CITY OF WAUWATOSA

COMMON COUNCIL

AGENDA • OCTOBER 21, 2014

Regular Meeting | **Common Council Chambers** | **7:30 PM**

7725 West North Avenue, Wauwatosa, WI 53213

PLEASE NOTE: The items on this agenda may be revised before the time of the Common Council meeting, some items may be removed and others added prior to the completion of the final Common Council agenda. The final agenda will be available in the City Clerk's office and on the city website at www.wauwatosa.net. It is anticipated that each item listed on the agenda may be discussed, referred or acted upon unless it is noted in the specific agenda item that no action is contemplated.

ROLL CALL

Committee for Citizens with Disabilities recognition of Metcalfe's Sentry, The Chancery, and St. Camillus for their support by employing citizens with disabilities

Approval of minutes of previous meeting

PUBLIC HEARING

1. Request by Brian C. Randall, Friebert, Finerty & St. John S.C, and Susan McTavish, Wauwatosa Woman's Club, for a Change of Zoning from R1-6 District to C1 District at 7517 Milwaukee Avenue

APPOINTMENTS BY THE MAYOR

Wauwatosa Historic Preservation Commission (for appointment)

George Beyer, 7031 W. Wisconsin Avenue (District 4); Term expiring 11/30/2017
Construction business executive; experience in reuse and restoration of historic or older structures

APPLICATIONS, COMMUNICATIONS, ETC.

1. Wauwatosa Water Utility statement of receipts and disbursements for the months ending August 31, and September 30, 2014

   Place on file

2. City of Wauwatosa Statement of Financial Condition for the month ended September 30, 2014

   Place on file

ORDINANCES FOR INTRODUCTION

1. Ordinance amending Chapter 24 of the Wauwatosa Municipal Code rezoning properties at 7400 W. State St., 7430 W. State S.t, 7441 Blanchard St., 1335 N. 74th St., and 1359 N. 74th St., from C1 District to C1 District/PUD Overlay

   Referred to Community Development Committee

FROM THE PLAN COMMISSION

1. Resolution approving a Conditional Use in the C1 District at 7532 W. State Street for a vintage and antique shop, Linda Kautz, Studio Ric Rak, and Russ Drover, applicants

   Commission recommended approval 7-0

2. Resolution setting a public hearing date of November 18, 2014 to consider a change of zoning from C1 District to C1 District/Planned Unit Development Overlay at 7400 West State Street

   Commission recommended approval 6-0-1

FROM THE COMMITTEE ON COMMUNITY DEVELOPMENT

1. Resolution requesting a Chapter Trans 75 exemption from sidewalk installation on N. 112th Street immediately north and south of Meinecke Avenue

   Committee recommended approval 6-0

2. Resolution requesting the WI DOT to construct a drop-off/pick-up bay along W. Center Street in front of Eisenhower Elementary School as part of its 2016 improvement, the cost therefor to be assessed to the School District

   Committee recommended approval 6-0

3. Resolution approving an amendment to the Planned Unit Development at 2930 N. 117th Street for a restaurant, Edward Bushman, Victor Corporation, and Charnjit Bolla, Harprabh Property LLC, applicants

   Committee recommended approval 7-0

FROM THE COMMITTEE ON BUDGET & FINANCE

1. Resolution approving the Village of Wauwatosa Business Improvement District 2015 Operating Plan and Budget

   Committee recommended approval 5-0-1

2. Resolution authorizing application for a grant under the 2015 DNR Urban Forestry Grant program

   Committee recommended approval 6-0

3. Resolution approving the reallocation of $292,409.37 of CDBG funds

   Committee recommended approval 6-0

4. Resolution approving revision of the travel policy, with review 6 months after implementation

   Committee recommended approval 6-0

5. *Resolution authorizing acceptance of a settlement in the matter of Sears Holdings Corporation v. City of Wauwatosa

   Committee recommended approval 8-0

*** Council may convene into closed session per Wisconsin Statutes 19.85(1)(g), conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved, and may reconvene into open session**

6. *Consideration of a term sheet for The Ardor (remnant fire station parcel)

***Council may convene into closed session per Wisconsin Statutes 19.85 (1)(e), deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, and may reconvene into open session.**

Committee met prior to Council meeting

7. Bills and Claims

FROM THE BOARD OF PUBLIC WORKS

1. Resolution authorizing the purchase of stone, sand and gravel for the annual 2015 requirement from all bidders based upon price, convenience, and availability

Board recommended approval 4-0

2. Resolution granting an easement to We Energies to accommodate the City's request to extend electric service to a new pavilion at Hart Park

Board recommended approval 4-0

Any person who has a qualifying disability as defined by the Americans with Disabilities Act who requires the meeting or materials at the meeting to be in an accessible location or format, must contact the City Clerk at voice telephone 479-8917 or TTY 471-8484 (City Hall, 7725 W. North Avenue, Wauwatosa, Wisconsin 53213) for accommodations. Requests for accommodations for meetings should be made at least three (3) business days prior to the meeting. Every effort will be made to arrange accommodations for all meetings; so please give the City Clerk as much advance notice as possible.

CITY OF WAUWATOSA
MEMO

To: **Common Council**

From: **Tamara Szudy**

Date: **September 02, 2014**

Subject: **Request by Brian C. Randall, Friebert, Finerty & St. John S.C, and Susan McTavish, Wauwatosa Woman's Club, for a Change of Zoning from R1-6 District to C1 District at 7517 Milwaukee Avenue**

A. Issue

Request by Brian C. Randall, Friebert, Finerty & St. John S.C, and Susan McTavish, Wauwatosa Woman's Club, for a Change of Zoning from R1-6 District to C1 District at 7517 Milwaukee Avenue

B. Background

Some Plan Commission members may recall the same request was made last September, however, the application was denied by the Common Council. Information related to the previous application is linked to this item.

The Wauwatosa Woman's Club purchased and demolished the adjacent residential property on Milwaukee Avenue for expansion of the parking lot. This property is zoned residential (R1-6 District) and in order to construct a parking lot, the zoning needs to be changed to C1 District (commercial), which is the zoning of the Woman's Club parcel. One staff concern raised during the previous application was the parcels needed to be combined and no conditions could be placed on the rezoning due to contract zoning concerns. However, since the previous request, the Woman's Club applied for and received approval from the Common Council to combine the parcels.

The proposed commercial rezoning is not consistent with the future land use map in the Comprehensive Plan which designates this parcel as Neighborhood Conservation, a residential land use category intended to protect and stabilize the unique residential areas of the City. While the Comprehensive Plan is a guide and the City can change zoning without amending the Plan, the Neighborhood Conservation category can be considered the most restrictive/protective future land use category in the Comprehensive Plan. Although the Comprehensive Plan indicates community facilities can be located in the Neighborhood Conservation Future Land Use category, the zoning code does not permit "fraternal, labor, membership organization" (the zoning classification of the Woman's Club) in the R1-6 District. This use is permitted in the C1 District.

In addition to reviewing the Comprehensive Plan, the City also needs to consider the possible future impact of a rezoning. While there is no intention for the Woman's Club to leave the site and an expanded landscaped parking lot may be acceptable to some, the C1 District permits many commercial uses without city review or approvals. The C1 District also has minimal setbacks that could have a much greater impact on the neighborhood than the proposed parking lot.

If the Change of Zoning request is approved, the parking lot will be landscaped and a six-foot wood fence will be installed on the east and south sides, limiting the impact to neighboring properties. The

proposed lot will increase the number of spaces from 17 to 32. If the Woman's Club was built under today's parking requirements, over 40 spaces would be required. A parking lot plan approval from the Engineering Division is required prior to construction of the parking lot.

C. Recommendation

Staff recommends denial.

As part of the motion on the proposed rezoning, the Plan Commission also needs to set a public hearing date of October 21, 2014.

History:

09/08/14	Plan Commission	RECOMMENDED FOR APPROVAL

Attachment: 7517 Milwaukee Ave map (2400 : 7517 Milwaukee Ave - Change of Zoning)

7517 Milwaukee Ave

DISCLAIMER: The City of Wauwatosa does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

SCALE: 1" = 200 '

City of Wauwatosa
7725 W. North Avenue
Wauwatosa, WI 53213
(414) 479 - 8900

Print Date: 8/15/2014

STATE OF WISCONSIN : MILWAUKEE COUNTY : CITY OF WAUWATOSA

BEFORE THE PLAN COMMISSION AND COMMON COUNCIL

IN THE MATTER OF THE APPLICATION FOR A REZONING BY THE WAUWATOSA WOMAN'S CLUB FOR THE PROPERTY AT 7517 MILWAUKEE AVENUE AS COMBINED WITH 1626 NORTH WAUWATOSA AVENUE

Action Item No.: _____

ATTACHMENT TO APPLICATION

TO THE HONORABLE CITY OF WAUWATOSA PLAN COMMISSION AND COMMON COUNCIL:

The Wauwatosa Woman's Club (the "Woman's Club"), by its attorneys, Friebert, Finerty & St. John, S.C., pursuant to § 24.16.030, Wauwatosa Code of Ordinances, respectfully requests approval of its Zoning Amendment Application and represents as follows:

1. Since approximately 1925, the Woman's Club has owned the property at 1626 North Wauwatosa Avenue (Parcel 370-0436-00), upon which it constructed a building for its operations and which building is now historically-designated (the "Building Parcel"). The Building Parcel is zoned C1.

2. In 2013, the Woman's Club purchased 7517 Milwaukee Avenue (Parcel 370-0435-00), the parcel adjacent to the east (the "Vacant Parcel"). The Vacant Parcel is zoned R1-6.

3. In August, 2013, the Woman's Club applied to rezone the Vacant Parcel (the "2013 rezoning"). City of Wauwatosa Action Item 1611 and Ordinance 1797 contain numerous submissions by the Woman's Club and several dozen communications of support related to the 2013 rezoning. The Woman's Club hereby incorporates by reference all of its prior submissions and the supporter communications from Action Item 1611 and Ordinance 1797.

Attachment: Attachment to Rezoning Application (signed) (2400 : 7517 Milwaukee Ave - Change of Zoning)

4. The 2013 rezoning was not approved by the Common Council.

5. By Resolution R-14-10 (January 21, 2014), the City of Wauwatosa approved the Woman's Club application for a parcel combination of the two (2) separate parcels into one (1) parcel in accordance with § 17.02, Ordinances.

6. By virtue of the Zoning Amendment Application and the other materials filed herewith, the Woman's Club seeks to finalize the parcel combination process and unify the zoning of the combined parcel as C1.

7. Based upon the materials the Woman's Club previously submitted for the 2013 rezoning and the supporter communications on file in Action Item 1611, the materials filed herewith, and the information to be provided during the Zoning Amendment Application process, the rezoning is not contrary to the public, health, safety and general welfare and satisfies the requirements of § 24.16.030.G., Ordinances.

8. Based upon the November 12, 2013 Comprehensive Plan Position Statement together with the other materials the Woman's Club previously submitted for the 2013 rezoning and the supporter communications on file in Action Item 1611, the materials filed herewith, and the information to be provided during the Zoning Amendment Application process, the rezoning is in accord with the applicable legal standards pertaining to comprehensive plans, § 24.01.050, Ordinances, and the 2008 City of Wauwatosa Comprehensive Plan itself, because:

a. The Woman's Club is designated as a civic asset by the Comprehensive Plan and the rezoning will enhance the viable economic use of the historic structure consistent with the policies and objectives of the Comprehensive Plan;

b. The rezoning application promotes the City's Overall Land Use Policies;

Attachment: Attachment to Rezoning Application (signed) (2400 : 7517 Milwaukee Ave - Change of Zoning)

c. Departures from designated land use categories are appropriate for edge areas under the Comprehensive Plan;

d. The rezoning application is consistent with the Institutional land use category of the Comprehensive Plan; and

e. The rezoning application is consistent with the Neighborhood Conservancy land use category of the Comprehensive Plan.

Accordingly, the Zoning Amendment Application satisfies the criteria of § 24.16.030, Wauwatosa Code of Ordinances, and the Woman's Club respectfully requests that the City of Wauwatosa approve the rezoning.

Dated this 15th day of August, 2014.

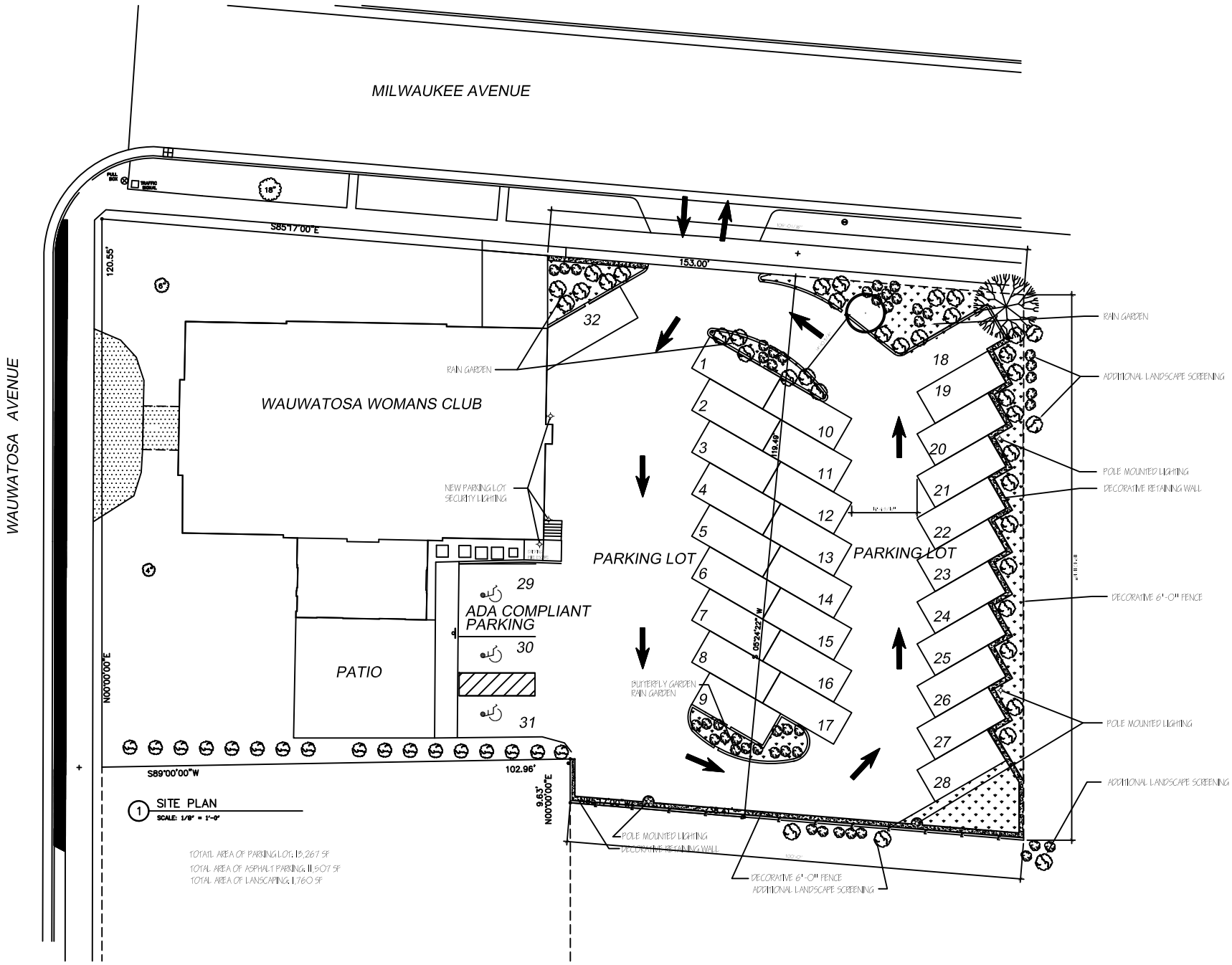
FRIEBERT, FINERTY & ST. JOHN, S.C.
Brian C. Randall
Wisconsin State Bar No. 1029064

By: Brian C. Randall
Brian C. Randall

Attorneys for Applicant
The Wauwatosa Woman's Club

P.O. ADDRESS:
Two Plaza East – Suite 1250
330 East Kilbourn Avenue
Milwaukee, WI 53202
(414) 271-0130
bcr@ffsj.com

Attachment: Attachment to Rezoning Application (signed) (2400 : 7517 Milwaukee Ave - Change of Zoning)



