



CITY OF WAWATOSA
COMMUNITY DEVELOPMENT COMMITTEE
MINUTES • NOVEMBER 12, 2013

Regular Meeting

Committee Room #1

7:00 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	Excused	
Gregory Walz-Chojnacki	Alderman	Present	
Dennis McBride	Alderman	Present	
Bobby Pantuso	Alderman	Present	
Cheryl Berdan	Alderman	Present	
Jason Wilke	Alderman	Present	
James Archambo	City Administrator	Present	
Alan Kesner	City Attorney	Present	
Paulette Enders	Development Director	Present	

- Request by David Behrens, GreenbergFarrow, and David Gilmore, Meijer, for a Certified Survey Map at 11111 West Burleigh Street

The committee reviewed a request by David Behrens, Greenberg Farrow, and David Gilmore, Meijer, for a Certified Survey Map (CSM) at 11111 West Burleigh Street.

The City Attorney said that this is a new CSM for the Meijer development. The City previously approved this parcel combination for the Meijer development. Subsequent to that the DOT determined that the landowner should dedicate a right turn lane for the right of way on 112th Street. This CSM dedicates that turn lane.

Brian Randall, 330 E. Kilbourn Ave., represents the Meier's store and reiterated what the City Attorney explained. This is a right turn lane from northbound 112th Street to eastbound Burleigh St. Mr. Randall said the architect has worked with city staff and the impacts are minimal.

Moved by Ald. McBride, seconded by Ald. Walz-Chojnacki
to recommend approval for a Certified Survey Map
at 11111 W. Burleigh Street - Ayes: 7

RESULT:	RECOMMENDED FOR APPROVAL [UNANIMOUS]	Next: 11/19/2013 7:30 PM
TO:	Common Council	
MOVER:	Dennis McBride, Alderman	
SECONDER:	Gregory Walz-Chojnacki, Alderman	
AYES:	Moldenhauer, Causier, Walz-Chojnacki, McBride, Pantuso, Berdan, Wilke	

- Request by Brenna Malaney, Norr Architects, and Brian Garver, Starbucks Coffee Co., for a Conditional Use in the C2 District at 151 North Mayfair Road to add a patio

Tabled from Plan Commission

3. Request by David Ewanowski, Kee Architecture, and Brad McClain, UW Credit Union, for a Change of Zoning from M1 District to C2 District at 6510 West State Street (set public hearing date)

The committee reviewed a request by David Ewanowski, Kee Architecture, and Brad McClain, UW Credit Union, for a Change of Zoning from M1 District to C2 District at 6510 West State Street.

The City Attorney advised that this item was approved by the Plan Commission November 11th. A public hearing date of January 7, 2014 needs to be set.

Moved by Ald. McBride, seconded by Ald. Berdan
to set a public hearing date of January 7, 2014 for a Change of Zoning
at 6510 West State Street - Ayes: 7

RESULT:	RECOMMENDED [UNANIMOUS]	Next: 11/19/2013 7:30 PM
TO:	Common Council	
MOVER:	Dennis McBride, Alderman	
SECONDER:	Cheryl Berdan, Alderwoman	
AYES:	Moldenhauer, Causier, Walz-Chojnacki, McBride, Pantuso, Berdan, Wilke	

4. Request by Anthony DeRosa, WP Property Acquisitions LLC, and David Israel, Lears Wisconsin LLC, for a final Planned Unit Development at 1215 North 62nd Street for a 169-unit multifamily development

The committee reviewed a request by Anthony DeRosa, WP Property Acquisitions LLC, and David Israel, Lears Wisconsin LLC, for a final Planned Unit Development at 1215 North 62nd Street for a 169-unit multifamily development.

Wangard Partners proposes to construct a 169-unit multifamily development consisting of two four-story buildings (three levels of apartments with at grade enclosed parking) on the eastern and western sides of the site and four two-story buildings in the center of the development. Overall, 296 parking spaces are provided, including 133 exterior spaces with the remainder being enclosed (attached and detached garages).

