



CITY OF WAUWATOSA

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COMMUNITY DEVELOPMENT COMMITTEE MEETING Tuesday, January 9, 2007

PRESENT: Alds. Birschel (8:03 p.m.), Didier, Donegan, Herzog, Krill, Meaux, Treis -7

ALSO N. Welch, Community Development Dir.; Chief D. Redman, Deputy Chief W. Rice, Deputy
PRESENT Chief P. Nook, Deputy Chief S. Erke, Fire Dept.; A. Kesner, City Atty.;

Ald. Treis as Chair called the meeting to order at 8 p.m. -6

Conditional Use for Massage Therapy Establishment at 737 N. Mayfair Road

The committee reviewed a request by Erik Van Den Heuvel for a Conditional Use in the AA Business District at 737 N. Mayfair Road for a massage therapy establishment. Mr. Van Den Heuvel was present. Ms. Welch reported that he wishes to offer massage therapy at an existing salon. No additional parking is required since this does not expand the footprint of the existing business. The Plan Commission unanimously recommended approval.

Moved by Ald. Herzog, seconded by Ald. Donegan to recommend to Council approval of the Conditional Use. Ayes: 6

(Ald. Birschel present. -7)

Conditional Use for Meal Assembly Kitchen Business at 6650 W. State Street

The committee reviewed a request by Tracy Birdsall and Joy Anderson for a Conditional Use in the AA business District at 6650 W. State Street for a meal assembly kitchen business. Ms. Welch reported that the business, Dinner by Design, would sell prepackaged frozen meals or offer meal assembly for take-home consumption. Because food preparation is involved, it is treated as a type of carry-out food facility. The Plan Commission unanimously recommended approval.

Joy Anderson, 365 E. Arbor Circle West, Oak Creek, said hours of operation would be Monday through Saturday from 9 a.m. to 9 p.m., depending on the number of sessions that are scheduled. Appointments must be made at least 36 hours in advance, and each session is limited to 14 people. Clients can prepare 6-12 meals per session from a menu that changes each month. The applicants operate a similar business in Oak Creek.

Ald. Didier said this business requires the investment of a large amount of money up front, so owners are typically very committed to making it profitable. She endorsed it as a great business and a fun activity.

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

Conditional Use for Fiber Conversion Cabinet and Telephone Cross Box at 8200 W. Blue Mound Road

The committee reviewed a request by Calvary Assembly of God and Edward A. Polito, agent for AT & T, for a Conditional Use in the CC Four Family Residential District for a pad mounted fiber conversion cabinet and telephone cross box at 8200 W. Blue Mound Road. The Plan Commission unanimously recommended approval subject to some conditions. Ms. Welch noted that a number of these types of installations are the subject of a lawsuit, but the issue before the committee is the Conditional Use application and the impact of the boxes on surrounding homes and businesses. Their noise level has been described as 40-45 decibels at normal periods and 53-55 decibels when the fan is running. Reference sources compare 50 decibels to a rainfall and 30 decibels to soft conversation. The Plan Commission was primarily concerned with screening the metal boxes from neighbors' view. Staff has encouraged AT & T to seek locations not in public right-of-way.

Steve Ritt of Michael, Best & Friedrich, 100 E. Wisconsin Avenue, Milwaukee, said the proposed site is next to the church, well off of Glenview Avenue, and out of sight of passers-by. They will work with city staff regarding a screening buffer. Mr. Ritt later presented photos of the site and pointed out placement of the cabinet.

Since there is a potential for a lot more of these installations in the future, Ald. Didier suggested first coming up with standards for placement on private property in order to hold AT & T accountable. In that way, the standards would be set out and wouldn't have to be debated each time. City Attorney Kesner said that as a result of discussion at the Plan Commission meeting, the applicants have a good understanding of what the city is seeking. What is being discussed here is close to what the standards would be. All will be site specific, especially those on private property. Those in public right-of-way would be handled administratively. AT & T plans to do quite a number of installations over the next three years, both here and in about 28 other southeastern Wisconsin communities. They consider their ultimate buildout a trade secret but have agreed to provide some advance notice of permit applications to facilitate working with the alderpersons of each district and affected residents prior to issuing any permits. Installations on private easements would have the same type of staff review as those on public right-of-way but would also be on the agendas of the Plan Commission, this committee, and the Common Council as Conditional Uses.

