



Wauwatosa, WI

Community Affairs Committee

Meeting Agenda - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Tuesday, September 12, 2023

7:30 PM

Council Chambers and Zoom:
<https://servetosa.zoom.us/j/82923188685>,
Meeting ID: 829 2318 8685

Regular Meeting

HYBRID MEETING INFORMATION

Members of the public may observe and participate in the meeting in-person or via Zoom at the link above. To access the Zoom meeting via phone, call 1-312-626-6799 and enter the Meeting ID.

CALL TO ORDER

ROLL CALL

ORDINANCES FOR ADOPTION CONSIDERATION

1. Ordinance amending the Official Zoning Map of Wauwatosa to rezone property along Mayfair Road from North Avenue to the southern City limits to add the Mayfair Corridor Overlay District (/MAY) [23-574](#)

Recommendation: Introduced September 5, 2023, for adoption consideration

COMMUNITY AFFAIRS COMMITTEE ITEMS

1. Senior Commission Annual Report [23-402](#)
2. Proposed zoning text amendment related to drive-through establishments in the Mayfair Corridor Overlay District [23-578](#)

ADJOURNMENT

NOTICE TO PERSONS WITH A DISABILITY

Persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (414) 479-8917 or send an email to tclerk@wauwatosa.net, with as much advance notice as possible.



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

File #: 23-574

Agenda Date: 9/12/2023

Agenda #: 1.

By: Plan Commission

Ordinance amending the Official Zoning Map of Wauwatosa to rezone property along Mayfair Road from North Avenue to the southern City limits to add the Mayfair Corridor Overlay District (/MAY)

The Common Council of the City of Wauwatosa do ordain as follows:

Part 1. The Official Zoning Map of the City of Wauwatosa is hereby amended to reflect a Zoning Map Amendment to add the Mayfair Corridor Overlay District on the following parcels in addition to the current zoning classifications:

PARCEL_KEY	ADDRESS	FROM	TO
339-9985-002	1717 N MAYFAIR RD	C2	C2/MAY
339-9987-003	1901 N MAYFAIR RD	M1	M1/MAY
339-9990-000	1935 N MAYFAIR RD	C2	C2/MAY
339-9991-001	2001 N MAYFAIR RD	C2	C2/MAY
339-9992-002	2021 N MAYFAIR RD	C2	C2/MAY
339-9994-002	2111 N MAYFAIR RD	C2	C2/MAY
339-9997-002	2201 N MAYFAIR RD	C2	C2/MAY
339-9999-000	2275 N MAYFAIR RD	C2	C2/MAY
340-0099-001	2200 N MAYFAIR RD	C2	C2/MAY
340-0102-002	2222 N MAYFAIR RD	C2	C2/MAY
340-0121-002	~2000 N MAYFAIR RD	C2, SP-PKG	C2, SP-PKG/MAY
340-0121-003	1900 N MAYFAIR RD	C2	C2/MAY
340-0126-002	2100 N MAYFAIR RD	C2/PUD	C2/PUD/MAY
340-0129-001	2130 N MAYFAIR RD	C2	C2/MAY
340-0188-002	1826 N MAYFAIR RD	C2	C2/MAY
340-0190-000	1810 N MAYFAIR RD	C2	C2/MAY
340-0191-000	1800 N MAYFAIR RD	C2	C2/MAY
340-0192-000	1750 N MAYFAIR RD	C2	C2/MAY
340-9994-001	1728 N MAYFAIR RD	C2	C2/MAY
340-9995-001	2290 N MAYFAIR RD	C2	C2/MAY
374-9999-025	1200 N MAYFAIR RD	SP-POS/PUD	SP-POS/PUD/MAY
375-9992-005	1233 N MAYFAIR RD	R1-9/PUD	R1-9/PUD/MAY
375-9993-002	1501 N MAYFAIR RD	M1	M1/MAY
375-9993-003	1401 N MAYFAIR RD	M1/PUD	M1/PUD/MAY
375-9993-004	1441 N MAYFAIR RD	M1/PUD	M1/PUD/MAY
375-9997-000	1555 N MAYFAIR RD	M1	M1/MAY
375-9999-001	1655 N MAYFAIR RD	M1	M1/MAY
378-0002-006	1155 N MAYFAIR RD	C2,M1/PUD	C2,M1/PUD/MAY
378-0003-002	1055 N MAYFAIR RD	C2	C2/MAY