The project was designed around the following factors: site contamination, the adjacent Grede foundry, and the historic Schoonmaker Reef. The majority of the buildings are sited around the areas of contamination and the configuration of the buildings limits views of the foundry. The main driveway is along the south, providing a buffer to the foundry and a connection to the adjacent retail development. The south property line will also be heavily screened to buffer views of the foundry.

The project received conceptual aesthetic approval by the Design Review Board and the developers are working with the Reef expert geologists to ensure there is no adverse impact to the Reef.

This is the first final plan approval under the new procedures in the zoning code, which no longer requires Plan Commission review of these applications. In September, the City approved preliminary plans for this development and no major concerns were identified. Many of the conditions placed on the preliminary approval are also recommended for placement on the final approval as they relate to subsequent approvals and/or requirements necessary to obtain other permits.

The City Attorney said that this is the first plan under the new zoning code, here for final plan approval.

They need to address the preliminary plan approval and address them to the final plans. Staff recommends approval with the following conditions:

- plans showing adequate sewer capacity, environmental remediation, and storm water management subject to approval by the city engineer
- plans for water supply to site subject to approval by the city water superintendent
- appropriate sensitivity to and maintenance of historic site from recommendations by the Historic Preservation Commission
- developer's agreement approved by the Common Council, including a conservation easement and access easement for the Schoonmaker Reef per City specifications
- sensitivity to exhaust issues raised during the preliminary approval
- obtaining all necessary licenses and permits

The City Attorney introduced Mr. DeRosa, who has a presentation for the committee.

Tony DeRosa, 1200 N. Mayfair Road, Wangard, provided an overview of the site history dating back to 1927. From 1927 - 1945 this site was still an active quarry. From 1945 - 2004 Western Metals occupied the property. In 2004 David Israel, Lears & Company, acquired the property for potential redevelopment purposes. In 2007 Lears & Company; entered into a development agreement with the City of Wauwatosa and was approved for up to 224 condominium units on the property. In 2008 the Western Metals building was demolished. In 2013 Wangard Partners got involved with the property and proposed the development for this site.

Mr. DeRosa noted that the site is substantially contaminated and they have been working on this project for fourteen months. They have been in ongoing discussions and dialogue with the Wisconsin Department of Natural Resources. In September preliminary plans were approved for this development.

Mr. DeRosa said they have met with consultants on behalf of the city, geologists who are experts in the Schoonmaker Reef, a significant portion of which is on this property.

On October 17 conditional approval was received from the Design Review Board.

Mr. DeRosa explained some of the site challenges include the environmental contamination. There is significant ground water contamination and contaminated soil on this site. Lead, hydraulic oils, petroleum and chlorinated solvents have been discovered on this site. One of the concerns is the groundwater contamination which extends to the bedrock which is about forty feet below the surface. As you get into the bedrock, it is fractured bedrock, which is somewhat porous. Upwards of \$100,000 of environmental testing has been done over the past few months.

Mr. DeRosa said one of the concerns without this property being redeveloped and capped and a remediation plan put into place, approved by the WDNR, is the extent of which contamination could extend beyond the property lines and affect the surrounding properties.

The Western Metals building was torn down in 2008; soil and groundwater contamination and the liquid from rain water and snow infiltrate the ground, come into contact with contaminated materials and exacerbate the extent of the contamination both on and off site. Having the site redeveloped will provide that cap and will address that concern. The industrial property is also a concern due to views to be dealt with, odors, and noise.

With challenges come opportunities and this will eliminate blight on a site that has become an eye sore, which is strategic property within the city's master plan. This also has the ability to connect the retail shopping center on the west end of the property with the other housing developments on the east. The amount of green space on the site will go from the current 22% to 47% of the project area.

Mr. DeRosa noted the tax increment on the property will be roughly \$20 million with the proposed project.

Mr. DeRosa noted that the Schoonmaker Reef is very special across the world. They have learned through

discussions with a geologist how special and significant this area is. He said that as part of the project all the shrubbery from the bluff area will be cleared exposing the rock base. It is a 425 million year old fossil reef. Fossils from this reef are spread in museums throughout the country. He envisions this reef to be used by schools as an educational project.

Another part of the project is a pathway that will allow residents and the general public access to the Reef.

