



CITY OF WAUWATOSA
COMMUNITY DEVELOPMENT COMMITTEE
MINUTES • FEBRUARY 26, 2013

Regular Meeting
Committee Room #1
8:00 PM

7725 West North Avenue, Wauwatosa, WI 53213

COMMUNITY DEVELOPMENT ITEMS

Attendee Name	Title	Status	Arrived
James Moldenhauer	Alderman	Excused	8:24 PM
Kathleen Causier	Alderman	Excused	
Jeffrey Roznowski	Alderman	Present	
Gregory Walz-Chojnacki	Alderman	Present	
Dennis McBride	Alderman	Present	
Bobby Pantuso	Alderman	Present	
Cheryl Berdan	Alderman	Present	
Jason Wilke	Alderman	Present	
Kathleen Ehley	Mayor	Present	
Paulette Enders	Development Director	Present	
Alan Kesner	City Attorney	Present	
James Archambo	City Administrator	Present	
Jill Organ	Alderman	Present	
Craig Wilson	Alderman	Present	
Brian Ewerdt	Alderman	Present	
Donald Birschel	Alderman	Present	
Peter Donegan	Alderman	Present	

2. Request by Jerry Mortier, The Redmond Co, and Michael Pranke, 1417 Wauwatosa LLC, for a Conditional Use in the Village Trade District at 1417 Wauwatosa Avenue to operate a Qdoba restaurant (Plan Commission recommended 7-0)

Ms. Enders noted that this request is to locate a Qdoba restaurant in space previously occupied by Little Caesars and Crystal Cleaners in the Village Faire retail center. The proposed hours of operation are 10:30 a.m. to 10:00 p.m. daily. Outdoor seating is proposed on the sidewalk at the front of the building consisting of a few small tables with two chairs each. Staff recommends approval contingent upon establishing hours of operation and obtaining any additional licenses and permits.

Present in favor: Jerry Mortier, The Redmond Co., W228 N745 Westmound Drive, Waukesha

No one present in opposition.

Ald. Pantuso asked if the applicant was working with the Village Business Improvement District (BID) on accommodating parking needs. Mr. Mortier responded that he has been working with them on an ongoing basis.

Moved by Ald. Pantuso, seconded by Ald. McBride to recommend approval of the Conditional Use contingent upon: 1) hours of operation from 10:30 a.m. to 10:00 p.m. daily, 2) outdoor seating for 12, and 3) obtaining the necessary licenses and permits - 6

RESULT:	RECOMMENDED FOR ADOPTION [6 TO 0]
MOVER:	Bobby Pantuso, Alderman
SECONDER:	Dennis McBride, Alderman
AYES:	Roznowski, Walz-Chojnacki, McBride, Pantuso, Berdan, Wilke
EXCUSED:	Causier
AWAY:	Moldenhauer

3. Request by Jerome Schmitt, Stein Gardens & Gifts, and Joseph Kresl, Hawks Nursery, for a Conditional Use in the AA Single Family Residence District at 12217 Watertown Plan Road to operate a Stein Gardens & Gifts (Plan Commission recommended approval 7-0)

Ms. Enders commented that Stein Gardens & Gifts is proposing to operate a retail store and outdoor garden center at the location that is now Hawk's Nursery. Stein will lease the store and outdoor area from Hawks and Hawks will continue to operate their landscaping businesses at this location. In addition to adding some signage and landscaping they will be replacing two existing temporary green houses with a single one in a similar location. If necessary, during busy seasons, Stein employees will utilize street parking as Hawks employees currently do in order to allow more on-site parking for customers. The proposed hours of operation will be 8:00 a.m. to 9:00 p.m. with some extended hours during the holidays. This is consistent with other area Steins locations. With regard to deliveries, the city currently limits deliveries between 10:00 p.m. and 6:00 a.m. Staff recommends approval contingent upon establishing hours of operation and obtaining any additional licenses and permits.

Present in favor: Jerome Schmitt, Stein Gardens & Gifts, 5400 S. 27th Street, Milwaukee

No one present in opposition.

Mr. Schmitt commented that the greenhouse structure will be temporary and they will not allow delivery trucks on the property before 7:00 a.m.

Moved by Ald. Berdan, seconded by Ald. McBride to recommend approval of the Conditional Use contingent upon: 1) hours of operation from 8:00 a.m. to 9:00 p.m., 2) no deliveries before 7:00 a.m., 3) employees will park on the street during holidays and follow the posted street parking regulations, and 4) obtaining the necessary licenses and permits --

Ald. Berdan commented that Steins would fit with the current business. Steins is working on other issues in the area and they are also working with the neighbors.

