



CITY OF WAUWATOSA

MEMORIAL CIVIC CENTER
7725 WEST NORTH AVENUE
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COMMUNITY DEVELOPMENT COMMITTEE

Meeting – Tuesday, November 29, 2011

Committee Room #1

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

EXCUSED: Ald. Jay

ALSO PRESENT: P. Enders, Econ. Devel. Dir.

Ald. Organ as Chair called the meeting to order at 8:03 p.m.

7332 W. State Street – massage therapy

Conditional Use

Ms. Enders said that the applicant would like to operate a massage therapy establishment in a multi-tenant office building on State Street. The proposed hours of operation are basically by appointment only but will be within the following timeframe: Tuesday through Friday 9:00 a.m. to 8:00 p.m., Saturday and Sunday 9:00 a.m. to 4:00 p.m. and closed Monday. The applicant should contact the City Sanitarian, regarding any additional licenses.

Present in favor: Leah Noel, 7332 W. State Street

No one present in opposition.

The applicant had nothing to add.

Moved by Ald. Birschel, seconded by Ald. Pantuso to recommend approval of the Conditional Use contingent upon: 1) hours of operation Tuesday through Friday 9:00 a.m. to 8:00 p.m., Saturday and Sunday 9:00 a.m. to 4:00 p.m. and closed Monday; 2) contacting the City Sanitarian, and 3) obtaining the necessary licenses and permits – 7

10701 W. North Avenue – health maintenance including yoga

Conditional Use

Ms. Enders said that the applicant would like to operate a health maintenance establishment that includes yoga in a multi-tenant office building on North Avenue. A Conditional use is required for the yoga aspect of the business. The proposed hours of operation are 7:00 a.m. to 10:00 p.m. daily.

Present in favor: Mary Bruck, 9601 Harding Blvd.

No one present in opposition.

Ald. Roznowski asked if there were any parking issues. Ald. Birschel noted that there is a double deck parking structure in the back of the building. Ms. Bruck added that there is parking for about 100 cars.

Ald. Pantuso asked about how much of the building the applicant will be occupying. Ms. Bruck responded that they will be on the third floor utilizing about 1,000 square feet.

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

3140 N. 124th Street – Wendy’s restaurant

Conditional Use

Ms. Enders said that the applicant would like to operate a Wendy’s restaurant in the former Steak and Shake building at the Burleigh Square development. The proposed restaurant will have indoor seating as well as utilize the existing drive thru similar to other fast food restaurants. The proposed hours of operation are 5:00 a.m. to 12:00 a.m. Sunday through Thursday and 5:00 a.m. to 1:00 a.m. Friday and Saturday.

Present in favor: Tedd Meredith, 320 Stewart Drive, Oak Creek

No one present in opposition.

Ald. Birschel noted that it makes sense to approve these hours because Briggs and Stratton has a staggered workforce that will appreciate something being open when they have breaks or lunch.

Mr. Meredith presented preliminary illustrations of what the building will look like. He noted that there will be very little change to the building. They would like to close on the property by the end of the year and open the restaurant by Easter.

Moved by Ald. Pantuso, seconded by Ald. Roznowski to recommend approval of the Conditional Use contingent upon: 1) hours of operation from Sunday through Thursday 5:00 a.m. to 12:00 a.m. and Friday and Saturday 5:00 a.m. to 1:00 a.m.; and 2) obtaining the necessary licenses and permits - 7

3720 N. 124th Street

Change of Zoning – Set Public Hearing Date

Request by Stephen Lauenstein for a Change of Zoning from AA Industrial District to AA Business District at 3720 North 124th Street.

Ms. Enders said that this request is for a rezoning of the parcel located at the corner of Feerick Street and 124th Street from AA Industrial District to AA Business District. It is consistent with the future land use in the City’s Comprehensive Plan. She recommended that the committee approve a proposed public hearing date of January 17th.

No one present in favor.

No one present in opposition.

Moved by Ald. Birschel, seconded by Ald. Nikceovich to recommend approval to set the public hearing date for January 17, 2012 and to approve an Ordinance for Introduction pertaining to a Change of Zoning at 3720 N. 124th Street – 7

Relocating Ward 20's voting location from the Fisher Building to the Public Works Building

Ms. Ledesma recommended moving Ward 20 from the Fisher Building due to overcrowding. Since the new school went in, the space has been constantly expanding leaving less and less room to use as a polling place. She suggested the Public Works building noting that it is handicapped accessible and there is enough room for long lines of people waiting to vote. She met with the Public Works Director and the Public Works Superintendent. They agreed to the plan.

Ald. Birschel asked how people would be notified of the change. Ms. Ledesma answered that her office will be sending out post cards to the voters who will be affected by the move. She will also notify the County 30 days before the election in February.

Moved by Ald. Birschel, seconded by Ald. Pantuso to recommend approval of an Ordinance for Introduction pertaining to moving Ward 20 from the Fisher Building to the Public Words building to give the polling place more room to operate – 7

The meeting adjourned at 8:22 p.m.

Carla A. Ledesma, City Clerk
Wauwatosa, Wisconsin

svh