Mr. DeRosa said the proposed plan is to construct a 169-unit multifamily development consisting of two four-story buildings book-ending the site on the east and west ends. The first floor of the building is enclosed heated parking with three housing stories above that. The four buildings in the middle are eighteen unit buildings and will have direct entrances. This will give more of a townhome feel with no corridors and should be appealing to renters. The parking ratio is 1.75 parking spaces per unit. To the south of the development heavy landscaping will be incorporated for additional buffering. Mr. DeRosa noted that there will be a pool and club house, outdoor grill and fire pit area, and a small dog park.

Ald. McBride commented that he is pleased with this site plan. He expressed appreciation about the reef preservation. People from all over the world come to study this reef. Ald. McBride inquired whether there are still plans for the developer to deed the east west road, development driveway to the city for possible use in the future. He explained that there may be a need in the future for a 4-way stop or signal at 63rd and State. The City Attorney said he could incorporate that in the Developers Agreement. Mr. DeRosa said this is still acceptable to them.

Ald. McBride as the Fourth District alderman was proud of the redevelopment of this neighborhood. The Reserve, The Enclave, this new development, and the potential for the UW Credit Union adjoining this area shows that as a city, Wauwatosa is so desirable that people are willing to redevelop these industrial sites and people are willing to live in them. This contributes to the successful development of the industrial properties south of State Street as well.

Moved by Ald. McBride, seconded by Ald. Walz-Chojnacki
to recommend approval of the Planned Unit Development at
1215 North 62nd Street with the following conditions:

- plans showing adequate sewer capacity, environmental remediation and storm water management subject to approval by the city engineer
- plans for water supply to site subject to approval by the city water superintendent
- appropriate sensitivity to and maintenance of historic site from recommendations by the Historic Preservation Commission
- developer's agreement approved by the Common Council, including a conservation easement and access easement for the Schoonmaker Reef per city specifications
- sensitivity to exhaust issues raised during the preliminary approval
- obtaining all necessary licenses and permits

The committee members echoed Ald. McBride's comments. Ald. Berdan appreciated the variety in the types of housing that is available which is unique in Wauwatosa.

Mr. DeRosa responded to a question that they continue to work through the approval process with the City. They are looking to start construction next spring with completion time of 18 months - 2 years.

Vote on the motion - Ayes: 7

RESULT:	RECOMMENDED FOR APPROVAL [UNANIMOUS]	Next: 11/19/2013 7:30 PM
TO:	Common Council	
MOVER:	Dennis McBride, Alderman	
SECONDER:	Gregory Walz-Chojnacki, Alderman	
AYES:	Moldenhauer, Causier, Walz-Chojnacki, McBride, Pantuso, Berdan, Wilke	

5. Ordinance amending the official map of the City of Wauwatosa to rezone 7517 Milwaukee Avenue (Wauwatosa Woman's Club) from R1-6 District to C1 District (for adoption)

The committee reviewed a memo from the City Planner regarding an ordinance amending the official map of the City of Wauwatosa to rezone 7517 Milwaukee Avenue (Wauwatosa Woman's Club) from R1-6 District to C1 District.

Ms. Enders explained that the Woman's Club purchased the adjacent property on Milwaukee Avenue and demolished the structure with the intent to construct a parking lot. This property is zoned residential (R1-6 District); to construct a parking lot, the zoning needs to be changed to C1 District which is consistent with the zoning of the Woman's Club parcel, as well as combined with the existing Woman's Club parcel.

Ms. Enders said that if this is approved the parking lot will be landscaped limiting the impact to the neighboring properties. A six-foot wood fence will be installed on the east and south sides of the parcel. The proposed lot will double the number of parking spaces from 17 to 34. Ms. Enders noted that if the Woman's Club was built under today's parking requirements, over 40 spaces would be required.

The proposed rezoning is not consistent with the future land use map in the Comprehensive Plan, which indicates that this parcel should remain residential, more specifically Neighborhood Conservation. The Neighborhood Conservation category is intended to protect and stabilize the unique residential areas of the City.

