

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, February 24, 2025

6:00 p.m. or Immediately Following the Community Development Authority Meeting

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: Senator Drake - 75th-anniversary Proclamation for the City of Glendale
4. Public Hearing:
 - a) Review: *Vacation and Discontinuance* - Unimproved portion of the Right of Way Reserved/Created by CSM 8771
 - b) Review and Possible Action: *Resolution* – Approving a Vacation and Discontinuance of the Right of Way Reserved/Created by CSM 8771
 - c) Review: *Certified Survey Map* - 2510 West Good Hope Road, to Combine a Portion of Vacated Street with Tax Key Number 100-9984-002 into a Single Parcel for Multi-Family Residential Development
 - d) Review and Possible Action: Approval - *Certified Survey Map for 2510 West Good Hope Road to Combine a Portion of Vacated Street with Tax Key Number 100-9984-002 into a Single Parcel for Multi-Family Residential Development*
5. Consent Agenda:
 - a) Adoption of Minutes: Meeting held January 27, 2025
 - b) Approval: Payment 2 and FINAL to Aqualis in the amount of \$108,322.54 for work completed on the 2024 Glendale Sanitary Sewer Cleaning and Televising Project
 - c) Approval: Payment 2 to Wolf Paving, Co., Inc. in the amount of \$28,531.18 for work completed on the 2024 Roadway Resurfacing Project
 - d) Approval: Accounts Payable
 - e) Approval: Monthly Reports
6. 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

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

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of this meeting).

- a) Review and Possible Action: *Proclamation – Black History Month*
- b) Review and Possible Action: Proclamation - Declaring March 15, 2025, as Eagle Scout Recognition Day in the City of Glendale
- c) Review and Possible Action: *Approval – Spring 2025 Newsletter*

- 7. 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)
- 8. Adjournment.

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SUBJECT: **Consideration of a Resolution – Authorizing the Vacation and Discontinuance of An Unimproved Portion of the Right of Way Reserved/Created by CSM 8771**

FROM: Karl Warwick, City Administrator

Meeting: Common Council

MEETING DATE: February 24, 2025

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

Wisconsin Statutes:	Wis. Stat. §§ 62.23(5) , 66.1005(1)
Municipal Code:	N/A

BACKGROUND:

The City previously approved the creation of a right-of-way area around various properties near 2510 Good Hope Road, per the attached exhibit. Originally, the City’s right-of-way (ROW) extended into the property known as 2510 Good Hope Road. To permit the development of a project, the City approved the vacation of a portion of this right-of-way following a noticed public hearing on November 11, 2024. The City needs to consider the vacation of a remaining portion of the right-of-way that connects the parcel to Range Line Road.

To vacate property, the City must adopt a Resolution initiating the vacation of the right-of-way, with a public hearing no sooner than 40 days after the adoption of this Resolution. A Class 3 Public Notice is required for the public hearing. The proposed public hearing would take place on February 24, 2025.

Wis. Stat. § 62.23(5) requires any prospective discontinuance of a public ROW to be reviewed by that municipality’s Plan Commission (CDA in this case) to determine if the abandonment is in the public interest. Upon the CDA’s recommendation of approval or disapproval, the draft resolution vacating the ROW would be considered by the Glendale Common Council at a public hearing no less than 40 days after the introduction of this Resolution.

Further, Wis. Stat. § 66.1005(1), relating to the reversion of land titles, states, “When any highway or public ground acquired or held for highway purposes is discontinued. . .[it] shall belong to the owner or owners of the adjoining lands. . .” If approved, this portion of unimproved right-of-way will revert to the property owner for the construction of a private access drive to the residential development.

ANALYSIS:

The Glendale Common Council must now hold a public hearing and determine if the right-of-way vacation is in the public interest. If approved by the Common Council at the public hearing, the City of Glendale would vacate an unimproved (non-paved) right-of-way.

The ROW abandonment would revert back to the owner of the surrounding property, in this case 2510 Good Hope, LLC.

ACTION REQUESTED:

Motion to approve a Resolution, initiating the discontinuance of the public right of way.

