disch (SEAL)
Herbert Disch
Ruth A. Disch (SEAL)
Ruth A. Disch, his wife

STATE OF WISCONSIN)
) (SS.
 Milwaukee County)

Personally came before me, this 5th day of
March, 1965, the above named Herbert David
and Ruth A. David
to me known to be the persons who executed the foregoing instrument
and acknowledged the same.

June B. Joswick
June B. Joswick
Notary Public Milwaukee
County, Wisconsin.
My commission expires:
April 7



STATE OF WISCONSIN)
) (SS.
_____ County)

Personally came before me, this _____ day of _____,
19____, _____, President, and
_____, Secretary, of the above
named Corporation, to me known to be the persons who executed the
foregoing instrument, and to me known to be such President and
Secretary of said Corporation, and acknowledged that they executed
the foregoing instrument as such officers as the deed of said Cor-
poration, by its authority.

Notary Public, _____
County, Wisconsin.
My commission expires:
_____ 19____

RELEASE OF MORTGAGEE

The undersigned, being the owner and holder of a mortgage upon the premises described on Page 1 of the foregoing easement, hereby joins in and consents to the granting of said easement described in the foregoing document to the extent of the interest of the mortgagee therein.

Dated, this _____ day of _____, 196__.

Signed and Sealed
in the presence of:

By: _____
Countersigned: _____

ACCEPTANCE OF EASEMENT

The CITY OF GLENDALE, by action of its Common Council in resolution adopted the 9th day of March, 1965, authorized the acceptance of the above and foregoing easement and approved the conditions set forth therein and the obligations placed upon the City as therein recited, and has authorized said approval to be evidenced by the signatures of the Mayor and the City Clerk to be affixed hereto and the seal of the City to be hereunto affixed.

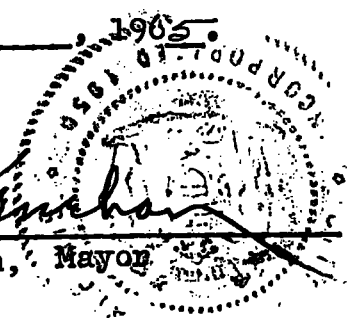
Dated, this 9th day of March, 1965.

Signed and Sealed
in the presence of:

CITY OF GLENDALE

June B. Joswick
June B. Joswick

By: G. J. Keneman
G. J. Keneman, Mayor



Dorothy Kvasnica
Dorothy Kvasnica

Countersigned: Harold G. Richards
City Clerk and ~~Mayor~~ City Comptroller
Harold G. Richards

Approved as to form, this 9th day of March, 1965.

George D. Prentice
George D. Prentice, City Attorney