



CITY OF WAUWATOSA

MEMORIAL CIVIC CENTER
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COMMUNITY DEVELOPMENT COMMITTEE

Meeting – Tuesday, April 26, 2011

Committee Room #1

PRESENT: Alds. Birschel, Jay, Nikcevich, Organ, Pantuso, Roznowski,
Wilke – 7

EXCUSED: Ald. Meaux

ALSO PRESENT: Alds. Causier, McBride, Wilson; J. Archambo, City Admin.; A. Kesner, City
Atty.; P. Enders, Econ. Devel. Dir.; N. Welch, Comm. Devel. Dir.; A. Brown,
Admin. Intern

Ald. Organ as Chair called the meeting to order at 8:12 p.m.

Conditional Use request in the AA Business District for an addition to Outpost Natural Foods at 7000 W. State Street

Ms. Welch commented that the request is for a 280 square foot addition on the front of the store to add more space for dining with a new patio located on the west side of the parking lot. Because the property is located in the floodplain, compensatory storage will need to be provided.

Present in favor: Ryan Thomas, 2731 N. 63rd Street, Milwaukee
Kathy Ehley, Exec. Dir., Business Improvement District, 7437 Kenwood Ave.

Mr. Thomas noted that they will also be doing some interior remodeling.

Ms. Ehley was in support of the addition adding that it will also provide room for educational seminars.

Moved by Ald. Nikcevich, seconded by Ald. Pantuso to recommend approval of the Conditional Use allowing for a addition to the front of Outpost Natural Foods contingent upon providing compensatory storage due to the floodplain – 7

Conditional Use request in the Business Planned Development for massage therapy at 2751 N. Mayfair Road

Ms. Welch noted that this is a national chain called Massage Envy. Their proposed hours of operation are Monday through Friday 8:00 a.m. to 10:00 p.m., Saturday 8:00 a.m. to 8:00 p.m., and Sunday 10:00 a.m. to 8:00 p.m.

Present in favor: Ginger Hartman, 2751 N. Mayfair road

Ms. Hartman commented that they are a national chain and this is the eighth location for Wisconsin.

Moved by Ald. Roznowski, seconded by Ald. Pantuso to recommend approval of the Conditional Use allowing massage therapy contingent upon: 1) hours of operation Monday through Friday 8:00 a.m. to 10:00 p.m., Saturday 8:00 a.m. to 8:00 p.m., and Sunday 10:00 a.m. to 8:00 p.m.,

and 2) obtaining the necessary licenses and permits – 7

Conditional Use request in the AA Business District for expanded outdoor dining at Habanero's Restaurant, 869 N. Mayfair Road

Ms. Welch reported that Habanero's restaurant would like to add a 12 X 35 foot long extension to their patio dining area to accommodate about 36 people.

Present in favor: Ed Bushman, 1155 Quail Court, Pewaukee

Moved by Ald. Jay, seconded by Ald. Nikceвич to recommend approval of the Conditional Use allowing extension of the patio dining area at Habanero's restaurant – 7

Conditional Use application in the AA Professional Office District for a JK-5 Montessori School at 12121 W. North Avenue

Ms. Welch reported that the school district wants to operate a Montessori School at the above address. The hours of operation will be 8:00 a.m. to 3:30 p.m. She noted that the applicants should contact the Fire Marshal to discuss a fire suppression system.

Present in favor: Dean Heus, 1260 N. 85th Street

Mr. Heus commented that the Montessori School will have three classrooms in the lower which also accommodates the charter high school.

Moved by Ald. Birschel, seconded by Ald. Roznowski to recommend approval of the Conditional Use allowing a Montessori School at the above address contingent upon: 1) hours of operation from 8:00 a.m. to 3:30 p.m., and 2) contacting the Fire Marshal regarding the need for a fire suppression system – 7

Conditional Use request in the AA Business District for a retail development over 50,000-square feet including a Wal-Mart Neighborhood Market grocery store at 3850 N. 124th Street

Ms. Welch reported that the applicants would like to reuse the 63,000 square foot former Jewel Osco building and add a 38,000 square foot Walmart Neighborhood Market as well as two or three other retail businesses. They will be improving and remodeling the building inside and out.

Present in favor: Deborah Tomczyk, Reinhart Boerner Van Deuren, 1000 Water St., Milwaukee
Ald. Craig Wilson, Eighth District, 4172 Menomonee River Parkway

Present in opposition: Cornelia Beilke, 1443 Alice Street
Deb Cruz, 1903 N. 84th Street

Ms. Tomczyk noted that the plan is to put in a Walmart market and pharmacy with a drive-thru. She added that they will also have a development agreement. They tried to address all the concerns that were voiced at the Plan Commission meeting.

Ald. Wilson expressed support for the grocery store saying that it will improve the shopping center by filling a vacant building. He was looking forward to it.

Ms. Beilke and Ms. Cruz voiced concern about Walmart's overall reputation. Ms. Welch advised that those arguments have no bearing on the use of the property. It is a grocery store going into a former grocery store location.

