



CITY OF WAUWATOSA
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COMMUNITY DEVELOPMENT COMMITTEE MEETING
Tuesday, September 11, 2007

PRESENT: Alds. Birschel, Didier, Donegan, Herzog, Krill, Meaux, Minear, Treis -8

ALSO N. Welch, Community Dev. Dir.; A. Kesner, City Atty.; J. Archambo, City Admin.;
PRESENT J. Wojcehowicz, Water Supt.; T. Otselberger, Mgr. Info. Systems; M. Dahlen, Public
Safety Systems Admin; Asst. Chief J. Hevey, Fire; Capt. D. Weiss, Lt. T. Sharpee, Police

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

Land Division – 1140 N. 87th Street

The committee reviewed a request by Robert Dennik, Milwaukee County, for a Land Division by Certified Survey Map (CSM) in the Medical Center and Institutions District at 1140 N. 87th Street. The Plan Commission unanimously recommended approval. Steve Kroening of the Medical College was present representing the applicant.

Ms. Welch reported that this is a parcel for which the Medical College previously received approval to build their new parking structure. A land division was approved by the Plan Commission at that time but did not proceed due to right-of-way and easement issues that had not yet been worked out. Given the length of time that has passed, it is necessary to restart the process. This does not create a new parcel but finishes the process for the parcel on which the parking structure has been constructed.

Moved by Ald. Herzog, seconded by Ald. Krill to recommend to
Council approval of the Land Division –

Ald. Birschel expressed displeasure that the parking structure has air handling units that it was his understanding were not to be included.

Vote on the motion, Ayes: 8

Land Division – Public Works Site at 113th Street and Walnut Road

The Community Development Director requested that the matter of a Land Division by Certified Survey Map in the AA Light Manufacturing District at 113th Street and Walnut Road be held for at least one month to finalize boundaries of the parcel to be sold for development. The Chair ordered the matter held.

Conditional Use – 2306 N. 66th Street

The committee reviewed a request by Jacalyn McCoy for a Conditional Use for a therapeutic massage establishment in the Trade District at 2306 N. 66th Street. The Plan Commission unanimously recommended approval. Ms. McCoy was present. Ms. Welch reported that this commercial space behind Not Just Nuts meets parking requirements. Hours of operation would be 10 a.m. to 8 p.m. Monday through Thursday and 10 a.m. to 5 p.m. Friday through Sunday.

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

Conditional Use – 7610 Harwood Avenue

The committee reviewed a request by Brendan Moore and Kent Ehley for a Conditional Use to operate a restaurant and bar in the Village Trade District at 7610 Harwood Avenue. The Plan Commission unanimously recommended approval. Mr. Moore, 1518 S. 53rd Street, South Milwaukee, and Mr. Ehley, 7437 Kenwood Avenue, were present.

Ms. Welch reported that Mr. Moore would like to operate an 80-90 seat restaurant in space that is now being renovated. The restaurant would feature Spanish cuisine including tapas and a bar with seating for 12-14 patrons. The Plan Commission summarized hours of operation as 11 a.m. to midnight daily. The applicant intends to serve lunch 11:30 a.m. to 2 p.m. Tuesday through Friday and serve dinner 5 p.m. to 9 p.m. Monday through Thursday, 5 p.m. to 10 p.m. Friday and Saturday, and 4 p.m. to 8 p.m. Sunday.

Mr. Moore described the cuisine as European-influenced Spanish. He said that he has been in the restaurant field for over 15 years and believes this will be a great location to attract patrons both from Wauwatosa and from outside the city. The full-service bar will not be open outside of restaurant hours. Ald. Krill endorsed the plans, and Ald. Didier commended the renovations that are in progress.

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

Conditional Use – 6080 W. State Street

The Community Development Director outlined a request by Mitchell Braverman, agent for AT & T, and Hawthorne Glen Conservation Corporation for a Conditional Use to install a pad mounted fiber conversion cabinet in the Residential Planned Development District at 6080 W. State Street, the Reserve apartments site. AT & T has an existing easement in this area, which is adjacent to the development's clubhouse. At the request of the property owner, no additional landscaping is planned. The Plan Commission unanimously recommended approval.

Ed Polito, 16510 W. Rogers Drive, New Berlin, said that two or three cabinets are currently in place at this site. There is a wrought iron fence but no landscaping. He has investigated the question of using a smaller cabinet for this new installation but was told by AT & T that the larger cabinet is absolutely required. The height of the two cabinet types is almost the same, but one is about 46 by 46 inches and the other is about half that size. Ms. Welch and Mr. Polito provided photos of the site showing existing cabinets.

Discussion turned to the question of landscaping. Ms. Welch suggested that the lack of landscaping may be due to the requirement not to disturb contaminated soil in this portion of the former industrial site. Considering the investment the city is making on State Street, there was support for finding a way to include some landscaping or other screening to improve aesthetics.

