



CITY OF WAUWATOSA

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COMMUNITY DEVELOPMENT COMMITTEE

Meeting – Tuesday, October 9, 2012

Committee Room #1

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

ALSO PRESENT: A. Kesner, City Atty.; P. Enders, Development Dir.

Ald. Roznowski as chair called the meeting to order at 8:10 p.m.

Request by Kurt Kloba, Echelon Restaurant Group, for a Conditional Use in the AA Business District at 1701 N. Mayfair Road for a Firehouse Subs restaurant.

Mr. Enders noted that the applicants own a sub restaurant called Firehouse subs. She explained that restaurants require a Conditional Use. The hours of operation are 11:00 a.m. to 9:00 p.m. for the store and 7:00 a.m. to 11:00 p.m. for employees. They would also like to add outdoor dining for 6-10 tables in the front of the building on the existing sidewalk. The restaurant is located on the north east corner of the Mayfair Road Pick N' Save.

Present in favor: Curt Kloba, Eschelon Restaurant Group, 1071 N. Mayfair Road

Moved by Ald. Causier, seconded by Ald. Berdan to recommend approval of the Conditional Use contingent upon: 1) hours of operation from 11:00 a.m. to 9:00 p.m. for the store and 7:00 a.m. to 11:00 p.m. daily for employees, 2) outdoor door dining, 3) contact the City Sanitarian regarding any applicable code requirements and, 4) obtaining any additional licenses and permits – 8

Request by Robert Kramer, Plunkett Raysich Architects, and Ann Petrie, Ronald McDonald House, for a Land Division by Certified Survey Map in the Medical Center and Institutions District at 8948 Watertown Plank Road.

Ms. Enders commented that the applicants would like to subdivide an area of the Milwaukee County Grounds into two parcels for the Ronald McDonald house. The Engineering Department requested that the Certified Survey Map (CSM) include the necessary right-of-way dedication for the planned pedestrian bridge in order to eliminate acquisition by the city in the future.

Present in favor: Robert Kramer, 1100 W. Park Place, Milwaukee

Moved by Ald. McBride, seconded by Ald. Pantuso to recommend approval of the Certified Survey Map for Ronald McDonald House – 8

Mr. Kesner explained that the land owner divided their property into parcels and has the right to apply for a CSM.

Referred from the Common Council, Preliminary Planned Development proposal at 11123 W. Burleigh for a Meijer store.

Ald. Roznowski explained that the discussion at the last committee meeting centered on the landscape plan. The discussion also involved elements of the requirements for the Big Box ordinance. He stressed that at this point they were looking at this project as a Preliminary Planned Development which will go through many more reviews before the applicant comes back to the committee with the final project plans.

Ms. Enders noted that the applicants submitted revised plans for the interior parking lot landscaping. They went from 5.62% to 11% which is more than the 10% required by the Big Box ordinance. She added that as a Planned Development the interior lot landscaping can be modified. The applicant will submit their plans to the Engineering Department. She further noted that the applicants achieved the increase in landscaping by including the green space near the pharmacy and a small reduction in the number of parking spaces.

Present in favor: Brian Randall, Friebert, Finerty & St. John, 330 E. Kilbourn Ave., Milw.
 David Behrens, GreenbergFarrow, 21 S. Evergreen Ave., Arlington Heights, IL

Mr. Randall pointed out that changes were made to the Preliminary Plan Conditions for the following numbers: 11) abandonment of the railroad spur subject to approval by the City Attorney and removal from N. 112th Street, and 14) interior parking lot landscaping to 10% minimum. He added that they also have the storm water management plan for the property.

Mr. Behrens noted that at the last meeting they were committed to providing a significant amount of green space around the property. They have maintained the 9.5 foot width on the N. 112th Street side of the property. The parking entrance and exit is now 300 feet from the intersection. They have moved the building forward 9.5 feet due to a long storm water pipe behind the building. They have reduced the amount of landscaping on one side of the property. They didn't add any additional island. A bioswale will be provided as well. They enhanced a couple of the areas and have achieved 11.5% landscaping surpassing the 10% landscaping requirement. They still have to do a traffic study and address storm water requirements. They will also be providing a sidewalk. He added that they will be maintaining a tree that was left on the Stroh property with a dedication plaque. There is a storm water plan that will be reviewed and so there may be recommendations for changes.

The consensus of the committee is that Meijer came back to the meeting with very detailed plans and a number of changes that were major improvements. The members thought the Meijer plan should move forward.

Moved by Ald. Pantuso, seconded by Ald. McBride 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, and 15) continue discussions with staff regarding amount and height of light standards due to LED conditions – 8

Referred from the Common Council, Conditional Use request for a Meijer store at 11123 W. Burleigh Street.

Ms. Enders reported that the 10% landscaping requirement has been satisfied in the Conditional Use requirements. The applicants will also need to submit a concurrent Change of Zoning application.

Moved by Ald. Pantuso, seconded by Ald. Moldenhauer 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 – 8

The meeting adjourned at 9:20 p.m.

Carla Ledesma, City Clerk

svh