



CITY OF WAUWATOSA
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COMMUNITY DEVELOPMENT COMMITTEE MEETING
Tuesday, February 14, 2006

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

EXCUSED: Ald. Krill

ALSO N. Welch, Community Dev. Dir.; A. Kesner, City Atty.; W. Kappel, Dir. of Public Works;
PRESENT: B. Jacobsen, Admin. Intern

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

Land Division, Change of Zoning – 9125 W. North Avenue

Before the committee was a request by Ed Boesen for a Land Division by Certified Survey Map in the AA Single Family Residence District and Business Planned Development District at 9125 W. North Avenue to create three parcels of land and a second request for a change of zoning from Business Planned Development and AA Single Family Residence District to AA Business District. Both requests, together with a related request for a Conditional Use, were reviewed and recommended for approval by the Plan Commission. Ald. Treis suggested withholding discussion of the land division until after the necessary public hearing before the Common Council on the change in zoning so that all three matters could then be discussed at the same time.

Moved by Ald. Treis, seconded by Ald. Becker to hold the request for a land division until after the public hearing on rezoning –

Ald. Krol noted that not much has changed in this proposal since the latest meeting that developer and his architect held with the surrounding neighbors. He felt that the motion is in order.

Ald. Birschel questioned the role of the Design Review Board in the approval process. Ms. Welch explained that Business Planned Developments go to the Design Review Board before Council action. In that process, the Council has more control. In this case, the Design Review Board acts when the developer applies for a building permit. That permit is not issued until the Design Review Board approves the design.

Vote on the motion, Ayes: 7

Moved by Ald. Treis, seconded by Ald. Krol to recommend to Council introduction of a rezoning ordinance and adoption of a resolution setting a public hearing date on the proposed rezoning. Ayes: 7

Temporary Move of July 4th Activities to Wauwatosa West High School Grounds

Ms. Jacobsen reported that the 4th of July events normally held at Hart Park, including the evening fireworks display, will need to be relocated this year due to construction activities in Hart Park. The Civic Celebration Commission has researched and discussed at length various alternative sites. The Director of Public Works, Fire

Marshal, Fire Educator, City Administrator, and police representatives have all been involved in these discussions. The Commission concluded that Wauwatosa West High School is the most viable alternate site and has started discussion of that alternative with the school district. The School Board will vote on the matter on March 2nd.

Ms. Jacobsen indicated that fireworks would be set off on the Whitman Middle School grounds to the east and viewed from the West grounds, which makes it much safer for the public. This is very much a family event that has never experienced any problems with alcohol or drugs. The school district's main concern is the integrity of the grounds. Police reserve officers will work with the Commission to manage the event. The neighborhood organization is aware of the proposal and is probably most concerned about parking and crowd control. Parking may need to be prohibited on one side of adjacent side streets, but Center Street is wide enough for parking on both sides. Ms. Jacobsen clarified that the change in location would not require Council approval.

Ald. Subotich wondered how many residents in the Wauwatosa West area are aware of this proposal. He noted that there have been no complaints about homecoming fireworks at West, but this event would be more extensive. Ms. Jacobsen said that she has exchanged e-mails with the Mayfair Park Neighborhood Association. Any concerns expressed through neighborhood organizations would be addressed by the Civic Celebration Commission.

Ald. Becker commented that the events in Hart Park, which abuts his district, do create some parking problems, but only between 7 to 10 p.m. or so. People in the West area might enjoy being able to walk to the events this year. Ald. Krol agreed that there would be a lot of congestion but for a limited period of time. Ald. Birschel suggested using parking lots at the Fisher school administration building on North Avenue or St. Joseph Church on Center Street for overflow parking. Ald. Treis suggested holding this matter for two weeks so that Ms. Jacobsen can work with the four aldermen of the surrounding districts to inform area residents.

Asked about possibly reversing the parade route to direct participants toward the site of additional activities, Mr. Kappel said that would not work logistically in terms of setup space for parade units.

Moved by Ald. Treis, seconded by Ald. Subotich to hold this matter until the February 28th meeting to allow for further discussion with area alderpersons and neighboring residents –

Mr. Kappel reported that he has already spoken to area aldermen and got a positive response to the proposal at the School Board meeting last night. The Mayfair Park Neighborhood Association got information out to some of its members last week, and he has not heard any negative public reaction.

Vote on the motion, Ayes: 7

Use of Village Area for Tosafest 2006

The committee reviewed a request from Sherry Carlin, Chairperson of Tosafest 2006, on behalf of the Wauwatosa Village Task Force, Inc., for use of the Village area for Tosafest2 2006 on September 8 and 9. The event would cover the Village areas on Harwood Avenue from the fountain area west to the Harmonee bridge and from State Street north to Harmonee Avenue.

