



CITY OF WAUWATOSA

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

COMMUNITY DEVELOPMENT COMMITTEE MEETING Tuesday, September 1, 2009

PRESENT: Alds. Birschel, Dennik, Hanson, Herzog, McBride (6:50 p.m.), Nikcevich, Meaux, Stepaniak -8

ALSO Mayor J. Didier; J. Archambo, City Admin.; City Kesner, City Attorney; N. Welch,
PRESENT: Community Dev. Dir.; Chief B. Weber, Capt. D. Weiss, Police; Alds. Donegan, Wilke

Ald. Herzog as Chair called the meeting to order at 6:45 p.m. -7

Conditional Use – Charter School at 12101 W. North Avenue

The Committee reviewed a request by Gary Woodward, agent for the Wauwatosa School District, for a Conditional Use in the AA Professional Office District at 12101 W. North Avenue for a charter school. Ms. Welch, Community Development Director, reported that the addition of this new trade charter school at the school administration building requires approval because it will generate additional traffic. The Plan Commission was supportive and unanimously recommended approval. Jason Zurwik, 2632 N. 73rd Street, principal of the school, commented on this as a new opportunity to serve students in Wauwatosa.

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

Conditional Use – Tanning Salon at 11635 W. North Avenue

The committee reviewed a request by Julie Engeleiter for a Conditional Use in the AA Business District at 11635 W. North Avenue to operate a tanning salon. Ms. Welch reported that the applicant is the new operator of a salon that has been at this location for some time. The use was unanimously approved by the Plan Commission with hours of operation of 8 a.m. to 10 p.m. Monday through Friday, 8 a.m. to 6 p.m. on Saturday, and 10 a.m. to 6 p.m. on Sunday.

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

(Ald. McBride present. -8)

Proposed Ordinance – Residency Requirement for Economic Development Advisory Committee

City Attorney Kesner reported that when the economic development transition team recommended creation of an economic advisory committee, they intended its members to be qualified individuals but not necessarily residents of the city. The ordinance recently passed by the Common Council, however, contains language requiring residency.

Ald. McBride referred to modified language he had forwarded to committee members specifying qualified individuals who have certain connections to the community.

Ald. Donegan concurred that it was not the transition team's intent to require residency. Many non-residents have been WEDC directors, including two of the past three chairs. Two of those being appointed to the advisory committee by Mayor Didier are not residents but have strong connections to the city.

Ald. Wilke agreed that appointees should have a vested interest or relevant tie to the community as a resident, business owner or employee, or a property owner.

Mayor Didier reiterated that all individuals she proposes to appoint are either residents or have a vested interest or business in Wauwatosa. She noted that there sometimes is some value in getting an outside opinion from a new perspective and urged the committee not to narrow the scope too much.

Moved by Ald. Dennik, seconded by Ald. Birschel to recommend adoption of the ordinance as drafted –

Ald. Meaux felt that there should be a qualifier of some kind—perhaps 50 % or no less than 2/3—so at some point we don't have a committee with no residents.

Alds. Dennik and Birschel accepted a friendly amendment by Ald. Meaux to require that the majority of appointees be residents --

Mr. Kesner noted that an alderperson appointed by the Council is to serve as the seventh committee member.

Ald. McBride agreed that the change addresses his concerns. He is confident that the current appointees have significant Wauwatosa connections but was seeking language to provide guidance in the future.

Vote on the motion, Ayes: 8

Conditional Use – Massage Therapy/Wellness Counseling at 7835 Harwood Avenue

Ms. Welch outlined the request by Jill Seebantz for a Conditional Use in the AA Business District at 7835 Harwood Avenue for massage therapy and wellness counseling. The former house is zoned for AA Business, but some building and fire code improvements are needed. The Plan Commission unanimously recommended approval.

Jill Seebantz, 6731 W. Lloyd Street, indicated that she has a similar business in downtown Milwaukee and is excited about the opportunity to add a site in Wauwatosa.

Moved by Ald. Birschel, seconded by Ald. McBride to recommend approval of the Conditional Use. Ayes: 8

Change of Zoning – 11711 W. Burleigh Street

The committee reviewed a request by Anthony Vastardis, agent for the owner, for a Change of Zoning from AA Commercial District to AA Business District for the Dental Associates property at 11711 W. Burleigh Street. Ms. Welch noted that the action required at this point is to forward an ordinance change to Council for introduction and to set a public hearing date. After the Council hearing, the matter will return to this committee for review and discussion.

