



CITY OF WAUWATOSA

COMMON COUNCIL

MINUTES • OCTOBER 21, 2014

Regular Meeting

Common Council Chambers

7:30 PM

7725 West North Avenue, Wauwatosa, WI 53213

PRESENT: Alds. McBride, Moldenhauer, Pantuso, Roznowski, Stippich Tilleson, Walsh, Walz-Chojnacki, Wilke, Wilson, Berdan, Byrne, Causier, Dubinski, Hanson, Kofroth -16

ALSO PRESENT: Mr. Archambo, City Administrator; Mr. Porter, Public Works Director; Mr. Ruggini, Finance Director; Mr. Kesner, City Attorney; Police Chief Weber; Ms. Enders, Development Director; Ms. Ledesma, City Clerk

Mayor Ehley in the Chair

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

The Committee for Citizens with Disabilities recognized three area businesses for their willingness to employ people with disabilities: The Chancery Restaurant, Metcalfe's Sentry Food Store, and St. Camillus. Committee Co-chairs Mary Callen and Julie Alexander, and Committee member Ann Fritsch made the presentations.

Approval of minutes of previous meeting

It was moved by Ald. McBride, seconded by Ald. Walsh that the reading of the minutes of the last regular meeting be dispensed with and they be approved as printed. -16

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

The public hearing was declared open. Proof of publication is in the file.

In a meeting held on September 8, 2014, the City Plan Commission recommended approval of the request.

The following members of the public present wished to be heard in favor of the proposed Zoning Map Amendment:

Atty. Brian Randall, Friebert, Finerty and St. John, sc., 330 E. Kilbourn Avenue, Milwaukee, spoke on behalf of the Wauwatosa Woman's Club's application to rezone the property. Acknowledging that he and his client did not do a good job last year of communicating with the neighborhood about this proposal, Mr. Randall outlined the steps (open house, letters, other outreach efforts) that the Club has taken in the past several months to better inform area residents about the proposal. The Club has listened to neighbors' concerns and has attempted to incorporate design suggestions into the proposed parking lot that would be constructed on the vacant lot if rezoning is approved. Additionally, the vacant parcel and the parcel housing the Club building have been combined into one parcel to mitigate concerns about separate development occurring on the vacant lot.

Mr. Randall reiterated that the rezoning is sought in order to increase the size of the existing parking lot. Additional handicapped stalls can be created and activities being held on the premises can be better served by a larger parking lot.

He noted that City staff recommends against the rezoning because of the Comprehensive Plan, which is an overlay to zoning and a guidepost of community expectations. The Plan, however, also acknowledges the Wauwatosa Woman's Club as a community asset whose property has historic designation; the Plan's land use policy is inclusive of preserving the Historic Village. Furthermore, the Plan (pp. 105-6) encourages shared driveways and parking policies. The Club is attempting to address a known need and participate in a spirit of shared parking for the area.

Mr. Randall agreed that the Club has Institutional zoning right next to a parcel with different zoning; it is a difference that is to be reconciled. Nevertheless, it is a community facility straddling both a partly-business street, and a street with residential development.

The Comprehensive Plan supports parking situated on the side or behind a facility; this lot would comply with that policy. The architect also addresses sustainability features with the lot by using rain gardens to accommodate storm water, and has proposed landscaping designed to attract Monarch butterflies.

The Plan notes that its day-to-day administration may call for departures from the Plan on the edges of land use areas, recognizing that Wauwatosa is a dense city where redevelopment occurs that may not match the 2008 Plan.

Susan McTavish, 1908 N. 73rd Street, President of the Wauwatosa Woman's Club, opined that the Club has come up with a better parking lot plan since its application was first denied in November 2013. She noted that in 1914 when the Club wanted to purchase land from the City in order to construct their facility, it was likewise initially denied. Nevertheless, the Club persevered and today is located on the edge of the BID in a thriving city. The Club is an active participant with community churches, schools, and local businesses, working hand-in-hand to share the limited available parking. The Club hosts and offers many events and contributes to the stability of the neighborhood.

Jennifer Wolf, 4410 N. 110th Street, stated she regularly parks farther away when going to the Woman's Club to save close-in parking for those who need it. Since she often has her baby in tow, however, she often finds herself carrying 40 extra pounds (baby, carrier, diaper bag) with her. The nearly 150 members range in age from 22 to 102. The Club is attempting to address a need and asks the Council's consideration on this issue.

Marilyn Day, formerly of 7509 Melrose Avenue, still comes to town 4-6 times per week for events, despite now living in Hartland. More parking is greatly needed; the current lot can be difficult to navigate because one has to sometimes back out onto Milwaukee Avenue. The Club is now flanked by two busy streets, and this additional parking is greatly needed.

Patty Podewils, 6700 Revere Avenue, highlighted the community service projects the Club is involved with, stressing that the Club is an active part of the City and wishes to help increase its vibrancy. She highlighted, via an artist's rendering, the type of plantings that the expanded lot could feature. She also explained the timeline of letters that were distributed and/or mailed throughout the neighborhood in an effort to better communicate their plans to the neighbors.

Kay Lorenzen, 1517 N. 60th Street, stated that she sought and received the support last year of over 100 Village owners, managers, and employees who support the lot expansion. Many members of the nearby churches also support this application. Having an expanded lot with a circular driving pattern will alleviate many challenges the Club now has when supplies are delivered or people are dropped off.

Barb Grove, 16855 Lake Road, Brookfield, stated her parents live on 85th and Clarke Streets. She is a frequent visitor in this area and supports the lot's expansion.

Joan Riggin, 8220 Harwood Avenue, stated the expanded parking will serve the area well now and into the future.

The following members of the public present wished to be heard in opposition to the proposed Zoning Map

Amendment:

Richard Smith, 1614 Wauwatosa Avenue, a resident for 26 years, gave several reasons why the lot expansion should not be approved: There have been no substantial changes in circumstances since this application was denied last year; City staff opposed it in 2013 and still opposes the rezoning; the Comprehensive Plan does not support the request; every surrounding neighbor opposes the request, and those within 100 feet have filed a formal protest against the rezoning.

Mr. Smith added that the only change in the area is that the Methodist Church is building parking in the 1500 block of Wauwatosa Avenue that will be available when the not in use by the church. There are already 290 parking spaces within two blocks of the Club. The Club already has the use of these spaces for its functions. Mr. Smith added that the membership of the Club was much higher 40 years ago than it is now. He also pointed out that Washington School, which used to be a polling place for two wards now voting at the Club, had no parking lot for voters to use. Despite that fact, it was used for decades.

The Club has indicated that it has a museum within the facility. Mr. Smith asked whether the Club can produce information concerning the number of visitors seeing the museum. There is little hard evidence for the need for parking lot expansion. He added that photos of the existing lot were taken for 31 consecutive days from 12 - 1 p.m. and from 7 - 8 p.m. In the 31 days, the lot was full three times. Twice it was full because of a rental, not a Club function. He opined that the request for the lot expansion is to maximize the facility’s rental potential. When the first rezoning request was made, neighbors had offered to withdraw their opposition if rentals were limited to two per month. This was not agreed to. This request will not benefit the community. People do not feel free to park in that lot. Village visitors do not park there.

Kathy Steiner, 7512 Lincoln Place, stated her property abuts the Club and that she has been treated with respect this past year. However, she remains concerned that the Club property is zoned “C1,” which is pedestrian-oriented zoning; however, all the talk is about traffic and parking. Should the zone be “C2”? Ms. Steiner added that two realtors have opined that her property’s value will decrease if the lot is expanded.

Valerie Ko, 1614 Wauwatosa Avenue, stated an empty lot exists where a house once stood. The Council voted to deny this request last November. The Plan Commission recommended denial. This is not in the best interest of the neighborhood. The neighbors already subsidize this facility via their taxes. The younger generation wants walkable neighborhoods with homes, not parking lots. A new house should be built on the vacant lot.

Rob Bednarski, 7358 Harwood Avenue, disagreed with Mr. Randall’s comment that it is OK to deviate from the Comprehensive Plan along the edges between different zoning districts. Would approving this application set a precedent for other deviations? Will the edge need to be expanded again in five years? There will be no neighborhood left.

No one of the public present had any other comments or questions. The public hearing was declared closed. Ordered held to the next Community Development Committee meeting on October 28, 2014.

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| RESULT: | REFER TO ORIGINATING COMMITTEE | Next: 10/28/2014 7:00 PM |
| TO: | Community Development Committee | |

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

It was moved by Ald. Causier, seconded by Ald. Roznowski
to concur with the foregoing appointment. -15

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

3. Notice of Claim, Hairong Sang, 17320 Bard Lane, Brookfield

City Attorney

4. Email from Lisa Dodd, 2727 N. Lefebber Avenue, supporting the rezoning of 7517 Milwaukee Avenuet

Add to existing file

5. Email from Lisa Dodd, 2727 N. Lefebber Avenue, supporting the rezoning of 7517 Milwaukee Avenue

Add to existing file

6. petition signed by 18 property owners opposing the rezoning of 7517 Milwaukee Avenue

Add to existing 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 (secondhand merchandise sales), Linda Kautz, Studio Ric Rak, and Russ Drover, applicants

Commission recommended approval 7-0

RESOLUTION R-14-189

WHEREAS, Linda Kautz, Studio Ric Rak, and Russ Drover applied for a Conditional Use in the C1 District at 7532 West State Street for a retail store featuring secondhand merchandise, and;

WHEREAS, this request was reviewed and recommended by the City Plan Commission to be necessary for the public convenience at that location; located and proposed to be operated in such manner which will protect the public health, safety, and welfare; and was found to be compatible with surrounding uses;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa, Wisconsin

hereby grants a Conditional Use to Linda Kautz, Studio Ric Rak, and Russ Drover for a retail store with secondhand merchandise in the C1 District at 7532 West State Street, with the following conditions:

1. hours of operation 10 a.m. to 8 p.m. daily
2. obtaining any necessary licenses and permits

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Joel Tilleson, Alderman |
| SECONDER: | John Dubinski, Alderman |
| AYES: | Stippich, Kofroth, Walsh, Byrne, Berdan, Causier, Dubinski, Hanson, McBride, Moldenhauer, Pantuso, Roznowski, Tilleson, Walz-Chojnacki, Wilke, Wilson |

2. Resolution setting a public hearing date of November 18, 2014 and recommending introduction of an ordinance considering a change of zoning from C1 District to C1 District/PUD Overlay at 7400 West State Street, 7430 West State Street, 7441 Blanchard Street, 1335 North 74th Street, and 1359 North 74th Street (State Street Station)

Commission recommended approval 6-0-1

RESOLUTION R-14-190

BE IT RESOLVED by the Common Council of the City of Wauwatosa, Wisconsin THAT a public hearing be held before the Common Council in the Council Chambers at 7:00 p.m. Local Time, on Tuesday, November 18, 2014 in City Hall of the City of Wauwatosa, Wisconsin at which time all persons interested, or their agents or attorneys, will be heard concerning a proposed ordinance rezoning the properties located at 7400 West State Street, 7430 West State Street, 7441 Blanchard Street, 1335 North 74th Street, and 1359 North 74th Street from C1 District to C1 District/Planned Unit Development (PUD)Overlay.

BE IF FURTHER RESOLVED THAT the City Clerk be and is hereby directed to publish the proper notices of said hearing as required by law.

