



CITY OF WAUWATOSA

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BOARD OF PUBLIC WORKS

Special Meeting – Thursday, February 9, 2006 – 11:00 a.m.

PRESENT: Mr. Braier, Finance Dir.; Mr. Kesner, City Attorney; Ms. Ledesma, City Clerk; Ms. Welch, Community Dev. Dir. -4

EXCUSED: Mr. Wheaton

ALSO

PRESENT W. Wehrley, City Engineer; T. Wontorek, City Admin.

Mr. Kesner in the Chair.

Request for Exception to Parking Requirements – S.E. Corner of Mayfair and Watertown Plank

Roads. The Board reviewed a request by Russ Kaloti, Kaloti Enterprises, Inc., 5475 South Westridge Court, New Berlin, for an exception to parking requirements for a proposed hotel at the southeast corner of Mayfair and Watertown Plank Roads. Ms. Welch explained that the issue is whether parking requirements under our zoning code are excessive under certain circumstances. The code looks at parking requirements based on individual and separate uses and doesn't account, for example, for the possibility that the people using a hotel's restaurant, banquet, or meeting facilities may also be hotel guests. With that in mind and with some reservations on revising the code, Ms. Welch said, she is willing to consider an exception with certain stipulations.

Typically, one consideration is whether parking overflow will negatively impact city streets and create potential traffic problems. In this case, all circulation is internal to the Research Park with little potential for impact on city streets. Ms. Welch requested a letter from the Research Park Board supporting the variance and indicating that they understand the potential impact. She also suggested a provision for additional parking if a need for more spaces is identified in the future. She noted that the City Engineer believes there may be some economies of layout or ways to provide additional parking without extensive revisions to the plan.

Mr. Kolati referred to information previously provided on the amount of parking at equivalent full service, up-scale hotels, noting that none provide numbers that would meet Wauwatosa's requirements. With 200 hotel rooms, about 6,000 square feet of meeting space plus additional restaurant and banquet space, 425 parking stalls would be required by code. They are proposing 330 surface parking spaces. Because the project is not yet finalized, however, and room counts may go up or down, Mr. Kolati requested an exception to the parking formula used to compute the number of spaces required rather than to a particular number of spaces. He said they have included provisions for a parking deck with 60 additional parking stalls should a need for more parking be identified in the future. The plan for 330 spaces is consistent with Hilton standards throughout the country. Using their ratio of parking spaces to number of rooms, 220-240 spaces would be needed on this site.

The Chair clarified that any exception would be separate from actual approval of a parking lot plan, which will have to go through the regular engineering review process. Mr. Wehrley said he would also like to review the plans for a possible future parking deck in detail from an engineering standpoint.

It was moved by Ms. Welch, seconded by Mr. Braier to approve an exception to parking requirements contingent upon engineering review and approval of plans; a commitment to construct future ramped, parking if needed; and receipt of a letter from the Research Park Board indicating their understanding of the possible impact and their support of an exception –

Mr. Braier related his dissatisfaction with the parking provided at two Hilton hotels that he stayed at recently where the lack of sufficient parking caused him to park several blocks away.

Vote on the motion, Ayes: 4

The meeting adjourned at 11:11 a.m.

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Secretary to the Board