



CITY OF WAUWATOSA

COMMON COUNCIL

AGENDA • JANUARY 6, 2015

Regular Meeting

Common Council Chambers

7:30 PM

7725 West North Avenue, Wauwatosa, WI 53213

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

ROLL CALL

Approval of minutes of previous meeting

APPOINTMENTS BY THE MAYOR

APPLICATIONS, COMMUNICATIONS, ETC.

1. Claims for Excessive Assessment filed by Nicholas Boerke, 411 E. Wisconsin Avenue, on behalf of KL 124th Partners, LLC, and KL Hotel, LLC

City Attorney

2. Notice of Claim by Edward W. Doyle, 8772 Park View Court

City Attorney

3. Email from Jim Maurer, 1839-41 Ludington Avenue, opposing changes to the operation of the recycling center/drop-off center

Public Works Director

4. Email from Sue Baglien, 2530 N. 80th Street, opposing changes to the operation of the recycling center/drop-off center

Public Works Director

5. Email from Kathryn Stowe opposing the State Street Station development

Add to existing file

6. Email from Mike Arney regarding geothermal/passive solar resources for State Street Station

Add to existing file

7. Email from Terry Feezor opposing the State Street Station development

Add to existing file

8. Email from Julie Brown opposing the State Street Station development

Add to existing file

FROM THE COMMITTEE ON BUDGET & FINANCE

1. Resolution approving a fund transfer of \$199,352 to the 2015 operating budget to recognize utilization of MMSD funds for lateral grouting

Committee met prior to Council meeting

2. Bills and Claims

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

Carla Ledesma

From: Paulette Enders
Sent: Monday, December 22, 2014 1:32 PM
To: Carla Ledesma
Cc: Kathleen Ehley; James Archambo; William Porter
Subject: Fwd: Drop Off Center / Recycle Center.

FYI

Sincerely,
Paulette

Paulette Enders, EDFP
Development Director
7725 W. North Avenue
Wauwatosa, WI 53213
[414-479-3531](tel:414-479-3531) (Direct)
[414-479-3532](tel:414-479-3532) (Fax)
www.wauwatosa.net

Begin forwarded message:

From: James Maurer <coolstuf45@sbcglobal.net>
Date: December 22, 2014 at 1:18:53 PM CST
To: Paulette Enders <penders@wauwatosa.net>
Subject: Drop Off Center / Recycle Center.

December 22, 2014

Dear Alderwoman Causier / Dubinski,

I am writing to officially register my complaint and opposition to the numerous changes made regarding the Drop Off Center / Recycle Center. These changes constitute a substantial increased in fees and a cut in service.

The reduction in hours of operation in itself constitutes a cut in service and an increase in fees.

The discontinuation of yearly passes and daily passes replaced with a per trip charge also constitutes an increase in fees and an extreme one at that.

Many friends and neighbors have conveyed their opposition to these new policies to me which has caused me to launch an initial investigation into this matter. I will making further comments upon it's completion in due course.

Sincerely,
Jim Maurer
1839-41 Ludington Avenue
414-933-4558
coolstuf45@sbcglobal.net

Karen Couillard

From: Joel Tilleson
Sent: Tuesday, December 30, 2014 3:39 PM
To: tclerk
Subject: FW: Online Form Submittal: Contact ** Joel Tilleson

Carla, please note as correspondence received, thanks

Joel

Ald. Joel Tilleson
 City of Wauwatosa - 5th District
 7915 W. Clarke St.
 Wauwatosa, WI 53213
 (414) 316-2123 land
 (262) 744-0701 cell

From: noreply@civicplus.com [noreply@civicplus.com]
Sent: Tuesday, December 30, 2014 2:44 PM
To: Joel Tilleson
Subject: Online Form Submittal: Contact ** Joel Tilleson

If you are having problems viewing this HTML email, click to view a [Text version](#).

Contact ** Joel Tilleson

Contact Information

Name: *	Susan Baglien
Address: *	2530 north 80th
City: *	Wauwatosa
State: *	WI
Zip Code: *	53213
Telephone Number: *	414-259-3950
Email: *	dbagrph@sbcglobal.net

Questions or Comments

An Email will be sent to the following alderperson: * [Joel Tilleson \/]

Please leave your comments or questions below: *

Questions about new drop off center rules 1. Why and when did this happen? 2. Is it fair because I have a small car and need to make two trips on the same day that I have to pay two 5 dollar permits versus someone who owns a larger vehicle? 3. Will I have to pay for mulch and/or compost or will that service stop? 4. Did anyone think of increasing the annual fee permit versus the 5 dollar permit each time? 5. I have friends in Wauskesha and they have a similiar system and all I hear about are the long lines to get into their drop off center. Is the city prepared to handle this ? Thank you for your time and Happy New Year

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://wauwatosa.net/Admin/FormHistory.aspx?SID=31454>

The following form was submitted via your website: Contact ** Joel Tilleson

Name:: Susan Baglien

Address:: 2530 north 80th

City:: Wauwatosa

State:: WI

Zip Code:: 53213

Telephone Number:: 414-259-3950

Email:: dbagrph@sbcglobal.net

An Email will be sent to the following alderperson:: Joel Tilleson

Please leave your comments or questions below:: Questions about new drop off center rules

1. Why and when did this happen?
2. Is it fair because I have a small car and need to make two trips on the same day that I have to pay two 5 dollar permits versus someone who owns a larger vehicle?
3. Will I have to pay for mulch and/or compost or will that service stop?
4. Did anyone think of increasing the annual fee permit versus the 5 dollar permit each time?
5. I have friends in Wauskesha and they have a similiar system and all I hear about are the long lines to get into their drop off center. Is the city prepared to handle this ?