378-0003-003	1033 N MAYFAIR RD	C2	C2/MAY
378-0003-004	1011 N MAYFAIR RD	C2	C2/MAY
378-0003-006	959 N MAYFAIR RD	C2	C2/MAY
378-0003-010	933 N MAYFAIR RD	C2	C2/MAY
378-0003-011	909 N MAYFAIR RD	C2	C2/MAY
378-9986-003	739 N MAYFAIR RD	C2	C2/MAY
378-9986-008	725 N MAYFAIR RD	C2	C2/MAY
378-9986-009	717 N MAYFAIR RD	C2	C2/MAY
378-9986-010	801 N MAYFAIR RD	C2	C2/MAY
379-1001-000	10701 RESEARCH DR	SP-RP	SP-RP/MAY
379-1002-000	850 N MAYFAIR RD	SP-RP	SP-RP/MAY
379-1003-000	800 N MAYFAIR RD	SP-RP	SP-RP/MAY
379-1004-000	~750 N MAYFAIR RD	SP-RP	SP-RP/MAY
379-9999-059	10499 INNOVATION DR	SP-RP	SP-RP/MAY
379-9999-060	10700 RESEARCH DR	SP-RP	SP-RP/MAY
379-9999-068	1040 N MAYFAIR RD	SP-RP	SP-RP/MAY
410-0061-001	620 N MAYFAIR RD	C2, SP-PKG	C2, SP-PKG/MAY
410-0066-002	510 N MAYFAIR RD	C2	C2/MAY
410-0073-003	418 N MAYFAIR RD	C2	C2/MAY
411-1001-000	301 N MAYFAIR RD	C2	C2/MAY
411-9974-001	115 N MAYFAIR RD	C2	C2/MAY
411-9976-007	201 N MAYFAIR RD	C2	C2/MAY
411-9976-008	151 N MAYFAIR RD	C2	C2/MAY
411-9977-001	251 N MAYFAIR RD	C2	C2/MAY
411-9998-002	611 N MAYFAIR RD	C2	C2/MAY
411-9998-003	~501 N MAYFAIR RD	C2	C2/MAY
411-9999-001	631 N MAYFAIR RD	C2	C2/MAY

Part II. The City Administrator is hereby directed to change the Official Zoning Map of the City of Wauwatosa to conform to the provisions of the Ordinance, and said Map is declared amended accordingly.

Part III. This ordinance shall take effect on and after its date of publication.

Recommendation: Introduced September 5, 2023, for adoption consideration



Staff Report

File #: 23-576

Agenda Date: 9/12/2023

Agenda #:

Proposed zoning map amendments to rezone properties along Mayfair Road from North Avenue to the southern City limits to add the Mayfair Corridor Overlay District.

A. Background/Options

The City is seeking approval of zoning map amendments to incorporate additional properties along Mayfair Road, located south of North Avenue to the southern City limits near I-94, into the Mayfair Corridor Overlay District (/MAY). In January, the Committee reviewed and recommended approval of establishing the first phase of the /MAY Overlay District for the area along Mayfair Road from just north of Burleigh Street to North Avenue, including Mayfair Mall properties. The Common Council adopted the zoning map amendment in February.

The intent of establishing the Mayfair Corridor Overlay District is to implement recommendations and findings of various master plans and planning initiatives, including Zone Tosa for All Initiative, Burleigh Triangle and Mayfair Road North Redevelopment Plan and Wauwatosa Life Sciences Master Plan. Collectively, the common goal of the documents is to convert the Mayfair Road corridor into a higher-density, pedestrian friendly, mixed-use district.

The area under consideration is identified in the Mayfair Corridor chapter that starts of page 63 of the Wauwatosa Life Sciences Master Plan that was adopted in 2018 as part of the City's Comprehensive Plan. The Life Sciences Plan recommends high-density development with minimal street setbacks and minimum two-story buildings. Including the properties into the /MAY Overlay District will encourage higher-density development and require a minimum two-story building height. The Master Plan is located here:

<https://www.wauwatosa.net/home/showpublisheddocument/520/636809009719400000>

Currently, the majority of the project area is zoned General Commercial (C2) with some properties zoned Light Industrial (M1) District as well as Special Purpose District - Research Park (SP-RP). There are also a few Planned Unit Development Overlays (PUD) with various base zoning classifications.