Ald. Didier questioned the impact on both older and younger residents, particularly in terms of noise. Knowing there is a fan and, in some cases the potential for a transformer, is what lead to questions about decibel levels, Ms. Welch said. It seems that the sound would be noticeable but not in the realm of leaf blowers, lawn mowers, and other things typically of concern to residents. Everyone in a community like this deals with those types of noises.

Ald. Didier next asked how the fan is protected from sticks or fingers inserted by children. Keith Olig, 1122 Moore Avenue, West Bend, said the fan unit inside the cabinet is protected by a grid with very small holes. It is completely enclosed and could not be penetrated even if a small stick got through the grid.

Ald. Meaux asked about residents' recourse should they object to the sound level. Mr. Kesner said that the Common Council can place appropriate conditions and approve or not approve those that require a Conditional Use. It is a much more complicated legal question for those on public right-of-way. There are technological limitations on how far the cabinets can be from certain other facilities, and the city has limitations based on other things within the right-of-way. Because they are telecommunications facilities, the city probably can't prohibit them entirely but has to work with AT & T to accomplish the installations in an appropriate manner. The Common Council has delegated approvals within right-of-way to the engineering department under certain circumstances. Requiring Council approval for any cabinet for any utility has been discussed in the past but would be burdensome in terms of the number of items and is not suggested at this point. The Milwaukee Common Council considered a similar requirement last year but has placed it on hold for now. The city has gotten good cooperation from AT & T and anticipates they will keep working with us. Mr. Kesner anticipated that the process would provide for direct contact with Council members by means of a form letter when a box is proposed in their district, whether on public or private property.

Ald. Birschel noted that the resident whose property backs up to this site apparently was satisfied with the answers he received at the Plan Commission meeting.

Moved by Ald. Birschel, seconded by Ald. Krill, to recommend approval of the Conditional Use subject to the conditions recommended by the Plan Commission, including landscape screening. -7

Conditional Use for Fiber Conversion Cabinet at 6330 W. North Avenue

The committee reviewed a request by B & CA Properties and Mitchell Braverman, Agent for AT & T, for a Conditional Use in the North Avenue Trade District at 6330 W. North Avenue for a pad mounted fiber conversion cabinet. The Plan Commission unanimously recommended approval subject to some conditions. Ms. Welch reported that there originally was a cabinet in the right-of-way at this location, but there were visibility concerns with having a cabinet too close to an intersection. The cabinet was thereafter placed in a location on private property away from the right-of-way. The chief concern is aesthetics, potential sound impact, and screening.

Steve Ritt of Michael, Best & Friedrich, 100 E. Wisconsin Avenue, Milwaukee, said that this cabinet is now right against the building and well off the street. Screening with plantings between the cabinet and 64th Street has been discussed with staff. This particular cabinet came up very early in the process described earlier by the City Attorney. A permit was in place for a cabinet in the right-of-way, but talks were still underway with the city when it was mistakenly placed in its current location without obtaining Conditional Use approval. Mr. Ritt apologized for that error. Keith Olig, 1122 Moore Avenue, West Bend, said that the existing arbor vitas at this site will be replaced with larger ones in spring to achieve a coordinated landscaping plan along the site of the building.

Mr. Kesner explained that these cabinets are very expensive, and it is very costly to install and to move them. AT & T went to a lot of expense to respond to concerns and place the cabinet on private property where they have another smaller piece of equipment. It also identified the need for a process to discuss the location well in advance of the permit applications actually coming in so that we can avoid these problems in the future. That is the process being used in Milwaukee also.

Ald. Herzog asked about other areas where cabinets might have already been installed. Mr. Ritt said that at 100th and North they had a permit for placement in right-of-way, but he and city staff met with the property owner who plans to develop this lot and decided to place the cabinet on private property. A concrete pad was poured, but work was stopped pending Conditional Use approval. In the future, no work will be done until that is in place. They are also working with staff and the property owner regarding a cabinet that was prematurely placed on Garfield Avenue. That Conditional Use application will come forward in February for a new location. Mr. Kesner added that AT & T is aware of the need for additional Conditional Uses, and timing has been discussed. These are the only ones in progress, but there will be more in the future.

