

CITY OF WAUWATOSA
7725 WEST NORTH AVENUE
WAUWATOSA, WI 53213
Telephone: (414) 479-8917
Fax: (414) 479-8989

COMMUNITY DEVELOPMENT COMMITTEE MEETING
Tuesday, February 25, 2003

PRESENT: Alds. Becker, Ecks, Heins, Herzog, Kopischke, Krol, Sullivan, Treis -8

ALSO

PRESENT: N. Welch, Community Dev. Dir.; W. Wehrley, City Eng.; T. Wontorek, City Admin.; Ald. Grimm

Ald. Heins in the Chair called the meeting to order at 8 p.m.

Development Proposals for Public Works Site

The matter of development proposals for the public works site south of Walnut Road and west of N. 113th Street was held following discussion at the previous meetings. Ms. Welch, Community Development Director, reported that she has done some research on density for comparison purposes. Serafino Square has approximately 20 units per acre; the Reserve on State Street has 23.7 per acre; Mayfair Manor has 23 per acre, and Normandy Village has 21.5 per acre. Ms. Welch referred to her February 21, 2003 memo in which she identified issues the committee should address before selecting individual developers.

James Strobel said he owns and resides in a duplex at 1531 N. 116th Street and is concerned about proposed development in the area east of 116th Street. He noted that there are many openings monthly in the four-family apartment buildings on the east side of the street. Many of those buildings are non-owner occupied while many of the duplexes on the west side of the street between Watertown Plank Road and Walnut Road are owner occupied. His concern is that an influx of new development on this open land will result in a great many more vacancies on 116th Street, creating blight on that street. Also, resident-owners try to keep the neighborhood intact as well as maintain and beautify the area. He would like to see a proposal where there is ownership in this land, not commercial development, which he feared could lead to government-subsidized units if the project fails. The land should be used for private homes and perhaps some elderly residential units such as condos or townhouses.

Richard Bachman, 2229 N. 115th Street, said he is interested in this parcel as well as the other public works parcel north of the police station. He asked the committee to consider what will happen with 113th Street. It is used by garbage trucks in the daytime, snowplows at night, and dump trucks with snow 24 hours a day seven days a week. Citizens going to the city yard use it all week long. Residents of any new development would be restricted by a gate from accessing 116th Street by way of Walnut Road. 116th and 115th Streets cannot handle much more traffic; there are over 1,500 vehicles per day on 115th Street now, Mr. Bachman stated. Also, the railroad crossing east of the site is restricted for use by city vehicles only. The cost of an underpass was estimated at \$3.5 to \$4 million several years ago. Mr. Bachman recalled when a proposal for senior housing behind Empire Level at 109th and Potter Road was voted down, the isolation of that area was brought out. Any housing in the subject area would similarly be very isolated. There is nothing within walking distance and no bus transportation. Mr. Bachman said that he would personally like to see the area left alone for five years with the thought that someone might come in with a project as land gets more valuable and there is more need. If developed now, he felt the sports complex would serve not only purposes within the city but could provide something for seniors in the neighborhood. He said that he has been waiting for the Joint Committee on the Comprehensive Plan to come back with the DNR study on the land north of the police station where a 10-acre park and 18 homes were recommended. He felt that the area under consideration

tonight should go back to the Joint Committee on the Comprehensive Plan where input should be invited from the public and businesses in the area between North Avenue and Watertown Plank Road.

