



CITY OF WAUWATOSA

7725 WEST NORTH AVENUE
WAUWATOSA, WI 53213
Telephone: (414) 479-8917
Fax: (414) 479-8989
www.wauwatosa.net

COMMUNITY DEVELOPMENT AUTHORITY Thursday, November 8, 2012 – 12:00 PM Committee Room #1

PRESENT: Ms. Eick, Ald. Tilleson, Ms. Wakefield, Ald. Wilson - 4

EXCUSED: Mr. Bush, Mr. Kohout

ALSO PRESENT: Mayor K. Ehley; Ald. K. Causier; A. Kesner, City Attorney; J. Ruggini, Finance Director; P. Enders, Development Director; T. Szudy, Principal Planner; J. Plaisted, Village BID Executive Director; J. Rettko; J. Olson; A. Saab; F. Saab; K. LaLonde; J. Rack; K. Pulz; D. Dunlop; A. Aveni; M. Gardner; L. Alan; M. Werner; N. Frank

Ald. Wilson called the meeting to order at 12:17 p.m.

Discussion regarding proposals received for "Remnant Fire Station Parcel"

Ald. Wilson presented background information on the remnant fire station parcel to those present. He discussed the site, request for proposals, process, and the closed sessions held pursuant to Wisconsin Statutes.

Mr. Pulz stated minutes were not posted; the site was to remain green space, but has become a parking lot; a four-story building is out of character, and the location is a poor choice.

Ald. Wilson stated the Authority did think about the impacts on the neighborhood.

Ms. Alan asked if a traffic study was performed.

Ald. Wilson stated the Village Plan addressed the intersection and mentioned it has been looked at for a long time.

Mr. Werner the sense of an historic district is cherished and he does not want to lose the character of the neighborhood.

Ald. Wilson asked that the proposals be placed on the City's web site.

Ms. LaLonde stated she had concerns about property values declining, dumpsters, and wondered if the Perry site and Cody site were a part of the project.

Ms. Enders stated that one of the proposals includes the Perry site, one proposal has a commitment from Cody & Company, and the other two make reference to including the Cody & Company site. In addition, she mentioned the RFP has listed criteria, including criteria that covers some of the same issues mentioned by the neighbors.

Mr. Dunlop stated the survey lines look off.

Ms. Enders stated it is not a survey, rather an aerial with the site delineated.

Mr. Plaisted mentioned he had sent emails to the membership regarding the request for proposals, etc.

Mr. and Mrs. Saab stated they understood the site would eventually be developed and asked that the Authority work on the density and height to arrive at a sensible project.

Ald. Wilson mentioned the possibility of working with the developer to reduce the height and create a transition area.

Ald. Causier asked who is involved in the approval process.

Attorney Kesner stated the Plan Commission, Design Review Board, Committee on Community Development, Budget & Finance, and the Common Council would more than likely all be involved in a portion of the approval process.

Ald. Wilson mentioned that the project could involve more than the remnant fire station parcel, but the RFP did not require more than the Authority owned parcel.

Mrs. Saab asked what the next steps would be in the process.

Ald. Wilson stated this was going to be a working meeting, but that will have to occur at a later date. He also mentioned that the Authority needs to be careful what they do. There is a balance.

Ms. LaLonde stated she did not feel scale and mass were identified in the RFP and asked that the Authority look at sending out another RFP.

Ms. Enders read the sections of the RFP that specifically addressed both scale and mass. She also pointed to the criteria and the incorporation of the Village Plan.

Authority members discussed the importance of communication and notification. An email sign-up sheet was passed around.

Ald. Tilleson stated the preferred project was submitted by a developer who is already involved in the neighborhood and the concerns of the neighbors will not be taken lightly.

Mayor Ehley stated the design of Fire Station Number One evolved over time, just as this site/project will develop.

Moved by Ald. Tilleson, seconded by Ms. Eick to move into closed session pursuant to Wisconsin Statutes Section 19.85(1)(e) for the purpose of deliberating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session – 4

Next meeting date and time

Thursday, December 6, 2012 at 4:00 p.m.

Adjourn

The meeting adjourned at 2:10 p.m.

Paulette Enders
Executive Director