



CITY OF WAUWATOSA

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

COMMUNITY DEVELOPMENT COMMITTEE

Meeting – Tuesday, November 29, 2011

Committee Room #1

PRESENT: Aids. Birschel, Jay, Meaux, Organ, Pantuso, Roznowski, Wilke – 7

EXCUSED: Ald. Nikceovich

ALSO PRESENT: J. Archambo, City Admin.; P. Enders, Econ. Devel. Dir.

Ald. Organ as Chair called the meeting to order at 8:20 p.m.

Final plan approval – Business Planned Development located at 6745 W. Wells Street

Ms. Enders reported that the Plan Commission reviewed and recommended approval of final plans for this development. There were a small number of revisions to the preliminary plan required by the committee and the Plan Commission. Those have been done and approved by the Design Review Board (DRB) on November 17th. The proposed hours of operation are Monday through Friday 6:30 a.m. to 10:00 p.m. and Saturday and Sunday 7:00 a.m. to 10:00 p.m. The final plan is essentially identical to the preliminary plan except that the driveway along N. 68th Street is now proposed as an exit only whereas it was originally an entrance only. The DRB also approved of the roof top mechanical screening and made allowance for four signs on the building. The Board of Public Works and Common Council approved the encroachment for outdoor seating on Wells Street. Staff recommends approval of the final plan due to the changes the applicant has made.

Present in favor: Sean Phelan, Phelan Development, 117 N. Jefferson, Milwaukee

No one present in opposition.

Mr. Phelan showed photos of the site as it is now and the plans for their new building. He noted the changes they had made to the façade materials replacing the corrugated steel with painted cedar and using stained cedar in the back of the building. They will also have a retaining wall of stained cedar. He noted that the rooftop screening would serve to camouflage the heating and cooling system. He further explained that they changed the entrance on N. 68th Street to an exit because it would be easier to get stuck in the sharp turn if cars tried to come in that way.

Ald Organ noted that she liked the look of the stained wood, but asked about the difference between natural wood and stained wood. Ald. Pantuso suggested that the stained wood probably looks more permanent. Ald. Jay thought the design changes looked good and added that it is a good project for the area.

Moved by Ald. Roznowski, seconded by Ald. Birschel to recommend approval of the final plan for the Business Planned Development at 6745 W. Wells Street contingent upon: 1) hours of operation Monday through Friday 6:30 a.m. to 10:00 p.m. and Saturday and Sunday 7:00 a.m. to 10:00 p.m., 2) changes as outlined by the Design Review Board, and 3) submitting a storm water plan – 7

Business Planned Development – 11500 W. Burleigh Street

Ms. Enders said that on May 17th of this year the Council gave preliminary planned development approval to HSA Commercial, Inc. for their proposed project at 11500 W. Burleigh Street. The developer recently sent an email requesting a six month delay for the start of the project and explaining the reasons for it. She noted that staff recommends the extension. If nothing has been done after this second deadline the project shall become null and void. She didn't think that the developer needs all of six months, but it will give them time to finish the Tax Incremental Finance (TIF) District analysis. The analysis will be complete in 2012 and they can start construction in the next year. She explained that the TIF will be retroactive to the beginning of the year. A question was asked about how often a developer asks for such an extension. Ms. Enders advised that her view is that six months is short for a Business Planned Development and requesting extensions is not unusual.

Moved by Ald. Roznowski, seconded by Ald. Wilke to recommend approval for a six month extension of the original preliminary Business Planned Development in order to complete some of the financial aspects of the project – 7

The meeting adjourned at 8:45 p.m.

Carla A. Ledesma, City Clerk
Wauwatosa, Wisconsin

svh