The committee discussed the items listed by Ms. Welch as considerations in setting standards for development:

- Desirability of rezoning the site from AA Light Manufacturing to Business Planned Development District: Ms. Welch explained that Business Planned Development zoning could include apartments, condominiums and also some commercial use. It covers everything proposed for the development thus far and provides the greatest flexibility in density. Typical Light Manufacturing uses would be warehousing, light metal manufacturing, and uses similar to those to the south of this site, basically everything short of heavy industrial-type manufacturing such as Briggs and Stratton or Harley Davidson. In order to rezone, we should actually have a developer's agreement in hand. There would be a preliminary and final approval process, both going through the Plan Commission, this committee, and ultimately the Common Council. The parcel could not remain in Light Manufacturing zoning if it contains housing. The appropriate zoning would need to be determined if the sports complex proposal were chosen; Business Planned Development zoning may be appropriate since it is broad and most standards are determined by the Common Council. Ald. Kopischke suggested consideration of a resolution indicating a favorable disposition toward rezoning.
- Impact of increased traffic volume on 113th Street, 116th Street, Watertown Plank Road and other connecting streets: Ald. Herzog acknowledged concerns about traffic cutting through the neighborhood and noted that many of the plans do not allow residential access to Walnut Road from 113th Street. Ms. Welch said that the Director of Public Works has requested a gate or other means to prevent traffic from entering the public works yard. Mr. Bachman said that residents of the new development are likely to turn right when exiting to Watertown Plank Road and then, with a second right turn, still use 116th Street to go north to North Avenue. The Chair said she is concerned about increased traffic on 115th Street south of Watertown Plank Road. 115th Street carries a lot of pedestrian traffic to Underwood School and has no sidewalks. There is an agreement in place that traffic from an apartment building with approximately 50 units that is to be built on 115th Street south of Watertown Plank Road would be allowed to exit only to the north. The Chair also commented that the railroad crossing on 115th Street south of Watertown Plank Road causes rush-hour backups onto Watertown Plank Road. Regarding bus service, Ald. Ecks felt it would be possible for the route #28 bus, which now goes down Watertown Plank Road to 124th Street, to make a diversion onto 113th Street to Walnut Road and then use Walnut Road to reach 124th Street. A small bus is used on that route and service is not frequent, he noted.
- Level of density for any residential project: Ms. Welch said that densities in the proposed projects are close to that quoted earlier for the Reserve. Ald. Kopischke expressed concern about using too many sewer credits. Ald. Krol commented that a proposal should not be excluded because of density concerns; selection should be based more on the plan for developing the land. We could work with a developer to meet density and other requirements as plans evolve. A developer who is unable to make it work financially due to density requirements may drop out and another developer may have to be selected, but the densities listed on the comparison matrix should not be taken as final, he said.
- Demands on area facilities including schools, water, sewer, emergency services, etc.: Asked about sewer credits, Mr. Wehrley explained that MMSD divided the city into about 30 different sanitary sewer basins. For their 2010 facilities plan, they asked the city to project development and growth in each of those basins. Those projections were then used to determine average flows and, using computer models, determine MMSD's infrastructure needs. The city is thereby tied to working with the projections given to MMSD 15 years ago. MMSD must be informed every time there is a new development that changes the flow, and the city receives a credit every time buildings are removed. There is a separate flow for each sanitary sewer basin but, depending on whether the location is upstream or downstream, we can transfer some credits from basin to basin. Ms. Welch added that a formula involving average numbers and population is used to estimate average-day and peak-day flow. The Chair said that at present Wauwatosa would have openings for resident children in the school system. There does not seem to be a need for concern with overloading the school system at this point. Regarding water service, Mr. Wehrley reported that flows on the west side are adequate to serve this site. The water mains would have to be looped up 113th Street and down Walnut Road to connect to existing mains. It was noted that the area

is close to the police station and would be served by fire station #3 which is nearby on Watertown Plank Road.