WAUWATOSA WOMANS CLUB

NEW PARKING LOT
1626 NORTH WAUWATOSA AVENUE
WAUWATOSA, WI 53213

ARCHITECT:
SchultzWerk Architecture,Inc.
2515 NORTH 68TH STREET
WAUWATOSA, WI 53213
414.778.1187
swark@juno.com

ARCHITECT:
KEITH SCHULTZ, AIA

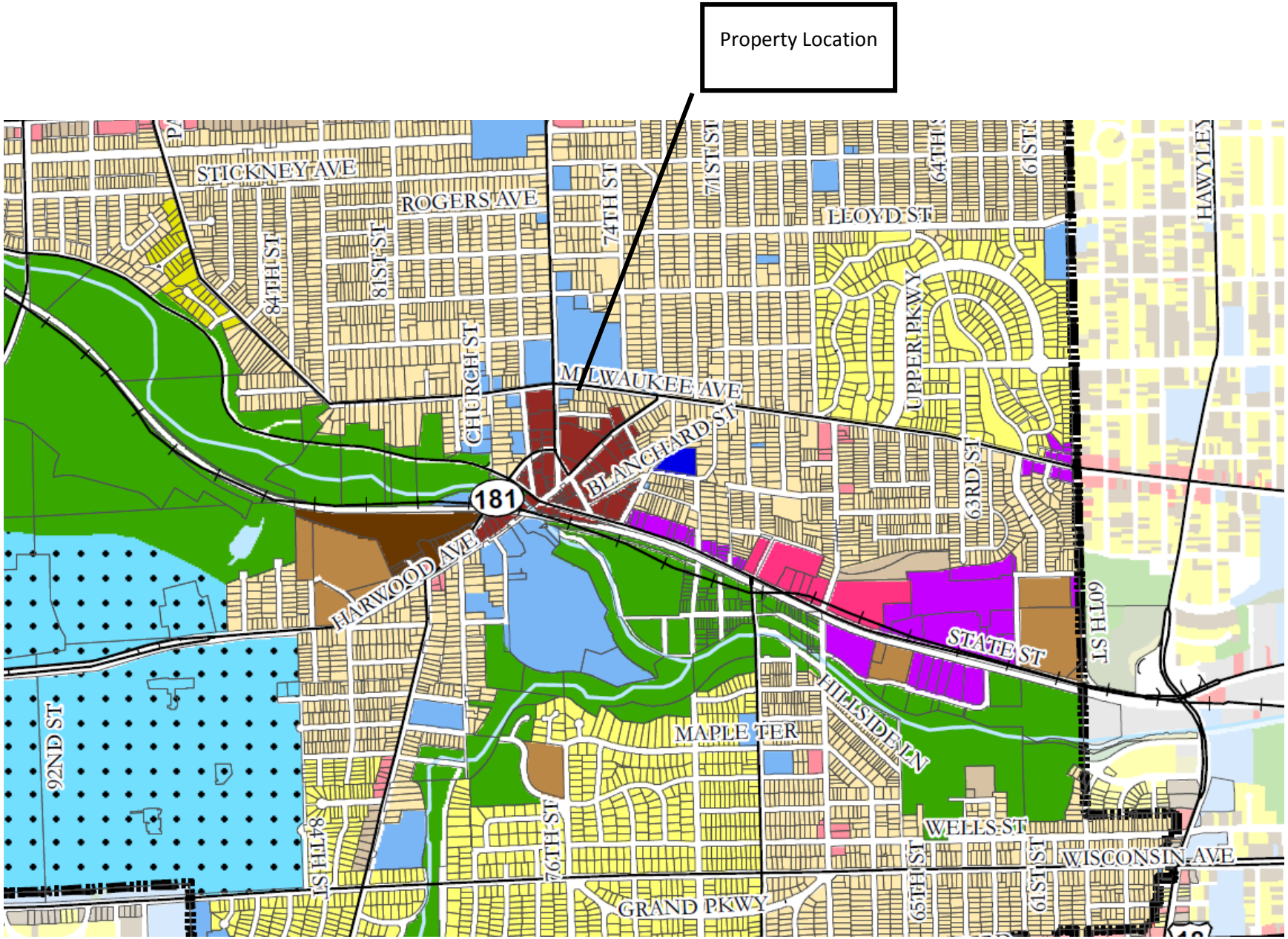
REVISIONS

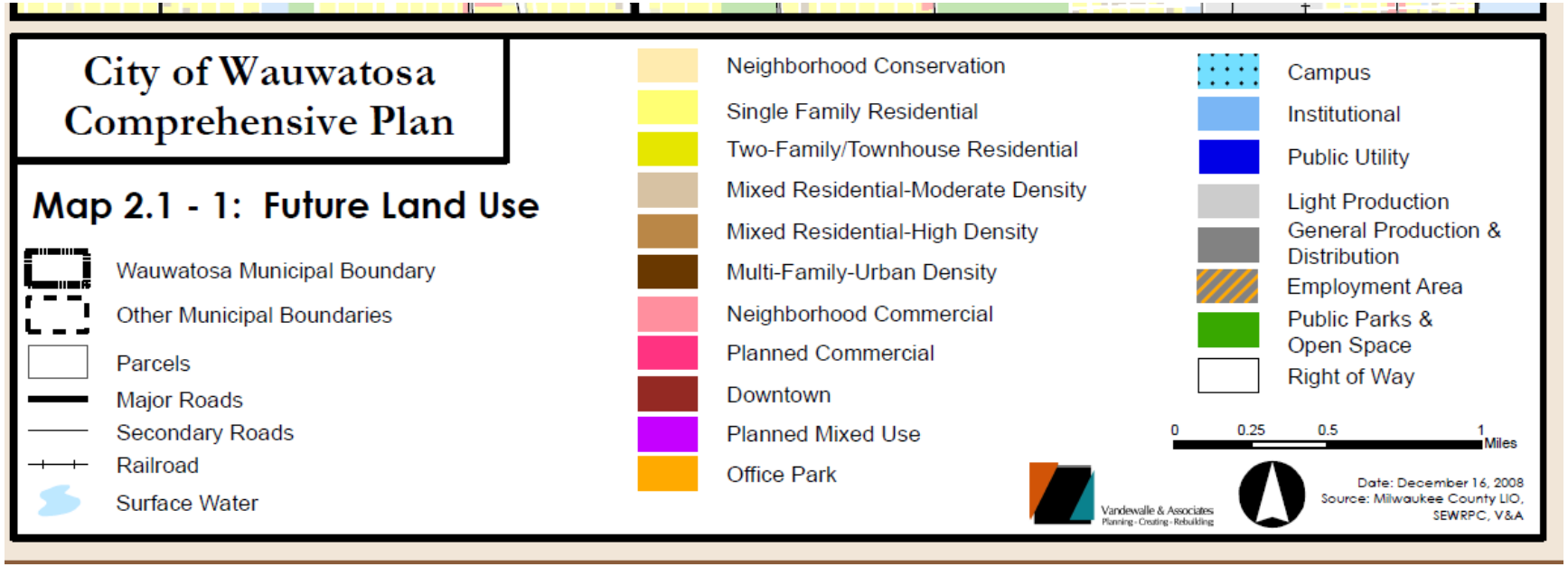
PROJECT NO.	13024.09
DATE	08/18/14
DRAWN BY	KJS
CHECKED BY	KJS

SHEET CONTENTS
SITE PLAN

SHEET
SP1.1
1 OF 1

COMPREHENSIVE PLAN FUTURE LAND USE MAP





Attachment: Comp Plan & Woman's Club (2400 : 7517 Milwaukee Ave - Change of Zoning)

5. Multi-Family Residential—Urban Density

Description: This future land use category is intended for multi-family residential development, generally characterized by 6 to 15-story buildings, and at densities greater than 35 units per acre. Such buildings may also have ground-floor commercial space. Smaller-scale multi-family developments, and small public and community facility uses such as parks, schools, churches, and stormwater facilities may also be included in areas mapped in this category. New development and major expansions will comply with the design standards included in the Housing and Neighborhood Development chapter of this *Plan*. Approvals for such projects should be granted only after submittal, public review, and City approval of detailed site, landscaping, signage, lighting, stormwater, erosion control, and utility plans, usually part of a Planned Unit Development. This future land use category has been mapped on Map 2.1-1 between the Menomonee River and Harwood Avenue, southwest of the Village.

Example of Multi-Family Residential—Urban Density

Policies and Programs: The following policies and programs are recommended for this future land use category in areas on Map 2.1-1 where this category is shown:

a) When considering future rezoning requests, the existing City zoning districts appropriate to implement this future land use category include the Residential Planned Development District and the Business Planned Development District. However, the City intends to update its Zoning Ordinance following the adoption of this *Plan*.

b) Multi-family residential projects appropriate for the City's Multi-Family Residential—Urban Density category should meet the minimum design standards presented in the Housing and Neighborhood Development chapter of this Plan. These standards should be codified in the City's zoning ordinance update.

c) For Multi-Family Residential—Urban Density projects that have a commercial component, or for multi-family projects that are part of a larger mixed-use development, also follow the policies for Planned Mixed Use included later in this chapter.

d) Explore opportunities for providing unique housing options within Multi-Family Residential—Urban Density areas, such as cooperative housing and live/work housing (see the Housing and Neighborhood Development chapter for more details on these types of housing).

6. Neighborhood Conservation

Description: This future land use category is intended to stabilize the land uses, densities, and lot configurations in existing neighborhoods that are not characterized by a homogenous land use pattern. Within this future land use category, further land divisions, increases in density, or the establishment of more intensive land uses are not permitted and would require an amendment to the Future Land Use map and, in most cases, the zoning map. However, reductions in density, lot size, or land use intensity are permitted. For example, the conversion of a two-flat into a single-family home would be permitted, but a single-family home could not be

Attachment: Comp Plan & Woman's Club (2400 : 7517 Milwaukee Ave - Change of Zoning)

converted to a two-flat. This future land use category has been mapped in existing neighborhoods characterized by a mix of housing-unit types.

Policies and Programs: The following policies and programs are recommended for this future land use category in areas on Map 2.1-1 where this category is shown:

a) When considering future rezoning requests, the existing City zoning districts most appropriate to implement this future land use category include "AA" Single-Family Residential District and the "BB" Two-Family Residential District. However, the City intends to update its Zoning Ordinance following the adoption of this *Plan*.

b) Continue to enforce property maintenance codes to maintain the quality of the City's existing residential neighborhoods.

c) As opportunities arise, continue to locate community facilities such as schools, parks, churches, trail systems, and other community meeting places in neighborhoods.

d) Ensure that redevelopment and infill development in Neighborhood Conservation areas complements the character and scale of existing homes and maintains the neighborhood's established land uses, densities, and lot configurations while still allowing for neighborhood reinvestment.

e) Work with property owners and neighborhood associations to preserve the character of the City's historic homes and neighborhoods.

Non-Residential Future Land Use Categories

1. Planned Commercial

Description: This future land use category includes moderate to large-scale indoor retail, service, and office buildings on sites with generous landscaping, appropriate lighting, and attractive signage. New development and major expansions will comply with the design standards included in the Economic Development chapter of this *Plan*. This future land use category in shown on Map 2.1-1 primarily along Mayfair Road, along the periphery of the Burleigh Triangle, and in certain locations along Bluemound Road.

Policies and Programs: The following policies and programs are recommended for this future land use category in areas on Map 2.1-1 where this category is shown:

a) When considering future rezoning requests, the existing City zoning districts most appropriate to implement this future land use category include the "AA" Business District, "AA" Commercial District, and "AA" Professional Office District. However, the City intends to update its Zoning Ordinance following the adoption of this *Plan*.

b) Control access off of collector streets by limiting the number of and ensuring adequate spacing between access points. Promote cross-access and shared parking between individual developments, and other alternative strategies such as rear access roads to help alleviate congestion and traffic safety problems.

c) Continue to require that all proposed commercial projects submit a detailed site plan, building elevations, lighting plan, grading/stormwater management plan, landscaping plan, and signage plan prior to development approval.

d) Ensure that future Planned Commercial development is adequately buffered from residential development areas.

e) Require the use of high-quality building materials, attractive lighting, and signage. Design standards for commercial development projects will be included in the City's updated zoning ordinance.

f) Ensure that access for pedestrians and bicyclists is considered as part of the design of new Planned Commercial areas.

g) Following the adoption of this *Plan,* consider preparing a unified corridor plan for Mayfair Road to help guide the strategic redevelopment of key sites along this corridor, address roadway safety concerns, guide

Attachment: Comp Plan & Woman's Club (2400 : 7517 Milwaukee Ave - Change of Zoning)

Other Land Use Categories

1. Institutional

Description: This future land use category is intended for public buildings (e.g. City Hall, police station), schools, religious institutions, hospitals, youth and elderly service facilities, and special care facilities. Some smaller-scale community facilities may also be mapped in other future land use categories (e.g. a church in a residential area).

Policies and Programs: The following policies and programs are recommended for this future land use category in areas on Map 2.1-1 where this category is shown:

a) The existing City zoning districts most appropriate to implement this future land use category are the – Municipal and Public Works District, the "AA" Institutions District, and the Cemetery District. However, the City intends to update its Zoning Ordinance following the adoption of this *Plan*.

b) Support the continuation of Community Facilities in every neighborhood throughout the City.

c) Ensure that land use decisions are consistent with the community facility recommendations in the Utilities and Community Facilities chapter of this *Plan*.

d) When planning for the construction of new community facilities, consider the long-term integrity, functionality, and adaptability of the sites and buildings, as these facilities serve as lasting investments in the community and in the City's future population.

e) When planning for the construction of new community facilities, consider how such developments may serve as positive examples of sustainable (or "green") development.

f) Amend this *Plan* as necessary to accommodate future utility and community facility locations.

2. Public Utilities

Description: This future land use category is intended for public utility uses (e.g. water tower, substation). Some small-scale public utility uses may also be mapped in other future land use categories (e.g. a storm water detention basin in a commercial area).

Policies and Programs: The following policies and programs are recommended for this future land use category in areas on Map 2.1-1 where this category is shown:

a) The existing City zoning district most appropriate to implement this future land use category is the Municipal and Public Works District. However, the City intends to update its Zoning Ordinance following the adoption of this *Plan*.

b) Ensure that land use decisions are consistent with the utilities recommendations in the Utilities and Community Facilities chapter of this *Plan*.

3. Public Parks and Open Space

Description: This future land use category includes publicly-owned parks devoted to playgrounds, play fields, play courts, trails, picnic areas, and related recreational activities. This category also includes publicly-owned lands that have been preserved for their environmental significance or sensitivity or for flood protection and stormwater management. Such natural areas may also accommodate limited passive recreational activities.

Policies and Programs: The following policies and programs are recommended for this future land use category in areas on Map 2.1-1 where this category is shown:

a) The existing City zoning districts most appropriate to implement this future land use category are the Parks and Open Space District, and the Conservancy District. However, the City intends to update its Zoning Ordinance following the adoption of this *Plan*.

Attachment: Comp Plan & Woman's Club (2400 : 7517 Milwaukee Ave - Change of Zoning)

b) Ensure that all land use decisions take into consideration the recommendations included in the Utilities and Community Facilities chapter of this *Plan* related to Public Parks and Open Space.

c) Collaborate with Milwaukee County to ensure the long-term preservation and management of the Menomonee River, Underwood Creek, and Honey Creek Parkways.

d) Promote the area north of the County Grounds as Wauwatosa's "Central Park," working with the County to identify new ways for enhancing access to this important natural area while at the same time preserving the integrity of the environment (also see the Utilities and Community Facilities chapter).

e) Collaborate with the School District on recreational programming and the provision of adequate recreational facilities, such as soccer fields.

f) Working with Milwaukee County, identify opportunities to improve public access to certain sections of the parkways and to provide active and passive recreational amenities in these locations.

g) Work with surrounding communities to establish and manage park facilities located in areas that may serve residents from both communities (e.g. Hartung Park).

Smart Growth Areas

"Smart Growth" Areas are defined by the State of Wisconsin as "areas that will enable the development and redevelopment of lands with existing infrastructure and municipal, state, and utility services, where practical, or that will encourage efficient development patterns that are both contiguous to existing development and at densities which will have relatively low municipal, State governmental, and utility costs." Because the City of Wauwatosa does not have opportunities to expand its municipal boundaries, all future development in the City will occur on infill or redevelopment sites. Future development in Wauwatosa will, by its very nature, meet state "smart growth" criteria. Key "smart growth" areas in the City are located on those lands identified for redevelopment or infill development earlier in this chapter and on the Future Land Use map. The sites primarily include lands on and immediately surrounding the Burleigh Triangle, key sites along State Street, and land in the Milwaukee County Grounds.