Ald. Roznowski noted that this part of town has a lot of vacant buildings. It is good when one of them gets filled. He asked about the request to be open 24-hours. Ald. Nikcevich cited the same concerns. Ms. Welch responded that there are other 24-hour stores in the city and nearby. She cited Walgreens in the city and the Pick N Save across the street in Brookfield. Regarding concerns about the sale of alcohol in a 24-hour store, she reminded the committee that sale of alcohol is not permitted after nine p.m.

Ms. Tomczyk stressed that the developer's agreement is restrictive in that it only allows Walmart to operate within the 38,000 square feet. The remainder of the store will house two, possibly three more businesses.

Ald. Pantuso liked that the Walmart would be bringing in business from neighboring cities. Ald. Jay also voiced support for the competition aspect and that being open 24 hours would not be a problem because the store is not located near any residential properties.

Ald. Birschel recused himself from the vote.

Moved by Ald. Wilke, seconded by Ald. Jay to recommend approval of the Conditional Use allowing a Walmart Neighborhood Grocery store contingent upon: 1) hours of operation 24 hours daily, and 2) obtaining the necessary licenses and permits. Vote on the motion was Ayes: 6, Noes: 0, Present: 1 (Birschel)

Conditional Use request in the Light Manufacturing District for a Business Planned Development including a retail shopping center at 11500 W. Burleigh Street

Ms. Welch noted that the Burleigh Triangle has been a major concern for the city. There was a master plan developed for this site. The applicants looked concentrating retail on Burleigh Street, office on Highway 45 and residential in the interior. She explained that this is a preliminary plan so the committee has the opportunity to identify all the concerns so the applicants can come back for the final plan approval having addressed all the concerns and suggestions.

Present in favor: Brian Randall, Friebert, Finerty & St. John, S.C., 330 E. Kilbourn Ave., Milwaukee
Dan Miranda, HSA Commercial Real Estate, 133 S. Wacker, Dr. Chicago
Chris Thomas, TOA Architects, 1120 Grant Str. Evanston, IL
Kenneth H. Voigt, Ayres Assoc. N17W24222 Riverwood Dr., Waukesha
Tom Gilgenbach, JSD Professional Services, N22W22931 Nancys Ct., Waukesha

Present: Ald. Dennis McBride, Fourth District, 7003 Cedar St.
Ald. Craig Wilson, Eighth District, 4172 Menomonee River Parkway

Mr. Randall gave an in depth description of the project and the illustrations. Mr. Miranda spoke about the background of the HSA Commercial Real Estate and their plans for phasing in the project. He noted that Phase 1 will be the lynch pin of the development. Mr. Randall mentioned the Vandewalle study of this particular location and that since 2005 the applicants have been planning a development for this site envisioning it to be a best in class destination for retailers that want to locate outside of the Mayfair Mall which is the premier shopping destination for the area and, in many ways, the state.

Mr. Thomas described the site plan and illustrations. They will include bike paths and will be widening Burleigh Street by about a quarter mile. There will be a variety of heights and facades to the buildings. They will also have integrated storm water management.

Mr. Voigt noted that they need to widen Burleigh Street to three lanes each way. He added that the state has concerns about the interchange.

Mr. Gilgenbach addressed the storm water management, runoff, and water quality. He noted that the city's Water Superintendent wanted a second connection to the city's system. They would like to utilize the existing sewer, but with buildings already on the site it is difficult to locate what is already there. They are focused on maximizing the almost 6 ½ acres of green space.

Mr. Randall stressed that starting with the retail component was realistic because the office and residential markets are still soft.

The committee recessed at 9:55 p.m. and reconvened at 10:05 p.m.

Ald. McBride, was concerned about future Tax Incremental Finance (TIF) District funding. He cautioned that there has never been a TIF for a retail project before. He did not want to set a precedent. He advised that the committee take a go slow approach and look over the details.

Ald. Wilson commented that he could see the benefit to use this project as a catalyst for growth in the area.

Mr. Randall stressed that they are not interested in combining the future financing with the land use plan. He noted that this is a 70 acre site and they will be redoing Burleigh Street which he believes will satisfy the public policy requirement.

Ald. Birschel wanted to see some of Commissioner Stearn's concerns addressed. He would also like to see different façade designs and Design Review Board (DRB) input.

Ms. Welch explained that the committee has had recommendations from the DRB before approval of the preliminary plan.

Committee members expressed a variety of concerns that they would like to see addressed such as provisions for mass transit, more landscaping in the front with native landscaping toward the back of the property, concern for the limited amount of green space and what priority LEEDS certification would have.

Moved by Ald. Pantuso, seconded by Ald. Nikceovich to hold this item until the next meeting --

Some of the issues the committee members wanted addressed were: 1) the financing or general costs, 2) storm water abatement, 3) general numbers differing from the original cost for maintenance of the vacant properties, 4) more info on the water system, and 5) items not listed in the Plan Commission motion.

Ms. Welch mentioned that she would work on the conditions and answers so every condition can be looked at and understood.

Vote on the motion was: Ayes: 7

The meeting adjourned at 11:40 p.m.

Carla A. Ledesma, City Clerk
Wauwatosa, Wisconsin

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