Moved by Ald. McBride, seconded by Ald. Birschel to recommend to Council introduction of a rezoning ordinance and adoption of a resolution setting a public hearing date. Ayes: 8

Ordinance - Public Launch Sites into Public Waterways

Re-referred to committee following introduction, the committee reviewed the proposed ordinance deleting Section 6.65.060 of the Code to remove a prohibition on launching boats from county parks or parkways. City Attorney Kesner noted that this makes our ordinance consistent with the fact that Milwaukee County no longer has this prohibition. Deborah Bedell, 2655 Swan Boulevard, expressed support for the change.

Moved by Ald. Hanson, seconded by Ald. Nikcevich to recommend adoption of the ordinance. Ayes: 8

Ordinance – Economic Development Manager

The committee reviewed the ordinance creating the position of Economic Development Manager, reporting to the Director of Community Development. City Attorney Kesner reported that it is anticipated that the newly formed Economic Development Advisory Committee (EDAC) will discuss duties and pay range in time for Budget Committee consideration.

In response to concerns stated by Ald. Nikcevich, City Administrator Archambo explained that the committee's recommendation would be more broad-based than a full, formal job description. The process would be similar to that for other positions with the Council first acknowledging the need for a given position and its broad-based functions and responsibilities. Staff would draft a formal and more detailed job description, evaluating comparable salaries and assigning a recommended salary grade. Ultimately, the Common Council approves the specific job grade. Mr. Archambo explained that job descriptions from comparable communities mentioned in the Horton/URS study are being synthesized for review by the EDAC. He noted that the Budget Committee's funding recommendation will require Council approval as part of the 2010 budget.

Regarding the timing of the Council's selection of a member to serve as liaison to the EDAC, Mr. Archambo explained that it would have been difficult to schedule a Committee of the Whole meeting along with the double-meeting schedule tonight. Mr. Kesner noted that ordinarily the mayoral appointments to the EDAC would be read tonight but not voted on until September 15. There is a request to suspend the rules so that the Council can act on the mayoral appointments tonight. Those individuals could then be notified and a meeting scheduled soon after September 15 to begin to flesh out information needed by the Budget Committee.

Following further comments on the EDAC's role, Mr. Kesner explained that the specific job description is generally carried out administratively. The Budget Committee would like input on the position from the EDAC, and there is an opportunity to get at least some of the commentary prior to their review. Council action comes in terms of the pay range and budget on which the Council will vote on November 17.

Moved by Ald. Nikcevich, seconded by Ald. Birschel to recommend adoption of the ordinance with staff preparing a job description for the Economic Development Manager and with the understanding that the EDAC will not meet until an aldermanic liaison is in place –

Ald. Dennik felt that the supervision paragraph would not need to be included when simply creating the position, and Mr. Kesner agreed that it could be omitted at this point.

The mover and second accepted a friendly amendment by Ald. Dennik to remove Section 2.13.020 Supervision –

Ald. Stepaniak asked if there was any debate about setting up the position under the supervision of the Community Development Director, who deals with regulation, as opposed to the function being more independent as a separate department. Mr. Archambo said that the transition team's recommendation to place the position under the supervision of the Community Development Director was a reflection of the Horton/USC report.

Asked about Horton report's recommendation for three positions, Mr. Archambo said that the report recommended two in 2010, the economic development manager and a CDBG administrative position. The third position, in 2011, was to be a business specialist to work more with small businesses. Since there is a planning staff member now handling CDBG, that recommended additional position was not added to the 2010 budget request.

Vote on the motion, Ayes: 8

Revised Milwaukee Area Domestic Animal Control Commission (MADACC) Member Agreement

Capt. Weiss of the Police Department reported that the Milwaukee Area Domestic Animal Control Commission (MADACC) approved changes to the MADACC Member Agreement that by State Statute must be approved without change by all member municipalities. The City Attorney has reviewed the revised agreement, which is retroactive to January 3, 2009.

Moved by Ald. McBride, seconded by Ald. Meaux to recommend that Council authorize execution of the Revised MADACC Member Agreement. Ayes: 8

The meeting adjourned at 7:31 p.m.

Carla A. Ledesma, City Clerk
Wauwatosa, Wisconsin

es