The Plan Commission reviewed this item on September 9 and failed to approve the request with a 3 - 3 motion. A public hearing was held on November 5th and people spoke in favor and against the request. Ms. Enders noted that a valid protest petition was submitted requiring 3/4 of the Council members voting to approve the change of zoning request. Staff recommends denial.

Ald. Pantuso asked for comments from the audience. Those commenting in favor will start.

Keith Schultz, 2515 N. 66th St. Wauwatosa, SchultzWerk Architecture, presented a proposed layout of the parking lot. Mr. Schultz explained that the Woman's Club in wanting to expand the parking lot also wanted to be sensitive to the neighborhood. He said they tried to get in enough parking spots to maximize the space. The parking lot design shows fencing and landscaping to protect the neighboring views.

Spoke in favor:

- Keith Schultz, Schultz Architects 2515 N. 66th St., Wauwatosa
- Kay Lorenzen, 1517 N. 60th St., Wauwatosa
- Joan Riggin, 7010 Wellauer Dr., Wauwatosa
- Jane Chandler, 7318 Hillcrest Dr., Wauwatosa
- Barbara Grove, 16855 Lake Road, Brookfield
- Marie Dennison, 1785 Brojan Dr., Elm Grove
- Beverly Gleisner, 3260 Wetzel Lane, Brookfield
- John Bannen, 2468 N. Pasadena Blvd., Wauwatosa
- Susan McTavish, 1908 N. 73rd St., Wauwatosa
- Kevin Miller, 7700 Portland Ave., Wauwatosa
- Patti Podewils, 6700 Revere Ave., Wauwatosa
- Marilyn Day, 7509 Melrose Ave., Wauwatosa
- Kay Tierney, 6118 Washington Circle, Wauwatosa
- Heidi Lorenzen, 1517 N. 60th St., Wauwatosa
- Brian Randall, 330 E. Kilbourn Ave. #1250, Milwaukee

Comments made in favor included:

- Opportunity for additional handicap parking which is badly needed
- Opportunity for more people to enjoy the Historical Museum located in the clubhouse
- City should be supportive of an organization that awards scholarships to Wauwatosa students attending college in-state
- Older members need to have closer parking than across the busy street
- This corner is already a mixed area with churches, schools and clubs
- The extra space will make maneuvering in the parking lot easier
- Salvaged building materials were offered to the neighbors
- The Woman's Club offers their space free of charge to the city to hold elections
- Adequate parking is the key to continued success
- Surrounding buildings offer parking although there are often overlaps with events going on at the same time in all three facilities

Present in favor: Thomas Quinn, 7424 Lincoln Place, Wauwatosa
Judy Hoffman, 4928 N. 89th St., Milwaukee
Thomas McTavish, 1908 N. 73rd St., Wauwatosa
Katherine Miller, 7700 Portland Ave. #124, Wauwatosa

Ald. Birschel questioned whether the proper permits were pulled in a timely fashion before the house was demolished. He noted when Mo's Irish Pub requested a zoning change to turn a residential parcel into a parking lot, they offered to pay the city taxes on the parcel for ten years. Ald. Birschel wondered what the Woman's Club was bringing to the table.

Mr. Schultz assured the committee that everything was done as required by city ordinance with all permits in place before demolition of the home was done. Ms. Enders concurred that this was accurate.

Mr. Randall, Friebert, Finerty & St. John, S.C., 330 E. Kilbourn Ave., Suite 1250, Milwaukee, explained that there were five main topics he wanted to review. A combination of issue came up during the public hearing on November 5, 2013 and he wanted to meet the burden of these concerns. He said that he is privileged and honored to represent the Woman's Club. He explained that he has had many clients with business coming before the City of Wauwatosa. He noted that he volunteers his time as the Chair for the Board of Zoning Appeals. This matter presently is not before the Board of Zoning Appeals and if it were to he would recuse himself and seek counsel from the City Attorney if need be. Mr. Randall said he stands by his integrity and credibility. He asked that you evaluate the issues on the merits.