Thank you for your time and Happy New Year

Additional Information:

Form submitted on: 12/30/2014 2:44:20 PM

Submitted from IP Address: 107.207.180.56

Referrer Page: <http://wauwatosa.net/directory.aspx?EID=110>

Form Address: <http://wauwatosa.net/Forms.aspx?FID=283>

Karen Couillard

From: Christopher Sharkey-Stowe <chrisstowe@sbcglobal.net>
Sent: Sunday, January 04, 2015 12:28 AM
To: Carla Ledesma
Subject: State Street Plan

Dear City Council Members,

My name is Kathryn Stowe and I am deeply opposed to the planned structure for state street. My bank is there and I am considering having to switch banks because the parking is already difficult. I believe making this five story structure will make parking even worse even if it is underground parking. Also, the traffic for the village is already congested and will be made worse during and after construction of the building. If this is built I will not be giving business to the village of Wauwatosa, which I have been going to for fifty plus years. Please consider the residents that would also have to live through this construction and their properties as well.

Sincerely,

Kathryn Stowe

Communication: Email from Kathryn Stowe opposing the State Street Station development (APPLICATIONS, COMMUNICATIONS, ETC.)

Karen Couillard

From: Carla Ledesma
Sent: Monday, January 05, 2015 9:45 AM
To: Karen Couillard
Subject: FW: Geothermal/ passive solar resources for State Street Station
Attachments: Wisconsin and other Midwestern states green building policies-1.docx

Please add to the existing file.

Carla

From: Mike Arney [mailto:iammike2350@gmail.com]
Sent: Sunday, January 04, 2015 10:12 PM
To: tony@hsi-properties.com
Cc: Kathleen Causier; John Dubinski; Carla Ledesma
Subject: Geothermal/ passive solar resources for State Street Station

Hi Tony,

Since we talked last month at the Enclave, I wanted to pass along some information about geothermal in particular, but also passive solar.

Our home's geothermal work was done by [Mark Doll](#) and Professional Geothermal. Mark was great to work with. He has also done large scale projects. I mentioned State Street Station to him, and he said that mixed use residential/ commercial can be ideal for geothermal. He also said there are accelerated depreciation tax incentives if HSI plans to hold onto the property for 5 years or more.

I don't know anyone who works with passive solar personally, but I'm sure [the folks who designed the Clock Shadow building](#) know all about this.

It really bothered me when you said in a previous project, geothermal had a 15 year payback, but that was not enough to make it work for you. If the building is there for 60 years, someone is paying the cost of your design decisions for 60 years. Even if you plan to get out after 10 years or so, I would have hoped that money-saving investments would increase the value of the property enough to make them worthwhile. Apparently that's not always how it works -- it seems like a failure of the free market.

I'm pointing out the geo and passive solar because these need to go in during the initial design and construction. Efficient fridges, washers, and lighting are great, but they can all be retrofit without too much trouble. No-one is going to put in a loop field under the basement or redo the building facade once construction completes.

Of course I would be interested in other ideas you have for minimizing resource use in the project, from those fridges to green roofs to solar water/ PV to use of local/ recycled materials in the construction etc. Personally I've been looking for a way to invest in "community solar" -- if there were some way for me to invest in solar panels on your building, I would be very interested in that (our house is shaded to the south). And as discussed, LEED certification is not perfect, but it would be an "official" indication that sustainability criteria had been met.

Anyway -- I hope you will at the least get a couple estimates of the costs and savings associated with geothermal and passive solar. It would make me very proud to have this structure right around the corner from

me designed in a way that we will look at 35 years from now (when, God willing, carbon emissions have been cut by 80% from current levels), and say, "They did that one right."

Mike Arney
1447 Saint Charles Street, Wauwatosa, WI
414-771-8850

(PS I'm cc'ing my Alderpeople as well as the City Clerk for the record. In a perfect world there would be forward-looking public policy that would require or strongly incentivize technologies that minimize resource use. To that end, I'm also attaching a document sent to me by David Sheridan of the US Green Building Council, listing green building policies for Wisconsin and neighboring states).

Communication: Email from Mike Arney regarding geothermal/passive solar resources for State Street Station (APPLICATIONS,

Karen Couillard

From: Carla Ledesma
Sent: Monday, January 05, 2015 9:46 AM
To: Karen Couillard
Subject: FW: State Street Station

Please add to the existing file.
 Carla

From: Terry [mailto:terbear40@aol.com]
Sent: Sunday, January 04, 2015 4:06 PM
To: Carla Ledesma
Subject: State Street Station

Hi,

My name is Terry Feezor, I live at 7350 W State Street, Wauwatosa, WI 53213.