Moved by Ald. Donegan, seconded by Ald. Krill to recommend approval of the Conditional Use subject to the conditions recommended by the Plan Commission, including landscape screening. -7

Installation of New Transit Shelters with Illuminated Advertising

Ms. Welch reported on a request by David Jasenski, Clear Channel Outdoor, to install new transit shelters with illuminated advertising under a Clear Channel contract with the Milwaukee County Transit System. The city's

chief concern with the proposal is the fact that the advertising signs would be identified as billboards under the sign code. Allowing billboards under these conditions opens the door to others throughout the city despite the fact that the city has tried to control the size of signs and does not allow billboards.

Mr. Kesner said that another concern is that the city's sign code specifically prohibits off-premises advertising. Any advertising of a business that is not on the premises of that business is prohibited. This prohibition is not to be taken lightly because Wauwatosa has worked hard to maintain the purity of the off-premises signage and billboard prohibitions. When getting into litigation, sign companies have routinely made the argument that once they have a sign in place they are entitled to do it forever; i.e., they have a property right. The concern is that this could be a toehold in the door that would be a significant concern for allowing off-premises signage. If allowed, it would not be good for the aesthetics of the city and is not something that could be backed away from easily.

Paul Sara, president of the Milwaukee Division of Clear Channel Outdoor, N11 W24600 Silvernail Road, Pewaukee, gave an overview of Clear Channel Outdoor, which is the world's largest outdoor advertising company. They maintain 1,600 displays in this area including 60 shelters. In 2000, the City of Milwaukee lifted their ban on transit shelter advertising and allowed a pilot program. It was highly successful and very much supported by the business community, citizens, and political representatives. Following a three-year extension, the Transit System approved a seven-year contract with Clear Channel. He said that the shelters are very ornate and well maintained. Advertising must meet the standards set forth by Clear Channel, the Transit System, and the city.

Mr. Sara said that Clear Channel's goal is to replace some existing shelters or to expand the program. The shelters are more attractive; they will provide illumination and protection for people waiting at the stop and will enhance the look of the area. They are attractive to local businesses who often find it difficult to find a medium to advertise their product due to expense or inability to reach their target group. Clear Channel is very careful about questionable messages and reserves the right to remove copy that is found to be objectionable.

Andrea Mnuk of Clear Channel briefly reviewed information in a "Transit Shelter Plan" handout. She outlined their liquor policy and restrictions imposed in school areas. They would like to replace 5-10 shelters in Wauwatosa and could identify potential sites prior to Council approval.

Joe Caruso, marketing director for Milwaukee County Transit System, 1942 N. 17th Street, Milwaukee, said that each dollar the County Transit System makes on this program replaces a dollar of property tax. Clear Channel has a higher standard of maintenance and high standard of responding to vandalism issues. These shelters tend to get "tagged" less, if at all. There is a very strict advertising policy in terms of content and appearance, and they have not had a problem during their six-year partnership.

Ald. Birschel said that for 25 years he was part of the team that surveyed and set bus shelters. He is not opposed to this but, having heard the City Attorney's comments, believes the committee may want to place this in file so that staff can determine how to craft an ordinance that would allow these shelters without allowing billboards.

Mr. Kesner said that bus shelters are slightly different from other types of advertising. This type of shelter could be approved with a specific time limit requiring them to come back at some point. If the committee wants to proceed, they wouldn't necessarily have to wait for staff to craft a new ordinance. Asked for clarification on the possible risk to the city's ability to restrict billboards, Mr. Kesner said that blanket approval without any conditions or limitations might be of concern. Clear Channel seems to be saying that they wouldn't consider this a foothold or a precedent-setting situation. In that case, Council approval is purely on the aesthetics of having off-premises advertising. He could work with Clear Channel on language that meets both their needs and ours.

Moved by Ald. Krill, seconded by Ald. Birschel to hold this matter to the next meeting, directing staff to draft appropriate language that would protect the city from opening the door to having billboards throughout the city and address concerns about off-premises advertising –

Mr. Caruso estimated there are a dozen or more shelters in Wauwatosa. He said that they often look for placement at corners with existing shelters, but there have also been some new locations. Dan Pomeroy, Clear Channel real estate/public affairs manager, added that they try to place shelters in commercial areas, seeking sites where they won't block pedestrians and will meet ADA accessibility requirements. They submit a site plan with a letter requesting permission to proceed, a copy of which is sent to adjacent property owners. If they object, the application is typically withdrawn. In Milwaukee, the application is reviewed by lighting and engineering staff as well as the local alderperson before a permit is issued. Mr. Sara said the shelters cost \$12,000-\$18,000 each. Their only problem has been trying to accommodate all the requests from aldermen to replace unlit shelters that are not well maintained.

