



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, June 24, 2008

PRESENT: Alds. Birschel, Hanson, Herzog, McBride, Meaux, Nikcevich, Stepaniak -7

EXCUSED: Ald. Treis

ALSO

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

Ald. Herzog as Chair called the meeting to order at 8:14 p.m.

Conditional Use – Fiber Conversion Cabinet at 1022 N. 68th Street

The committee reviewed a request by Ed Polito, agent for AT & T Wisconsin, for a Conditional Use in the DD Eight Family Residence District for a fiber conversion cabinet at 1022 N. 68th Street. The Plan Commission unanimously recommended approval.

Ms. Welch reported that the cabinet will be installed behind an existing cabinet to minimize the visual effect on 68th Street. Mr. Polito indicated that landscaping will be provided to provide screening. He explained that that site is next to the parking lot of an eight-family residential building.

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

Conditional Use –Target Store at 3900 N. 124th Street

The committee reviewed a request by Jaci Bell, Target Corporation, for a Conditional Use to demolish and rebuild the Target store in the AA Business District at 3900 N. 124th Street. The Plan Commission unanimously recommended approval.

Ms. Welch reported that Target Corporation would like to demolish the existing store and rebuild a slightly larger store of about 141,000 square feet in a more modern style. A major part of site improvements will be landscaping and parking lot reconfiguration that will establish a clearer traffic pattern. Sidewalks will provide better connection to the bus stop on Capitol Drive and pedestrian access to 124th Street. Target representatives are working with the City Engineer on final storm water calculations in connection with on-site water storage and with the water department on improved water main connections. The Design Review Board has done a preliminary review without suggesting any changes to the plan. Ms. Welch explained that it is the square footage that allows for review under big-box ordinance criteria, which a Conditional Use for a retail project would not otherwise require.

The Chair questioned the effectiveness of the rain garden islands at the Lowe's project and asked if they would be used here. Ms. Welch indicated that staff continues to work with Lowe's to resolve issues, but they do seem to be effective in other locations. Rain gardens are relatively low cost and are among the suggestions given to applicants, but they decide themselves on their preferred method of handling storm

water. Recent plans indicate Target would prefer under-parking-lot storage and more traditional islands, which staff supports as long as final calculations show they are significantly reducing runoff.

Jaci Bell, Development Manager, Target Corp., 1000 Nicollet Mall, Minneapolis, MN, said that Target remodels stores every seven to ten years, but at some point it makes more sense to invest in a new facility. The planned store will be much like the West Allis store, offering general merchandise and a Starbuck's, Pizza Hut, and One-Hour Photo. The parking lot will have curbs, gutters, islands, and additional plantings as well as improved circulation and pedestrian connections. Target has been discussing opportunities with the tenant to the south and a possible new owner to make the entire development more cohesive, especially in front of the south building where Target property actually extends. Ms. Bell read a description of the architectural and design elements and said that the architect will appear before the Design Review Board again in the very near future to finalize plans. She said that Target is proud of how far they are going with "green" initiatives concerning water, energy efficiency, lighting, air quality, and recycling.

In response to questions from Ald. Stepaniak, Ms. Bell said they will check on the condition of the south wall adjoining the adjacent building next week and will work within the City code on all construction. They have talked with the developer of the south building about the mutual benefit of green islands and walkways and how to transition from one parking area to the other. Parking lot improvements include a north-south roadway toward the rear of the entire parking field with landscaped islands defining the circulation system. Underground stormwater detention/infiltration, which they prefer over rain gardens, will include catch basins with sumps and hoods to eliminate debris before it goes underground.

Sheri Kosmos of Woolpert Construction, 1815 S. Meyers Road, Oak Brook, IL, explained that there will be approximately one acre foot of detention under the pavement. The existing storm sewer system will still be utilized, but more water will be detained on site to slow the release to the storm sewer. Ms. Welch noted that the city engineer will determine whether that is sufficient in terms of MMSD Chapter 13 rules. Roof drains directed to grassy areas will divert more drainage from the storm system.

Ald. Stepaniak requested further information on applicability of the big box ordinance. Referring to a checklist, Ms. Welch enumerated measures that comply including efforts to reduce the massive scale, architectural features that add contrast and interest, color and texture changes, and improved vehicular access, landscaping, and pedestrian walkways. There is no proposal for outdoor sales or storage, delivery and loading are located to the rear, and no accessory uses are proposed. Contrary to the ordinance, they are not providing two functional stories, but there is no context for a two-story building at this location. There is not a lot of variation in roof lines, although they have used parapet walls and some articulation and breaks in the façade to avoid a big-box look. A final outdoor lighting plan has not yet been submitted, but the fixtures themselves and the preliminary plan indicate there would be no bleeding of light off the site. As noted, stormwater has not yet been fully addressed. The only other issue is concentration of parking in front of the building, but distributing it around the building would make for an undesirable parking situation and would not serve any purpose.

Asked about any concerns regarding the property to the south, Ms. Welch said that she met with representatives of Target and the developers who are considering purchase of that property. She believes that there will be better and more integrated parking and traffic flow and styles will be more architecturally compatible. On the technical side, a currently shared water line that comes into the south building and connects to Target will be changed over to a main with separate connections.

Ald. Stepaniak commented on the importance of maintaining the integrity of the big box ordinance by being consistent with developers in its application. He contemplated holding this request pending resolution of outstanding issues. The Chair recalled that, with Lowe's, this committee didn't get into the issue of roof lines and let the Design Review Board and staff handle lighting and water retention. Mr.

Kesner noted that the Design Review Board did bring Lowe's back a number of times to make design changes. Ald. Birschel advised that the Design Review Board members are architects and engineers who scrutinize plans very carefully before giving their approval.

Ms. Bell indicated that they would like to open the new store in fall of 2009 but would postpone until 2010 if they don't have approval in time to notify employees in October. She indicated that the lighting and stormwater plans can be submitted very quickly, and she believes they met the intent of the ordinance regarding roof lines. Mr. Kesner reported that the City Engineer will require Target to meet MMSD Chapter 13 rules whether or not the matter comes back to committee. Ms. Kosmos said it is not unforeseen that they will have to comply with staff recommendations.

Ald. McBride asked if there could be some articulation in the roof line to signify the area to be used for offices, both for this store and for district headquarters. Ms. Bell said that they have concentrated on doing that with glass and lighting in that area as well as with the food service area in front and would hate to detract from that. Ald. McBride agreed that there will be a vast improvement but felt there should be some change in the roof elevation along the north end of the front elevation.

Moved by Ald. Stepaniak, seconded by Ald. Birschel to recommend approval of the Conditional Use contingent upon: 1) approval by the City Engineer of a stormwater retention plan consistent with City ordinance requirements and MMSD Chapter 13 rules; 2) approval by City staff of a site lighting plan meeting existing city ordinances; and 3) submission to the Design Review Board of changes more conducive to a two-story appearance from the west edge and the north façade/north corner –

Ald. Meaux felt that any determination on the west façade is best left to the Design Review Board, given that they have authority to make that determination and their decisions so far have been fairly favorable.

The Chair supported the first two conditions of the motion but felt that the third is arbitrary. Ald. Stepaniak noted that we took great pains to articulate the big box ordinance with the intent of assuring we had quality developments that were timeless in nature and that moved away from putting big boxes on a parking lot. This area is a gateway to the city where we should put our best foot forward in terms of design.

Vote on the motion, Ayes: 6; Noes: 1 (Hanson)

The meeting adjourned at 9:08 p.m.

Carla A. Ledesma, City Clerk
Wauwatosa, Wisconsin

es