ATTACHMENTS:

1. [Resolution](#)
2. [Lis Pendens](#)
3. [Vacation Exhibit](#)
4. [Resolution Initiation](#)

SUBJECT: Common Council Approve a proposed Certified Survey Map (CSM) for 2510 West Good Hope Road, to Combine a Portion of Vacated Street with a Parcel (Combined from previous Tax Key Numbers 1009984005, 1009984004, 1009984004, and 100-9984-002) into a Single Parcel for Multi-Family Residential Development

FROM: Meredith Perks, City of Glendale Planner

MEETING DATE: February 24, 2025

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	Title 13 – Zoning Code

BACKGROUND/ANALYSIS:

A Certified Survey Map (CSM) is proposed for the lands that include the tax parcel at 2510 West Good Hope Road (combined via CSM on November 11, 2024, and comprised of former Tax Key Numbers 1009984005, 1009984004, 1009984004, and 100-9984-002) and a portion of to-be-vacated right of way. The proposed CSM will combine the parcel and vacated right of way into a single parcel, owned by 2510 West Good Hope Road for the development of multifamily residential. The vacation of the unimproved right of way was initiated by the Common Council on January 13, 2025, and the Council will hold a public hearing on the vacation on February 24, 2025. This parcel is zoned PD-Planned Development District. The need for the CSM is directly related to the redevelopment and remediation of the parcels, which is currently vacant.

The Glendale Community Development Authority met on February 24, 2025 to review the CSM and discuss conditional recommendations for approval to the Common Council.

The Common Council must now hold a public hearing, which has been properly noticed, and determine approval of the CSM.

RECOMMENDATION:

Staff recommends the Common Council grant approval of a Certified Survey Map (CSM) for 2510 West Good Hope Road as described in Exhibit A.

Staff Comments:

1. City services reviewed the proposed CSM and had no comments.
2. The land surveyor is responsible for signing and stamping all pages.

3. The Applicant shall provide the City a signed copy of the approved document following City Council approval.
4. This CSM shall be recorded with the Milwaukee County Register of Deeds office.

ACTION REQUESTED:

Motion – To grant approval of a Certified Survey Map (CSM) for 2510 West Good Hope Road, subject to the following:

1. The land surveyor is responsible for signing and stamping all pages.
2. The Applicant shall provide the City a signed copy of the approved document following City Council approval.
3. This CSM shall be recorded with the Milwaukee County Register of Deeds office.

ATTACHMENTS:

Exhibit A: [2510 West Good Hope Road CSM](#)

3A-3B
2/24/2025

CONSENT AGENDA

1. [Adoption of Minutes: Meeting held January 27, 2025](#)
2. [Approval: Payment 2 and FINAL to Aqualis in the amount of \\$108,322.54 for work completed on the 2024 Glendale Sanitary Sewer Cleaning and Televising Project](#)
3. [Approval: Payment 2 to Wolf Paving, Co., Inc. in the amount of \\$28,531.18 for work completed on the 2024 Roadway Resurfacing Project](#)
4. [Approval: Accounts Payable](#)
5. [Approval: Monthly Reports](#)

SUBJECT: Proclamation Recognizing February 2025 as Black History Month in the City of Glendale

FROM: Tomika Vukovic, Alderwoman

MEETING DATE: February 24, 2025

BACKGROUND/ANALYSIS:

The attached Proclamation is to recognize February 2025 as Black History Month and extend appreciation to our African residents for their contributions to the City of Glendale and the State of Wisconsin.

RECOMMENDATION:

Approve the 2025 Black History Month Proclamation.

ACTION REQUESTED:

Motion to approve the Proclamation Recognizing February 2025 as Black History Month in the City of Glendale, as presented.

ATTACHMENTS:

1. [2025 Black History Month Proclamation.](#)



5909 North Milwaukee River Parkway
Glendale, WI 53209

SUBJECT: Boy Scout Proclamation

FROM: Karl Warwick, City Administrator

MEETING DATE: January 27th, 2025

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

ATTACHMENTS:

1. [Proclamation](#)



5909 North Milwaukee River Parkway
Glendale, WI 53209

SUBJECT: Review and Approval of Spring Newsletter

FROM: Megan Humitz, City Clerk

MEETING DATE: February 24, 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:

The City publishes the newsletter three times a year. This is the Spring issue.

RECOMMENDATION:

Once approved, the newsletter will be printed and mailed to Glendale businesses and residents. In addition, the newsletter will be posted on the City’s website, and additional copies will be available for pickup at City Hall.

ACTION REQUESTED:

Motion to approve the content of the 2025 Spring Newsletter as presented.

ATTACHMENTS:

1. [Spring Newsletter.](#)