Attachment: Comp Plan & Woman's Club (2400 : 7517 Milwaukee Ave - Change of Zoning)

Zoning Amendment Application

City of Wauwatosa
Planning Division
7725 West North Avenue
Wauwatosa, WI 53213
414-479-8957
www.wauwatosa.net

PROPERTY INFORMATION

Project Address: 7517 Milwaukee Avenue Proposed Zoning: C1

Project Name: Wauwatosa Woman's Club Current Zoning: R1-6

Previous Use: Residential Lot

ATTACH DETAILED DESCRIPTION OF PROPOSAL

In order to be placed on the agenda, the Planning Division must receive the completed application, fee, project description, min. 10 sets of plans (max. size 11" by 17") and description and plans via email or on disk by the applicable deadline. See the Zoning Amendment brochure for deadlines and additional information.

Applicant or Agent Information

Name Brian C. Randall

Company Friebert, Finerty & St. John, S.C.

Address 330 E. Kilbourn Ave., Suite 1250

City Milwaukee State WI Zip 53202

Phone (414) 271-0130

Email bcr@ffsj.com

Property Owner Information

Name Susan McTavish, Club President

Company Wauwatosa Woman's Club

Address 1626 N. Wauwatosa Ave.

City Wauwatosa State WI Zip 53213

Phone (414) 257-9935

Email President@WauwatosaWomansClub.com

Applicant or Agent Signature: Brian C. Randall Agent for Applicant Date: 8/11/14

Property Owner Signature: Susan B McTavish Date: 8-11-2014

APPLICATION FEE $500

TYPE : ☒ MAP AMENDMENT ☐ TEXT AMENDMENT

Make checks payable to City of Wauwatosa

FOR CITY USE ONLY:	Fee	Meeting Dates
Accepted by J. Szudy	Amount Paid $500.00	Plan Comm 9-8
Date	Receipt # 81514	Comm Devel — 10/28
☐ MT #	Date paid 8-15-14	Council 9-16 11-4
☐ Copy to City Clerk Office	Updated Dec 2013	Other PH 10-21
Acct# 01-521-4400-000		

FF&SJ

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WILLIAM B. GU
S. TODD FARR
TED A. WARPINS
LAWRENCE J. GLUSMA
BRIAN C. RANDAL
CHRISTOPHER M. MEULE
M. ANDREW SKWIERAWS
JOSEPH M. PELT

November 12, 2013

VIA E-MAIL
penders@wauwatosa.net
Ms. Paulette Enders
Director of Development
City of Wauwatosa
7725 W. North Ave.
Wauwatosa, WI 53213

RE: ***Wauwatosa Woman's Club/City of Wauwatosa – Proposed Expansion of the Club Parking Lot at 7517 Milwaukee Avenue***

Position Statement on Rezoning Standards and the City's Comprehensive Plan

Dear Ms. Enders:

We represent the Wauwatosa Woman's Club with respect to the above-referenced matter. At the November 5, 2013 Public Hearing, I addressed the City's rezoning standards and compliance with the Comprehensive Plan in light of the Club's proposal to rezone 7517 Milwaukee Avenue to C1 District. This letter is to memorialize those comments in writing and to respond to or clarify certain other matters.

1. The Rezoning Application Satisfies the City's Rezoning Standards

A Zoning Map Amendment, or rezoning, is allowed by § 24.16.030, Zoning Ordinance. Section 24.16.030.G establishes the review criteria and standards as follows:

> Zoning map amendments are legislative decisions of the common council based on their consideration of the public, health, safety and general welfare.

In this case, there is a voluminous record including more than 40 support letters and a support petition containing more than 500 signatures. Eighteen individuals spoke in support at the Public Hearing and countless others spoke in support at several other public meetings. Almost all of the supportive comments related to the public health, safety and general welfare.

When the Common Council considers the rezoning application, there are clear grounds that the rezoning is supported by the public health, safety and general welfare and the approval of the application will further promote each of those considerations.

Attachment: 11-12-13 BCR ltr to Enders (Position Statement) (2400 : 7517 Milwaukee Ave - Change of Zoning)

2. The Wauwatosa Woman's Club is Designated as a Civic Asset by the Comprehensive Plan

The City of Wauwatosa Comprehensive Plan was adopted by Resolution of the City Plan Commission on October 13, 2008, pursuant to Ordinance O-08-32 (Approved December 17, 2008). *See also* § 24.01.050. In the Comprehensive Plan, the Woman's Club is designated a "Historic Resource." *See* pp. 39, 40 and 42. The Club is acknowledged as one of the longstanding service organizations in the City. *See* p. 77.

Further, Chapter 2.7 of the Comprehensive Plan establishes objectives and policies of preserving and enhancing cultural resources such as the Woman's Club. These objectives include preserving unique historical sites, preserving the character of the Village area and promoting unique cultural assets as a source of community pride. *See* p. 175. In turn, the City's policies should include promoting the restoration and rehabilitation of historic buildings in order to enhance viable economic use of the structures. Further, the Comprehensive Plan emphasizes that the City should support community activities and events. *See* p. 175.

3. The Rezoning Application Promotes the City's Overall Land Use Policies

The Comprehensive Plan identifies a number of Overall Land Use Objectives including continuing to provide residents with access to gathering places particularly with safe pedestrian access. *See* p. 105, #10. Along with the Overall Land Use Objectives are a series of Overall Land Use Policies including:

> #6. Preserve and enhance the historic character of the Village by encouraging **historic preservation, restoration,** and adaptive reuse, as well as compatible new development and redevelopment projects.
>
> #8. As density increases, strive to **accommodate the increased demand for public services and facilities** such as parks.
>
> #13. Continue to strongly encourage shared driveway access, **shared parking spaces**, and coordinated site plan designs particularly along North Avenue and Mayfair Road.

See p. 106 (emphasis added).

The Woman's Club has a strong history of preserving and restoring its 1925 building and the rezoning to allow for an expanded parking lot will support its ability to preserve and enhance the historic character of the area.

Further, with a recently growing population, the City also has an increased demand for public and community facilities such as the Club's building where numerous City meetings and events are held, voting will take place beginning in 2014, and from which community services will originate.

Attachment: 11-12-13 BCR ltr to Enders (Position Statement) (2400 : 7517 Milwaukee Ave - Change of Zoning)

Finally, just as is the case currently with the existing parking lot, when there are no conflicting events the expanded parking lot will be available for shared parking purposes with other nearby community facilities and businesses.

4. Departures from Designated Land Use Areas are Appropriate for Edge Areas

Implementation of the Comprehensive Plan is grounded in the overall plan policies, the designations set forth on the Future Land Use Map (Map 2.1-1), and in the on-going series of individual zoning decisions. *See* p. 3, Map 2.1-1, and p. 186.

However, for the day-to-day Comprehensive Plan administration, departures from the Future Land Use Map (Map 2.1-1) may be "particularly appropriate for … properties located at the edges of future land use areas." *See* p. 186. This is both a practical and legal acknowledgment of the fact that in many instances, the City has completely different land uses next to one another. Residential, commercial and even industrial are all found in close proximity in some cases. Accordingly, on the edges of such land use districts, departures from the designations in Map 2.1-1 may be "particularly appropriate."

Here, the Club's property at 7517 Milwaukee Avenue is designated by the Comprehensive Plan as Neighborhood Conservancy, a residential designation, but the proposed C1 commercial rezoning is not a residential zoning category. However, the proposed rezoning is allowed as a departure because this is an edge property. Moreover, for the reasons set forth in the record and described generally herein, rezoning the property for the proposed use will be consistent with the Comprehensive Plan's Neighborhood Conservancy and Institutional land use categories.

5. The Rezoning Application is Consistent with the Institutional Land Use Category

The Comprehensive Plan assigns the future land use of the Club's building on Wauwatosa Avenue as "Institutional." The following are among the policy recommendations for "Institutional" future land use:

b) Support the continuation of Community Facilities in every neighborhood throughout the City.

c) Ensure that land use decisions are consistent with the community facility recommendations in the Utilities and Community Facilities chapter of this Plan.[1]

e) When planning for the construction of new community facilities, consider how such developments may serve as examples of sustainable (or "green") development.

[1] Chapter 2.5 on Utilities and Community Facilities emphasizes several objectives and policies for community facilities which generally relate to being amenities that enhance the health and welfare of City residents and visitors and that they be accessible. *See* pp. 155-156.

Attachment: 11-12-13 BCR ltr to Enders (Position Statement) (2400 : 7517 Milwaukee Ave - Change of Zoning)

f) Amend this Plan as necessary to accommodate future utility and community facility locations.

See p. 118.

The Woman's Club is designated as an Institutional, Community Facility located across from churches, a grade school and a high school on two busy thoroughfares served by multiple bus lines. The Club itself sits on the edge of the Neighborhood Conservancy district.

Expansion of its parking lot by rezoning one parcel in the edge area supports the continuation of the Community Facility in the subject neighborhood which is also consistent with Chapter 2.5 of the Plan. The Woman's Club intends to install attractive landscaping and screening as part of the expanded parking lot and it would like to design a rain garden as a sustainable feature. It is also worth noting that the Comprehensive Plan calls for parking "to the sides and rear of buildings, where appropriate, rather than having all parking in between buildings and the street." *See* p. 130. The Club's proposal calls for parking in the rear of the building. All of this demonstrates compliance with the Comprehensive Plan's policy recommendations.

Finally, even where a formal Plan amendment is not necessary to accommodate future Community Facility locations, departures from the Comprehensive Plan are allowed in instances such as this where the Woman's Club will be used as a voting location beginning in 2014.

6. The Rezoning Application is Consistent with the Neighborhood Conservancy Land Use Category

The Comprehensive Plan assigns the future land use of the Club's property at 7517 Milwaukee Avenue as "Neighborhood Conservancy." The following are among the policy recommendations for "Neighborhood Conservancy" future land use:

c) As opportunities arise, **continue to locate community facilities** such as schools, parks, churches, trail systems and other community meeting places **in neighborhoods**.

e) Work with property owners and neighborhood associations to preserve the character of the City's historic homes and neighborhoods.

See p. 111 (emphasis added).

As indicated above, expansion of the parking lot by rezoning one parcel in the edge area supports the continued location of Community Facilities in neighborhoods which is a specific policy called for in Neighborhood Conservancy districts. The proposed rezoning is therefore consistent with the Comprehensive Plan designation for the property to be rezoned.

Further, the Comprehensive Plan directs the City to work with property owners – here the Woman's Club and its neighbors, both institutional and residential – to preserve the character of

Attachment: 11-12-13 BCR ltr to Enders (Position Statement) (2400 : 7517 Milwaukee Ave - Change of Zoning)

the City's homes and neighborhoods. The Club's plan to install attractive landscaping and screening as part of the expanded parking lot will serve to preserve the neighborhood character. Further, the Club's commitment to legally combine the property at 7517 Milwaukee Avenue with the overall Club property will serve to preserve its own historic building and the neighborhood around it.

CONCLUSION

Thank you for the opportunity to present these positions in writing for consideration by the Common Council. Please note that I am taking the liberty of forwarding copies of this letter to the City officials identified below. I will distribute copies at tonight's Community Development Committee meeting as well.

Further, please make this communication a part of the rezoning application file.

Finally, on behalf of the Wauwatosa Woman's Club, we respectfully request that the City approve the rezoning application.

Very truly yours,

FRIEBERT, FINERTY & ST. JOHN, S.C.

Brian C. Randall
bcr@ffsj.com

BCR/las

cc: Mayor Kathy Ehley (Via E-Mail)
Mr. Alan R. Kesner, City Attorney (Via E-Mail)
Ms. Carla A. Ledesma, City Clerk (Via E-Mail)

Attachment: 11-12-13 BCR ltr to Enders (Position Statement) (2400 : 7517 Milwaukee Ave - Change of Zoning)

From: Sue Kane <kane7532@sbcglobal.net>
Date: September 6, 2014 at 2:27:37 PM CDT
To: "jtilleson@wauwatosa.net" <jtilleson@wauwatosa.net>, "jwilke@wauwatosa.net" <jwilke@wauwatosa.net>
Subject: Plan Commission meeting, Sept. 8, 2014
Reply-To: Sue Kane <kane7532@sbcglobal.net>

Dear sirs: On the Plan Commission agenda for Sept. 8, 2014, is the matter of the Wauwatosa Woman's Club's desire to achieve Commercial Zoning for the property they purchased last year at 7517 Milwaukee Ave. At a Common Council meeting in November, 2013, this change to Commercial Zoning was refused by the Common Council. (The Plan Commission, at its meeting held previous to that vote, had recommended retaining Residential Zoning for that property). Our residential neighborhood again feels threatened by the determination of the WWC to build a parking lot, whether the neighborhood wants it or not. We ask you, and count on you, as members of the Plan Commission, to recommend, once again, that our neighborhood be protected from further commercial intrusion. Thank you. Susan A. Kane, 7522 Lincoln Place, Wauwatosa WI 53213

City of Wauwatosa
Wisconsin

Action Item
1611

Recommended for approval
Nov 12, 2013 7:00 PM

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)

Information

Department: Development Department
Category: Zoning Code
Sponsors:

Links

Reference 1797 : 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

Reference 2400 : Request by Brian C. Randall, Friebert, Finerty & St. John S.C, and Susan McTavish, Wauwatosa Woman's Club, for a Change of Zoning from R1-6 District to C1 District at 7517 Milwaukee Avenue

Attachments

Woman's Club Plans
Woman's Club Specifications
7517 Milwaukee Ave Map
Future Land Use - 7517 Milwaukee Ave
9-10-13 Memo for Ordinance Introduction and Public Hearing Date
Opposing Petition 7517 Milwaukee Ave Rezoning
WI Stat 62.23(7)(d) Protest Petition - Requiring 3/4 Vote
Support Letter St. Matthew's Ev. Lutheran Church
Opposition Letter Richard Smith and Valerie Ko August
Support Letter Wauwatosa East
Support Letter Chandler 10-7-13
Support Letter Kujawksi 10-4-13
Support Letter WWC Rezoning 7517 Milw. Ave.
Support Letter Wolf Rezoning of 7517 Milw. Ave.
Support Letter Kathleen Edwards
Support Letter Elizabeth Green
Support Letter Barbara Grove
Support Letter Lauren McGaver
Support Letter Sheena Finnigan
Support Letter Audrey Grove
Support Letter Thomas and Susan McTavish
Support Letter Beverly Gleisner
Opposition Letter Richard Smith and Valerie Ko
Updated Opposing Petition 7517 Milwaukee Avenue Rezoning
Support Letter Marilyn Day
Support Letter Courtney Kissinger
Support Letter Betty Weckwerth
Support Letter Doreen Horak
Support Letter Susan Kellogg
Support Letter Kay and Joe Tierney
Support Letter John and Judith Randall
Support Letter Mary Jones
Support Letter Kay Tierney
Support Email Marie Dobrinska
Support Letter Rosemary Casser
Support Letter Mary Skanavis
Support Letter James and Linda Lavold
Support Letter Rita Simpson
Support Letter Heidi Friedrichs
Support Letter Patricia A Lynch
Support Letter Marci Dennison
Support Letter Pat Engelhardt
Support Letter Kay Lorenzen
Support Letter Sandy Hofmann
Support Letter Lucy Miyazaki
Support Petition 7517 Milwaukee Ave Submitted 11-5-13
Support Letter Linda Nikcevich
Support Email Pamela Fierst
Support Email Jennifer Wolf
Support Email Mary Zylka
Support Email Elizabeth Clausen
Support Letter Mary Berg
111213Position Statement Randall
111213Applicant Commitments, WWC
WWC Compromise letter, Atty. Randall

MEMO BODY

Attachment: 9-8-14 Meeting Handout #1 from Brian Randall (2400 : 7517 Milwaukee Ave - Change of Zoning)

A. Issue

Request by Keith Schultz, SchultzWerk Architecture, and the Wauwatosa Woman's Club for a Change of Zoning from R1-6 District to C1 District at 7517 Milwaukee Avenue

B. Discussion

The Wauwatosa Woman's Club recently purchased the adjacent residential property on Milwaukee Avenue and demolished the structures with the intent of expanding their 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. However, the City can't ask or require the parcel combination as a condition of the rezoning, as it becomes contract zoning, which is illegal.

