



CITY OF WAUWATOSA

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COMMUNITY DEVELOPMENT COMMITTEE MEETING Tuesday, March 29, 2005

PRESENT: Alds. Becker, Birschel, Kopischke, Krol, Subotich, Sullivan, Treis -7

EXCUSED: Ald. Krill

ALSO PRESENT: N. Welch, Community Dev. Dir.; Ald. Maher, 8th Dist.

Ald. Kopischke as Chair called the meeting to order at 8:13 p.m.

Conditional Use – 1600 Swan Boulevard

The committee reviewed a request by Roger Maurer, Milwaukee Metropolitan Sewerage District, for a Conditional Use in the Conservancy District at 1600 Swan Boulevard for a control building to house operational equipment for the northwest relief sewer. The Plan Commission recommended approval by a 7-0 vote. Ms. Welch reported that the proposed 29 by 27-foot building would house instrumentation and control devices as well as electrical and hydraulic systems necessary for the operation of the new northwest relief sewer. The proposed location near an existing odor control building was pointed out on a map of the county grounds northeast quadrant area. The building would match other structures architecturally. Roger Maurer, MMSD, 260 W. Seeboth Street, Milwaukee, was present.

In response to a question, Ms. Welch said that the need for a control structure was anticipated when the northwest relief sewer was planned. The project is now nearing the end of the construction phase. This is a permanent structure but is quite small. Mr. Maurer added that it will be primarily brick with poured concrete for the bottom 3 or 4 feet. He provided photos of the existing odor control building and an aerial view of the site. Some paved area will be added to access the building but no additional parking is needed. The structure will be enclosed by a fence.

Moved by Ald. Krol, seconded by Ald. Becker to recommend to Council approval of the Conditional Use. Ayes: 7

Conditional Use – 10944 W. Capitol Drive

The committee reviewed a request by Jason Krasno, Milwaukee Mudd, for a Conditional Use in the AA Business District at 10944 W. Capitol Drive for a drive-through espresso stand using a 64 sq. ft. prefabricated structure and a face-to-face ordering system. The Plan Commission recommended denial by a 7-0 vote. The applicant provided folders showing a number of changes, including an updated site plan, that were made to address issues of concern to the Plan Commission.

Ms. Welch reported that the new site plan moves the structure to the west from the original location closer to the alleyway, and ordering would now take place on only one side to provide for clearer traffic flow to Capitol Drive. The applicant is aware of the need for a variance from the storm sewer connection requirement. If granted by the Board of Public Works, they would need to assure that proper steps will be taken to prevent icing and other problems in the parking lot. They have provided new information about electrical code issues including installation of a permanent electrical supply and about plumbing code requirements that allow for access to a restroom within 500 feet

of the kiosk. One concern noted upon engineering review was gray water disposal on site. The applicant plans to bring in a van every day or two to pump gray water out of the facility and take it away.

Ms. Welch said that updated information on adjacent business uses has led to recalculation of parking requirements. The parking ratio for the medical clinic is 1:150, it is 1:500 for the hardware business, and it is 1:250 for the natural foods store, yielding 20 excess spaces provided those uses don't change in the future. Ms. Welch cautioned that any business changes in this strip center, particularly a high intensity use, would affect parking. A remaining issue regarding parking lot configuration is bringing the handicapped spaces up to code. One more handicapped space is needed, and the dimensions of the current spaces do not meet code requirements. Also, at least one space must be van accessible. Engineering staff believes it is possible to address those concerns.

Tony Gazzana, president and owner of Milwaukee Mudd, 1417 Wauwatosa Avenue, Suite 101, thanked Aids. Treis and Maher for meeting with him and Mr. Krasno. Referring to the revised proposal, he said that many items of concern are standard in the kiosks, such as the handling of gray water and electrical connections. In response to neighbors' statements at the Plan Commission meeting, they spoke with four of the eight residents along the public alley. A number of residents were very positive about the changes, but one resident was still opposed. Their biggest concern with the original plan was possibly sending traffic into the public alleyway. With the relocated kiosk, it seems patrons would most likely exit where they initially entered or possibly go to 110th Street.

Mr. Gazzana said that hours of operation are proposed to be 6 a.m. to 6 p.m. The heaviest time period would be 6 to 9 a.m. with a maximum of possibly 24-25 vehicles per hour, which he felt doesn't represent a huge amount of traffic exiting the area. After that, traffic would drop to 4-6 cars per hour. He did an informal traffic count at the southeast corner of the lot and at 110th Street and found that between 6 and 7 a.m. approximately 10 cars approached the stop sign on 110th Street to enter Capitol Drive. From 7 to 8 a.m. approximately 15 cars approached the stop sign. The heaviest hour was between 8 and 9 a.m. with 37 cars. All vehicles headed west, and the average wait at the stop sign was a second or two. The longest wait was 22 seconds. Even in the heaviest hour with half of the customers exiting on 110th Street, it would add one car every 5 minutes to that traffic equaling one car every two minutes. Looking at the entrances, about 12 cars per hour entered from Mayfair Road and headed to Walgreens between 7 and 9 a.m. All exited to Mayfair Road. All cars that entered on the southeast side exited there; none went up the alley. Mr. Gazzana said that he has talked to representatives of other businesses on this site and found them very positive about having them there. The building is rated for winds up to 110 mph. A security camera hardwired to their offices will provide added security for the parking lot.