At the July 2023 meeting, the Plan Commission recommended approval of this proposal 5-0-1. The required public hearing before the Common Council was held September 5, 2023 with one person speaking and one email submitted in opposition. Mailed notices for both the Plan Commission meeting and the public hearing were sent to 322 property owners and district alderpersons. The public hearing was also noticed in the newspaper as a Class 2 notice on August 16, 2023 and August 23, 2023.

B. Recommendation

Staff recommends approval.



PROPOSED MAYFAIR
OVERLAY DISTRICT

Phase 2

Not to scale



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

File #: 23-402

Agenda Date: 9/12/2023

Agenda #: 1.

Title

Senior Commission Annual Report

WAUWATOSA SENIOR COMMISSION



ANNUAL REPORT
FOR 2022



PURPOSE AND DUTIES

Summary of Wauwatosa Senior Commission Chapter 2.28.020 of the City Municipal Code

- Represent and advocate for senior citizens.
- Bring focus to issues affecting the quality of life of seniors
- Serve as a connecting point between senior, the city, social agencies, neighborhood associations and other groups
- Continually monitor the needs of seniors and develop strategic recommendations to address identified issues
- Help establish Wauwatosa as a community recognized for welcoming and supporting intergenerational neighborhoods

2022 Members

Kathy Causier - Vice-Chair, Secretary, Resident

Dianne Dagelen - Resident

Rebecca Donaldson - Resident

Ernst Franzen - Alderperson Liaison

Kristen Hecht - Resident

Laura Laurishke - Police Department Liaison

Dain Maddox - Chair, Resident

Michael Meier - Resident

Julia Murphy- Resident, St. Matthew's Evangelical Lutheran Church Older Adult Ministry

Carmen Pangilinan - Health Department Liaison

Elise Riepenhoff - Resident

Michael Savic - Resident

Chris Vogel - Secretary, Resident (term ended April 2022)

Kosta Zervas, Wauwatosa Senior Centers Director, Recreation Department Liaison

Budget Report

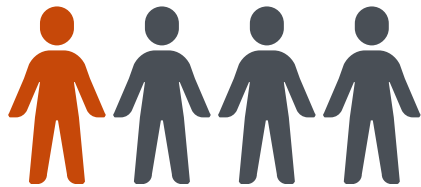
City of Wauwatosa



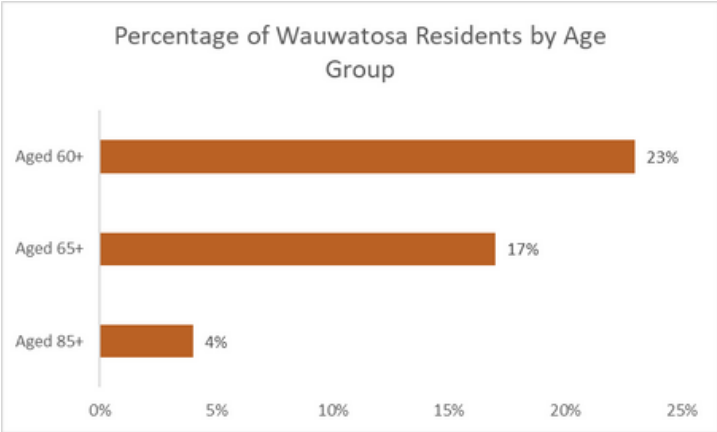
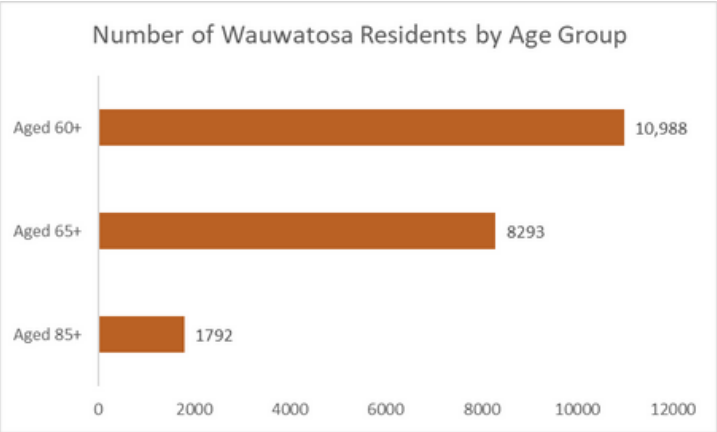
2022 YEAR-TO-DATE BUDGET REPORT

