



## CITY OF WAUWATOSA

MEMORIAL CIVIC CENTER  
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### COMMUNITY DEVELOPMENT COMMITTEE

Meeting – Tuesday, February 28, 2012

Committee Room #1

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

ALSO PRESENT: Ald. C. Wilson; J. Archambo, City Admin.; A. Kesner, City Atty.; J. Ruggini, Finance Dir., Police Chief Weber; P. Enders, Econ. Dev. Dir.; T. Szudy, Planner II

Ald. Organ as Chair called the meeting to order at 8:15 p.m.

#### **Conditional Use – 11302 W. Blue Mound Road**

The committee reviewed a request by Mark A. Zierath, Blue Ribbon Pub, LLC and John J. Picciuro for a Conditional Use to operate a tavern/restaurant with outdoor patio located at 11302 W. Blue Mound Road. Ms. Szudy noted that the restaurant will be in the same building as the former Jo Jo's Pizza and Pub. Hours of operation will be Sunday 11:00 a.m. to midnight, Monday through Thursday 11:00 a.m. to 2:00 a.m., and Friday and Saturday 11:00 a.m. to 2:30 a.m. with the outdoor dining closing at 10:00 p.m.

Present in favor: Mark Zierath, 723 S. 92<sup>nd</sup> Street, West Allis

No one present in opposition.

Moved by Ald. Pantuso, seconded by Ald. Roznowski to recommend approval of the Conditional Use contingent upon: 1) Hours of operation from Sunday 11:00 a.m. to midnight, Monday through Thursday 11:00 a.m. to 2:00 a.m., and Friday and Saturday 11:00 a.m. to 2:30 a.m. with the outdoor dining closing at 10:00 p.m., and 2) obtaining any necessary licenses and permits – 7

#### **Conditional Use – 7327 W. Center Street**

The committee reviewed a request by Shacolia Gillespie for a Conditional Use in the AA Business District to operate a daycare center at 7327 W. Center Street. Ms. Szudy commented that the applicant would like to operate a daycare center in a building that was approved before for the same use. The hours of operation will be from 6:00 am to midnight Monday through Friday. These are the same hours approved for the last daycare center application at that location. The applicant will also have to obtain state day care licensing.

Present in favor: Shacolia Gillespie, 3450 N. 58<sup>th</sup> Street, Milwaukee

No one present in opposition.

Moved by Ald. Pantuso, seconded by Ald. Birschel to recommend approval of the Conditional Use contingent upon: 1) hours of operation from 6:00 am to midnight Monday through Friday, 2) obtaining state daycare licensing, and 3) obtaining any other necessary licenses and permits – 7

## **Amendment to Business Planned Development – 9700 Watertown Plank Road**

The committee reviewed a request by Cliff Goodhart, Eppstein Uhen Architects, and Curt Stang, UWM Real Estate Foundation, Inc. for an amendment to a Business Planned Development to construct a technology incubator at approximately 9700 Watertown Plank Road. Ms. Szudy noted that they had received Design Review Board approval. She advised that they are only looking for approval of the building and the land.

Present in favor:           Cliff Goodhart, 222 W. Washington, Madison

No one present in opposition.

Present:                    Nancy Alberte, 8216 Richmond Court

There was a concern about the signage on the building. It was noted that the Plan Commission had approved the amendment including an exception to the sign code. There was also concern expressed about the landscaping and the use of native plantings.

Moved by Ald. Nikcevich, seconded by Ald. Roznowski to recommend approval of the amendment to Business Planned Development with approval for the signage taken separately by the Sign Review Board according to city sign codes --

Ald. Wilke asked for a friendly amendment including the use of native grasses and preservation of the habitat as contingencies. The friendly amendment was accepted.

Moved by Ald. Nikcevich, seconded by Ald. Roznowski to recommend approval of the Amendment to Business Planned Development contingent upon obtaining all the necessary licenses and permits. Also the signage and landscaping shall return to the Community Development Committee for further review and approval – 7

## **Update on the Energy Committee**

Former Alderman Jim Krol, 7828 Milwaukee Avenue gave a report on how the Energy Committee's goals have progressed. Now is the time to start thinking of the goals for 2012. He introduced Nancy Alberte, Jay Kaczmarek, Jack Bahr, and Tim Hecht also on the energy committee. Each person took turns giving a presentation on the different aspects of energy conservation that they have been working on. They outlined the energy goals for 2012. They thanked Ald. Roznowski and Ald. Wilson for their contribution to the Energy Committee. They requested to have more participation from city staff and possibly an aldermanic liaison. Ald. Nikcevich thought a 5% reduction in energy usage was feasible. Mr. Archambo stressed that the city needs to keep pursuing these projects.

The committee recessed at 10:03 p.m. and reconvened at 10:15 p.m.

## **Quarterly Economic Development Advisory Committee update**

This report was given by Ms. Enders and Mr. Bob Simi, Chair of the Economic Development Advisory Committee (EDAC). Mr. Simi stressed that they are working to create a demand for our municipality.

There is a gap between expenditures and revenues. They talked about the impact of economic development which is adding new developments to the tax base. They stressed that an increase in demand for properties increases property values throughout the city. They listed some of the projects in play which total over \$250 million in potential property values.

Mr. Simi noted that they wanted to establish a compelling vision by creating one of the most desirable places to live. Ms. Enders talked about mobilizing resources. Ald. Wilson added that the Community Development Authority (CDA) is the deal making entity. Ald. Nikceвич expressed concern that attention be paid to the needs of small businesses.

### **Naming of a Public Road in Innovation Park**

Ms. Enders reported on a meeting that was held with the UWM Real Estate Foundation to discuss the naming of a road in Innovation Park. They came up with a compromise. Instead of Technology Parkway, the consensus was that Discovery Parkway would be a good alternative.

Present in favor: Curt Stang, UWM Real Estate Foundation, Inc.

No one present in opposition.

Moved by Ald. Pantuso, seconded by Ald. Jay to recommend approval of the name Discovery Parkway for a public road in Innovation Park. Vote on the motion was Ayes: 6, Noes: 1 (Wilke)

### **Charging Groups holding events where public safety expenses may be incurred and the approval process for these events**

The committee reviewed a request by the Police Chief that his department be included in decisions to rent out Hart Park especially when there might be a need for their services. The committee discussed the arrangement as it stands now especially in the area of the Rotary Band Shell.

Mr. Kesner explained that Tosa Tonight is in charge of the activities that are scheduled in the band shell area. He suggested expanding the current parade ordinance to add any special event that will use public property. The use will also have to be approved by the police department.

Kathy Ehley, Exec. Dir. Village Business Improvement District, was in support of this ordinance amendment noting that non-profits are charged for the city services they use; therefore, all groups should be charged equally.

Moved by Ald. Roznowski, seconded the Ald. Birschel to recommend introduction of an amendment to Chapter 7.50 of the city code to require permits from the police department for parades and special events which are held on public property or otherwise require a police presence – 7

The meeting adjourned at 11:43 p.m.

svh

Carla A. Ledesma, City Clerk  
Wauwatosa, Wisconsin