



CITY OF WAUWATOSA
COMMUNITY DEVELOPMENT COMMITTEE
MINUTES • MARCH 11, 2014

Regular Meeting
Committee Room #1
8:00 PM

7725 West North Avenue, Wauwatosa, WI 53213

COMMUNITY DEVELOPMENT COMMITTEE ITEMS

Attendee Name	Title	Status	Arrived
James Moldenhauer	Alderman	Present	
Kathleen Causier	Alderwoman	Present	
Jeffrey Roznowski	Alderman	Present	
Gregory Walz-Chojnacki	Alderman	Present	
Dennis McBride	Alderman	Present	
Bobby Pantuso	Alderman	Present	
Cheryl Berdan	Alderwoman	Present	
Jason Wilke	Alderman	Present	
Tamara Szudy	Principal Planner	Present	
William Wehrley	City Engineer	Present	

1. Request by Sherry Carlin, Tosafest 2014 Chair - Wauwatosa Village Task Force, for a Street Festival Permit in the Village area for Tosafest on September 5-6, 2014

The committee reviewed a request by Sherry Carlin, Tosafest 2014, for a Street Festival Permit in the Village area for Tosafest on September 5-6, 2014.

The blanket permit for the festival would cover the Wauwatosa Village areas of Harwood Avenue from Wauwatosa Avenue to Harmonee Bridge, and State Street from 7500 Wauwatosa Avenue to Harmonee Avenue.

The hours of operation including set-up and take down are Thursday, September 4, 5:00 p.m.; Friday, September 5, 1:00 p.m. -11:30 p.m.; Saturday, September 6 from 11:00 a.m. - 11:30 p.m.; and Sunday, September 7th from 7:00 a.m.-12:00 noon. Festival music will be stopped by 11:00 p.m. on Friday and Saturday night and the festival will close at 11:30 p.m.

Ann Raisler, 7502 Oakhill Ave., Vice-president in charge of vendors, noted that proceeds from Tosafest go back into the community. Last year that amount was \$35,000.

Melinda Lauder Skrade, 7131 Grand Parkway, commented that Tosafest is an engaging community event and a safe event for high school students and she fully supports.

Moved by Ald. Pantuso, seconded by Ald. Causier
to recommend approval of the request. Ayes: 8

RESULT:	RECOMMENDED FOR APPROVAL [UNANIMOUS] Next: 3/18/2014 7:30 PM
TO:	Common Council
MOVER:	Bobby Pantuso, Alderman
SECONDER:	Kathleen Causier, Alderwoman
AYES:	Moldenhauer, Causier, Roznowski, Walz-Chojnacki, McBride, Pantuso, Berdan, Wilke

- Request by Robert Bokowski, We Energies, for a Conditional Use in the Special Purpose – Medical Center District at 9250 Watertown Plank Road for an electrical substation

This item was held at the Plan Commission. Additional information was requested and was rescheduled to be heard at the Plan Commission on April 7, 2014.

- Request by Jian Sun, Wisconsin International Academy, Inc., and Tom Campbell, Wauwatosa Hotel Group, LLP., for a Zoning Code Text Amendment to add “Group Living” as a Conditional Use in the C2 District

The committee reviewed a memo from the City Planner regarding a request by Jian Sun, Wisconsin International Academy, Inc., and Tom Campbell, Wauwatosa Hotel Group, LLP, for a Zoning Code Text Amendment to add Group Living as a Conditional Use in the C2 District.

The applicants want to amend the C2 District (General Commercial) to include a provision for Group Living as a Conditional Use in order to allow for Wisconsin International Academy (WIA) to purchase and convert the Day’s Inn hotel and banquet center into a residence for international high school students. Group Living is defined as “residential occupancy of a dwelling by other than a household, typically providing communal kitchen/dining facilities. Examples of group living uses include but are not limited to fraternities, sororities, convents, monasteries and nursing homes.” While this amendment is specifically being requested to accommodate the WIA proposal, it will be available to all C2 zoned properties if approved. Group living is a Conditional Use in other zoning districts, and as a Conditional Use, the City will review any future proposals that may be requested, so there is consistency in the code and also protection for the City.

The Plan Commission reviewed this item on January 13th and recommended approval 6-0. On March 4th, a public hearing was held before the Council and five people spoke in favor of the amendment. One spoke against it, although he stated he like the project but was concerned about the status of their wedding reception.

Jian Sun, 5485 N. Port Washington Road, Glendale, WI, president of the Wisconsin International Academy, Inc., introduced Dr. Matt Gibson, 1445 Cameron Court, Brookfield, principal of the Wisconsin International Academy.

Dr. Gibson reviewed a Powerpoint with the committee and discussed the academy mission which includes five items:

- Recruit students from China
- Provide safety for the students
- Teach students self-discipline
- Teach them the English language
- Stress academics

Dr. Gibson noted that there is a sister school in Marlborough, MA that has been in existence for five years. The sister building was repurposed as well, it was the old Verizon Center. The sister school building and site were reviewed.

The school here is different in that we do all of the high school experience. Dr. Gibson reviewed with the committee the school partners:

- Pius XI High School

- Dominican High School
- Martin Luther High School
- St. Thomas More High School
- Catholic Memorial High School

The total capacity for the academy is 200 students. Dr. Gibson said that academy members go to China to recruit students. All travel arrangements and care are taken care of by the academy. After school activities are encouraged to get the students out into the community and involved. Transportation is provided to the partner schools from the academy in the currently leased space in Glendale, WI.