FOR 2022 13							
ACCOUNTS FOR:	ORIGINAL APPROP	TRANSFERS/ADJUSTMENTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
10115000 GF SENIOR COMMISSION							
4812 DONATIONS/CONTRIBUTIONS	0	0	0	-280.00	.00	280.00	100.0%
6004 PRINTING AND DUPLICATION	625	0	625	.00	.00	625.00	.0%
6013 POSTAGE	100	0	100	.00	.00	100.00	.0%
6099 OTHER EXPENSES	2,470	12,464	14,934	.00	.00	14,933.90	.0%
TOTAL GF SENIOR COMMISSION	3,195	12,464	15,659	-280.00	.00	15,938.90	-1.8%
TOTAL REVENUES	0	0	0	-280.00	.00	280.00	
TOTAL EXPENSES	3,195	12,464	15,659	.00	.00	15,658.90	

DEMOGRAPHICS



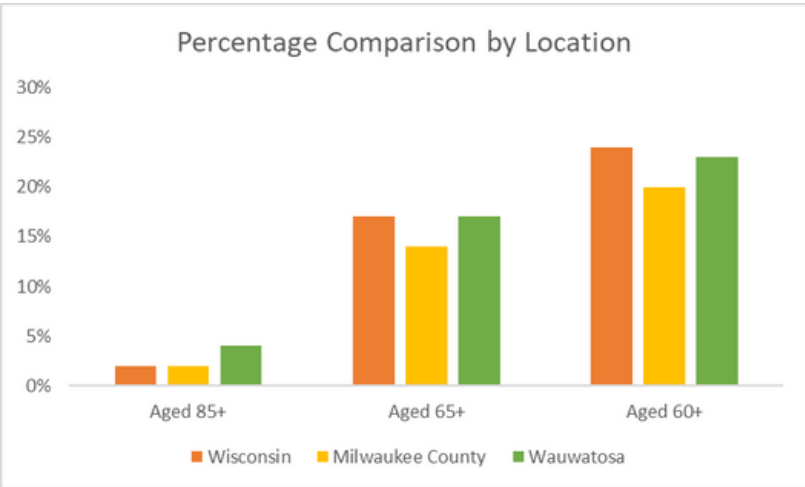
Nearly one in four Wauwatosa residents is aged 60 or over. Population projections indicate the older adult population will continue to grow well into 2040.



The percentage of Wauwatosa residents aged 60+ and 65+ is higher than that of Milwaukee County.

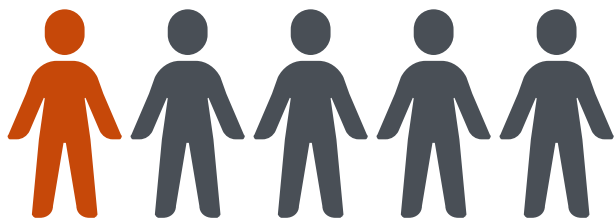
The percentage of residents aged 85+ twice as high in Wauwatosa than Milwaukee County.

This is significant in that as we age we are more likely to be in need of supportive services to help us remain living independently in our homes.



