



## CITY OF WAUWATOSA

MEMORIAL CIVIC CENTER  
7725 WEST NORTH AVENUE  
Telephone: (414) 479-8917  
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### COMMUNITY DEVELOPMENT COMMITTEE

Meeting – Tuesday, April 24, 2012

Committee Room #1

PRESENT: Alds. Berdan, Causier, McBride, Moldenhauer, Pantuso, Roznowski, Walz-  
Chojnacki, Wilke – 8

ALSO PRESENT: Mayor Ehley, P. Enders, Econ. Dev. Dir.

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

#### 2160 Wauwatosa Avenue

#### Street Festival Permit

**Request for a Street Festival Permit by Sts. Constantine and Helen Greek Orthodox Church, 2160 Wauwatosa Avenue for their annual festival to be held from June 8-10, 2012.**

The committee reviewed a request by Sts. Constantine and Helen Greek Orthodox Church located at 2160 Wauwatosa Avenue for a street festival permit for their annual festival held from June 8-10, 2012.

Present in favor: Alex Marlis, Sts. Constantine and Helen, N81 W32011 Shanendoah Court,  
Hartland

No one present in opposition.

Mr. Marlis commented that they have been holding this festival for many years.

Moved by Ald. Pantuso, seconded by Ald. McBride to recommend approval of the street festival permit for the Sts. Constantine and Helen Greek Orthodox Church for their festival to be held from June 8-10, 2012 – 8

#### Set Public Hearing Date

#### Local Historic Designation

**Set the public hearing date regarding Local Historic Designation for the Rockway and Brookside Places Neighborhood and approval of the preservation plan for the district.**

The committee reviewed a request by the Historic Preservation Commission for Local Historic Designation of the Rockway and Brookside Places neighborhood and approval of the preservation plan for the district. The first order of business was to set the public hearing date.

Ms. Enders commented that they had meetings with the neighborhood over the past year and no one attending was opposed. She explained that this is the first step in the process to becoming a national historic district. Once they are declared a local historic district the Historic Preservation Commission then becomes their Design Review Board (DRB).

No one present in opposition.

Moved by Ald. McBride, seconded by Ald. Berdan to recommend setting a public hearing date of May 15, 2012 to consider Local Historic Designation for Rockway and Brookside Places neighborhood and the preservation plan for the district – 8

**7300 Chestnut Street**

**Local Historic Designation**

**Request for Local Historic Designation of the Muellner Building in Hart Park located at 7300 Chestnut Street.**

The committee reviewed the issue of Local Historic Designation for the Muellner Building located at 7300 Chestnut Street. Ms. Enders explained that since this is a single site designation it does not have to go through the same process of public hearings as the previous item. The same procedure follows for any improvements or exterior changes. The Historic Preservation Commission will become the DRB for this property.

No one present in opposition.

Moved by Ald. Pantuso, seconded by Ald. Causier to recommend approval of Local Historic Designation for the Muellner Building located at 7300 Chestnut Street – 8

**1220 Dewey Avenue**

**Conditional Use**

**Request for a Conditional Use in the AA Institutions District at 1220 Dewey Avenue to expand the president's house.**

The committee reviewed plans to construct a 2,200 square foot addition onto the former president's house on the hospital grounds. Ms. Enders noted that they will also be adding additional parking.

Present in favor:       Pete Carlson, President, Aurora Psychiatric Hospital, 1220 Dewey Avenue  
                                  Steve Raasch, Zimmerman Architects, 6830 W. Wells Street

No one present in opposition.

Mr. Carlson noted that the house has been sitting vacant for about 18 years. Space is at a premium on the grounds and they would like to use the current building with the addition to have meeting space for about 80 people. They are also expanding parking spaces and water retention.

Mr. Raasch showed illustrations and gave an overview of the project. He added that they are not changing the lighting.

Moved by Ald. McBride, seconded by Ald. Pantuso to recommend approval of the Conditional Use to expand the president's house on the Aurora Psychiatric Hospital property – 8

**11700 W. Capitol Drive**

**Land Division**

**Request for a Land Division by Certified Survey Map in the AA Industrial District at 11700 West Capitol Drive.**

The committee reviewed a request for a Land Division by Certified Survey Map by Harley-Davidson, 11700 W. Capitol Drive. Ms. Enders noted that the Harley-Davidson company would like to subdivide the parcel. The new parcel meets the zoning requirements.