- Revenue generated by the sale of the property: Ald. Kopischke indicated that this is an important but not overriding factor. The prime consideration is how well a development fits into the community. Taxes will be ongoing and will be a more important factor than just the one-time sale number, although we do want to get a fair price for the land. The Chair noted that some developers provided pricing and some didn't, so there is no basis for comparison. Ald. Herzog added that some of the prices included the city's assumption of some costs.
- Annual taxes generated by the property: The Chair noted that estimates were provided in most instances. Ald. Becker said he at first thought that property taxes would be very important but realized that in some cases there may be less property tax but more value to the community.
- Overall need of the community for any of the proposed uses: Ald. Treis commented that the city is in need of everything that has come up including some elderly housing. We have been unsuccessful in soliciting proposals for light manufacturing use, it appears the city does need revenue, housing is in demand, and the question now is which proposal we are interested in. Ms. Welch noted that almost everyone on this committee has indicated an interest in a variety of uses, all including housing.
- Possibility of using Tax Increment Financing (TIF) District to support the costs of preparing the site for development: Ms. Welch indicated that a TIF is potentially viable for all of the proposals. The critical issue is whether it makes sense to the city to create a district to support all of the infrastructure costs and in return ask for a higher sales price. If it is pursued, she would want to discuss the numbers with the Finance Director to determine what would be the best long-term investment for the city. It is rather complex to make that determination when dealing with eight proposals. Ald. Kopischke commented on his own lack of experience in this area and the need for more useful information. Ald. Ecks added that preparing the site for development should include developing some parkland in the area north of the police station, and a TIF would be the source of revenue to do that.
- Design standards for structures and landscaping: Ald. Sullivan commented on the need to start to limit the plans and then have the designers come in with design concept. He expressed confidence that no one would propose substandard construction. Ald. Ecks spoke of the need for housing to structurally accommodate special accessibility needs of the elderly or others who may work at the health care facilities in this area or may choose to live near those facilities.
- Impact of doing nothing on the site: Ald. Krol said he is committed to doing something since the property is finally at the point where that is possible. He looks at it as an investment in the future and would support a TIF district if necessary. Of the options listed, Ald. Sullivan felt that doing nothing is a problem. While noting that there may be some benefit to selecting one proposal at this point, he suggested revisiting his suggestion to each choose three proposals of interest.

The Chair reported that Horizon Development Group has submitted a letter indicating they will not pursue their proposal for senior housing. They are discussing with Toldt Development the possibility of working with them on the senior component of their proposal.

Moved by Ald. Sullivan, seconded by Ald. Krol to have each committee member identify the three proposals in which they are interested, then directing staff to develop more detailed proposals for further consideration of the top three overall –

It was agreed that the individual selections would be written rather than oral but would indicate the person's name and become part of the public record. Ms. Welch indicated that JBJ Development has not been in contact and has failed to indicate continuing interest since the first meeting. Ald. Herzog was interested in knowing of any changes developers may have made since their last presentation.

Developers made the following comments in presentations that were limited to two minutes each:

Toldt Development, Inc. – Their proposal is dramatically different primarily because they looked to the community for guidance, looking at historic growth and trying to plan for future growth. The city is not facing a problem in growth but in lost population over the last 30 years. The project is based on demographic and cultural changes that they believe will occur but haven't been addressed in the city. There is an increased demand and interest in urban living reflected by the café culture, by the urban vitality of redevelopment, and decreased crime in the city. Part of that is driven by the aging population. The largest increase has been in those over 65 followed by those over 45 and their children following right behind. Those three components describe the target markets.

Metropolitan Development – This project is probably on the lower end of the density figures. They have looked at the adjacent neighborhood and intend to minimize density as well as try to retain some of the green space and biking paths through the wooded area to the east. The Hwy. 100-Bluemound corridor is increasingly getting built up with many more medical facilities, and the demand for housing in that area has increased. This project would be on the upper end of the spectrum as far as level of build outs. The company has done other projects in the city.

Bielinski Development – The team has been committed to building owner-occupied housing. They have amended their site plan to include diverse housing types. They still have a majority of condos and townhouses but have added garden condos that would be more affordable and would set aside the first floor for seniors. They are committed to working with the city and believe they have a beneficial plan both for residents of the new neighborhood and the city. Bielinski has been excited and interested in working on in-fill sites, using quality materials and a little higher density. They have recently worked on an in-fill site in downtown Sussex.