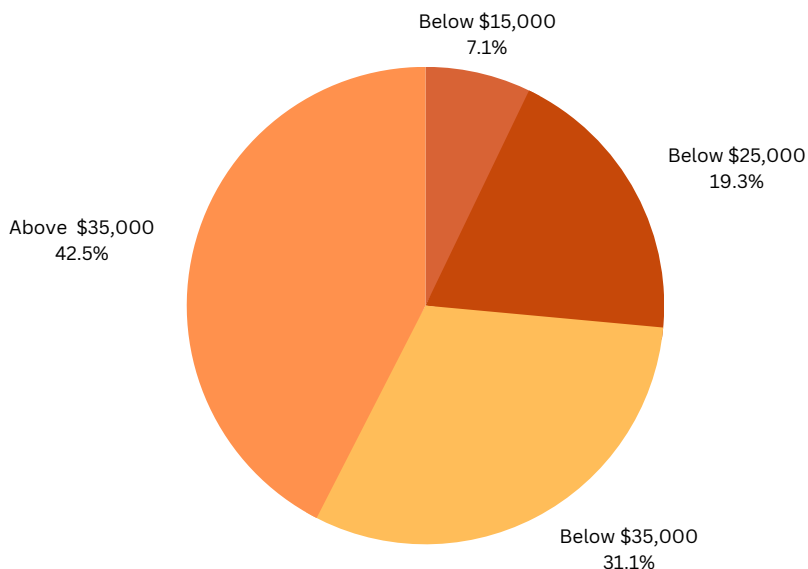
DEMOGRAPHICS

INCOME



In 2021, the most recent year with data available, one in five Wauwatosa residents aged 65+ has an income at or below 185% of the poverty level, which was \$23,832

As of 2021, there were 5,558 households headed by a resident aged 65+. Over half of these households earn an income below \$35,000 a year.



LIVING ALONE

36% of Wauwatosa residents aged 65+ live alone.

Why does this matter?

- Living alone and being older are risk factors for loneliness and isolation. Social isolation, loneliness, and lack of social connection pose serious public health risks that affect a significant portion of the adult and youth population,
- People who experience social isolation and loneliness are at increased risk to develop cardiovascular disease, depression and dementia, and are at a higher risk for falls.

