



CITY OF WAUWATOSA

7725 WEST NORTH AVENUE
WAUWATOSA, WI 53213
Telephone: (414) 479-8917
Fax: (414) 479-8989
<http://www.wauwatosa.net>

COMMUNITY DEVELOPMENT COMMITTEE MEETING Tuesday, January 26, 2010

PRESENT: Alds. Birschel, Dennik, Hanson, Herzog, McBride, Meaux, Nikcevich, Stepaniak - 8

ALSO

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

Ald. Herzog as Chair called the meeting to order at 8:00 p.m.

Conditional Use – Colonel Hart’s, 7342 W. State Street

The committee reviewed a request by Shannon Russell for a Conditional Use in the AA Business District at Colonel Hart’s, 7342 W. State Street, for expanded outdoor dining. Ms. Russell was present.

Ms. Welch reported that the use would expand the outdoor patio from the 224 square foot area seating 16 customers to 375 square feet seating 26 patrons. There would be no further encroachment into public right-of-way, and current operating hours would be maintained.

Ald. McBride noted that he and two others spoke in favor of the request at the Plan Commission meeting, and the Commission unanimously endorsed the request.

Moved by Ald. McBride, seconded by Ald. Meaux to recommend to Council approval of the Conditional Use. Ayes: 8

Proposed Development Agreement – The Enclave, 1234 N. 62nd Street

The committee reviewed a proposed development agreement with HSI Residential I, LLC for the Enclave development at 1234 N. 62nd Street. Representatives of HSI were present.

City Attorney Kesner reported that this agreement follows the amendment to TIF (Tax Incremental Financing) District #3 approved by Council. It creates an entirely developer-financed grant, which HSI will use as collateral. When the project produces taxable increment, 70% of the increment payment will go toward this \$1.5 million obligation and 30% will go toward other uses. If the TIF extends all the way to its 2023 end date and the obligation is not paid in full by that time, the city would have no further obligation.

Moved by Ald. Dennik, seconded by Ald. McBride to recommend to Council approval of the proposed development agreement –

In response to questions, Mr. Kesner said that this is similar to a bond but the revenue is the tax increment the developer will pay. Prior to receiving the first payment, HSI must show that they have expended \$1.5 million in qualified costs as outlined in the agreement—remediation, site preparation, demolition, power line relocations, etc. If necessary, the amount would be adjusted, but it is likely they will incur those costs.

Vote on the motion, Ayes: 8

The meeting adjourned at 8:08 p.m.

Carla A. Ledesma, City Clerk
Wauwatosa, Wisconsin

es