Thomson Corporation – The company was founded in Wauwatosa and has been a long-time developer here and in other Wisconsin communities. Shepard Partnership designed a number of local projects including Normandy Village, San Camillo, and Serafino Square. They clearly see this project as one that will primarily serve the medical campus, which has indicated a willingness, under some circumstances, to provide some type of bus service. They view the neighborhood as not only this site but the proposed park to the north and would be interested in participating and helping in the development of that park. There is a fundamental and legal requirement for storm water provision, and there are wetlands to be determined for which provision has also been made, so the plan as it stands now is close to what it would actually be.

Spectrum Development – The city's Comprehensive Plan defines a need for recreational uses. Considering the vacancies mentioned along 116th Street, is there a need for residential? The Spectrum proposal was meant to raise eyebrows. Is this the best use for the site? When considering services, the police are right there and it would alleviate some of the pressures or problems of Mayfair and other community centers. It would keep seniors here and give them something to do. Regarding TIF financing, as a community center with something for everyone, it may be appropriate for the city to help with infrastructure. It is not just a question of revenue on the sale but what it will do for the community and for hotels and restaurants nearby. As a result of some of the press reports, they have received a number of calls, most seriously from people connected with UW-M baseball, soccer clubs, and an AAA hockey club. There have also been discussions with the county about the possibility of moving their facility at 68th and State to a facility on this site, thereby freeing that prime piece of land for development in the Village. It was noted that the Spectrum proposal involves less density and thereby fewer sewer credits.

Ald. Herzog indicated an interest in hearing from neighborhood residents, since he hadn't thought they would be receptive to a sports complex. The Chair noted that she has been concerned from the beginning of these discussions that the neighbors need to be involved at some point. We are now nearing that point where we need to invite input from the area, she concluded.

Mr. Shepard was asked about potential pricing of any single family units proposed by Thomson Corporation. He indicated that they would probably be in the range of \$200,000-\$225,000 as a minimum.

Vote on the motion, Ayes: 8

Written votes were case on individual top three choices.

The meeting recessed at 9:05 p.m. and reconvened at 9:11 p.m.

The results as tabulated by Ms. Welch and Mr. Wehrley were: Toldt: 8; Metropolitan: 4; Bielinski: 2; Thomson: 6; Spectrum: 4. (Top three: Toldt, Thomson, and tie between Metropolitan and Spectrum)

Moved by Ald. Herzog, seconded by Ald. Sullivan to recast the vote from
Ayes: 8

The results as tabulated by Ms. Welch and Mr. Wehrley were: Toldt: 8; Metropolitan: 4; Thomson: 5; Spectrum: 6. (Top three: Toldt, Thomson, Spectrum)

Moved by Ald. Ecks, seconded by Ald. Becker to confirm Toldt Development, Inc., Thomson Corporation, and Spectrum Development as the top three choices and direct staff to develop more detailed proposals for further consideration. Ayes: 8

Ald. Kopischke requested that Ms. Welch bring to the committee in the near future some proposed standards in terms of density, sewer credits, and traffic that could be used to guide the committee's work with the three developers. He asked if this would be an appropriate time for a resolution to put the Council on record as being inclined to rezone to accommodate one of the three proposals. Ms. Welch indicated that it is good to know that the committee would support any of these projects with appropriate zoning but the matter would not yet go to the Council.

Conditional Use – 10340 Watertown Plank Road

The Community Development Director outlined a request by Milwaukee County and Wisconsin Lutheran College for a Conditional Use in the Municipal and Public Works District at 10340 Watertown Plank Road to construct athletic fields. A 3,000-3,500 seat football stadium is planned with potentially two softball diamonds, a baseball diamond, a soccer field, eight tennis courts (an increase from the original proposal reviewed by the Plan Commission), and a practice field. The parcel is behind the county sheriff and public works facilities to the west of Hwy. 45. The Plan Commission recommended approval by a 7-0 vote. Ms. Welch reported that 302 parking spaces are proposed. Although calculations indicate a need for 311 spaces, the zoning code provides that the amount of parking for this type of facility is to be determined by the Common Council. She felt that 302 spaces would probably meet the needs of the stadium for one major event at any one time but had some concern about traffic entering and exiting Watertown Plan Road in connection with multiple events.