Tom Stelling, Stelling & Associates Architects, 181 W. Chestnut St., Burlington, WI, discussed the building transformation. He discussed the Alta survey showing the lay of the land. Around the property they would like to install fencing to identify the property and a new façade will be constructed. They would like to have a controlled access point where the buses would pick-up and drop-off students. Mr. Stelling said that they have worked with the city's fire department regarding gates (access points) along the perimeter. The old swimming pool will be converted into a recreational area with a sports court. The building work will be done over an extended time period.

Dr. Gibson reviewed the major improvements to the building which include:

- Hotel sprinkler installation
- Roof removal and replacement
- Perimeter decorative fencing
- Pool building conversion to gymnasium
- West parking lot conversion to green space and playfields
- Building façade improvements

Melinda Skrade, President of Pius XI High School, couldn't say enough what a deep impact the students have already had on their school. The international students who have come into their care have formed them and made their mission deeper, richer and more a more broadly based way of approaching Catholic education, community development, with scholarships and engagement with the world that lies ahead of them. She embraces and supports the program whole heartedly. She said as school president, she holds herself personally responsible for anything that happens with the children 24/7. Ms. Skrade introduced Rick Carpenter who is the students' 'parent-on-property' and an extraordinary one at that.

Rick Carpenter, 4245 N. 83rd St., Milwaukee, Pius XI High School teacher, said when they first undertook this program they felt there was so much potential with this program. This is also true with the City of Wauwatosa. The city will feel the benefit of the children living in the academy and shopping in the City. An investment in these children is an investment in our community as they become community members.

Leanne Giese, 437 Tanager Court, Grafton, WI, Dominican High School, said these international students are high academic achievers, and they are raising test scores in the high schools and anticipate the same in college as well. The students are gaining from their school experiences here. The students are being introduced to extra-curricular and after school activities which they really don't have back home. They are making an impact on their student body. She said it is a joy to have them in our schools and they are a benefit to our community.

Moved by Ald. McBride, seconded by Ald. Pantuso
to recommend to Council approval of a Zoning Code Text Amendment
adding Group Living as a Conditional Use in the C2 District - Ayes: 8

RESULT:	RECOMMENDED FOR APPROVAL [UNANIMOUS]	Next: 3/18/2014 7:30 PM
TO:	Common Council	
MOVER:	Dennis McBride, Alderman	
SECONDER:	Bobby Pantuso, Alderman	
AYES:	Moldenhauer, Causier, Roznowski, Walz-Chojnacki, McBride, Pantuso, Berdan, Wilke	

4. Request by Jian Sun, Wisconsin International Academy, Inc., and Tom Campbell, Wauwatosa Hotel Group, LLP., for a Conditional Use in the C2 District at 11811 West Blue Mound Road for a group living establishment (Wisconsin International Academy)

The committee reviewed a memo from the City Planner regarding a request by Jian Sun, Wisconsin International Academy, Inc., and Tom Campbell, Wauwatosa Hotel Group, LLP, for a Conditional Use in the C2 District at 11811 West Blue Mound Road for a group living establishment (Wisconsin International Academy).

The applicants would like to purchase the Day's Inn Hotel and Banquet Center on Blue Mound Road and operate Wisconsin International Academy (WIA). WIA provides housing, food service, transportation, and study/recreation activities for international high school students who attend private high schools in the Milwaukee area. Currently, WIA is operating in leased hotel space in Glendale and has an enrollment of 90 students. Enrollment projections are 140 students by the fall of 2014, with a projected capacity of 205 students at the proposed Wauwatosa location. The students are supervised by a principal, a student living director, student advisors, and on-site security personnel. The advisors, who are assigned to every ten students, handle the daily needs of these students. Additionally, one advisor per 25 students is on site at all times. Improvements to the property include installation of a key controlled decorative security fence around the property with two vehicular and three pedestrian access points, and conversion of the indoor swimming pool to a gymnasium and basketball court. Homewood Avenue will be the main entrance to the campus, identified by installation of a decorative arch. In the future, WIA plans to update the exterior of the buildings and convert portions of back parking areas to athletic fields, with a policy for lights out at 10 p.m. A list of proposed improvements is attached. The applicants are aware of and are addressing required code compliance upgrades to the facility with appropriate City staff, including the installation of a fire suppression system.

The Plan Commission reviewed this request on January 13th and recommended approval 6-0 with the following conditions: suggesting a high quality material on the fence and improve the aesthetics of the exterior; and contingent upon approval of the related zoning code text amendment and obtaining any additional licenses and permits.

Moved by Ald. McBride, seconded by Ald. Pantuso
to recommend to Council approval of Conditional Use in
the C2 District at 11811 West Blue Mound Road for a group
living establishment - Ayes: 8

RESULT:	RECOMMENDED [UNANIMOUS]	Next: 3/18/2014 7:30 PM
TO:	Common Council	
MOVER:	Dennis McBride, Alderman	
SECONDER:	Bobby Pantuso, Alderman	
AYES:	Moldenhauer, Causier, Roznowski, Walz-Chojnacki, McBride, Pantuso, Berdan, Wilke	

5. Request by Dan Kroetz, CCM – Pasadena Apartments, LLC., for a Zoning Map Amendment from R8 District to R8 District/Planned Unit Development Overlay at 8402, 8416 and 8426 West North Avenue and 2315 North 84th Street

The committee reviewed a memo from the City Planner regarding a request by Edward Walsh, Alpine Realty Capital, and David Gilbert, UWM Real Estate Foundation, for a Planned Development Amendment at 1300 Discovery Parkway for a hotel.