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Joel Tilleson, Alderman |
| SECONDER: | John Dubinski, Alderman |
| AYES: | Stippich, Kofroth, Walsh, Byrne, Berdan, Causier, Dubinski, Hanson, McBride, Moldenhauer, Pantuso, Roznowski, Tilleson, Walz-Chojnacki, Wilke, Wilson |

FROM THE COMMITTEE ON COMMUNITY DEVELOPMENT

1. Resolution approving WI DOT Trans 75 absence of need resolution for WI DOT Project #1060-33-84 Reconstruction/Bridge Replacement at USH 45

Committee recommended approval 6-0

RESOLUTION R-14-191

WisDOT Project #1060-33-84

WHEREAS, the Wisconsin Department of Transportation (WisDOT) is designing a Reconstruction/Bridge Replacements at USH 45 from Sta. 386+00 to 477+00, North Avenue from Sta. 101+40 to 120+50, Meinecke Avenue from approximate Sta. 16+80 to 23+25, 112th Street from approximate sta. 17+32 to 20+80, 113th Street from approximate Sta. 11+17 to 27+20; and,

WHEREAS, this project will be funded in whole or by portion of Wisconsin State or Federal funding; and,

WHEREAS, in 2009, Wisconsin Act 28 created Statute 84.01 (35) which requires WisDOT to ensure that bicycle and pedestrian facilities are included in all reconstruction/bridge replacements; and,

WHEREAS, Statute 84.01 (35) provides exception conditions under which facilities may be omitted; and,

WHEREAS, the City of Wauwatosa has determined that the proposed project at Meinecke Avenue from approximate Sta. 16+80 to 18+35 and Sta. 21+65 to 23+25, 112th Street from approximate Sta. 17+32 to 20+80, and 113th Street from approximate Sta 11+71 to 27+20 meets the conditions of the absence of need exception for on-road bicycle accommodations or additional sidewalk facilities beyond those already present, as outlined in Wisconsin Administrative Code, Trans 75.06; and,

WHEREAS, the City Engineer has formed the considered conclusion that Project 1060-33-84 meets conditions set forth for absence of need exception for on-road bicycle accommodations and additional sidewalk installations on 112th and 13th Streets, and recommends that this project does indeed meet the exception state for the exclusion of bicycle facilities, as well as additional pedestrian facilities on 112th and 113th Streets, within the project;

NOW, THEREFORE, BE IT RESOLVED, that this project indeed meets the requirements of absence of need exception for on-road bicycle accommodations and additional sidewalk facilities on 113th Street for the project located at Meinecke Avenue from approximate Sta. 16+80 to 18+35 and Sta. 21+65 to 23+25, 112th Street from approximate Sta. 17+32 to 20+80, and 113th Street from approximate Sta. 11+71 to 27+20 and therefore the Wauwatosa Common Council request that the bicycle facilities and additional sidewalk facilities not be installed at the above-described locations.

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| RESULT: | APPROVED [15 TO 1] |
| MOVER: | Bobby Pantuso, Alderman |
| SECONDER: | Cheryl Berdan, Alderwoman |
| AYES: | Stippich, Kofroth, Walsh, Byrne, Berdan, Causier, Dubinski, Hanson, McBride, Moldenhauer, Pantuso, Tilleson, Walz-Chojnacki, Wilke, Wilson |
| NAYS: | Roznowski |

- 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

RESOLUTION R-14-192

WHEREAS, the Wisconsin Department of Transportation is designing and preparing to reconstruct bridge and roadway facilities at US Highway 45 and Center Street in the City of Wauwatosa; and

WHEREAS, the Wisconsin Department of Transportation has requested guidance on construction of certain features outside the specific limits of the project, all of which were discussed at the meeting of the Committee on Community Development at its October 14, 2014, meeting, and some of which are addressed in the separate "Trans 75" resolution being considered by the Common Council at this time; and

WHEREAS, the Common Council desires that certain drop off and pick up accommodations on Center Street be constructed at Eisenhower Elementary School, with the cost of the drop off/pick up bay to be assessed to the Wauwatosa School District;

NOW, THEREFORE, BE IT RESOLVED THAT the appropriate City officials hereby request the Wisconsin Department of Transportation to construct, as part of the Center Street reconstruction/bridge replacement at US Highway 45, the drop off/pick up bay to be located at Eisenhower Elementary School in the City of Wauwatosa, with the cost of the construction of such drop off/pick up bay to be assessed to the Wauwatosa School District.

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Bobby Pantuso, Alderman |
| SECONDER: | Cheryl Berdan, Alderwoman |
| AYES: | Stippich, Kofroth, Walsh, Byrne, Berdan, Causier, Dubinski, Hanson, McBride, Moldenhauer, Pantuso, Roznowski, Tilleson, Walz-Chojnacki, Wilke, Wilson |

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

Committee recommended approval 7-0

RESOLUTION R-14-193

WHEREAS, Edward Bushman, Victor Corporation, and Charnjit Bolla, Harprabh Property, LLC., applied for a Planned Unit Development Amendment at 2930 North 117th Street for a restaurant, and;

WHEREAS, this request was reviewed and recommended by the Committee on Community Development to be necessary for the public convenience at that location; located and proposed to be operated in such manner which will protect the public health, safety, and welfare; and was found to be compatible with surrounding uses;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa, Wisconsin hereby grants a Planned Unit Development Amendment to Edward Bushman, Victor Corporation, and Charnjit Bolla, Harprabh Property, LLC., for a restaurant at 2930 North 117th Street, with the following conditions:

1. hours of operation Sunday through Thursday 11 a.m. to 10:30 p.m. and Friday and Saturday 11 a.m. to 11:30 p.m.
2. obtaining any necessary licenses and permits

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Bobby Pantuso, Alderman |
| SECONDER: | Cheryl Berdan, Alderwoman |
| AYES: | Stippich, Kofroth, Walsh, Byrne, Berdan, Causier, Dubinski, Hanson, McBride, Moldenhauer, Pantuso, Roznowski, Tilleson, Walz-Chojnacki, Wilke, Wilson |

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

RESOLUTION R-14-194

WHEREAS, the Village of Wauwatosa Business Improvement District submitted to the Committee on Budget & Finance its 2015 budget and work plan;

WHEREAS, Committee members and representatives of the BID Board agreed that the budget and work plan are accurate and do reflect the intentions of the entire BID Board;

NOW, THEREFORE, BE IT RESOLVED THAT the 2015 budget and work plan for the Village of Wauwatosa Business Improvement District as provided to the Committee on Budget & Finance on October 14, 2014, are hereby approved and, upon completion of the tax roll, assessments shall be included on the property tax bills of affected properties in a manner consistent with those documents.

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| RESULT: | APPROVED [15 TO 0] |
| MOVER: | Jeffrey Roznowski, Alderman |
| SECONDER: | Craig Wilson, Alderman |
| AYES: | Stippich, Kofroth, Walsh, Byrne, Berdan, Causier, Dubinski, Hanson, McBride, Moldenhauer, Pantuso, Tilleson, Walz-Chojnacki, Wilke, Wilson |
| ABSTAIN: | Roznowski |

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

Committee recommended approval 6-0

RESOLUTION R-14-195

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.

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Jeffrey Roznowski, Alderman |
| SECONDER: | Craig Wilson, Alderman |
| AYES: | Stippich, Kofroth, Walsh, Byrne, Berdan, Causier, Dubinski, Hanson, McBride, Moldenhauer, Pantuso, Roznowski, Tilleson, Walz-Chojnacki, Wilke, Wilson |

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

Committee recommended approval 6-0

RESOLUTION R-14-196

WHEREAS, a total of \$292,409.37 in unspent CDBG funds from previously completed projects are recommended for reallocation for the purpose of providing additional money for the 2014/2015 Community Development Authority Forgivable Loan Program; and

WHEREAS, reallocating these funds is an appropriate use of unspent funds and is an eligible expenditure toward the Forgivable Loan Program;

NOW, THEREFORE, BE IT RESOLVED THAT the following balances of Community Development Block Grant funds be reallocated for the Community Development Authority Forgivable Loan Program: \$119,399.69 from completed sanitary sewer projects, \$112,560.00 in completed storm sewer projects, and \$60,449.68 from completed Rebuilding Together Greater Milwaukee projects.

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Jeffrey Roznowski, Alderman |
| SECONDER: | Craig Wilson, Alderman |
| AYES: | Stippich, Kofroth, Walsh, Byrne, Berdan, Causier, Dubinski, Hanson, McBride, Moldenhauer, Pantuso, Roznowski, Tilleson, Walz-Chojnacki, Wilke, Wilson |

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

Committee recommended approval 6-0

RESOLUTION R-14-197

WHEREAS, the City of Wauwatosa Administrative "Lean Team" has evaluated the existing travel expense policies to determine whether processing can become more efficient and effective; and

WHEREAS, a review of the existing policy revealed numerous changes which were implemented in the administrative policy executed by the City Administrator in September, 2014; and

WHEREAS, one aspect regarding the improvement of administrative efficiencies from the existing policy recommended that the Common Council's Budget and Finance Committee no longer be required to review all travel vouchers prior to payment; and

WHEREAS, the Committee on Budget & Finance agrees that this may not be necessary but would prefer to review the policy exempting such vouchers from review in six months;

NOW, THEREFORE, BE IT RESOLVED THAT the Common Council of the City of Wauwatosa supports the City Administrator's recommended amendments to the City of Wauwatosa Travel Expense Policy;

BE IT FURTHER RESOLVED THAT from this date forward the individual travel vouchers for employee travel shall not require review of the Common Council's Committee on Budget & Finance for approval;

BE IT FURTHER RESOLVED THAT the Committee on Budget & Finance will review this change in voucher review policy six months from the date of this resolution.

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| RESULT: | APPROVED [14 TO 2] |
| MOVER: | Jeffrey Roznowski, Alderman |
| SECONDER: | Craig Wilson, Alderman |
| AYES: | Stippich, Kofroth, Walsh, Byrne, Berdan, Dubinski, McBride, Moldenhauer, Pantuso, Roznowski, Tilleson, Walz-Chojnacki, Wilke, Wilson |
| NAYS: | Causier, Hanson |

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**

RESOLUTION R-14-198

BE IT RESOLVED, by the Common Council of the City of Wauwatosa THAT the settlement agreement in the matter of Sears Holdings Corporation v. City of Wauwatosa (Milwaukee County Case No. 12-CV-8471) be and the same is hereby approved, and

BE IT FURTHER RESOLVED THAT funds from the Reserve for Contingencies are hereby authorized to be utilized to pay the City's portion of the settlement amount.

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Jeffrey Roznowski, Alderman |
| SECONDER: | Craig Wilson, Alderman |
| AYES: | Stippich, Kofroth, Walsh, Byrne, Berdan, Causier, Dubinski, Hanson, McBride, Moldenhauer, Pantuso, Roznowski, Tilleson, Walz-Chojnacki, Wilke, Wilson |

6. Resolution authorizing the proper City officials to enter into a Development Agreement offer to The Ardor

***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

RESOLUTION R-14-201

BE IT RESOLVED, by the Common Council of the City of Wauwatosa THAT the proper City officials are hereby authorized to enter into a Development Agreement Offer to The Ardor with terms consistent with the recommendation of the Budget & Finance Committee in closed session.

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| RESULT: | APPROVED [14 TO 2] |
| MOVER: | Jeffrey Roznowski, Alderman |
| SECONDER: | James Moldenhauer, Alderman |
| AYES: | Stippich, Kofroth, Byrne, Berdan, Causier, Dubinski, McBride, Moldenhauer, Pantuso, Roznowski, Tilleson, Walz-Chojnacki, Wilke, Wilson |
| NAYS: | Walsh, Hanson |

7. Bills and Claims

FROM THE COMMITTEE ON BUDGET AND FINANCE

BILLS AND CLAIMS FOR THE PERIOD 10/08/14 - 10/21/14 -

The Committee on Budget and Finance hereby reports to the Common Council that it has examined the accounts of bills and claims and hereby certifies the same as correct and recommends that each of said accounts be allowed and paid.

Total bills and claims for 10/08/14 - 10/21/14 \$3,218,945.29

It was moved by Ald. Causier, seconded by Ald. Dubinski that each and every account of bills and claims be allowed and ordered paid. Roll call vote, Ayes 16

FROM THE BOARD OF PUBLIC WORKS

- Resolution authorizing the purchase of stone, sand, and gravel for 2015 requirements from all bidders, based upon price, convenience, and availability

Board recommended approval 4-0

RESOLUTION R-14-199

WHEREAS, the Wauwatosa Purchasing Department has received bids for the purchase of stone, sand, and gravel to meet 2015 requirements; and

WHEREAS, it has been past practice to award the bid to multiple bidders for purchases during 2015 on an as needed basis because of price, convenience and availability;

NOW, THEREFORE, BE IT RESOLVED THAT the City of Wauwatosa Purchasing Department is hereby authorized to purchase stone, sand, and gravel for the year 2015 from any of the five bidders submitting bids, with individual purchases being evaluated on an as-needed basis pursuant to price, convenience and availability.