Moved by Ald. Treis, seconded by Ald. Birschel to recommend approval of a street festival permit under the same conditions specified in 2005. Ayes: 5

Conditional Use for Restaurant at 10842 W. Blue Mound Road

The committee reviewed a request by John Vassallo for a Conditional Use in the AA Business District at 10842 W. Blue Mound Road for a restaurant. Ms. Welch reported that a similar proposal approved in June 2005 involved use of an existing building. The applicant has now decided to tear down the existing restaurant and build a new one. The proposed building of 8,600 gross square feet will have 1,400 additional square feet for outdoor seating. There is sufficient parking for the interior seating area. Given Wisconsin DOT traffic concerns, the existing parking lot access from Blue Mound Road will be closed and all access will be from 108th Place. This restaurant will have to comply with the no-smoking ordinance that takes effect in July. The Plan Commission recommended approval contingent upon adequate landscaping, screening, and lighting levels to ensure that adjacent residences are not negatively impacted. Jennifer Olsen, 2654 S. 16th Street, representing Mo's Restaurants, said they are pleased and excited to be working in this community.

Ald. Becker asked how the no-smoking ordinance will be addressed. Curt Zimmerman, 556 N. 64th Street, of Zimmerman Design Group displayed detailed plans and explained how the building would be compartmentalized to isolate non-smoking areas from smoking in the traditional tavern atmosphere. Asked about screening and lighting, he said that they would attempt to cut off lighting at the perimeter of the parking lot. Screening would include some fencing and plantings, all in keeping with the building's design character. He also indicated that he has been working with planning staff regarding a sculpture feature that could be specific to this site and a magnet in itself. He expects the restaurant to be open by next August.

Moved by Ald. Becker, seconded by Ald. Krol to recommend to Council approval of the Conditional Use contingent upon hours of operation of 11 a.m. to 2 a.m. seven days per week, approval of a lighting plan, and adequate screening of the parking lot. Ayes: 7

Status Report on Hartung Quarry

Mr. Kappel reported that Hartung Quarry abuts a portion of Menomonee River Parkway that lies within Wauwatosa, but the quarry itself is in Milwaukee. It has been used by Milwaukee as a clean landfill site. It is bounded on the north by Keefe Avenue, on the east by 99th Street, and its entrance is at the south on Concordia Avenue. He has been keeping the alderpersons whose districts are adjacent to the Hartung Quarry informed of developments there, and Ald. Bohl of Milwaukee has included Wauwatosa residents and alderpersons in the ongoing planning process for closure of the site and creation of parkland and housing.

Neighbors have indicated a desire for use of the area for passive recreation. A current proposal includes a sledding hill, a multi-purpose playfield, and a potential amphitheater or labyrinth. With the exception of housing units, the conceptual plan included with Mr. Kappel's memo in the committee's packet is supported by Milwaukee public works staff and local aldermen. At a meeting two weeks ago, the newly formed Friends of Hart Park group was cited as a prototype of grass roots funding efforts. A Hartung Quarry group that is being organized would apply for non-profit status and would probably seek grants for funding. Housing units were included as part of an initial thrust toward TIF financing, but Ald. Bohl has found that would not be feasible. There would still probably be 4-6 developable lots, the sale of which would begin to fund park development after the landfill is closed. Because there is clean fill here and not a lot of gas, a clay cap will not be required. That allows for planting trees and activities that wouldn't be feasible at a normal closed landfill. The next meeting on the Hartung

Quarry has been set for May 4. Ald. Treis has been attending almost every meeting, and Mr. Kappel said he has also attended as many as possible.

In response to questions from Ald. Krol, Mr. Kappel said County Supervisor DeBruin was spearheading plans to give the park to the county once it was developed, but there is now some uncertainty about that process. He explained that there are three existing four-family homes on the north end of the property. The TIF plan involved acquiring those and building a small subdivision of single-family homes. Ald. Bohl would like to see a developer acquire those three properties and consider a 20-unit condo project. Only 4-6 lots are being projected as residential development space, since structures can only be built where there is undisturbed land because of potential gas migration. Although the site contains all clean fill, some ashes were deposited in the 60s and 70s. It has a long history as a quarry and also as a geological site due to the limestone formations. Mr. Kappel outlined how the site was managed during his years with the City of Milwaukee. He said that the fill has been very well compacted over the past 30 years.

Condemnation Order – 2254 N. 61st Street

Ald. Becker reported that the city is prepared to take condemnation action very shortly pursuant to a Common Council resolution requiring completion of a longstanding building project at 2254 N. 61st Street by December 1, 2005. He spoke recently with the property owner and with the city's Chief Inspector, who said that, as a Common Council initiative, the matter would have to come back to this committee.

Moved by Ald. Becker, seconded by Ald. Birschel to refer this matter to the Buildings & Safety office with a request for a report at the January 28th meeting –

Ms. Welch said that there have been some glitches with the court system in carrying out the repair-or-raze order issued in November. The owner has been working on the property and now has the addition largely completed with the exception of painting and two windows. At this point, the issue is that the Chief Inspector is still under orders from the Common Council to proceed with demolition. He will report back to the committee on the current condition of the property for the committee's reconsideration of the outstanding order.

Vote on the motion, Ayes: 7

The meeting adjourned at 8:56 p.m.

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Carla A. Ledesma, City Clerk
Wauwatosa, Wisconsin