Ms. Szudy explained that the applicants propose to construct a four-story, 127 room, Residence Inn by Marriott at UWM Innovation Campus on the east side of Discovery Parkway, adjacent to the traffic circle and the County Park. Residence Inn is Marriott's extended stay concept and each guest room is equipped with a kitchenette. Other hotel amenities include a pool, a daily breakfast, a dinner offered three times per week, a bar in the lobby, and some limited meeting space for hotel guests. The typical hours for the bar are 5:00 p.m. to 11:00 p.m. daily for primary use by hotel guests and will not be actively marketed to the public. Staff encouraged the incorporation of multiple pedestrian connections including one from the main building entrance to the public sidewalk. However, there is one pedestrian connection located at the northwest corner of the site, adjacent to the County Park. Bike racks are located near the main building entrance. The project was reviewed by the Design Review Board (DRB) on March 6th. Staff will provide an update on the DRB decision.

In the past, concerns have been raised that the campus development was not following the conceptual master plan that was adopted by the City in 2010. It was well known from the beginning that the campus development would be evolving and modified due to the balance of many interests including habitat protection, natural landscape, historic preservation, Department of Transportation (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. While the 2010 Council resolution and adopted plan were the guiding documents for this development, the planned development amendment process allows for modifications to the original plans.

The Design Review Board held this at their March 6th meeting. They had numerous recommendations they would like addressed for the next regularly scheduled DRB meeting.

Ed Walsh, 220 E. Huron St., Ann Arbor, MI, explained that they have been actively looking for a hotel site in Wauwatosa for a long time. They developed a hotel in Milwaukee a few years ago successfully. Mr. Walsh introduced the project architect, Chris Meyers.

Chris Meyers, Meyers + Associates Architecture, LLC, 232 N. 3rd St. #300, Columbus, OH, reviewed the plans with the committee. Mr. Meyers said that they have had a few months of interaction with the City and the University in designing a building that ties in nicely with Discovery Parkway. He noted that they will be meeting with DRB again addressing the few minor items discussed.

Mr. Meyers said that the materials being used are meant to align with the ABB Building and the Accelerator Building. The building massing and design is similar to these other buildings, to create a community of architecture. The scale of the building is in relationship to the other buildings along the parkway. The different types of building materials was discussed. The color palette and materials is similar to the other buildings.

Mr. Meyers reviewed the different elevations. The top level elevation to the north overlooks the park area and the lower west level leads to the parkway. The lower west parkway elevation will contain an entry point and a pedestrian path, which came from comments received at the Design Review Board. The dumpster enclosure will be completely wrapped in the cream city brick to match the building.

The hotel entry sign is a monument sign based on the standards that were developed as part of the parkway with an exterior illuminated sign. Mr. Meyers said great progress is being made on the site.

An extensive lighting analysis has been done not only for the building but for the parking area as well. Lower light levels in coordination with the development area will be very subtle. The Sport Court area was reviewed by DRB and will have a screened enclosure. It will have a quarter-sized basketball court with a single hoop. The design of the screening will be at different level heights for more visibility into the space as suggested by DRB

instead of a ten-foot high fence all around the court. The screen will be a stainless steel mesh material with native plantings and vine growth around.

The proposal is for 127 rooms, with 134 parking spaces including 5 ADA spaces. They are proposing 31percent green space of the total site. The orientation of the building is based on the landscape to the north. The guest rooms will overlook the natural vegetation.

Jim Schaefer 405 N. Page St., Stoughton, WI, explained the landscaping. Mr. Schaefer said that there are multiple layers of landscaping requirements with this project and he discussed the fourth draft of the plan. Mr. Schaefer said he has talked with staff informally about the requirements and are trying to apply the new standards to the site. The City Engineer asked that they use the old code to provide screening along the parking lot to hide it from the parkway. The hotel also has guidelines using evergreen materials. Decorative and accent plantings will be used at the hotel entrance. The back area of the building will be entirely native plantings.

Mr. Schaefer said they had talks with the habitat team which convinced them to use 100% native plantings. This is especially due to the fact that this is the spawning ground of the Monarch butterflies and their migration route. The native plantings will also provide food for the butterflies.

Mr. Meyers said the grounds will mesh nicely with the surrounding parkway. There has been a great collaborative effort with the university and they feel they have created a building that will make them a good neighbor but also fits nicely within the context of Discovery Park.

Moved by Ald. Pantuso. Seconded by Ald. Moldenhauer to recommend approval contingent upon: plans showing adequate sewer capacity and storm water management subject to approval by the City Engineer, plans for water supply to site and hydrant placement subject to approval by the City Water Superintendent, plans for fire protections subject to approval by Fire Prevention staff, incorporation of a pedestrian connection from the main building entrance to the public sidewalk, approval by the Design Review Board, obtaining any additional licenses and permits.

The committee members discussed the plan and had the following comments:

- hotel addition will help bring high profile conferences back into the Milwaukee area
- native plantings are a great asset to the area
- suggestion made that landscaping maintenance personnel have knowledge in maintaining native species

Ald. Roznowski asked if there would be more than one pedestrian walkway. He questioned whether there will be opportunities for additional walkways?

Mr. Meyer said that there is a perimeter walk around the entire building. He explained that because of the steepness of the hillside and the potential garage by ABB, they aren't encouraging people to traverse down the hill for safety reasons. There is an onsite perimeter path which will be convenient so people will not be walking through the parking lot. There are a few more tie-ins that could happen on the west end of the building down the road and they would not be opposed to a second one.

Mr. Meyer noted that they are trying to reduce the amount of conflicts with the circulation route; cars vs. Bikes vs. Pedestrians which is why the decision was made to use the back side of the building. The parkway connection gets people to the Accelerator Building and the rest of the parkway.

