



**CITY OF WAUWATOSA**  
**COMMUNITY DEVELOPMENT COMMITTEE**  
**MINUTES • JULY 8, 2014**

**Regular Meeting****Committee Room #1****7:00 PM**

7725 West North Avenue, Wauwatosa, WI 53213

PLEASE NOTE: Items formerly included on Traffic & Safety Committee agenda will be included on Community Development Committee agenda until further notice.

**COMMUNITY DEVELOPMENT COMMITTEE ITEMS**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Kathleen Causier	Alderdwoman	Present	
Craig Wilson	Alderman	Present	
Tim Hanson	Alderman	Present	
Bobby Pantuso	Alderman	Present	
Cheryl Berdan	Alderdwoman	Present	
Matthew Stippich	Alderman	Excused	
Michael Walsh	Alderman	Present	
Allison Byrne	Alderdwoman	Present	
Alan Kesner	City Attorney	Present	
Paulette Enders	Development Director	Present	

1. \*Discussion of internal investigation regarding personnel matters

**Internal investigation discussion regarding personnel matters**

Moved by Ald. Causier, seconded by Ald. Berdan to convene into closed session per Wisconsin Statutes 19.85 (1) (f): Considering financial, medical, social or personal histories or disciplinary data of specific persons, preliminary consideration of specific personnel problems or the investigation of charges against specific persons except where par. (b) applies which, if discussed in public, would be likely to have a substantial adverse effect upon the reputation of any person referred to in such histories or data, or involved in such problems or investigations - Ayes: 7

The committee convened into closed session at 7:03 p.m.

Moved by Ald. Causier, seconded by Ald. Berdan to convene into open session - Ayes: 7

The committee convened into open session at 7:45 p.m.

2. Memo from City Attorney regarding approval of Development Agreement with Mandel Development for residential development associated with the Eschweiler Buildings at UWM Innovation Campus

The committee was asked to consider an approval of a development agreement with Echelon LLC, an affiliate of the Mandel Group, in order to memorialize the previously approved Term Sheet and Planned Development.

On October 15, 2013, the Common Council approved a term sheet outlining Tax Incremental Financing (TIF) assistance to the Mandel Group for a residential development near the Eschweiler Buildings as part of the

UWM Innovation Campus Planned Development. The Planned Development amendment itself had been approved on September 17, 2013.

After working out the outstanding details in preparation for closing with the UWM Real Estate Foundation for purchase of the land associated with their proposed development, Echelon (Mandel) and the City are now prepared to enter into a Development Agreement memorializing these two approvals. The proposed agreement is consistent with those approvals.

Among its notable features, the Development Agreement allows for two different development scenarios depending upon the status and success of the University Lab School in meeting its needs for development in the Eschweiler Buildings. The Agreement provides that the funding will be provided for the "School" option ("Scenario 1A") only if agreement for operation of a charter school can be reached on terms acceptable to the Wauwatosa School District. Otherwise, if the school or another compatible use for the buildings cannot be completed, the Agreement allows for construction of "Scenario 2A" which does not include the school and creates "Walled Gardens" on the site of two of the existing Eschweiler Buildings. These alternative options have been approved by the Wauwatosa Historic Preservation Commission and appear to be acceptable to the Wisconsin Historical Society.

Both options provide \$2,500,000 in TIF funding for the construction of structured parking on the site, which allows for construction with the density required to significantly improve the value of the land, insuring the success of TID #6, and also preserves the maximum amount of green space in this sensitive and highly visible development.

The City Attorney noted that this agreement needs formal approval by the Common Council.

Phil Aiello, Mandel Group, was present to answer any questions the committee may have.

Barb Agnew, Friends of the Monarch Trail, expressed concerns regarding storm water runoff and 'dark sky' lighting concerns. She noted that the previous development by ABB caused ponding in the prairie area and was hoping to have the opportunity to review plans to eliminate similar problems with this development.

Ms. Agnew asked to have an amendment made to the agreement including the developer/owner will use good faith efforts and work with identified experts in determining where exterior lighting for the project will accommodate the 'dark sky' recommendations appropriate for this site to ensure the protection of nocturnal wildlife.

Mr. Aiello explained that they would do everything they can to minimize the lighting. He said it would be difficult to give a blanket statement saying they would follow the dark sky guidelines, when there are none.

Ald. Hanson suggested that language be added to the agreement regarding the storm water management. The City Attorney said that the ABB building was redesigned with approvals which had an unintended consequence. He noted that the water issue wasn't addressed during the approval process.

Ald. Hanson suggested the motion, if approved, should include the storm water management with review by the Friends of the Monarch Trail. Mr. Aiello said he is fine working with Ms. Agnew and the habitat group, with the City Engineer having the final approval authority. The City Attorney noted that this language was also included in the funding portion of the agreement.

Moved by Ald. Hanson, seconded by Ald. Wilson to recommend approval of the Development Agreement amended to include the language that plans will show adequate sewer capacity and storm water management to be reviewed with the Friend of the Monarch Trail, subject to final approval by the City Engineer -

Ald. Berdan felt the additional language was unnecessary. City Staff should have the final say and it shouldn't have to be reviewed by the habitat members. She was not in support of the motion.