This is just a letter to say I strongly oppose the current plan for the State Street Station. I'm sure you have had many letters from neighbors who are not happy with this project either as it stands, plus some who feel this is a great idea. This needs to be put on hold, slow things down and figure out what is the right thing to do here. Stop the Rush!!!!

My main concerns have been from day one, the height and density of this project. the new traffic problems that will generate in regards to hundreds of tenants, their friends and family filtrating the village. Putting a stop light on 72nd & State doesn't fix the traffic problem, it will help that specific area, 72nd & State, but I don't see how that traffic light will help the traffic issue up in the village and on 74th & State, St James and Blanchard. A traffic light will not help us neighbors who live on the streets surrounding this complex with hundreds of cars in and out of this structure daily. On the last proposal they have the Chase Bank 2 way -2 lane drive thru 5 feet north of my drive way. This is a little close for comfort here.

This building they have proposed as is, does not fit in the village. I am not against something new on the block, but I do not approve what they have planned for the village. It is insane. This will irreparably harm the quaintness which is the appeal of the village that brings so many people in to eat and shop. They need to scale it down much more than what we have seen at the past meetings.

I have personally invited the HSI folks a few weeks ago at the Enclave meeting, to come pitch a tent and live on the corner for a week to get a reality check. They keep comparing the Enclave complex to the State Street Station. Most of these folks do not live here or work here so they do not know what the impact of a project this size, will have on the village and the surrounding neighborhood which I call my home.

Sincerely,

Terry Feezor

Communication: Email from Terry Feezor opposing the State Street Station development (APPLICATIONS, COMMUNICATIONS, ETC.)

Karen Couillard

From: Carla Ledesma
Sent: Monday, January 05, 2015 9:46 AM
To: Karen Couillard
Subject: FW: State Street Station

Please add to the existing file.
 Carla

From: Julie Jordan Brown [mailto:medart@earthlink.net]
Sent: Sunday, January 04, 2015 4:54 PM
To: savetosavillage@gmail.com; Carla Ledesma
Subject: FW: State Street Station

----- Forwarded Message

From: Julie Brown <medart@earthlink.net>
Date: Wed, 10 Dec 2014 21:26:06 -0500
To: Kathleen Causier <kcausier@wauwatosa.net>
Conversation: State Street Station
Subject: Re: State Street Station

Kathy,

Thank you for your thoughtful response. I have paid particular attention to 4 and 5 story apartment buildings of similar style in Madison near my office. I cannot imagine a 5 story building of this scope in our charming village. In my opinion it would be a mistake to approve a 5-story building on this busy intersection.

Thank you for your community service,
 Julie Brown

From: Kathleen Causier <kcausier@wauwatosa.net>
Date: Tue, 9 Dec 2014 03:29:29 +0000
To: Julie Brown <medart@earthlink.net>
Subject: RE: State Street Station

Julie,

I am sorry to have taken so long to respond to your email but I lost track of it and just noticed it tonight. It seems appropriate to respond however, since the developers are returning to the Community Development committee tomorrow night with answers to questions and a slightly revised plan.

The proposed building is not literally extending curb-to-curb. The northeast corner, where Blanchard and 74th intersect, is remaining open for a pocket park. A minor detail but one I wanted to point out.

I share your concern about the size of the project and have been listening hard to all who have contacted me. The developers will bring a slightly revised design tomorrow. This design has slightly shrunken the building but even the developers acknowledge that the reduction is small. What will likely change more is the number of units the building is divided into. HSI is steadfast in saying that taking off one floor of housing will result in them having to also remove one

level of parking. This will mean that tenants will park on the outside lot that was initially proposed as free public parking. This will increase the parking impact on the surrounding neighborhood if the 70 free spaces are eliminated. These are the choices the committees will be grappling with.

I am not defending the developer's positions I am hoping to just share the thoughts and explanations they have shared with us. I hope this information is helpful.

Please stay in touch.

Kathy Causier
Aldерwoman, 2nd District
414-771-0123 Home
414-491-9286 Cell

From: Julie Jordan Brown [medart@earthlink.net]
Sent: Tuesday, November 18, 2014 12:09 PM
To: Kathleen Causier; John Dubinski
Subject: State Street Station

Thank you for serving on the Common Council! I appreciate your dedication to Tosa.

I cannot attend the meeting tonight to voice my opinion, but I am opposed to the current plan for State Street Station. The plans are not in keeping with the Tosa village area's charm and the scale of surrounding buildings. The proposed design is simply too large for this location—curb to curb in every possible direction AND five stories.

I don't care for the excuse developers make when they say unless we build it this large there is not enough profit. I am grateful that our alderpersons are not responsible for making sure developers are profitable. This is a poor excuse for a design that does not fit the location. The old saying about the three most important things to consider with real estate are location, location and location. The same is true for proposed plans—does it fit the location, does it fit the location . . .

Regards,
 Julie Brown
 2021 Pleasant St.

----- End of Forwarded Message