



## CITY OF WAUWATOSA

MEMORIAL CIVIC CENTER  
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### COMMUNITY DEVELOPMENT COMMITTEE

Meeting – Tuesday, July 31, 2012

Committee Room #1

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

ALSO PRESENT: P. Enders, Development Dir.; T. Szudy, Principal Planner; Police Chief B. Weber

Ald. Roznowski as Chair called the meeting to order at 8:30 p.m.

#### **Proposed local historical designation for the Wauwatosa Cemetery chapel, 2435 Wauwatosa Avenue**

Ms. Enders reported that the Historic Preservation Commission recommended local historic designation for the Wauwatosa Cemetery chapel.

Present in favor: Maricolette Walsh, 9215 Watson Blvd.

Ms. Walsh gave her support to the commission's request.

Moved by Ald. McBride, seconded by Ald. Pantuso to recommend approval to grant local historic designation to the Wauwatosa cemetery chapel – 8

#### **Zoning code amendment – AAA Single Family Residence District**

Ms. Enders noted that this would be a zoning code amendment not a change of zoning. The amendment will add funeral and interment services – assembly as a Conditional Use to the AAA Single Family Residence District. She added that staff recommends approval.

Present in favor: Ted Larson, 20905 Villa Court, Waukesha  
Lindsey Draper, 11111 W. Courtland Avenue

Chief Weber referenced some emails that had been sent to the aldermen. He stressed that there is no correlation between vandalism of a particular property in the vicinity and the funeral home.

Mr. Draper commented that there is a natural hesitancy about dealing with death, but it is a real part of life. There will be no embalming at the facility so he had no problem with adding the business to the AAA Single Family Residence District.

Ald. Causier asked if this was just for this particular application. Ms. Szudy answered that the amendment would be citywide.

Moved by Ald. McBride, seconded by Ald. Causier to recommend approval of the zoning code amendment adding funeral and interment services – assembly as a Conditional Use to the AAA Single Family Residence District – 8

**Conditional Use – 4750 N. Mayfair Road**

Ms. Enders commented that this item is related to the zoning code amendment. Church and Chapel would like to open a funeral home for funeral services only at 4750 N. Mayfair Road. The hours of operation will be 24 hours daily for staff and family and 10:00 a.m. to 10:00 p.m. daily for funeral services. They will be reusing the monument sign.

Present in favor: Ted Larson, 20905 Villa Court, Waukesha

No one present in opposition.

Moved by Ald. McBride, seconded by Ald. Wilke to recommend approval of the Conditional Use contingent upon: 1) hours of operation from 24 hours daily for family and staff and 10:00 a.m. to 10:00 p.m. for funeral services, 2) allowing the reuse of the monument sign, and 3) obtaining the necessary licenses and permits – 8

**Change of Zoning – Preliminary Planned Development**

Ms. Enders noted that this was a Changing of Zoning request for an addition to a very successful apartment development located at 6005 W. Martin Drive. The zoning needs to be changed in order to accommodate the project.

Present in favor: Brett Haney, HIS, 20975 Swenson Drive, Waukesha  
Gene Guzkowski, AG Architects, 1414 Underwood Avenue  
Eric Harmon, AG Architects, 1414 Underwood Avenue

No one present in opposition.

Mr. Haney gave a presentation regarding the development of the Enclave apartment project. The committee discussed the Annex at Enclave. The Enclave which was the first development on the site now has 125 of their 150 units rented. They would like to repeat that success with the annex.

Mr. Guzkowski noted that they were looking for a more urban design. He explained that they want to respect the scale of the neighborhood and they will not be adding to any traffic problems.

Moved by Ald. Pantuso, seconded by Ald. McBride to recommend approval of the Change of Zoning from AA Light Manufacturing to Business Planned Development District at 6005 W. Martin Drive – 8

**Business Planned Development – 6005 W. Martin Drive**

Ms. Enders noted that this item is related to the request for Change of Zoning. The applicants would like to build an annex to their very successful Enclave apartments.

Moved by Ald. McBride, seconded by Ald. Walz-Chojnacki to recommend preliminary approval of the Business Planned Development for the Annex at the Enclave apartment project contingent upon: 1) approval by appropriate City staff related to utilities, engineering, fire and building codes, 2) approval by the Design Review Board, and 3) obtaining any other licenses and permits – 8

**Proposed zoning code ordinance update**

Ms. Enders noted that this has been a long process and very overdue, the last zoning code revision being in 1972. She introduced Mr. Kirk Bishop of Duncan Associates.

Kirk Bishop, Duncan Associates, commented that since 1972 there have been piecemeal amendments and outdated formats. He went through the components of the updated zoning code noting that the guiding principals were: 1) developing a new and organized format, 2) making the content easier to use and understand, 3) modernizing the language, 4) bringing consistency to the format, and 5) removing unnecessary regulations. They are ready and willing to provide additional details to the Council or public. They are also looking at how to accommodate bringing the public into the process and then moving to a formal adoption process.

The meeting adjourned at 9:50 p.m.

Carla A. Ledesma, City Clerk  
City of Wauwatosa

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