Mr. Randall presented a slide show explaining the process of how the home was first considered to be purchased for use of additional parking. The Woman's Club held a neighborhood meeting over the summer to explain their plans. It has been no secret that the Club bought the house to demolish and request a zoning change for additional parking. Mr. Randall concurred that the proper permits were in place when the house was being demolished or the city could have issued citations if there were violations, he wanted that issue cleared up.

He reviewed with the committee pictures of the home and neighboring views of the Woman's Club. Mr. Randall noted that the previous home did not have the appropriate room for a driveway, and many years ago the Woman's Club granted an easement to them for a driveway. The Woman's Club has always been accommodating to the neighborhood.

Mr. Randall noted that the house was not historic in nature and he explained the condition of the home. His PowerPoint showed some interior water damage, the timber supports in the basement and pictures of what appeared to be mold underneath the siding when it was removed. He said with winter coming it was in the best interest to demolish the home and remove any potential for vandalism. Mr. Randall noted that the neighbors were offered

salvaged materials of the home for their personal use. The idea behind the PowerPoint was to orient the committee on the condition of the house prior to the decision to pull the demolition permit and take it down.

Mr. Randall explained the landscape plan and showed an illustration of the original plan with the emphasis of landscaping and screening on the edges. He showed samples of what the potential landscaping could look like if and when zoning is approved. Privacy landscaping and fencing will be used to eliminate car lighting into neighboring homes. In some areas where fencing already exists the Woman's Club will work with the neighbors to eliminate double fencing. City code calls for putting the decorative side of the fence facing the neighbor's yard.

Mr. Randall commented that parking is an issue throughout the city. Homes at times have been torn down for use of parking lots. Mr. Randall referred to a comment made by Ald. Birschel about Mo's Irish Pub, and the commitment Mo's made to the city for a change in zoning. Mo's agreed to pay property taxes for 10-years at the rate if the home were still there. He noted that Mo's is a commercial enterprise.

Mr. Randall compared this to what the Woman's Club has to offer the city. The use of the Woman's Club for a city polling place if rented to the city would cost \$5,400. The Woman's Club gives out four \$1,000 scholarships annually and use of the club by other civic groups would amount to \$2,500. This totals \$11,900 annually to the benefit of the City which he suggested was on par compared to what Mo's extended to the city. This is on par with the balancing test.

Mr. Randall noted that the residential homes taken down in order for the fire department to be built didn't have to be rezoned but they also were designated in the neighborhood conservation category. A home was taken down on 69th Street near North Avenue, likely to be used for a parking lot. Ironically, the City Hall itself sits on the property of a torn down home. Mr. Randall noted that these are tough decisions having to be made by the city.

Mr. Randall discussed the rezoning and comprehensive plan. He distributed a letter given to the committee this evening which was emailed to staff earlier. Mr. Randall said that the importance of this letter and comments made during the public hearing, refers to the burden being on the Woman's Club to satisfy the rezoning standard and to demonstrate the consistency of the comprehensive plan. The staff memo is recommending denial and is usually a tough burden for the applicant to overcome. He discussed the paragraph in the staff recommendation that stated the zoning is not consistent with the land use plan which is the heart of why staff is recommending denial. The point of his letter is to highlight their position on those issues and he discussed them.

The first issue he discussed was the rezoning standard. Zoning map amendments are legislative decisions from the common council based on their consideration of the public health, safety, and general welfare. Mr. Randall felt all of these issues speak to this criteria and are relevant. The public health, the handicap use, the public safety, traffic circulation - having a safer parking lot, pedestrians can traverse the area safely and general welfare are the impacts they have on the community. Mr. Randall suggested the general welfare is the strongest impact the Woman's Club has on the community. Mr. Randall said the connection to all of this is in demonstrating that the health and vitality of the Woman's Club can be enhanced by having a better facility by expanding their parking lot one lot over.

Mr. Randall said that the Comprehensive Plan recognizes the Woman's Club as an important asset to the community. The proposal is consistent with the overall land use policies and emphasizes that departures in edge areas are appropriate. This is not a rezoning in the middle of Milwaukee Avenue and those types of departures can be appropriate. The tax key numbers will be combined addressing concerns of what could happen to the parcel if the Woman's Club were to no longer be in existence.

