



CITY OF WAUWATOSA

MEMORIAL CIVIC CENTER
7725 WEST NORTH AVENUE
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COMMUNITY DEVELOPMENT COMMITTEE

Meeting – Tuesday, October 30, 2012

Committee Room #1

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

ALSO PRESENT: Alds. Ewerdt, Tilleson, Wilson; A. Kesner, City Attorney; P. Enders,
Development Dir.

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

Conditional Use – 10605 W. North Avenue

The committee reviewed a Conditional Use request by Mr. Ajit Walia. The applicant would like to open a gas station at the above address. As requested by committee members, Mr. Walia presented the committee with a traffic study done by Traffic Analysis & Design, Inc. Don Lee, from Traffic Analysis & Design, explained the process and the terminology they use. Mr. Lee noted that the customers will already be travelling on North Avenue. This is not a destination type of business; therefore, there will be less traffic than the traffic for the people that used the credit union.

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

People in opposition: Gary Metz, 2250 N. 107th Street
Steve and Judy Fleming, 10505 W. North Avenue
Jim and Alexandra Lindsey, 2251 N. 106th Street

The people appearing in opposition to a gas station at that location were skeptical of the traffic study saying that they feel it doesn't reflect the reality of the area. They are concerned about their subdivision, the hours of operation, and delivery trucks.

Mr. Sydow noted that, from his perspective, there is nothing to show that the gas station will bring adverse traffic. Mr. Walia stressed that he was always available to listen to neighbors concerns. They are important since the neighbors will be his first customers.

Ald. McBride noted that with the appropriate conditions, the gas stations can work.

Moved by Ald. McBride, seconded by Ald. Pantuso to recommend approval of the Condition Use contingent upon: 1) the applicant using small delivery trucks with hours for delivery set by staff to minimize the impact on the neighborhood, 2) no alcohol sales, 3) hours of operation from 5:00 a.m. to midnight daily, 4) City Engineer to determine appropriate right & left turn signage and pursue no U-Turn signage at 106th and North, 5) approval of the parking lot plan, 6) approvals from the Design Review Board, and 7) obtaining the necessary licenses and permits –

Ald. Causier commented that maybe this will have a lesser impact on the neighborhood because of the size and maybe the gas station could be an asset; however, she was not going to support the Conditional Use out of deference to the residents who have concerns.

