



CITY OF WAUWATOSA
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COMMUNITY DEVELOPMENT COMMITTEE MEETING
Tuesday, September 2, 2008

PRESENT: Aids. Birschel, Hanson, Herzog, McBride, Meaux, Nikcevich, Stepaniak, Treis -8

ALSO

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

Ald. Herzog as Chair called the meeting to order at 7:02 p.m.

Rezoning of 1701/1801 N. Mayfair Road

The committee reviewed a proposed ordinance amending the official zoning map of the City of Wauwatosa by rezoning the property located at 1701/1801 N. Mayfair Road from AA Light Manufacturing District to AA Business District. Ms. Welch displayed a current zoning map and pointed out that adjacent properties are zoned AA Business and AA Commercial. Also, the draft of the future land use map and related text in the draft Comprehensive Plan identify this area as best served by AA Business zoning.

Brett West of West Development Partners, who is developing this property and requested the rezoning, said that he has worked with staff to establish that this property does not fit in Light Manufacturing zoning, not only in terms of his current proposal for the site but for any other future use. He believes it is appropriate to move to AA Business zoning.

Ald. Birschel commented that developers of other properties along this corridor will also be looking at the same zoning, which fits the proposal for this site.

Moved by Ald. Birschel, seconded by Ald. Hanson to recommend to
Council adoption of the ordinance. Ayes: 8

Zoning Code Amendment for Trellis Regulations

Ms. Welch reported that a trellis ordinance was originally proposed a year ago but not adopted. Revised language will be submitted to the committee following a public hearing. The only action required at this time is to set a hearing date.

Moved by Ald. Birschel, seconded by Ald. McBride to recommend to
Council introduction of an ordinance and adoption of a resolution
setting a public hearing date. Ayes: 8

Rezoning of 2283 Ludington Avenue

Ms. Welch reported that Douglas and Mary Johnson have requested a change of zoning at 2283 Ludington Avenue from AA Business district to AA Single Family Residence District. The property was constructed and has been in continuous use as a house, but zoning lines drawn in 1972 followed the alleyway along the side of the property and included it within AA Business zoning. Residential use is, therefore, considered nonconforming,

causing some complications for the property owners. At this time, the only required action is to schedule a public hearing.

Moved by Ald. Meaux, seconded by Ald. Hanson to recommend to Council introduction of an ordinance and adoption of a resolution setting a public hearing date. Ayes: 8

Vacation of Streets in Hart Park

Ms. Welch reported that it is necessary to go through the formal process of officially vacating streets that are now part of Hart Park. The streets include portions of N. 71st, 72nd, 73rd, 74th, 75th, and Chestnut Streets as well as that portion of River Parkway west of 68th Street.

Moved by Ald. Birschel, seconded by Ald. Meaux to recommend to Council adoption of a resolution setting a public hearing date. Ayes: 8

The meeting adjourned at 7:16 p.m.

Carla A. Ledesma, City Clerk
Wauwatosa, Wisconsin

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