If the Change of Zoning request is approved, the parking lot will be landscaped and a six -foot wood fence will be installed on the east and south sides, limiting the impact to neighboring properties. The proposed lot will double the number of spaces (17 to 34). If the Woman's Club was built under today's parking requirements, over 40 spaces would be required. A parking lot plan approval from the Engineering Division is required prior to construction of the parking lot and this approval can be conditioned upon a parcel combination.

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. While the Comprehensive Plan is a guide and the City can change zoning without amending the Plan, 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 9th and failed to approve this request (3-3 vote). A public hearing was held before the Common Council on November 5th where numerous people spoke in favor and against the request. A valid protest petition was submitted requiring 3/4 of the Council members voting to approve the change of zoning request.

C. Recommendation

Staff recommends denial

Meeting History

Sep 9, 2013 7:00 PM Video | **Plan Commission** | **Regular Meeting** | **Draft**

The Wauwatosa Woman's Club recently purchased the adjacent residential property on Milwaukee Avenue and are in the process of demolishing the structures with the intent of expanding their 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. However, the City can't ask or require the parcel combination as a condition of the rezoning as it becomes contract zoning, which is illegal.

If the Change of Zoning request is approved, the parking lot will be landscaped and a six-foot wood fence will be installed on the east and south sides, limiting the impact to neighboring properties. The proposed lot will double the number of spaces (17 to 34). If the Woman's Club was built under today's parking requirements, over 40 spaces would be required. A parking lot plan approval from the Engineering Division is required prior to construction of the parking lot and this approval can be conditioned upon a parcel combination.

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Staff recommendation is denial.

Present in favor: Keith Schultz, Schultz Architects

Sue McTavish, 1908 N. 73rd Street, Wauwatosa, WI

Cathy Tierney, 6118 Washington Circle, Wauwatosa, WI

Kathy Kendl, 5827 W. Wells Street, Wauwatosa, WI

Ray Eisemann, 131 N. 89th Street, Wauwatosa, WI

John Bannen, 2468 N. Pasadena Blvd, Wauwatosa, WI

Patty Podewils, 6700 Revere Avenue, Wauwatosa, WI

Barb Grove, 16855 Lake Road, Brookfield, WI

Kay Lorenzen, 1517 N. 60th Street, Wauwatosa, WI

Judy Randall, 317 N. 89th Street, Wauwatosa, WI

Karen Eisemann, 131 N. 89th Street, Wauwatosa, WI

Doreen Horak, 2446 N. 83rd Street, Wauwatosa, WI

Mary Skanavis, 6768 Maple Terrace, Wauwatosa, WI

Joan Riggin, 7010 Wellauer, Wauwatosa, WI

Ald. John Dubinski, 7921 Milwaukee Avenue, Wauwatosa, WI

Marie Dennison, 1785 Rojan Drive

Betty Gleisner, 3260 W. Elaine

Lauren McGaver, 830 Geralayne Circle, Wauwatosa, WI

Lucy Miyazaki, 2034 Pleasant Street, Wauwatosa, WI

Debbie Dubinski, 7921 Milwaukee Avenue, Wauwatosa, WI

Mr. Schultz stated that the Woman's Club has met with members of the neighborhood to approach this in an open and upfront way. This proposal would benefit several businesses in the area such as Wauwatosa East, St. Matthews Evangelical Lutheran Church, etc. A request from one of the neighbors was received to incorporate certain vegetation in the landscape plan. They are trying to be sensitive to privacy with installation of fencing and trying to shield the light from the neighbors. He believes that the plan that was put together fits the description and will be positive for the neighborhood.

Ms. McTavish, President of the Wauwatosa Woman's Club provided a history of the Woman's Club and charities that it is involved with. The Woman's Club provides a community service by being a polling place for District 1 and a meeting place for the Mayor's town hall meetings. She explained that the owners of 7517 Milwaukee Avenue contacted them to purchase the property to provide parking for the neighborhood. She met with the neighbors regarding the lot. This additional parking will provide safety for members that are over 65 and cannot walk far. They are on a busy intersection. There are evening meetings at the club and they currently have one handicapped parking space but with the additional parking they can increase this number. This will help with deliveries and get vehicles that are coming to the Woman's Club off of the street. Community groups and schools will benefit from this parking lot.

Those present in support of this proposal agree with Ms. McTavish's statements.

Mr. Eisemann is a member of the UWM Madison alumni club of Milwaukee and used the Woman's Club in fall for a student send off dinner. This event used to be

Attachment: 9-8-14 Meeting Handout #1 from Brian Randall (2400 : 7517 Milwaukee Ave - Change of Zoning)

held at Hart Park however it became too expensive to rent the facilities so he began to hold it at the Woman's Club. Having additional parking would help not only this event, but a lot of other events that are held here.

Ms. Podewils commented that there are two reasons for this parking lot; one was for the safety of the members and the other was the organizations using the facility. The Woman's Club is a great community service provider. They respond to concerns of the neighborhood such as lighting problems.

Ald. Dubinski stated that this is a unique opportunity to expand the parking of this facility. The Woman's Club parking supports St. Matthews Evangelical Lutheran Church, Lincoln School, Tosa East High School, Irish Center, and is now a polling location. The design of the parking lot is much better than Trinity Church. When Tosa East High School has Children's Theater, the Woman's Club posts their parking lot for disabled persons to park.

Present in opposition: Richard Smith, 1614 Wauwatosa Avenue, Wauwatosa, WI

Valerie Ko, 1614 Wauwatosa Avenue, Wauwatosa, WI

Sue Kane, 7522 Lincoln Place, Wauwatosa, WI

John Lenz, 7445 Milwaukee Avenue, Wauwatosa, WI

Catherine Steiner, 7512 Lincoln Place, Wauwatosa, WI

Mary Marine, 7513 Milwaukee Avenue, Wauwatosa, WI

Mr. Smith stated that the Woman's Club only had occasional events when he first moved into the neighborhood. Events have increased especially over the past five years. He believes that increasing the parking lot is a way to market more events for the Woman's Club. There are currently more than 290 available parking spaces within two blocks of the Woman's Club. There are 97 parking spaces at St. Matthews Evangelical Lutheran Church, 165 parking spaces at Tosa East High School, 12 at the Public Parking plus on street parking. The demolition of the house will change the neighborhood. There will be elevated lighting. The weddings that are held at the Woman's Club brings added noise, this will now magnify the noise. It will ultimately diminish the value of the homes in the area. The Club has been rented more and more aggressively. Once it becomes commercial, it will not return to residential and a commercial enterprise will exist at this location. This property will come off of the tax roll. Mr. Smith submitted a petition to the Plan Commission signed by the neighbors that are opposed to this proposal.

Ms. Ko commented that those that are present in the room do not live in the neighborhood. All the neighbors are opposed to this proposal.

Ms. Kane said that this home is a beautiful home with a nice garden and if it were torn down and replaced with cement it would not benefit the neighborhood. The proposed landscaping faces the north of the property along Milwaukee Avenue so the residents will be viewing the parking lot, not the landscaping.

Mr. Lenz stated that this is a zoning issue. There are other places to park in the area and this should not change from residential zoning.

Ms. Steiner agrees that there is no need for additional parking.

Ms. Lowe asked what the reason was for city staff to recommend denial of this request. Ms. Enders responded that it is inconsistent with the comprehensive plan which looks at land use, future land use and this has been designated as residential neighborhood conservation. The comprehensive plan is there to protect the neighborhood against the competing forces.

Responding to Mr. Goetz question, this property will not come off the tax rolls until the Woman's Club petitions the Assessor's office and they take a look at the use. If it does not become a part of the day to day operation of the Woman's Club it will remain on the tax rolls.

Ald. Causier felt that a simple request has brought up a number of problems and questions. The Woman's Club is very valuable part of the city but has an impact on the neighborhood. There were no complaints about parking in the neighborhood but changing the face of the neighborhood seems to be the issue. Ald. Causier asked how many rentals are at the Woman's Club annually. Ms. Dubinski responded that on an average there could be 24 rentals per year with approximately 10 of these with 100 or more participants. These rentals could be showers, weddings, town hall meetings, etc. and are predominantly on the weekend. Rentals are persons who pay to hold an event. Town Hall meetings they do not charge for, someone having a fund raising event to benefit someone having perhaps cancer, they consider these part of their community service. They have lost rentals due to parking issues.

Ms. Mullooly referenced the Neighborhood Conservation under Policies and Programs (c) As opportunities arise, continue to locate community facilities such as schools, parks, churches, trail systems, and other community meeting places in neighborhoods and (e) Work with property owners and neighborhood associations to preserve the character of the city's historic homes and neighborhoods. The Woman's Club has been a long part of this neighborhood.

Ms. Stearns commented that there are a lot of signatures from the neighbors and asked Ald. Dubinski if he had knowledge of this petition. Ald. Dubinski responded that he was not aware of the petition; Ald. Causier stated that she has heard from six different households that were against this proposal due to the increased noise that it would cause.

Mr. Goetz asked what would happen in the future if this Woman's Club would no longer exist. Would it be possible to deed restrict to only sell to a not for profit organization. Ms. Enders recommended that if this would be a recommendation from the Plan Commission to have a deed restriction, that it would be contingent upon the approval of the City Attorney.

Ms. Mullooly asked if we could recommend foliage to be added to other areas of the plan. Ms. Enders responded that there is a site plan that needs to be sent through the Engineering Department and then would go to the Community Development Committee and if the City Plan Commission would recommend this, it would be included with this portion of the site plan.

Ms. Enders stated that the process for this proposal is this item would be sent to the Community Development Committee on September 10, 2013 to set a public hearing. This recommended date would then go to the Council meeting on September 17th for approval of the public hearing date which is anticipated to be November 5th. This is a class two notice which means that it is then advertised in the official newspaper for two consecutive weeks. There is roughly 30 days between the date that the public hearing is set and the actual hearing. After the public hearing date on November 5th, this item will go to the Community Development Committee the following Tuesday which would be November 12th and then to the Council the following Tuesday on November 17th.

Moved by Ms. Lowe seconded by Ms. Mullooly to recommend

approval of the request by Keith Schultz, SchultzWerk Architecture,

and the Wauwatosa Woman's Club., for a Change of Zoning

from R1-6 to C1 District at 7517 Milwaukee Avenue with

the condition that the City Attorney review and approve a deed

restriction stating that should the Woman's Club sell the

property in the future, the property would revert back to

residential and additional landscaping is added in the rear

of the property-

Ayes 3 (Goetz, Lowe, Mullooly)

Nos 3 (Mayor Ehley, Ald. Causier, Sterns)

This item will go to the Community Development Committee meeting on September 10, 2013 to set the public hearing date.

RESULT:	**RECOMMENDED FOR DENIAL [3 TO 3]**
AYES:	Michael Goetz, Jodi Lowe, Angela Mullooly
NAYS:	Kathleen Causier, Kathleen Ehley, Gloria Stearns
EXCUSED:	John Albert

Sep 10, 2013 8:00 PM Video **Community Development Committee** **Regular Meeting**

Draft

Attachment: 9-8-14 Meeting Handout #1 from Brian Randall (2400 : 7517 Milwaukee Ave - Change of Zoning)

Ms. Enders introduced the item, stating that the Wauwatosa Woman's Club recently purchased the adjacent residential property at 7515 Milwaukee Avenue and are in the process of demolishing the structures with the intent of expanding their parking lot to the east. 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.

The item was considered by the Plan Commission on September 9th and failed on a 3-3 vote.

Staff recommends introduction of an ordinance changing the zoning as indicated above, and further recommends setting a November 5, 2013 public hearing date for this proposal. The item is scheduled to return to the Committee on November 12th for discussion and additional information will be provided to Committee prior tor that meeting.

It was moved by Ald. McBride, seconded by Ald. Pantuso to recommend approval of a resolution setting a public hearing date of November 5, 2013 before the Common Council, and to further recommend introduction of an ordinance changing the zoning. -8

RESULT: **RECOMMENDED FOR APPROVAL [UNANIMOUS]**
MOVER: Dennis McBride, Alderman
SECONDER: Bobby Pantuso, Alderman
AYES: James Moldenhauer, Kathleen Causier, Jeffrey Roznowski, Gregory Walz-Chojnacki, Dennis McBride, Bobby Pantuso, Cheryl Berdan, Jason Wilke

Nov 12, 2013 7:00 PM Video **Community Development Committee** **Regular Meeting** **Draft**

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 Architects2515 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.

Attachment: 9-8-14 Meeting Handout #1 from Brian Randall (2400 : 7517 Milwaukee Ave - Change of Zoning)

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 were 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

Attachment: 9-8-14 Meeting Handout #1 from Brian Randall (2400 : 7517 Milwaukee Ave - Change of Zoning)

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]**
MOVER:	James Moldenhauer, Alderman
SECONDER:	Dennis McBride, Alderman
AYES:	James Moldenhauer, Gregory Walz-Chojnacki, Dennis McBride, Cheryl Berdan, Jason Wilke
NAYS:	Kathleen Causier, Bobby Pantuso

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Attachment: 9-8-14 Meeting Handout #1 from Brian Randall (2400 : 7517 Milwaukee Ave - Change of Zoning)

Mailed on: 6-3-14
Walked Neighborhood
Dates: ① 6-2-14 Mon
② 6-3-14 Tue
③ 6-7-14 Sat
④ 6-21-14 Sat
⑤ 8-12-14 Tues

June 2014

Greetings,

By way of introduction I am, Patti Podewils, Chairperson of the Wauwatosa Woman's Club Parking committee.

We truly want to work with all our neighbors of the Woman's Club. So with this in mind I welcome the opportunity to meet with you in person, individually, to Listen to your concerns and to Work with you to alleviate your concerns. I am happy to meet with you in your home, backyard, Wauwatosa Woman's Club, or any place of your choice.

I really want to listen and by listening make suggestions for changes to our design plans for our additional parking lot. Please call me at your convenience and let me know what day, time and place work for you to meet with me. My cell is 414-758-1437. If you prefer to email me, my email is: ppodewils@gmail.com

Thank you for letting me reach out to you and I look forward to hearing from you. Take care.

Sincerely,

Patti Podewils

Attachment: 9-8-14 Meeting Handout #1 from Brian Randall (2400 : 7517 Milwaukee Ave - Change of Zoning)

Mailed 7-8-14

Dear Neighbors,

On behalf of the Wauwatosa Woman's Club, I would like to invite you and any interested person to join us for our Neighborhood meeting on Monday July 21st from 6:30 to 7:30 pm at our Club.

We are planning at this time to show our revised plans for our parking lot to all the neighbors and interested parties. Many of the suggestions and revisions recommended by the neighbors and City Officials have been incorporated into our revised plan.

We look forward to seeing you on the 21st. Any questions, comments, suggestions and or concerns-Please don't hesitate to contact me,

Patti Podewils Chairperson of the parking committee or any other member of the Wauwatosa woman's Club. My cell is 414-758-1437

And email ppodewils@gmail.com .

Wishing all of you a most happy and joyful 4th of July weekend. Perhaps we will see you at the Parade. Our Woman's Club is celebrating our 120th anniversary and will be in the parade. What fun!

Looking forward to seeing you on the 21st.

Take Care,

Patti Podewils

Attachment: 9-8-14 Meeting Handout #1 from Brian Randall (2400 : 7517 Milwaukee Ave - Change of Zoning)

H

July 12, 2014

Dear Neighbors of the Wauwatosa Woman's Club,

Hopefully you all have received our invitation for Monday July21 neighborhood meeting at the Woman's Club regarding our new parking lot.

With everyone having such busy schedules our meeting will be in the form of an open house. So you are welcome to come anytime between 6:30 and 7:30pm. Refreshments will be served. We plan on having 'stations' where you can hear information on all aspects of our parking addition.

Looking forward to seeing you on the 21st. Again any questions, comments and or ideas please don't hesitate to call me 414-758-1437 on my cell or email me at ppodewils@gmail.com.

Take Care,

Patti Podewils b

Wauwatosa Village Neighborhood Association

WVNA
Wauwatosa Village Neighborhood Association

July 2014

The newsletter of the Wauwatosa Village Neighborhood Association, serving residents and businesses from the west side of 68th Street to the east side of Underwood Avenue and from the south side of Milwaukee Avenue to State Street, including the historical heart of Wauwatosa, the Village.