Moved by Ald. Didier, seconded by Ald. Donegan to recommend to Council approval of the Conditional Use contingent upon resolution of noise and transformer concerns, appropriate landscaping and screening, and with other provisions as outlined by the Plan Commission. Ayes: 8

Conditional Use – 7222 W. Center Street

The committee reviewed a request by Edward Polito, agent for AT & T, and J C Kwiz, LLC, for a Conditional Use to install a pad mounted fiber conversion cabinet in the DD Eight Family Residence District at 7222 W. Center Street. The Plan Commission unanimously recommended approval.

Ms. Welch said that at this site, there is an existing wooden fence screening adjacent residential property. Asked about the acceptability of screening that has been provided elsewhere, she said that she has not personally visited each site but is aware that her neighbors are satisfied with screening of the site behind her own backyard. If there is a problem with screening at a particular site, staff can point out what is needed to rectify the situation.

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

Conditional Use – 3000 N. 117th Street

The committee reviewed a request by Edward Polito, agent for AT & T, and JJ Hoppmann Printing, LLC, for a Conditional Use to install a pad mounted fiber conversion cabinet in the AA Light Manufacturing District at 3000 N. 117th Street. The Plan Commission unanimously recommended approval.

Ms. Welch reported that this is a light manufacturing district, and the site is directly behind manufacturing property. Adequate landscaping and screening is recommended, although the area is largely invisible from the public right-of-way and any residences due to existing brush along the back property line.

Ed Polito, 16510 W. Rogers Drive, New Berlin, said that this is actually a basic crossbox to supply service to a new medical building recently erected at W. Burleigh and N. 117th Streets.

Moved by Ald. Herzog, seconded by Ald. Birschel to recommend to Council approval of the Conditional Use –

City Attorney Kesner noted that AT & T will be installing a number of fiber conversion cabinets in the next three years. As previously reported, they have provided a map, by aldermanic districts, of proposed locations but consider that information to be a proprietary trade secret. As such, it cannot be disseminated in a public manner until they make application for each specific location. To preserve confidentiality, the information may be viewed by each alderperson in the City Attorney's office.

Vote on the motion, Ayes: 8

Conditional Uses for Free Standing Communications Towers – 7725 W. North Avenue, 11000 W. Potter Road, 1700 N. 116th Street

The committee reviewed three Conditional Use requests by Henry Hile, consultant for the City of Wauwatosa, for free standing communications towers: 1) a 90-ft. tall tower in the BB Two-Family Residence District at city hall, 7725 W. North Avenue; 2) an 80-ft. tall tower in the AA Single Family Residence District at the water department pumping station at 11000 W. Potter Road; and 3) a 100-ft. tall tower in the Municipal and Public Works District at the Wauwatosa police department, 1700 N. 116th Street. The Plan Commission unanimously recommended approval of each request.

Mr. Wojcehowicz, Water Superintendent, reported that the towers are in connection with a grant the water utility received for on-line water quality monitoring and video surveillance of critical infrastructure at pumping

stations and ground reservoirs. He later clarified that they would be monitoring three pumping stations and three ground reservoirs—six assets at four sites.

Ald. Donegan raised a number of questions about the towers. Mr. Archambo explained that all three towers are needed. Other technologies would potentially require only two towers or perhaps no towers, but this is the most cost effective and surest way found to provide video surveillance of critical infrastructure. Ms. Dahlen, Public Safety Systems Administrator, responded to a question about cameras along State Street, explaining that a camera owned and operated by The Little Read Book transmits video to the police department over the Internet. It is a secure connection for which the business pays a monthly fee but the image is somewhat choppy. The subject proposal would have no recurring costs, is wireless and at very high speeds. We would own it, and no one else would use it. Lt. Sharpee said that this technology also provides the backbone to set up other camera surveillance in the future and to build upon our current radio system to help eliminate some of the dead spots that are a safety factor.

Mr. Archambo estimated the city's costs at approximately \$87,000, which includes water utility, police, and contingency fund monies; the grant was for \$80,000. Because of the way this will be undertaken and the high speed link between the locations, particularly city hall and the police station, we will be able to fairly cheaply provide additional communications to other water assets and other places in the city where surveillance might be desired. Expanding to include Hart Park, for example, would not require another tower. An additional location with three to five additional cameras would cost about \$6,500. A non-surveillance-type use will be to provide data backup between the file server at the police department and city hall, which will eliminate a current \$15,000 annual cost now paid to a vendor. Other potential benefits include fixed point meter reading whereby an entire neighborhood of meters could be read at a single point. On the basis of file server backup alone, the system would pay for itself in about 11 years. Beyond that, we have contracts for nine T1 lines that cost about \$200 per month that this system can ultimately absorb in about four years.

Ald. Donegan sought further information on the surveillance element. Mr. Wojcehowicz indicated that security measures have most certainly been in use for some time, but he was reluctant in a public meeting to be specific about those efforts. The Chair suggested that committee members could make inquiries through the City Administrator during the next week in preparation for next week's Council vote.

