



CITY OF WAWATOSA
COMMUNITY DEVELOPMENT COMMITTEE
MINUTES • NOVEMBER 27, 2012

Regular Meeting

Committee Room #1

8:00 PM

7725 West North Avenue, Wauwatosa, WI 53213

COMMUNITY DEVELOPMENT COMMITTEE ITEMS

Call to Order

Attendee Name	Title	Status	Arrived
James Moldenhauer	Alderman	Present	
Kathleen Causier	Alderman	Present	
Jeffrey Roznowski	Alderman	Present	
Gregory Walz- Chojnacki	Alderman	Present	
Dennis McBride	Alderman	Present	
Bobby Pantuso	Alderman	Present	
Cheryl Berdan	Alderwoman	Present	
Jason Wilke	Alderman	Present	
Alan Kesner	City Attorney	Present	
Paulette Enders	Development Director	Present	

2. Request by James Keegan, Milwaukee County Parks, for a Conditional Use in the Parks and Open Space District at 3535 North Mayfair Road to expand the dog exercise area at Currie Park

Ms. Enders said that James Keegan, Milwaukee County Parks, requests a Conditional Use in the Parks and Open Space District at 3535 N. Mayfair Road to expand the dog exercise area at Currie Park.

John Ciha, Milwaukee County Parks Dept., 9480 Watertown Plank Road, noted that due to the high volume of use by dog owners this part of the park has been "well-loved". He noted that the entrance will have gravel instead of wood chips to cut down on erosion. The expanded section will be open from dawn to dusk which are the same hours for the original dog exercise park. The park staff will do maintenance and upkeep on the site and fencing. They will also patrol the area. They hope to have the expanded section of the park in place before the University of Wisconsin - Milwaukee (UWM) starts their project. He explained that the Parks Department has a policy for areas where dogs can go and areas where they are prohibited.

A discussion followed involving the impact on the golf practise area, Mr. Ciha noted that there will be areas free to the public near the golf domes. Also discussed was where the available parking would be and the addition of landscaping on front of the new fence. Mr. Ciha mentioned that there could be some kind of vegetation border on the Highway 100 and Capitol Drive sides. He added that they will be doing an overall assessment and minor repairs as well as improvements to the driveway entrance with they have discussed with the Department of Transportation (DOT).

Moved by Ald. Pantuso, seconded by Ald. Moldenhauer to recommend approval of the Conditional Use in the Parks and Open Space District to expand the dog exercise area at Currie Park contingent upon: 1) hours of operation from dawn to dusk, 2) adding gravel and wood chips to the driveway entrance, 3) improvements

to entrance driveway pursued with Wis DOT, 4) maintain vegetative buffer on Capitol Drive and Mayfair Road, 5) curb and parkway improvements for park accessibility, and 6) obtaining the necessary licenses and permits - 8

RESULT:	RECOMMENDED FOR ADOPTION [UNANIMOUS]
MOVER:	Bobby Pantuso, Alderman
SECONDER:	James Moldenhauer, Alderman
AYES:	Moldenhauer, Causier, Roznowski, Walz-Chojnacki, McBride, Pantuso, Berdan, Wilke

3. Request by Scott Johnson, Belair Cantina, for a Conditional Use in the Trade District at 6817 West North Avenue for Belair Cantina Restaurant with outdoor seating

Ms. Enders said that this a request to operate a restaurant called Belair Cantina. It will be located in the building that was last occupied by Aquaterra. This Mexican restaurant has a location on the east side of Milwaukee. The entire 7,000 square foot building will be remodeled as well as construction of a small addition on the southeast side for additional restroom space. Outdoor seating is proposed at both the front and rear of the building with a six foot tall privacy fence installed to screen the residential neighbors to the south. Total seating capacity will be approximately 200 persons with 110 inside and 40 at the front patio and 50 at the rear patio. The proposed hours of operation are Monday through Friday 11:00 a.m. to 2:00 a.m. and Saturday and Sunday 10:00 a.m. to 2:00 a.m.

Ms. Enders added that the East Tosa North Avenue plan identifies an opportunity gap in the corridor for a full service restaurant which this proposal will help address. While in support of this proposal, staff has a few concerns. For the outdoor dining areas, the city has limited the closing time to 11:00 p.m. The rear dining area will eliminate existing off-street parking on the property. As proposed seven off-street parking spaces will be provided. The applicant has indicated that they will encourage pedestrian and bike traffic as well as utilize on-street parking and the city parking lot across the street. The applicants should also contact the fire department to discuss any code related requirements

Scott Johnson, Belair Cantina, 1622 N. Aster Street, Milwaukee and Leslie Montemurro , 1626 N. Aster Street, Milwaukee, were appearing as owners of the restaurant. Ms. Montemurro noted that they had met with the neighbors directly behind them and invited them to see the business on the east side of Milwaukee. She assured the committee that they will work with them about their concerns regarding the fencing and cutting down on any lighting on the rear patio.

Moved by Ald. Moldenhauer, seconded by Ald. Berdan to recommend approval of the Conditional Use for Belair Cantina restaurant contingent upon: 1) hours of operation Monday through Friday from 11:00 p.m. to 2:00 a.m., Saturday and Sunday from 10:00 a.m. to 2:00 a.m., and daily 11:00 p.m. closing time for outdoor dining areas, 2) contacting the fire department to discuss any code related requirements, and 3) obtaining the necessary licenses and permits --

The committee members expressed support for the restaurant and appreciation for the way in which the owners are communicating with the neighbors.