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Dennis McBride, Alderman |
| SECONDER: | Jason Wilke, Alderman |
| AYES: | Stippich, Kofroth, Walsh, Byrne, Berdan, Causier, Dubinski, Hanson, McBride, Moldenhauer, Pantuso, Roznowski, Tilleson, Walz-Chojnacki, Wilke, Wilson |

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

RESOLUTION R-14-200

WHEREAS, WE Energies has indicated that in order to provide appropriate electrical service for a new electrical cabinet in Hart Park, it requires the installation and maintenance of a new transformer in a corner of Hart Park near 68th Street; and

WHEREAS, installation of the new transformer requires an overhead utility Easement in favor of WE Energies; and

WHEREAS, the Easement granted to WE Energies for this purpose is more particularly described in the WE Energies Distribution Easement Overhead document and its exhibits which is attached to this resolution and incorporated herein;

NOW, THEREFORE, BE IT RESOLVED THAT the Common Council of the City of Wauwatosa does hereby approve granting of the above-described Easement for purposes of overhead electrical service in Hart Park in the City of Wauwatosa, and appropriate City officials are hereby authorized to execute the necessary documentation granting said Easement.

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Dennis McBride, Alderman |
| SECONDER: | Jason Wilke, Alderman |
| AYES: | Stippich, Kofroth, Walsh, Byrne, Berdan, Causier, Dubinski, Hanson, McBride, Moldenhauer, Pantuso, Roznowski, Tilleson, Walz-Chojnacki, Wilke, Wilson |

Carla A. Ledesma, CMC, City Clerk

CITY OF WAUWATOSA
MEMO



To: **Common Council**

From: **Tamara Szudy**

Date: **October 22, 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.

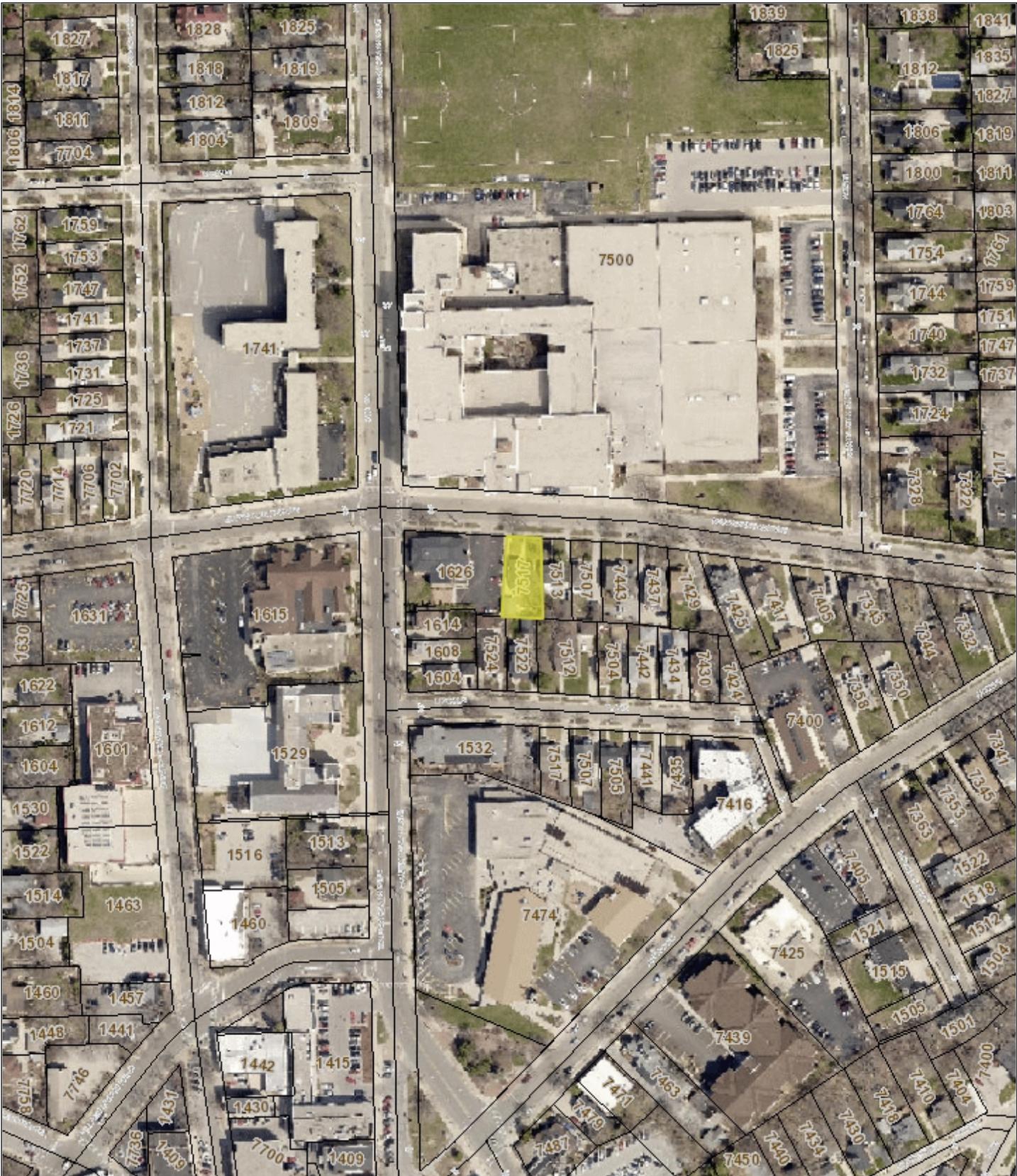
The Plan Commission reviewed this request on September 8th and recommended approval 5-2. The required public hearing was held before the Council on October 21st where numerous people spoke in favor and against the request. A valid protest petition was also submitted on October 21st requiring 3/4 of the Council members present and voting to approve the change of zoning request.

C. Recommendation

Staff recommends denial.

History:

09/08/14 Plan Commission RECOMMENDED FOR APPROVAL



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

7517 Milwaukee Ave

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

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.

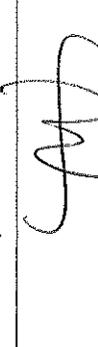


SCALE: 1" = 200'

Print Date: 8/15/2014

PROTEST AGAINST CHANGE TO CURRENT ZONING CLASSIFICATION FOR REAL ESTATE AT 7517 MILWAUKEE AVENUE, WAUWATOSA

Pursuant to section 62.23(7)(d), Wisconsin Statutes, we, the owners of land immediately adjacent to or within 100 feet of a parcel of real estate identified as 7517 Milwaukee Avenue, Wauwatosa, hereby protest against any amendment and change to the current zoning classification of the above identified real estate.

| Printed Name | Signature | Address | Phone #/E-mail | Date |
|-------------------|---|--|----------------|----------|
| Barbara J. Smith |  | 1614 Wauwatosa Ave. Wauwatosa WI 53213 | 414-258-2899 | 10/17/14 |
| Valerie K. |  | 1614 Wauwatosa Ave. Wauwatosa WI 53213 | 414-258-2599 | 10/17/14 |
| Susan Kane |  | 7522 Lincoln Place Wauwatosa WI 53223 | 414-771-6635 | 10/17/14 |
| Anne Fuhr |  | 7517 Lincoln Pl Wauwatosa, WI 53223 | 262-643-6884 | 10/17 |
| MICHAEL HAFERAW |  | 3441 LINCOLN PL WAUWATOSA, WI 53213 | 262-844-0665 | 10/17/14 |
| JG SEARD WISCHMIO |  | 7442 ARCADE RACE | 414-971-3337 | 10/17/14 |
| MARY K. WISCHMIO |  | 1 st | 414-771-3337 | 10/17/14 |
| Mary Maria |  | 7513 Midway Ave | 414-258-2081 | 10/17/14 |

PROTEST AGAINST CHANGE TO CURRENT ZONING CLASSIFICATION FOR REAL ESTATE AT 7517 MILWAUKEE AVENUE, WAUWATOSA

Pursuant to section 62.23(7)(d), Wisconsin Statutes, we, the owners of land immediately adjacent to or within 100 feet of a parcel of real estate identified as 7517 Milwaukee Avenue, Wauwatosa, hereby protest against any amendment and change to the current zoning classification of the above identified real estate.

| Printed Name | Signature | Address | Phone #/E-mail | Date |
|-------------------|-------------------|---|---------------------------------|------------|
| MARY MARENO | Mary M Mareno | 7526-7534 Lincoln Pl | 414-258-2281 | 10/17/14 |
| Lorna Ricu | [Signature] | 7437 Milwaukee Ave | 414-788-2582 | 10/17/14 |
| JOHN LYNCH | John T Lynch | 7443, 7445 Milwaukee Ave Wauwatosa 53213 | 414-453-0405 | 10/17/14 |
| Joel Dsting | Joel Dsting | 7504 Lincoln Place Wauwatosa WI 5328 | 414-531-8582 | 10/17/14 |
| Mary Beth Borst | Mary Beth Borst | 7505 Lincoln Place Wauwatosa, WI 53213 | 414-258-4108 mborst@att.net | 10/17/14 |
| CATHERINE STEINER | Catherine Steiner | 7512 Lincoln Place | 414-771-4392 | 10/17/2014 |
| Joan N. Janswig | Joan N. Janswig | 7485 Milwaukee Ave | 414-476-0276 janswig@aol.com | 10/19/14 |
| SUSAN RYAN | Susan R. Ryan | 7429 Milwaukee Ave Wauwatosa, WI 53213 | 414-476-6971 | 10/19/14 |

PROTEST AGAINST CHANGE TO CURRENT ZONING CLASSIFICATION FOR REAL ESTATE AT 7517 MILWAUKEE AVENUE, WAUWATOSA

Pursuant to section 62.23(7)(d), Wisconsin Statutes, we, the owners of land immediately adjacent to or within 100 feet of a parcel of real estate identified as 7517 Milwaukee Avenue, Wauwatosa, hereby protest against any amendment and change to the current zoning classification of the above identified real estate.

| Printed Name | Signature | Address | Phone #/E-mail | Date |
|----------------|---|--|---|----------------|
| Jan Trande |  | 7507 Milwaukee Ave Wauwatosa WI 53213 | 414-382-3752 dmw36@yahoo.com | Oct 19 2014 |
| Wendy Schwilke |  | 1608 N. Wauwatosa Ave Wauwatosa, WI 53213 | 414-722-9292 wendyschwilke@gmail.com | Oct 20 2014 |
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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.

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;