Ald. McBride opined that the hotel will benefit to Wauwatosa residents in getting a return on their investment. Hotel room taxes and other direct benefits such as shopping and restaurants will be beneficial as well.

Vote on the motion - Ayes: 8

The committee recessed at 9:40 p.m. and reconvened at 9:52 p.m.

RESULT:	RECOMMENDED FOR APPROVAL [UNANIMOUS] Next: 3/18/2014 7:30 PM
TO:	Common Council
MOVER:	Bobby Pantuso, Alderman
SECONDER:	James Moldenhauer, Alderman
AYES:	Moldenhauer, Causier, Roznowski, Walz-Chojnacki, McBride, Pantuso, Berdan, Wilke

6. Request by Dan Kroetz, CCM – Pasadena Apartments, LLC., for preliminary plan approval for a Planned Unit Development at 8402, 8416 and 8426 West North Avenue and 2315 North 84th Street for a multifamily development

The committee reviewed a memo from the City Planner regarding a request by Dan Kroetz, CCM - Pasadena Apartments, LLC, for a Zoning Map Amendment from R8 District to R8District/Planned Unit Development Overlay at 8402, 8416 and 8426 West North Avenue and 2315 North 84th Street.

The applicants are requesting a Change of Zoning from R8 District to R8 District/Planned Unit Development (PUD) Overlay on three parcels to accommodate a multifamily housing development that includes new construction. The City's 2008 Comprehensive Plan identifies this site for Mixed Residential- Moderate Density - the status quo for the parcels and many properties on North Avenue and in the immediate area. Staff feels that this request is consistent and compatible with the Comprehensive Plan goal to encourage a variety of housing types with a range of densities, designs, and costs for a range of lifestyles and life stages.

The Plan Commission reviewed this item on January 13th and recommended approval 5-0.

The Council held a public hearing on March 4th, 2014, two people spoke against the plan and one person spoke in favor.

Mr. Wehrley replied to a question on his concerns related to the third driveway. Mr. Wehrley said that the development is currently served adequately with two driveways and he does not have any concerns about the location or operation of those proposed driveway approaches. His concern is solely with the third drive approach on 85th Street. The City Engineer has a significant safety concern that traffic queuing going in and out of that driveway, leading to stacking of cars attempting to pull out onto North Avenue possibly leading to crashes. Mr. Wehrley recommended approval of the project limited to the two existing driveways.

Erich Schwenker, Cardinal Capital Management, 135 S. 84th St., Suite 100, Milwaukee, commented that on the site, which they have owned for about one-year, are two 8-unit buildings. Mr. Schwenker felt that these studio apartment buildings are at the end of their useful life and is not feasible to remodel them due to the cost.

Mr. Schwenker is proposing a four-story 24-unit market rate building with enclosed parking on the first floor and apartments on the upper floors. The parcel will have a total of 32 units consisting of 24 new units and eight existing units.

Ed Haydin, 2568 N. 71st St.; reviewed the plans with the committee. Mr. Haydin showed the Locker's Pointe building on 92nd and North Avenue with the committee, because the building scale is similar to the scale of the proposed building. The height to the peaks reflect some of the heights that are within the proposed structure. There is also very similar parking access. He felt that the Locker's Pointe building has set precedent on the block.

Mr. Haydin discussed placing the new construction closer to North Avenue within the allowable setbacks. He noted that parking is determined before any development planning is started. When selling market rate housing the requirement is 1.5 cars per bedroom. They are proposing parking at grade on the first level, and counting

three parking stalls off of 84th Street brings them into the 1.5 car range. There will be 24 covered stalls, so each apartment will have one stall. He discussed the drainage issues with the majority of water being taken off site through a culvert and dropped into North Avenue.

Mr. Haydin pointed out that the two-way access to the garage off of 85th Street is two-way about 20-foot long, with enough driveway room for a car to stop before the sidewalk so not to hit any pedestrians.

Mr. Haydin said at the request of the City they performed a Traffic Impact Analysis. The statement from the analyst was based on actual traffic counts during peak times of the days. The analysis shows there is adequate room for queuing under current traffic conditions and that with the proposed driveway, there is not anticipated to be any adverse impacts due to queuing. Mr. Haydin said they feel the parking enclosure is a safe condition.

Mr. Haydin explained the refined architectural design of the project. The north side of the building will have balconies with limestone planters at grade. The windows on the lower level were introduced to be more pedestrian friendly. A high quality product will be used in the construction. Copper accents will be used on the north elevation facing the neighbors. At the request of the neighbors, Juliet balconies will be used instead of walk out balconies on the building sides facing the neighbors for privacy purposes.

Mike Atels, 2321 N. 84th Street, owns the property north of the proposed development. Mr. Atels said he has been working with Cardinal Capital Management and he was impressed with the drawings he saw tonight. He appreciated the gesture of the Juliet balconies for privacy purposes to the neighbors. Conversations with the developer included site lines, fencing and landscaping. Privacy for neighboring children has been discussed. Mr. Atels hoped that the City would approve a taller fence for their privacy from the new development. He asked if something could be done for the sight lines via landscaping.

Mr. Schwenker said they have been working with the neighbors and have had many conversations. He noted that the fence height has to be approved by the City. He noted that they have committed between \$40,000 - \$50,000 to address the neighbors' concerns. He suggested that there is no more money for landscaping requests. The neighbors will have to work within the \$40,000 - \$50,000 budget, there is a limit to how much they can do.

Ms. Szudy noted that the Plan Commission made a recommendation for eight-foot fences.

