



# Wauwatosa, WI

7725 W. North Avenue  
Wauwatosa, WI 53213

## Signature Report

Resolution-Council: R-23-212

File Number: 23-1279

Enactment Number: R-23-212

**Resolution approving a Conditional Use Permit in the C1/North Avenue Overlay District (C1/NOR) at 6715 W. North Avenue to expand the eating and drinking establishment, Jay Hill, Venture Construction Group, applicant**

WHEREAS Jay Hill, Venture Construction Group, applied to amend a Conditional Use Permit in the C1/North Avenue Overlay District (C1/NOR) at 6715 W. North Avenue to expand the eating and drinking establishment, 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 Jay Hill, Venture Construction Group, subject to:

1. Hours of operation Monday through Sunday 6 am to 2 am. The outdoor patio area shall close no later than 11:00 pm. If the City receives noise complaints regarding facility operations, the applicant shall take corrective action to resolve those complaints to the satisfaction of the Zoning Administrator and may include modifying hours of operation.
2. Provide detailed costs of any alterations and/or new construction, as well as income & expense as requested by the Assessor's office.
3. Rooftop mechanical equipment screening must be screened in accordance with City Code 24.12.040 and Design Review Board approval required prior to occupancy.
4. The existing water lateral must be disconnected from the former County water main per City standards and connect to the 12-inch City water main in W. North Ave.
5. Design Review Board approval required; plan review and all applicable building permits required. DSPS plan approvals may be required depending on scope of work.
6. If the building project exceeds \$100,000, the project is subject to sanitary sewer lateral replacement or repair if the existing lateral does not pass Board of Public Works testing requirements according to City Code 13.30.
7. If sprinklers are required based on the increase in occupant load, fire flow calculations in accordance with City Code 14.20.080 are required and the applicant will be required to conduct hydrant testing. Testing locations are determined by the Engineering Department and the hydrant test must be witnessed by the Water Department.
8. Roof drains are required to be directly connected to the City's storm sewer through underground piping per City Code 15.04.060.F.2.
9. If a trash dumpster is located outside, it must be screened from view of streets and all abutting lots according to the requirements outlined in City Code 24.12.040.
10. 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.
11. Obtaining other required licenses, permits, and approvals.

By: Plan Commission

Adopted  Date 12-19-23  
City Clerk Steven Braatz

Approved  Date 12/21/23  
Mayor Dennis McBride