The Chair reported that she has been advised by the City Attorney that it is appropriate to retain the chair during this discussion, but she will not make any comments and will vote present in order to avoid any conflict of interest due to her association with Wisconsin Lutheran College.

Vicki Hartig and Duane Schlomer of Wisconsin Lutheran College, 8800 W. Blue Mound Road; Joe Pepitone of Zimmerman Design Group, 7707 Harwood Avenue; and Keith Redding of Irgens Development, 10201 Innovation Drive, were present. Mr. Pepitone displayed a site plan showing that the stadium, surrounded by a track, would be in the north central portion of the site. The southern portion would contain primarily the softball, baseball, and soccer fields. Eight rather than six tennis courts are now being proposed. Parking would be centrally located with main access off of Watertown Plank Road. For large events, Underwood Parkway could be used for exiting only, unless otherwise designated as an access point. Mr. Schlomer added that the design and layout are not entirely set. They are still trying to arrive at the best arrangement for access and usability.

Ald. Sullivan noted the lack of objections to the proposal at the Plan Commission meeting. He commented that this seems to be a great opportunity to make something good out of space that is under-utilized.

Ald. Kopischke noted statements at the Plan Commission meeting that indicated that other entities would be offered use of the facilities on a limited basis. Ms. Hartig confirmed that that is the college's intent. Others would have to

work around their schedule, she said, but it is not that intense especially during the summer break. Ald. Kopischke commented that the nearest residents are a mile and a half away, but Mr. Pepitone said they are somewhat nearer although there is about a 40-foot difference in elevation. Ald. Kopischke asked if SEWRPC has been consulted about infringing on possible changes to Swan Boulevard and the freeway ramps. Mr. Redding said that any changes would primarily affect “softer” areas that could be easily moved. The main facilities are fairly central on the site.

Ald. Herzog recalled being told in the past that the detention pond at Mayfair and Watertown Plank Roads had some extra capacity that would cover the area under discussion. Mr. Pepitone said they would like to take advantage of that if they can and are looking into it with the county. In response to questions from Ald. Herzog, Ms. Welch confirmed that this is the time to place conditions on the requested use such as hours of operation and lighting. She noted that lighting would also be included in the Design Review Board’s review. Regarding access to Underwood Parkway, she said the city doesn’t have the right to give that access but she believes it is important for this type of facility to have more than one way in and out. The city can make a recommendation, but ultimately access can only be granted by the county. Ms. Welch advised approving up to a certain number of features such as tennis courts or soccer fields in order to allow some flexibility in arriving at a final plan.

Mr. Redding said the county has indicated that they will make no restrictions on access to the parkway. The site would be purchased rather than leased from the county.

Ald. Ecks said that some of the college’s neighbors have concerns about potential enrollment increases given the stadium’s 3,000-seat capacity and the fact that there are only 300 male students. Ms. Hartig said their enrollment projection is still 750 students. They projected 1,000 seats for their use but were thinking of other organizations that could use more seating. Ald. Ecks also raised concerns about the cost of policing any large gathering and the possible burden the college’s generosity to other entities might cause. Hart Park policing is done on overtime, he noted, and the police force is already strapped on Friday nights with that stadium. Ms. Hartig said there have not been any discussions with the police department to date. The college’s own security would handle their events. Ald. Ecks was also concerned about measures being taken to ensure that the soil is clean, particularly in connection with fecal contaminants. Mr. Redding said that environmental engineers have already been retained. There are also other contaminants on the site that will be dealt with properly. Part of the agreement with Milwaukee County is for their participation in cleanup requirements, and part of the payment for the land would go toward environmental remediation.

Ald. Krol felt there might be a need for traffic signals at Watertown Plank Road that could be activated when people are entering or leaving. He commented that any discussions about policing should probably be with the county sheriff, who is still responsible for policing the county grounds. As the city’s negotiations on county grounds policing proceed, we would probably want to see something that takes the financial burden off of the city.