Ryan Hetzel, 2320 N. 85th St., said he thinks the proposed building looks very nice and was very appreciative of everything they have done to appease the neighbors' concerns, such as the sunlight study and the Juliet porches. He said that an 8-foot fence would make both parties very happy. Mr. Hetzel noted that they are very close to an agreement with the developer.

Elise Hetzel, 2320 N. 85th St., said the proposed apartment will attract a higher quality tenant and it would be a less transient neighborhood. She felt they would also be more vested in their neighborhood.

Russ Drover, 9116 Jackson Park Boulevard, disagreed that the Locker Pointe building was a good comparison. He didn't feel that the proposed building is compatible with the neighborhood. It is much larger than the existing building and will not fit in. The building will be too close to the street. He suggested that the neighborhood should have compatibility much like what is required at Discovery Parkway. He felt the building needs to be downsized. This building would change the entire look of the neighborhood.

Dave Whitehouse, 2329 N. 84th St., noted that this is a high quality project and thus he felt that the landscaping privacy screening could be replicated around the back of the building for his view. He has children and expressed concern for their privacy. He felt that there should be some type of vertical screening to replace the mature 25-foot arborvitae that will be removed. Until this is addressed he could not support this.

Laura Schmidt, 2266 N. 84th St., said she isn't opposed to replacing the apartment building and the proposed building is very attractive, but didn't feel it is the right fit for the neighborhood. She expressed concerns for parking due to the larger complex. She said there is a nice mixture of homes in this area and was concerned about setting a precedent for more development down the road.

Ald. Roznowski said he has spent a lot of time with the neighbors and held a neighborhood meeting in January. He said he has spent a lot of time with the developer as well. Ald. Roznowski asked the committee to think about what is at this location currently. He asked the committee to think about a few things. Think about what is being replaced, what is being developed, the demographics of who will be coming into this development, such as empty-nesters, professionals, and Medical College professionals. Think about what kind of presence this will provide as a gateway into midtown Wauwatosa. He asked to also think about the tax impact this will have for the City in light of the city's financial difficulties we will be dealing with. Ald. Roznowski noted that the developer has been working with the neighbors being a good partner, the kind of partner the city likes to have. He also said to think about the height and density of the building, it is a massive building. The impact of traffic and safety should be considered in your deliberations.

Ald. Roznowski advised that Ald. Ewerdt, the other 6th District Alderman, has concerns of height and density and is not in favor of this development.

Ald. Pantuso said he has thought about this project for quite a while and felt it is precedent setting. This section of North Avenue between 76th St. and Swan Boulevard, and Swan Boulevard to Mayfair Road will be the next big areas of the city that will need attention. Ald. Pantuso noted that there is a mixture of owners along this area on North Avenue. There are those that take care of their properties and those whose buildings are in disrepair. This is sending a clear message to developers and citizens that when these buildings start to decay the city will start to replace them in lieu of repair. He noted that there are height issues but a mixture of heights can work in the area and be a nice balance. He emphasized that by having a higher quality of tenant with higher rental rates will benefit the entire city.

Moved by Ald. Pantuso, seconded by Ald. Moldenhauer
to recommend approval of the request for a Zoning Map Amendment
from R8 District to R8 District/Planned Unit Development Overlay
at 8402, 8416 and 8426 W. North Avenue and 2315 N. 84th Street
contingent upon staff recommendations:

- Plans showing adequate sewer capacity, storm water management, and traffic/access improvements subject to approval by the City Engineer
- Plans for water supply to the site subject to approval by the City Water Superintendent
- Design Review Board approval
- Combine parcels prior to obtaining building permit
- Obtaining all necessary licenses and permits
- Placement of an eight foot fence along the north property line
- Design accommodations mutually agreed upon with the adjacent neighbors to the north

and contingent upon the developer continuing to work with the residents in the
2300 block of North Avenue.

Ald. Wilke had several issues that he felt might warrant holding this item. He felt that fence clarification is necessary before approval. Ald. Wilke questioned how we insure that the developer will continue to work with the neighbors.

The City Attorney explained that when an applicant is working with a neighbor and it is stipulated that it is a contingency, staff will require evidence of an agreement consent before they pass on a final permit.

Ald. Wilke also felt that a full landscape design should be in place. The City Engineer said that the developer is required to present a site plan, as well as lighting, landscaping, drainage, utilities and drive approaches. The City Attorney noted that this is preliminary approval and we normally don't see these at the preliminary approval. Tonight's approval is preliminary contingent upon recommendations made. Final plan approval will come back to the committee.

Ald. Wilke felt that the City Engineer's recommendation to not have a third driveway should be taken into consideration. He felt the developer could reconfigure another way to get into the garage. Ald. Wilke felt the street trees should be preserved. They should be protected and left in place to maintain the streetscaping on North Avenue. He suggested that keeping the trees should be included in the final landscaping plan.

Mr. Schwenker said he did not think they would be able to keep the trees. He also said he didn't feel reconfiguring the driveway would work.

Ald. Wilke asked that his conditions be included with the motion. Ald. Roznowski asked for clarification.

Moved by Ald. Wilke, seconded by Ald. Causier
to amend the motion to include: the elimination or
reconfiguration of the third driveway, preservation
of the street trees and submission of a landscaping plan.

Ald. McBride said he would not support the amended motion as he felt Mr. Schwenker is at the breaking point and they have already made a lot of changes. He supported the traffic study submitted by Mr. Haydin and didn't feel that the third driveway would cause additional traffic backups, he suggested it would do the opposite. Ald. McBride felt if additional restrictions are imposed on the developer he will not be able to make money on this project.

Ald. Berdan said she would not support the amended motion. She was not in support of moving the building back to save the trees. She felt this would cause another problem for the neighbors. Ald. Berdan did not feel the third driveway would be a concern.

