



CITY OF WAUWATOSA

MEMORIAL CIVIC CENTER
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COMMUNITY DEVELOPMENT COMMITTEE

Meeting – Tuesday, July 26, 2011

Committee Room #1

PRESENT: Alds. Birschel, Meaux, Nikcevich, Organ (8:37 p.m.), Pantuso, Roznowski – 6

EXCUSED: Alds. Jay, Wilke

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

Ald. Pantuso as Chair called the meeting to order at 8:06 p.m.

Amendment to the Toldt developer's agreement

Mr. Kesner explained that Mr. Toldt would like to amend his developer's agreement to include 67 assisted living/memory care units in their plans for their Mt. Tosa development. The draft agreement submitted with his memo does that. It also includes language that calls for Payment in Lieu of Taxes (PILOT). Two things need to be approved: 1) the developers' agreement needs to be approved, and 2) the zoning issues.

Present in favor: Brian Randall, Friebert, Finerty, St. John, 330 E. Kilbourn Avenue
Brad Servin, 230 Horizon Drive, Verona
Scott Frank, 1719 Jupiter Drive, Madison

No one present in opposition.

Mr. Randall gave an overview of the proposed changes to the site through illustrations. The property is divided up into seven sections that include sites with condo-grade apartments, condominiums, and now the addition of the assisted living/memory care units. This addition will be accomplished by switching the sites and their uses. He emphasized that there is plenty of land to add this extra density. Mr. Randall noted that the Cedar Glen section of the development is already under construction and will open in 2012. There could be about 90 units completed by the end of the year. There will be no underground parking connected with the assisted living units. Despite all the construction this will be a very green site. Mr. Randall reiterated that there is language in the agreement that covers Payment in Lieu of Taxes (PILOT). There is also an expiration clause that states that if the assisted living/memory care site does not come about, the agreement will revert to the original wording.

Mr. Kesner stressed that the PILOT agreement will stay in place. Mr. Randall added that the project will have to go back to Plan Commission. He has also been working with administration and with the "Adding Life to Years" program. He noted that this kind of development doesn't exist on the west side of the city.

Mr. Frank, provider of assisted living/memory care services, commented that his company operates in Wisconsin with 19 centers for primary care and memory care as well as one rehabilitation center in Madison.

Mr. Servin noted that they have a mixture of studios and bedrooms. They will need a couple of easements for access and there will be pedestrian access.

Ald. Birschel asked about what happens with the money given for PILOT. Mr. Kesner responded that the city will get the initial payment and then it will go to other entities as well.

Ald. Roznowski asked Ald. Birschel, as liaison to the Plan Commission, about the Mayor's concerns. Ald. Birschel answered that the Mayor had some concerns about changing the developer's agreement. The item will go back to the Plan Commission in August.

Mr. Kesner added that the Mayor was concerned about the nature of the development and that by adding another institutional project the development might go in another direction. These items have been addressed in Mr. Toldt's letter to the Mayor.

Ald. Roznowski asked if there were any concerns about this project and the Comprehensive Plan.

Ald. Organ arrived at 8:37 p.m. (-6)

Ms. Welch noted that they are trying to address the needs of all the populations in the city. Ms. Enders added that the tax question was addressed through the PILOT wording and there is also some revolving loan funds involved with the project.

Mr. Kesner thought that the developers' agreement was very thorough.

Ald. Nikcevich thought that, as liaison to the Senior Commission, this was a good move. Ald. Pantuso thought the west side has been neglected in this regard. He would like to hear from the Mayor.

Moved by Ald. Nikcevich, seconded by Ald. Roznowski to
recommend approval of the amended developers' agreement – 6

Ald. Organ took over as chair at 8:37 p.m.

The Forest Exploration Center

Mr. Tom Gaertner, 6829 Terrace Court, gave a presentation on the plans for a new Forest Exploration Center. He described it as a 67 acre property east of Swan Blvd. near the Eschweiler Buildings. The land is owned by the state. There has been research done that shows a disconnect between people living in urban areas and their knowledge of forests. In 2000 the concept of a Forestry Discovery Center was discussed. In 2003 an educational needs analysis was done and late in 2003 the property was purchased. In 2006 there was an agreement reached between Wauwatosa, the state and the county. They did some strategic planning in 2009 and papers were filed for the group to become a 501C3. In 2010 incorporation papers were filed. Now in 2011 they are ready to take possession of the property and create the facility. Mr. Gaertner added that the state has mandated that a non-profit organization run this program. To that end the state is looking for the following:

1. That the Forestry Discovery Center hire a full time executive director by July of next year
2. That the Center put together a written plan
3. That the Center would have to match any state funding.

Mr. Gaertner noted that they want to do board development as well as develop relationships with the Milwaukee Metropolitan Sewage District (MMSD) and the County Grounds. They are at Phase I now.

Ald. Organ thought that plan was very exciting. She asked about what has been done on the property so far.

Mr. Gaertner responded that the property needs some work as far as sustaining the forest. There are a lot of oak, and maple trees and in spring beautiful wildflowers. They would like to develop a trail system. The challenge is that there is no parking at this time.

Ald. Roznowski asked if they have had any interaction with the monarch butterfly trail. Mr. Gaertner responded that there were a lot of tie-ins with various groups and the area could become a destination for school trips. Ald. Roznowski thought this was idea was outstanding.

Mr. Gaertner noted that they want to be seen more as a science based facility than just a nature center. They have been reasonably successful with fund raising even in this recession.

Ald. Nikcevich applauded the plans and asked if this was going to be a park. Mr. Gaertner noted that this will be a demonstration space. They plan to use the facility as a mechanism for educating the public about how to manage a forest. They would like to educate the largest number of people effectively about how to sustain a forest.

The meeting adjourned at 9:02 p.m.

Carla A. Ledesma, City Clerk
Wauwatosa, Wisconsin

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