Ald. Becker agreed that there should be an outlet on the parkway. He also suggested some walking paths so that people can park on the parkway and walk to the stadium.

Ald. Sullivan asked about the type of confirmation provided by the county for Underwood Parkway access. Mr. Redding said the sale of the land is going to the County Board this month. If discussions do not move forward with the full board, the college would have to take a second look at economic value. The college will not move forward if the county puts limitations on its approval. Mr. Schlomer added that the fire department has indicated the need for multiple access points for this type of site. They were very concerned about the previous county grounds site and the county was very willing to work to develop appropriate access there.

Moved by Ald. Kopischke, seconded by Ald. Becker to recommend approval of a Conditional Use to construct an athletic complex consisting of a football stadium, two softball diamonds, one baseball diamond, a soccer field, eight tennis courts, and a practice field subject to: 1) accommodations for any parking needs beyond the 302 spaces provided; 2) lighting and fencing plans submitted to the Design Review Board; 3) concession stands provided on a limited basis and with the proper licensing; 4) infrastructure concerns brought to the engineering and water

departments; 5) storm water detention facilities and emergency access will be provided; and 6) hours of operation will be 6 a.m. to midnight Monday through Sunday –

Ald. Ecks said that based on a facility that will service thousands of people and hundreds of cars and not having any cost analysis for policing and possible impact on taxpayers, he will vote present at this time. Ald. Kopischke said that if the land is purchased, the responsibility for policing would fall to the city.

Mr. Redding said that the college will fend for itself on the issue of security. Other users would be the ones making demands and those uses are optional for the college.

With consent of the second, Ald. Kopischke amended the motion be adding: 7) that Wisconsin Lutheran College will provide adequate security for its own events –

Ms. Welch advised holding “the college or other users” responsible for security. Mr. Schlomer said that the college can accommodate the security. They have worked with the police department very closely for large events in the past.

Mr. Schlomer said that they are still trying to fit in another soccer field and would like to not be limited in doing so by the Conditional Use.

With consent of the second, Ald. Kopischke further amended the motion by changing “a soccer field” to “up to two soccer fields.” –
Vote on the motion, Ayes: 6; Present: 2 (Ecks, Heins)

Master Plan for Eschweiler Buildings and Adjacent Property

The City Administrator, reviewed his request for authorization to solicit proposals from consultants to develop a master plan and Request for Qualifications (RFQ) for the development of approximately 60 acres of land on the county grounds including the Eschweiler buildings. Mr. Wontorek referred to his memo of February 21, 2003, outlining the joint effort by the city and county that solicited community input and resulted in a general consensus of the need to develop a conceptual master plan for the area and RFQ to solicit proposals from interested parties. If approved, the city and county would engage a consultant to work in close cooperation with both staffs to complete the project based on direction received from the community.

Asked about the level of available funds, Mr. Wontorek said that \$50,000 has been carried over from previous years for studies regarding the county grounds. We won't know if that is sufficient for our portion until the proposals are submitted. Ald. Krol commented that this is the county's land but our plan and he would rather see them live up to the detention pond agreement than worry about their share of funding here. Ms. Welch said that the idea is to share costs because the finished product would include the RFQ that the county is committed to creating in order to seek development proposals.

Moved by Ald. Kopischke, seconded by Ald. Becker to recommend authorizing staff to solicit proposals from consultants to develop a master plan and RFQ –

Ald. Ecks said that if we are scraping up money for a consultant, we will probably not be at the top threshold and will end up with a “good enough” plan and a less than terrific outcome. This land is some of the finest urban real estate in the Midwest; it is a valuable parcel with much prestige attached to being associated with it. Since we don't have a lot of money, perhaps we should offer a design prize that draws the design community to look at the site, he suggested. He questioned the need to move this quickly.