Please join us at the 8th annual All-Block Party and Annual Meeting! Sunday, August 3 4:00-6:00 pm Saint James St., between 72nd and 74th Streets

Walk, bike, scooter or drive on over and join in the festivities! As always, we'll have kids' activities, lawn games, fabulous door prizes from our favorite local businesses, and a short annual meeting, where you will elect your new WVNA officers and hear the latest neighborhood news. This is also your best opportunity to join the WVNA or renew your membership (see back page).

The WVNA will provide brats, hot dogs, veggie burgers, condiments, water, soda and paper products. Please bring a dish to share* and anything else you'd like – coolers, chairs, other beverages, etc.

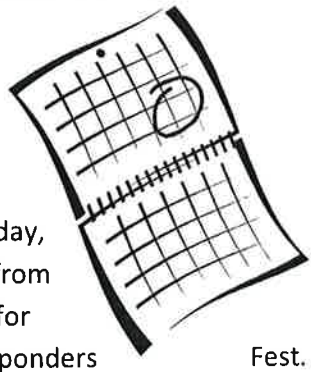
*If you live on the even side of the street, please bring a salad or dessert.
*If you live on the odd side of the street, please bring chips or a side dish.

Questions? Email wvna_info@yahoo.com. Or call Alicia Bartz at 810-3494.

Meet your neighbors at Tosa Tonight on August 27 from 6-9:30 pm!

This is the last concert of the Tosa Tonight 2014 Summer Concert Series, featuring American Idol vocal powerhouse Naima Adedapo and her band, plus opening act Evan Christian & The Stinkies. We'll reserve a spot on the lawn for the WVNA. Just look for our banner and come join us. Bring a picnic or plan to buy dinner at Maxie's, Leff's, Bel Air Cantina or other local businesses at the park. See you there!

Other Dates to Remember



- ✓ Head down to Hart Park on Wednesday, July 16, from 6-9 pm, for First Responders Fest. This is a night of food, fun and music to celebrate and show appreciation for our Wauwatosa police officers and firefighters, organized by WVNA board member and Be Spectacled owner Mark Veth. The WVNA is proud to help sponsor this event.
- ✓ **August 5** is Tosa's Night Out. This 20th annual celebration features a children's area with inflatable rides, live music, food, safety displays, health and wellness exhibits, and a 1.5 mile Family Flashlight Walk. You can pick up a registration form for the walk at the Little Read Book Store during regular store hours. For more details, see: tosasnightout.org

Attachment: 9-8-14 Meeting Handout #1 from Brian Randall (2400 : 7517 Milwaukee Ave - Change of Zoning)

WVNA Membership / Renewal

Take a few minutes to join the WVNA or renew your membership. We rely on membership dues to plan neighborhood events. Your membership also supports our very important alliances with the Wauwatosa Police, elected officials and the village businesses.

Membership Dues:
Resident: $10/year, $25/3 years, $100/Lifetime
Business/Organization: $25/year, $60/3 years, $250/Lifetime

Name:_____

Address:_____

Phone: _____ Mobile (for text messages):_____

Email:_____

Check to include your info in the neighborhood directory: ___ yes __ no

1. Are you interested in serving on the board or a committee of the neighborhood association?

____ Board (monthly) ____ Committee or project (list project): ____

_____

2. Are you willing to help with newsletter distribution (we need it!)?_____

3. We're creating a Youth Jobs List. Would you like to list names/ages/services for your family members? (For example, "Amy Jones/14/Babysitting", or "Joe Smith/16/Snow shoveling.)

_____

_____

4. Please share your ideas for ways your association could serve you and your neighbors better:

_____

_____

Submit this form along with your check payable to WVNA:
Bill Robison, WVNA Treasurer
6857 Milwaukee Ave.
Wauwatosa, WI 53213
414-871-8375
Questions? wgrobison@gmail.com or wvna_info@yahoo.com
If you would like to be a member of the WVNA but cannot afford the dues, you will not be turned away.

Wauwatosa Woman's Club Parking Expansion Open House

The Wauwatosa Woman's Club is hosting an open house at their club (1626 North Wauwatosa Avenue) to review their revised plans for additional parking on Monday, July 21, from 6:30 to 7:30 pm. According to the club, the new plans incorporate many of the ideas and suggestions from the neighbors to improve the lot and make it pleasing to all. All neighbors are welcome. Mayor Kathy Ehley has also been invited to this meeting, along with the alderpersons representing districts 1 and 2. The expansion designer will also be on-site to review the plans.

If you haven't found us on Facebook yet, search "Wauwatosa Village Neighborhood Association" and "like" our group. You'll find event info, neighborhood news and insider tips.

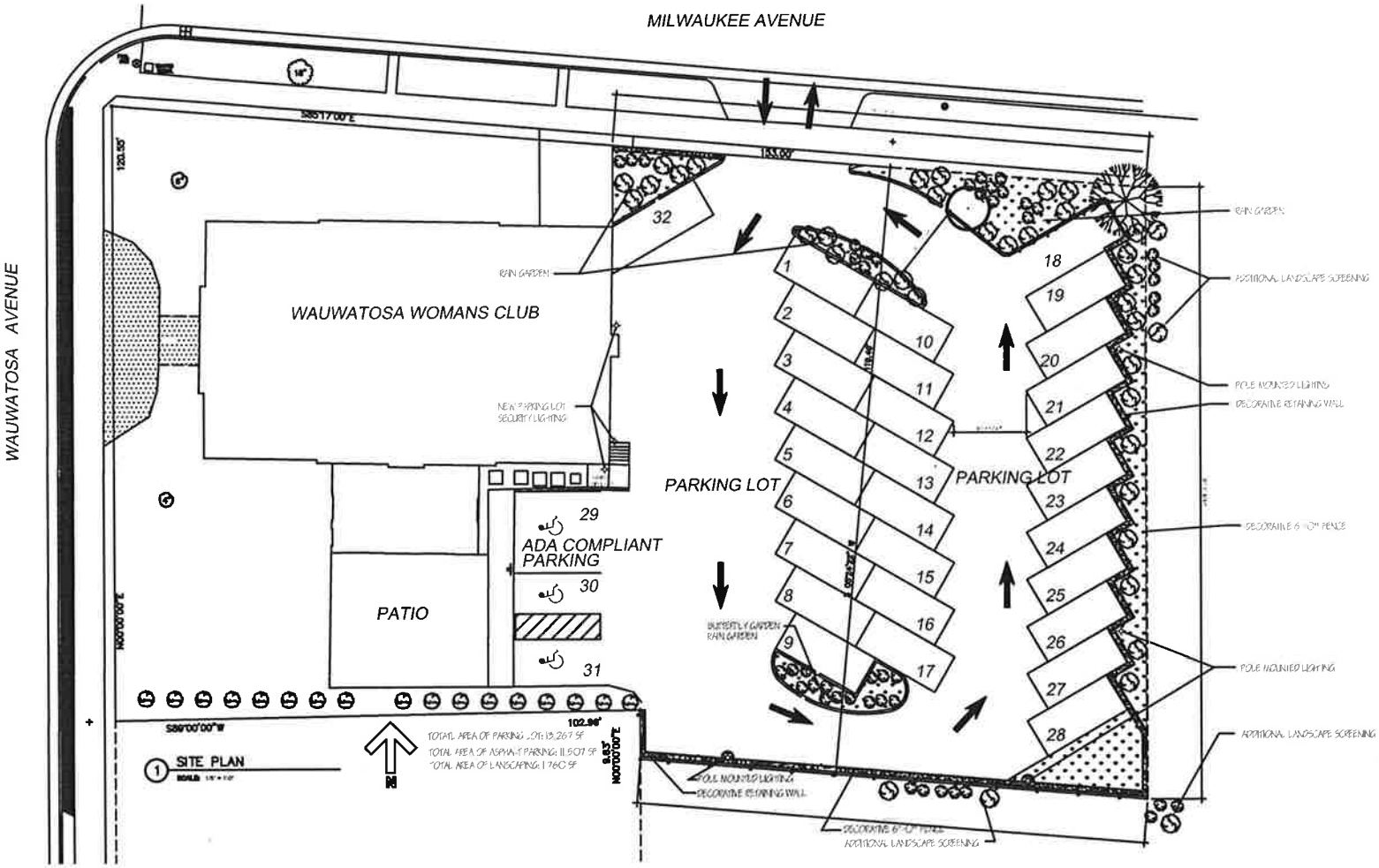
Find us on Facebook

Attachment: 9-8-14 Meeting Handout #1 from Brian Randall (2400 : 7517 Milwaukee Ave - Change of Zoning)

WAUWATOSA WOMANS CLUB
NEW PARKING LOT
1626 NORTH WAUWATOSA AVENUE
WAUWATOSA, WI 53213

SHEET INDEX:

1. A0.1	COVER SHEET/SITE PLAN
2. SS1.1	SITE SUVRVEY
3. SD1.1	SITE DEMOLITION PLAN
4. GP1.1	GRADING PLAN AND DETAILS
5. PK1.1	PARKING LOT PLAN AND DETAILS
6. LA 1.1	LANDSCAPING PLAN
7. E1.1	SITE LIGHTING PLAN AND DETAILS

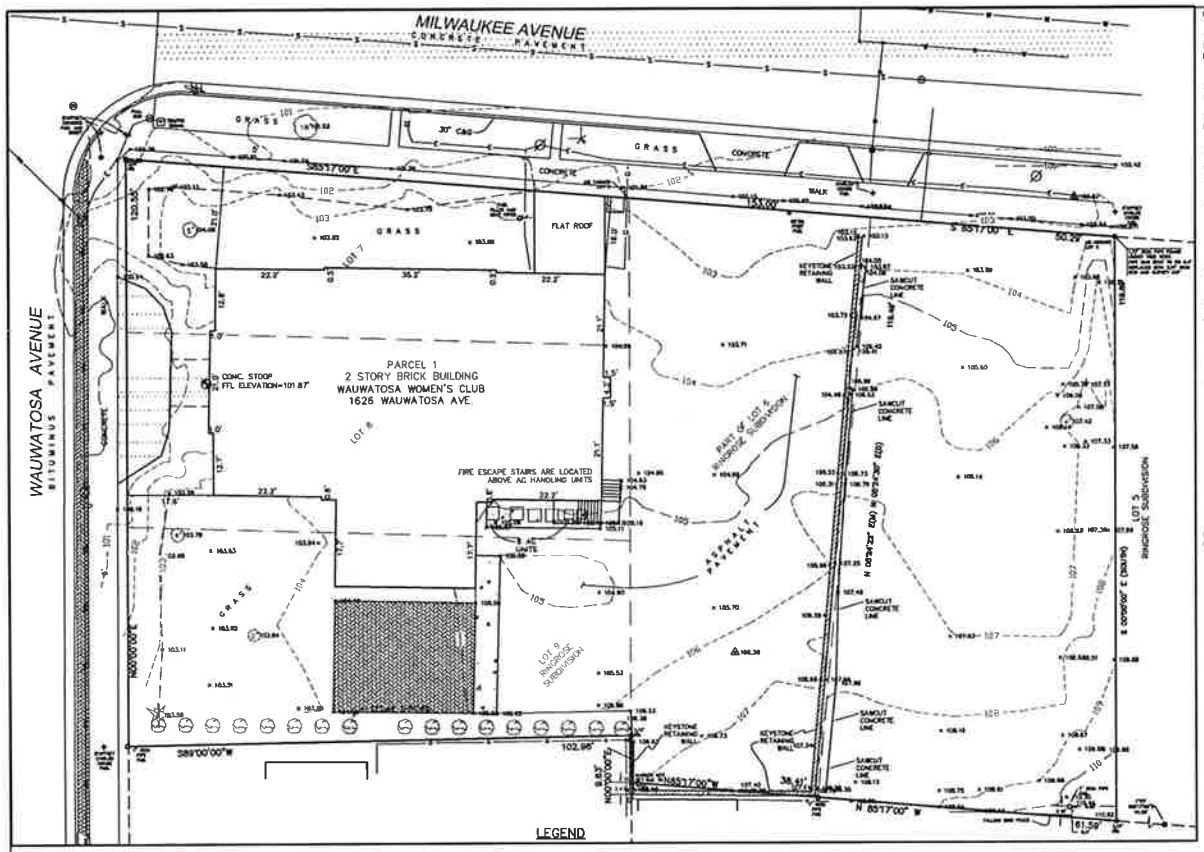


WAUWATOSA WOMANS CLUB
NEW PARKING LOT
1626 NORTH WAUWATOSA AVENUE
WAUWATOSA, WI 53213

SchultzWerk Architecture, Inc.

A0.1

Attachment: 9-8-14 Meeting Handout #2 from Brian Randall (2400 : 7517 Milwaukee Ave - Change of



GENERAL NOTES

1. Bearings are referenced to West line of Lots 7, 8, 9 of Ringrose Subdivision which has a platted bearing of North 00°00'00" East (due North). Ringrose Subdivision is located in the Southwesthest 1/4 of Section 22, Township 7 North, Range 21 East in the City of Wauwatosa, Milwaukee County, Wisconsin

2. Project Benchmark: Storm manhole located at the SE corner of Milwaukee Avenue and Wauwatosa Avenue. Rim Elevation = 127.25

3. Vertical Datum: City of Wauwatosa. Benchmark provided by Wauwatosa Engineering Department on February 21, 2007.

4. Horizontal Datum: Local 5000 Coordinate System

5. On the ground Boundary and Topographic Survey performed by Point Land Surveying & Mapping on July 28, 2013.

6. This survey is a retracement of a previous survey prepared on July 31, 1961 by August Hanka, RLS. An updated title commitment was not provided by the client for either Parcel 1 or Parcel 2.

6. Underground Utilities are based on field location by Digger's Hotline on August 1, 2013 per Ticket Nos. 2013-31-00426 and 2013-31-00428.

7. Sanitary sewer and water main locations are based on field location. Contractor/Owner shall verify sizes, elevations and locations.

8. Underground utilities are shown for informational purposes only, and are not guaranteed to be accurate or all inclusive. The Contractor/Owner is responsible for making his own determination as to the type and location of underground utilities as may be necessary to avoid damage thereto. Contractor/Owner shall call Digger's Hotline prior to the start of any construction activities.

9. The purpose of this survey is for the further expansion of the existing parking lot into the adjoining lot which was acquired by the Wauwatosa Women's Club on August 13, 2013.

10. Elevations shown within the garage wall line are top of concrete floor/slab.

DESCRIPTION OF PROPERTY SURVEYED

Parcel 1
The westerly 49.71 feet along Milwaukee Avenue and the westerly 38.41 feet along the south line of Lot 6, and all of Lots 7, 8 and 9 in Ringrose Subdivision, located in the Southwest 1/4 of Section 22, Township 7 North, Range 21 East of the Fourth Principle Meridian. In the City of Wauwatosa, Milwaukee County, Wisconsin.

Containing 17,144 square feet (0.3936 acres)

Parcel 2
That part of Lot 6 in Ringrose Subdivision, a subdivision which is a part of Southwest 1/4 of Section 22, Township 7 North, Range 21 East in the City of Wauwatosa, Milwaukee County, Wisconsin which is bounded and described as follows

Commencing at the Northwest corner of Lot 6, thence South 85° 17' 00" East along the north line of said Lot 6 (also being the south line of Milwaukee Avenue), a distance of 49.71 feet to the point of beginning;

Thence continuing along the north line of Lot 6, South 85° 17' 00" East, 50.29 feet to the northwest corner of said Lot 8, thence South (per plat) along the west line of Lot 6 119.89 feet to the southwest corner of Lot 6; thence North 85° 17' 00" West along the south line of Lot 6, 81.59 feet; thence North 05°24' 30" East, 119.49 feet (as described in Deed 3492, Page 284) to the point of beginning.

Containing 6,664 square feet (0.1524 acres)

SURVEYORS CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I certify that I have surveyed the above described property, and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all observed structures thereon, fences, apparent easements, roadways and visible lines of occupation if any.

This survey is made for the exclusive use of the present owners of the property, and is warranted to those who purchase, mortgage, or guarantee the title thereto from the date of issuance of this survey or the date of last revision.

This survey is copyrighted and reproduction without the written permission of the land surveyor is prohibited.

