



## CITY OF WAUWATOSA

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### COMMUNITY DEVELOPMENT COMMITTEE MEETING Tuesday, November 24, 2009

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

ABSENT: Ald. Stepaniak

ALSO

PRESENT: N. Welch, Community Dev. Dir.

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

#### **Conditional Use – Restaurant within Mayfair Mall, 2500 N. Mayfair Road**

The committee reviewed a request by Gregg Elstro, Regional Construction Manager, and Thomas Reid, Project Manager, for a Conditional Use in the AA Business District at 2500 N. Mayfair Road for a Five Guys Burger and Fries restaurant. The restaurant will occupy the former Sharper Image space at Mayfair Mall with some outdoor dining served by a separate restaurant doorway. Ms. Welch reported that proposed hours of operation are 9 a.m. to midnight daily.

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

#### **Conditional Use – MMSD Emergency Generator at Approximately 805 Honey Creek Parkway**

Ms. Welch reported that the Milwaukee Metropolitan Sewerage District (MMSD) proposes placing a pumping station emergency generator and enclosure on the west side of Honey Creek Parkway approximately 345 feet north of Wisconsin Avenue. The generator would provide emergency power to the pumping station at the corner of Wisconsin Avenue and Honey Creek Parkway to keep the pumps running in the event of a power outage during a flood event, thereby preventing basement backups in about a half-mile radius. Although there have not been extensive backups in this area so far, the City Engineer reports that this is one of the first pumps that activates whenever there is a flood event.

A Conditional Use for a site at approximately 741 Honey Creek Parkway was approved last January, but the Board of Zoning Appeals denied the setback variance necessary there. MMSD had already looked at other locations on the west side of the creek and south side of Wisconsin Avenue; this time around, they considered additional sites near Portland Avenue and Honey Creek Parkway as well as farther north. The proposed location is closer to the creek and would have to be built up to above the level of the flood plain and would also require some excavation for compensatory storage. This site was proposed in response to concerns of neighbors who did not want it closer to Wisconsin Avenue.

Jennifer Wright of MMSD, 260 W. Seeboth Street, Milwaukee, presented slides displaying an overview of the area, the currently proposed site, and other details including the cost of each alternative. The estimated cost of

installation at the currently proposed site, which meets setback requirements, is \$416,000, and the original location was estimated at \$368,300. The third location near Portland Avenue, which was reviewed at the request of the Plan Commission, is above flood plain level but would cost approximately \$752,500 due to its distance from the pumps. The generator would operate only if electrical power fails and during a brief monthly test. MMSD will work cooperatively with the County on vegetative screening.

Ald. McBride reported that there have many meetings with neighbors, Ms. Welch, district alderpersons, and others. The ones who objected the most were those who would be right across from the installation. The site near Portland Avenue that everyone favored is twice as expensive. Although there is no direct cost to the city, it is still borne by the same taxpayers, and it would be ill-conceived not to support a lower cost installation. The issue is about sewage in basements, which some people in this area have experienced. The generator is designed to avert that problem. The site meets all requirements.

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

The meeting adjourned at 8:11 p.m.

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Carla A. Ledesma, City Clerk  
Wauwatosa, Wisconsin