The committee convened at 8:25 p.m.

The committee reconvened at 8:35 p.m.

Spoke in opposition: Kathleen Hamilton, 7441 Lincoln Place, Wauwatosa
Valerie Ko, 1614 Wauwatosa Ave., Wauwatosa
Richard Smith, 1614 Wauwatosa Ave., Wauwatosa
Susan Kane, 7522 Lincoln Place, Wauwatosa
Gerald Ulschmid, 7422 Lincoln Place, Wauwatosa

John Lynch, 7445 Milwaukee Avenue, Wauwatosa

Comments made in opposition included:

- Difficult for neighbors to be in conflict with the Woman's Club and there is a comprehensive plan to preserve the neighborhoods and please vote to preserve the neighborhood
- Pride taken in their quiet street, additional traffic, noise and light pollution will be problematic
- Ideal neighborhood for families with children, don't ruin it
- Commercial zoning is intrusive
- Loss of family with home being demolished
- There is plenty of parking in the neighborhood
- Concerns of rentals increasing at the club
- Business patrons in the village do not park at the Woman's Club
- No recall of pedestrian accidents at the intersection of Milwaukee Avenue and Wauwatosa Avenue
- Woman's Club website is promoting rentals and the parking lot expansion encourages this
- No consulting with the neighbors just a plan was made known
- Valuable asset destroyed
- Once the parcel is zoned commercial, it would be highly unlikely to revert back to residential
- Loss of tax parcel to the city
- Strategy used when demolishing the house in that the city would have to give them their zoning
- There is an estimated 300 parking spaces around this location
- Consent should have been received before the house was demolished
- No one opposes the Woman's Club, they just don't need this additional parking

Present in opposition: Cathryn Stiener, 7512 Lincoln Place, Wauwatosa
Dorothy Cernik, 1604 Wauwatosa Ave., Wauwatosa
Amy Serio, 7434 Lincoln Place, Wauwatosa
Mary Ulschmid, 7422 Lincoln Place, Wauwatosa

Ald. Moldenhauer said there is a very consequential item for consideration in this matter. The Woman's Club is allowing the City the use of their building to hold elections free of charge since Washington Elementary School is no longer available. He had a concern about the lack of parking for voting before this parcel became available. He felt this is essential and is supportive. The tasteful landscaping will be helpful in the expansion.

Ald. Walz- Chojnacki said he has had deep conflict with his decision on this. A fine institution like the Woman's Club deserves the credit it is getting. He expressed concern about the dissent in the neighborhood. He was sympathetic to Wauwatosa being a city of homes, not parking lots. He agreed with the previous comment made that additional parking for elections is necessary and would be supportive.

Ald. McBride felt that this zoning request is a unique situation. He felt the parking in the area is horrible because there are so many churches in the area and little parking available. He said it is not an easy walk from St. Matthew's Church parking lot to the Woman's Club, and felt the extra parking is necessary. Since this has just been designated as a polling location he would be supportive of this. He said this extra parcel made into parking is not going to destroy the neighborhood, we are helping an institution.

Ald. Berdan commented that committee members don't always come to these meetings knowing how they will vote. She has listened to what everyone has had to say tonight and at the public hearing. She didn't like things imposed on her without her input and felt conflicted. In cases like this she has to look at the alderperson in district and will support their decision.

Ald. Causier reiterated that this is not a clear cut issue. There is conflict with the Woman's Club however there is no conflict with the Milwaukee Avenue and Lincoln Place neighbors, that they do not want this parking lot. A pretty potent argument is that the club is going to be used as a polling place. The Woman's Club has been a good steward at this property over the years. She said she keeps going back to the fact that the neighbors do not want this.

Although she didn't feel it would necessarily be a bad thing, she was going to vote no.

Ald. Wilke expressed concern that the house went down within their rights and suggested maybe the city should look into a zoning change regarding demolition permits. He has concerns with the neighborhood preservation and said he was opposed to Mo's Irish Pub tearing down a home for parking. The community service that this building does and because of the elections going to be held there, additional parking will be necessary and he would be in favor as the Woman's Club is an asset to the city.