Executed this 14th day of August, 2013

Point Land Surveying & Mapping
W174 N9667 Joyce Road
Menomonee Falls
Wisconsin 53051
262-250-8480 office
pointsurveying@sbcglobal.net
www.pointlandsurveying.com
Robert C. Baillies, R.L.S.
Registered Land Surveyor

BOUNDARY-TOPOGRAPHIC SURVEY
1626 Wauwatosa Avenue
WAUWATOSA, WISCONSIN
WAUWATOSA WOMEN'S CLUB

PROJECT NUMBER	2014-09
MAPPING SCALE	1" = 10'
SURVEY BY	RCB
DRAWN BY	RCB
APPROVED BY	RCB
DATE OF SURVEY	9/6/14
PLOT DATE	9/7/2014
FIELD BOOK	7
PAGE	12
CADD FILE	14-09\Loss bound
REVISIONS	
SHEET NUMBER	1

WAUWATOSA WOMANS CLUB
NEW PARKING LOT
1626 NORTH WAUWATOSA AVENUE
WAUWATOSA, WI 53213

ARCHITECT:
SchultzWerk Architecture,Inc.
2915 NORTH NEW STREET
BROOKFIELD, WI 53213
414.322.7329

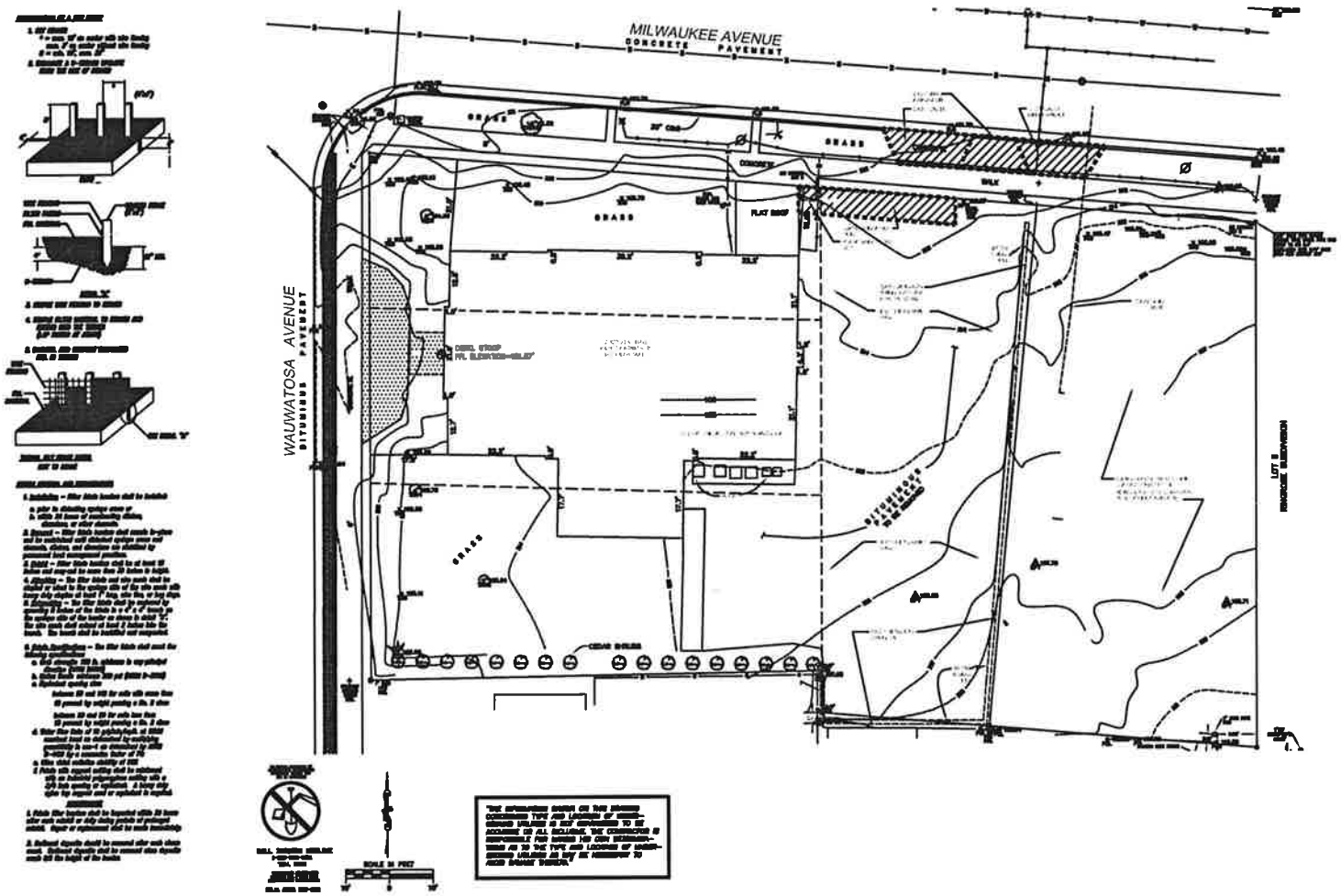
ARCHITECT:
BRIAN RANDALL, AIA, AIBD

REVISIONS

PROJECT NO. 13004.00
DATE 09/09/14
DRAWN BY
CHECKED BY
SHEET CONTENTS
SITE SURVEY

SHEET
3 OF 7

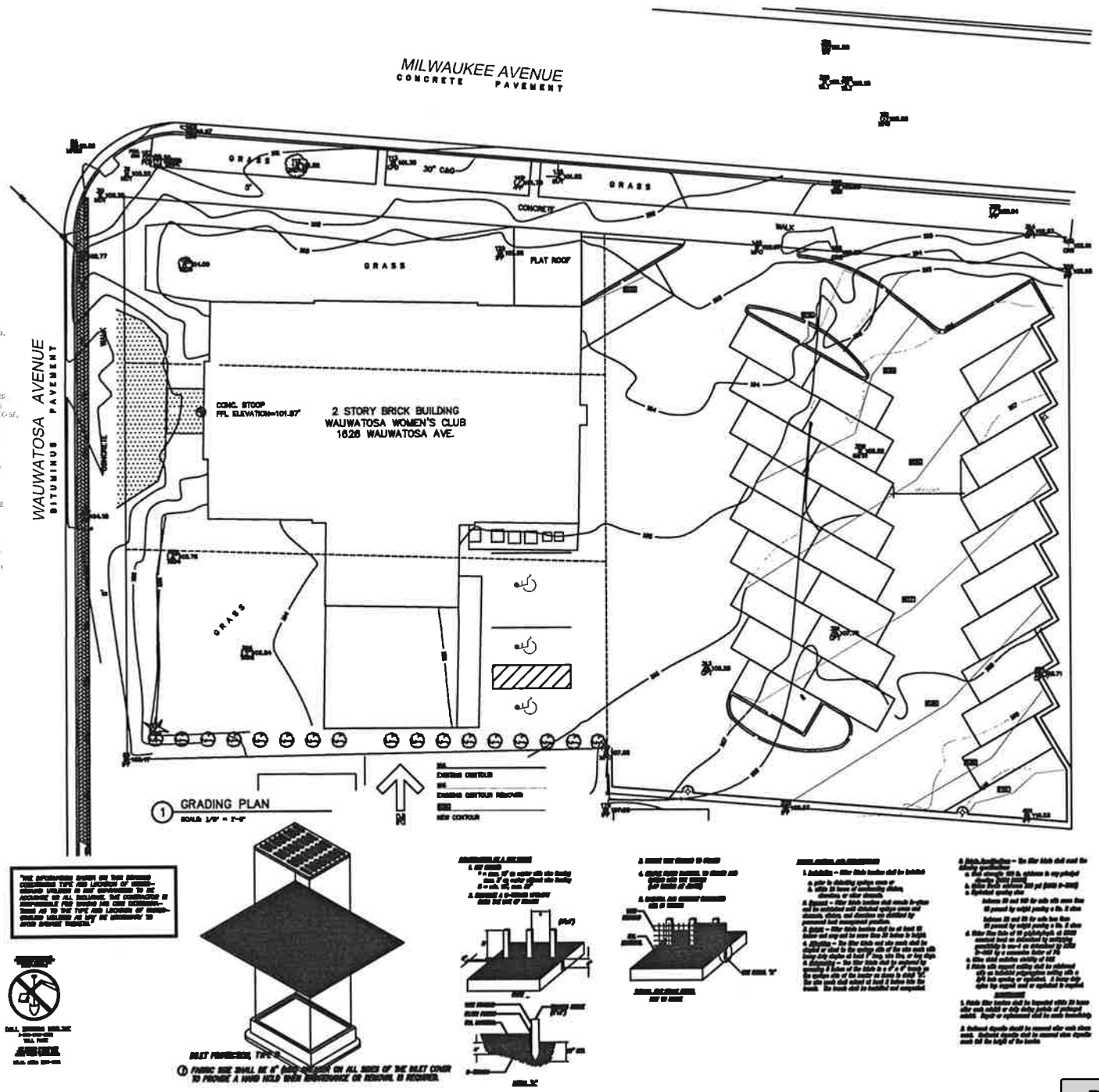
Attachment: 9-8-14 Meeting Handout #2 from Brian Randall (2400 : 7517 Milwaukee Ave - Change of

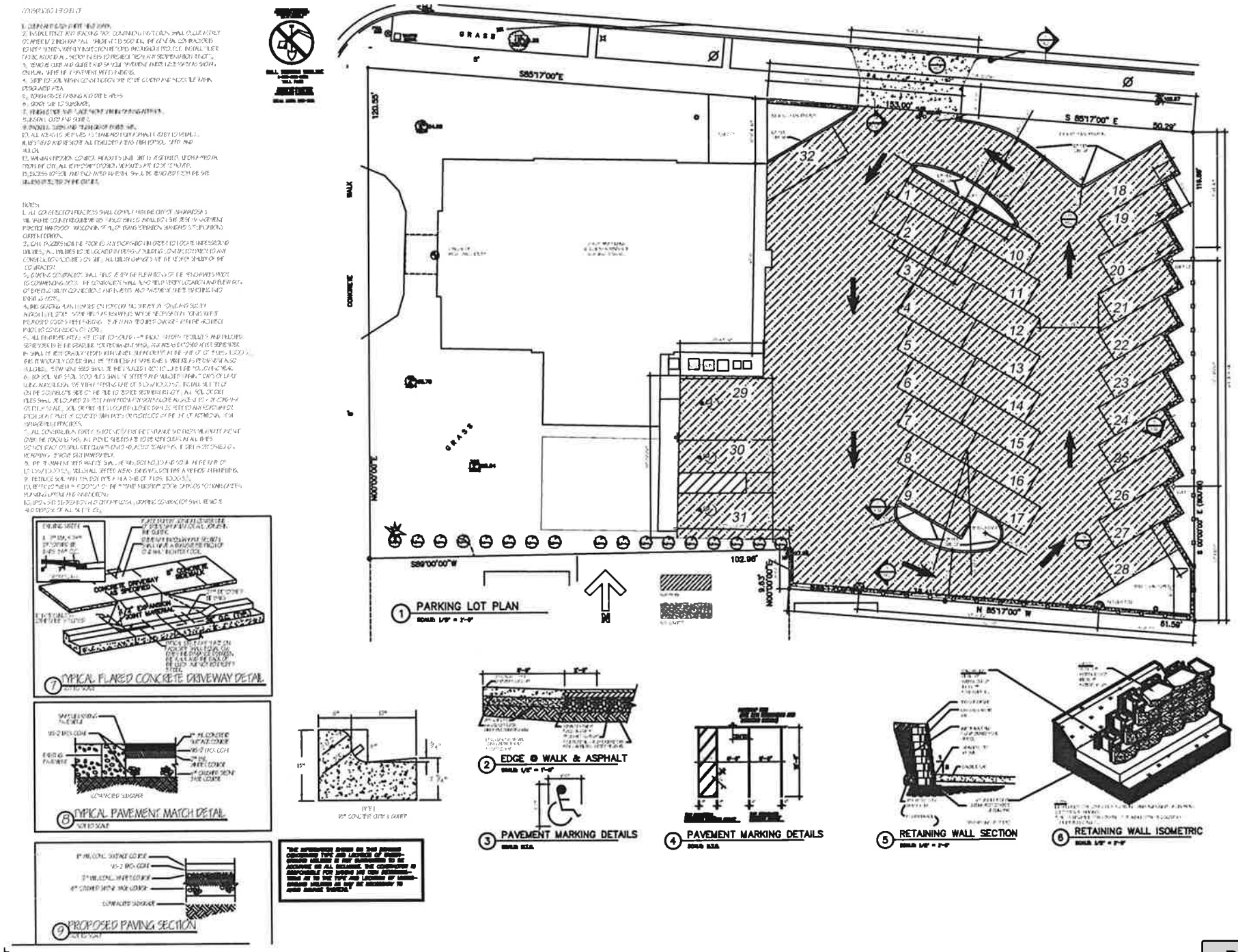


WAUWATOSA WOMANS CLUB
NEW PARKING LOT
1826 NORTH WAUWATOSA AVENUE
WAUWATOSA, WI 53213

ARCHITECT
SchultzWerk Architecture,Inc.

SD1.1


MILWAUKEE AVENUE
CONCRETE PAVEMENT
WAUWATOSA AVENUE
BITUMINUS PAVEMENT
GRASS
30" CAO
CONCRETE
WALK
FLAT ROOF
CONC. STOOP
FFL ELEVATION=101.87'
2 STORY BRICK BUILDING
WAUWATOSA WOMEN'S CLUB
1628 WAUWATOSA AVE.
EXISTING CONTOUR
EXISTING CONTOUR REMOVED
NEW CONTOUR
1 GRADING PLAN
SCALE: 1/8" = 1'-0"
INLET PROTECTION, TYPE B
WAUWATOSA WOMANS CLUB
NEW PARKING LOT
1628 NORTH WAUWATOSA AVENUE
WAUWATOSA, WI 53213
SchultzWerk Architecture, Inc.
GP1.1



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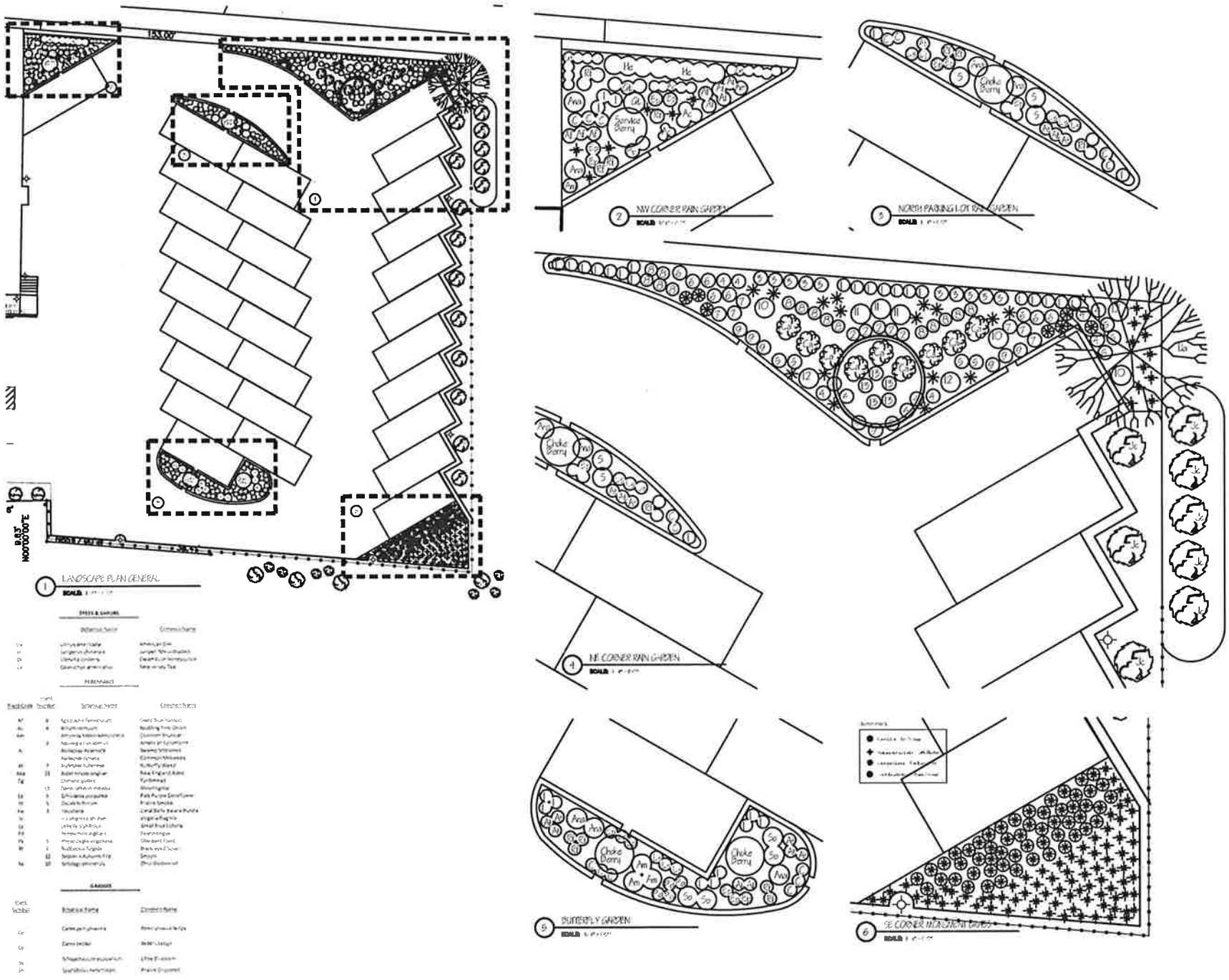