Ald. Meaux expressed concern with losing control as keepers of the public right-of-way and the duty to protect homeowners and residents. He said that city right-of-way is typically reserved for utilities that serve the common good, but that is now blending with the drive for more revenue and profit for some businesses. Mr. Kesner agreed that we are now seeing combinations of normal uses of the right-of-way with other private enterprises. Approval of uses within public right-of-way has been delegated to the Board of Public Works, but the Common Council has control over bus shelters.

Ald. Didier strongly opposed the proposal, particularly the advertising aspect. We should focus on beautifying the city and should be aware that too much media and too much advertising is not a good thing, she felt. Ald. Krill commented that his motion is not necessarily an indication of support for the proposal; he would like further input before making a decision. Ald. Herzog commended the county for looking at alternatives but felt that the shelters would distract drivers from other important signs that should stand out such as those about speed limits, crosswalks, and school areas. If approved, he would want more control over public service advertising, perhaps mandating ads for city-sponsored events.

Mr. Caruso said that the Transit System has two people who do maintenance and wouldn't save anything there since it is at a bare minimum, but they are able to do other maintenance more effectively as some are changed to Clear Channel shelters. It is a win-win for everyone involved as far as generating additional revenue and having nicer shelters that are better maintained. He indicated that the proposal to Milwaukee County came in response to a request for bids.

Ald. Meaux was concerned that drafting ordinance language specific to this use would give Clear Channel a monopoly on these signs or tie the city's hands in some way. Mr. Kesner said that language could probably be crafted that would preclude guaranteeing any property right into the future. Also, the Council would still have the policy decision on whether or not to allow the request.

Ald. Meaux called the question; there was no call for further discussion.

Vote on the motion, Ayes: 4; Noes: 3 ((Didier, Herzog, Meaux)

(The committee recessed at 9:27 p.m. and reconvened at 9:36 p.m.)

Change of Zoning for Business Planned Development at 2717 N. Mayfair Road

Ms. Welch reported that the Plan Commission has forwarded a request by Ned Brickman, Midland 3521 LLC, for Preliminary Plan Approval and a Change of Zoning from AA Commercial District to Business Planned Development at 2717 N. Mayfair Road for a retail development. Although there are many details to be worked out before staff is willing to recommend approval of the proposal, it would be appropriate to set a public hearing date on the rezoning portion in order to receive public comment before beginning deliberations.

Moved by Ald. Herzog, seconded by Ald. Krill to recommend to Council introduction of a rezoning ordinance and adoption of a resolution setting a public hearing date. Ayes: 7

Change of Zoning for Business Planned Development at 11221 and 11333 W. Burleigh Street

Ms. Welch reported that the Plan Commission has forwarded a request by Michael Krill, General Counsel for Icon Development Corp., for Preliminary Plan Approval and a Change of Zoning from AA Light Manufacturing to Business Planned Development at 11221 and 11333 W. Burleigh Street for a medical office building, parking structure, retail space, luxury hotel, and 118 residential units. It is appropriate at this time to set a public hearing date on the rezoning portion of the request.

Ald. Krill said he has discussed with the City Attorney the fact that the applicant, Michael Krill, is his brother. While there is no absolute restriction on participating in votes on this project and he himself has no connection with it, he will abstain on this vote but will reserve the right to have some participation in the future. Ald. Herzog disclosed that he also has a brother who is involved in this project but has no financial interest himself. He will also abstain from voting tonight but will reserve the right to participate in the future.

Moved by Ald. Didier, seconded by Ald. Donegan to recommend to Council introduction of a rezoning ordinance and adoption of a resolution setting a public hearing date. Ayes: 5; Present: 2 (Herzog, Krill)

Fire Department Facility Study – Potential Sites

Chief Redman commented on the results of the consensus vote taken at the December 12, 2006, meeting. When adding the scores and priority rankings of the four sites now under consideration, the Blanchard parking lot site was first, 74th and State second, the current Underwood site third, and Underwood north of the current site was fourth. As the City Attorney pointed out then, another way to look at it is to consider how many first or second rankings were given to each. Doing that reveals that 9 first or second rankings were given to one of the two options on Underwood Avenue,. The otherwise-first-place Blanchard site comes in second with 5 first or second rankings, 74th and State had one, and there was one for a property that wasn't one of the top four in total scoring.