Vote on the motion was, Ayes: 8

RESULT:	RECOMMENDED FOR ADOPTION [UNANIMOUS]
MOVER:	James Moldenhauer, Alderman
SECONDER:	Cheryl Berdan, Alderwoman
AYES:	Moldenhauer, Causier, Roznowski, Walz-Chojnacki, McBride, Pantuso, Berdan, Wilke

4. Request by Sean Phelan, Phelan Development, and William Bruss, General Counsel, WaterStone Bank, for a Conditional Use in the AA Business District at 9125 West North Avenue to expand Alterra Cafe

Ms. Enders said that the applicants are requesting a 660 square foot interior expansion of Alterra Cafe located at Swan Blvd. and North Avenue. The expansion will consist of 600 square feet for 36 additional seats and 60 square feet of storage. No change in the current operating hours is proposed. If the expansion is approved this will be the first time in many years that the building's retail space will be fully occupied as a clothing store and real estate office recently leased the remaining space. The proposed expansion, combined with the other tenants, offers a good mix of uses that helps balance the overall parking needs of the development.

Sean Phelan, Phelan Development, 117 N. Jefferson Street, Milwaukee, commented that the building has been vacant in various degrees over the last six years. He is very excited that Firefly Real Estate will be occupying the middle space with Alterra and the clothing store as end caps. The additional space is for additional seating. They feel this is necessary because the customers have been requesting additional seating and they want to loosen the space a little more. After they put in the outdoor seating, the location became much more of a walkable neighborhood destination. He added that they are putting in bike racks. He noted that the customer traffic is short term visits. There is a renewed vibrancy in the area. They will be adding a parking space while decreasing the dumpster area. They are also installing fun and interesting signage around the property. He stressed that the employees are required to park off site.

Russ Drover, 9116 Jackson Park Blvd., expressed his concerns regarding how the expansion will affect the properties around it. The parking will not be adequate. He asked that the Conditional Use not be approved. He also presented a petition that was signed by himself and eight other residents in opposition to the expansion. He thought any additional traffic will make it difficult for other business' customers to get through. In general, he thought Alterra was overdoing what they already ready have.

John Balzer, 7808 GERALAYNE Circle, expressed his support for the expansion saying that he liked being able to walk to get a cup of coffee.

Ms. Enders explained that the present zoning code requires 20 spaces for a business this size whereas the new zoning code will require 18 spaces. Even with the expansion Alterra, with 26 parking spaces, is well over the number of spaces required.

Ald. McBride commented that this corner was a problem and Mr. Phelan has done a nice job with this project.

Moved by Ald. McBride, seconded by Ald. Pantuso to recommend approval of the Conditional Use for the interior expansion of Alterra Cafe contingent upon obtaining the necessary licenses and permits - 8

RESULT:	RECOMMENDED FOR ADOPTION [UNANIMOUS]
MOVER:	Dennis McBride, Alderman
SECONDER:	Bobby Pantuso, Alderman
AYES:	Moldenhauer, Causier, Roznowski, Walz-Chojnacki, McBride, Pantuso, Berdan, Wilke

5. Request by John Balzer, Froedtert Health, and Gregg Prossen, Zimmerman Architectural Studios, for a Conditional Use in the Medical Center and Institutions District at 8700 West Doyme Avenue to expand the parking structure

Ms. Enders said the applicants would like to expand the existing Froedtert Hospital parking structure that is located at the northwest corner of Doyme Avenue and 87th Street. The proposed 1.5 level vertical expansion adds a total of 429 parking stalls. There will be no changes to the entrances or exits of the structure and the addition will be constructed with matching materials. The Fire Marshal commented that fire protection will need to be extended to the new floors of the structure.

John Balzer, Froedtert Hospital, 7808 Geralayne Circle, handed out a press release that was sent out regarding the new addition. He cited an increase in surgeries, intervention services, outpatient procedures, heart and vascular departments, and transplant center activity as reasons for the need for more parking. He also cited the new recruits that have joined Froedtert and the Medical College. In their overall building plans, the parking structure is the first piece of the process.

Gregg Prossen, Zimmerman Architectural Studios, 2122 W. Mt. Vernon Avenue, Milwaukee, commented that the increase in size would be a tier and a half of additional parking.

Mr. Kesner, noted that Froedtert and the Medical College have been great neighbors and he would like to see this needed addition.

Ald. McBride observed that all of these issues whether expansion of buildings or parking involve growth benefiting the entire city.

Moved by Ald. McBride, seconded by Ald. Causier to recommend approval of the Conditional Use for expansion of the parking structure at 8700 W. Doyme Avenue contingent upon obtaining the necessary licenses and permits --

Mr. Balzer added that they've been trying to move parts of the campus from the main medical center to other campuses. They will continue to take things off campus that don't need to be done at that location.

Vote on the motion was Ayes: 8

RESULT:	RECOMMENDED FOR ADOPTION [UNANIMOUS]
MOVER:	Dennis McBride, Alderman
SECONDER:	Kathleen Causier, Alderman
AYES:	Moldenhauer, Causier, Roznowski, Walz-Chojnacki, McBride, Pantuso, Berdan, Wilke