



## CITY OF WAUWATOSA

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### COMMUNITY DEVELOPMENT COMMITTEE MEETING Tuesday, June 30, 2009

PRESENT: Alds. Birschel, Dennik, Hanson, Herzog, McBride, Meaux, Stepaniak -7

EXCUSED: Ald. Nikceovich

ALSO A. Kesner, City Attorney; N. Welch, Community Dev. Dir.;

PRESENT: J. Archambo, City Administrator

Ald. Herzog as Chair called the meeting to order at 8:10 p.m.

#### **Conditional Use – Wireless Antennas at 2323 N. Mayfair Road**

The committee reviewed a request by Robert Gust and Steve Cooper, representing Verizon Wireless, for a Conditional Use in the AA Commercial District at 2323 N. Mayfair Road for a rooftop communication site with a shelter and wireless antennas. Ms. Welch reported that the applicants wish to mount six wireless panel antennas with four on ballasts mounts and a 12 ft. by 20 ft. prefabricated concrete equipment shelter. The building has similar existing rooftop equipment, and it is unlikely that this additional equipment will have any visual impact. The Plan Commission unanimously recommended approval.

Robert Gust, 10829 Columbus Drive, Ferryville, confirmed that two carriers currently have equipment on the roof. In photo simulations, they have established that the proposed equipment would not be too noticeable from the road. It will not be any higher than existing equipment and will be farther back from the edge.

Moved by Ald. Dennik, seconded by Ald. Hanson to recommend to  
Council approval of the Conditional Use. Ayes: 7

#### **Conditional Use – Before/After School Programs at Jefferson School, 6927 Maple Terrace**

The committee reviewed a request by Rosemary Krause and Janey Brandt for a Conditional Use in the AA Single Family Residence District at Jefferson School, 6927 Maple Terrace, for before and after-school programs including summer and other non-school days. Ms. Welch reported that this is a program that typically serves children who attend the elementary school. The Plan Commission unanimously recommended approval.

Janey Brandt, 1627 Ridge Court, said that Wauwatosa Day Care and Learning Centers has operated similar programs in Wauwatosa schools programs since 1983. They were approached in this case by the home and school committee. They already serve some Jefferson students at another nearby location where there is insufficient room to expand.

Moved by Ald. Hanson, seconded by Ald. Dennik to recommend to  
Council approval of the Conditional Use. Ayes: 7

### **Conditional Use – Cellular Tower at 4100 N. 124<sup>th</sup> Street**

The committee reviewed a request by Graham Packer, agent for T-Mobile, for a Conditional Use in the AA Business District at 4100 N. 124<sup>th</sup> Street for modifications to an existing cellular tower. Ms. Welch said that this proposal would upgrade an existing tower located just east of Home Depot by replacing three antennas, adding three tower-mounted amplifiers, and installing an equipment cabinet at the base. The Plan Commission unanimously recommended approval.

Graham Packer, 1352 Wynnfield Drive, Algonquin, IL, said that the replacements are very similar and the cabinet is small. There would be no additional lines.

Moved by Ald. Dennik, seconded by Ald. Birschel to recommend to Council approval of the Conditional Use. Ayes: 7

### **Proposed Ordinance – Economic Development Advisory Committee**

City Attorney Kesner reviewed a draft ordinance creating an economic development advisory committee, as recommended in the Ryan Horton/URS study commissioned by the City and the Wauwatosa Economic Development Corporation (WEDC). The ordinance is drawn from the recent Committee of the Whole presentation by Ald. Donegan, chair of the Economic Development Transition Team. Six to nine citizen members with a broad range of expertise would be appointed by the mayor and confirmed by Council. None would be city staff or elected officials. They could serve up to two consecutive three-year terms. As developed by the transition team, the committee's stated mission is ". . . to assist the Mayor, Common Council, Department of Community Development, and any other related agency, board, commission or entity to foster and facilitate the development of a healthy, diversified economy in which businesses can locate, innovate, grow, and prosper, so as to generate and sustain opportunities for economic prosperity." Noting that questions have arisen as to whether the Council has adopted the Ryan Horton/USC report, Mr. Kesner explained that it was an administrative decision to present individual pieces such as this rather than seek adoption of the entire report.

Ald. McBride suggested several changes to the draft ordinance: 1) selection by the mayor of *eight* qualified Wauwatosa residents; 2) membership should have a broad range of expertise *on economic development issues*; and 3) the Council should select a representative to serve as a voting member, consistent with the past procedure for WEDC, thus making nine voting members. The section specifying three-year appointments should reference initial appointments of one year, two years, and three years. Ald. McBride also mentioned some edits to the mission statement, changing *is* to *shall* in the first sentence, changing "any other related agency, board . . ." to "*related agencies,*" and inserting "so as to maintain a strong property tax base" toward the end.

Ald. Birschel referenced discussions with other communities, particularly Whitewater, which had the same situation and formed a community development authority. Mr. Kesner explained that state statutes provide a process for establishing an economic development authority, detailing elements such as structure, power, and bonding authority. The subject body ideally will be a visioning and guiding group that might recommend establishing an authority that replace the Housing Authority and Redevelopment Authority, but that does not have the same urgency as forming an advisory committee for visioning and long term planning. The advisory committee would have an ongoing role after the economic development authority is established, and it is possible that a member could serve on both bodies.

Ald. Meaux noted that there is no funding attached to this. He asked about creating bylaws or rules, meeting times, and reporting process. Mr. Kesner confirmed they could do so, just as other bodies do as they move forward.

Ald. Stepaniak noted that the City now doesn't have a clearly designated economic development function, and was concerned about a piecemeal approach when we don't know the other pieces—what an authority would look like, its jurisdiction, what staffing might be implemented and when, and there is no action plan. In the short term, it seems according to the Ryan Horton report that the committee would be the chief accountability mechanism to ensure adherence to the action plan. In the long term, it would be the chief mechanism to ensure that a plan is implemented. He was concerned about introducing this kind of mechanism without some specificity. Action should not be taken with having an entire picture and an identified structure.

Asked further about adoption of the Ryan Horton report by the Common Council, Ms. Welch explained that the report referenced a comprehensive plan rather than a comprehensive *economic* plan. A comprehensive plan covers a broad range beyond economic development and by state law is covered by the Plan Commission. For that reason, the recommendation to put the plan under control of an economic advisory committee was not implemented.

Moved by Ald. Dennik, seconded by Ald. Hanson to recommend  
introduction of the ordinance as drafted –

Ald. Birschel commented on the need to look at a lot of other elements before taking action. Ald. Meaux agreed with Ald. McBride's suggestions but was concerned with creating a body that is more than advisory and will actually create an action plan without information on how that plan would be disseminated. Ald. Stepaniak restated his concerns, adding that the committee would have a relatively nebulous charge to do a significant structure without city administration entering into the process.

Moved by Ald. McBride, seconded by Ald. Meaux to hold this  
matter to the next meeting --

The Chair noted that the ordinance could be forwarded to Council for introduction since it would still be referred to committee for further review.

Roll call vote on the motion, Ayes: 4; Noes: 3

The meeting adjourned at 8:45 p.m.

Carla A. Ledesma, City Clerk  
Wauwatosa, Wisconsin

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