



CITY OF WAUWATOSA

MEMORIAL CIVIC CENTER
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COMMUNITY DEVELOPMENT COMMITTEE

Meeting – Tuesday, September 25, 2012

Committee Room #1

PRESENT: Alds. Berdan, Causier, McBride, Moldenhauer, Pantuso, Roznowski, Walz-
Chojnacki – 7

EXCUSED: Ald. Wilke

ALSO PRESENT: Alds. Birschel, Ewerdt, Tilleson, Wilson; J. Archambo, City Admin.; A. Kesner,
City Attorney; P. Enders, Development Dir.; G. Blando, Prop. Maint. Inspec.

Ald. Roznowski as Chair called the meeting to order at 8:07p.m.

Conditional Use – 10605 W. North Avenue

Ms. Enders commented that the applicant would like to convert the former credit union building located at the southwest corner of N. 106th Street and North Avenue to a gas station consisting of four gas pumps and a convenience store. The proposed hours of operation are 4:30 a.m. to 1:30 a.m. daily. The city has approved a couple of 24 hour gas stations; however, approved hours of operation are usually between 5:00 a.m. and midnight when located near residential properties. The applicant would also like to sell wine and beer in the convenience store, which will also require appropriate liquor licenses. She noted that the Common Council rarely approves such license applications. There were also concerns regarding traffic and ingress and egress of cars, delivery trucks, and tankers expressed by the engineering staff. Staff recommends approval contingent upon establishing hours of operation, applicable Design Review Board approvals, engineering approval of the parking lot plan and obtaining additional licenses and permits.

Present in favor: Ajit Walia, 1202 W. Highland Avenue, Milwaukee
Kristian Sydow, Apex Commercial, 245 S. Executive Drive, Brookfield

No one present in opposition.

The committee discussed various issues the two most important being how deliveries would be made and the impact on traffic and safety in the area.

Moved by Ald. McBride, seconded by Ald. Causier to hold this issue for up to six weeks to give time to have a traffic study of the area and the potential impact of this gas station --

Mr. Walia commented that he could provide the traffic study.

Vote on the motion was Ayes: 6, Noes: 1 (Berdan)

Amendment to Fence Ordinance

Ms. Enders commented that this is a request from a resident that the city consider raising the current allowable residential fence height from four and one-half to six feet on the rear and side yard elevations of residential properties. The letter was accompanied by a petition. Staff does not recommend allowing six foot high fences within the side yard as proposed in the wording of the petition. Staff is proposing to submit an updated fence ordinance to the Committee on Community Development that would include the

13. Obtaining all other licenses and permits
14. Interior parking lot landscaping to 10% minimum including pharmacy and 50% credit for landscaping on Burleigh Street
15. Continue discussions with staff regarding amount and height of light standards due to LED conditions

Conditional Use – 11123 W. Burleigh Street

Related to agenda item #4, the committee also reviewed a proposal to construct a 157,000 square foot Meijer store, which requires a Conditional Use per Chapter 24.25 Large Retail Developments as the store is larger than 50,000 square foot. Ms. Enders read through a checklist outlining the requirements of the ordinance that identifies items that are in compliance and items that are not applicable. Overall, many conditions have been met and some have been partially complied with. The Plan Commission recommended approval noting that the applicant will need to apply for a Change of Zoning before or at the same time as final plan approval. Staff recommends approval subject to the following conditions:

1. Concurrent application and approval of Change of Zoning and final plans for Business Planned Development
2. Execution of a developer’s agreement identifying exceptions to Chapter 24.25 Large Retail Developments

Present in favor: Brian Randall, Friebert, Finerty & St. John, S.C., 330 E. Kilbourn Avenue, Milwaukee
 David Behrens, Meijer Stores, 21 S. Evergreen Avenue, Arlington, IL
 Mike Flickinger, Meijer Stores, 2929 Walker Avenue, Grand Rapids, MI

Mr. Randall commented that Meijer Stores are new to Wisconsin. He went over the history of the Meijer stores and their innovations. The corporate office is based in Grand Rapids, Michigan. It is a family owned business. He described their merchandise at 60% grocery and 40% general merchandise. That includes pharmacy, garden shop, electronics, home décor, etc. He showed illustrations of how the store would look and the site plan. He noted that the layout of the store is very user friendly. The hours of operation will be 24 hours daily. The only day they will be closed is Christmas Day. They will employ about 200 people. New employees will be offered health insurance and other benefits. Meijer has always been active in every community in which they are located.

Mr. Randall noted that to the rear of the property where they will be building, there are utilities and an abandoned railroad line. The utilities will be buried and the railroad line will be removed. He stressed that Meijer owns the land and the building, they do not rent. The site is 17 acres. The building will be over 152,000 square feet. They will also have 635 parking spaces available. He went on to describe the landscaping plans and Meijer’s proposal to provide underground detention. There will be a full access driveway and they will focus on the traffic issue by collaborating with the other projects to keep the area safe. The construction would begin in 2013 with an opening planned for 2014.

Mr. Behrens told the commission that they have done due diligence on the site to see if there were any issues to be addressed. Their light poles are taller than required noting that 32 foot poles have better lighting than 25 foot poles as required by the city. He showed the elevations of design that will be facing each street. He went through the building floor plan and signage. They also plan to have benches and bike corrals.

There was much discussion in the committee regarding two points: 1) Meijer Stores asking to be able to reduce in the amount of required landscaping from 10% to 5.62%, and 2) the increase in the size of the proposed parking spaces. These two points have different requirements listed in the Big Box ordinance.

Mr. Randall commented that if the landscaping proposed for the perimeter of the property is included in the overall landscaping of the parking area they would be at 20%.

Moved by Ald. Pantuso, seconded by Ald. McBride to recommend approval of the Land Combination contingent upon Meijer Stores having sole ownership of the property – 7

Moved by Ald. McBride, seconded by Ald. Pantuso to recommend approval of the Preliminary Business Planned Development with the following contingencies: 1) concurrent application and approval of Change of Zoning and final plans for Business Planned Development, 2) conditional use approval per Chapter 24.25 large retail development standards, 3) hours of operation approved as 24 hours daily, 4) signage as submitted per sheet c501 dated Sept 10, 2012, 5) plans showing adequate sewer capacity, environmental remediation, and stormwater management subject to approval by the City Engineer, 6) parking lot plan approved with less spaces than required by current code, 7) Emergency vehicle access and connections subject to approval by the Police and Fire Departments, 8) traffic circulation plans, including a traffic impact study, subject to approval by the City Engineer, 9) plans for water supply to the site subject to approval by the City Water Superintendent, 10) final building plans designating design and materials approved by Design Review Board, 11) abandonment of railroad spur subject to approval by the City Attorney and removal from 112th Street, 12) Developer's agreement approved by the Common Council, 13) obtaining all other licenses and permits, 14) interior parking lot landscaping to 10% minimum including pharmacy and 50% credit for landscaping on Burleigh Street, and 15) continue discussions with staff regarding amount and height of light standards due to LED conditions

Moved by Ald. McBride, seconded by Ald. Pantuso to recommend approval of the Conditional Use contingent upon: 1) concurrent application and approval of Change of Zoning and final plans for Business Planned Development and, 2) execution of a developer's agreement identifying exceptions to Chapter 24.25 Large Retail Developments – 7

The meeting adjourned at 12:01 a.m.

Carla A. Ledesma, City Clerk

svh