



CITY OF WAUWATOSA

MEMORIAL CIVIC CENTER
7725 WEST NORTH AVENUE
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COMMUNITY DEVELOPMENT COMMITTEE

Meeting – Tuesday, June 12, 2012

Committee Room #1

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

ALSO PRESENT: Mayor K. Ehley; J. Archambo, City Admin.; A. Kesner, City Attorney; T. Szudy,
City Planner

Ald. Roznowski as Chair called the meeting to order at 8:00 p.m.

Street Festival Permit – Tosa East Towne Neighborhood Association

Ms. Ruzicka commented that the Tosa East Towne Neighborhood Association (TETNA) has been holding this event for the last several years. It used to be in conjunction with the Chili'n on the Avenue event. The festival will raise money for the Ronald McDonald House of Eastern Wisconsin. This year they decided to hold the event separately at a different location. They thought that the municipal parking lot on the north side of W. North Avenue and N. 72nd Street would give the residents and businesses in that area a chance to participate. The festival will include food and non-alcoholic beverages provided by the North Avenue Business Alliance. There will be a local musician and crafting events. Ald. Pantuso made the motion; however, he recused himself from voting because he is a participating member of this event.

Present in favor: Kelly Ruzicka, 2509 Lefebber Avenue
Jason Odrzywolski, 2607 N. 70th Street

Moved by Ald. Pantuso, seconded by Ald. Causier to recommend approval of the Street Festival Permit contingent upon Board of Public Works approval for use of the municipal parking lot. Vote on the motion was Ayes: 7, Noes: 0, present: 1 (Pantuso)

Conditional Use – approximately 1349 N. Wauwatosa Avenue

Ms. Szudy said the applicant would like to locate and operate a popcorn wagon in the Root Common area of the Village, near the pine tree across from Yo Mama. This location is within the City right-of-way so Board of Public Works approval of a lease/encroachment agreement is also required. There are some city concerns with the proposed electric outlet as it is probably too small of a power source to supply the wagon. This was communicated to the applicant and she was exploring alternative power sources. The proposed hours of operation are Tuesday through Friday 4:00 p.m. to 8:30 p.m. and Saturday and Sunday 3:00 p.m. to 8:30 p.m. as well as extended hours during special events in the Village. Ms. Szudy also noted that the Village Business Improvement District wrote a letter of support for the popcorn wagon.

Present in favor: Nicole Breest, 3300 S. Stone Gate Circle, New Berlin

Moved by Ald. McBride, seconded by Ald. Berdan to recommend approval of the Conditional Use contingent upon: 1) hours of operation Tuesday through Friday from 4:00 p.m. to 8:30 p.m., Saturday and Sunday from 3:00 p.m. to 8:30 p.m. and extended hours during special events, 2) delegating authority to the Board of Public Works to approve the lease agreement, 3) delegating authority to the engineering department to approve the quiet generator, 4) obtaining any necessary licenses and permits, and 4) a 60-day notice to vacate as the Village plan is being implemented – 8

Conditional Use – Ronald McDonald House expansion

Ms. Szudy said the applicants are proposing to expand the Ronald McDonald house by constructing two additions – a small addition at the south end of the existing building and a larger wing east of the existing building. Overall, 40 new guest rooms will be constructed but the net gain will be 37 rooms due to remodeling within the building that will eliminate some existing rooms. A two-level 110 space parking structure that takes advantage of the grade changes on the site plus 21 spaces in a surface parking lot near the front entrance will also be constructed.

Present in favor: Robert Kramer, 11000 W. Park Place, Milwaukee

Moved by Ald. McBride, seconded by Ald. Moldenhauer to recommend approval of the Conditional Use contingent upon obtaining the necessary licenses and permits – 8

Public Hearing Date – Church and Chapel

Ms. Szudy said the applicants would like to amend the AAA Single Family Residence District to include a provision for Funeral & Interment Services – Funeral Assembly as a Conditional Use. Staff has purposely limited the terminology to only allow funeral services. No preparatory functions such as cremating or embalming will be allowed in order to limit the impact on the residential areas. Staff feels that with this limited terminology, a funeral home will not have any greater impact than churches or other religious places of assembly that are also conditional uses in the zoning district. A code amendment was also preferred over a change of zoning to Business District zoning as future uses of the site are much more limited under residential zoning than with business zoning. If the code amendment is approved, it will be incorporated into the new zoning code that is being developed. She noted that this item was just approving the public hearing date.

Moved by Ald. Pantuso, seconded by Ald. Walz-Chojnacki to recommend setting a public hearing date of July 17, 2012 to review amending the city code to include funeral & interment services - funeral assembly as a Conditional Use and recommending an ordinance for introduction – 8

Public Hearing Date – Business Planned Development

Ms. Szudy said that HSI Properties LLC proposes to construct a 4-story apartment building consisting of 40 1-bedroom units at the corner of 60th and Martin Drive, next to their Enclave development. The Annex @ Enclave's design and construction is similar to that of the Enclave and residents in the development will be able to use the amenities available next door. The majority of the parking (32 spaces) will be enclosed on the ground level of the building and 16 spaces will be provided in a surface lot on the west

side of the building. There are some water supply issues in this area of the city that will need to be addressed as well as concerns by the Fire Department regarding radio signals. These concerns have been communicated to the developer.

Moved by Ald. Causier, seconded by Ald. McBride to recommend a public hearing date of July 17, 2012 to review a change of zoning to Business Planned Development to construct a 40-unit apartment building at the corner of N. 60th Street and Martin Drive and recommending an ordinance for introduction – 8

The meeting adjourned at 8:37 p.m.

Carla A. Ledesma, City Clerk
City of Wauwatosa

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