



CITY OF WAUWATOSA

MEMORIAL CIVIC CENTER
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COMMUNITY DEVELOPMENT COMMITTEE

Meeting – Tuesday, June 28, 2011

Committee Room #1

PRESENT: Alds. Birschel, Jay, Meaux (8:21 p.m.), Pantuso, Roznowski, Wilke – 7

EXCUSED: Ald. Organ

ALSO PRESENT: A. Kesner, City Atty.; N. Welch, Comm. Devel. Dir.; P. Enders, Econ. Devel. Dir.

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

1413 N. 60th Street – Conditional Use – expand Highlands Café

Ms. Welch reported that the applicants would like to expand the Highlands Café into an adjacent storefront. Their hours of operation would be 6:30 a.m. to 6:00 p.m. Monday through Thursday and Saturday, 6:30 a.m. to 9:00 p.m. on Friday, and 6:30 a.m. to 4:00 p.m. on Sunday. She noted that with regard to the parking needs there seems to be an even number of patrons that either walk or drive to the restaurant.

Present in favor: Sandy Murphy, 1413 N. 60th Street
Brett Swider, 6320 W. Lloyd Street

Ms. Murphy noted that, with regard to parking, she is working with the neighboring gas station on letting Highland Café patrons use some of their parking spots. She assured the committee that they are continuing to work on a solution.

Mr. Swider added that they also have more parking spaces that they can share with other businesses.

Ald. Nikceвич noted that she had received a couple of phone calls regarding this application. The people were concerned about the parking. She urged the applicants to make sure that as their business grows, their employees are not taking valuable customer spots. She further suggested that the applicants put up signs that give parking information to patrons.

Moved by Ald. Nikceвич, seconded by Ald. Pantuso to recommend approval of the Conditional Use contingent upon: 1) hours of operation from 6:30 a.m. to 6:00 p.m. Monday through Thursday and Saturday, 6:30 a.m. to 9:00 p.m. on Friday, and 6:30 a.m. to 4:00 p.m. on Sunday, and 2) obtaining the necessary licenses and permits – 6

10701 W. North Avenue – Conditional Use – to operate a grocery store

Ms. Welch noted that the applicants are currently operating a grocery store on North Avenue. They would like to move to the building across the street to the west. Their hours of operation would be 10:00

a.m. to 7:30 p.m. Monday through Saturday and 11:00 a.m. to 5:00 p.m. on Sunday. She added that there have been concerns about parking.

Ald. Meaux arrived at 8:21 p.m. (- 7)

Present in favor: Dinesh Sanghavi, 2222 W. Glen Hills Court, Glendale
Sanyog Rathod, 1332 Spring Street, Cincinnati, OH

Present: Gary Metz, 2250 N. 107th Street

Mr. Sanghavi commented that he has been operating his current grocery store for many years. He noted that they are not open late and most of their business is in the afternoon or early evening.

Mr. Metz was concerned about the need for more parking especially for the other tenants.

Mr. Sanghavi commented that he will lease out the 2nd and 3rd floor to businesses and the store will be on the first floor.

Mr. Rathod clarified that actually there are 74 parking spaces. He showed the committee illustrations of the planned enhancements to the exterior of the building. He added that there will be revised signage and lighting as well. There will be a small entry addition to back of the building for the grocery store.

Mr. Metz commented that it is a plus that they are improving the building.

Ald. Pantuso felt that this would be a destination shopping location. The business has grown enough to need a new space.

Mr. Sanghavi mentioned that they have a couple of businesses interested in renting the vacant portions of the building. He added that they have also met with the president of the bank adjacent to their new location regarding repairs to the parking structure and any parking issues.

Ald. Nikcevich thought this was a positive change in the area and the expansion of the store is a good sign.

Moved by Ald. Pantuso, seconded by Ald. Roznowski to recommend approval of the Conditional Use contingent upon: 1) hours of operation from 10:00 a.m. to 7:30 p.m. Monday through Saturday and 11:00 a.m. to 5:00 p.m. on Sunday, and 2) obtaining the necessary licenses and permits – 7

Ordinance amendment adding the East Tosa North Avenue Plan to the City's Comprehensive Plan

Ms. Welch commented that this is an ordinance going to the Common Council for approval. There has been much discussion and a great deal of support for the plan. The biggest controversy is plans for traffic flow. She stressed that the plan is a vision of what the city would like to achieve.

Present in favor: Edward Haydin, 2568 N. 71st Street

Present in opposition: Russ Drover, 9116 Jackson Park Blvd.

Mr. Drover expressed concern regarding the possible formation of a Business Improvement District (BID) on North Avenue. He was concerned about any extra taxing power an organization such as a BID would have on the businesses as well as the demand for fees to facilitate marketing plans and special projects.

Ald. Wilke advised that the plans contained in the East Tosa North Avenue Plan are not hard and fast recommendations. Ms. Welch agreed saying that plan recommendations don't make it so.

Mr. Haydin expressed strong support for this plan.

Ald. Nikceovich stressed that the city needs to have as many tools as possible to contribute to the success of North Avenue. She has seen the growth in the Village and is looking forward to the same happening on North Avenue.

Moved by Ald. Nikceovich seconded by Ald. Pantuso to recommend approval of the ordinance adding the East Tosa North Avenue Plan to the Comprehensive Plan --

Ald. Jay asked if there is a percentage that determines the level of taxes that can be assessed by a BID. Ms. Welch responded that the state has strict guidelines for the formation of BIDs and their taxing power.

Ald. Pantuso noted that it is very difficult to start a BID. With regard to the North Avenue Plan, he stressed that the plan includes ideas and if there is not an organized effort such as a BID, the ideas might gather dust on a shelf. He added that he was very proud of the people that showed up at the public hearing. Ald. Roznowski concurred saying that it was inspiring to see the people that appeared at the public hearing. He was 100% behind this plan.

Vote on the motion was Ayes: 7

Zoning ordinance update

Ms. Welch commented that no action was needed at this time on this item. She wanted to keep the committee up-to-date on what was happening with the changes in the zoning ordinance. The city hired Duncan Associates to review the current code and to study areas that need to be updated or consolidated. They are using the Comprehensive Plan as part of the evaluation. The zoning code hasn't been revised since 1972. Many of the zoning issues facing the city were not addressed back then. They have a long way to go. It will be about six months before there will be anything for the committee to consider.

Ms. Welch noted that Duncan Associates is a nationally recognized firm across the country regarding zoning issues. She noted that as part of the process some of the districts may be renamed.

Ald. Nikceovich asked what kind of palpable results will be visible to the community. Ms. Welch responded that the goal is to have things clarified from new business applications to home occupied businesses. She added that this revision will simplify the Business Planned Development District process. They are also hoping to clean up the fence code and the code relating to parking spaces.

Ald. Nikceovich expressed the hope that this will help people understand the code more easily.

Ms. Enders explained that the zoning code information would be posted on the city's web site in a form that will be understandable to the public. The revised zoning code will also incorporate consistency and fairness across the board.

Mr. Kesner noted that they have had an excellent experience working with Duncan Associates. This organization is at the top of their field. Their legal staff is used to arguing cases before the Supreme Court.

Ald. Wilke commented that someone used the term rock stars for this company. He agreed that their work was very impressive.

Ms. Welch added that Duncan Associates will appear before the committee, but she is waiting for the opportune time in order to save on fees. They will also have a public review and a series of workshops as well as appearing before the Plan Commission and this committee. She anticipated that they can see some movement by the end of the year.

The meeting adjourned at 9:05 p.m.

Carla A. Ledesma, City Clerk
Wauwatosa, Wisconsin

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