- 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

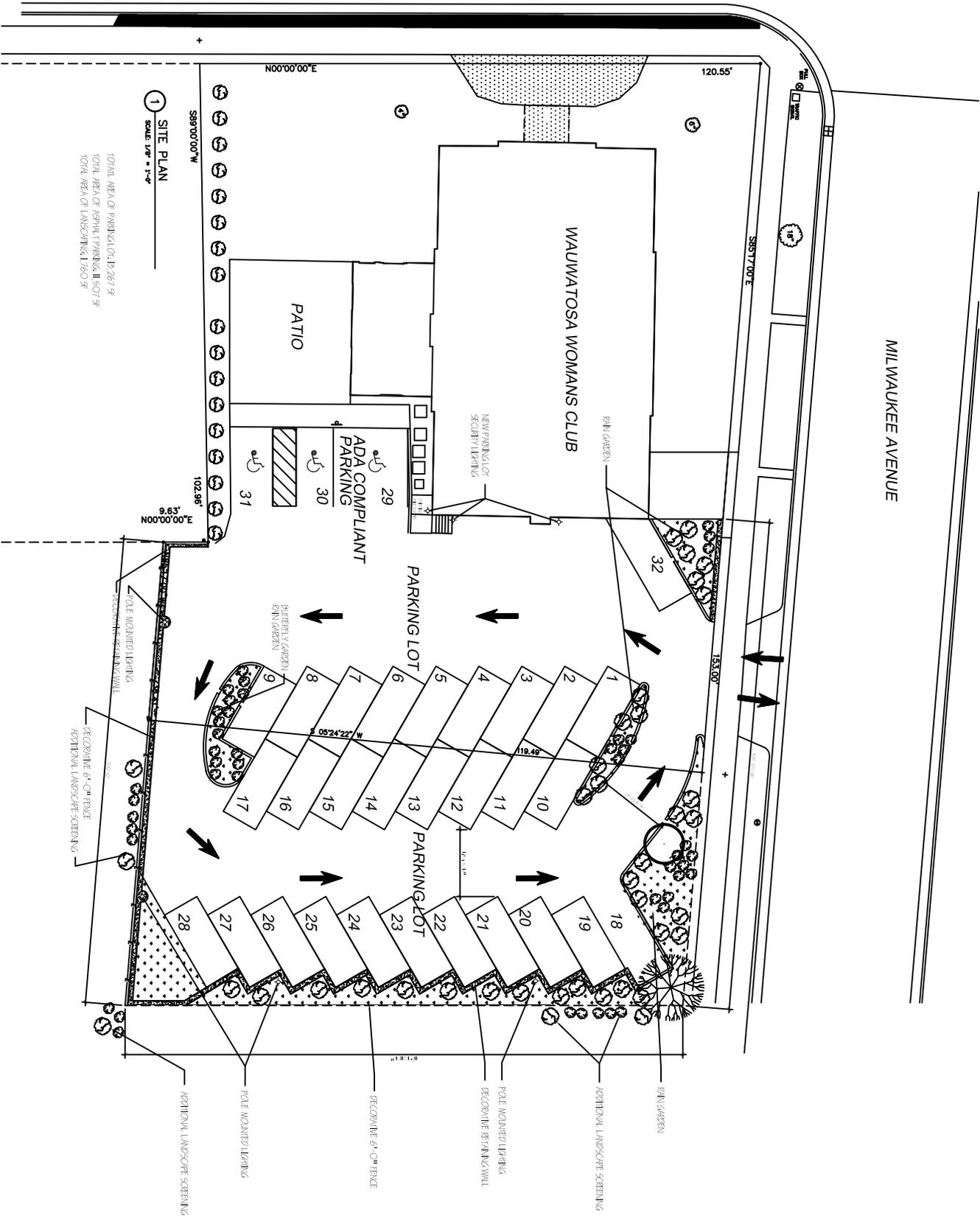
By: 
 Brian C. Randall

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 AVENUE



1 SITE PLAN
SCALE 1/8" = 1'-0"
TOTAL AREA OF PAVEMENT: 15,267 SF
TOTAL AREA OF ASPHALT PARKING: 11,807 SF
TOTAL AREA OF LANDSCAPING: 17,603 SF

MILWAUKEE AVENUE

Attachment: Site Plan 2014 08 15 PRESENTATION 13024sp11 Layout1 (1) (2400 : 7517 Milwaukee Ave - Change of Zoning)

WAWWATOSA WOMANS CLUB

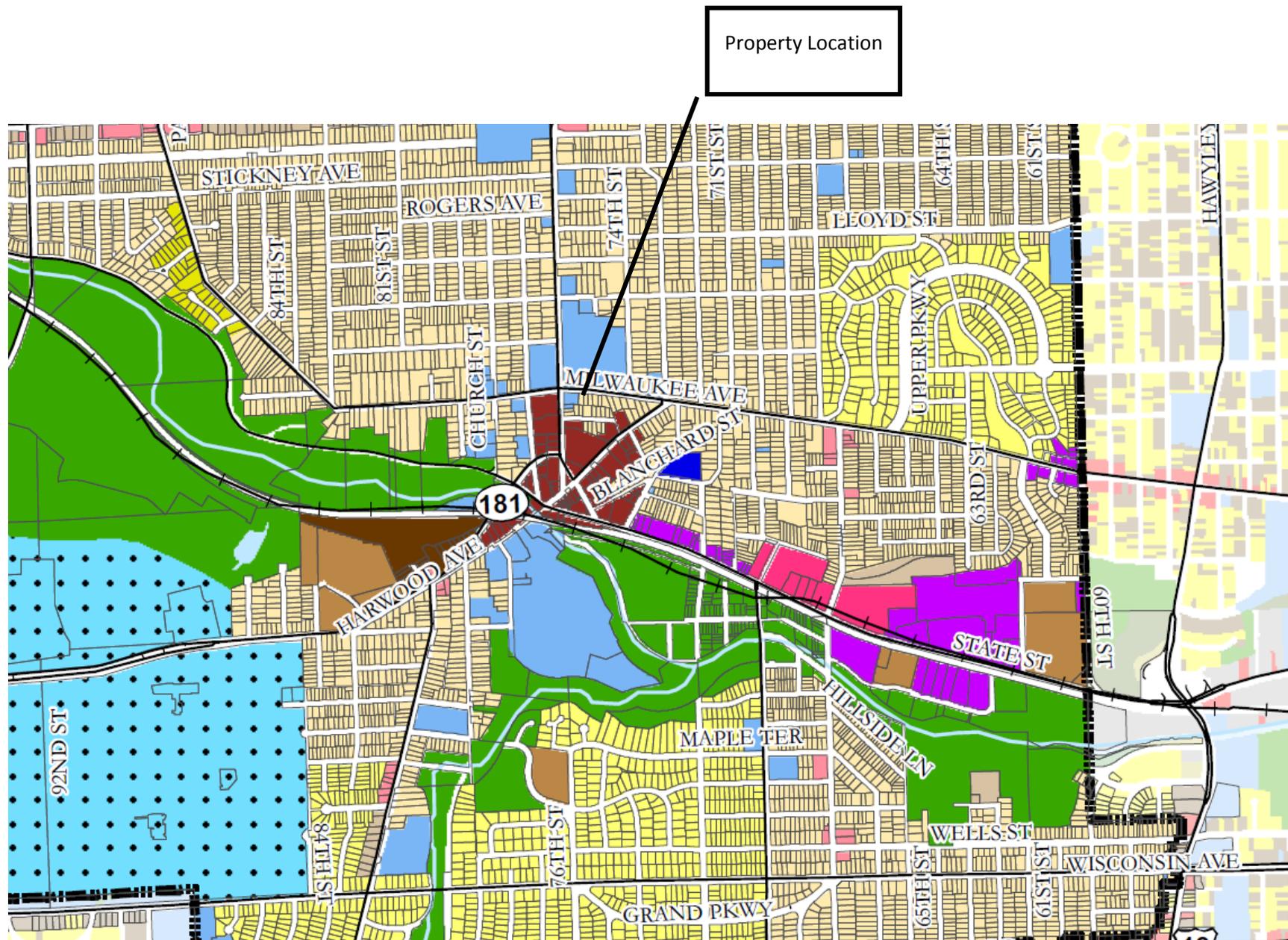
NEW PARKING LOT
1626 NORTH WAWWATOSA AVENUE
WAWWATOSA, WI 53213

ARCHITECT: **SchultzWerk Architecture Inc.**
 2025 NORTH WAWWATOSA AVENUE
 WAWWATOSA, WI 53213
 414.778.1187
 www.schwartz.com

PROJECT NO.: 13024SP11
 DATE: 08/15/14
 DRAWN BY: JAS
 CHECKED BY: JAS
 SHEET CONTENTS:
 SITE PLAN

SHEET: SP1.1
 1 OF 1

COMPREHENSIVE PLAN FUTURE LAND USE MAP

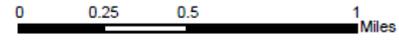


City of Wauwatosa Comprehensive Plan

Map 2.1 - 1: Future Land Use

-  Wauwatosa Municipal Boundary
-  Other Municipal Boundaries
-  Parcels
-  Major Roads
-  Secondary Roads
-  Railroad
-  Surface Water

-  Neighborhood Conservation
-  Single Family Residential
-  Two-Family/Townhouse Residential
-  Mixed Residential-Moderate Density
-  Mixed Residential-High Density
-  Multi-Family-Urban Density
-  Neighborhood Commercial
-  Planned Commercial
-  Downtown
-  Planned Mixed Use
-  Office Park
-  Campus
-  Institutional
-  Public Utility
-  Light Production
-  General Production & Distribution
-  Employment Area
-  Public Parks & Open Space
-  Right of Way



Date: December 16, 2008
 Source: Milwaukee County LIO,
 SEWRPC, V&A

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

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 is 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

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*.

- 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.



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

Property Owner Information

Name Brian C. Randall Name Susan McTavish, Club President
Company Friebert, Finerty & St. John, S.C. Company Wauwatosa Woman's Club
Address 330 E. Kilbourn Ave., Suite 1250 Address 1626 N. Wauwatosa Ave.
City Milwaukee State WI Zip 53202 City Wauwatosa State WI Zip 53213
Phone (414) 271-0130 Phone (414) 257-9935
Email bcr@ffsj.com 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: Accepted by <u>J. Spudy</u> Date _____ <input type="checkbox"/> MT # _____ <input type="checkbox"/> Copy to City Clerk Office Acct# 01-521-4400-000 | Fee Amount Paid <u>\$500.00</u> Receipt # <u>81514</u> Date paid <u>8-15-14</u> Updated Dec 2013 | Meeting Dates Plan Comm <u>9-8</u> Comm Devel <u>-</u> 10/28 Council <u>9-10</u> <u>11-4</u> Other <u>PH</u> <u>10-21</u> |
|--|--|---|



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

ATTORNEYS AT LAW

Two Plaza East - Suite 1250 • 330 East Kilbourn Ave. • Milwaukee, Wisconsin 53202

Phone 414-271-0130 • Fax 414-272-8191 • www.ffsj.com

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THOMAS W. ST. JOHN

WILLIAM B. GUI

S. TODD FARRI

TED A. WARPINSKI

LAWRENCE J. GLUSMAN

BRIAN C. RANDAL

CHRISTOPHER M. MEULE

M. ANDREW SKWIERAWSKI

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)

Ms. Paulette Enders
 November 12, 2013
 Page 2

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.

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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.

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- 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

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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**



**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 **Sponsors:**
Category: Zoning Code

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 Nikcevic
 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 |
|--|-----------------|-----------------|-------|
| <p>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.</p> | | | |
| <p>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.</p> | | | |
| <p>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.</p> | | | |
| <p>Staff recommendation is denial.</p> | | | |
| <p>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 Riggan, 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</p> | | | |
| <p>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.</p> | | | |
| <p>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.</p> | | | |
| <p>Those present in support of this proposal agree with Ms. McTavish's statements.</p> | | | |
| <p>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</p> | | | |

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 Trinky 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, Stearns)

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

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 to 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

 Draft

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

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

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

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

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

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

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

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

Spoke in favor: Keith Schultz, Schultz Architects 2515 N. 66th St., Wauwatosa

Kay Lorenzen, 1517 N. 60th St, Wauwatosa

Joan Riggan, 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 Madrose Ave., Wauwatosa

Kay Tierney, 6118 Washington Circle, Wauwatosa

Heidi Lorenzen, 1517 N. 60th St., Wauwatosa

Brian Randall, 330 E. Kilbourn Ave. #1250, Milwaukee

Comments made in favor included:

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

Present in favor: Thomas Quinn, 7424 Lincoln Place, Wauwatosa

Judy Hoffman, 4928 N. 89th St, Milwaukee

Thomas McTavish, 1908 N. 73rd St., Wauwatosa

Katherine Miller, 7700 Portland Ave. #124, Wauwatosa

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

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

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

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

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

Mr. Randall noted that the house was not historic in nature and he explained the condition of the home. His PowerPoint showed some interior water damage, the timber supports in the basement and pictures of what appeared to be mold underneath the siding when it was removed. He said with winter coming it was in the best interest to demolish the home and remove any potential for vandalism. Mr. Randall noted that the neighbors were offered salvaged materials of the home for their personal use. The idea behind the PowerPoint was to orient the committee on the condition of the house prior to the decision to pull the demolition permit and take it down.

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

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

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

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

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

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

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

The committee convened at 8:25 p.m.

The committee reconvened at 8:35 p.m.

Spoke in opposition: Kathleen Hamilton, 7441 Lincoln Place, Wauwatosa

Valerie Ko, 1614 Wauwatosa Ave., Wauwatosa

Richard Smith, 1614 Wauwatosa Ave., Wauwatosa

Susan Kane, 7522 Lincoln Place, Wauwatosa

Gerald Ulschmid, 7422 Lincoln Place, Wauwatosa

John Lynch, 7445 Milwaukee Avenue, Wauwatosa

Comments made in opposition included:

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

Present in opposition: Cathryn Stiener, 7512 Lincoln Place, Wauwatosa

Dorothy Cernik, 1604 Wauwatosa Ave., Wauwatosa

Amy Seoio, 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

Mailed on: 6-3-14
 Walnut 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

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)



July 12, 2014

Dear Neighbors of the Wauwatosa Woman's Club,

Hopefully you all have received our invitation for Monday July 21 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

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



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.