Since that analysis seems to indicate that some configuration using property on Underwood Avenue would garner the committee's support, Chief Redman reported that he worked with Zimmerman Design on other options on Underwood Avenue going north or south of the current building. When considering some of the issues, he felt that including the church parking lot at Underwood and Milwaukee Avenues may have a disparate impact on a church that has spent many dollars in providing critical parking near their facility. If using that property, he does not foresee a quality exchange that the city could make to offset that loss. Therefore, he asked Zimmerman to look at fitting the station fully on the residential lots to the north. Scheme A on the drawing prepared by Zimmerman Architectural Studios, Inc. orients the apparatus bays to the south, similar to the existing orientation but with properly sized bays. Total parking becomes a challenge, and some of the existing building space would be needed

to provide a 90-ft. discharge apron. An alternate labeled Scheme B takes approximately 30 feet from the east side of the lots to the rear on Church Street. Because the Church Street properties are in an historical district, however, Ms. Welch has commented that there may be some critical aspects to taking that 30 feet.

Chief Redman said that one reason he is offering these Underwood midblock options is that he would strongly support any option that avoids a disruption to continuity of service. Acknowledging comments by committee members on a lack of desire to acquire any private property, the only option that avoids taking private property that he could support would be the Blanchard parking lot, which had strong support from the committee overall.

Ms. Welch stated that she put some information together in response to Ald. Donegan's January 2nd memo proposing the next steps for deliberation. She cannot comment on the comparative cost of excavation and site preparation for each location but did gather information on existing values and property taxes, which was distributed. It is grouped into properties south of the existing station and north of the station and also lists the Lefeber Point building at 7700 W. State Street as a comparison for possible redevelopment value and the 7400 W. State Street site, which was mentioned previously as an option.

Greg Neel, 1539 Underwood Avenue expressed concern about the decision making process and how the committee will decide what to decide. Is it a question of revenue or perhaps what is safest or best for the fire department? He understands the committee has to do what is best and that it will define "best."

Mr. Giese, owner of 1607 Underwood LLC, commented that those who would be affected by the plans were not notified of this discussion. He has owned the Underwood property since 1977 and is not interested in having it taken, even if given a fair price. The issue, he felt, is where the station could be built with the least impact. He appreciates that this is a difficult job and a difficult decision.

Ald. Krill said he sees "Underwood" as really one option and believes that the ultimate process, if going in that direction, will be to issue an RFP. He recommended choosing a site tonight and deciding how to proceed.

Ald. Birschel recalled that the committee was going to rank the top four sites tonight, which he felt should be done by voice vote. He reported speaking to Mr. Ole n of Wauwatosa Savings Bank and Mr. Conley of Metropolitan Development after the December meeting, both of whom thought that the Blanchard parking lot would be the most developable site. He also spoke of potential redevelopment on Underwood Avenue with the Cody & Company property being part of the development. It is through redevelopment that the city could get a fire station at a very minimal cost, Ald. Birschel said, and he suggested hearing from one of the potential developers on that concept.

There were several comments in opposition to hearing from any developer at this time. Ald. Didier said that dollars and revenue shouldn't steer the committee from the task at hand of deciding where to build a fire station. Ald. Krill commented that financing and ways to reduce the cost will need to be discussed after a site is identified. Ald. Donegan said that although he would not want to have long discussions about development potential, part of the cost is lost development opportunity. That number may vary, but there is a number that could be agreed upon and made part of the calculations.

Ald. Meaux commented that the consensus vote did not consider economics but rather variables such as operational and administrative functions. He favored narrowing the sites to the existing Underwood Avenue area and Blanchard Street sites and then bringing in designers and engineers and developing an RFP with parameters of what can be done at those locations. He also expressed disappointment in lack of notification of property owners along Church Street and Underwood Avenue.

Mr. Kesner explained that he has advised against notification of specific property owners because of the danger of initiating a process that would require the city to take action on a property within 60 days. As the committee is discussing a number of sites, mentioning certain ones doesn't have the specificity that requires entering into a process that can't be stopped because of its potential to devalue those properties. Since the city has no financing mechanism to acquire properties at this point, he advised narrowing down to no fewer than two or three sites.

Moved by Ald. Krill to select from configurations of the Underwood site somewhere in the vicinity of the existing site, come up with parameters, and have an RFP drafted in order to move forward with the Underwood site –

Ald. Krill clarified that he is considering "current Underwood" and "Underwood north" as one site with a variety of options. An RFP could address just which properties an Underwood site would encompass. He suggested that staff prepare parameters for an RFP.