Ald. Walz-Chojnacki noted that traffic would increase. Mr. Schmitt stressed that the business is mostly seasonal.

Vote on the motion was Ayes - 7

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

4. Request by David Gilbert, UWM Real Estate Foundation, for a Land Division by Certified Survey Map in the Business Planned Development District at 1425 Discovery Parkway (Plan Commission recommended approval 7-0)

Ms. Enders commented that this request is a re-division of lot 1 of Certified Survey Map (CSM) 8401 into four parcels to accommodate the University of Wisconsin Milwaukee (UWM) Innovation Park development, including the parcel for ABB. This CSM also dedicates the remaining right-of-way for Discovery Parkway. She noted that staff recommends approval.

Present in favor: Bruce Block, Attorney for UWM, 1000 N. Water Street, Milwaukee

No one present in opposition.

Moved by Ald. Pantuso, seconded by Ald. McBride to recommend approval of a Land Division by Certified Survey Map in the Business Planned Development District at 1425 Discovery Parkway - 7

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

5. Request by Kevin Mantz, Zilber/KM Development, and David Gilbert, UWM Real Estate Foundation for an amendment to a Business Planned Development at 1425 Discovery Parkway to construct ABB at Innovation Campus (Plan Commission recommended approval 7-0)

Ms. Enders described the Business Planned Development as being located on Lot 1 of the Certified Survey Map (CSM). The proposed development is a three-story 95,000 square foot office building that will house ABB's business operations. ABB is a multi-national corporation headquartered in Zurich, Switzerland. They develop and manufacture power and automation technologies. This will be the first corporate partner, fitting the public/private partnership vision of the campus. The building is designed for LEED certification by incorporating many sustainable features. A 100-space parking lot will be located under the building and there will be 300 dedicated stalls in a shared surface lot that also functions as a stormwater management facility.

Ms. Enders noted that there are public concerns that this development is not following the conceptual master plan that was adopted by the city in 2010. From the beginning it was well known that the campus development would be evolving and modified due to the balance of many interests including habitat protection, natural landscape, historic preservation, DOT improvements, and economic development. The 2010 master plan was also an evolution of the 2004 Milwaukee County Grounds Master Plan and Design guidelines by Kubala Washatko which did not address habitat protection, DOT improvements, or the change to the site contours due to 10-30 feet of fill from the Milwaukee Metropolitan Sewerage District (MMSD) detention basins construction. The 2010 Council resolution and adopted plan are the guiding documents for this development, but due to the nature of planned developments, plans can be modified with appropriate approvals. Specifically, the Innovation Park campus master plan has been modified due to the DOT realignment of Discovery Parkway

that affected the entire campus layout. Staff recommends approval contingent upon obtaining any additional licenses and permits.

Present in favor: Bruce Block, Attorney for UWM, 1000 N. Water Street, Milwaukee
Kevin Mantz, Zilber/KM Development, 710 N. Plankinton Avenue, Milwaukee
Greg Uhen, Eppstein Uhen Architects, 333 E. Chicago St. Milwaukee 53202

No one present in opposition.

Mr. Block reported that approximately one year ago they were discussing and planning the proposed accelerator building. He showed a map with the areas assigned for development. He also went through the various changes and incarnations the original design went through as the different parties tried to accommodate the interests of a diverse group of people. They spent quite a while reconfiguring the buildings and the size of the property. Just recently the DOT laid claim to another parcel of land in the southeastern part of the development. The green space is substantial. He stressed that all of the things they have been asked to do have been done in the most recent plan. Bio-filtration systems will have to be built the biggest concern right now along with where ATC will place their electrical lines.

Mr. Mantz noted that they are located in the most western part of the campus. They wanted to minimize the surface parking and they have worked very closely with staff and other interested groups. They are putting in bike lanes and working to achieve LEEDS Silver Certification. They are incorporating the natural grading; however, the most important part is implementing the habitat plan.

Mr. Block explained that due to the DOT they had to revise their plans and move buildings around. Their parcel shrank from approximately 90 acres to 16 acres as they worked to accommodate both the environmental groups and the DOT. They retained the same density as the Kubala Washatko plan. They showed the revised plans and described the changes. They would like to retain the large building plan. All of the things they have been asked to do have been in the most recent plan.

Moved by Ald. Pantuso, seconded by Ald. Walz-Chojnacki to recommend approval of the Business Planned Development amendment for ABB located at 1425 Discovery Parkway. The committee also encourages ABB to continue to explore the use of permeable pavers in the parking lot - 7

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

Carla A. Ledesma, CMC, City Clerk