Ms. Welch said that we have a remarkable degree of consensus from the public on this site, and we have other master plans that have been generated for the site. It would not require a huge amount of money to get developers interested since essentially all of the research has been done. UW-M and MSOE are among those that have looked at this site. All that remains is for someone to craft the information into a usable master plan and design guidelines. Competitions can be costly, sometimes requiring \$50,000-\$100,000 to set up and carry out. It is not the best way to go, is not necessarily free, would not help with timelines, and we could lose the chance we have now, she said.

Vote on the motion, Ayes: 7; Noes: 1 (Ecks)

Tosafest 2003

The committee reviewed a request by the Wauwatosa Village Task Force, Inc., for use of the Village area for Tosafest 2003 on September 5, 6, and 7. Sue Zuelke, President of the Village Task Force, was present and indicated that all areas used would be the same as last year. The proposed hours, including setup and takedown, are:

Friday, September 5 – 2 p.m. to 11:30 p.m. (festival opens at 6 p.m.)

Saturday, September 6 – 11 a.m. to 11:30 p.m.

Sunday, September 7 – 11 a.m. to 11:30 p.m. (festival closes at 8 p.m.)

Music to be stopped as of 11 p.m. (approximately) on Friday and Saturday night; festival to close at 11:30 p.m.

Moved by Ald. Krol, seconded by Ald. Sullivan to recommend approval as requested –

Ald. Grimm contrasted Tosafest and Annunciation Church's Greek festival on their Wauwatosa Avenue grounds, specifically noting the later hours of Tosafest and its very loud music. The Greek festival has music only from 3:30 to 9:30 p.m. and security is provided by the church. They patrol for litter daily, beer service is closed down a half-hour before closing each evening, and all costs incurred by the city are paid by the church. Tosafest uses a city truck and other city services without charge. Police check for illegal parking around the Greek festival, but do nothing like that for Tosafest. Ald. Grimm referred to three letters from a State Street resident complaining of noise all day and also at night until 11:30 p.m. There needs to be a closer balance between the two events, he said. The noise level should be toned down, and Tosafest should reimburse for city expenses in connection with the event. He noted that Tosafest ends at 11:30 on Friday and Saturday but car doors continue to slam until 1 a.m. Anything that can be done to get people out of the neighborhood earlier would also be appreciated, he said.

Kent Ehley, 7437 Kenyon Avenue, said that Tosafest pays every cost for the city truck used for the event. They rent picnic tables from the county and pay for having them moved. There is no cost to the city. The Greek festival is right in the middle of a neighborhood whereas there are not that many residences within a couple of blocks of Tosafest. He lives two blocks away from the Greek festival and finds that it is quite loud.

Ald. Krol said that the Greek festival is also somewhat private whereas Tosafest is for the benefit of the citizens of Wauwatosa. Although there may be similarities, the objectives are different. Tosafest involves the entire community, and the money goes back into the community. There will always be problems with large gatherings, but he felt that people, for the most part, have gotten used to it. He noted that he lives near the Village and gets parked cars and debris, but he looks at it as being a part of a time that he looks forward to.

Referring to the concerns about noise, Ald. Kopischke said he would like Tosafest to look into the volume levels of late night music. Ms. Zuelke indicated that she would be happy to do that.

The Chair said that such amplification is entirely uncalled for. Although she lived on Dewey Avenue at one time and had to clear beer glasses from church property during Tosafest, she felt that it is only two days out of the year. All citizens at some time may be inconvenienced for a short time, whether by Tosafest or another event. She encouraged Tosafest representatives to turn the volume down.

Ald. Ecks said the Village area is becoming increasingly residential, so there will be more complaints down the road. Perhaps all festivals need not be every year, he suggested. Maybe alternating Tosafest with National Night Out could be explored.

The Chair commented that she would like to see 11 p.m. better enforced as an ending time for music.

Vote on the motion, Ayes: 8

The meeting adjourned at 10:13 p.m.

Carla A. Ledesma, City Clerk
Wauwatosa, Wisconsin

es