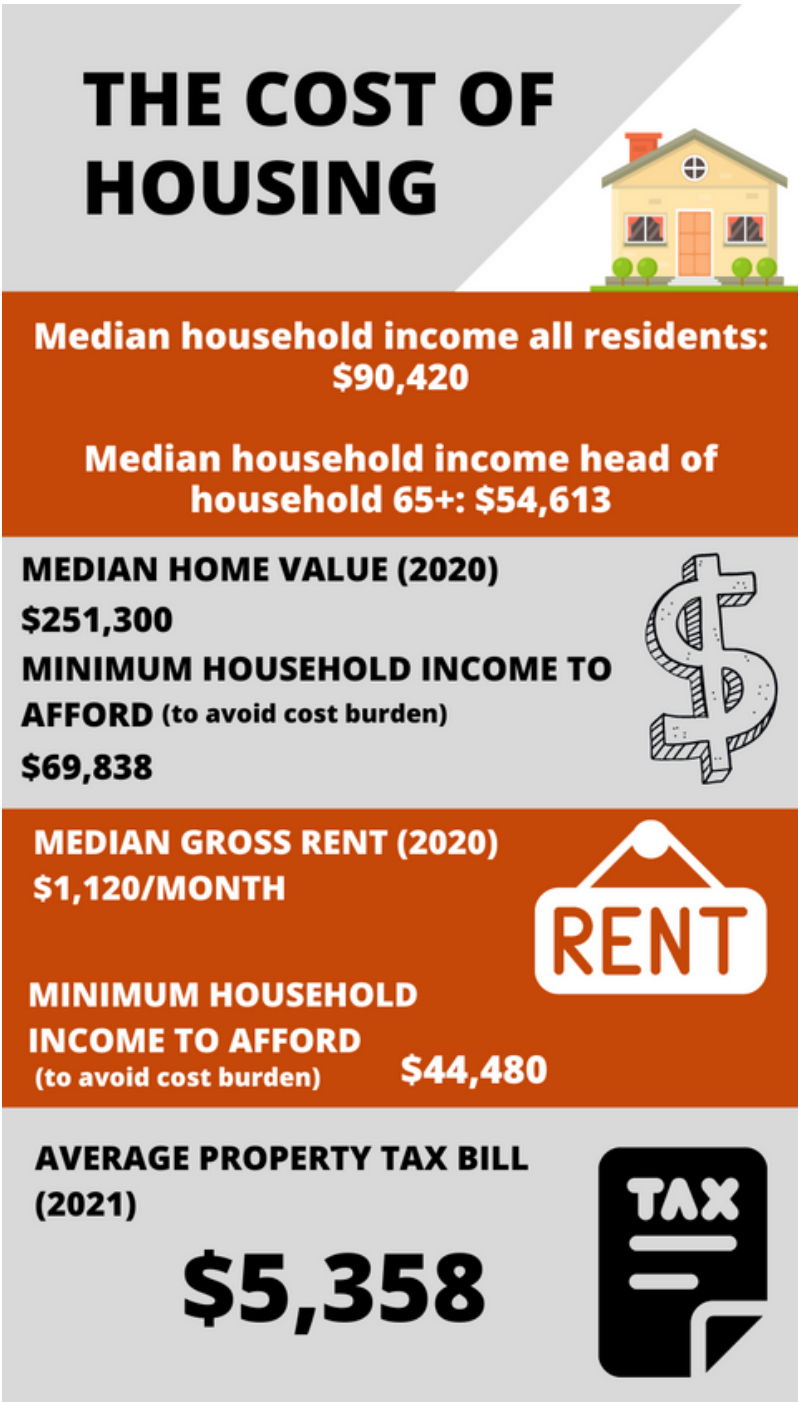
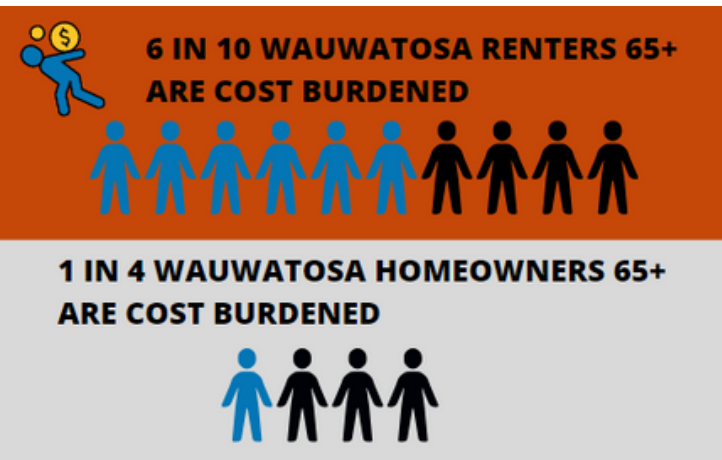
HOUSING

Challenges

A household is cost-burdened when it spends more than 30% of its income on rent and utilities.

It is severely cost-burdened when it spends more than 50% of its income on these expenses.

Housing stock is old and lacks accessibility features.



ADDRESSING HOUSING

In partnership, the Senior Commission worked on the following to address the housing issues for older adults in Wauwatosa:

- Land Trust Fund
- Wauwatosa Home Loan Repair Program
- Advocacy for new housing development - examples include Mayfair and Cornerstone
- Housing as a priority area in the City's Community Health Improvement Plan and Age-Friendly Action Plan

Goals:

- Address funding gap to make below market housing financially feasible for developers.
- Increase housing options to include more "Missing Middle" housing.
- Work in partnership to host a Housing Summit to highlight the needs and options for housing, as well as to dispel commonly held myths or misconceptions.
- Continue to publicize the availability of the Home Loan Repair Program.
- Support the efforts to bolster the volunteer base to help provide services such as snow shoveling and yardwork assistance.
- Protect and increase stream of funding to make sure ARPA funded projects are sustainable.

Key Partners: Wauwatosa Health Department, Age-Friendly Steering Committee, Joint Housing Coalition, Wauwatosa Development Department

Asks: Work together to advance and support efforts to expand housing options in Wauwatosa which will result in more affordable housing.

Build on Wauwatosa's history of providing mixed housing options throughout the community.

Support efforts to provide volunteer assistance for yardwork and snow removal assistance for older adult residents.