Ald. Maher said he lives very near this property and has some concerns. He has spent some time talking to the neighboring residents and found some very strong opinions in opposition. Their biggest concern is use of the alley, although the new positioning of the kiosk may address some of those issues. Ald. Maher felt that all traffic will not necessarily exit to Capitol Drive; drivers will look elsewhere if they see cars waiting. With storage space for about two cars at the 110th Street stop sign, traffic could back up there or drivers could go into the residential area. Ald. Maher saw no benefit to residents at all and was concerned about adverse impacts on them. He disagreed that the owners of the health food store and hardware business are in support, feeling that, at best, they were neutral about it.

Diane Wiese, 10927 Glenway Court, said there already is a real traffic concern with drivers heading north on 110th into the subdivision. Some also make a wrong turn in the alley, cutting through behind the church and exiting to Fiebrantz. She is especially concerned due to increased crime and traffic in the alley since Walgreens and the clinic opened. Mary Kees, 10943 Glenway Court, said this could add another problem to one of the busiest intersections in the entire city. Non-residents speed through the subdivision, and there has been more traffic and more crime along the alley. Although she understands the commercial zoning, she feels they don't need more traffic and non-residents. Pearl Just, 4040 Glenway Court, added that drivers wanting to avoid traffic on Capitol come through the alley between Walgreens and the church at high speeds even though it is marked as one-way.

The Chair commented that this proposed business cannot be held responsible for the existing conditions of concern to residents. The police department can be consulted and also public works staff in connection with engineering solutions to address cutting through the subdivision.

Noting that he has been one of the aldermen for this area for over 30 years, Ald. Treis spoke of the continuing traffic problems and the various solutions that have been tried in this area. Despite those measures, drivers have been very innovative in finding ways to avoid traffic on Capitol Drive and Mayfair Road, disregarding no left turn signs and one-way alleys. He commented that he is torn on this proposal and feels he can't speak for or against it. The parking lot isn't fully utilized on the east end, and more development could go in there. He does not like the temporary-type unit proposed, however, and has concerns about issues such as the pumping service and type of electrical power. Traffic problems at this intersection are a further consideration as well as how snow would be handled considering the huge piles that are often on that lot. He noted that he met with the applicants at the site but was concerned with the lack of follow-up contact regarding the new information they presented tonight.

Ald. Krol said he often sees this type of business in other areas. There are similar kiosks in the Fox Valley area and in Madison. They seem to have low traffic impact, there are no car doors opening or slamming, and there won't be a speaker here. Traffic would not be backed up for long periods since drivers won't stop if they have to wait very long. He recalled opposition to an ice cream parlor proposed on this site and noted that the former bowling alley probably caused some problems also. He commented that he would like to keep an objective viewpoint and appreciates efforts made to address Plan Commission concerns. He would not oppose it at this point but has some concern about the temporary structure and would like to study the issue more over the next week.

Ald. Sullivan commented that coffee is something of an impulse purchase that is made when stopping is convenient. He believes this business would not contribute to non-residents coming into the neighborhood, particularly given the nature of the streets there. He noted that those who speed through neighborhoods are often found to be residents of that neighborhood themselves. Although he would not be anxious to approve something uncomfortable to residents, he felt it is the role of elected officials to find a compromise between business and residential use. It doesn't seem that this will even be visible to surrounding neighbors or that there will be a massive traffic impact. He is concerned, however, with the potential impact of a variance for runoff and would like more information on that issue as well as the handling of gray water.

Ald. Birschel said he frequents the Walgreens on this site and understands the traffic situation. He could foresee a problem with drivers in connection with the one-way alley traffic pattern. He has found it difficult to exit to Capitol to proceed eastbound and believes traffic exiting from 110th Street would be a problem. He indicated that he would support the feelings of the two local aldermen on this issue.

The Chair expressed appreciation for the work put into addressing the issues but commented that the committee is seeing that information for the first time tonight. Additional time may be needed to go over the information more, talk with staff, get more input from the neighborhood, and have the applicants address some of the additional issues that arose tonight. He noted that there also is a question of whether kiosk-style development is something the city wants to generally support. He asked about hours of existing businesses on this site. Mr. Gazzana said that the hardware business is open 8 a.m. to 5 p.m., the health food store from 9 a.m. to 6 p.m., and the clinic opens at 8 a.m.

Moved by Ald. Krol, seconded by Ald. Sullivan to hold this matter for two weeks to allow an opportunity to further observe similar establishments, to talk to staff, to consider the question of allowing semi-permanent structures in Wauwatosa, and to give the owner a chance to work with the aldermen of the district to disseminate information. Ayes: 7

The meeting adjourned at 9:23 p.m.

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Carla A. Ledesma, City Clerk
Wauwatosa, Wisconsin