The City Engineer was asked to expound on his recommendation to not approve of the third driveway. Mr. Wehrley reiterated that he has a very significant concern about the third driveway. He noted that the architect's Powerpoint only included one statement from the traffic study. The queue analysis said that only two or three cars would queue up on 85th Street waiting to get onto North Avenue.

Mr. Wehrley suggested that if they merely take the garage door off of the west wall and put it on the east wall, and not change anything on the structure of the building, they can achieve the same thing without an additional driveway. Mr. Wehrley noted that he has met with the owner four times discussing this. He demonstrated to them on paper that the garage door change would work. The developer said they would lose three parking stalls if they moved their entrance. Mr. Wehrley said the plans show two parking stalls being taken up by garbage cans and by relocating the garbage to the east side, they would get two stalls back.

With the addition of the third driveway, Mr. Wehrley estimated that two or three on-street parking stalls would be lost. This will cause people to move into the neighborhood and park in front of residents' homes. A business owner across the street on North Avenue has expressed to Ald. Roznowski the concern of losing street parking.

The City Engineer said there would be a savings to the developer by not tearing open 85th Street to put in a drive approach. You wouldn't have to tear out four or five sidewalk slabs and tear out 15-feet or so between the sidewalk and the building. Mr. Wehrley noted that the architect said it was 18-feet from the building. Mr. Wehrley noted that the drawing shows 14-feet 6-inches, from the base of the building to the right-of-way line. Typically the right of way line is one to two feet back from the walk. At best case it would be 16.5 feet from the edge of the sidewalk to the door. A typical parking stall is 18-feet long. When pulling out of the garage you would be stopping your vehicle on the sidewalk to shut your garage door.

Mr. Wehrley expressed concern that when pulling out on the street there wouldn't be sufficient room to get your car out onto 85th Street and lined up safely if there is already one car queued. This would then block northbound 85th Street traffic. North Avenue traffic will turn onto 85th Street and be automatically faced with a car blocking their way.

Mr. Wehrley said the existing parking lot is set back such that you could queue three or four cars between North Avenue and the parking lot so there is not a concern for that exit. It is the close proximity of the underground parking area to North Avenue that would cause the problems.

The City Engineer noted that the Lockers Pointe property enclosed parking comes in off of the parking lot, which is what he was proposing. There would be no changes to the building at all, just taking the door off of the street side and putting it on the parking lot side. He felt that otherwise cars would drive through the neighborhood to get out onto North Avenue instead of waiting to make a left hand turn from the parking area when cars are queued up. This will put more cars onto the residential streets. Mr. Wehrley said vehicles will be turning off of North Avenue onto 85th Street and t-boning cars. There will be people walking down the sidewalk and not able to get through because vehicles will be blocking the sidewalk. The developer's study suggested that there would be two or three cars queued up, which would make it difficult for cars to exit the parking garage area. Mr. Wehrley said this could be mitigated by moving the door from the west to the east side.

Mr. Schwenker said that they would lose stalls if they changed this.

Ald. Wilke clarified that he wasn't suggesting moving the building to save the trees, he felt that protection could be created to make an attempt to save the trees. Root pruning during construction could be done to save these trees.

Mr. Schwenker was asked about Mr. Wehrley's suggestion to relocate the garage door. Mr. Schwenker responded that they paid for an independent traffic study which does support their development and does not share Mr. Wehrley's concerns. He said that right now the parking there is one stall for a one bedroom apartment; with his proposal they are trying to get 1.5 cars to a one bedroom unit, which is creating additional parking. Mr. Schwenker argued that parking would get backed up on North Avenue if the parking garage entrance was off of North Avenue in the middle of the street, where people aren't expecting stopped vehicles. He felt the 85th Street driveway was safer and creates more parking.

Mr. Haydin discussed his queue analysis and the car counts were two cars queued up, never three cars that was mentioned. The analysis shows this is a safe option. Mr. Haydin suggested that the Sendik's parking lot which has a much higher density and turnover survives this. Mr. Haydin said they have talked to Mr. Wehrley about relocating the door to the east side. He said the site isn't necessarily flat, so there would be a need for slight ramping. This would be an increase to costs because of grading and there would be the loss of three parking stalls needed to maintain the parking balance. Their traffic impact study shows there is very little traffic with reasonable traffic navigation. Mr. Haydin noted that there are traffic issues all over North Avenue.

Ald. Roznowski said that clearly there is a difference of opinion here.

Ald. Walz-Chojnacki suggested that there would be a 50% increase in traffic going from 16 to 24 units. He suggested more clarification was needed on the driveway configuration. He noted that traffic on North Avenue is a problem.

Ald. Walz-Chojnacki suggested maybe a third opinion on the traffic analysis, but the question was raised who would pay for this.

Vote on the amendment - Ayes: 3 Noes: 5 (Berdan, McBride, Moldenhauer, Roznowski, Pantuso) - Motion failed

Ald. Walz-Chojnacki commented on the overall proposal and noted that the developer has worked very admirably with the neighbors and felt it is a great development.

Vote on the original motion - Ayes: 7 Present (1) Wilke

RESULT:	RECOMMENDED FOR APPROVAL [UNANIMOUS] Next: 3/18/2014 7:30 PM
TO:	Common Council
MOVER:	Bobby Pantuso, Alderman
SECONDER:	James Moldenhauer, Alderman
AYES:	Moldenhauer, Causier, Roznowski, Walz-Chojnacki, McBride, Pantuso, Berdan, Wilke

7. Request by Edward Walsh, Alpine Realty Capital, and David Gilbert, UWM Real Estate Foundation, for a Planned Development Amendment at 1300 Discovery Parkway for a hotel

The committee reviewed a memo from the City Planner regarding a request by Edward Walsh, Alpine Realty Capital, and David Gilbert, UWM Real Estate Foundation, for a Planned Development Amendment at 1300 Discovery Parkway for a hotel.