Attachment: 9-8-14 Meeting Handout #2 from Brian Randall (2400 : 7517 Milwaukee Ave - Change of

TREES & SHRUBS

Plant Code	Botanical Name	Common Name
Ua	Ulmus americana	American Elm
Jc	Juniperus chinensis	Juniper 'Mountbatten'
Dl	Diervilla lonicera	Dwarf Bush Honeysuckle
Ca	Ceanothus americanus	New Jersey Tea
Aa	Amelanchier alnifolia	Regent Serviceberry
Al	Amelanchier laevis	Serviceberry 'Cumulus'

PERENNIALS

Plant Code	Plant Number	Botanical Name	Common Name
Af	6	Agastache foeniculum	Giant Blue Hyssop
Ac	8	Allium cernuum	Nodding Pink Onion
Am		Amsonia tabernaemontana	Common Bluestar
	2	Aquilegia canadensis	American Columbine
Ai		Asclepias incarnata	Swamp Milkweed
		Asclepias syriaca	Common Milkweed
At	7	Asclepias tuberosa	Butterfly Weed
Ana	11	Aster novae-angliae	New England Aster
Cg		Chelone glabra	Turtlehead
	13	Dodecatheon meadia	Shootingstar
Ep	5	Echinacea purpurea	Pale Purple Coneflower
Gt	1	Geum triflorum	Prairie Smoke
He	3	Heuchera	Coral Bells 'Palace Purple'
Iv		Iris virginica shrevei	Virginia Flag Iris
Ls		Lobelia siphilitica	Great Blue Lobelia
Pd		Penstemon digitalis	Beardtongue
Pv	9	Physostegia virginiana	Obedient Plant

Attachment: 9-8-14 Meeting Handout #2 from Brian Randall (2400 : 7517 Milwaukee Ave - Change of

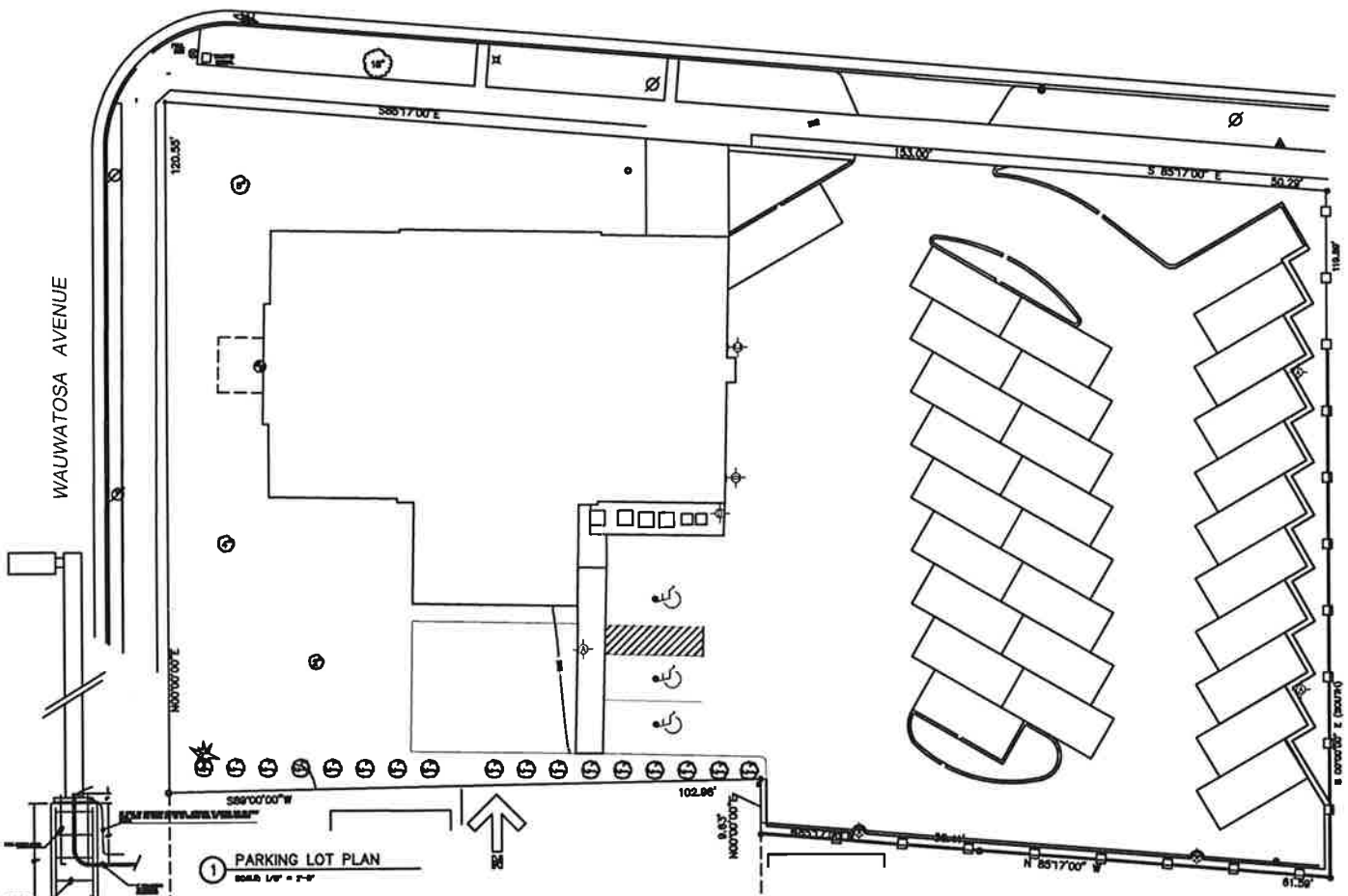
Rf	4	Rudbeckia fulgida	Black-eyed Susan
	12	Sedum x Autumn Fire	Sedum
So	10	Solidago ohioensis	Ohio Goldenrod

GRASSES

Plant Symbol	Botanical Name	Common Name
	Carex pensylvanica	Pennsylvania Sedge
	Carex bebbii	Bebb's Sedge
	Schizachyrium scorparium	Little Bluestem
	Sporobolus heterolepis	Prairie Dropseed

Attachment: 9-8-14 Meeting Handout #2 from Brian Randall (2400 : 7517 Milwaukee Ave - Change of

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STATE OF WICONSIN AND THE CITY OF WAUWATOSA ELECTRICAL CODES.
2. REMOVE THE "D" FIXTURES FROM THE EXTERIOR WALL AND THE SURFACE RACEWAY BETWEEN THE TWO FIXTURES. PROVIDE A WEATHER RESISTANT COVER PLATE OVER THE BACK-BOX. CAULK AROUND THE OUTLET BOX. PAINT THE COVER PLATE AND CAULKING THE SAME COLOR AS THE EXISTING RACEWAY RACEWAY BEING REMOVED.
3. ALL NEW OUTDOOR FIXTURES SHALL BE CIRCUITED TO THAT CIRCUIT USED PREVIOUSLY FOR THE WALL PACKS. THE CIRCUIT TO THE NEW FIXTURES SHALL START AT THE EXISTING TIMER IN THAT EXTERIOR LIGHT CIRCUIT.
4. BECAUSE THE BOLLARD FIXTURES HAVE ONLY A 180° LIGHT DISTRUBTUION, THEY SHALL BE ORIENTED TO HAVE THE LIGHT DIRECT TO THE PAVING BLOCKS. SHALL START AT THE EXISTING TIMER IN THAT EXTERIOR LIGHT CIRCUIT.
5. PROVIDE A CONCRETE BASE 16" IN DIAMETER BY 36" DEEP FOR THE BOLLARDS. TOP OF THE CONCRETE SHALL BE FLUSH WITH THE FINISHED GRADE.
6. UNDERGROND RACEWAYS SHALL BE 36" BELOW FINISHED GRADE. RACEWAYS SHALL PVC SCHEDULE 40 EXCEPT THAT ALL ELS SHALL BE RMC OR IMC.
7. ALL CONDUCTORS SHALL BE NO. 12 COPPER WITH THWN INSULATION. A NO. 12 COPPER GROUND CONDUCTOR WITH GREEN INSULATION SHALL ACCOMPANY ALL CIRCUIT CONDUCTORS.



INTERIOR FIXTURE SCHEDULE

TYPE	DESCRIPTION	LAMPS						BALLAST									NOTES
A	POLE MTD. LED FIXTURE	-	S	-	-	70	—	-	S	-	1	100				14'	1
B	BOLLARD ~~LED FIXTURE~~	~~-~~	~~S~~	~~-~~	~~-~~	~~-~~	~~—~~	~~-~~	~~S~~	~~-~~	~~1~~	~~-~~					
C	WALL MTD. LED FIXTURE	-	S	-	-	70	—	-	S	-	1	100				14'	
D	REMOVE WALL PACK	-	-	S	-			-	-	-	-	100	—		—		
1	POLE FOR FIXTURE "A"	-	-	-	-	-	—	-	-	-	-	-				14'	

SYMBOL SCHEDULE

- LIGHTING FIXTURE POLE MOUNTED
- LIGHTING FIXTURE GROUND MOUNTED
- WALL MOUNTED FIXTURE (INSCRIBED LTR = FIX. TYPE)

WAUWATOSA WOMANS CLUB
NEW PARKING LOT
1628 NORTH WAUWATOSA AVENUE
WAUWATOSA, WI 53213

SchultzWerk Architecture,Inc.

E1.1

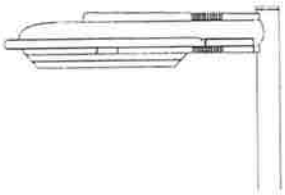
Attachment: 9-8-14 Meeting Handout #2 from Brian Randall (2400 : 7517 Milwaukee Ave - Change of

Job:
Type:
Notes:

Circa LED

CR20L

Philips Gardco Circa LED products are cutoff luminaires featuring LED arrays. Circa LED luminaires provide performance excellence and advanced Philips Gardco LED thermal management technology. High performance Class 1 LED systems offer energy savings potential up to 50 % compared to HID systems. The housings are one-piece, die cast aluminum and mount directly to a pole, mast arm or wall without the need of a separate support arm. The shallow, rounded form produces extremely low effective projected areas for superior wind loading capability. Circa LED may be ordered with a decorative acrylic rod shaped to follow the contour of luminaire illuminated at each end by light emitting diode (LED) illuminator assemblies in your choice of five (5) colors. Luminaires are also available with aluminum rings, stainless steel rings, or without ring. Circa LED luminaires provide full cutoff performance.



PREFIX	MOUNTING	DISTRIBUTION	LED WATTAGE	LED SELECTION	VOLTAGE	RING	FINISH	OPTIONS
CR20L	1	3	70LA	WW	UNIV ~~120~~	LR	BRP	

Enter the order code into the appropriate box above. Note: Philips Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX

CR20L	20" Circa Luminaire LED - Constant Wattage
CR20L-DIM	20" Circa Luminaire LED - 0-10V Dimming

Standard arm, without any RPA (Round Pole Adapter), mounts to round poles from 3.85" to 4.5" O.D.

Retrofit Kits for existing Circa 20" HID luminaires are available. See Legacy LED Retrofit Kits Submittal Data Sheet (G200-21) for Retrofit Kit information.

MOUNTING

1	Single Pole Mount
2	Twin Pole Mount at 180°
2@90	Twin Pole Mount at 90°
3	3-way Pole Mount at 90°
3@120°	3-way Pole Mount at 120°
4	4-way Pole Mount
W	Wall Mount
WS	Wall Mount Over Surface Conduit

DISTRIBUTION

2	Type II
3	Type III
4	Type IV
5	Type V

Type II, Type III and Type IV optics are field rotatable. Type V optics feature unitized lens.

LED WATTAGE AND LUMEN VALUES

Ordering Code	Average System Watts[1]	LED Current (mA)	LED Selection	Luminaire Initial Absolute Lumens[2,3]				Basis of Lumen Data
				TYPE 2	TYPE 3	TYPE 4	TYPE 5	
70LA	70.2	350	CW	6,105	6,422	6,141	6,200*	*Photometric tests performed in compliance with IESNA LM-79.*
			NW	5,638	5,850	5,373	5,643*	
85LA	85.9	350	CW	7,509*	7,900*	7,554*	7,605*	
			NW	6,935*	7,196*	6,855*	7,042*	

1. *Wattage may vary by +/- 8% due to LED manufacturer forward volt specification and ambient temperature. Wattage shown is average for 120V through 277V input. Actual wattage may vary by an additional +/- 10% due to actual input voltage.*
2. *Values shown are for luminaires without the HS external shield option. Tests are in process for luminaires with the HS option and WW luminaires. Contact Gardco.applications@philips.com if approximate estimates are required for design purposes.*
3. *LED arrays feature LEDs that provide from 100 to 130 lumens per watt when operated at 350 mA. Lumen values based on tests performed in compliance with IESNA LM-79.*

** Lumen values for this particular configuration are estimated based on tests of a similar, but not identical configuration.*

LED SELECTION

CW	Cool White - 5700°K - 75 CRI
NW	Neutral White - 4000°K - 70 CRI
WW	Warm White - 3000°K - 80 CRI

VOLTAGE

UNIV	120V through 277V, 50hz or 60hz
HVU	347V through 480V, 50hz or 60hz (High Voltage Universal)

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G200-027/1012

PHILIPS GARDCO

Circa LED

CR20L

RING

AR[4]	Aluminum Ring *(Painted to match housing.)*
SR	Stainless Steel Ring Brushed
OR[4]	Optional Color Ring *(Painted a different color than housing.)*
LR	Less Ring

LED RING

LER	Red
LEO	Orange
LEA	Amber
LEG	Green
LEB	Blue

4. (AR) Ring supplied same color as housing standard. For optional color ring (OR), specify finish or RAL Ex. OR-BLP or OR-RAL-7024

FINISH

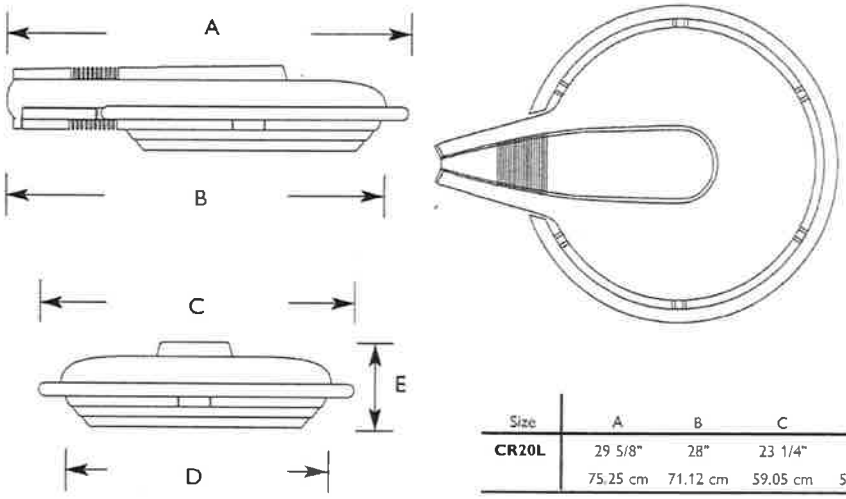
BRP	Bronze Paint
BLP	Black Paint
WP	White Paint
NP	Natural Aluminum Paint
OC	Optional Color Paint Specify Optional Color or RAL ex: OC-LGP or OC-RAL7024.
SC	Special Paint Specify. Must supply color chip

OPTIONS

F[5]	Fusing In Head
LF	In-Line/In-Pole Fusing
PC[5]	Photocontrol and Receptacle
PCR	Photocontrol Receptacle only
MA[6]	Mast Arm Mounting Kit *(internal)*
RPA1[7]	3" Round Pole Adapter
SPA[8]	Square Pole Adapter
PTF2	Pole Top Fitter - 2 3/8" - 3" Dia. Tenon
TB	Terminal Block
SPR[9]	Surge Protection for 120V through 277V Input meeting ANSI C62.41.2
SPRH[9]	Surge Proteccion for 347V through 480V Input meeting ANSI C62.41.2

5. Not available with 480V. Provide specific input voltage.
6. Requires 2 3/8" O.D. Mast Arm.
7. Required for 3" O.D. round or tapered round poles where top O.D. is less than 3.85".
8. 2 3/4" O.D. Minimum Pole Width.
9. Not available with Fusing (F) option.