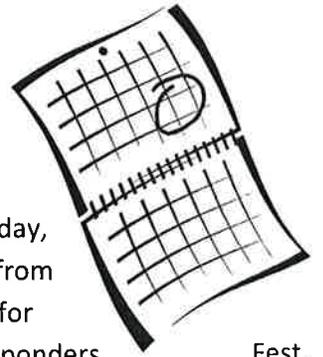
Questions? Email wvna_info@yahoo.com. Or call Alicia Bartz at 810-3494.

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

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.

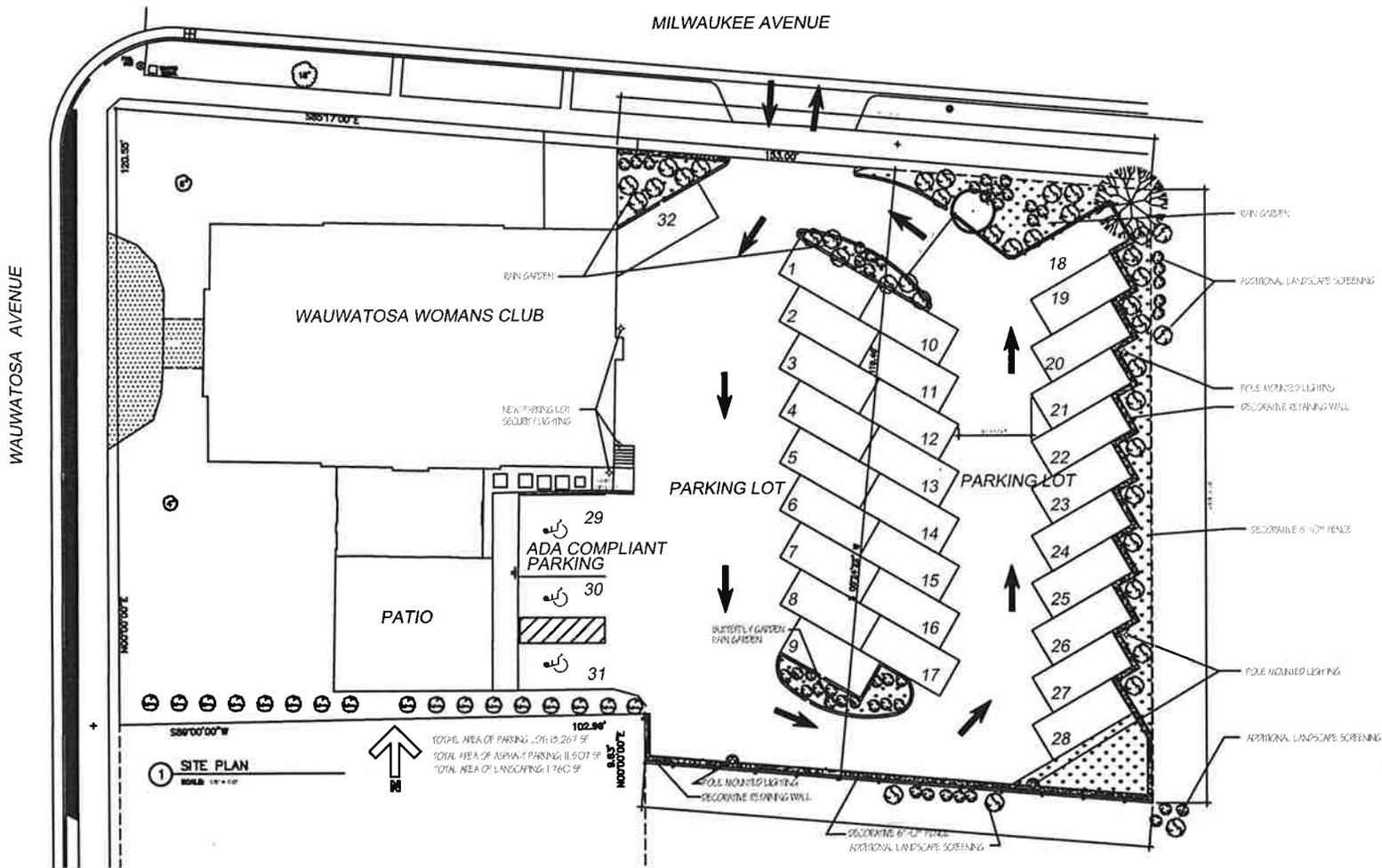


Attachment: 9-8-14 Meeting Handout #1 from Brian Randall (2400 : 7517 Milwaukee Ave - Change of Zoning)

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

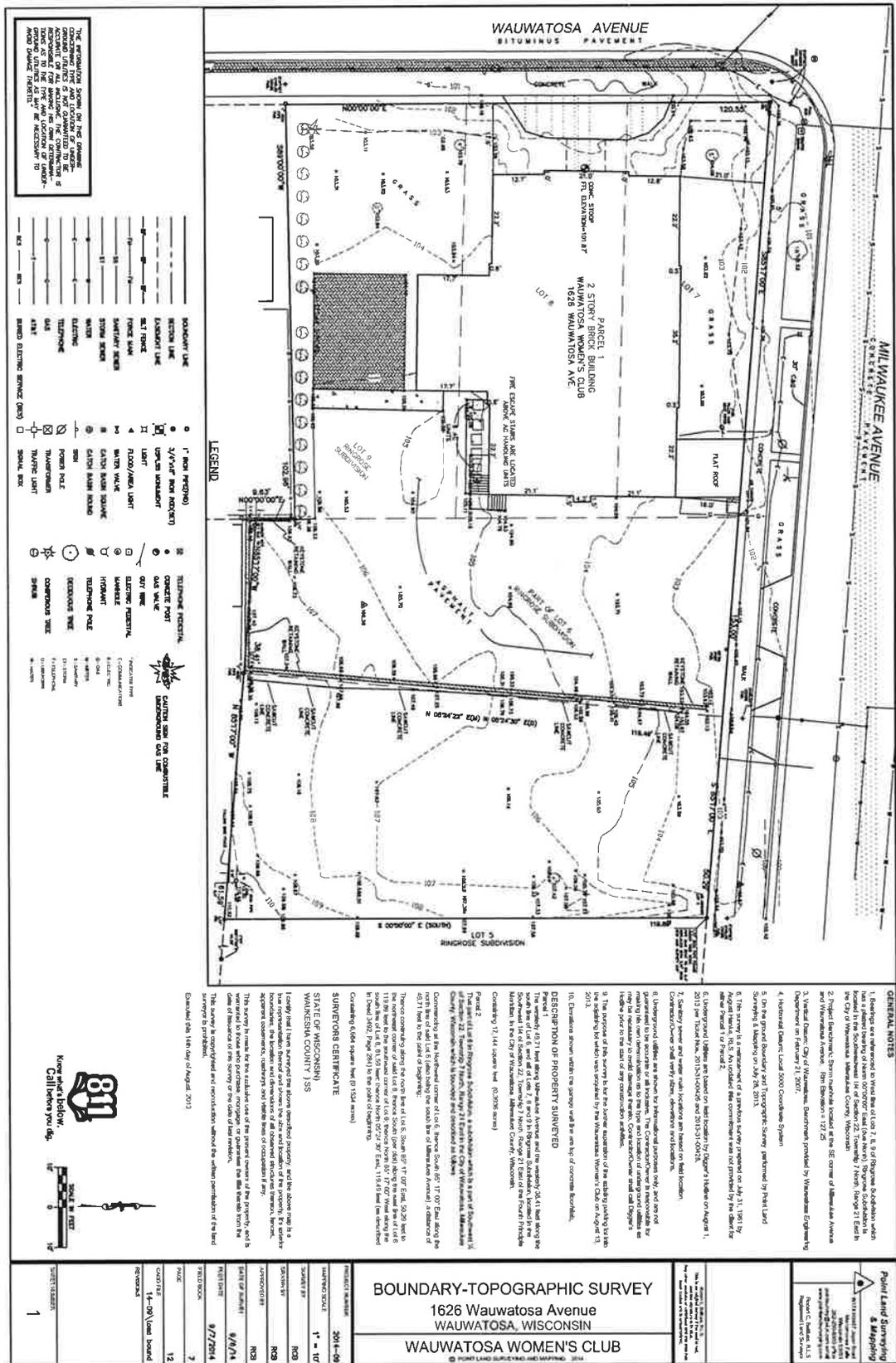
NEW PARKING LOT
1626 NORTH WAUWATOSA AVENUE
WAUWATOSA, WI 53213

SchultzWerk
Architecture, Inc.
1626 NORTH WAUWATOSA AVENUE
WAUWATOSA, WI 53213



| | |
|------------|-----------------------|
| DATE | 08/14/2014 |
| PROJECT | WAUWATOSA WOMANS CLUB |
| CLIENT | WAUWATOSA WOMANS CLUB |
| SCALE | AS SHOWN |
| DRAWN BY | ... |
| CHECKED BY | ... |
| DATE | 08/14/2014 |

A0.1



GENERAL NOTES

1. This survey is performed in final plan 01-14-11, 11, of Register 8, Subdivision 1, containing a plat of the same (corner road line shown). Survey location is located in the Southeast 1/4 of Section 22, Township 7 North, Range 21 East in the City of Wauwatosa, Milwaukee County, Wisconsin.
2. The subject property is bounded by the SE corner of Milwaukee Avenue and the NW corner of Wauwatosa Avenue.
3. The subject property is bounded by the SE corner of Milwaukee Avenue and the NW corner of Wauwatosa Avenue.
4. The subject property is bounded by the SE corner of Milwaukee Avenue and the NW corner of Wauwatosa Avenue.
5. The survey is a continuation of a previous survey performed on July 31, 1991 by the same engineer and is subject to the same conditions and limitations as the previous survey.
6. The survey is a continuation of a previous survey performed on July 31, 1991 by the same engineer and is subject to the same conditions and limitations as the previous survey.
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10. The survey is a continuation of a previous survey performed on July 31, 1991 by the same engineer and is subject to the same conditions and limitations as the previous survey.

DESCRIPTION OF PROPERTY SURVEYED

The survey is 49.71 feet along Milwaukee Avenue and the property 36.41 feet along the south line of Lot 5, Ringrose Subdivision, Milwaukee County, Wisconsin. The survey is a continuation of a previous survey performed on July 31, 1991 by the same engineer and is subject to the same conditions and limitations as the previous survey.

STATE OF WISCONSIN
SURVEYOR CERTIFICATE

I, the undersigned, being a duly qualified and licensed Surveyor in and for the State of Wisconsin, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my records and is a true and correct copy of the original survey as the same appears in my records.

WISCONSIN COUNTY OF MILWAUKEE
 SURVEYOR
 DATE OF SURVEY: 8/27/2014
 FIELD BOOK: 7
 PAGE: 12
 CORNER: 14-08 (Lead Bound)
 RECORDS:



Know what's below.
 Call before you dig.

