



CITY OF WAUWATOSA

MEMORIAL CIVIC CENTER
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COMMUNITY DEVELOPMENT COMMITTEE MEETING Meeting of Tuesday, April 13, 2004 Committee Room #1

PRESENT: Alds. Becker, Ecks, Heins, Herzog, Sullivan, Treis -6

EXCUSED: Alds. Kopischke, Krol

ALSO PRESENT: N. Welch, Comm. Dev. Dir.; D. Redman, Fire Chief; J. Hevey, Asst. Fire Chief

Ald. Heins as Chair called the meeting to order at 8:03 p.m.

Application for a conditional use at 7332 W. State St. for a massage therapy establishment

The applicant did not appear.

Moved by Ald. Treis, seconded by Ald. Sullivan to hold the item
for two weeks -6

Street Festival permit request for Sts. Constantine & Helen Greek Orthodox Church

Ald. Becker stated he received the contact information he requested and was satisfied.

Moved by Ald. Becker, seconded by Ald. Treis to recommend
approval -6

Land Division application to divide property at approximately 2426 N. 100th Street

Ms. Welch explained the applicant would like to divide a 1,000 sq. ft. area from his property and sell it to the adjoining property owner thereby creating a more regularly shaped lot. The Plan Commission unanimously recommended approval.

Moved by Ald. Herzog, seconded by Ald. Ecks to recommend
approval --

Responding to a question from the chair, Ms. Welch reported the applicant understands the storm sewer easement and that a house or garage cannot be built too close to the easement.

Vote on the motion was Ayes: 6

Mutual Aid Box Alarm System agreement

Chief Redman said the proposed agreement is an updated version and replaces the various mutual aid agreements already in place with a number of suburban departments, but does not change how we interact with them. The Mutual Aid Box Alarm System (MABAS) adopts a standardized agreement and system of operation. It is already in use in Illinois, a large portion of southeastern Wisconsin and Indiana. Started in the 1980s, it continues to grow. The Milwaukee County Association of Fire Chiefs voted to support joining MABAS, and all Milwaukee County municipalities are being asked to join. It allows a single agreement to provide mutual aid to all covered municipalities. There is no direct fiscal impact to join MABAS. Any radio upgrades will be addressed as part of the budget process. Chief Redman said he could see no negatives to joining MABAS and recommended approval.

Ald. Heins asked what municipalities Wauwatosa currently has mutual aid agreements with and whether the City of Milwaukee will be part of MABAS. Chief Redman said we have current agreements with all suburban Milwaukee County municipalities and also with Elm Grove, Butler, and Brookfield. The City of Milwaukee is intending to join MABAS as a division, primarily with hazardous materials or major structure collapse. Responding to a question about training, Chief Redman said all participating departments will have standardized training in such things as firefighter identification, radio operations, etc.

Ald. Ecks inquired as to liability. Chief Redman responded that each community provides their own liability insurance and their firefighters are covered by that liability insurance within another community. Chief Redman stated the Wauwatosa Police Dispatch Center will be designated as the primary MABAS dispatch, but no additional staffing will be required.

Moved by Ald. Herzog , seconded by Ald. Treis to recommend approval -6

Proposed zoning code change to allow accredited technical, trade or career colleges as a Conditional Use in the AA Light Manufacturing District

Ms. Welch reported that currently in the AA Light Manufacturing District the only educational use permitted as a conditional use is truck driving schools. With the current changes in technology and recent downturn in manufacturing, a group approached the city with a proposal to use vacant manufacturing space for a technical school to train people for careers in technology or health care related jobs. Ms. Welch reported the Plan Commission unanimously recommended approval. She pointed out that this amending to the zoning code does not address any specific property, and any application for a conditional use would require Council approval.

Mr. Ken Petershack of Wangard Partners, Inc., 20800 Swenson Drive, Waukesha, said that with the current downturn in manufacturing, it made sense to utilize manufacturing space for its highest and best use. There is currently vacant manufacturing space in the area of 25 million square feet. With the emerging health care market and technology needs it is a natural fit.

Moved by Ald. Ecks, seconded by Ald. Herzog to recommend introduction and setting a public hearing date of May 18, 2004

Proposed zoning code change to allow physical fitness and health studios as a Special Use in the AA Commercial District

Ms. Welch said this request is for an amendment to the zoning code to allow physical fitness and health studios as a Special Use in the AA Commercial District. She explained that this zoning district is primarily on the west side of Mayfair Road north of North Avenue and along Burleigh Street. The zoning code currently allows fitness and health studios in the AA Business District as a Special Use. The AA Commercial District was created with the intention of encouraging office use and discourage retail use. She felt that a physical fitness/health studio was compatible with office space.

Ross Koepsell, Commercial Property Associates, Inc., 1000 N. Water St., Milwaukee, felt the zoning change is appropriate as there currently is a Bally's Fitness open on Mayfair Road.

Responding to a question as to why this zoning code change is requested as a special use instead of a conditional use, Ms. Welch said the AA Business District permitted it as a special use and this amendment would be consistent. Ald. Becker felt a conditional use rather than a special use would be more appropriate. Ald. Ecks pointed out that a health/fitness club required more parking than office use.

Moved by Ald. Becker, seconded by Ald. Treis to recommend an ordinance be drafted to allow physical fitness, health studios, and/or fitness clubs as a Conditional Use in the AA Commercial District and setting a public hearing date of May 18, 2004

The meeting adjourned at 8:35 p.m.

Carla A. Ledesma, City Clerk
Wauwatosa, Wisconsin

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