KEY ISSUE: HEALTH AND WELLNESS

Challenges



- **Falls**
 - Falls present major challenges to healthy aging. Falls are the number one cause of non-natural death in the City of Wauwatosa and typically involve older adults.
 - Wisconsin ranks worst in the nation for deadly falls at a rate of 143 per 100,000.
- **Social Isolation and Loneliness**
 - 1 in 5 Wauwatosa adults who completed the AARP Age-Friendly survey reported feeling a lack of companionship.
 - 36% of Wauwatosa residents aged 65 and older live alone.
 - 30% of Wauwatosa residents aged 65+ have a disability.
 - Risk factors for loneliness and isolation include being over the age of 50, living alone, and disability status.
 - Digital communication is the predominant way of sharing social connection opportunities offered in the City, which is not always the preferred mode of communication for some older adults.
- **Desire for expansion of health and wellness opportunities geared towards older adults**
 - The Senior Commission often receives feedback about the desire for more health and physical activity programming geared towards older residents.
- **Lack of awareness of available resources**
 - The community offers a large number of resources geared towards older adults, but often people are unsure as to what they are or where to begin to find them.

ADDRESSING HEALTH AND WELLNESS

In partnership, the Senior Commission worked on the following to address the health and wellness needs of older adults in Wauwatosa:

- Advocacy for more of a coordinated response to falls. As a result, Wauwatosa Health and Fire Departments are working closely to track falls and provide intervention to those who have had to call Fire for a lift assist. Two Public Health RN's and one Fire Department employee were trained in the Evidence Based Falls Prevention course, Stepping On. They are now starting to offer the workshops to the community.
- Inclusion of a priority area of Social Connection in the City's Community Health Improvement Plan and Age-Friendly Action Plan.
- Offering of suggestions for Muellner Building renovations as well as with planning of new 116th Street Park.
- Increase in number of Pickleball offerings.
- Creation and dissemination of Wauwatosa Senior Resource Guide available online and in paper format.

Goals:

- Continue to prioritize falls prevention
- Assist with planning of events and opportunities that allow for intergenerational collaboration.
- Support the development of efforts to provide technology training to older adults while simultaneously increasing the ways in which we communicate with all residents.
- Increase community knowledge of available resources by sharing Wauwatosa Senior Resource Guide

Key Partners: Wauwatosa Health Department, Age-Friendly Steering Committee, Joint Housing Coalition, Wauwatosa Department of Public Works

Asks:

Work with community partners to support an update of the City's Block Watch Program so that it includes opportunities for social connection and information sharing.

KEY FOCUS AREAS: ADVOCACY AND COLLABORATION

- Two of the Senior Commission's main responsibilities are advocacy and collaborating with other groups to make life better for older adults in Wauwatosa.
- **Advocacy Priorities:**
 - Expanded health and recreation opportunities
 - Increase in affordable and accessible housing
 - Increased funding for the Milwaukee County Aging and Disability Resource Center
 - Caregiver support
 - Support for nutrition services
 - Repair and rebuild the Long-Term Care workforce
 - Reliable, Accessible and Affordable Transportation
 - Enhanced communication

Key Partners:

- Age-Friendly Tosa Steering Committee
- Milwaukee County Housing Division
- Wisconsin Aging Advocacy Network
- Wauwatosa Joint Housing Coalition
- Wauwatosa School District
- Wauwatosa Library
- Wauwatosa Community Health Improvement Plan Action Teams
- Wauwatosa Common Council
- Wauwatosa Commission for Persons with Disabilities
- Wauwatosa Equity and Inclusion Commission

Asks:

- **Support efforts to provide more written information for those who are not connected digitally.**
- **Expand efforts to bolster the volunteer base to help provide services to seniors.**



Staff Report

File #: 23-578

Agenda Date: 9/12/2023

Agenda #: 2.

Proposed zoning text amendment related to drive-through establishments in the Mayfair Corridor Overlay District

Background/Options

At the June 20, 2023 meeting, the Common Council directed staff to explore a proposal to prohibit all high volume drive-through restaurant services on all, or portions of, Mayfair Road in the City of Wauwatosa. For Committee consideration, staff proposes the following additional Mayfair Corridor Overlay regulations specific to drive-through restaurant establishments, as well as car washes, gas stations, and banks, as these uses can impact Mayfair Road street operations and safety:

Drive-through facilities require approval of a Conditional Use Permit for project sites that meet one or more the following criteria:

- Properties with 400+ feet of frontage along Mayfair Road.
- Corner properties with 250+ feet of frontage along Mayfair Road and 250+ feet of frontage along the cross-street.
- Property entrances with direct access to a traffic signal. Cross-access may be used to meet this criteria.

