



CITY OF WAUWATOSA

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COMMUNITY DEVELOPMENT COMMITTEE MEETING Tuesday, September 30, 2008

PRESENT: Aids. Birschel, Hanson, Herzog, McBride, Meaux, Nikceovich, Stepaniak, -7

EXCUSED: Ald. Treis

ALSO N. Welch, Community Dev. Dir.; W. Kappel, Dir. of Public Works;

PRESENT: A. Kesner, City Atty.; J. Archambo, City Admin.

Ald. Herzog as Chair called the meeting to order at 8:10 p.m.

Conditional Use – 2500 N. Mayfair Road

The committee reviewed a request by Deborah Dreyer and Kelly Sparacino for a Conditional Use in the AA Business District at Mayfair Mall, 2500 N. Mayfair Road, to operate a Village Bistro retail food kiosk. Deborah Dreyer, 4339 W. Forest Hill Avenue, Franklin, was present. The Plan Commission unanimously recommended approval with regular mall hours of operation. The applicants would be required to consult with the city sanitarian and obtain the proper licenses and permits.

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

Conditional Use – 2727 N. Mayfair Road

The committee reviewed a request by Drew Heiden, agent for AT & T Wisconsin, and Midland 3521 LLC for a Conditional Use in the Planned Development District at 2727 N. Mayfair Road for a telecommunications cabinet. Drew Heiden, 16510 W. Rogers Drive, New Berlin, was present. The Plan Commission unanimously recommended approval contingent upon landscape screening and use of less obtrusive white labels. Ms. Welch reported that the cabinet would be located near the west property line adjacent to railroad right-of-way.

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

Conditional Use – 11001 W. Plank Court

The committee reviewed a request by Milwaukee Electrical JATC Trust for a Conditional Use in the AA Industrial District at 11001 W. Plank Court for an office with a training center. The Plan Commission unanimously recommended approval with hours of operation from 6:30 a.m. to 9 p.m. daily. Ms. Welch reported that the Joint Apprenticeship and Training Committee for the electrical industry plans to locate their office and training space in this former FedEx facility. Mike Chetney, JATC Training Director, 3303 S. 103rd Street, Greenfield, stated that they are excited about this location and indicated that future plans include working with the school district on a new charter school.

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

Modification of Church Street Historic District Boundary at 1530 Church Street

Ms. Welch, Community Development Director, outlined a proposal to remove an approximately 28 ft. by 63 ft. portion of the parcel at 1530 Church Street from the Church Street Historic District to facilitate construction of the new fire station on Underwood Avenue. The land, which is at the rear of the residential property behind a garage, would be added to the fire station site. The Historic Preservation Commission reviewed the proposal, and their main concern is that the land should remain within the historic district if at some point it is not needed for the new facility.

Moved by Ald. Stepaniak, seconded by Ald. Meaux to recommend to Council that the Church Street Historic District be amended as proposed –

Ald. Stepaniak commented that this was a tangential issue during some of the fire station discussions and he believes that it makes sense. Ald. Meaux said that there was extensive discussion of this issue at the Historic Preservation Commission hearing, which he attended. They understood that this is a unique situation for a specific purpose that would not set a precedent. Ald. McBride, Council liaison to the Historic Preservation Commission, said it was his suggestion to make this conditional on use only for the fire station. Ald. Birschel commented on how this piece of land will help facilitate the most efficient fire station design.

Vote on the motion, Ayes: 7

SEWRPC Regional Water Quality Management Update for the Greater Milwaukee Watersheds

Mr. Kappel, Director of Public Works, outlined a request from the Southeastern Regional Planning Commission (SEWRPC) to endorse Planning Report No. 50, A Regional Water Quality Management Plan Update for the Greater Milwaukee Area. This study was underway at the regional level at the same time that the Milwaukee Metropolitan Sewerage District (MMSD) was working on their 2020 Facilities Plan with representatives of their service area. The City of Wauwatosa was represented by staff during both planning processes. The subject plan deals with both point source and non-point source pollution to local and regional waterways. Endorsing the plan does not commit the city to anything beyond what we already would be doing to work toward cleaner water as an MMSD municipality, including DNR mandates.

Mr. Kappel described other ongoing clean water efforts at various levels in which the city participates. He mentioned that the Menomonee River communities are seeking a grant for public education on water quality issues that would be oriented toward illicit discharges. In response to questions, there was further discussion about local measures and anticipated future requirements.

Moved by Ald. Stepaniak, seconded by Ald. McBride to recommend to Council endorsement of SEWRPC Planning Report No. 50, A Regional Water Quality Management Plan Update for the Greater Milwaukee Area.
Ayes: 7

Proposed Alternative to Wintertime Bare Pavement Policy

Mr. Kappel, Director of Public Works, outlined his proposal to change the city's current wintertime roadway policy of "bare pavement as soon as practical" in order to reduce the use of road salt on level residential streets. He reported that in the 2007-08 winter season, the city had gone through two-thirds to three-quarters of the salt supply by the end of the year and instituted a conservation program beginning in January that cut usage for small storms in half. He estimated that 160-170 tons of salt were used for a 0.4 inch storm in December and about 86 tons for a similar storms later in the season. That reduction was achieved without jeopardizing public safety while continuing the routine salting of main roads, connector streets, hills, and streets around schools but salting residential streets in relatively flat areas only at intersections.

The Chair noted a need for much education and communication since residents have come to expect to see bare pavement in front of their house within a few hours of a storm. Alderpersons and staff will field many calls while they get used to this change. He commented that he would not be willing to give up salting altogether as some communities have done.

Mr. Kappel said that he plans to salt every street for the first storm of the season when there is typically a real learning curve for drivers. He would first invoke the cutback on residential streets after year-end when activities calm down somewhat. He expects to be allowed some latitude in handling each storm based on specific conditions and will do the best he can to achieve a reduction without jeopardizing public safety. He would attempt to achieve bare pavement at intersections as much as possible. He observed that speeds on residential streets do seem to decrease when streets are snow-packed, also contributing to public safety. In response to questions, he further discussed possible variations in plowing and salting based on conditions as they occur. He reiterated that it is with 1-2 inch storms that he hopes to achieve some savings through more limited salting as outlined.

Ald. McBride noted that Chief Weber reported to the Traffic and Safety Committee earlier tonight that there was no increase in accidents these measures were in effect last winter, perhaps because drivers do tend to slow down.

Ald. Birschel reported that calls he has received in the past related more to heavier snowstorms and streets not being plowed immediately. Mr. Kappel noted that he will have the same manpower as in the past, and it takes them eight hours to get around the city.

Moved by Ald. McBride, seconded by Ald. Stepaniak to recommend to Council approval of implementing the proposal as advanced by the Director of Public Works as an alternative to the wintertime bare pavement policy. Ayes: 7

The meeting adjourned at 8:35 p.m.

Carla A. Ledesma, City Clerk
Wauwatosa, Wisconsin

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