



## CITY OF WAUWATOSA

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### COMMUNITY DEVELOPMENT AUTHORITY

Thursday, December 6, 2012 – 4:00 PM

#### Committee Room #1

PRESENT: Mr. Bush, Ms. Eick, Ms. Rettko, Ald. Tilleson, Ms. Wakefield, Ald. Wilson -6

EXCUSED: Mr. Kohout

ALSO PRESENT: A. Kesner, City Attorney; J. Ruggini, Finance Director; T. Szudy, Principal Planner;  
G. Guskowski; R. Conley; K. Pulz; J. Olson

Ald. Wilson called the meeting to order at 4:02 p.m.

Moved by Ms. Wakefield, seconded by Ald. Wilson to approve the minutes of November 1, 2012 and November 8, 2012 meetings – 4

Ald. Tilleson and Ms. Eick arrived after the minutes were approved.

#### Discussion regarding proposals received for "Remnant Fire Station Parcel"

Ald. Wilson opened the floor for questions and comments regarding the proposal as well as discussed the sun study and site plan provided by the developer.

Ms. Pulz mentioned that she and many of her neighbors are still concerned with the height of the proposed building. Ms. Wakefield asked about terrain from east to west

Mr. Conley added that while it is a 4-story building, the site slopes from north to south. He questioned if the Authority is considering a height decrease - if yes, would the same be asked of the other developers. He also asked if the Authority would reissue the Request for Proposal (RFP) for only the remnant site. Ms. Eick replied that is what the Authority requested in the RFP.

Mr. Conley added that developers need larger site to make the numbers work and while aesthetics of the building don't fit the village character, the developer is responding to market demands.

Ms. Pulz also asked about reissuing the RFP.

Ald. Wilson responded that the Authority is interested in all of these comments and questions but has not had a chance to discuss anything yet.

Mr. Conley commented that he is still interested in developing the Lochrie site and wants the same consideration of height, density, etc. as this site is being given.

Moved by Mr. Bush, seconded by Ald. Tilleson to moved 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 conduction other specified public business, whenever competitive bargaining reasons require a closed session. -6

The Authority reconvened into open session at 5:57 p.m. Mr. Bush and Ms. Wakefield left before reconvening into open session

Moved by Ald. Tilleson, seconded by Ms. Rettko to:

- 1) proceed with preferred proposal submitted by Phelan Development/WiRed; the Authority will not reissue the Request for Proposals but given the quantity and nature of concerns raised by residential neighbors, the Authority will require the eventual developer to present a plan for addressing the concerns of all area stakeholders. As such Phelan/Wired is encouraged to initiate such outreach;
- 2) the Authority will procure an outside consultant to provide a market value of a business acquisition and relocation

Vote on the motion -4

Next meeting date and time

December 13, 2012 at 12:00 p.m. at Fire Station #1 for a site tour.

The meeting adjourned at 6:01 p.m.