Wauwatosa Womens Club
 NEW PARKING LOT
 1626 NORTH WAUWATOSA AVENUE
 WAUWATOSA, WI 53213

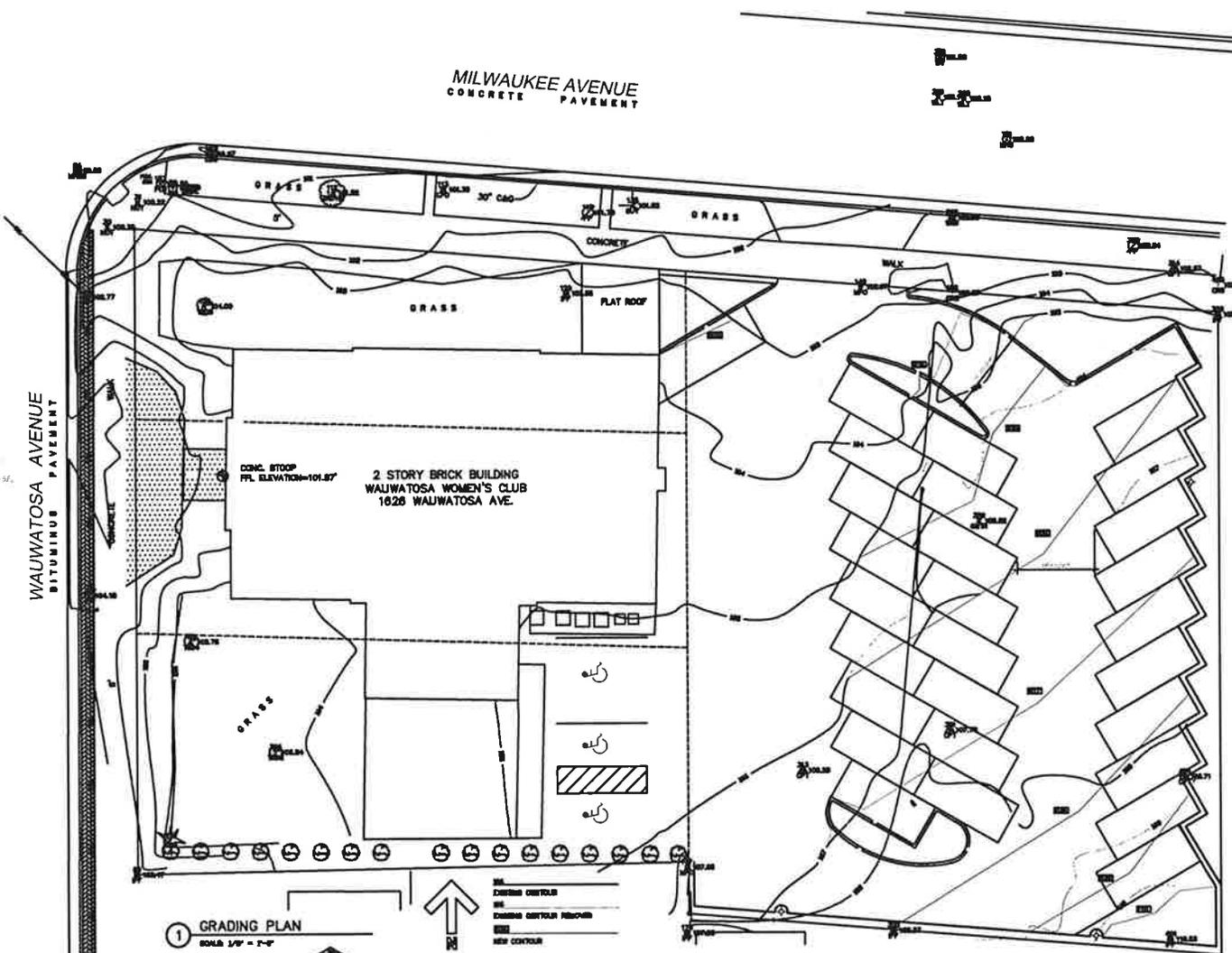
SchillWerk Architecture, Inc.
 1626 NORTH WAUWATOSA AVENUE
 WAUWATOSA, WI 53213
 414-771-1111
 www.schillwerk.com

PROJECT: Wauwatosa Womens Club
CLIENT: Wauwatosa Womens Club
DATE: 8/27/2014
SCALE: 1" = 10'

CONSTRUCTION SPECIFICATIONS

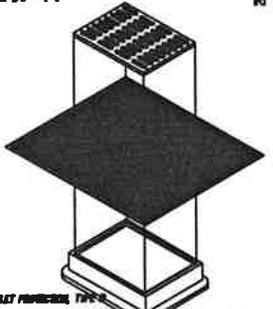
1. CLEAR AND GRAD WHERE NECESSARY.
2. ALL EXISTING UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES TO BE MAINTAINED OR DELETED.
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1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MILWAUKEE ORDINANCES AND THE WISCONSIN CONSTRUCTION CODES.
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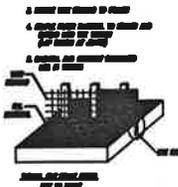
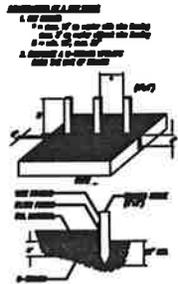


1 GRADING PLAN
SCALE 1/8" = 1'-0"

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MILWAUKEE ORDINANCES AND THE WISCONSIN CONSTRUCTION CODES.



1 CURB AND GUTTER SHALL BE 4" HIGH ON ALL SIDES OF THE INLET CURB TO PROVIDE A HAND HOLD WHEN NECESSARY OR REMOVAL IS REQUIRED.



1. All construction shall be in accordance with the City of Milwaukee Ordinances and the Wisconsin Construction Codes.
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10. All construction shall be in accordance with the City of Milwaukee Ordinances and the Wisconsin Construction Codes.
11. All construction shall be in accordance with the City of Milwaukee Ordinances and the Wisconsin Construction Codes.
12. All construction shall be in accordance with the City of Milwaukee Ordinances and the Wisconsin Construction Codes.
13. All construction shall be in accordance with the City of Milwaukee Ordinances and the Wisconsin Construction Codes.
14. All construction shall be in accordance with the City of Milwaukee Ordinances and the Wisconsin Construction Codes.
15. All construction shall be in accordance with the City of Milwaukee Ordinances and the Wisconsin Construction Codes.

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

SchultzWerk
Architecture, Inc.
1626 NORTH WAWWATOSA AVENUE
WAWWATOSA, WI 53213
414.353.3234
www.schwartzwerk.com

ARCHITECT
BRIAN RANDALL, AIA, LEED



| | |
|-------------|----------|
| PROJECT NO. | 1626WCL |
| DATE | 08/04/14 |
| OWNER | WOW |
| DESIGNED BY | BR |
| DATE | 08/04/14 |
| SCALE | AS SHOWN |

GP1.1

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

LA1.1

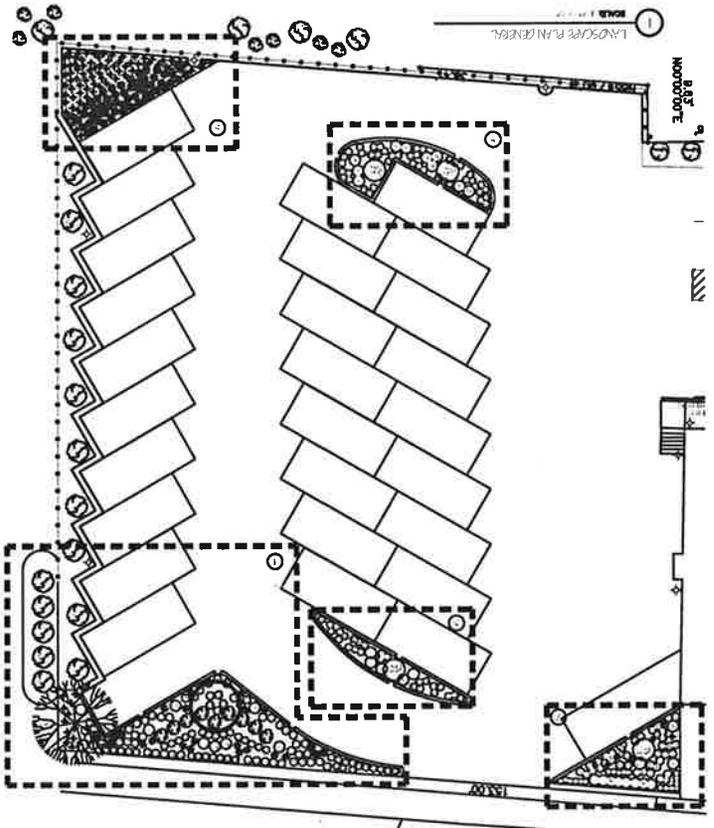
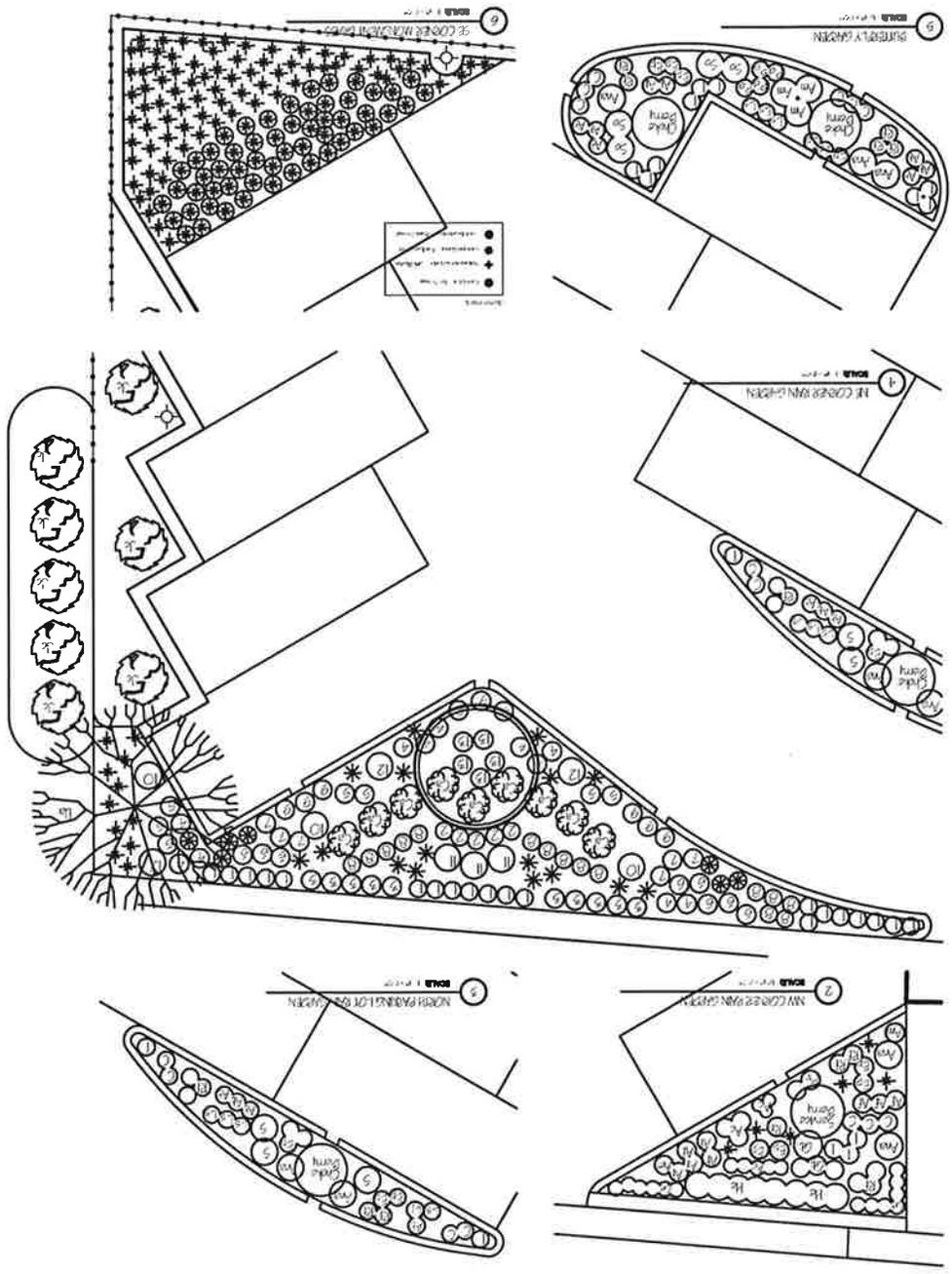