DIMENSIONS AND EPA



EPA

CR20L	Single	Twin	3-4 way
Flat Lens	.60 ft²	1.20 ft²	1.63 ft²
	.06 m²	.11 m²	.15 m²

Size	A	B	C	D	E
CR20L	29 5/8"	28"	23 1/4"	20"	6 1/4"
	75.25 cm	71.12 cm	59.05 cm	50.80 cm	15.87 cm

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PHILIPS GARDCO

LUMINAIRE CONFIGURATION INFORMATION

CONSTANT WATTAGE CONFIGURATIONS: Standard LED luminaires provide constant wattage and constant light output when power to the luminaire is energized.

DIMMING "-DIM" CONFIGURATIONS: Dimmable LED luminaires are provided with 0 -10V dimming for connection to a control system provided by others.

SPECIFICATIONS

GENERAL: Philips Gardco Circa LED products are cutoff luminaires featuring LED arrays. Circa LED luminaires provide performance excellence and advanced Philips Gardco LED thermal management technology. High performance Class 1 LED systems offer energy savings potential up to 50 % compared to HID systems. The housings are one-piece, die cast aluminum and mount directly to a pole, mast arm or wall without the need of a separate support arm. The shallow, rounded form produces extremely low effective projected areas for superior wind loading capability. Circa LED may be ordered with a decorative acrylic rod shaped to follow the contour of luminaire illuminated at each end by light emitting diode (LED) illuminator assemblies in your choice of five (5) colors. Luminaires are also available with aluminum rings, stainless steel rings, or without ring. Circa LED luminaires provide full cutoff performance.

HOUSING: A one-piece diecast aluminum housing mounts directly to a pole, mast arm or wall without the need for a support arm.

LENS: A single-piece die cast aluminum lens frame hinges down from the housing and is secured by a concealed stainless steel hinge and hinge pin. An optically clear, heat and impact resistant tempered flat glass lens is mechanically secured with six retainers. The electrical and optical chambers are thoroughly sealed with a one-piece memory retentive hollow-core silicone gasket to prevent intrusion by rain, dust, and insects.

THERMAL MANAGEMENT: Philips Gardco Circa LED luminaires utilize extruded aluminum integral thermal radiation fins to provide the excellent thermal management so critical to long LED system life.

LED RELIABILITY:

PREDICTED LUMEN DEPRECIATION DATA		
Ambient Temperature °C	LED Wattage / Driver mA	L_{70} Hours[10]
25 °C	70LA or 85LA / 350 mA	150,000
40 °C	70LA or 85LA / 350 mA	100,000

10. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output.

OPTICAL SYSTEMS: Philips Gardco Circa LED luminaires utilize lensed LED arrays set to achieve IES Type II, Type III, Type IV and Type V distributions. Individual LED arrays are replaceable. Optical systems are field rotatable. Luminaires feature high performance Class 1 LED systems.

LED RING: If selected with an LED ring, the luminaire shall be provided with a decorative acrylic rod shaped to follow contour of luminaire illuminated at each end by light emitting diode (LED) illuminator assemblies.

The rod will have reflective coating causing an even brightness along its length resembling luminous tube lighting. There shall be no breaks, descrete spots, or other discontinuities visible in the intended viewing angle of 60° to 90° above nadir.

The method of rod attachment to luminaire shall allow for thermal expansion and contraction from -70° to +120°F (-57° to +49°C) without causing damage to the assembly. The rod shall not use adhesives for any structural support.

The illuminator assembly at each end shall consist of a polycarbonate thermoplastic housing which encloses LEDs. The housing shall be potted with a water-clear compound, after assembly, which will totally encapsulate all components to protect against water and other environmental contamination.

Electrical supply powering each illuminator directly or indirectly shall be 30 volts RMS or less and be supplied by an isolation transformer. Primary wavelengths for the available colors shall be: Red - 626-635 nm; Orange - 605-609 nm; Amber - 590-592 nm; Green - 520-525 nm; Blue - 465-470 nm.

ELECTRICAL: Luminaires include a complete prewired LED driver assembly. Luminaires include an LED driver that accepts 120V through 277V, or 347V through 480V, 50hz to 60hz, input. Driver output is based on the LED wattage selected. Component-to-component wiring within the luminaire will carry no more than 80% of rated current and is listed by UL for use at 600 VAC at 302°F / 150°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 15A or higher. Power factor is not less than 90%. Luminaires consume 0.0 watts in the off state.

FINISH: Anodized housings are created with an Aluminum Association Architectural Class I anodizing process to achieve a bronze, black or natural aluminum finish. Painted units are finished with hardcoat, fade resistant, electrostatically applied TGIC polyester powdercoat or polyurethane.

LABELS: All luminaires bear UL or CUL (where applicable) Wet Location labels.

WARRANTY: Philips Gardco Form 10 Round LED luminaires feature a 5 year limited warranty, including a 5 year limited warranty covering the LED arrays. See Warranty Information on www.sitelighting.com for complete details and exclusions.

FULL CUTOFF PERFORMANCE: Full cutoff performance means a luminaire distribution where zero candela intensity occurs at an angle at or above 90° above nadir. Additionally, the candela per 1000 lamp lumens does not numerically exceed 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.

CUTOFF PERFORMANCE: Cutoff performance means a luminaire distribution where the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle at or above 90° above nadir, and 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.

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G200-027/1012

PHILIPS GARDCO

Excerpt of September 8, 2014 Plan Commission Minutes

5. Request by Brian C. Randall, Friebert, Finerty & St. John S.C, and Susan McTavish, Wauwatosa Woman's Club, for a Change of Zoning from R1-6 District to C1 District at 7517 Milwaukee Avenue

Request by Brian C. Randall, Friebert, Finnerty & St. John S.C. and Susan McTavish, Wauwatosa Woman's Club, for a Change of Zoning from R1-6 District to C1 District at 7517 Milwaukee Avenue. This same request was made last September, however, the application was denied by the Common Council.

The Wauwatosa Woman's Club purchased and demolished the adjacent residential property on Milwaukee Avenue for expansion of the parking lot, the zoning needs to be changed to C1 District (commercial), which is the zoning of the Woman's Club parcel. One staff concern raised during the previous application was the parcels needed to be combined and no conditions could be placed on the rezoning due to contract zoning concerns. However, since the previous request, the Woman's Club applied for and received approval from the Common Council to combine the parcels.

The proposed commercial rezoning is not consistent with the future land use map in the Comprehensive Plan which designates this parcel as Neighborhood Conservation, a residential land use category intended to protect and stabilize the unique residential areas of the City. While the Comprehensive Plan is a guide and the City can change zoning without amending the Plan, the Neighborhood Conservation category can be considered the most restricting/protective future land use category in the Comprehensive Plan. Although the Comprehensive Plan indicates community facilities can be located in the Neighborhood Conservation Future Land Use category, the zoning code does not permit "fraternal, labor, membership organization" (the zoning classification of the Woman's Club) in the R1-6 District. This use is permitted in the C1 District.

In addition to reviewing the Comprehensive Plan, the City also needs to consider the possible future impact of a rezoning. While there is no intention for the Woman's Club to leave the site and an expanded landscape parking lot may be acceptable to some, the C1 District permits many commercial uses without city review or approvals. The C1 District also has minimal setbacks that could have a much greater impact on the neighborhood than the proposed parking lot.

If the Change of Zoning request is approved, the parking lot will be landscaped and a six-foot wood fence will be installed on the east and south sides, limiting the impact to neighboring properties. The proposed lot will increase the number of spaces from 17 to 32. If the Woman's Club was built under today's parking requirements, over 40 spaces would be required. A parking lot plan approval from the Engineering Division is required prior to construction of the parking lot.

Present in favor:

Brian Randall, 330 E. Kilbourn Avenue, Milwaukee, WI
Keith Schultz, Schultz Architecture, 2515 N. 66th Street, Wauwatosa, WI
Sue Donohuoe, Landscape Designer, 2609 N. 73rd Street
Joan Riggin, 7010 Wellauer Drive, Wauwatosa, WI
Susan McTavish, 1908 N. 73rd Street, Wauwatosa, WI
Kay Lorenzen, 1517 N. 60th Street, Wauwatosa, WI
Patti Podewils, 6700 Revere Avenue, Wauwatosa, WI
Kathleen Kendl, 5827 W. Wells, Wauwatosa, WI
Judy Randall, 317 N. 89th Street, Wauwatosa, WI
Lauren McGaver, 830 Geralayne Circle, Wauwatosa, WI
Barbara Grove, 16855B Lake Road, Brookfield, WI

Mr. Randall stated that the Woman's Club currently has a 17 space parking lot with one handicapped space. The Woman's Club hosts a variety of events such as fashion shows, civic functions, district meetings, Mayor debates, and other neighborhood meetings such as high school banquets, year-end awards, dances, etc. The Club has a

growing membership. The Woman's Club had the opportunity to purchase a neighboring property to enlarge the 17 space parking lot. The adjacent property was purchased for fair market price.

Mr. Randall stated that the Club revisited the plan and reached out to the neighbors. Ms. Podewils went through the neighborhood, dropped off letters and also held an open house. Mr. Randall further provided a visual presentation of the proposed parking lot. The changes to the site plan would move the parking lot to the west away from the neighbor to the east. The curb cut was kept in the same location to preserve the buffer to the east. The parking spaces were decreased in order to increase green space. There will be rain gardens installed with butterfly friendly plants added to the south side of the site. Lighting for this parking lot will be LED and will be located on the outside facing inward. The poles will not be higher than 14 feet. The existing lights will be taken down on the building. There will be three ADA parking spaces and van accessible. The circular drive pattern eliminates the possibility of a cut-through option for traffic. A privacy fence will also be installed around the perimeter beginning at parking space 20. Part of the landscape plan identifies off site landscaping for both neighbors adjacent to the site.

Mr. Schultz stated that the light poles are mandated to be 14 feet in height. Those that will be installed on the retaining wall can be adjusted so the height will not go above the 14 feet. The southeast corner will be all grass. The fence will be all around the south and east side of the parking lot.

Mr. Randall commented that in the Comprehensive Plan the Wauwatosa Woman's Club is cited as a civic asset and a community organization. As a historic resource, the clubhouse is designated as a historic site on the National Registry and Milwaukee County Registry. There is a historic museum in the Club. The land use policy in the Comprehensive Plan includes the encouragement of historic preservation and restoration and shared driveway access and shared parking spaces. The parking is shared with churches in the area, Tosa East, and is used during athletic events and voting. In the Neighborhood Conservation chapter it is referenced that where the opportunity arise, the City should continue to locate community facilities such as schools, parks, churches, and other community meeting places within the neighborhoods. The parcel has been zoned as one parcel.

Comments made in favor include:

- Wauwatosa Woman's Club is meaningful to the City of Wauwatosa
- The Wauwatosa Woman's Club is a landmark
- The Woman's Club has historic items such as arrowheads, spinning wheels, etc.
- The Woman's Club is involved with the Cancer Society
- There are almost 150 members and is a vital club
- There is need for additional handicapped spaces
- The additional parking will provide help with those individuals with walkers, or wheelchairs that need to be dropped off
- Weather can prohibit some members from attending the Woman's Club if they are unable to park in a parking lot
- Parking at Tosa East is not available during the day
- The parking at St. Matthews Church is not available to the Woman's Club; the first parking lot is needed for their own needs; the second is used for the teachers at Lincoln School
- Young mothers coming to the Woman's Club have difficulty walking with a carrier and an additional child
- Nighttime meetings have always been held and walking two blocks away is a concern for safety
- There is a lack of parking in the district
- It is desired to take cars off of the street to place in the parking lot
- This additional parking lot would relieve congestion on Milwaukee Avenue
- The existing parking lot forces people to back out which creates a safety concern
- The Woman's Club has provided community service for 120 years
- The building has been donated for a variety of community functions including neighborhood associations
- The Woman's Club wishes to be more accessible to the public

Ald. Moldenhauer stated that this site is used for a polling place and there is need for additional parking.

Ald. McBride commented that this is a better plan for the parking lot.

Ald. Stippich stated that the additional parking is important to the viability for the organization and as it relates to the zoning, he believed there is intent to integrate facilities such as this within the residential conservancy of neighborhoods.

Ald. Dubinski stated that the Woman's Club clearly qualifies for an exemption under the Neighborhood Conservation sub-section c, "as opportunities arise to continue to locate community facilities such as schools, parks, churches, trail systems and other meeting places in our neighborhoods".

Present in opposition:

Mary Marino, 7513 Milwaukee Avenue, Wauwatosa, WI
Valerie Ko, 1614 Wauwatosa, Avenue, Wauwatosa, WI
Susan Kane, 7522 Lincoln Place, Wauwatosa, WI
Jerry Ulschmid, 7442 Lincoln Place, Wauwatosa, WI
Cathryn Steiner, 7512 Lincoln Place, Wauwatosa, WI
Richard Smith, 1614 Wauwatosa Avenue, Wauwatosa, WI

Concerns raised in opposition include:

- Would like to see the neighborhood remain a residential neighborhood
- In row two and three the last car parked must be the first one to leave and appears too close for other vehicles to maneuver
- Concerned about 14 foot lights on four foot retaining walls
- Concern about light spillage onto neighboring properties
- The question that was asked of the community should have been "do you want a parking lot" not "what kind of parking lot do you want"
- The parking lot will detract from the neighborhood
- There is plenty of parking for cars in the neighborhood
- St. Matthews Church has 97 parking spaces that the Woman's Club can use
- Parking spaces at Tosa East can be used when school is not in session

Present for comment:

Ald. Causier, 8213 Aberdeen Court, Wauwatosa, WI

Ald. Causier felt that this discussion should be based on the Comprehensive Plan and the conflict with the neighborhood conservancy.

Mayor Ehley clarified that the 291 parking spaces in the area are not public parking spaces. There is a small public parking lot that is a block away, however, the remainder are all private parking lots.

Ald. Wilke asked if the neighbors are agreeable with the proposed shrubs. Mr. Randall stated that this is an option for the neighbors and they are willing to work with them on the plantings.

Ald. Tilleson felt this was a much better plan. The southeast corner view should be improved upon with additional plantings. There are 14 foot poles in which lights will be hung that would possibly spill into the neighboring back yards. Mr. Schultz stated that the 14 foot poles will be a total of 14 feet in height. If these poles are on a retaining wall of four feet, the pole would be adjusted to still only be 14 feet in height. The foot candle lighting needs to be on the parking lot for safety and do not want spillage in the back yards of the neighbors.

Mr. Goetz felt that the Woman's Club holds a lot of community events and fits within institutional zoning.

Ms. Mullooly commented that this is a borderline gray area and felt that this would move the neighborhood forward.

Ms. Lowe felt that there is a strong argument was made to move this item forward and falls within the institutional zoning. She would like to see the light poles reduced and include wall mounted outward facing lights. Contingent on addressing lighting issues in the parking lot to reduce the height of the poles and include wall mounted outward facing lights.

Moved by Ms. Lowe, seconded by Ms. Mullooly to recommend approval of the request by Brian C. Randall, Friebert, Finnerty & St. John S.C. and Susan McTavish, Wauwatosa Woman's Club, for a Change of Zoning from R1-6 District to C1 District at 7517 Milwaukee Avenue and to hold a public hearing on October 21, 2014 at 7:30 p.m. in the Common Council Chambers of the City Hall, 7725 W. North Avenue. Ayes: 5 Nos: 2

CITY OF WAUWATOSA
Resolution

By: Budget & Finance Committee

BE IT RESOLVED, by the Common Council of the City of Wauwatosa THAT permission be and the same is hereby granted to the Parks and Forestry Department to apply for a $25,000.00 grant from the Department of Natural Resources in 2015 to help fund Emerald Ash Borer treatments.

Passed and Dated _____

_____

Clerk

Approved _____

_____

Mayor