Ms. Dahlen and Lt. Sharpee explained how dispatchers currently monitor internal and external areas of the police station. Combining that surveillance with the water effort seems to be the best way to maximize efforts. There are two dispatchers on every shift and a third during "power" times. They have visual contact with the TV screens and monitors, and there will also be triggers and alarms when there is an issue. Jason Pedersen of BayCom, 2040 Radisson Street, Green Bay, added that there are physical triggers as well as motion detector features within the video system that will transmit an alarm to police dispatchers. Lt. Sharpee said that real-time video allowing dispatchers to see what is going on is crucial not only for apprehension but to inform the responding officers of what they are getting into. In the future as we build this system, an officer would be able to bring it up on his in-car computer. This will outweigh anything we have right now.

Mr. Archambo noted that after 9-11 all utilities went through an exercise of identifying critical infrastructure that could potentially be a target of attack. Out of that process, funds were made available through Homeland Security to protect the various assets, and the water utility was fortunate enough to secure some funding for a number of issues including added security. The total grant was about \$150,000, and this element is the last to be accomplished. Original proposals at twice the final cost caused staff to scale back to the most critical elements of source and supply. For those elements to work, a wireless connection is needed, particularly between city hall and the police department. The bulk of the cost is not in the individual sites but in providing the connection between those locations. When scaled back, the total came to \$167,000, about \$80,000 of which is from the grant.

Ald. Didier commented in support of the concept in terms of safety and the ability to provide additional links.

Ald. Meaux asked about the other more costly proposals. Mr. Archambo said that the scalable system being proposed provides 300 megabits of connectivity but is scalable in 300 megabit upgrades. Other proposals that were more costly provided more than was necessary. Some of the capacities proposed exceeded what could be handled, so it became an unnecessary cost.

Ald. Meaux spoke of the balancing act between aesthetics and good use of grant dollars. Clearly the water utility is a huge asset to protect but there will be a trade-off for residents who will be looking at the towers. Mr. Archambo said that the feasibility of a monopole was brought up at the Plan Commission meeting. That was found to be about five times more costly than the towers.

Ald. Meaux questioned the effectiveness of dispatcher monitoring of screens without someone specifically assigned to that duty 24/7. Mr. Archambo explained that at the time a problem is recognized, the system immediately makes an imprint of the previous 15 seconds. Ms. Dahlen said that current software allows them to record video and store it on the file server. With the cameras they have now, they are able to save everything for 15 days but will not be able to save that long as cameras are added unless they also add storage space.

The Chair said that it is his understanding from comments at the Plan Commission meeting that it is critical that the cameras operate without wavering or vibrating and they would have to use this type of construction to achieve that stability.

Moved by Ald. Herzog, seconded by Ald. Krill to recommend to
Council approval of all three Conditional Uses –

Ald. Donegan indicated that he would like time to review more specific information about security gains from this measure, possibly in closed session if necessary. Mr. Archambo indicated that the Homeland Security funding expires at the end of the year and the project has to be effectively constructed by that time. Ald. Herzog urged moving forward with a recommendation to the full Council.

John Stearns, 1815 N. 116th Street, asked about the planned location for the police department tower. He was informed that it is planned for the north side of the building next to where a current tower now stands. The exact location, however, still is contingent on the location of underground utilities; there are other possibilities in that area. A site closer to the public works area would be more costly. Ms. Dahlen estimated cost for an additional wireless tower at approximately \$27,000.

Ald. Meaux noted past comments that the school district might be interested in using some of the technology at some point. Was any consideration given to locating the city hall tower across the street on school district land or is there some other placement that would be farther from residents? Mr. Archambo said that, before deciding on that location, the entire area around city hall including the middle school and cemetery were considered and evaluated based on the ability to provide connectivity. They will attempt to fit the tower into an inverted area at the southwest corner of city hall.

Ald. Meaux submitted for the record an e-mail message from John and Barbara Sandrik, 7818 Jackson Park Boulevard, seeking assurance about effective use of grant funds and expressing concerns about the location of the proposed city hall tower. A letter to the committee from Claus Frost, 11133 W. Potter Road, expressing concerns about the Potter Road site was previously submitted.

The mover and second consented to separate votes on each location.

It was noted that Budget & Finance tonight unanimously recommended approval of purchasing the subject video surveillance/wireless system.

Roll call vote on the motion to recommend approval of the Conditional Use for a tower at city hall, 7725 W. North Avenue, Ayes: 6; Noes: 2 (Donegan, Meaux)

Roll call vote on the motion to recommend approval of the Conditional Use for a tower at the water facility at 11000 W. Potter Road, Ayes: 6; Noes: 2 (Donegan, Meaux)

Roll call vote on the motion to recommend approval of the Conditional Use for a tower at the police department, 1700 N. 116th Street, Ayes: 6; Noes: 2 (Donegan, Meaux)

The meeting adjourned at 9:18 p.m.

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Carla A. Ledesma, City Clerk
Wauwatosa, Wisconsin