



CITY OF WAUWATOSA
COMMUNITY DEVELOPMENT COMMITTEE
MINUTES • DECEMBER 11, 2012

Regular Meeting

Committee Room #1

8:00 PM

7725 West North Avenue, Wauwatosa, WI 53213

COMMUNITY DEVELOPMENT COMMITTEE ITEMS

| 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 | |
| Paulette Enders | Development Director | Present | |
| James Archambo | City Administrator | Present | |

2. Request by Jim Larson, UNITS Mobile Storage of Milwaukee, and Robert Wagner, Wauwatosa Real Estate Holdings, LLC, for a Conditional Use in the AA Industrial District at 4480 North 124th Street for outdoor storage

Ms. Enders said that Mr. Larson of UNITS Mobile Storage, is moving his business to this location from West Allis and would like to store empty UNITS outside in two locations on the property, Approximately 30 to 50 will be stored on the northeast side of the building near the railroad tracks and few will be stored on the south side of the building on a temporary basis. The UNITS will be stacked two high and in a manner where the doors are inaccessible. Staff recommended approval to increase the stacking to three high and contingent upon obtaining any additional licenses and permits. She added that the applicant is planning to move his warehouse here as well.

Ald. Moldenhauer recused himself from voting because he knows the applicant.

Moved by Ald. Pantuso, seconded by Ald. Berdan to recommend approval of the Conditional Use for UNITS Mobile Storage contingent upon: 1) units being stacked up to three units high with fire department approval, and 2) obtaining any additional licenses and permits. Vote on the motion was Ayes: 7, Noes: 0, Present: 1 (Moldenhauer)

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| RESULT: | RECOMMENDED FOR ADOPTION [7 TO 0] |
| MOVER: | Bobby Pantuso, Alderman |
| SECONDER: | Cheryl Berdan, Alderwoman |
| AYES: | Causier, Roznowski, Walz-Chojnacki, McBride, Pantuso, Berdan, Wilke |
| ABSTAIN: | Moldenhauer |

3. Reauthorization of a previous Land Division by Certified Survey Map (CSM) approval for Harley Davidson, 11700 West Capitol Drive

Ms. Enders said that the Council previously approved this Certified Survey Map (CSM) on May 1, 2012. According to State Statutes CSMs need to be recorded within six months of the final approval date. Unfortunately, it was just discovered that they official survey was lost in transit from Harley Davidson to the city and; therefore, was not recorded prior to the November 1st deadline. Harley Davidson still wishes to move forward with this land division so a new Common Council approval is necessary.

Ms. Enders noted hat this request is to subdivide the Harley Davidson site into two smaller parcels. The new parcels meet zoning requirements. Harley Davison will retain the northern lot (Lot 2) while the southern lot (Lot 1) is available to a new owner. She added that staff recommends approval.

Moved by Ald. McBride, seconded by Ald. Causier to recommend approval of the Land Division by Certified Survey Map for property located at 11700 West Capitol Drive - 8

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

4. Request by Ken and Latonya Hughes for a Conditional Use in the AA Business District at 7219 West Center Street to operate a child care center

Ms. Enders said the applicants would like to operate a daycare center in a building that previously housed a mortgage business. The proposed hours of operation are 6:00 a.m. to 11:00 p.m. Monday through Saturday. The applicants anticipate the center will have a capacity of approximately 40 children, but this number will be determined by the state during the licensing review. Drop off/pick up of children will be at the front of the building and a play area will be provided at the rear of the building. The applicants should contact the fire department to discuss applicable fire suppression regulations. Staff recommends approval contingent upon establishing hours of operation, state day care licensing, and obtaining any additional licenses and permits.

Ms. Enders noted that there was considerable discussion at the Plan Commission and a number of emails were sent. Most of the input was in opposition.

Ken Hughes, Owner, 3248 N. 45th Street, gave a description of his business. He noted that with regard to neighbors saying that the children will be too loud, there are city businesses going past that corner regularly that are more noisy than a group of small children.

Natalya Berdnikova, 7213 W. Center Street, expressed concern about the proximity of the children to her dry cleaning business. She couldn't see children playing on a concrete surface with no shade. She asked if there will be a fence. She was concerned about the safety of the children. The buildings are too close together and there are environmental issues with the chemicals the cleaning businesses use.

Mr. Hughes responded that there will be a fence, but they are waiting for approval from the state before they put it in or make any more modifications to the site. He stressed that they will not be letting the children run around without supervision.

Ms. Enders advised the applicants to contact the fire department regarding code requirements.

With regard to the dry cleaners next door, Ald. Causier noted that the state has two or three day care centers that are located in former funeral homes.

Mr. Hughes commented that they will leave four parking spaces in the back by the alley. They are planning mainly to enroll toddlers.

Ald. Pantuso noted that he received a number of emails in opposition and submitted them for the record. He also spoke with former State Senator Jim Sullivan who lives a few houses away and he commented that he was not in favor because more day cares in the area are not a sign of success. Mr. Pantuso spoke with the health department about the questions regarding the environmental concerns. They said there would be a concern. He added that with the lack of support - he was inclined to agree with the neighbors.

Ald. McBride asked what does talking about drugs in the alley have to do with the daycare center. He stressed that the committee's job is to listen hard to what the Plan Commission had done. This needs to be looked at as a zoning matter. The state will be making decisions on the health and safety requirements.

Moved by Ald. McBride, seconded by Ald. Causier to recommend approval of the Conditional Use for a daycare care located at 7219 W. Center Street contingent upon: 1) hours of operation from 6:00 a.m. to 11:00 p.m., Monday through Saturday, 2) obtaining state daycare licensing, 3) contacting the fire department for applicable fire suppression regulations, and 4) obtaining additional licenses and permits. Vote on the motion was Ayes: 6, Noes: 2 (Pantuso, Wilke)

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| RESULT: | RECOMMENDED FOR ADOPTION [6 TO 2] |
| MOVER: | Dennis McBride, Alderman |
| SECONDER: | Kathleen Causier, Alderman |
| AYES: | Moldenhauer, Causier, Roznowski, Walz-Chojnacki, McBride, Berdan |
| NAYS: | Pantuso, Wilke |