



CITY OF WAUWATOSA

MEMORIAL CIVIC CENTER
7725 WEST NORTH AVENUE
Telephone: (414) 479-8917
Fax: (414) 479-8989

COMMUNITY DEVELOPMENT COMMITTEE Meeting – Tuesday, September 14, 2010 Committee Room #1

PRESENT: Alds. Birschel, Jay, Meaux, Nikcevich, Organ, Pantuso – 6

EXCUSED: Ald. Wilke

ALSO PRESENT: A. Kesner, City Attorney; N. Welch, Community Devel. Dir.; W. Kappel, Public Works Dir.

Ald. Organ as Chair called the meeting to order at 8:01 p.m.

Ordinance amending Chapter 24 of the city code rezoning property located at 6900 W. State Street from AA Light Manufacturing District to AA Business District and application for a Conditional Use for a bank with drive-thru

Ms. Welch reported that this property is located in front of Pick N Save on State Street. In order to locate their business there, the applicants need to change the zoning to AA Business District.

Jeffrey Metz, W294N7261 Tamarind Lane, Hartland, commented that they would be demolishing the existing building for a new bank building with a drive thru. They will also be connecting the parking lots with Pick N Save.

There was a concern among committee members about the egress from the Pick N Save lot. Ms. Welch noted that the current plans for ingress and egress actually allow the city to close the driveway on State Street. Mr. Metz commented that they have negotiated cross access with Pick N Save.

Moved by Ald. Jay, seconded by Ald. Meaux to recommend approval of the Change of Zoning – 6

Moved by Ald. Birschel, seconded by Ald. Pantuso to recommend approval for the Conditional Use – 6

2350 N. 80th Street, Land Division by Certified Survey Map, Wauwatosa Presbyterian Church

Ms. Welch commented that the property has a church with a parsonage. The applicants want to put the parsonage on a separate lot with the possibility of selling it in the future.

Kevin Sjostrom, 2300 N. Mayfair Road, confirmed that their plans were to sell the residence.

Moved by Ald. Birschel, seconded by Ald. Meaux to recommend approval of the Land Division by Certified Survey Map – 6

Southwest corner of N. 113th Street and Walnut Road, Land Division by Certified Survey Map and final subdivision plan, Toldt Development and the City of Wauwatosa

Ms. Welch informed the committee that Mr. Toldt would be filing a subdivision plat with the state. She noted that the subdivision plat shows the extension of Walnut Road.

Brian Randall, Friebert, Finerty & St. John, 330 E. Kilbourn Avenue, Milwaukee, was there to represent Mr. Toldt.

Helmut Toldt, Toldt Development, 4040 N. Calhoun Road, Brookfield, commented that they expect to close in October with building starting in the fall.

Moved by Ald. Pantuso, seconded by Ald. Jay to recommend approval of the Land Division by Certified Survey Map and Final Subdivision Plan – 6

Ordinance repealing and recreating Chapter 24.59 of the Wauwatosa Municipal Code pertaining to Stormwater Management and Illicit Discharges and Connections, and Chapter 24.57 Construction Site Erosion Control

Mr. Kesner informed the committee that storm water regulations by the Department of Revenue (DNR) contained in Chapters 24.59 and 24.57 were created to bring the city into compliance. The city has complied, but putting these chapters into the code complies with the Milwaukee Metropolitan Sewerage District (MMSD). He added that Ald. Wilke had suggested a change in wording in paragraph 24.59.110 from licensed engineer to appropriate licensed professional.

Mr. Kappel noted that the city has already been in compliance and this action will codify the language. Mr. Kappel added that all Public Works employees have taken the training in order to be able to detect illicit discharges.

Moved by Nikcevich, seconded by Ald. Jay to recommend approval including the amended language --

Ald. Organ asked if the city was requiring that developers submit a stormwater development plan. Mr. Kesner responded that developments of a certain size are already required to do that.

Vote on the motion was Ayes: 6

Resolution supporting Milwaukee Metropolitan Sewerage District and the Menomonee River Group to pursue a watershed-based approach to stormwater discharge permitting

Mr. Kappel informed the committee that MMSD has been approaching the cities in Region 5 to do stormwater discharge permitting on a watershed basis. All of the municipalities along the Menomonee River Valley will be a watershed and obtain the watershed permit. There will be severe limitations on pollution in the water and an increasing number of regulations in the future. He felt this was a good, rational approach to stormwater permitting and it also provides for some cost sharing. He thought this type of arrangement would be beneficial to the city. He recommended supporting the idea. He cautioned that the city will be required to spend more on stormwater and it will be the mandates that will dictate the city's spending.

Ald. Jay was concerned about anything being forced on the city. Mr. Kappel admitted that there will be changes coming the city's way. He agreed that this was just a resolution in support of the proposed program and he stressed that there would be more opportunities for discussion in the process.

Moved by Ald. Jay, seconded by Ald. Birschel to recommend approval of the resolution in support of the watershed based stormwater permitting with the stipulation that the city can withdraw if there seems to be any detriment – 6

The meeting adjourned at 8:55 p.m.

Carla A. Ledesma, City Clerk
Wauwatosa, Wisconsin

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