



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Signature Report

Resolution-Council: R-24-194

File Number: 24-1737

Enactment Number: R-24-194

Resolution approving a Conditional Use Permit in the Research Park District and Mayfair Overlay (SP-RP/MAY) zone at 720 N. Mayfair Road to allow a multi-unit residential development, Phillip Aiello of Mandel Group, Inc., applicant

WHEREAS, Phillip Aiello of Mandel Group, Inc., applied for a Conditional Use Permit in the Research Park District and Mayfair Overlay (SP-RP/MAY) zone at 720 N. Mayfair Road to allow a multi-unit residential development, 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 Permit to Phillip Aiello of Mandel Group, Inc., subject to:

1. Providing detailed costs of any alterations and/or new construction, as well as income and expense as requested by the Assessor's office.
2. Approval of site plans showing adequate sewer capacity, construction staging information, lighting, and storm water management subject to approval by the Engineering Division.
3. Fire Department connections, hydrant locations, and emergency access are subject to approval by the Fire Department.
4. Hydrant testing and water supply demand calculations for the proposed development's domestic and fire suppression needs are required.
5. Short- and long-term bicycle parking must be clearly identified and quantified to confirm compliance with City Code 24.11.080.
6. The applicant shall continue to support efforts for the multi-use trail connection and work with staff on the required multi-use trail easement.
7. Applicant shall meet all requirements of code chapter 24.12 pertaining to landscaping; including the requirement for a landscape performance guarantee (Section 24.12.070).
8. Under WMC 24.16.040I., a Conditional Use will lapse and have no further effect one year after it is approved by the Common Council, unless a building permit has been issued (if required); the use or structure has been lawfully established; or unless a different lapse of approval period or point of expiration has been expressly established by the Common Council.
9. Obtaining other required licenses, permits, and approvals.

By: Plan Commission

Adopted

A handwritten signature in blue ink, appearing to read "S. Braatz".

City Clerk Steven Braatz

Date

12-17-24

Approved Dennis P. McBride Date 12/18/24
Mayor Dennis McBride