Ms. Enders asked to clarify a statement made by Mr. Randall regarding why staff made the recommendation to deny. In the letter Mr. Randall sent, Ms. Enders felt that some information was missing in his argument why staff made a recommendation to deny. She explained the different paragraphs cited in the zoning code from Mr. Randall's letter but noted an important paragraph, A, was missing which was one of the strongest reasons that staff recommended denial.

Ald. McBride clarified that no one felt Attorney Randall was being unethical, it was just a way to make their legal argument. He noted that there is no impropriety here tonight, it is not about ethics. Just a lawyer's argument.

Ald. Pantuso said he would make a motion to hold this item tonight if he felt it would do any good. He hoped there could be a compromise made between the Woman's Club and the neighbors. Ald. Pantuso felt that everyone is right with their opinions. Although this parking lot may be needed he pointed out that the parking lot is the same size now as it was when the Woman's Club had 500 members. He also noted that just because the club is going to be used for a polling location doesn't mean that they should automatically get this request approved. He said that there is no parking at Washington Elementary School and didn't think it should be used in the argument.

Ald. Pantuso wasn't comfortable with the fact that the neighbors aren't behind this and could not support this. He hoped that the Woman's Club and the neighbors could work out some kind of agreement before this item goes to the council meeting next week.

Ald. McBride supported the idea of a compromise and perhaps a delay would bring the neighbors on board.

The neighbors in attendance didn't feel that there was a compromise to be made.

Ms. Enders explained that since this is a zoning issue there cannot be any conditions attached to a motion.

Ald. Causier commented on the phone calls and discussions she has had with the neighbors and didn't feel there is a middle ground. The neighbors do not want this no matter what.

Moved by Ald. Moldenhauer, seconded by Ald. McBride
to recommend approval of the ordinance amending the official
map of the City of Wauwatosa to rezone 7517 Milwaukee Avenue
from R1-6 District to C1 District - Ayes: 5 Noes: 2 (Causier, Pantuso)

RESULT:	RECOMMENDED FOR APPROVAL [5 TO 2]	Next: 11/19/2013 7:30 PM
TO:	Common Council	
MOVER:	James Moldenhauer, Alderman	
SECONDER:	Dennis McBride, Alderman	
AYES:	Moldenhauer, Walz-Chojnacki, McBride, Berdan, Wilke	
NAYS:	Causier, Pantuso	

6. Ordinance amending Title 24 of the Wauwatosa Municipal Code to clarify various sections of text within the newly adopted Zoning Code (for adoption)

The committee reviewed a memo regarding Ordinance amending Title 24 of the Wauwatosa Municipal Code to clarify various sections within the newly adopted Zoning Code.

Ms. Enders said during adoption of the new zoning code they anticipated there would be some housekeeping items. This is the first round of updates since adopted in March with another update likely in a few months.

Ms. Enders asked the committee if she should go through all of the changes. Ald. Pantuso requested that only items of significance be reviewed as they have already seen this information.

Ms. Enders commented on one change which is a little more than housekeeping. This talks about prohibited uses in the North Avenue overlay which evolved from the proposed formula restaurant regulations. One idea being implemented is a change to Section 24.03.040A Other Regulations, Drive-through and Drive-In Facilities in the zoning code, which would prohibit drive-throughs in the North Avenue overlay.

The City Attorney pointed out the final version dispersed has a clerical error in it and the final copy was corrected. The correction was a net addition of two words.

Moved by Ald. Causier, seconded by Ald. Berdan to recommend adoption of the Ordinance amending Title 24 of the Wauwatosa Municipal Code to clarify various sections in the newly adopted Zoning Code - Ayes: 7

RESULT:	RECOMMENDED FOR APPROVAL [UNANIMOUS]	Next: 11/19/2013 7:30 PM
TO:	Common Council	
MOVER:	Kathleen Causier, Alderwoman	
SECONDER:	Cheryl Berdan, Alderwoman	
AYES:	Moldenhauer, Causier, Walz-Chojnacki, McBride, Pantuso, Berdan, Wilke	

Carla A. Ledesma, CMC, City Clerk