



CITY OF WAUWATOSA

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COMMUNITY DEVELOPMENT COMMITTEE MEETING Tuesday, February 9, 2010

PRESENT: Alds. Birschel, Dennik, Hanson, Herzog, McBride, Meaux, Nikcevich, Stepaniak - 8

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

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

Preliminary Planned Development – 6745 W. Wells Street

The Chair announced that review of the Preliminary Planned Development for an eight-unit townhouse condominium development with potential for home office/retail space at 6745 W. Wells Street is being held to a future meeting at the request of the applicant.

Revisions to Solid Waste and Recycling Ordinance

Mr. Kappel, Director of Public Works, summarized proposed revisions to Chapter 8.24 of the Code, Solid Waste Collection and Disposal. In addition to some “housekeeping” items, the ordinance further defines commercial customers by including those managing real estate and any individual owning more than one property for profit. There have been some problems with use by some of those entities as well as some material coming from outside the city. If located in Wauwatosa, they can get a commercial permit and pay for materials by weight.

In connection with new DNR requirements to keep recyclable electronics out of the waste stream, the revision also provides a definition of “e-waste” as “all covered electronic devices including a consumer video display device, consumer computers and related accessories (such as hard drives/towers, printers, keyboards, mice, and monitors), cell phones and televisions.” Rather than contract for that type of disposal and register as a collection agency, it was determined by the Budget and Finance Committee to direct residents to other facilities in the community. The new Goodwill Industries facility on Feerick Street is a registered electronic recycling collection site and accepts all covered electronics whether working or not.

Moved by Ald. Hanson, seconded by Ald. Dennik to recommend to
Council introduction of the ordinance –

Asked how information about the electronics recycling site is conveyed, Mr. Kappel said that there will be a front-page article in the April city newsletter and information on the city website. Flyers with Goodwill’s address and directions are being handed out at the city yard. Collection of “e-waste” ends April 1, which leaves ample time to fully meet the July 1 DNR deadline.

Vote on the motion, Ayes: 8

Conditional Use for 24-Hour Operation – Snap Fitness, 7226 W. North Avenue

The committee reviewed a request by Leon Kruger and Peter Venturi for a Conditional Use in the AA Business District at 7226 W. North Avenue to extend the hours of Snap Fitness to 24 hours daily. The applicants were present. The request was held by the Plan Commission in January so that the applicant could address the issue of patron parking during the period from 3 a.m. to 6 a.m. when on-street parking is not allowed. With an arrangement for use of spaces in a nearby municipal parking lot, the Plan Commission has now unanimously recommended approval.

Mr. Kappel, Director of Public Works, reported that Board of Public Works approved leasing up to three spaces in the municipal parking lot at 72nd and North to Snap Fitness for use during the 3-6 a.m. period. There is some precedent for this type of arrangement with spaces leased by Breadsmith in the Village and the overnight parking permits for Hart Park Lane. The spaces would be properly signed.

Moved by Ald. Birschel, seconded by Ald. Stepaniak to recommend to Council approval of the Conditional Use –

Ald. Stepaniak said he spoke with Mr. Kruger about this issue at an earlier stage and feels that this is a good solution. He commented that Snap Fitness has been a great addition to North Avenue.

Vote on the motion, Ayes: 8

Conditional Use for Wireless Antennas and Associated Equipment – 4100 N. 124th Street

The committee reviewed a request by Barry Bergling, American Tower Corporation, for a Conditional Use in the AA Business District at 4100 N. 124th Street to install wireless antennas and associated equipment at an existing cellular tower site. The Plan Commission unanimously recommended approval.

Ms. Welch, Community Development Director, reported that the existing tower is on the Home Depot property. The additional equipment box would be within the fenced-in area that contains existing equipment. There should be no significant impact.

Barry Bergling, 6141 N. Meade, Chicago, IL, reported that the antennas and base station would be smaller than the two other installations at the site since technology keeps progressing.

Moved by Ald. Birschel, seconded by Ald. Dennik to recommend to Council approval of the Conditional Use. Ayes: 8

Conditional Use for Education/Training Room – Ray’s Liquor, 8930 W. North Avenue

The committee reviewed a request by Rick Laev and Mark Brick for a Conditional Use in the AA Business District at Ray’s Liquor, 8930 W. North Avenue, to add an education/training room. The Plan Commission unanimously recommended approval.

Ms. Welch, Community Development Director, reported that Mr. Laev plans to convert some existing second floor office space to a wine tasting/education room. He anticipates that most events would be in the evening,

ending by 9 p.m., although occasional events may have extended hours. A maximum of 25 persons would be the usual attendance. Mr. Laev has applied for a Class B liquor license for this space.

Mark Brick, 11347 N. Oriole Lane, Mequon, the contractor for the project, said ending events by 8:30 would allow participants time to patronize the first floor retail store. There would be no increased usage of the second floor during daytime hours.

Ald. McBride commented that this is a wonderful idea and upgrade to the business.

Moved by Ald. McBride, seconded by Ald. Stepaniak to recommend to Council approval of the Conditional Use. Ayes: 8

Designation of Wauwatosa Avenue as Local Historic District

Ms. Welch, Community Development Director, reported that designation of Wauwatosa Avenue from approximately Warren Avenue to Watson Avenue as a local historic district was initiated by the Historic Preservation Commission. Once designated as a local landmark district by the former Landmark Commission, residents became aware last year of the need for designation through the current historic preservation ordinance. Hearings were held before the Plan Commission and the Common Council, and property owners seem to be unanimously in favor.

Ms. Welch explained that a number of districts and individual houses were identified as being of potential historic significance in a 1996 Historic Property Reconnaissance Survey conducted by Mead and Hunt, historic preservation consultants. The Common Council at that time determined that historic designation of individual properties would be pursued at the owners' discretion. Designation of historic districts requires further investigation of the merits of particular streets or areas and will be done bit by bit.

Charlie Mitchell, 7525 Oakhill Avenue, felt that historic designation is the best way to continue good stewardship of this asset, which he believes is unique within the suburbs. The public has been very supportive, he said.

Ald. McBride, the Council representative to the Historic Preservation Commission, said that designation of other areas would proceed in the same fashion.

Moved by Ald. McBride, seconded by Ald. Nikcevich to recommend to Council designation of Wauwatosa Avenue from approximately Warren Avenue to Watson Avenue as a local historic district. Ayes: 8

The meeting adjourned at 8:21 p.m.

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Carla A. Ledesma, City Clerk
Wauwatosa, Wisconsin