



CITY OF WAUWATOSA

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COMMUNITY DEVELOPMENT COMMITTEE MEETING Tuesday, March 8, 2005

PRESENT: Alds. Becker, Birschel, Kopischke, Krill, Subotich, Sullivan, Treis -7
EXCUSED: Ald. Krol
ALSO PRESENT: N. Welch, Community Dev. Dir.; A. Kesner, City Atty.

Ald. Kopischke as Chair called the meeting to order at 8 p.m.

Street Festival Permit – Sts. Constantine & Helen Greek Orthodox Church, 2160 Wauwatosa Avenue

The committee reviewed a request by Alex Marlis of Sts. Constantine & Helen Greek Orthodox Church, 2160 Wauwatosa Avenue, for a Street Festival permit for Grecian Festival 2005, June 10-12. Mr. Marlis, N81 W32011 Shenadore Court, Hartland, said this is the church's 35th annual festival. Neighbors have been notified as well as the mayor, police chief, and fire chief. He said that there have never been any problems in connection with the event.

Ald. Becker said there were concerns two years ago about removal of trash and parking on 74th Street. He pointed out that the dumpster must be removed by 5 p.m. on the Monday following the festival, which did not occur in 2003. Also, temporary no parking signs on 74th Street were knocked down, and emergency vehicle access was impeded when cars then were parked on both sides of the street. Ald. Becker requested the name and phone number of a person he can contact during the festival should problems such as the parking situation arise.

Moved by Ald. Becker, seconded by Ald. Subotich to recommend approval of a street festival permit under the same conditions specified in 2004 –

Mr. Marlis provided Ald. Becker with his name and phone number. He said that the temporary no parking signs on 74th Street would be checked periodically during the festival to assure that they remain in place and are obeyed.

Vote on the motion, Ayes: 7

Street Festival Permit – Tosafest

The committee reviewed a request by Sherry Carlin, Tosafest Chairperson, Wauwatosa Village Task Force, Inc., for a Street Festival permit for Tosafest 2005, September 9-10, 2005. The request states that music will end by 11:30 p.m. on both nights and the festival will close at that time. Mr. Kesner reported that Ald. Grimm has requested that music end by 11 p.m., as specified in previous permits. He also noted that some language should be added to the permit regarding appropriate reimbursement of public works and police costs.

Moved by Ald. Becker, seconded by Ald. Treis to recommend approval of a street festival permit under the same conditions specified in 2004 with additional language on reimbursement of costs. Ayes: 7

Conditional Use – 3000 N. 114th Street

The Common Council re-referred to committee a request by John Hudson, Wisconsin Portable Storage LLC, and Bill Brodd, Brodd Property Management, for a Conditional Use for outdoor storage in the AA Light Manufacturing District at 3000 N. 114th Street. Ms. Welch reported that the applicant would like to relocate his business to the former Castle Metals building. Since it involves outdoor storage of materials, a Conditional Use is required. A sprinkler system that has been dismantled will need to be restored before an occupancy permit is granted.

Ron Reinke, Brodd Property Management, 11311 W. Locust Street, said that Castle Metals had basically underutilized the building and "mothballed" it. The sprinkler system will now be restored and substantially improved, and the overhead and man doors will be replaced. Other improvements, totaling an estimated \$250,000, will be made as new tenants are found and cash flow improves.

Ald. Treis said that the Council can mandate things such as the sprinkler system as part of the Conditional Use process but does not have much clout regarding the outside appearance unless the building reaches the point of being a hazard. He felt that the city should have some commitment that the exterior appearance of the property will be improved over a period of the next three to four years.

Ms. Welch noted that the building will need to meet the current building code before it is occupied, which will include restoration of the sprinkler system and replacement of some exterior panels. Additional conditions may be imposed that are reasonable and related to the proposed use.

Regarding plans or priorities for exterior improvements, Mr. Reinke said that exterior panels will be replaced in areas where Castle Metals removed signage and where panels don't match others. He noted that recent income from Castle Metals was not sufficient to cover taxes; Castle Metals was responsible for all repairs, maintenance, and upkeep. It is in Brodd Property Management's best interest to make improvements to meet today's standards since this is their biggest and most visible building, but they will need to establish cash flow first. Mr. Reinke felt that they would be able to provide the type of statement requested by Ald. Treis.

Ald. Subotich said he viewed the exterior of the building, which is in his district, and saw no problems other than weeds and a few missing panels. He is willing to proceed if the requested letter of commitment is provided.

Moved by Ald. Subotich, seconded by Ald. Treis to recommend approval of the Conditional Use contingent upon receipt of a statement of commitment regarding exterior improvements prior to the next Council meeting –

Ald. Birschel distributed photos recently taken at the site. He felt the overhead and man doors should be addressed and is satisfied that exterior cladding will eventually be replaced as needed.

The Chair commented on the practice of forwarding items to Council but then referring them back to committee. He cautioned that the committee needs to be more specific when establishing contingencies and conditions for approval.

Vote on the motion, Ayes: 7

The meeting adjourned at 8:32 p.m.

Carla A. Ledesma, City Clerk
Wauwatosa, Wisconsin

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