Ms. Szudy explained that the applicants propose to construct a four-story, 127 room, Residence Inn by Marriott at UWM Innovation Campus on the east side of Discovery Parkway, adjacent to the traffic circle and the County Park. Residence Inn is Marriott's extended stay concept and each guest room is equipped with a kitchenette. Other hotel amenities include a pool, a daily breakfast, a dinner offered three times per week, a bar in the lobby, and some limited meeting space for hotel guests. The typical hours for the bar are 5:00 p.m. to 11:00 p.m. daily for primary use by hotel guests and will not be actively marketed to the public. Staff encouraged the incorporation of multiple pedestrian connections including one from the main building entrance to the public sidewalk. However, there is one pedestrian connection located at the northwest corner of the site, adjacent to the County Park. Bike racks are located near the main building entrance. The project was reviewed by the Design Review Board (DRB) on March 6th. Staff will provide an update on the DRB decision.

In the past, concerns have been raised that the campus development was not following the conceptual master plan that was adopted by the City in 2010. It was well known from the beginning that the campus development would be evolving and modified due to the balance of many interests including habitat protection, natural landscape, historic preservation, Department of Transportation (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. While the 2010 Council resolution and adopted plan were the guiding documents for this development, the planned development amendment process allows for modifications to the original plans.

The Design Review Board held this at their March 6th meeting. They had numerous recommendations they would like addressed for the next regularly scheduled DRB meeting.

Ed Walsh, 220 E. Huron St., Ann Arbor, MI, explained that they have been actively looking for a hotel site in Wauwatosa for a long time. They developed a hotel in Milwaukee a few years ago successfully. Mr. Walsh introduced the project architect, Chris Meyers.

Chris Meyers, Meyers + Associates Architecture, LLC, 232 N. 3rd St. #300, Columbus, OH, reviewed the plans with the committee. Mr. Meyers said that they have had a few months of interaction with the City and the University in designing a building that ties in nicely with Discovery Parkway. He noted that they will be meeting with DRB again addressing the few minor items discussed.

Mr. Meyers said that the materials being used are meant to align with the ABB Building and the Accelerator Building. The building massing and design is similar to these other buildings, to create a community of architecture. The scale of the building is in relationship to the other buildings along the parkway. The different types of building materials was discussed. The color palette and materials is similar to the other buildings.

Mr. Meyers reviewed the different elevations. The top level elevation to the north overlooks the park area and the lower west level leads to the parkway. The lower west parkway elevation will contain an entry point and a

pedestrian path, which came from comments received at the Design Review Board. The dumpster enclosure will be completely wrapped in the cream city brick to match the building.

The hotel entry sign is a monument sign based on the standards that were developed as part of the parkway with an exterior illuminated sign. Mr. Meyers said great progress is being made on the site.

An extensive lighting analysis has been done not only for the building but for the parking area as well. Lower light levels in coordination with the development area will be very subtle. The Sport Court area was reviewed by DRB and will have a screened enclosure. It will have a quarter-sized basketball court with a single hoop. The design of the screening will be at different level heights for more visibility into the space as suggested by DRB instead of a ten-foot high fence all around the court. The screen will be a stainless steel mesh material with native plantings and vine growth around.

The proposal is for 127 rooms, with 134 parking spaces including 5 ADA spaces. They are proposing 31 percent green space of the total site. The orientation of the building is based on the landscape to the north. The guest rooms will overlook the natural vegetation.

Jim Schaefer 405 N. Page St., Stoughton, WI, explained the landscaping. Mr. Schaefer said that there are multiple layers of landscaping requirements with this project and he discussed the fourth draft of the plan. Mr. Schaefer said he has talked with staff informally about the requirements and are trying to apply the new standards to the site. The City Engineer asked that they use the old code to provide screening along the parking lot to hide it from the parkway. The hotel also has guidelines using evergreen materials. Decorative and accent plantings will be used at the hotel entrance. The back area of the building will be entirely native plantings.

Mr. Schaefer said they had talks with the habitat team which convinced them to use 100% native plantings. This is especially due to the fact that this is the spawning ground of the Monarch butterflies and their migration route. The native plantings will also provide food for the butterflies.

Mr. Meyers said the grounds will mesh nicely with the surrounding parkway. There has been a great collaborative effort with the university and they feel they have created a building that will make them a good neighbor but also fits nicely within the context of Discovery Park.

Moved by Ald. Pantuso, seconded by Ald. Moldenhauer to recommend approval contingent upon: plans showing adequate sewer capacity and storm water management subject to approval by the City Engineer, plans for water supply to site and hydrant placement subject to approval by the City Water Superintendent, plans for fire protection subject to approval by Fire Prevention staff, incorporation of a pedestrian connection from the main building entrance to the public sidewalk, approval by the Design Review Board, obtaining any additional licenses and permits.

The committee members discussed the plan and had the following comments:

- hotel addition will help bring high profile conferences back into the Milwaukee area
- native plantings are a great asset to the area
- suggestion made that landscaping maintenance personnel have knowledge in maintaining native species

Ald. Roznowski asked if there would be more than one pedestrian walkway. He questioned whether there will be opportunities for additional walkways?