Ald. Wilson clarified with Mr. Aiello that they are comfortable with the habitat group reviewing the plans, and he said yes. Ms. Agnew said she is not trying to sabotage any plans, the group just wants to prevent something serious from happening.

Ald. Wilson said that he is sensitive to Ald. Berdan's concern, but if the community stakeholders are comfortable with meeting and reviewing the plans, he could support the motion.

Ms. Agnew explained that the habitat group is very confident in the City Engineer, but they feel the habitat group has some engineering knowledge that the city does not. She felt this will be a better chance for success.

Vote on the motion - Ayes: 6 Noes: 1 (Berdan)

The City Attorney noted that he will have an amended Development Agreement ready on Friday, July 11th to be included in the committee packet for review before the Common Council meeting on July 15th.

<b>RESULT:</b>	<b>RECOMMENDED [6 TO 1]</b>	<b>Next: 7/15/2014 7:30 PM</b>
<b>TO:</b>	Common Council	
<b>MOVER:</b>	Tim Hanson, Alderman	
<b>SECONDER:</b>	Craig Wilson, Alderman	
<b>AYES:</b>	Causier, Wilson, Hanson, Pantuso, Walsh, Byrne	
<b>NAYS:</b>	Berdan	
<b>EXCUSED:</b>	Stippich	

3. Reauthorization of a previous Land Division by Certified Survey Map (CSM) approval for UWM Innovation Campus at approximately 1300 Discovery Parkway, David Gilbert, UWM Real Estate Foundation, applicant

The Committee reviewed a memo from the City Planner regarding reauthorization of a previous Land Division by Certified Survey Map (CSM) approval for UWM Innovation Campus at approximately 1300 Discovery Parkway, David Gilbert, UWM Real Estate Foundation, applicant.

The Council previously approved this CSM on January 21, 2014. According to State Statues, CSMs need to be recorded within six months of the final approval date but due to sale negotiations and agreements, recording the survey was delayed.

This request is a re-division of previously approved Certified Survey Map into three parcels to accommodate pending development at UWM Innovation Campus, including the extended stay hotel.

Ald. Pantuso noted that this land division has already been discussed and previously approved.

Moved by Ald. Hanson, seconded by Ald. Wilson to recommend approval of the reauthorization of a previous Land Division by Certified Survey Map approval for UWM Innovation Campus at approximately 1300 Discovery Parkway previously approved on January 21, 2014 - Ayes: 7

<b>RESULT:</b>	<b>RECOMMENDED [UNANIMOUS]</b>	<b>Next: 7/15/2014 7:30 PM</b>
<b>TO:</b>	Common Council	
<b>MOVER:</b>	Tim Hanson, Alderman	
<b>SECONDER:</b>	Craig Wilson, Alderman	
<b>AYES:</b>	Causier, Wilson, Hanson, Pantuso, Berdan, Walsh, Byrne	
<b>EXCUSED:</b>	Stippich	

4. Request by Kim Guerrero, Wangard, and 1200 & 1233 Mayfair TIC Group, for a Planned Development Amendment at 1200 North Mayfair Road for signage

The committee reviewed a memo from the Development Department regarding a request by Kim Guerrero, Wangard, and 1200 & 1233 Mayfair TIC Group, for a Planned Development amendment at 1200 North Mayfair Road for signage.

Ms. Enders said that the applicant wants to modify existing signage as well as add signs at the High Pointe office building located at the northeast corner of Mayfair Road and Watertown Plank Road. This is a Planned Development so no base sign code applies. The majority of the proposed signage will be located at site access points due to access modifications caused by the DOT interchange improvements. Two primary illuminated, 13’ tall signs and a sculpture will be located at the corner of Mayfair Road and Watertown Plank Road. Due to bid results, the sculpture may be installed at a later date. Two secondary illuminated, 8’ tall signs will be located on each side of the Underwood Parkway entrance. The final secondary illuminated, approximately 6’ tall sign will be located at the Swan Boulevard traffic circle entrance. All signs will be constructed primarily of aluminum and limestone.

The applicant explained that two signs were removed by the Department of Transportation due to the interchange improvements. Where their driveway used to be, there is now a private road causing confusion for people trying to enter the office building. The applicant explained that they would like to replace the main sign at the corner of Mayfair and Watertown Plank Road. Two additional signs will be located at the Swan Boulevard roundabout.

There will be no flashing signs. This is a LEED building so LED lighting will be used for energy conservation.

The committee discussed the locations of the requested signs and agreed that the work done by the DOT at this intersection requires significant signage so people do not miss the turn lanes for the building entrance.

The committee felt the use of lannon stone in the sign construction fits in nicely with the building and location.

Moved by Ald. Wilson, seconded by Ald. Causier to recommend approval of the request for a Planned Development Amendment at 1200 N. Mayfair Road for signage - Ayes: 7

<b>RESULT:</b>	<b>RECOMMENDED [UNANIMOUS]</b>	<b>Next: 7/15/2014 7:30 PM</b>
<b>TO:</b>	Common Council	
<b>MOVER:</b>	Craig Wilson, Alderman	
<b>SECONDER:</b>	Kathleen Causier, Alderwoman	
<b>AYES:</b>	Causier, Wilson, Hanson, Pantuso, Berdan, Walsh, Byrne	
<b>EXCUSED:</b>	Stippich	

Carla A. Ledesma, CMC, City Clerk