



CITY OF WAUWATOSA

7725 WEST NORTH AVENUE
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COMMUNITY DEVELOPMENT COMMITTEE MEETING Tuesday, September 14, 2004

PRESENT: Alds. Becker, Heins, Kopischke, Krill, Krol, Subotich, Treis -7

EXCUSED: Ald. Sullivan

ALSO

PRESENT: N. Welch, Community Dev. Dir.; T. Wontorek, City Admin.; A. Kesner, City Atty.

Ald. Heins as Chair called the meeting to order at 8:12 p.m.

Land Combination – 12012 W. North Avenue

Ms. Welch outlined a request by Mt. Zion Church for a land combination at 12012 W. North Avenue to create and properly register one parcel for the existing church building. The Plan Commission unanimously recommended approval.

Chad Ochs, Groth Design Group, N58 W6181 Columbia Road, Cedarburg, said that it is necessary to rectify a discrepancy in the official records of the County Register of Deeds. Apparently the two parcels were combined when an education wing was constructed, but the Certified Survey Map was never recorded.

Moved by Ald. Kopischke, seconded by Ald. Krill to recommend to Council approval of the land combination. Ayes: 7

Zoning Change, Business Planned Development – 6745 W. Wells Street

Ms. Welch reported that at their meeting last night, the Plan Commission voted to hold this item for further review. They asked the applicant to return in two months with a new proposal reflecting some of the concerns raised at that meeting.

Moved by Ald. Treis, seconded by Ald. Subotich to hold this matter pending review and recommendation by the Plan Commission. Ayes: 7

Rezoning of 12132 W. Capitol Drive and 4100 N. 124th Street

The committee reviewed a proposed ordinance rezoning the properties at 12132 W. Capitol Drive and 4100 N. 124th Street from AA Light Manufacturing District to AA Business District. The committee reviewed the requested rezoning at an earlier meeting, and a public hearing was held on September 7. Ms. Welch reported

that this includes the Home Depot property and the Mobile Shredding site at the northeast corner of N. 124th Street and W. Capitol Drive. The southeast corner of this intersection, which includes Target and Jewel-Osco, is zoned AA Business, and Brookfield reportedly plans to increase retail use on the west side of 124th Street. Zoning the subject parcels AA Business would make the zoning consistent on all four corners of the intersection.

Tom Knepprath of MSI General, P.O. Box 7, Oconomowoc, and Robert LaCourciere, 4665 Hastings Drive, Brookfield, the owner of Mobile Shredding, were present. Mr. Knepprath said that the rezoning will allow them to raze the existing vacant industrial building and install a new multi-tenant retail facility.

Moved by Ald. Treis, seconded by Ald. Krill to recommend to Council adoption of the ordinance –

Asked about Home Depot's position on rezoning their parcel, Ms. Welch said that she has received neither a confirmation nor an objection from them.

Vote on the motion, Ayes: 7

Milwaukee County Pre-Disaster Mitigation Plan

Chief Redman reported that Milwaukee County has developed a countywide Pre-Disaster Mitigation Plan in accordance with federal laws that provide funding to reduce the impact of disasters. The plan doesn't directly tie to federal funds, but it is necessary for the city to adopt this plan in order to apply for federal funds that might become available in the future. There is no cost associated with adopting the plan. Chief Redman said that he participated in the original meetings on this plan and, along with the Mayor, City Administrator, and other staff, provided some input on our at-risk or critical facilities. He added that it is more logical to join with other communities and the county in adopting this plan than to find a way to apply individually.

Moved by Ald. Krill, seconded by Ald. Becker to recommend adoption of the Milwaukee County Pre-Disaster Mitigation Plan –

In response to questions, Chief Redman said that the plan looks at the county as a whole and thoroughly identifies possible events and areas of risk. It is much better than anything individual communities could do on their own. He said that there were some discussions with the consultant in terms of which facilities should be included in certain classifications. Nursing homes, for example, are listed as facilities with at-risk populations but not as critical facilities in terms of disaster operations.

Vote on the motion, Ayes: 7

Special Use Permits

Mr. Wontorek briefly reviewed previous discussions on Special Uses in connection with streamlining the application and approval process for various city permits. The matter was discussed with the Board of Zoning Appeals and the Plan Commission and then turned over to this committee where there have been continuing discussions on which uses should come to this committee and the Common Council for approval as Conditional Uses rather than Special Uses.

Since the last meeting, the Director of Community Development has identified and listed the types of uses that this committee seemed interested in changing to Conditional Uses. The committee reviewed, discussed, and in some cases made changes to the list as follows:

24.07.020 Estate Single Family

No changes; categories relate generally to setback and lot coverage issues in this residential district and would remain as Special Uses.

24.23.020 AA Business

The committee agreed on the following changes from Special to Conditional Use:

Retail Sales

Video tape rental and sales 5735
Drinking places 5820
Eating places 5810
Eating places (restricted to carry-out facilities) 5811
Groceries 5410
Motion picture theaters 7212
Secondhand merchandise 5932

Services

Automobile leasing services 6414
Automobile repair or storage services 6411
Hotels and motels 1510

Nursery schools and infant care 6810
Amusement places 7420
Automobile wash services 6412
Gasoline service stations 5530
Physical fitness and health studios 6695

Public and Semipublic

Nursery schools and infant care 6810
Nursery schools and day care centers 6811
Professional schools

Transportation

Rapid rail transit and street railway right-of-way 4121

24.24.020 AA Commercial

The committee agreed on the following changes from Special to Conditional Use:

Services

Hotels and motels 1510

Retail Sales

Eating places 5810
Groceries 5410

24.26.025 AA Professional Office

The committee agreed on the following changes from Special to Conditional Use:

Personal Services

Eating places 5810

24.27.020 Village Trade

The committee agreed on the following changes from Special to Conditional Use *and also agreed that Dancing schools 6835 should remain as a Special Use.*

Residential

Bed and breakfast 1504

Retail Sales

Drinking places 5820
Eating places 5810

Groceries 5410

Recreation centers-public 7424

Public and Semipublic

Churches, synagogues, and temples 6911

Elementary schools-private 6812

Transportation

Rapid rail transit and street railway right-of-way 4121

24.34.025 Light Manufacturing

The committee agreed on the following changes from Special to Conditional Use:

Offices 6380

Medical clinics when accessory to a permitted use 6511

24.36.025 AA Industrial

The committee agreed on the following changes from Special to Conditional Use:

Offices 6380

Medical clinics when accessory to a permitted use 6511

24.38.020 AA Institutions

The committee agreed on the following changes from Special to Conditional Use:

Adult day care center 6808

Caretakers residences 1254

Colleges 6821

College dormitories 1232

Convalescent homes 6516

Convents 1251

Fraternity and sorority houses 1221

Hospitals 6513

Medical related offices 6519

Monasteries 1252

Nursing homes 1243

Nurses residences 1231

Personal development instruction and counseling services 6509

Recreation centers 7425

Rest homes 6516

Retirement homes 1241

Sanitariums 6516

In addition to the foregoing changes, Ms. Welch noted that some of the descriptions have been edited to bring them in line with current interpretation.

Moved by Ald. Kopischke, seconded by Ald. Subotich to approve the suggested changes for inclusion in a draft ordinance –

Ald. Krill commended the work that went into clarifying and bringing this section of the code up to date.

Mr. Wontorek indicated that the draft ordinance would be reviewed at the next committee meeting along with the matter of streamlining the application and approval process.

Vote on the motion, Ayes: 7

The meeting adjourned at 8:52 p.m.

Carla A. Ledesma, City Clerk
Wauwatosa, Wisconsin

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