Mr. Meyer said that there is a perimeter walk around the entire building. He explained that because of the steepness of the hillside and the potential garage by ABB, they aren't encouraging people to traverse down the hill for safety reasons. There is an onsite perimeter path which will be convenient so people will not be walking through the parking lot. There are a few more tie-ins that could happen on the west end of the building down the

road and they would not be opposed to a second one.

Mr. Meyer noted that they are trying to reduce the amount of conflicts with the circulation route; cars vs. bikes vs. pedestrians which is why the decision was made to use the back side of the building. The parkway connection gets people to the Accelerator Building and the rest of the parkway.

Ald. McBride opined that the hotel will benefit to Wauwatosa residents in getting a return on their investment. Hotel room taxes and other direct benefits such as shopping and restaurants will be beneficial as well.

Vote on the motion - Ayes: 8

RESULT:	RECOMMENDED FOR APPROVAL [UNANIMOUS] Next: 3/18/2014 7:30 PM
TO:	Common Council
MOVER:	Bobby Pantuso, Alderman
SECONDER:	James Moldenhauer, Alderman
AYES:	Moldenhauer, Causier, Roznowski, Walz-Chojnacki, McBride, Pantuso, Berdan, Wilke

8. Ordinance amending Wauwatosa City Code Section 2.02.040, 2.02.150 and 2.24.020 and creating Section 2.24.030 to effect changes and procedures for consideration of items from the City Plan Commission

Ald. Berdan suggested that this item be held for part of a bigger discussion at a later time. She asked that any ideas others have regarding committee restructuring be submitted prior to any meeting scheduled. The City Administrator suggested April 22, 2014 as a potential date.

Moved by Ald. Berdan, seconded by Ald. Causier
to hold this item for part of a bigger discussion
at a Committee of the Whole meeting within
60 days - Ayes: 8

The Common Council of the City of Wauwatosa do ordain as follows:

Part I. Section 2.02.040 of the Wauwatosa Municipal Code is hereby amended to read in its entirety as follows:

No business shall be considered by the Common Council unless presented by a member of the Common Council, the Mayor, a standing committee of the Common Council, the Plan Commission, the Board of Public Works, or the City Administrator.

Part II. Section 2.02.150 of the Wauwatosa Municipal Code is hereby amended to read in its entirety as follows:

- A. Any alderperson must submit to the City Clerk, in writing, his or her intent to be a candidate for either the office of Common Council President and/or member of the City Plan Commission, by the second Tuesday in April following a regular aldermanic election.
- B. The City Clerk shall, on or before the Friday prior to the election of the Common Council President and City Plan Commission member, advise the alderpersons of the names of the candidates, which names shall be placed on the ballot for the election to be held by the Common Council, sitting as a Committee of the Whole, prior to the Common Council meeting on the third Tuesday in April.
- C. In the event of a vacancy in either of the above offices, the candidate shall submit his or her name on or before the Tuesday prior to the date on which the election is to be held and said

election shall be held in the same manner described above, not later than two weeks following the occurrence of the vacancy.

- D. The aldermanic representative to the plan commission shall be elected for a two-year term by a majority vote of the Common Council, sitting as a Committee of the Whole, on the third Tuesday in April following a regular aldermanic election.

Part III. Section 2.24.020 of the Wauwatosa Municipal Code is hereby amended to read in its entirety as follows:

The Common Council elects pursuant to Section 62.23(1)(a), Wis. Stats. to provide for Plan Commission membership which shall be as follows:

1. The Mayor who shall be its presiding officer.
2. Four citizen members, none of whom are municipal officials, appointed by the Mayor and subject to confirmation by the Common Council to serve staggered three-year terms.
3. An alderperson appointed by the Mayor to serve a two-year term.
4. An alderperson elected by a majority vote of the Common Council, pursuant to section 2.02.150, to serve a two-year term, or until the next regular aldermanic election, whichever shall come first.

Part IV. Section 2.24.030 of the Wauwatosa Municipal Code is hereby created to read as follows:

- A. The following items considered by the Plan Commission shall be referred directly to the full Common Council for approval: conditional uses permits; scheduling of public hearings; land combinations and divisions; matters not otherwise specified within these subsections.
- B. The following items considered by the Plan Commission shall be referred to the Committee on Community Development for further action: zoning ordinance changes; planned unit developments; development agreements; designation of historic buildings and sites; other items referred by the City Attorney pertaining to zoning and development matters
- C. Following a referral from plan commission to the Common Council pursuant to subsection A, above, and prior to any action by the Common Council, any five alderpersons may require that an item be referred to the Committee on Community Development by submitting a written request to the Common Council President.

Part V. Non-codified provisions:

Plan Commission meetings shall be videotaped and made available for later viewing in the same manner as other meetings of the Common Council and its standing committees; and

Any issue brought forward to the Common Council pursuant to subsection 2.24.030 A., for which the council feels more detailed committee discussion is warranted, may be referred to the Committee on Community Development by a majority vote of the Common Council.

Part VI. Parts I, II and III of this ordinance shall be effective following the general aldermanic election of April 1, 2014, and Part IV shall become effective at and following the Plan Commission meeting scheduled for May 12, 2014.

9. Committee restructuring conversation

Ald. Berdan suggested that this item be held for part of a bigger discussion at a later time. She asked that any ideas others have regarding committee restructuring be submitted prior to any meeting scheduled. The City Administrator suggested April 22, 2014 as a potential date.

Moved by Ald. Berdan, seconded by Ald. Causier
to hold this item for part of a bigger discussion
at a Committee of the Whole meeting within
60 days - Ayes: 8

The meeting adjourned at 11:30 p.m.

Carla A. Ledesma, CMC, City Clerk