



CITY OF WAUWATOSA

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COMMUNITY DEVELOPMENT COMMITTEE MEETING

Tuesday, January 29, 2008

PRESENT: Alds. Birschel, Didier, Donegan, Herzog, Krill, Meaux, Minear -7

EXCUSED: Ald. Treis

ALSO

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

Ald. Herzog as Chair called the meeting to order at 8:07 p.m.

Conditional Use – Currie Park, 3535 N. Mayfair Road

The committee reviewed a request by James Keegan, Milwaukee County Parks, for a Conditional Use in the Parks and Open Space District at Currie Park, 3535 N. Mayfair Road, to construct an irrigation pump station for the golf course irrigation system. The Plan Commission unanimously recommended approval. Ms. Welch reported that the pump station would be very small and would not be visible from public right-of-way. The Water Superintendent, City Engineer, and Fire Marshal initially had some concerns about possible effect on fire flow for some of the office buildings on Mayfair Road, but a subsequent proposal that would allow connection into a 16-inch main would alleviate those concerns. Ms. Wehrley recommended approval contingent upon final resolution of that proposal by the City Engineer and Water Superintendent.

Fred Renner, Construction Manager, Milwaukee County Department of Transportation and Public Works, reported that he has submitted a letter and a revised drawing for the proposal to use the 16-inch main. Once they have a contractor, he will submit final drawings and specifications and apply for state and local permits. The new irrigation system will help provide a more lush and playable course by allowing them to take care of the entire golf course in one evening rather than doing a few holes at a time. The work should be done by the end of May or early June.

Moved by Ald. Krill, seconded by Ald. Birschel to recommend to Council approval of the Conditional Use contingent upon final resolution and approval by the City Engineer and Water Superintendent. Ayes: 7

Conditional Use – 6823 W. North Avenue

The committee reviewed a request by G2 Properties IV LLC for a Conditional Use in the Trade District at the Rosebud Theater, 6823 W. North Avenue, to modify the hours of operation and to allow accessory uses. The Plan Commission unanimously recommended approval. Ms. Welch explained that the currently approved hours of the theater are noon to midnight daily with extended hours to 2 a.m. on Friday and Saturday nights. The new owner would like to open earlier to accommodate accessory uses of the building, which was constructed for assembly purposes, by opening at 8 a.m. on weekdays and 9 a.m. Saturday and Sunday. The 9 a.m. opening time on Saturday and Sunday, rather than the originally requested 8 a.m., was advocated by a neighbor who appeared at the Plan Commission meeting.

David Glazer, G2 Properties IV LLC, 6823 W. North Avenue, explained that he would like to be able to rent the facility to various organizations and businesses during non-movie hours. One such group is

Transformation City Church, which meets on Sunday mornings and is part of what sparked this request. He is also actively marketing the theater for additional rentals, which would also bring income into the North Avenue business district.

Rev. Jason Butler, 6619 W. Moltke Avenue, Milwaukee, pastor of Transformation City Church, said the church is sensitive to the parking needs in this area and will work with the city in any way possible if there are any issues.

In answer to questions, Ms. Welch reported that use of the building for assembly is regulated by building and fire codes. In terms of regulating the type of assembly, the city would be able to look at excessive noise and similar issues that could present problems. Assembly use would not be allowed in other buildings along North Avenue.

City Attorney Kesner noted that uses of the building would, of course, have to be lawful. As a Conditional Use, the Common Council retains jurisdiction to place limits in the future if there are any concerns about rentals and could limit the use as necessary.

Moved by Ald. Donegan, seconded by Ald. Krill to recommend to Council approval of an amendment to the Conditional Use to allow hours of operation of 8 a.m. to midnight Monday through Thursday, 8 a.m. to 2 a.m. on Friday, 9 a.m. to 2 a.m. on Saturday, and 9 a.m. to midnight on Sunday. Ayes: 7

Review of Conditional Use for Outdoor Dining at, 6913 W. North Avenue

One of the conditions for approval of outdoor dining at Il Mito, 6913 W. North Avenue, last June was a six-month review. Ms. Welch reported that a recent check with city staff and neighbors indicates that there have been no issues related to the outdoor dining. It was the consensus of the committee to place this matter on file.

The meeting adjourned at 8:22 p.m.

Carla A. Ledesma, City Clerk
Wauwatosa, Wisconsin

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