Schulzwerk Architecture, Inc.
1828 NORTH WAUWATOSA AVENUE
WAUWATOSA, WI 53213

WAUWATOSA WOMANS CLUB

NEW PARKING LOT
1828 NORTH WAUWATOSA AVENUE
WAUWATOSA, WI 53213

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



| PLANT | SYMBOL | QUANTITY | NOTES |
|-------|----------|----------|----------|
| 1 | (Symbol) | 1 | Plant 1 |
| 2 | (Symbol) | 2 | Plant 2 |
| 3 | (Symbol) | 3 | Plant 3 |
| 4 | (Symbol) | 4 | Plant 4 |
| 5 | (Symbol) | 5 | Plant 5 |
| 6 | (Symbol) | 6 | Plant 6 |
| 7 | (Symbol) | 7 | Plant 7 |
| 8 | (Symbol) | 8 | Plant 8 |
| 9 | (Symbol) | 9 | Plant 9 |
| 10 | (Symbol) | 10 | Plant 10 |
| 11 | (Symbol) | 11 | Plant 11 |
| 12 | (Symbol) | 12 | Plant 12 |
| 13 | (Symbol) | 13 | Plant 13 |
| 14 | (Symbol) | 14 | Plant 14 |
| 15 | (Symbol) | 15 | Plant 15 |
| 16 | (Symbol) | 16 | Plant 16 |
| 17 | (Symbol) | 17 | Plant 17 |
| 18 | (Symbol) | 18 | Plant 18 |
| 19 | (Symbol) | 19 | Plant 19 |
| 20 | (Symbol) | 20 | Plant 20 |
| 21 | (Symbol) | 21 | Plant 21 |
| 22 | (Symbol) | 22 | Plant 22 |
| 23 | (Symbol) | 23 | Plant 23 |
| 24 | (Symbol) | 24 | Plant 24 |
| 25 | (Symbol) | 25 | Plant 25 |
| 26 | (Symbol) | 26 | Plant 26 |
| 27 | (Symbol) | 27 | Plant 27 |
| 28 | (Symbol) | 28 | Plant 28 |
| 29 | (Symbol) | 29 | Plant 29 |
| 30 | (Symbol) | 30 | Plant 30 |
| 31 | (Symbol) | 31 | Plant 31 |
| 32 | (Symbol) | 32 | Plant 32 |
| 33 | (Symbol) | 33 | Plant 33 |
| 34 | (Symbol) | 34 | Plant 34 |
| 35 | (Symbol) | 35 | Plant 35 |
| 36 | (Symbol) | 36 | Plant 36 |
| 37 | (Symbol) | 37 | Plant 37 |
| 38 | (Symbol) | 38 | Plant 38 |
| 39 | (Symbol) | 39 | Plant 39 |
| 40 | (Symbol) | 40 | Plant 40 |
| 41 | (Symbol) | 41 | Plant 41 |
| 42 | (Symbol) | 42 | Plant 42 |
| 43 | (Symbol) | 43 | Plant 43 |
| 44 | (Symbol) | 44 | Plant 44 |
| 45 | (Symbol) | 45 | Plant 45 |
| 46 | (Symbol) | 46 | Plant 46 |
| 47 | (Symbol) | 47 | Plant 47 |
| 48 | (Symbol) | 48 | Plant 48 |
| 49 | (Symbol) | 49 | Plant 49 |
| 50 | (Symbol) | 50 | Plant 50 |

TREES & SHRUBS

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

PERENNIALS

| <u>Plant Code</u> | <u>Plant Number</u> | <u>Botanical Name</u> | <u>Common Name</u> |
|-------------------|---------------------|-------------------------|-----------------------------|
| 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 |

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

GRASSES

Plant
Symbol

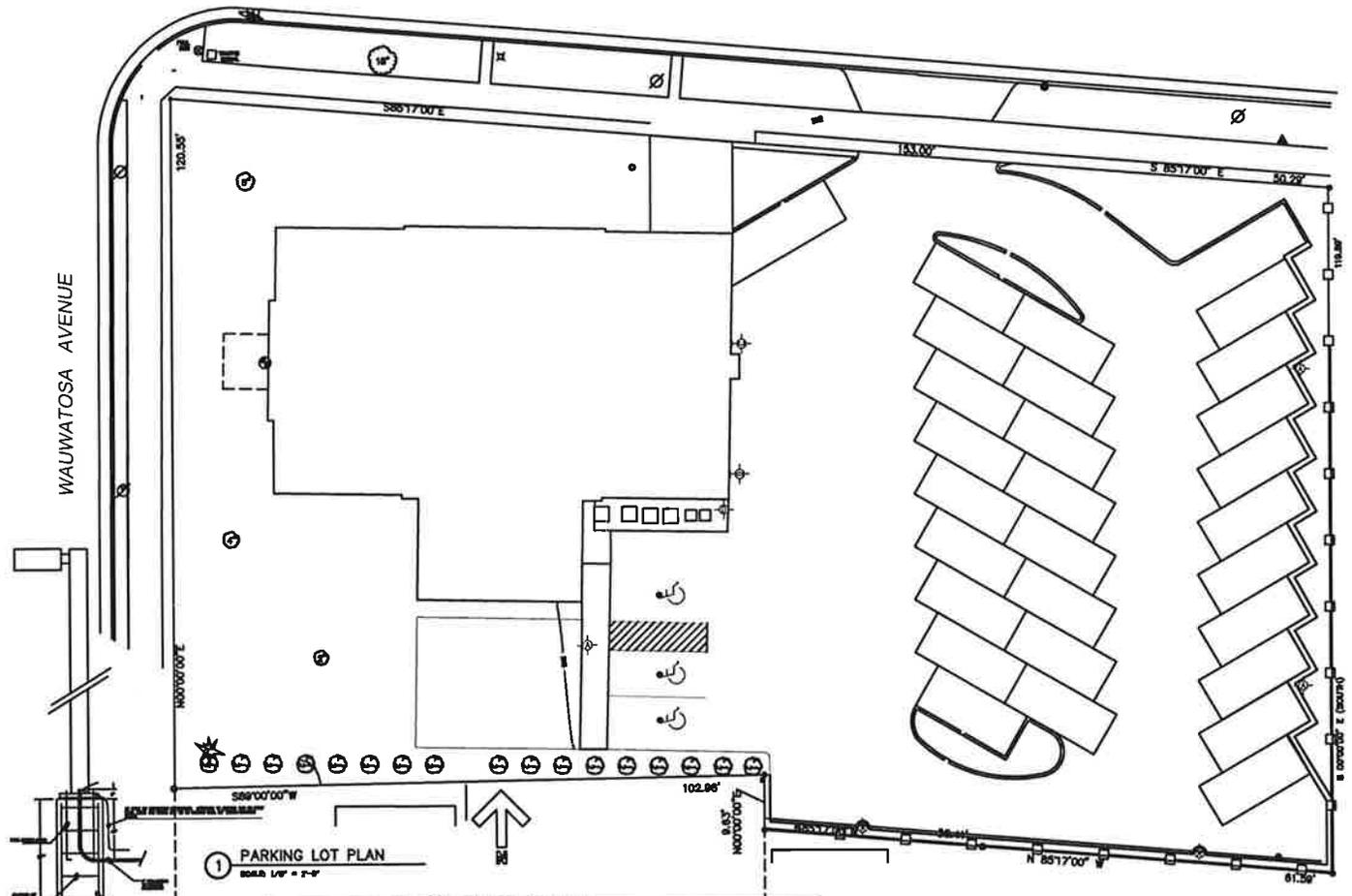
Botanical Name

Common Name

| | |
|--------------------------|--------------------|
| Carex pensylvanica | Pennsylvania Sedge |
| Carex bebbii | Bebb's Sedge |
| Schizachyrium scorparium | Little Bluestem |
| Sporobolus heterolepis | Prairie Dropseed |

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STATE OF WYCONSIN AND THE CITY OF WAUWATOSA ELECTRICAL CODES.
- 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.
- 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.
- BECAUSE THE BOLLARD FIXTURES HAVE ONLY A 180° LIGHT DISTRIBUTION, THEY SHALL BE ORIENTED TO HAVE THE LIGHT DIRECT TO THE PAVING BLOCKS. SHALL START AT THE EXISTING TIMER IN THAT EXTERIOR LIGHT CIRCUIT.
- PROVIDE A CONCRETE BASE 16" IN DIAMETER BY 36" DEEP FOR THE BOLLARDS. TOP OF THE CONCRETE SHALL BE FLUSH WITH THE FINISHED GRADE.
- UNDERGROUND RACEWAYS SHALL BE 36" BELOW FINISHED GRADE. RACEWAYS SHALL BE SCHEDULE 40 EXCEPT THAT ALL ELS SHALL BE RMC OR IMC.
- ALL CONDUCTORS SHALL BE NO. 12 COPPER WITH THWN INSULATION. A NO. 12 COPPER GROUND CONDUCTOR WITH GREEN INSULATION SHALL ACCOMPANY ALL CIRCUIT CONDUCTORS.

MILWAUKEE AVENUE



1. PARKING LOT PLAN
SCALE 1/4" = 1'-0"

| INTERIOR FIXTURE SCHEDULE | | | | | | | | | | |
|---------------------------|-----|------|------|---------|---------|---------|---------|---------|---------|---------|
| FIX. DESCRIPTION | QTY | TYPE | SIZE | WATTAGE |
| A POLE MTD. LED FIXTURE | 1 | | 36" | | | | | | | |
| B BOLLARD LED FIXTURE | 1 | | 18" | | | | | | | |
| C WALL MTD. LED FIXTURE | 1 | | 18" | | | | | | | |
| D REMOVE WALL PACK | 1 | | | | | | | | | |
| 1 POLE FOR FIXTURE "A" | 1 | | | | | | | | | |

- SYMBOL SCHEDULE**
- ◊ LIGHTING FIXTURE POLE MOUNTED
 - ◆ LIGHTING FIXTURE GROUND MOUNTED
 - ⊙ WALL MOUNTED FIXTURE (INSCRIBED LTR = FIX. TYPE)

WAUWATOSA WOMANS CLUB
 NEW PARKING LOT
 1828 NORTH WAUWATOSA AVENUE
 WAUWATOSA, WI 53213

SchultzWork
 Architecture, Inc.
 2000 NORTH 10TH STREET
 WASHINGTON, WI 53253
 (414) 222-2224



PROJECT NO. 100449
 DATE 09/28/14
 DRAWN BY
 CHECKED BY
 DATE
 SHEET NUMBER

E1.1
 7 of 7

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

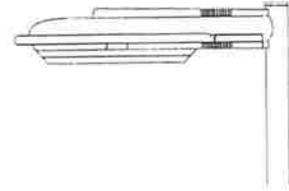
Job:
Type:
Notes:



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 | LED VOLTAGE | RING | FINISH | OPTIONS |
|--------|----------|--------------|-------------|---------------|-------------|------|--------|---------|
| CR20L | 1 | 3 | 70LA | WW | UNIV | LR | BTRP | |

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 unutilized 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 <small>Photometric tests performed in compliance with IESNA LM-79.</small> |
|---------------|-----------------------------------|------------------|---------------|--|--------|--------|--------|---|
| | | | | TYPE 2 | TYPE 3 | TYPE 4 | TYPE 5 | |
| 70LA | 70.2 | 350 | CW | 6,105 | 6,422 | 6,141 | 6,200* | |
| | | | 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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RING

- AR*** Aluminum Ring (Painted to match housing.)
- SR** Stainless Steel Ring Brushed
- OR*** 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

- F⁵** Fusing In Head
- LF** In-Line/In-Pole Fusing
- PC⁵** Photocontrol and Receptacle
- PCR** Photocontrol Receptacle only
- MA⁵** Mast Arm Mounting Kit (internal)
- RPA¹⁷** 3" Round Pole Adapter
- SPA⁸** Square Pole Adapter
- PTF²** Pole Top Fitter - 2 3/8" - 3" Dia. Tenon
- TB** Terminal Block
- SPR⁹** Surge Protection for 120V through 277V Input meeting ANSI C62.41.2
- SPRH⁹** Surge Protection for 347V through 480V Input meeting ANSI C62.41.2

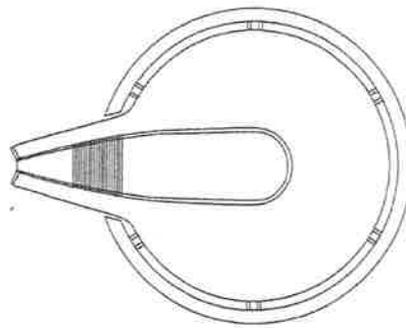
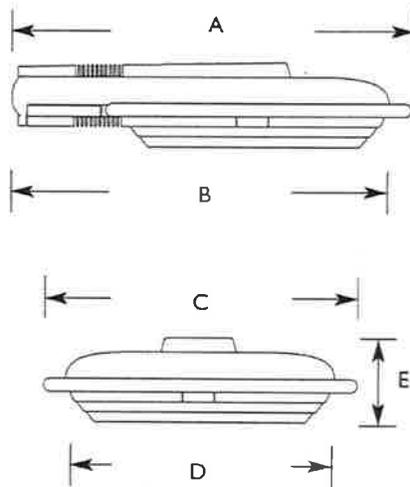
5. Not available with 480V. Provide specific input voltage.