Ms. Welch was asked by the Chair to comment on doing an RFP on one site or more than one. If considering more than one site, she felt that an RFP is important in order to evaluate and select the best proposal. Doing multiple RFPs for multiple sites might cost too much time and effort and potentially lead back to where the committee is at right now. The sites are basically within the same area, and it reasonable to think that any construction will be comparable. If deciding tonight on a specific site, the committee would be streamlining the process. If that is not the intention, then an RFP should be issued for more than one site. Mr. Kesner added that doing an RFP on a general location of Underwood and vicinity would not initiate any condemnation process.

Ald. Herzog said that ongoing operation of the department is an issue as well as the best site. He hasn't yet heard enough about the existing site to indicate a new station can be built there without disrupting service. Those concerns involve safety of both residents and firefighters. Chief Redman would like to eliminate Underwood north and replace in with Underwood midblock because of the parking lot situation. Regarding notice to residents, Ald. Herzog commented that there would be more public input opportunities once a final site or final sites are chosen. He suggested issuing a RFP for response from developers on building on Blanchard Street or on Underwood Avenue or on both. He would like to know more about comments from Cobalt Partners about giving the city land for \$1. The committee needs some information about costs.

Asked to comment on timing, Chief Redman said that he started this process well ahead of anticipated need so that there are opportunities to consider construction and funding options. His target would be for completion somewhere between 2010 and 2013.

Discussion ensued on whether to proceed with an RFP for an Underwood Avenue site or to include the Blanchard parking lot. Ald. Krill favored looking at development of the Blanchard parking lot site separately. Ald. Herzog felt there might be some economies in one developer dealing with both sites. He stated an expectation that any additional property acquisitions that were part of a proposal would be worked out through an agreement with the developer and the property owners. If the developers are to negotiate to acquire land, the Chair said, then all sites in the Village should be on the table for providing a fire station at the lowest possible cost.

Ald. Krill amended his motion to request RFPs on both the Underwood and Blanchard parking lot sites that give the city a fire station at the lowest possible cost –

Ald. Meaux said he had been intrigued by linking economic development and the fire station, but the main goal is to look ahead 80 years and provide a station that will serve the community and its citizens--economic development will

occur regardless. He would like to see an RFP that addresses getting a new fire station and that deals with experts in design of fire stations who can work out the square footage at one or two sites and present their ideas. There are questions about location of maintenance bays and number of stories, and there are parameters that could be set in the RFP as priorities, such as minimizing the need for residential properties since a developer who is trying to maximize the return for the city is likely to involve some homes.

Ald. Krill amended his motion to request staff to come up with parameters for an RFP to build a station at Underwood midblock –
Motion fails for lack of a second.

Ald. Donegan listed three pieces of missing information needed to make a decision: 1) What opportunity will we lose if a station is built on the Blanchard parking lot site? 2) How to weigh the excavation and construction challenges at the Blanchard site without someone evaluating that and making an offer. 3) A real time, real life proposal would help in evaluating the likely disruption of operations at the current station. Issuing an RFP on both the Blanchard and Underwood sites keeps our options open, protects us from missed opportunities, and answers questions requiring some engineering expertise.

Ald. Herzog asked if there is other city-owned property in the Village area that could be included for consideration. Ms. Welch said that development on the Little Red Store site is not possible because it is in the flood plain and there are contamination issues. Hart Park land is also precluded from development because of being in the flood plain. Mr. Kesner said that any other little pieces of city-owned land are not worthy of consideration.

Mr. Kesner indicated that an RFP outline could be presented at the next meeting, which is on January 30. Ald. Donegan felt that the committee should provide some direction first about details of the RFP but agreed that committee members could contact staff individually.

Moved by Ald. Herzog, seconded by Ald. Krill to direct staff to draft a proposed RFP on the development of either or both of the two city-owned sites in the Village, one being on Underwood Avenue and the other being on Blanchard Street, with a bid process open to any developer and addressing issues of continuity of operation of the fire station. Ayes: 7

Linda Craite of Cody & Company, 1457 Underwood Avenue, asked if this means that a developer could come back with a proposed that includes acquisition of private properties. Mr. Kesner said that the intention seems to be that the city would not be involved in taking properties as part of any proposal.

The meeting adjourned at 10:50 p.m.

Carla A. Ledesma, City Clerk
Wauwatosa, Wisconsin

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