If the property does not meet the criteria listed above, a drive-through establishment is prohibited.

If the property meets the criteria, the facility shall meet all development standards of the zone, unless otherwise specified in this section, and the site shall be designed in accordance with the following:

- Driveway throat lengths and internal cross-access locations must be designed to prevent back-ups onto sidewalks and streets at times of peak usage.
- Access locations must not negatively impact traffic flow, traffic safety, or pedestrian safety.
- A TIA must be prepared and the findings accepted by both WisDOT and the City Engineer or designee.
- Cross-access is strongly encouraged.

If this proposal is acceptable to the Committee, staff will initiate the zoning text amendment process to incorporate this language into the Mayfair Corridor Overlay regulations at the October or November Plan Commission meeting.

Resolution

By: Plan Commission

Resolution denying a request by Joe Vavrina, HR Green, Inc., for a Conditional Use Permit in the C2 District at 2825 N. Mayfair Road for an eating establishment (Chick-Fil-A) with drive-through

WHEREAS Joe Vavrina, HR Green, Inc., on behalf of Chick-Fil-A, is requesting approval of a Conditional Use Permit to develop and establish an eating establishment with drive-through located at 2825 N. Mayfair Road (currently two parcels addressed as 2825-2835 N. Mayfair Road) in the General Commercial (C2) zone; and

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

WHEREAS, staff recommended denial of the Conditional Use Permit based primarily upon the dangers which would be created by the projected increase in traffic entering the site from Mayfair Road, and traffic on the site as it interacts with neighboring properties, as identified in the Engineering Services Division portion of the staff report, in addition to traffic safety concerns detailed by the Chief of Police and the Fire Chief of the City of Wauwatosa before the Plan Commission at its meeting of June 12, 2023; and

WHEREAS the Plan Commission determined that approval would be contrary to the required Conditional Use criteria and standards outlined in Wauwatosa Municipal Code (WMC) 24.16.040.G.; and

WHEREAS based upon the staff report and other information made available to the Plan Commission, there was substantial evidence in the record before the Commission to support the determination that:

1. The establishment and operation of the conditional use will be detrimental to and endanger the public health, safety and general welfare (WMC 24.16.040.G.1);
2. adequate and necessary street improvements are not being provided to accommodate the development (WMC 24.16.040.G.4);
3. that adequate measures are not being taken to provide ingress and egress that will minimize on and off-site traffic congestion (WMC 24.16.040.G.5);

NOW THEREFORE BE IT RESOLVED THAT, the Common Council of the City of Wauwatosa does find that substantial evidence exists to support denial of the permit application, based upon the above information provided in the record before the Wauwatosa Plan Commission, as such development, will not meet the criteria for approval of a Conditional Use Permit described in Section 24.14.040.G. of the Wauwatosa Municipal Code; and


BE IT FURTHER RESOLVED THAT the application for a Conditional Use Permit to develop and establish an eating establishment with drive-through on the parcels currently designated with the addresses 2825-2835 N. Mayfair Road in the General Commercial (C2) zone is hereby denied;

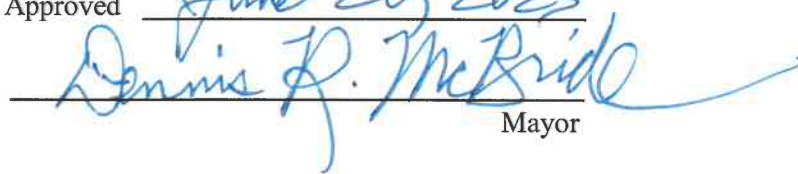
BE IT FINALLY RESOLVED THAT City of Wauwatosa staff are hereby directed to explore a proposal to prohibit all high volume drive-through restaurant services on all, or portions of, Mayfair Road in the

City of Wauwatosa and to bring the proposal forward for further consideration by this council at a future date.

Passed and Dated June 20, 2023

Adopted: June 20, 2023


Clerk

Approved June 20, 2023

Mayor