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 ft ² | 1.20 ft ² | 1.63 ft ² |
| | .06 m ² | 11 m ² | 15 m ² |

| 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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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.

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, discrete 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.

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

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.

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.

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.

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.

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.

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. L₇₀ is the predicted time when LED performance depreciates to 70% of initial lumen output.

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.

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 I LED systems.

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

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Excerpt of September 8, 2014 Plan Commission Minutes

5. 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

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 Donohue, Landscape Designer, 2609 N. 73rd Street
 Joan Riggan, 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

R-14-189

By:

WHEREAS, Linda Kautz, Studio Ric Rak, and Russ Drover applied for a Conditional Use in the C1 District at 7532 West State Street for a retail store featuring secondhand merchandise, and;

WHEREAS, this request was reviewed and recommended by the City Plan Commission to be necessary for the public convenience at that location; located and proposed to be operated in such manner which will protect the public health, safety, and welfare; and was found to be compatible with surrounding uses;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa, Wisconsin hereby grants a Conditional Use to Linda Kautz, Studio Ric Rak, and Russ Drover for a retail store with secondhand merchandise in the C1 District at 7532 West State Street, with the following conditions:

1. hours of operation 10 a.m. to 8 p.m. daily
2. obtaining any necessary licenses and permits

Passed and Dated _____

Clerk

Approved _____

Mayor

CITY OF WAUWATOSA
Resolution

R-14-190

By:

BE IT RESOLVED by the Common Council of the City of Wauwatosa, Wisconsin THAT a public hearing be held before the Common Council in the Council Chambers at 7:00 p.m. Local Time, on Tuesday, November 18, 2014 in City Hall of the City of Wauwatosa, Wisconsin at which time all persons interested, or their agents or attorneys, will be heard concerning a proposed ordinance rezoning the properties located at 7400 West State Street, 7430 West State Street, 7441 Blanchard Street, 1335 North 74th Street, and 1359 North 74th Street from C1 District to C1 District/Planned Unit Development (PUD)Overlay.

BE IF FURTHER RESOLVED THAT the City Clerk be and is hereby directed to publish the proper notices of said hearing as required by law.

Passed and Dated _____

Clerk

Approved _____

Mayor

CITY OF WAUWATOSA
Resolution

R-14-191

By:

WisDOT Project #1060-33-84

WHEREAS, the Wisconsin Department of Transportation (WisDOT) is designing a Reconstruction/Bridge Replacements at USH 45 from Sta. 386+00 to 477+00, North Avenue from Sta. 101+40 to 120+50, Meinecke Avenue from approximate Sta. 16+80 to 23+25, 112th Street from approximate sta. 17+32 to 20+80, 113th Street from approximate Sta. 11+17 to 27+20; and,

WHEREAS, this project will be funded in whole or by portion of Wisconsin State or Federal funding; and,

WHEREAS, in 2009, Wisconsin Act 28 created Statute 84.01 (35) which requires WisDOT to ensure that bicycle and pedestrian facilities are included in all reconstruction/bridge replacements; and,

WHEREAS, Statute 84.01 (35) provides exception conditions under which facilities may be omitted; and,

WHEREAS, the City of Wauwatosa has determined that the proposed project at Meinecke Avenue from approximate Sta. 16+80 to 18+35 and Sta. 21+65 to 23+25, 112th Street from approximate Sta. 17+32 to 20+80, and 113th Street from approximate Sta 11+71 to 27+20 meets the conditions of the absence of need exception for on-road bicycle accommodations or additional sidewalk facilities beyond those already present, as outlined in Wisconsin Administrative Code, Trans 75.06; and,

WHEREAS, the City Engineer has formed the considered conclusion that Project 1060-33-84 meets conditions set forth for absence of need exception for on-road bicycle accommodations and additional sidewalk installations on 112th and 13th Streets, and recommends that this project does indeed meet the exception state for the exclusion of bicycle facilities, as well as additional pedestrian facilities on 112th and 113th Streets, within the project;

NOW, THEREFORE, BE IT RESOLVED, that this project indeed meets the requirements of absence of need exception for on-road bicycle accommodations and additional sidewalk facilities on 113th Street for the project located at Meinecke Avenue from approximate Sta. 16+80 to 18+35 and Sta. 21+65 to 23+25, 112th Street from approximate Sta. 17+32 to 20+80, and 113th Street from approximate Sta. 11+71 to 27+20 and therefore the Wauwatosa Common Council request that the bicycle facilities and additional sidewalk facilities not be installed at the above-described locations.

Passed and Dated _____

Clerk

Approved _____

Mayor

CITY OF WAUWATOSA
Resolution

R-14-192

By: Community Development

WHEREAS, the Wisconsin Department of Transportation is designing and preparing to reconstruct bridge and roadway facilities at US Highway 45 and Center Street in the City of Wauwatosa; and

WHEREAS, the Wisconsin Department of Transportation has requested guidance on construction of certain features outside the specific limits of the project, all of which were discussed at the meeting of the Committee on Community Development at its October 14, 2014, meeting, and some of which are addressed in the separate "Trans 75" resolution being considered by the Common Council at this time; and

WHEREAS, the Common Council desires that certain drop off and pick up accommodations on Center Street be constructed at Eisenhower Elementary School, with the cost of the drop off/pick up bay to be assessed to the Wauwatosa School District;

NOW, THEREFORE, BE IT RESOLVED THAT the appropriate City officials hereby request the Wisconsin Department of Transportation to construct, as part of the Center Street reconstruction/bridge replacement at US Highway 45, the drop off/pick up bay to be located at Eisenhower Elementary School in the City of Wauwatosa, with the cost of the construction of such drop off/pick up bay to be assessed to the Wauwatosa School District.

Passed and Dated _____

Clerk

Approved _____

Mayor

CITY OF WAUWATOSA
Resolution

R-14-193

By: Community Development Committee

WHEREAS, Edward Bushman, Victor Corporation, and Charnjit Bolla, Harprabh Property, LLC., applied for a Planned Unit Development Amendment at 2930 North 117th Street for a restaurant, and;

WHEREAS, this request was reviewed and recommended by the Committee on Community Development to be necessary for the public convenience at that location; located and proposed to be operated in such manner which will protect the public health, safety, and welfare; and was found to be compatible with surrounding uses;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa, Wisconsin hereby grants a Planned Unit Development Amendment to Edward Bushman, Victor Corporation, and Charnjit Bolla, Harprabh Property, LLC., for a restaurant at 2930 North 117th Street, with the following conditions:

1. hours of operation Sunday through Thursday 11 a.m. to 10:30 p.m. and Friday and Saturday 11 a.m. to 11:30 p.m.
2. obtaining any necessary licenses and permits

Passed and Dated _____

Clerk

Approved _____

Mayor

CITY OF WAUWATOSA
Resolution

R-14-194

By: Budget & Finance Committee

WHEREAS, the Village of Wauwatosa Business Improvement District submitted to the Committee on Budget & Finance its 2015 budget and work plan;

WHEREAS, Committee members and representatives of the BID Board agreed that the budget and work plan are accurate and do reflect the intentions of the entire BID Board;

NOW, THEREFORE, BE IT RESOLVED THAT the 2015 budget and work plan for the Village of Wauwatosa Business Improvement District as provided to the Committee on Budget & Finance on October 14, 2014, are hereby approved and, upon completion of the tax roll, assessments shall be included on the property tax bills of affected properties in a manner consistent with those documents.

Passed and Dated _____

Clerk

Approved _____

Mayor

CITY OF WAUWATOSA
Resolution

R-14-195

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

CITY OF WAUWATOSA
Resolution

R-14-196

By:

WHEREAS, a total of \$292,409.37 in unspent CDBG funds from previously completed projects are recommended for reallocation for the purpose of providing additional money for the 2014/2015 Community Development Authority Forgivable Loan Program; and
 WHEREAS, reallocating these funds is an appropriate use of unspent funds and is an eligible expenditure toward the Forgivable Loan Program;
 NOW, THEREFORE, BE IT RESOLVED THAT the following balances of Community Development Block Grant funds be reallocated for the Community Development Authority Forgivable Loan Program: \$119,399.69 from completed sanitary sewer projects, \$112,560.00 in completed storm sewer projects, and \$60,449.68 from completed Rebuilding Together Greater Milwaukee projects.

Passed and Dated _____

Clerk

Approved _____

Mayor

CITY OF WAUWATOSA
Resolution

R-14-197

By: Budget & Finance Committee

WHEREAS, the City of Wauwatosa Administrative "Lean Team" has evaluated the existing travel expense policies to determine whether processing can become more efficient and effective; and

WHEREAS, a review of the existing policy revealed numerous changes which were implemented in the administrative policy executed by the City Administrator in September, 2014; and

WHEREAS, one aspect regarding the improvement of administrative efficiencies from the existing policy recommended that the Common Council's Budget and Finance Committee no longer be required to review all travel vouchers prior to payment; and

WHEREAS, the Committee on Budget & Finance agrees that this may not be necessary but would prefer to review the policy exempting such vouchers from review in six months;

NOW, THEREFORE, BE IT RESOLVED THAT the Common Council of the City of Wauwatosa supports the City Administrator's recommended amendments to the City of Wauwatosa Travel Expense Policy;

BE IT FURTHER RESOLVED THAT from this date forward the individual travel vouchers for employee travel shall not require review of the Common Council's Committee on Budget & Finance for approval;

BE IT FURTHER RESOLVED THAT the Committee on Budget & Finance will review this change in voucher review policy six months from the date of this resolution.

Passed and Dated _____

Clerk

Approved _____

Mayor

CITY OF WAUWATOSA
Resolution

R-14-198

By: Budget & Finance Committee

BE IT RESOLVED, by the Common Council of the City of Wauwatosa THAT the settlement agreement in the matter of Sears Holdings Corporation v. City of Wauwatosa (Milwaukee County Case No. 12-CV-8471) be and the same is hereby approved, and

BE IT FURTHER RESOLVED THAT funds from the Reserve for Contingencies are hereby authorized to be utilized to pay the City's portion of the settlement amount.

Passed and Dated _____

Clerk

Approved _____

Mayor

CITY OF WAUWATOSA
Resolution

R-14-201

By: Common Council

BE IT RESOLVED, by the Common Council of the City of Wauwatosa THAT the proper City officials are hereby authorized to enter into a Development Agreement Offer to The Ardor with terms consistent with the recommendation of the Budget & Finance Committee in closed session.

Passed and Dated _____

Clerk

Approved _____

Mayor

CITY OF WAUWATOSA
Resolution

R-14-199

By: Board of Public Works

WHEREAS, the Wauwatosa Purchasing Department has received bids for the purchase of stone, sand, and gravel to meet 2015 requirements; and

WHEREAS, it has been past practice to award the bid to multiple bidders for purchases during 2015 on an as needed basis because of price, convenience and availability;

NOW, THEREFORE, BE IT RESOLVED THAT the City of Wauwatosa Purchasing Department is hereby authorized to purchase stone, sand, and gravel for the year 2015 from any of the five bidders submitting bids, with individual purchases being evaluated on an as-needed basis pursuant to price, convenience and availability.

Passed and Dated _____

Clerk

Approved _____

Mayor

CITY OF WAUWATOSA
Resolution

R-14-200

By: Board of Public Works

WHEREAS, WE Energies has indicated that in order to provide appropriate electrical service for a new electrical cabinet in Hart Park, it requires the installation and maintenance of a new transformer in a corner of Hart Park near 68th Street; and

WHEREAS, installation of the new transformer requires an overhead utility Easement in favor of WE Energies; and

WHEREAS, the Easement granted to WE Energies for this purpose is more particularly described in the WE Energies Distribution Easement Overhead document and its exhibits which is attached to this resolution and incorporated herein;

NOW, THEREFORE, BE IT RESOLVED THAT the Common Council of the City of Wauwatosa does hereby approve granting of the above-described Easement for purposes of overhead electrical service in Hart Park in the City of Wauwatosa, and appropriate City officials are hereby authorized to execute the necessary documentation granting said Easement.

Passed and Dated _____

Clerk

Approved _____

Mayor