Present in favor:            Todd Champeau, Harley-Davidson, 3700 W. Juneau Avenue, Milwaukee  
Daniel Drake, Harley-Davidson, 11800 W. Capitol Drive

No one present in opposition.

Moved by Ald. McBride, seconded by Ald. Causier, to recommend approval of the Land Division by Certified Survey Map for property located at 11700 W. Capitol Drive – 8

**2545 N. 100<sup>th</sup> Street**

**Land Division**

**Request for a Land Division by Certified Survey Map in the Estate Residence District at 2545 North 100<sup>th</sup> Street.**

The committee reviewed a request for a land division by Certified Survey Map for property located at 2545 N. 100<sup>th</sup> Street. Ms. Enders noted that the property owner would like to subdivide the lot into two single parcels. The house is on the larger lot.

Present in favor:            Carol Maria, 2545 N. 100<sup>th</sup> Street

No one present in opposition.

Moved by Ald. Pantuso, seconded by Ald. Walz-Chojnacki to Recommend approval of the Land Division by Certified Survey Map for property located at 2545 N. 100<sup>th</sup> Street – 8

**7225 W. North Avenue**

**Conditional Use**

**Request for a Conditional Use at the North Avenue Grill, 7225 West North Avenue to modify hours of operation and add outdoor dining,**

The committee reviewed a request for a Conditional Use to modify hours of operation and add outdoor dining to the North Avenue Grill located at 7225 W. North Avenue. Ms. Enders noted that they need approval for the outdoor seating and the necessary permits and licenses. Since the outdoor seating is within the setback, they don't need Board of Public Works approval.

Present in favor:            Michael Willow, 2346 N. 66<sup>th</sup> Street  
Mayor Ehley, 7437 Kenwood Avenue

No one present in opposition.

Moved by Ald. Pantuso, seconded by Ald. Moldenhauer to recommend approval of the Conditional Use contingent upon the hours of operation being 6:00 a.m. to 11:00 p.m. daily, and 2) obtaining any necessary licenses and permits – 8

**8316 W. Blue Mound Road**

**Conditional Use**

**Request for a Conditional Use at 8316 West Blue Mound Road to operate a fitness training establishment.**

The committee reviewed a request for a Conditional Use for a fitness training establishment. Ms. Enders noted that the fitness training would be by appointment with hours of operation from 6:00 a.m. to 8:00 p.m. daily.

Present in favor: John Eggers, 8316 W. Blue Mound Road

No one present in opposition.

Moved by Ald. McBride, seconded by Ald. Wilke to recommend approval of the Conditional Use for a fitness training establishment located at 8316 W. Blue Mound Road contingent upon: 1) hours of operation from 6:00 a.m. to 8:00 p.m. daily, and 2) obtaining the necessary licenses and permits – 8

**1341 Wauwatosa Avenue**

**Conditional Use**

**Request for a Conditional Use in the Village Trade District at 1341 Wauwatosa Avenue to operate a wine store.**

The committee reviewed a request for a Conditional Use for a wine store called The Ruby Tap located at 1341 Wauwatosa Avenue. Ms. Enders noted that the applicants would like to open a wine store with indoor/outdoor seating. The Plan Commission recommended approval contingent upon: 1) delineation of the outdoor space between The Ruby Tap and Yo Mama; 2) installation of directive signage; 3) hours of operation Tuesday through Thursday noon to 10:00 p.m., Friday and Saturday noon to 12:00 a.m. and Sunday noon to 9:00 p.m.; and 4) obtaining the necessary licenses and permits.

Present in favor: Brooke Boomer, 2256 N. Menomonee River Parkway  
Sara Smith, 2256 N. Menomonee River Parkway

No one present in opposition.

Ald. Causier asked about the need for a physical barrier. Mr. Kesner responded that a physical barrier may not be necessary. State liquor license law is very strict about the owner's stated license premises. Ms. Boomer stressed that they intend to be separate yet handicapped accessible.

Moved by Ald. McBride, seconded by Ald. Causier to recommend approval of the Conditional Use to operate a wine store at 1341 Wauwatosa Avenue contingent upon: 1) hours of operation Tuesday through Thursday noon to 10:00 p.m., Friday and Saturday noon to 12:00 a.m. and Sunday noon to 9:00 p.m.; 2) delineation of the outdoor space between The Ruby Tap and Yo Mama; 3) installation of directive signage; and 4) obtaining the necessary licenses and permits – 8

The meeting adjourned at 9:20 p.m.

Carla A. Ledesma, City Clerk  
City of Wauwatosa

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